

WILDFIRE PROTECTION PLAN

**FOR
DEVELOPMENT OF HOMESITE
FOR
CALEB & MISTY MESCHTER
430 SUNRISE PEAK ROAD
MANITOU SPRINGS, CO
CRYSTAL PARK
SITE S-103R**

**Prepared by
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**June, 2017
Submitted to
El Paso County Land Use Office
County Zoning Department
El Paso County, Colorado**

WILDFIRE PROTECTION PLAN

This wildfire mitigation plan is submitted to the Land Use Office of the El Paso County, Colorado, County Zoning Department to satisfy the requirements of that Office in regard to planning for wildfire protection and mitigation in connection with construction of new homes within the wildland-urban interface characteristic of much of El Paso County.

Property Subject to Plan

This plan is presented in connection with the planned construction of a new home for Caleb & Misty Meschter on Site S-103R of Crystal Park, located at 430 Sunrise Peak Road of that development.

The site plan for the proposed home, including contour plot lines, is provided in the attached figure along with photos of the site.

Application for a building permit for the home is in process.

The property is located on a western facing hillside with downslopes to the west and east, upslope to the south and a fairly flat open area to the north. The slopes are moderate to steep with Sunrise Peak Road adjacent to the eastern boundary. An existing drive accesses the site from Sunrise Peak Road on the east side. The site is moderately to densely covered with Douglas Fir, Spruce, Ponderosa Pine, White Pine and Aspen. There is an open meadow just north of the building area. Ground cover consists of native grasses, Junipers and Kinnikinick. It was necessary to determine the required allocation of defensible space around the proposed homesite and to identify the vegetation and forest characteristics in the immediate surroundings.

Drawing upon the information presented in Colorado State Forest Service, Quick Guide Series "Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones", (formerly CSU Extension Factsheet 6.302), an inspection of the site and surrounding terrain has been conducted and the following plan developed in accordance with the guidance of the subject fact sheet.

Most importantly, the homeowner needs to recognize that firefighters will always do their best to protect you and your home, but ultimately, **it is YOUR responsibility to protect your life, family, animals and property from wildfire.**

Structural Ignitability

Use of fire-resistant building materials is greatly encouraged in Crystal Park to the degree that all new construction or reroofing is required to be Class "A" material. Most decks are highly combustible heat traps. For this reason, patios are preferred or even concrete decks with steel supports. Exterior walls of non-combustible materials such as stucco or concrete boards are a good choice. The roof eaves and fascia can also be stucco or other fire-resistant

materials. Finally, windows are one of the weakest parts of a home and should be given careful 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.

- Remove all pine needles and other debris from the roof, deck and gutters.
- Rake pine needles and other organic debris at least 10 feet away from all decks and structures.
- Remove slash, wood chips and other woody debris from Zone 1.

Defensible Space Management Zone 2 is an area of fuels reduction designed to diminish the intensity of a fire approaching your home. The width of Zone 2 depends on the slope of the ground where the structure is built. Typically, this Zone should extend at least 100 feet from all structures. If it extends beyond your property line, work with adjoining property owners to complete the defensible space. If it extends into common ground, please see the “Implementation” section on the final page of this document.

Within this defensible zone, the following will be accomplished:
In accordance with the guidelines of "Creating Wildfire-Defensible Zones":

Tree Thinning and Pruning

- Remove all stressed, diseased, dead or dying trees and shrubs.
- Remove enough trees, (with the exception of mature stands of aspen - see section on aspen), and large shrubs to create at least 10 feet between crowns. Crown separation is measured from the outermost branch of one tree to the nearest branch on the next tree. On steep slopes, increase the distance between tree crowns even more.
 - This will include maintenance of a minimum distance of 30' between tree crowns on the steep slopes (20' where the slope is 21-40%, 15' where the slope is 11-20% and 10' if less than 11%).
- Remove all ladder fuels from under remaining trees. Prune tree branches off the trunk to a height of 10 feet from the ground or 1/3 the height, whichever is less.
- If your driveway extends more than 100 feet from your home, thin out trees within a 30 foot buffer along both sides of your driveway, all the way to the main access road. Again, thin all trees to create 10-foot spacing between tree crowns.
- Small groups of 2 or 3 trees may be retained, but leave a minimum distance of 30' between their crowns and surrounding trees.
- Because Zone 2 forms an aesthetic buffer and provides a transition between zones, it is necessary to blend the requirements for Zones 1 and 3. For example, if you have a tree in Zone 2 with branches extending into Zone 1, the tree can be retained if there is proper crown spacing.

