



HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights I Colorado Springs, Colorado 80915-5400
(719) 570-1599 I FAX (719) 570-7008 I www.hammersconstruction.com

I SPECIALIZING IN DESIGN / BUILD I

Steve Hammers, President
shammers@hammersconstruction.com

Wildlife Fire & Hazard Mitigation Plan

Site:

Name: Ute Pass Storage Facility

Address: 8775 W. Highway 24

Colorado Springs, CO 80915

Lot Size: 1.79 acres

Zoned – CC R-T

Parcel number: 83153-00-029

General Description:

We are proposing the new construction of 6 buildings (totaling 9,825 sf) used for mini-storage built on the property. The site is 1.79 acres and will be used for commercial business. The buildings are proposed on a flat piece of land located at the highest point of the property. The ground cover is will be asphalt and we are proposing minimal new landscaping since we meet landscaping requirements with existing trees.

Access, Ingress, Egress and Evacuation:

Public vehicular access to the property will be accessed off of Highway 24. No new roadways are proposed for this project and we have good circulation for the property to access the proposed buildings and to exit the site with ease.

Water Supply:

There is an existing well on site for their water supply

Fire Mitigation:

There are many to eliminate wild fire danger, see below for techniques that can be taken to reduce the spread of fire.

Arrangement: Removing dead trees, fallen limbs, dead leaves, and other small organic debris. Because it may not be practical to remove these fuels from the entire property, it is prudent to do this within 50' of structures or in particularly vulnerable areas.

It is suggested that the reduction of most ignitable fuel be done in areas that are within fifty feet of building envelope of all structures. This will reduce the amount of small, flash fuel in close proximity. It will also slow the spread of fire toward adjacent property and provide suppression forces additional time to contain a fire. In the 50 foot defensible space, adequate thinning is reached when the outer edge of tree crowns are a least 10-12 feet apart. Occasionally clumps of 2-3 trees are acceptable if more space surrounds them. Small patches of brush or shrubs may be left if they are separated by at least 10 feet of irrigated grass or noncombustible material. If the business is located on the crest of a



steep hill, thin fuels at least 100 feet below the crest. The following additional measures are also suggested: dispose of all slash and debris left from thinning. Remove dead limbs, leaves, and other ground litter within the defensible space. Store firewood uphill at least 15 feet from the building. Maintain an irrigated greenbelt immediately around your property. Within the defensible space, mow dry grasses and weeds to a height of 2 inches or less and keep well-watered, especially during periods of high fire danger. Prune branches from trees within the defensible space to a minimum of 6-10 feet above the ground. Also remove shrubs, small trees or other potential “ladder fuels” from beneath large trees. Left in place, these can carry a brush fire into the tree crowns. Trim branches that extend over the eaves of the roof. Remove branches within 15 feet of a chimney. Clean roof and gutters of pine needles and leaves to eliminate a fuel source for blown embers. Reduce the density of the surrounding forest at least 100 feet out from your building. It is preferable to thin the entire lot. Thin tree crowns so they do not touch each other.

Continuity: Creating fire breaks, which remove continuous lines of fuel, help reduce the speed of spread.

Construction: All new construction will be out of noncombustible materials which is a more fire resistant.

Evacuation: Immediate evacuation from the property will be by way of driveway off of Highway 24. In addition, the property use is a mini-storage facility and occupancy of these buildings are not allowed.