

- 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 DEPTHS 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.

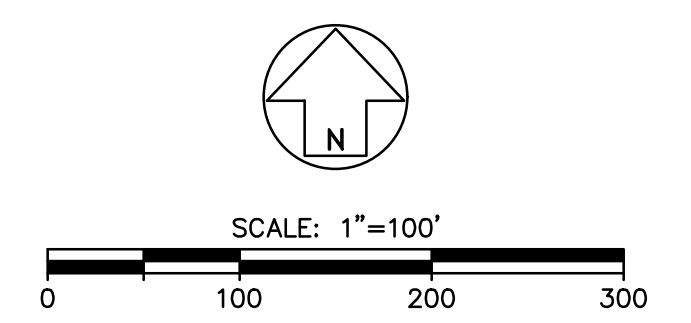
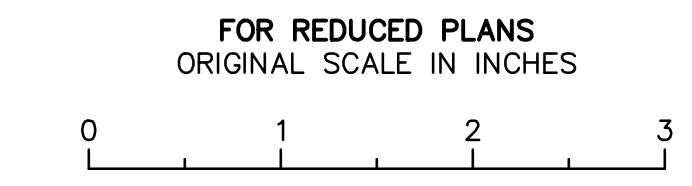
TOPOGRAPHY

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)



NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:	PREPARED BY:	OASIS SENIOR CENTER DRIVEWAY CONSTRAINTS EXHIBIT		STANTEC PROJECT NO. 2064118600
								SHEET 1 OF 1
<p>2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455 Phone: (805) 925-2345</p>						ORCUTT, CALIFORNIA		PLAN DATE JANUARY 16, 2018
PROJECT ENGINEER R.C.E. DATE								

DESIGN: [Name] CHECKED: [Name] PLOT DATE: 1/16/2018 11:17:55 AM
 36-ENG SAVE DATE: 1/16/2018 11:02:28 AM PLOT BY: Holly, Buddy

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