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Southern Orange County Senior Center
 TM 8724-48

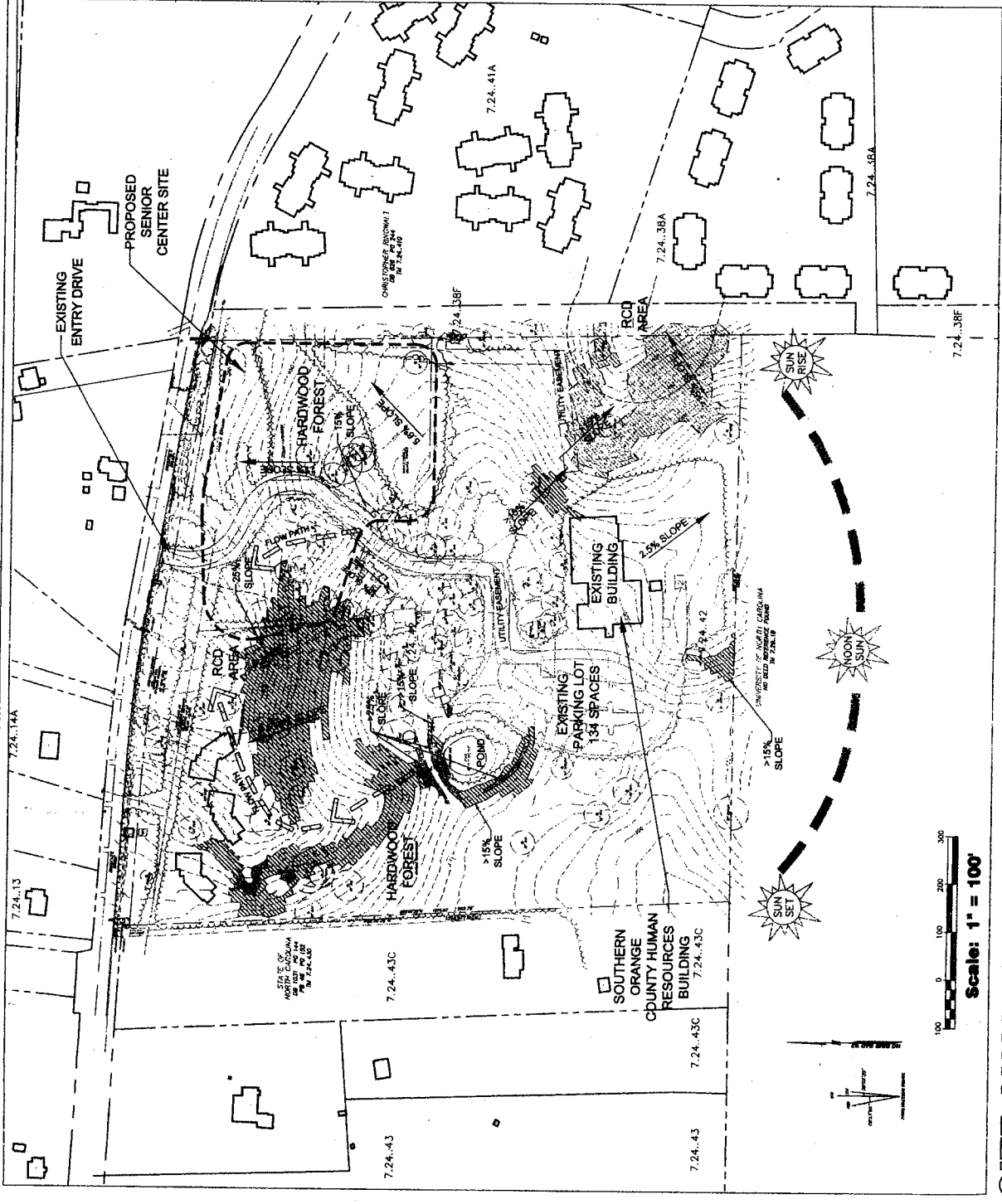
CJT PROJECT # 0441
 SPECIAL USE PERMIT
 NOT FOR CONSTRUCTION

December 14, 2004

SITE ANALYSIS

SUP-1.1

ATTACHMENT 18



TOPOGRAPHY/SLOPES:
 THE AREA PROPOSED FOR THE SENIOR CENTER IS LOCATED ON A SLOPE OF 10% TO 15% IN THE SLOPE DIRECTION AND THE STEEPER AREAS HAVE SLOPES OVER 15% AND OVER 25% HAVE BEEN SHOWN ON THE PLAN. THE PROPOSED PARKING LOT AND DRIVE ARE LOCATED ON A SLOPE OF 5% TO 10%. THERE IS ONE SMALL POND ON THE SITE FOR STORM DRAINAGE. THERE ARE TWO SMALL POND ON THE SITE. THE PROPOSED DRIVE AND DRIVEWAY ARE LOCATED ON THESE SLOPES. THE SITE GENERALLY DRAINS FROM SOUTH TO NORTH.

