



# Lincoln County Planning Department

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## SUBDIVISION REPORT | PLANNING BOARD REVIEW: 6/16/15

**Subdivision Name:** Shelterwood Park  
**General Location:** Troy - Schoolhouse Lake

**60-Working Day Expires:** 7/3/15  
**Submitted:** 4/17/15

**Developer:** Lake Creek Ventures, LLC  
PO Box 285  
Troy, MT. 59935

**Surveyor:** Ken Davis, EID, LLC  
PO Box 896  
Troy, MT 59935

**Legal Description:** North ½, Section 29, Township 31N, Range 33W  
**Parent Tract:** Parcel C-1, PM#7133RB

**Number of Lots & Land Use:** 6 Residential Lots

**Total Acreage:** 126.85 Acres  
**Minimum Lot Size:** 20.76 Acres  
**Maximum Lot Size:** 21.33 Acres

**Parkland Acreage**  
**[Per MCA 76-3-621(1)]:** N/A (all lots greater than 5 acres)

### PROJECT DESCRIPTION:

The proposed subdivision of Parcel C-1 of Survey #7133RB is located off Schoolhouse Lake Rd at the junction with MT Highway 56 approximately 3 miles southeast of Troy. The developers intend to create 6 lots from the 127 acre parcel.

This proposed subdivision is within five road miles of the Troy city fire hydrant system. There are no on-site water supply systems. There is a small pond (Mud Lake) which is on the property adjacent to and just to the Southwest of lot 2; however there does not appear to be any access for fire apparatus to draft water. This property poses very little to no fire risk and represents an excellent example of a survivable space, and should be of no concern to emergency responders where fire control is concerned. There is an extensive system of log skidding trails which further break up any continuity of grassy or timber fuels, and also make excellent access points for apparatus, crews and for fire control lines

Lots 1 and 2 will access from separate driveways off of a proposed shared access, ending in a cul-de-sac, which will come off of Schoolhouse Lake Rd. This shared access is historically known as Mud Lake Road; However, Mud Lake Road does not have legal access through this parcel to where it runs and connects with Schoolhouse Lake Road. Per deeds, surveys, and other documentation, Mud Lake Road terminates at the southern boundary of proposed Lot 2.

Also, during review it was found that per COS #3915RB, the home parcel of this proposed subdivision was dedicated to grant access to the cabin on Parcel 1 in a location to be agreed upon by its owners; therefore, this road accesses three (3) structures, removing it from driveway standards.

Lots 3-6 will access off a new road, Shelterwood Trail, which will also end in a cul-de-sac for easier turn around.

Each driveway to all lots proposes to have an approved turnaround for emergency services.

Each lot will be served by individual wells and septic systems. The property is roughly flat and already thinned in the recent years.

**RECOMMENDATION:** Grant preliminary approval to Shelterwood Park subdivision, subject to conditions and based on the findings in the staff report.

REVIEWED & PREPARED BY: LISA OEDEWALDT

DATE: APRIL 8, 2015

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## **FINDINGS OF FACT [BASED ON REVIEW CRITERIA SET FORTH IN MCA 76-3-608(3)(A)]:**

### **1. IMPACTS ON AGRICULTURE:**

According to the Natural Resource Conservation Service (NRCS), the predominant soil type of the proposed subdivision is classified as Typic Eutrochrepts; glacial outwash terraces and are not considered prime farmland or farmland of statewide importance.

The Tax Assessor's classification of the subject property is Agricultural Rural and the adjacent properties are United States Forest Service land and rural residential.

**CONCLUSION:** There does not appear to be a significant impact to agriculture.

### **2. IMPACT ON AGRICULTURAL WATER USER FACILITIES:**

The property is not in the Glen Lake Irrigation District and does not appear to have access to surface water for agricultural water use.

