

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 21, 2024

Olin M. Brown, P.E., Vice President Community Development and Planning  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

**RE: 5650 University Blvd SE**  
**Temporary Certificate of Occupancy**  
**Engineer's Stamp Date: 7/5/2023**  
**Engineer's Partial Grading and Drainage Certification Date: 3/18/2024**  
**Hydrology File: R16DA3006AA**

Dear Mr. Brown:

Based on the Engineer's Partial Grading and Drainage Certification received 3/18/2024 and site visit on 3/21/2024, this letter serves as a "green tag" from Hydrology Section for a 30-day Temporary Certificate of Occupancy for Mill 3, Mill 5, Production Office 1, and Stage 12-14 to be issued by the Building and Safety Division.

If you have any questions, please contact me at 505-924-3695 or [tchen@cabq.gov](mailto:tchen@cabq.gov).

Sincerely,

Tiequan Chen P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services

Cc: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield

March 18, 2024

Mr. Tiequan Chen, P.E.  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification for ABQ Studios Expansion; Hydrology File  
R16DA3005AA

Dear Tiequan,

We are submitting a temporary grading and drainage certification for ABQ Studios Expansion. The temporary certification only includes Mill 3, Mill 5, Production Office 1, and Stage 12-14. Enclosed for your reference is the approved grading and drainage plan (approval letter dated 9/19/2023) as well as as-built elevation data that I have reviewed against the approved plans.

After reviewing these as-built elevations and visiting the site on 3/18/2023 it is BHI's belief that the above lot have been graded in substantial compliance with the approved grading and drainage plan and that the interim drainage improvements allow runoff to be managed in the interim condition, as well as the final condition.

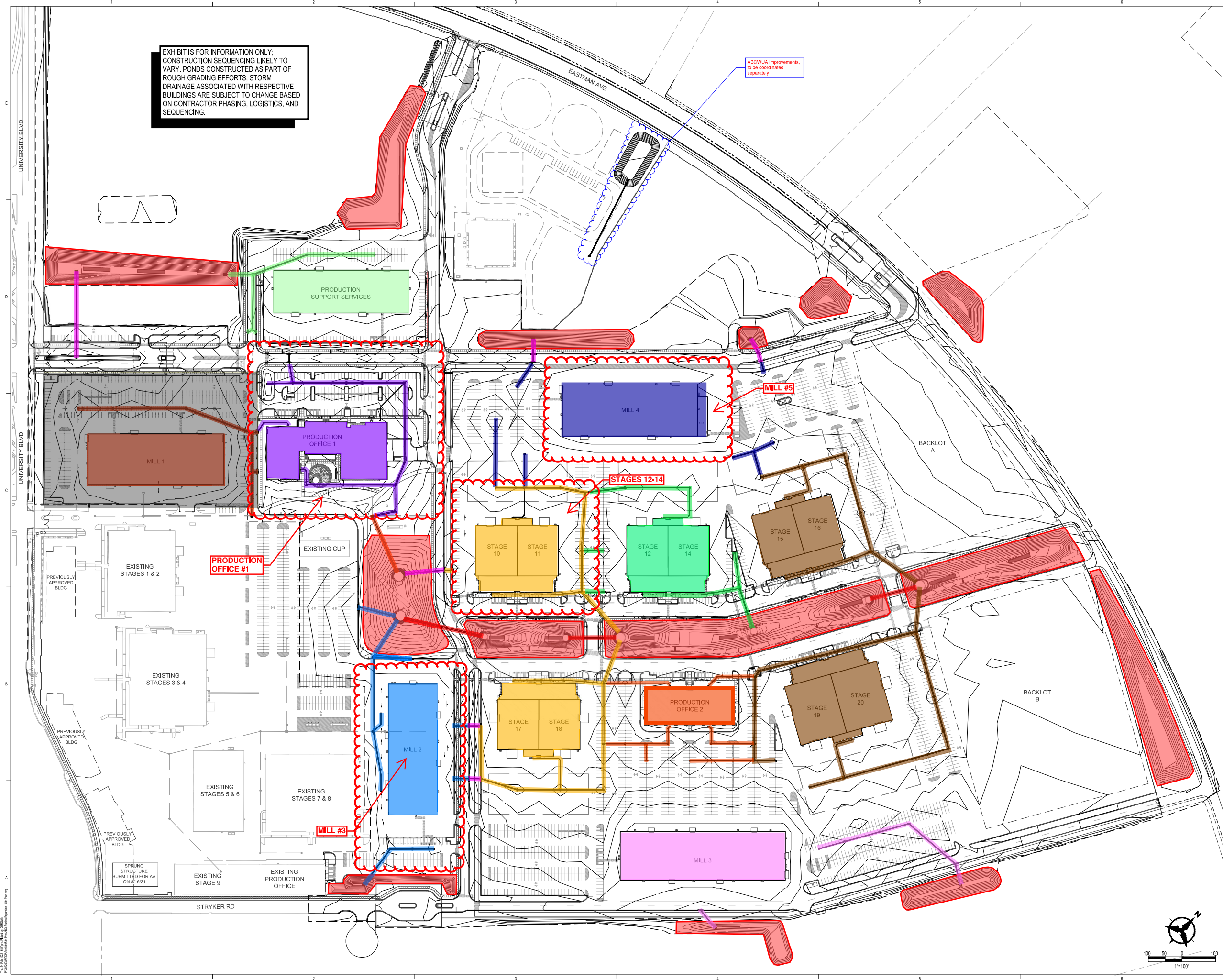
Your review and approval is requested for Temporary Certificate of Occupancy for Mill 3, Mill 5, Production Office 1, and Stages 12-14. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Olin Brown, P.E.  
Vice President  
Community Development & Planning

