



Fire Mitigation Plan

Prepared Exclusively for:

HILLCAMP

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BC-RG Mesa Tops JV, LLC

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Section 1- Proposed Plat Location and Overview

The proposed Hillcamp neighborhood by Brookfield Residential Land is an approximately 392.2-acre parcel geographically located approximately 1.1 miles due Southwest of the intersection of Ridgeway Parkway and I-25 at N 39.5114004, W104.884235. Hillcamp, as proposed, will be made up of 343 single family detached residential lots. These 343 lots will be served by one additional amenity building to be determined in use during plat process. Hillcamp is currently identified on the Lone Tree CWPP as “Residential Plateau.”

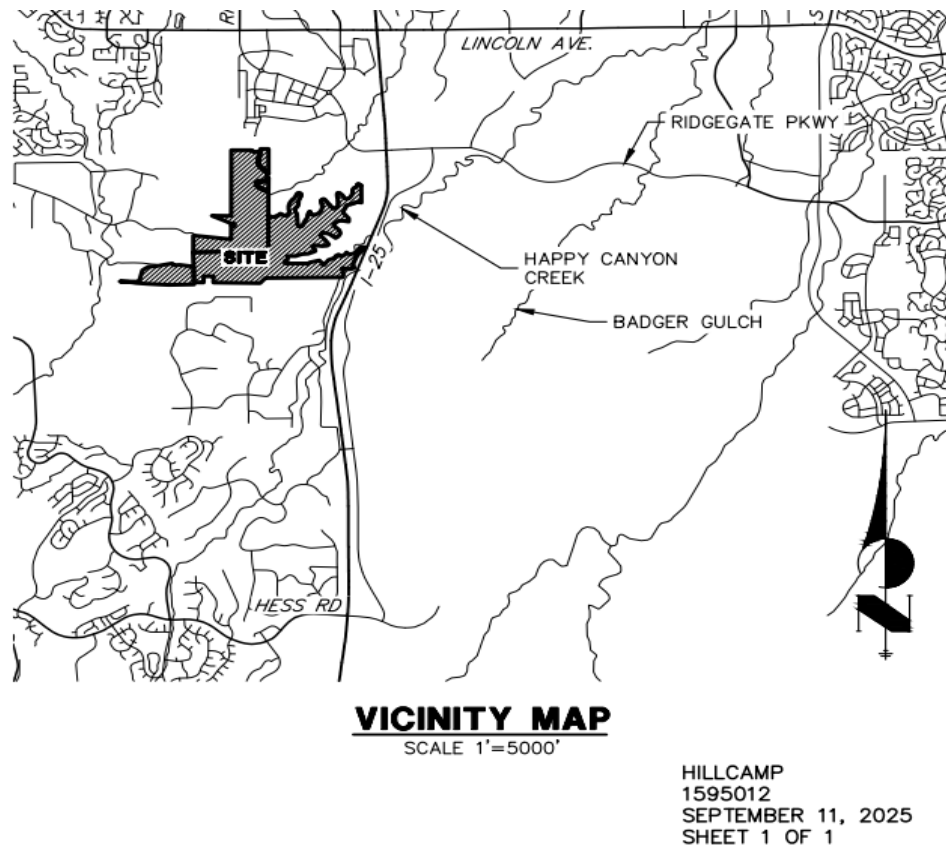


FIGURE 1 VICINITY MAP

The property is bounded on the North by Residential City lots, open space and a commercial district. On the Northwest, the open high desert plains lands of Ridgeway Open Space and Bluffs Regional Park create a soft boundary line tying into Hillcamp. A regional trail meanders through the open spaces and on to Hillcamp’s Northern boundary. On the East, Hillcamp ties into Lone Tree Open Space, characterized by deep Gambel oak brush ravines and erosion channels running on to grass plains consistent with the area. I-25 runs North and South along the Eastern

border of those Open Space tracts. To the South and West, Hillcamp is bordered by residential lots typically in excess of 4-acres. The large residential lots of Surrey Ridge to the South share the typical Gambel oak and native plains grass flora consistent with certain areas of Hillcamp with more variation in topography, turning into rolling hills and deeper ravines with denser fuel loads. West, the McArthur Ranches subdivision exhibits homes tied tightly to their Gambel oak surroundings. These homes back up into the ravines splitting off from the Hillcamp mesa and are typically surrounded, at least on the border of Hillcamp by dense, contiguous oak and steep ridges.

McArthur Ranches and Surrey Ridge near Hillcamp are both served by Rural Local type III and IV roads. These roads are designed to handle up to 400 vehicles daily that currently dead-end South of the proposed Hillcamp neighborhood. Plan road design incorporates a collector from the North, connecting to Ridgeway Parkway, an urban major arterial capable of 35,000+ vehicles per day. The site is conveniently situated near I-25, an 8-lane interstate highway.

It is important to note due to site vicinity, the proximity of two major urban components. The first is the site's proximity to a nearby Level II Trauma and Acute care hospital, Skyridge. Skyridge serves the South metro area and is quickly accessed from Hillcamp. The second is the proximity to and influence from the nearby Class Delta airport, Centennial. Centennial Airport is one of the busiest Delta's in the nation, with traffic exceeding 800 flights a day on average. On site electric will be undergrounded while the regional High Voltage line will remain above ground. Undergrounding the existing electric feed reduces its risks and impact on the property as compared to the original wildfire risk assessment.

Section 1.1-Proposed Site Layout

The Hillcamp neighborhood is proposed to consist of 343 lots of varying sizes. Following the natural curves of the topography and layout, Hillcamp Dr. will enter from the North, where it will split into a bifurcated road. From there, roads will follow natural curves in the existing topography, terminating in cul-de-sacs with alternate emergency vehicle access routes. The proposed plat contains 6.3 miles of road, 20 cul-de-sacs and 30 intersections but is subject to change through the application process. Terminal cul-de-sacs run in each direction, following topographical ridge "fingers." Larger lots have precedence on the exterior of the proposed plat, offering breathtaking

views of the State, while interior lots may be smaller in size.

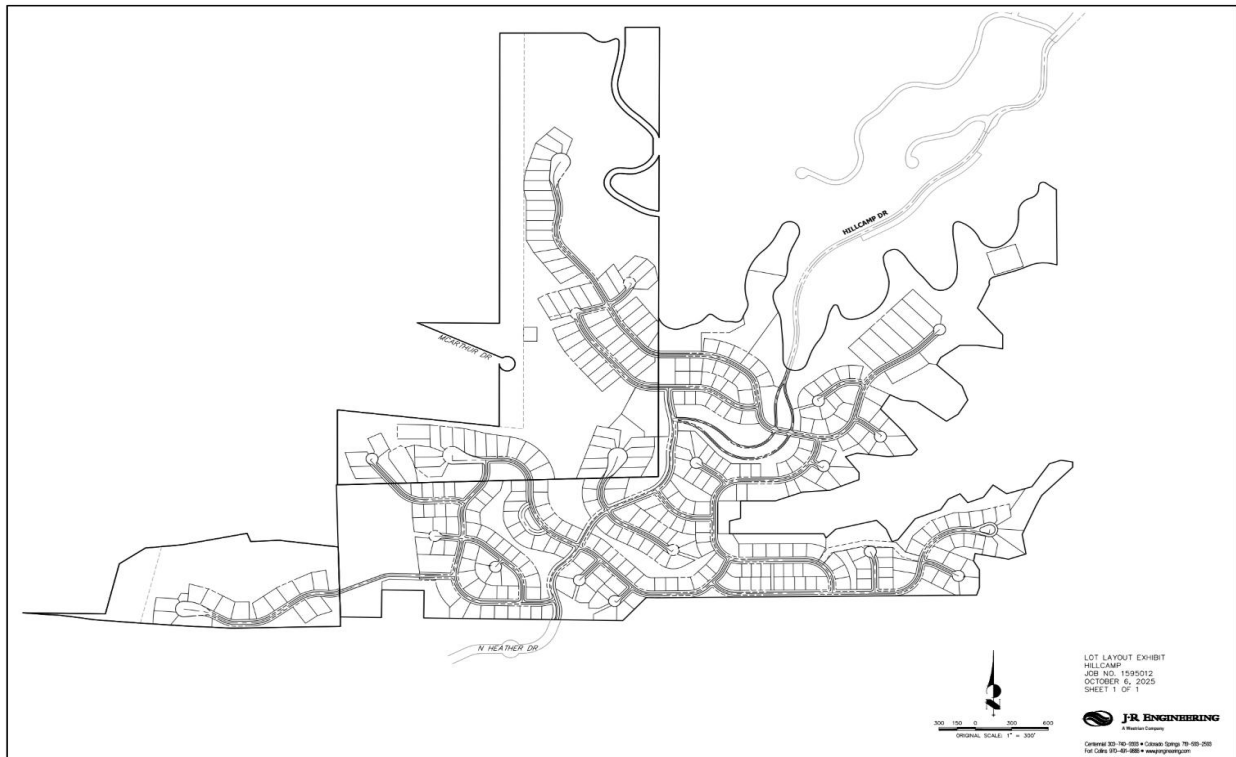


FIGURE 2 PROPOSED LOT LAYOUT

Access to lots is currently provided, uninterrupted, via N. Heather Dr and Hillcamp Dr. Design incorporations for both accesses are under consideration with elements included to improve privacy, road safety and wildfire mitigation. Traffic is expected to primarily enter/exit via Hillcamp Dr. as traffic managed by Surrey Ridge, via N. Heather Dr., is all Type III and IV Rural Local roads and will likely become EVA only through the use process. Emergency vehicle access will be alternately provided via McArthur Drive.

