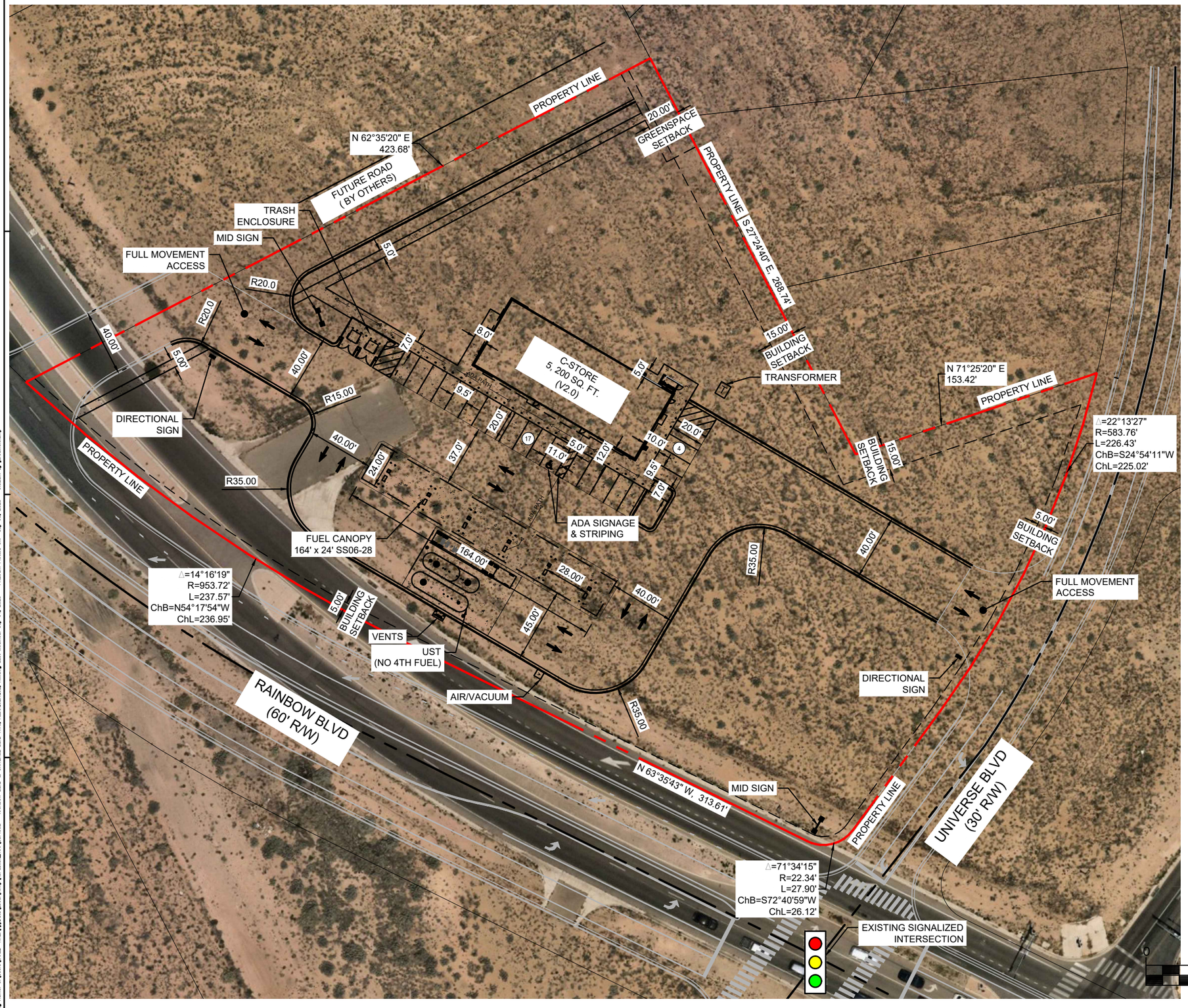

SITE LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK LINE
- PROPERTY GREEN SPACE LINE
- # NUMBER OF PARKING SPACES

SITE DATA:

ZONING: MIXED USE - LOW INTENSITY (MX-L)

CURRENT LAND USE: VACANT

TOTAL LOT AREA:	±3.36 ACRES
	±146,241.88 SQ. FT.
AREA OF OUTPARCEL 1:	N/A
AREA OF OUTPARCEL 2:	N/A
AREA OF COMMERCIAL PARCEL:	±146,241.88 SQ. FT.
AREA OF OPEN SPACE:	±78,202.74 SQ. FT.
GROSS FLOOR AREA OF BUILDINGS:	5,200 SQ. FT.

BUILDING SETBACKS:

5'	FRONT - SOUTH
0'	SIDE - WEST
5'	SIDE - EAST
15'	REAR - NORTH

GREENSPACE SETBACKS:

0'	FRONT - SOUTH
0'	SIDE - WEST
0'	SIDE - EAST
20'	REAR - NORTH

PARKING REQUIRED:
(4) SPACES FOR EVERY 1000 SQUARE FEET OF GROSS FLOOR AREA
AREA - 4 x 5,200 / 1000 = 21 SPACES
PARKING SPACES DIMENSION = 8.5'x20'
ADA PARKING= MIN (1) SPACE FOR EVERY (1-25) PARKING SPACES.

PARKING PROVIDED:
20 SPACES + 1 ADA = 21 PARKING
PARKING SPACES DIMENSION = 9.5'x20'

TRUCK USED: WB - 50 - OVERALL LENGTH = 55 FT
TRAILER LENGTH 42.5 FT

GENERAL NOTES:

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON AERIAL IMAGERY OF THE OVERALL DEVELOPMENT.

N

0 60 120 180 FT

1" = 60' SCALE BAR

2435 RESEARCH PARKWAY
SUITE 300
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DATE	DESCRIPTION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
NMS

PROJECT MANAGER
TRS

QUALITY CONTROL
NMS

DRAWN BY
M2 GROUP

DATE ISSUED
2025-09-05

PROJECT NAME

RAINBOW BLVD & UNIVERSE BLVD, ALBUQUERQUE, NEW MEXICO 87120

CIRCLE K STORES INC.

PROJECT NUMBER
R002652.00-0001

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP .002A