

PHOENIX CENTER II COMMERCIAL DISTRICT & CITY PARK DEVELOPMENT 1 OF 3 WASHINGTON, MO

Year: 2007-Present

Client: Phoenix Center II Development

Project Manager: Rick Rohlfing

Contact: Joe Vernaci, President
2028 Phoenix Center Drive
Washington, MO 63090
(636) 239-7642

BFA worked with the City, and Developer annexed and rezoned the property. We provided all Surveys, Right-of-Way Property Transfers, Easement Dedications, and Acquisition Exhibits. We also developed and submitted the required erosion and sediment control plans and drainage calculations to obtain necessary floodplain development permits.

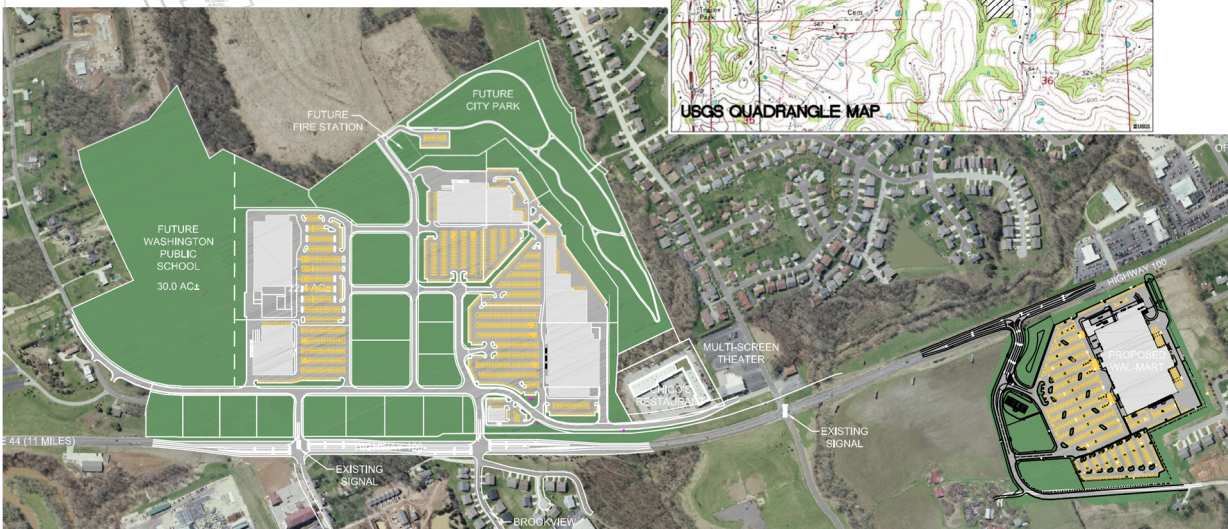
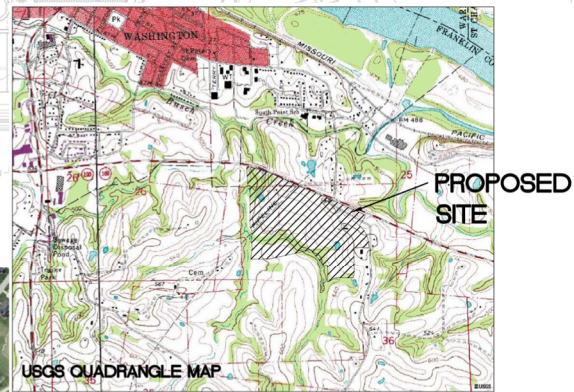
Most recent addition was a design layout for Aldi which opened in May 2023.

Improvements THE PLAN J

- ◆ 7,500 LF Sanitary Sewer
- ◆ 11,300 LF Waterline
- ◆ Sidewalks
- ◆ Trails
- ◆ 6,700 LF of Streets, Curbing, Gutters, Storm Sewer, and other Utilities
- ◆ 72 Acres of retail Development
- ◆ Landscaping
- ◆ City Park with Water Quality Wetland feature
- ◆ Tennis Courts

Sub-Consultants

- Architect
- Environmental
- Geotechnical
- Retaining Wall
- Photometric
- Signal Design
- Waterflow Test



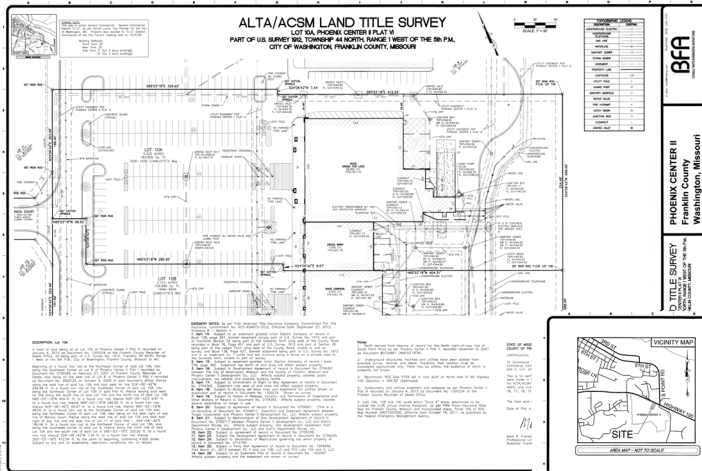
PHOENIX CENTER II COMMERCIAL DISTRICT & CITY PARK DEVELOPMENT 2 OF 3

BFA

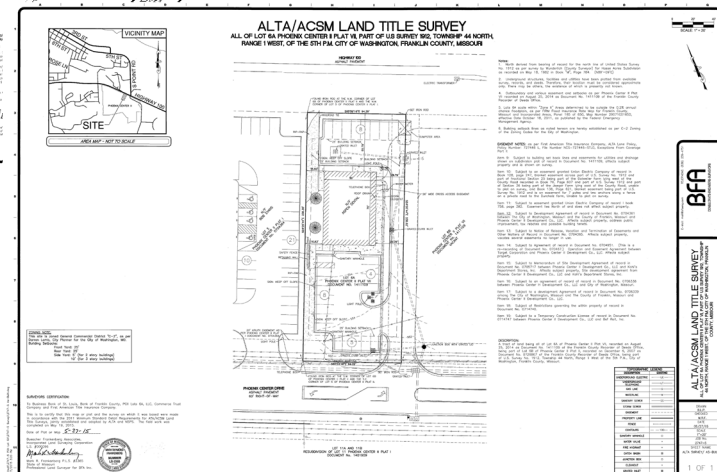
Phoenix Park



ALTA Survey



ALTA As-Built Survey



Improvements

