

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 7, 2025

Genevieve Donart, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: RFK RG Charter School
2006 Bridge Blvd SW
Grading and Drainage Plans
Engineer's Stamp Date: 08/11/2025
Hydrology File: L12D024
Case # HYDR-2025-00163**

Dear Ms. Donart:

Based upon the information provided in your submittal received 10/06/2025, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. An Application for Covenant in ABQ-PLAN is also required to process the submittal.

www.cabq.gov

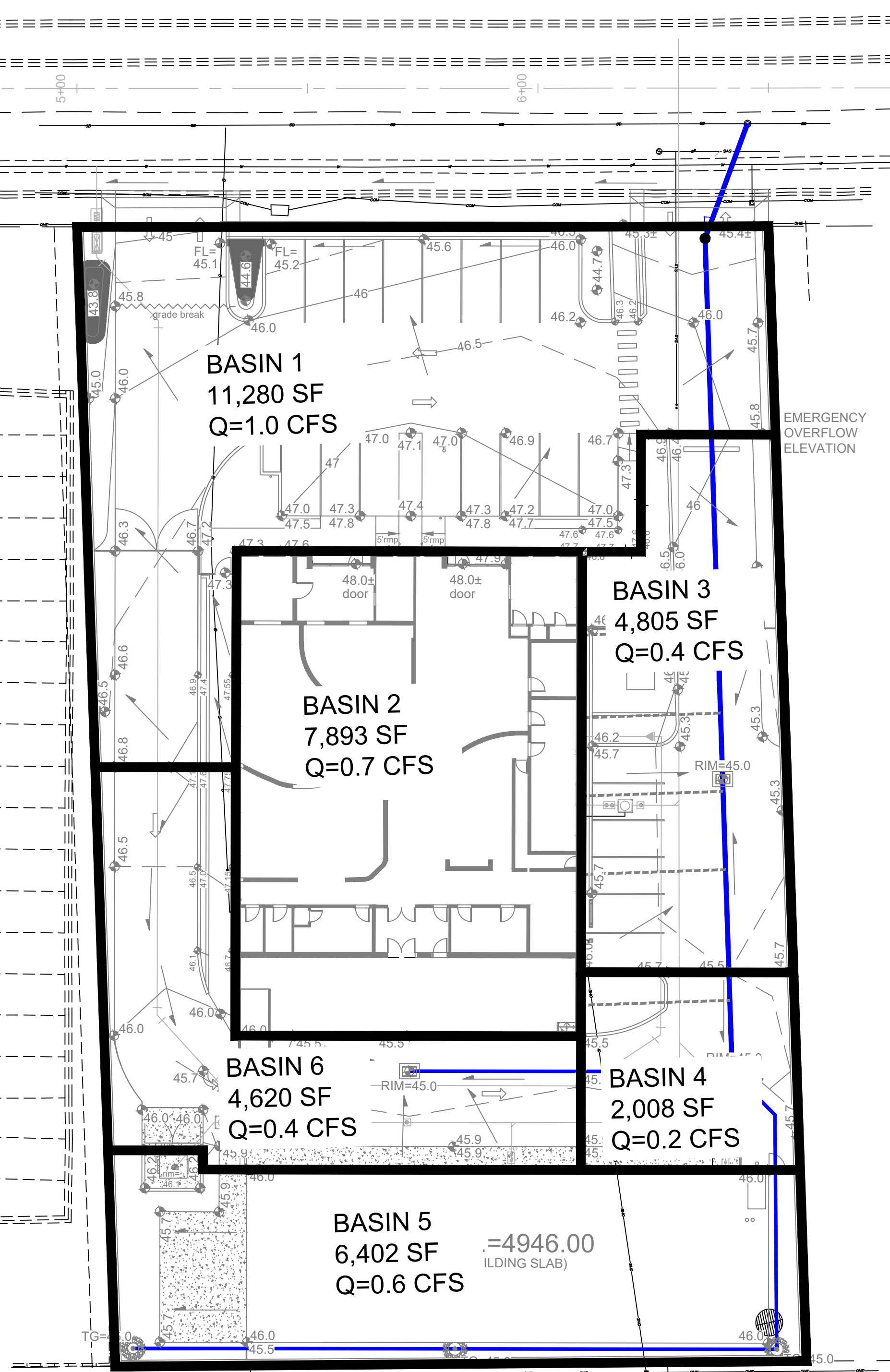
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer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

