

## Site Planning

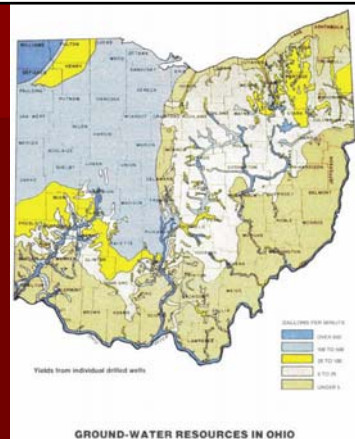
Matching the building and site to meet the owner's needs!

## Suitable for the building

- Adequate size
  - Building space
  - Traffic and parking
  - Expansion capabilities
- Topography
  - Workable elevation changes
  - Control of water flow

## Suitable for the building, cont.

- Sanitary system
  - City
  - Private system
- Electric availability
- Natural gas or other heating energy
- Water supply
  - City service
  - Well capacity



## Suitable for the building, cont.

- Soil and subsoil
- Traffic access
- Neighborhood concerns

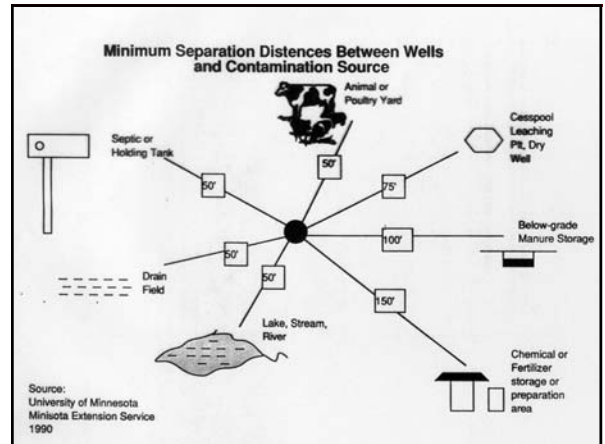
## Can I use the site for this building?

- Zoning – legal control of type of buildings that can be built on specific land
  - City
  - Regional
  - County
- Specifies type of buildings for area
  - Residential – single family or multi-family
  - Commercial
  - Mixed use



## Planning the site development, 1

- Integral with the building plan
  - Main entrance easily visible when approaching building by car or foot
- Maintain proper separation distances
- Parking
  - Number and size of spaces
  - Handicap assessable spaces
    - near main entrance
    - Cars and vans
    - Clear above ground signs



## Planning the site development, 2

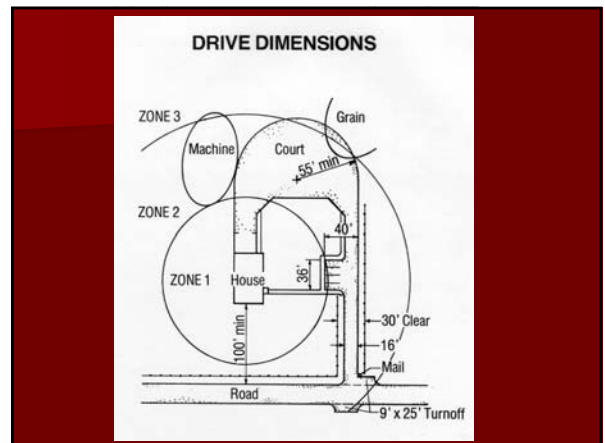
- Utility extensions
  - Electric and phone
    - above ground
    - Direct buried under ground
    - In concrete cased conduit with proper markings
    - Tracer wire for fiber lines
  - Natural gas service
    - Proper markings
    - Tracer wire if plastic pipe

## Aesthetics

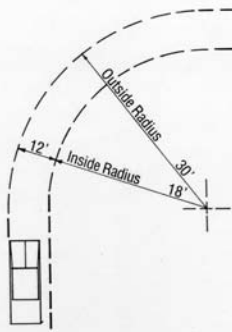
- Landscaping to complement buildings
- Lighting for safety and appearance
- Special details to make building have a better appearance

## Roads

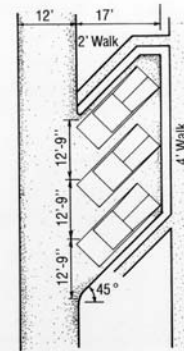
- Designed for type and amount of vehicle traffic
- Directional signs to assist in finding specific buildings or parking areas
  - Visitor parking lot
  - Employee parking lot
  - Shipping and receiving
  - Specific buildings



### CARS AND PICKUPS



### PARKING & DRIVE DIMENSIONS



## Site development, 1

- Verify utilities and clearly mark
- Rough stake out of site for earthwork
- Install erosion control structures
- Install security fence
- Remove utilities as required
- Strip and pile topsoil
- Excavations/fills – placing and compaction

## Site development, 2

- Install foundations and basements
- Underground utility extensions
- Road and parking bases
- Construction of building
- Finish walks, roads, and parking
- Install topsoil
- Install landscaping
- Install signs

## Unknown below ground conditions, 1

- Not shown on the plans nor any indications from site inspection
- Notify appropriate people immediately
- Verify how contract address responsibilities
- Obtain appropriate solution
- Understand who is responsible for costs
- Proceed uner protest, if needed

## Unknown below ground conditions, 2

- Planning and pricing
  - Extent of unknown situation
  - Special government actions?
  - Can schedule be adjusted or price for overtime work
  - Will special equipment be needed? When will it be available?
  - Will special materials be needed? When will they be available?

## Site development

- Site appropriate for the building
  - Legal issues
  - Natural conditions
- Utilities for the building
- Plan site details with building
- Systematic order of site development work