



September 20, 2017

City of Mission  
Community Development  
Attention: Danielle L. Sitzman, AICP  
6090 Woodson St.  
Mission, Kansas 66202

**RE: Project Name:** Mission Trails – Final Site – Site Civil & Traffic Review

Dear Ms. Sitzman,

We have completed our review of the Traffic Impact Study submitted with the above mentioned Final Site Plan. Our comments are noted below:

Mission Trails Development Traffic Impact Analysis Review

The following comments are in reference to the *Mission Trails Traffic Impact Study* submitted by TranSystems, dated September 2017.

1. It is noted that the proposed access along Beverly Drive does not meet KDOT Access Management Policy Guidelines. Given the low speed and volume of traffic along Beverly Drive and proposed drive consolidation, the recommended location of the drive is adequate. Capacity analysis indicates that the drive is expected to operate at acceptable levels. Vehicle queuing is not expected to impact nearby drive locations.
2. The study indicates that traffic operations are expected to remain at similar levels of service with the addition of the proposed development. No roadway improvements are recommended with the proposed development.

Please note we have reviewed this application for traffic, site design, grading/drainage, floodplain issues and recommend approval. If you have any questions or comments or need additional information, please do not hesitate to contact me at 913-381-1170 or [bsonner@olssonassociates.com](mailto:bsonner@olssonassociates.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Sonner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brad Sonner, PLA, LEED AP  
Vice President