

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2024

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, NM 87110

Re: North Domingo BACA Aquatic Center/ PHASE1
7521 Carmel Ave. NE
Traffic Circulation Layout
Engineer's Stamp 01-13-24 (C19-D043E)

Dear Mr. Eddings,

The TCL submittal received 01-22-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

Plotted: 11/02/2024 3:38:36 PM By: B. Stevens, Lovel
Information: 11/02/2024 3:38:36 PM By: B. Stevens, Lovel
Last Saved: 11/02/2024 3:45:00 AM By: B. Stevens, Lovel

GENERAL INFORMATION

- A. PLANNING HISTORY:
PR - 2023 - 008180 CASE# SI-2023-00628-MAJOR
AMENDMENT SI-2023-00282 EPC SITE PLAN
- B. DESCRIPTION
1. VICINITY MAP - ZONE ATLAS C-19 (SHOWN ON THIS SHEET)
2. ADDRESS & LEGAL DESCRIPTION:
7521 CARMEL AVE NE
PARCEL A BLOCK 000 NORTH DOMINGO BACA PARK
3. VARIANCE REQUESTS - NONE
4. TYPE OF DEVELOPMENT - CITY AQUATIC CENTER
5. SIZE OF DEVELOPMENT - PROJECT SITE IS APPROX 5 AC.
AQUATIC CENTER APPROX 56,000 SF
OUTDOOR POOL & DECK AREA OUTDOOR POOL DECK 41,144 SF
6. PARKING SPACES REQUIRED BY ZONING CODE OR EPC SITE PLAN
(SEE BELOW)

PROJECT SUMMARY

NORTH DOMINGO BACA PARK IS A SPECIAL PLACE THAT CONTRIBUTES TO THE CHARACTER OF THE LA CUEVA ACTIVITY CENTER AND SURROUNDING NEIGHBORHOODS. THE AQUATIC CENTER IS THE FINAL PHASE OF DEVELOPMENT AND WOULD ENHANCE THE PARKS SPECIAL QUALITIES AND CONTRIBUTE TO QUALITY OF LIFE FOR EXISTING AND FUTURE RESIDENTS. THE NEW AQUATIC CENTER WOULD FOSTER A MIXED-USE ACTIVITY CENTER BECAUSE IT WOULD FACILITATE DEVELOPMENT OF THE USES IN THE PARK. THE NDBP MDP GUIDED THE IMPLEMENTATION OF A RANGE OF SERVICES INCLUDING A MULTI-GENERATIONAL FACILITY, DOG PARK, PUBLIC RECREATIONAL FACILITIES THAT MEET THE NEEDS OF RESIDENTS AND BUSINESSES. THE AQUATIC CENTER HELPS MEET THE NEEDS OF NEARBY RESIDENTS BY SUPPORTING HEALTHY LIFESTYLES.

DEVELOPMENT CONCEPT FOR THE SITE

THE SITE IS COMPLEX AND NARROW. THE DESIGN TEAM USED THE COMPLEXITY OF THE SITE AS DESIGN OPPORTUNITIES TO DEVELOP THE OVERALL LAYOUT AND CONCEPT OF THE FACILITY. THE DESIGN APPROACH IS TO USE THE NEW BUILDING AND SITE TO CONNECT THE EXISTING UPPER PART OF THE SITE WITH THE LOWER PART OF THE SITE IN ALL NORTH-SOUTHWEST DIRECTIONS. THERE IS APPROXIMATELY 16 FOOT HEIGHT DIFFERENCES EAST TO WEST. THE DIFFERENCE IN HEIGHT WILL BE USED TO DEVELOP A 2 STORY BUILDING WITH A RETAINING WALL STRETCHING NORTH-SOUTH ALONG THE EAST PORTIONS OF THE SITE. THE SITE IS DIVIDED ONTO 3 SECTIONS. SOUTH SECTION OF THE SITE WILL HOST PARKING LOT AND VEHICULAR ACCESS BECAUSE OF THE CLOSE PROXIMITY TO CARMEL AVE. ON THE EAST OF THE PARKING THERE WILL BE A SERIES OF TERRACES AND STAIR ACCESS TO CONNECT THE UPPER PART OF THE PARK WITH THE LOWER PART OF THE PARK. ON THE WEST PART OF THE PARK THERE WILL BE TWO PEDESTALS WITH ELECTRICITY TO PROVIDE CONNECTIONS FOR FOOD TRUCK SERVICES. THE MIDDLE SECTION OF THE SITE WILL HOST THE MAIN NATATORIUM BUILDING. SEE BUILDING DESCRIPTION BELOW. ON THE WEST PART OF THE MIDDLE SECTION OF THE SITE, WILL HOST THE MAINTENANCE/MECHANICAL ACCESS YARD WHERE ALL MAIN UTILITIES WILL BE CONNECTING TO THE NEW FACILITY. THE MAINTENANCE YARD WILL BE ENCLOSED WITH IN A FENCED AREA. THE NORTH SECTION OF THE SITE WILL HOST THE OUTDOOR POOL WITH A NORTH ACCESS ENTRANCE GATE AND HYGIENE BUILDING SPECIFICALLY DESIGN FOR THE OUTDOOR POOL ACTIVITIES. THE OUTDOOR POOL AREA IS COMPOSED OF A BEACH ENTRANCE RECREATION POOL WITH A "Q" INCORPORATED ONTO THE DESIGN, A 2 WATER SLIDE LANDING POOL, AND A FOUR LANE LAP POOL. ON THE EAST PART OF THE OUTDOOR POOL THERE WILL BE A SERIES OF LANDSCAPED TERRACES CONNECTING THE UPPER PART OF THE SITE WITH THE LOWER PART OF THE SITE. THROUGH OUT THE OUTDOOR POOL DECK THERE WILL BE SHADE CANOPIES. THE OUTDOOR POOL WILL BE ENCLOSED WITH IN A FENCED AREA. NORTH OF THE OUTDOOR POOL ENTRANCE THERE WILL BE A PLAZA SPACE CONNECTING TO THE NORTH PARKING LOT.

