

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 3, 2024

Mike Balaskovits, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: ABQ Studio – Backlot B
5650 University Blvd SE
Grading & Drainage Plans
Engineer’s Stamp Date: 06/17/24
Hydrology File: R16DA3006AB**

Dear Mr. Balaskovits:

PO Box 1293

Based upon the information provided in your submittal received 06/24/2024, the Grading & Drainage Plans are approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer’s Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

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, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: NETFLIX "The Boroughs" Hydrology File # R16DA3006AA

Legal Description: Tract 1-A, Innovation Park II

City Address, UPC, OR Parcel: 5650 University Blvd. SE

Applicant/Agent: Bohannon Huston Inc. Contact: Michael Balaskovits

Address: 7500 Jefferson St. NE Phone: 505-823-1000

Email: mbalaskovits@bhinc.com

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
 All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

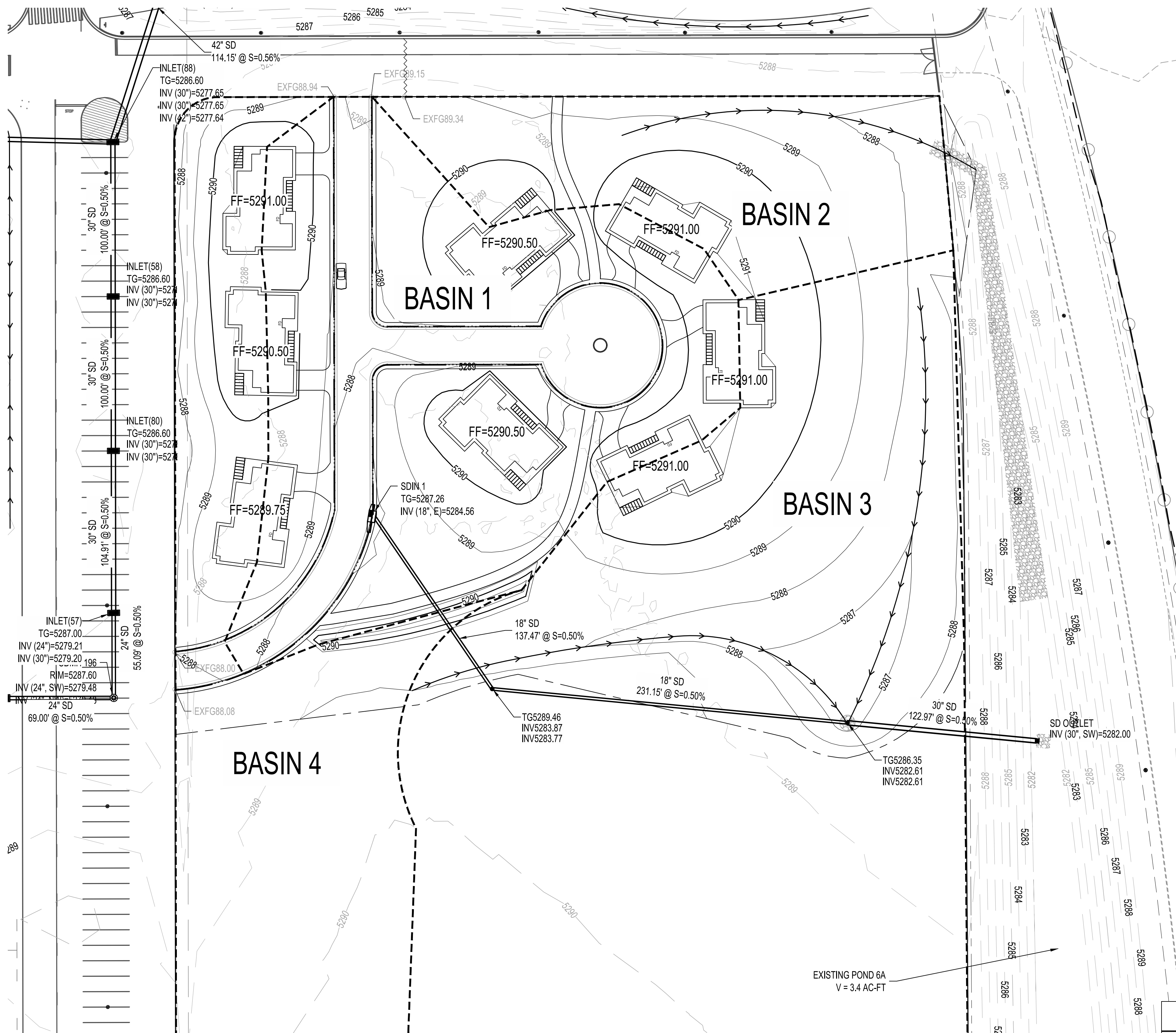
TYPE OF SUBMITTAL:

- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy - Temp Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) _____

DATE SUBMITTED: June 21, 2024



DRAINAGE MANAGEMENT PLAN NARRATIVE:

THE PURPOSE OF THIS REPORT IS TO PROVIDE AN AREA-SPECIFIC DRAINAGE ANALYSIS FOR THE EXISTING AND ULTIMATE CONDITIONS OF THE PRIVATE INFRASTRUCTURE IMPROVEMENTS REFERRED TO AS NETFLIX BACKLOT B. THIS PLAN IS PREPARED AND SUBMITTED IN SUPPORT OF THE BACKLOT B PROJECT AND OF THE GRADING DESIGN FOR ITS CORRESPONDING ONSITE IMPROVEMENTS FOR BUILDING PERMIT APPROVAL. THE NEW IMPROVEMENTS INCLUDE NEW VEHICLE DRIVEWAYS, CURB AND GUTTER, SIDEWALKS, STREET LIGHTS, AND BUILDING PADS IN SUPPORT OF NETFLIX STUDIOS VIDEO PRODUCTION EFFORTS. THE IMPROVEMENTS ARE LOCATED IN RAINFALL ZONE 2, AS CHARACTERIZED BY THE CITY OF ALBUQUERQUE (COA) DEVELOPMENT PROCESS MANUAL (DPM).

THIS REPORT BUILDS UPON THE FRAMEWORK ESTABLISHED BY THE "ABQ STUDIOS EXPANSION MILL 1 & OVERALL SITE" DRAINAGE MANAGEMENT & WATER HARVESTING PLAN (COA HYDRO FILE #R16DA3006AA). THE IMPROVEMENTS PRESENTED HEREIN MAINTAIN THE PREVIOUSLY ESTABLISHED GRADING SCHEME AND ACCOMMODATES THE NEW STORM WATER RUNOFF GENERATED BY THE NEW IMPROVEMENTS IN A SAFE AND EFFICIENT MANNER.

BACKLOT B IS LOCATED WITHIN THE ABQ STUDIOS EXPANSION PROJECT SITE AND WITHIN THE 'EMPLOYMENT CENTER' DISTRICT OF THE MESA DEL SOL MASTER PLANNED DEVELOPMENT. THE BACKLOT B IMPROVEMENTS OCCUPY APPROXIMATELY 5 ACRES WITHIN BASINS B11 AND B13 OF THE "ABQ STUDIOS EXPANSION MILL 1 & OVERALL SITE" DRAINAGE MANAGEMENT & WATER HARVESTING PLAN.

IN ACCORDANCE WITH FEMA MAP PANEL #35001C0555 E, NO PORTIONS OF THE SITE ARE WITHIN FEMA REGULATORY FLOODPLAINS. THE PROPOSED DEVELOPMENT HAS BEEN EVALUATED AND CONCEPTUALLY DESIGN IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, JUNE 2020 UPDATE. THE EXISTING TOPOGRAPHY FOR MUCH OF THE SITE IS CURRENTLY GRAVEL AND RELATIVELY FLAT WITH NO MAJOR DRAINAGE CONVEYANCES--CHARACTERISTIC OF THE OVERALL AREA.

EXISTING CONDITIONS:

THE PROPERTIES TO THE NORTH AND WEST OF THE PROJECT SITE ARE DEVELOPED AND INCLUDE DRIVEWAYS, BUILDINGS, PARKING LOTS, AND STORM WATER ATTENUATION AND RETENTION DEVICES AND APPURTENANCES. AN EXISTING POND RESIDES ALONG THE EAST SITE BOUNDARY, IDENTIFIED AS POND 6A IN THE "ABQ STUDIOS EXPANSION MILL 1 & OVERALL SITE" DRAINAGE MANAGEMENT & WATER HARVESTING PLAN. POND 6A WAS DESIGNED TO FULLY ATTENUATE THE 100YR, 10-DAY STORM EVENT FOR THE BACKLOT B SITE UNDER DEVELOPED CONDITIONS (90% D AND 10% C), PER DMP CRITERIA.

THE EXISTING AND MASTER-PLANNED DRAINAGE CONDITIONS ARE DOCUMENTED IN DEPTH UNDER THE MESA DEL SOL DRAINAGE AREA 3 DMP AND IN THE "ABQ STUDIOS EXPANSION MILL 1 & OVERALL SITE" DMP. THE EXISTING STUDIOS PROJECT WAS DESIGNED TO ALLOW THE DEVELOPED FLOWS TO DISCHARGE DIRECTLY TO THE EXISTING POND LOCATED TO THE EAST OF THE PROPERTY. THIS DRAINAGE PATTERN WILL BE MAINTAINED.

PROPOSED CONDITIONS:

THE ANALYSIS OF THE PROPOSED SITE IMPROVEMENTS WAS BASED ON THE FINDINGS FROM THE EXISTING CONDITIONS, AUGMENTED BY THE DEVELOPMENT OF SITE GRADING AND DEVELOPMENT PLANS. THE EXISTING PONDS ARE SUFFICIENT TO ATTENUATE THE 100-YEAR, 10-DAY STORM.

STORM RUNOFF FROM BASIN 1 IS COLLECTED WITHIN THE NEW VEHICLE DRIVEWAYS AND IS CONVEYED VIA CURB AND GUTTER TO THE NEW AREA INLET LOCATED AT THE SOUTHEAST CORNER OF THE NORTH-SOUTH VEHICLE DRIVEWAY. STORM RUNOFF FROM BASIN 1 IS CONVEYED VIA STORM DRAIN INLETS AND PIPES TO EXISTING POND 6A. STORM RUNOFF WITHIN BASINS 2 AND 3 ARE COLLECTED WITHIN DRAINAGE SWALES AND IS CONVEYED TO EXISTING POND 6A. STORM WATER WITHIN BASIN 4 IS ALLOWED TO SHEET FLOW OFF SITE TO THE EXISTING STORM DRAIN PIPES AND INLETS LOCATED IN THE ADJACENT PARKING LOT -- KEEPING WITH THE PROPOSED DRAINAGE SCHEME OUTLINED WITHIN THE "ABQ STUDIOS EXPANSION MILL 1 & OVERALL SITE" DMP.

HYDROLOGIC AND HYDRAULIC ANALYSES:

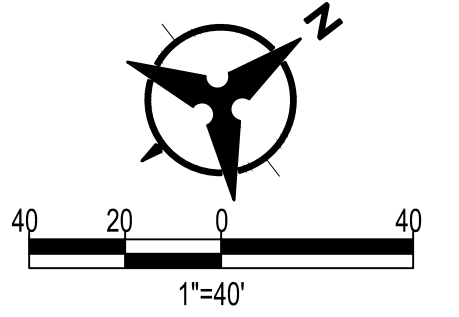
AS THE SITE WILL MAINTAIN 100% ON-SITE RETENTION, THE PROJECT'S HYDROLOGIC ANALYSIS HAS BEEN COMPLETED UTILIZING THE COA DPM RATIONAL METHOD THAT FEATURES LAND TREATMENT DESIGNATIONS AND IMPERVIOUSNESS TO REPRESENT SURFACE LOSSES. AS THE SITE IS LOCATED WITHIN THE CITY'S PRECIPITATION ZONE 2, THE 100-YEAR, 6-HOUR RAINFALL DEPTH IS 2.29 INCHES AND THE 100-YEAR, 10-DAY DEPTH IS 3.62 INCHES. INLET LOCATIONS HAVE BEEN IDENTIFIED AND SIZED ASSUMING A 50% CLOGGING FACTOR. ON-SITE STORM DRAINS HAVE BEEN SIZED USING THE MANNING'S EQUATION, ASSUMING OPEN CHANNEL FLOW AT MINIMUM SLOPES, AS SHOWN, AND A ROUGHNESS COEFFICIENT "N" OF 0.013.

STORMWATER QUALITY:

THE STORMWATER QUALITY VOLUME, OR THE 'FIRST FLUSH', IS CALCULATED USING A RUNOFF DEPTH OF 0.50 INCHES FOR THE MESA DEL SOL MASTER PLANNED AREA. THIS IS SLIGHTLY HIGHER THAN THE CITY-REQUIRED 0.42 INCHES FOR NEWLY DEVELOPED SITES. AS THE SITE DRAINAGE IS FULLY RETAINED ON-SITE, THE STORMWATER QUALITY REQUIREMENT IS MORE THAN SUFFICIENTLY ACCOMMODATED.

CONCLUSION:

THE ONSITE STORM DRAIN NETWORK AND ASSOCIATED INLETS ARE DESIGNED TO FULL ACCOMODATE THE 100-YEAR, 10-DAY STORM EVENT. THIS DRAINAGE MANAGEMENT PLAN DEMONSTRATES THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH CITY OF ALBUQUERQUE DPM. WITH THIS GRADING AND DRAINAGE PLAN, WE ARE REQUESTING HYDROLOGY APPROVAL IN SUPPORT OF BUILDING PERMIT APPROVAL.



BENCH MARKS	
BENCH MARK LINE 1	
BENCH MARK LINE 2	
BENCH MARK LINE 3	
BENCH MARK LINE 4	
BENCH MARK LINE 5	
BENCH MARK LINE 6	
BENCH MARK LINE 7	
BENCH MARK LINE 8	
BENCH MARK LINE 9	



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

REVISIONS	
BY	DATE

DESIGN	
DESIGNED BY	JTN
CHECKED BY	MB
DRAWN BY	JTN

NETFLIX Backlot B 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)
			A	B	C	D							
SITE NORTH													
BASIN 1	73631	1.69	0.0%	0.0%	45.5%	54.5%	3.75	6.34	1.74	11669	16116	0.37	1672
BASIN 2	32398	0.74	0.0%	0.0%	95.0%	5.0%	3.11	2.32	1.10	2997	3176	0.07	67
BASIN 3	152943	3.51	0.0%	0.0%	95.0%	5.0%	3.11	10.94	1.10	14147	14995	0.34	319
BASIN 4	64597	1.48	0.0%	0.0%	93.0%	7.0%	3.14	4.66	1.12	6148	6649	0.15	188
SITE NORTH SUBTOTAL	323,570	7.43	-	-	-	-	24.25	-	-	34,961	40,936	0.94	2,246

1 Existing PNM site retains site drainage. Refer to COA Hydro # R16/DA3003

INLET TABLE

Inlet #	Inlet Type	Actual Flow	Avail Head ft	Capacity CFS
IN1	2X3 CURB INLET	6.34	0.55	9.75
IN2	24" DOME GRATE	10.80	2.00	12.00

STORM DRAIN PIPE TABLE

PIPE #	Size in.	Slope	Capacity ¹ cfs	ACTUAL FLOW cfs
ONSITE				
SDP-1	18	0.50%	7.43	6.34
SDP-2	30	0.50%	29.00	17.14

1- Capacity Based on Manning's Eq w/ N= 0.013

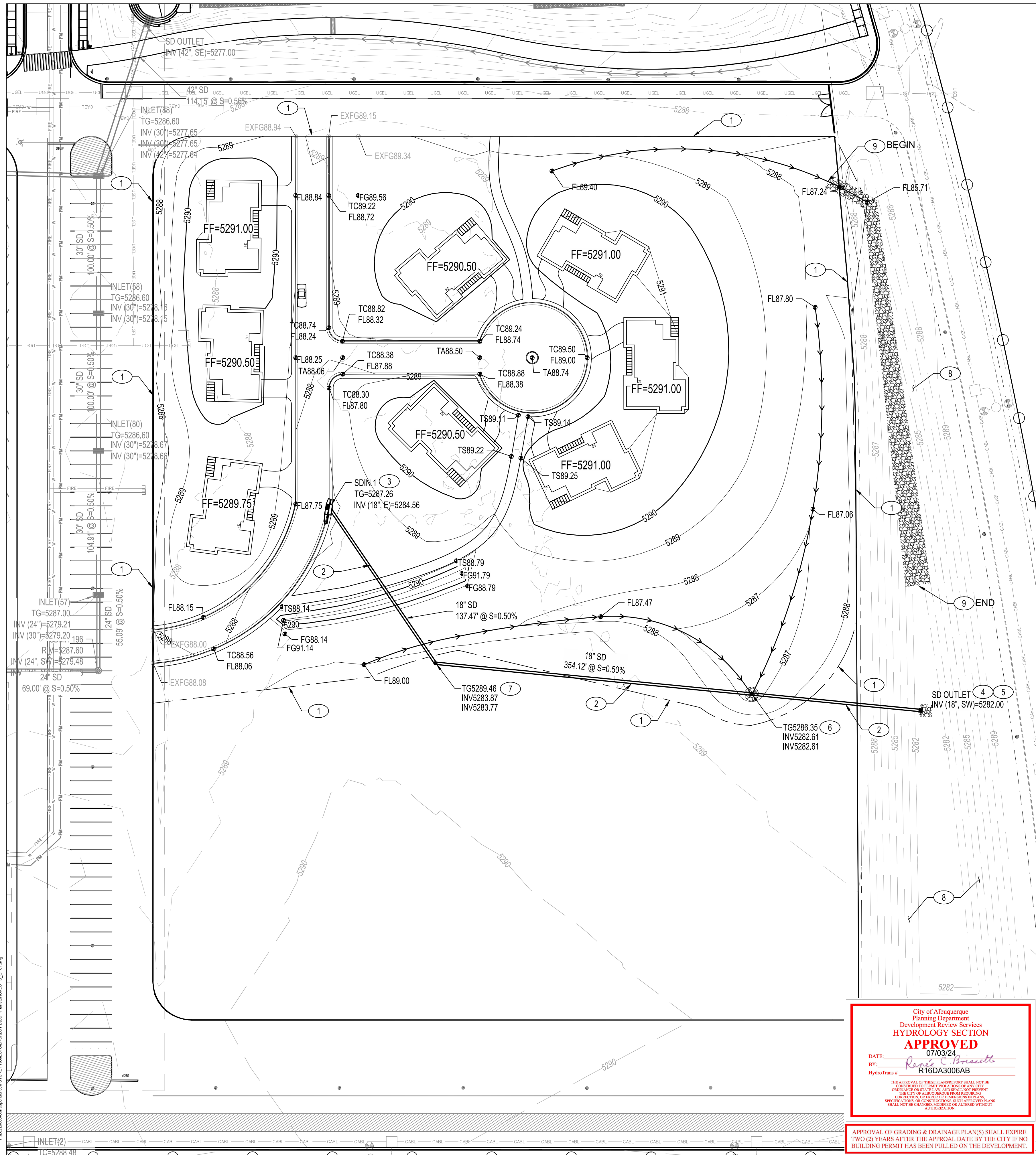


APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



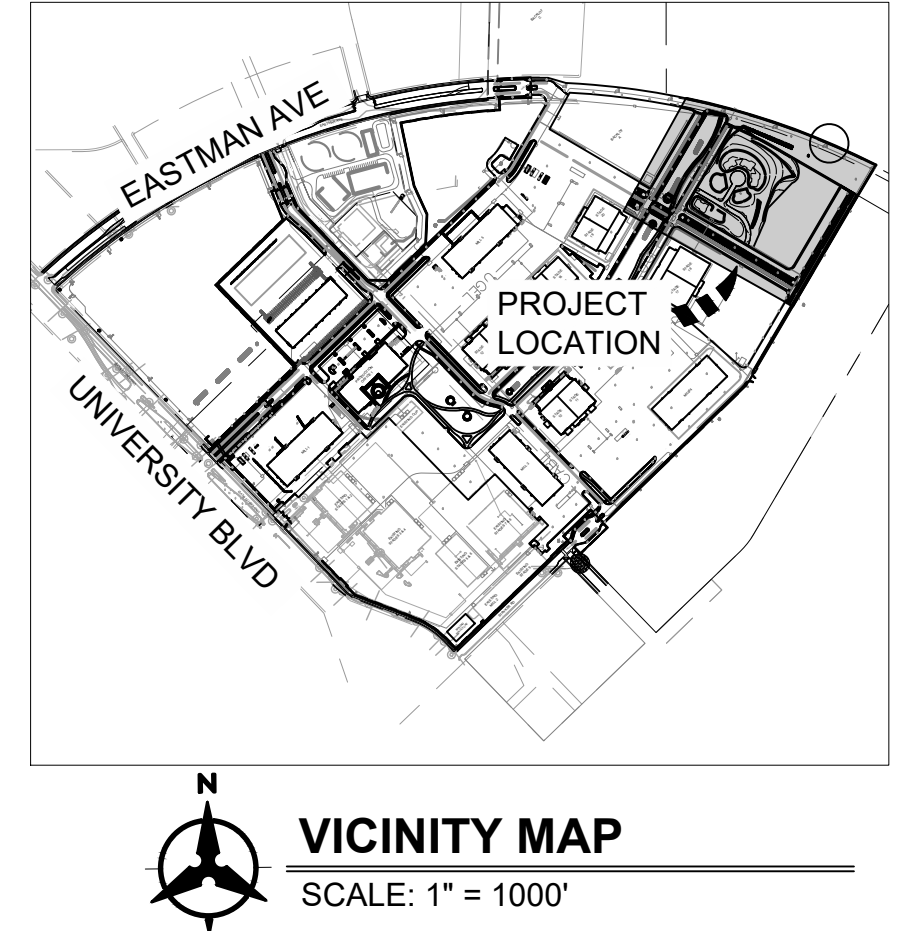
THE BOROUGH'S DRAINAGE MANAGEMENT PLAN

BHI PROJECT NO.	2020XXXX	DWG NO.	C200	SHEET	----	OF	XXXX
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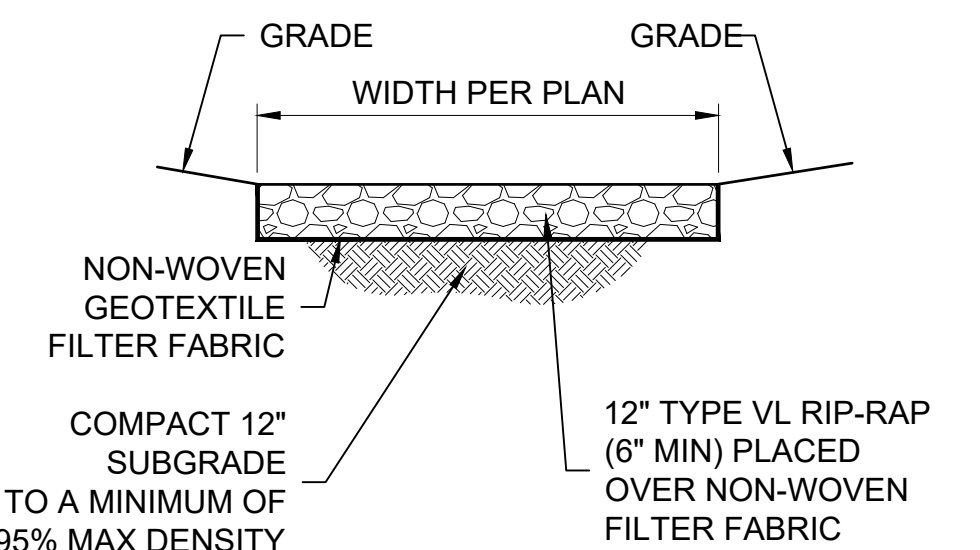


- LEGEND:**
- — — — — PROPERTY LINE
 - — — — — PROJECT LIMITS OF GRADING
 - - - - - 4925 EXISTING INDEX CONTOUR
 - - - - - 4924 EXISTING INTERMEDIATE CONTOUR
 - XX.XX EXISTING GROUND SPOT ELEVATION
 - - - - - 4925 PROPOSED INDEX CONTOUR
 - - - - - 4924 PROPOSED INTERMEDIATE CONTOUR
 - XX.XX PROPOSED GRADE SPOT ELEVATION
 - FL=FLOW LINE
 - TC=TOP OF CURB
 - TS=TOP OF SIDEWALK
 - S=2.0%
 - DIRECTION OF FLOW
 - ← — — — — — WATER BLOCK/GRADE BREAK

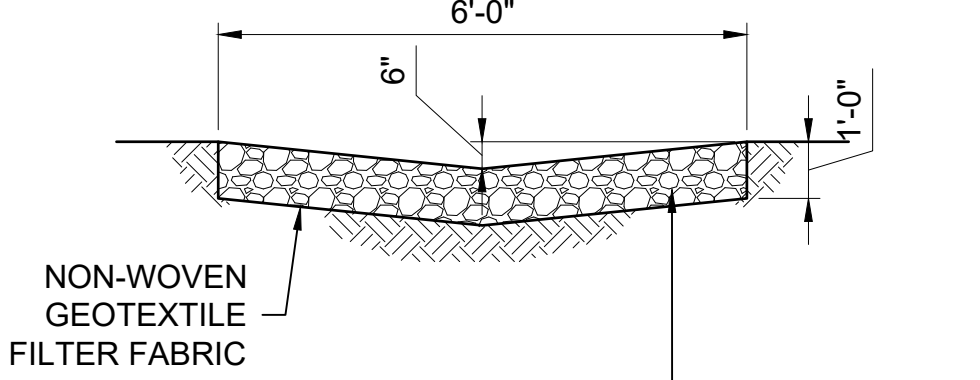
- KEYED NOTES:**
- ① LIMITS OF GRADING. MATCH EXISTING.
 - ② INSTALL 18" HDPE STORM DRAIN PIPE OR APPROVED EQUAL. SEE PLAN FOR SLOPE.
 - ③ INSTALL 2' X 3' NYLOPLAST DIAGONAL GRATE CURB INLET WITH MID-HOOD SETTING AND NYLOPLAST INLET STRUCTURE.
 - ④ CONSTRUCT 12" X10' X10' EROSION CONTROL MAT WITH TYPE VL RIPRAP, FILTER FABRIC, AND 12" SUBGRADE PREPARATION. SEE DETAIL 1, THIS SHEET.
 - ⑤ INSTALL 18" STORM DRAIN FLARED END SECTION.
 - ⑥ INSTALL 24" NYLOPLAST INLET WITH DOME GRATE.
 - ⑦ INSTALL 24" NYLOPLAST INLET STRUCTURE WITH SOLID GRATE.
 - ⑧ EXISTING RETENTION POND.
 - ⑨ INSTALL RIP-RAP SWALE PER DETAIL 2, THIS SHEET.



- GENERAL NOTES:**
1. IF THIS SHEET IS NOT 22"X34", SCALE SHEET ACCORDINGLY.
 2. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PREPARED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 3. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
 4. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL ENGINEERING SERVICES REPORT - ALBUQUERQUE STUDIOS EXPANSION: MILL #1 AND PRODUCTION SUPPORT BUILDING" PREPARED BY GEO-TEST, INC. DATED JULY 16, 2021. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
 5. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 6. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
 7. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR RIGHT-OF-WAY.
 8. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND / OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH ACCEPTABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
 9. PAD ELEVATION SHALL BE +/- 0.05' FROM THE BUILDING PLAN ELEVATION.
 10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
 11. GRADES SHOWN REPRESENT FINISHED GRADES. FINISHED GRADES SHALL BE ADJUSTED TO ACCOUNT FOR LANDSCAPE TREATMENTS, PAVEMENT SECTIONS, AND BUILDING FLOOR SLABS AND / OR OTHER FOUNDATION PREPARATION.
 12. FOR THE BUILDING AREA, OVER EXCAVATION AND BACKFILL SHALL OCCUR PER THE GEOTECHNICAL REPORT.
 13. SIDE SLOPES MUST BE STABILIZED WITH NATIVE GRASS SEEDING PER COA STANDARD SPECIFICATION SECTION 1012 WITH AGGREGATE MULCH OR EQUAL.



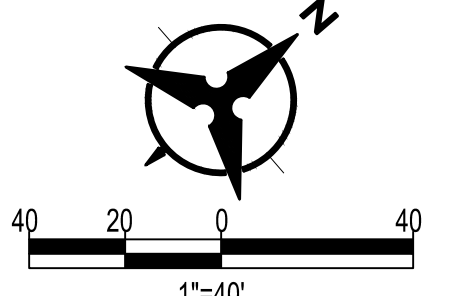
1 EROSION CONTROL MAT NTS



2 RIP-RAP SWALE NTS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/03/24
BY: *Renee Bennett*
HydroTrans # R16DA3006AB

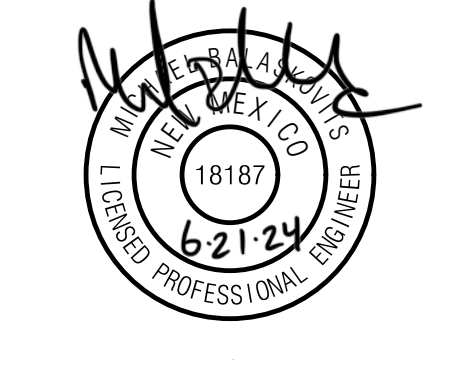
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ENGINEER'S SEAL



AS-BUILT INFORMATION

CONTRACTOR	DATE	WORK STAMPED BY	DATE	INSPECTORS ACCEPTANCE BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

REVISIONS

NO.	DATE	BY

DESIGN

DESIGNED BY	CHECKED BY	DRAWN BY
JTN	MB	JTN

Bohannon Huston
www.bhinc.com 800.877.5332

**THE BOROUGH'S
PRELIMINARY GRADING PLAN**