

KAREN SIEFERT, ARCHITECT
1898 COUNTY ROAD 68
NEDERLAND, CO 80466
(303)447-0850

FAX COVER SHEET

(303) 447-1185

Date: 11/10/2003

FAX No.: (303) 823-5108

To: COLORADO STATE FOREST SERVICE - BOULDER DISTRICT

Attention: CORY SECHER

From: KAREN

Number of Sheets: 8 including this sheet

Message: I HAVE FILLED THIS OUT AS BEST I COULD AND INCLUDED MY ATTEMPT AT THE PLAN (IT SHOWS THE LOCATION OF THE HOUSE AND NEW GARAGE.) THANK YOU FOR LOOKING AT THIS SO QUICKLY. I WILL BE BACK IN BOULDER ON NOV. 18. YOU CAN LEAVE ME A MESSAGE AT THE 447-0850 NUMBER (I CHECK IT A LOT) OR ON MY CELL PHONE (303-517-5108) ALSO, THE CONTRACTOR, KEN LARKIN CAN ANSWER QUESTIONS. HIS NUMBER IS (303) 417-1465.

If you do not receive the indicated number of sheets or you cannot read them, please call (303) 447-0850.

COLORADO STATE FOREST SERVICE

BOULDER DISTRICT
5625 Ute Highway
Longmont, CO 80503
(303) 823-5774 - (303) 823-5768/Fax



DATE: 11-10-03

NUMBER OF PAGES 4
(including this page)

TO: Karen Siefert

FAX NUMBER: 303-447-1185

FROM: Cory Secher - Forester

SUBJECT: SPR #03-040 ; wildfire mitigation Plan.

COMMENTS: Please fill-out as complete as possible

* Please give distance + direction of Cisterns/Propane Tank/wells/
Leach field.

I have reduced the normal Fee of \$275.00 to \$200
Since Mr. Philips explained that NO Inspection will be
needed.

I will send you an Invoice for \$200 upon
Completion of the Plan.

Have a worry free vacation,
Cory



Knowledge to Go Places

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

November 11, 2003

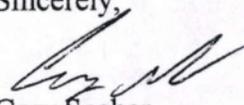
Eric Phillips
Boulder County Land Use Dept.
P.O. Box 471
Boulder, CO 80306

Dear Eric,

This letter is to inform you that Thomas & Fumi Scurry, SPR# 03-040, has completed his fire mitigation work on his property located at 1976 Linden Drive, Boulder CO 80304. The Colorado State Forest Service has inspected Thomas & Fumi Scurry work accomplishment on August 7, 2003 and is satisfied with the results.

If you have any questions please contact us at 303-823-5774 or by email at csecher@lamar.colostate.edu.

Sincerely,



Cory Secher
Forester

November 11, 2003

Thomas & Fumi Scurry
1976 Linden Dr.
Boulder, CO 80304

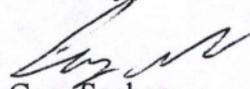
Docket Number: 03-040

Dear Thomas & Fumi Scurry,

This letter is to notify you that the inspection of your wildfire mitigation around your property located at 1976 Linden Drive, Boulder CO 80304, for your Site Plan Review requirements were satisfactory. A letter has been sent to County Land Use Department informing them of our completed inspection. Please contact County Land Use Department at 303-441-3930 for the next step in this process.

If you have any questions please contact me at 303-823-5774 or by email at csecher@lamar.colostate.edu.

Sincerely,



Cory Secher
Forester

WILDFIRE MITIGATION PLAN



Knowledge to Go Places

Docket SPR- # 03-040

Inspection date: 11/10/03

Prepared for:

Thomas & Fumi Scurry
1976 Linden Dr.
Boulder, CO 80304
Phone: 303-444-4802

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 1976 Linden Drive, Boulder CO 80304. Access to the property is from Pinebrook Hills, Linden Drive. The legal description is Section 14, Township 1N, and Range 71; Lots 1&2 in the Pinebrook Hills 1-7 Subdivision. The fire protection district is the Boulder Rural fire protection district (303-530-9575). There will be 2 structure(s) located on site, including a house and newly constructed garage. The lot is 2 acre(s) in size and has a 12-25% percent slope with a primary Southern aspect. It is at 5,900 feet in elevation. The proposed building site is mid-slope and it is a relatively low moisture site. Linden drive to the south and rock outcroppings to the north 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 mixed conifers and hardwoods with mixed conifers and introduced hardwoods component. The area is predominantly fuel model 9 with an understory consisting of grasses 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 aspect. The roofing material will consist of asphalt shingles. The exterior wall material is to be cement board. Soffits are to be 3/4" thick cement board. There are 27 medium sized windows with the primary viewing direction being toward the South and West side of the structure. Windows will be double glazed with double pane low e-coating with frames made of wood. Exterior doors are to be 1-3/4", fire-rated, and made of wood. The deck(s) will be made with composite and will be cantilevered from the 2nd floor for support. The deck(s) will be open and isolated from the surrounding landscape with crushed decorative rock, however no weed barrier will be used.

