DEPARTMENT OF
**PLANNING &**
**ZONING**

421 King St., 2nd Floor
703.746.4666

22 October 2026

Kenneth Wire
Wire Gill LLP
700 N Fairfax Street, Ste. 600
Alexandria, VA 22314

Dear Mr. Wire:

City Staff have completed our review of your Concept 1 submission for the NVR at Seminary Road project based on the plans submitted Friday, October 2, 2026. Staff welcome NVR's proposal to construct a townhouse community in-line with the 2021 rezoning to the RB zoning district and would like to discuss the comments in this letter before you proceed to Concept 2. Here is a summary of the important points of our review:

- **Improve Neighborhood Connectivity:** Provide a street connection to N Ivanhoe or N Jordan Street to improve connectivity, access, and emergency responses. If a vehicular connection is infeasible due to topography or other constraints, provide a pedestrian and bicycle connection.

- **Establish a Clear Street Hierarchy and Network:** Reconfigure the street network to establish a logical hierarchy of public streets and private alleys.

- **Revise the Townhouse Layout:** Due to zoning, safety, and access concerns, staff do not support front-loaded townhouses. Revise the building orientation and site layout to prioritize alley-accessed, rear-loaded units and pedestrian-oriented streetscapes consistent with City policies.

- **Reconfigure and Enhance Open Space:** Provide meaningful, usable open spaces with active and passive recreation opportunities that are well-integrated with the street network and residences. Distinguish these open spaces from the Cluster Special Use Permit common area requirement.

In the next submission, please include a response letter addressing the technical comments in the letter below and all the other information requested by staff. If you have any questions about the comments and to schedule a meeting to discuss them, please contact me at 703.746.3812 or at Jared.Alves@alexandriava.gov.

Sincerely,

Jared Alves
Urban Planner III, AICP, Development Division

cc: Robert Kerns, AICP, Division Chief, Development, P&Z
Maya Contreras, Principal Planner, Development, P&Z
Brian Dofflemyer, Development Services, T&ES

Please respond in writing to these comments:

**PLANNING AND ZONING:**

*Findings/Process:*

1. Staff have concerns about the proposal, including the street hierarchy, site access, townhouse design, and open spaces and recommend discussing these items (as outlined in the comments below) prior to submitting Concept 2.

2. Due to the expected significant interest in the site, Staff recommend holding a series of community meetings coinciding with each submission.

3. The site layout plan on Sheet C400 does not appear to meet the RB zoning district requirements. Revise the layout plan to include public streets with a minimum of 50' ROW and ensure each lot can achieve the required lot size and open and usable space, and the base density proposed with the Cluster Special Use Permit plan.

4. The proffer approved with rezoning application REZ2021-00001 and Master Plan Amendment MPA2021-00001 is: "notwithstanding any provisions to the contrary in the Ordinance, any proposed redevelopment of the Property in the RB/townhouse zone shall be subject to approval of a Cluster Development Special Use Permit as set forth in Section 11-600 of the Zoning Ordinance." This proffer means that the redevelopment will require a Development Special Use Permit.

*Concept 1 Checklist:*

5. Per § 11-603(G) the townhouses proposed along the exterior boundaries need to conform with the setback requirements of the adjacent zoning districts. As shown, the front-loaded townhouses would need to conform to the rear yard setbacks of the R-8, R-12, and R-20, as applicable, meaning at least a 1:1 ratio of rear yard to building height. The proposed 20-ft. setback does not meet this standard.

6. Label each proposed lot numerically and provide proposed property lines and lot areas. As noted below, the proposed lot areas are necessary to determine the magnitude of the overall lot size reduction requested as part of the Cluster Special Use Permit.

7. Provide the existing and proposed trip generation using the ITE Trip Generation Method.

8. Revise the project narrative on the cover sheet to state that the requested cluster development and density bonus are Special Use Permit requests per § 11-660 and § 7-700, respectively.

9. Correct the existing condition street labels on Sheet C106. Both visible streets are mislabeled as N Howard Street. Verify that street names are correct throughout the plan set.

