

1 DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS SITE, LOCATED IN THE VILLAGE OF LOS RANCHOS AT THE INTERSECTION OF OSUNA BLVD AND 4TH STREET, REPRESENTS RE-DEVELOPMENT OF AN EXISTING SITE WITHIN AN INFILL AREA...

THIS DRAINAGE PLAN SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT TO BE ISSUED BY THE VILLAGE OF LOS RANCHOS.

II. PROJECT DESCRIPTION

THE PROPOSED SITES 1, 2, AND 3 ARE LOCATED ALONG THE SOUTH SIDE OF OSUNA ROAD NW. THE PROPOSED IMPROVEMENTS FOR THESE SITES INCLUDE MULTI-FAMILY RESIDENTIAL UNITS, SENIOR COMMUNITY LIVING DEVELOPMENT, AND ASSOCIATED PAVED PARKING...

III. BACKGROUND DOCUMENTS

- MASTER DRAINAGE PLAN FOR TRAILHEAD AT CHAMIZAL PREPARED BY HIGH MESA CONSULTING GROUP DATED 8-6-2021 AND UPDATED 05-05-2022.

THE MASTER DRAINAGE PLAN ESTABLISHED THE DEFINED ALLOWABLE DISCHARGE FROM THE DEVELOPED SITE BASED UPON THE SITE DEVELOPMENT PLAN SUBMITTED TO THE VILLAGE OF LOS RANCHOS...

IV. EXISTING CONDITIONS

THE EXISTING SITES 1, 2 AND 3 CURRENTLY ARE DEVELOPED WITH THREE RESIDENTIAL BUILDINGS, TWO COMMERCIAL BUILDINGS, ASSOCIATED PAVED PARKING, AND EXISTING UNDEVELOPED, FALLOW LAND...

THE EXISTING DEVELOPED PORTIONS OF SITES 1, 2 AND 3 GENERALLY SLOPE TOWARDS / DRAIN TO INTO THE ADJACENT PUBLIC STREETS (OSUNA ROAD NW TO THE NORTH, 4TH STREET NW TO THE WEST)...

V. DEVELOPED CONDITIONS AND STORMWATER QUALITY TREATMENT

THE PROPOSED DEVELOPMENT OF SITES 1, 2 AND 3 WILL BE CONCURRENT, WITH SITES 1 AND 2 DESIGNED TO UTILIZE A COMBINED PRIVATE STORM DRAINAGE SYSTEM SERVING BOTH SITES...

- SITES 1 & 2: CONSTRUCTION WITHIN THESE TWO SITES WILL CONSIST OF ONE MULTI-FAMILY BUILDING IN EACH SITE, AND SHARED PAVED PARKING AND STORM DRAINAGE IMPROVEMENTS...

- SITE 3: CONSTRUCTION WITHIN THIS SITE WILL CONSIST OF ONE SENIOR COMMUNITY LIVING DEVELOPMENT BUILDING, PAVED PARKING, ACCESS DRIVEWAYS AND PEDESTRIAN IMPROVEMENTS...

VI. GRADING PLAN AND CALCULATIONS

THE GRADING PLANS FOR EACH SITE SHOW 1) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2) THE LIMIT AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS...

CALCULATIONS FOR THESE SITES THAT LIE PRIMARILY WITHIN BASIN A FROM THE MAY 2022 MASTER DRAINAGE PLAN ARE SHOWN AT RIGHT AND ARE REPEATED FROM THE MASTER DRAINAGE PLAN WITHOUT CHANGE...

VII. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN:

- 1. THE PROPOSED IMPROVEMENTS FOR SITES 1, 2 AND 3 ARE CONSISTENT WITH THE 2022 MASTER DRAINAGE PLAN FOR TRAILHEAD AT CHAMIZAL.

2 CALCULATIONS

Table with columns: DEVELOPED LAND TREATMENT, BASIN A, B, C, D, and various discharge calculations for different basins and streets.

3 HYDROLOGY

Table showing hydrology calculations for Basin A, B, C, and D, including volume and discharge rates for different storm events.

TOTAL STORAGE = 1000 CF + 940 CF = 1940 CF

STORM WATER QUALITY MANHOLE OUTLET PIPE TO BE RESTRICTED TO A 12" DIAMETER, ACTING IN PLACE OF AN ORIFICE PLATE TO RESTRICT 100-YR PEAK DISCHARGE FROM 1.1 CFS (GROSS) TO LESS THAN OR EQUAL TO THE 1.0 CFS (NET) ALLOWABLE MAXIMUM RELEASE RATE.

Q = Cd \* A \* (2gH)^(1/2) (ORIFICE FLOW EQUATION)
Cd = 0.6
A = 113.1 in^2 (12" DIAMETER OUTLET)
g = 32.2 FT/S^2
n = 24 IN

Table with columns: Osuna Entrance Discharge (Sub-Basin A-2), VOLUME 100-YR 6-HR, VOLUME 100-YR 24-HR, PEAK DISCHARGE 100-YR.

Table with columns: Bldg 1 Discharge to Osuna (Sub-Basin A-3), VOLUME 100-YR 6-HR, VOLUME 100-YR 24-HR, PEAK DISCHARGE 100-YR.

Table with columns: 4th Street Discharge - Tracts 6 & 7 (Sub-Basin A-5), VOLUME 100-YR 6-HR, VOLUME 100-YR 24-HR, PEAK DISCHARGE 100-YR.

Table with columns: 4th Street Discharge - Tracts 6 & 7 (Sub-Basin A-5), VOLUME 100-YR 6-HR, VOLUME 100-YR 24-HR, PEAK DISCHARGE 100-YR.

GENERAL NOTES:

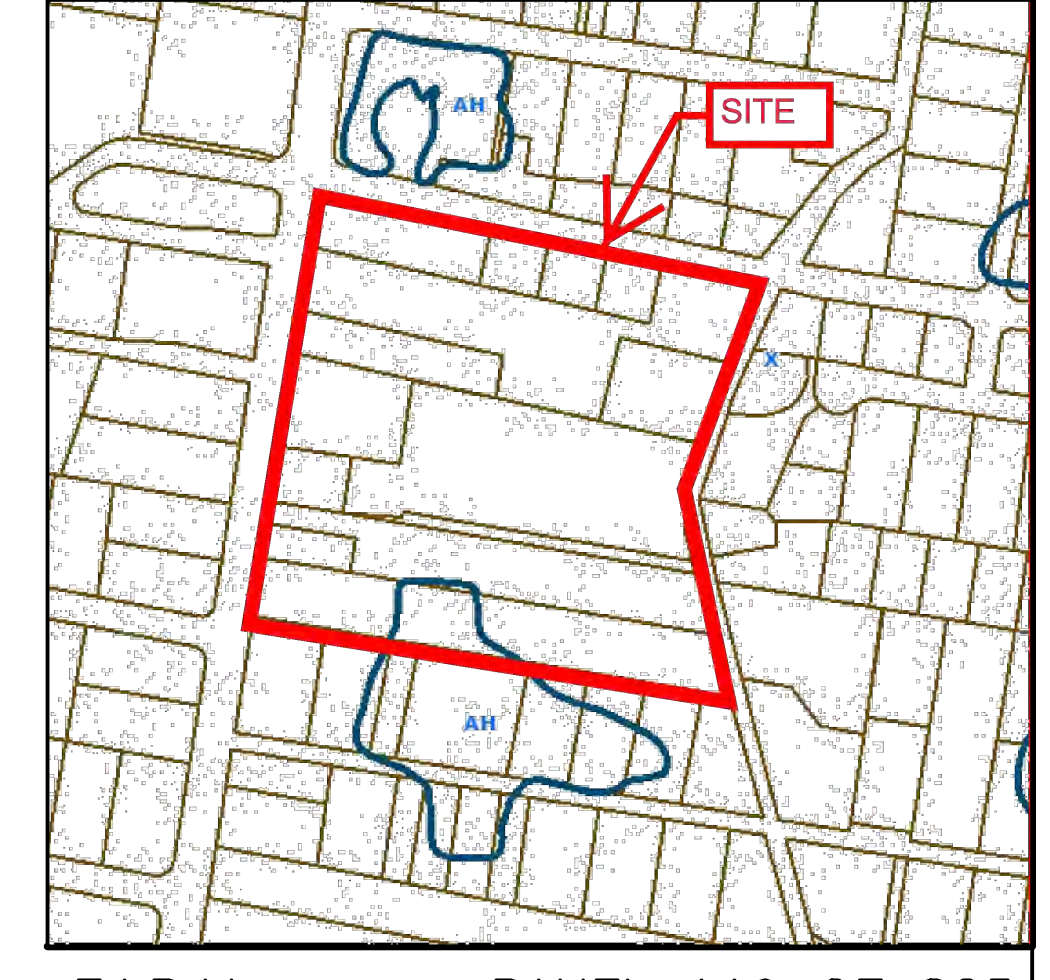
- 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-2020 EDITION (JUNE 2020).

LEGEND table listing symbols for communication, curb and gutter, concrete, metal pipe, etc.

APWA UTILITY COLOR CODE table listing colors for electric power lines, gas, water, sewer, etc.



VICINITY MAP E-14 & 15 SCALE: 1" = 750'



F.I.R.M. PANEL 119 OF 825 08-26-2008

PROJECT BENCHMARK

AN AGRS ALUMINUM DISK STAMPED "17-E15", EPOXIED ON TOP OF THE CONCRETE CURB RETURN, N.W. QUADRANT OF OSUNA RD. & 2ND ST. NW. ELEVATION = 4983.284 FEET (NAVD 1988)

TEMPORARY BENCHMARK #201 (T.B.M.)

A MAG NAIL W/WASHER, SET IN CONCRETE CURB JOINT, ON THE NORTH SIDE OF OSUNA RD, ON THE WEST SIDE ALIGNMENT OF THE IRRIGATION DITCH UNDERPASS THROUGH THE OSUNA RD, NEAR THE NORTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON SHEET C100. ELEVATION = 4984.36 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A MAG NAIL W/WASHER, SET IN CONCRETE CURB JOINT, AT THE WHEELCHAIR RAMP AT THE NORTHWEST CORNER OF THE INTERSECTION OF OSUNA RD. AND 4TH ST., OPPOSITE THE NORTHWEST CORNER OF THE PROJECT SITE, AS SHOWN ON SHEET C100. ELEVATION = 4985.74 FEET (NAVD 1988)

TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT, ON THE WEST SIDE OF 4TH ST. ABOVE E. EAST OF A STREET LIGHT AS SHOWN ON SHEET C100. THE SOUTHWEST LIMIT OF THE PROJECT SITE, AS SHOWN ON SHEET C100. ELEVATION = 4982.50 FEET (NAVD 1988)

Professional seal and title block for the engineer, including name, license number, and project information.