- 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.
- 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.

- Do not visibly screen propane tanks with shrubs, vegetation or flammable fencing. Instead, install 5 feet of nonflammable ground cover around the tank.

Chipper

- Dispose of slash (limbs, branches and other woody debris) by chipping or lop-and-scatter (cutting into very small pieces and distributing it over the ground). Crystal Park has a chipper for this purpose. Contact the Park Office at 719-685-9729.

Defensible Space Management Zone 3 is of no specified width. It should provide a gradual transition from Zone 2 to areas farther from the home that have other forest management objectives. Your local Colorado State Forest Service forester can help you with this zone.

Consider the following when deciding forest management objectives in Zone 3:

- The healthiest forest is one that includes trees of multiple ages, sizes and species, and where adequate growing room is maintained over time.
- Remember to consider the hazards associated with ladder fuels. A forest with a higher canopy reduces the chance of a surface fire climbing into the tops of the trees. This is a priority on steep slopes.
- A greater number of snags – two or three per acre, standing or fallen – can be retained in Zone 3 to provide wildlife habitat. They should have a minimum diameter of 8 inches and pose no threat to power lines or firefighter access roads.
- Pruning is generally not necessary in Zone 3, but will help reduce ladder fuels, and enhance wildfire safety.
- Mowing is not necessary.
- Chipping or lop-and-scatter slash.

Other Recommendations

Windthrow

Lodgepole pine, Engelmann spruce and Douglas-fir, are very susceptible to damage and uprooting by high winds or windthrow. If you see evidence of this around your home, consider making adjustments to these guidelines. It is highly recommended that you contact a professional forester to help design your defensible space, if you have windthrow concerns.

Water Supply

Crystal Park has a number of cisterns installed around the Park for the express purpose of fire-fighting.

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 Meschter's site. Their site also has a number of Aspen (see below).

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 Meschter 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 Meschter 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.

MESCHTER HOME SITE



Entrance to site from Sunrise Pk Rd



High point of drive, looking east



From Garage area looking south



Home NW corner, looking east



Center of home, looking south



North side of home, looking SE



Meadow area north of home site



Meadow with Kinnikinick



North edge of site, looking to meadow



From septic area, looking west

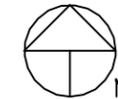
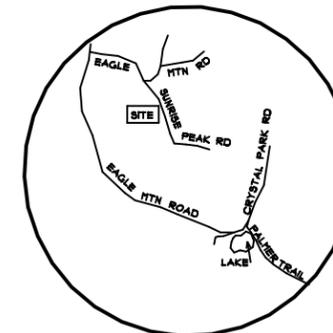


From SW corner of lot, looking north

SITE PLAN AND TOPOGRAPHIC SURVEY

SITE S-103R

CRYSTAL PARK



Scale 1" = 20'

Contour Interval: 1'

DATUM: GPS ORTHOMETRIC, 1984

LEGEND:

- FOUND 1" AL. CAP. #18991 ON #5 REBAR
- POWER POLE
- WELL, TOP EL. 8800.31 TBM
- ▨ ABOVE GROUND BOULDER
- × MARKED LEACH FIELD LOCATION
- PROPOSED CONTOUR (1' INTERVAL)

NOTE:

SITE IS MODERATELY TO DENSELY COVERED WITH PONDEROSA PINE, DOUGLAS FIR, SPRUCE AND ASPEN. AN OPEN AREA SITS ADJACENT TO THE BUILDING SITE THAT IS COVERED WITH KINKINNICK. REMAINING GROUND COVER IS NATIVE GRASSES AND JUNIPERS. MEDIUM TO LARGE BOULDERS ARE PRESENT. CONTRACTOR TO RETAIN ALL VEGETATION POSSIBLE; REMOVE ONLY VEGETATION AS NEEDED FOR BUILDING PAD. ANY AREA THAT IS DISTURBED SHALL BE REVEGETATED IMMEDIATELY AFTER EXCAVATION WITH NATIVE PLANTS, OR A 100% SMOOTH BROME GRASS AT THE RATE OF 26 LBS PER ACRE. PROVIDE EROSION CONTROL FABRIC ON ALL DISTURBED AREAS WITH 3:1 SLOPES OR GREATER AS SHOWN ON PLAN. ALL MATTING SHALL BE INSTALLED IMMEDIATELY AFTER EXCAVATION WORK IS COMPLETED. NO SEDIMENT SHALL LEAVE THE SITE, WHICH WILL REQUIRE EROSION CONTROL FEATURES DURING CONSTRUCTION OF DISTURBED AREAS.