Section 1.2- Proposed Plat Design Elements

Lot and road layout is predicated on a number of variables to include but not limited to: the obvious regulations and ordinances provided by the City, density restrictions, storm and groundwater management, open space and park dedication, and other environmental factors. Lots and roads have been laid out in a way such as to respect existing wildlife corridors, vegetation and water corridors, erosion concerns and soil and topography restrictions. In accordance with City regulations, hydrants and EVA access have been implemented at regular, required intervals, to

provide best possible opportunity access to water and ingress/egress for both residents and EMS. A water supply evaluation will be completed per planning process to ensure proper flow for emergency and normal services, per codification. Road width and design, cul-de-sac width and design, and all elements of infrastructure relating or unrelated to road but otherwise not impacting the WUI will be assessed as per code and in their own engineered documents to be referenced for continuity with City Code.

All lot electrical utilities will be installed underground in accordance with Section 17-2-50 and the 2023 National Electrical Code (NEC) as adopted by the City of Lone Tree. Per the City's adopted Fire Code, transformers and electrical vaults will be housed in rated and approved IFC vaults at intervals specified by the amended IBC. Vault construction and fire ratings will meet applicable NEC, IFC, and IBC requirements based on proximity to buildings, exposure duration, and nearby hazards. Natural gas piping will be installed underground using approved, rated materials with proper protection and burial depths in accordance with the 2021 International Fuel and Gas Code as adopted by Lone Tree. Above-ground valves, lines, and related equipment will be protected from mechanical and physical damage using approved enclosures. Tanks (above or below ground) will comply with NFPA and IFC standards for setbacks, venting, and relief valves. Excess-flow valves will be installed at each home service, and manual one-way valves provided at tie-ins per Lone Tree and South Metro Fire guidance. Thermal shutoff valves are recommended at all tie-ins to prevent uncontrolled fuel flow during fire or line breach. Vegetation within 10 feet of electrical or gas tie-ins will be cleared or replaced with fire-resistant species, as detailed in subsequent sections. Additional design documentation for gas, electrical, and water utilities will be provided by the respective engineering professionals at final plat submittal per Lone Tree regulations.

Section 2- Flora and Fauna

Hillcamp is an exceptionally unique property in the sense that it is almost entirely based upon the mesa tops rising South of the metro area and creating a break between the Denver metro and its Southern neighbor, Castle Rock. This geographical phenomenon is home to prairie dogs, elk, coyotes, turkeys, mule deer, pronghorn, red-tailed hawks, numerous small mammals and multiple migrators. The grasslands themselves are comprised of common native cold and warm weather species such as patchy Indian grass, Switchgrass, Grama's and various Wheatgrasses that are tailored to hard winters with severe temperature drops and low precipitation totals.

Much of the grass has been eaten down due to overgrazing and drought. Yuccas are scattered throughout the property where the prairie dog populations have not yet touched and Gambel oak spatters across the ridge lines where it then grows thick and contiguous, down into the neighboring properties. Most of the oak is situated on the fringes of the property lines, intermingling with the same fuel types within McArthur Ranches and Surrey Ridge. Few patches of Mountain Mahogany crest the ridges of the property in various areas, making its last stand against the driven winds. Much of the mahogany is dead due to girdling from small mammals and drought.



FIGURE 3 OVERGRAZED GRASSES WITH INTERSPERSED YUCCA AND MAHOGANY

The vast majority of the property is covered in scenes similar to Figure 3, dry grasses pressed down by the few snows of the winter interspersed with yucca and mahogany. The grasses towards the North end of the property are in better shape than those along the Southern border which have largely been eaten down by Prairie Dog activity. Much of the Southern portion of the

property would be considered barren due to drought and Prairie Dog activity. The remainder of the

property, particularly in the ravines flowing out to nearby properties are a mix of Oak Shrubland, Grassland, Developed and Riparian areas.

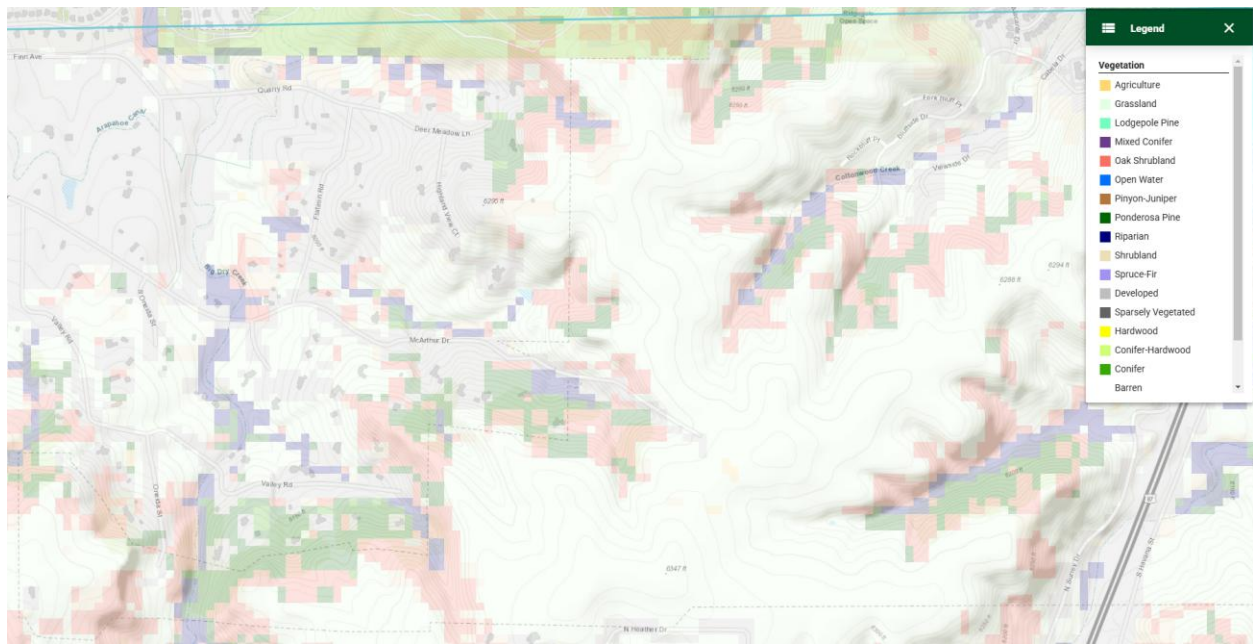


FIGURE 4 VEGETATION CHARACTERISTICS OF HILLCAMP AND NEIGHBORING PROPERTIES



FIGURE 5 BARREN GROUND (GR1) DUE TO OVERGRAZING AND PRAIRIE DOG ACTIVITY. ELK HERD IN BACKGROUND.

Section 2.3- Climate

Hillcamp, being a part of Lone Tree's corridor of the Southern Metro, experiences a semi-arid climate typical of the Colorado front range at roughly 6,300ft. This area typically enjoys 4 distinct seasons but can experience severe weather opposite of expected in almost all seasons due to its proximity to the foothills of the Rocky's. This close proximity can bring about rapid temperature swings, severe weather, especially in spring and Summer, and at times locally heavy snowfall. Total precipitation amounts for the area are typically near 15-18" with some years being closer to half of that. Latest trends in the past two years have seen extreme weather in May bringing about locally heavy rain and hail totals of up to 20-30" over the course of a few days. Evidence of these heavy rains can be seen in the drainage flows from the mesa. These flows will play a role in deciding the best practices for mitigation prescriptions.

- **Winter:** Winters are cold and typically dry, with average low temperatures ranging from 10°F to 20°F in December and January. Snowfall is moderate, averaging around 30 inches per year, though snowstorms can occasionally bring about locally heavier accumulations due to the topographical effects of the bluffs.
- **Spring:** Spring in this area is typically marked by a gradual warming, with daytime temperatures ranging from the mid-40s°F in early March to the mid-70s°F by late May. Rainfall increases during this period, particularly in May, with occasional thunderstorms bringing brief, heavy showers. Spring and Fall are the highest chances for extreme weather.
- **Summer:** Summers are warm to hot, with daytime highs typically ranging from the mid-80s°F to low 90s°F though most summers will see a week or two over 100°F. Summer thunderstorms can occur, particularly in the afternoons, bringing brief rainfall and cooler temperatures. These storms are often short-lived but typically carry strong winds and hail. Summers are typically characterized by low humidity and frequent "Red Flag Days." These days occur when strong, driven winds couple with low humidity.
- **Fall:** Fall sees temperatures gradually cooling from the mid-80s°F in September to the 40s°F in November. Lone Tree experiences the occasional rain or snowfall during this time, with October being the driest month of the year. Fall foliage in the area is particularly

vibrant, as the local oak and deciduous trees around the area transition into exciting autumn colors.