TRAILHEAD AT CHAMIZAL Osuna Rd NW and 4th St NW Los Ranchos de Albuquerque, NM 87107

SITES 1, 2 & 3

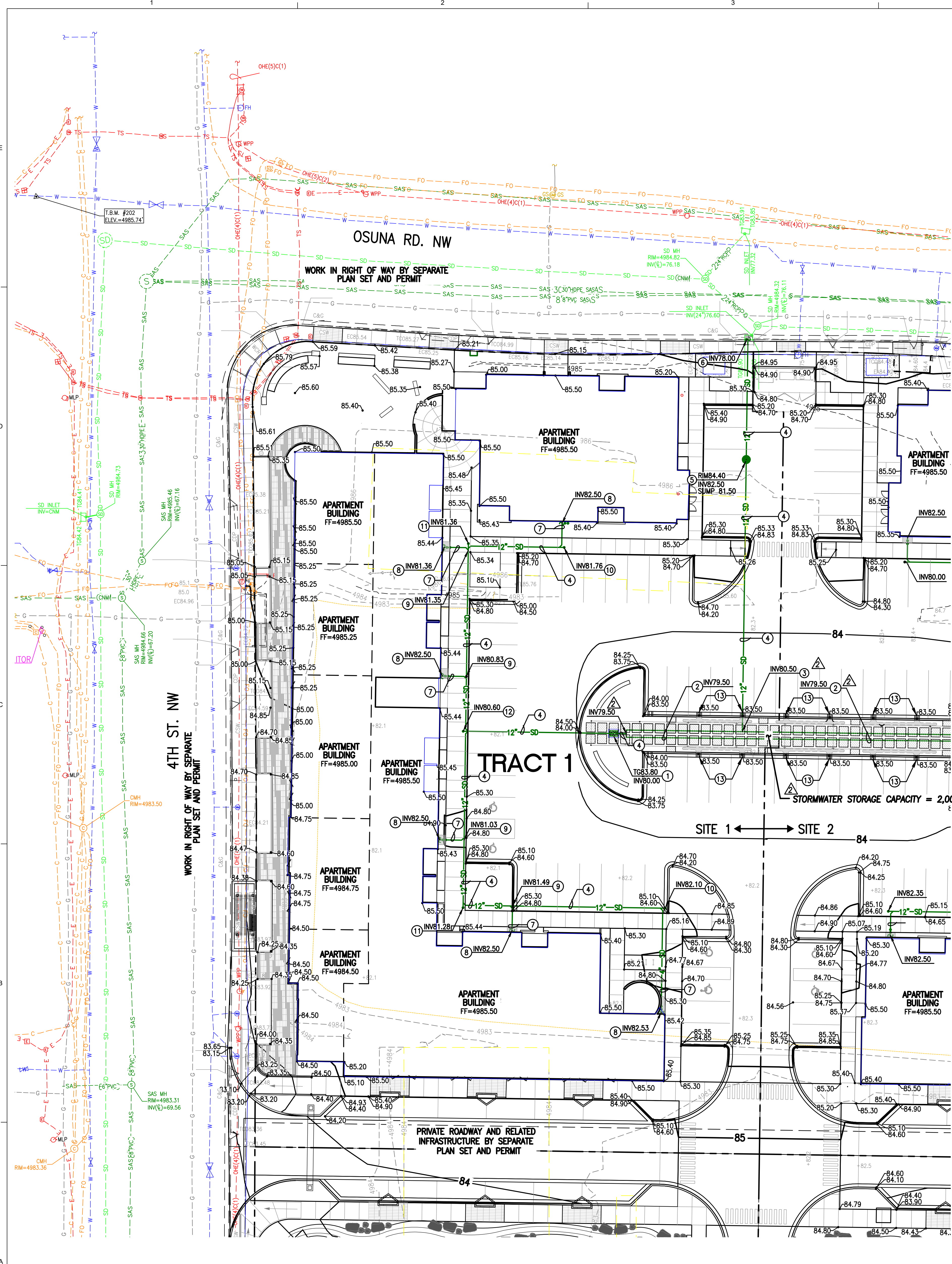
ISSUED FOR PERMIT

Table with columns: REVISIONS, DRAWN BY, REVIEWED BY, DATE, PROJECT NO.

CIVIL COVER SHEET

Project information including drawing name, sheet number (C001), and date (2021.060.1).

High Mesa Consulting Group logo and contact information: 8010-B Midway Park Blvd, NE • Albuquerque, New Mexico 87109



**KEYED NOTES:**

1. CONSTRUCT SINGLE 12" STORM INLET PER TYPICAL SECTIONS, SHEET CG502
2. INSTALL 36" PERFORATED PIPE IN GRAVEL INFILTRATION POCKET (SUB-SURFACE STORM WATER DETENTION) PER TYPICAL SECTION, SHEET CG502
3. INSTALL 12" X30" HDPE TEE
4. INSTALL 12" PVC SDR-35 STORM DRAIN LINE
5. INSTALL 30" ADS NYLOPLAST DRAIN BASIN WITH OPEN-GRATED LID, 12" SWAMP AND ENVIROHOOD INSTALLED ON OUTLET PIPE FOR STORM WATER QUALITY (OUTLET PIPE SIZE IS 12" MAX. DIAMETER TO RESTRICT OUTFLOW BELOW MAXIMUM ALLOWABLE DISCHARGE RATE OF 9.0 CFS FOR TRACTS 1 AND 2)
6. CONSTRUCT 12" STORM DRAIN PIPE PENETRATION THROUGH BACK WALL OF EXISTING PUBLIC STORM DRAIN INLET IN CITY STREET; GROUT PIPE PENETRATION FOR WATER-TIGHT SEAL.
7. INSTALL 4" STORM DRAIN LINE TO BUILDING
8. INSTALL DOUBLE CLEANOUT TO GRADE PER TYPICAL SECTION, SHEET CG501; CONNECT TO EXTERIOR WALL-MOUNTED ROOF DRAIN BELOW GRADE
9. INSTALL 12"X12"X4" 90 DEGREE WYE
10. INSTALL 12"X12"X4" 90 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE
11. INSTALL 12"X12"X12" 90 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE
12. INSTALL 12"X12"X12" DOUBLE WYE WITH SINGLE CLEANOUT TO GRADE
13. CONSTRUCT 12" WIDE CURB CUT THROUGH FACE OF CURB PER TYPICAL SECTION, SHEET CG501

SEAL

07-15-20  
08-10-21  
08-26-2022

PROJECT

**TRAILHEAD AT CHAMIZAL**  
Osuna Rd NW and 4th St NW  
Los Ranchos de Albuquerque, NM 87107

SITE 1

ISSUED FOR PERMIT

- REVISIONS
- △ DRAINAGE CLARIFICATIONS
  - △ ADDRESS VILLAGE COMMENTS
  - △
  - △
  - △

DRAWN BY: JDS  
REVIEWED BY: GM  
DATE: 07/15/2022  
PROJECT NO: 20-0309

DRAWING NAME: GRADING PLAN BUILDING 1

**NOTE:**  
THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN FOR ORIENTATION PURPOSES ONLY ARE DERIVED FROM SKETCH PLAT PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 05-2022. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON 2022 SKETCH PLAT BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 05-2022 AND IS NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 11-09-2021 (2020.050.6) AND SUPPLEMENTED 01-26-2022.

2021.060.1

**HIGH MESA Consulting Group**  
REGISTERED PROFESSIONAL ENGINEERS & ARCHITECTS

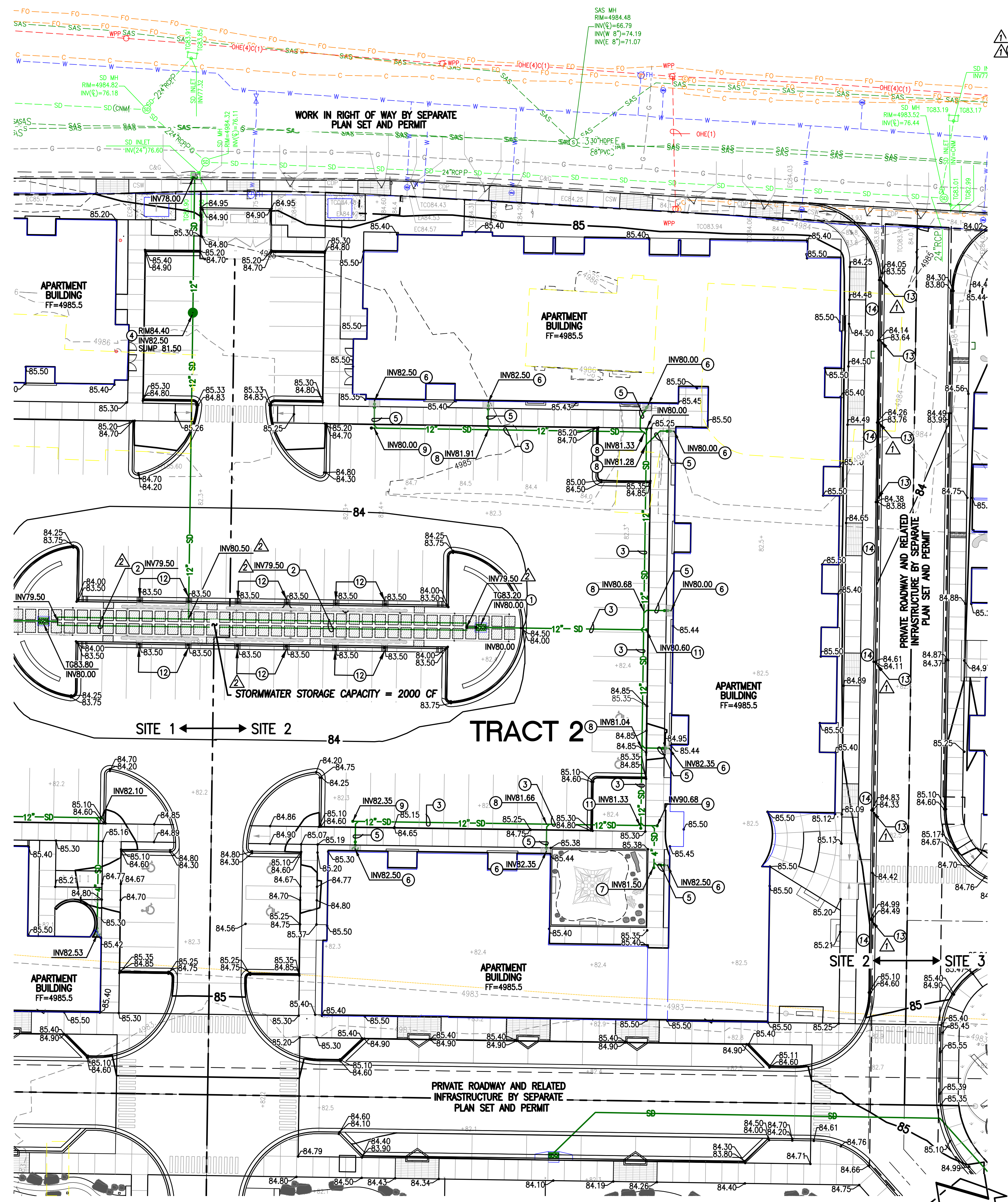
8010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109  
Phone: 505.345.4260 • Fax: 505.345.4254 • www.highmesagroup.com

**A1 SITE 1 GRADING PLAN**  
SCALE: 1" = 20'

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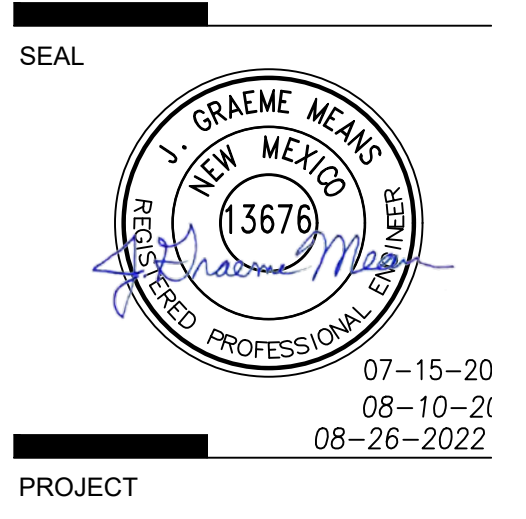
**KEYED NOTES:**

1. CONSTRUCT SINGLE 'D' STORM INLET PER TYPICAL SECTIONS, SHEET CG502
2. NEW 36" PERFORATED PIPE IN GRAVEL INFILTRATION POCKET (SUB-SURFACE STORM WATER DETENTION), SEE SHEET CG101
3. INSTALL 12" PVC SDR-35 STORM DRAIN LINE
4. NEW 30" ADS NYLOPLAST STORM WATER QUALITY DRAIN BASIN, SEE SHEET CG101
5. INSTALL 4" STORM DRAIN LINE TO BUILDING
6. INSTALL DOUBLE CLEANOUT TO GRADE PER TYPICAL SECTION, SHEET CG501; CONNECT TO EXTERIOR WALL-MOUNTED ROOF DRAIN BELOW GRADE
7. INSTALL 4"x4"x4" 90 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE
8. INSTALL 12"x12"x4" 90 DEGREE WYE
9. INSTALL 12"x12"x4" 90 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE
10. INSTALL 12"x12"x12" 90 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE
11. INSTALL 12"x12"x12" DOUBLE WYE WITH SINGLE CLEANOUT TO GRADE
12. CONSTRUCT 12" CURB CUT PER TYPICAL SECTION, SHEET CG501
13. NEW CURB CUT BY SEPARATE PRIVATE INFRASTRUCTURE PLANS
14. DEPRESSED LANDSCAPE SWALE @ BACK OF CURB FOR ROAD STORMWATER INFILTRATION (FIRST FLUSH STORMWATER MANAGEMENT)



