

**COBB COUNTY FIRE MARSHAL'S OFFICE**

**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.
- Driveway must have a minimum 12' driving surface width (CCDS 402.07.01) with minimum 25' inside turning radius.
- 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](http://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](http://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)