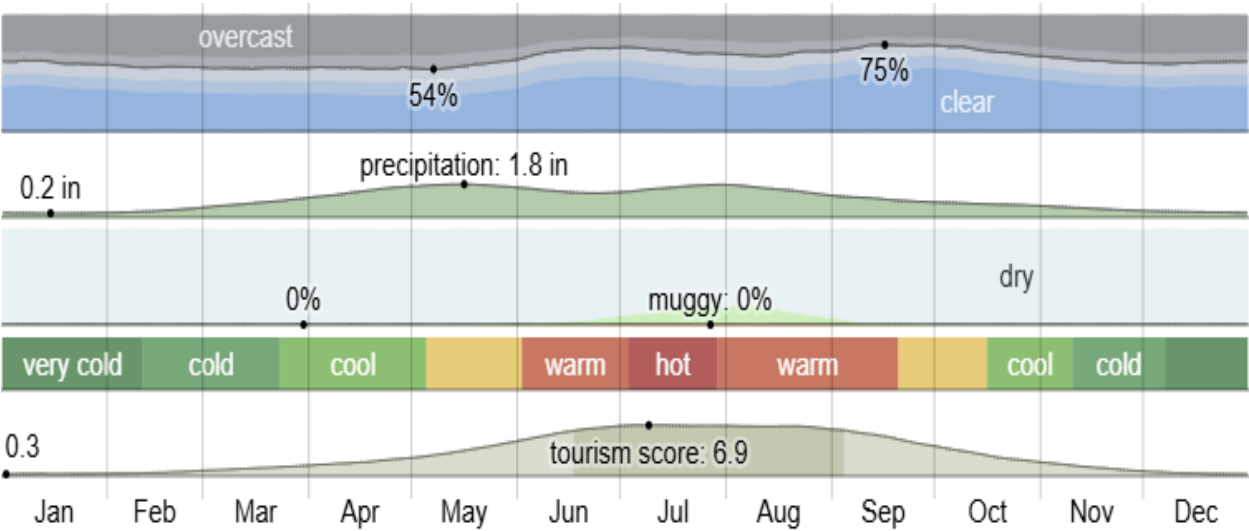


FIGURE 6 WEATHERSPARK GRAPH DISPLAYING MONTHLY AVERAGES

Section 2.4- Soils Survey

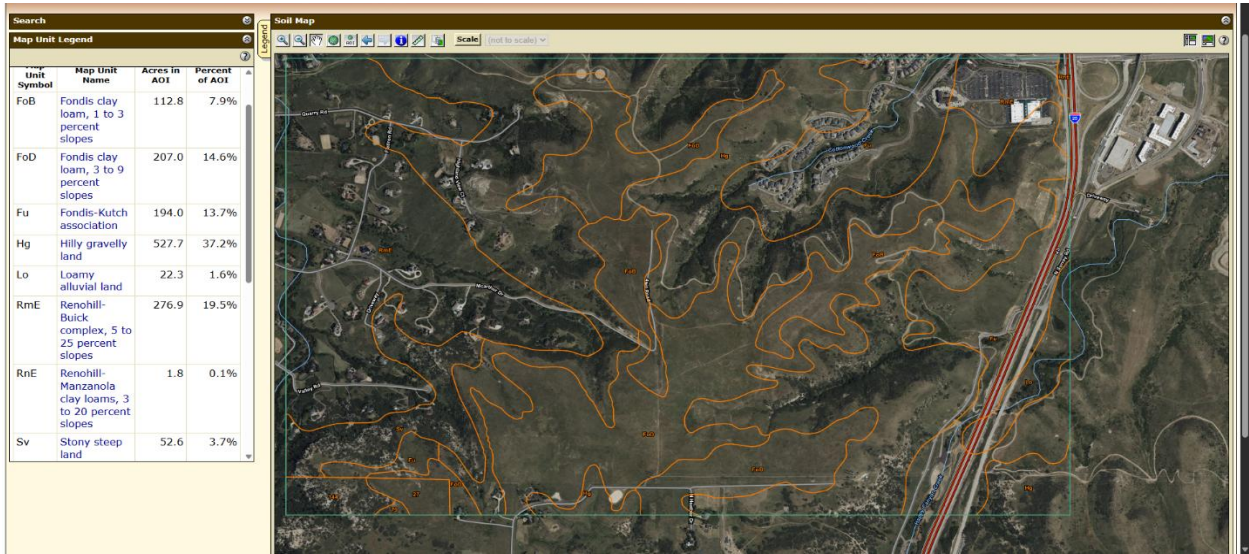


FIGURE 7 SOIL SURVEY AREA OF INTEREST

At the Hillcamp Area of Interest, a large percentage of the present soils are quick draining loams made of sands or low quality silts with higher clay contents. These soils are categorized by slopes from 0-40%, if not steeper in the nearby draws and ridges. These soils have little water holding factor adding to higher amounts of runoff. Ill-suited for growing due to low levels of organic material, this area is poorly tailored for any resource production. These soil types are verified by the deep-rooted native grasses and weeds we find on the plat, hardened to extended drought, hot temperatures and rapid temperature swings. Proposed retention areas and small ponds will assist neighboring communities and properties in slowing and holding run off in extensive weather events. These ponds will be critical in reinforcing the surrounding slopes and combatting erosion issues.

1. Fondis Clay Loam (1-3% Slope):

The Fondis clay loam in this area is characterized by gently sloping terrain (1-3%). It is moderately well-drained and exhibits low to moderate soil activity. Organic matter content is moderate, and the soil supports a variety of vegetation. With its relatively stable water retention properties, it is suitable for most types of development, though special consideration should be given to drainage during construction.

2. Fondis Clay Loam (3-9% Slope):

This soil type, with a slightly steeper slope of 3-9%, shows a higher degree of erosion potential. The soil is still relatively well-drained, with moderate water retention capabilities. Organic material content remains similar to that of the 1-3% slope variant but can vary with vegetation coverage. The moderately sloping land may require enhanced erosion control during development.

3. Fondis-Kutch Association:

This soil association is typically found in areas with variable slopes ranging from 3% to 9%. The Fondis-Kutch soils are a mix of clay loams and gravelly loams, with moderate drainage and medium soil activity. Organic material content is moderate. Water retention is adequate, though care should be taken to address possible erosion on steeper sections of the association, especially during heavy rainfall.

4. Hilly Gravelly Land:

Typically found in steeper, hilly areas, the gravelly land is less fertile with low organic content. Its rapid drainage makes it less suitable for traditional agriculture, but it could be utilized for

development with proper foundation engineering to address potential erosion risks. The steep slopes increase water runoff, reducing the likelihood of water retention in the soil.

5. Loamy Alluvial Land:

Loamy alluvial soils are found in lower-lying areas with gentle slopes, providing good fertility and relatively high organic matter content. This soil drains well but retains enough moisture for plant growth. It is highly suitable for construction, but foundation work should take into account the potential for localized flooding, especially in heavy rain events.

6. Reno Hill Buick Complex (5-25% Slopes):

The Reno Hill Buick complex consists of soils with moderate to steep slopes (5-25%). These soils are well-drained and have a moderate organic content, but the steeper sections can have higher erosion potential. Water retention varies depending on the slope and vegetation cover, but drainage is generally good. Development in these areas will require careful planning to minimize erosion and manage stormwater runoff.

7. Renohill-Manzanola Clay Loams (3-20% Slopes):

This soil type features moderate slopes (3-20%) and is a mixture of clay loams with moderate soil activity. It drains fairly well but has a tendency to retain moisture, particularly in areas where the slope is less steep. Organic matter content is moderate, and water retention can be significant in lower-lying areas. Development in these soils may require addressing water management systems to avoid potential drainage issues.

8. Stony Steep Land:

Stony, steep land poses unique challenges for development due to its high slope and rocky terrain. The soil is typically shallow with low organic matter content and poor water retention, but drainage is rapid. Erosion risk is high, so extensive measures will be required to stabilize the land, and it may not be suitable for large-scale construction unless major land modifications are planned.