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 flagstone over a none 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 un-pruned 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 not create any 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. The driveway is less than 400 feet therefore no pull-outs are required.

WATER SUPPLY / UTILITIES / SEPTIC FIELD

There will be no cistern or well present on the property. Utilities for the property will be buried along driveway. The septic field is located approximately 20 feet to the South of the 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 (Boulder Rural fire protection district (303-530-9575)).

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

INSPECTION

Inspection was conducted on 11/10/03.

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.

SITE PLAN REVIEW
FIELD DATA FORM

Inspection Date: 11/10/2003

Landowner name: THOMAS and FUMI SCURRY

Mailing address: 1916 LINDEN DR.

City, State, Zip: BOULDER, CO 80304

Site address: 1916 LINDEN DR.

Phone number: (303) 444-4802

Road access: LINDEN DR (Name of access road)

Docket Number: SPR-03-040 (SPR, LU, Etc.)

Section: 14

Township: 1 NORTH

Range: 71

Legal Description: LOTS 1 and 2 IN THE PINEBROOK HILLS I THROUGH 7
SUBDIVISION. IN SECTION 23, T1N, R71W

FPD: PINEBROOK HILLS

? Dominant fuel type: GRASS/SHRUBS (Grass/forbs/shrubs/slash/etc)

? Dominant overstory: PINE/FIR

? Co-dominant overstory: _____

? Fuel model type: _____

? Slash disposal: _____ (Chipped/hailed/burned/lop-scatter)

Aspect: SOUTH (Direction of slope)

Slope: 25% - 35% (VARIES ON SITE)

Elevation: 5900 ± (feet)

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

Site moisture: LOW

? Natural fire barrier: ROCK OUTCROPPINGS (N OF RES/GARAGE)

? Insect & Disease Diagnosis: _____

Lot size (acres): 2 (Acres)

Number of Structures: 2 (1 EXISTING RESIDENCE
1 PROPOSED GARAGE)

Type of Structures: HOUSE and GARAGE (House/barn/garage)

Driveway length: < 150' (10' ± (<> 150 ft. OR <> 400 ft)
TURNOFF TO PARKING)

Driveway trees removed: 0 (few/many)

Home buffer material: FLAGSTONE (WALKS, PATIO), GRAVEL

House design: SIMPLE (simple/complex)

Roof Design: SIMPLE (simple/complex)

Roof material: ASPHALT SHINGLE (Asphalt shingles/concrete tiles/metal)

Soffit type: EXISTING: PLYWOOD
NEW: CEMENT BOARD (Plywood/hardboard/cement board)

Siding material: EXISTING: PLYWOOD
NEW: CEMENT BOARD (Cement/hardboard/log/stucco/stone/wood)

Windows (#): WEST ELEVATION - 8 NORTH - 7 (INCLUDES SLIDING GLASS
SOUTH ELEVATION - 9 EAST - 3 DOORS)

Windows Size: MEDIUM (small/medium/large)

Windows Frames: EXISTING - ALUMINUM
NEW - WOOD (Wood/aluminum/aluminum clad)

Windows Aspect: N/S/N (Viewing direction)

Window Construction: EXISTING - SINGLE PANE
NEW - DOUBLE PANE (Tempered glass/c-coating)

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

Deck material: EXISTING-WOOD
NEW-COMPOSITE (Wood/composite materials)

Deck Description: OPEN (Enclosed/open)

Deck support type: EXISTING-6X6 AND 4X4 POSTS
NEW-DECK IS CANTILEVERED FROM 2ND FLOOR (Timber posts/logs/steel/concrete/stone)

Deck buffer material: EXISTING WAS CRUSHED (Crushed rock/gravel)
ROCK, HAS DETERIORATED OVER TIME

Deck weed barrier: NONE (Fiberglass/polyester)

