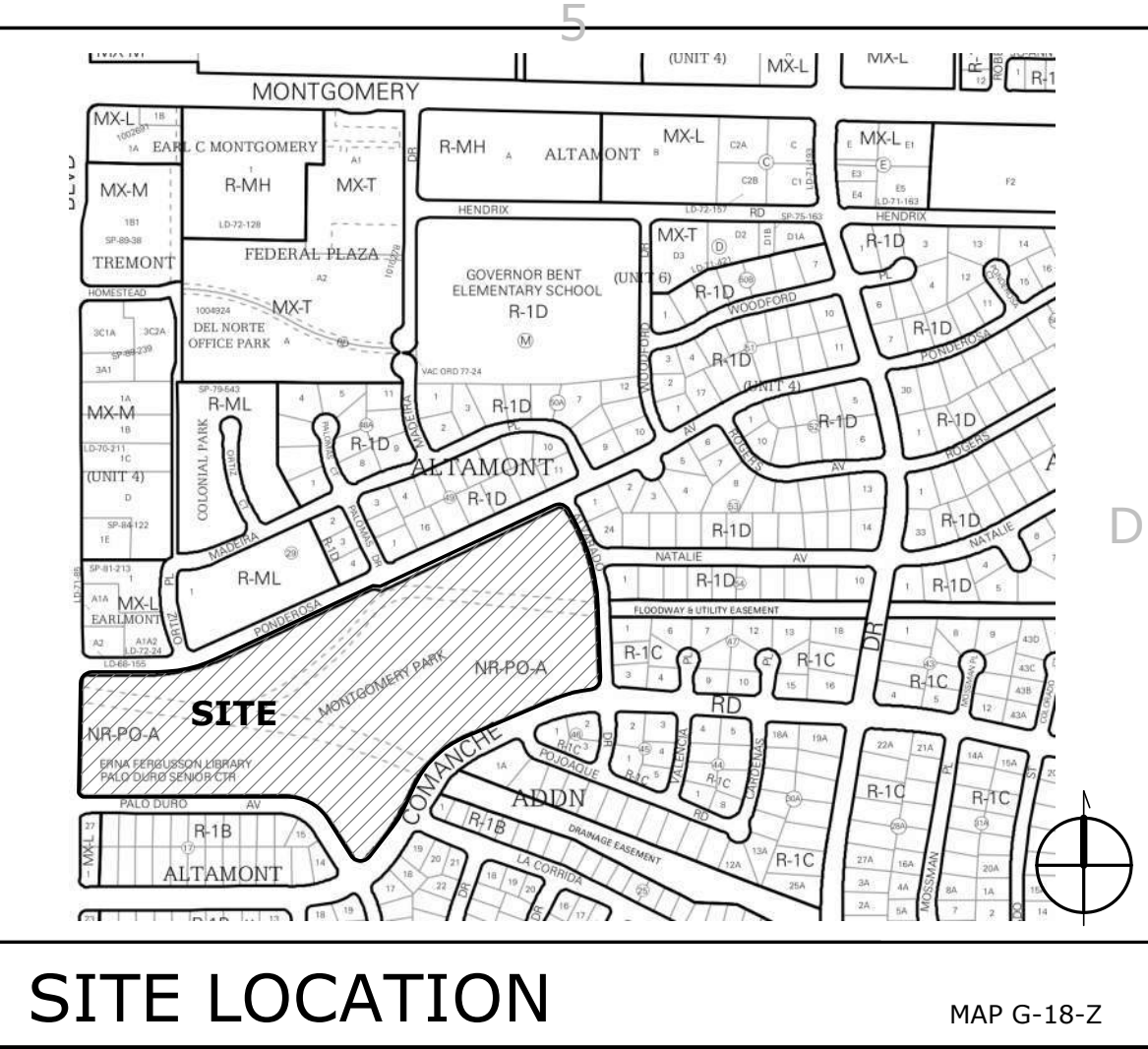
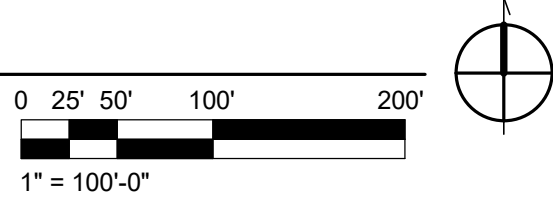




B1 SITE PLAN
1" = 100'-0"



INDEX TO DRAWINGS

INDEX TO DRAWINGS	
A1	DFT OVERALL SITE PLAN
A2	DFT SITE PLAN
A3	DFT FLOOR PLAN AND ELEVATIONS
A4	DFT MODEL IMAGES
A5	SITE DETAILS
L101	LANDSCAPE PLAN
CG-101	GRADING SITE PLAN
CG-102	GRADING DETAIL PLAN
CU-101	UTILITY SITE PLAN

SITE DATA

- PROPERTY INFORMATION
- BERNALILLO COUNTY UPC: 101806009531920304
 - LEGAL DESCRIPTION: MONTGOMERY PARK
 - MONTGOMERY PARK ACRES: 24.64
 - PROJECT SITE AREA: 1.2 ACRES
 - IDO ZONE DISTRICT: NR-PO-A (CITY-OWNED OR MANAGED PARK)
 - IDO ALLOWABLE USES PER TABLE 4-2-1:
 - COMMUNITY CENTER/RECREATIONAL = PERMISSIVE (P)
 - PARK/OPEN SPACE = PERMISSIVE (P)
 - OVERLAY ZONES: NONE
 - USE SPECIFIC STANDARDS: NONE
- TOTAL PARKING SPACES AT MONTGOMERY PARK SITE
- | | |
|--------------------------------------|-----|
| REGULAR PARKING SPACES: | 179 |
| HANDICAPPED PARKING SPACES: | 24 |
| DESIGNATED MOTORCYCLE PARKING SPACES | 4 |

PROJECT NUMBER: PR-2024-010368

Application Number: SI-2024-00696 / SITE PLAN APPROVED 2-21-2025

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated JUNE 24, 2024 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE PLAN DEVELOPMENT PLAN APPROVAL:

Ernest Arroyo	Mar 3, 2025
Traffic Engineering, Transportation Division	Date
ABCWUA	Mar 12, 2025
Walter, Brian	Date
Parks and Recreation Department	Mar 3, 2025
Hege, Chae	Date
Hydrology	Mar 3, 2025
Jeff Poirier (Mar 3, 2025 15:38 MST)	Date
Code Enforcement	Mar 3, 2025
	Date
* Environmental Health Department (conditional)	Date
Adrian Marez	1-30-25
Solid Waste Management	Date
Jeff Poirier	Mar 3, 2025
Planning Department	Date

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MONTGOMERY POOL
PHASE 1 - ENTRY & FAMILY RESTROOMS PAVILION

CITY OF ALBUQUERQUE
5301 PALO DURO AVENUE NE
ALBUQUERQUE, NEW MEXICO 87110

SHEET INFORMATION	
GS PROJECT NO.	5511.04
ISSUE DATE	MAY 10, 2024

REVISIONS

NO.	DESCRIPTION	DATE
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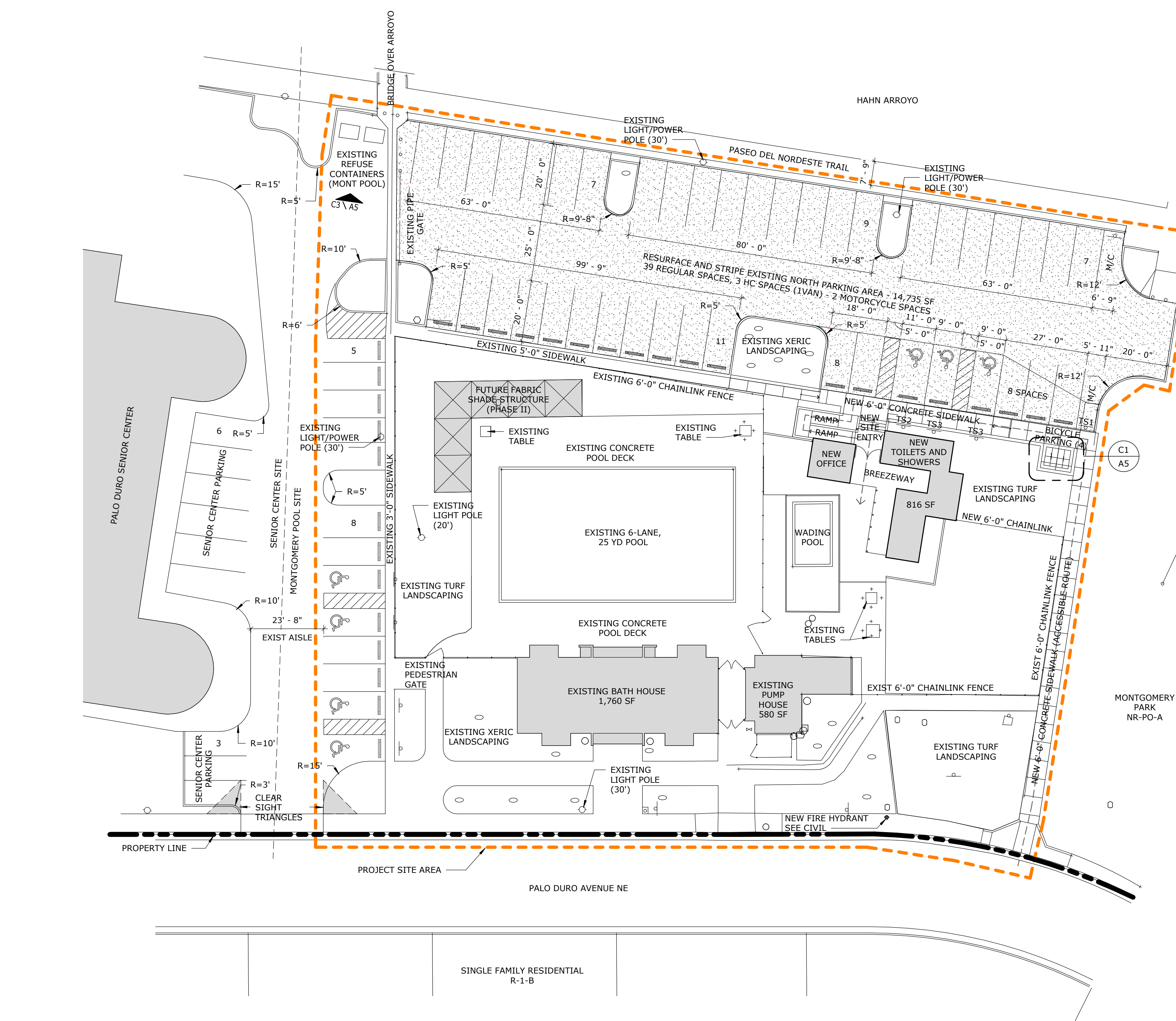
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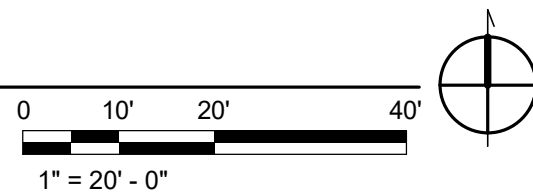
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DFT OVERALL SITE PLAN

