

WILDFIRE PROTECTION PLAN

**CRYSTAL PARK SITE # S-157 R
AKA 157 Cross County Way, MANITOU SPRINGS, CO**

DEVELOPED FOR

Anne & Stephen Jeffcoat, OWNERS

Prepared by

LGA Studios

March 09, 2024

Submitted to

**El Paso County Land Use Office, the Crystal Park Fire Department and
the Crystal Park Architectural Control Committee**

WILDFIRE PROTECTION PLAN

This wildfire protection plan is submitted to the Land Use Office of the El Paso County Colorado, County Zoning Department, and the Crystal Park Fire Department to satisfy the requirements of both entities 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 Anne & Stephen Jeffcoat on Site S-157 R of Crystal Park located at 157 Cross County Way of that development.

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

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

The site is sparsely covered. It has (2) two main coniferous trees of 12" caliper. Both of which are within the building zone and shall be removed. Ground cover consists of native grasses.

In developing this plan, it was necessary to determine the required allocation of defensible space around the proposed home site 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", (formally 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 the responsibility of the property owner to protect their life, their family's lives, 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 a 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 desirable 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 wildfire. This entails developing three zones around all structures on the property as follows. Within these Defensible Zones, the following will be accomplished: In accordance with the guidelines of “The Home Ignition zone” by Colorado State Forest Service.

Defensible Space Management Zone 1: 0 – 5’ feet. This zone is designated to prevent flames from coming in direct contact with the structure. Use nonflammable, hard surface materials in this zone, such as rock, gravel, cement, bare earth, or stone/concrete pavers.

CRITICAL STEPS:

- Remove all Flammable vegetation, including shrubs, slash, wood chips, mulch, and other woody debris.
- Do not store firewood or other combustible materials anywhere in this zone. Keep firewood at least thirty (30’) feet away from structures, and uphill if possible.
- Ideally, remove all trees from Zone 1 to reduce fire hazards. The more trees you remove, the safer your home will be.
- Prune tree branches hanging over the roof and remove all fuels within 10’ feet of the chimney.
- Regularly remove all pine needles and other debris from the roof, deck, and gutters.
- Rake and dispose of pine needles, dead leaves, mulch, and other organic debris within 5’ feet of all decks and structures. Further than 5’ feet from structures, raking material will not significantly reduce the likelihood of ignition and can negatively affect other trees.
- Enclosed or screen decks with 1/8th inch or smaller metal mesh screening (1/16th inch mesh is preferable). **Do not use the area under deck for storage.**
- 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 4” inches or less.

Defensible Space Management Zone 2: 5’ – 30’ feet. This zone is designated to give an approaching fire less fuel, which will reduce its intensity as it gets nearer to your homes any structures.

CRITICAL STEPS:

- Mow grasses to 4” inches tall or less.
- Avoid large accumulations of surface fuels such as logs, branches, slash, mulch, and other woody debris.
- Remove enough trees to create at least 10’ feet of space between crowns. Measure 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.

- Small groups of two or three trees may be left in some areas in Zone 2. Spacing of 30' feet* should be maintained between the remaining tree groups to ensure fire doesn't jump from one group to another.
- Remove ladder fuels under remaining trees. This is any vegetation that can bring fire from the ground up into taller fuels.
- Prune tree branches off the trunk to a height of 6'-10' feet from the ground or one third (1/3) the height, whichever is less.
- Remove all stressed, diseased, dead, or dying trees and shrubs. This reduces the amount of vegetation to burn and improves forest health.
- Common ground junipers should be removed whenever possible because they are highly flammable and tend to hold a layer of flammable material beneath them.
- You may keep isolated shrubs in Zone 2, as long as they are not growing under trees. Keep shrubs at least 10' feet* away from the edge of tree branches.
- Periodically prune and maintain shrubs to prevent excessive growth. Remove dead stems annually.
- Spacing between clumps of shrubs should be at least 2 ½ times* their mature height of the vegetation. Each clump should have a diameter no more than 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 edge of the crowns of vegetation clumps). The diameter of these shrub clumps should not exceed 12' feet.

**Horizontal spacing recommendations are minimums and can be increased to reduce potential fire behavior, particularly on slopes. Consult a forestry, fire, or natural resources professional for guidance with spacing on slopes.*

Defensible Space Management Zone 3: 30' – 100' feet. This zone focuses on mitigation that keeps fire on the ground, but it is also a space to make choices that can improve forest health. Healthy forests include trees of multiple ages, sizes, and species, where adequate growing room is maintained over time.

If the distance of 100' feet to the edge of Zone 3 stretches beyond your property lines, it's encouraged to work with adjoining property owners to complete an appropriate defensible space. If your house is on steep slopes or has certain topographic considerations, this zone may be larger.

CRITICAL STEPS:

- Mowing grasses is not necessary in Zone 3.
- Watch for hazards associated with ladder fuels. The chance of a surface fire climbing into tress is reduced in a forest where surface fuels are widely separated, and low tree branches are removed.
- Tree crowns spacing of 6'-10' feet is suggested. Consider creating opening or meadows between small clumps of trees so fire must transition to the ground to keep moving.
- Any approved method of slash treatment is acceptable in this zone, including removal, piling and burning, lop and scatter, or mulching. Lop-and-scatter or mulching treatments should be minimized in favor of treatments that reduce the amount of woody material in the Zone. The further this material is from the home, the better.

Other Recommendations

Water Supply

Crystal Park has several cisterns installed around the park for the express purpose of firefighting. Owner to verify cistern locations.

Recommendations for Specific Forest Types

The above recommendations refer primarily to Ponderosa pine, Douglas fir and mixed conifer ecosystems which do not make up most of the Site.

Implementation

This plan is to be affected and provisions implemented on the 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 Owner's Protection Plan by mutual agreement with Crystal Park. The owner is encouraged to contact the Crystal Park Forestry Committee (through the Crystal Park Office 719-685-9729) for further information.