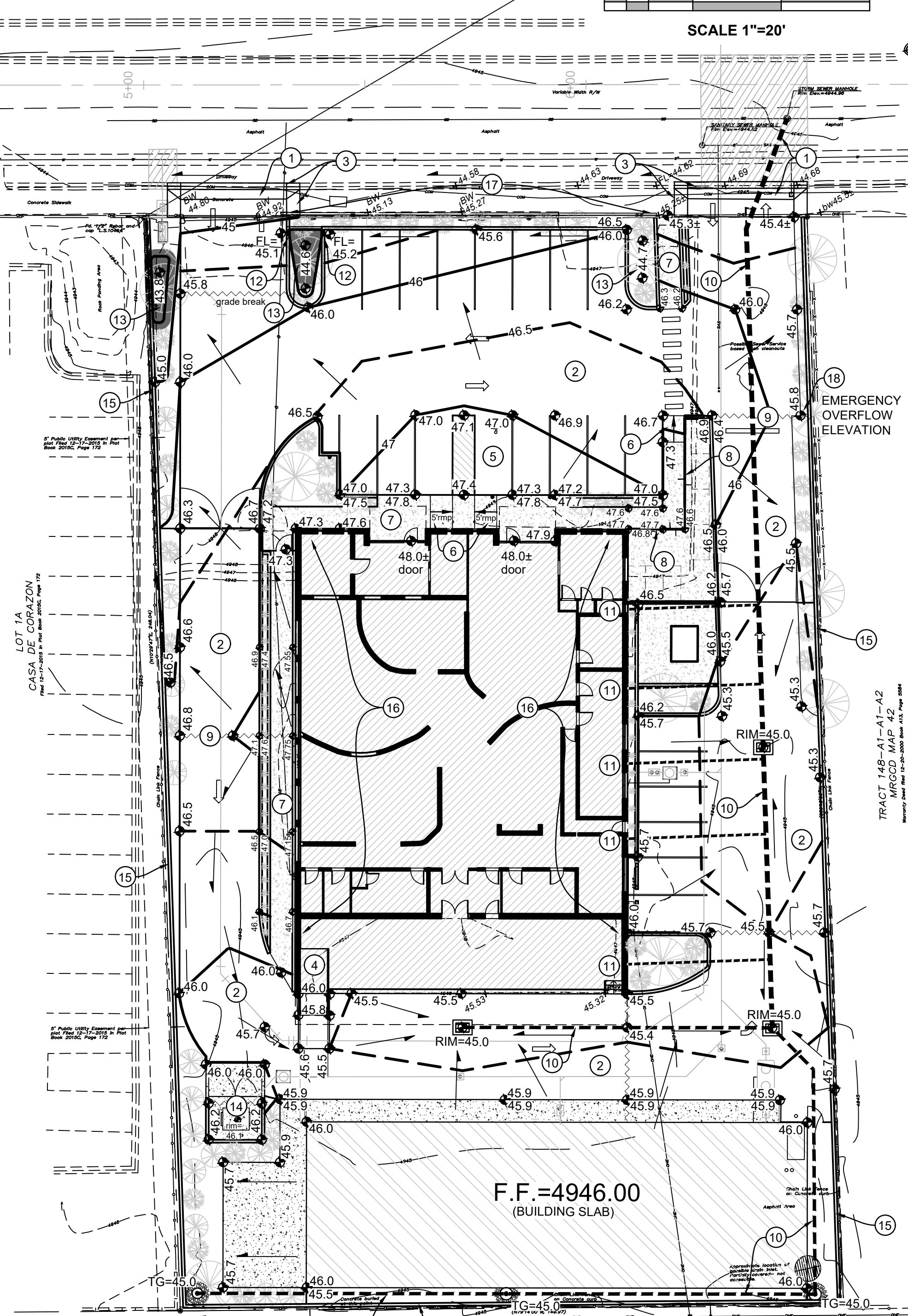
Sincerely,

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

DRAINAGE BASIN EXHIBIT



GRADING + DRAINAGE PLAN



KEYED NOTES

- SEE PUBLIC WORK ORDER FOR CONSTRUCTION WITHIN THE R.O.W.
- PAVING CURB & GUTTER - CONSTRUCT TO ELEVATIONS SHOWN. SLOPES AND CROSS SLOPES VARY THROUGHOUT TO ACHIEVE ADA COMPLIANCE. UTILITY COVER, DRAINAGE, ETC. 0.5' CONTOURS ARE PROVIDED WHERE NEEDED TO CLARIFY GRADING. SEE LEGEND. TO AIDE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION.
- SMOOTH TRANSITION TO EXISTING PAVEMENT.
- EXISTING DOCK RAMP TO BE REMOVED AT FACE OF DOCK. PROVIDE SMOOTH TRANSITION TO EXISTING RAMP INTO PAVEMENT AT GRADES SHOWN. COORDINATE WITH ARCHITECT.
- ADA COMPLIANT PARKING SPACE(S) AND ACCESS AISLE(S). SEE ADA COMPLIANCE NOTES THIS SHEET. TYPICAL.
- ADA COMPLIANT CURB RAMP.
- ADA COMPLIANT PEDESTRIAN ACCESS WALK.
- 12" MAX. DROP BETWEEN UPPER CONCRETE WALKWAY AND LOWER CONCRETE BICYCLE PADS.
- HIGH POINT / GRADE BREAK LOCATION.
- NEW PRIVATE STORM DRAIN SYSTEM. SEE CG-102.
- CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO NEW PRIVATE STORM DRAIN. SEE STORM DRAIN PLAN (CG-102). SEE PLUMBING PLAN FOR CONNECTION AT BUILDING.
- 18" WIDE (BOTTOM WIDTH) OPENING IN CURB TO PASS FLOW. SLOPE GUTTER IN DIRECTION OF FLOW (EACH CURB OPENING LOCATION). 3'X3'X8" DEEP EROSION PROTECTION. HAND PLACE AT CURB OPENINGS TO ENSURE RUNOFF CAN BE ACCEPTED AT FLOWLINE.
- 8" DEEP STORMWATER QUALITY RETENTION (SWQR) AT ELEVATIONS SHOWN. TYPICAL SIDESLOPE = 3:1. NO WATER HARVESTING OR STORMWATER QUALITY RETENTION SHALL OCCUR WITHIN 20' OF ANY BUILDING.
- CONCRETE DUMPSTER PAD SLOPED TO FLOOR DRAIN INLET(S) AT LOW POINT. SEE UTILITY PLAN FOR CONTINUATION.
- NEW PERIMETER BLOCK WALL. SEE ARCHITECTURAL.
- SEE ARCHITECTURAL FOR BUILDING RETAINING / EXTENDED STEMMWALLS.
- HEADER CURB AT PROPERTY LINE. TOP OF CURB 6" MIN. ABOVE TOP OF EXISTING WALK.
- CONTRACTOR TO ESTABLISH EMERGENCY OVERFLOW ELEVATION OF 4945.8. SHALL BE VERIFIED AT ENGINEER'S CERTIFICATION.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 10/07/2025
BY: [Signature]
HydroTeam #: L12D024

THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM PROSECUTING CORRECTIVE ACTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS. THESE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS ARE APPROVED AS SHOWN AND REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. THE APPROVAL OF THESE PLANS REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

GEOTECH REPORT NOTES

"Drainage control ponds or any other drainage/landscaping feature which allows for surface waters to infiltrate the subsurface soils are not recommended for this site.

