Plan Submittal Application

Date: _____ Development Name: _____ Project Number: _____(staff use)

Use: _____ Zoning: _____ Bldg SF/Units: _____ Site Location (street/cross street): _____

Acreage: ____ Disturbed Acreage: _____ District: ___ Section: ___ Land Lot: _____ Parcel ID Number(s): _____

Please Specify Project Type:

- ☐ **Civil < 2 Acre Site (Land Disturbance Permit)**: Plan Submittal Fee is $750: 4 Full Size Sets Required for Review
- ☐ **Civil >= 2 Acre Site (Land Disturbance Permit)**: Plan Submittal Fee is $1,000: 4 Full Size Sets Required for Review

LAND DISTURBANCE PERMITS MUST BE SUBMITTED USING EPLAN SOLUTIONS. HARDCOPY SUBMITTALS WILL NOT BE ACCEPTED

The review process for civil plans will not be initiated without the following included in the plan set:

- ☐ Landscape Plan, Tree Survey and Survey Stamped by Surveyor
- ☐ Hydrology Study/Stormwater Management Report
- ☐ Application, annotated Checklists for Community Development, Arborist, Traffic Engineering, Civil Engineering & Fire Marshal

- ☐ **Residential Individual Lot Site Plan**: Please refer to Residential Individual Lot Site Plan Requirements, available on the "Resources" tab at: http://www.alpharetta.ga.us/docs/default-source/planning-zoning/residential_individual_lot_site-plan_requirements.pdf?sfvrsn=4
- ☐ **Permit Revision**: $400: 4 Full Size Plan Sets Required for Review
- ☐ **Preliminary Plat**: $750: 2 Full Size Plan Sets Required for Review
  - ☐ The Preliminary Plat Checklist can be found on the "Resources" tab at: http://www.alpharetta.ga.us/docs/default-source/planning-zoning/preliminary-plat-checklist.pdf?sfvrsn=2 and will need to be submitted with this Application.
- ☐ **Minor (or Combination) Plat**: $400: 2 Full Size Plats Required for Review
  - ☐ The Final Plat Checklist can be found on the "Resources" tab at: http://www.alpharetta.ga.us/docs/default-source/planning-zoning/final_plat_checklist.pdf?sfvrsn=4 and will need to be submitted with this Application.
- ☐ **Final Plat**: $750: 2 Full Size Plats Required for Review
  - ☐ The Final Plat Checklist can be found on the "Resources" tab at: http://www.alpharetta.ga.us/docs/default-source/planning-zoning/final_plat_checklist.pdf?sfvrsn=4 and will need to be submitted with this Application.

Owner, Developer & Engineer Contact Information:

Owner Information:

Name: _____
Address: _____
Phone: _____
Email: _____
☐ Check if Recipient of Comments

Developer Information:

Name: _____
Address: _____
Phone: _____
Email: _____
☐ Check if Recipient of Comments

Engineer Information:

Name: _____
Address: _____
Phone: _____
Email: _____
☐ Check if Recipient of Comments

Summary of Land Disturbance Review Process

Pre-Application Review Meeting "One-Stop Meeting"

Any person seeking development activity approval must schedule a One-Stop meeting with the Community Development Department Plan Review staff. The purpose of the meeting is to expedite applications, reduce application design and development costs, and is a requirement for stormwater and erosion control. One-Stop meetings are held each Wednesday between 9 AM and 12 PM. Please contact Brian Borden, Zoning Administrator, at (678) 297-6076 to schedule a meeting. Bring at least one (1) full size copy of the proposed plan to the meeting.

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Plan Submittal

All plan submittals are required to be submitted using ePlan Solutions. Please see preceding page for fee schedule and required submittal documents.

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Within Ten (10) Business Days Plan Reviewers will Provide Comments via ePlan Solutions.

See Open Files, Comments and Checklist tabs/links on the Eplan Solutions website for comments.

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Applicant Must Address All Comments and Submit New Plans Reflecting All Changes

Applicant may follow up with each reviewer regarding questions about City comments. Ten (10) working day review period upon re-submittal of revised plans.

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Sign-Off on Plans

Once all comments have been addressed, applicant must contact Brian Borden at (678) 297-6076 to schedule a One-Stop meeting to receive plan reviewers' sign-offs and to receive the Erosion Control Permit. **At least two (2) sets of plans* and one (1) CD with CAD file(s), PDF files of LDP and hydrology must be provided for sign-off. Following issuance of Erosion Control Permit, the applicant must submit a PDF scan of the cover sheet to the Community Development Department.** The On-Site Superintendent must call the City's Community Department at (678) 297-6070 and sign up for the pre-construction class. This class is free and typically offered on the first Thursday of each month. No work is to commence on-site until the Superintendent has completed the class. A certification of class completion must be on-site at all times. **Please note that prior to Community Development's sign-off on the plans, the Development Fee, Erosion Control Bond, Tree Bond, Existing Roads Improvement Bond and Tree Recompense (if applicable) must be paid/posted. These items are also included on the Community Development checklist.**

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Tree Protection Fence Installed

Once the Tree Protection Fence has been installed, the applicant must contact City Arborist, David Shostak, at (678) 297-6070 to schedule an inspection.

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Land Disturbance Permit Issued

Once Erosion Control measures are in place, the applicant must contact the Community Development Department at (678) 297- 6070 to schedule an initial Erosion Control Inspection with the Land Disturbance Inspector. The LDP will be issued upon satisfactory inspection. **One (1) copy of the approved plan set must remain on site at all times.**

* The City will keep 1 hard copies. Please bring as many additional as you will need.

(To Be Completed & Submitted along with Civil/LDP Application)

Contact _____Phone _____Email_____

1st Review_____ 2nd Review_____ 3rd Review_____ Date Approved_____

Project Name: _____ LDP # _____

Reviewer: Brian Borden Phone: (678) 297-6076 Email: bborden@alpharetta.ga.us

A complete, annotated checklist MUST be provided with plans prior to any review.

Annotation = Provide sheet number and/or note number reference next to each item below.

_____1. Provide name of project and LDP # in large letters on cover sheet and site plan.
_____2. Provide inter-parcel access. Provide access agreements or reference DB/PG on plans.
_____3. Provide location map, land lot, district/section, and tax parcel ID number.
_____4. Provide name, address, phone, and contact person of developer, designer and 24-Hour Contact.
_____5. Provide bearings and distances to the nearest existing street intersection, benchmark or other recognized permanent monument.
_____6. State provider of all utilities and phone number.
_____7. Provide boundary lines, showing bearings & distances.
_____8. An approved combination plat may be required prior to the issuance of a CO.
_____9. Provide source and date of boundary survey.
_____10. Provide total acreage of site and disturbed area (on and offsite).
_____11. Provide scale, north arrow, and signed professional seal.
_____12. State zoning classification.
_____13. State proposed use.
_____14. Provide zoning, master plan, variance, and Design Review Board case numbers with dates and conditions of approval. Show compliance with conditions.
_____15. Provide total number of units and density.
_____16. Provide owner and zoning classification of adjacent properties.
_____17. Provide building dimensions and square footage on site plan.
_____18. Label all structures as existing or proposed.
_____19. Provide building height.
_____20. Show all building lines, buffers, and landscape strips.
_____21. Provide all building setbacks.
_____22. Show abutting streets. Label name, centerline distance, striping, and pavement width.
_____23. Provide curb and gutter along adjacent streets.
_____24. Provide sidewalk along public roads.
_____25. Provide sidewalk connection to public right-of-way.
_____26. Provide parking summary, including basis for required and proposed parking.
_____27. Provide bicycle, electric charging and loading-unloading spaces.
_____28. Label typical parking stall size (9'x 19' standard).
_____29. Show dumpster location (minimum of 50' from right-of-way and 5' from property line).
_____30. Provide masonry utility enclosure and opaque gate to match the building materials. Enclosure and gate shall be two feet (2') taller than utilities being screened.

_____31. Show lighting, fire hydrants, transformers and other underground utilities on landscape plan. Demonstrate that they do not conflict with landscaping.
_____32. Each parking lot shade tree island must be 200 square feet minimum soil area (label), which does not contain any utilities, transformers, etc.
_____33. Provide detention pond screening. Trees are not allowed on the detention pond dam or within the access easement.
_____34. Submit a water usage analysis and conservation plan. The water usage analysis and reduction plan shall be designed to establish a goal of not less than a ten percent (10%) reduction in the anticipated annual water usage by the project. See requirements at www.alpharetta.ga.us (commercial projects only).
_____35. Provide wetlands status.
_____36. Show limits of disturbance.
_____37. Show all sanitary sewer easements on site, utility and landscape plans.
_____38. Label all sanitary sewer lines as existing or proposed, and public or private.
_____39. Show limits of disturbance for off-site sewer on all plans.
_____40. Complete and return for approval the Development Fee and Bond Calculation Excel file. Please note: The development fee, erosion control bond, tree bond, existing roads improvement bond, and tree recompense (if applicable) must be paid/posted prior to LDP sign-off.
_____41. Provide address request form to Nikisha Mistry (678-297-6077 or nmistry@alpharetta.ga.us) for all commercial projects without addressing.
_____42. Provide waste generation calculations and notes as per below (for commercial projects only).