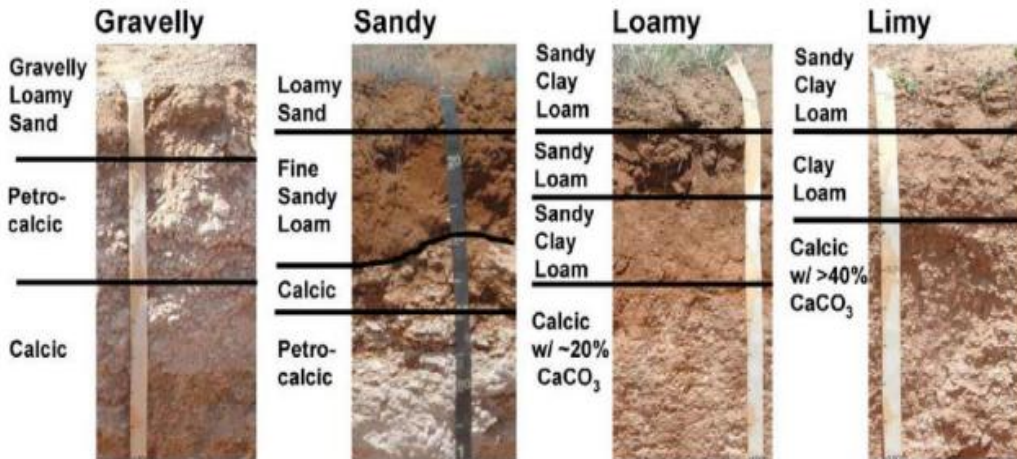


FIGURE 8 SOIL TYPES FOR REFERENCE, "DUNIWAY"

Section 2.5- Inventory

Woody Herbaceous and Trees-

Inventory on the proposed plat is majority varied ages of Gambel Oak and Mountain Mahogany interspersed with native grasses and weeds. The oak and mahogany grows primarily in the canyons and ravines running away from the plateau in all directions; flowing down East to I-25, and North to the Lone Tree Open Space properties. Some portions of the higher plateau hold small populations of mahogany. Overall the oak and mahogany, fed by runoff in quick drying areas, is in fair to good health. This plant life helps prevent erosion along the steep hillsides and protect lower elevations from unregulated run off. Anthracnose, or oak wilt exists in the population in areas while some oak suffers from drought stress. Mahogany is fairly healthy all throughout the property, being an extremely hardened and drought-tolerant shrub. In the following photos you will see varied states of oak and mahogany density and growth. The majority of these areas are off site, in the steep terrain surrounding the plat. Most of the plat is native and invasive grasses, with shrubbery in ravines leading off site.



FIGURE 9 VIEW FROM MIDDLE OF PROPERTY, LOOKING EAST. SH7 FUELS ON PROPERTY BOUNDARY, OFF PROPERTY.



FIGURE 10 WEST SIDE OF PROPERTY AT McARTHUR DR. THIS IS ONE OF THE FEW PORTIONS OF PROPERTY WITH WOODY FOLIAGE ON SITE

On the far Southwest of the proposed plat, there is a small population of Ponderosa Pines in a shallow valley floor, and in the rocky West end of the plateau, surrounded by mahogany and oak. These pines are fairly young, experiencing some endemic death of the population due to drought, poor soils, and erosion issues. There is evidence of active ips beetle in the area, though due to the small number of existing pines and their environmentally driven stresses, the ips beetle issue is considered secondary. Fuels management for pine area will be separate from oak and mahogany exclusive areas.



FIGURE 11 SOUTHWEST SIDE OF PROPERTY, LOOKING AT VALLEY WITH PINE POPULATION. SH7 AND GR2 FUEL LOADS INTERSPERSED WITH PINES

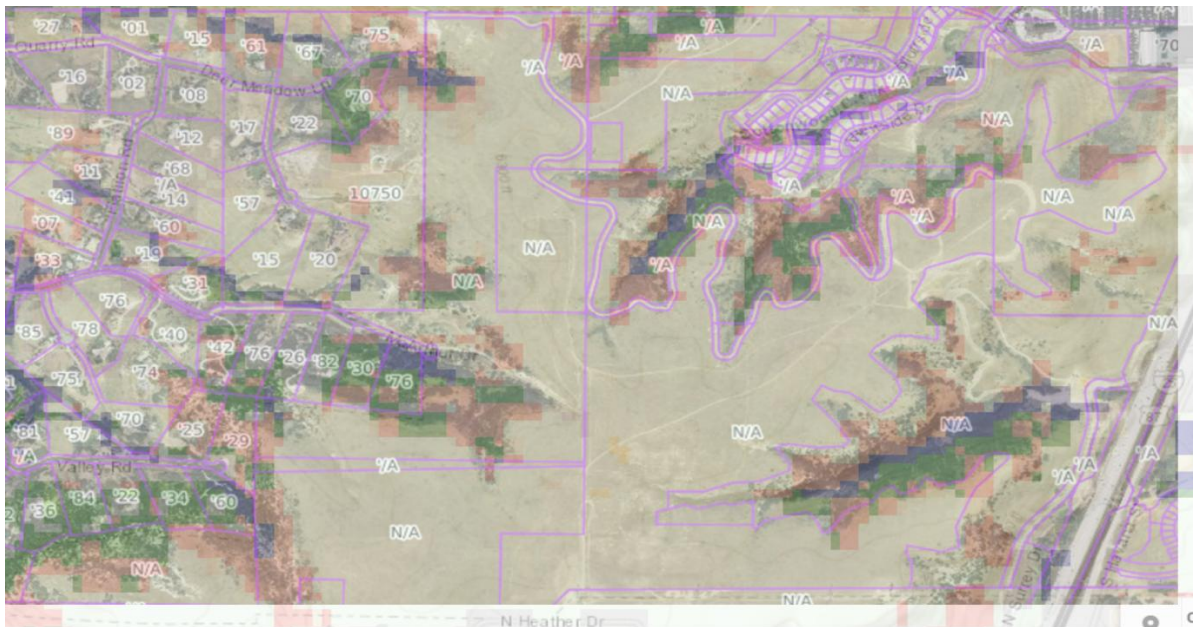


FIGURE 12 DATA OVERLAY SHOWING HILLCAMP AT CENTER (SOME PARCEL SEPARATIONS ARE ERRATIC GIVEN VARIOUS PLOTS). VISUALIZES HILLCAMP'S PREDOMINANTLY GRASS VEGETATION. GREEN, RED AND BLUE AREAS ARE VARIOUS SHRUBLAND, RIPARIAN AND PONDEROSA PINE FUEL TYPES. 2025, COLORADO WILDFIRE RISK VIEWER

Grasses and Weeds-

Native grasses and weeds at Hillcamp are well adapted to local conditions, offering sustainable, low-maintenance ground cover when properly established. Their growth habits and drought tolerance significantly influence fire behavior and water use across the landscape.

Blue Grama is one of the dominant warm season grasses of the high desert plains. It grows in bunches and typically remains under 12 inches in height. Blue grama is highly drought tolerant and survives on minimal rainfall once established. Its fine structure results in limited fuel accumulation, reducing overall fire volatility compared to taller or denser vegetation, though it can provide fast burning flames due to its low moisture content.

Buffalograss is another low stature, warm season native exhibited at Hillcamp. This low moisture, highly drought tolerant grass often stays under 6 inches tall. It is particularly well-suited for low-mow and non-irrigated landscapes. Its low growth habit also minimizes fuel loading, making it a preferred choice for wildfire-prone zones with visibility constraints, such as near roadways or property boundaries.

Little Bluestem is one of Hillcamp's taller grasses, sometimes straying over 3 ft in ideal conditions. Little bluestem offers both ecological and aesthetic benefits, however, its larger biomass can act as a ladder fuel if not maintained. It is best suited for less fire sensitive zones or managed as part of a defensible space strategy.

Western Wheatgrass is a cool season native, forming denser sod like growth with effective soil stabilization properties. These species exhibit moderate drought tolerance and perform best with occasional moisture. While Wheatgrass greens up earlier than warm season species, the dried stems can still function as fire carriers later in the season if not mowed or managed, particularly in the droughty and hot months towards the end of summer.

Invasive Weeds and Noxious Species-

Invasive weeds, particularly those listed on the Colorado Noxious Weed List, pose significant ecological and fire management challenges. These species often dry out early in the season, contributing to rapid fire ignition and spread. Due to the proposed plats prior overgrazing and the general nature of the high desert locale, some invasive weeds have

taken a strong foothold. Couple this with the activity of the large prairie dog population, and we find a significant population of weeds. Many of these, particularly around the prairie dog town, are low in growth and do not offer much continuity of fuels.

Cheatgrass is an annual invasive grass, present in large quantities on the proposed plat and is the most concerning species from a fire standpoint. It establishes early, matures quickly, and cures by early summer, leaving behind a fine, continuous bed of highly flammable fuel. Its shallow roots allow rapid colonization, especially following soil disturbance, and it significantly alters fire regimes by increasing frequency and intensity.

Leafy Spurge is a perennial weed with aggressive root spread and prolific seed production. While it is less flammable than fine annual grasses, it displaces native species and contributes to habitat degradation. Once established, it is difficult to eradicate without long-term, integrated management. Some maintenance of leafy spurge can be completed biologically in particular areas, though long rooted populations may require chemical intervention.

Thistles are tall, spiny weeds common in disturbed areas. These species dry into woody, flammable material in late summer and can become ladder fuels, especially when intermixed with grasses.

Landscape Management Implications

From a land and vegetation management perspective the selection of low-growing, drought-tolerant native grasses is critical to minimizing wildfire risk and reducing maintenance costs. Plant species such as Blue Grama, Buffalograss and other drought tolerant natives from the Firewise Plant List are particularly well-suited for these applications due to their low stature, reduced water requirements, and minimal fuel accumulation. Placed in strategic areas of open space, these grasses will provide a native look and appeal with minor maintenance and typical fire and drought hardiness. Management mows will help reduce fire risk from these grasses in high fire seasons.