Enclosure



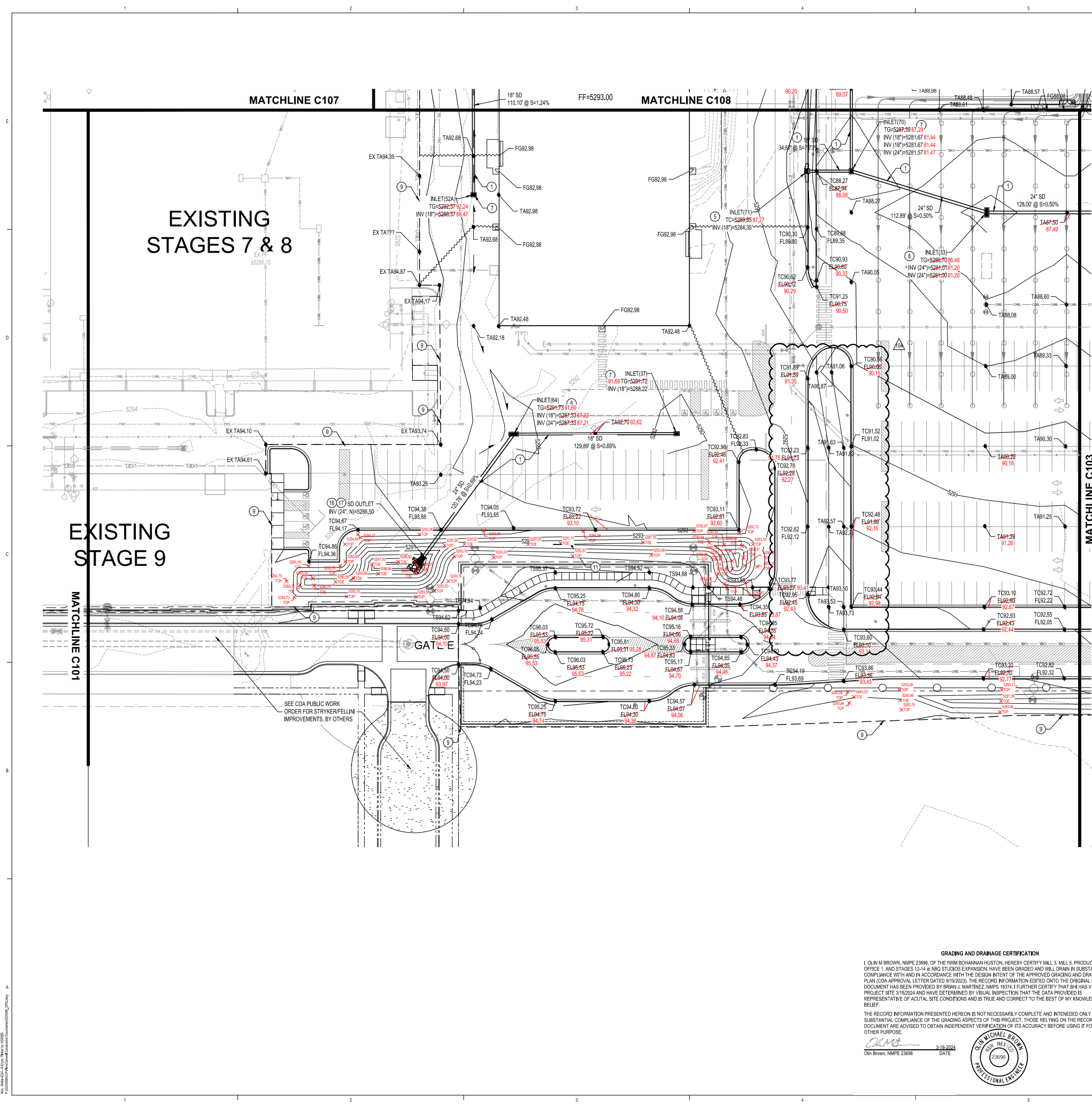
ABQ Studios Expansion  
PRODUCTION SUPPORT SERVICES  
& OVERALL SITE  
5650 University Blvd SE  
Albuquerque, NM 87106