SOILS:
 THE 1977 USGS SOIL SURVEY SHEET (SHEET NO.) 8046, COUNTY CLASSIFIED TWO SOILS ON THIS SITE. ON THE EAST SIDE OF THE SITE, THE SOILS ARE CLASSIFIED AS SANDY SILT LOAM WITH 8% TO 12% SLOPES. THESE SOILS ARE WELL DRAINED AND ARE SUITABLE FOR CONSTRUCTION. THE DEPTH TO BEDROCK OF THESE SOILS IS ABOUT 60 INCHES.

SUN:
 THE SUN WILL PASS AROUND THE FRONT OF THE PROPOSED BUILDING. THE SUN WILL BE IN THE SKY FOR THE MAJORITY OF THE DAY. THE FRONT PORCH OF THE BUILDING IS PLANNED TO COVER THE MAJORITY OF THE DRIVE AS IT IS NORTH OF AND LIES IN THE DIRECTION OF THE DRIVE.

WINDS:
 THE WINDS IN THE AREA ARE FROM THE NORTHWEST. THE MAJORITY OF THE DRIVE IS NORTH OF AND LIES IN THE DIRECTION OF THE DRIVE.

WATER:
 THERE IS NO MAPPED FLOODPLAIN ON THE SITE. THE FIELD SURVEY (7/15/00) DATED AUGUST 1, 1981, AND SPECIAL FEATURES OF THE SITE ARE SHOWN ON THE SITE FOR ITS SOUTHERN HUMAN SERVICES OFFICES. THE SITE HAS BEEN SERVICED WITH ALL UTILITIES.

VEGETATION:
 THE SITE HAS A MIXTURE OF FOREST TYPES. THERE ARE SOME AREAS OF MATURE HARDWOODS AND SOME OF SMALL TREES. THE EXISTING BUILDING THAT WAS CONSTRUCTED IN THE PAST HAS BEEN LEFT IN PLACE AT THE MAJORITY OF THE FOREST HAS BEEN LEFT IN PLACE AT THE MAJORITY OF THE FOREST. THE OLD FOREST HAS LEFT IN PLACE TO ABOUT 10 FEET FROM THE EDGE OF THE PARKING LOT.

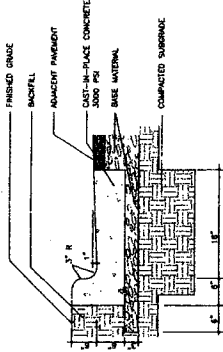
THE PROPOSED SENIOR CENTER WOULD BE LOCATED IN AN AREA OF MATURE HARDWOODS. THE MAJORITY OF THE BUILDING AND PARKING AREAS WILL ATTEMPT TO MAINTAIN THE FOREST OF THESE TREES.