Conversely, unmanaged invasive species such as Cheatgrass and Kochia significantly elevate fire risk due to their rapid growth, early curing, and tendency to form continuous fuel beds. Strategic efforts should be made to identify, suppress, and prevent their spread, especially in areas adjacent to runways, buildings, and access corridors.

Fire mitigation planning should prioritize fuel reduction through mechanical control (e.g., mowing, grazing), selective planting of low-fuel species, and aggressive weed management—especially in disturbed or recently developed zones. Water conservation strategies are best served by selecting native warm-season grasses that thrive under minimal irrigation while maintaining soil stability and visual openness.

Section 3- Future Goals

The primary goal for the long-term health of the proposed plat, vegetation, and wildlife is to create an aesthetically pleasing environment with enhanced safety between the proposed plat and surrounding neighborhoods, while ensuring healthy growth in existing oak and mahogany stands and significantly reducing fire risk. Given the unique nature of the proposed plat, the plan also aims to enhance safety and fire hardiness by incorporating a community wide fuel reduction effort with ongoing maintenance following best known practices as provided by CSFS and other federal and state entities.

By combining fuels management with fire safe building and landscaping practices, the overall health of the site will be improved and integrated with Lone Tree's CWPP - creating a safer, more integrated environment for homes with lower risk. These objectives can be achieved using widely accepted wildfire mitigation techniques such as reducing fuels through mechanical mastication and open space maintenance including mowing to reduce density of high volatility fuels in critical times. Coupling those mechanical methods of fuel management with accepted fire-hardy building and landscaping materials and properly spaced fuel breaks and reductions in fuel continuity will help insure a safe integration between Hillcamp and the neighboring communities. Since these plats will

border existing unmitigated areas, particular attention will be given to strengthening fuel breaks along property lines and incorporating natural topographical barriers and planned infrastructure into the fuel reduction efforts. It is critical, given Hillcamp's unique topography, to ensure erosion control is considered when practicing mechanical methods of fuel reduction. In some areas, where woody fuels exist on site, it may be infeasible or irresponsible to remove fuels due to erosion concerns.

Nearby homesites have dense vegetation within established Home Ignition Zones, which poses a higher wildfire risk. To mitigate the impact of fire spreading from neighboring properties on to Hillcamp, this Fire Mitigation Plan will provide guidelines to reduce fire risks, minimize fire severity, and prevent ground and spot fires from escalating. Additionally, the plan will preserve scenic views of the Rocky Mountains while maintaining privacy for current and future residents. The goal is to seamlessly blend Hillcamp into the existing WUI, promoting a suburban lifestyle with practical fuels reduction.

Another key objective is to educate home builders and lot owners about the Fire Mitigation Plan. Understanding their role in post-mitigation forest management will be essential. Builders and homeowners will need to reference the CSFS Home Ignition Zone checklist and the FMP to ensure defensible space while preserving the natural setting. This FMP, HIZ documentation and all other pertinent fire hardening information to be provided to builders and homeowners by the Developer and/or HOA. Building plans should respect the existing environment, with appropriate fuel separation from structures and careful use of fuel and fire breaks. Developer and individual builders will have access to resources from Douglas County Wildfire Mitigation and the State Forest Service, which offer guidance on using fire-resistant building materials and landscaping practices to further reduce risk.

Because of Hillcamp's unique nature, prescription will include follow on maintenance and suggested building intervals to reduce the risk of fire travel-through from nearby, denser fueled communities. The lack of woody fuels in the interior of the proposed plat leads to a need for creation of fuels separation between existing communities and Hillcamp.



FIGURE 13 FUELS INTERFACING WITH OFF PROPERTY GS2 AND SH7 FUELS. NOTE- PICTURES DO NOT SHOW THE STEEP SLOPE THESE FUELS OCCUPY OFF SITE.

Section 4- Neighboring Properties

Hillcamp is flanked on each side by various forms of suburban development. To the north resides the Ridgeway Open Space and Bluffs Regional Park and a newly built subdivision, The Retreat at Ridgeway. Also to the North is a commercial property housing a large retail, restaurant and motel. West lies McArthur ranches, a subdivision platted and developed through the 70's. On the South is Surrey Ridge, a relatively rural large lot subdivision built from the 60's to current, as lots are still selling and being built upon. Surrey Ridge and McArthur Ranches were platted pre-wildfire mitigation requirements. On the East is City of Lone Tree open space, backed by the main Colorado artery, I-25.

To the North, the open space and park flows consistently with Hillcamp's existing flora and topography. The topography starts to fall at Hillcamp's boundary, becoming an inverted relief, slowly panning into a large grass plain with open space trails. This area is frequented by walkers, hikers, trail runners, and dog lovers alike. Foot traffic is relatively high, with the majority of the land made up of the aforementioned native grasses, similar to Hillcamp. This property also experiences the same denser fuel loads in its steep topographical areas, helping to stabilize hillsides and erosion flows. Oak and mountain mahogany make up the woody herbaceous flora in this area, the same as Hillcamp. In contrast, the Retreat at Ridgeway is a higher density development, with 50 lots, most of which are under 10,000 sq ft. This subdivision is predominantly hardscaped around

residential houses with rock landscaping and sidewalks. In between the two streets lies a riparian area of oak, mahogany, and cottonwoods. This small riparian area is an offshoot of Hillcamp's Northern ravine. Fuel loads in this area can cause concern during hot, dry years and through warm, dry winters, but the area holds moisture from runoff and occasional flows.

West of Hillcamp is the McArthur subdivision. McArthur, as platted in the 60's was envisioned as a large rural residential and horse property haven. Many custom homes intermingle with dense oak and mahogany in this subdivision. Topography is almost opposite of Hillcamp, with houses at the base of the plateau that is Hillcamp, or midway up for views. These homes have been built into the wildland interface in many cases, with dense, contiguous fuels right up to the side of homes. Many of these houses have never been mitigated or maintained for oak health, with dense stretches of oak wilt and anthracnose. Portions of McArthur have Ponderosa Pine populations in good health. McArthur provides an alternate EVA or emergency egress point if necessary for Hillcamp.

On Hillcamp's South is Surrey Ridge and a large single family parcel known as the "Surrey Overlook Development." Based on naming, it is expected that this single family may be planned for future subdivision. Surrey Ridge is another plat developed from the 60's to current, and similar to McArthur in that it is larger residential lots and horse property. Many of the homes in this area fight the same issue as McArthur with dense stretches of oak and breaches of the HIZ. Many homes in this area have spent some time performing small scale mitigation by hand or with goats.

The City of Lone Tree owns an undeveloped parcel East of Hillcamp, acting as a buffer for I-25 and its noise and dangers. This property suffers in tree health with many large dead cottonwoods along the roadside and stretches of dense, contiguous oak running up towards the Hillcamp plateau. Given the dangers related to fire occurrences near highways, this area poses significant risk to Hillcamp. Continued coordination with Douglas County and the City of Lone Tree will focus on reducing the threat of roadside fires through mowing, fuel reduction, and other proactive hazard and vegetation management measures.

Surrounded by lower elevation lands with continuous, high-density fuels running up to the plateau lip, Hillcamp will need to be hardened against fire threats. Winds in this area typically run from Southwest to Northeast, with the possibility of pushing a fast moving fire through the fine, dry grasses surrounding the plateau and preheating all fuels in front of the fire line as the fire pushes up

the plateau to Hillcamp. For these reasons, fire hardened building materials and fire aware structural planning in conjunction with yearly maintenance, awareness of the HIZ and mechanical mastication where able will be critical.

The following images depict the current Wildland Urban Interface Risk and potential for fire runs based on fuel loads.