*Townhouse Design:*

10. **Provide rear-loaded residential units.** Consistent with §11-410(E) and (G) and the City's Complete Street Guidelines (see also TES Transportation Planning and Fire Department comments), locate garage and vehicle access at the rear of all units to support pedestrian-oriented streets. If limited front-loaded townhouses are retained, then they should not terminate vistas from open spaces, not be visible from Seminary Road and N Howard Street and be located on streets with on-street parking to serve residents and visitors.

11. Avoid uninterrupted views down alleys from major streets, including Seminary Road and N Howard Street, such as the proposed streets and alleys perpendicular to Seminary Road on the eastern edge of the site and the alleys perpendicular to N Howard Street on the western edge of the site. If the street geometry is retained, then extend the rear of the final townhouse in the row to cap the alley.

*Open Space and Common Area:*

12. **Distribute usable neighborhood parks throughout the site.** Per § 11-410(G) and § 11-606(H), ensure each portion of the development has convenient access to parks that support a variety of activities, programming, and users.

    a. As proposed, three of the four primary usable open spaces would be for passive recreation. Based on National Recreation and Park Association recommendations for developments of this scale and type, with the next submission staff recommend providing:

        i. A tot lot (approx. 2,500 SF)
        ii. School-aged playground (approx. 12,000 SF)
        iii. Dog park (approx. 7,500 SF)
        iv. A multi-use court (120' x 75')
        v. A pavilion/gazebo to define the central gathering space (e.g., open space B or C)
        vi. A continuous closed loop walking trail (12' wide)

13. Avoid having the rears of townhouses and garage doors fronting open and usable spaces.

14. Provide a greater setback between the proposed residences and Seminary Road to create a more generous, landscaped edge.

15. Incorporate trails and access to the conservation area while protecting existing trees and steep slopes.

16. Distinguish the open and usable spaces and cluster common areas with the next submission:

    a. With a cluster SUP, the reduction in the individual lot sizes is summed to yield a minimum common area (which includes open space, recreational areas, common parking, etc. Refer to §11-604(A)).

    b. 15% of the common area must then be set aside for open and usable space that is coterminous and undivided and provides direct access for each dwelling unit.

    c. The conservation area with steep slopes may count as common area, i.e., land preserved for their scenic value, but this area would not count as open and usable space.

    d. To calculate the common area requirements, the next submission must include the proposed lot areas for each of the lots and how those areas compare to the RB district minimum. The equation is: *common area* = (# lots * 1,980 SF) – (sum of proposed lot areas)

    e. The total site must also meet the 35% open and usable space requirement in the RB zoning district. In addition to excluding the parts of the conservation areas with steep slopes, exclude those areas that are not at least 8’ x 8’, per § 2-180.

    f. Provide tables detailing these requirements with the next submission, such as:

***Open and Usable Space***

| Required | Provided |
|---:|---:|
| 511,570 SF (35%) | _____ SF (__%) |

***Common Area***

| | Required | Provided |
|---|---:|---:|

| | | |
|---|---|---|
| Coterminous and undivided open and usable space | *(15% of CA)* | SF |
| Scenic features | - | SF |
| Common parking | - | SF |
| Schools/community buildings | - | SF |
| Total common area (CA) | SF | SF |

*Neighborhood Plan:*

17. **Establish a clear street grid.** Organize the site around a connected, legible street network that supports intuitive navigation and walkable blocks, per §11-410(H).

18. **Create a distinct street hierarchy.** Differentiate primary streets, neighborhood streets, and access lanes through their design, scale, and function, per the City's Complete Streets Design Guidelines.

    a. With the next submission, label the proposed streets and alleys, e.g., street A, street B, etc. and alley A, alley B, etc. Distinguish streets from alleys with sidewalks, street parking, trees, lighting, and townhouse architecture.

    b. Provide public streets (min. 50' ROW, including 30' paved curb-to-curb) and private alleys to ensure site access and long-term maintenance.

