

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 23, 2022

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

Re: Andretti Racing
1500 Desert Surf Circle NE
Conceptual Traffic Circulation Layout for DRB Approval
Engineer's Stamp 11-22-22 (F16-D003E3)

Dear Mr. Bohannon,

The conceptual TCL submittal received 11-10-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

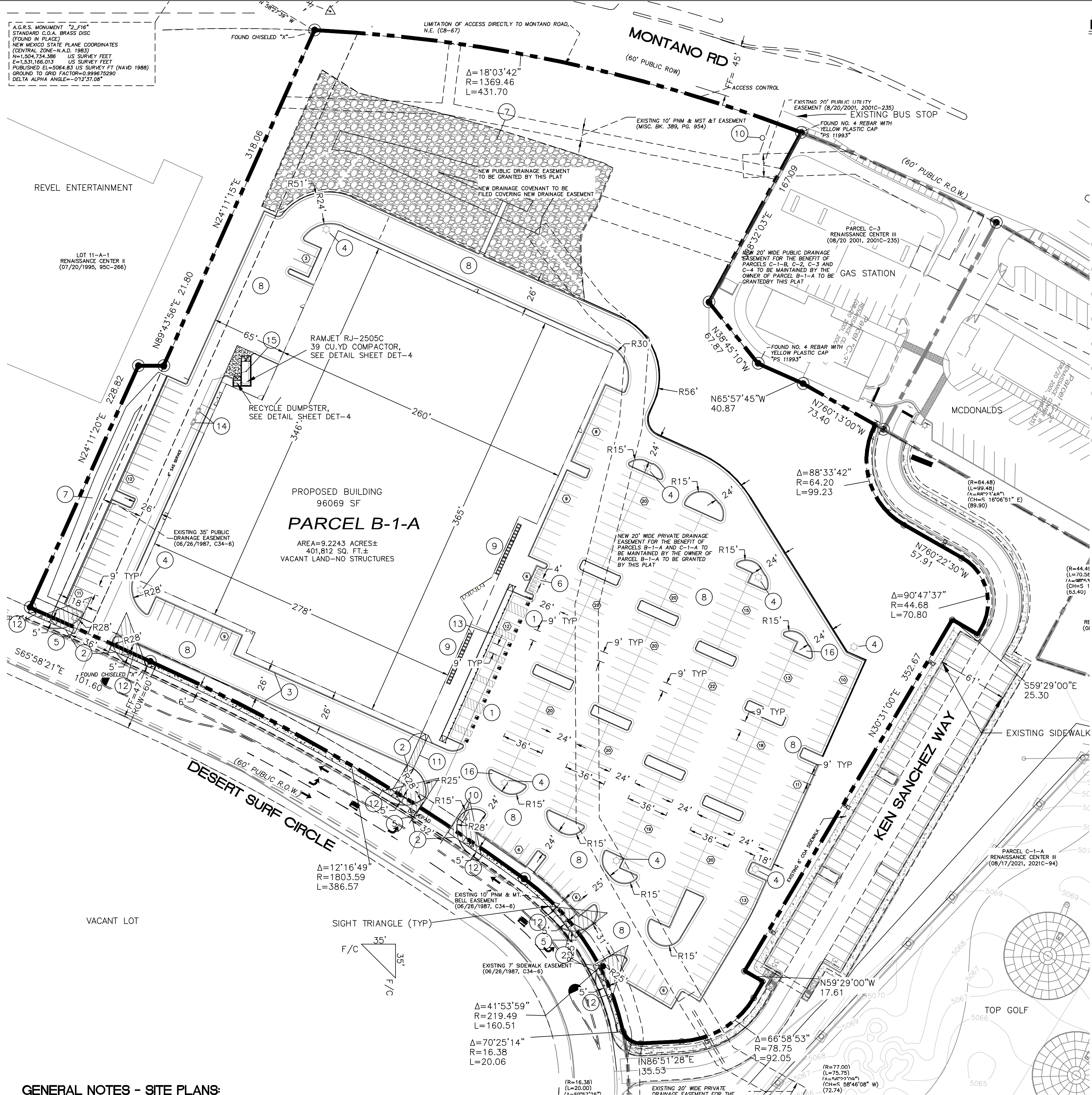
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