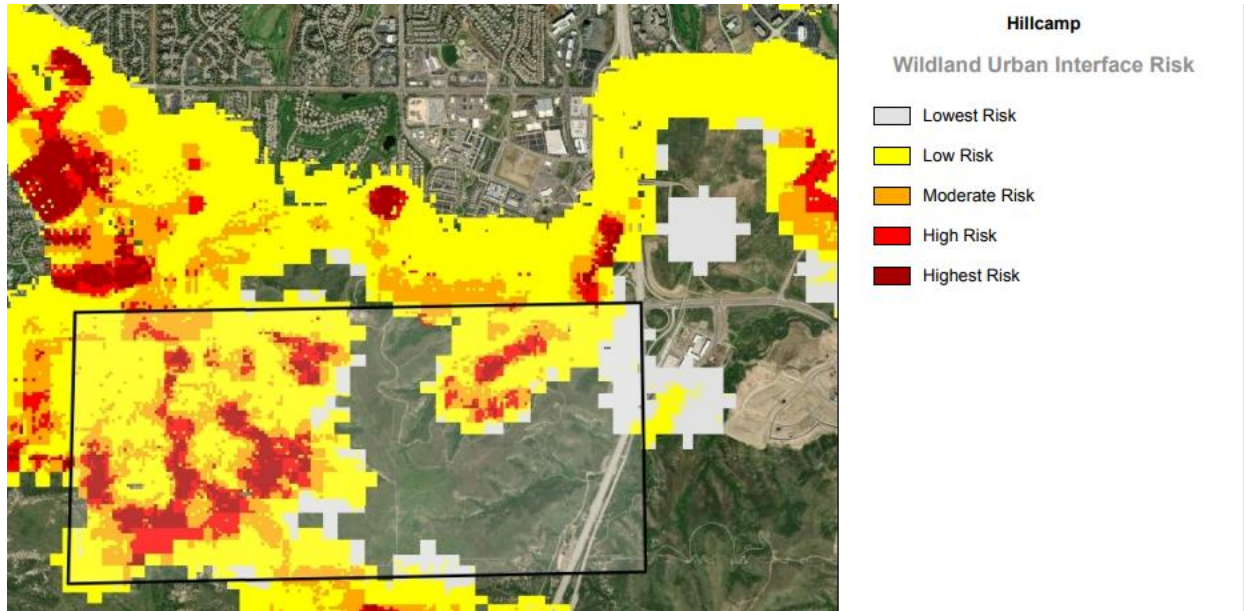


FIGURE 14 CURRENT WUI RISK. NOTE- RISK AT HILLCAMP WILL INCREASE SIGNIFICANTLY ONCE HOUSES ARE BUILT DUE TO DEFINITION OF "RISK" IN THE WUI INDEX. IMAGE INCLUDED TO SHOW FUEL AND WUI FACTORS IN NEIGHBORING PROPERTIES.

Two important key terms exist when understanding fire and risk, as defined. Wildfire risk is separate from simply the likelihood of a fire occurring. Hazards such as dense vegetation, dry fuels, steep slopes, or high winds describe the inherent potential for fire and its behavior, risk considers what is at stake if a fire does occur. It combines the probability of a wildfire with the exposure of people, property, and critical infrastructure, as well as the potential consequences of fire reaching those assets. Areas with high hazards but little or no human presence may represent low risk, whereas even a moderate hazard near homes or essential infrastructure can present high risk. Life safety is the highest priority, followed by protection of critical utilities, roads, and community resources, with property and economic impacts also factored in.

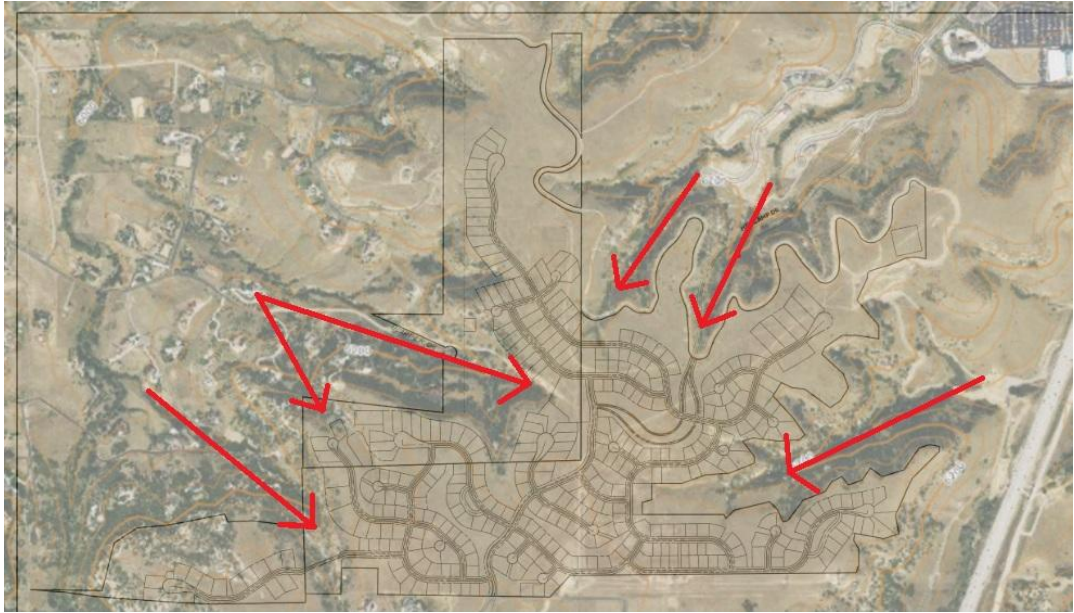


FIGURE 15 DENSE CONTIGUOUS FUELS ALONG SIDES OF PLATEAU WITH TOPOGRAPHICAL CLIMB GIVING RISE TO CONCERNS FOR PREHEATING OF FUELS AND CHIMNEY EFFECT

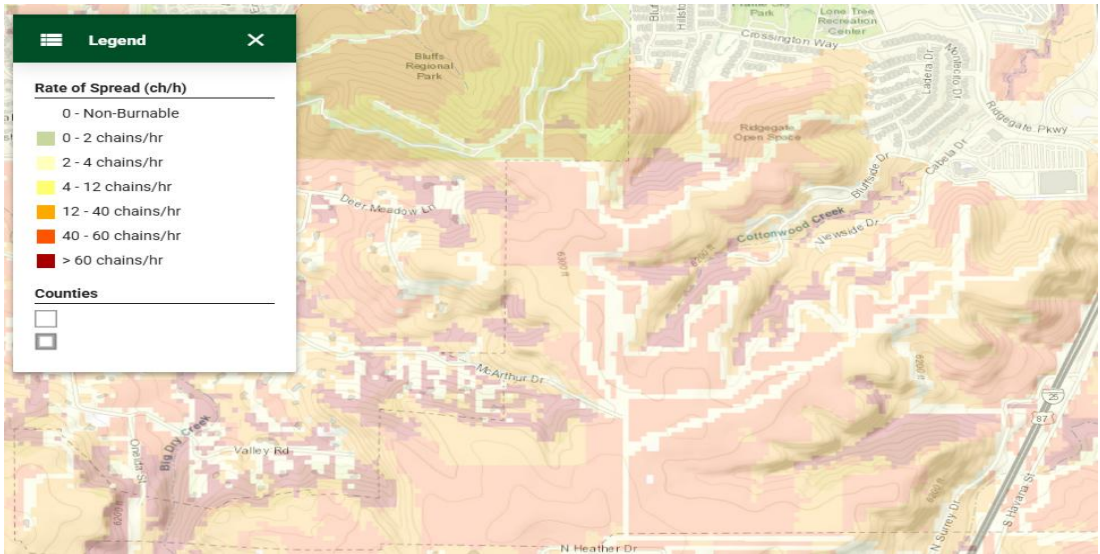


FIGURE 16 RATE OF SPREAD IN CHAINS PER HOUR WITH LEGEND HIGHLIGHTING EXTREME DANGER OF NEARBY DENSE FUELS OFF SITE

Section 5- Wildfire Mitigation Plan

Mechanical mitigation as recommended is to be conducted prior to construction to allow for fuels treatment as best able, site wide. The mitigation plan will have ongoing maintenance recommendations as well as pre-build site recommendations. Mitigation plan and prescription will include recommendations for home building and fire-resistant landscaping as well as open space management. Current proposed plat includes building envelopes restricting placement of homesites and recommends ongoing homeowner management of fuels by requiring homeowners to maintain regrowth oak, grasses, pines and mahogany within their own property and HIZ in accordance with FMP and best-known practices to reduce community wildfire risk. The recommendations and requirements described here within Section 5 should be incorporated into the HOA Covenants for the Hillcamp community. Additional information regarding best known practices and this plan's integration can be found in the Lone Tree Community Wildfire Protection Plan. Practices and goals fall within the outline of the adopted CWPP.

Goal-

To reduce fuel continuity and density along property boundaries where dense contiguous fuels from off site continue on or near to plateau of Hillcamp. Reduction of continuity of fuels while maintaining plant life for erosion is critical for stability of slope around Hillcamp. The goal is to reduce fuels without destabilizing the slope.

Recommendation- MU1

Where able and with caution for slope and erosion-

1. Utilize mechanical mastication to reduce gambel oak and mountain mahogany to slash around top of plateau. Reference MU1 (Management Unit 1 marked in red)
2. Slash produced from mastication to be no more than 4" in height.
3. Slash may need to be spread in areas to reduce overall density and depth.
4. Slash should be ran over with masticator at least twice to reduce chip size as best possible.

5. Slopes greater than 18-20% or with operators discretion to be left untouched due to erosion concerns with sandy loam soil.
6. Mahogany and oak should be masticated from red MU1 lines down to 18-20% slope or property line, whichever comes first.
7. Slope, rock content and soil slippage are indicative of slope erosion issues. Operator and contractor should give preference to stabilizing erosion if slope is in question.
8. Mow native grasses at end of growing season to 6" or less within MU1 where able based on slope and access to reduce the buildup and density of fine, seasoned fuels.

In following image- Oak, mahogany, and other shrubs above red line to be removed by mechanical mastication down to rough slope line or property line, as recommended.