**CONCLUSION:** There does not appear to be an impact on agricultural water user facilities.

### **3. IMPACTS ON LOCAL SERVICES:**

**ROADS** – Lots 1 and 2 will access from separate driveways off of a proposed shared access, ending in a cul-de-sac, which will come off of Schoolhouse Lake Rd. This shared access is historically known as Mud Lake Road; However, Mud Lake Road does not have legal access through this parcel to where it runs and connects with Schoolhouse Lake Road. Per deeds, surveys, and other documentation, Mud Lake Road terminates at the southern boundary of proposed Lot 2. Also, during review it was found that per COS #3915RB, the home parcel of this proposed subdivision was dedicated to grant access to the cabin on Parcel 1 in a location to be agreed upon by its owners; therefore, this road accesses three (3) structures, removing it from driveway standards. Lots 3-6 will access off a new road, Shelterwood Trail, which will also end in a cul-de-sac for easier turn around. Each driveway to all lots proposes to have an approved turnaround for emergency service. Both roads will need to conform to County Standards.

**UTILITIES** – Northern Lights and Frontier both have transmission mains in Schoolhouse Lake road. The developers will be required to extend the lines into the subdivision to abut each lot.

**EMERGENCY SERVICES** – The nearest basic emergency services for the land proposed for subdivision are based in Troy approximately 3 miles away.

Structural fire protection is limited to the Troy Volunteer Fire Department with a station 3 miles away.

Prompt Care and other non-emergency service situations for the area are located in Troy. The nearest hospital or other emergency services or services with more extensive capabilities would require travel approximately 20 miles to Libby or the Bonner County, Idaho area on primary roads.

Ambulance service is available from Troy Volunteer Ambulance service depending on availability. LifeFlight or Alert Air from Kalispell Regional Hospital is available from the heliport at St. John's Lutheran Hospital.

Police protection will be provided by the Lincoln County Sheriff's Department and local deputies residing in the general area whom are available for response.

WATER SUPPLY and WASTEWATER TREATMENT - The nearest public water system and public wastewater treatment system are greater than 500 feet from the proposed subdivision. Each lot is proposed to have its own septic system and well. The proposed drain fields and mixing zones are shown in detail in the Montana DEQ section of the application. The Department of Environmental Quality and Lincoln County's Environmental Health Department will determine if the information provided by the applicant is sufficient for a suitable drainfield site and well location on each property

SOLID WASTE DISPOSAL FACILITIES – Refuse shall be "Owner Haul" or "Contract Hauler" to be deposited in the Lincoln County Landfill in Troy Montana located approximately 5 miles from this proposed development. Lincoln County Solid Waste Management Program operates a Green box disposal site located at Savage Lake, less than 2 miles from the proposed subdivision. It will be the responsibility of the individual lot owner to insure solid waste is transported to an appropriate facility.

PUBLIC SCHOOL FACILITIES - This proposed subdivision is in the Troy School District. Children wishing to attend public school would be required to either ride the bus or provide for personal transportation to Troy. Such an increase in enrollment is considered negligible.

**CONCLUSION:** There are already existing fulltime and seasonal residences in the area, therefore there does not appear to be a significant impact to local services.

#### **4. IMPACTS ON THE NATURAL ENVIRONMENT:**

Topography: The property is lightly sloped but not enough to be considered a hazard. Roads, driveways and building sites have the potential to cause erosion and visual impact. Reseeding disturbed areas will be required to help maintain soil stability.

Public Lands: The property is adjacent to USFS public lands on the north side, across Highway 56.

Historical Features: There does not appear to be any historical features on the property.

Surface Water: The property is not subject to any surface water beyond rainfall. Mud Lake, which is near the subdivision but not a part of, is considered to be a Freshwater Emergent Wetland but does not affect the lots of this subdivision

Ground Water: Groundwater is at a sufficient depth not to be a concern for pollution.

Vegetation: The property has already been thinned and has some regrowth with scattered noxious weeds.

**CONCLUSION:** There appears to be a low potential for impact to the natural environment.

#### **5. IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:**

Nearly 80% of Lincoln County's land area is managed for wildlife habitat. According to habitat maps, available from Fish Wildlife & Parks (FWP), this proposal is in an area that may contain habitat for general/winter range for moose, elk, bear, whitetail and mule deer. Due to the mid-elevation and densely forested stands, interspersed with open feeding areas, applicants should prepare for this likelihood of conflict by considering such things as fencing to exclude wildlife from gardens, fruit trees, and ornamental shrubs, and also consider how to exclude wildlife from garbage. Having said that, this application fails to mention any ways in which solid waste will be contained until pick-up is possible. The proposed covenants include a provision addressing efforts to reduce such conflicts

