

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 19, 2025

Kimberly Legan
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Netflix Studios Albuquerque – Moon Project
2660 Eastman Crossing SE
Conceptual Grading Plans
Engineer's Stamp Date: 05/12/25
Hydrology File: R16DA3006AA
Case # HYDR-2025-00170**

Dear Ms. Legan:

Based upon the information provided in your submittal received 05/12/2025, the Conceptual Grading Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and action by Development Hearing Officer (DHO) on Preliminary Plat/Final Plat.

PRIOR TO BUILDING PERMIT:

1. Please submit the Grading Plans to Hydrology for review and approval.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol.

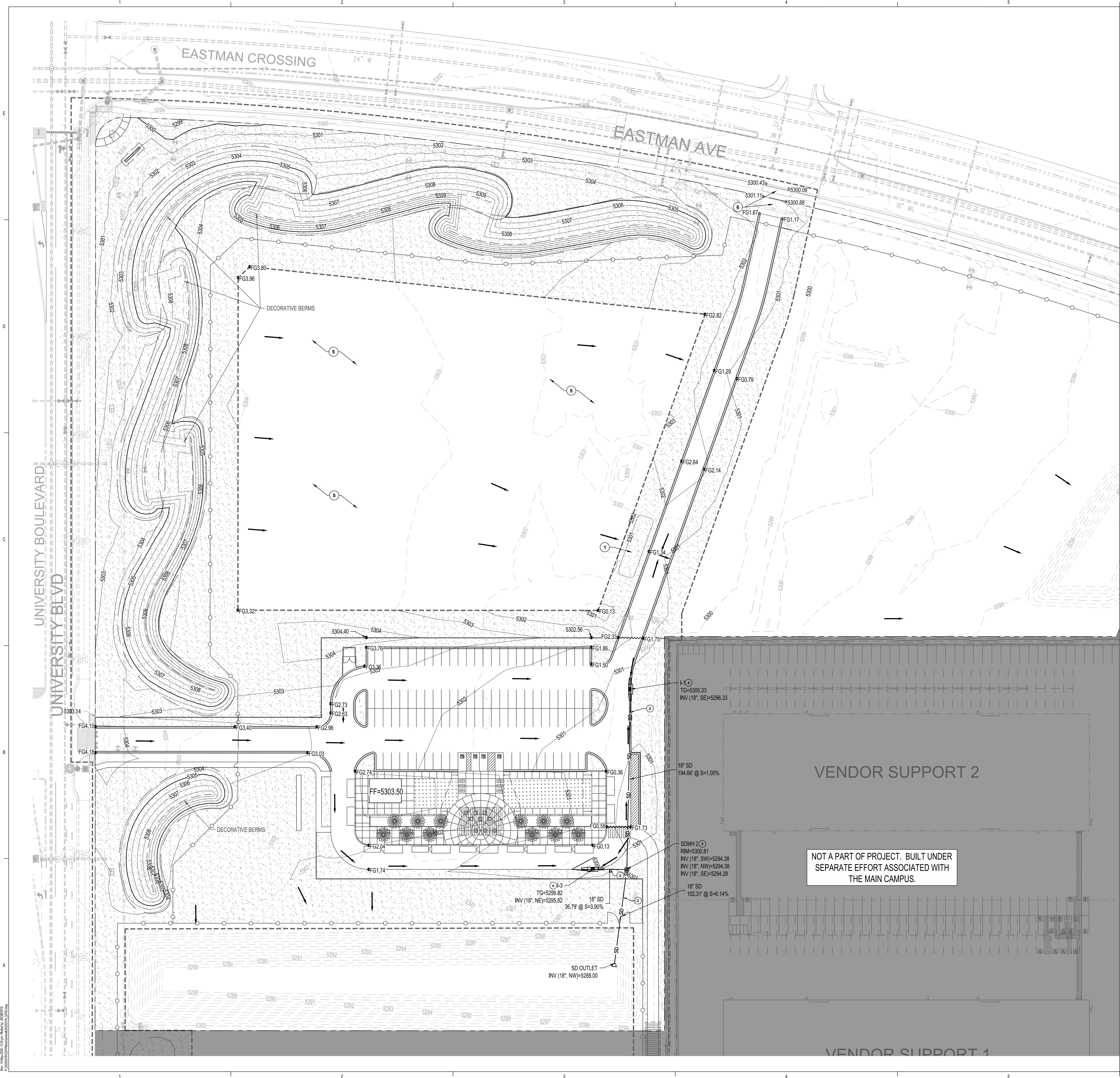
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov , 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E. CFM