TRAFFIC CIRCULATION CONCEPT FOR THE SITE

CIRCULATION THROUGH SITE WILL CONSIST OF TWO WAY AISLES. THERE WILL BE A DROP-OFF AREA ALONG THE EAST AND NORTH EAST PORTION OF THE PARKING LOT. MOST DELIVERY VEHICLES WILL PARK IN FRONT OF BUILDING. ACCESS TO THE WEST SIDE OF BUILDING WILL BE THROUGH ROLLING GATE. THE EXISTING CIRCULATION DOES NOT IMPACT THE ADJACENT SITES AT NORTH DOMINGO BACA PARK SINCE THE PARKING AREAS ARE SEPARATELY LOCATED THROUGHOUT THE PARK.

IMPACT ON THE ADJACENT SITES

NORTH DOMINGO BACA PARK IS LOCATED IN NORTH ALBUQUERQUE ACRES, APPROXIMATELY 1/4 MILE NORTH OF PASEO DEL NORTE. THE PROPERTIES TO THE NORTH ACROSS CORONA AVENUE ARE ZONED R-1A, AND HAVE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL (FALCON RIDGE AND EAGLE POINTE SUBDIVISIONS). THE PROPERTY ALONG LOUISIANA BOULEVARD IMMEDIATELY SOUTH OF THE KINNEY DAM IS DEVELOPED AS AN OFFICE DEVELOPMENT (ZONED MX-1). THE REMAINING LAND ALONG CARMEL IS ZONED MX-L, AND IS CURRENTLY VACANT. LAND TO THE EAST IS ZONED PD (DEVELOPED AS AN ANIMAL CLINIC, DRAINAGE USES, AND AN APARTMENT COMPLEX). LAND TO THE WEST IS ZONED R-1B AND DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION (LA CUEVA OESTE). LA CUEVA HIGH SCHOOL IS LOCATED APPROXIMATELY 1/4-MILE TO THE NORTHEAST. PROJECT IS LOCATED WITHIN THE NORTH DOMINGO BACA PARK MASTER PLAN LIMITS. PROJECT SHARES PARKING W/ EXISTING PARKING IMPROVEMENTS AT THE PARK.

REFERENCE ANY APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS

PROJECT IS PART OF THE APPROVED NORTH DOMINGO BACA PARK MASTER PLAN (SEE SHEET "TCL2" FOR TRAFFIC SCOPING FORM)

VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES

NONE

PARKING SPACES REQUIREMENT

AQUATIC CENTER
NDBP MASTER PLAN
1 SPACE / 3 PERSON DESIGN CAPACITY
REQUIRED ACCESSIBLE PARKING
TOTAL REQUIRED PARKING
TOTAL PROVIDED NEW PARKING
TOTAL REQUIRED MOTORCYCLE PARKING
TOTAL REQUIRED BICYCLE PARKING

200 SPACES REQUIRED
DESIGN CAPACITY 850 SEATS = 283 REQUIRED SPACES
8 SPACES / 2 VAN ACCESSIBLE
283 SPACES
90 SPACES
5 SPACES (6 PROVIDED)
28 SPACES (28 PROVIDED)

ENTIRE PARK
NDBP MASTER PLAN
IDO TABLE 5-5-2 MINIMUM OFF STREET PARKING REQD.
TOTAL SPACES PROVIDED W/ NEW AQUATIC CENTER

709* SPACES REQUIRED
633 SPACES REQUIRED
720 SPACES PROVIDED

AQUATIC CENTER WILL UTILIZE THE PARKING SPACES THROUGHOUT THE PARK (SEE SHEET TCL2)

* THE PARKING PROVIDED WAS REDUCED TO MEET SOLID WASTE AND THE ABCWUA REQUIREMENTS.
ADDITIONAL ON-STREET PARKING IS PROVIDED ALONG CARMEL AVENUE TO ADDRESS THESE CHANGES

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arriaga 1/23/2024
Signed Date

A1 TRAFFIC CIRCULATION LAYOUT

1" = 30'-0"

GENERAL SHEET NOTES

- A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT
C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED.
E. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES.
F. ALL PARKING SPACES AT 9'-0"x20'-0".
G. DESIGN WILL COMPLY WITH 2015 INTERNATIONAL FIRE CODE APPENDIX B, C&D.
H. ALL RADII ALONG FIRE LANE SHALL BE 28'-0".
I. CARD ACCESS GATES WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
J. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
K. FDC SHALL BE WITHIN 100 FEET OF A FIRE HYDRANT.
L. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
M. ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
N. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

SHEET KEYED NOTES

1. PROPERTY LINE / R.O.W. LINE
2. VEHICLE ACCESS - ENTRANCE / EXIT
3. SIDEWALK PER COA STD DWG 2430
4. WATER METER BOX
5. FIRE HYDRANT
6. DIRECTION ARROW - THERMOPLASTIC PAVEMENT MARKING
7. NEW VALLEY GUTTER
8. STOP SIGN - R1-1, 24"x24", WHITE / RED
9. 6" HIGH BARRIER CURB & GUTTER - TYP.
10. DUMPSTER LOCATION
11. FIRE LANE - SEE "FIRE ONE PLAN"
12. ROLLING GATE, NORMALLY CLOSED / LOCKED
13. HEAVY DUTY PAVEMENT MIN. 4" ASPHALT OVER 6" BASECOURSE (HATCHED AREA)
14. PARKING ISLAND LANDSCAPE IN ACCORDANCE WITH NDBP MASTER PLAN
15. NEW PEDESTRIAN RAMP PER COA STD DWG 2441, 2442, & 2443. SEE DETAILS D1, D4, & B1 SHEET TCL3
16. ADA PARKING SIGN PER DETAIL A6, SHEET TCL3
17. 8' WIDE ADA PATH TO ENTRANCE. (LINES & HATCH AREA FOR VISUALIZATION PURPOSES ONLY)
18. MOTORCYCLE PARKING SIGN (FREE STANDING) - MOUNT ON 2 3/4" GALVANIZED STEEL POST, 5' ABOVE GROUND, EMBED POST INTO 3000 PSI CONCRETE BASE - 1" DIA, 2' DEEP
19. BICYCLE PARKING RACK PER DETAIL A2, SHEET TCL3 (2 BIKES PER RACK)

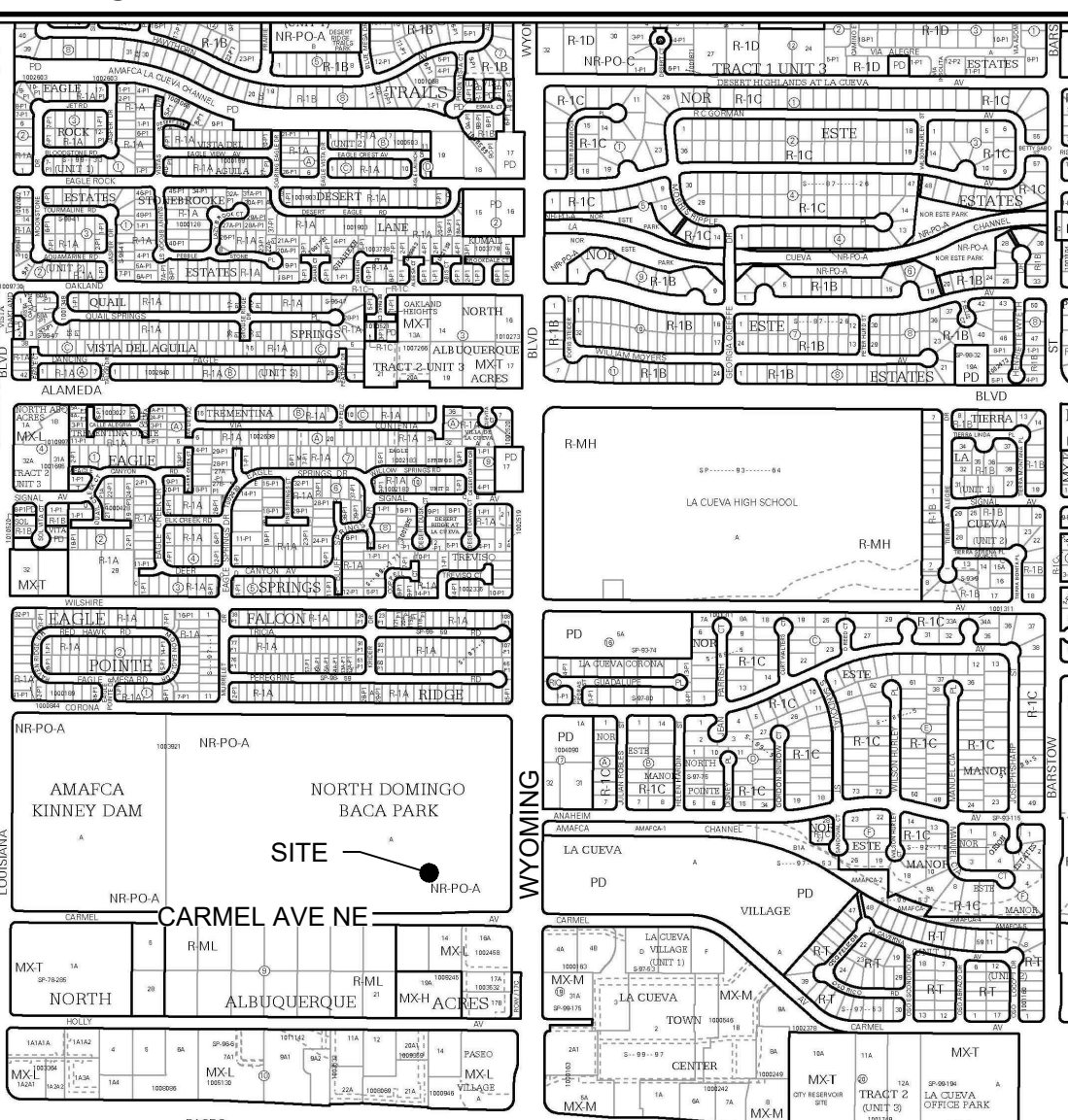
SITE DATA

SITE ADDRESS: 7521 CARMEL AVE. NE
LEGAL DESCRIPTION: PARCEL A BLOCK 0000 NORTH DOMINGO BACA PARK CONT 39.6511 AC
PARCEL SIZE: 5 ACRES
ZONE ATLAS: C-19-Z
ZONING SUMMARY: NR-PO-A CITY OWNED OR MANAGED PUBLIC PARKS - OPEN SPACE / RECREATION / AGRICULTURAL - COMMUNITY PARK AND RELATED FACILITIES

LEGEND PER DPM

- EXISTING CURB & GUTTER
--- X --- EXISTING FENCE
--- SD --- EXISTING STORM DRAIN
--- OHE --- EXISTING OVERHEAD ELEC.
EXISTING LIGHT POLE
EXISTING POWER POLE
EXISTING GUY WIRE
EXISTING TELE. PED
EXISTING ELEC. BOX
EXISTING COMM. BOX
EXISTING BOLLARD
EXISTING CLEANOUT
EXISTING GAS METER
EXISTING WATER METER
EXISTING MANHOLE
EXISTING STOP SIGN
PROPOSED CURB & GUTTER
PROPOSED CONC. SIDEWALK
PROPOSED ASPHALT PAVEMENT

VICINITY MAP



IDO Zone Atlas May 2018



HUITT ZOLLARS

6501 Americas Parkway NE, Suite 830
Albuquerque, New Mexico 87110-5375
505.883.8114
www.huittzollars.com



NORTH DOMINGO BACA AQUATIC CENTER

PHASE 1

7521 Carmel Ave. NE
Albuquerque, NM 87113

City of Albuquerque

1801 4th St. NW, Albuquerque, NM, 87102

CITY PROJECT NO.: **705286**

PROJECT NO.: R312254.01

DRAWN BY: STAFF

REVIEWED BY: STAFF

APPROVED BY: STAFF

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
8	01/19/2024	PHASE 1 ADDENDUM
7	01/17/2024	PHASE 1 PERMIT SET REV 2
6	01/13/2024	BUILDING PERMIT COMMENTS
5	09/18/2023	PHASE 1 100% CD'S
4	08/21/2023	PHASE 1 95% CD'S
3	07/07/2023	PHASE 0 BID DOCUMENTS
2	12/09/2022	DESIGN DEVELOPMENT
1	09/09/2022	SCHEMATIC DESIGN

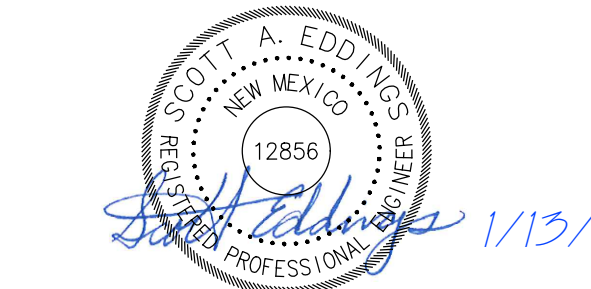
TRAFFIC CIRCULATION LAYOUT

TCL

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NORTH DOMINGO BACA AQUATIC CENTER
PHASE 1
7521 Carmel Ave. NE
Albuquerque, NM 87113

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1801 4th St. NW, Albuquerque, NM, 87102
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5	09/18/2023	PHASE 1 100% CD'S
4	08/21/2023	PHASE 1 95% CD'S
3	07/07/2023	PHASE 0 BID DOCUMENTS
2	12/09/2022	DESIGN DEVELOPMENT
1	09/09/2022	SCHEMATIC DESIGN

MASTER DEVELOPMENT PLAN
TCL2
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C1 NORTH DOMINGO BACA PARK - MASTER DEVELOPMENT PLAN
NO SCALE

City of Albuquerque
Planning Department
Development Review Services Division
Traffic Scoping Form (REV 6/7/2020)

Project Title: North Domingo Baca Aquatic Center
Building Permit #: _____ **Hydrology File #:** _____
Zone Atlas Page: C-19-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
Development Street Address: 7401 Carmel Ave. NE, Albuquerque, NM 87113
Applicant: City of Albuquerque, Parks and Recreation **Contact:** Josh Herbert
Address: _____
Phone#: 505.768.5387 **Fax#:** _____
E-mail: josh@cabq.gov

Development Information
Build out/Implementation Year: 2024 **Current/Proposed Zoning:** NR-PO-A
Project Type: New ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐
Change of Zoning: ☐
Proposed Use (mark all that apply): Residential: ☐ Office: ☐ Retail: ☐ Mixed-Use: ☒
Describe development and Uses:
Aquatic Center for recreational swimming, both leisure and competitive. Hygiene areas, restrooms, offices and support spaces
Days and Hours of Operation (if known): _____

Facility
Building Size (sq. ft.): 60,000 sf
Number of Residential Units: 0
Number of Commercial Units: 0

Traffic Considerations
ITE Trip Generation Land Use Code: 495
Expected Number of Daily Visitors/Patrons (if known): * UNKNOWN
Expected Number of Employees (if known): *UNKNOWN **AM peak 110 trips**
Expected Number of Delivery Trucks/Buses per Day (if known): *UNKNOWN **PM peak 104 trips**
Trip Generations during PM/AM Peak Hour (if known): *100
Driveway(s) Located on: Carmel Ave, NE

Adjacent Roadway(s) Posted Speed: Carmel Ave 30 MPH
Wyoming Blvd 35 MPH
** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)
Comprehensive Plan Corridor Designation/Functional Classification: Local Road Major Collector
Comprehensive Plan Center Designation: Recreation Center Activity Center
Jurisdiction of roadway (NMDOT, City, County): Albuquerque
Adjacent Roadway(s) Traffic Volume: Not Available **Volume-to-Capacity Ratio (v/c):** NA <50%
Adjacent Transit Service(s): Route 777 **Nearest Transit Stop(s):** Wyoming / Wilshire
Is site within 660 feet of Premium Transit?: No
Current/Proposed Bicycle Infrastructure: No
Current/Proposed Sidewalk Infrastructure: Proposed Sidewalk

Relevant Web-sites for Filling out Roadway Information:
City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>
Comprehensive Plan Corridor/Designation: See GIS map.
Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>
Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/aqa/>
Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTTP/Final/BTTP%20FINAL_3un25.pdf (Map Pages 75 to 81)

TIS Determination
Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.
Traffic Impact Study (TIS) Required: Yes ☐ No ☒
Thresholds Met? Yes ☐ No ☒
Mitigating Reasons for Not Requiring TIS: Previously Studied: ☐
Notes: VIC on Carmel Ave. is less than 0.50 for AM and PM. No TIS Required in an Activity Center if the VIC<0.50.
Traffic Engineer: *[Signature]* **DATE:** 11/14/2022

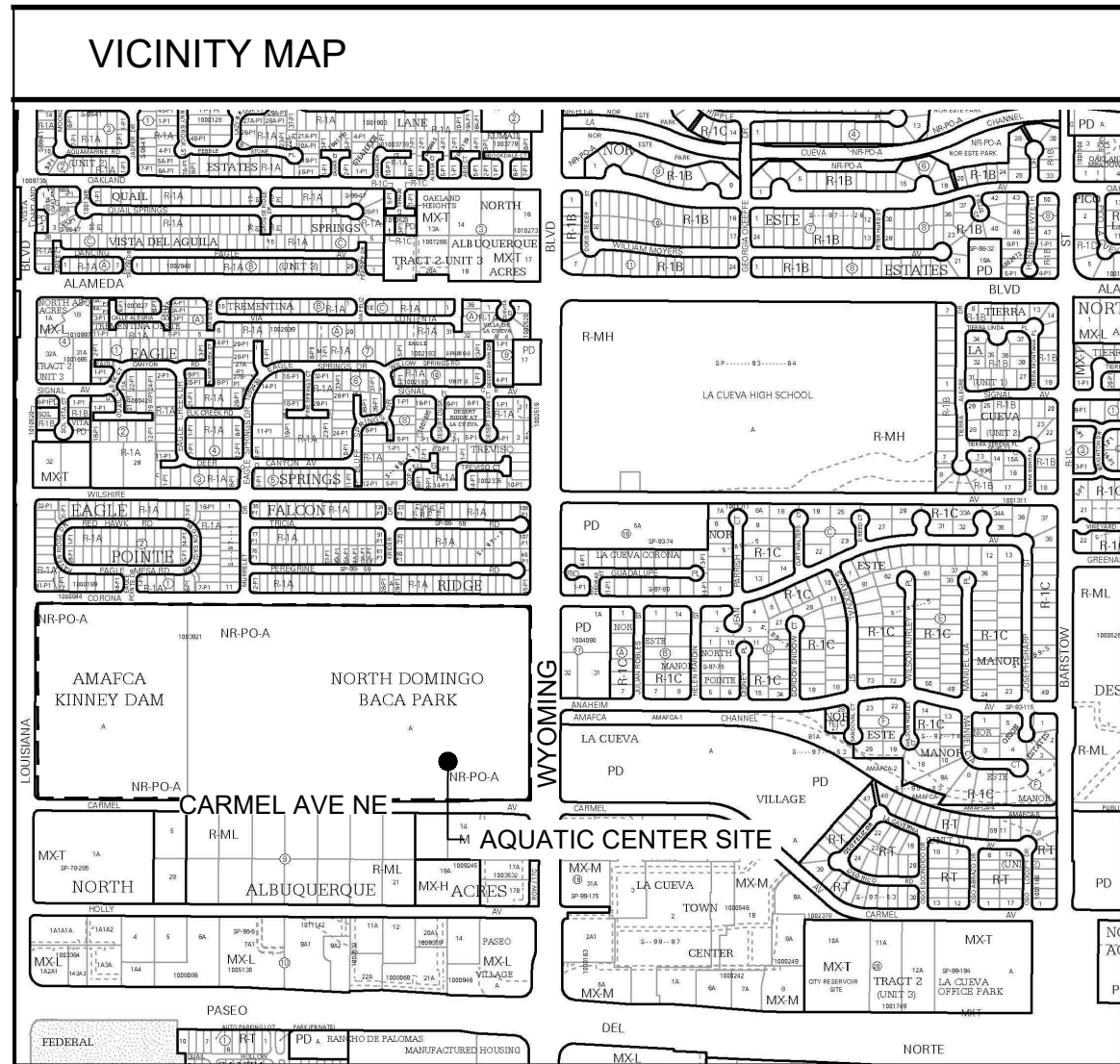
Submittal

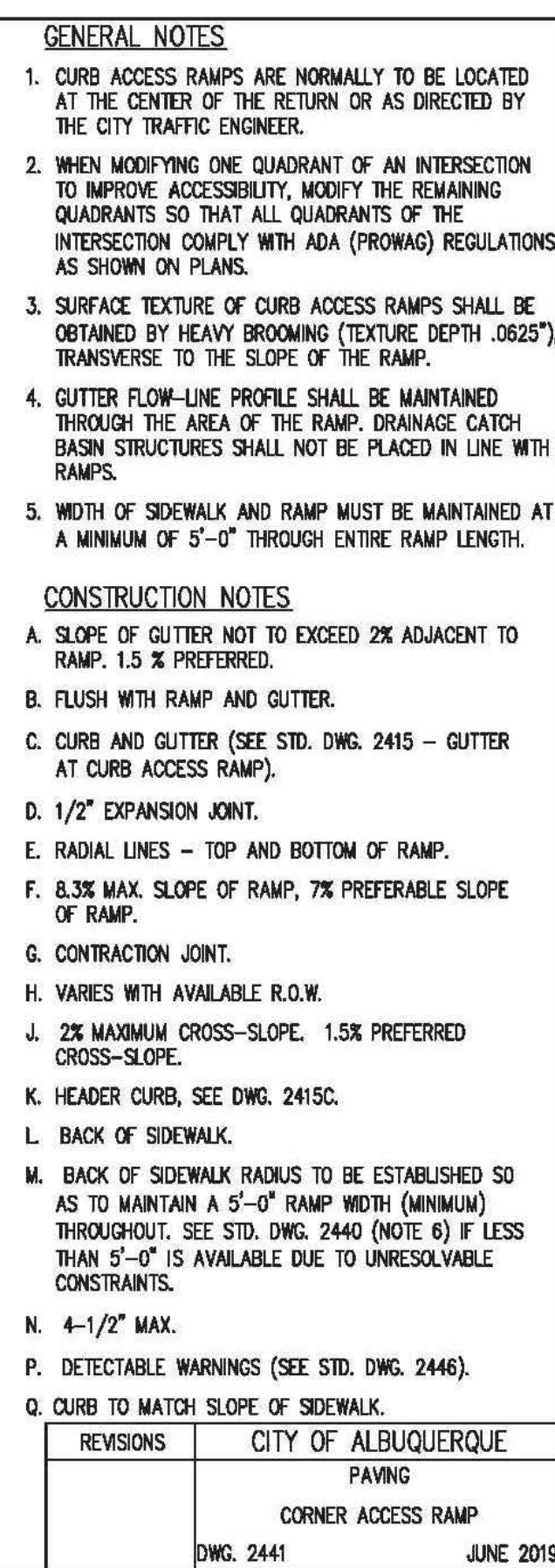
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.
Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

- Site Plan/Traffic Scoping Checklist**
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:
1. Access - location and width of driveways
 2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
 3. Bike Lanes (check for designated bike routes, long range bikeway system) (check MRCOG Bikeways and Trails in the 2040 MTP map)
 4. Location of nearby multi-use trails, if applicable (check MRCOG Bikeways and Trails in the 2040 MTP map)
 5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
 6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
 7. Distance from access point(s) to nearest adjacent driveways intersections.
 8. Note if site is within a Center and more specifically if it is within an Urban Center.
 9. Note if site is adjacent to a Main Street.
 10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

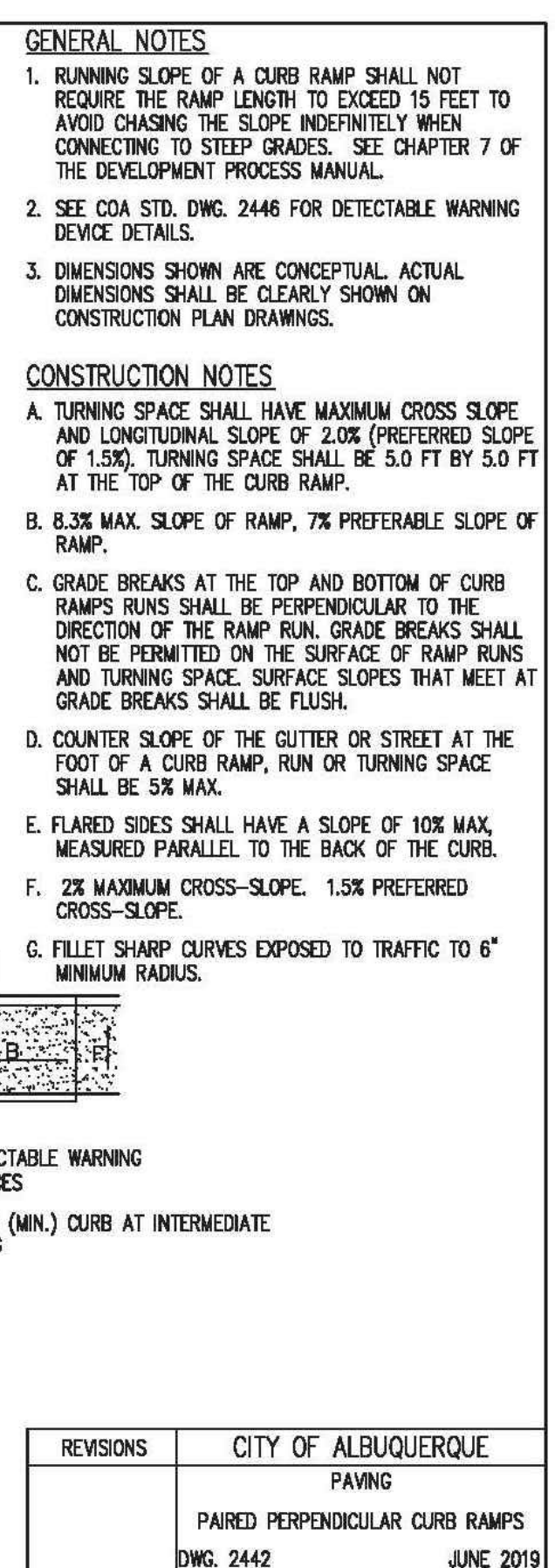
* THE PARKING PROVIDED WAS REDUCED TO MEET SOLID WASTE AND THE ABCWUA REQUIREMENTS. ADDITIONAL ON-STREET PARKING IS PROVIDED ALONG CARMEL AVENUE TO ADDRESS THESE CHANGES.

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Arriaga 1/23/2024
Signed Date

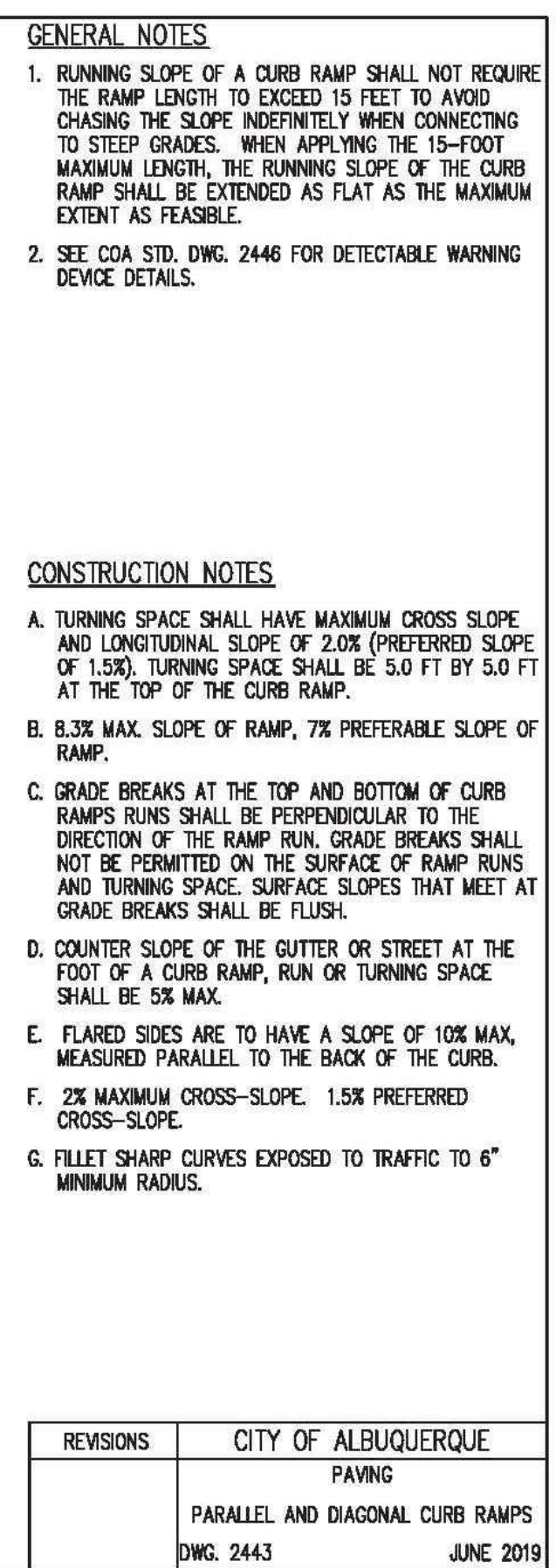
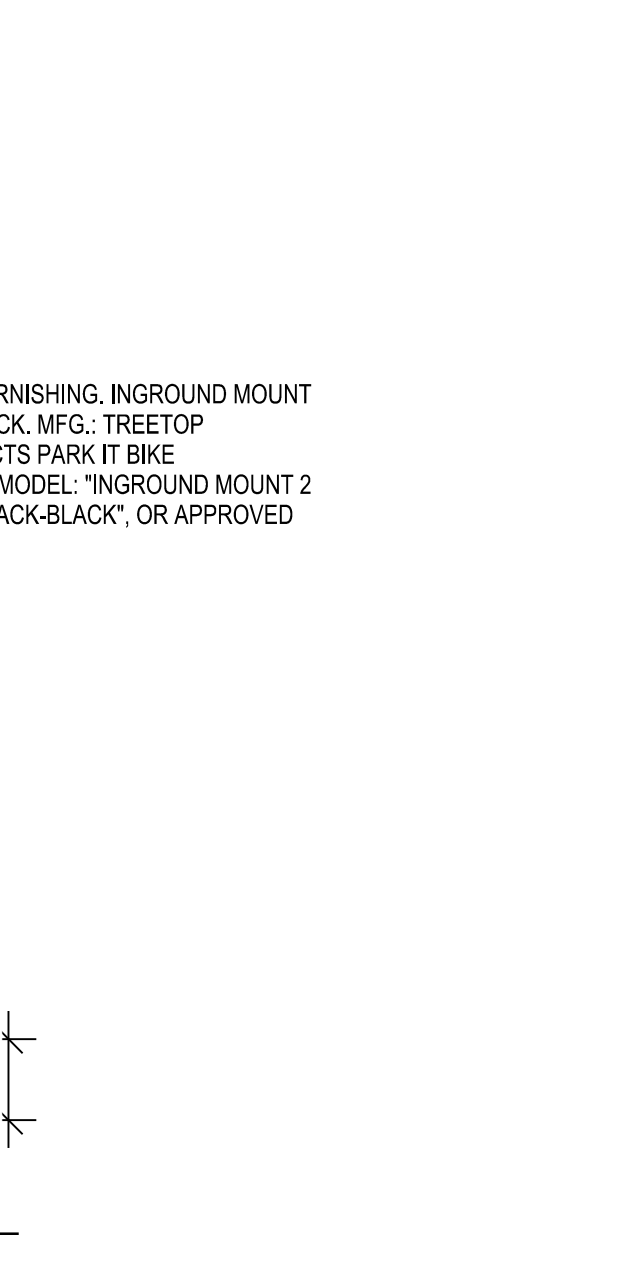