Tonya Chilton of FWP offered the following comment:

*"...FWP suggests that specific wildlife attractants be included in a list for landowners; attractants such as pet food, birdseed, fruiting trees, and livestock feed should be itemized. This is especially important because bears in particular – but most wildlife, in general – are opportunistic foragers and will take advantage of any food available within their home range.*

*Note also that Montana State Law (MCA 87-6-216) prohibits people from purposefully or knowingly attracting bears, lions, or ungulates by providing supplemental feed, which includes solid waste like human garbage"*

**CONCLUSION:** There does not appear to be a significant impact to wildlife or wildlife habitat.

## **6. IMPACTS ON PUBLIC HEALTH AND SAFETY:**

The project is not within an Air Quality District or Airport Influence Area. The land is not sloped and will not contribute to any increase in fire risk behavior.

**CONCLUSION:** There is not the potential for significant impact to public health and safety with this subdivision.

## **7. GROWTH POLICY:**

The Lincoln County Growth Policy encourages development near existing communities and infrastructure. It also encourages maintaining rural character, while reducing development in the Wildland Urban Interface. Lincoln County has limited area for private land to develop. This project is in rurally developed area near public lands and is relatively close to Troy.

**CONCLUSION:** The project appears to conform to the growth policy. .

## **PLANNING DEPARTMENT RECOMMENDATIONS**

The Lincoln County Planning Department has reviewed this proposed land subdivision under the criteria established in the Montana Subdivision and Platting Act, the Montana Code Annotated, Lincoln County Subdivision Regulations, and the Lincoln County Growth Policy.

Based on the information provided, the proposed subdivision could have very few potentially significant adverse impacts. The mitigation measures recommended below offer assurance that the proposed subdivision will be in compliance with residential developmental requirements in Lincoln County, and ensure the criteria of reducing impacts to public health and safety are met.

The Lincoln County Planning Department recommends approval of **Shelterwood Park** Subdivision with the following conditions for approval:

### **ACCESS/ROADS:**

1. All driveways and roads within the subdivision shall conform to Lincoln County Road Standards prior to filing the final plat (*Lincoln County Subdivision Regulations VI-G*).
2. An approach permit from the Lincoln County Troy Road Supervisor must be secured and any conditions thereon must be complied with prior to final plat approval.
3. All intersections (Mud Lake Rd & Shelterwood Trail, shall have roads signs installed that conform to Lincoln County road signing standards per Resolution #804, reflecting the approved road names per the Lincoln County Planning Department, prior to final plat approval.

4. The Surveyor of Record must certify on the final plat that the access requirements have been met or an improvements agreement with the governing body must be filed with the final plat insuring completion of these requirements.

**UTILITIES:**

5. Northern Lights and Frontier shall design and approve plans for appropriate utility systems in cooperation with the subdivider within the proposed subdivision prior to final plat approval. The subdivider shall provide all necessary easements and install both utilities to abut each lot per the utility company plans and specifications, prior to final plat approval.

**NOXIOUS WEED :**

6. Per the recommendation of the Weed Coordinator, the property, roads, skid trails and openings shall be treated for noxious weed infestation. The landings and burn piles need to be reseeded with weed free grass. The ash in the burn piles need to be spread around for reseeded. All treatments need to be completed and signed off prior to final plat approval.

**COVENANTS:**

7. Section IV.1 shall be revised to include the word "*single-family residential*".
8. Section IV.3 shall be revised to read:  
*"Residents of this subdivision shall adhere to the provisions of VI below for creating defensible space around the home."*
9. Remove VI.6 as there are no riparian areas to protect
10. Section V.1 should be changed to read "*14 feet driving surface*" rather than 16.
11. The approved weed plan shall be added as an exhibit to the covenants prior to final plat approval.