Roof runoff from the structure should be collected by gutters and downspouts or roof canals and discharged to splash blocks which carry water rapidly away from the structures' foundation."

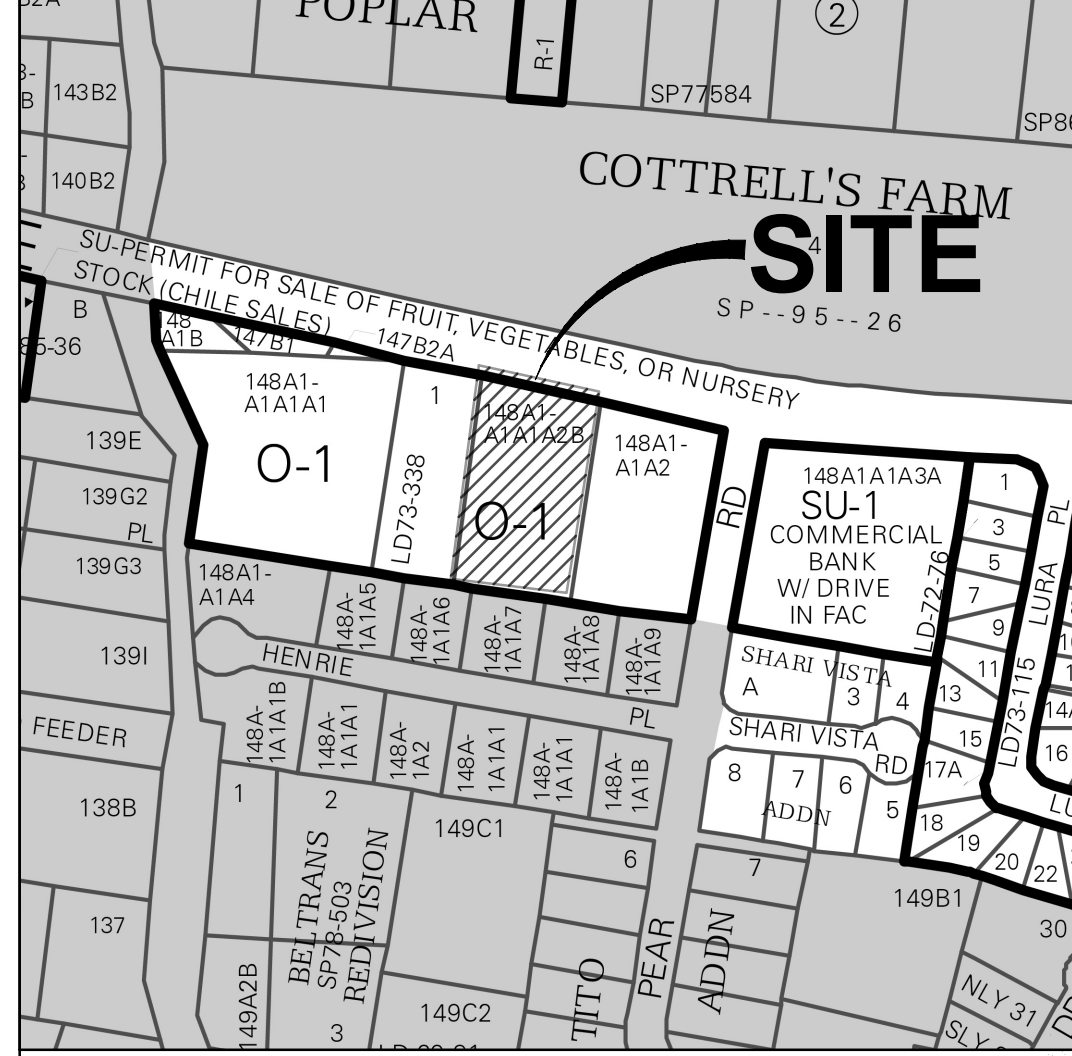
LEGEND

- +17.6± EXISTING SPOT ELEVATION
- 5309- EXISTING CONTOUR
- 00 PROPOSED CONTOUR (1' INCREMENT)
- 08.2 PROPOSED SPOT ELEVATION
- F.F.=5310.0 FINISH FLOOR ELEVATION
- PROPOSED STORM DRAIN
- PROPERTY BOUNDARY
- ANGULAR ROCK EROSION PROTECTION

