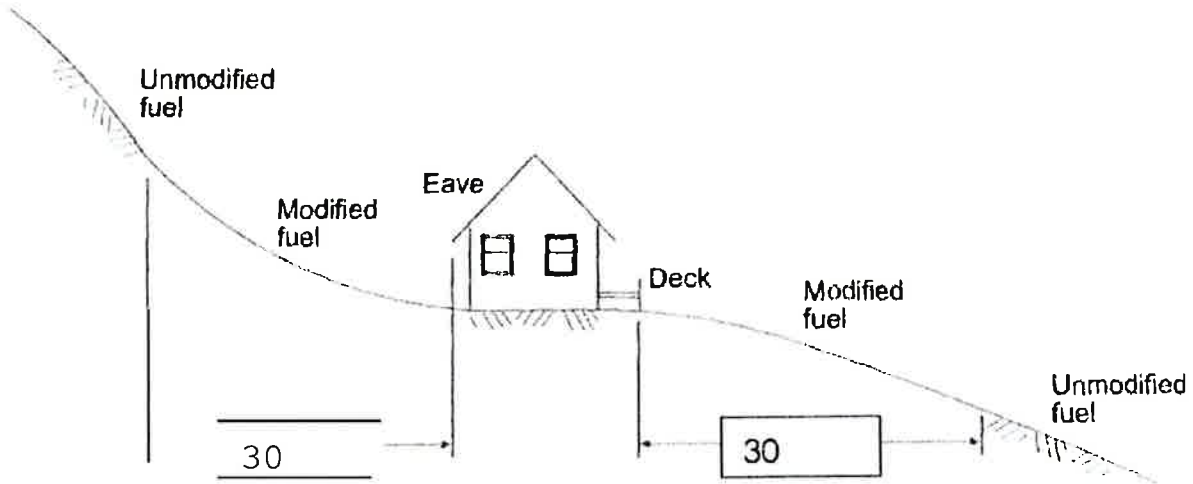


Elkhorn Estates Minor Subdivision Fire Protection Plan

This Fire Protection Plan meets the requirements of the Road Standards and the Wildland Interface Regulations (WUI), and is signed by the Idaho City Fire District as required.

1. Access, ingress and egress, regarding both roadways and driveway standards:
 - a. Roadways
 - i. Roadway requirements
 1. All roadways shall be all-weather roads with a minimum clear height of 13 feet 6 inches, have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction; and constructed in accordance with the Boise County Road Standards Ordinance.
 2. Lodgepole Lane is classified as a minor collector with 26' travel way, 30' shoulder to shoulder, 50' Right-of-Way, and design speed of 35 MPH.
 - b. Access Driveways
 - i. Driveways shall have a minimum width of 12 feet, a minimum unobstructed height of 13 feet 6 inches, and will not serve more than four building lots.
 - ii. Driveways longer than 150 feet shall include a turnaround. Driveways longer than 200 feet and less than 20 feet wide, shall provide turnouts and turnarounds.
 - iii. Driveway turnouts shall be at least 10 feet wide and 30 feet long.
2. Water Supply Sources:
 - a. Domestic private wells
 - i. Domestic water supply will be provided by individual wells within each lot. Each well shall be installed and maintained by the property owner.
 - b. Fire suppression
 - i. Elk Creek could be utilized for emergency vehicles as an adequate water supply for the Elkhorn Estates Subdivision. The emergency vehicle access point will be at the intersection of Lodgepole Lane and Elk Creek.
3. Building construction information pertinent to fire safety:
 - a. It is suggested that all roofing material be Class A which are able to withstand severe exposure to fire. Class A materials include asphalt fiberglass composition shingles, concrete or clay tiles, brick, slate, fiber-cement products, and metal. NO cedar shakes or 'wood' shingles are allowed in this development.
4. Defensible space:
 - a. Defensible space (modified fuel area) is the natural or landscaped area around a structure to reduce the fire danger. The typical defensible space or modified fuel area is 30 feet from the structure to any unmodified fuel source area. See figure below.
 - b. Property owners are responsible for maintaining a defensible space area around all structures by limiting combustibles in area adjacent to all structures.