**ROAD MAINTENANCE:**

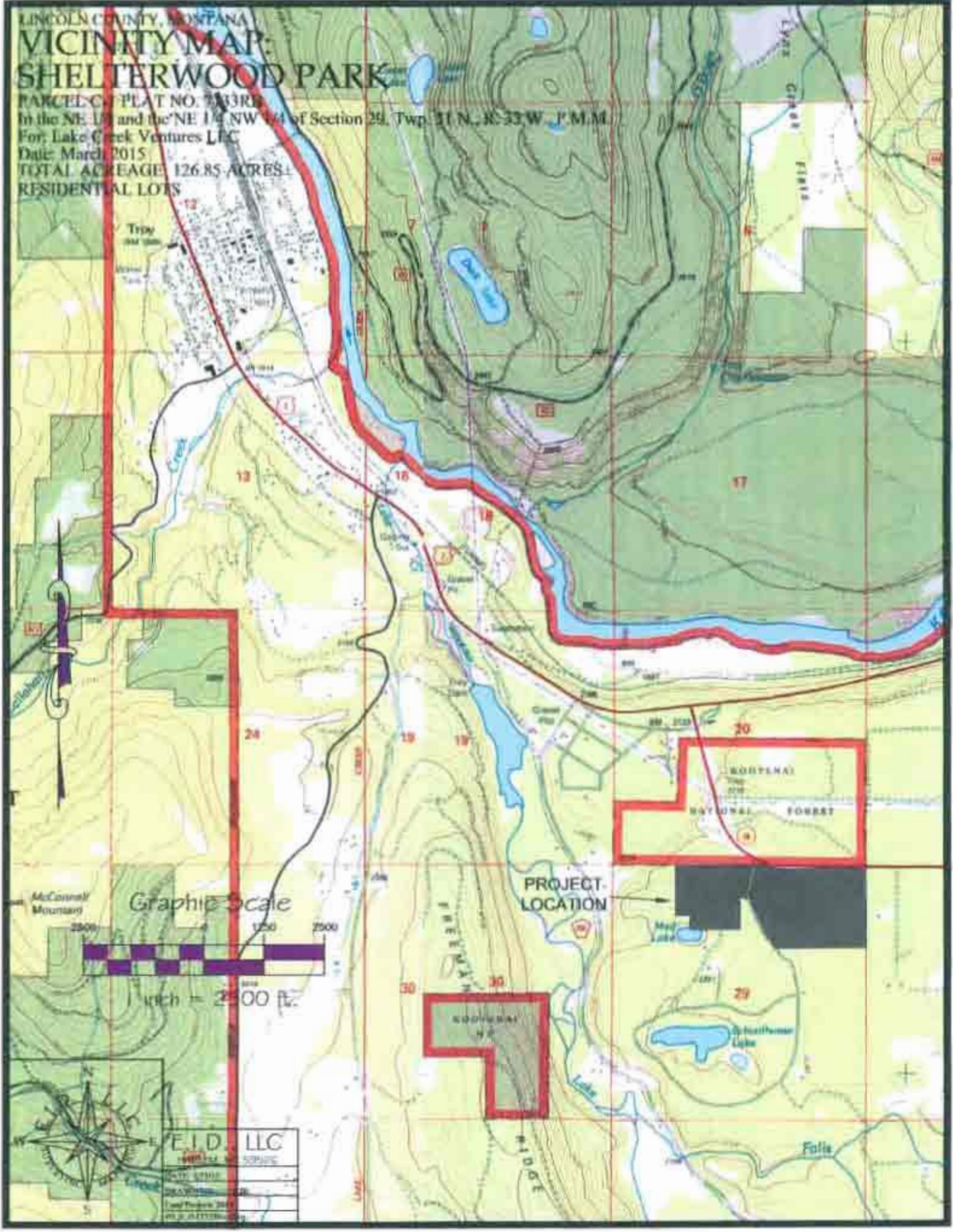
12. The roads that are indicated needs to be amended to read Mud Lake Road and Shelterwood Trail; (*N. Mud Lake Road is not acceptable as road physically connects. If road was to be blocked, then maybe a new (unique) road name could be used.*)

**MISCELLANEOUS/ FACE OF PLAT:**

13. All driveway approaches & turnouts need to be indicated on the face of the final plat to verify physical and legal access to the lot as well as aid in E911 Addressing of the lots in the subdivision per County Resolution #804.
14. The face of the final subdivision plat submission must conform to Lincoln County Subdivision Regulations, the Montana Subdivision & Platting Act, and Montana ARM 24.183.1107 Uniform Standards for Final Subdivision Plats.