**A1 SITE 2 GRADING PLAN**  
SCALE: 1" = 20'

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**TRAILHEAD AT CHAMIZAL**  
Osuna Rd NW and 4th St NW  
Los Ranchos de Albuquerque, NM 87107

**SITE 2**  
**ISSUED FOR PERMIT**

**REVISIONS**

△	DRAINAGE CLARIFICATIONS
△	ADDRESS VILLAGE COMMENTS
△	
△	
△	

DRAWN BY: JDS  
REVIEWED BY: GM  
DATE: 07/15/2022  
PROJECT NO: 20-0309

DRAWING NAME:  
**GRADING PLAN BUILDING 2**

2021.060.1

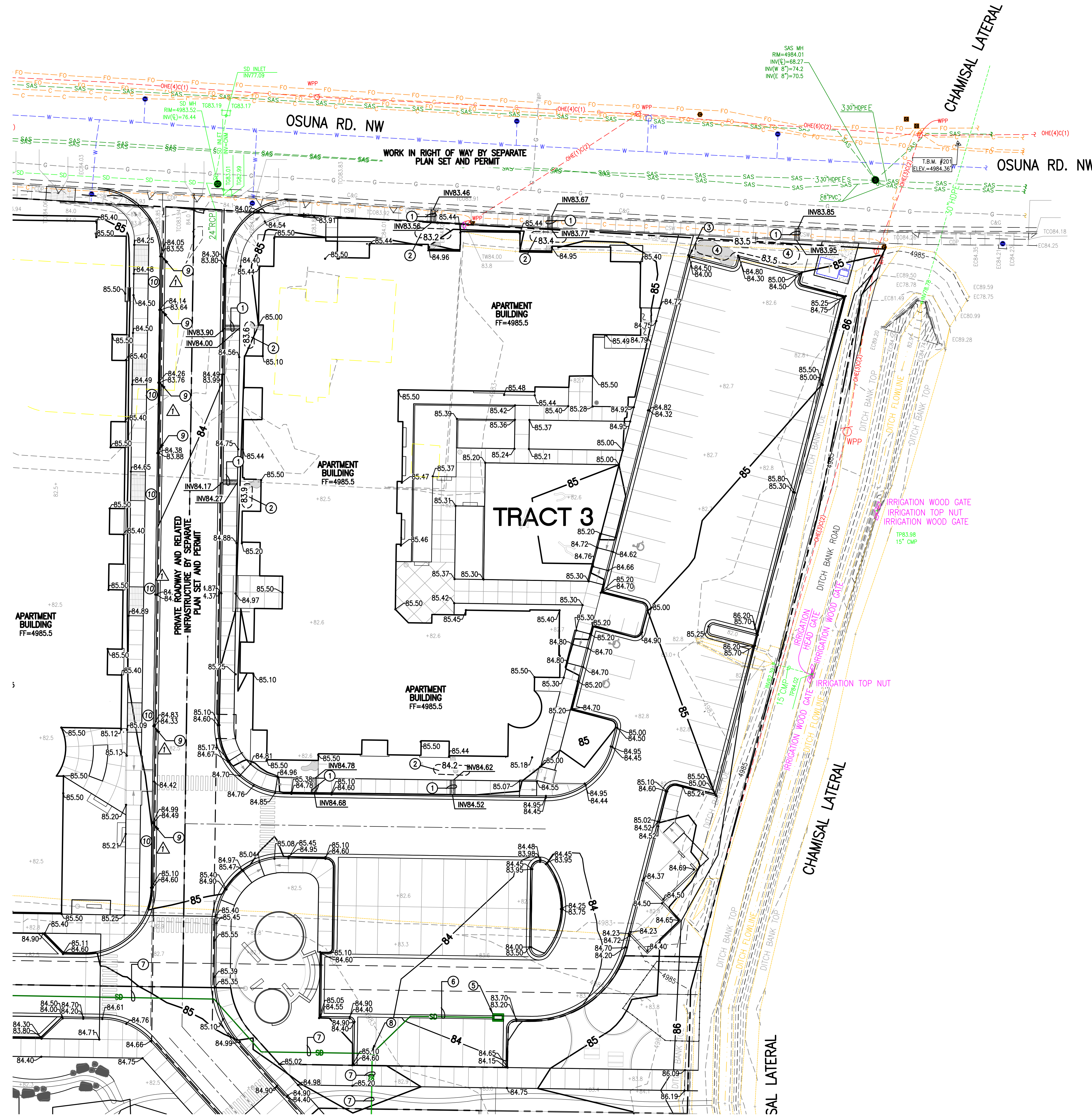
**HIGH MESA Consulting Group**  
Engineers, Planners & Surveyors

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File Name: P:\data\2022\2022\1080\1\ENG\2\1080\_1\_Base.dwg - CG102\_R1 Plot Date: 8/26/22 Plot Time: 16:00

**KEYED NOTES:**

1. CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL SECTION, SHEET CG501
2. DEPRESS LANDSCAPING BETWEEN ROOF DRAIN AND SIDEWALK CULVERT; OVERFLOW TO SIDEWALK CULVERT
3. CONSTRUCT 12" WIDE CURB CUT THROUGH FACE OF CURB PER TYPICAL SECTION, SHEET CG501
4. NEW STORM WATER QUALITY LANDSCAPED "POND"
5. CONSTRUCT SINGLE 10" STORM INLET PER TYPICAL SECTIONS, SHEET CG502
6. INSTALL 12" PVC SDR-35 STORM DRAIN
7. NEW PRIVATE STORM DRAIN PIPE BY SEPARATE PRIVATE INFRASTRUCTURE PLANS
8. CONNECT 12" STORM DRAIN TO NEW PRIVATE INFRASTRUCTURE STORM DRAIN SYSTEM AT MANHOLE
9. NEW CURB CUT BY SEPARATE PRIVATE INFRASTRUCTURE PLANS
10. DEPRESS LANDSCAPE SWALE @ BACK OF CURB FOR ROAD STORMWATER INFILTRATION (FIRST FLUSH STORMWATER MANAGEMENT)



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**TRAILHEAD AT CHAMIZAL**  
 Osuna Rd NW and 4th St NW  
 Los Ranchos de Albuquerque, NM 87107

**SITE 3**

**ISSUED FOR PERMIT**

REVISIONS	
△	DRAINAGE CLARIFICATIONS
△	
△	
△	
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DRAWN BY	JDSUJYR
REVIEWED BY	GM
DATE	07/15/2022
PROJECT NO	20-0309
DRAWING NAME	GRADING PLAN BUILDING 3

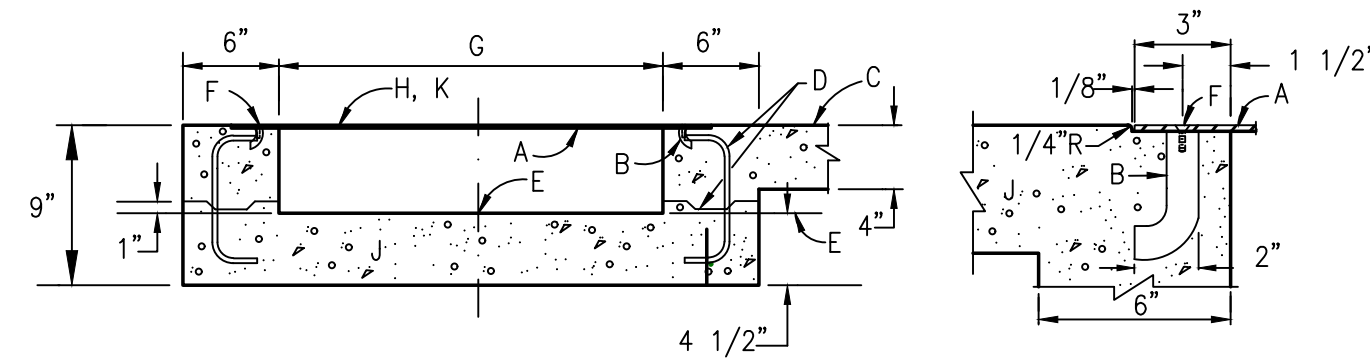
**A1 SITE 3 GRADING PLAN**  
 SCALE: 1" = 20'

**2021.060.1**

**HIGH MESA Consulting Group**  
 Engineers, Surveyors & Environmental Utility Consultants

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 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesaeng.com