- c. As stated in the Boise County Wildland-Urban Interface Ordinance 2011-03, fuel modification "shall not be less than 30 feet or to the property line if less than 30 feet."
- d. Recommendations by the Boise County Wildland-Urban Interface Ordinance 2011-03 include:
 - i. Provide a minimum of 10 feet horizontal distance between crowns of adjacent trees, between crowns of trees and structures, and between crowns of trees and overhead electrical facilities or unmodified fuel sources.
 - ii. Provide a minimum of 10 feet horizontal distance of non-fire- resistant vegetation growth on each side of roadways and driveways.



Boise County Wildland-Urban Interface Ordinance 2011-03

- 5. Fuel types, vegetation on site:
 - a. Tree crowns shall be pruned to maintain a minimum horizontal clearance of 10 feet between structures and any outlet chimneys.
 - b. Access roads shall be cleared of non-fire- resistant vegetation growth within 10' of the roadway.
 - c. Plants used as ground cover (green grass, ivy, succulents, or similar plants) may be used within the defensible space providing that they are not a means of transmitting fire to any structure.
 - d. More information about defensible space and suggested plants visit Idaho Firewise Inc. at <https://idahofirewise.org>
- 6. Fire evacuation plan:
 - a. In the event of a wildfire:
 - i. If you have been told to evacuate or feel uncomfortable with the situation, gather family, pets and valuables in vehicles and drive to Lodgepole Lane and away from the wildfire.
 - ii. If there is time:
 - 1. Close all windows and doors of the house.
 - 2. Turn on all outside lights to help firefighters find the house.

3. Strategically place sprinklers to wet structures and surrounding areas and turn them on.
4. Cover and/or move recreational vehicles away from structures and into enclosed storage areas or cover securely.
- iii. Follow emergency responders directions as to where to a safe evacuation location.
- b. In the event of a house fire:
 - i. Gather family, pets and valuables in vehicles if possible and evacuate the area.
 - ii. Depending on the fire, use hoses to wet fire while waiting for emergency responders.
7. Identification of the responsible fire protection agencies and their funding source(s).
 - a. Idaho City Fire District - Local taxing district
8. Latitude and longitude (GPS data) for the primary subdivision access and approximate center points of each lot.

| Parcel | Location | Latitude | Longitude |
|--------|-------------------------|-----------|-------------|
| N/A | Primary Access Driveway | 43 49.10N | -115 51.21W |
| 1 | Lot 1 | 43 49.03N | -115 51.31W |
| 2 | Lot 2 | 43 49.04N | -115 51.29W |
| 3 | Lot 3 | 43.49.06N | -115 51.26W |
| 4 | Lot 4 | 43 49.07N | -115 51.22W |

- a. S
- b. See Attached "Fire Protection Plan Exhibit"
9. Proposed on-site and off-site improvements:
 - a. Roads-Lodgepole Lane a public road is constructed in accordance with the roadway requirements as stated in section 1.a.i of this Fire Protection Plan.
 - b. Water supply improvements include on-site domestic private wells on each lot. These will be installed and maintained by each lot owner.
 - c. Sanitary sewer systems within the development are individual septic systems within each lot.
 - d. Fire protection facilities are listed in section 2.b. of this Fire Protection Plan which includes Elk Creek. It is the responsibility of the individual Property/Lot owners to remain up-to date on any county fire/burn restrictions.
 - e. Utilities. The only utility that is planned for this development is overhead and underground electric.
10. A schedule of construction and completion of all proposed improvements, contingent upon the County's approval.
 - a. Lodgepole Lane is an existing road, no other improvements are planned, other than individual Lot owners providing overhead and underground electric.
11. Any proposed preliminary restrictive covenants
 - a. Outdoor fires.
 - i. All burning on private or public lands will comply with the fire permit requirements of the Idaho City Fire District. Burn permits are required May 10 to June 30 and are issued by the Idaho City Fire District.
 - ii. A "No Burn" policy is typically in effect from July 01 to Oct 20 in all of Boise

County on all properties.

iii. Exceptions:

1. Outdoor fires within inhabited premises or are in a permanent barbecue, fire-pit, outdoor fireplace, or incinerator and are a minimum of 10 feet from any combustible material or non-fire-resistive vegetation.

iv. Burn permit holders shall not build, ignite, or maintained in or on hazardous fire areas under the following conditions:

1. High winds are blowing
2. Person 18 years or older is not present at all times to tend fire
3. When a public notice has been made extending the "No Burn" season

12. General classification of land according to state and county land classifications

- a. Current classification of the subdivision area is undeveloped land.

