**3.0 SITE ANALYSIS**

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NOTE: This is a hidden text note that will not print when the HIDDEN TEXT box in "Print -Options" is unchecked.  
  
This section includes the description of all site related information broken out into Existing Site Conditions and Site Development Requirements.  
  
Provide graphics and photos on requirements that can be illustrated in this Section. Include large scale graphics, drawings, and field investigation reports for hazardous materials and substances as attachments in Part 6 of the RFP. Comply with UFC 3-810-01N, Navy and Marine Corps Environmental Engineering for Facility Construction for requirements on field investigations of hazardous materials and substances. Also enter Project title, location, and contract number information for page headers under the Header and Footer view.  
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**3.1 Existing Site Conditions**

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NOTE: See UFC 4-740-14 Ch 2 Planning and Layout, Site Planning, and all subsections identifying important site parameter factors. Ensure that the selected site meets these criteria.  
   
Note the importance of existing environmental site conditions and the appropriateness of locating a CDC over a contaminated or previously contaminated site. Also refer to UFC 4-740-14 Ch 2 Planning and Layout, Soil Testing.  
   
Provide an environmental site assessment and soils test report for hazardous materials as part of the RFP  
   
Specific items of importance to note from the UFC 4-740-14 are maximum grades or slopes while trying to maintain the natural terrain, and maintaining the natural habitat while considering the concern for choking hazards that and poisonous plants.  
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NOTE: The following outlines the types of information typically addressed. Provide subheadings and information applicable to the project.  
  
 3.1.1 Natural Constraints  
  
 Topography  
 Vegetation / Landscaping  
 Natural Resources (Threatened and Endanger Species/Critical Habitat, Migratory Bird,  
 Essential Fish Habitat, marine mammal restrictions, Bald and Golden Eagle nest  
 location and restriction areas)  
 Climatology (Solar orientation, etc.)  
 Wetlands  
 Reference Geotechnical Soils Report if applicable.  
 Indicate environmental restrictions if applicable.  
 Radon Contamination (Refer to EPA Radon Zone Map)  
 Reference Wave, Current and Tide Reports if applicable  
 Hydrographic Survey if applicable  
 Unexploded Ordnance (UXO) Survey or Evaluation Reports if applicable  
  
 3.1.2 Man made  
  
 Existing Vehicular Access and Circulation  
 Site Utilities  
 Site Drainage & Storm Water Runoff (hydrology)  
 Existing Buildings (Provide photographs of buildings on site and  
 surrounding buildings)  
 Hazardous Materials and Substances (asbestos containing materials, lead paint,  
 polychlorinated biphenyls, low-level radioactive components, animal droppings,  
 mold and spores, storage tanks, contaminated soil or groundwater, chlordane,  
 or other hazardous materials and contaminates.)  
 Fencing  
 Adjacent Land Use  
 Cultural Resources (historical, archeological)  
 AICUZ / Explosive Arcs / HERO  
 Permits  
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**3.2 Site Development Requirements**

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NOTE: See UFC 4-740-14 Ch 2, Planning and Layout, Site Planning, and all subsections for important site development factors.  
   
See UFC 4-740-14 Ch 3 General Design Criteria, Site Design, and all subsections for comprehensive criteria.  
   
See UFC 4-740-14 Ch 5 Outdoor Activity Areas and all subsections for general understanding of outdoor activity area requirements. Only address the civil technical issues associated with these areas in this section of the document to avoid duplication of information. See RFP section 4.2 and 4.3 for Space Relationships characteristics and Exterior Character respectively. See RFP Section 2.6 special design challenge where this area of design should be noted and RFP section 5 Room Requirements where these spaces will be listed with an individual room definition sheet.  
   
Do not exceed the maximum slopes or grades stated in the UFC 4-740-14,  
   
Careful consideration needs to be given to plants selected or maintaining the natural habitat considering the concern for creating choking hazards. In addition do not select poisonous plants as stated in UFC 4-740-14.  
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NOTE: The following outlines the types of information typically addressed. Provide subheadings and information applicable to the project.  
  
 3.2.1 Facility footprint  
  
 Building Footprint  
  
 3.2.2 Vehicular Access and Circulation   
  
 Parking  
 Service Access  
 Pedestrian Access and Circulation (flow, paths, sidewalks, etc.)  
 Recreational  
 Outdoor Activity Areas  
 Landscaping  
 Utilities  
 Signage  
 Site Drainage & Storm Water Runoff (hydrology)  
 Dewatering  
 Site / Building Demolition   
 Site Clearing  
 Fencing (perimeter security)   
 Construction Access / Lay down Area   
 Permits  
 Sustainable Development  
 Antiterrorism Force Protection (ATFP)  
 Architectural Barriers Act (ABA) Requirements  
 Master Planning   
 Environmental Assessment (Constraint in the EA not the entire EA)  
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