19. **Reinforce the public character of the site.** Design and orient streets, access points, and parks as welcoming extensions of the City's urban fabric, with clearly identifiable public access, per § 11-1710(A), (E), and (F).

20. **Strengthen connections to adjoining communities.** Provide additional vehicular and pedestrian connections that integrate the site with surrounding neighborhoods (see also TES Transportation Engineering and Fire Department comments) to provide acceptable access for residents, visitors, and emergency services. With the next submission, provide a vehicle connection to N Ivanhoe or N Jordan Street.

21. Provide pedestrian and bicycle connections through the site to link to planned bike routes on N Jordan and N Howard Streets.

*Site Management and Integration:*

22. With the next submission, explain the anticipated long-term management and maintenance of stormwater BMPs, open spaces, private alleys, and any other shared infrastructure.

23. Clarify whether the development areas on the east and west sides of N. Howard St will function as an integrated development or as separate sites, including consideration of shared infrastructure, amenities, and maintenance.

**OFFICE OF CLIMATE ACTION**

24. Revise Note 5 on the cover sheet to state that the submission will comply with the 2026 Green Building Plan. Refer to MTI 27-04 for the Green Building Plan submission requirements.

**OFFICE OF HOUSING**

25. Staff appreciate the applicant's proposal to utilize § 7-700 to provide committed affordable homeownership opportunities as part of the project. Of the approximately 12% density bonus, one-third (44,023 net square feet) must be provided as committed affordable floor area.

26. The applicant proposes 21 committed affordable units to satisfy § 7-700 requirements. The proposed 16-by-40-foot townhouse units will average 2,088 square feet each, totaling approximately 43,858 net square feet of committed affordable floor area.

27. An Affordable Housing Plan (AHP), as described in Part C of the City of Alexandria Procedures Regarding Affordable Housing Contributions, should be provided no later than the Completeness submission. The applicant is encouraged to submit a draft AHP three weeks prior to that submission. Following staff review, the applicant will present the final draft AHP to the Alexandria Housing Affordability Advisory Committee prior to the application's consideration by Planning Commission. The AHP guidelines are available here.

28. Refer to this table for the City's 2026 voluntary monetary affordable housing contribution:

| Development Category | 2026 Contribution Rates per Net Square Foot |
|---|---|
| **Tier 1 (By-right) Residential** | $3.79 |

29. With the next submission, provide the number of bedrooms for each unit type.

**TRANSPORTATION & ENVIRONMENTAL SERVICES**

*Findings:*

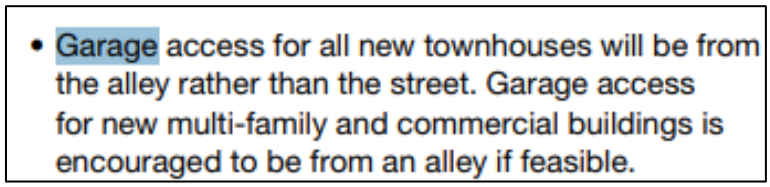
30. Staff strongly encourage the applicant to reevaluate the site layout in line with the comments provided below. As presented, this concept does not meet the City's safety design standards. (Transportation Engineering/ Planning)

31. The Applicant will be expected to comply with the City's 2023 Transportation Management Plan Policy. (Transportation Planning)

32. The Site is located outside of a Residential Parking Permit (RPP) District. Therefore, residents of this development will be ineligible for RPP privileges. The RPP policy is available here. (Transportation Planning)

*Transportation Planning Comments:*

33. Pursuant to the Alexandria Mobility Plan chapter of the City's Master Plan, as implemented by the **Complete Streets Design Guidelines**: ***Chapter 3 – Sidewalks***, "*garage access for all new townhomes will be from an alley*." Revise the next submission to exclude front-loaded townhouses. Driveways in front of such townhomes are routinely blocked, which presents a considerable enforcement challenge and endangers the health, safety, and welfare of residents and visitors.. (Transportation Planning)



Above: Screen-capture from the City's Complete Street Design Guidelines.