DRAWING SHEET

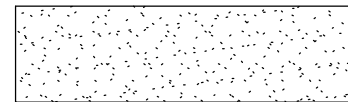
A1



A1 SITE PLAN
1" = 20'-0"



SITE PLAN LEGEND



EXISTING PARKING AREA TO RECEIVE NEW
TOPCOAT AND STRIPING

PHASING

PHASE I: (THIS PROJECT)

1. NEW TOILETS, SHOWERS AND OFFICE

PHASE II: (DATE TBD)

1. INTERIOR RENOVATION OF EXISTING BATH HOUSE AND PUMP HOUSE
2. NEW FABRIC SHADE STRUCTURES

BUILDING AREAS AND PARKING

MONTGOMERY POOL COMPLEX SITE AREA: 1.2 ACRES

EXISTING BUILDING AREAS:
EXISTING BATH HOUSE: 1,760 SF
EXISTING PUMP HOUSE: 580 SF
TOTAL EXISTING: 2,340

PROPOSED ADDITION:
TOTAL: 816 SF
3,156 SF

OFF-STREET PARKING REQUIREMENTS

- SWIMMING POOL = 1 SPACE/3 PERSONS OF DESIGN CAPACITY (FOR 139 PERSONS, BATHER LOAD CAPACITY)

PARKING SPACE TYPE	REQUIRED	PROVIDED
REGULAR PARKING SPACES:	47	48
PROXIMITY TO TRANSIT CREDIT (30%):	14	
ON-STREET PARKING CREDIT:	0	
TOTAL:	33 NET REQUIRED	58 PROVIDED (INCL N & W LOTS)
ADA PARKING SPACES	3 (1 VAN)	7 (1 VAN)
MOTORCYCLE PARKING SPACES:	2	2
BICYCLE PARKING:	3, OR 10% OF REQ'D	4



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CONSULTANT

MONTGOMERY POOL

PHASE 1 - ENTRY & FAMILY RESTROOMS PAVILION

CITY OF ALBUQUERQUE
5301 PALO DURO AVENUE NE
ALBUQUERQUE, NEW MEXICO 87110

SHEET INFORMATION

GS PROJECT NO. 5511.04
ISSUE DATE MAY 10, 2024

REVISIONS

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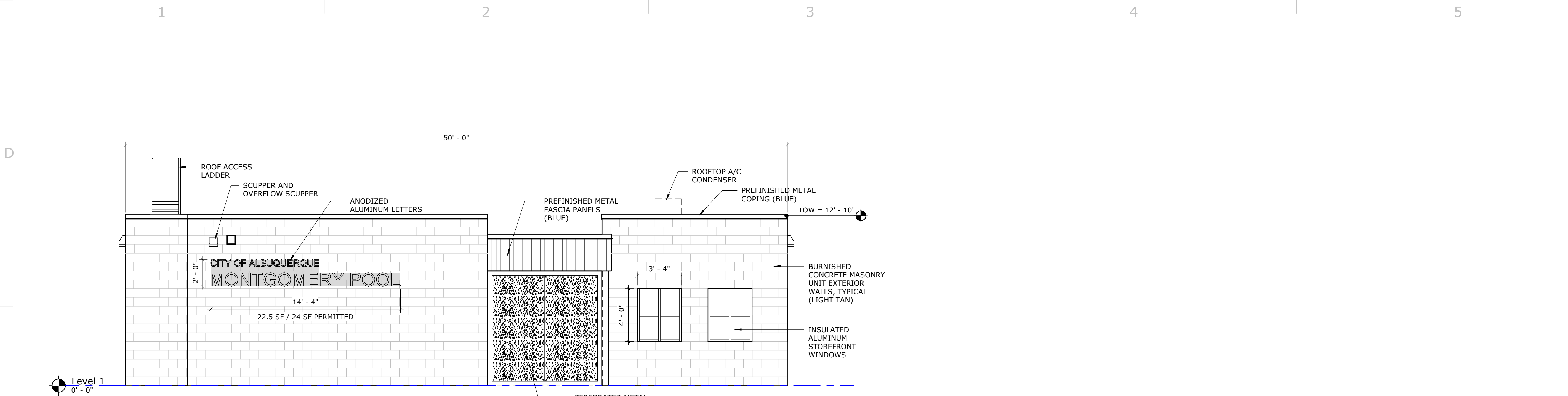


January 17, 2025

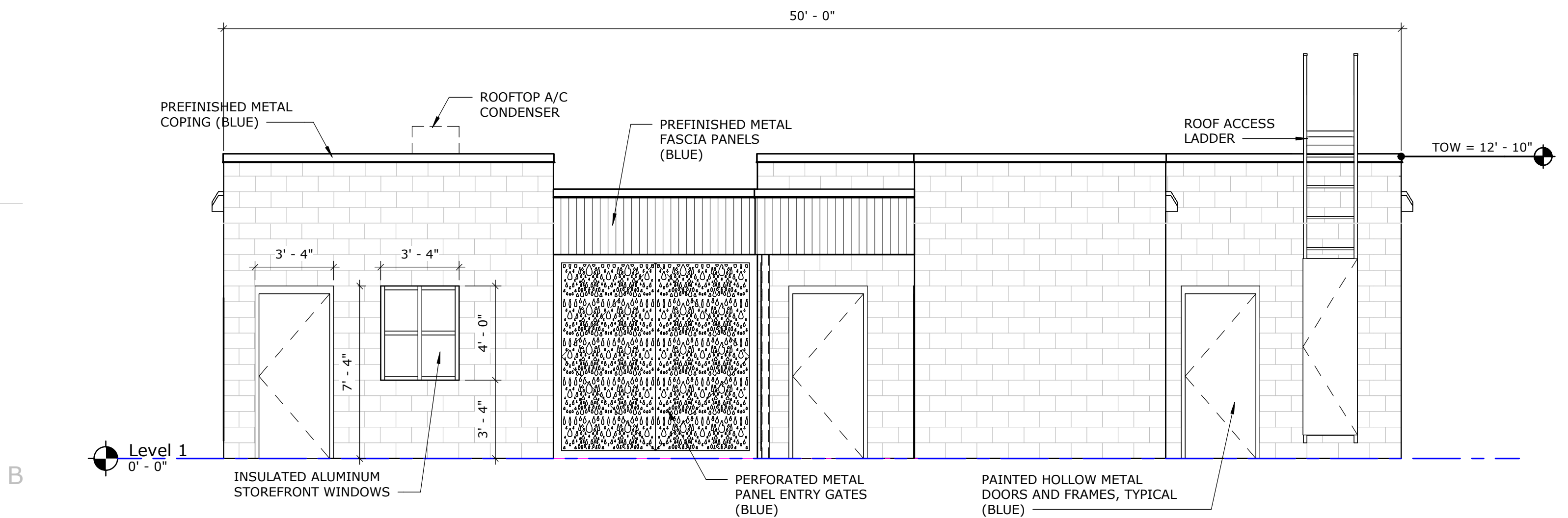
SHEET TITLE
DFT SITE PLAN

DRAWING SHEET

A2



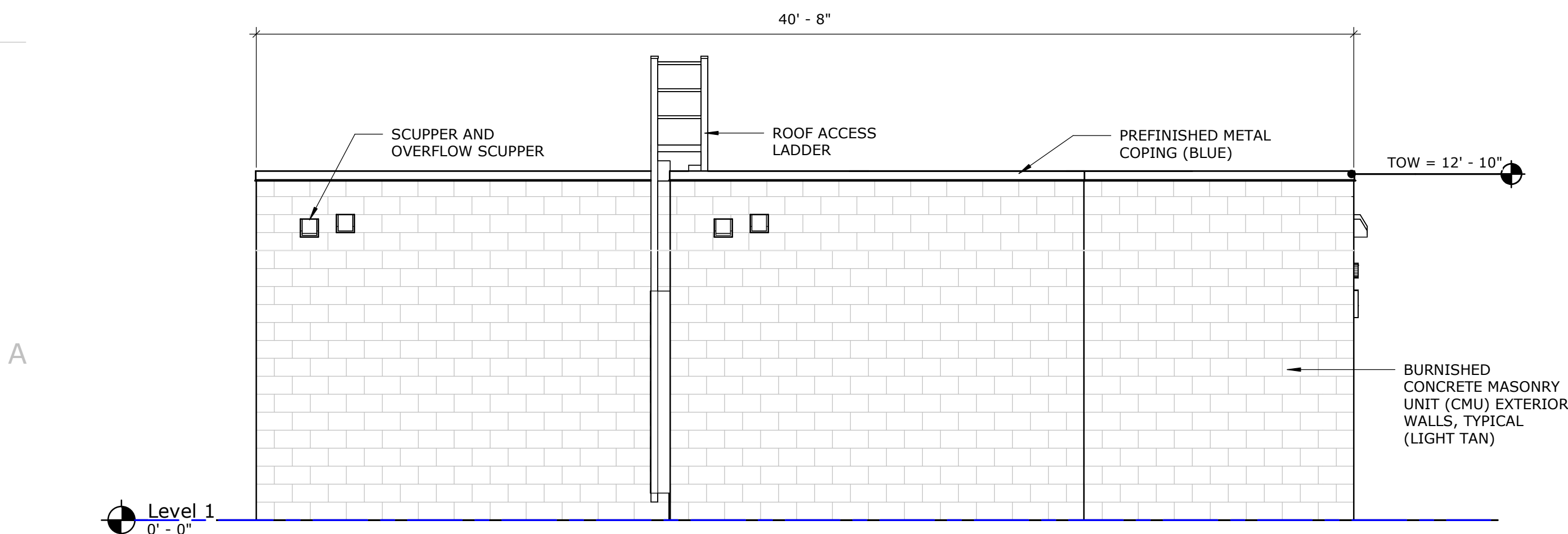
C1 NEW BUILDING - EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



