

WILDFIRE PROTECTION PLAN

**FOR
DEVELOPMENT OF HOMESITE
FOR
CRAIG & DEBRA GARDNER
5020 HIGH RIDGE VIEW
MANITOU SPRINGS, CO
CRYSTAL PARK
SITE S-184R**

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El Paso County Land Use Office
County Zoning Department
El Paso County, Colorado**

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consideration. For more information, refer to the CSFS *Fire Wise Construction: Site Design and Building Materials* at www.csfs.colostate.edu

Defensible Space

Defensible space is the area around a home that has been modified to reduce fire hazard. It will give your home a fighting chance against a wildfire. This entails developing three zones around all structures on the property as follows.

Defensible Space Management Zone 1 requires the maximum hazard reduction and will consist of an area of 30 feet around all structures on the site in which all flammable vegetation is removed. These 30 feet are measured from the outside edge of the structures eaves and any attached structures, such as decks. Within this defensible zone, the following will be accomplished:

- Plant nothing within 5 feet of the structure. No plants may be placed directly beneath windows or next to foundation vents. Install nonflammable ground cover such as decorative rock.
- If the siding is noncombustible (stucco, concrete, stone or brick), widely spaced foundation plantings of low-growing shrubs or other fire-resistant plants are acceptable, but not beneath windows or next to foundation vents. Be sure areas of continuous grass are not adjacent to plantings. Information on fire-resistant plants is available on the CSFS website at www.csfs.colostate.edu.
- Prune and maintain any plants in Zone 1 to prevent excessive growth. Also, remove all dead branches, stems and leaves within and below the plant.
- Due to the wells in Crystal Park being household use only, we are unable to irrigate, and are required to keep all landscape wild. Revegetate with native plants. Keep wild grasses mowed to a height of 6 inches or less.
- Do not store firewood or other combustible materials anywhere in this zone. Keep firewood at least 30 feet away from structures, and uphill if possible.
- Enclose or screen decks with 1/8-inch or smaller metal mesh screening (1/16-inch mesh is preferable). **Do not use areas under decks for storage.**
- Ideally, remove all trees from Zone 1 to reduce fire hazards. The more trees you remove, the safer your home will be.
- If you do keep any trees within this zone, consider them part of the structure and extend the distance of the entire zone accordingly.
- Remove any branches that overhang or touch the roof, and remove all fuels within 10 feet of the chimney.

- Limit the number of dead trees (snags) to one or two per acre. Be sure snags cannot fall onto the house, power lines, roads or driveways.
- As in Zone 1, the more trees and shrubs removed, the more likely your home will survive a wildfire.

Shrub Thinning/Gambrel Oak/Pruning and Surface Fuels

- Isolated shrubs may remain in Zone 2, provided they are not under tree crowns.
- Keep shrubs at least 10 feet away from the edge of tree branches. This keeps them from becoming ladder fuels.
- Minimum spacing recommendations between clumps of shrubs is 2 ½ times the mature height of the vegetation. The maximum diameter of the clumps themselves should be twice the mature height of the vegetation. As with tree-crown spacing, all measurements are made from the edge of vegetation crowns.
 - Example – for shrubs 6 feet high, spacing between shrub clumps should be 15 feet or more (measured from the edge of the crowns of vegetation clumps). The diameter of these shrub clumps should not exceed 12 feet.
- Periodically prune and maintain shrubs to prevent excessive growth, and remove dead stems from shrubs annually. Common ground junipers should be removed whenever possible because they are highly flammable.
- Mow grasses as needed through the growing season, keeping them a maximum of 6 inches high. This is very critical in the fall, when grasses dry out.
- Mow Gambrel Oak sprouts at least once a year in Zones 1 and 2.
- Avoid accumulations of surface fuels, such as logs, branches, slash and wood chips greater than 4 inches deep.

Firewood

- Stack firewood uphill or on the same elevation as any structure, but at least 30 feet away. Never stack wood under a deck or against the structure.
- Clear any flammable vegetation that is within 10 feet of woodpiles.

Propane Tanks – No Natural Gas in Crystal Park

- Locate propane tanks at least 30 feet from any structures, preferably on the same elevation as the structure. Clear any flammable vegetation that is within 10 feet of the tank. We recommend getting a burial tank.
- The propane tank should not be located below your house because if it ignites, the fire would tend to burn uphill. Conversely, if the tank is located above your home and it develops a leak, gas will flow downhill into your home.

Recommendations for Specific Forest Types

The above recommendations refer primarily to Ponderosa pine, Douglas-fir and mixed conifer ecosystems which makes up the majority of the Gardner's site. Their site also has a small scattering of Gambrel Oak.

Aspen

Tree spacing and ladder fuel guidelines do not apply to mature stands of aspen trees. Generally, no thinning is recommended in aspen forests, regardless of tree size, because the thin bark is easily damaged, making the tree easily susceptible to fungal infections. However, in older stands, numerous dead trees may be on the ground and require removal. Any buildup of conifers in an aspen stand should be removed as they will increase the fire hazard of the stand. Brush also can increase the fire hazard and should be thinned to reduce flammability.

Implementation

This plan is to be effected and provisions implemented on the Gardner site by the time of construction completion. This does not include adjacent sites within the boundary of the Defensible Space Management Zones owned by others, nor common ground owned by Crystal Park. The owner is encouraged to work with adjoining property owners to complete the defensible space. The area owned by Crystal Park within the Defensible Space Management Zones may be brought into compliance with the Gardner Protection Plan by mutual agreement with Crystal Park. The owner is encouraged to contact the Crystal Park Forestry Committee (through the Crystal Park Office at 685-9729) for further information.

CRAIG & DEBRA GARDNER - SITE S-184R



Aerial – red line is drive ending at home site



Access drive to home site



Home to be uphill to left of drive



Looking uphill from building site



Looking downhill from building site



From drive – building site to left



Camelot Road below building site