

July 20, 2020

Raj Joshi
Merced Holding LP
9701 W. Pico Blvd, #201A
Los Angeles, CA 90035

**Re: Internal Circulation- "The Hub" Mixed-Use Development
SEC of Yosemite Ave and McKee Rd, Merced**

Dear Raj,

Per your request, we have conducted a review of internal circulation for the proposed mixed-use development "The Hub", situated at the southeast corner of Yosemite Avenue and McKee Road in the City of Merced. The site consists of a new right-in-right-out driveway on Yosemite Avenue and a full access driveway on McKee Road. According to the Traffic Impact Analysis prepared by K2 Traffic Engineering, Inc. dated December 2, 2019, the expected traffic volumes in the AM and PM peak hours at the proposed driveways are shown in **Exhibit 1**.

DRIVEWAY LENGTH

The driveway lengths are 30 feet for both driveways measured from the back of street sidewalk to the first intersecting parking stall located on site. Both driveways provide sufficient length for the corresponding traffic demands to allow vehicles to enter the parking area without causing subsequent vehicles to back out onto public streets.

EGRESS QUEUING

For egress movements, the 95th percentile queue at both driveways are less than one (1) vehicle length in the AM and PM peak hour with an average delay of 10 to 12 seconds. However, the following traffic control is recommended for the parking aisle junctions near the entrances:

- Install "STOP" signs and pavement markings at the junctions near both entrances for outbound traffic only as illustrated on Exhibit 1.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: kay@k2traffic.com

SUMMARY

The recommended STOP signs and pavement markings will provide right of way for ingress movements and necessary clearance at the junctions near the entrances. The site is not expected to have any blockage or excessive queuing. No overflow onto public streets is anticipated. Internal circulation appears efficient without any bottle neck.

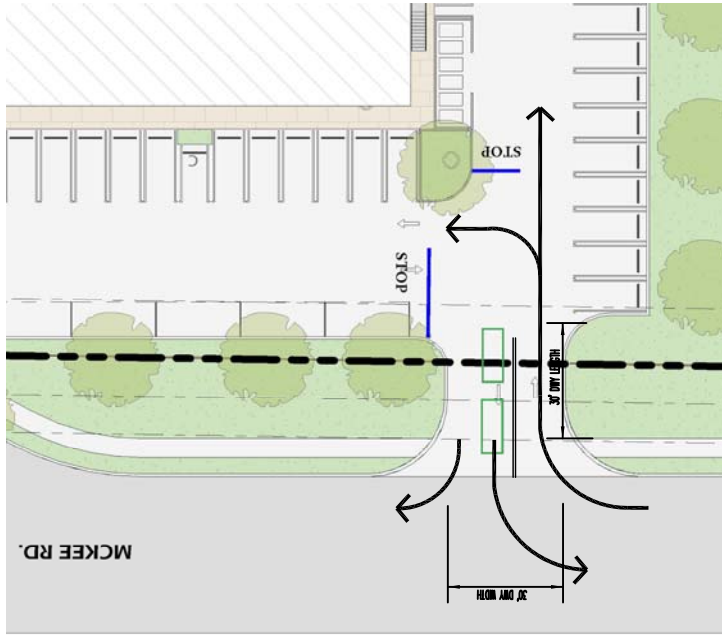
Regards,

K2 Traffic Engineering, Inc.



Jende “Kay” Hsu, T.E.
California Licensed TR2285





THE WEST DRIVEWAY AT MCKEE RD.

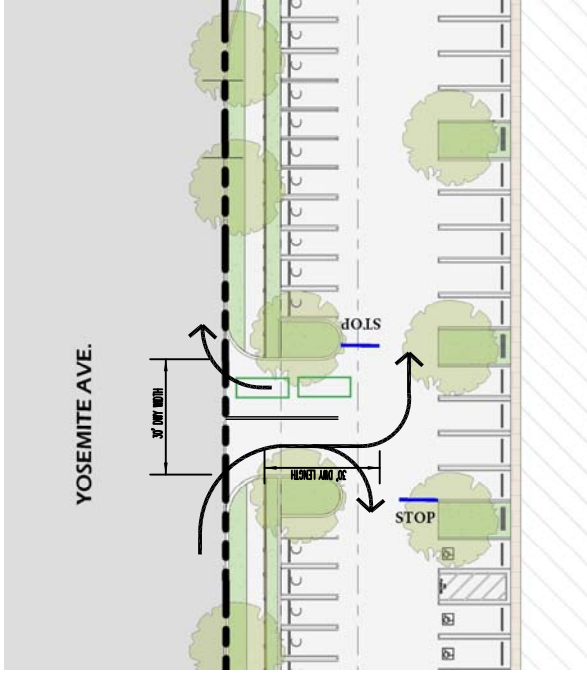
PEAK HOUR TRAFFIC VOLUME (AM/PM)

8/24	4/10
11/5	9/25

NB DELAY: 0 SECOND
 SB DELAY: 0.6 SECONDS
 WB DELAY: 11.7 SECONDS
 WB 95%TILE QUEUE: 0.2 VEHICLE LENGTH



NORTH
 NOT TO SCALE



THE NORTH DRIVEWAY AT YOSEMITE AVE.

PEAK HOUR TRAFFIC VOLUME (AM/PM)

12/34	14/36
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EB DELAY: 0 SECOND
 WB DELAY: 0 SECOND
 NB DELAY: 10 SECONDS
 NB 95%TILE QUEUE: 0.1 VEHICLE LENGTH

THE HUB, MERCED

EXHIBIT 1. INTERNAL CIRCULATION

K2 TRAFFIC ENGINEERING