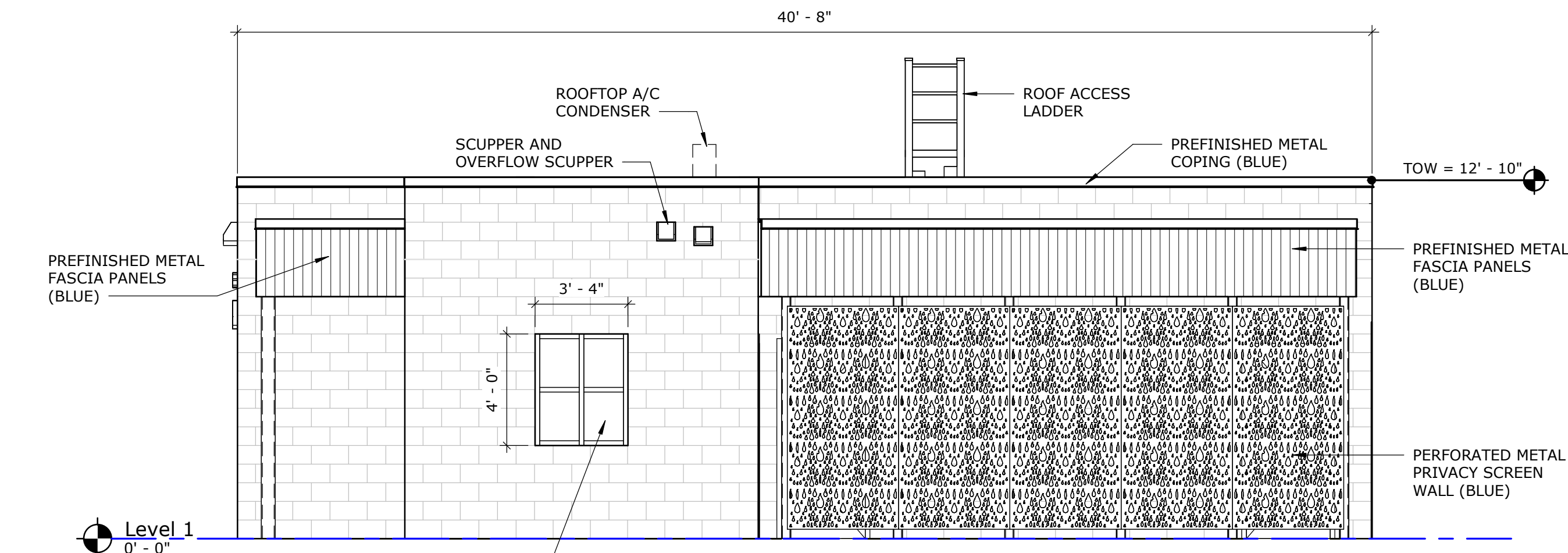
B1 NEW BUILDING - EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



B4 EXISTING BUILDING FROM SOUTH
12" = 1'-0"



A1 NEW BUILDING - EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



A3 NEW BUILDING - EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



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PHASE 1 - ENTRY & FAMILY RESTROOMS PAVILION

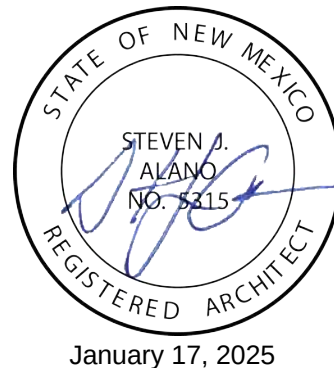
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SHEET TITLE
**DFT FLOOR PLAN AND
ELEVATIONS**

DRAWING SHEET

A3

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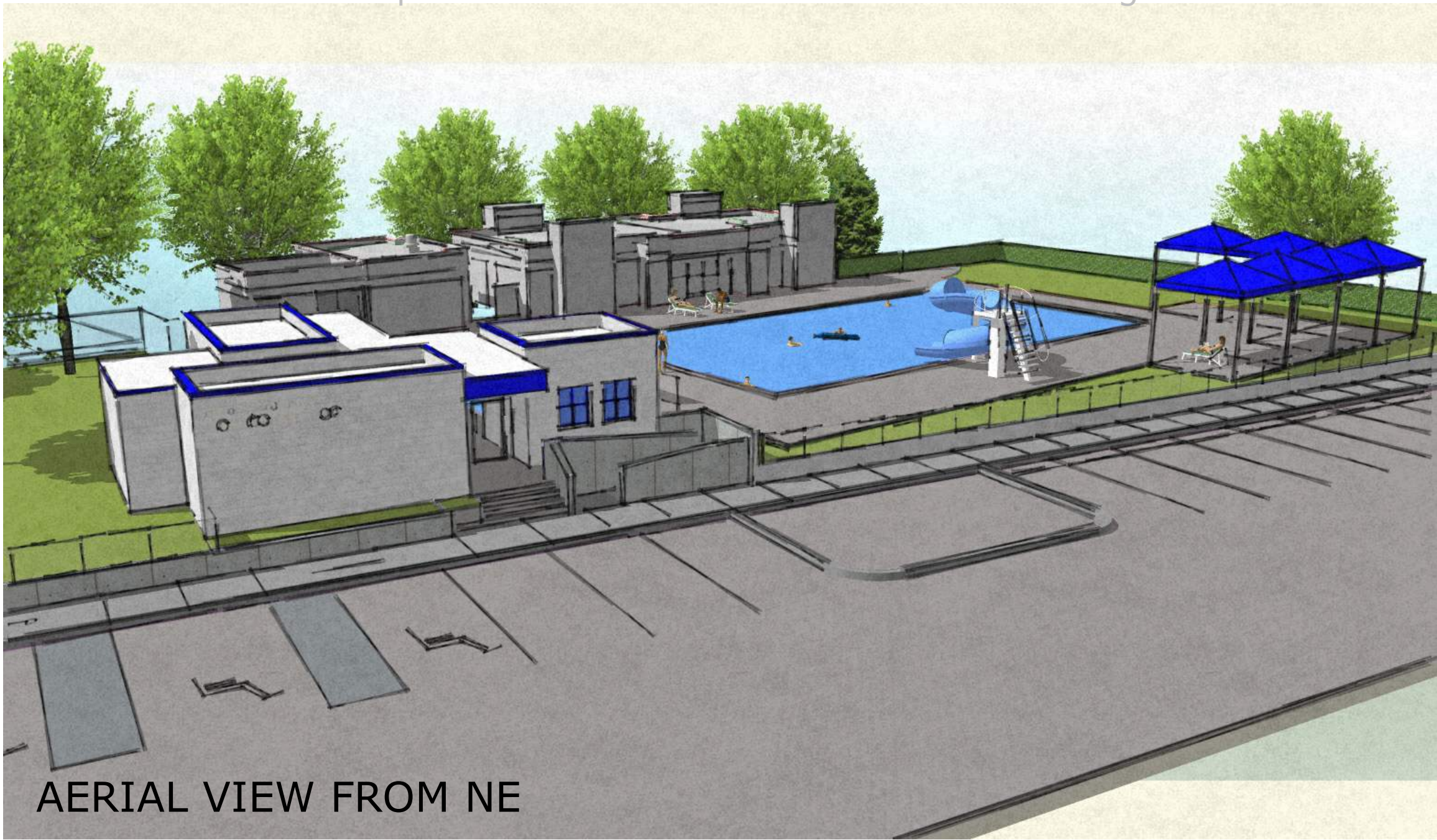
1

2

3

4

5



AERIAL VIEW FROM NE



AERIAL VIEW FROM NW



GROUND LEVEL FROM NORTH



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SHEET TITLE
DFT MODEL IMAGES

