

# CITY OF ALBUQUERQUE



December 18, 2013

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

**Re: McDonald's Old Town MRP, 2305 Central Ave,  
Traffic Circulation Layout  
Engineer's Stamp dated 11-25-13 (J13-D053)**

Dear Mr. Moore,

Based upon the information provided in your submittal received 12-16-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The development of this site must be in compliance with current *DPM* and *ADA* standards and regulations.
2. Please refer to all applicable city standards.
3. Please ensure all ramps are ADA compliant.
4. Please refer to 2009 N. M. ACCESSIBLE PARKING CHECKLIST revised 7/10/13 for details of pavement and posted signage regulations.
5. Relationship between site plan and keyed notes are full of errors.
6. A minimum of 100 foot throat lengths at access points from Central Ave. are required (see *Development Process Manual (DPM)*, Chapter 23, Section 7, Table 23.7.1). The proposed lot entrance from the western access (existing private access easement) to the drive-thru lane appears to be less than 20 feet. The eastern access has parking stalls that back into the required clear path of the 100 feet throat depth. Please revise layout.
7. Per the *DPM*, a 6 ft. wide *ADA* accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
8. List the width all proposed turnouts.
9. Since Central Ave. is an arterial roadway, driveways with right-in / right-out-only have a minimum driveway width of 30 feet, and 36 feet minimum with left-turn access (see the *DPM*, Chapter 23, Section 6, Part B.8.a).
10. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
11. Please show the location of the nearest driveway on the abutting eastern lot and existing infrastructure (curb, sidewalk, ramps). Show how proposed infrastructure is tied to the existing.
12. Proposed curb return requires a minimum curb radius of 25 feet (see the *DPM*, Chapter 23, Section 6, Part B.9.a). *City of Albuquerque(COA)*

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standard drawing #2426 references details for a private entrance that addresses curb returns, sidewalk, ADA ramp and valley gutter.

13. The western drive access on Central warrants pavement striping due to its width and median access. Refer to *DPM* Chapter 23, Section 6, Part B.10.
14. The proposed infrastructure changes to the western drive access are outside of the property lines of this development. Is there an agreement with abutting property to work within their property and ROW frontage?
15. Define width of the existing sidewalk along Central Ave.
16. List the width of the existing driveways along Central Ave., including driveways proposed to be closed.
17. Abandon curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate *COA* standard drawings #2430 and #2415.
18. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet, and 25 feet minimum on inside edge of drive aisles.
19. Drive-thru lane widths are a minimum 12 feet with a 25 foot minimum radius (inside edge) for all turns. A 15 foot radius can be used with an increase in lane width to 14 feet (see the *DPM*, Chapter 23, Section 6, Part B.7.E).
20. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point(s) of egress.
21. The proposed motorcycle parking spaces require signage.
22. Please label and dimension any proposed monument/pylon signs.
23. Please include a copy of your shared access agreement with the adjacent property owner, addressing vehicle access and parking.
24. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *DPM* Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
25. Please add the following note: "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 acceptable in this area."

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If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K Beck  
Associate Engineer, Planning Dept.  
Development and Review Services  
C: File