VVS.4  
Building & Site  
FOR PERMIT

| REVISIONS |  |
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|--------------|-------------|
| DRAWN BY     | HGKHJN      |
| REVIEWED BY  | OB/MB       |
| DATE         | 11/18/2021  |
| PROJECT NO.  | 20-0072.008 |
| DRAWING NAME |             |

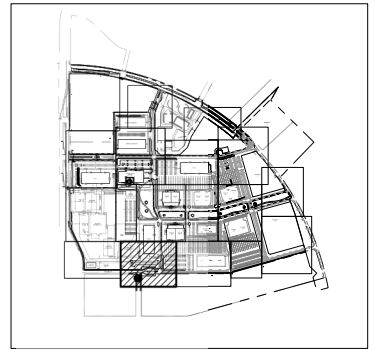




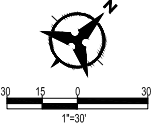
- ### GRADING KEYED NOTES
1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
  2. CONSTRUCT 4" DIA TYPE "E" STORM DRAIN MANHOLE PER COA STD DWG 2101.
  3. CONSTRUCT 6" DIA TYPE "E" STORM DRAIN MANHOLE PER COA STD DWG 2201.
  4. CONSTRUCT TYPE "A" SINGLE GRATE SD INLET PER COA STD DWG 2201, OR EQUAL.
  5. CONSTRUCT TYPE "C" SINGLE GRATE SD INLET PER COA STD DWG 2205, OR EQUAL.
  6. CONSTRUCT TYPE "C" DOUBLE GRATE SD INLET PER COA STD DWG 2205, OR EQUAL.
  7. CONSTRUCT TYPE "D" SINGLE GRATE SD INLET PER COA STD DWG 2206, OR EQUAL.
  8. CONSTRUCT TYPE "D" DOUBLE GRATE SD INLET PER COA STD DWG 2206, OR EQUAL.
  9. TIE TO EXISTING. CONTACT ENGINEER IF FIELD CONDITIONS VARY FROM WHAT IS INDICATED IN THESE PLANS.
  10. INSTALL ROOF DRAIN PIPE (SIZE PER PLANS) TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. SEE DETAIL 1, SHEET C119 FOR DETAIL.
  11. CONSTRUCT RETENTION POND.
  12. FUTURE RETENTION POND, TO BE BUILT WITH FUTURE PHASES.
  13. INSTALL PRE-MANUFACTURED STORM DRAIN FITTING, SIZE(S) PER PLAN.
  14. EXISTING UTILITY TO REMAIN, PROTECT IN PLACE.
  15. CONNECT TO EXISTING STORM DRAIN INFRASTRUCTURE.
  16. CONSTRUCT 12" x 10' x 10' EROSION CONTROL MAT, TYPE V1, R/PRAP WITH FILTER FABRIC AND 12" SUBGRADE PREPARATION. SEE DETAIL 2, SHEET C119.
  17. INSTALL STORM DRAIN FLARED END SECTION, SIZE PER PLANS.
  18. INSTALL 24"x24" NYLOPLAST INLET WITH DOME GRATE.
  19. INSTALL 24" SIDEWALK CULVERT PER COA STANDARD DWG 2236.
  20. 18" CURB CUT PER DETAIL 4, SEE SHEET C119.
  21. INSTALL INFILTRATION TRENCH PER DETAIL 5, SHEET C119.
  22. ENERGY DISSIPATION BASIN, SEE LANDSCAPE PLANS FOR DETAILS.
  23. SWALE TO DRAIN TO NEW RETENTION POND.