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A4

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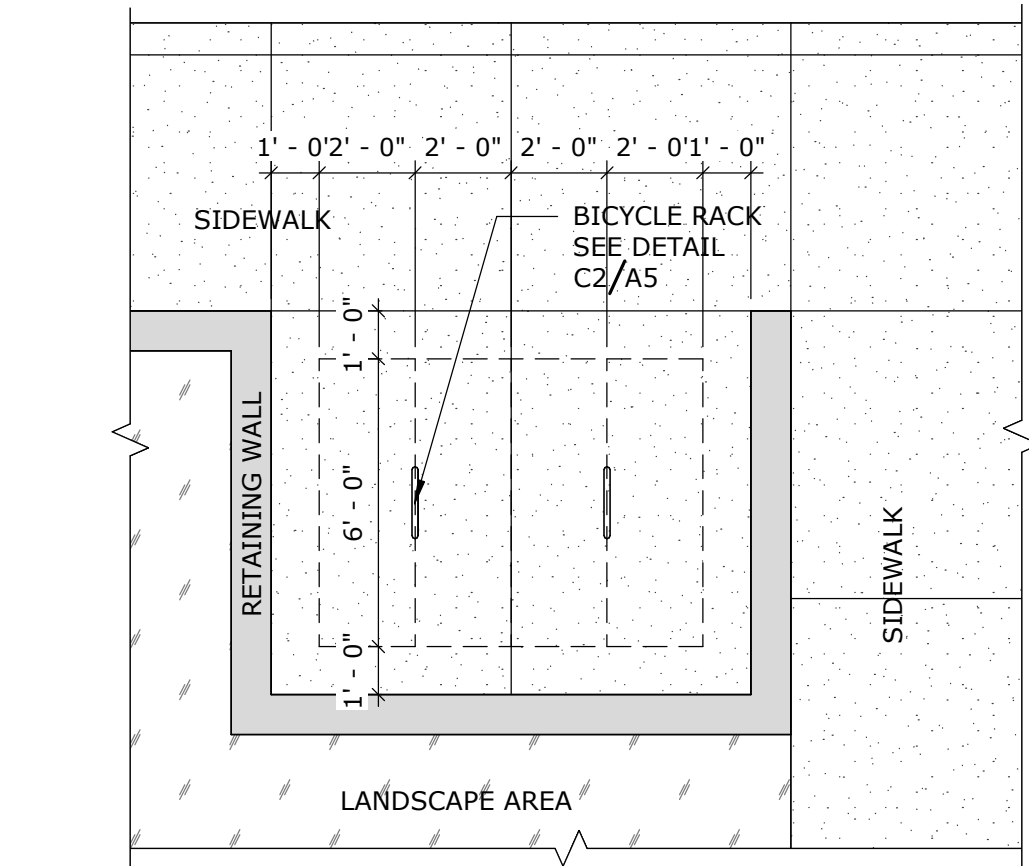


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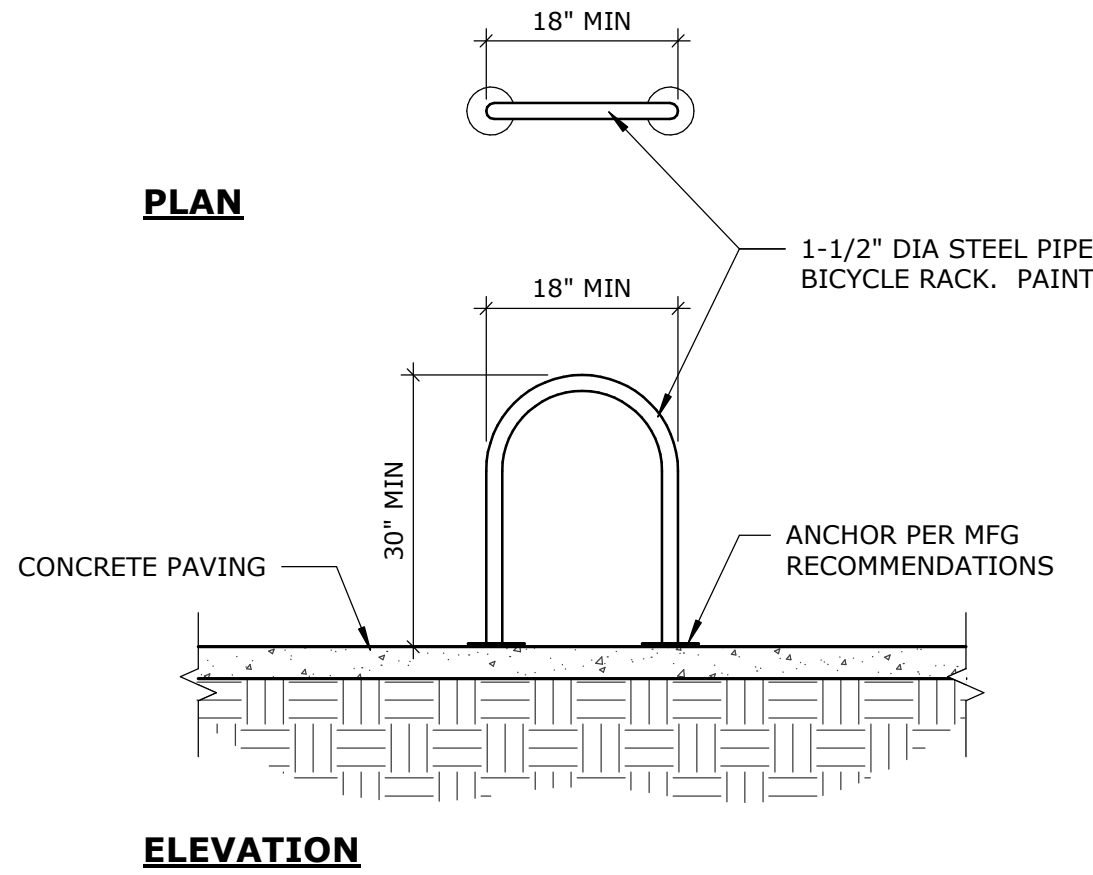
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SITE DETAILS

DRAWING SHEET

A5



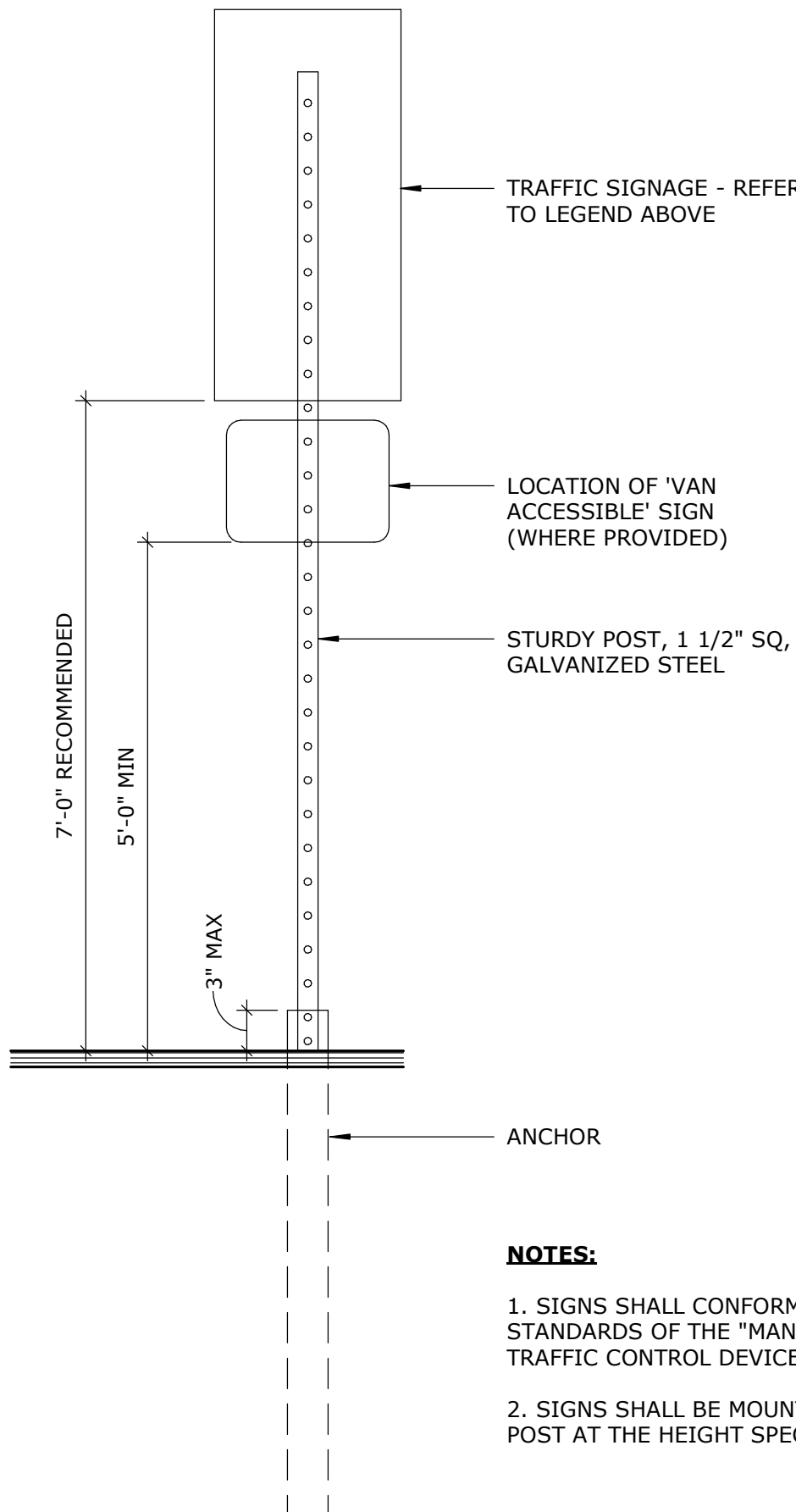
C1 BICYCLE PARKING
1/4" = 1'-0"



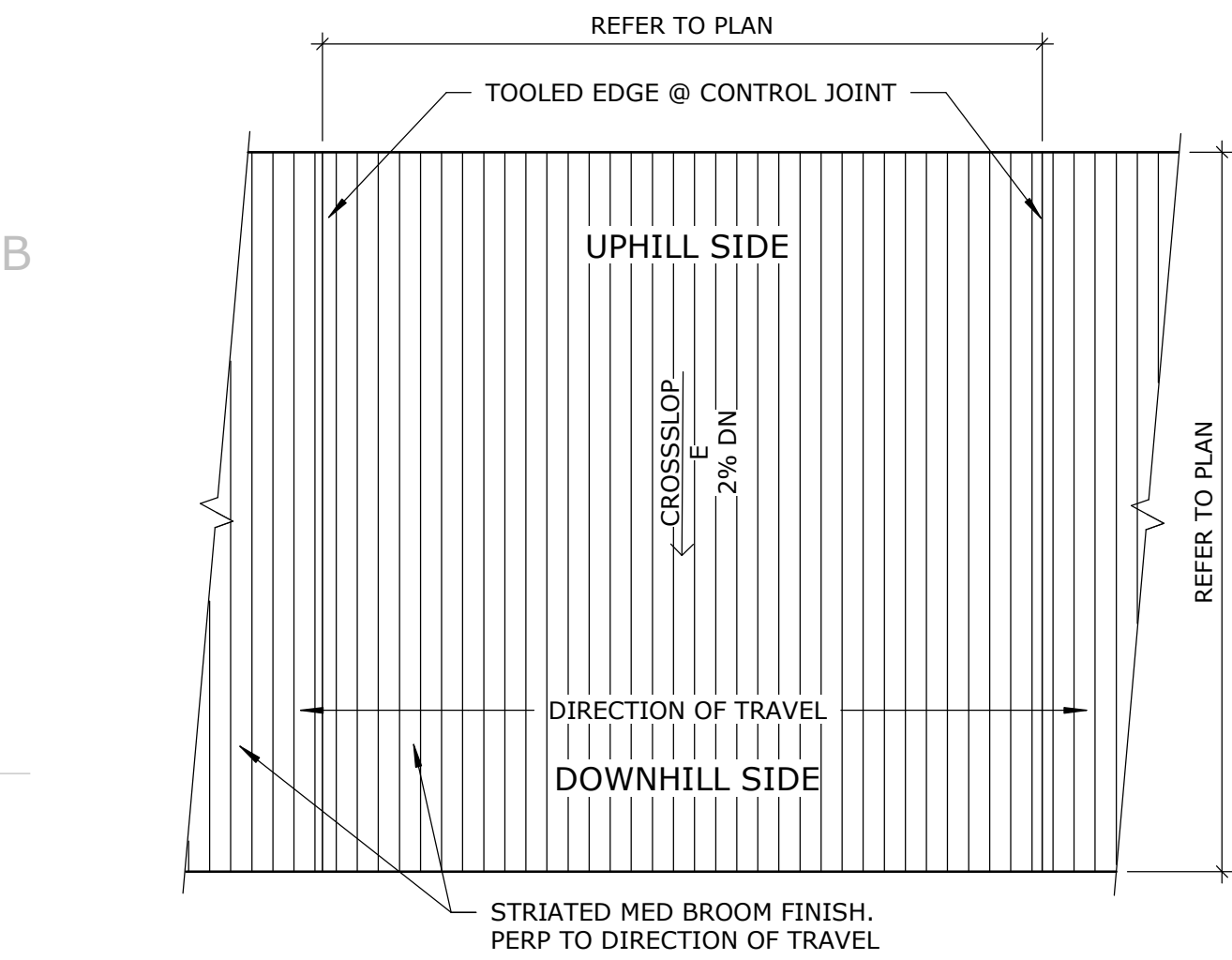
C2 BIKE RACK
1/2" = 1'-0"



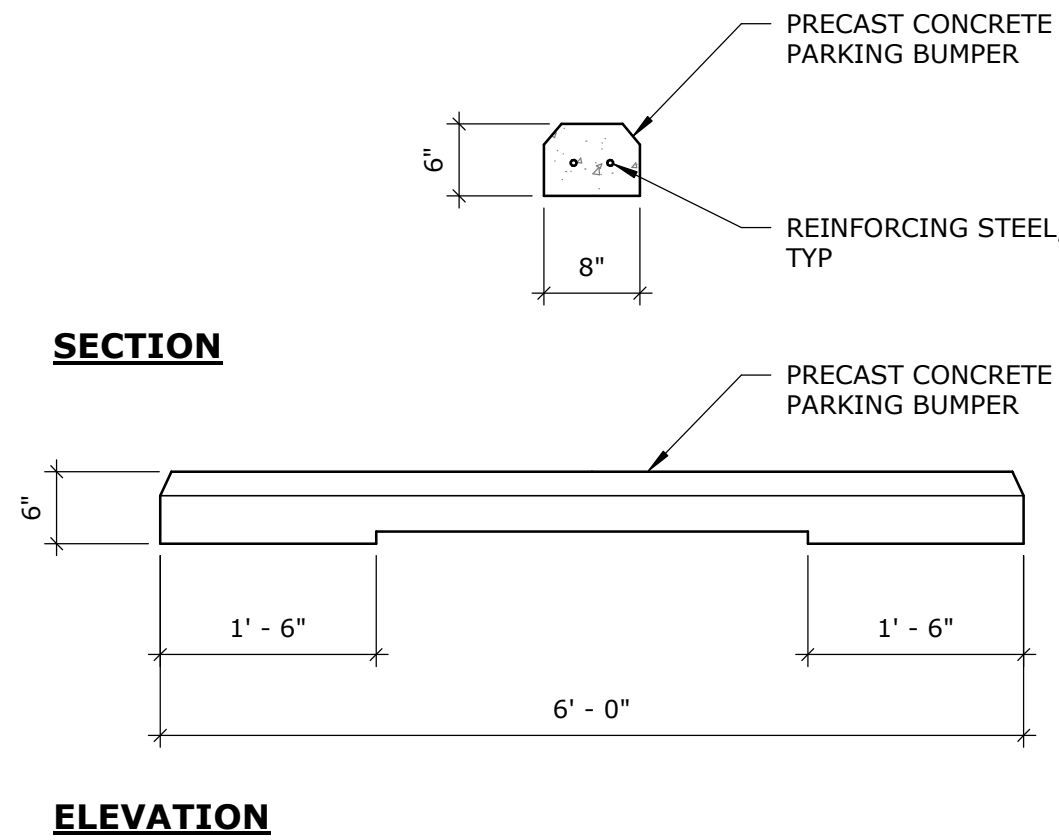
C3 EXISTING REFUSE CONTAINERS
12" = 1'-0"



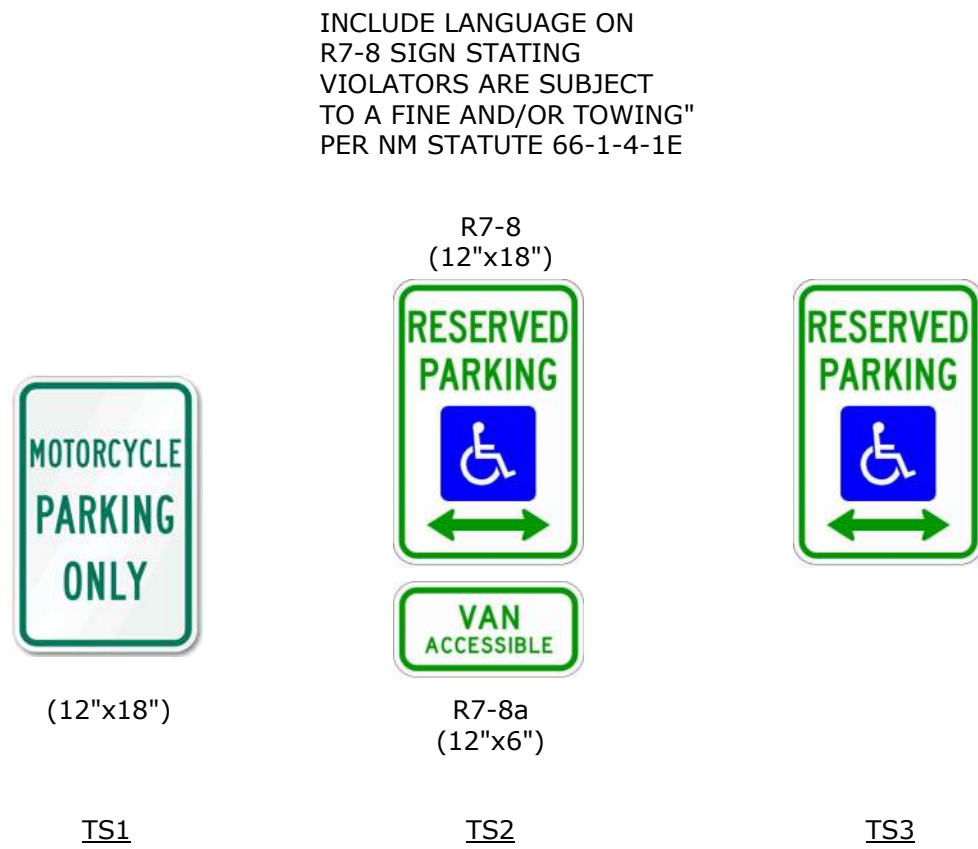
B4 TRAFFIC SIGNAGE
1" = 1'-0"



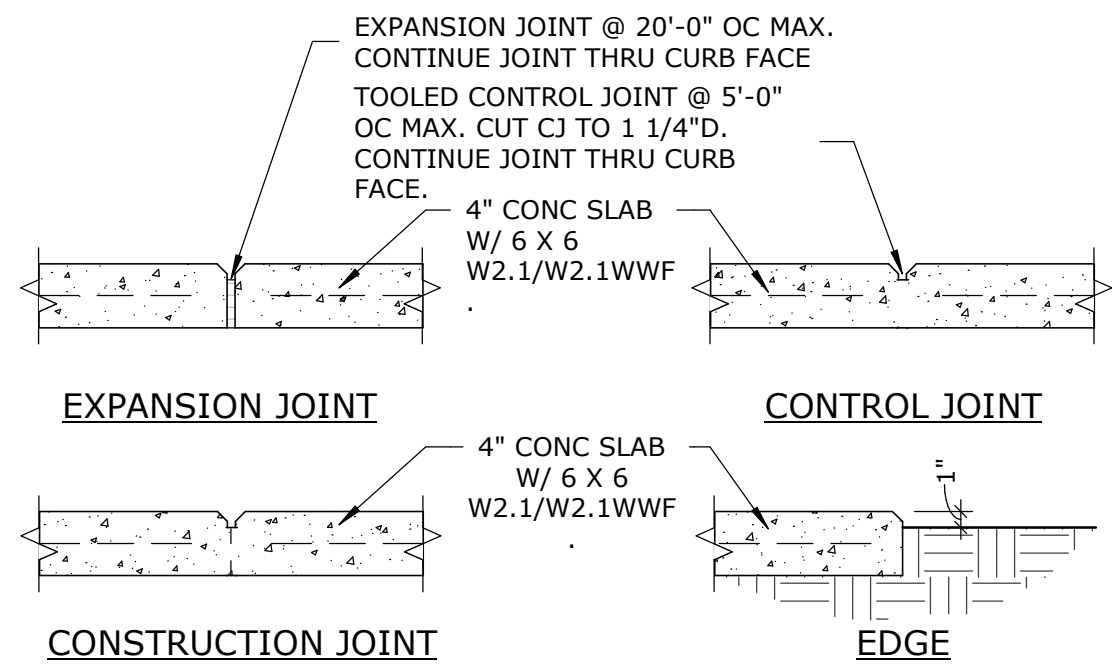
A1 CONCRETE WALK
1" = 1'-0"



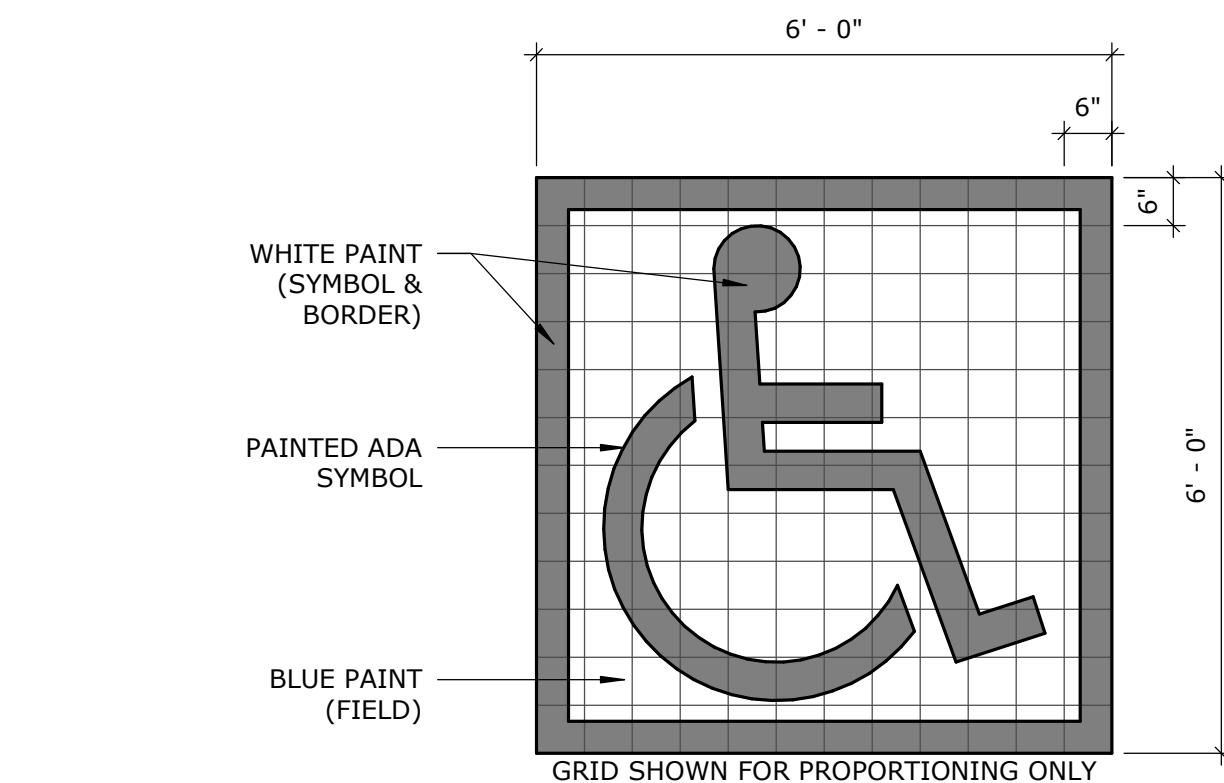
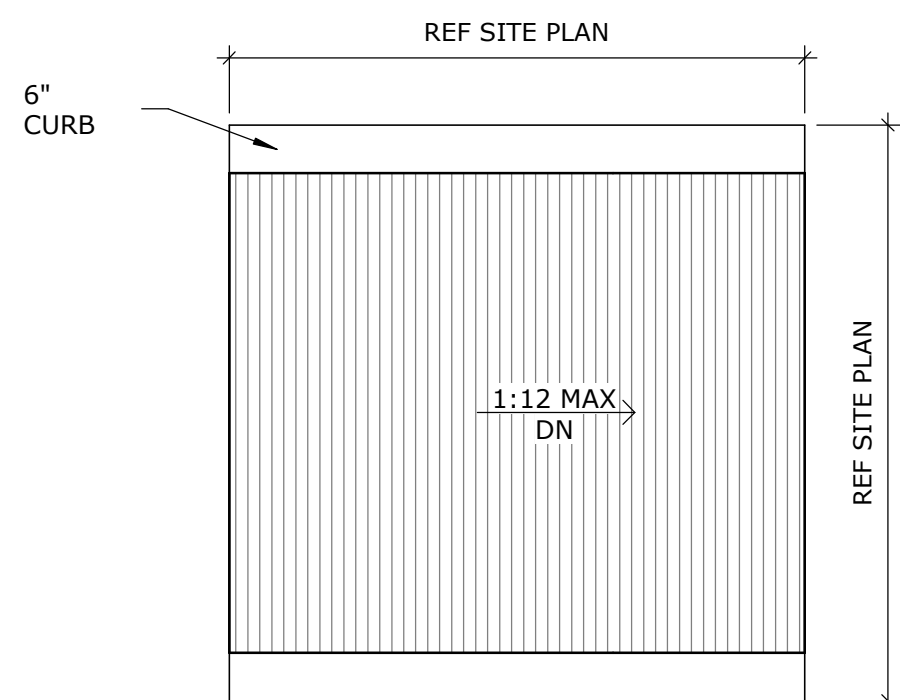
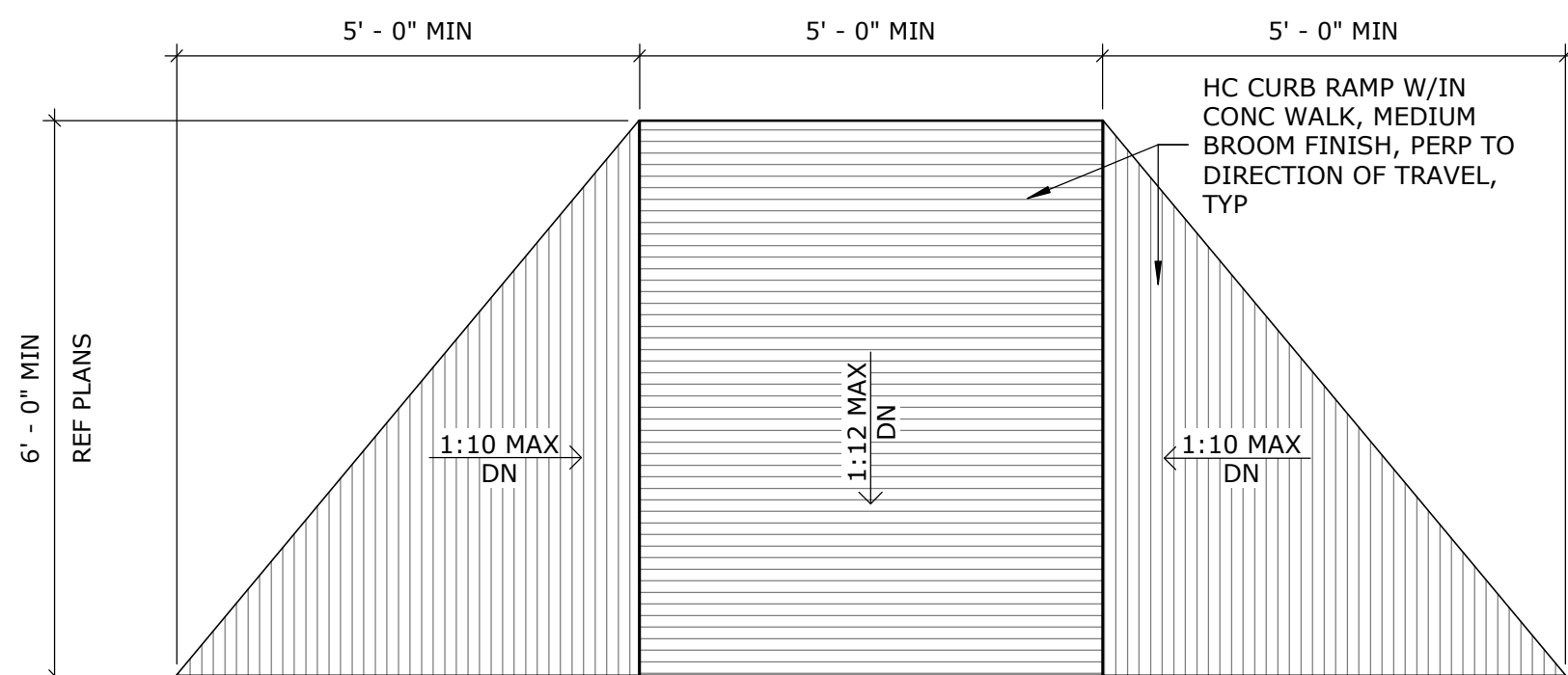
B2 PARKING BUMPER
3/4" = 1'-0"