Above: Front-loaded townhomes in Old Town showing parking blocking sidewalks

34. Pursuant to the **Complete Streets Design Guidelines: Chapter 5 – Intersections**, "*intersection geometry must be approved by T&ES*." Therefore, the Applicant is strongly encouraged to avoid off-set or misaligned junctures (examples below). Misaligned or off-set intersections present safety challenges as they do not provide clear sight lines. Refer to VDOT access management comments further below. (Transportation Planning)



35. Pursuant to the **Complete Streets Design Guidelines: Chapter 3 – Sidewalks**, provide these streetscape improvements along North Howard Street, a ***Neighborhood Connector***. (Transportation Planning)

    a. A minimum six-foot-wide unobstructed sidewalk (preference being seven-feet).

    b. Please note that staff are not requesting a minimum landscape buffer along the site's frontage with N Howard to preserve existing street trees. Therefore, staff request that the applicant preserve the existing width and street trees and explore opportunities for additional tree planting where feasible.

36. Pursuant to the **Complete Streets Design Guidelines: Chapter 3 – Sidewalks**, provide these streetscape improvements along Seminary Road, a ***Neighborhood Connector***. (Transportation Planning)

    a. A minimum six-foot-wide unobstructed sidewalk (preference being seven-feet); and,

    b. A minimum five-foot-wide (preference being six-feet) landscape buffer with street trees.

37. The **Pedestrian and Bicycle Chapter** of the **Alexandria Mobility Plan** (AMP) show a "Priority Bicycle Project" along the Site's frontage with North Howard. Study and explore how to integrate the AMP-identified "enhanced bicycle facility" into the design and layout of the streetscape along North Howard. Ensure appropriate design considerations and treatments are accounted for at both transit stops along the frontage. (Transportation Planning)




Above: Pedestrian and Bicycle Chapter "Priority Bicycle Projects" with N Howard Street identified

a. T&ES is completing a safety study on N Howard Street, between Seminary Road and West Braddock Road, to provide enhanced bicycle facilities. Community engagement is planned for this winter with a preferred design identified in 2027.

38. Pursuant to the **Pedestrian and Bicycle Chapter** of the Alexandria Mobility Plan, explore ways to "*improve off-street pedestrian access through neighborhoods [sic] and new developments.*" Provide pedestrian connections through the site from N Howard/Seminary Road to N Ivanhoe and N Jordan Streets. (Transportation Planning)

39. Provide a 7' x 25' reservation for Capital Bikeshare in the site adjacent to an open space, such as the area noted with the red box below. In addition, the Applicant will be expected to contribute to Capital Bikeshare.



Above: T&ES Mobility Services markup noting preferred Capital Bikeshare reservation

40. Dedicated internal streets as public right-of-way. Pursuant to the City's Complete Streets Design Guidelines, alleys may be dedicated as private. (Transportation Planning/Survey)

