

Senior Living Facility

Administrative Amendment Request

Project #PR- 2018-001584

SI-2018-000151

Transportation Development Comments:

1. The proposed roundabout to the east of the site was eliminated from the original site plan. Since this is a significant change to the roadway pattern, please show all roadway facilities within this area on the site plan. How does this affect infrastructure requirements?

TW Response: There are no changes to the infrastructure requirements. The traffic circle was removed and approved by DRB on 3/6/19 PR-2018-001584 on the site plan for subdivision. Attached to this response is the approved plan on Exhibit A and Exhibit B detailing the connectivity and street sections for all roadways within the area on the site plan.
2. Refer to the IDO for the MX zone for sidewalk width requirements based on building square footage. Adjust accordingly.

TW Response: Main sidewalks connections were updated to 8-ft and 10-ft width to meet the intent of the IDO based on the square footage of the development.
3. Attach Fire Marshall approval and Solid Waste approval with the next submittal.

TW Response: Refer Exhibit C and D.
4. For the traffic circle south of the facility. A 20-foot wide asphalt drive is on one side, and a 26-foot wide asphalt drive is on the other side. Please clarify if the 20-foot wide is meant to be one-way and the opposite side is meant to be two-way using directional arrows and signage. (If the 26-foot wide area is only meant to be one-way, demonstrate sufficiency of design with a necessary turning template design.)

TW Response: The traffic circle is one-way and directional arrows were added to define the movement. The fire marshal requires a 26-ft fire lane on one side of the traffic circle. Refer Exhibit E with the vehicle tracking template for a WB-40 truck.
5. For the same traffic circle south of the building facility, if it is meant to be a drop-off, show any curb ramps as applicable.

TW Response: No ramps are proposed and it will be a continuous header curb along the traffic-circle.
6. For the traffic circle west of the building, provide dimensioning of the asphalt drives and any one-way signage and directional arrows as applicable. Provide curb radii for the center island.

TW Response: Directional arrows were added to delineate the traffic flow direction. Curb radii and dimensioning were added to the asphalt drives, refer Sheet C1.

7. In several areas, 6" high curb is called out whereas in other areas, zero curb is called out. However, it is not necessarily clear where there is a transition from one to the other. There needs to be ramps, too, where transitions are being made.

TW Response:

Ramps were added to the ADA areas where there is zero-curb. The only other location of the zero-curb is at the entrance which the transition is addressed on the grading plan.

8. Apply clear sight distance triangles to the Landscaping Plan along with the standard applicable note that is applied to the overall site plan.

TW Response: The note is on the landscaping plan "(Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be allowed in this area. The clear site triangles were added to the landscaping plan.

Contact: Jeanne Wolfenbarger 924-3991, jwolfenbarger@cabq.gov