LINCOLN COUNTY, MONTANA  
**VICINITY MAP:  
SHELTERWOOD PARK**

PARCEL OF PLAT NO. 7833R  
In the NE 1/4 and the NE 1/4 NW 1/4 of Section 29, Twp. 31 N., R. 33 W., P.M.M.  
For: Lake Creek Ventures LLC  
Date: March 2015  
TOTAL ACREAGE: 126.85 ACRES  
RESIDENTIAL LOTS



Graphic Scale



PROJECT LOCATION

E.I.D. LLC	
DATE: 03/15/15	DRAWN BY: [illegible]
SCALE: AS SHOWN	CHECKED BY: [illegible]
DATE: 03/15/15	DATE: 03/15/15
PROJECT: SHELTERWOOD PARK	PROJECT: SHELTERWOOD PARK
PREPARED BY: [illegible]	PREPARED BY: [illegible]

LINCOLN COUNTY, MONTANA

# AERIAL PHOTO: SHELTERWOOD PARK

PARCEL C-1 PLAT NO. 713389

IN THE NE 1/4 of the NE 1/4 of SW 1/4 of Section 2, Twp 31 N, R. 12 W, N.M.P.

FOR THE DISTRICT COURT

IN AND FOR THE COUNTY OF LINCOLN

FOR THE PURPOSES OF

RESIDENTIAL LOTS

Graphic Scale

500 0 250 500



1 inch = 500 ft.



Google earth



<b>E.I.D., LLC</b>
CAROL M. 58522
DATE 2014
QUANTITY: CTS
Local Version 2014
FILE 1111011.dwg

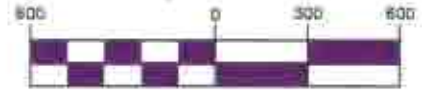


LINCOLN COUNTY, MONTANA  
**LOT LAYOUT:  
 SHELTERWOOD PARK**

PARCEL C-1 PLAT NO. 7133RB  
 In the NE 1/4 and the NE 1/4 NW 1/4 of Section 29, Twp. 31 N., R. 33 W., P.M.M.  
 For: Lake Creek Ventures LLC Date: March 2015

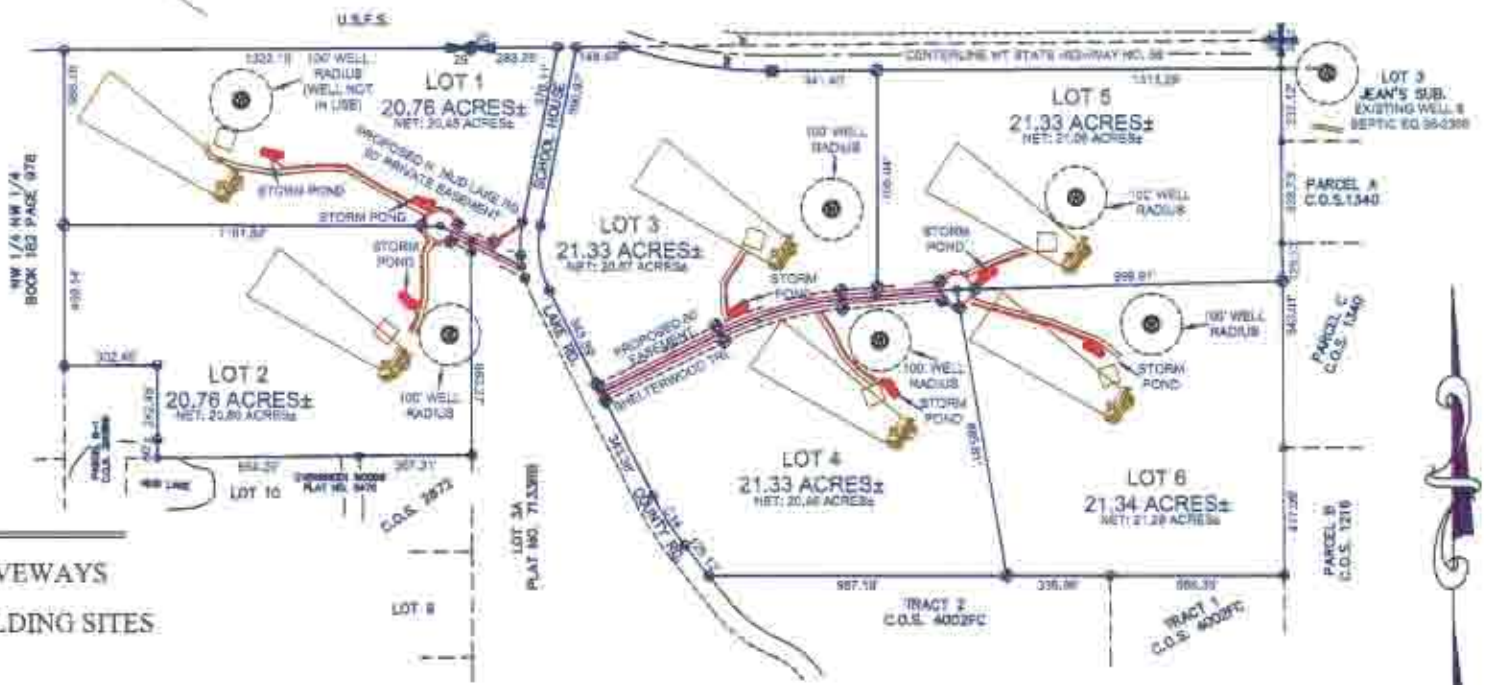
TOTAL ACREAGE: 126.85 ACRES±  
 RESIDENTIAL LOTS