NO GRAVEL OR EXCAVATED MATERIAL SHALL BE DUMPED OVER THE SIDE OF ANY ROAD, DRIVEWAY OR OTHERWISE SPREAD OUT ON THE SITE. ANY SURPLUS CUT SHALL BE USED AS ROAD BASE IN CRYSTAL PARK.

SEE ACCOMPANYING "WILDFIRE PROTECTION PLAN" FOR ADDITIONAL REQUIREMENTS.

FOUNDATION DESIGN TO BE DONE BY A REGISTERED COLORADO PROFESSIONAL ENGINEER.

HOME TO HAVE COLORS HARMONIOUS WITH SURROUNDINGS AND USE FIRE RETARDANT MATERIALS:

- CLASS "A" ASPHALT SHINGLE ROOF -
- STUCCO SIDING -
- HARDIE BOARD SIDING -
- STONE -

LEGAL DESCRIPTION:

A "SITE ADDITION SURVEY" IN A PORTION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., SITUATE IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTH LINE OF SAID SECTION 18, WHICH BEARS (S 88° 46' 12" E);

THENCE S 76° 39' 14" W, 3059.35 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 37° 58' 11" E, 105.93 FEET;

THENCE S 25° 16' 57" E, 98.25 FEET;

THENCE S 55° 01' 07" E, 49.68 FEET;

THENCE S 39° 56' 59" W, 29.59 FEET;

THENCE N 62° 42' 05" W, 62.50 FEET;

THENCE S 54° 51' 32" W, 100.00 FEET;

THENCE N 05° 44' 21" W, 99.82 FEET;

THENCE N 03° 59' 25" E, 120.00 FEET;

THENCE S 76° 32' 31" E, 48.00 FEET;

THENCE N 13° 27' 29" E, 20.00 FEET;

THENCE S 76° 32' 31" E, 20.00 FEET;

THENCE N 13° 27' 29" E, 84.00 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.70 ACRES OF LAND MORE OR LESS.

THE ABOVE DESCRIBED TRACT S-103 R IS SUBJECT TO A 20' WIDE ACCESS EASEMENT BEING 10' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST SOUTHEAST CORNER OF SAID TRACT S-103 R

THENCE N 55° 01' 07" W, ALONG THE EASTERLY PROPERTY LINE 49.68 FEET;

THENCE N 23° 16' 57" W, ALONG THE EASTERLY PROPERTY LINE 50.26 FEET;

TO THE POINT OF BEGINNING OF SAID CENTERLINE;