NOTE: CURB INLET GRADES ARE PROVIDED AT TC (TOP OF CURB), DEPRESS FLOWLINE AND CONNECT TO ADJACENT CURB AND SUTTER AS INDICATED ON STANDARD DRAWINGS.

- ### LEGEND
- PROPERTY LINE
  - EXISTING EASEMENT
  - 5320 PROPOSED INDEX CONTOUR
  - 5319 PROPOSED INTERMEDIATE CONTOUR
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  - PROPOSED GRADING LIMITS
  - PROPOSED DRAINAGE SWALE
  - DIRECTION OF FLOW
  - WATER BLOCK/GRADE BREAK
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLETS
  - PROPOSED STORM DRAIN CAP
  - PROPOSED STORM DRAIN LINE
  - SD 88.50 SPOT GRADE
  - FG=FINISHED GRADE; TA=TOP OF ASPHALT; TC=TOP OF CURB; FL=FLOWLINE; TS=TOP OF SIDEWALK
  - INFILTRATION GALLERY, SEE DETAILS.



SITE KEY MAP



**GRADING AND DRAINAGE CERTIFICATION**

I, OLIN M. BROWN, N.M.P.E. 23696, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY MILL 3, MILL 5, PRODUCTION OFFICE 1, AND STAGES 12-14 ABQ STUDIOS EXPANSION HAVE BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN (COA APPROVAL LETTER DATED 9/19/2023). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ, N.M.P.S. 18374. I FURTHER CERTIFY THAT BHI HAS VISITED THE PROJECT SITE 3/18/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT, THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*Olin M. Brown* 3-18-2024 DATE  
Olin Brown, N.M.P.E. 23696

**OLIN MICHAEL BROWN**  
NEW MEXICO  
23696  
PROFESSIONAL ENGINEER

**DEKKER  
PERICH  
SABATINI**

**Bohannon  
Huston**  
www.bhinc.com  
800.877.5332



**ABQ Studios Expansion  
MILL 1 & OVERALL SITE**

5650 University Blvd SE  
Albuquerque, NM 87106

**M1S.4**

Building & Site  
FOR PERMIT

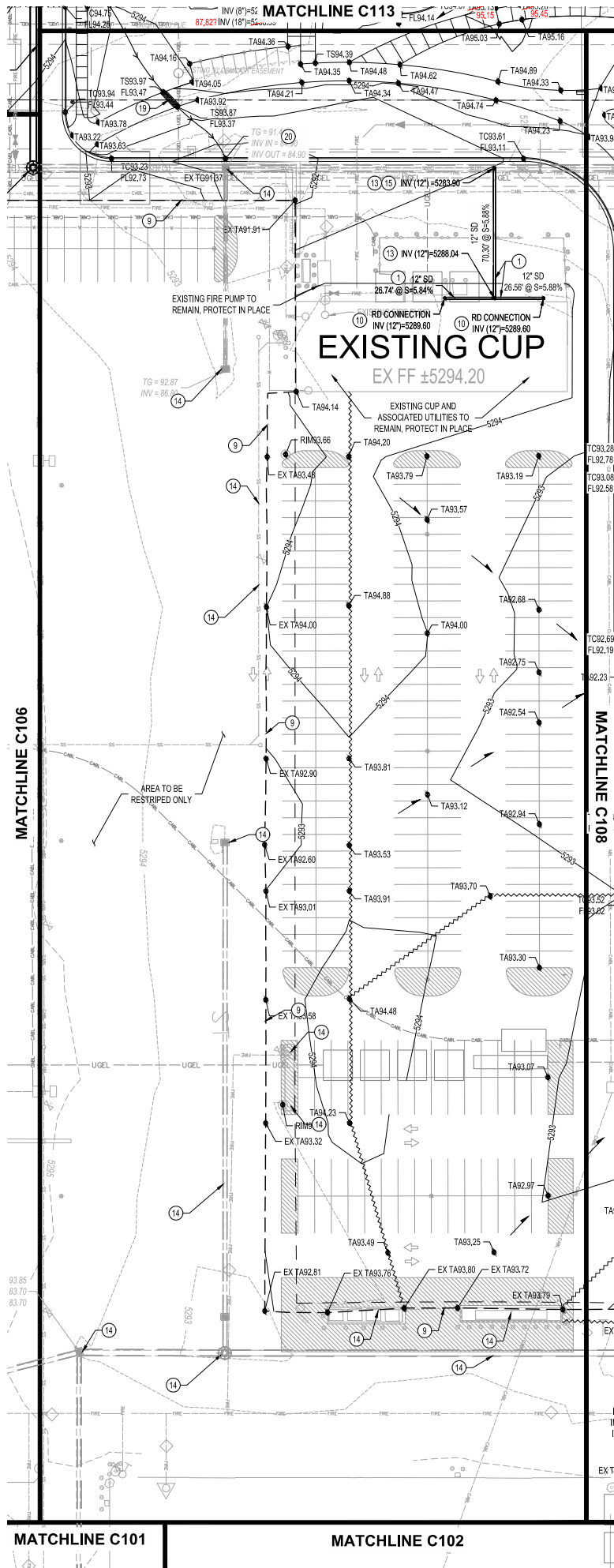
| REVISIONS |          |  |
|-----------|----------|--|
| ASI 006   | 05/13/22 |  |
| ASI 007   | 06/01/22 |  |
| ASI 027   | 12/10/22 |  |
| ASI 104   | 06/09/23 |  |
| ASI 095   | 07/28/23 |  |
|           |          |  |

|              |             |
|--------------|-------------|
| DRAWN BY     | HG          |
| REVIEWED BY  | OB          |
| DATE         | 04/22/2022  |
| PROJECT NO.  | 20-0072.008 |
| DRAWING NAME |             |

GRADING PLAN

SHEET NO.  
**C102**





**GRADING AND DRAINAGE CERTIFICATION**

I, OLIN M. BROWN, NMPE 23696, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY MILL 3, MILL 5, PRODUCTION OFFICE 1, AND STAGES 12-14 of ABQ STUDIOS EXPANSION, HAVE BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN (COA APPROVAL LETTER DATED 8/19/2023). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ, NMPS 16374. I FURTHER CERTIFY THAT BHM HAS VISITED THE PROJECT SITE 3/18/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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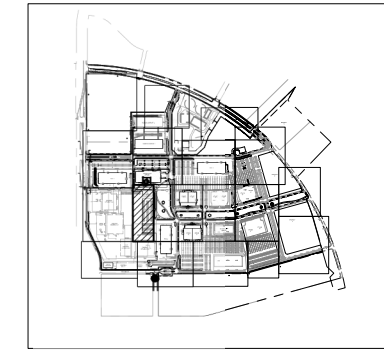
*Olin Brown* 3-18-2024  
Olin Brown, NMPE 23696 DATE



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SEAL  
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PROJECT