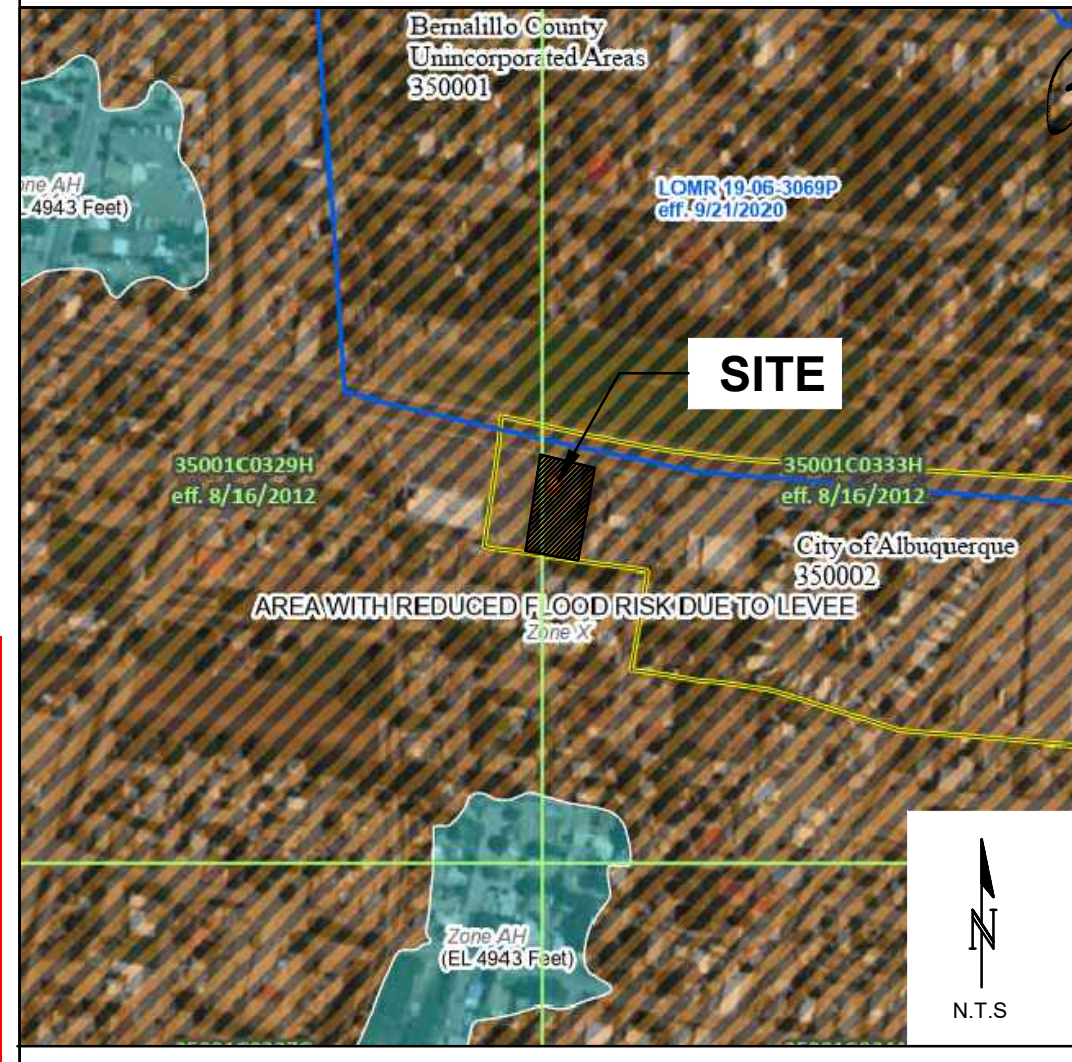
ADA COMPLIANCE NOTES

- SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
- ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7%. LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
- ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

VICINITY MAP



FEMA MAP



PROJECT DATA

PROPERTY: THE SITE IS FULLY DEVELOPED COMMERCIAL PROPERTY WITHIN C.O.A. VICINITY MAP L-12. THE SITE IS BOUND TO THE EAST AND WEST BY FULLY DEVELOPED COMMERCIAL, AND TO THE SOUTH BY DEVELOPED SINGLE FAMILY RESIDENTIAL PROPERTIES. THE SITE WAS DEVELOPED BEFORE 1991 (PER GOOGLE EARTH HISTORIC IMAGERY) AND WAS FULLY PAVED (PER 2006 GOOGLE EARTH).

SITE AREA: 0.85 ACRES

PROPOSED IMPROVEMENTS: THE EXISTING BUILDING WILL BE RENOVATED. THE MAJORITY OF THE SITE WILL BE DEMOLISHED AND REBUILT (PAVING, PERIMETER WALL, LANDSCAPE), ALONG WITH THE CONSTRUCTION OF A SECOND EDUCATION BUILDING AT THE SOUTH END OF THE PROPERTY. A NEW STORM DRAIN SYSTEM WILL BE CONSTRUCTED TO PASS DEVELOPED RUNOFF TO THE EXISTING STORM DRAIN IN BRIDGE BLVD.

ADDRESS: 2006 BRIDGE BLVD. SW, ALBUQUERQUE, NM 87105.

LEGAL: MAP 42 TRS 148A1A1A1A2B

BENCHMARK: VERTICAL DATUM IS BASED ON THE NATIONAL GEODETIC SURVEY CONTROL MONUMENT "17-12". ELEVATION = 4945.43' (NAVD88).

OFF-SITE: NO OFFSITE FLOW WILL IMPACT THIS PROPERTY.

FLOOD HAZARD: PROPERTY IS LOCATED WITHIN ZONE X. DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS MAP NO. 35001C0333H, Effective Date 8-16-2012.

DRAINAGE PLAN CONCEPT: THE PROPERTY HISTORICALLY DRAINS A PORTION OF THE PROPERTY TO THE BACK AND ONTO PRIVATE PROPERTIES TO THE SOUTH, EAST, AND WEST. BASED ON THE PRE-DESIGN NOTES FOR THE ADJACENT PROPERTY (L12D011), A STORM DRAIN SYSTEM WILL BE INSTALLED TO DRAIN TO THE EXISTING STORM DRAIN IN BRIDGE BLVD. TYPICALLY, PROPERTIES IN THIS AREA ARE PERMITTED FREE DISCHARGE LIMITED TO 2.75 CFS PER ACRE. FOR THIS PROPERTY, THE 0.85 ACRES WOULD BE PERMITTED 2.3 CFS TO DISCHARGE WITH 1.0 CFS BEING OBTAINED ON THE PROPERTY.

DUE TO THE TIGHT CONSTRAINTS OF THE SITE AND BASED ON THE GEOTECH REPORT TO LIMIT INFILTRATION, THE PROPERTY WOULD NEED TO CONSTRUCT AN UNDERGROUND, WATERTIGHT SYSTEM TO DETAIN THE 1.0 CFS.