SITE ANALYSIS
SOUTHERN ORANGE SENIOR CENTER

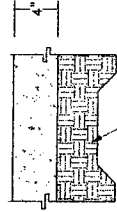


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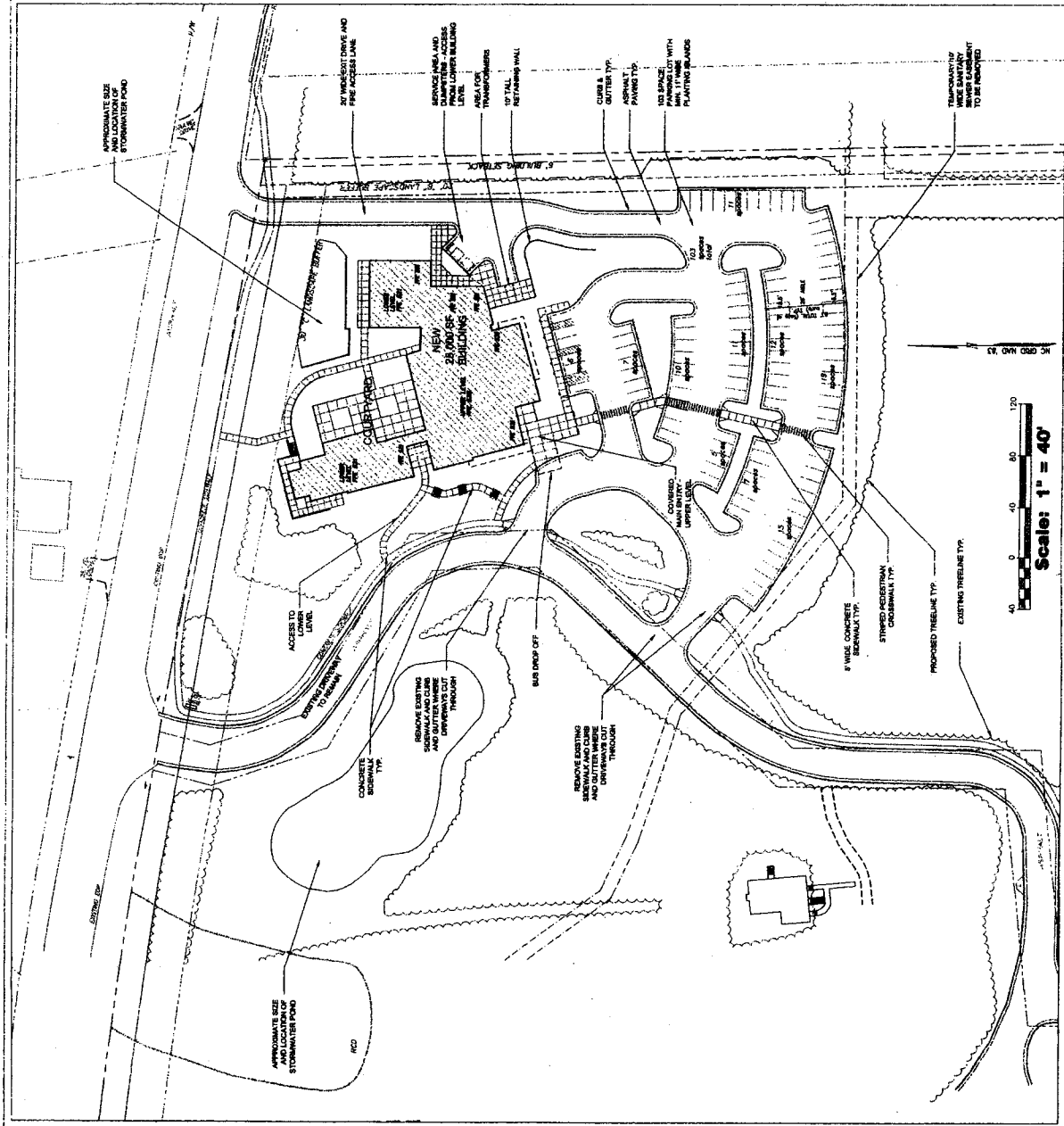


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DETAILED SITE PLAN
SOUTHERN ORANGE SENIOR CENTER



**Coulter
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62

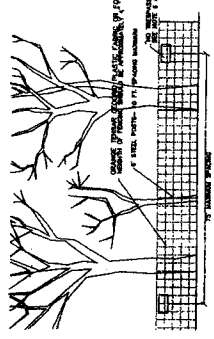
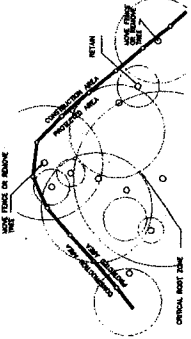
Southern
Orange County
Senior Center
TM # 7,24,42