13. All applicable reports and plans as required herein:

- a. No additional plans are required.

14. Topographical map required and pertinent for the proposed application showing contours of no greater than twenty-foot (20') intervals

- a. See Attached "Fire Protection Plan Exhibit".

15. In residential plats, all parcels intended for the other than residential use to be appropriately labeled.

- a. N/A

16. The date of the original preliminary plat was drawn and its chronological history to the current revision:

- a. Original preliminary/final plat for a minor subdivision was submitted on xxxxxx 00, 2023

17. A layout showing the location, length and grades of sewer lines, catch basins, pumps and other drainage and sewage structures, type and size of services, treatment and disposal facilities, etc.

- a. N/ A. Elkhorn Estates Subdivision does not include any sewer lines, catch basins, drainage or sewage structures. Individual Lot owners will develop their own septic systems.

18. A layout showing the location of potable water lines, wells, fire hydrants, valves and service lines, and the materials of construction and the dimensions of all water system components.

- a. Attached "Fire Protection Plan Exhibit" shows location of fire suppression sources of Elk Creek and access. Individual Lot owners will develop their own domestic wells.

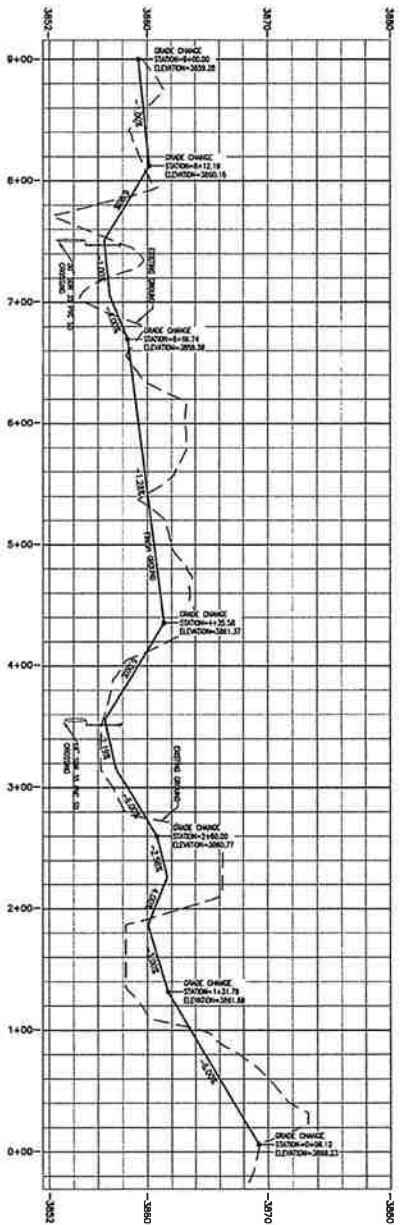
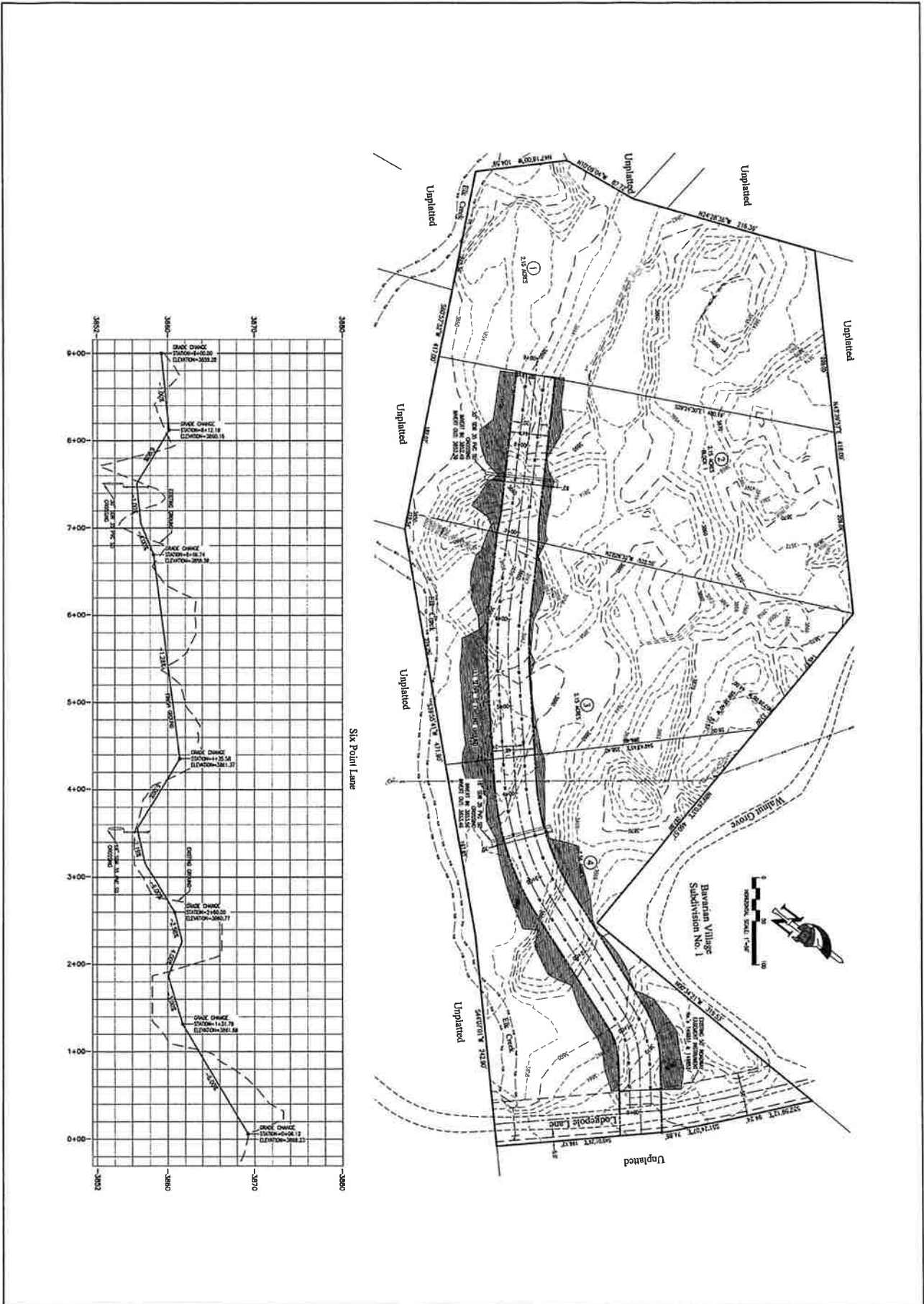
19. Any relevant provisions which might be contained within protective covenants are to be recorded with the plat, including a face note for the recording instrument number of the Covenants, Conditions, and Restrictions;

- a. CCR's will be recorded with this plat.

20. Discussion and demonstration of the availability of the plans for installation of all utilities, including but not limited to electric, gas, phone, and internet.

- a. Overhead electric and underground are the only planned utility within the Elkhorn Estates Subdivision Development.

Signed by: Idaho City Fire District-_____ Fire Chief



| | |
|---------------------------|--|
| SCALE: AS SHOWN | DATE: June 17, 2024 |
| DRAWN BY: J.M. MCKELIN | CHECKED BY: T.S. CHAMBERLAIN |
| PROJECT NO. 0021 | DRAWING FILE NAME 0021 Driveway DWG |