BASIN NO.	DESCRIPTION	Area of basin flows	Weighted E	Sub-basin Volume of Runoff	Sub-basin Peak Discharge Rate	Stormwater Quality Volume
1	11,280 SF	0.259 Ac.	2.08 in.	1960 CF	1.0 cfs	351 CF
2	7,893 SF	0.181 Ac.	2.08 in.	1371 CF	0.7 cfs	246 CF
3	4,805 SF	0.110 Ac.	2.08 in.	835 CF	0.4 cfs	150 CF
4	2,008 SF	0.046 Ac.	2.08 in.	349 CF	0.2 cfs	63 CF
5	6,402 SF	0.147 Ac.	2.08 in.	1112 CF	0.6 cfs	199 CF
6	4,620 SF	0.106 Ac.	2.08 in.	803 CF	0.4 cfs	144 CF

Contour	Area	Volume
45	74	18 CF
44.6		18 CF
POND VOLUME = 18 CF		

Contour	Area	Volume
44.5	108	39 CF
44	48	5 CF
43.8		5 CF
POND VOLUME = 44 CF		

TOTAL REQUIRED STORMWATER QUALITY VOLUME = 1,153 CF

TOTAL STORMWATER QUALITY VOLUME PROVIDED = 52 CF

CALCULATIONS: RFK : 30 Apr-2025

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

AREA OF SITE:	100-year, 6-hour	DEVELOPED FLOWS:	EXCESS PRECIP.:
37019 SF	0.85 ACRE		
HISTORIC FLOWS:			
Area A = 0	0%	Area A = 0	0%
Area B = 3702	10%	Area B = 2221	6%
Area C = 0	0%	Area C = 1851	5%
Area D = 33317	90%	Area D = 32947	89%
Total Area = 37019	100%	Total Area = 37019	100%

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$

Historic E = 2.09 in. | Developed E = 2.08 in.

On-Site Volume of Runoff: $V_{360} = E * A / 12$

Historic $V_{360} = 6444$ CF | Developed $V_{360} = 6432$ CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

For Precipitation Zone 1

$Q_{pA} = 1.54$ | $Q_{pC} = 2.87$

$Q_{pB} = 2.16$ | $Q_{pD} = 4.12$

Historic $Q_p = 3.3$ CFS | Developed $Q_p = 3.3$ CFS

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iaacivil.com

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RENEVE L. DOWD
Professional Engineer
15088
08/11/2025

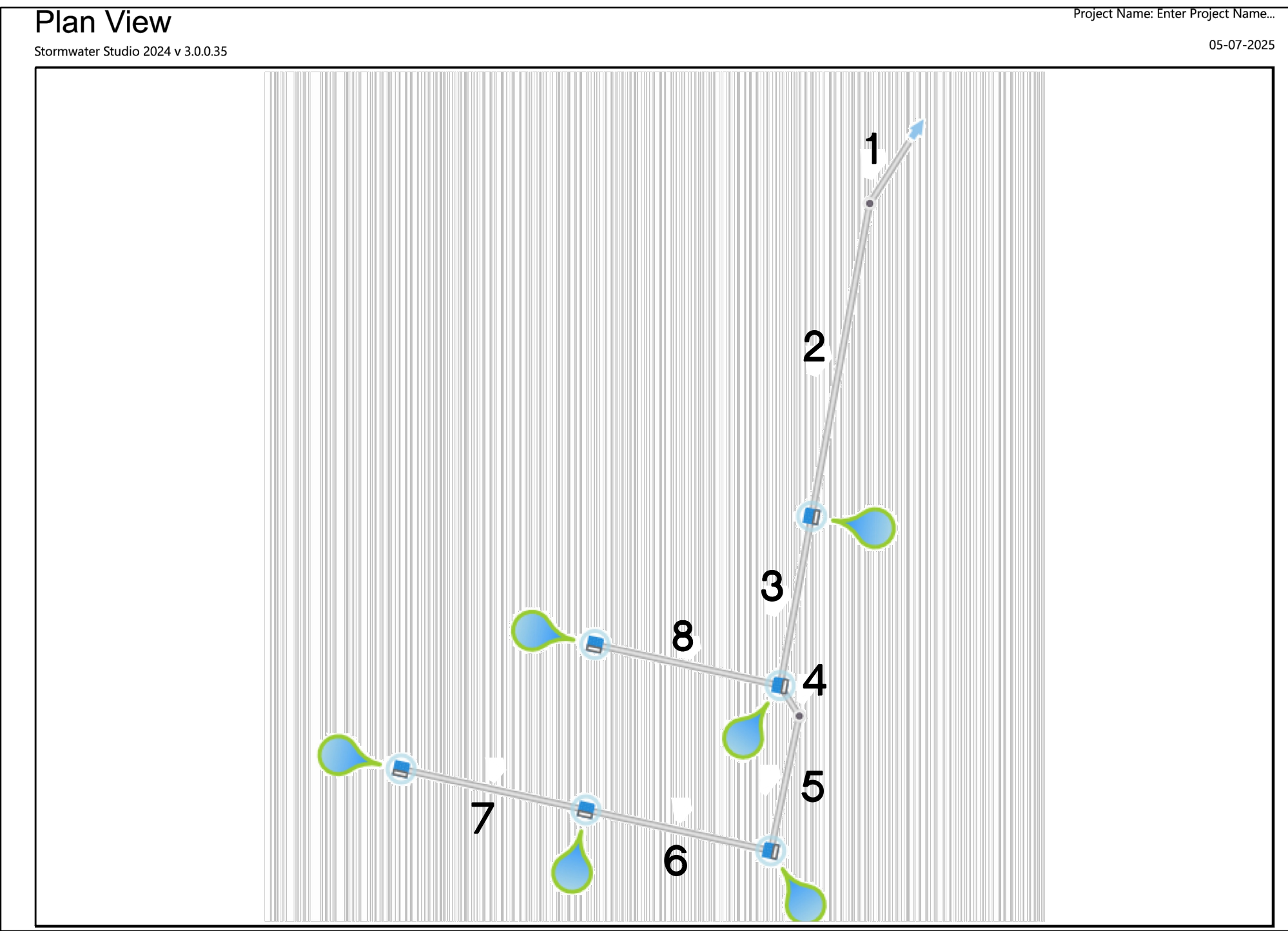
R.F. KENNEDY
R.G. CHARTER SCHOOL
2006 BRIDGE BLVD. SW

