

Fire Protection Plan
Oar Car Meadows Minor Plat Subdivision

ULO
Paragraph

Description

5.11.A

Access, ingress and egress, regarding both roadways and driveway standards:

Access to parcels within the subdivision is via Highway 17/Banks Lowman Road.

Per letter from Garden Valley Protection District Chief Paul Cleveland,

The existing roadway of 24 feet and composite is sufficient for fire department use and the upgrade/repair to the highway 17 and Severance Rd. intersection is sufficient.

Driveways are to be constructed from Severance Road by property owners and built and maintained in accordance with Boise County and fire code standards to allow fire and emergency vehicle access, and based on GVFPD recommendations are to be a minimum of 12 ft. in width by code and if less than 150' will not be required to have additional modifications for fire department apparatus.

5.11.B

Water Supply Sources:

Individual lot owners shall drill their own wells. A well has been drilled and is in use on lot 1 and is available for fire suppression.

The South and Middle Forks of the Payette River are nearby with locations where water can be drawn from in a fire event.

5.11.c

Building construction information pertinent to fire safety:

Vents

Vents on homes create openings for flying embers.

Cover all vent openings with 1/16-inch to 1/8-inch metal mesh. Do not use fiberglass or plastic mesh because they can melt and burn.

Use Ember and flame-resistant vents (WI-JI vents).

Eaves and Soffits

Eaves should be boxed in (soffited-eave design) and protected with ignition-resistant* or noncombustible materials.

Windows

Heat from a wildfire can cause windows to break even before the home is on fire. This allows burning embers to enter and start fires inside. Single-paned and large windows are particularly vulnerable.

Install dual-paned windows with one pane of tempered glass to reduce the chance of breakage in a fire.

Consider limiting the size and number of windows that face large areas of vegetation.

Install screens in all usable windows to increase ember resistance and decrease radiant heat exposure

Walls

Wood products, such as boards, panels or shingles, are common siding materials. However, they are flammable and not good choices for fire-prone areas.

Build or remodel your walls with ignition resistant* building materials, such as stucco, fiber cement wall siding, fire retardant, treated wood, or other approved materials. This is especially important when neighboring homes are within 30-feet of the home.

Be sure to extend materials from the foundation to the roof.

•Smaller spaces, such as the roof-to-wall area, should have their siding refaced with a noncombustible material.

Decks

Surfaces within 10 feet of the building should be built with ignition resistant* , noncombustible, or other approved materials.

Create an ember-resistant zone around and under all decks and make sure that all combustible items are removed from underneath your deck.

If a deck overhangs a slope, create and maintain defensible space downslope from the deck to reduce the chances of flames reaching the underside of the deck.

Rain Gutters

Keep rain gutters clear or enclose rain gutters to prevent accumulation of plant debris.

- Install a corrosion-resistant and noncombustible metal drip edge for additional protection of the combustible components on your roof's edge.
- Use a noncombustible gutter cover to prevent buildup of debris and vegetation in the gutter

Patio Cover

Use the same ignition-resistant* materials for patio coverings as a roof.

Chimney

Cover your chimney and stovepipe outlets with a non-flammable screen. Use metal screen material with openings no smaller than 3/8-inch and no larger than 1/2-inch to prevent embers from escaping and igniting a fire.

- **Close the fireplace flue during fire season when the chimney is not being used.**

Garage

Have a fire extinguisher and tools such as a shovel, rake, bucket, and hose available for fire emergencies.

Install weather stripping around and under the garage door to prevent embers from blowing in.

- **Store all combustible and flammable liquids away from ignition sources. Treat windows and vents in the garage the same way as if it was a part of the house.**

Fences

Best practice is to separate your fence from your house or upgrade the last 5-feet of the fence to a noncombustible material to reduce the chance of the fence from bringing fire to your home.

Driveways and Access Roads

Driveways should be built and maintained in accordance with state and local codes to allow fire and emergency vehicles to reach your home. Consider maintaining

access roads with a minimum of 10 feet of clearance on either side, allowing for two-way traffic.

- Ensure that all gates open inward and are wide enough to accommodate emergency equipment.
- Trim trees and shrubs overhanging the road to allow emergency vehicles to pass.

Address

Make sure your address is clearly visible from the road.

5.22.D Maintenance of Defensible Space

Defensible space (modified fuel area) is the natural or landscaped area within 30 feet the structure to any unmodified fuel source area. A defensible space is provided to reduce fire danger.

Mills Mountain Rd. to the west, Severance Rd. to the east and Highway 17 to the north provide man made barriers to slow the rate and intensity of advancing wildfire.

