



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

731 Harrison Ave.
Salem, VA 24153-0560

STEPHEN C. BRICH, P.E.
COMMISSIONER

August 15, 2024

Ms. Denise Sowder
Development Review Coordinator
County of Roanoke
P.O. Box 29800
Roanoke, VA 24018

**RE: Beahm Property at Sanderson TIA
Route 601, 601, 605-- Shadwell Drive, Hollins Road, Sanderson Drive
Roanoke County
3rd Review – Traffic Impact Analysis**

Denise:

The traffic impact analysis for the above-mentioned development, received by our office on August 9, 2024, has been reviewed and it appears that all applicable standards and specifications have been met as the Virginia Licensed Professional Engineer has acknowledged by signing and stamping the analysis. This concurrence is based on the proposed land use covered in the submitted Traffic Study. Any future changes to these proposed land uses will require review and approval of a revised Traffic Study.

Please be aware this concurrence does not constitute approval of the required site plan for the development which would include entrance location/spacing, intersection sight distance, proposed drainage, etc.

Please call if you have any questions. Thank you.

Sincerely,

Steven B. Mullins, P.E.
Area Land Use Engineer
VDOT, Salem Residency

ckb/ cc: Omar Kanaan, P.E.—Kimley-Horn and Associates, Inc.