**ABQ Studios Expansion  
MILL 1 & OVERALL SITE**

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**M1S.4**

Building & Site  
FOR PERMIT

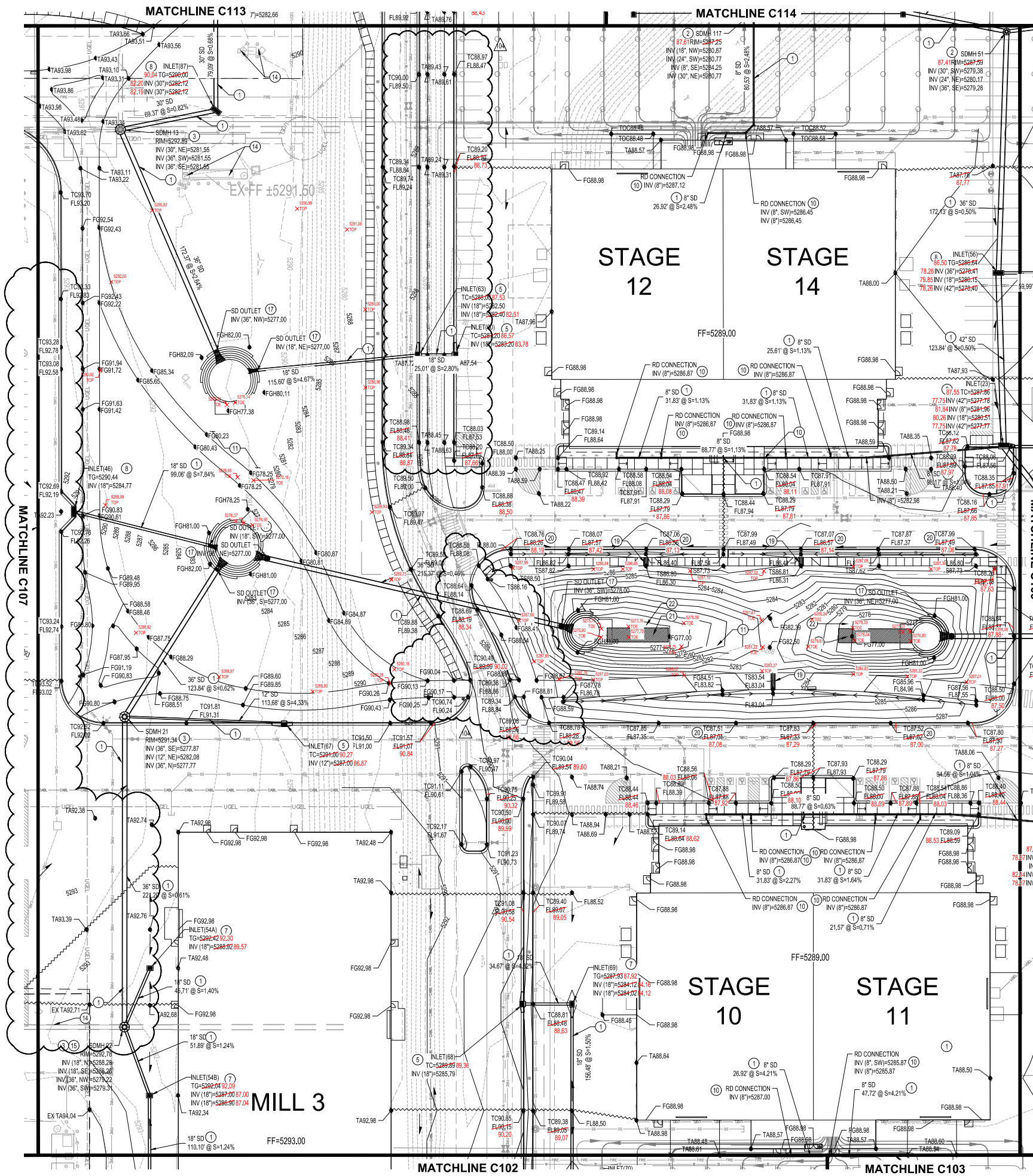
**REVISIONS**

|           |          |
|-----------|----------|
| ASI 056R1 | 02/01/23 |
| ASI 078   | 02/23/23 |
| ASI 151   | 12/05/23 |

**DRAWN BY** HG  
**REVIEWED BY** OB  
**DATE** 04/22/2022  
**PROJECT NO.** 20-0072.008  
**DRAWING NAME**

**GRADING PLAN**

**SHEET NO.**  
**C107**



### GRADING KEYED NOTES

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### LEGEND

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- FG=FINISHED GRADE; TA=TOP OF ASPHALT; TC=TOP OF CURB; FL=FLOWLINE; TS=TOP OF SIDEWALK
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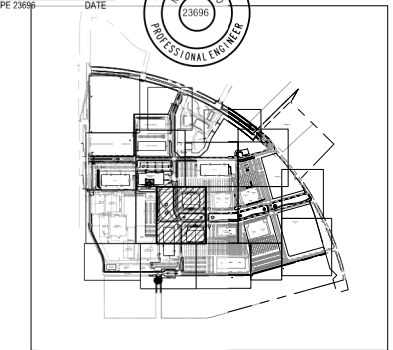
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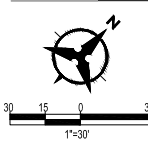
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Olin Brown, N.M.P.E. 23696