A. Calculate daily waste generation based on the following table:

Type of Development	Daily Generation Factor
Cafeteria	1 lb/meal served
Church	1 lb/100 sf
Grocery Store, not Inc. Food Service	100 lbs corrugated/$1000 in sales + 65 lbs/$1000 other waste
Hotel	3.2 lbs/room
Hospital	16 lbs/bed
Manufacturing, 1-400 Employees	3 lbs/employee
Manufacturing, 401-3000 Employees	7 lbs/employee
Office, No Food Service	1 lb/100 sf
Office with Vending Machine	1.5 lbs/100 sf
Office with Food Service	1 lb/100 sf + 1 lb/meal served
Recreation Use	0.5 lb/100 sf
Residential	5 lbs/person
Restaurant	1.5 lbs/meal served
Restaurant, Fast Food (Inc. Fast Food within Another Use)	200 lbs/$1000 in sales
Retail, not including Food Service	2.5 lbs/100 sf OR
Retail, not including Food Service	75 lbs corrugated/$1000 in sales + 15 lbs/$1000 other waste
Retirement Home, No Food Service	5 lbs/person
Retirement Home with Food Service	5 lbs/person + 1 lb/meal served
School, Day Care	1 lb/person
Sports Arena	1 lb/spectator + 1 lb/employee
Warehouse	1 lb/100 sf

B. Provide the frequency of pick-up service and calculate the storage volume required for your project. Provide a minimum of 25% storage for recyclables.

C. Use the following to convert weight to area:

- 150-lbs/ cubic yard (cy) for office/ dry trash or recyclables
- 40 lbs/ cy (loose) or 900 lbs/ bale for cardboard
- 1 cy = 205 gallons

D. Calculate the required recyclable container size based on the following:

Container	Volume (cy)	Capacity (Weight in lbs)	Dimensions (Width x Depth x Height)
Rolling Cart, 95 gallons	0.47	70	34" x 34" x 44"
Front Load, 2 cy	2.33	350	6 x 3 x 3.5
6 cy	6.11	915	6 x 5.5 x 5
8 cy	8	1,200	6 x 6 x 6
Compactor, 20 cy	20	3,000	8 x 20
30 cy	30	4,500	Height Varies
40 cy	40	6,000	

E. Label location, size, type and dimensions of the required recycling bin(s) on the site plan. The area required is determined by the waste generation analysis and must be accommodated within the dumpster enclosure. Sufficient area must also be provided to accommodate the Fulton County Health requirements, which must be included on the plans.

_____43. Provide the following under "COMMUNITY DEVELOPMENT NOTES":

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appurtenances, satellite dishes and/ or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
    a. Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
    b. Irrigation spray onto public roadways is not allowed.
    c. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

Prior to LDP Sign-off

_____44. Provide the City with 1 full Plan Set. Bring as many additional as you will need.
_____45. Provide one hard copy of the hydrology report (to be returned to you).
_____46. Provide one (1) copy of the covers of the hydrology report & the plan set (full-size).
_____47. Provide 8.5" x 11" site plan.
_____48. Provide copy of sewer permit (orange card).
_____49. Provide proof of City of Alpharetta property tax payment.
_____50. Provide one (1) CD with CAD and PDF files of the LDP and hydrology report at LDP sign-off.
_____51. Provide a copy of the GA EPD Notice of Intent (NOI) submittal, if applicable.
_____52. Provide the original copy of any required bond (Erosion Control, Tree and/or Existing Road).
_____53. Provide payment for Tree Recompense, if applicable.
_____54. Provide payment for the LDP Fee.

After LDP Sign-off

_____55. Provide a scanned image of any redlined sheets.

Contact Brian Borden at (678) 297-6076 or bborden@alpharetta.ga.us with any questions about these comments or the review process. Please note that prior to the issuance of a Building Permit, one (1) set of building elevations showing colors and materials for all four (4) sides must be submitted to Community Development for review, if the project is not subject to review by the Design Review Board.

ARBORIST CHECKLIST

Attention To/ Contact _____ Phone _____ Email_____

Project Name: _____ LDP # _____

To be completed by applicant

1st Review_____ 2nd Review_____ 3rd Review_____ Date Approved_____

Reviewer: David Shostak Phone: (678) 297-6229 Email: dshostak@alpharetta.ga.us

To be completed by City Staff

Eligible for one-stop: 1: YES_____ NO_____ 2: YES_____ NO_____ 3: YES_____ NO_____

STANDARD SUBMISSION REQUIREMENTS: TREE CONSERVATION, LANDSCAPE AND BUFFER REQUIREMENTS ORDINANCE (ARTICLE III SECTION 3.2)

This completed and annotated checklist MUST be provided with plans prior to any review.

A. _____ Tree Survey

1._____ Provide a tree survey including **ALL** specimen trees located on the property. All trees must be measured at Diameter at Breast Height (DBH: 4.5 feet above the ground line). Multi-stem trees must be measured at the most narrow point below the fork but at least 6" above the ground line. For multi-stem trees also include the individual stem measurements listed in parenthesis.

2._____ Include **ALL** existing non-specimen "landscape trees" (including street trees, parking lot trees, etc.), trees that will count towards the existing density or other requirements, and trees along the LOD measured at DBH.

3._____ Include trees of quality and tree groupings or groves of trees that warrant protection or preservation based upon size, condition, special interest, character, etc.

4._____ Include all boundary trees and specimen trees (overstory and understory) within 30 feet of the property line or limits of disturbance even if on adjacent properties. (This is in no way an authorization to trespass.)

5._____ Specimen trees, trees of quality, and tree groupings **MUST** be flagged and labeled with a numbered tag in order to be located out in the field (including those on adjacent properties if access is granted).

6._____ The tree survey must be prepared by, dated, sealed and signed by a registered surveyor and included in all sets of plans and submittals and be labeled in the index on the cover sheet.

7._____ The City Arborist **MUST** receive a tree assessment report prepared by a Qualified Professional, including all specimen trees, boundary trees, trees of quality, tree groupings, and landscape trees prior to **ANY** review.

Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section

8._____ Include photographs of all fair to poor condition trees showing any defects that may reduce the quality of a tree.

9._____ The tree assessment report **MUST** address whether or not a tree is worth incorporating into the design based upon condition, form, structure, or location.

10._____ This report must include reference numbers used on field tags. Numbers noted on survey, plans, trees, and arborist report **MUST ALL** match.

11._____ The complete report and/or a summary table detailing the condition of the surveyed trees **MUST** be included in the plan set.

12._____ If no trees exist on the site, provide note, "No existing trees on the site."

B. _____ **Specimen, Landscape, and Boundary Trees**

1._____ An alternate design **MUST** be submitted that conserves and incorporates specimen trees, trees of quality, tree groupings, boundary trees, and landscape trees. **Tree survey and Arborist assessment is NOT a recompense calculator.**

2._____ If a specimen tree, tree of quality, tree grouping, boundary tree, or landscape tree cannot be incorporated into the design a hardship justification MUST be provided on the plans.

3._____ Show the Critical Root Zone (CRZ) of **ALL** existing Trees to be saved (1.3 feet X inches DBH = radius in feet) on the Tree Protection, Landscape, Erosion Control, Grading, and Demolition sheets.

4._____ Label dimension of all CRZs on the Tree Protection sheets.

5._____ If encroachment is allowed (no greater than 20%) within the CRZ of trees to be conserved provide the percent encroachment on the Tree Protection sheets.

6._____ If removal or encroachment above 10% is proposed within the CRZ of a Boundary tree an agreement per section 3.2.6.2.b between the owners will be provided and included in the plan set.

7._____ All specimen trees, trees of quality, tree groupings, boundary trees, and landscape trees to be removed MUST be marked with an "X" on the Tree Protection, Initial Erosion Control, and Demolition sheets.

C. _____ **Tree Care and Maintenance Plan** (MUST be submitted by second submittal)

1._____ A Tree Care and Maintenance plan shall be developed specifically for every tree that warrants care due to the changes in site conditions. As well as basic tree care for the new trees..

2._____ This plan shall be drafted by a Certified Professional and include tree protection and care prior to, during, and throughout construction and for 2 years after issuance of a certificate of occupancy (CO).

3._____ The tree care plan MUST be pre-paid prior to the opening of the site. Provide City Arborist with proof of prepayment before scheduling the initial inspection.

4._____ The plan shall be developed around the realistic timelines for implementation. Timeframes can be stated as "prior to construction", "within 2-weeks start of construction", or during a specific season or month during the year, etc.

Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section

5._____ The current owner must provide for access to the trees throughout the duration of the tree care plan, including, if the property ends up under new ownership.

6._____ The plan shall include, but not be limited to: canopy and root pruning, compaction reduction, root treatments, fertilization, fungicide/insecticide treatments, watering, and lightning protection. Please make sure to include the pruning of limbs and roots at the limits of disturbance or that overhang the site that may be ripped or torn during demolition and grading.