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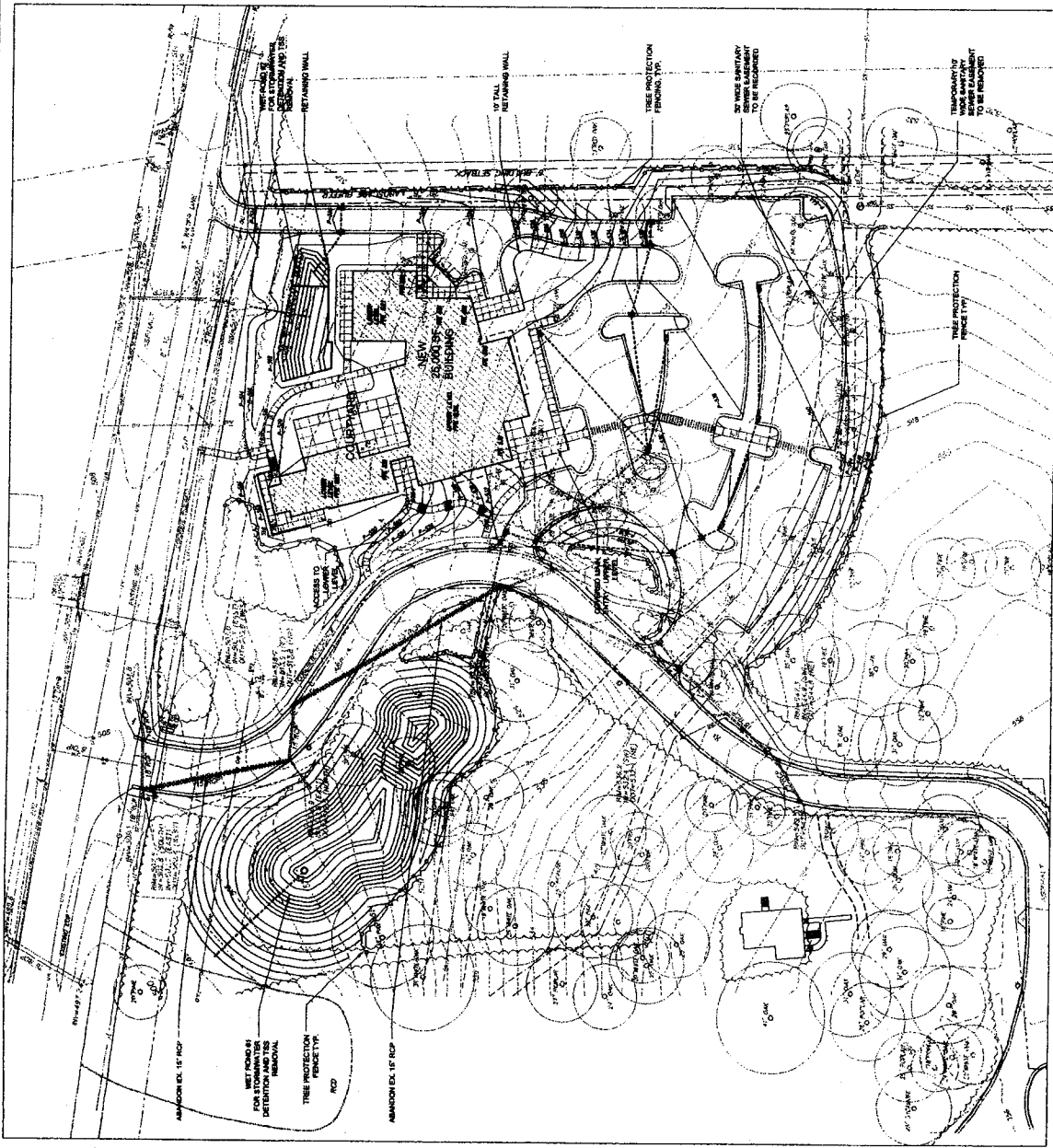
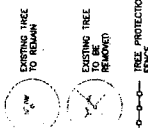
December 14, 2004

**GRADING AND
LANDSCAPE
PROTECTION
PLAN
SUP-3.0**

NOTES:
1. THE GRADING SHALL BE DESIGNED BY CONSTRUCTION SHALL BE STAGED TO PROCEED CLIMATE WITH A PERMANENT TOILET.
2. THE GRADING SHALL BE DESIGNED TO REMAIN SOIL OUTSIDE THE LIMIT OF WORK.
3. WHEN INSTALLING NEW LANDSCAPE PLANTING TO BE MAINTAINED WITHIN THE PROTECTION ZONE OF EXISTING TREES.
4. THE PROTECTION ZONE SHALL BE HELD WITH THE TYPICAL COMPANY SPECIFICATIONS.
5. A PROTECTION FENCE SHALL BE INSTALLED WITHIN THE PROTECTION ZONE OF EXISTING TREES TO BE MAINTAINED WITHIN THE PROTECTION ZONE OF EXISTING TREES.
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SUP-3.0
TREE PROTECTION FENCE
1/2\"/>