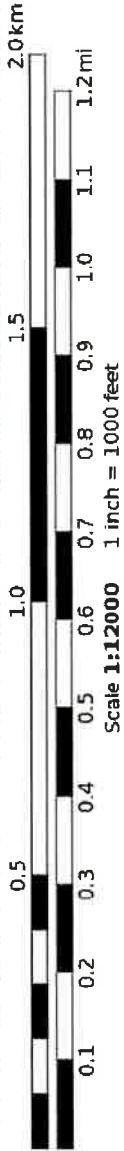
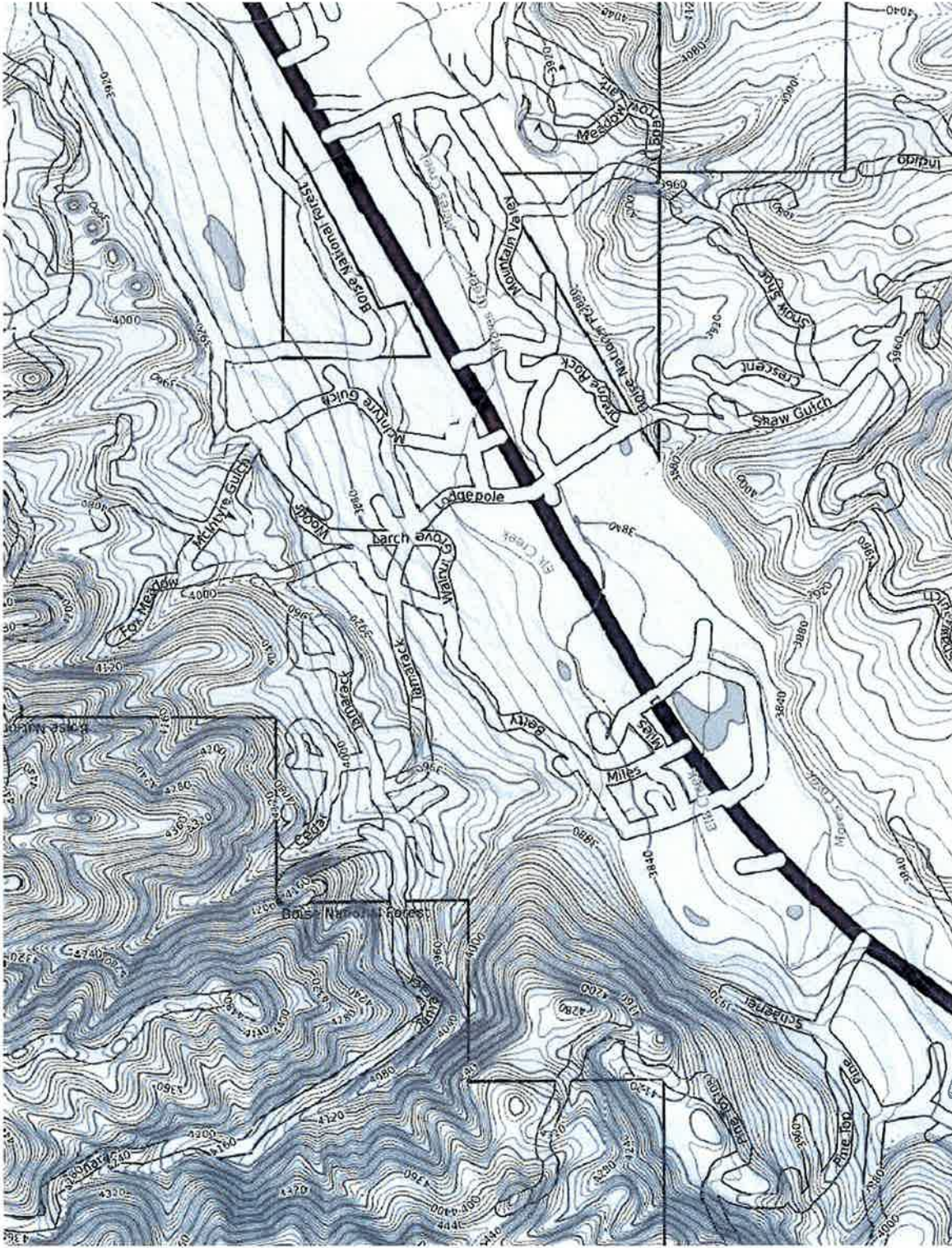
| REV. | DESC. | DATE/BY |
|------|-------|---------|
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| | | |

Driveway Grading & Storm Plan
Elkhorn Estates Subdivision
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 5 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO



CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 208.343.3381 | www.centengr.com

Elkhorn Estates Topographical Map with 10' contour lines – Not to scale



Elkhorn Estates
WG584
UTM Zone 11T
CAL TOPO

Elkhorn Estates Topographical Map with 10' contour lines. Boundary outlined in green— Not to scale