7._____ The tree care plan shall include, as needed, demolition and construction oversight when work is required within the CRZ of trees.

8._____ The watering schedule shall include supplemental watering for existing trees and a watering plan for new trees when they arrive on site until establishment. This can include hand watering, use of watering bags. irrigation timing, etc. Reference the location of the watering schedule on the landscape sheet.

9._____ Every plan shall include a monitoring program where the Certified Professional will assess the tree(s) for evidence of wood boring and other insect infestations, diseases and pathogen infestations, mechanical damage, etc.

10._____ Include a note on the Tree Care and Maintenance plan stating "In the event that there are any changes to the health and or condition of the tree(s) that warrant additional tree care a new plan will be provided to the City Arborist.

11._____ Include a note on the Tree Care and Maintenance plan stating "The City Arborist must be notified within one week of completion of any tree care item as well as periodic updates. Proof of completion must be submitted to City Arborist in order for a CO to be issued."

D. _____ Tree Protection and Limits of Disturbance Fencing

1._____ Clearly show all tree protection fence locations on the Tree Protection, Erosion Control, Grading, and Demolition plans.

2._____ Provide tree save fence: Type "B" wire-backed with metal stakes and signage around CRZ of specimen trees and Type "C" orange mesh with metal stakes at all other locations. Type "A" orange mesh with wooden posts will have limited use. Chain link fence may be required for extra protection in some areas. See detail STD. L-6 for approved types of fencing.

3._____ Provide Type "B" wire-back tree save fence and metal posts along all buffers.

4._____ Tree protection fencing MUST protect the entire CRZ of specimen trees or to the greatest extent possible as approved by the City Arborist.

5._____ Orange fencing or a type approved by the City is required to delineate the project LOD to keep pedestrians out of construction zones.

6._____ Show the Structural Root Plate (SRP) of all "existing trees to be saved" along the limits of disturbance (.5 feet X inches DBH = Radius in feet) on the Tree Protection and Grading sheets. Tree protection fence must be shown at the edge of the SRP or beyond to receive density credits for these trees.

7._____ Use callouts or differing line types to denote tree save fence type and note stop and start locations. Tree fence should be labelled "A", "B", or "C" per detail STD. L-6 or labelled "Tree Save Fence", "Wire Back Tree Save Fence", etc.

8._____ Provide measurements from known points to the tree protection fencing on the Tree Protection and Initial Erosion Control sheets (these sheets must show existing conditions). Known points should manholes, property corners, utilities, structures, numbered trees with tags, etc., on the inside or outside of the LOD. These measurements will be used to verify the location of the tree save fence during the initial inspection. If these field measurements do not match the plans or trees are not tagged the tree fence will not be approved.

9._____ When the grading plan calls for filling along the LOD consider using a non-trenched in erosion control instead of silt fence in these areas.

10._____ Make sure the activity schedule shows ONLY the installation of tree save/LOD fencing as the first item to be completed prior to starting anything else.

E. _____ **Tree Planting and Landscaping (Sections 3.2.7 and 3.2.8)**

1._____ All landscape plans **MUST** be prepared by a licensed and registered Landscape Architect in the State of Georgia. Tree only plans may be prepared by a Qualified Professional.

2._____ Provide a complete landscape plan including all tree replacements, entrance landscaping, buffer plantings, required landscape strips, streetscapes, etc. This plan should include trees, shrubs, ground cover, mulch, seasonal color, hardscapes, etc. This shall be the plan that is expected to be planted.

3._____ Landscape plans **MUST** be coordinated with the surrounding properties to incorporate similar plant material and eliminate conflicts with existing plants and utilities.

4._____ Provide site density calculation of 130 inches per acre for all property types.

5._____ An alternate site density calculation may be provided for single family detached ('For-Sale' residential lots) calculated at a 30% canopy coverage per lot. Please see Arborist Guidance Document for explanation.

6._____ 100% of the tree density MUST be met on site with existing or new trees.

7._____ Provide specimen tree recompense summary. **Recompense is in addition to all other tree requirements**. Recompense plantings MUST be provided at 3 times the inches removed and should be native and of a similar species.

8._____ No more than 25% of the trees planted on any site shall be the same GENUS.

9._____ No less than 50% of the trees planted on any site shall be native.

10._____ No less than 40% of the trees planted on any site shall be overstory trees.

11._____ No less than 40% of all landscaping planted on any site shall be native unless approved by City Arborist.

12._____ Provide above percentages on landscape sheets. These numbers are based on the total number of plants.

Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section

13._____ Provide plant schedule: Include botanical and common name, cultivar, caliper, height, quantity, required percentages and totals for each genus and/or species (separate columns are required for density and recompense trees).

14._____ Crape myrtles used for tree credit must be single stem standards listed as 9-10 foot tall minimum for 2-inch caliper credit. Cultivar must be indicated.

15._____ Evergreen trees used for density credit must be shown as a minimum height of 9-10' for 2-2.5" caliper credit, 11-12' for 3" caliper credit, and so on.

16._____ Provide required parking lot landscaping per section 3.2.8.C.

17._____ Trees planted at the head of a parking space must be aligned with the striping.

18._____ Provide required landscape strip and street-scape plantings per section 3.2.8.D. Designs shall not be monoculture's and exclusive of utilities and easements.

19._____ Provide sight distance lines as required by Transportation Engineer on Landscape Plans to eliminate conflicts. Coordinate with design Engineer.

20._____ Area and volume of the parking lot islands must be labelled on the site plan.

21._____ Parking lots, detention ponds, dumpsters, utility and paved areas MUST be screened per section 3.2.8.E. Please list plant dimensions (height and spread) not container size for required shrubs on plant schedule.

22._____ Pine trees or Leyland cypress are NOT allowed by the City Arborist for tree replacement credit or for evergreen screening requirements.

23._____ Check with City Arborist for prohibited trees such as red maples or zelkova in parking lots, no ash trees, and limit the use of lacebark elms.

24._____ Recompense to be provided on-site: Graphically highlight/shade symbols for specimen recompense trees on the plans. (**Recompense trees are in addition to required density and all other code requirements**).

25._____ Trees planted for specimen recompense MUST be at least 4" caliper deciduous or 13-14' tall evergreen/conifers.

26._____ Alternate methods of recompense **MUST** be approved by City Arborist (hardship only) prior to plan approval and sign off.

F. _____ **Utilities**

1._____ Utilities are **NOT** allowed in required tree islands or planting areas. Locate all Light Fixtures, Water Lines, Fire Hydrants, etc. outside of these areas.

2._____ Show all landscape, street, and parking lot lighting on landscape plans. Conflicts between trees and lights, current and future, shall be avoided. Light locations MUST match **ALL** plans submitted to the Building Department.

3._____ All overhead and underground utility lines and easements (existing and proposed) must be shown on the Landscape plan. Species used under overhead lines must meet the Utility provider's specification and be approved by utility provider and City Arborist. It is preferable to relocated all utilities underground.

4._____ Label all drainage and sewer easements, including private easements on the Landscape plan. No trees shall be planted in easements, unless approved by the City Arborist and utility provider.

5._____ Label all storm water management facilities including the 10' pond access easement on the Landscape plan. No trees shall be planted in easements.

6._____ ALL utility locations MUST be coordinated with the landscaping. It is recommended to have the plans reviewed and approved by the utility providers during the plan review process. Provide City Arborist with proof of communication and/or approvals.

G. _____ **Details:**

1._____ Provide city planting and anchoring details STD. L-1 to STD. L-4, and STD. L-7.

2._____ Provide city tree planting in parking lot detail STD. L-5 and reference the location of this detail on the grading sheet.

3._____ Provide city tree protection detail STD. L-6 and STD. L-9.

4._____ Provide city detail STD. L-8 for root barrier and manufacturers detail(s) when existing trees or planted trees are within 10' of existing or proposed City owned and maintained hardscapes or when indicated by City Arborist. Note on the Landscape Sheet the length and locations of root barrier installation.

5._____ Remove all references in non-city details and comments to installing wire tree guys, turnbuckles, etc. Use fabric ties as approved by Arborist.

6._____ Provide Florida tree grading, pruning, and other cue cards as required.

7._____ Provide other details or notes as requested by the City Arborist.

H. _____ **Provide the following notes on the Tree Protection, Grading, Erosion Control, and Demolition sheets in bold letters:**

1._____ If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.

2._____ Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.

3._____ Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.

4._____ The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.

5._____ Installation of the tree save fence will involve no trenching.

6._____ All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.

7._____ Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.

Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section

8._____ All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.

9._____ Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.

10._____ It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.

11._____ All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

I. _____ **Provide the following note on the Landscape plan and Utility plan:**

1._____ **ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.** Make sure this note is bold and in a prominent place near utilities. This pertains to **ALL** utilities (water, sewer, gas, fiber optic, electric, etc.).

J. _____ **Provide the following notes on the Landscape Plan**:

1._____ The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

2._____ If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

3._____ Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

4._____ Trees agreed upon to be saved are the responsibility of the owner.

5._____ A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

6._____ A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

7._____ All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.

