

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 2, 2024

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

RE: Netflix "The Boroughs"
5650 University Blvd. SE
Permanent C.O. - Accepted
Engineer's Certification Date: 11-25-24
Engineer's Stamp Date: 6-27-24
Hydrology File: R16DA3006AB

Dear Mr. Balaskovits:

PO Box 1293

Based on the Certification received 11/25/2024 and site visit on 12/02/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

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

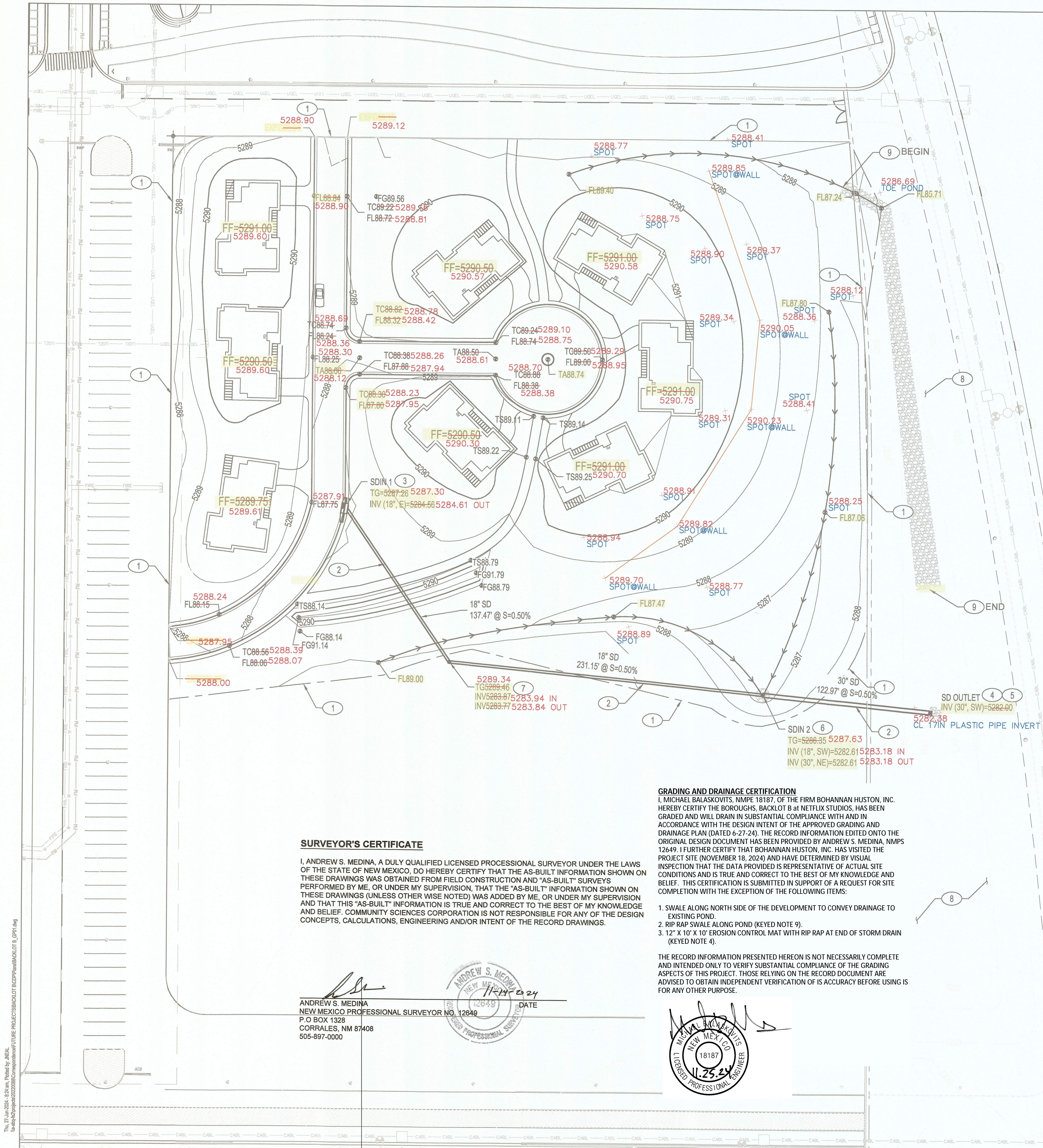
TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF ~~OCCUPANCY~~ **COMPLETION***
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