Senior Engineer,
Planning Department, Development Review Services



- KEYED NOTES**
1. PROPOSED POND (APPROX. LOCATION AND SIZE)
 2. INSTALL STORM DRAIN PIPE HDPE N-12WT OR APPROVED EQUAL. SIZE AND SLOPE AS SHOWN ON PLANS.
 3. INSTALL 4' TYPE C STORM DRAIN MANHOLE.
 4. INSTALL CURB INLET.
 5. UNDISTURBED AREA. SEE LIMITS OF GRADING.
 6. EXISTING DRIVEWAY APRON TO REMAIN.

LEGEND

	PROPERTY LINE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING BASIN BOUNDARY
	PROPOSED DRAINAGE SWALE
	DIRECTION OF FLOW
	WATER BLOCK/GRADE BREAK
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLETS
	PROPOSED STORM DRAIN CAP
	PROPOSED EASEMENT
	PROPOSED GRADING LIMITS

SITE KEY MAP

PROGRESS SET

REVISIONS

△	
△	
△	
△	
△	
△	

DRAWN BY

REVIEWED BY

DATE 5/12/2025

PROJECT NO. 20-0072.020

DRAWING NAME

CONCEPTUAL GRADING PLAN

SHEET NO. C300

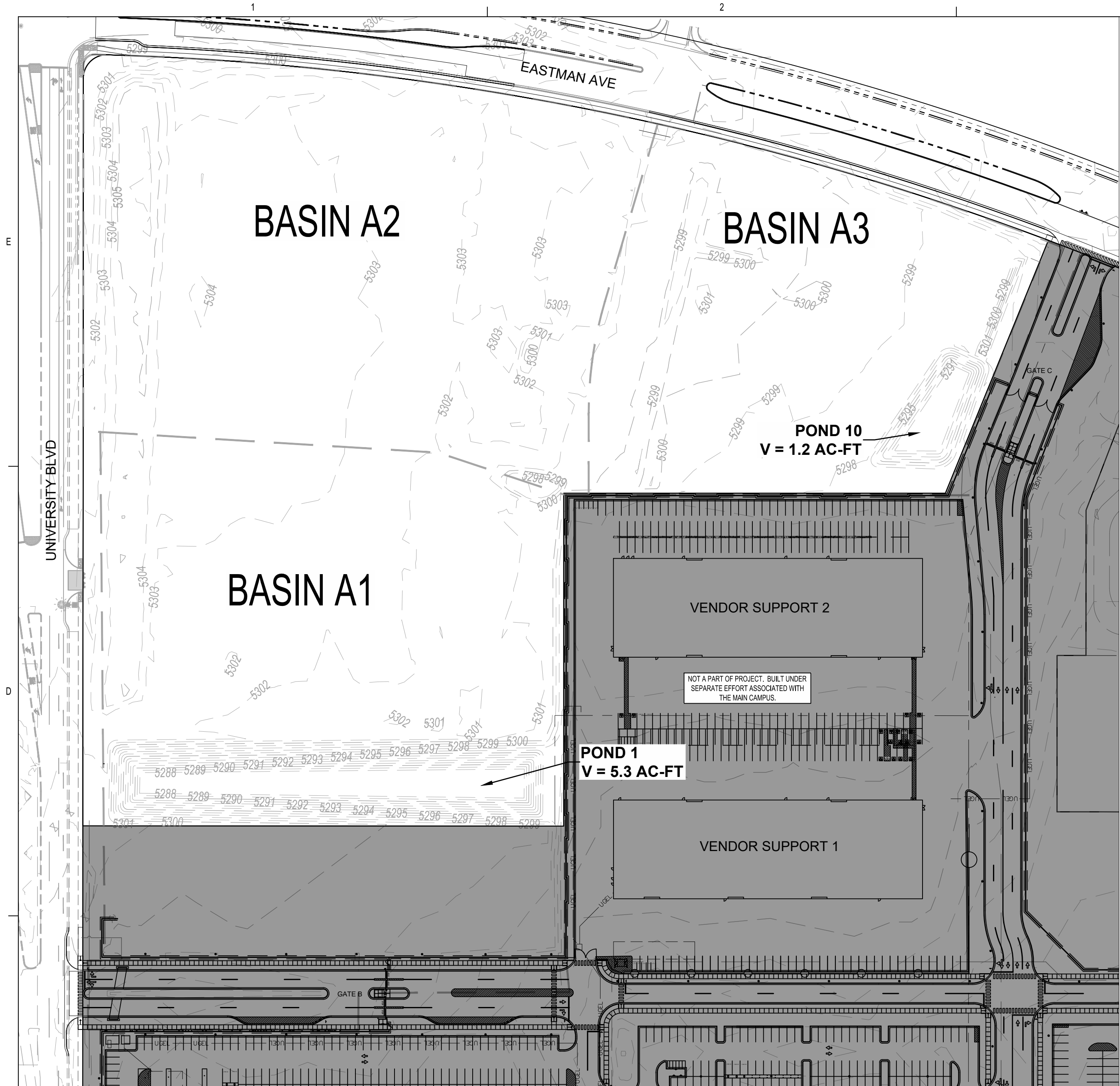
Dekker

Bohannon Huston
www.bhinc.com
800.877.5332

SEAL

PROJECT

NETFLIX STUDIOS ALBUQUERQUE
Moon Project
5650 University Blvd SE
Albuquerque, NM 87106



EXISTING DRAINAGE MANAGEMENT PLAN



PROPOSED DRAINAGE MANAGEMENT PLAN

ABQ Studios Expansion													
Existing Conditions Basin Data Table													
This table is based on page 6-10 of the DPM, Zone: 2													
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	E(100yr) (inches)	V _(100yr-24hr) (CF)	V _(100yr-10d) (CF)	V _(100yr-10d) (AC-FT)	SWQV (CF)
PERIPHERY BASINS													
A1	427949	9.82	0.0%	20.0%	0.0%	80.0%	3.94	38.75	2.02	80740	118684	2.72	14265
A2	326706	7.50	0.0%	90.0%	0.0%	10.0%	2.56	19.19	0.95	26763	30384	0.70	1361
A3	218357	5.01	0.0%	90.0%	0.0%	10.0%	2.56	12.82	0.95	17887	20307	0.47	910
TOTAL	973,011	22.34	-	-	-	-	-	70.76	-	125,389	169,375	3.89	16,536

ABQ Studios Expansion													
Proposed Conditions Basin Data Table													
This table is based on page 6-10 of the DPM, Zone: 2													
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	E(100yr) (inches)	V _(100yr-24hr) (CF)	V _(100yr-10d) (CF)	V _(100yr-10d) (AC-FT)	SWQV (CF)
PERIPHERY BASINS													
A1R	375884	8.63	0.0%	0.0%	78.4%	21.6%	3.33	28.72	1.31	43082	52076	1.20	3381
A2R	365560	8.39	0.0%	0.0%	100.0%	0.0%	3.05	25.60	1.03	31377	31377	0.72	0
A3R	231200	5.31	0.0%	0.0%	94.2%	5.8%	3.13	16.59	1.11	21643	23138	0.53	562
TOTAL	972,644	22.33	-	-	-	-	-	70.91	-	96,103	106,591	2.45	3,943

DRAINAGE NARRATIVE

INTRODUCTION - THE PROPOSED NETFLIX - MOON PROJECT IS LOCATED AT THE SOUTHEASTERN CORNER OF UNIVERSITY BOULEVARD SE AND EASTMAN CROSSING SE ON A PORTION OF NETFLIX'S STUDIO CAMPUS. DRAINAGE AT THE PROJECT SITE WAS PREVIOUSLY ANALYZED UNDER CITY APPROVED DRAINAGE MANAGEMENT PLANS (GOA #R167D097A & COA #R16DA3006AA). FOR THE PORTION OF THE SITE BEING DEVELOPED, THREE DRAINAGE BASINS WERE REVISITED AND ANALYZED (PER COA #R16DA3006AA). DRAINAGE WAS ANALYZED FOR THE 100-YEAR, 10-DAY STORM EVENT.

EXISTING CONDITIONS : RUNOFF FROM BASIN A1 GENERALLY FLOWS SOUTHEAST TO EXISTING POND 1. POND 1 WAS SIZED BASED ON FULLY DEVELOPED CONDITIONS AND IS SIZED TO ACCOMMODATE BASIN A2 DEVELOPED FLOWS. BASIN A1 GENERALLY FLOWS EAST AWAY FROM UNIVERSITY BOULEVARD TOWARDS BASIN A3. BASIN A3 FLOWS EAST TO EXISTING POND 10. POND 10 WAS SIZED TO ACCEPTED EXISTING LAND TREATMENTS.

PROPOSED CONDITIONS THE THREE AFOREMENTIONED BASINS FOLLOWED THE GENERAL DIRECTION OF FLOW AS IN THE EXISTING CONDITIONS.

BASIN A1R, CONTAINING THE PROPOSED FOOD TRUCK PARK AND ASSOCIATED IMPROVEMENTS DRAINS TO POND 1. THIS DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF STORM INLETS AND PIPING TO CAPTURE RUNOFF AS NECESSARY. WATER HARVESTING AREAS EXPLAINED LATER WILL BE INCORPORATED WHERE FEASIBLE.

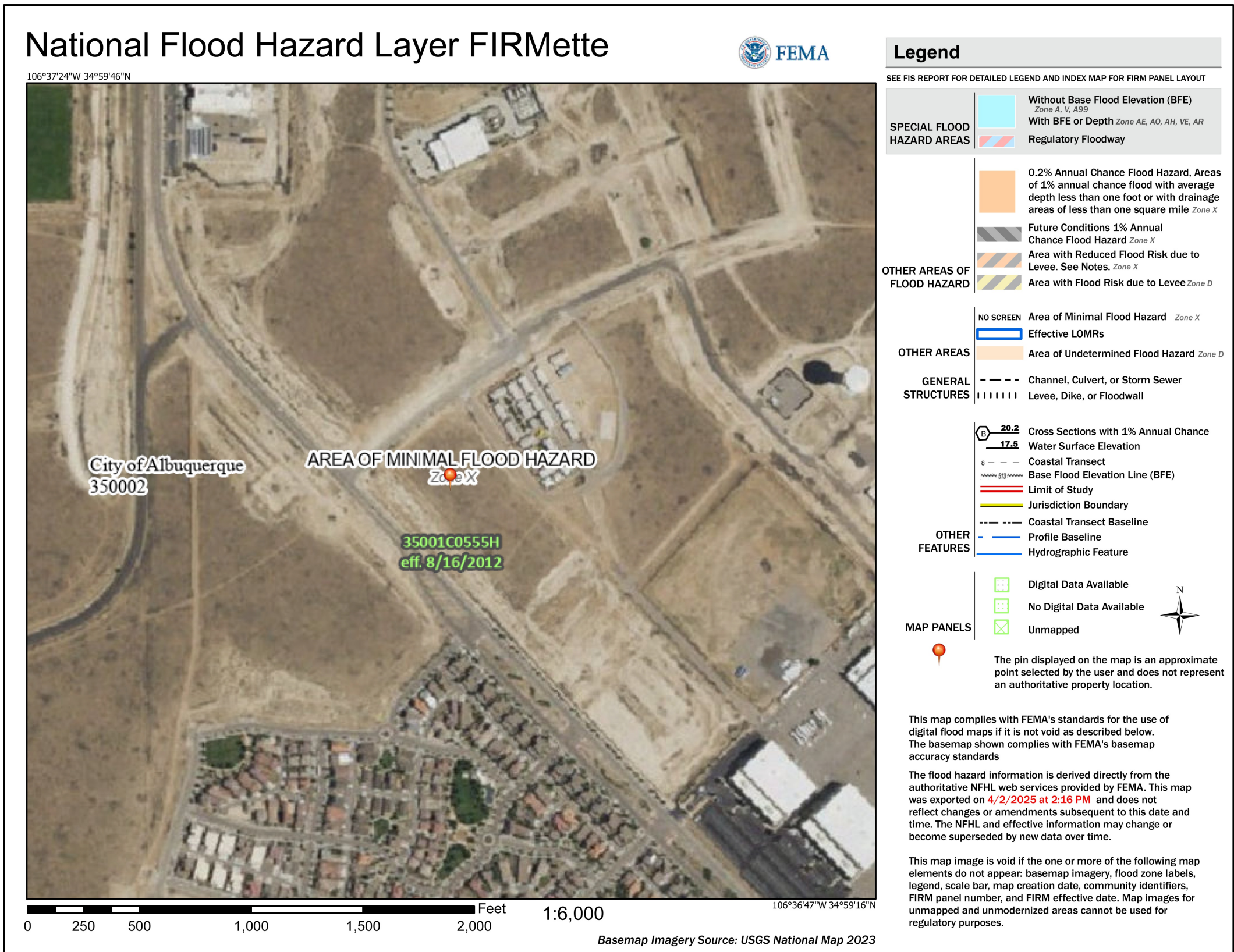
BASIN A2R, WHICH CONTAINS THE PROPOSED MONUMENT SIGN AT THE WESTERN PROPERTY CORNER AND LANDSCAPE MODIFICATIONS ALONG THE PUBLIC ROADWAYS, CONTINUES TO DRAIN TOWARDS THE EAST TO THE NEW ACCESS ROAD WHERE A SMALL RETENTION POND (POND 11) WILL REDUCE THESE DEVELOPED FLOWS TO EXISTING CONDITIONS BEFORE CONTINUING TO THE EAST TOWARD POND 10 VIA A LOW WATER CROSSING.