8._____ All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. <u>The upper two rings of the wire basket, all burlap, and strapping **MUST** be cut and removed prior to backfill.</u>

9._____ Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section

10._____ All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

11._____ Watering bags or a drip irrigation system **MUST** be provided for all trees immediately after planting and remain through establishment.

12._____ When watering bags are used manufacturers recommendations **MUST** be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

13._____ NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.

14._____ Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.

15._____ All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

16._____ All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

17._____ Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

18._____ Landscape contractors are required to attend the City of Alpharetta Pre-Construction class prior to beginning work on any project. Please call (678)297-6070 for information and to reserve a spot.

19._____ **NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.** Make sure this note is bold and located in a prominent place near the dam.

K. _____ **Additional Requirements**

1._____ Provide Zoning Conditions on plans and provide site plans, including trees and landscaping plans to Arborist.

2._____ Provide Design Review Board comments and requirements on plans and provide any site plans submitted to and approved by DRB to Arborist.

Traffic Engineering Checklist

Contact _____Phone _____Email_____

1st Review_____ 2nd Review_____ 3rd Review_____ Date Approved_____

Project Name: _____ LDP # _____

Reviewer: Eric Graves Phone: (678) 297-6220 Email: egraves@alpharetta.ga.us

Eligible for One-Stop: YES _____ NO _____

STANDARD SUBMISSION REQUIREMENTS

A complete, annotated checklist MUST be provided with plans prior to any review.

Annotation = Provide sheet number and/or note number reference next to each item below.

✓ Denotes action completed X Denotes action required N/A Denotes not applicable

Submission of this checklist does not relieve the applicant from his/her responsibility to comply with all applicable regulations, codes, standards, guidelines, ordinances, and policies. The Community Development Department reserves the right to revise this checklist periodically as the need arises.

TRAFFIC ENGINEERING REQUIREMENTS

A. _____ Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's ROW. Any traffic signal or utility relocations will be the responsibility of the owner/ developer.

B. _____ All utility locates and relocations, and or damage will be the responsibility of the developer/contractor. Developer/Contractor must contact City of Alpharetta Locate Personnel directly for traffic signal utility locates. Phone (678) 297-6200.

C. _____ All required traffic signage must meet MUTCD standards.

D. _____ All required traffic striping must meet MUTCD and GDOT plan specifications and must be thermo-plastic.

E. _____ Provide all required details on plans (H/C and Signage details). General note – All H/C ramp forms must be approved by City Land Disturbance inspector prior to concrete pour.

F. _____ Provide a GDOT ROW permit for all state roadways prior to plan approval.

G. _____ Provide location of all property lines with dimensions to the nearest one-tenth foot, bearings, and distances. Show existing curb cuts within 300 feet of the site frontage.

H. _____ Provide the name(s) of all current adjacent property owners.

I. _____ Proposed ROW lines with total acreage or square foot if additional ROW is to be conveyed to accommodate new roadway, intersection, and signal equipment or sidewalk development.

J. _____ Check parking lot layout and entrance for unsafe vehicle maneuvers. (Minimize the occurrence of vehicle conflicts when possible. Use Auto Turn to demonstrate perceived difficult movements.)

K. _____ Distance between curb cuts shall be 300 feet (City of Alpharetta Design Standards).

L. _____ Show driveway width per City Standard 951.

M. _____ Inter-parcel Access has been provided.

N. _____ Minimum of 75 feet between roadway and first radius point in parking lot. This is to provide adequate vehicle stacking at intersection.

O. _____ Curb cut location should line up with existing curb cuts across from site.

P. _____ All transition tapers must meet MUTCD and AASHTO Standards.

Q. _____ All roadway tangent and curve design must meet AASHTO Standards.

R. _____ Sight distance should be established using AASHTO intersection and stopping sight distance standards. These calculations should be demonstrated on the landscape plan.

S. _____ If signs, striping, and modifications to traffic control are required as a part of development, construction should be complete and approved by the City traffic engineer prior to issuance of Certificate of Occupancy.

T. _____ Traffic impact and analysis along with Trip Generation. Studies will need to be submitted and approved by the City traffic engineer. These studies will assist in determining best location and type of intersection design, lane requirements and storage bay lengths. Curb cut location and requirements should be discussed with the City traffic engineer prior to site layout.

U. _____ Sidewalks and islands must be designed to accept H/C ramps and landings that meet ADA requirements (Alpharetta Standard 902).

V. _____ Roadway Pavement specification and curb and gutter detail must meet City of Alpharetta Standard 901.

W. _____ Provide traffic signal utility in area on plans. (Pull boxes, set back loops, conduit, and fiber).

X. _____ If signalization or signal modifications are required as a part of development, construction should be complete and approved by the City traffic engineer prior to issuance of Certificate of Occupancy

Y. _____ Traffic signal plans will need to be approved and will become a part of regular plan sheets (not a separate plan sheet)

Z. _____ Signalization of pedestrian push button locations must meet ADA requirements.

AA. _____ Additional Comments:

STORMWATER ENGINEERING DESIGN CHECKLIST

LDP # _____

Project Name_____ Project Location_____

Reviewer Jill Bazinet 678-297-6203 Designer_____

Contact _____ Phone_____ Email_____

1st Review_____ 2nd Review_____ Date Approved_____

** Area above dotted line to be filled out by applicant.*

Provide this completed checklist signed, dated, sealed and certified by a Georgia P.E.

✓ Denotes no action required

X Or underline denotes action required

N/A Denotes not applicable to this project

SUBMITTAL MUST INCLUDE A CHECKLIST THAT HAS BEEN MARKED UP BY THE ENGINEER OF RECORD SHOWING HOW AND WHERE EACH ITEM LISTED IS ADDRESSED. (Fore example, notes should be labeled with plan sheet and note number, other items should be labeled with plan sheet number and location on the sheet, etc.). PLANS WILL NOT BE REVIEWED WITHOUT THIS STEP COMPLETED.

I, the undersigned, hereby certify that I am a Professional Engineer in the State of Georgia and that each element of this checklist was considered and addressed in accordance with all applicable regulations, codes, standards, guidelines, ordinances, and policies.

_____

Signature and Seal of Applicant

Submission of this checklist does not relieve the applicant from his/her responsibility to comply with all applicable regulations, codes, standards, guidelines, ordinances, and policies.

The Department of Engineering / Public Works reserves the right to revise this checklist periodically as the need arises.

STORMWATER AND DRAINAGE DESIGN REPORT CHECKLIST

PROPERLY ANNOTATED CHECKLIST SUBMITTAL REQUIRED PRIOR TO REVIEW

A. _____ Ensure Stormwater Management Report/Hydrology Study bears signature and seal of professional engineer.

B. _____ Narrative

1._____ Site location, acreage, and current and proposed land use.

2._____ Off-site area(s) (basis of delineation and incorporation in the site design).

3._____ Natural detention/retention features incorporated in the drainage calculations.

4._____ Compliance with the Quantity Control Criteria including summary table of pre- and post-development peak flows for all storm events.

5._____ Compliance with Runoff Reduction and/or Water Quality Criteria.

6._____ Inspection and maintenance guidelines for the SWM facility proposed. Specify whose responsibility it will be to inspect and perform required maintenance and or repairs of the stormwater management practices.

7._____ Evaluation of downstream impacts per the City of Alpharetta Stormwater Design Manual (latest edition).

C. _____ Pre-Development Drainage Map (Maximum Scale 1"=100')

1._____ Points of analysis.

2._____ Delineation of drainage areas including off-site area(s).

3._____ Tc flow paths with data (flow type, length, slope, and 'n') specified.

4._____ Identification of, in accordance with acceptable computations, area(s) (acres), CN and Tc for all drainage areas.

5._____ Pre-development contours (at 1-foot intervals for ground slopes < 2% and 2-feet intervals for slopes $\geq$ 2%). Shall extend a minimum of 50' beyond the property line.

D. _____ Post-Development Drainage Map (Maximum Scale 1"=100')

1._____ Points of analysis.

2._____ Delineation of drainage areas including off-site area(s).

3._____ Tc flow paths with data (flow type, length, slope, and 'n') specified.

4._____ Identification of, in accordance with acceptable computations, area(s) (acres), CN and Tc for all drainage areas.

5._____ Proposed development (include finish floor elevations for all buildings).

6._____ Post-Development Contours and spot elevations (1-foot intervals for ground slopes < 2% and 2-feet intervals for slopes $\geq$ 2%).

7._____ Show how off-site areas are collected and directed through/around the site.

8._____ Show how peripheral areas, not to be collected are drained.

9._____ Label cross sections used for analysis to define limits of flooding.

10._____ Show proposed storm sewer with all inlets, junction boxes, and outlets.

11._____ Show all stormwater management practices.

12._____ Demonstrate that the 100 year storm event can be conveyed to the SWM facility or site without impacting structures and within all easements.

E. _____ Calculations

1._____ Estimations of CN for Pre- and Post- Development conditions

2._____ Tc Calculations for Pre- and Post- Development conditions

3._____ Peak discharge calculations for Pre- and Post- Development conditions for design storms (1, 2, 5, 10, 25, 50, and 100, yr storm frequencies). Include model diagram, input file and summary sheet for final results.