A.G.R.S. MONUMENT "2.716"
STANDARD C.O.A. BRASS DISC
FOUND IN PLACE
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,504,734.386 US SURVEY FEET
E=1,531,166.013 US SURVEY FEET
PUBLISHED EL=5064.83 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999975290
DELTA ALPHA ANGLE=-01°37'08"

REVEL ENTERTAINMENT

LOT 11-A-1
RENAISSANCE CENTER II
(07/20/1995, 99C-266)



LEGEND

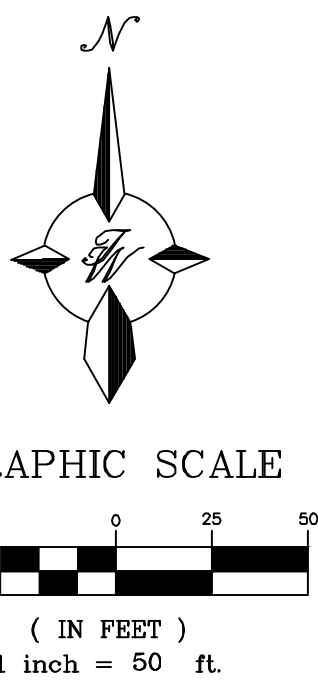
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LIGHT
- PARKING COUNT

KEYED NOTES

- 1 ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE), SEE DETAIL SHEET DET-1
- 2 UNIDIRECTIONAL ACCESSIBLE RAMP PER COA DWG 2443, SEE DETAIL SHEET DET-2
- 3 STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A, SEE DETAIL SHEET DET-1
- 4 PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH, SEE DETAIL SHEET DET-2
- 5 6' VALLEY GUTTER PER COA STD DWG 2415B, SEE DETAIL SHEET DET-1
- 6 MOTORCYCLE SPACE (4'x8' MIN) W/SIGN
- 7 RETENTION POND
- 8 NEW ASPHALT PAVING, SEE DETAIL SHEET DET-1
- 9 BICYCLE RACK, SEE DETAIL SHEET DET-1
- 10 MONUMENT SIGN
- 11 6' PEDESTRIAN CROSSING, SEE DETAIL SHEET DET-1
- 12 NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430 SEE DETAIL SHEET DET-1
- 13 ZERO-FLUSH CURB W/ 8" BOLLARDS SEE DETAIL SHEET DET-1
- 14 GREASE INTERCEPTOR
- 15 SANITARY SEWER FLOOR DRAIN PROVIDED AT COMPACTOR
- 16 LANDSCAPE ISLAND WATER HARVESTING (TYP), SEE DETAIL SHEET DET-3

SITE DATA

PROPOSED USAGE	INDOOR ENTERTAINMENT
LOT AREA	402445 SF (9.23 ACRES)
ZONING	NR-C
	FRONT: 5'
	SIDE: 0'
	REAR: 0'
BUILDING SETBACKS	
PARKING REQUIRED	
1 SPACE/210 GSF FOR 51,000 GSF= 243 SPACES PER TABLE 5-5-2	
1 SPACE/3 OCCUPANTS FOR INDOOR TRACK (50 OCCUPANTS)= 17 SPACES	
20% PARKING REDUCTION FOR EMPLOYMENT CENTER AND MASS TRANSIT CORRIDOR= -52 SPACES	
TOTAL REQUIRED PARKING=	208 SPACES
PARKING PROVIDED=	343 SPACES
HC PARKING REQUIRED	12 SPACES (2 VAN SPACES)
HC PARKING PROVIDED	12 SPACES (2 VAN SPACES)
BICYCLE SPACES REQUIRED	10% OF OFF-STREET PARKING
	35 SPACES
BICYCLE SPACES PROVIDED	35 SPACES
MOTORCYCLE SPACES REQUIRED	6 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES

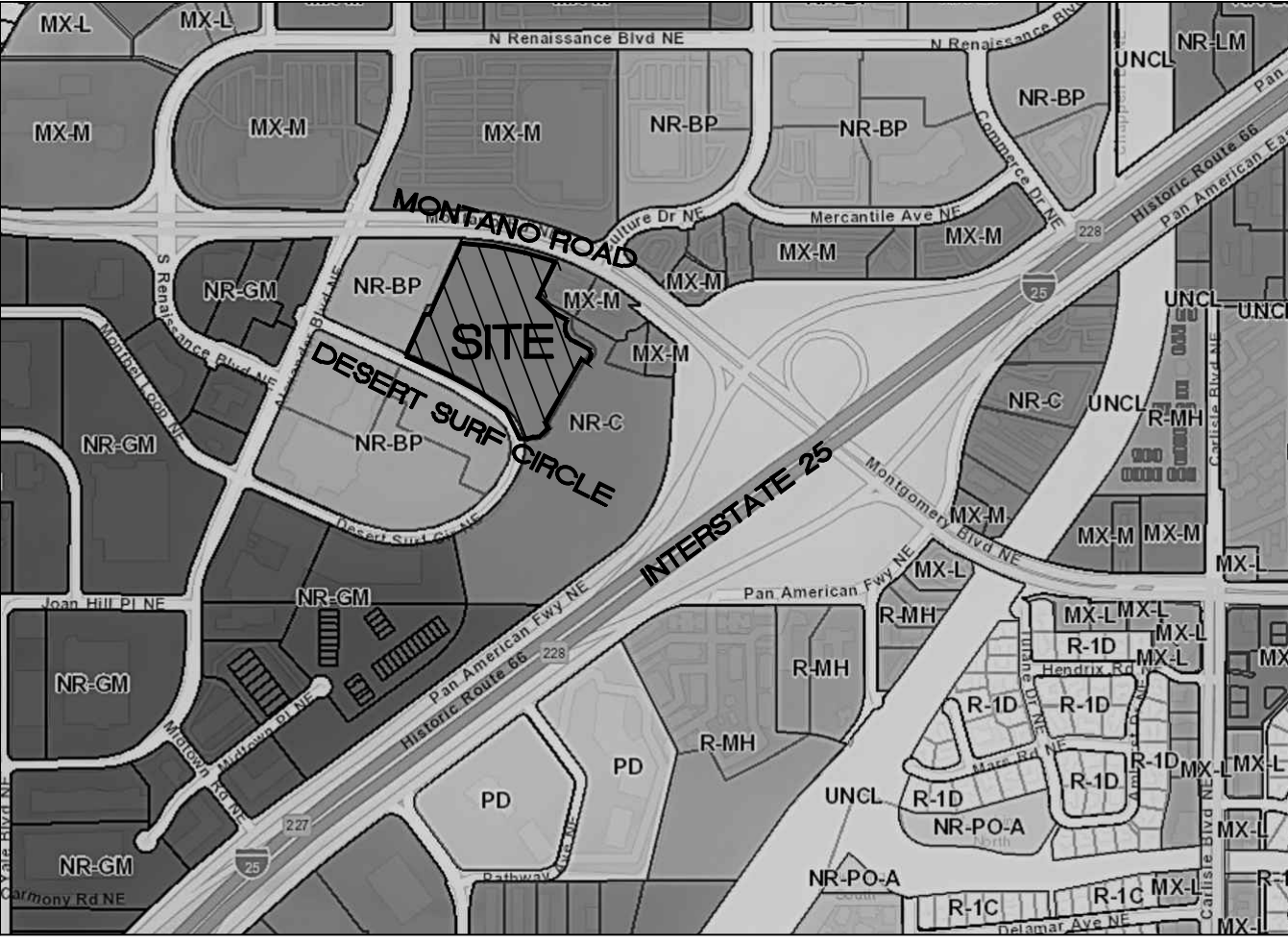


GENERAL NOTES - SITE PLANS:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @PRE-FAB METAL WALL PANELS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.



