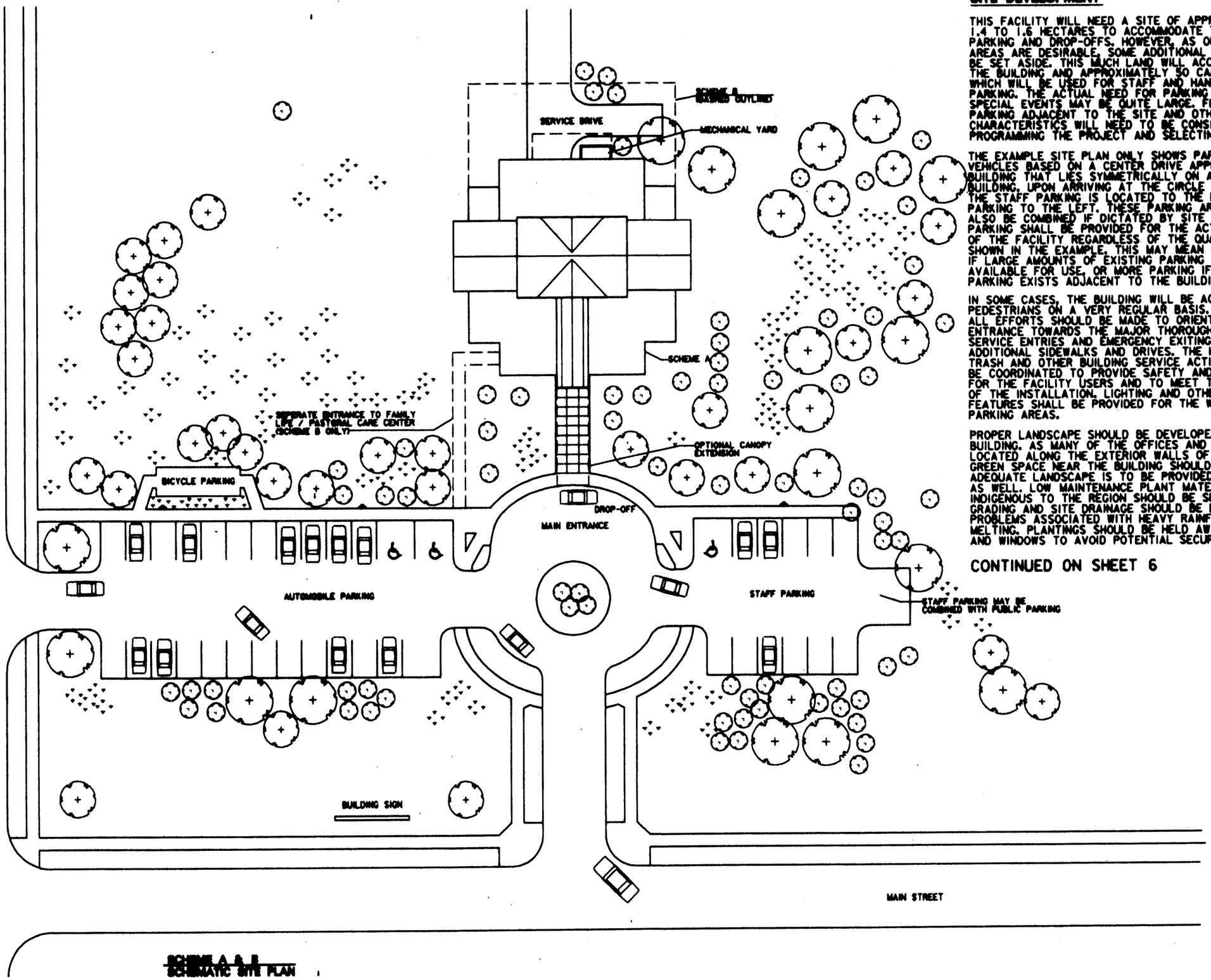
PROJECT DESCRIPTION CONTINUED FROM SHEET 1