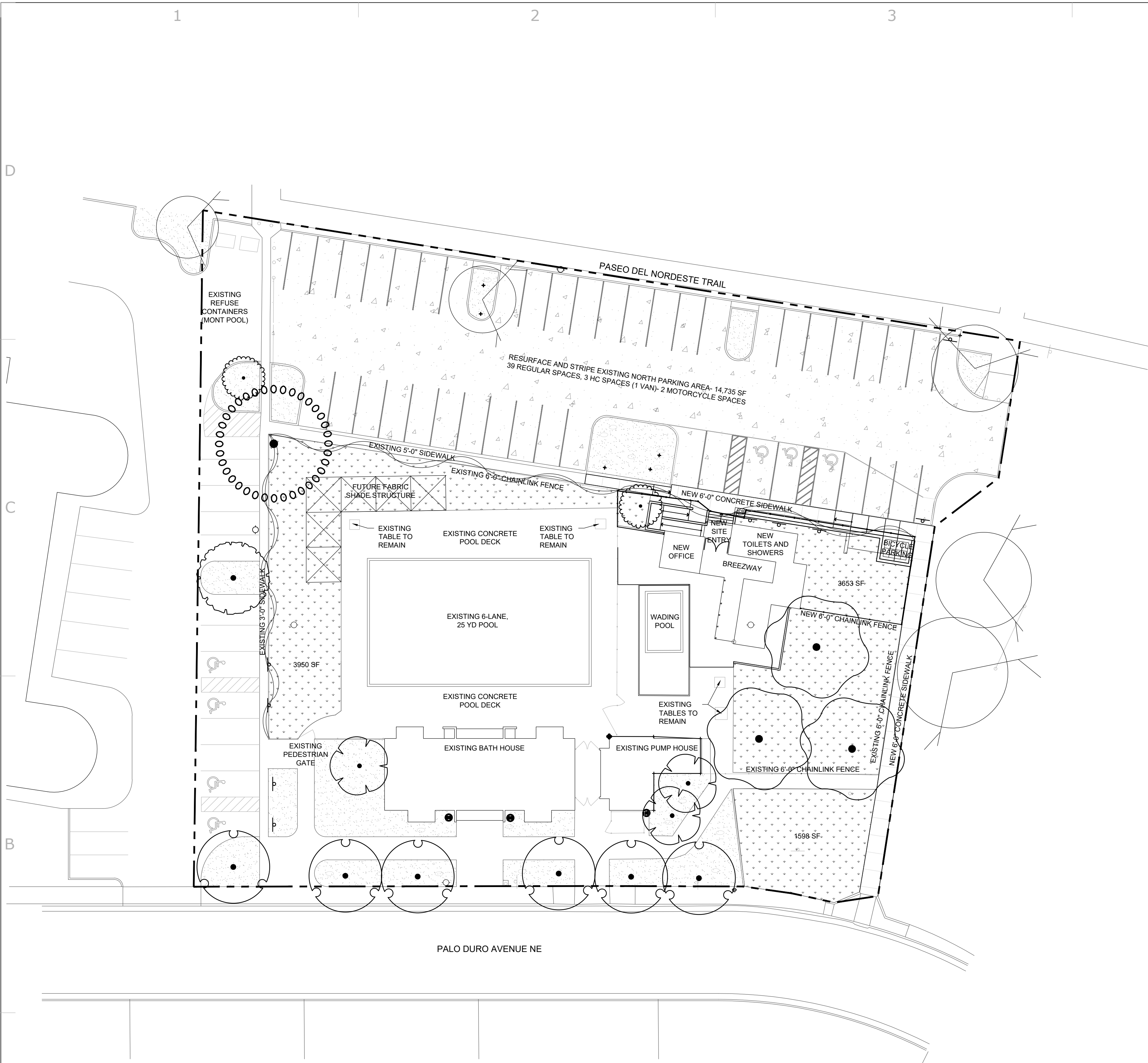
B3 TRAFFIC SIGN LEGEND
1" = 1'-0"



A2 HANDICAP ACCESS RAMP
1/2" = 1'-0"



A4 PAINTED HC SYMBOL
1/2" = 1'-0"



A1

LANDSCAPE PLAN (AS- BUILT)

0 20' 40'
Scale: 1" =20'-0"

PLANT SCHEDULE (EXISTING PLANTINGS)

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	2	Forestiera pubescens / New Mexico Olive
	3	Fraxinus angustifolia oxycarpa 'Raywood' / Raywood Ash
	3	Pinus ponderosa / Ponderosa Pine
	1	Pistacia chinensis / Chinese Pistache
	6	Platanus x acerifolia / London Plane Tree
	1	Robinia pseudoacacia / Black Locust
VINES		
	329 LF	Parthenocissus quinquefolia / Virginia creeper
TURF GRASS		
	10,920 SF	

GENERAL NOTES

- THE PROJECT SITE IS UNDER MONTGOMERY PARK AND IS FULLY LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN.
- EXISTING TREES, TURF, AND VINES WILL REMAIN IN PLACE, UNO.



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e-mail: cp@consensusplanning.com

MONTGOMERY POOL PHASE 1 - ENTRY & FAMILY RESTROOMS PAVILION

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SHEET TITLE

LANDSCAPE PLAN
(AS-BUILT)

DRAWING SHEET

L101

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A
SHEET TITLE

GRADING SITE PLAN

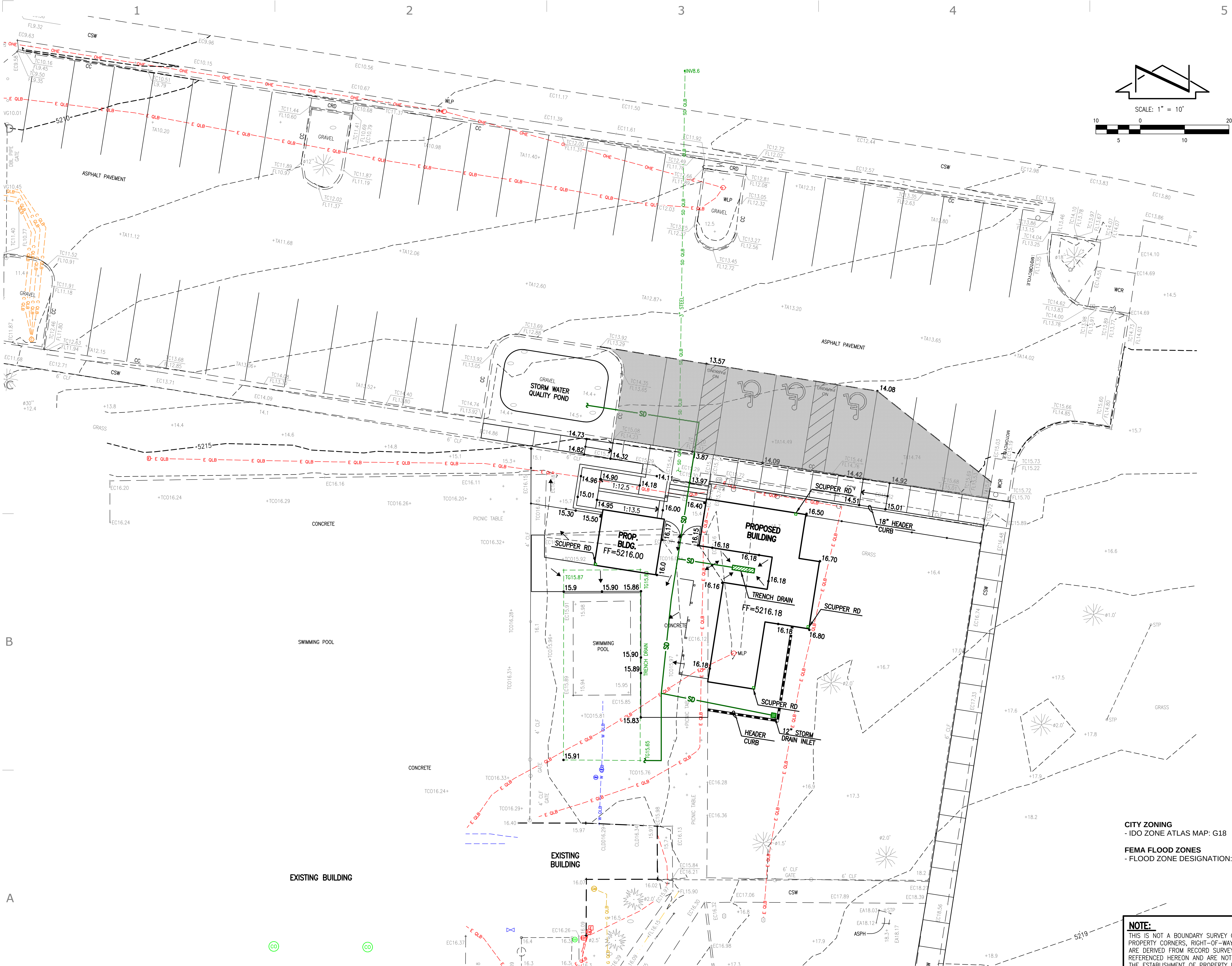
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CG-101

2023.077.3

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File Name: P:\data\2023\077\3\ENG\230773_DegrBase.dwg - CG-102 Plot Date: 4/11/24 Plot Time: 09:37



CITY ZONING
- IDO ZONE ATLAS MAP: G18

FEMA FLOOD ZONES
- FLOOD ZONE DESIGNATION: X (MODERATE RISK AREA)

