



**LEGEND**

---	BOUNDARY LINE
---	BOUNDARY ADJACENT
-X-X-X-	PROPOSED FENCE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
Ⓣ	PARKING SPACE COUNT
R	ADA RAMP
♣	PROPOSED ACCESSIBLE PARKING SPACE SIGN

**SITE DATA**

EXISTING SITE AREA 1.46± ACRES  
 PROPOSED SITE AREA 1.46± ACRES  
 BUILDING AREA 3,517 SF

CURRENT ZONING DISTRICT MIXED USE - MODERATE INTENSITY (MX-M)

\*FUEL USE IS PERMITTED BY RIGHT IN CURRENT ZONING DISTRICT

**BUILDING SETBACK**

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (SOUTH)	15'	158'
SIDE (EAST)	10'-15'	15'
SIDE (WEST)	5'	15.3'
REAR (NORTH)	15'	44'

\* REQUIREMENT FOR 4TH STREET PER CPO-9

**PARKING DATA**

LIGHT VEHICLE FUELING STATION 4 SPACES / 1,000 SQ. FT. GFA

REQUIRED	14 (NOT INCLUDING 1 MOTORCYCLE, 3 BICYCLE)
PROVIDED BUILDING SPACES	14
PROVIDED PUMP SPACES	24
TOTAL	38

- PAVEMENT DATA**
1. CONCRETE - XX SF
  2. ASPHALT - XX SF
  3. GRAVEL - XX SF

**SIGNAGE DATA**

MAX HEIGHT PER CITY CODE:  
 HEIGHT OF ON-SITE SIGN:

**LANDSCAPE DATA**

MINIMUM 15% OF TOTAL LOT	= 9,540 SF
LANDSCAPE PROVIDED	= 6,505 SF (10%)

BY GAS & CONVENIENCE RETAIL, LLC  
 HAS REVIEWED AND APPROVES  
 THIS SITE PLAN

SIGNATURE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

NOTICE:  
 BY SIGNING THIS PAGE, YOU ARE  
 AGREEING TO THE GRAPHICAL  
 REPRESENTATION OF THIS SITE PLAN  
 AND SUBSEQUENT PAGES

**CONCEPT PLAN**  
 FOR CONCEPTUAL REVIEW ONLY.  
 NO JURISDICTIONAL APPROVALS HAVE  
 BEEN OBTAINED AT THIS TIME

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**ATWELL**  
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 GREENWICH, CO 80111  
 866.850.4200

SECTION 8  
 TOWNSHIP 10 NORTH/RANGE 3 EAST  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

STORE #000999  
 401 MENAUL BLVD  
 ALBUQUERQUE, NM 87102  
 CONCEPTUAL PLAN 01

DATE JANUARY 14th, 2026

REVISIONS

SCALE	0 10 20
1" = 20 FEET	
DR. KJK	CH. CBS
P.M. C.SVEUM	
BOOK --	
JOB 26000307	
SHEET NO.	CN-01

CAD FILE: 26000307-CN01-ALBUQUERQUE, NM (4TH & MENAUL)-ALLSUP'S #000999 TESTITL\_2026-01-13.DWG NOT FOR CONSTRUCTION (TEST FIT ONLY)



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**PAVEMENT DATA**

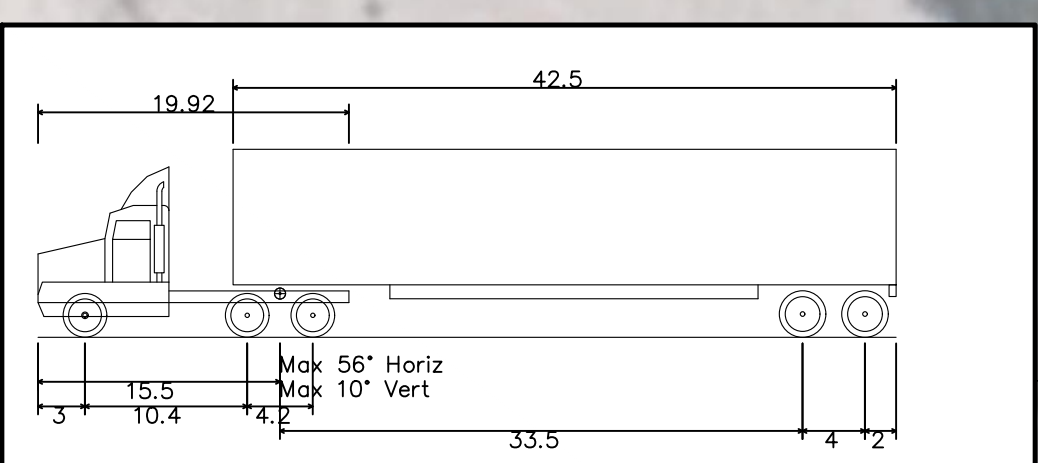
- CONCRETE - XX SF
- ASPHALT - XX SF
- GRAVEL - XX SF

**SIGNAGE DATA**

MAX HEIGHT PER CITY CODE:  
 HEIGHT OF ON-SITE SIGN:

**LANDSCAPE DATA**

MINIMUM 15% OF TOTAL LOT = 9,540 SF  
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WB-50 - Intermediate Semi-Trailer

Overall Length	55.00ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

**811**  
 Know what's below.  
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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STORE #000999  
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 TRUCK TURN EXHIBIT

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