Property owners shall maintain defensible spaces adjacent to structures by limiting combustibles.

As stated in the Boise County Wildland-Urban Interface Regulation, fuel modification 'shall not be less than 30 feet or to the property line if less than 30 feet.' Provide a minimum of 10 feet horizontal distance between crown of adjacent trees, between crowns of trees and structures, and between crowns of adjacent trees and overhead electrical facilities or unmodified fuel sources.

5.11.E Fuel types, vegetation on site:

With the exception a limited number of widely-spaced native shrubs and brush, vegetation consists only of grassland/pasture. These fuel types are not conducive to high intensity wildfires. Non-fire-resistant vegetation growth shall be cleared within 10 feet of roadways.

5.11.F Fire evacuation plan:

Evacuation to the east is via driveways that are built to county fire code standards to Severance Road onto Highway 17/Banks Lowman Road.

Evacuation to the west would be walking to Mills Mountain Rd. onto Highway 17/Banks Lowman Rd.

5.11.G Identification of the responsible fire protection agencies and their funding sources:

Fire protection is provided by the Garden Valley Fire Protection District and is funded by district taxpayers, grants and other sources.

5.11.H Latitude and longitude for the primary subdivision access and approximate center points of each lot:

Primary subdivision access: 44°05'44"N 115°57'37"W

Lot 1 driveway entrance: 44°05'28"N 115°57'40"W

Lot 1 center point: 44°05'25"N 115°57'56"W

Lot 2 driveway entrance: 44°05'24"N 115°57'43"W

Lot 2 center point: 44°05'24"N 115°57'48"W

Lot 3 driveway entrance: 44°05'21"N 115°57'46"W

Lot 3 center point: 44°05'21"N 115°57'50"W

5.11.I Proposed on-site and off-site improvements pertaining to streets, water supply, sanitary sewer systems, fire protection facilities:

Improvements to the Severance Road approach to Highway 17/Banks Lowman Road have been completed and approved by both Boise County and GVFPD. Driveways, water systems and sewer systems are to be completed by property owners.

Lot 1: The existing homesite is complete. A well has been drilled for domestic purposes and is available for fire suppression. An individual septic system has been engineered, constructed, approved by CDH and is currently in use. Electric power has been installed and is currently in use.

Lots 2 & 3: Are to be sold for single family dwellings with restrictions as provided in subdivision covenants. Electric power, wells and septic systems are to be installed by property owners. Electric power will be via an existing Idaho Power Line along Severance road.

5.11.J A schedule of construction and completion of all proposed improvements, contingent upon the County's approval:

Construction requiring county approval has been completed.

The home on LOT 1 is complete.

There is no timeframe for construction of the future homes on LOTS 2 & 3.

5.11.K Any proposed preliminary covenants:

Oar Car Meadows Covenants have been submitted with Boise County.

5.11.L General classification of land according to state and county land classifications:

Secondary category for land: 15-Rural Residential Subdivision

5.11.M All applicable reports and plans as required herein:

Included

5.11N Topographical map required and pertinent for the proposed application showing contours of no greater than twenty foot (20') intervals:

Shown on survey plat.

5.11.O . In residential plats, all parcels intended for other than residential use to be appropriately labeled: ,

No uses other than residential are anticipated.

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

Documents have been submitted.

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

Not applicable. Individual septic only.

5.11.R A layout showing the locations for potable water lines, wells, fire hydrants, valves and service lines; the materials of construction and the dimensions of all water system components:

There is an individual well on lot 1 but there no other potable water lines, wells, fire hydrants, valves and service lines.

5.11.S 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:

Will comply when the final plat is recorded.

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

Idaho Power will provide electricity as needed in the form of new power poles and/or underground lines.

Propane gas will be supplied via approved storage. Phone coverage and internet will be property owners preference.



GARDEN VALLEY FIRE PROTECTION DISTRICT

P.O. BOX 530

GARDEN VALLEY, IDAHO 83622

PHONE: 208-462-3175 / FAX: 208-462-6704

Dear Mr. Gross,

I have reviewed the preliminary specifications for the Oar Car Meadows Subdivision and approve.

- The Existing roadway of 24 feet and composite is sufficient for fire department use.
- The upgrade/repair to the Highway 17 and severance Rd. intersection is sufficient.

I would like to recommend that the driveway access to these parcels be minimum of 12 ft. in width by code and if less than 150' will not be required to have additional modifications for fire department apparatus.

Chief Paul Cleaveland

Garden Valley Fire District

Garden Valley ID, 83622

October 17, 2024