



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 24, 2025

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

**Re: REZ2025-00023 - Marchetti Properties, LLC – Mountain Road Technology Park
(Rezoning)**

Ms. Biernot,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced rezoning application submitted by Charles Marchetti, et al - VALCO Hanover County Four, LLC, VALCO Hanover County Six, LLC and VALCO Hanover County Seven, LLC dated, September 29, 2025, and find the following:

1. Please conduct an evaluation of both Route 660, Winns Church Road and Route 33, Mountain Road for the following:
 - a. Geometric and pavement section adequacy for the heavy vehicles that will be needed for construction. This should include turning movements at appropriate intersections.
 - b. Sight distance (intersection and stopping) for all proposed commercial entrances to identify and determine if adequate sight distances are available.
 - c. Verify the spacing from all adjacent commercial entrances, median crossovers, signalized/unsignalized intersections and interchange ramps in accordance with the *VDOT Road Design Manual (RDM), Appendix F*.
2. VDOT has received the associated Traffic Impact Analysis (TIA) Report prepared by Kimly-Horn, dated September 2025, on October 1, 2025, and is currently under review by the Richmond District Traffic Engineering staff.

WE KEEP VIRGINIA MOVING

To streamline the plan review process; starting on January 1st, 2026, the VDOT Ashland Residency is requesting that all Subdivision Plans, Construction Plans, Site Plans and other Plans of Development/Redevelopment, to be accompanied by a completed copy of the “*VDOT Site Plan*” or “*Subdivision Plan Checklist*”. This will help expedite the time of review(s), as well as the number of total review(s) required and increase the quality of said review(s).

Sincerely,

Jason T. Brook
Ashland Residency Plan Reviewer

On behalf of
Harley E. Joseph, Jr., P.E.
District Land Use Engineer
VDOT Richmond District