Graphic Scale



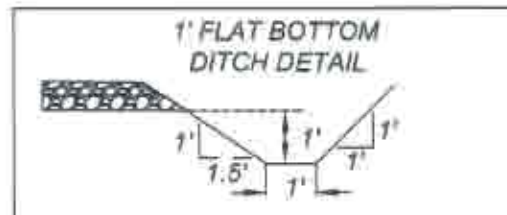
1 inch = 600 ft.

GRADIENT DIRECTION



**Legend**

- PROPOSED DRIVEWAYS
- PROPOSED BUILDING SITES
- SOILS TEST PIT
- PERCOLATION TEST SITE
- PROPOSED DRAINFIELD SITE
- 3 - 100' STANDARD ABSORPTION TRENCHS
- PROPOSED REPLACEMENT SITE
- 3 - 100' STANDARD ABSORPTION TRENCHS
- PROPOSED WELL LOCATIONS
- PROPOSED STORMWATER POND LOCATIONS
- PROPOSED DITCHES & FLOW



NO NEIGHBORING WELLS  
 OR SEPTICS WITHIN 100' OF  
 THE BOUNDARIES EXCEPT AS  
 SHOWN.

E.I.D., LLC  
 HARBOR, VT 55326  
 DATE: 12/10/14  
 DRAWN BY: GTR  
 Using Projecta 2014  
 FILED: 13.11277m.dwg





## **PROJECT SUMMARY** **SHELTERWOOD PARK**

This project is located approximately 2.5 miles southeast of Troy, Montana. This subdivision consists of 6 residential lots with individual septic systems and individual wells. Currently, the subject property is a vacant parcel that is generally flat (slopes from 0-5% in most places). This property (Parcel C-1 per Plat NO. 7133RB) has been recently thinned and is currently "firewise" (see fire report). The neighboring properties are typically large residential parcels. Primary access to this subdivision is supplied by a county road (School House Lake Road) from which a new 24' wide road is proposed to access Lots 3-6 (4 lots total) and will be constructed with at least 8 inches of compacted pit run. Lots 1-2 will have access from Mud Lake Road which is an existing private road with no known easement. There are no known ditches, or irrigation districts located on this property. Current electrical services in the area are supplied by N.L.I.'s existing buried powerlines located south of the subject parcel, and new services will have to be supplied by new buried powerlines along the existing School House Lake Rd easement. Communication services are currently buried along the School House Lake Rd. and are provided by Frontier Telecommunications.

There is no intent to further subdivide at this time. No Phasing Plan is needed as this subdivision is intended to transfer title from a single party to single party use.

Please see the "Street and Road plan" for roadway details.

Please refer to the Existing conditions map for location of existing utilities.

