OPTION A
- DRIVEWAY IS LOCATED IN FLOOD CONTROL BASIN.
- DRIVEWAY IS LOCATED IN 100 YEAR FLOOD PLAIN. SHOULD DRIVEWAY GET FLOODED AT LOWER END OF THE ROAD THERE WOULD BE NO MEANS OF EGRESS.
- REMOVES MASTER PLANNED BIKE PATH
- OVERALL ADA RAMP LENGTH IS 2,032'
- OVERALL DRIVEWAY LENGTH OF 2,032'
- REQUIRES 3 NEW EASEMENTS

OPTION B
- EXISTING DOWN DRAINS APPEAR TO ILLEGALLY DRAIN OFFSITE AND WILL REQUIRE RELOCATION.
- DOWN DRAINS APPEAR TO HAVE CREATED A WETLAND WHICH DRIVEWAY WILL DISTURB
- TRAFFIC WILL BE MOVED TO RESIDENTIAL NEIGHBORHOOD
- REMOVES MASTER PLANNED BIKE PATH
- OVERALL ADA RAMP LENGTH IS 445'
- 32' VERTICAL SEPARATION
- DRIVEWAY LENGTH OF 190' AT 15%
- REQUIRES 4 NEW EASEMENTS

OPTION C
- 39' VERTICAL SEPARATION
- DRIVEWAY LENGTH OF 260' AT 15%
- REMOVES MASTER PLANNED BIKE PATH
- OVERALL ADA RAMP LENGTH IS 600'
- REQUIRES 1 EASEMENT

OPTION D
- REQUIRES A NEW CONCRETE BOX CULVERT IN A RIPARIAN HABITAT
- REQUIRES DISTURBANCE OF ECOLOGICAL HABITAT AND PROTECTED TREES
- 25' VERTICAL SEPARATION
- DRIVEWAY LENGTH OF 170' AT 15%
- OVERALL ADA RAMP LENGTH IS 390'
- REQUIRES 1 NEW EASEMENT

APN	OWNER
105-020-018	LEBARD
105-020-038	MCCALIP
105-020-041	LEBARD
105-020-052	LEBARD
105-020-053	LEBARD
105-020-060	LEBARD
105-020-061	LEBARD
105-020-062	LEBARD
105-020-063	OASIS
105-020-064	OASIS
105-020-065	SOUTHPOINT
105-020-068	LEBARD
105-020-070	SOUTHPOINT

FEMA FLOOD ZONES

ZONE SHADED X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTH S OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE: AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFES ARE SHOWN WITHIN THESE ZONES.

ZONE X: AREAS IDENTIFIED IN A COMMUNITY'S FIS AS AREAS OF MODERATE OR MINIMAL HAZARD FROM THE PRINCIPAL SOURCE OF FLOOD IN THE AREA.
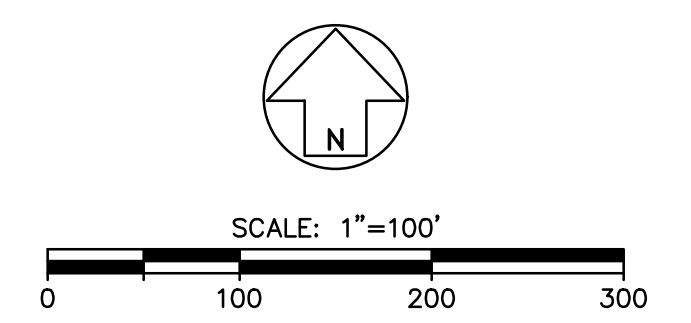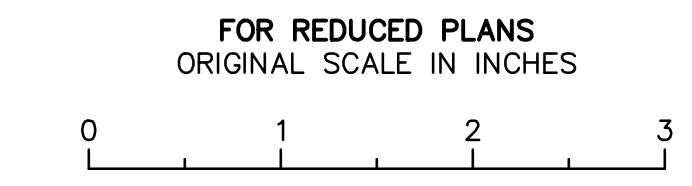
FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0   1   2   3

TOPOGRAPHY

TOPOGRAPHY INFORMATION OBTAINED FROM SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT – TOPOGRAPHIC MAP OF THE SANTA MARIA VALLEY, SANTA BARBARA COUNTY, CALIFORNIA, AUGUST, 1992 – NOVEMBER, 1993.

FLOOD PLAIN INFORMATION OBTAINED FROM FEMA'S MAP SERVICE CENTER – MAP AND PANEL 06083C0452G, EFFECTIVE 12/4/2012

LEGEND

- 100-YEAR FLOODPLAIN (AE)
- 500-YEAR FLOODPLAIN (SHADED X)

SCALE: 1"=100'
0   100   200   300

NO.	DATE	REVISION BLOCK	APPD.

OASIS SENIOR CENTER
DRIVEWAY CONTRAINTS EXHIBIT

ORCUTT, CALIFORNIA

STANTEC PROJECT NO.
2064118600

SHEET
1 OF 1

PLAN DATE
JANUARY 16, 2018