Structure SQR. FT.: 2730 EXISTING (RESIDENCE)
500 ADDED TO RES./ 506 S.F. NEW DETACHED GARAGE

Utility Location: POLE > 200 FT FROM HOUSE, LINE
BURIED ALONG DRIVEWAY (Pole Xft from house/buried in trench)

Structure aspect: SOUTH (Predominant facing direction - view)
APPROX. 15-20' FROM RES. (EXISTING)

Lecch field: SOUTH (Distance from house,propane,septic NSEW)

Cistern or Well: NONE (Distance from house,propane,septic NSEW)

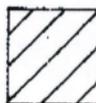
Cistern size: — (gallons)

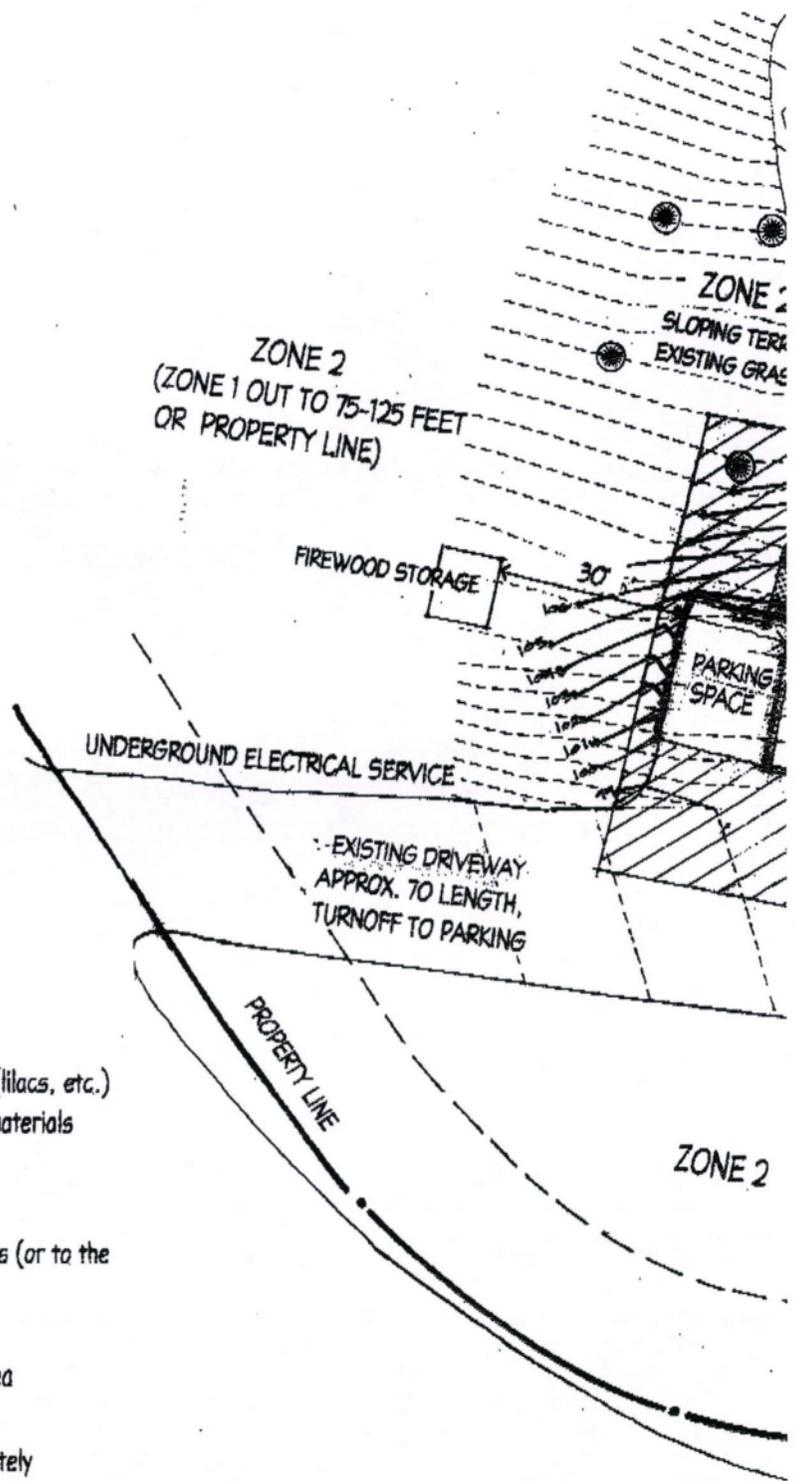
Propane Tank location: NONE (Level w/house & >50ft from cistern)