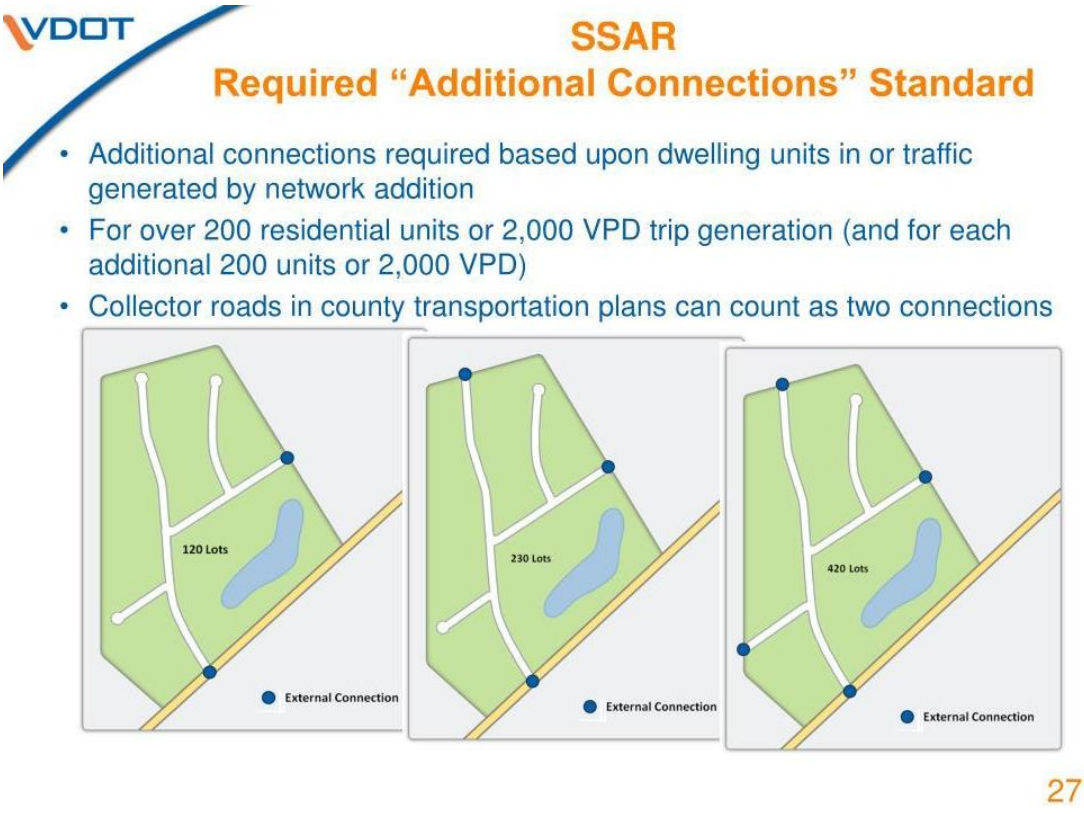
41. Pursuant to the City's **Bike Parking Guidelines**, provide at least nine short-term bicycle parking spaces. Given the size of the plan area, staff encourage the applicant to distribute the racks proportionally between the two development sites along N. Howard – which will discourage riders from locking mobility devices to signs, mailboxes, light poles, and other public/private appurtenances in the ROW. (Transportation Planning)