**GRADING & LANDSCAPE PROTECTION PLAN
SOUTHERN ORANGE SENIOR CENTER**



**Coulter
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Thames**

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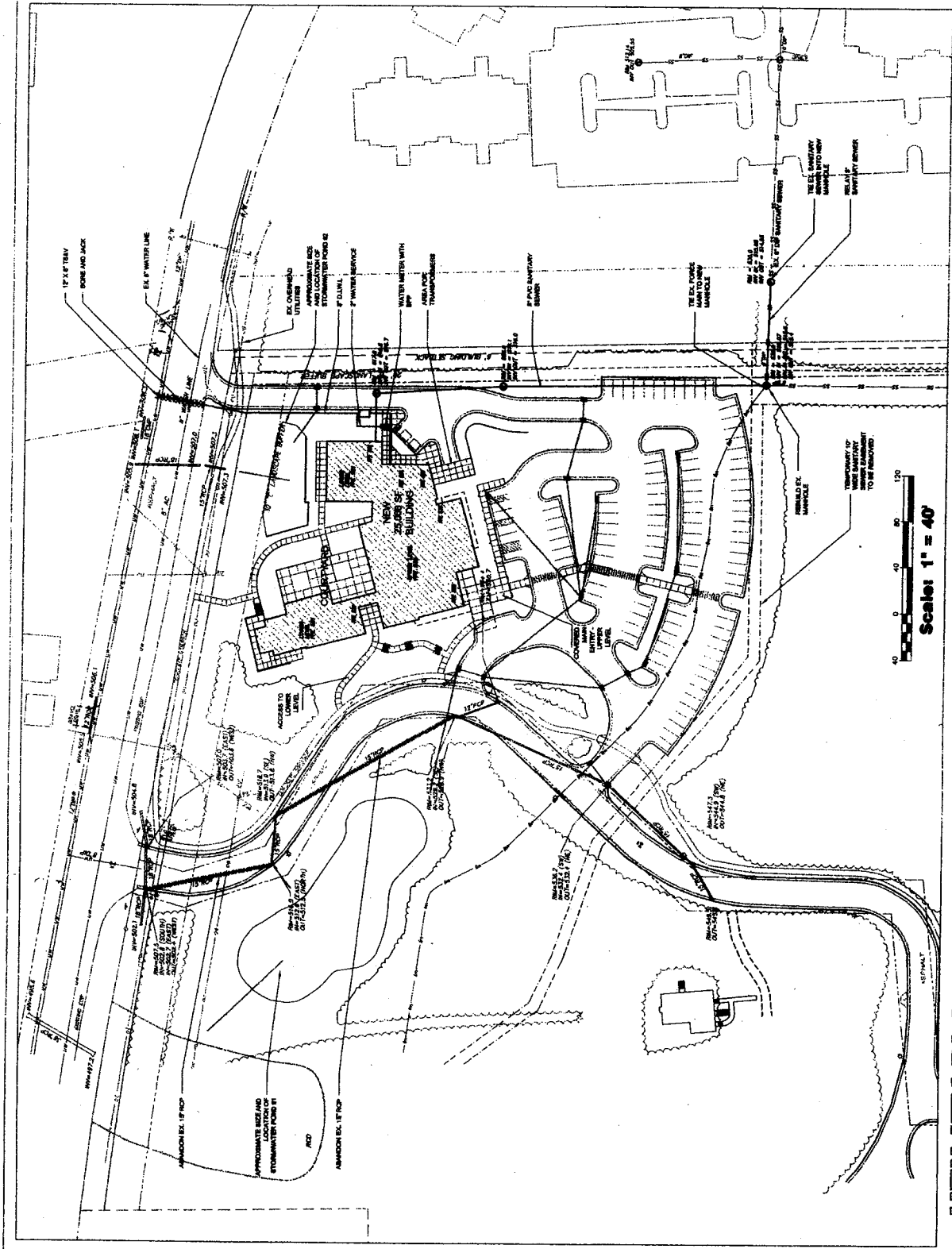
**Southern
Orange County
Senior Center**
TM #72642

CJT PROJECT #041
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December 14, 2004

