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MEMORANDUM

DATE: July 17, 2026

TO: Misty Acres Metro District

FROM: Jeffrey C. Hodsdon, P.E. - LSC Transportation Consultants, Inc.

SUBJECT: Monument Ridge East Filing No. 1
RE: Transportation Memorandum
Response to Misty Acres Metro District Comments Memorandum
LSC #S234451

Following are the LSC Transportation Consultants, Inc. responses to the November 6, 2025 and January 16, 2026 comments prepared by the Misty Acres Metro District regarding Monument Ridge East Filing No. 1.

Traffic Review

Comment: 1/16/2026

Where is the response to the Misty Acres Metro District's previous concerns?

To summarize, the traffic study is faulty because it does not factor in high school traffic/illegal parking. It was also done outside of school being in session. We also think their drainage and water management plans are faulty because we are working on improving flow of water from Monument Ridge north to their land. There will be more water than the designs anticipate since we are changing the status quo in the spring of 2026. We also propose a side walk on the east side (or both sides) of Misty Acres Blvd for the increase foot traffic from the new development to Palmer Ridge HS and the Misty Acres MD public parks

Comment: 11/6/2025

I disagree with their traffic studies. They omit Palmer Ridge High School traffic and the illegal parking on Misty Acres Blvd. There's going to be a lot of collisions around there with increased traffic and inexperienced drivers.

There's also a pedestrian risk with children darting out between cars and short sight lines.

Sidewalks on both sides of Misty Acres Blvd from Monument Hill Rd to Lindenmere are needed to help pedestrian traffic and drainage.

A sidewalk along Misty Acres Blvd from Lindenmere to the new development is needed. Misty Acres Blvd has deep washout on both sides and is not wide enough to safely handle increase car and pedestrian traffic.

I think a traffic circle would help at Misty Acres Blvd and Monument Hill Road. There is a bad backup at carline times caused by people turning left onto Monument Hill Rd. The additional traffic will make this problem much worse.

LSC Response:

The TIS does **not** omit the high-school traffic. High-school traffic was included in the traffic counts that were conducted (and/or baseline conditions volumes) and was accounted for in the future background traffic estimates. The Filing No. 1 TIS references the “master” traffic report dated November 8, 2024. That TIS presents all the details, including a list of count dates and attached count-data sheets. During the review of that “master study” for this development, LSC verified with county staff, upon their inquiry, that school traffic was sufficiently accounted for in the TIS report.

This applicant has no authority to enforce parking regulations and ticket illegally parked vehicles. Regarding sight lines, a thorough evaluation of the sight distance at the site intersections and access points is included in the Filing No. 1 TIS report to verify that county standards for sight distance will be met.

Regarding the sidewalk comments, please refer to the new deviation regarding sidewalks, which is being included with the application resubmittal.

Regarding the intersection of Misty Acres Boulevard and Monument Hill Road (south intersection) the master TIS showed acceptable level of service as a stop-sign-controlled T-intersection and indicated the trips to be generated by this project’s new residential units would result in about 20 additional vehicles per hour (vph) to the westbound left-turn movement (and about 15 vph in the northbound and southbound directions). The AM Peak volume in Figure 4 of the study (“existing traffic counts”) indicated a volume of 236 vph.