FIGURE 17 EXAMPLE OF MU1 FUEL TREATMENT

Recommendation- MU2

Management Unit 2 includes much of the same treatment as MU1, however with the addition of ponderosa pine treatment, where able, due to topography, rocks and access, to create a shaded fuel break and increase diversity of plant life.

1. Utilize mechanical mastication to reduce gambel oak and mountain mahogany to slash around top of plateau. (Reference MU2 marked in blue)
2. Slash produced from mastication to be no more than 4" in height.
3. Slash may need to be spread in areas to reduce overall density and depth.
4. Slash should be ran over with masticator at least twice to reduce chip size as best possible.
5. Slopes greater than 18-20% or with operators discretion to be left untouched due to erosion concerns with sandy loam soil.
6. Mahogany and oak should be masticated from blue MU2 lines down to 18-20% slope or property line, whichever comes first. It is understood that rock may hinder efforts, best effort advised.
7. Slope, rock content and soil slippage are indicative of slope erosion issues. Operator and contractor should give preference to stabilizing erosion if slope is in question.
8. Removal of all ladder fuels over 6" in height such as smaller suppressed trees, scrub oak, mountain mahogany, tall grasses, ground litter, etc. from beneath the drip line of accessible mature ponderosa pines via mechanical mastication or removal and chipping.
9. Oak in excess of 6" in diameter may be incorporated into mosaic clumps if healthy and able to be elevated as referenced in Point 14, below, to reduce crown fire risk at Contractor discretion and in accordance with recommendations.
10. Clumps of Ponderosa pines and oak forest where accessible in MU2 due to rock, topography, etc., will be thinned to remove suppressed, poorly formed, and insect and diseased trees along with all ladder fuels. Sapling sized trees (0-4" DBH) outside the drip line of the overstory trees that are healthy and are at a minimum of 15 ft. from the mature trees will be retained to promote all age and size classes.
11. Ensure tree crown spacing (distance between tops of clumps) is at a minimum of 10ft apart throughout all pine forested areas. Clumps should have no more than 2-5 mature trees with proper separation from nearby clumps.

12. Trees suffering from insect infestation such as pine, ips or red turpentine beetles should be removed, if accessible. Trees to be removed from site with haste or chipped/masticated on site to reduce chance of beetle spread.
13. Ponderosa pines where accessible on top of plateau will be pruned from the ground level up to 10ft in height to reduce the risk of fires moving to the crowns of the trees. No more than 1/3rd of branches will be removed.
14. Throughout MU2 and where accessible via mechanical mastication, clumps of oak brush to be mechanically thinned or masticated to reduce fuel loads. Large, contiguous clumps to be broken up into smaller, separated clumps. Spacing between clumps to be at least 2.5X the height of clump. Maximum clump diameter accepted as 2x the height of clump prior to buildout. Preference on oak treatment to be made especially near proposed plat borders to reduce continuity of fuels from nearby properties. Clumps to remain on top of plateau and where able due to rocks, topography, etc. with average oak stem diameters >6" should be hand pruned to remove dead and desiccant oak and elevate low or dead limbs.
15. Post site wide mitigation process, additional fire mitigation may be triggered due to improper clump spacing of trees not removed for buildout by builders. In this case, builders should refer back to this plan, Lone Tree CWMP and the CSFS HIZ Guide to ensure crown spacing of 20ft or greater between clumps, and 10ft or greater crown separation within clumps. Home builders and lot owners will be required to follow CSFS HIZ and be encouraged to utilize reduced risk building and landscaping materials.
16. Mastication slash and chip piles to not exceed 4" in depth.
17. Mow native grasses at end of growing season to 6" or less within MU2 where able based on slope and access to reduce the buildup and density of fine, seasoned fuels.

Recommendation- MU3

MU3 is the western basin at the base of the plateau where McArthur Rd ends in a cul-de-sac. To utilize this area safely for EVA access and to reduce fire risk, this area is recommended to be treated. Treatment of this area will reduce continuity of dense fuels from the McArthur ravine and allow safer ingress/egress during emergencies. The goal is to maintain the appearance of a trail

through the vegetation while increasing robustness of fuel break. This MU3 should not look like a clear cut but instead a healthy Oak park.

1. Throughout MU3 and where accessible via mechanical mastication, clumps of oak brush to be mechanically thinned or masticated to reduce fuel loads. Large, contiguous clumps to be broken up into smaller, separated clumps. Spacing between clumps to be at least 2.5X the height of clump. Maximum clump diameter accepted as 2x the height of clump prior to buildout. Clumps to remain with average oak stem diameters >6" should be hand pruned to remove dead and desiccant oak and elevate low or dead limbs.
2. Along and within 50' from centerline of road, fuels should be removed via mastication or handwork to allow unhindered EVA access. Oak and mahogany stabilizing roadway may be left if large enough separation from nearby clumps is achievable. In these areas, next nearest clump should be 2-3x the clump width away from next clump to remain to reduce fuel load. The intention is not a clear cut, but rather a reduction of contiguous fuels and to "push back" fuels overgrowing roadway limits.
3. Fuels along ravine edge as designated with yellow to be left to stabilize ravine. Ensure proper spacing away from ravine fuels.
4. Slash produced from mastication to be no more than 4" in height.
5. Slash may need to be spread in areas to reduce overall density and depth.
6. Slash should be ran over with masticator at least twice to reduce chip size as best possible.
7. Slopes greater than 18-20% or with operators discretion to be left untouched due to erosion concerns with sandy loam soil.
8. Mahogany between oak clumps creating fuel continuity should be masticated. The area should look like an oak park post-mitigation, still maintaining caution for slope, ravine, road stabilization.
9. Mow native grasses at end of growing season to 6" or less within MU3 where able based on slope and access to reduce the buildup and density of fine, seasoned fuels.
10. All treatments in this area to give preference to slope stability and erosion prevention. The site, where slope allows, should maintain the appearance of an oak-clumped park.

Recommendation-MU4

The remainder of the site is to be considered MU4 and will require treatment and ongoing maintenance moving forth. At current, given drought status and prairie dog and overgrazing issues, the fine grasses and fuels making up MU4 are short and patchy. However, it is important to note that fine, dry, drought hardy grasses make up one of the most abundant fuel sources in Colorado. Managing these grasses pre and post development will be critical to reducing fuel density and fuels that provide quick moving, high intensity, and ember producing flames. Creating separation between these fuels on open space and around and between homes will be of import. In manicured areas, separating large, tall, dry fine fuels will reduce risk of fire jump. This area, post-development, will include open space areas left native and designed landscape. Landscape design will engineer fire hardy areas to reduce fire risk in conjunction with Lone Tree CWPP and required Landscape design elements as dictated by Municipal Code while maintaining luxury design aesthetics.

1. Mow native grasses at end of growing season to 6" or less within MU4 where able based on slope and access to reduce the buildup and density of fine, seasoned fuels.
2. It is important to note one of Colorado's most critical wildfires occurred in native grasses on December 31st. In this drought, fire season is always.
3. Wild or manicured grasses in landscaped areas should be trimmed to a maximum height of 6" in fall when grasses dry out.
4. Landscaped areas should reference HIZ and this FMP for spacing directives near structures and high-risk areas.
5. Landscape design elements should follow directions provided by Lone Tree Municipal Code for aesthetic appeal while maintaining fire hardy species and awareness.



FIGURE 18 SHOWS ASSOCIATED MANAGEMENT UNITS. NOTE MU4 NOT SHOWN AS IT IS THE REMAINDER OF PROPERTY OUTSIDE MU1, 2, 3.

Section 6-Community Fire Hardiness

Fire-hardy landscaping is a scientifically proven and relatively easy method to incorporate into landscape design. Numerous publications as provided by the State and local agencies can be referenced for providing aesthetic but fire-resistant design elements relating to trees, shrubs, grasses, etc. Lone Tree's CWPP references a number of these articles and entails similar recommendations. Proper maintenance including water schedules, timed mowings and trimming and proper plant care can reduce fire risks. Incorporation of various rocked landscapes can also provide aesthetic but fireproof landscaping that is also water-savvy. Deciduous trees and shrubs, when watered properly, are commonly more fire-resistant than similar evergreen shrubs and trees. Simple items such as removing mulch from a landscape design can severely increase a community's fire-hardiness. Additional links included at end of FMP will offer more information. Some prescriptions within the FMP address portions of landscape design.