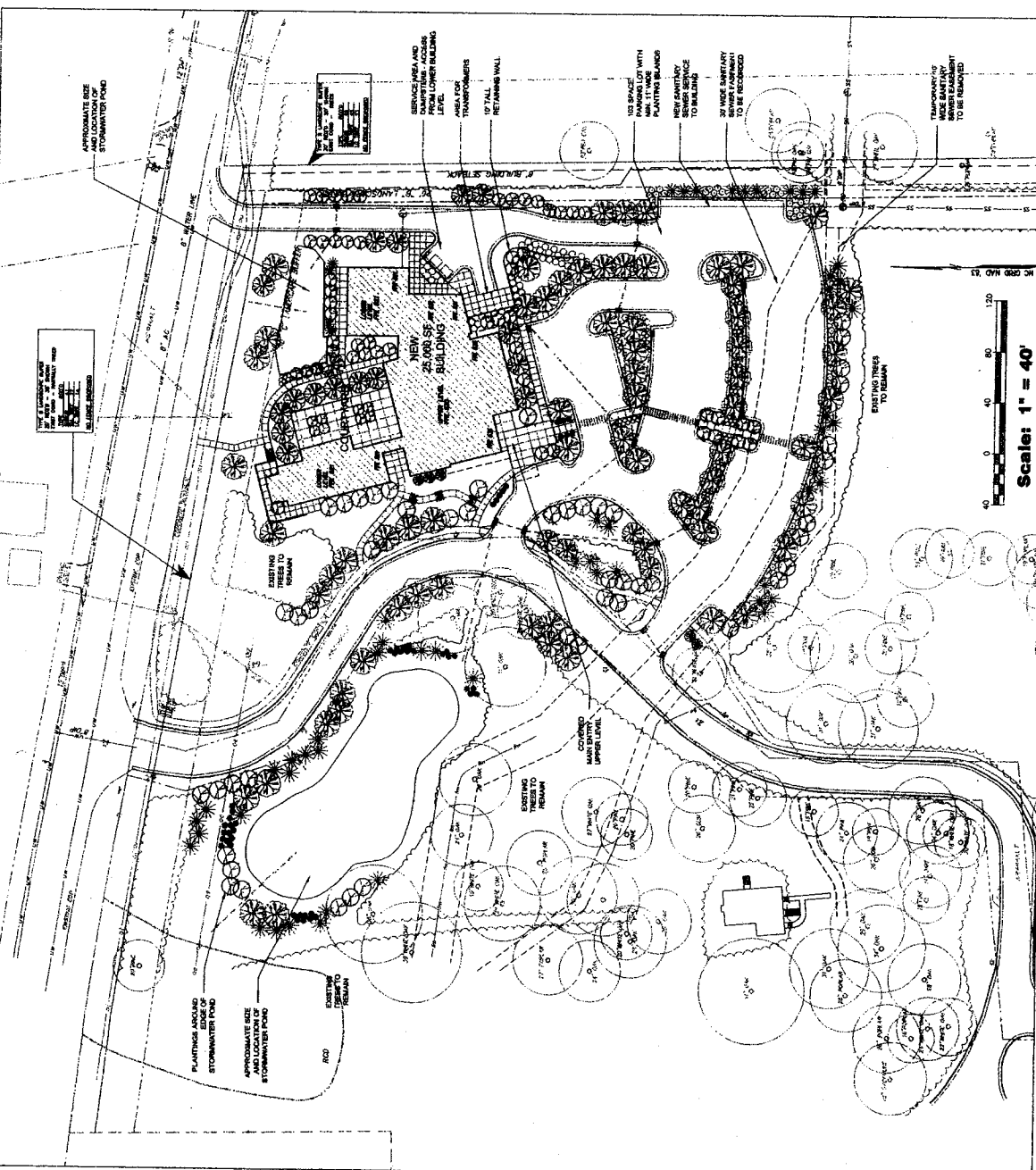
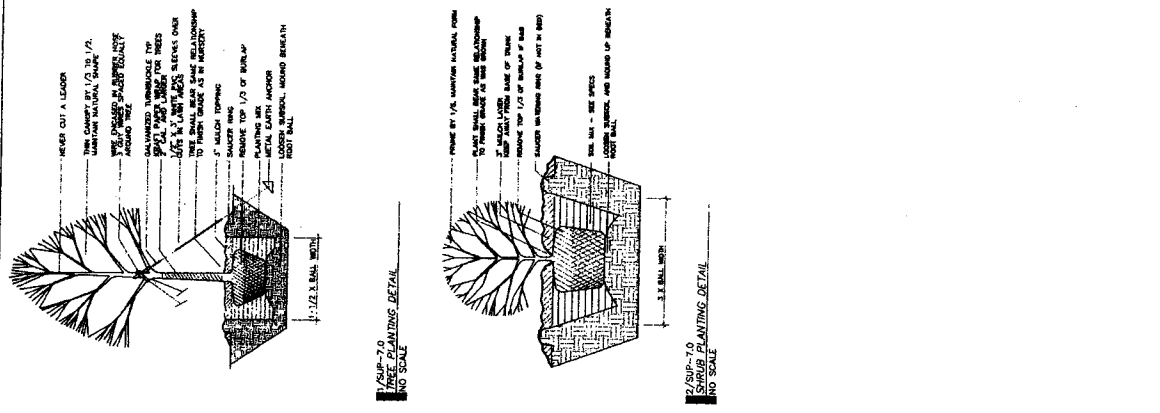
**UTILITY
PLAN**

SUP-5.0



Scale: 1" = 40'