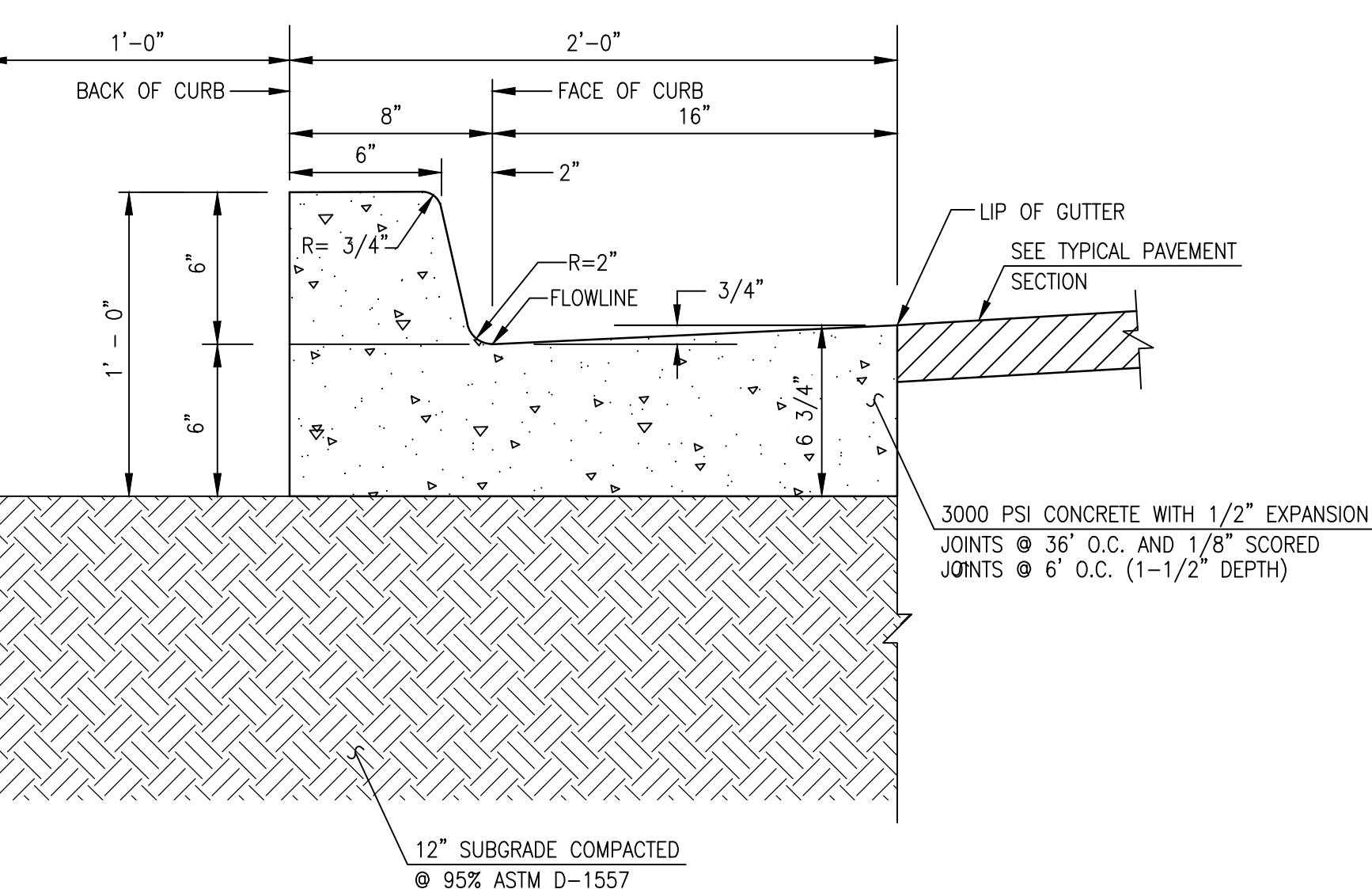
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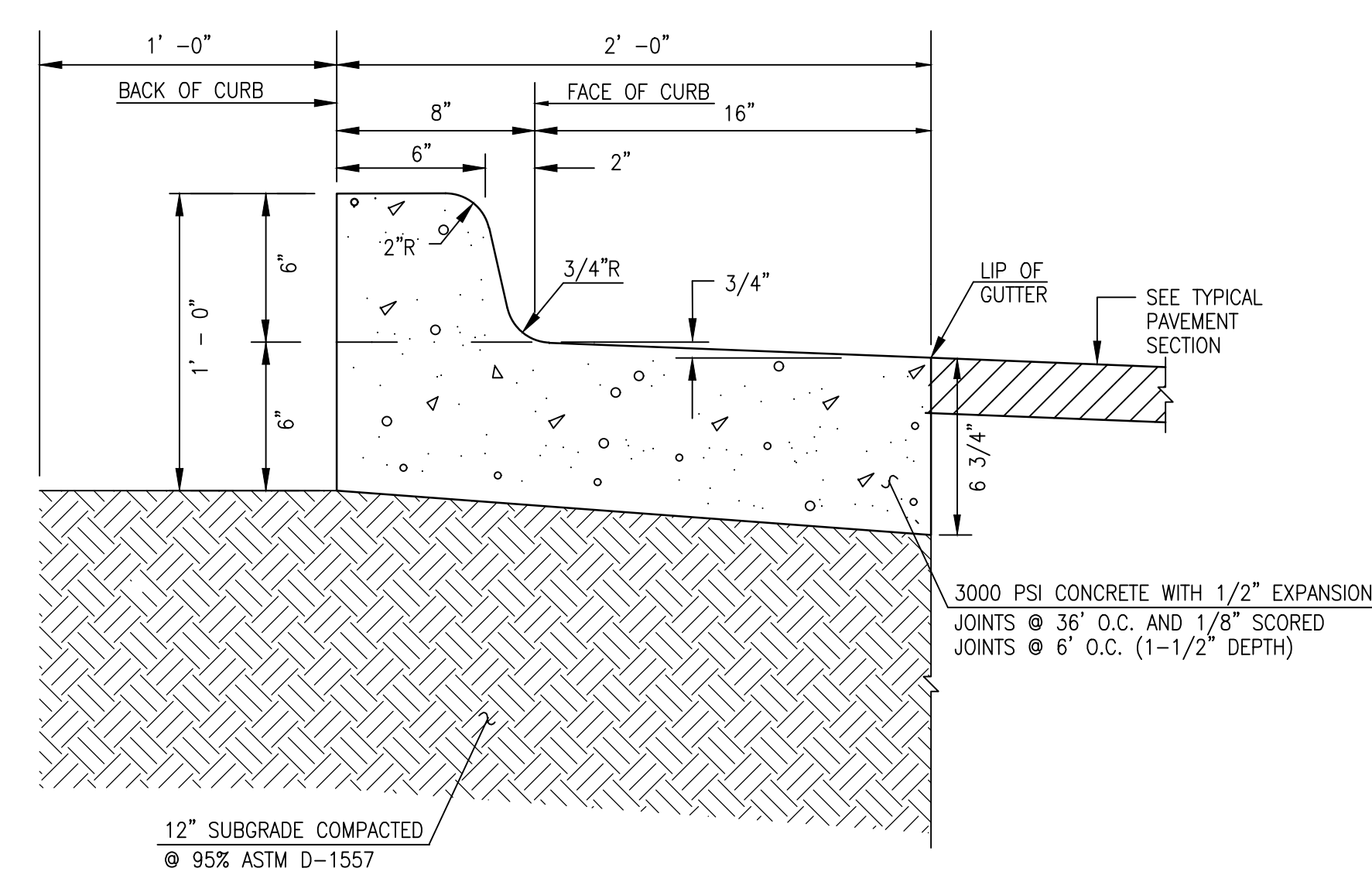
**CONSTRUCTION NOTES:**

- A. 3/8" CHECKERED STEEL PLATE.
- B. ROD ANCHOR 1" x 5"
- C. SIDEWALK GRADE
- D. DOWEL AND JOINT, (OPTIONAL).
- E. GUTTER FLOWLINE ELEV.
- F. 3/8" x 1" F.H. C'SUNK STAINLESS STEEL MACHINE SCREW.
- G. DRAIN WIDTH, 24" MAX. 12" MIN.
- H. AFTER CLEANING SURFACE OF SCALE, RUST, OILS, ETC., PAINT GRATE WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS OF ALUMINUM PAINT (ASHTO M. 69).
- J. 4000 PSI CONCRETE.
- K. WELD 3/4" STEEL ROD TO PLATE AT FACE OF CURB EDGE ("ROLLED EDGE"); GRIND ENDS TO FACE OF CURB

