

Fire Protection Plan

North Shore Subdivision

In accordance with Boise County ULO 5.11 and the Wildland Urban Interface Ordinance, the following plans and protections are addressed:

1. Access, ingress, and egress, regarding both roadways and driveway standards

Access to subdivision is via Boise County-17 and N. Shore D. off ID-21.

Roadway improvements shall be constructed in accordance with Boise County Road Standards and WUI standards.

No shared driveways shall serve more than 2 lots.

2. Water Supply Sources

Water supply via individual wells.

3. Building construction pertinent to fire safety

A. Use Rated Roofing Material – Examples include: composition shingle and metal.

B. Use Fire-Resistant Building Materials on Exterior Walls – Examples include: cement, plaster, stucco, and masonry.

C. Use Double-Paned or Tempered Glass

D. Enclose Eaves, Fascias, Soffits and Vents

E. Protect Overhangs – remove all vegetation and other fuels from around overhangs.

F. Other Attachments – fences constructed of flammable material should not be attached directly to the house.

4. Defensible Space

Plans for potential future homes have not been established, but a defensible space of at least 100 feet is anticipated.

5. Fuel types, vegetation on site

Vegetation and fuel types include grass, shrub, and timber.

6. Evacuation Plan

Evacuation is via road/driveways that are wide enough to allow a car passing a fire truck or a short walk to cross the county road.

7. Responsible Fire Protection Agencies

Fire protection is provided by the Lowman Volunteer Fire Department.

8. Latitude and longitude (GPS data) for the primary subdivision access points/approximate center of each lot

West driveway entrance point: 44°04'55"N 115°37'05"W

East driveway entrance point: 44°05'02"N 115°36'57"W

Lot 1 center point: 44°04'58"N 115°36'58"W

Lot 2 center point: 44°04'56"N 115°37'01"W

Lot 3 center point: 44°05'00"N 115°37'06"W

Lot 4 center point: 44°05'01"N 115°37'00"W

9. Proposed on-site/off-site improvements

Expanding right-of-way off-site.

No on-site improvements.

10. Construction Schedule

Construction on the road will likely begin within the next year.

11. Proposed preliminary restrictive covenants

No inoperable vehicles shall be stored on any lots unless screened from view from neighboring properties and roads.

No lot shall be used for the storage or accumulation of junk, refuse, scrap, salvage materials. Or other unsightly items.

All property owners shall maintain their lots in a neat, clean, and orderly condition.

Maintenance of roadways is the shared responsibility of all lot owners and shall be performed as needed to ensure safe access.

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

Current: Grazing/single-family residential

Future: Single-family residential

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

Topographical map attached.

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

No used other than residential anticipated.

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

No original preliminary plat.

16. 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.

17. 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

Not applicable.

