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Lt. Mohammad Droubi
Commander

To: Liana Bolcato
From: Lt. Mohammad Droubi
Date: October 7th, 2022
Re: 522 Valley Rd Plans

The Traffic Division was asked to review the site plans for 522 Valley Rd as it relates to its redevelopment. Upon reviewing the plans for traffic concerns or comments, I find that the proposed parking is in compliance with both State and City regulations. What does appear to be missing is how traffic will be controlled entering / exiting Valley Road. On the copy we received, there is no mention of a Stop sign and also the sight triangle measurements are not present. The Traffic Division would recommend the inclusion of a Stop sign at the intersection with Valley Road. Sight distance triangle measurements should be included. The driveway for this proposed development will sit between an adjacent dwelling and some type of water runoff retention pond. The sight distance must be adequate when turning out of the development.

The items of greater concern are Turning Templates. The proposed drive into the development is listed as 24ft. While on its face this is not necessarily an issue but when coupled with the tight S turns present, the problems become apparent. There is nearly no room for error when navigating this development. Of particular note is the fire truck turning template. There is no way for the apparatus to not hop over curbing while maneuvering. The lack of room for error, especially if this large vehicle was responding to a true emergency, is very concerning. Most large vehicles are difficult to maneuver under ideal circumstances. Adding the stress of a working fire to the response will result in exceeding the limits of the best drivers. The Clifton Fire Dept should be consulted as they have just acquired new vehicles.

The Traffic Division recommends that the road width and turn radii be revisited.

Respectfully Submitted;

M. Droubi
Lt. Mohammad Droubi
Traffic Division Commander