4._____ Compliance with the Runoff Reduction and/or Water Quality Criteria

a._____ Provide copy/cd of TSS Stormwater Site Design Tool (Excel spreadsheet). Note that undisturbed areas and stream buffers cannot be considered Natural Conservation Areas unless it is a properly recorded conservation easement.

b._____ Provide TSS Area Map including bypass area analysis.

c._____ Runoff volume generated by the first 1.0” of rainfall shall be retained onsite through the use of green infrastructure practices.

d._____ If Runoff Reduction Standard cannot be achieved, must demonstrate that one or more of the criteria listed in the Alpharetta SWMM have been met.

5._____ Location of soil borings and descriptive bore log.

6._____ Water surface profiles for establishing limits of flooding.

a._____ Calculations for peak discharge (provide and justify all input data).

b._____ Cross sectional data locations.

c._____ Water surface elevations (by a method approved by the department).

F. _____ Additional comments

STORMWATER AND DRAINAGE DESIGN
ADDITONAL STRUCTURAL CONTROLS CHECKLIST

DESIGN REPORT REQUIREMENT

NARRATIVE

A. _____ Justification of use for the proposed structural control.

B. _____ Description of all design features and how the structural control will function within the specific parameters

C. _____ Runoff Reduction and/or Water quality Standards

D. _____ Methods used to calculate design requirements.

E. _____ Summary of Results.

CALCULATIONS

A. _____ All calculations necessary to justify and meet all runoff reduction, water quality and/or quantity standards.

B. _____ Show contributing drainages areas with all information as previously discussed in other sections.

C. _____ Design calculations.

D. _____ Final details

PLAN REQUIREMENTS

A. _____ Specify type of structural control, location, width, depth, size, and length

B. _____ Details of all outlet structures with elevations and dimensions

C. _____ Cross-sectional details

D. _____ Verify the seasonal high ground water table (some structural controls require the presence or absence of groundwater)

E. _____ Location of soil borings and descriptive bore log.

F. _____ Infiltration test results.

G. _____ Include slopes, vegetative lining, or plant materials necessary.

H. _____ Inlet and outlet protection with details

I. _____ Locations and details for underdrains, if applicable

J. _____ All necessary details and applicable information to clearly demonstrate what is proposed and constructability.

SITE ENGINEERING DESIGN CHECKLIST

(To Be Completed & Submitted along with Civil/LDP Application)

LDP # _____

Review No. 1st _____ 2nd _____ 3rd _____

Project Name _____ Project Location _____

Reviewer Jill Bazinet Email jbazinet@alpharetta.ga.us

Design Firm _____ Contact _____

Phone _____ Email _____

Fax _____

STANDARD SUBMISSION REQUIREMENTS

Provide this completed checklist signed, dated, sealed and certified by a Professional Engineer in the State of Georgia. Community Development will forward this checklist to the Community Development Department.

C	Denotes no action required
X	Or underline denotes action required
?	Unable to locate on plan. Clarify.
N/A	Denotes not applicable to this project

SUBMITTAL MUST INCLUDE A CHECKLIST THAT HAS BEEN MARKED UP BY THE ENGINEER OF RECORD SHOWING HOW AND WHERE EACH ITEM LISTED IS ADDRESSED. (For example, notes should be labeled with plan sheet and **note number**, other items should be labeled with plan sheet number and **location on the sheet**, etc. Written comment responsess that do require plan revisions are to be included hereon). **PLANS WILL NOT BE REVIEWED WITHOUT THIS STEP COMPLETED.**

I, the undersigned, hereby certify that I am a Professional Engineer in the State of Georgia and that each element of this checklist was considered and addressed in accordance with all applicable regulations, codes, standards, guidelines, ordinances, and policies.

_____

Applicant Signature & Date Applicant Seal

Submission of this checklist does not relieve the applicant from his/her responsibility to comply with all applicable regulations, codes, standards, guidelines, ordinances, and policies.

The Department of Community Development reserves the right to revise this checklist periodically as the need arises.

PLAN REQUIREMENTS

ALL CHECKLISTS MUST BE PROPERLY ANNOTATED AND SUBMITTED PRIOR TO REVIEW

Cover Sheet

A. _____ Vicinity Map
- 1 _____ Legible scale
- 2 _____ Site perimeter outlined and labeled. (hatching to distinguish site)
- 3 _____ Street names
- 4 _____ North Arrow

B. _____ Title Block
- 1 _____ Name of project
- 2 _____ Name, address, phone number of firm responsible for preparing the plan
- 3 _____ Date original plan was prepared
- 4 _____ Scale
- 5 _____ Sheet number
- 6 _____ Revision date

C. _____ General Notes
- 1 _____ Narrative stating purpose of the plan.
- 2 _____ Site acreage
- 3 _____ Total disturbed acreage
- 4 _____ Percent impervious for the site
- 5 _____ Boundary Survey date and source
- 6 _____ Topo benchmark location and elevation (Include Datum)
- 7 _____ Name, address, phone number of owner of record
- 8 _____ Flood hazard statement with most current (FEMA) FIRM panel number (9/18/13).

D. _____ Index of Sheets

E. _____ Call Before You Dig Logo and note (cover)

F. _____ Ensure Maps, drawings, and supportive documentation bear signature and seal of professional engineer, site surveys bear signature and seal of licensed surveyor, and erosion control plans bear signature and seal of engineer, surveyor, architect, or landscape architect in the State of Georgia.
Will check at final sign off.

G. _____ Provide an encroachment agreement from adjacent properties for off-site work, ingress/egress site access agreement, approval from DOT for site entrance.

H. _____ Provide/correct hydrologic analysis and design for 1, 2, 5, 10, 25, 50, and 100-year storm events on all detention facilities and design for runoff reduction and/or water quality control devices (See Stormwater Design Checklist.)

All Plan Sheets

A. _____ North Arrow (on all plans) Graphic Scale (max. 1”=100’)
B. _____ Graphic Scale (max. 1”=100’)

Site Plan / Existing Conditions Plan / Survey

A. _____ Site boundary survey and topo.
B. _____ Legend for all symbols used
C. _____ Date and source of survey, topo benchmark reference, boundary legal description, adjacent property owners. Include lot lines with dimensions to the nearest one-tenth foot, bearings, and distances.
D. _____ Include all streets with names, widths, and location of R.O.W.
E. _____ Label all existing structures and their use.
F. _____ Locate all utilities (must be on site plan unless argument made by applicant and accepted by accepted by city) and provide the names of the utility providers.
G. _____ Label entrance dimensions and radii.
H. _____ Street centerline stations, vertical & horizontal curve data
I. _____ Provide pavement details/ specifications for all public roads, including acceleration/ deceleration lanes.
J. _____ Callout entrance details 951, utility detail 400/401, curb & gutter detail 901, handicap ramp detail 902, street sign detail 900. GDOT A4 (detectable warnings) Provide details for each.

K. _____ Locate all existing or proposed well or septic systems.
L. _____ Delineate and label land to be reserved or dedicated for public use.

Grading Plan / Stormwater Management Plan

A. _____ Existing and proposed topography at 1-foot intervals for ground slopes < 2% and 2-feet intervals for slopes > 2%. Existing topo shall extend a minimum of 50’ beyond the property line.
B. _____ Existing and proposed spot elevations at all high and low points and elsewhere as necessary with associated flow arrows to illustrate drainage patterns.
D. _____ Base of fill slopes steeper than 3:1 must terminate a safe distance from all property lines to allow for constructability and not to affect adjacent property owners.
E. _____ Check that the limits of grading, retaining walls, and sediment control practices are constructible within the limits of disturbance and the designated resources to be protected.

F. _____ Delineate FEMA and City Special Flood Hazard Area and floodway. (100-year floodplain) Provide LOMA and compensatory cut info as required for encroachment
G. _____ Delineate future floodplain
H. _____ Delineate wetlands
Provide copy of all regulatory documentation permitting any proposed impacts
I. _____ Delineate 50-foot undisturbed buffer along non-perennial streams measured horizontally from the wrested vegetation. Delineate 100-foot undisturbed buffer along perennial streams.

J. _____ Delineate 75-foot impervious setback along non-perennial stream measured from the wrested vegetation. Delineate 150-foot impervious setback along perennial streams.

K. _____ If stream buffer encroachment is proposed, provide necessary variance approval from City, State and Corps of Engineers as applicable.

L. _____ Location and labeling of Specimen trees and critical root zones. Must be on grading plan.

M. _____ Finished floor elevation of any structure shall be a minimum of three (3) feet above the 100-year flood elevation.

N. _____ Volume of cuts and fills

O. _____ Minimum grade of 1% in pervious areas and ½% in impervious areas

P. _____ Provide all necessary details for retaining walls, conc. encasement, etc. If a retaining wall is proposed over 4'-0" in revealed height, include the structural design signed, dated, and sealed by a Georgia P.E.