# LINCOLN COUNTY SUBDIVISION REGULATIONS

## Fire Risk Assessment – Pre-Development Rating Form

SUBDIVISION NAME: Shelterwood Park NO. LOTS: 6 Total Acres: 126.85

SUBDIVISION HAZARD RISK RATING:  LOW  MODERATE  HIGH

DATE: 3-28-2015 RATED BY: Brad Lord

### BRIEF PROPERTY DESCRIPTION

*DESCRIBE THE SUBDIVISION: N-S-E-W & MILES FROM NEAREST CITY TOWN, ETC*

This property has a total of 126.85 acres, and is being split into six lots of approximately 20 acres each. lot 1 = 20.76 acres, lot 2 = 20.76 acres, lot 3 = 21.33 acres, lot 4 = 21.34 acres, lot 5 = 21.33 acres, lot 6 = 21.33 acres.

This property is located just a few miles South East of the town of Troy, Montana on Hwy 56, and is within the Troy rural fire district.

The legal description is as follows:

Parcel C-1 Plat # 7133RB NE 1/4 and the NE 1/4 NW 1/4 of Section 29,Twp. 31 N., R. 33 W., P.M.M.

### ROADS

#### ACCESS

- Access to the subdivision is by *County* roads

YES  NO

- Access to the subdivision is by *Private* roads

YES  NO

*DESCRIBE CONDITION OF ACCESS ROADS LEADING TO THE SUBDIVISION: SURFACE, WIDTH, ETC...*

The property is accessed via School House Lake Rd. A 50 foot wide county maintained access and utility easement. Road is paved and in good condition with no width or grade concerns. The individual lots of the proposed subdivision will be accessed via a system of proposed private roads. These roads are not yet developed, however when installed, should meet all minimum road standards established by Lincoln county, including width, grade and termination.

#### GRADE

- Are there roads that exceed 10 % leading to the proposed subdivision?

YES  NO

*DESCRIBE DIFFERENCES IN GRADE AND THEIR LOCATION*

There are currently no existing or planned roads in this subdivision that exceed a 10% grade.

**ROADS continued**

**ENDINGS – PROPOSED ROADS**

- Interior road(s) will end IN Cul-de-Sac or Hammerhead turnaround  YES  NO

**DESCRIBE CONCERNS WITH ROAD ENDINGS IN RELATION TO ASSESSED FIRE RISK**

Interior private roads are not yet developed, however when installed, should meet all minimum road standards established by Lincoln county, including width, grade and termination. All interior roads should end in either a cul-de-sac or hammerhead turnaround to provide for the safe and effective ingress and egress of larger vehicles such as fire and emergency vehicles.

**BRIDGES**

- Bridges to the subdivision lots exist or are planned  EXIST  PLANNED  
- If the bridge(s) are in, are they built to Lincoln County Standards  YES  NO

**EXPLAIN BRIDGE, MATERIALS, LOCATION AND USAGE**

There are no existing or planned bridges for this subdivision.

**TOPOGRAPHY**

**SLOPE**

- Are there areas that contain slopes greater than 30%?  YES  NO

**EXPLAIN LOCATION OF SLOPES IN REGARDS TO INCREASED FIRE RISK**

There no areas in this subdivision that have slopes greater than 30%. There are no slopes in this subdivision that contribute to any increase in fire risk or behavior.

**HAZARDOUS FEATURES**

- Adjacent Steep Slopes, Draws / Ravines, Chimneys, Canyons, or Saddles  YES  NO

**EXPLAIN ANY FEATURES, LOCATIONS, ETC...**

This property consists of flat terrain and has no significant hazardous features such as chimneys, ravines, canyons or saddles.

**FUELS**

**TYPE**

- Slash, thick duff, bug kill, dense lodge pole, etc  YES  NO

**EXPLAIN TYPES OF FUELS AND THEIR DANGERS**

The entire 126.85 acres consists of timber fuel model 10. The entire property has been logged and cleared, and is void of any ground or ladder fuels. The timber that remains after the logging is in-mature regeneration conifer type. The timber has been heavily thinned out leaving the canopy with very little to no chance to support any fire. The entire 126.85 acres would exhibit a very low resistance to fire control. Any fire behavior would be limited to slow moving low flame height ground fire.

