

Project: *Multi-Tenant Retail Development - Woodmere, Ohio*

Traffic Impact Study

Owner: BEK Developers, LLC

Contact: Mr. Jim Kerr

BEK Developers, LLC

24500 Chagrin Blvd.; Ste. 100

Beachwood, Ohio 44122

Tel: (216)-464-5133

Description: This traffic impact study has been prepared for a proposed multi-tenant retail development. The project site is located at the southwest corner of the Chagrin Boulevard and Irving Park Road intersection in Woodmere, Cuyahoga County, Ohio.

The proposed retail development is expected to consist of a 3,701 square foot bank and 3,040 square feet for a retail development. The development is proposed with one full access point along the south side of Chagrin Boulevard and two full access drives along the west side of Irving Park Road.

Based upon the results of the analysis in this study, it can be seen that recommended access scheme and the proposed lane use and traffic control at the development access locations that the development traffic can be accommodated without impacting the area roadway network.