



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT

2430 Pine Forest Drive

COLONIAL HEIGHTS, VA 23834

www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

October 16, 2025

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Gretchen Biernot

Re: REZ2025-00020 – Lock Levan Land Limited Partnership, Et Al. - TIA

Ms. Biernot,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced Traffic Impact Analysis submitted by Hirschler dated, August 22, 2025 and offer the following comments:

1. Please provide the trip generation information (both of full buildout traffic and construction) in the Appendix.
2. Please include an access management section discussing if the proposed site entrances will meet VDOT's spacing requirements.
3. The EB and WB through volumes at the site entrances in Figure 7-2 are incorrect.
4. Figure 7-1 shows construction traffic distributed at 25% at Site Entrance 1, 50% at Site Entrance 2, and 25% at Site Entrance 3. It is likely that the construction traffic will be more concentrated at one or two of the entrances changing during different phases of the construction depending on where the building activities actual occur.
5. With the construction traffic distributions as shown in Figure 7-1, the AM construction volumes would warrant right turn lanes at Site Entrances 1 and 2.
6. Signal timing adjustments are recommended at the intersection of Ashland Road at Pouncey Tract Road. Please clarify if the MOEs reported are with or without these signal timing adjustments.
7. The capacity analysis shows the following:

- Under 2035 conditions, site traffic causes the SBL queue to exceed the available storage at the Ashland Road Pouncey Tract signal in the AM peak hour. Additionally, site traffic causes a significant increase in EB and WB queuing, as well as increasing overall delay by over 100 seconds over 2035 background conditions.
- Construction traffic causes an increase in overall intersection delay above existing conditions of nearly 90 seconds and 40 seconds in the 2027 AM and PM peaks, respectively, as well as significant increase in EB queuing during the 2027 AM peak. And WB queuing during the 2027 PM peak. These degradations need to be specifically called out in the report with discussions on whether or not mitigations are recommended.

Please provide a detailed response to comments indicating where and how each comment was addressed with your resubmittal. If further information is desired, please contact Jessica Miller at 434-774-6074.

Additionally, office hours for comment discussions will be held at the Ashland Residency on Thursdays from 2-3pm each week. Please contact me or the front desk to advise of attendance (Engineer of Record is required and Owner/Developer strongly recommended).

Jessica Miller
Engineer I - Plan Reviewer
VDOT Ashland Residency Office

on behalf of:

Harley E. Joseph, Jr., PE
Richmond District Land Use Engineer