Q. _____ Provide elevations for top & bottom of all retaining walls.

R. _____ Delineate and label all existing or proposed utilitye easements (sanitary sewer, public service utility rights-of-way, and off-site easements, landscape buffers)

S. _____ Existing and proposed location of sanitary sewer pipes and structures with pertinent information (pipe sizes and material, structure tops and inverts). Must be on grading plan.

T. _____ All pipe systems

1 _____ Complete layout with top and invert elevations labeled on all inlets and junction boxes. (specify type of inlet or junction box) Existing and proposed

2 _____ Pipe profiles including pipe size, invert elevations, structure labels, structure elevations, pipe materials, slopes, 25 year HGL, crossing utilities and horizontal & vertical scale

3 _____ Minimum ground cover 1 foot or ½ the pipe diameter

4 _____ Pipe chart showing design for 25-year storm event on street structures, secondary collection systems and sizing of site pipes including drainage area, coefficient of runoff, intensity, flow, velocity, hydraulic grade, and capacity

5 _____ Stormwater pipe minimum 18"diameter, continuous length less than 300 feet, slope greater than 1%.

6 _____ Pipe materials: RCP within public R.O.W, outside of R.O.W. all metal pipes fully bituminous, asphalt or aluminum coated with paved inverts. For HDPE pipe, provide details and installation specifications.

7 _____ Catch basins and drop inlets/ drains should be at lowest collection point for runoff; open drains shall be a minimum 40 feet from any building.

U. _____ All open channel systems

1 _____ Cross-section detail consistent with grading plan

2 _____ Sizing criteria; depth, bottom width, top width, length, flow capacity

3 _____ Lining type and detail if applicable

4 _____ Grading plan showing proposed contours and location of cross-section

V. _____ Provide headwall, discharge outside building setback or minimum 30 feet from dwelling, discharge outside of fill slopes, discharge to natural drainage or other drainage system.

W. _____ Eliminate proposed concentrated discharge from site where existing condition is sheet flow.

Y. _____ Location of BMPs for runoff reduction, water quality control, detention.

Z. _____ Delineate and label of all easements needed for inspection and maintenance of drainage system, stormwater management facilities, and BMP's.

1 _____ Minimum 20' wide emergency drainage easement shall be given on all drainage systems (open/closed), which lie outside the normal right-of-way.

2 _____ Minimum 10' access/maintenance easement around stormwater management facility.

AA. _____ Storm drainage structures are not allowed within the radius of a curb.

BB. _____ Detailed construction specifications/sequence specific to the BMP

CC. _____ Provide off-site easements from adjacent property owners affected by off-site drainage from proposed development.

DD. _____ Additional Comments:

Erosion and Sediment Control Plan

A. _____ If over 1 ac use the appropriate state NPDES construction checklist

B. _____ If under 1 ac but within 200 feet of perennial stream complete * items

For projects under 1 acre and not within 200 feet of perennial stream:

C. _____ Provide name and 24-hour telephone number of local contact responsible for the development's erosion and sediment control.

D. _____ Delineate all State waters within 200 feet of site

E. _____ Include construction schedule with timing of start/end dates for clearing/grading, construction activities, and erosion control maintenance.

F. _____ Erosion and Sediment Control plans should be phased (minimum of 3 phases).

G. _____ Limits of disturbance (on Erosion Control plans)

H. _____ Delineate drainage basins on initial phase erosion control sheet and note acreage for each basin. Update basin acreage and delineation on intermediate and final phases as they are altered.

I. _____ Provide 67 cubic yards per acre drained sediment storage for each stage of construction. Include specific design information and calculations for all structural measures on site, such as temporary sediment basins, retrofitted detention ponds, and excavated inlets.

J. _____ When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface, such as skimmers, are not feasible, a written justification must be included on the plans.

K. _____ Show 25-year storm water velocity at all headwalls and provide appropriate outlet protection to provide non-erosive conveyance (provide stone size, apron length, width, and depth for St). Aprons shall be constructed with no slope along its length (0.0% grade).

L. _____ Include all applicable uniform structural coding symbols. Provide symbol legend.

Cd	Cr	Dn1	Gr	Re	Sd2	Sd3	Sk	Su
Ch	Dc	Dn2	Lv	Rt		Sd4	Sr	Tp
Co	Di	Ga	Rd	Sd1-S			St	Wt

M. _____ Include all applicable vegetative coding symbols:
Bf Ds1 Ds2 Ds3 Ds4 Du Ss Fl-Co Tac Sb

N. _____ Include all necessary details for erosion control practices that conform to or exceed standards in the Manual for Erosion and Sediment Control in Georgia (most current edition).

O. _____ Include a vegetative plan for all temporary and permanent vegetative practices including species, planting dates, seeding, fertilizer, lime and mulching rates. Vegetative plan must show options for year-round seeding.

For projects under 1 acre and not within 200 feet of perennial stream add notes:

P. _____ Sediment storage volume must be in place prior to and during all land disturbing activities until final stabilization of the site has been achieved.

Q. _____ Professional Engineer has visited the proposed site. (Include P.E. seal and signature.)

R. _____ Additional Comments:

Notes

A. _____ For sites with over 1 acre disturbed area, provide note: Two copies of the NPDES Notice of Intent must be provided to the Land Disturbance Inspector prior to initiating construction.

B. _____ For sites requiring NPDES permit coverage, provide note: If Primary Permittee changes during the course of a project, the new Primary Permittee must submit copies of the new NOI to the City of Alpharetta Land Disturbance Inspector.

C. _____ All areas to receive structural fill to be cleared, stripped and free of topsoil, roots, stumps, and all other deleterious material. Structural fill to be clean from organics and all other deleterious material. Fill to be placed in maximum 8” lifts and compacted to at least 95% standard proctor maximum density and to within 3%+ of the optimum moisture content, unless otherwise specified in the project geotechnical report or by the project geotechnical engineer. All fill soils to be placed under the observation of the project geotechnical engineer. Documentation of compaction testing shall be provided to Land Disturbance Activity Inspector for all roadway construction in right-of-way. (Including deceleration lane) Contact Land Disturbance Activity Inspector prior to construction for further testing requirements.

D. _____ Failure of the contractor to perform the prescribed erosion control practices shall result in the immediate issuance of a stop-work order for the project site, pursuant to UDC 3.1.1.F.2.d.

E. _____ Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be the responsibility of the owner.

F. _____ All disturbed areas must be vegetated within 14 days of final grade.

G. _____ All fill slopes shall have silt fence at the toe of the slope.

H. _____ This site does not contain any state waters or wetlands. (if applicable)

I. _____ The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.

J. _____ Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

K. _____ The Contractor shall remove sediment once it has accumulated to one-half the original height of the silt fence used for erosion control.

L. _____ Maximum cut or fill slopes are 2 horizontal: 1 vertical.

M. _____ Any disturbed area left exposed for 14 days shall be stabilized with mulch or temporary seeding.

N, _____ All silt fence shall be Type S.

O. _____ The construction exit shall be maintained in a condition, which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand. (All materials spilled, dropped, washed, or tracked from vehicle or site onto roadway or into storm drain system must be removed immediately by sweeping.)

P. _____ All storm drains and drop inlets will have 4" permanent pollution prevention markers installed prior to inspection. Markers are available at City of Alpharetta Community Development Department 678-297-6070.

Q. _____ The owner will maintain storm water runoff controls at all times. Additional controls will be installed if determined necessary by City inspection.

R. _____ Irrigation systems are not allowed within the public right-of-way.

S. _____ At least one person on a project or site must have completed the Level 1A Erosion Education & Training Course and be certified by GSWCC.

T. _____ Subcontractors must complete either Level 1A Erosion Education & Training Course or attend Subcontractor Awareness seminar.

U. _____ Landscaping, fencing, or safety benches per Georgia Stormwater Management Manual required around stormwater management facilities.

V. _____ The City will require a maintenance bond to remain in place on all public improvements (including but not limited to curb and gutter, sidewalk, pavement and base, pavement markings and street signs or signalization, the entire project storm system both inside and outside right-of-way, detention and water quality devices) for a minimum of one (1) year after final plat sign-off or until the final certificate of occupancy is issued, whichever is longer. This bond should be granted for one-year and renewed until the final certificate of occupancy is issued.

W. _____ No wells or septic systems are proposed or exist on site. (if applicable)

X. _____ A separate building permit will be required. All walls over 4'-0" require fencing or acceptable dense vegetation at the top per UDC Article IV 4.4.5J.

Y. _____ All Metal pipes to be fully bituminous, asphalt or aluminum coated with paved inverts. All storm structures in right-of-way to have paved inverts.

Z. _____ Contractor must attend City of Alpharetta Pre-Construction Class prior to site initiation.

AA. _____ Erosion control matting shall be installed on all slopes 3:1 and steeper.

BB. _____ Approved plans must be kept on site at all times.

Details

A. _____ Design details for detention outlet control. Delineate 100-year ponding limits of detention pond. Provide details for trash rack or anti-clogging devices. Openings on trash racks should be a maximum of 50% of the size of the smallest opening to be protected.