**UTILITY PLAN
SOUTHERN ORANGE SENIOR CENTER**





- PLANTING LEGEND
- EXISTING TREE TO REMAIN
 - PROPOSED LARGE TREE
 - PROPOSED DOMINANT TREE
 - PROPOSED ENHANCEMENT TREE
 - PROPOSED SHrub

Scale: 1" = 40'

LANDSCAPE PLAN
SOUTHERN ORANGE SENIOR CENTER

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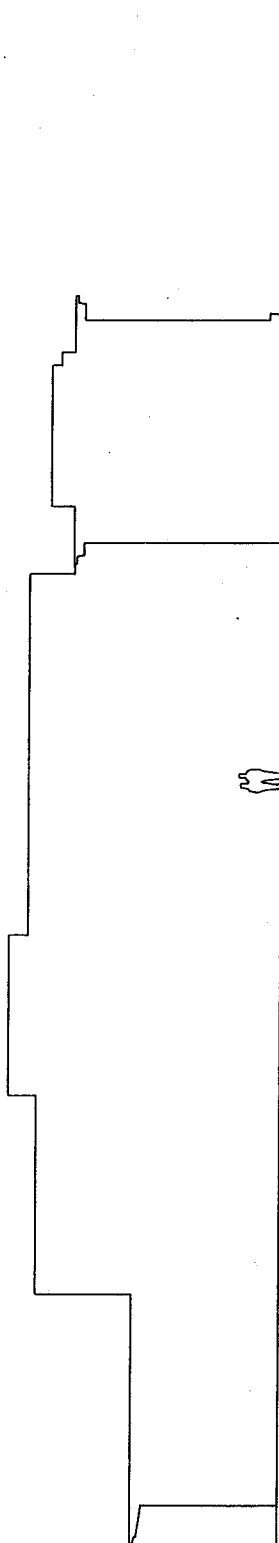




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 Orange County
 Senior Center

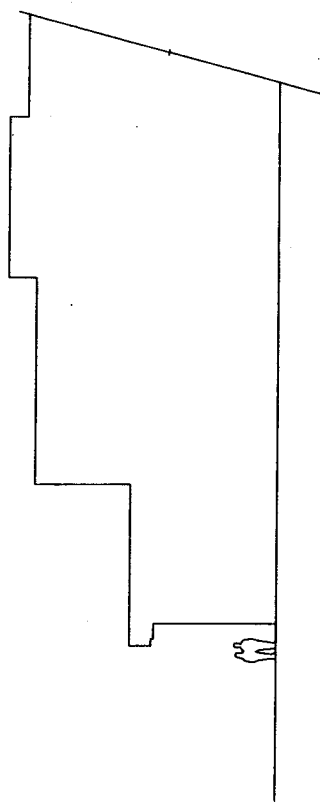
APR 2007
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December 14, 2004
 Scale: 1/8" = 1'-0"
 Building Elevations

A2.01

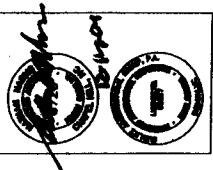


2 Partial North Elevation
 Scale: 1/8" = 1'-0"



1 Partial North Elevation
 Scale: 1/8" = 1'-0"

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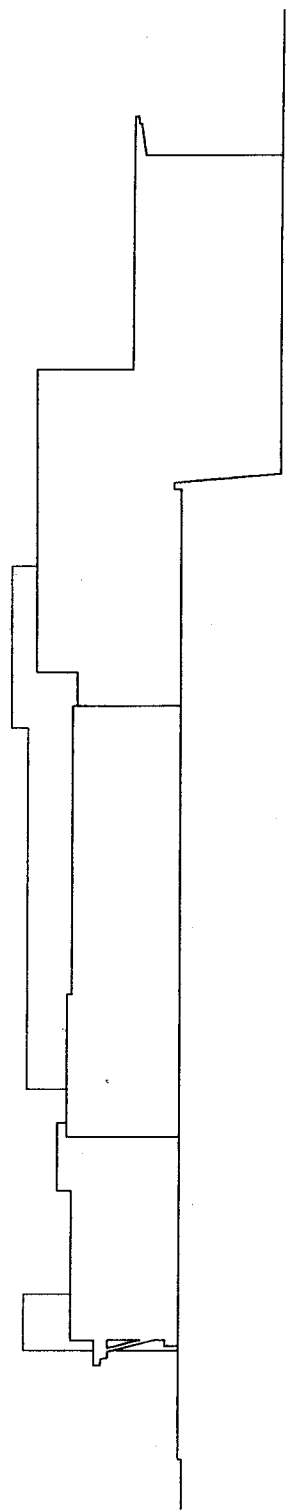