**D3** SIDEWALK CULVERT SECTION  
SCALE: 1" = 2"

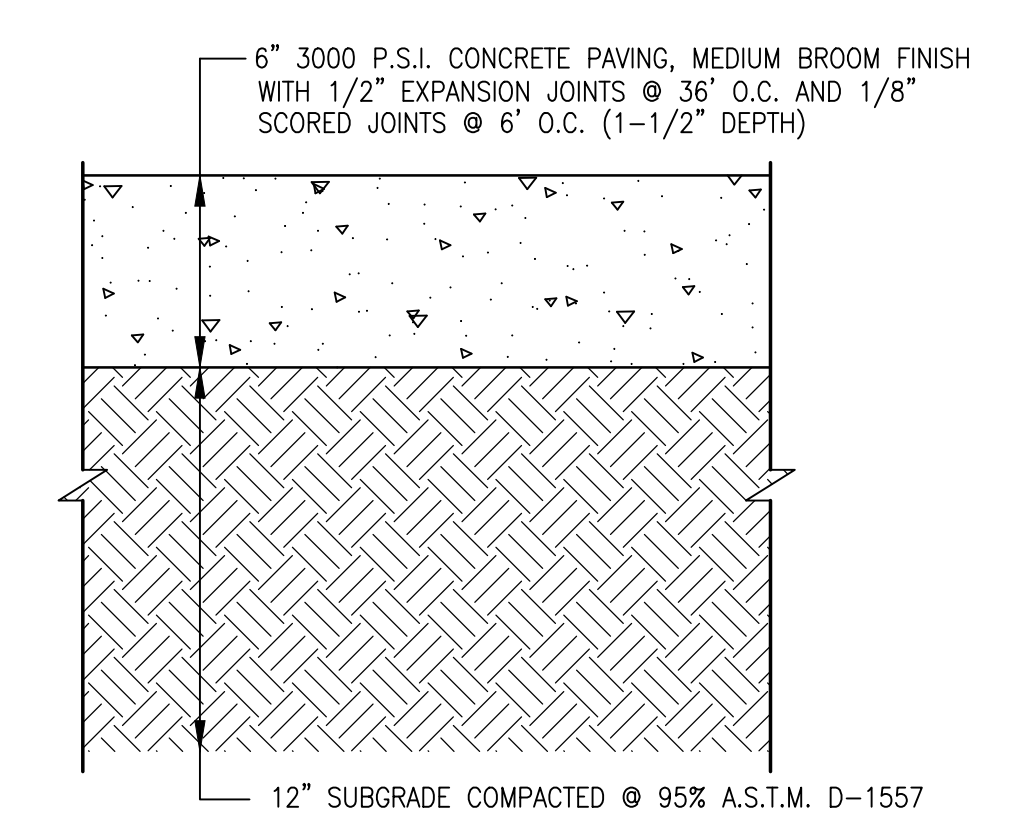


**B2** TYPICAL SIX-INCH CURB & GUTTER  
SCALE: 1" = 0'-6"

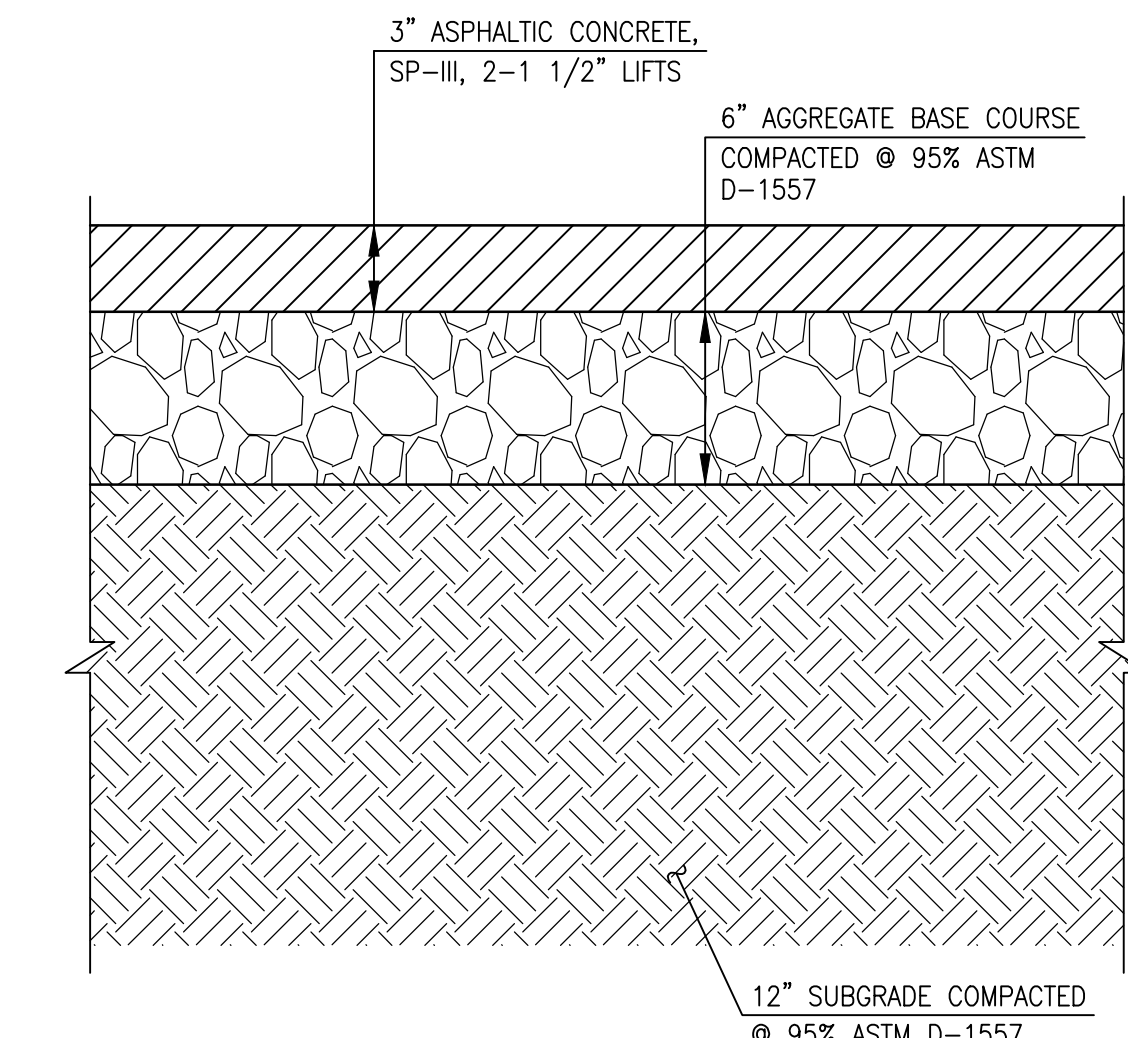


**A2** TYPICAL SIX-INCH DEPRESSED CURB AND GUTTER  
SCALE: 1" = 0'-6"

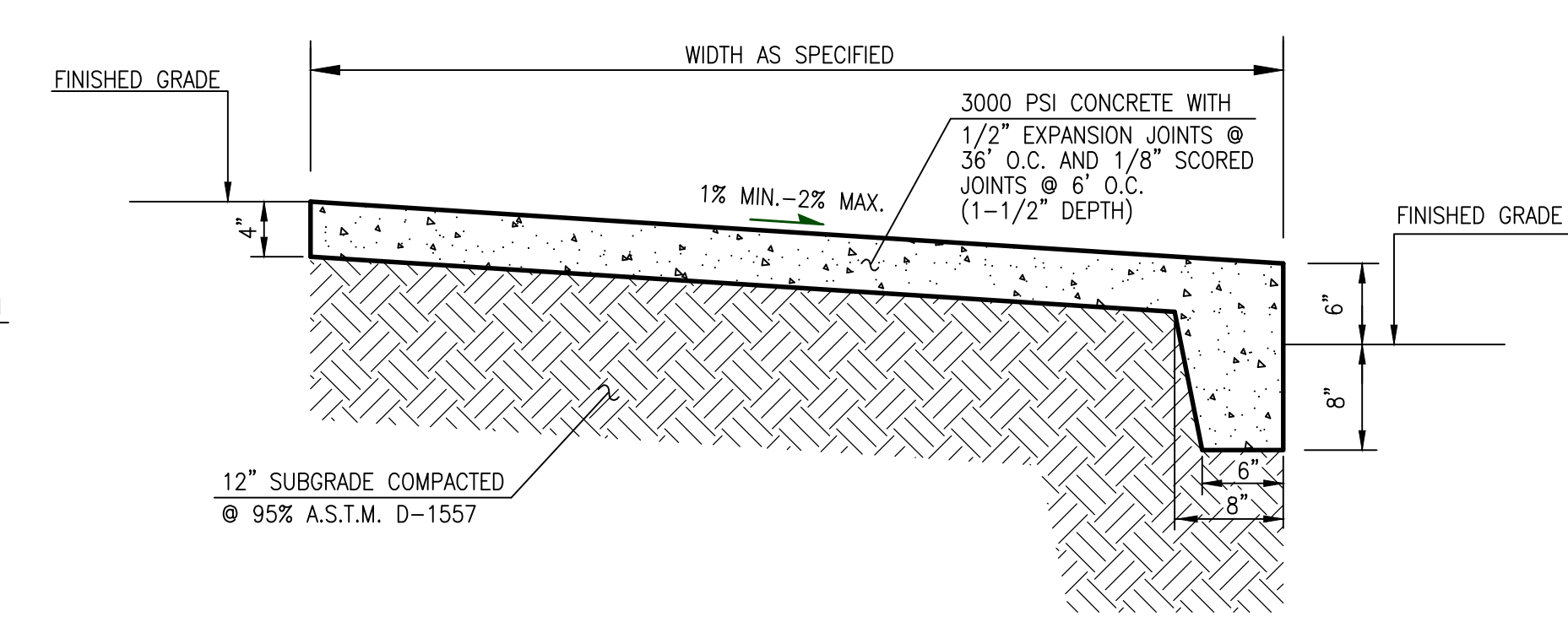
NOTE: USE THIS SECTION FOR CASES WHERE PAVING SLOPES AWAY FROM FACE OF CURB



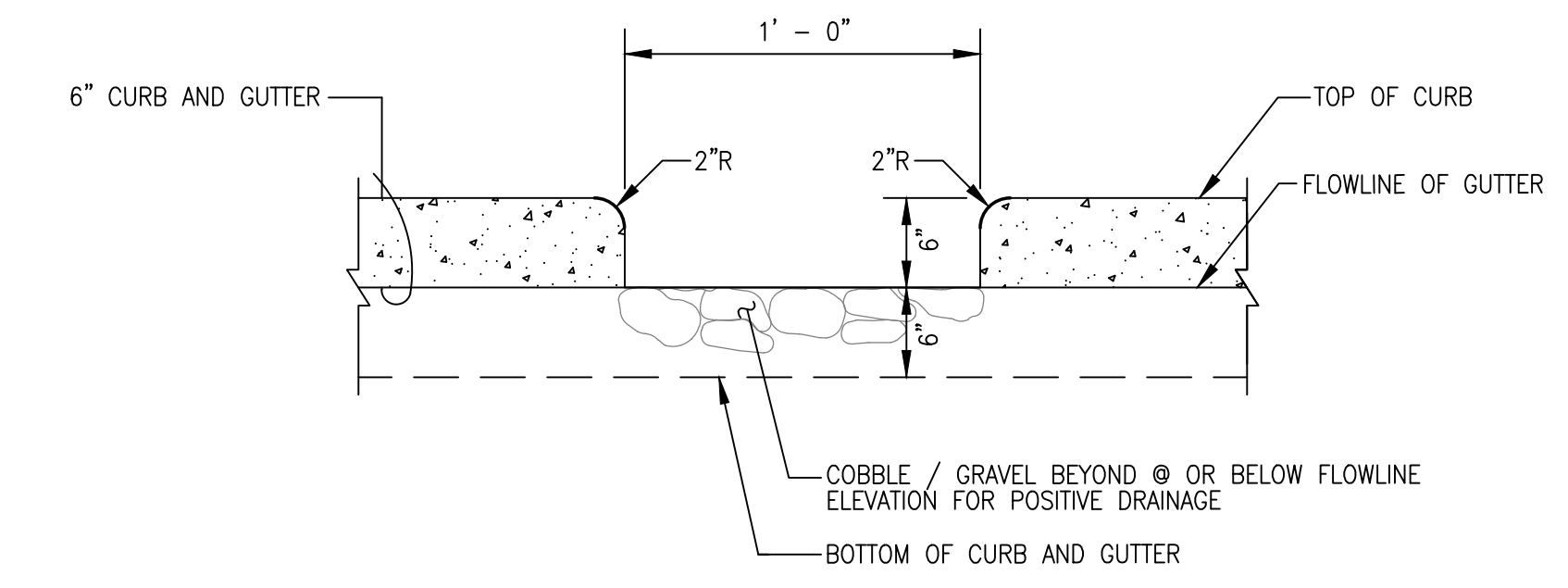
**D4** TYPICAL CONCRETE PAVEMENT SECTION  
SCALE: 1" = 0'-6"



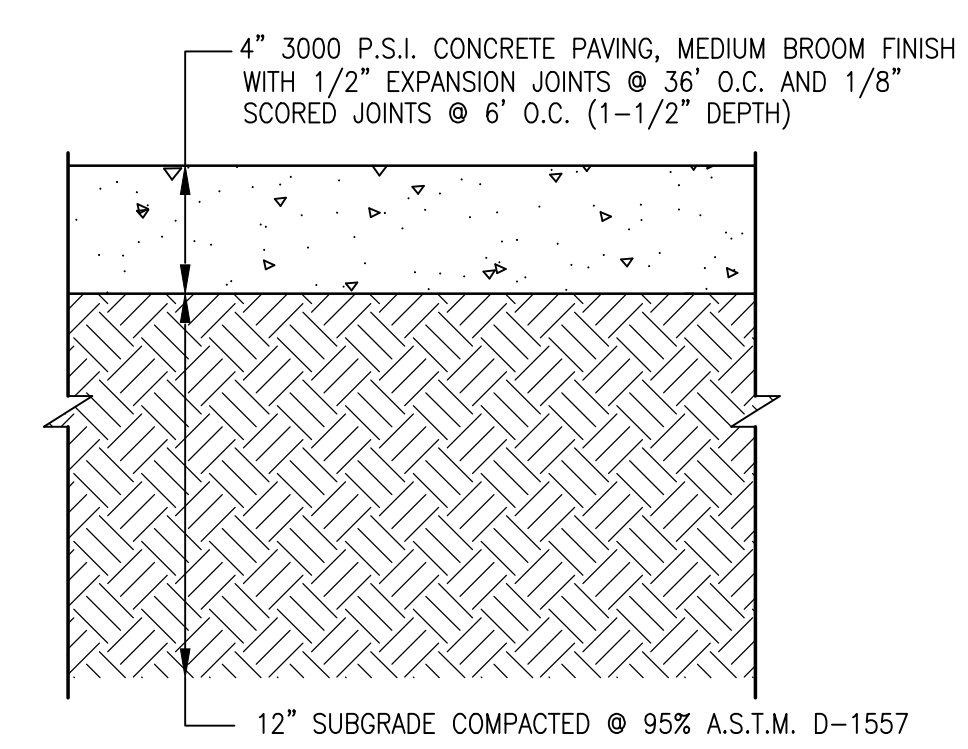
**B4** TYPICAL 3" ASPHALT PAVING SECTION (VEHICULAR TRAFFIC AREAS)  
SCALE: 1" = 0'-6"



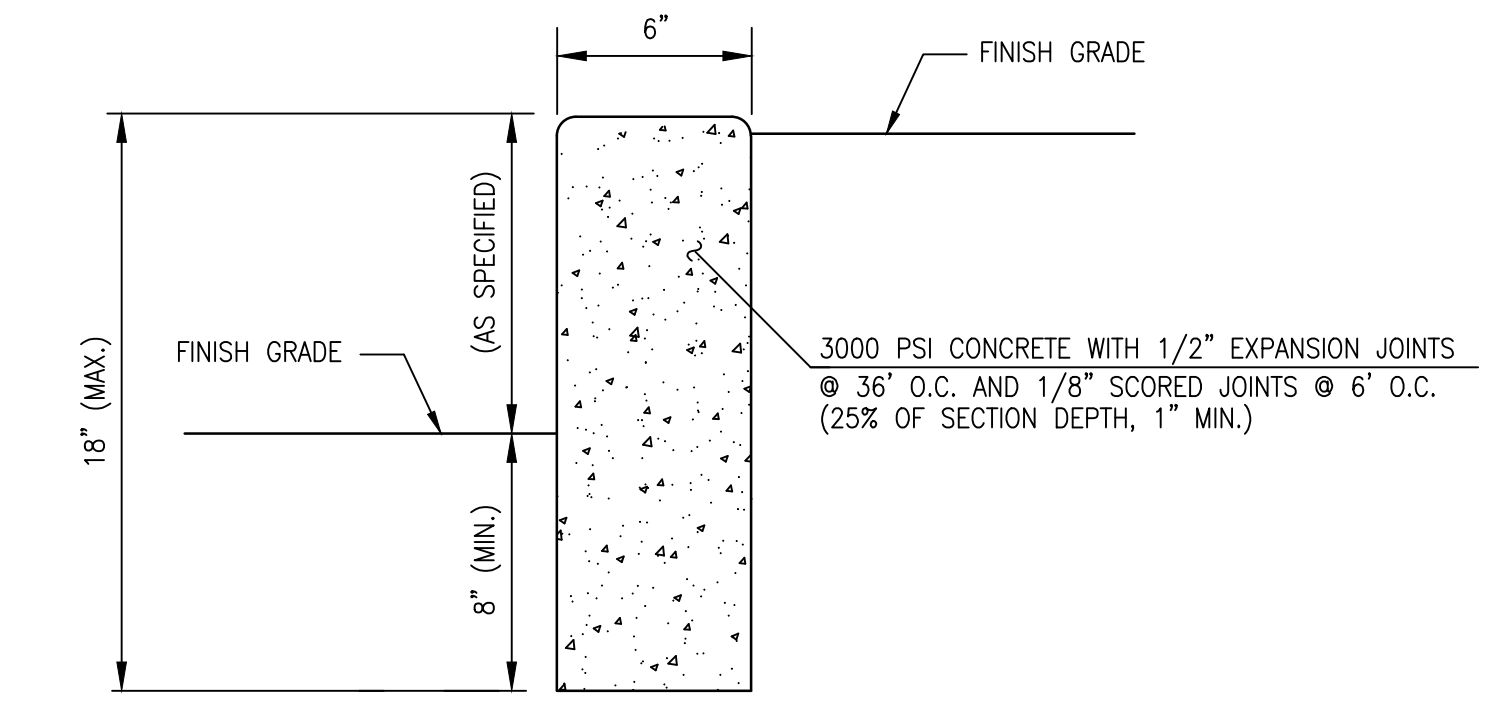
**A4** TURNDOWN SIDEWALK SECTION  
SCALE: 1" = 1'-0"



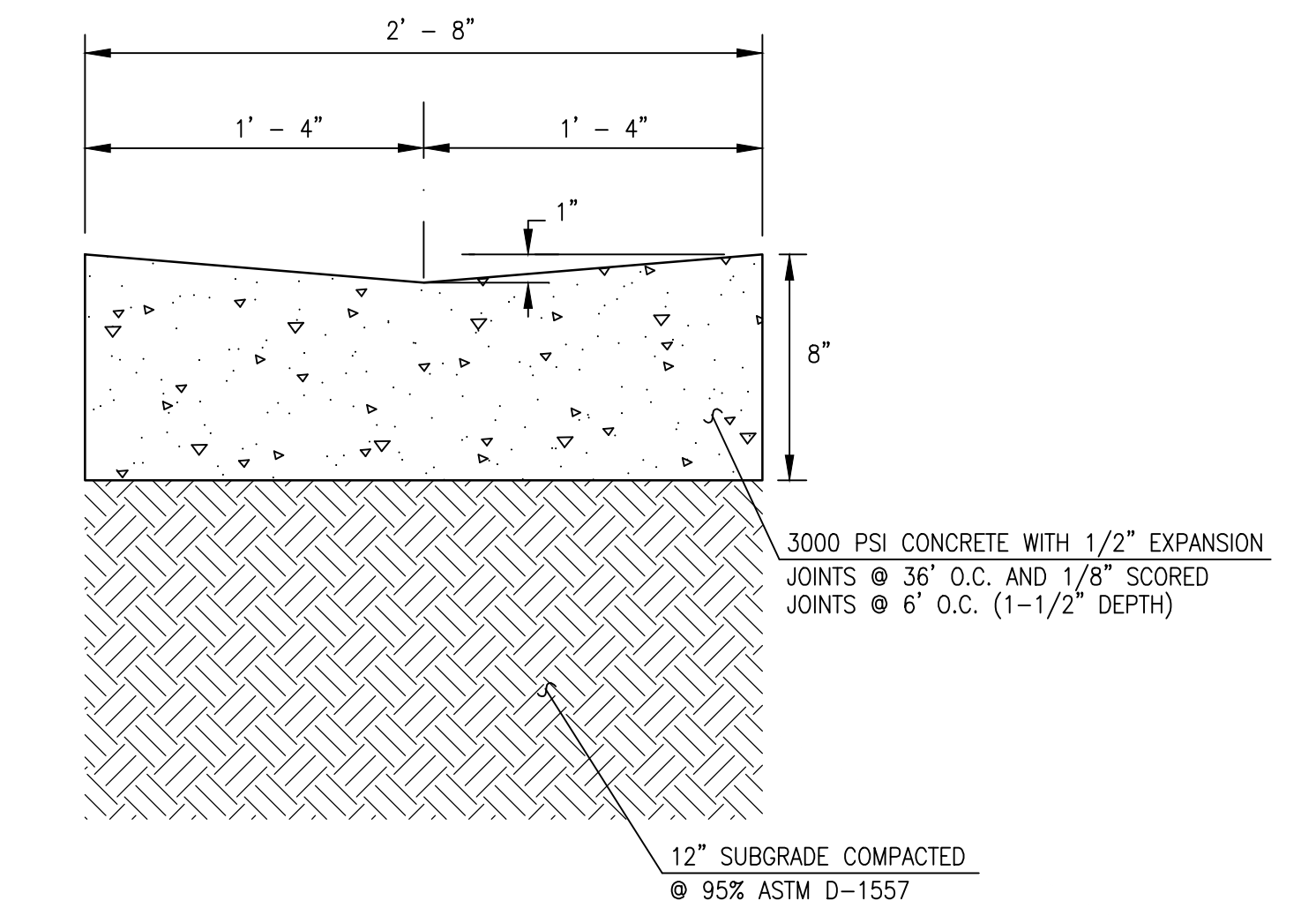
**E5** CURB CUT SECTION  
SCALE: 1" = 1'-0"



**D5** TYPICAL CONCRETE SIDEWALK SECTION  
SCALE: 1" = 0'-6"



**B5** HEADER CURB SECTION  
SCALE: 1" = 0'-6"



**A5** TYPICAL VALLEY GUTTER SECTION  
SCALE: NTS



**TRAILHEAD AT CHAMIZAL**  
Osuna Rd NW and 4th St NW  
Los Ranchos de Albuquerque, NM 87107

SITES 1, 2 & 3

ISSUED FOR PERMIT

REVISIONS	
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DRAWN BY	JDSUJYR
REVIEWED BY	GM
DATE	07/15/2022
PROJECT NO	20-0309

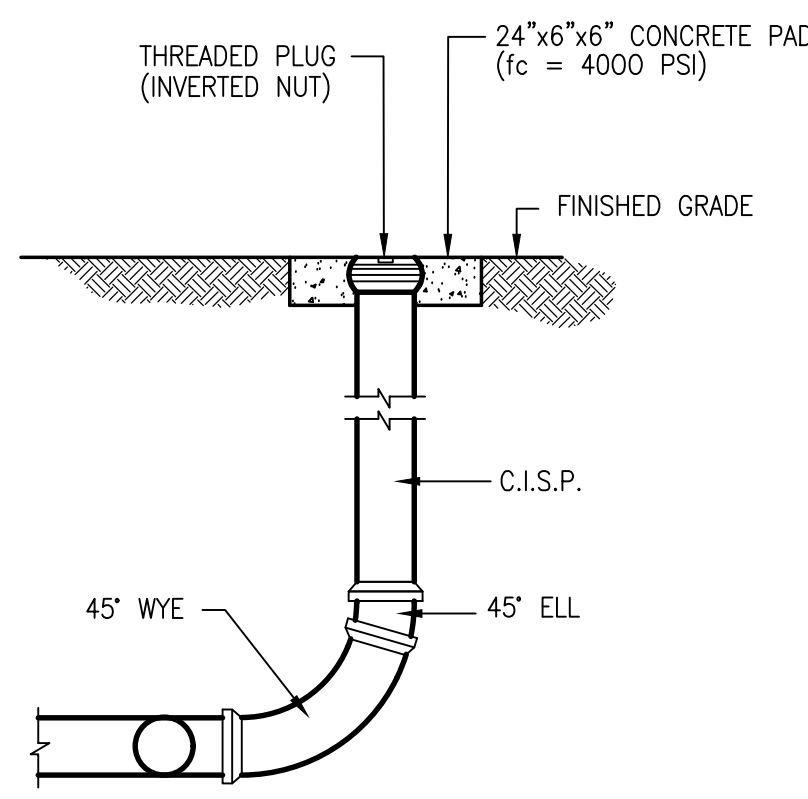
DRAWING NAME  
**PAVING SECTIONS & DETAILS**

SHEET NO  
**CG501**

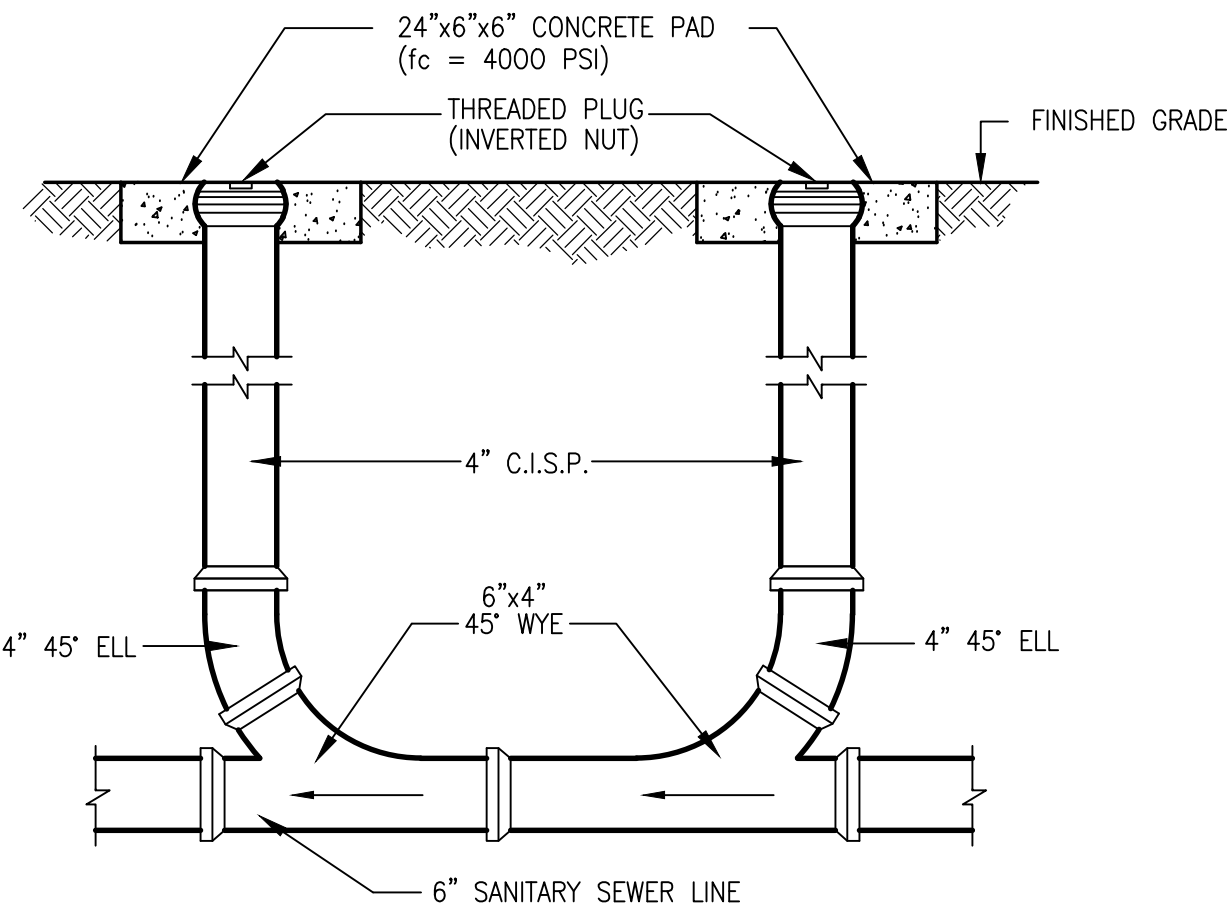
2021.060.1

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Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