B. _____ Provide all necessary City of Alpharetta stormwater details:
200 201 202 203 204 205 210 211 212 213 220 221 230
231 232 233 234 235

C. _____ Provide all details necessary for construction of on-site storm structures.

D. _____ Provide pollution prevention marker detail.

E. _____ Include all necessary details for erosion control practices that conform to or exceed standards in the Manual for Erosion and Sediment Control in Georgia (most current edition).

Alpharetta Fire & Emergency Services
Fire Marshal's Office

2565 Old Milton Pkwy Alpharetta, GA 30009
Email: AlpharettaFMO@alpharetta.ga.us
Phone: 678-297-6272

Fire Department Land Disturbance Permit Checklist

Instruction: A complete and annotated checklist (page numbers of each required item) MUST be provided with plan submittals. No review may be made prior to submitting this form. This list is not an all-inclusive list; all applicable codes as adopted codes must be met.

Fire Access Plan

Self-Check	Page #	
_____	_____	1. A Fire Access Plan (FAP) is provided. An FAP is a simple site plan identifying emergency access requirements and fire protection measures for site development. A Fire Access Plan shall be submitted with all Development Permit applications.
_____	_____	2. Swept Path Analysis is on Fire Access Plan.
_____	_____	3. **Include** a code declaration with all applicable cited code called "FIRE MARSHAL'S OFFICE REQUIREMENTS" on the plans.

Access & Roadways

Self-Check	Page #	
_____	_____	4. An address with an approved numerical and street name designation shall be provided. Provide designations for each building on the submitted plans. International Fire Code, Chapter 5, Section 505.1, 2018 Edition.
_____	_____	5. All fire access roads are compliant with the 2018 International Fire Code Chapter 5 and Appendix D, but at minimum, an unobstructed 20 ft. in width and 13 ft. 6 in. clear height, International Fire Code 503.2.1.
_____	_____	6. Approved Fire Apparatus Access Roads shall be provided for every facility, building, or portion of a building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. International Fire Code, Chapter 5, Section 503.1.1, 2018 Edition.

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Access & Roadways (Cont.)

Self-Check	Page #	
_____	_____	7. Every Dead-End Access Road more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. International Fire Code, Chapter 5, Section 503.2.5, 2018 Edition. Refer to table D103.4 for additional design requirements.
_____	_____	8. Roadways constructed of an all-weather surface capable of supporting 75,000 pounds gross weight shall be provided and noted on the plans. International Fire Code, Chapter 5, Section 503.2.3, 2018 Edition.
_____	_____	9. Aerial fire apparatus access roads are required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level and shall have a minimum unobstructed width of 26 ft., excluding shoulders, in the immediate vicinity of the building or portion thereof.
_____	_____	10. Grades shall be no more than 10%. International Fire Code, 2018 Edition, Appendix D103.2. **Must be called out on Plans.**
_____	_____	11. Fire Lanes shall be installed in streets or roads adjacent to buildings, on at least one side which presents major point(s) of access into the building. International Fire Code, 2018 Edition Appendix D.
_____	_____	12. Fire Lane markings or signage shall be provided per the requirements of the International Fire Code, Chapter 5, Section 503.3, 2018 Edition.

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Hydrants

Self-Check	Page #	
_____	_____	13. Water Main location and sizes are to be shown on plan. International Fire Code 508.1.
_____	_____	14. Hydrant locations are to be shown on plans.
_____	_____	15. Placement of Fire Hydrants shall be a minimum of 3 ft. and a maximum of 15 ft. from the Back of the curb or road edge with the large fire department connection facing the nearest fire department access point and set a minimum of 18" and a maximum of 36" above finished grade to the center of the large fire department connection.
_____	_____	16. Fire Hydrants in Single Family Residential shall be spaced no more than 600 ft. apart.
_____	_____	17. Fire Hydrants in Multi-Family residential subdivisions shall be located such that all portions of the building can be reached by fire hose lays not to exceed 400 ft.
_____	_____	18. Fire Hydrant Spacing in Industrial & Commercial developments, additional hydrants may be required to permit all portions, of all buildings, to be reached by hose lays not to exceed 400 ft. by road travel.
_____	_____	19. Fire Hydrants and Water Mains are to be installed, flushed and under pressure before any combustible construction is started. IFC 1412.1
_____	_____	20. A fire flow test and report is provided to verify that the fire flow requirement is available.
_____	_____	21. Fire flow information shall be provided by the owner or contractor [IFC 507.3]. Once the report is received, please image the fire flow report onto the plan set. A fire flow test is valid for 6 months from the test date.

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Fire Department Connections

Self-Check	Page #	
_____	_____	22. Fire Department Sprinkler Connection locations shall be shown on the site plan for all construction requiring a fire sprinkler system (per Life Safety Code & Alpharetta Ordinance #220).
_____	_____	23. Fire Department Sprinkler Connection is to be a maximum of 100 ft. from a fire hydrant unless otherwise approved by the Authority Having Jurisdiction. The connection shall be between 18 inches and 48 inches above ground level. NFPA 14 Chapter 6
_____	_____	24. Fire Department connections shall be on the street side of buildings and so located and arranged that hose lines can be readily and conveniently attached to the inlets without any interference. They shall also be free standing at approved location by the Fire Department. NFPA 24.
_____	_____	25. Fire Department Connections installed underground shall have a listed check valve, an auto-drip valve, a sign on a plate or fitting reading, "Auto-Sprinkler or Auto Sprinkler/Standpipes", and hose connections shall have standard threads as specified in NFPA 1963.
_____	_____	26. Fire Sprinkler Systems required for Multi-Family (Apartments, Townhomes & Condo's) shall comply with City of Alpharetta Sprinkler Ordinance #220. A minimum 2" water lines must be shown on plans.
_____	_____	27. (Installation or Repair) of Underground Fire Sprinkler water supplies shall be performed by a utility or fire sprinkler contractor or plumbing contractor licensed under 2010 Georgia Code Title 25, Chapter 11, Section 25-11-7.
_____	_____	28. Post Indicator Valves (PIV) in the underground piping shall be omitted unless specifically permitted by the Alpharetta Fire Marshal's Office.

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Georgia Accessibility Code/Miscellaneous

Self-Check **Page #**

_____ _____ 29. Emergency Responder Radio Coverage shall be compliant with 2018 International Fire Code Section 510 for all new buildings. All measured signal levels regardless of location must not be less than -95dbm
See complete requirements and exceptions attached

_____ _____ 30. Emergency Responder Radio Coverage IFC 510 Compliance Acknowledgement form shall be completed, and **a copy shall be provided on the plans for applicable projects**.

_____ _____ 31. Show an accessible route from the site arrival point [120-3-20(A) - §206.2]

_____ _____ 32. ADA Parking number and size must comply with Chapter 2 Section 208 of the 2010 American with Disabilities Act Standards.

_____ _____ 33. Handicap ramp landings shall have level landings at the top and bottom of each ramp and each ramp run. They shall have the following features:

a) _____ The landing shall be at least as wide as the ramp run leading to it,

b) _____ The landing length shall be a minimum of 60 inches clear,

c) _____ If the ramp changes direction at landings, the minimum landing size shall be 60 inches by 60 inches.

_____ _____ 34. Transformer pad locations shall be a minimum of 10'-0" from any walkway, balcony, building overhang, canopies, exterior walls, and exterior stairs.

_____ _____ 35. Transformer pad locations shall be no less than 3'-0" from any solid wall of non-combustible construction with no overhang. GA Safety Fire Commissioner, 120-3-3, NFPA 70

Alpharetta ire & Emergency Services
2565 Old Milton Parkway
Alpharetta, GA 30009
www.alpharetta.ga.us/FMO

Fire Marshal's Office
FireMarshalsOffice@alpharetta.ga.us
Phone: (678) 297- 6272

DATE: June 1, 2017

TO: All Fire Marshal's Office Personnel and Contractors

FROM: Alpharetta Fire Marshal's Office

SUBJECT: International Fire Code (IFC) Section 510 Requirements for New Construction

The Fire Marshal's Office (FMO) will not allow the issuance of temporary or permanent Certificates of Occupancy for any building permitted after June 1, 2017, due to the requirements of IFC 510, Emergency Responder Radio Coverage (ERRC), not being met. Any emergency responder radio coverage required by IFC 510 must be installed, tested, and operational prior to the issuance of a Fire Safety Codes release or Certificate of Occupancy. Building owners and designers must take the necessary steps for the testing, design, and installation of any required emergency responder radio system prior to the issuance of a temporary or permanent Certificate of Occupancy.

The City of Alpharetta participates in an area wide radio system. The North Fulton Regional Radio System Authority (NFRRSA) maintains and operates the system and will provide a local contact as needed.

Application: All new (proposed) construction and any substantial renovation(s) to existing buildings as defined in OCGA 25-2-14 (O) (d) approved after January 30, 2014. Existing buildings as required by IFC 1103.2 when ordered by the Fire Marshal. Wired systems as identified in IFC 510.1 exception 1 will not be accepted in lieu of an ERRC.
Exceptions: (As permitted by IFC 510.1 (2))
The following structures are not required to comply with the requirements of IFC Section 510.