VICINITY MAP

F-16-Z

LEGAL DESCRIPTION:

PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 9.2281 AC

NOTES:

1. EXISTING PRIVATE DRAINAGE EASEMENT WILL BE VACATED BY PLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
5. SIGN PERMITS SHALL BE ACQUIRED FOR ALL MONUMENT SIGNS AS WELL AS WALL SIGNS GREATER THAN 24 SQUARE FT, PURSUANT TO IDO 5-12(D)(1).
6. ACCESS AT DESERT SURF CIRCLE BE FULL MOVEMENT.
7. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT OR SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

PROJECT NUMBER: PR-2019-002284

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ENGINEER'S SEAL
RONALD R. BOHANNAN
PROFESSIONAL ENGINEER
11/22/2022
RONALD R. BOHANNAN
P.E. #7868

ANDRETTI'S RACING
ALBUQUERQUE, NM

SITE PLAN EPC-
MAJOR AMENDMENT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
JL

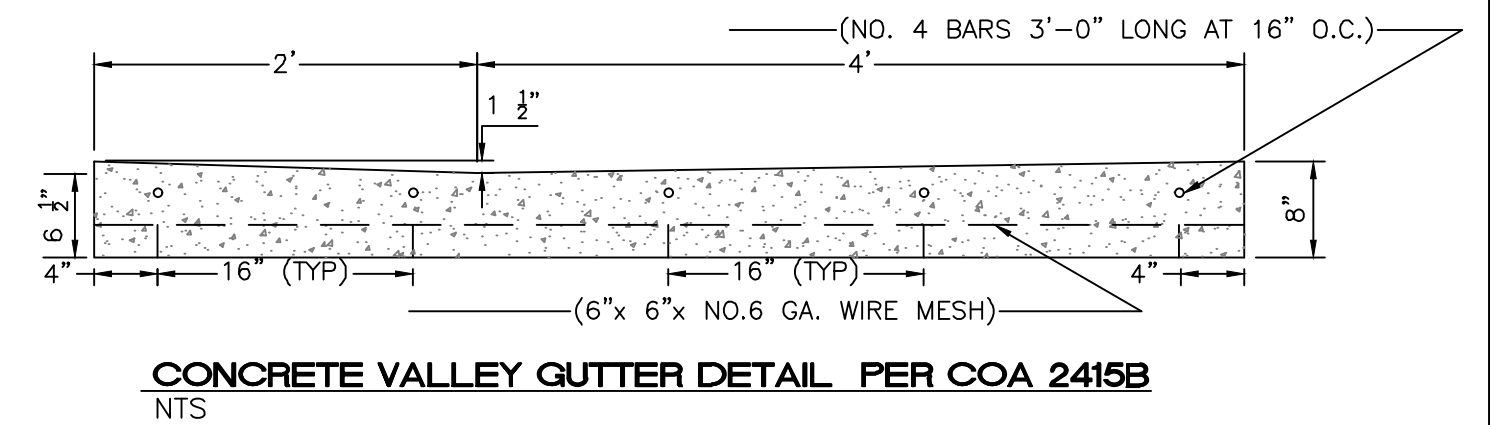
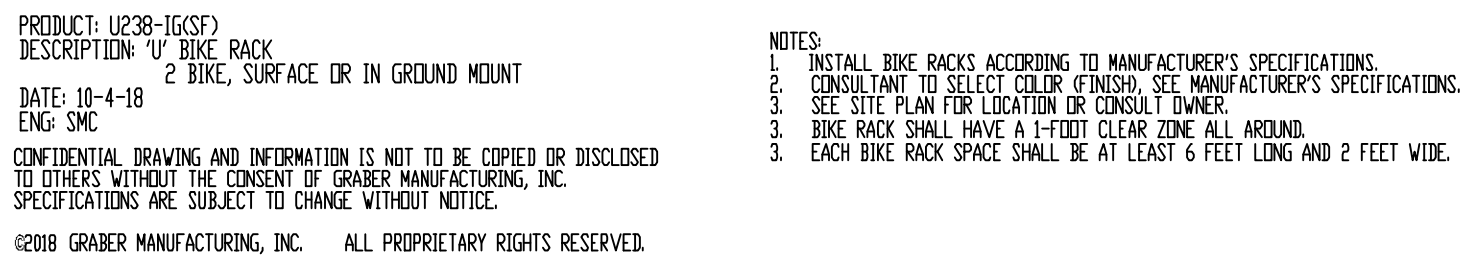
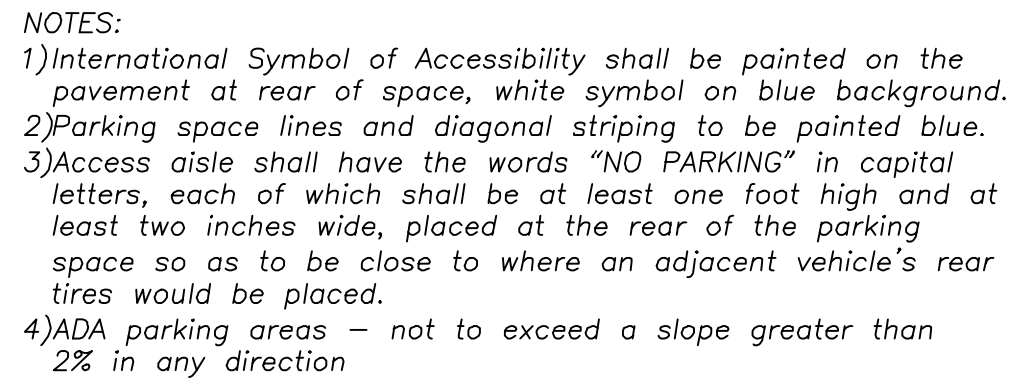
DATE
9-22-22

DRAWING



SHEET #

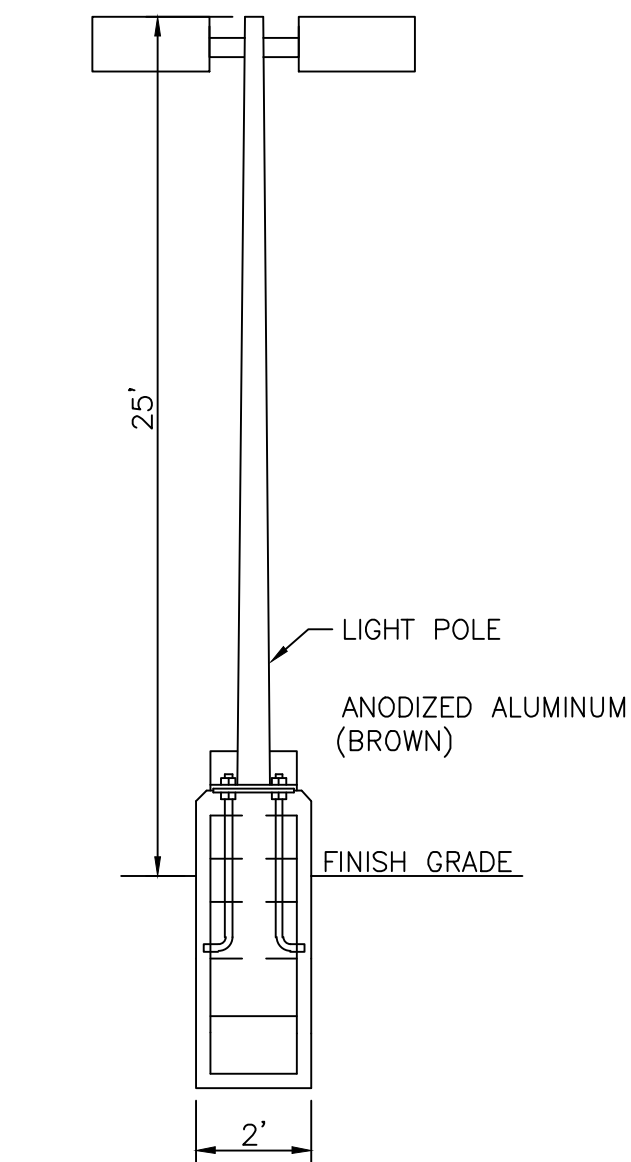
SP-1

JOB #
2022011

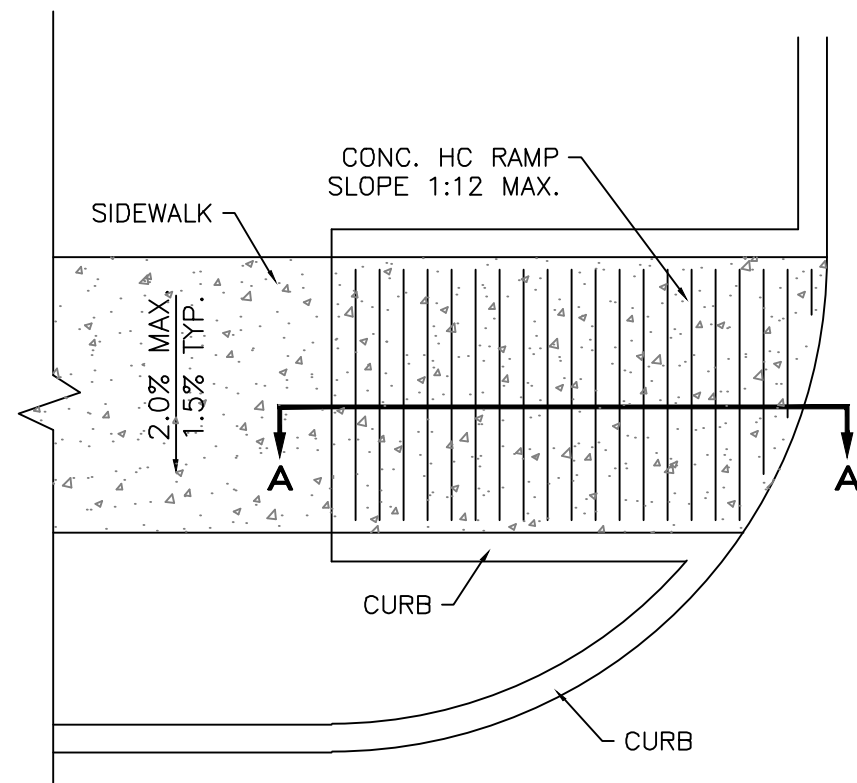


NOTE: CONTRACTOR TO VERIFY WITH OWNER
PROVIDED SOILS REPORT.

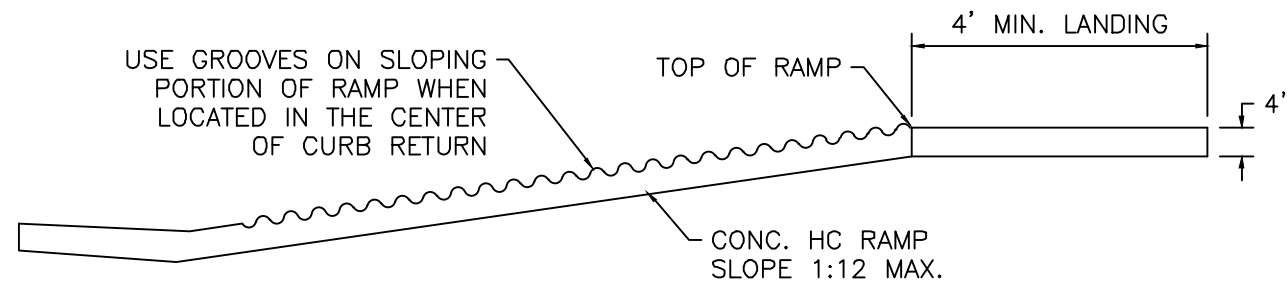
<p>ENGINEER'S SEAL</p>  <p>RONALD R. BOHANNAN P.E. #7868</p>	<p>ANDRETTI'S RACING ALBUQUERQUE, NM</p>		<p>DRAWN BY JL</p>
	<p>DETAIL SHEET</p>		<p>DATE 6-8-22</p>
	<p>BUILDING PERMIT</p>		<p>DRAWING</p>
	 <p>TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com</p>		<p>SHEET # DET-1</p>
			<p>JOB # 2022011</p>



LIGHT POLE DETAIL
NTS



PLAN



SECTION A-A

UNIDIRECTIONAL HC RAMP PER COA 2443
SCALE: NTS

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.

Project Name:

TYPE P1

Type:

SKYLINE
AREA LIGHT SERIES

FEATURES

- Specification Grade die-cast aluminum housing
- Bronze polyester powder coat finish (standard)
- Custom and factory select colors available
- 5 Optical Distributions with Highest Uniformity in their product class
- Factory Rotatable Type 2, 3, 4, 5 Square, & Automotive Front Row Optics
- Optional Spill Light Control Integral Shield (HSS)
- Universal Quick Pole Mount Allows for 1 man installation on existing poles with no drilling required
- 9 Different Optional Mounting Methods (3G Rated)³
- Single Fastener hinged door driver access
- 120-277V Universal Voltage or 347-480V High Voltage
- 0-10V Dimmable Driver (std.)
- PIR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options
- Wireless control integrated luminaire
- 3000K, 4000K & 5000K CCT
- >70 Color Rendering Index (CRI)
- Calculated L80 >100,000 hrs @ 25°C per TM-21-11
- IP66 Rated Luminaire
- Dark Sky Compliant^{1,2}
- 5 Year Warranty; 10 Year Optional Warranty⁴
- ETL Listed for Wet Locations



* Shown with UMB Mounting



407-478-3759
www.ilp-inc.com

Product Overview



SCAN ME

¹ 3000K is IDA Listed ² Must select UMB, WFM, or HTM mounting options to qualify
³ TRN & SLPF 1.5G Rated ⁴ Requires additional Surge Protection (SP1, SP2, SP480V2);
For additional details see General Terms and Conditions



SUITABLE APPLICATIONS

- Parking Lots • Parking Structure • Parks • Education • Hospitals • Car Dealerships • Roadways • Shopping Centers

ORDERING GUIDE

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	ORIENTATION	MOUNTING	FINISH	WARRANTY
<input type="checkbox"/> SAS <small>Small</small>	<input type="checkbox"/> 6L 6,000 lm	<input type="checkbox"/> U 120-277v	<input type="checkbox"/> 30 3000K	<input type="checkbox"/> T2 T2 - Type 2	<input type="checkbox"/> (Blank) - Standard	<input type="checkbox"/> SLPF Adjustable Slip Fitter	<input type="checkbox"/> BRZ	<input type="checkbox"/> (Blank) 5YR
	<input type="checkbox"/> 9L 9,000 lm	<input type="checkbox"/> HV 347-480v	<input type="checkbox"/> 40 4000K	<input type="checkbox"/> T3 T3 - Type 3	<input type="checkbox"/> L Optics Rotated Left	<input type="checkbox"/> UMB Universal Fixed	<input type="checkbox"/> BLK	<input type="checkbox"/> 10YR 10YR
	<input type="checkbox"/> 12L 12,000 lm		<input type="checkbox"/> 50 5000K	<input type="checkbox"/> T4 T4 - Type 4	<input type="checkbox"/> R Optics Rotated Right	<input type="checkbox"/> UMB/R Universal Mount Sqr/ Rnd pole 3"-6"	<input type="checkbox"/> WHT	
	<input type="checkbox"/> 15L 15,000 lm			<input type="checkbox"/> T5S Type 5 Square		<input type="checkbox"/> UAB Universal Adjustable	<input type="checkbox"/> SLV	
	<input type="checkbox"/> 18L 18,000 lm			<input type="checkbox"/> FTA Forward Throw Automotive		<input type="checkbox"/> UAB/R Universal Adjustable Sqr/Rnd pole 3"-6"	<input type="checkbox"/> RALxxxx ⁹	
<input type="checkbox"/> SAM <small>Med</small>	<input type="checkbox"/> 24L 24,000 lm					<input type="checkbox"/> WFM Wall Fixed Mount		
	<input type="checkbox"/> 30L 30,000 lm					<input type="checkbox"/> WAM Wall Adjustable Mount		
	<input type="checkbox"/> 36L 36,000 lm					<input type="checkbox"/> TRN Trunnion Mount		
	<input type="checkbox"/> 42L 42,000 lm					<input type="checkbox"/> HTM Horizontal Tenon Mount		

BASIC CONTROLS		ADVANCED CONTROLS	
<input type="checkbox"/> (Blank)	None	<input type="checkbox"/> (Blank)	None
<input type="checkbox"/> FAO ^{1,8}	Field Adjustable Output	<input type="checkbox"/> SYN ^{5,8}	Synapse Control System
<input type="checkbox"/> CR3P ⁸	3-Pin NEMA Control receptacle	<input type="checkbox"/> SYNS/LX ^{5,8}	Synapse Control System w/ Sensor (X = Mounting Height 3=10-20', 7=20-40')
<input type="checkbox"/> CR7P ^{8,8}	7-Pin NEMA Control receptacle	<input type="checkbox"/> SU/5S/LR/IL ^{1,8}	Enlighted 5S Individual Lighting (IL) Sensor with Control Unit
<input type="checkbox"/> FSP-311/LX ^{1,3,8}	Legrand FSP-311 120-277V Sensor (X = Mounting Height 3=10-20', 7=20-40')	<input type="checkbox"/> SU/5S/LR/CL ^{1,8}	Enlighted 5S Connected Lighting (CL) Sensor with Control Unit
<input type="checkbox"/> FSP-321/LX ^{1,8}	Legrand FSP-321 347-480V Sensor (X = Mounting Height 3=10-20', 7=20-40')	<input type="checkbox"/> SU/5S/LR/IOT ^{1,8}	Enlighted 5S Internet of Things (IOT) Sensor with Control Unit
<input type="checkbox"/> CR3P/FAO ⁸	Universal 3-Pin control receptacle (See acc. for photocells) with Field Adjustable Output - 7 level selection connected to 0-10V dimming wires	<input type="checkbox"/> ZLD1Z ^{1,3,8}	Leviton ZLD1Z 120-277V Bluetooth Groupable Sensor (16 Devices) with 8-20' & 20-40' lens included
<input type="checkbox"/> CR7P/FSP/Lx ⁸	Universal 7-Pin control receptacle with FSP Sensor (X= Mounting Height, 3=20', 7=40') (Controls provided by others)		

OPTIONS - FACTORY INSTALLED		ACCESSORIES	
<input type="checkbox"/> (Blank)	None	<input type="checkbox"/> SAX/BIRD	Bird Spikes (x= fixture size)
<input type="checkbox"/> SP1 ¹	10kA Surge Protection Device	<input type="checkbox"/> TL7/HVG ^{5,7}	Synapse Twist Lock Mesh Network 480V
<input type="checkbox"/> SP2 ¹	20kA Surge Protection Device	<input type="checkbox"/> SAX/GS ²	Rotatable Glare Shield (x= fixture size)
<input type="checkbox"/> HSS ²	Rotatable House Side Shield	<input type="checkbox"/> TL7/B2 ^{1,5,7}	Synapse Twist Lock Mesh Network 120-277V
<input type="checkbox"/> FUSE/SXXX	FUSE 120V, 277V, 347V (x= voltage)	<input type="checkbox"/> ILP PAINT CHIP PACK	ILP Standard Color Paint Chips
<input type="checkbox"/> FUSE/DXXX	FUSE 208V, 240V, 480V (x= voltage)		

¹ Not available with HV option
² Option Not DLC qualified
³ Requires Bluetooth Enabled device for programming (provided by others)
⁴ Only Compatible with CR3P and CR7P

⁵ Contact Factory for Site Layout, For HV models contact Factory for pricing.
⁶ Dimming Leads will be wired to receptacle unless otherwise specified
⁷ CR7P Required
⁸ Only one control option allowed
⁹ Contact factory for pricing and availability

SKYLINE-SPEC-0622

Page 1

LIGHT DETAIL
NTS

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	ANDRETTI'S RACING ALBUQUERQUE, NM	DRAWN BY JL
	DETAIL SHEET BUILDING PERMIT	DATE 6-8-22
		DRAWING
	<div> TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com</div>	SHEET # DET-2
		JOB # 2022011