NOTE:
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MONTGOMERY_POOL

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GRADING DETAIL PLAN

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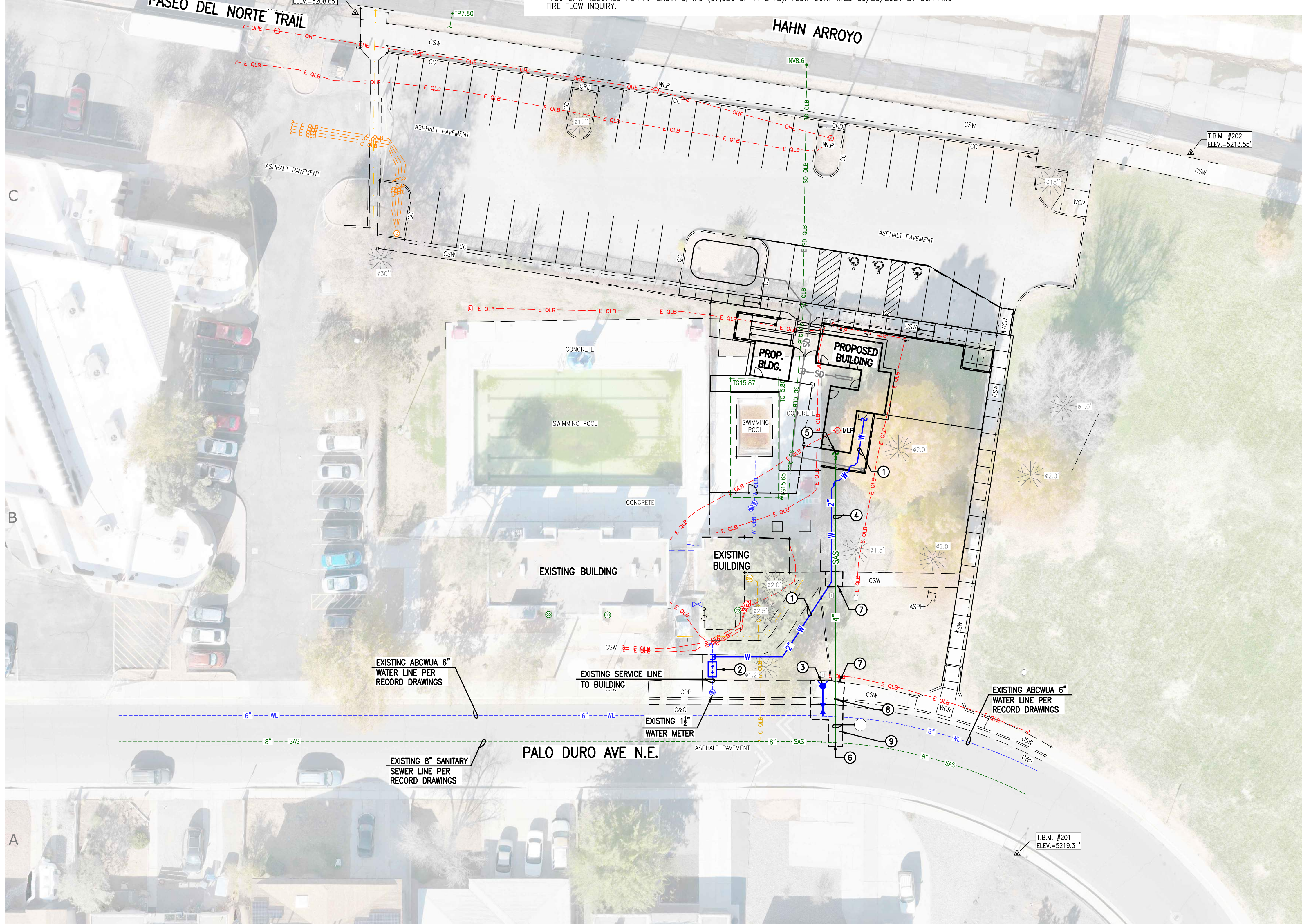
CG-102

2023.077.3

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WATER FACILITY MAP



WATER SHUT-OFF PLAN

1. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY FOURTEEN (14) DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT:
http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx
2. THE FOLLOWING VALVES SHALL BE CLOSED TO FACILITATE THE PROPOSED NON-PRESSURE CONNECTIONS: CONNECTION "A"; VALVE #251, #214 AND #613.

NOTES:

- * TRACER WIRE SHALL BE SECURED TO ALL PUBLIC INFRASTRUCTURE WITHIN RIGHT OF WAY PER ABCWUA SPECIFICATIONS. NEW TRACER WIRE ONLY REQUIRED IF EXISTING INFRASTRUCTURE HAS TRACER WIRE.
- * REFERENCE WUA AVAILABILITY STATEMENT #240919.
- * CONTRACTOR SHALL COORDINATE WITH THE WUA INSPECTOR ASSIGNED TO THIS CONNECTION PERMIT THROUGHOUT CONSTRUCTION.
- * COORDINATION WITH THE WUA CROSS CONNECTIONS SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTIONS SECTION AT 505-289-3454.
- * COORDINATION WITH THE WUA PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
- * SITE CONSTRUCTION WORK IS ANTICIPATED TO BEGIN 04/2025 AND CONCLUDE 06/2026.
- * EXCEPT WHERE OTHERWISE NOTED, ALL ON-SITE INFRASTRUCTURE IS TO BE CONSIDERED PRIVATE.
- * NEW INFRASTRUCTURE: ONE PUBLIC FIRE HYDRANT, ONE 2" DOMESTIC WATER LINE (PVC PIPING)
- * EXISTING INFRASTRUCTURE: ONE DOMESTIC 1 1/2" METER TO REMAIN (TYPE OF PIPE UNKNOWN)

FIRE FLOW REQUIREMENTS

1750 GPM REQUIRED PER APPENDIX B, IFC (37,926 SF TYPE IIB). FLOW CONFIRMED 09/20/2024 BY COA FMO FIRE FLOW INQUIRY.

KEYED NOTES:

1. INSTALL 2" PRIVATE DOMESTIC SERVICE WATER LINE
2. INSTALL 1 1/2" DOMESTIC BACKFLOW PREVENTER ON EXISTING WATER LINE, PER ABCWUA STD DWG 2385 AND HEATED ENCLOSURE PER ABCWUA STD DWG 2389
3. INSTALL FIRE HYDRANT ASSEMBLY COMPLETE, PER ABCWUA STD DWG 2340
4. INSTALL 4" PRIVATE SANITARY SEWER SERVICE LINE
5. CONNECT TO BUILDING, INSTALL DOUBLE CLEANOUT TO GRADE
6. INSTALL 4" SANITARY SEWER SERVICE CONNECTION TO 8" PUBLIC MAIN, PER ABCWUA STD DWG 2125
7. NEATLY SAWCUT, REMOVE, AND REPLACE CONCRETE SIDEWALK
8. NEATLY SAWCUT, REMOVE, AND REPLACE CONCRETE CURB & GUTTER
9. NEATLY SAWCUT, REMOVE, AND REPLACE ASPHALT PAVEMENT, PER COA STD DWG 2465



VICINITY MAP

SCALE: 1" = 750'

WATER LINE CONSTRUCTION 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).
2. PROPOSED WATER LINE MATERIALS SHALL BE PVC PIPE, MEETING AWWA C-900: DR18 REQUIREMENTS (4"-6") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (4"-6"). 2" WATER SERVICE PIPE MATERIAL SHALL BE COPPER OR MUNICIPEX.
3. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
4. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
5. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE LINES.
6. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON (L_R) ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
9. NEW WATER LINE INSTALLATIONS SHALL INCLUDE INSULATED 12 GAUGE COPPER TRACER WIRE INSTALLED CONTINUOUSLY ALONG THE PIPE WITH WATER-PROOF SPLICE BOXES AT JUNCTIONS AND TEES. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVES AND SERVICES. TRACER WIRE INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
10. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
11. ALL KNOWN EXISTING UTILITIES ARE SHOWN HEREON FOR REFERENCE AND INFORMATION. ALTHOUGH REMOVALS OF CONFLICTING UTILITIES MAY BE ACCOUNTED FOR BY OTHER SHEETS AND OTHER DISCIPLINES, THEY ARE SHOWN HEREON TO HELP PREVENT INADVERTENT DAMAGE AND INFORM THE GENERAL CONTRACTOR OF UTILITIES THAT MAY NOT HAVE BEEN OTHERWISE ACCOUNTED FOR.
12. PRIVATE WATER AND/OR FIRE PROTECTION SERVICES THAT CONNECT TO PUBLIC UTILITY MAIN LINES, BOTH WITHIN ABCWUA PUBLIC EASEMENTS AND WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE ACCOMPLISHED BY THE ABCWUA CONNECTION PERMIT PROCESS. THE UTILITY CONTRACTOR FOR THIS PROJECT SHALL REFER TO THE ABCWUA WEB SITE FOR CONNECTION PERMIT DIRECTIONS (<https://www.abcwua.org/connectionpermit/>) AND FILL OUT / SUBMIT THE ONLINE CONNECTION PERMIT REQUEST FORM AS DIRECTED THEREIN.

SANITARY SEWER CONSTRUCTION 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).
2. ALL SEWER PIPE SHALL BE PVC (SDR-35).
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. SEWER SERVICE LATERALS AND MAINS SHALL BE PROVIDED WITH ELECTRONIC MARKER DEVICES (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
7. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.

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 ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE 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, NMFS NO. 11184, DATED 12/11/2023 (2023.077.2).

GS

ARCHITECTURE

GREER STAFFORD ARCHITECTURE

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Albuquerque, NM 87110
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CONSULTANT

HIGH
MESA

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6010-B Midway Park Blvd. NE,
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MONTGOMERY POOL

PHASE 1 - ENTRY & FAMILY RESTROOMS PAVILION

CITY OF ALBUQUERQUE
5301 PALO DURO AVENUE NE
ALBUQUERQUE, NEW MEXICO 87110

SHEET INFORMATION	
GS PROJECT NO.	5511.04
ISSUE DATE	NOVEMBER 20, 2024

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDRESS WUA COMMENTS 02-2025	

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW.

SEAL FOR DFT APPROVAL, NOT FOR CONSTRUCTION

J. GRAEME MEANS
NEW MEXICO
REGISTERED PROFESSIONAL

01/16/2025

02/25/2025

SHEET TITLE

UTILITY SITE PLAN

DRAWING SHEET

CU101

2023.077.3

© GREER STAFFORD ARCHITECTURE

Montgomery Pool PR-2024-010365_SI-2024-00696_Site_Plan_Approved_2-21-25'

Final Audit Report

2025-03-13

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By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOCwQKtFacjnruJohkqeLR81Td6A1FMTm

"Montgomery Pool PR-2024-010365_SI-2024-00696_Site_Plan_Approved_2-21-25'" History

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-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
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 Agreement completed.
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