

February 12, 2004

David Dupane  
2741 N. Lakeridge Trail  
Boulder, CO 80302

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

Dear David Dupane,

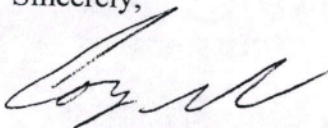
Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 2741 N. Lakeridge Trail, Boulder CO 80302. We have submitted a copy of this plan to the Land Use Department, Mr. Eric Philips.

The next step in this process is to have all trees marked by the State Forest Service with blue spray paint removed from your building site. Trees that do not have blue marking on them should be pruned 6-10 feet from base of tree. Once trees have been removed and pruned please call for an appointment of inspection. Either Boulder County Land Use or the Colorado State Forest Service must inspect all Site Plan Review properties before final plan approval is granted.

We have enclosed an invoice for our services and would like payment within one month of the date it was written.

We thank you for your compliance and look forward to assisting you in the future. If you have any questions regarding the Site Plan Review process please contact Eric Philips at 303-441-3930 or if you have question regarding the Wildfire Mitigation plan or forest health please call Cory Secher at 303-823-5774.

Sincerely,



Cory Secher  
Forester

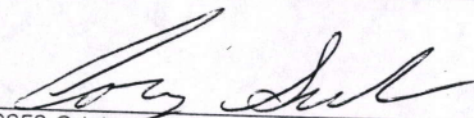
To: Piccolo Homes L.T.D.  
Mr. Richard Morrin  
2936 Middlefork Rd.  
Boulder, CO. 80302

Invoice No. 64700



Date: 2-12-04

| Item   | Unit Cost | Total                |
|--|-----------|----------------------|
| 1 Wildfire Defensible Space Marking + Inspection | \$75.     | \$75. <sup>00</sup>  |
| 2 Written Wildfire Mitigation Plan - SPRW 03-063 | \$175     | \$175. <sup>00</sup> |
| 3  |           |                      |
| 4  |           |                      |
| 5  |           |                      |
| 6  |           |                      |
| 7  |           |                      |
| 8  |           |                      |
| 9  |           |                      |
| Tax Exempt No. _____                             | Sales Tax |                      |

  
 CSFS Originator \_\_\_\_\_  
 Payment Due By 3-12-04

|                       |       |                      |
|-----------------------|-------|----------------------|
| Total                 |       | \$250. <sup>00</sup> |
| CK-CA-MO Amount Paid: |       |                      |
| Amount Due            |       | \$250. <sup>00</sup> |
| Ck#                   | Dated |                      |
| Rcv'd By              | F.Y.  |                      |
| Funding               |       | Amount               |
| 223570                | 0615  | \$250. <sup>00</sup> |
|                       |       |                      |
|                       |       |                      |
|                       |       |                      |

Remit to:  
 COLORADO STATE FOREST SERVICE  
 BOULDER DISTRICT  
 5625 UTE HIGHWAY  
 LONGMONT, CO 80503-9130

Deposit No. \_\_\_\_\_ Date \_\_\_\_\_

## WILDFIRE MITIGATION PLAN



*Knowledge to Go Places*

Docket SPRW- # 03-063

Inspection date: 2/12/2004

### Prepared for:

David Dupane  
2741 N. Lakeridge Trail  
Boulder, CO 80302  
Phone: 303-786-9677

### Prepared by:

Cory Secher - Forester  
Boulder District  
Phone: (303) 823-5774  
E-mail: csecher@lamar.colostate.edu

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

### SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at 2741 N. Lakeridge Trail, Boulder CO 80302. Access to the property is from Highway 36 to Lake of the Pines Subdivision, North Lakeridge Trail. The legal description is Lake of the Pines Subdivision, Lot 26, Block 1. The fire protection district is the Lefthand fire protection district (303-823-6611). There will be 1 structure(s) located on site, including a Residence with a attached garage and a new addition to the home on the southeast. The lot is slightly over 1 acre(s) in size and has a 8-12% percent slope with a South-east aspect. The structure is at 5,700 feet in elevation. The proposed building site is mid-slope and it is a relatively moist site. The lake to the north and Lakeridge Trail Road to the southeast create natural fire barriers that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Ponderosa pine with a Ponderosa pine component and a few blue spruce located on the northeast side of structure. The area is predominantly fuel model 2 with an understory consisting of grasses and shrubs. Fuel model 2 consists of a fairly open grown pine stand. Trees are widely spaced with few understory shrubs or regeneration. Ground cover consists of mountain grasses, and or needle and small woody litter. During the site visit there was no sign of insect or disease problems on the property.

### CONSTRUCTION DESIGN AND MATERIALS

The proposed house has a relatively simple design with a simple roofline and is oriented with a Southeast aspect. The roofing material does consist of asphalt shingle. The exterior wall material is to be stone and wood. Soffits are to be 3/4" thick plywood. There are 8 medium sized windows with the primary viewing direction being toward the North and Southeast side of the structure. Windows are double glazed with low e-coated tempered glass with frames made of aluminum clad and wood. Exterior doors are to be 1-3/4", fire-rated, and made of steel and fiberglass. The deck(s) will be made with composite (Trex) and supported by concrete and stone. The deck(s) will be open and isolated from the surrounding landscape with crushed gravel over a fiberglass weed barrier.

There will be no propane tank on site because the structure uses natural gas from the Boulder pipeline.

### DEFENSIBLE SPACE ZONES

There are three defensible space zones to be created around the structure(s) on the site.

**Zone 1** - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

**Zone 1A** - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A three-foot wide, non-flammable strip will be created using crushed stone over a fiberglass weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

**Zone 1B** - Extends out from Zone 1A. In this zone, all highly flammable vegetation is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches.

**Zone 1C** - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot crown spacing). No trees will overhang the house or decks. Trees should be at least 15 feet away from the house on all side.

**Zone 2** - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope for 100 feet, to either side for 100 feet and behind the house for 100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees will be pruned to a height of 8 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3.

**Zone 3** - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags should be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

### **EMERGENCY ACCESS**

The proposed driveway will create some additional site disturbance and soil compaction and will require the removal of no trees. The driveway is to be (12) feet wide with a vertical clearance of (13'6"). Grade is (12%), with a maximum of (14%). The driveway is less than 150 feet therefore no turn around is needed (see plan for details). The driveway is less than 400 feet therefore no pull-outs will be required.

### **WATER SUPPLY / UTILITIES / SEPTIC FIELD**

The water source will be from the Boulder pipeline. Utilities for the property will be buried in a trench. There will be no leach field since the property is part of the Boulder sewer line. There is a dry hydrant located on the lake to the north of the residence. To access this hydrant continue driving north on Lakeridge Trail Road until you reach the lake.

### **MAINTENANCE AND RECOMMENDATIONS**

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space area.

**All trees to be removed are marked with blue spray paint.** All trees that are to remain within zones 1 and 2 will be unmarked. The boundaries for zones 1 and 2 will be marked with red flagging. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house. Slash from the harvest will be hauled. Note that before burning piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department and notify your local Fire Protection District (Lefthand fire protection district (303-823-6611)).

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Be aware of fire danger; fire danger signs are posted at the entrance of most major canyons
- Keep driveways and property address marked with visible signage
- Check the screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes and axes, available and ready for use
- Clean debris from the roof and gutters at least two times a year
- Check screens and maintain spark arresters on chimneys
- Check to make sure address markers are clearly visible
- Avoid storing combustibles under decks

**PAYMENT**

Initial marking and inspection was conducted on 2/12/2004.

**DEFINITIONS**

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Limb (verb) – To remove the branches from a tree.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and sometimes squirrels.

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction and landowner awareness.

Mr. David Dupane (SPR #03-063)



LOT 27

N 51° 01' 54" E 256.41'

EXISTING ASPHALT DRIVE

M 01° 14' 07" E 136.00'

5' UTILITY EASEMENT

NORTH LAKERIDGE TRAIL

NEW "TREX" DECK,  
SEE A2 PATIO PLAN

NEW CONCRETE PATIO,  
SEE A2 PATIO PLAN

EXIST

EXISTING 69'-6"

NEW 59'-4"

REMOVE EXISTING TREES  
AS REQUIRED FOR NEW  
CONSTRUCTION

EXISTING 88'-0"

NEW 72'-2"

L=74.08' R=245.00'

2741 LAKERIDGE TRAIL  
LOT 26

N 70° 31' 49" E 236.57'

LOT 25

N 0° 20' 23" W 148.00'

15' BOUNDARY PEDESTRIAN EASEMENT

**DRAW**

- T1 PRO
- A1 FOUN
- A2 PATIO
- A3 LOWER
- A4 MAIN L
- A5 UPPER
- A6 ROOF F
- A7 BUILDING
- A8 BUILDING
- A9 BUILDING
- A10 SCHEDUL F

**SITE PLAN REVIEW  
FIELD DATA FORM**

Inspection Date: 2/11/04

Landowner name: David Dupont

Mailing address: 2741 N. Lakeridge Trail

City, State, Zip: Boulder Co. 80302

Site address: 2741 N. Lakeridge Tr.

Phone number: 303-786-9677

Road access: Hwy. 36 (Name of access road)

Docket Number: SPRW-03-063 (SPR, LU, Etc.)

~~Section: \_\_\_\_\_~~

~~Township: Bld.~~

~~Range: \_\_\_\_\_~~

0.12 Legal Description: Lot 26 Block 1 - Lake of the Pines Sub D

FPD: Left Hand FPD.

~~///~~ Dominant fuel type: ~~Ponderosa~~ (Grass/forbs/shrubs/slash/etc)

Dominant overstory: Ponderosa

Co-dominant overstory: Doug/blue P. Pine.

Fuel model type: 2

Slash disposal: \_\_\_\_\_ (Chipped/hailed/burned/lop-scatter)

Aspect: N-SE (Direction of slope)

Slope: SE - 8-12%

Dry Hydrant.  
Lake Hydrant - north end of  
Lake,  
Lakeridge Trail.

Elevation: ~5,700' (feet)

Building site: mid-slope. (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: moist

\* Natural fire barrier: ~~XXXXXXXXXXXX~~ *Links to the West and Lakendge Trail Rd to the EAST*

\* Insect & Disease Diagnosis: \_\_\_\_\_

→ Lot size (acres): 1 acw. (Acres)

→ Number of Structures: 1 - single addition.

Type of Structures: House (House/barn/garage)

→ Driveway length: <> 150 (<> 150 ft. OR <> 400 ft)

\* Driveway trees removed: \_\_\_\_\_ (few/many)

→ Home buffer material: Crushed Gravel.

→ House design: Simple. (simple/complex)

Roof Design: simple (simple/complex)

Roof material: 50yr Asphalt (Asphalt shingles/concrete tiles/metal)

Soffit type: plywood (Plywood/hardboard/cement board)

Siding material: stone / wood (Cement/hardboard/log/stucco/stone/wood)

→ Windows (#): ~8

→ Windows Size: \_\_\_\_\_ (small/medium/large)

Windows Frames: Alum. clad/wood (Wood/aluminum/aluminum clad)

→ Windows Aspect: N-SE (Viewing direction)

→ Window Construction: \_\_\_\_\_ (Tempered glass/e-coating)

Door Material: steel / fiber (Wood/steel/fiberglass/composit)

Deck material: Composite (TREK) (Wood/composite materials)  
Deck Description: OPEN (Enclosed/open)  
Deck support type: CONCRETE / STONE (Timber posts/logs/steel/concrete/stone)  
Deck buffer material: GRAVEL (Crushed rock/gravel)  
Deck weed barrier: (Fiberglass/polyester)  
Structure SQR. FT.: 4,090'² / 4,541 FT²  
Utility Location: BURIED (Pole Xft from house/buried in trench)  
Structure aspect: EAST (Predominant facing direction - view)  
Leech field: Builder Sewer Pipeline (Distance from house, propane, septic NSEW)  
Cistern or Well: X (Distance from house, propane, septic NSEW)  
Cistern size: X (gallons)  
Propane Tank location: NATURAL GAS LINE (Level w/house & >50ft from cistern)

SRR - (\$250)



Boulder District  
5625 Ute Highway  
Longmont, CO 80503  
(303) 823-5774  
(303) 823-5768 fax

Name: Mr. Dipane

Address: 2741 N. Lakendje Trail.  
Boulder, CO. 80302

Phone: \_\_\_\_\_

Appointment Date: 2-12-04 ; a.w.c.w.

- SRR.  Defensible Space
- Fire Mitigation
- Insect and Disease Control
- Interested Neighbors
- Acreage/Size: 1

Directions: 36 -> Look of the Pines -> 2741 N. Lakendje Trail.

Comments: Agent: Richard Moovin - #303-818-6256

Mailing Address of Plan:

Richard Moovin  
2936 Middlefork Rd.  
Boulder, CO. 80302.

fax # - 303-415-9674

# Fax Cover Sheet

*Piccolo Homes Ltd.*  
2936 Middle Fork Rd.  
Boulder, CO 80302  
Ph. 303-786-9947  
Fax 303-415-9674

To: *Cory Sechea -*

Company: *CSFS Forester*

Fax: *303-823-5768*

Date: *2/11/04*

Pages including cover sheet: *(5)*

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Message: *Re: WildFire Mitigation*

Sincerely *Richard Morrin*

Andy & Alison Piccolo

\*\*\*\*\*PLEASE DELIVER THIS FAX IMMEDIATELY\*\*\*\*\*