3-18-2024  
DATE

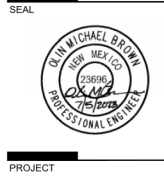


### SITE KEY MAP



**DEKKER  
PERICH  
SABATINI**

**Bohannon  
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| ASI 068R1 | 02/01/23 |
| ASI 078   | 02/23/23 |
| ASI 099   | 05/12/23 |
| ASI 104   | 06/09/23 |
| ASI 095   | 07/28/23 |
| ASI 151   | 12/05/23 |

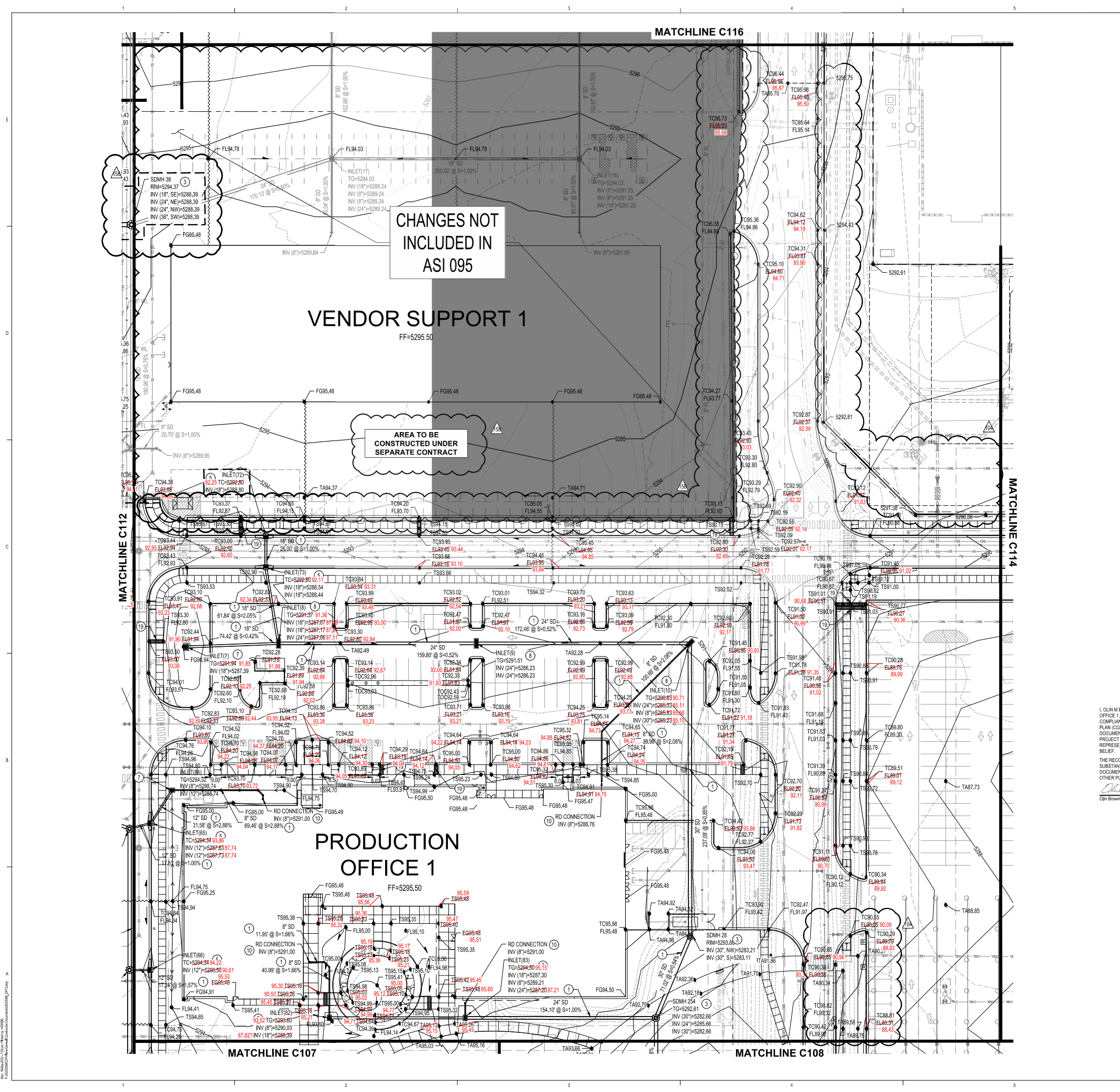
DRAWN BY: HG  
REVIEWED BY: OB  
DATE: 04/22/2022  
PROJECT NO: 20-0072.008  
DRAWING NAME:

GRADING PLAN

SHEET NO.

**C108**





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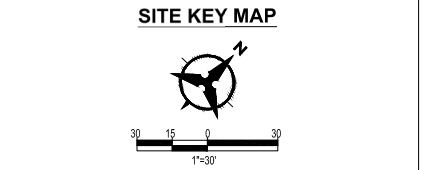
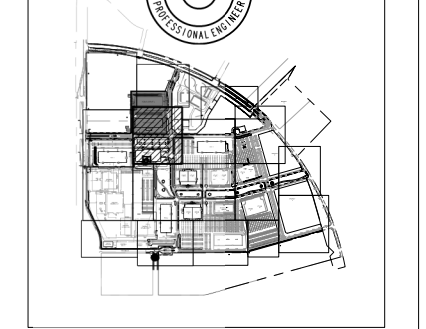
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  - INFILTRATION GALLERY, SEE DETAILS.

**GRADING AND DRAINAGE CERTIFICATION**

I, OLIN M. BROWN, N.M.P.E. 23696, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY MILL 3, MILL 5, PRODUCTION OFFICE 1, AND STAGES 12-14 OF ABQ STUDIOS EXPANSION, HAVE BEEN GRADDED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE RECORD INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN (COA APPROVAL LETTER DATED 9/19/2023). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ, N.M.P.S. 18374. I FURTHER CERTIFY THAT BH HAS VISITED THE PROJECT SITE, 9/19/2024, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THE PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Olin M. Brown, N.M.P.E. 23696  
DATE 9-18-2024



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|-----------|----------|--|
| ASI 032   | 09/30/22 |  |
| ASI 027   | 12/10/22 |  |
| ASI 078   | 02/23/23 |  |
| ASI 097   | 05/05/23 |  |
| ASI 095   | 07/28/23 |  |
| ASI 146R1 | 02/08/24 |  |

DRAWN BY HG  
REVIEWED BY OB  
DATE 04/22/2022  
PROJECT NO. 20-0072.008  
DRAWING NAME

**GRADING PLAN**

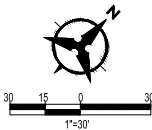
SHEET NO.  
**C113**





NOTE: CURB INLET GRADES ARE PROVIDED AT TC (TOP OF CURB). DEPRESS FLOWLINE AND CONNECT TO ADJACENT CURB AND GUTTER AS INDICATED ON STANDARD DRAWINGS.

|  |   |
|--|---|
|  | PROPERTY LINE   |
|  | EXISTING EASEMENT   |
|  | PROPOSED INDEX CONTOUR  |
|  | PROPOSED INTERMEDIATE CONTOUR   |
|  | EXISTING INDEX CONTOUR  |
|  | EXISTING INTERMEDIATE CONTOUR   |
|  | PROPOSED GRADING LIMITS   |
|  | PROPOSED DRAINAGE SWALE   |
|  | DIRECTION OF FLOW   |
|  | WATER BLOCK/GRADE BREAK   |
|  | PROPOSED STORM DRAIN MANHOLE  |
|  | PROPOSED STORM DRAIN INLETS   |
|  | PROPOSED STORM DRAIN CAP  |
|  | PROPOSED STORM DRAIN LINE   |
|  | SPOT GRADE  |
|  | FG=FINISHED GRADE; TA=TOP OF ASPHALT; TO=TOP OF CURB; FL=FLOWLINE; TS=TOP OF SIDEWALK |
|  | INFILTRATION GALLERY, SEE DETAILS.  |



C114