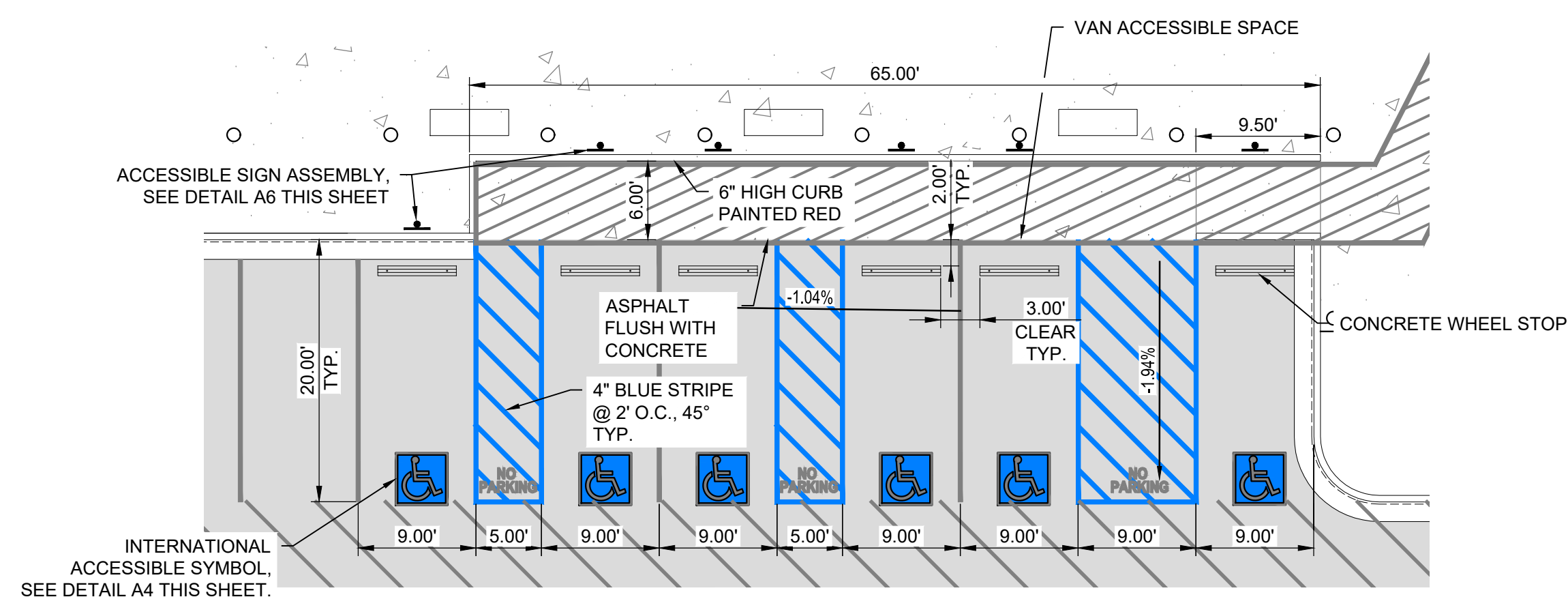
D4 **PARALLEL CURB RAMP**
1" = 30'-0"



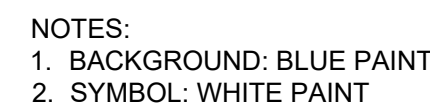
A diagram showing a rectangular area. The vertical side is labeled $15'$ and the horizontal side is labeled $15'$. The area is shaded blue.



D4 **PARALLEL CURB RAMP**
1" = 30'-0"



C4 ADA PARKING STALL LAYOUT



A4 ACCESSIBLE PAVEMENT SYMBOL
NO SCALE



A6 ACCESSIBLE PARKING SIGN
NO SCALE