Southern
Orange County
Senior Center **66**

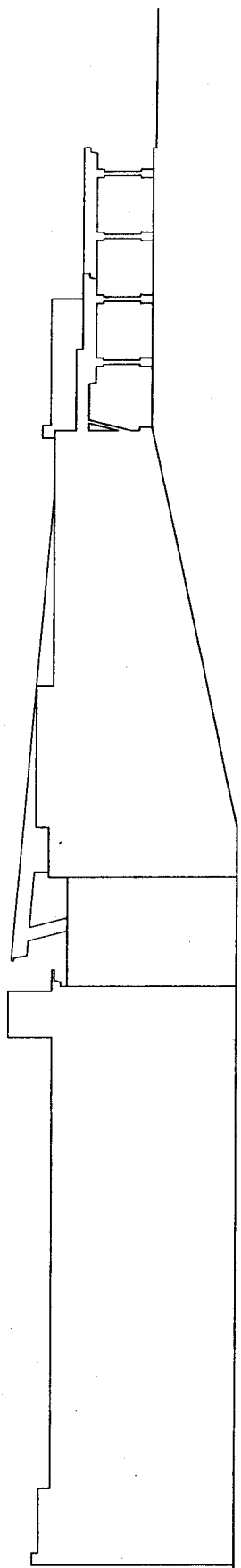
APR 01 2007
SPECIAL USE PERMIT
SUBMITTAL
NOT FOR CONSTRUCTION

December 14, 2006
Scale: 1/8" = 1'-0"
Building Services

A2.02



2 South Elevation
Scale: 1/8" = 1'-0"



1 West Elevation
Scale: 1/8" = 1'-0"



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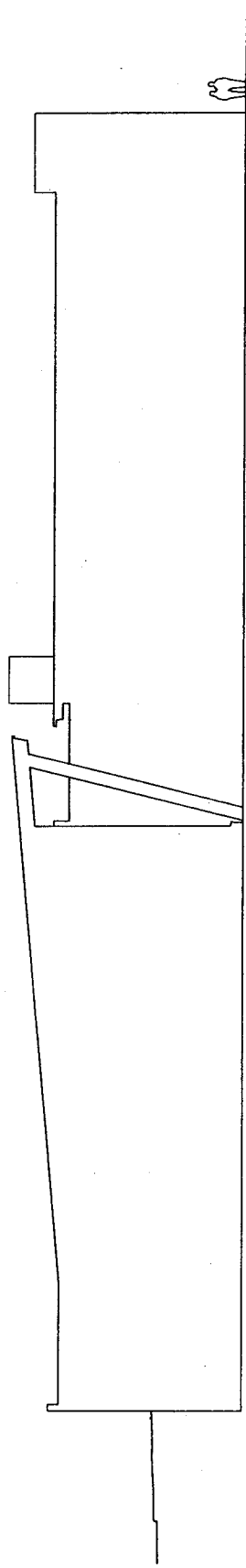
Southern
 Orange County
 Senior Center

67

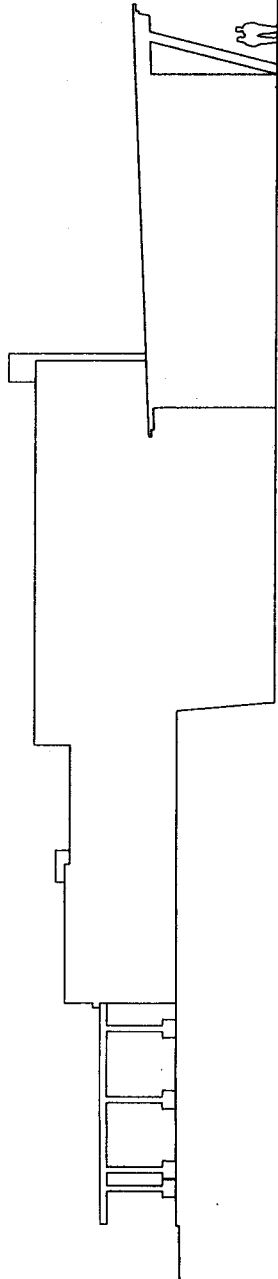
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December 14, 2004
 Scale: 1/8" = 1'-0"
 Building Elevations

A2.03



2 West Elevation/ Section
 Scale: 1/8" = 1'-0"



1 Partial West Elevation
 Scale: 1/8" = 1'-0"