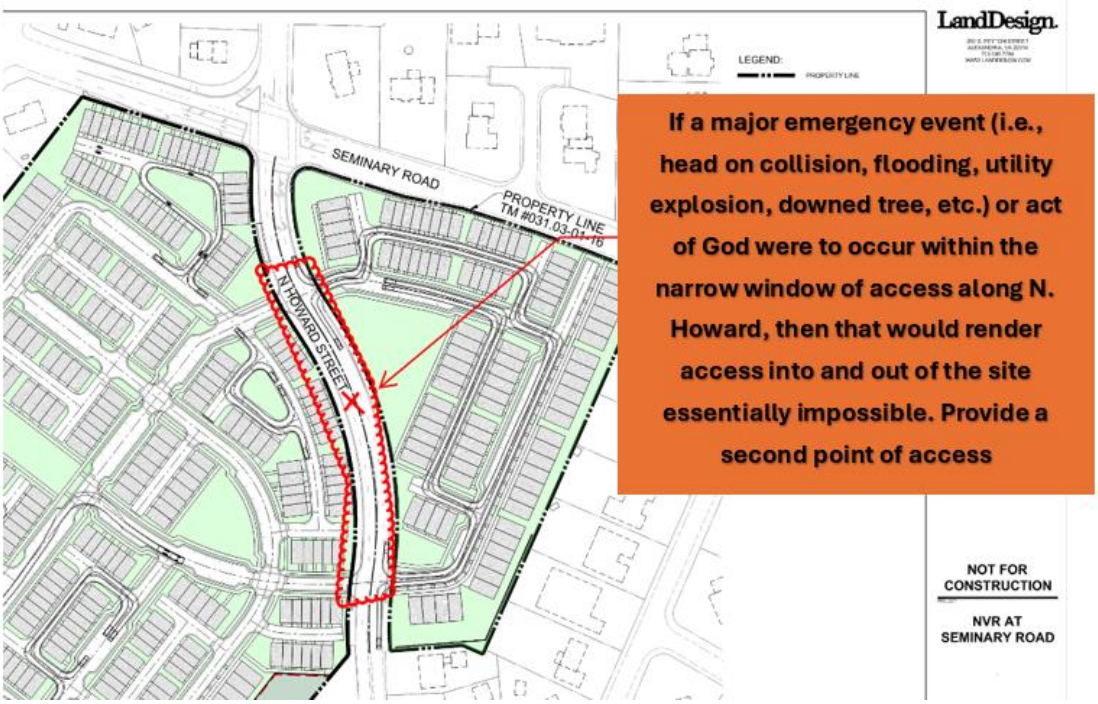
*Transportation Engineering Comments:*

42. Due to the changes proposed as part of the improvements along N Howard Street between Seminary Road and Braddock Road, planned improvements to the N Howard Street and Seminary Road intersection,

and previously expressed interest of traffic impacts as it relates to the rezoning, applicant must prepare a Transportation Impact Assessment. The applicant should continue to coordinate with Transportation Engineering staff on scope of assessment. The assessment must be reviewed and approved prior to the plans being deemed complete. (Transportation Engineering)

43. Adhere to the guidelines established by VDOT in the Secondary Street Acceptance Requirements (SSAR), which are summarized in the excerpt below, by providing site access via a road other than N Howard. The limited access into and out of the development (along N. Howard) is concerning as an act of God or similar (e.g., head on collision, downed tree, downed power pole, flooding, gas line rupture, etc.) would prevent residents from entering and exiting the site until emergency services clears the disaster. (Transportation Planning/Transportation Engineering)





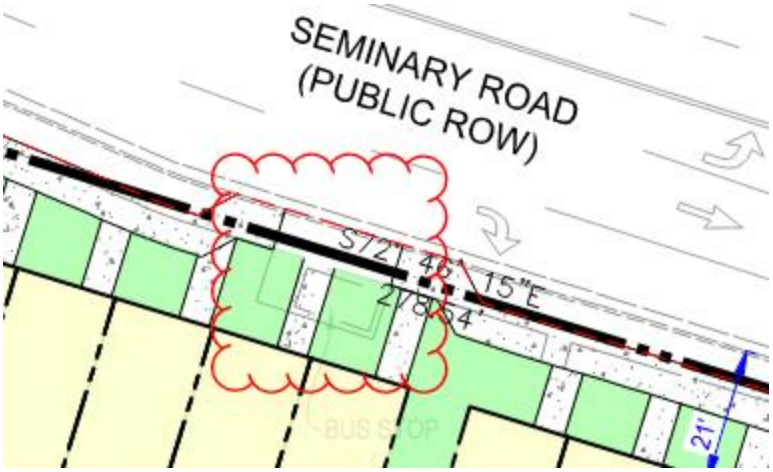

a. Explore options to provide a roadway connection to Jordan Street and/or N Ivanhoe Street that meet guidelines and standards outlined in the American Association of State Highway Transportation Officials Green Book. This is strongly recommended by City staff to provide redundant access for the safety of residents in the larger portion of the proposed development.

b. Explore options to provide right-in/right-out access from Seminary Road that align with guidelines outlined in the Virginia Department of Transportation (VDOT) access management standards in Appendix F, Table 2-2 of the Road Design Manual.