SURVEYOR'S CERTIFICATE

I, ANDREW S. MEDINA, A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR UNDER MY SUPERVISION AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SCIENCES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR INTENT OF THE RECORD DRAWINGS.

ANDREW S. MEDINA
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12649
P.O. BOX 1328
CORRALES, NM 87408
505-897-0000



GRADING AND DRAINAGE CERTIFICATION

I, MICHAEL BALASKOVITS, NMPE 18187, OF THE FIRM BOHANNAN HUSTON, INC. HEREBY CERTIFY THE BOROUGH'S, BACKLOT B AT NETFLIX STUDIOS, HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN (DATED 6-27-24). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY ANDREW S. MEDINA, NMPS 12649. I FURTHER CERTIFY THAT BOHANNAN HUSTON, INC. HAS VISITED THE PROJECT SITE (NOVEMBER 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. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR SITE COMPLETION WITH THE EXCEPTION OF THE FOLLOWING ITEMS:

- SWALE ALONG NORTH SIDE OF THE DEVELOPMENT TO CONVEY DRAINAGE TO EXISTING POND.
- RIP RAP SWALE ALONG POND (KEYED NOTE 9).
- 12" X 10' X 10' EROSION CONTROL MAT WITH RIP RAP AT END OF STORM DRAIN (KEYED NOTE 4).

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.

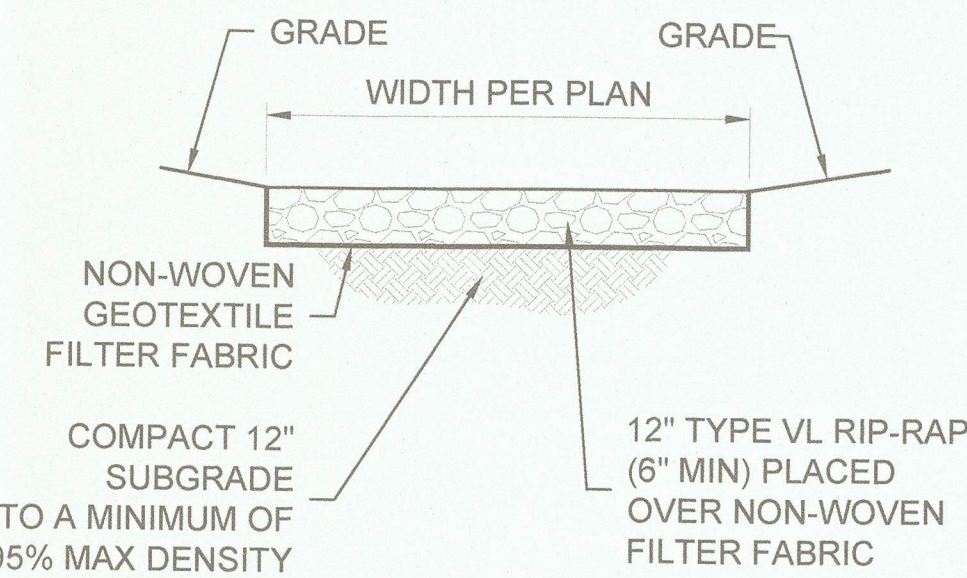


LEGEND:

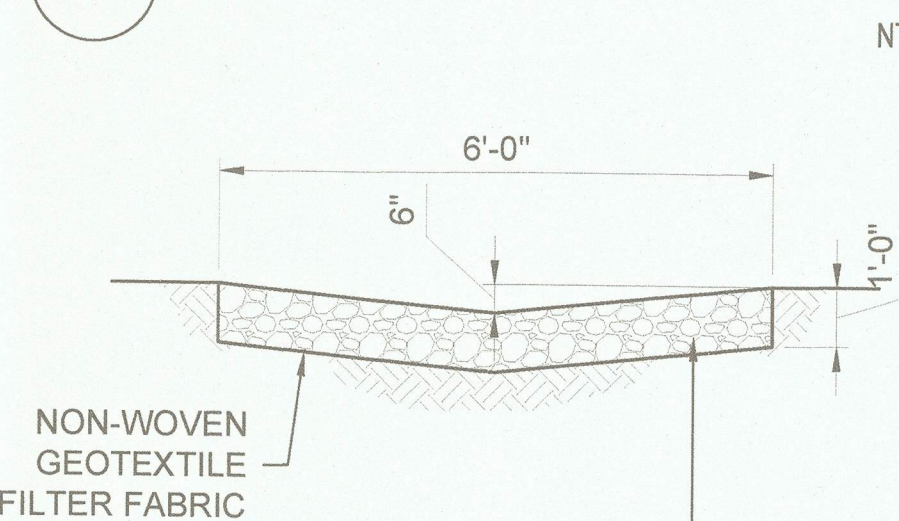
- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK

KEYED NOTES:

- LIMITS OF GRADING. MATCH EXISTING.
- INSTALL 18" HDPE STORM DRAIN PIPE OR APPROVED EQUAL. SEE PLAN FOR SLOPE.
- INSTALL 2' X 3' NYLOPLAST DIAGONAL GRATE CURB INLET WITH MID-HOOD SETTING AND NYLOPLAST INLET STRUCTURE.
- CONSTRUCT 12" X 10' X 10' EROSION CONTROL MAT WITH TYPE VL RIPRAP, FILTER FABRIC, AND 12" SUBGRADE PREPARATION. SEE DETAIL 1, THIS SHEET.
- INSTALL 18" STORM DRAIN FLARED END SECTION.
- INSTALL 24" NYLOPLAST INLET WITH DOME GRATE.
- INSTALL 24" NYLOPLAST JUNCTION STRUCTURE WITH SOLID LID, OR ENGINEER APPROVED EQUAL.
- EXISTING RETENTION POND.
- INSTALL RIP-RAP SWALE PER DETAIL 2, THIS SHEET.



EROSION CONTROL MAT



RIP-RAP SWALE



GENERAL NOTES:

- IF THIS SHEET IS NOT 22"X34", SCALE SHEET ACCORDINGLY.
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PREPARED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 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.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 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.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR RIGHT-OF-WAY.
- 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.
- PAD ELEVATION SHALL BE +/- 0.05' FROM THE BUILDING PLAN ELEVATION.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- GRADES SHOWN REPRESENT FINISHED GRADES. FINISHED GRADES SHALL BE ADJUSTED TO ACCOUNT FOR LANDSCAPE TREATMENTS, PAVEMENT SECTIONS, AND BUILDING FLOOR SLAPS AND / OR OTHER FOUNDATION PREPARATION.
- FOR THE BUILDING AREA, OVER EXCAVATION AND BACKFILL SHALL OCCUR PER THE GEOTECHNICAL REPORT.
- SIDE SLOPES MUST BE STABILIZED WITH NATIVE GRASS SEEDING PER COA STANDARD SPECIFICATION SECTION 1012 WITH AGGREGATE MULCH OR EQUAL.

Bohannan & Huston
www.bhinc.com 800.877.5332

**THE BOROUGH'S
GRADING PLAN**

BHI PROJECT NO. 20240XXX DWG NO. C100 SHEET OF XXXX

BENCH MARKS		ENGINEER'S SEAL	
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		REVISIONS	
BY		NO.	DATE
CONTRACTOR			
WORK STARTED BY			
INSPECTORS			
ACCEPTANCE BY			
FIELD VERIFICATION BY			
DRAWINGS			
CORRECTED BY			
DESIGN		DESIGNED BY	
JTN		MB	
JTN		JTN	