**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: 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  
 Existing Waterfront Facility (above and underwater) Inspection Reports  
 if applicable  
 Coral or Other Marine Life Maps/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)  
 Existing Waterfront Facilities (Wharf, Pier, Bulkhead, Caisson, Drydock, Mooring  
 Dolphin, Mooring Island, Boat Ramp etc. Provide photographs of waterfront site  
 and surrounding waterfront facilities) if applicable   
 Existing Mooring Hardware and Fender System (provide photographs of marine  
 hardware and fender) if applicable  
 Existing Dredging  
 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: 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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NOTE: See FC 4-722-01N, Ch 2 Planning and Design Issues, Building Site, Location, Natural Light, Separate Service Functions, Patron Circulation, Outdoor Dining Area, and the Dining Facility Flow Schematic Diagram for guidance on space relationships to develop a proper site layout.  
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