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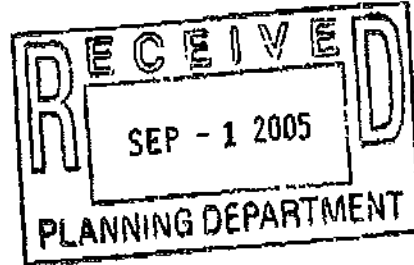
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September 1, 2005

John Merrithew, AICP
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Loudoun County, Virginia
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Leesburg, VA 20177-7000



Re: Salamander Inn, Town of Middleburg
Vollmer No. 2000-500-90

Dear John,

Vollmer Associates is the Town Engineer for Middleburg and was requested to review the Traffic Study prepared by Patton Harris Rust & Associates dated May 31, 2005. The following are comments on the study.

Page 4-5, Programming and Guest Profile

Information provided by Developer is good, but difficult to believe the typical guest does not include the business person who will stay at the Inn and commute into the DC Metro area for business. Report does not discuss morning traffic at all.

Also need discussion of shuttle services, even if trip generation does not account for that.

Page 6-7, In the conclusions

There is no discussion of the difficulties involved with using Pendleton Street as the main entrance into the site. There are several hurdles associated with this concept, even if the Town supports the idea.

Page 7

In item number 10, "nor" should be "not".

Page 9

When estimating the use of the restaurant by non-hotel guests, the 20% would seem to be low. If occupancy is estimated at 70%, then why not use 30%.

Page 12, Roadway Function

In the second bullet, there is no comment about parking along both sides of the street. According to the Town, VDOT has proposed removing the island at the Marshall Street intersection

Page 13, US Route 50

I believe the volume east of Route 626 is 11,000 VTD, not 1,100.

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