



HANOVER FIRE-EMS

OFFICE OF THE FIRE MARSHAL



P.O. Box 470 Hanover, VA 23069, General Questions - (804) 365-6195, Email - fmo@hanovercounty.gov

December 23, 2025

Thad Rich, PE
Senior Project Manager
Timmons Group
7053 Celebration Park Ave, Suite 300
Richmond, VA 23225

RE: Old Ridge Road LLC (CUP2025-00011):
Fire Apparatus Access Dimensions and Clearances Alternative

Mr. Rich,

This letter responds to your request for approval of an alternative means to achieve the intent of the Fire Apparatus Access Dimensions and Clearances required by the Virginia Statewide Fire Prevention Code (SFPC), Appendix D, Section D104.3 (Remoteness), for the Old Ridge Road LLC development (CUP2025-00011).

Due to site constraints and physical characteristics of the property, the proposed development cannot fully meet the maximum remoteness requirement of 1,340 feet. The overall remoteness is 1,130 feet, approximately 210 feet less than the standard. This condition is deemed acceptable and is hereby approved.

This approval is based on the determination that the proposed remoteness achieves approximately 85 percent of the required distance and is further supported by the inclusion of interconnecting interior roadways. These connections will provide improved and more direct emergency access throughout the development in the event that either primary access point becomes impaired. The proposed alternative is consistent with the intent of specified code section, to ensure safe and accessible routes for emergency apparatus.

This approval is contingent upon the following conditions:

- All interconnecting roadways and fire apparatus access roads shall be designed and constructed in compliance with Hanover County standards, as outlined in the Hanover County Plan Review Guidelines;
- This approval is based on the conceptual development plan submitted and reviewed. Any significant changes to the site layout or future development may require re-evaluation and could void this approval; and
- Full compliance with all other applicable provisions of the SFPC, as enforced by Hanover County.

Please contact this office if you have any questions or require additional information.

K. H. Hartle

Assistant Chief/Chief Fire Marshal