

Property of Jand Lawrence and Franklin Jones  
105 Dale Dr. Allenspark, CO 80510  
SPR# 02-082












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105 Dale Dr. Allenspark, CO 80510  
SPR# 02-082

Stream

LEGEND

-  Zone 1 (0-15 ft from structure)
-  Zone 2 (0-100 ft from structure)
-  Driveway
-  Well
-  Propane tank
-  Leach Field
-  Large leave trees

Dale Drive





**SITE PLAN REVIEW  
FIELD DATA FORM**

Inspection Date: \_\_\_\_\_

Landowner name: JANE K. LAWRENCE & FRANKLIN R. JONES

Mailing address: P.O. Box 446

City, State, Zip: ALLENSPARK CO 80510

Site address: 105 DACE DR. ALLENSPARK

Phone number: 303 747 2099

Road access: DACE DRIVE - DRIVEWAY (Name of access road)

Docket Number: SPR 02-082 (SPR, LU, Etc.)

Section: S26

Township: T3N

Range: R73W

Legal Discription: LOT 17 TRIPRA CREEK RANCH

FPD: ALLENSPARK

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

Dominant overstory: Spruce/Fir

Co-dominant overstory: Ponderosa Pine / Aspen

Fuel model type: 10

Slash disposal: Chipped (Chipped/hauled/burned/top-scatter)

Aspect: SOUTH. (Direction of slope)

Slope: 5-10% (building site) ~2%

Elevation: 8600 (feet)  
Building site: mid-slope (Chimney/saddle/valley/ridge/mid-slope)  
Site moisture: ?  
Natural fire barrier: Small streams both side of house  
Insect & Disease Diagnosis: ?  
Lot size (acres): 1.86 (Acres)  
Number of Structures: 2  
Type of Structures: house & small shed (House/barn/garage)  
Driveway length: 120 ft (< > 150 ft. OR < > 400 ft)  
Driveway trees removed:        (few/many)  
Home buffer material:         
House design: Simple (simple/complex)  
Roof Design: Simple (simple/complex)  
Roof material: concrete tile (Asphalt shingles/concrete tiles/metal)  
Soffit type: concrete board (Plywood/hardboard/cement board)  
Siding material: Cement (Cement/hardboard/log/stucco/stone/wood)  
Windows (#): 18  
Windows Size: med (small/medium/large)  
Windows Frames: alum clad (Wood/aluminum/aluminum clad)  
Windows Aspect: W/S/E (Viewing direction)  
Window Construction: Low E coating (Tempered glass/e-coating)  
Door Material: aluminum clad (Wood/steel/fiberglass/composit)



Deck material: wood (Wood/composite materials)  
Deck Description: ope (Enclosed/open)  
Deck support type: timber posts (Timber posts/logs/steel/concrete/stone)  
Deck buffer material: crushed rock (Crushed rock/gravel)  
Deck weed barrier: \_\_\_\_\_ (Fiberglass/polyester)  
Structure SQR. FT.: 3000 (1500' foot print)  
Utility Location: 65' entrance - buried (Pole Xft from house/buried in trench)  
Structure aspect: S-E (Predominant facing direction - view)  
Leech field: 90' (Distance from house, propane, septic NSEW)  
Cistern or Well: 55' (Distance from house, propane, septic NSEW)  
Cistern size: \_\_\_\_\_ (gallons)  
Propane Tank location: level - 53' from cistern (Level w/house & >50ft from cistern)



## WILDFIRE MITIGATION PLAN



Docket SPR- # 02-082

Inspection date: 7/26/02

*Knowledge to Go Places*

### Prepared for:

Jane Lawrence & Frankil Jones  
P.O. Box 446  
Allenspark, CO 80510  
Phone: 303-747-2099

### 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 105 Dale Drive, Allenspark CO 80510. Access to the property is from Dale Drive. The legal description is Section S26, Township T3N, and Range R73W Lot 17 Triple Creek Ranch. The fire protection district is the Allenspark fire protection district (303-747-2586). There will be 2 structure(s) located on site, including a house and small shed. The lot is 2 acre(s) in size and has a 5-10 percent slope with a South aspect. It is at 8600 feet in elevation. The proposed building site is mid-slope and it is a relatively well drained site. Small streams located on both sides of home create natural 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 Blue spruce and Douglas fir with a Ponderosa pine and Aspen component. The area is predominantly fuel model 10 with an understory consisting of grasses, forbs, and shrubs. 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 South-east aspect. The roofing material will consist of concrete tile. The exterior wall material is to be cement. Soffits are to be 3/4" thick cement board.

There are 18 medium sized windows with the primary viewing direction being toward the South-west side of the structure. Windows will be double glazed with low e-coating with frames made of aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of aluminum clad.

The deck(s) will be made with wood and supported by timber posts. The deck(s) will be open and isolated from the surrounding landscape with crushed rock over a fiberglass weed barrier.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 53 feet from cistern, and be at the same elevation as the house.

### 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 area 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 few 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 120 feet long therefore no turn around is needed (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required

### WATER SUPPLY / UTILITIES / SEPTIC FIELD

The water source will be from a Cistern that is located 55 feet from the house and have a capacity of 1,800 gallons. Vegetation within 10 feet of the tank will be kept cleared. Utilities for the property will be buried in a trench. The septic field is located 90 feet from home.

### 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 chipped. 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 (Allenspark fire protection district (303-747-2586)).

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**

Inspection was conducted on 7/26/02.

Payment for marking the timber, consultation, and written plan was received on 7/26/02, for the amount of \$195. Payment for the final inspection was received on 7/26/02, for the amount of \$55. Payment in full has been received.

## **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.



To:

Invoice No.

59346

**Colorado  
State**  
FOREST  
SERVICE

Date:

7/26/02

Item	Unit Cost	Total
1 SPR - Fire Mitigation Plan - Marking -		195.00
2 Inspection		
3		
4		
5		
6		
7		
8		
9		
Tax Exempt No.		Sales Tax

  
CSFS Originator

Payment Due By

9/26/02

Remit to:

COLORADO STATE FOREST SERVICE  
BOULDER DISTRICT  
5625 UTE HIGHWAY  
LONGMONT CO 80502-9130

Total		195.00
CK-CA-MO Amount Paid:		
Amount Due		195.00
Ck#	Dated	
Rev'd By	F.Y. 02-03	
Funding		Amount
223530	0615	195.00

Deposit No.

Date

White-Customer copy; Yellow-State Office copy; Pink-Project copy



*Knowledge to Go Places*

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

September 17, 2002

Jane Lawrence and Franklin Jones  
Box 446  
Allenspark, CO 80510

Dear Jane and Franklin,

I hope all is well. Enclosed is a copy of your Wildfire Mitigation Site Plan Review.

When you have completed the work, please call me so we can set up an inspection. If you have any questions about the SPR process or any concerns about forest management issues, please feel free to contact me.

Sincerely, --

A handwritten signature in dark ink, appearing to read "Matt Tobler". The signature is written in a cursive style with a large, sweeping initial "M".

Matt Tobler  
Forester



## WILDFIRE MITIGATION PLAN - SPR # 02-082

**Prepared for:**

Jane Lawrence and Franklin Jones  
Box 446  
Allenspark, CO 80510

**Prepared by:**

Matt Tobler, Forester  
Colorado State Forest Service  
[hasmus@lamar.colostate.edu](mailto:hasmus@lamar.colostate.edu)  
September 13, 2002

### DESCRIPTION OF PROPERTY

The property is located at 105 Dale Drive, Triple Creek Ranch, S26, T3N, R73W, Boulder County. The site has a spruce/fir overstory interspersed with ponderosa pine and aspen trees. The under story consists of deciduous shrubs, forbs and grasses. The site has a northern aspect with 5-10% slope and was bordered by two small perennial streams with riparian corridors. Access to the property will be via a driveway off of Dale Drive. The property is located within the Mountain View Fire Protection District.

The property is characterized by **Fuel Model 10**. Fuel Model 10 is represented by dense stands of over-mature ponderosa pine, lodgepole pine, mixed conifer and continuous stands of Douglas fir. There is also a large amount of dead and down woody fuels.

The initial property inspection for a wildfire hazard mitigation consultation occurred on June 26, 2002. The property was marked with blue tree marking paint for thinning and clearing recommendations. A final inspection will be completed when implementation is completed. Payment for marking and written plan was received on \_\_\_\_\_, for the amount of \$150. Payment for the final inspection was received on \_\_\_\_\_, for the amount of \$45.

### RECOMMENDATIONS

**The trees that are to be removed from the property have been marked with blue tree marking paint.**

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.



There are three zones of protection to be created around the homesite for defensible space. Zone 1 is the most critical and affords the most protection to the site. Zones 2 and 3 are extensions of this protection.

It is recommended that access driveway, as well as the property address, be marked with visible signage.

### ZONE 1

Zone 1 starts at the foundation and extends out 15 feet in all directions. As per Boulder County Land Use Department, **create a 3-foot wide strip of nonflammable groundcover immediately adjacent to the structure.** This can be accomplished by using decorative rock or gravel. This strip should surround the house and extend under any decks to 2 feet out past the drip line of the decks.

Thinning and pruning are necessary to create defensible space at the site. **All trees marked in blue should be removed.** Trees for removal were selected because of their poor form and/or lack of vigor in addition to their close spacing. Tree removal will improve the health of the remaining trees in addition to mitigating wildfire hazards.

**Remove ladder fuels from beneath trees.** Ladder fuels are small shrubs, trees, tree limbs, etc. that allow a fire to climb into a tree's crown. **Limb trees to a height of ten feet on the remaining trees in this zone. For young, small trees in this zone, limb the lower third of the tree's height.**

### ZONE 2

Zone 2 extends out from zone 1; it is a transition zone between the heavily thinned area near the house to a more traditional forest setting. In this zone, some clusters of trees are acceptable if there is adequate spacing between clusters. Poor quality, suppressed trees and saplings make up all of the removals.

**Limb remaining trees in this zone to a height of eight feet from where zone 2 extends from the outer edge of zone 1 (15 feet from the structure).** As you approach the outer edge of zone 2, **reduce limbing height to six feet.** Lower branches of young, small trees in this zone should be limbed to one third of the tree's height.

### ZONE 3

Zone 3 extends out from zone 2, and is of no set shape or size. The following guidelines apply if you and your neighbors decide to work in these areas.

- Thin suppressed trees and trees with insect and disease infestations and retain the larger, healthier trees.
- Some slash in this zone could be lopped and scattered and/or piled for wildlife.
- 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.

**All cutting, limbing and slash treatments must be completed prior to scheduling a C/O inspection. Contact me to set up an inspection date at least two weeks before you need the approval.**



Implementing this wildfire mitigation plan and maintaining your defensible space will help reduce the threat of wildfire to your home, but does not guarantee its safety.

In addition to the above recommendations, several other measures can be taken to make your home and family more prepared for and adapted to life in a fire prone ecosystem. While not required through Site Plan Review, other measures should be practiced by those who live in the wildland-urban interface. These include:

1. Be aware of fire danger. Signs are posted at the entrances of most major canyons.
2. Clean roof and gutters at least twice a year.
3. Stack firewood uphill at least 15 feet from buildings.
4. Do not store combustibles under decks.
5. Screen off foundations, roof and attic openings.
6. Screen and maintain spark arresters on chimneys.
7. When possible, maintain an irrigated greenbelt around the home.
8. Connect and have available at least 50 feet of garden hose during fire season.
9. Post lot and house numbers so that they are clearly visible.
10. Maintain the site's defensible space annually. Contact the Colorado State Forest Service for a 5 year maintenance inspection.

#### DEFINITIONS

Aspect – Exposure. The direction a slope faces.

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Crown – Branches and foliage of a tree.

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



# FAX



From: Franklin R. Jones  
Sr. Network Security Architect  
Ball Corporation

To: Coey Sechor

Pages including this cover sheet 9

NOTES:

Coey - here is the questionnaire you asked  
for. I measured the LPTANK - CISTERNA DISTANCE and  
found that it was 53'.

I've also included a copy of original plan done by  
MATT. PLEASE let me know if there any issues  
and what follow-up is needed.

A handwritten signature, likely of Franklin R. Jones, written in dark ink.