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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

June 9, 2023

Mr. Ken Kellum, P.E.
Banks Engineering, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

RE: Signature Storage Suites
DOS2023-00018

Dear Mr. Kellum:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

TIS Review:

The site design parameters that are stated in the TIS does not appear to correspond to the parameters that are state and/or depicted in the non-TIS submittals. Please see square footage of buildings shown on Sheet 04 and Sheet 05 of the Engineering Plans compared to square footage in TIS. Please review and revise the TIS and/or non-TIS submittals accordingly.

The TIS and Engineering plans now agree and include the total floor area of the facility, including the potential Mezzanine spaces that can be provided in each storage unit. This totals approximately 190,235 square feet. The trip generation only changed by two (2) trips in the weekday A.M. and P.M. peak hour, which did not change any of the Level of Service analysis or Turn Lane analysis as concluded in the previously submitted TIS. The revised Trip Generation is illustrated below and a revised Table 2A (Level of Service Analysis) is attached for reference.

Table 1
Revised Trip Generation
Signature Storage Suites

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Hybrid Warehouse (190,235 Sq. Ft.)	10	7	17	13	16	29	276



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If you have any additional questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ted B. Treesh', written in a cursive, flowing style.

Ted B. Treesh, PTP
President

Attachments

K:\2023\01 January\11 Signature Storage Suites Pine Ridge Rd\Sufficiency\6-9-2023 TIS Sufficiency.doc

TABLE 2A
BUILD-OUT TRAFFIC VOLUMES AND 100TH HIGHEST HOUR LEVEL OF SERVICE ANALYSIS
SIGNATURE STORAGE SUITES

Revised 6-9-2023

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 17 VPH IN= 10 OUT= 7
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 29 VPH IN= 13 OUT= 16

ROADWAY	2021						2021	
	PK HR		PERCENT		PROJECT		CONCURRENCY	
	AM	PM	AM	PM	AM	PM	ANALYSIS	LOS
	PEAK DIR. ¹	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	LOS
Pine Ridge Rd.	245	40%	4	6	251	C		
N. of Summerlin Rd.	245	60%	6	10	255	C		

¹The 2021 100th highest hour traffic volumes were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.