

IBEY'S NURSERY SUBDIVISION

FIRE PROTECTION PLAN

1. Water Source

Ibey Subdivision will provide wells for the developed site. Each commercial building will have a sprinkler system that meets the requirements of NFPA. Analysis of wells in the vicinity indicates there is adequate capacity to supply water for fire sprinkler systems.

2. Access

Angus Lane has adequate width for fire protection vehicles.

3. Fire Hazard Assessment

The attached Fire Hazard Assessment indicates a minimal hazard for this development.

APPENDIX C FIRE HAZARD ASSESSMENT

A. Subdivision Design		Points	
1	Ingress/Egress		
	Two or more primary roads available to each lot for ingress/egress	1 _____	
	Two or more primary roads in the subdivision	2 _____	
	One road	3 <input checked="" type="checkbox"/>	
	One-way road in, one-way road out	5 _____	
	2	Width of Primary Road	
		20 feet or more	1 <input checked="" type="checkbox"/>
		Less than 20 feet	3 _____
	3	Accessibility	
		Road grade 5% or less	1 <input checked="" type="checkbox"/>
		Road grade more than 5%	3 _____
	4	Secondary Road Terminus	NA
		Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1 _____
Cul-de-sac turnaround			
Dead-end roads 200 feet or less in length		3 _____	
Dead-end roads greater than 200 feet in length		5 _____	
5	Street Signs		
	Present	1 <input checked="" type="checkbox"/>	
	Not present	3 _____	
B. Vegetation		Points+	
1	Fuel Hazard (see photos for reference)		
	Low	1 <input checked="" type="checkbox"/>	
	Moderate	10 _____	
	High	20 _____	
2	Treated Space		
	70% or more of site treated	1 <input checked="" type="checkbox"/>	
	30% or more, but less than 70% of site, treated	10 _____	
	Less than 30% of site treated	20 _____	
C. Topography		Points+	
	8% grade or less	1 <input checked="" type="checkbox"/>	
	More than 8% grade, but less than 20% grade	4 _____	
	20% grade or more, but less than 30% grade	7 _____	
	30% grade or more	10 _____	

D. Roofing Material		Points
	Class A Fire Rated	1 _____
	Class B Fire Rated	5 <input checked="" type="checkbox"/>
	Class C Fire Rated	10 _____
	Non-rated	20 _____
E. Fire Protection-Water Source		Points
	500 GPM hydrant within 1,000 feet	1 _____
	Hydrant farther than 1,000 feet or draft site	2 <input checked="" type="checkbox"/>
	Water source 20 min. or less, round trip	5 _____
	Water source farther than 20 min., and 45 min. or less, round trip	7 _____
	Water source farther than 45 min., round trip	10 _____
F. Existing Building Construction Materials		Points
	Noncombustible siding/deck	1 <input checked="" type="checkbox"/>
	Noncombustible siding/combustible deck	5 _____
	Combustible siding and deck	10 _____
G. Utilities (gas and/or electric)		Points
	All underground utilities	1 _____
	One underground, one above ground	3 <input checked="" type="checkbox"/>
	All aboveground	5 _____
Total for Subdivision		20
	Moderate Hazard	40 - 59
	High Hazard	60 - 74
	Extreme Hazard	75+

+Point assessments for fuel hazard, treated space, and topography to be filled out by the County Fire Inspector, the Authority Having Jurisdiction (AHJ), or a designated representative.

Initials certifying that the point totals for fuel hazard, treated space, and topography were filled out by the County Fire Inspector, the AHJ, or a designated representative: *abc*