ISSUE	CONSTRUCTION DOCUMENTS
PROJECT NUMBER: IA 2885	
FILE:	
DRAWN BY: DEC	
CHECKED BY: GLD	
DATE: 12/2024	

Date	Description
No	

GRADING & DRAINAGE PLAN

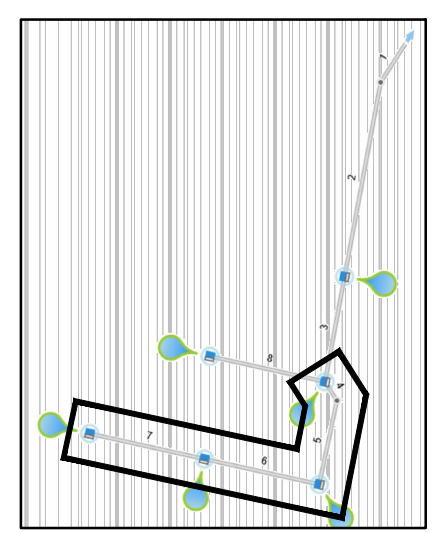
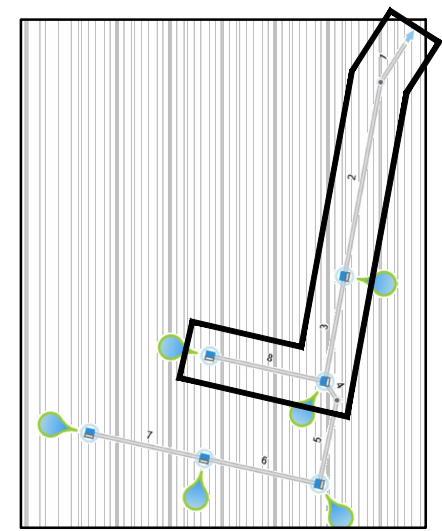
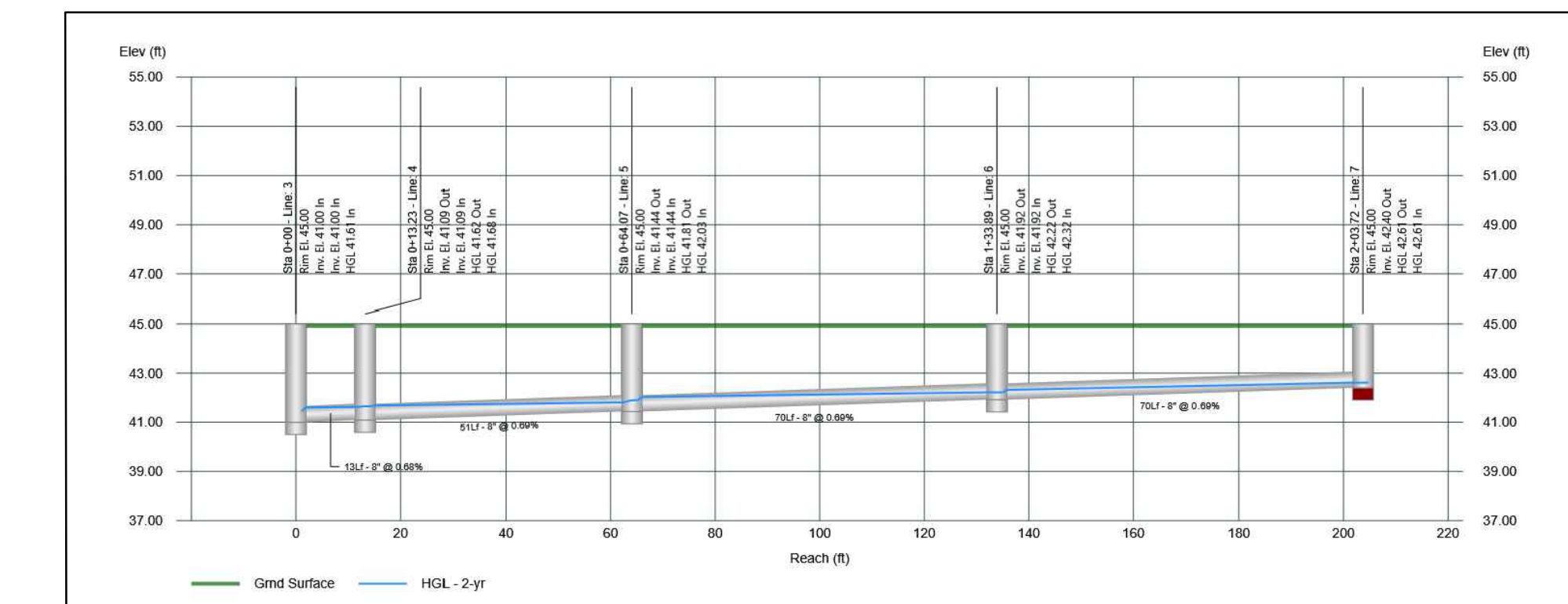
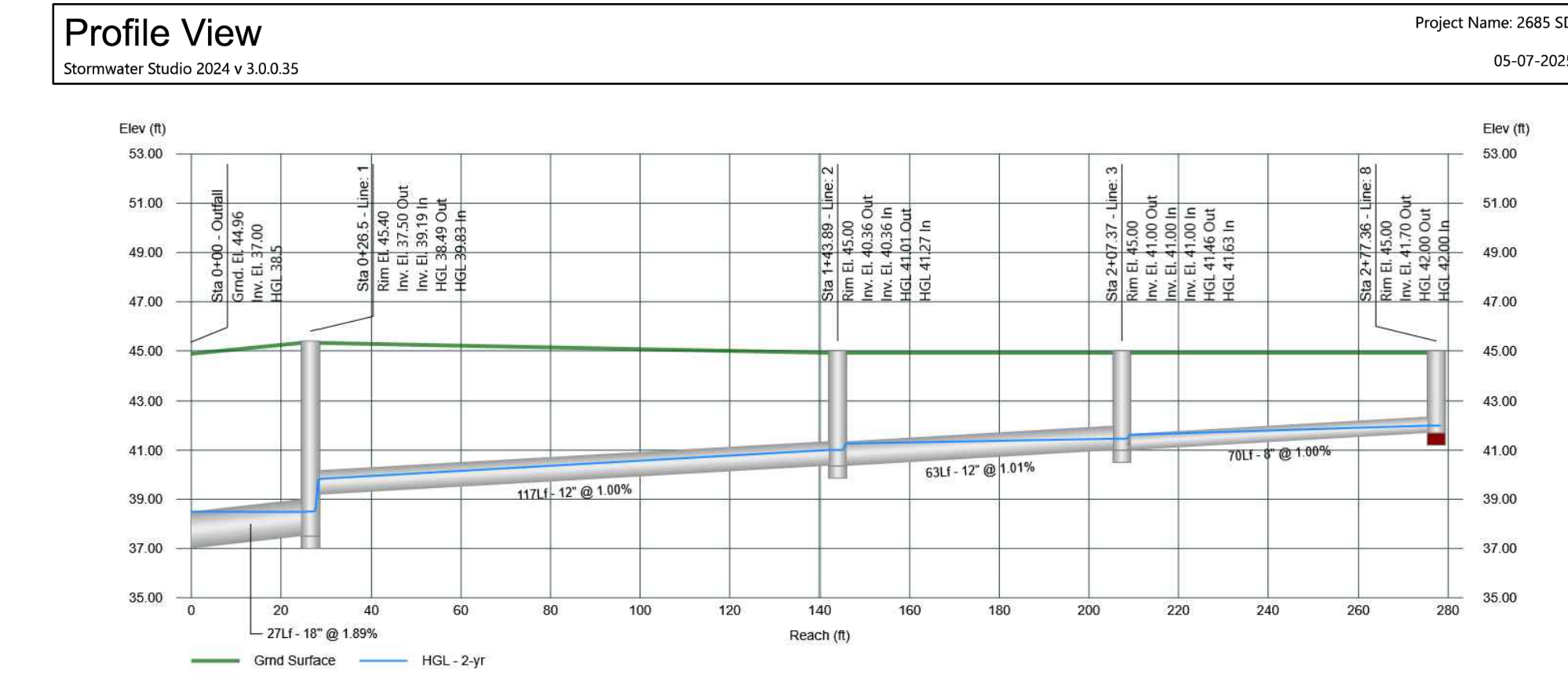
SHEET NUMBER
CG-101