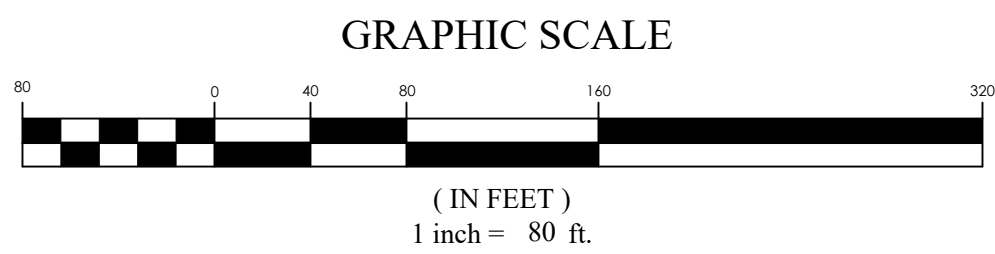
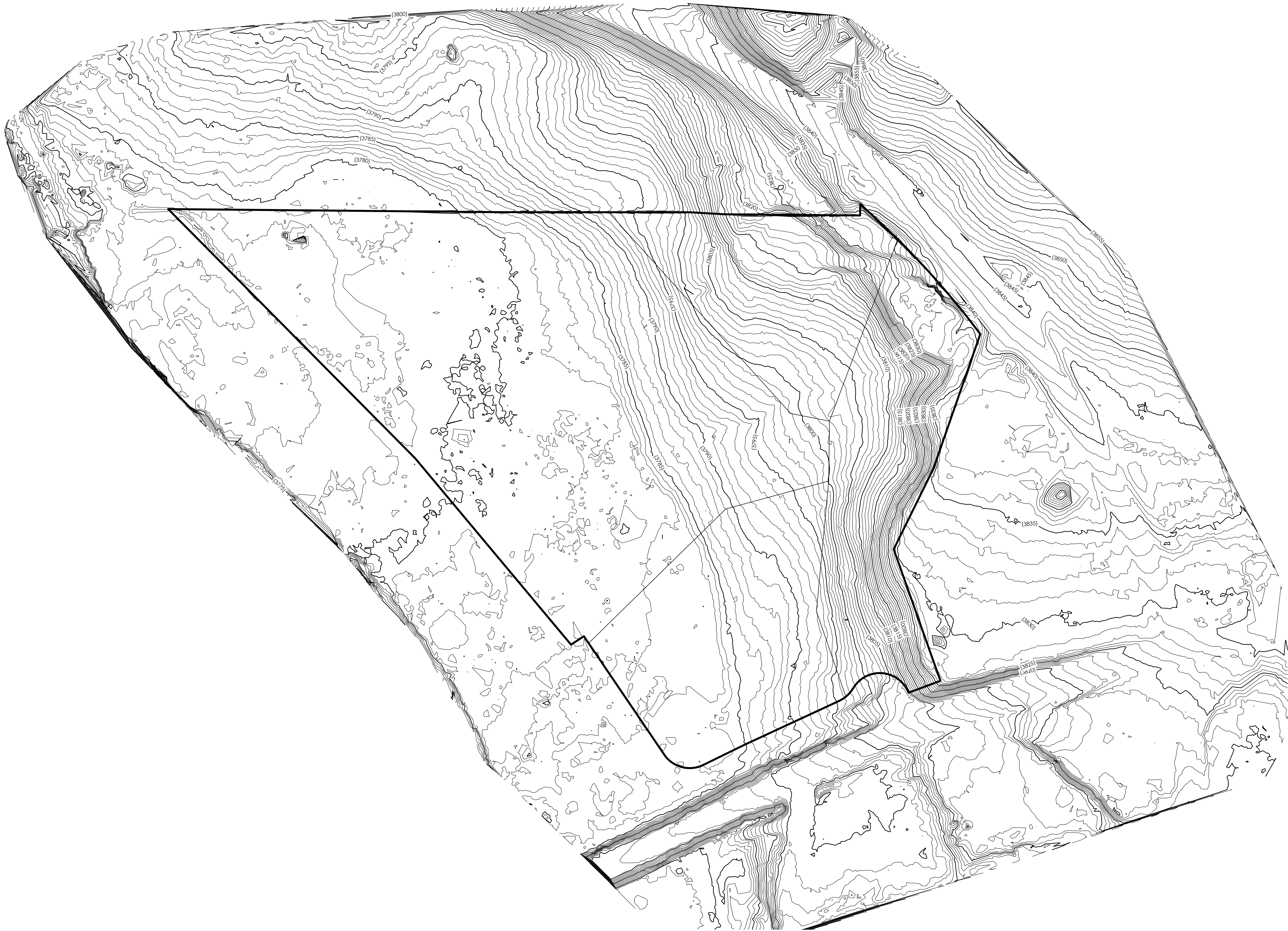
18. Any relevant provisions which might be contained within protective covenants are to be recorded with the plat, including a face note for the recording instrument number of the Covenants, Conditions, and Restrictions

Recorded on final plat.

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

Idaho Power will provide electricity as needed.

Propane gas will be supplied via approved storage.



NORTH SHORE SUBDIVISION *Topography Map*

LOWMAN, BOISE COUNTY
7/9/2025
25-5019

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