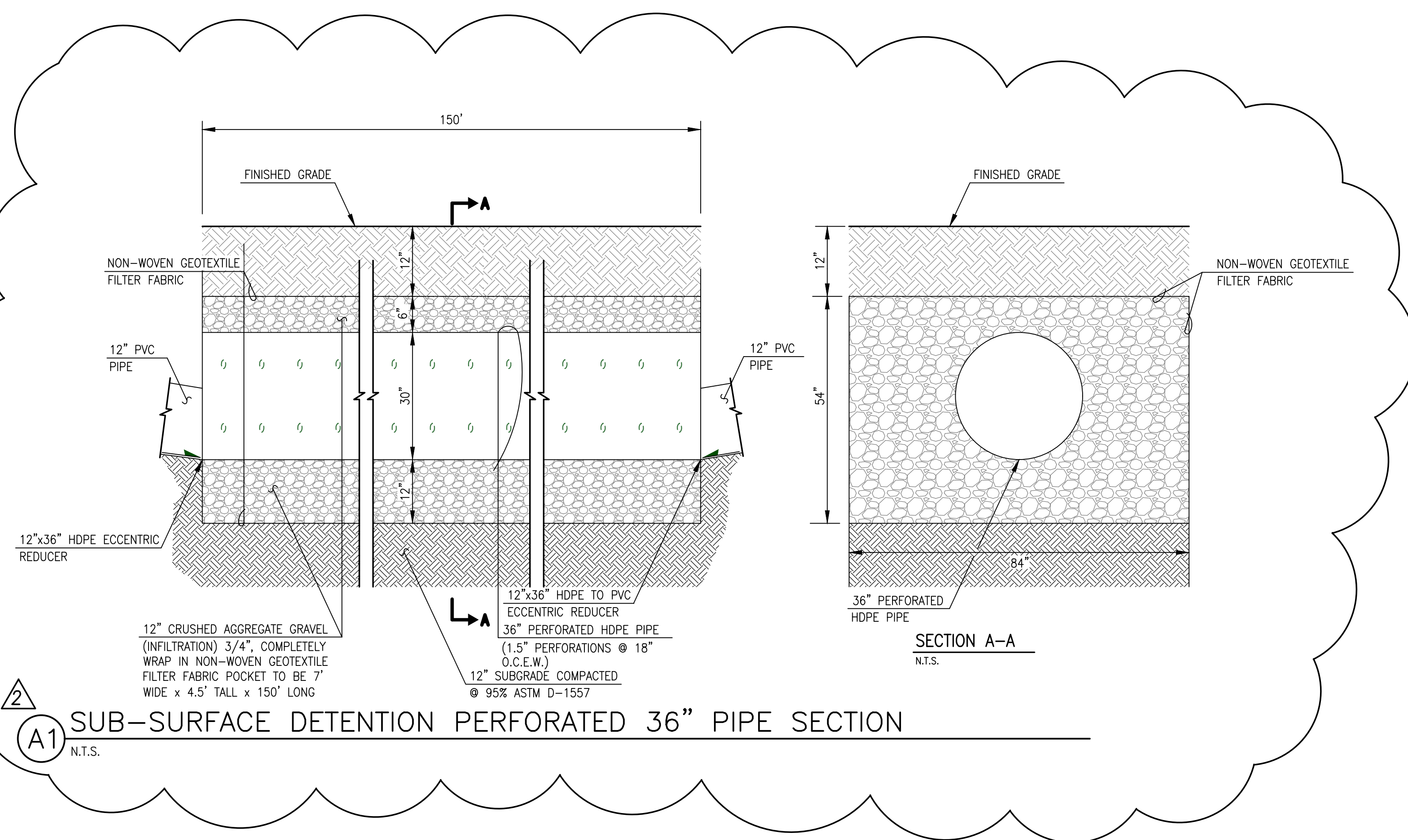
File Name: P:\data\2021\0601\ENGIN\CG501\_Base.dwg - CG501 Plot Date: 7/15/22 Plot Time: 18:49



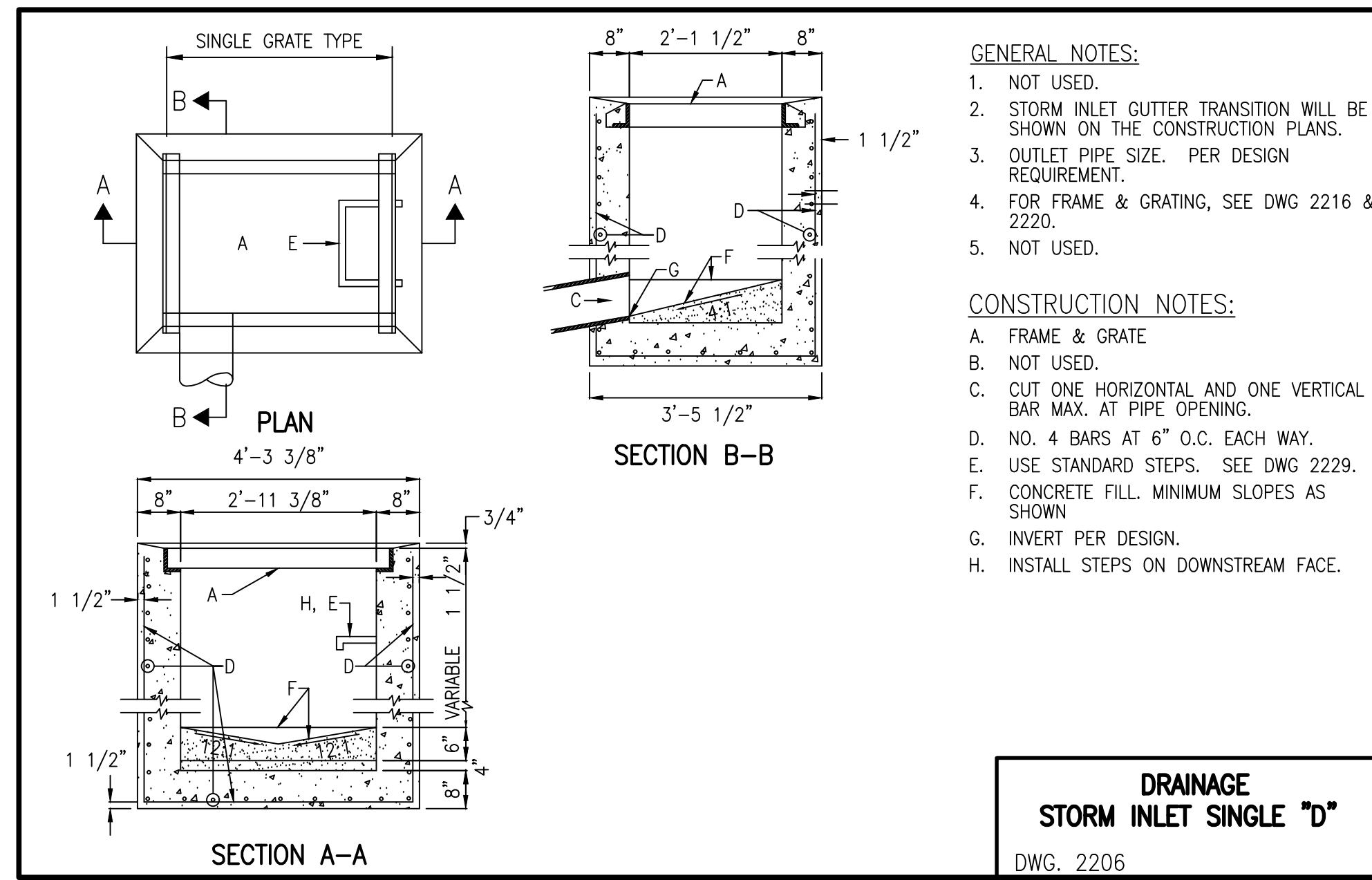
**D1** TYPICAL SINGLE CLEANOUT SECTION  
NOT TO SCALE



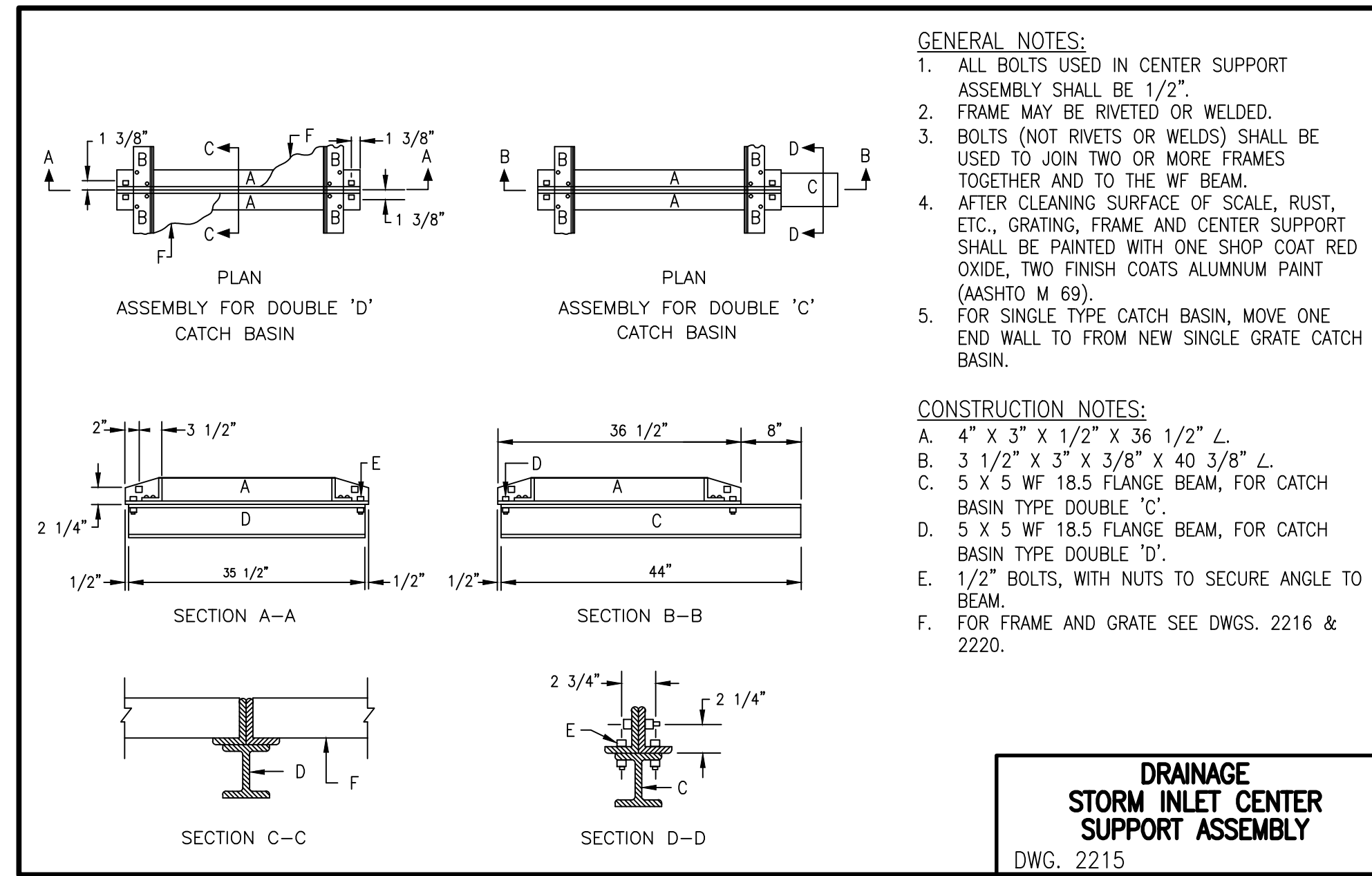
**C1** TYPICAL DOUBLE CLEANOUT SECTION  
NOT TO SCALE



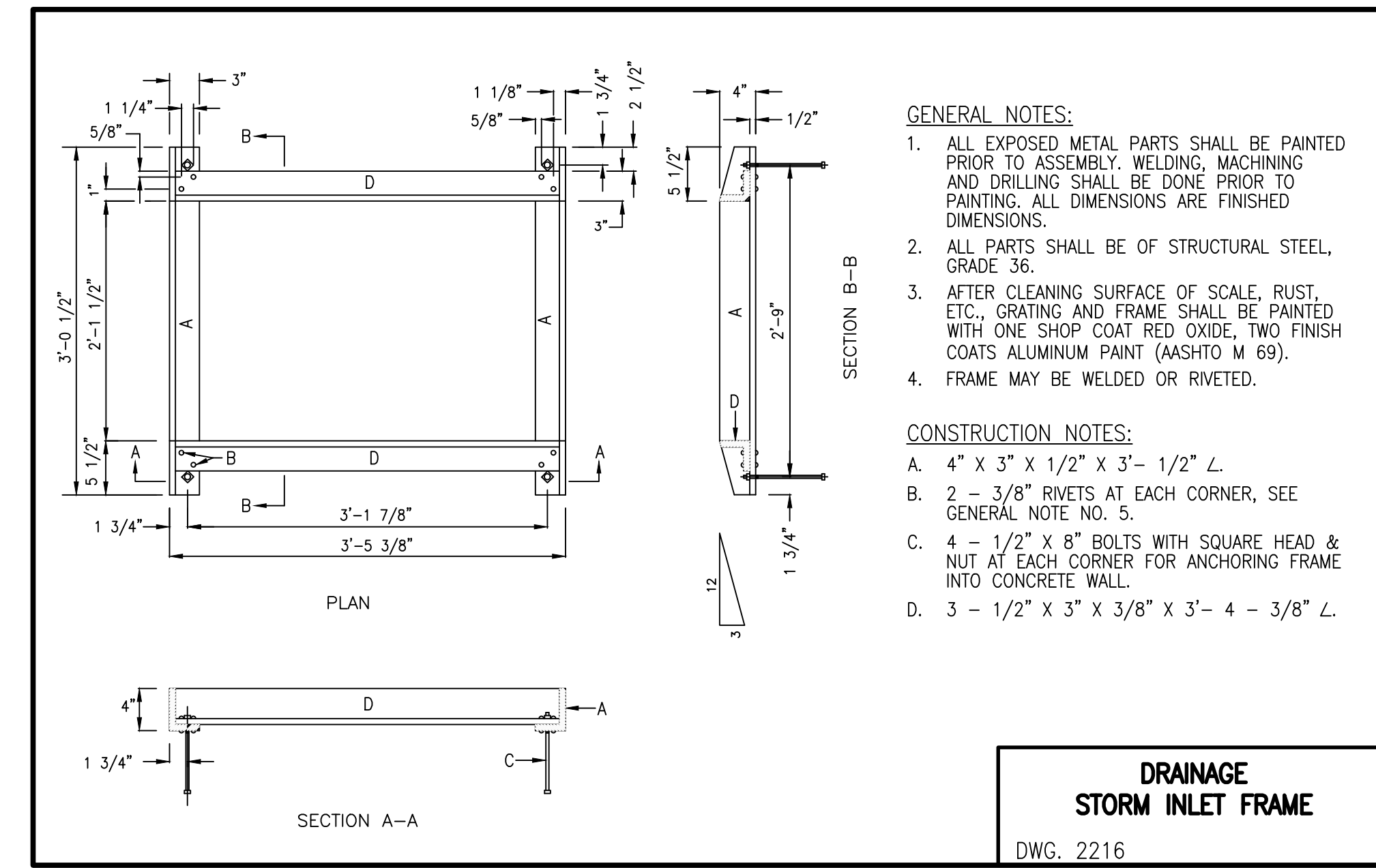
**A1** SUB-SURFACE DETENTION PERFORATED 36" PIPE SECTION  
N.T.S.