WILDFIRE MITIGATION PLAN

PART 1: SITE PLAN

LEGEND:

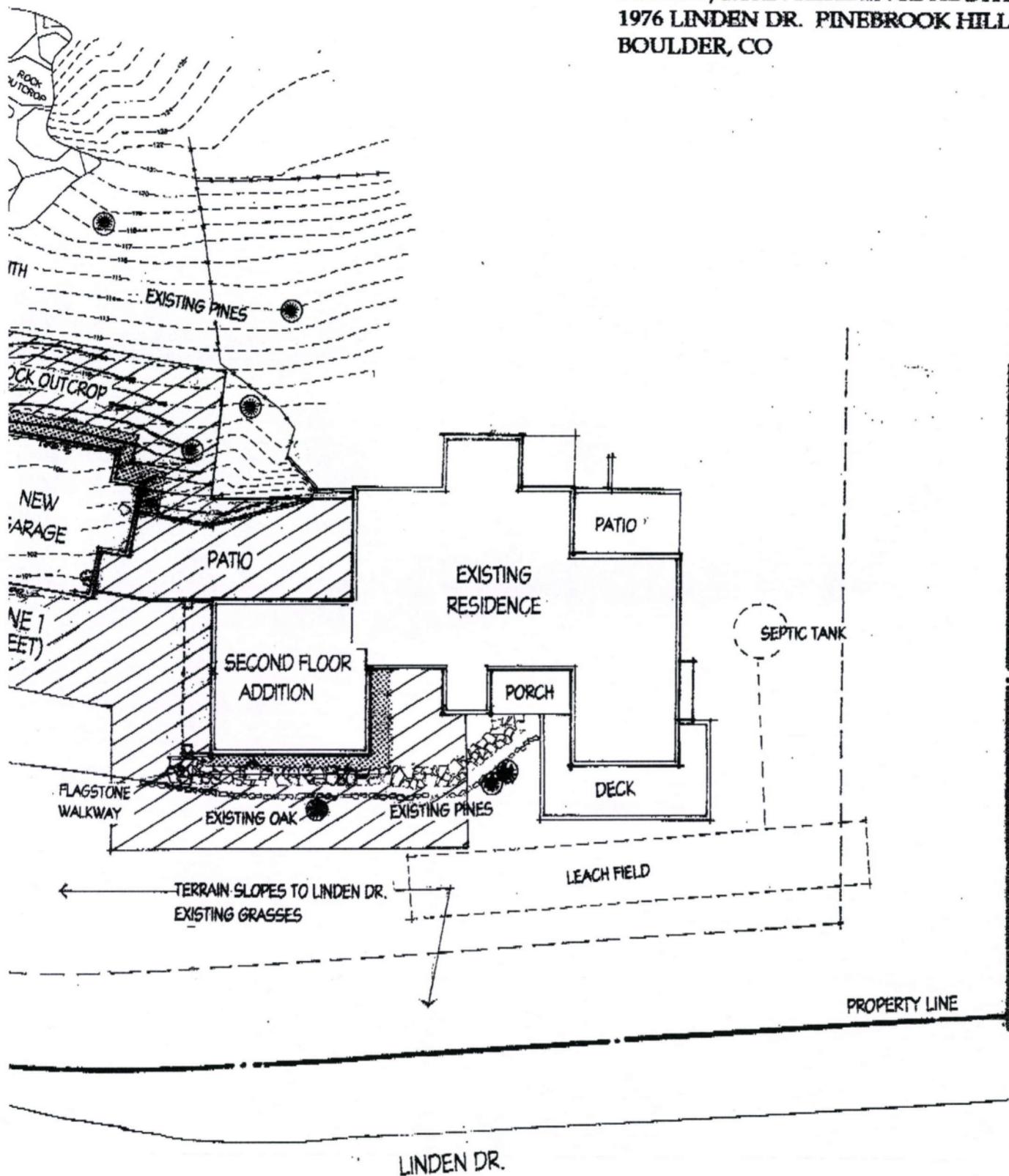
- 
ZONE 1 - THE SAFETY ZONE
 15 feet around new structure (Garage) and area of Second Floor Addition
- 
1A
 - 3-5 feet from the structures
 - All flammable vegetation removed (Existing junipers)
 - Covered with crushed rock, gravel, or flagstone (where hard surface paving is not existing or being installed.)
- 1B / 1C**
 - Existing grasses moved to 6-8 inches. Irrigated fire resistant ground cover to remain.
 - Existing mature trees (oak and pines) to be limbed to approximately 3-5 feet above height of surrounding grasses.
 - Existing vegetation of lower flammability (lilacs, etc.) to be saved and pruned to remove dead materials as required.
- 
ZONE 2 - THE TRANSITION ZONE
 From Zone 1 out to 75 - 125 feet from the structures (or to the Property Lines.)
 - Ladder fuels and debris to be removed.
 - Firewood storage to be moved to this area (a minimum of 30 feet from structures)
 - Existing trees to be pruned up approximately 6 feet or as required.
- 
TREES TO BE SAVED IN ZONE 1 OR 2



