



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

January 15, 2026

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 and District Traffic Engineering has reviewed the above referenced Traffic Impact Analysis submitted by Hirschler dated, December 2025 and offer the following comments:

1. The report estimates that 491 construction trips and 268 construction trips are expected during the AM and PM peaks, respectively, although the methodology used to determine these numbers is not clear. The traffic counts for the data center in Mecklenburg are included in the Appendix, but it is not clear how exactly these counts were used in the trip generation process.
2. Please correct the typo in section 6.1 that says that the site will generate 812 trips out during the PM peak hour.
3. Section 7.2 states that turn lane warrants were conducted using 2027 future construction volumes, and says that “Under 2035 future conditions, an eastbound right turn lane and westbound left turn lane is warranted at Site Entrance 2 and is provided by the existing Hunting Hawk Entrance.”
 - a. Please clarify the year in this statement and correct to 2027.
 - b. The described WBL turn lane is not present in 2027 Synchro models or in Table 7-2. Figure H-16 shows that a 200’ long WBL turn lane is warranted. Please ensure this storage length is adequate to accommodate the anticipated queue.
4. The capacity analysis shows the following at the Ashland Road and Pouncey Tract signal:
 - 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.

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- Under 2035 conditions, site traffic causes the SBL queue to exceed the available during 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. The report does not capture this but instead says “all approaches operate in similar conditions to background in terms of delay,” which is not supported by the capacity analysis results.

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