Home Ignition Zone-

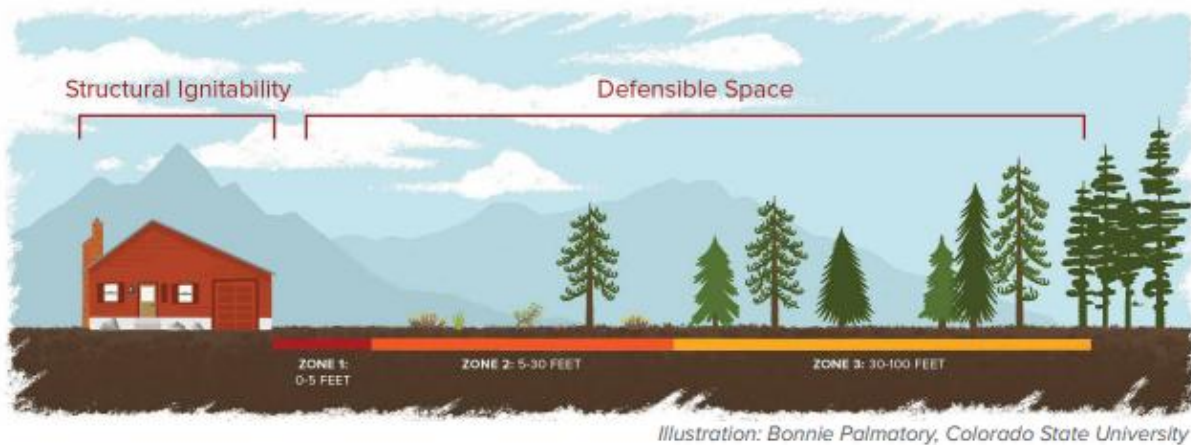


FIGURE 19 HOME IGNITION ZONE, CSFS 2025

Scientific study provided by multiple agencies and organizations have shown the area surrounding a home or structure should be managed in zones based on proximity. Within the first five feet of a building, the immediate zone, vegetation should be kept to a minimum and replaced with non-flammable materials such as rock, gravel, or pavers. This area should be free of combustible materials like wood mulch, dried leaves, and overhanging branches. Firewood and other combustible storage should not be placed in this area, to include plastics, composites and wood built materials. The intermediate zone exists from 5-30ft. In this area, fire-resistant plants should be used, grasses kept mowed, and trees or shrubs spaced to reduce fuel continuity. Beyond thirty feet, vegetation should be thinned and broken into clumps to slow the spread of fire, especially on slopes where fire naturally moves faster.

Plant selection and health plays an important role in wildfire mitigation. Fire-hardy plants generally have moist, thick leaves, grow close to the ground, and produce minimal dead or dry material. In contrast, highly flammable plants, such as juniper ignite quickly and should be avoided. Species such as serviceberry, hawthorn, aspens and other plants recommended by Colorado State University are well-suited for defensible space landscaping in Colorado. Typically, plants with higher moisture content and lower amounts of sap/resin are suited for fire climates. However, even fire-resistant plants can become hazardous without proper upkeep. Regular maintenance is essential, including proper watering schedules, the removal of dead branches, dried leaves, and invasive weeds, as well as consistent mowing of grasses, particularly during late summer and fall when wildfire danger is at its peak.

Because fire moves more rapidly uphill and with the wind, special attention should be given to slopes and wind-prone areas considering Hillcamp's location atop the plateau. In these locations, creating natural breaks using rock features, gravel paths, or irrigated landscape sections can slow fire spread and reduce intensity. It is important to note when considering the HIZ that zone 1, 0-5ft does not always start at the side of the house, but at the furthest extension of the house. This includes decks, eaves, outbuildings, etc. **It should be placed in covenants that no flammable materials such as wood, plastics, or composites will be allowed for fencing if connected to the house. Combustible fences, if desired and allowed by architectural committee should have at least 10ft spacing from house. Fences should be kept clear of combustible debris.**

Multiple links relating to this section will be placed within "Useful Links"

Structural ignition-

Reducing structural ignition potential is an essential wildfire mitigation process to be applied during the original design and siting phase and placed within building covenants. Reducing chances of structural ignition can include design and build elements and materials, homesite placement, setbacks and plat design. Home placement and lot landscaping should incorporate fuel breaks, where fuels are lessened, all around home sites and between lots. Zeroscaping or rock scaping should be implemented where desirable and as indicated by HIZ guidance to reduce chances of structural fire spread. The International Wildland-Urban Interface Code and NFPA guidance emphasize matching the built environment to the level of hazard including setbacks, clustering of buildings, and orienting primary exposures away from prevailing wind/drainage corridors to reduce the chance a structure will be exposed to sustained flames or ember storms.

Material selection is a critical line of defense. Class-A fire rated or non-combustible roofs should be required by covenant and design should minimize or eliminate combustible roof features such as open eaves and exposed fascia. Use of noncombustible or ignition-resistant exteriors such as stucco, fiber cement, masonry or metal should be included and protection of roof intersections with corrosion-resistant metal flashing. These recommendations reduce the likelihood that windblown embers, radiant heat or conductive windblown debris will ignite exterior surfaces. Attic, eave, and foundation vents must be properly screened with approved corrosion-resistant metal mesh to prevent ember entry into concealed spaces. Deck design should include

noncombustible or fire-hardy materials. Under deck storage should be limited to non-combustibles and if possible, screened to prevent ember intrusion.

Windows should be to code with proper pane design to reduce radiant heat transfer. Homes have been known to fire internally due to unapproved windows allowing radiant heat to ignite interior elements. Gutters and roof valleys should be designed to shed embers and be accessible for maintenance. Installation of metal gutters and regularly scheduled clearing of debris on roofs, under eaves, around houses and along fences will also reduce risk. Patio furniture to include chairs, cushions, tables, benches, swings etc. should be designed with fire hardiness in mind to prevent ignition of materials on or near homes.

Section 7- In Conclusion

Implementation of this fire mitigation plan is a comprehensive wildfire mitigation strategy that also aligns with Lone Tree's approved CWPP. Incorporating fire-hardy and ignition resistant building materials, thoughtful site and lot design, defensible landscaping, and proactive ongoing maintenance all serve to significantly reduce the potential for structure loss and community wide damage during a wildfire. These measures work together to limit the spread of fire, reduce ember intrusion, and create defensible spaces that allow emergency responders to operate more safely and effectively. While no combination of actions can fully eliminate risk, particularly during extreme fire weather events with high winds, prolonged drought, or heavy fuel loads, these strategies greatly reduce risk and minimize the threat to life, property, and surrounding infrastructure. By addressing vulnerabilities at every level from individual homes to shared open spaces, the community strengthens its collective resilience and helps protect neighboring developments and the built environment as it correlates with the wildland urban interface. This plan serves as a roadmap for ongoing stewardship, emphasizing that mitigation is not a single effort but a continuing partnership between property owners, local agencies, and metro districts to reduce wildfire risk wherever possible while acknowledging that complete elimination of risk is not feasible.

It is recommended to join an organization that promotes ongoing maintenance and education of living in a fire prone community. The NFPA's Firewise USA program is a fantastic and engaging resource for homeowners and the community to integrate with. It provides ongoing

education, maintenance and outreach to continue hardening the community. Firewise USA and becoming a Firewise USA community can help reduce insurance costs, fire risk and promote stronger cohesion within the community. Education is the number one way to fight fire. Links provided below.

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Section 9- Helpful Links

1. [Colorado State Forest Service – Wildfire Mitigation](#)

Definition: Offers resources, guides, and programs for homeowners, communities, and landowners in Colorado to reduce wildfire risk. Includes defensible space recommendations, fire-adapted landscaping, and hazard mapping.

2. [NFPA Firewise USA®](#)

Definition: A national program helping communities take practical steps to protect homes and neighborhoods from wildfires through planning, education, and mitigation strategies.

3. **USDA Forest Service – Wildfire Risk Assessment**

Definition: Provides science-based information and tools for evaluating wildfire risk on federal and private lands, including fuel management and fire behavior resources.

4. [Colorado State University Extension – Fire-Resistant Landscaping](#)

Definition: Guides homeowners on choosing fire-resistant plants and landscaping practices to create defensible space around structures.

5. [Fire Safe Marin – Harden Your Home](#)

Definition: Provides practical advice on fire-resistant building materials and home modifications, including fencing, roofing, and exterior treatments to reduce ignition potential.

6. [PreventionWeb – Wildfire Hazard Assessments](#)

Definition: Highlights the use of hazard assessment data to inform land use planning and community-level wildfire mitigation strategies in the U.S.

7. [Home Ignition Zone Guide – Colorado State Forest Service \(2021\)](#)

Definition: A comprehensive guide detailing how homeowners can prepare their property to withstand wildfires by creating defensible space around structures, addressing vulnerabilities, and reducing nearby fuels. [Colorado State Forest Service](#)

8. [Fire-Resistant Landscaping – CSU Extension \(Fact Sheet #6.303\)](#)

Definition: A fact sheet offering guidance on selecting fire-resistant plants and landscaping practices to create defensible space around structures, enhancing wildfire resilience. [CSU Engagement and Extension](#)

9. [2023 Adopted Lone Tree CWPP](#)

Definition: Integrated plan adopted by the City of Lone Tree created by multiple fire and community professionals. Plan outlines fire behavior, community integration, mitigation practices and much more relating the the WUI.

High Prairie Tree and Turf is always here to network, consult, and educate. It is our firm belief that a more knowledgeable and aware community has the abilities and resources to better help themselves, their community, and their neighbors. Please, at any time, reach out to us if you have questions relating to arboriculture, fire mitigation, fire awareness, fire mitigation, or anything tree related. We are tree huggers at heart.

Visit us at highprairietree.co or email us anytime at hpttparker@gmail.com