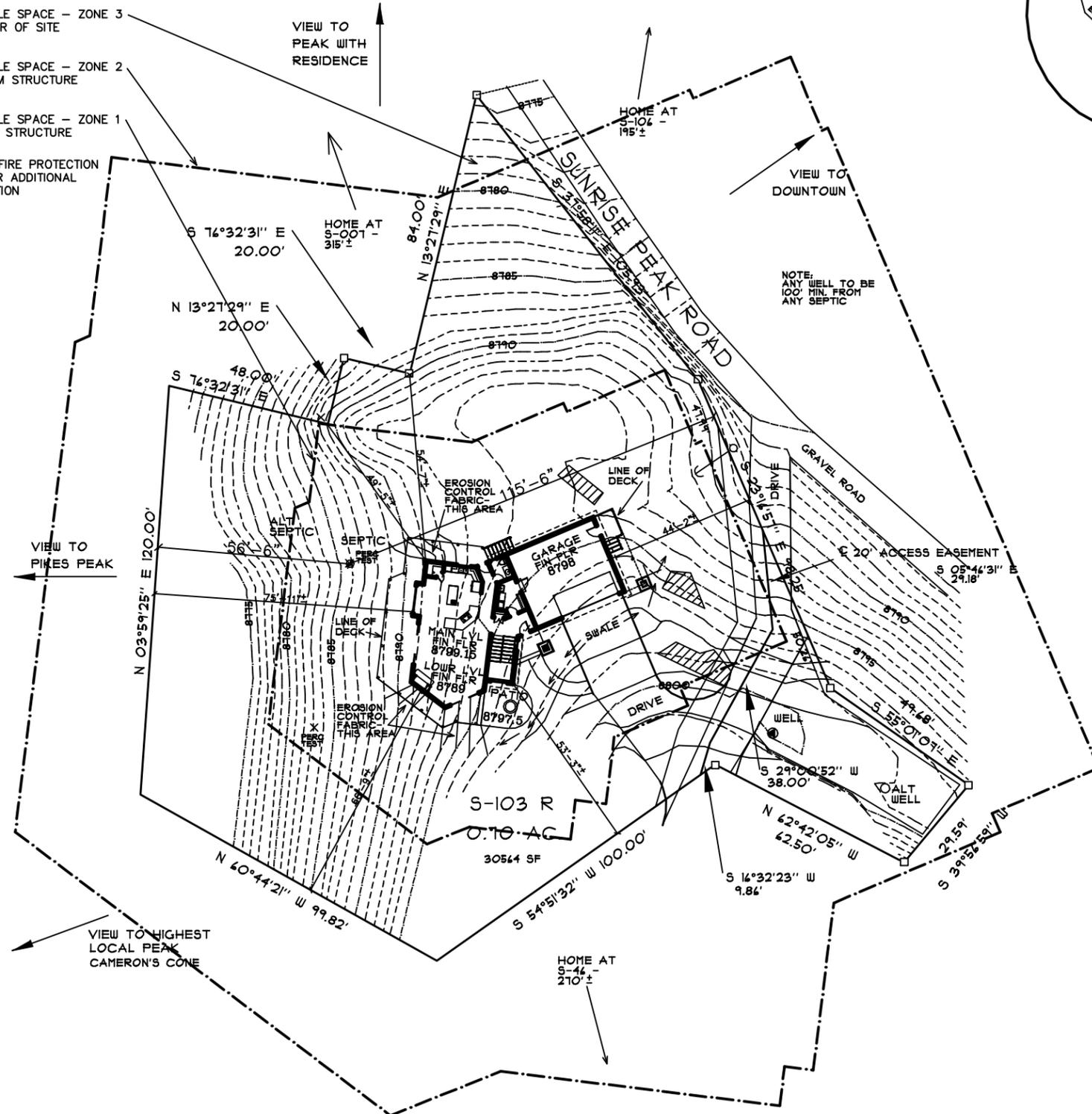
THENCE S 05° 46' 31" E, ALONG SAID CENTERLINE 29.18 FEET;

THENCE S 29° 00' 52" W, ALONG SAID CENTERLINE 38.00 FEET;

THENCE S 16° 32' 23" W, ALONG SAID CENTERLINE 9.86 FEET;

TO THE POINT OF TERMINUS OF SAID CENTERLINE.

- DEFENSIBLE SPACE - ZONE 3
REMAINDER OF SITE
- DEFENSIBLE SPACE - ZONE 2
100' FROM STRUCTURE
- DEFENSIBLE SPACE - ZONE 1
30' FROM STRUCTURE
- SEE WILDFIRE PROTECTION
PLAN FOR ADDITIONAL
INFORMATION



VIEW TO
PIKES PEAK

VIEW TO HIGHEST
LOCAL PEAK
CAMERON'S CONE

VIEW TO
PEAK WITH
RESIDENCE

VIEW TO
DOWNTOWN

NOTE:
ANY WELL TO BE
100' MIN. FROM
ANY SEPTIC

DRAWN BY: O.E. WATTS	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	DESIGN/PLANNING BY VIRGINIA OWNBEY 719-321-3388 vownbey@skybeam.com	OWNER CALEB & MISTY MESCHTER 430 SUNRISE PEAK ROAD MANITOU SPRINGS, CO 80829	PROJECT SITE S-103 R CRYSTAL PARK MANITOU SPRINGS	SHT. NAME TOPOGRAPHIC SURVEY	SHT. NO. 1 OF 1
DATE: 1-19-17							
DWG. NO.: 17-4957-02							
SURVEYED BY: OEW, ESM, I-R-T							