*DASH Comments:*

44. Identify and label all existing bus stops along Seminary Rd and N Howard St on the plan set. (DASH)

45. Preserve the *existing* City Standard Shelter on Seminary Road (Stop ID #4000489) and integrate the shelter into the design and layout of the site plan. Provide residents of *this* development with direct access to the transit facility, avoid desire lines through the interstitial green space. (DASH)






Above: Existing DASH Bus Stop (ID #4000489) on Seminary at Howard (EB)

*Stormwater Comments:*

46. The project will be required to meet applicable state phosphorus stormwater quality requirements, stormwater quantity requirements, and the Alexandria Water Quality Volume Default in accordance with Article XIII of the Zoning Ordinance. The applicant should begin identifying feasible BMP locations and stormwater outfalls during the concept design stage. (SWM)

47. Show the approximate location and type of proposed stormwater BMPs on the concept plan. Conceptual BMP locations should demonstrate that stormwater quality, quantity, maintenance access, and right-of-way treatment requirements can be accommodated without late-stage site redesign. (SWM)

48. Per City policy, a minimum of 65 percent of the total phosphorus removal required by the Virginia stormwater program must be achieved using non-proprietary surface BMPs approved by the Virginia Stormwater BMP Clearinghouse. The applicant should account for this requirement in

concept design and should not assume that manufactured treatment devices alone will satisfy City stormwater expectations. (SWM)

49. Provide a statement indicating the presence or absence of marine clay on the site. If marine clay is present, the final design must address applicable geotechnical and construction considerations. (SWM)

50. Provide a Phase I Environmental Site Assessment with a future submission. If recognized environmental conditions are identified, a Phase II ESA and additional contaminated lands documentation may be required during the final site plan process. (SWM)

51. Identify the proposed stormwater outfall to the receiving storm sewer, natural channel, or other approved conveyance on the plan. If the post-development drainage pattern changes, the applicant should identify how the change will be mitigated. (SWM)

52. The applicant should be aware that a site characterization, risk assessment, soils management plan or remediation plan, and health and safety plan may be required during final site plan review if environmental investigations identify soil or groundwater contamination. (SWM)

53. Runoff from all new roadways must be treated by the developer. The concept plan should show how roadway runoff will be collected and treated through approved BMPs, including right-of-way BMPs where feasible. (SWM)

54. Where the project includes new roadways, new sidewalks, or significant right-of-way reconstruction, consider green infrastructure from the earliest stage of design. The concept plan should identify feasible locations for streetscape BMPs, permeable pavement, tree wells, or other right-of-way treatment measures. (SWM)

*Sanitary Comments:*

55. Add a sanitary sewer outfall narrative and provide calculations of sanitary flows from the proposed development. If the increase in peak sanitary flow from the proposed development is over 10,000 gpd, the applicant shall provide a sanitary sewer adequate outfall analysis (AOA) in accordance with Memo to Industry 06-14 as part of the preliminary plan submission. (Sanitary)

56. Please show existing sewer lines around the property and existing lateral from the property. Similarly, show proposed sanitary sewers/laterals and

any proposed connections to the existing sanitary sewers in the development area. (Sanitary)

57. The project is in a sewershed where the city maintains a collection system model. The city will provide model data to assist the adequate outfall analysis effort if an AOA is required. (Sanitary)

58. Include these notes on the plans: (AlexRenew)

    a. The Contractor shall ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.

    b. Dewatering and other construction-related discharge limits to the sewer system are regulated by AlexRenew Pretreatment. The contractor is required to contact AlexRenew's Pretreatment Coordinator at: 703.721.3500 x2020.

59. The Applicant shall provide calculations for post-development sewer flows from the site per City of Alexandria Memo to Industry 06-14. If the planned flows exceed 10,000 GPD, then the applicant shall submit a sanitary sewer outfall analysis. (AlexRenew)

*Survey Comments:*

60. Owner name on C000 differs from that in the real estate assessment records. Please examine owner name/situation and make edits/updates if necessary. (Survey)

61. In conjunction with above comment: please add the deed book/page of the fee simple conveyance to current owner. (Survey)

62. Please show minimum content for proposed subdivision lots such as all proposed property lines with proposed bearings and distances for each. After, please remove note 2 on C200-C300. (Survey)

63. In conjunction with above comment: please depict subdivision lot numbers (reminder to reference 11-1710 (j) of Article XI, Division E Subdivision Regulations for required lot numbering convention) for all proposed lots including for lots such as 'common area' and 'open space lots', if any. (Survey)