**FUELS continued**

**IGNITION RISK SOURCES**

- Adjacent Campgrounds / Campsites / Picnic Grounds, Children Areas (playgrounds, schools, camps, etc.), Commercial Land Uses / Businesses, Sawyer Operations / Debris Burning, Domestic Wood Heating, Farming /Ranching, Milling, Mining, Power lines / Transformers, Recreation Sites (shooting ranges, 4x4 / motorbike areas, party sites, fishing / hunting, Railroad accesses, etc.), well traveled routes (highways, Forest System Roads), other potential ignition sources  YES  NO

**EXPLAIN TYPES OF RISK SOURCES AND THEIR DANGERS**

Risk sources from within this subdivision may come from debris burning, wood heating, recreational burning, etc. Risks from outside of the subdivision could come from campfires and debris burning on adjacent properties, cigarettes discarded along either School House Lake road, or Hwy. 56., vehicle accidents along either roadway, as well as vehicles pulling off either roadway into cured grasses on the road side. This property is adjacent on all sides to heavily timbered fuel model 10 forest land including a portion of Kootenai N.F., and fire could spot onto this property from an active forest fire from these properties. The result would be only a slow moving ground fire with very little resistance to control.

**GREENBELTS AND BREAKS**

- Maintained greenbelts, alleys, fuel breaks, etc.  YES  NO

**EXPLAIN ANY FUEL BREAKS THAT MIGHT AIDE IN PROTECTION**

Lots 1 and 2 are separated from lots 3-6 by School House Lake Rd. All interior lots are broken up by interior access roads. Within each lot, there is an extensive system of log skidding trails which further break up any continuity of grassy or timber fuels, and also make excellent access points for apparatus, crews and for fire control lines.

**FIRE SUPPRESSION**

**AVAILABLE WATER SOURCES**

- Are Draft Sources further than 5 road miles?  YES  NO
- Are ANY sources < 2 road miles?  YES  NO
- Are there any water sources on site (ponds, creeks, waterfront)  YES  NO
- If there is, will it provide enough water?  YES  NO

**DESCRIBE SOURCES, LOCATION, ACCESS, ETC...**

This subdivision is within the Troy rural fire district, which has established water supply draft sites including, but not limited to the Kootenai river. This subdivision is also within five road miles of the Troy city fire hydrant system. There are no on-site water supply systems. There is a small pond (Mud Lake) which is on the property adjacent to and just to the Southwest of lot 2, however there does not appear to be any access for fire apparatus to draft water.

**STRUCTURAL FIRE PROTECTION**

- Within 5 road miles to a fire station

YES  NO

*NAME THE FIRE STATION THAT WOULD SERVICE SUBDIVISION, ACCESS ABILITY, ETC...*

This subdivision is within the boundaries of the Troy rural fire district, and within or less than five road miles from the fire station. Both Troy rural as well as the town of Troy fire department would be able to access this property as well as provide structural fire protection and suppression.

**PROBABLE FIRE BEHAVIOR/RESISTANCE TO CONTROL**

*BASED ON AN ANALYSES UNDER EXISTING AND CURRENT CONDITIONS*

This entire 126.85 acre property would score a fire risk factor of low, and would exhibit a very low resistance to fire control. Any fire spread would likely be limited to low flame heights, and a slow moving surface fire. In the event of high winds during a fire situation on this property, the speed of movement of any surface fire may extend from slow to moderate but would still exhibit low flame heights.

**RECOMMENDATIONS FOR FIRE PROTECTION (Other than Firewise protection around the homes)**

Any installed interior roads should meet minimum standards set by Lincoln County to insure safe egress/ingress of emergency vehicles, including adequate widths, surfaces as well as turn arounds and hammerhead terminations. Any materials slash/debris collected due to any thinning activities should be burned/chipped or removed from the property. Homes should attempt to meet fire wise standards. Home owners should coordinate with each other and establish an emergency plan, including evacuation routes to be used in the event of an emergency.

**ADDITIONAL COMMENT:**

This property represents an excellent example of a survivable space, and should be of no concern to emergency responders where fire control is concerned.

This property poses very little to no fire risk and should be approved where fire risk is concerned.

Fire Risk Assessor's Signature

Review Date

3/28/2015