NOTE: THIS FIRE MITIGATION PLAN COVERS ONLY THE AREA REQUIRED BY THE CURRENT SITE PLAN REVIEW. AN ADDITIONAL PLAN FOR THE REMAINDER OF THE PROPERTY WILL BE DEVELOPED BY THE COLORADO STATE FOREST SERVICE FOR IMPLEMENTATION BY THE OWNERS.



SCURRY/RYAN RESIDENCE ADDITION
1976 LINDEN DR. PINEBROOK HILLS
BOULDER, CO



DFIRE MITIGATION/DEFENSIBLE SPACE PLAN

1" = 20'-0"

SCURRY/RYAN RESIDENCE ADDITION WILDFIRE MITIGATION PLAN PART 2: NARRATIVE REPORT

NOTE: THIS FIRE MITIGATION PLAN COVERS ONLY THE AREA REQUIRED BY THE CURRENT SITE PLAN REVIEW. AN ADDITIONAL PLAN FOR THE REMAINDER OF THE PROPERTY WILL BE DEVELOPED BY THE COLORADO STATE FOREST SERVICE FOR IMPLEMENTATION BY THE OWNERS

SITE LOCATION: 1976 LINDEN DR., PINEBROOK HILLS BOULDER, CO

See Site Plan for location of existing Residence, proposed Garage and Second Floor Additions, existing trees, natural features, driveway, and additional property conditions.

CONSTRUCTION DESIGN AND MATERIALS:

See Site Plan for location of existing Residence, proposed Garage and Second Floor Additions.

Area of Garage Addition: 532 square feet.

Area of Second Floor Addition: 586 square feet.

The following construction materials have been used to minimize the potential for ignition of the structure by a wildfire:

Roofing material: Composition Shingle (UL listed, Class A)

Exterior siding material: Hardipanel and Harditrim Plank cementitious vertical siding and trim by James Hardie Siding Products. In addition to installing the cementitious siding at the area of new construction, the deteriorated siding and trim at the existing West Elevation of the residence will also be replaced with cementitious materials.

Second Floor cantilevered deck (72 square feet) : Trex composite decking

Fascia/Soffit construction: Hardisoffit panels (non-vented) with Harditrim Plank fascia. Attic venting through roofjacks.

Electrical service to Garage from existing underground line running along driveway.

DEFENSIBLE SPACE:

The following steps will be taken to modify the vegetation around the new structures to create adequate defensible space:

ZONE 1 - THE SAFETY ZONE: 15 feet around new structure (Garage) and area of Second Floor Addition.

- Zone 1A** - 3-5 feet from the structures
- All flammable vegetation removed (Existing junipers)
 - Covered with crushed rock, gravel, or flagstone (where hard surface paving is not existing or being installed.)
- Zone 1B/1C** - Existing grasses mowed to 6-8 inches, Irrigated fire resistant ground cover to remain.
- Existing mature trees (oak and pines) to be limbed to approximately 3-5 feet above height of surrounding grasses.
 - Existing vegetation of lower flammability (lilacs, etc.) to be saved and pruned to remove dead materials as required.

ZONE 2 - THE TRANSITION ZONE

From Zone 1 out to 75 - 125 feet from the structures (or to the Property Lines.)

- Ladder fuels and debris to be removed.
- Firewood storage to be moved to this area (a minimum of 30 feet from structures)
- Existing trees to be pruned up approximately 6 feet or as required.

EMERGENCY ACCESS:

Property is accessed from Linden Dr. Existing private driveway is approximately 70 feet in length from the turnoff to the parking area. Boulder County Transportation Department (per telephone conversation to office on 6/27/2003) does not require any modification to the existing driveway (length, width and gradient do not appear to present any access problems.

WATER SUPPLY:

Location of the closest hydrant will be verified with the Pinebrook Hill Fire Protection District. If required, a donation will be made toward the installation of a new hydrant or membership in a community cistern.