

FIRE PROTECTION PLAN

Edgewater Estates
Proposed Residential Subdivision — 10 Lots
2026-06-08

1. Project Overview

This Fire Protection Plan (FPP) addresses fire risk for a proposed 10-lot residential subdivision. Lots range from 5 to 6 acres each. The site consists of forested terrain with benches and some steeper slopes, with meadow grass areas on the bench portions. A fire department is located within 5 miles of the site.

2. Fire Risk Assessment

The site presents moderate wildfire risk due to the following conditions:

- Forested terrain
- Some steep slopes accelerate fire spread; upslope structures are at elevated risk
- Meadow grass areas provide seasonal surface fuel during dry conditions
- Ladder fuels (lower limbs, understory shrubs) can carry ground fire into the canopy
- No pressurized municipal water supply on site

Overall risk classification: Moderate, see attached Bonner County Worksheet.

3. Measures to Reduce Fire Risk

Vegetation Management

- Prune lower tree limbs to a minimum of 6–10 feet above ground to eliminate ladder fuels
- Reduce shrub density; maintain horizontal separation between plants
- Mow or cut meadow grass areas to below 4 inches during fire season
- Remove dead plant material, downed woody debris, and accumulated leaf litter

Access

- Primary access off of Highway 200. 24-foot roadway with turnarounds meeting IFC.
 - Private driveways: minimum 12-foot travel width, surfaces rated for 75,000 lb gross vehicle weight
 - Turnarounds meeting IFC Table D103.4 required for driveways over 150 feet
 - Address numbers posted at each driveway entrance in 4-inch minimum reflective numerals
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4. Defensible Space

All lot owners shall establish and maintain two defensible space zones around each structure:

Zone 1 — 0 to 30 Feet from Structure

- Remove all dead vegetation and combustible debris
- Space plants so fire cannot spread between them (minimum 10-foot separation between shrubs)
- No tree branches overhanging the roof or within 10 feet of the chimney
- On slopes over 20%, extend Zone 1 downslope an additional 10–15 feet

Zone 2 — 30 to 100 Feet from Structure

- Remove dead plant material; cut dry grasses
- Space shrubs at a distance of at least twice the shrub height
- Maintain 10-foot minimum separation between tree canopy edges (increase on slopes)
- Remove lower limbs to 6–10 feet; eliminate ladder fuels
- On slopes over 20%, extend Zone 2 downslope an additional 20 feet

5. Water Supply for Fire Suppression

REQUIRED PLAT NOTE

"At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards." Refill on demand is not required to meet IFC standards.

Each water storage system shall meet the following minimum standards:

- Minimum 2,000-gallon capacity per lot
- Approved tank material (polyethylene, fiberglass, or steel)
- 4-inch or 5-inch NST dry hydrant or drafting connection accessible to fire apparatus
- Tank site accessible to tanker or pumper apparatus with turnaround space
- Tank location marked with signage meeting local fire district requirements
- Refill on demand is not required to meet IFC standards

Preliminary Plat Fire Hazard Rating Form

Bonner County Planning Department

ROAD ACCESS	Multiple Access; City County Roads	2 ways In/Out City County Roads	Single Access City County Roads	Private Road Access Multiple ways In/Out	Private Road Access Single way In/Out	SCORE
INGRESS/EGRESS	0	1	2	3	5	2
ROAD GRADE/WIDTH	0-5%	6-9%	10-12%	13-15%	16% or greater	
30'-38' all weather	0	1	2	4	5	
16'-30' all weather	2	3	4	6	7	
Less than 16' all weather	4	5	6	8	9	
Less than 24' not all weather	5	6	7	9	10	4
OTHER ACCESS LIMITATIONS	Bridges limited to less than 40 Tons	Poor Travel Surface Material	Barricades or Gates			
	2	2	2			0
TOPOGRAPHIC FEATURES	ASPECT / SLOPE	11-20%	21-30%	>30%	>30%-Ridgetop	
LEVEL	0	0	0	0	0	
NW-NE	1	2	4	5	6	
NE-SE	2	3	5	6	7	
NW-SW	3	4	6	7	8	
SW-SE	4	5	7	8	9	2
DANGEROUS TOPOGRAPHIC FEATURES	Midslope	Nearby slopes >30%	Steep draws/ravines	Box canyon (chimney)		
	4	3	4	5		3
OTHER FACTORS	Within fire district	Outside fire district				
	0	6				0
Water Supply	500 gpm hydrant within 1000 feet	Unlimited water supply within 1 mile	10,000 gallons or less within 2000 feet	No accessible water source within 1 mile		
	0	1	3	6		1
Fire Suppression Response	<5 minutes to fire station	<10 minutes to station	10-20 minutes to station	>20 minutes to station		
	0	2	5	9		0
FUEL TYPES (mostly)	Grass and weeds	Brush/Shrubs	Trees			
	2	4	6			6
FUEL DENSITY	Low	Moderate	Heavy			
	2	4	6			2
Total Hazard Rating:	0-10	11-19	20-29	30-39	40+	
	LOW	MODERATE-LOW	MODERATE	MODERATE-HIGH	HIGH	20

Assessment Made By: Ryan Fobes

Date: 6/8/2026

TOTAL HAZARD RATING 20