



January 8, 2014

Matt A. Moore, P.E.
ClayMoore Engineering
1105 Cheek Sparger Rd.
Colleyville, TX 76034

**Re: McDonald's Old Town MRP, 2305 Central Ave,
Traffic Variance Option 1
Engineer's Stamp: Not Dated (J13-D053)**

Dear Mr. Moore,

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 12-31-13, the above referenced plan cannot be reviewed for variance considerations to the DPM regulations until the following comments are addressed:

1. The submitted site plan must provide all details required in the DPM. Proposed infrastructure is integrated; therefore, a variance to one dimension must be viewed as part of a whole, complete submittal (lengths, widths, radii, references to COA standards, easements, scale, professional stamp, etc.)
2. Regarding the request for a variance to DPM throat depth - a reduced throat depth from 100 ft to no less than 50 ft would be acceptable per the design layout provided.
3. Regarding the request for reducing the curb radius at drives from required 25 ft to 20 ft requires justification. Please provide a vehicle template showing the heavy delivery vehicle pathway with proposed radii and drive aisle widths.
4. A red lined scan of Variance Option is provided in an attachment for clarification of additional concerns with TCL.
 - Show vehicle queue at drive-thru lane. It appears that ADA parking may conflict with vehicle approach to drive-thru lane.



- Provide copies of Cross-Access Easements to adjacent lots.
 - Suggest relocating pedestrian connection from COA sidewalk to building entrance.
 - Remove pavement arrow indicating two-directional movement at eastern drive.
5. All previously submitted comments from TCL letter 12/8/13 must be addressed.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

PO Box 1293

C: File

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