64. Please include tabulation of lot areas (existing and all proposed). (Survey)

65. Please show all proposed public easements (including but not necessarily limited to sanitary sewer, public access, open space and/or park easements, etc.). (Survey)

**ARCHAEOLOGY**

*Findings:*

66. The property has the potential to yield archaeological resources associated with an early nineteenth-century plantation known as Vaucluse. Built around 1800, the 110-acre property passed through the hands of several prominent families. In 1839 the property was put up for sale and described as a large orchard of fruit trees, a well, a 6-room, brick dwelling house with a "spacious cellar," a kitchen, laundry, and "all needed outhouses" During the Civil War, the Union Army confiscated the property and razed Vaucluse. The property remained vacant for the remainder of the nineteenth century. In 1901 Eliphalet and Marrietta Andrews purchased 78 acres of property and built a second Vaucluse. This house stood until 1972 when it was torn down in preparation for building one of the hospital parking lots.

67. The potential for intact Indigenous resources on this property is good. In 1993, an informal surface collection identified a broad scatter of Indigenous lithic artifacts. The site was registered with the Virginia Department of Historic Resources as site 44AX174.

68. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

*Future Conditions:*

69. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.

    a. Interpretive Signage: A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria

Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

b. Interpretive Elements: A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy.

70. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist.

71. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities.

72. The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

**FIRE DEPARTMENT:**

*Findings:*

73. The following comments are for concept stage 1 only. Additional comments may be provided, or current comments deleted once the applicant provides supplemental information for review. Please contact

Raymond Overkott at raymond.overkott@alexandriava.gov or 703.746.4256.

74. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative.

*Recommendations:*

75. Staff recommend limiting the number of front-loaded townhouses, as they have presented issues elsewhere in Alexandria where owners or visitors block emergency vehicle easements and building access with improperly parked cars.

76. To improve Fire Department operational capabilities and where practicable, it is recommended that all stairways extend to the roof level for direct access to the roof.

77. In the event an existing building will be razed, contact the Alexandria Fire Department Training Division at 703.746.5265 or 703.746.5194 during the Final Site Plan review to discuss utilizing the structure(s) for training exercises prior to demolition. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative. Refer to City of Alexandria Fire Prevention Code, Appendix A for specific additional site plan requirements and information.

*Code:*

78. The Applicant shall provide a separate Fire Service Plan which illustrates **where applicable**:

    a) Emergency ingress/egress routes to the site. Recommend connecting N. Ivanhoe Steet for additional access.

    b) One Fire Department connection (FDC) for buildings under 5 stories or under 55 feet; two sufficiently remote FDC's for buildings 5 stories or more and over 55 feet.

    c) FDC's located within one hundred (100) feet of any existing or new fire hydrants (See City of Alexandria Fire Prevention Code, Appendix C for requirements).

d) New fire hydrants shall be installed on the same side of the street as building and where practicable, not less than forty (40) feet from the building.

e) On site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site.

f) Emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet (See City of Alexandria Fire Prevention Code, Appendix D for requirements).

g) Access ways over 100 feet in length shall have provisions for turning apparatus around.

h) The location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

79. The Applicant shall provide a building code analysis with the following building code data on the plan:

a) Use group
b) Number of stories
c) Type of construction
d) Floor area per floor
e) Fire protection plan

80. Show fire apparatus vehicle turning radius based on the following specifications:

a. Turning Radius – Wall to Wall = 44 feet 6 inches
b. Curb to Curb = 36 feet 5 inches
c. Inside turning radius = 20 feet 3 inches
d. Overall Length – 46 feet 9.25 inches
e. Overall Width – 101 inches
f. Wheelbase from front axle to both rear axles – 257 inches
g. Tandem axle spacing – 55” CL of axle to CL of axle
h. Gross Weight – 80,000 pounds as built with no equipment or water gross weight
i. Angle of Approach – 9 feet 7 inches
j. Angle of Departure – 10 feet 8 inches
k. Ramp Break Over – Break over angle is 4.42°