

# BURGER KING

## SPANISH LAKE, MO

**Year:** 2020

**Client:** Net Lease Development

BFA

### Phase I & Phase II Due Diligence

- Multiple layouts and sketches
- Preliminary meetings and coordination with St. Louis County.
- Preliminary meetings with Metropolitan Sewer District (MSD) and initial stormwater calculations.



### Phase III – Survey, Civil Design Plans, and Permitting

The sections below provide a general listing of the work breakdown for Phase III Services and deliverables provided by BFA.

### **PERMITTING AND REGULATORY REQUIREMENTS**

BFA applied for a Conditional Use Permit for the Drive-thru use, Rezoning to C-2 Shopping District, St. Louis County ROW Vacation, and MSD approvals for this project. Meetings before the Planning Commission and Council were also attended. Correspondence with MODOT and St. Louis County DOT, about the current Site Layout concluded that a Traffic Study or any meetings with these AHJs were not needed.

- St. Louis County (STLC) ROW Vacation
- Planning Commission Public Hearing
- County Council
- MSD Approvals
- DNR NOI Land Disturbance Permit
- STLC Public Works & Transportation

Project Manager: John Schebaum

Immediate Supervisor: Rick G. Rohlfing

Engineering & Surveying Services Cost

Estimated: \$ 47,802.00

Actual: \$33,674.14

Engineers Estimate: \$1,208,821.00

### **FINAL DESIGN PLANS**

Site Civil Plans were coordinated with Franz Architects and will be prepared for bidding. BFA provided one hard copy of the signed & sealed Design Documents as well as one pdf set of the Design Documents. This included the development of plans for the current site layout. Erosion and Sediment Control Plans were prepared. A Landscape Plan was also included, however, it did not include plant materials immediately adjacent to the building. The following tasks and deliverables were provided:

- Final Signed/Sealed Plan Set
- Includes only minimal landscape design with no irrigation design (assumes Certified LS Architect is not required)

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