Energy Grade Line Calculations
Stormwater Studio 2024 v 3.0.0.35
Project Name: 2685 SD
05-07-2025

Line No	Line Size (in)	Q (cfs)	Downstream						Length (ft)	Upstream						Pipe	Junction					
			Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)	Vel Head (ft)		EGL Elev (ft)	Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)			Vel Head (ft)	EGL Elev (ft)	n Value	Energy Loss (ft)	HGLa Elev (ft)
1	18	2.30	37.00	1.50	1.77	38.50	1.30	0.03	38.53	26.50	37.50	0.99	1.24	38.49	1.88	0.05	38.54	0.017	38.50	38.56	0.02	
2	12	2.30	39.19	0.64	0.53	39.83	4.31	0.29	40.12	117.39	40.36	0.64	0.53	41.01	4.31	0.29	41.30	0.012	1.175	41.01	41.30	0.00
3	12	1.20	40.36	0.91	0.75	41.27	1.60	0.04	41.31	63.48	41.00	0.46	0.36	41.46	3.36	0.18	41.64	0.012	0.329	41.46	41.64	0.00
4	8	0.60	41.00	0.61	0.33	41.61	1.80	0.05	41.66	13.23	41.09	0.53	0.30	41.62	2.01	0.06	41.68	0.012	0.027	41.66	41.72	0.03
5	8	0.60	41.09	0.59	0.33	41.68	1.83	0.05	41.73	50.84	41.44	0.37	0.20	41.81	3.05	0.14	41.95	0.012	0.217	41.90	42.05	0.09
6	8	0.40	41.44	0.59	0.33	42.03	1.22	0.02	42.05	69.83	41.92	0.30	0.15	42.22	2.65	0.11	42.33	0.012	0.273	42.22	42.33	0.00
7	8	0.20	41.92	0.40	0.22	42.32	0.92	0.01	42.33	69.83	42.40	0.21	0.09	42.61	2.11	0.07	42.68	0.012	0.349	42.61	42.68	0.00
8	8	0.40	41.00	0.63	0.34	41.63	1.18	0.02	41.65	69.99	41.70	0.30	0.15	42.00	2.65	0.11	42.11	0.012	0.460	42.00	42.11	0.00

STORM DRAIN ANALYSIS FOR INFORMATION ONLY. SEE STORM DRAIN PLAN FOR RIMS, INVERTS, PIPE DIAMETERS, SLOPES, ETC.