1. Buildings with no more than two occupiable stories, no more than 12,000 total square feet, and no floors below grade.
2. Temporary buildings including tents when permitted by the fire marshal.

For additions to buildings, unless the exceptions above are met for the area of the addition, the entire building being expanded must meet IFC 510 requirements.

Testing—Needs Assessment

1) Effective June 1, 2017, initial signal strength testing must be completed prior to the approval of site plans for new buildings and building additions.
2) Field testing for signal strength certification will not be conducted prior to the building envelope being complete and all doors, windows and exterior openings closed. In buildings with significant internal signal impairments like rack storage of metal parts, interior room enclosures that contain wire mesh security screens, or other interior or exterior features, etc.; all internal construction must be complete prior to final testing for signal strength.
3) Testing will be performed in accordance with IFC 510 using the 20 test cell (per floor) criteria for initial testing. For floors 32,000 sq. ft. or more, each floor of the building shall be divided into grids of approximately 40 ft. by 40 ft.
4) All critical areas as defined in NFPA 72 chapter 24.5.2.2.1 shall be tested individually and shall not be counted towards the 20 test cell count.
5) Testing results will be certificate by the testing contractor and forwarded to the FMO. A copy shall be left on site with the approved plans.

6) Authorization to operate on frequencies licensed to NFRRSA must be obtained from the Radio System Manager or local contact. NOTE: FCC Part 90.219 (b)(1)(i)—Non-licensees seeking to operate signal boosters must obtain the express consent of the licensee(s) of the frequencies for which the device or system is intended to amplify. The consent must be maintained in a recordable format that can be presented to an FCC representative or other relevant licensee investigating interference. Consent may be withdrawn by NFRRSA for any reason with notice to the property owner.

***See last page for a list of authorized contractors to perform the testing.**

Design Considerations—All proposed ERRC system shall be designed in accordance with IFC section 510, good engineering practices and applicable regulations of the Federal Communications Commission.

Plans must be reviewed and approved by the FMO prior to installation or modification of an ERRC system. Plans shall be electronically submitted for review through www.eplansolution.com. After plan approval by the FMO, the appropriate permit will be issued by the FMO.

Permits will be issued based on a review of engineering plans. A design professional seal is not required.
Plans shall detail the following:

1) Site map showing location of target building and closest donor site antenna
2) Statement of work and scope of work describing the system design
3) Location(s) of all head end equipment and radio transmitters (BDA's)
4) Locations of all "critical areas" as defined in NFPA 72, 24.5.2.2.1 with anticipated signal levels (-95dBm required)
5) Single line schematic drawing of antenna lines and data lines
6) Type and location of NEMA 4 enclosures
7) Battery calculations to show 24 hours capacity at 100% transmit duty cycle
8) Floor plan showing distributed antenna system (DAS) antennas and the anticipated signal level in each test grid square, see number 4 above also
9) System component specification documents including coax cable(s) and data or fiber optic components, all transmitters shall be FCC Type Accepted, provide documentation
10) System monitoring shall include:
    a. Monitoring equipment and identification of monitoring station
    b. Malfunction of the BDA Loss of primary power or related electronic systems
    c. Antennas and passive filters are exempt from monitoring
    d. Fire alarm installing contractor if system is to be monitored by FACP
11) Detailed acceptance procedures including all provisions of IFC 510.5.3—talk in and talk out signal levels must be included for each zone and critical area.
12) Location of document box—shall be co-located with head end equipment
    a. Documents to be included in the document box include;
        i. System design diagrams
        ii. Acceptance testing documents
        iii. Identity of persons/company installing the system
        iv. Identification of the system monitoring company with phone contact numbers
        v. Test results for the preceding three years of annual test and inspection, refer to 510.6.1
        vi. FCC 90.219—FCC Letter of consent from NFRRSA
13) Dual use antenna systems (Permitted on a case by case review basis)
    a. Show the schematic layout of the head end equipment and the interconnect filtering that will prevent co-system interference.
    b. Filters must be enclosed in a locked NEMA 4 cabinet
    c. Cellular system components that cannot create interference with the public safety radio system do not need to be enclosed in NEMA rated cabinets.

Technical Information—All technical information for the NFRRSA Communications system is available on the FCC website and the attached document (pg.4). Additional technical information may be obtained by contacting the local NFRRSA contact at: Alpharetta Department of Public Safety, Technical Services, 678-297-6275

Acceptance Testing and Commissioning—Systems must be inspected by personnel from the FMO or approved third party inspection services. Acceptance criteria shall be specified in the plan submittal documents and shall clearly demonstrate the ability of the system to perform in the event of an emergency. The testing shall be conducted both on primary and secondary power sources. A certificate of commissioning shall be completed by an approved contractor and signed by the building owner's representative. An operations and maintenance manual shall be provided to the building owner as part of the commissioning. Refer to IFC 510.5.3 for additional details.

Maintenance—All system and components shall be tested annually in accordance with IFC 510.6. A system test and inspection report shall be maintained on site for inspection by the fire marshal's office. A tag shall be placed on the head end cabinet indicating the date of the last test and the results of the test. All test reports shall be submitted to the FMO in an expeditious manner. Any system that fails annual testing should be reported to the FMO within 48 hours of testing. Should a system fail to provide adequate signal, cause interference, or fail to perform as originally installed, the Fire Marshal is authorized to order the testing of the system and repair to original installation standards or the current adopted edition of the standard. The Fire Marshal is authorized to order that cellular signal boosting systems that interfere with the public safety radio system be tested or disconnected pending testing in order to eliminate interference.

NOTE: Requirements listed above are not necessarily all inclusive, but are intended as a guide.

***Authorized Contractors-** Due to security concerns within the NFRRSA Communication system, the following contractors are authorized to perform the testing.

Diversified Electronics Incorporated
1290 Field Pkwy
Marietta, Ga. 30066
770-427-8181
Glenn.Petersen@deirr.com

Bearcom
1510 Huber Street
Atlanta, Ga. 30318
678-641-7450
770-442-6600
michael.farley@bearcom.com

Federal Communications Commission

Public Safety and Homeland Security Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NORTH FULTON REGIONAL RADIO SYSTEM AUTHORITY

ATTN: ED SWEENEY
NORTH FULTON REGIONAL RADIO SYSTEM AUTHORITY
5840 ROSWELL ROAD, BUILDING 500
SANDY SPRINGS, GA 30350

Call Sign	File Number
WQVD462	0007364934

Radio Service
SY - Trunked Public Safety 700 MHz

Regulatory Status
PMRS

Frequency Coordination Number

FCC Registration Number (FRN): 0023526452

Grant Date	Effective Date	Expiration Date	Print Date
01-08-2015	08-04-2016	01-08-2025	08-04-2016

STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loe. 1 **Address:** FIRE STATION 21
City: ATLANTA **County:** FULTON **State:** GA
Lat (NAD83): 33-50-33.4 N **Long (NAD83):** 084-22-41.7 W **ASR No.:** 1226222 **Ground Elev:** 300.8

Loe. 2 **Address:** 450 Morgan Falls Rd
City: Sandy Springs **County:** FULTON **State:** GA
Lat (NAD83): 33-57-53.8 **N Long (NAD83):** 084-22-07.4 **W ASR No.:** 1249137 **Ground Elev:** 309.3

Loe. 3 **Address:** 1810 HEMBREE ROAD
City: ALPHARETTA **County:** FULTON **State:** GA
Lat (NAD83): 34-03-46.3 **N Long (NAD83):** 084-18- 17.0 **W ASR No.:** 1292664 **Ground Elev:** 328.3

Loe. 4 **Address:** ALPHARETTA , GA
City: ALPHARETTA **County:** FULTON **State:** GA
Lat (NAD83): 34-02-29.0 N **Long (NAD83):** 084-13-36.5 W **ASR No.:** 1240775 **Ground Elev:** 348.0

Loe. 5 **Address:** 3350 RIVERWOOD PAR.KWAY
City: ATLANTA **County:** COBB **State:** GA
Lat (NAD83): 33-52-42.3 N **Long (NAD83):** 084-27-29.7 W **ASR No.:** *N/A* **Ground Elev:** 301.8

Loe. 6 **Address:** 920 LACKEY ROAD
City: ROSWELL **County:** FULTON **State:** GA
Lat (NAD83): 34-06-17.5 **N Long (NAD83):** 084-23-26.2 **W ASR No.:** 1292666 **Ground Elev:** 318.6

Loe. 7 **Area of operation**
Land Mobile Control Station meeting the 6.1 Meter Rule: FULTON county, GA

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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IFC 510 Compliance Acknowledgment

Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERRCS) installed, tested, and accepted **OR** through field testing by a approved FCC licensed radio contractor to verify that an ERRCS is not required. A critical element to compliance with this standard is preliminary testing once the building is enclosed. Minimal signal strength is required to be compliant with the documentation provided above.

By signing below, I acknowledge that I have read the above statement on IFC 510:

Signature:
Print Name:
Association with Project:
Date:
Project Name:
Project Address: