



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

December 4, 2025

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

Re: Marchetti Properties, LLC – Mountain Road Technology Park - TIA

Ms. Biernot,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced request for rezoning as submitted by Marchetti Properties, LLC and has reviewed the associated Traffic Impact Analysis (TIA) with regard to Mountain Road Technology Park prepared by Kimley-Horn dated November 2025, and find that the study was performed in accordance with current standards and generally concurs with the findings.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3592 for information pertaining to this process.

Sincerely,

Jason T. Brook
Ashland Residency Plan Reviewer

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