STORM DRAIN LEGEND

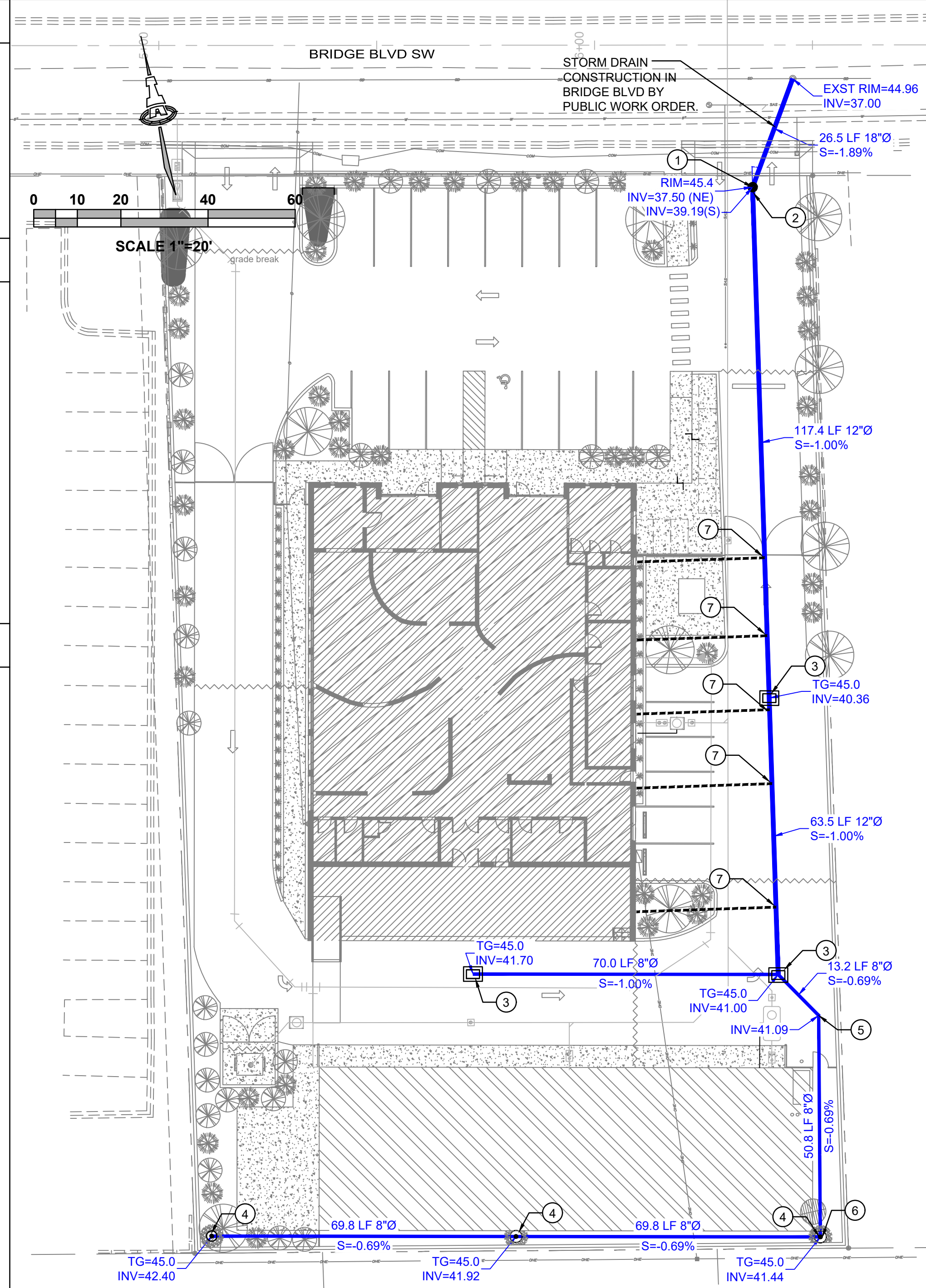
- PROPOSED DRAINAGE PIPE
- ⊠ PROPOSED TRAFFIC RATED INLET
- ⊙ PROPOSED LANDSCAPE AREA DRAIN W/ DOME GRATE

GENERAL NOTES

- A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE—EXCEPT AT CONNECTION IN BRIDGE BLVD WHERE RCP PIPE SHALL BE USED.
- B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.
- C. ALL DRAIN BASINS SHALL HAVE 2-FOOT SUMP.
- D. ALL INLET GRATES AND LIDS SHALL BE LOCKING.
- E. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR YEARLY AND AFTER MAJOR STORM EVENTS.

KEYED NOTES

1. INSTALL 4" DIA. MH PER COA STD DETAILS 2208, 2210 & 2212.
2. CONNECT 12" ADS N-12 STORM DRAIN TO NEW MANHOLE WITH ADAPTER.
3. 24" DRAIN BASIN WITH 2' X 3' TRAFFIC-RATED GRATE
4. 8" IN-LINE DRAIN WITH DOMED GRATE
5. 8" 45° BEND
6. 8" 90° BEND
7. INSTALL ROOF DRAINS TO STORM DRAIN WITH INSERTA-TEE



NW POND

Contour	Area	Volume
45	74	18 CF
44.6		
POND VOLUME =		18 CF

NORTH POND

Contour	Area	Volume
44.5	108	39 CF
44	48	
POND VOLUME =		44 CF

TOTAL STORMWATER QUALITY VOLUME PROVIDED= **52 CF**

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/07/2025
BY: [Signature]
HydroTrans # L12D024
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Engineer

R.F. KENNEDY
R.G. CHARTER SCHOOL
2006 BRIDGE BLVD. SW

CONSTRUCTION DOCUMENTS

ISSUE:	PROJECT NUMBER: IA 2685
FILE:	DEC
DRAWN BY:	GLD
CHECKED BY:	12/2024

No	Date	Description

SHEET TITLE
STORM DRAIN PLAN AND DETAILS

SHEET NUMBER
CG-501