

August 15, 2025

Marwa Al-najjar
Development Review Services
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: Take 5 Oil Change
2030 Gibson Blvd. SE
Traffic Circulation Layout
Engineer's Stamp 08-28-23 (M15-D021E)

Dear Marwa,

Please find below our responses addressing the City of Albuquerque TCL 1st Submittal Review comments for the proposed project located at 2030 Gibson Blvd. SE.

The following text will address review comments we received on the initial plans. To facilitate your review, we have included the original outstanding concept comments and have provided our responses in **bold blue text**.

1. Identify all existing access easements and rights of way width dimensions.

Response: ROW and easements have been identified.

2. Identify the right of way width, medians, curb cuts, and street widths on Gibson Blvd. and Miles Rd.

Response: Dimensions have been added.

3. Per the DPM, the minimum two-way traffic drive aisle width should be 22 ft.

Response: Drive aisle has been updated to an 18' one-way with directional striping

4. Please provide shared access and shared drive aisle agreement.

Response: Plat has been provided, an additional note has been added to the site plan.

5. Sheet C1.4 shows an ADA handrails details. Please clarify the location of the proposed handrails.

Response: Please see schedule note 31 on sheet C1.0 for the handrail locations.

6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators are subject to a fine and/or towing." Please call out detail and location of signs.

Response: Please see schedule note 17 on sheet C1.0 for the sign locations and detail listing.



7. Per the IDO, 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.

Response: Sidewalks have been updated to 6' wide

8. Per DPM, a 6 ft. wide ADA accessible pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

Response: The only parking dedicated to the site is to the north of the adjacent drive aisle. Crosswalk striping has been provided as an additional safety measure due to the limitations on the location of the ADA parking spaces.

9. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

Response: The only parking dedicated to the site is to the north of the adjacent drive aisle. Crosswalk striping has been provided as an additional safety measure due to the limitations on the location of the ADA parking spaces.

10. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the right of way. Provide a copy of refuse approval.

Response: Refuse approval has been provided

11. Please provide a copy of Fire Marshal approval.

Response: Copy of Fire Marshal approval has been included.

12. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.

Response: Signage and pavement marking have been included

13. Please specify the City Standard Drawing Number when applicable.

Response: City Standard Detail has been listed where applicable.

14. Traffic studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (contact Matt Grush: mgrush@cabq.gov)

Response: Coordination with Matt Grush from March 2023 states we do not need a TIS.

15. Please provide a letter of response for all comments given.

Response: Letter has been provided.

Take 5 Oil Change
1st Submittal Review Comment Responses
08/18/2025

Sincerely,
GALLOWAY

A handwritten signature in blue ink, appearing to read 'T Kelts', with a stylized, cursive script.

Troy Kelts, PE
Senior Civil Engineering Project Manager
TroyKelts@GallowayUS.com