

Playa Lakes WMA- ADA Evaluation



WMA- Playa Lakes/Taylor Unit, Lelia Lake TX, ADA E

3840 US-287

Lelia Lake, TX 79240

Accessibility Evaluation

Inspection Date: 06/28/2022

Inspectors: Jason Gregory

Prepared By






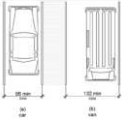

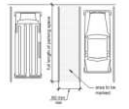
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Report Date: 01/18/2024




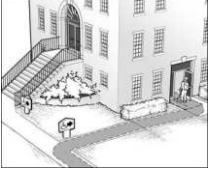


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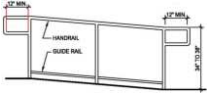

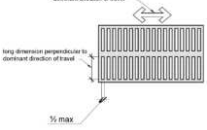
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Registration Station Parking Lot (0 Spaces)	There are no accessible parking stalls. Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. There are a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.	Parking lot is not compliant due to surfacing material and striping requirements.	Review parking stall and access aisle requirements https://www.access-board.gov/ada/#ada-208_2 https://www.access-board.gov/ada/#ada-502	2012 TAS Section: 208.2 2010 ADAS Section: 208.2 2015 ABAAS Section: F208.2		
2	Exterior of Property (Public): Registration Station Parking Lot (0 Spaces) - Van Spot Requirements	The parking space is in not nearly compliant. The parking space the minimum width. The floor or ground surface is not firm stable or slip resistant. The parking space contains changes in level and/or gaps that exceed the maximum allowable requirements. The parking space does not have the proper identifications signs or the signs are not installed at the correct height. The parking space is missing an adjacent access aisle.	The parking stall is missing border markings and has non compliant surfacing material. Gravel is not compliant surfacing for parking stall or access aisles.	https://www.access-board.gov/aba/#aba-502_1 https://www.access-board.gov/aba/#aba-502_2	2012 TAS Section: 502.1, 502.1 Exception 2010 ADAS Section: 502.1, 502.1 Exception 2015 ABAAS Section: 502.1, 502.1 Exception		
3	Exterior of Property (Public): Registration Station Parking Lot (0 Spaces) - Access Aisle Requirements (Van)	The access aisle is in not nearly compliant. The access ai the minimum width. The access aisle is not as long as the parking space it serves. There are no markings to discourage parking. The floor or ground surface is not firm stable or slip resistant. The parking space contains changes in level and/or gaps that exceed the maximum allowable requirements.	There is no access aisle provided. Gravel surfacing material is not compliant for access aisle and missing boundary markings. Access aisle width requirements depend on van stall size. van stall 11' access aisle 5' or van stall 8' access aisle 8'	https://www.access-board.gov/aba/#aba-502_3	2012 TAS Section: 502.3 2010 ADAS Section: 502.3 2015 ABAAS Section: 502.3		


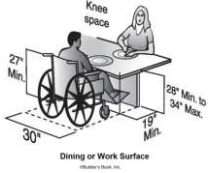

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4	Structures on Property (Public) : Registration Station (Exterior)	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.	Due to terrain, change in elevation, ramp non compliance, and entrance door hardware this building is not accessible	https://www.access-board.gov/aba/#aba-f206_2_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1	  	
5	Structures on Property (Public) : Registration Station (Exterior)	The path of contains multiple issues and is not accessible. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Pathway has multiple infractions	Review accessible pathway componets to make accessible https://www.access-board.gov/ada/#ada-402 https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1	 	

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6	Structures on Property (Public) : Registration Station (Exterior) - Pathway to Registration Station (Ramp)	The accessible route of travel exceeds 5% running slope and therefore must be considered a ramp. Where the slope is greater than one unit vertical in 20 units horizontal (5-percent slope), ramps shall be used.	Ramp running slope 7.3%	https://www.access-board.gov/aba/#aba-403_3	2012 TAS Section: 403.3 2010 ADAS Section: 403.3 2015 ABAAS Section: 403.3		
7	Structures on Property (Public) : Registration Station (Exterior) - Pathway to Registration Station (Ramp)	The ramp does not have compliant handrails. Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, must extend 12 inches beyond the top and bottom of the ramp and be parallel to the floor or ground surface. The diameter of the handrails must be between 1 1/4 inches and 2 inches in cross-sectional nominal dimension for circular handrails. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum. The space between handrails and walls must be 1 1/2 inches minimum.	Ramp requires handrails due to slope exceeding 5%	https://www.access-board.gov/aba/#aba-505_1	2012 TAS Section: 505.1 2010 ADAS Section: 505.1 2015 ABAAS Section: 505.1		
8	Structures on Property (Public) : Registration Station (Exterior) - Pathway to Registration Station (Ramp)	The grate openings are greater than 1/2 inch and are parallel to the direction of travel. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	Grated ramp does not meet surfacing material compliance.	https://www.access-board.gov/aba/#aba-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3		

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9	Structures on Property (Public) : Registration Station (Interior)	The work surface is not within the allowable range. The tops of work surfaces provided for public use or common use shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.	Work surface at 35"	https://www.access-board.gov/aba/#aba-902_3	2012 TAS Section: 226.1 2010 ADAS Section: 902.3 2015 ABAAS Section: 902.3		
10	Structures on Property (Public) : Registration Station (Interior) - Entrance Doors	The door/gate operating hardware is not accessible. Hand-activated door/gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.	Entrance door hardware is not compliant.	https://www.access-board.gov/aba/#aba-404_2_7 https://www.access-board.gov/aba/#aba-309_4	2012 TAS Section: 404.2.7 2010 ADAS Section: 404.2.7 2015 ABAAS Section: 404.2.7		

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11	Outdoor Features (Public) : Wildlife Viewing Blind	The surface of the outdoor recreation access route, passing spaces, and/or resting intervals are not firm and stable. The surface of outdoor recreation access route, passing spaces, and resting intervals shall be firm and stable	No accessible route to viewing blind area.	There are no enforceable standards for viewing blinds at this time. Best practices recommend installing 20% accessible features. Clear floor space, stable surface, and shooting surface deck height.	2015 ABAAS Section: 1016. 2	