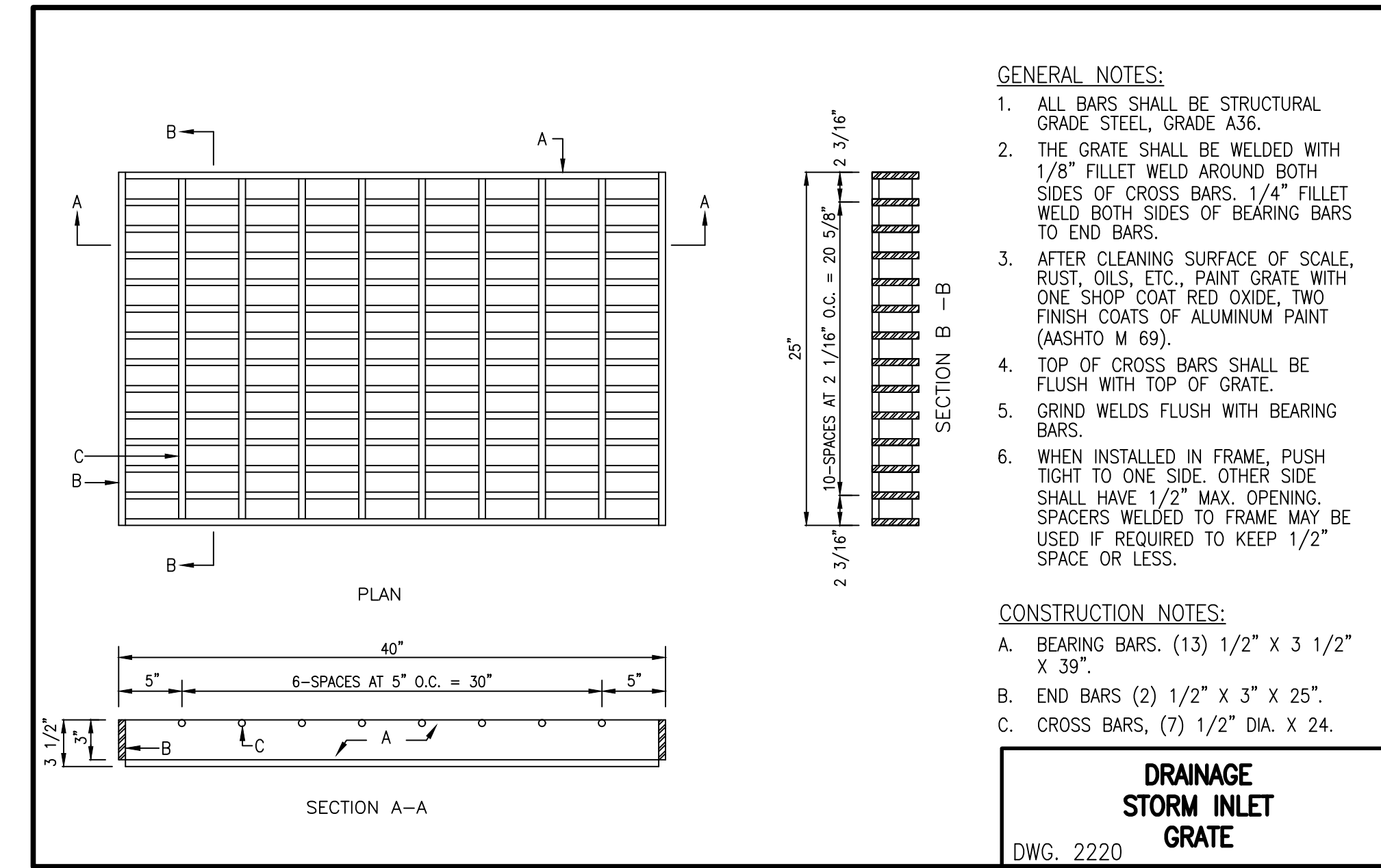
**DRAINAGE STORM INLET SINGLE "D"**  
DWG. 2206



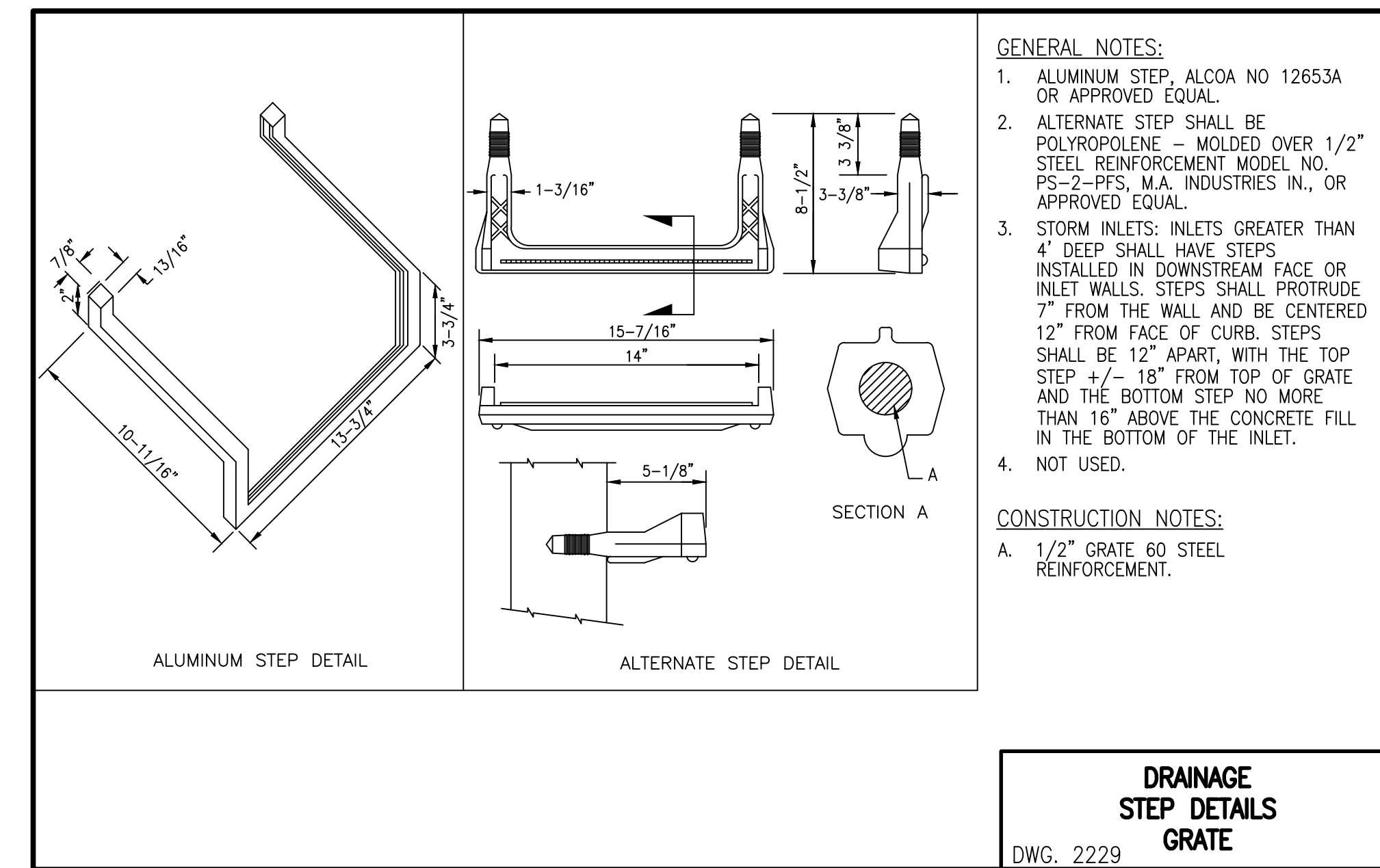
**DRAINAGE STORM INLET CENTER SUPPORT ASSEMBLY**  
DWG. 2215



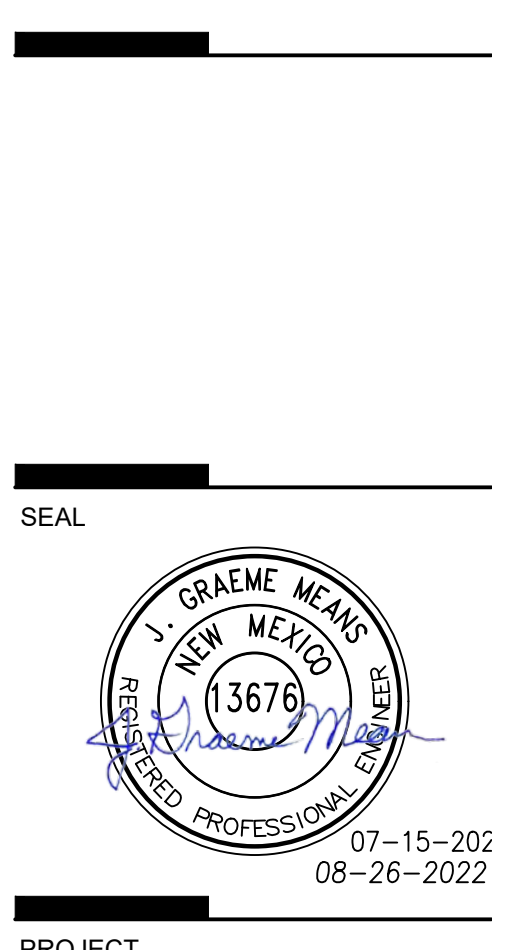
**DRAINAGE STORM INLET FRAME**  
DWG. 2216



**DRAINAGE STORM INLET GRATE**  
DWG. 2220



**DRAINAGE STEP DETAILS GRATE**  
DWG. 2229



**TRAILHEAD AT CHAMIZAL**  
Osuna Rd NW and 4th St NW  
Los Ranchos de Albuquerque, NM 87107

SITES 1, 2 & 3

ISSUED FOR PERMIT

REVISIONS	ADDRESS VILLAGE COMMENTS
△	
△	
△	
△	

DRAWN BY: JDS/JYR  
REVIEWED BY: GM  
DATE: 07/15/2022  
PROJECT NO: 20-0309

DRAWING NAME: DRAINAGE SECTIONS & DETAILS

SHEET NO: CG502

2021.060.1  
**HIGH MESA Consulting Group**  
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File Name: P:\data\2021\2021\_060\MENGC\10601\_Base.dwg - CG502\_R2 - Plot Date: 8/26/22 - Plot Time: 16:01