SCHEME A & B
SCHEMATIC SITE PLAN

1:300 METERS

SITE DEVELOPMENT

THIS FACILITY WILL NEED A SITE OF APPROXIMATELY 1.4 TO 1.6 HECTARES TO ACCOMMODATE THE BUILDING, PARKING AND DROP-OFFS. HOWEVER, AS OUTSIDE PLAY AREAS ARE DESIRABLE, SOME ADDITIONAL LAND SHOULD BE SET ASIDE. THIS MUCH LAND WILL ACCOMMODATE THE BUILDING AND APPROXIMATELY 50 CARS, PART OF WHICH WILL BE USED FOR STAFF AND HANDICAPPED PARKING. THE ACTUAL NEED FOR PARKING DURING SPECIAL EVENTS MAY BE QUITE LARGE. FLEXIBLE USE PARKING ADJACENT TO THE SITE AND OTHER CHARACTERISTICS WILL NEED TO BE CONSIDERED WHEN PROGRAMMING THE PROJECT AND SELECTING THE SITE.

THE EXAMPLE SITE PLAN ONLY SHOWS PARKING FOR 38 VEHICLES BASED ON A CENTER DRIVE APPROACHING THE BUILDING THAT LIES SYMMETRICALLY ON AXIS WITH THE BUILDING. UPON ARRIVING AT THE CIRCLE TURNAROUND, THE STAFF PARKING IS LOCATED TO THE RIGHT AND USER PARKING TO THE LEFT. THESE PARKING AREAS COULD ALSO BE COMBINED IF DICTATED BY SITE CONDITIONS. PARKING SHALL BE PROVIDED FOR THE ACTUAL NEED OF THE FACILITY REGARDLESS OF THE QUANTITIES SHOWN IN THE EXAMPLE. THIS MAY MEAN LESS PARKING IF LARGE AMOUNTS OF EXISTING PARKING ARE CLOSE AND AVAILABLE FOR USE, OR MORE PARKING IF NO EXISTING PARKING EXISTS ADJACENT TO THE BUILDING SITE.

IN SOME CASES, THE BUILDING WILL BE ACCESSED BY PEDESTRIANS ON A VERY REGULAR BASIS. THEREFORE, ALL EFFORTS SHOULD BE MADE TO ORIENT THE MAIN ENTRANCE TOWARDS THE MAJOR THOROUGHFARE. OTHER SERVICE ENTRIES AND EMERGENCY EXITING WILL REQUIRE ADDITIONAL SIDEWALKS AND DRIVES. THE HANDLING OF TRASH AND OTHER BUILDING SERVICE ACTIVITIES SHALL BE COORDINATED TO PROVIDE SAFETY AND CONVENIENCE FOR THE FACILITY USERS AND TO MEET THE REQUIREMENTS OF THE INSTALLATION. LIGHTING AND OTHER APPROPRIATE FEATURES SHALL BE PROVIDED FOR THE WALKING AND PARKING AREAS.

PROPER LANDSCAPE SHOULD BE DEVELOPED AROUND THE BUILDING. AS MANY OF THE OFFICES AND CLASSROOMS ARE LOCATED ALONG THE EXTERIOR WALLS OF THE BUILDING, GREEN SPACE NEAR THE BUILDING SHOULD BE CONSIDERED. ADEQUATE LANDSCAPE IS TO BE PROVIDED FOR THE FACILITY AS WELL. LOW MAINTENANCE PLANT MATERIALS THAT ARE INDIGENOUS TO THE REGION SHOULD BE SPECIFIED. ADEQUATE GRADING AND SITE DRAINAGE SHOULD BE DESIGNED TO AVOID PROBLEMS ASSOCIATED WITH HEAVY RAINFALL OR SNOW MELTING. PLANTINGS SHOULD BE HELD AWAY FROM ENTRANCES AND WINDOWS TO AVOID POTENTIAL SECURITY PROBLEMS.

CONTINUED ON SHEET 6

US Army Corps of Engineers Omaha District

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