SITE PLAN REVIEW CHECKLIST - LOT-SPLIT (In-Fill)

Project Name: ______________________________________________    Date: ______________

Location: __________________________________________________   Reviewer: ________________

Closest Cross Street: _________________________________________

PARCEL ID #_______________________________________________

Fire Apparatus and Hydrant access for up to three detached single family dwelling units

-PLATS SHALL INCLUDE THE FOLLOWING-

☐ Fire Apparatus access shall meet the following:
  - Driveway must have a minimum 12’ driving surface width (CCDS 402.07.01) with minimum 25’ inside turning radius.
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  - Fully developed landscaping shall be at least 7’0” from center of drive (14’ clear width) and 13’6” vertical clearance.
  - Maximum grade shall not exceed 18% angle of departure shall not exceed 8.5%.
  - Driveway must extend within 150’ of the most remote portion of the structure.
  - Driveway is limited to 1000’ maximum from roadway unless an approved turn-around is provided
    a) Residential cul-de-sac without an island shall have a 38-foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to www.cobbfire.org for dimensions.
    b) Hammerhead turn-around: total of 102 feet needed (45 ft + 12 ft drive + 45 ft) with the turn-around leg to be a minimum of 20 ft. wide.
  - Driveway must support 25 Tons (50,000 lbs.)
  - Provide emergency access through all gates securing Fire Dept. access with a minimum 12’-0” clear width and approved means of operation (www.knoxbox.com)

☐ Fire Hydrant access and flow shall meet the following:
  - Hydrant location within 500’ of the most remote portion of the structure*
  - Fire Flow Test from closest existing hydrant shall be provided meeting the minimum*
    (Required Flow: 1000 gpm @ 20 psi)

* An alternate equivalency for the above requirements, subject to approval by the Cobb County Fire Marshal’s Office is one of the following:
  1.) NFPA 13D sprinkler system
  2.) Complete structure (framing and decking materials) treated with a Class A-Fire Retardant spray with a flame spread rating of 25 or less and smoke development of 450 or less.
  3.) Non-Combustible construction.

(Indicate on the site plan which option will be utilized)