BASIN A3R, WHICH INCLUDES THE NEW PAVED ACCESS ROAD FROM EASTMAN WILL CONTINUE TO DRAIN TO THE EAST TOWARD POND 10.

WHERE IMPROVEMENTS ARE NOT EXPECTED, EXISTING CONDITIONS ARE INTENDED TO BE KEPT UNTOUCHED. MODIFICATIONS TO THE EXISTING POND 1 AND POND 10 ARE NOT ANTICIPATED WITH THIS DEVELOPMENT AS THE DEVELOPED CONTRIBUTING VOLUME IS CLOSE TO THE VOLUME PROVIDED.

WATER HARVESTING AREAS HAVE BEEN STRATEGICALLY PLACED WITHIN THE PARKING LOT IN DEPRESSED ISLANDS TO TREAT SOME FIRST FLUSH RAIN STORMS WHERE APPLICABLE. A TOTAL OF 1,310CF CAN BE HARVESTING WITHIN THESE AREAS. THE REMAINING DRAINAGE WILL DISCHARGE DIRECTLY TO THE PRIVATE NETFLIX DRAINAGE PONDS WHERE IT WILL BE FULLY HARVESTED AS NECESSARY.

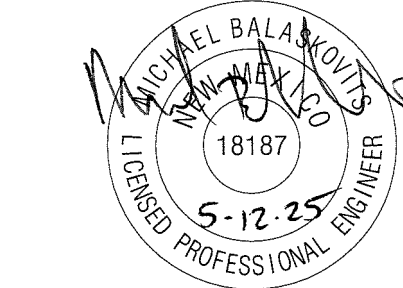
CONCLUSION - BASED ON THE PROPOSED IMPROVEMENTS, THE DRAINAGE SCHEME AND VOLUMES DO NOT DEVIATE FROM THE ORIGINAL APPROVED DMP RESULTING IN THE SAFE PASSAGE OF THE 100-YR - 10-DAY STORM EVENT THAT IS IN ALIGNMENT WITH LEVEL B AND CITY OF ALBUQUERQUE REQUIREMENTS. WITH THIS SUBMITTAL, WE ARE REQUESTING CITY OF ALBUQUERQUE HYDROLOGY APPROVAL IN SUPPORT OF SITE PLAN ADMIN APPROVAL.



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SEAL

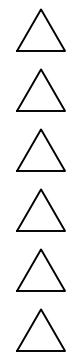


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Moon Project
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PROGRESS SET

REVISIONS



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PROJECT NO.

20-0072.020

DRAWING NAME

DRAINAGE
MANAGEMENT
PLAN/WATER
HARVESTING

SHEET NO.

C001

LEGEND

DRAINAGE BASIN BOUNDARY

