

SITE DEVELOPMENT




BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

YOUR VISION MATTERS.

Manhattan
785.537.7448

Lawrence
785.749.4474

Emporia
620.343.7842

A man wearing a high-visibility yellow shirt, a white cap, and sunglasses is standing in a grassy field. He is holding a surveying instrument mounted on a tripod. He is pointing his right hand towards the horizon. In the background, there is a paved area, some trees, and a building.

"Through partnering with my clients, I want to enhance the overall livability of our communities. We work hard to provide a comprehensive design that enhances the usability and sustainability of your site."

— Matthew Kohls, P.E.
BG Consultants Principal



Providing you solutions for land development

Planning for new construction rarely starts with the actual building. From detention ponds and utility lines to parking lots and sidewalks, there are many functional and environmental factors that determine a site's impact on land development. Successful projects require carefully creating a layout that responds to site and infrastructural challenges and maximizes a site's potential.

It takes multiple design disciplines to bring a development together. BG Consultants' team can address all of these needs in-house, bringing you individually tailored solutions for transforming land into usable residential, commercial, and public spaces. We've designed projects ranging from 10-lot residential subdivisions to 200+ acre commercial and industrial parks.

You can rely on us through all phases of development, from pre-development meetings with city administrators, to preliminary and final platting and design, all the way through construction administration. Through our comprehensive approach, we maintain positive relationships with local planning departments, community members, and contractors to coordinate projects smoothly and in compliance with local zoning and environmental regulations.

Driven by our commitment to bettering Kansas communities, we design subdivisions that integrate smoothly into the surrounding area, attract businesses and residents, and enhance the overall quality of life.

Services:

- Site Surveying
- Site Evaluation & Design
- Site Planning & Permitting
- Grading & Erosion Control Design & Permitting
- Topographic & Slope Analysis
- Stormwater Management Design
- Water & Sanitary Sewer Supply & Distribution
- Street Access & Parking Design
- On-Site Infrastructure & Utility Design

Local commitment meets professional expertise.

Hidden Vista Subdivision Emporia, KS

This new subdivision with a nearby lake, the lots were designed to include desirable views as well as allow for easy implementation of walk-out basements for future residents.

There is a 50 foot elevation difference across the site because the tract is located on the side of a hill which made the layout of the streets, waterlines and storm sewer a challenge to design to allow for desirable street grades and acceptable drainage limits.



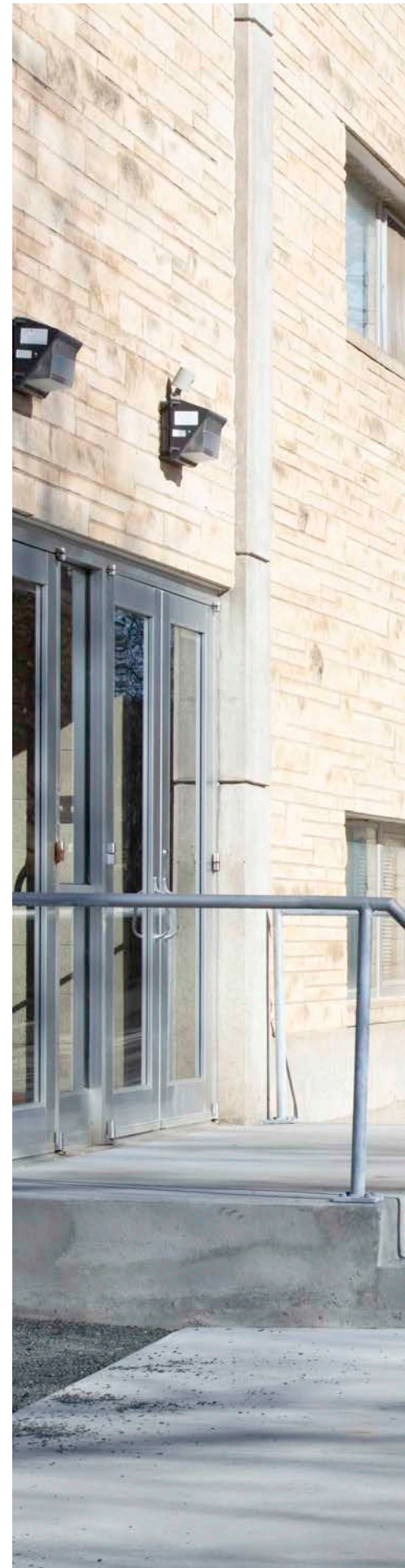
Westport Commons Manhattan, KS

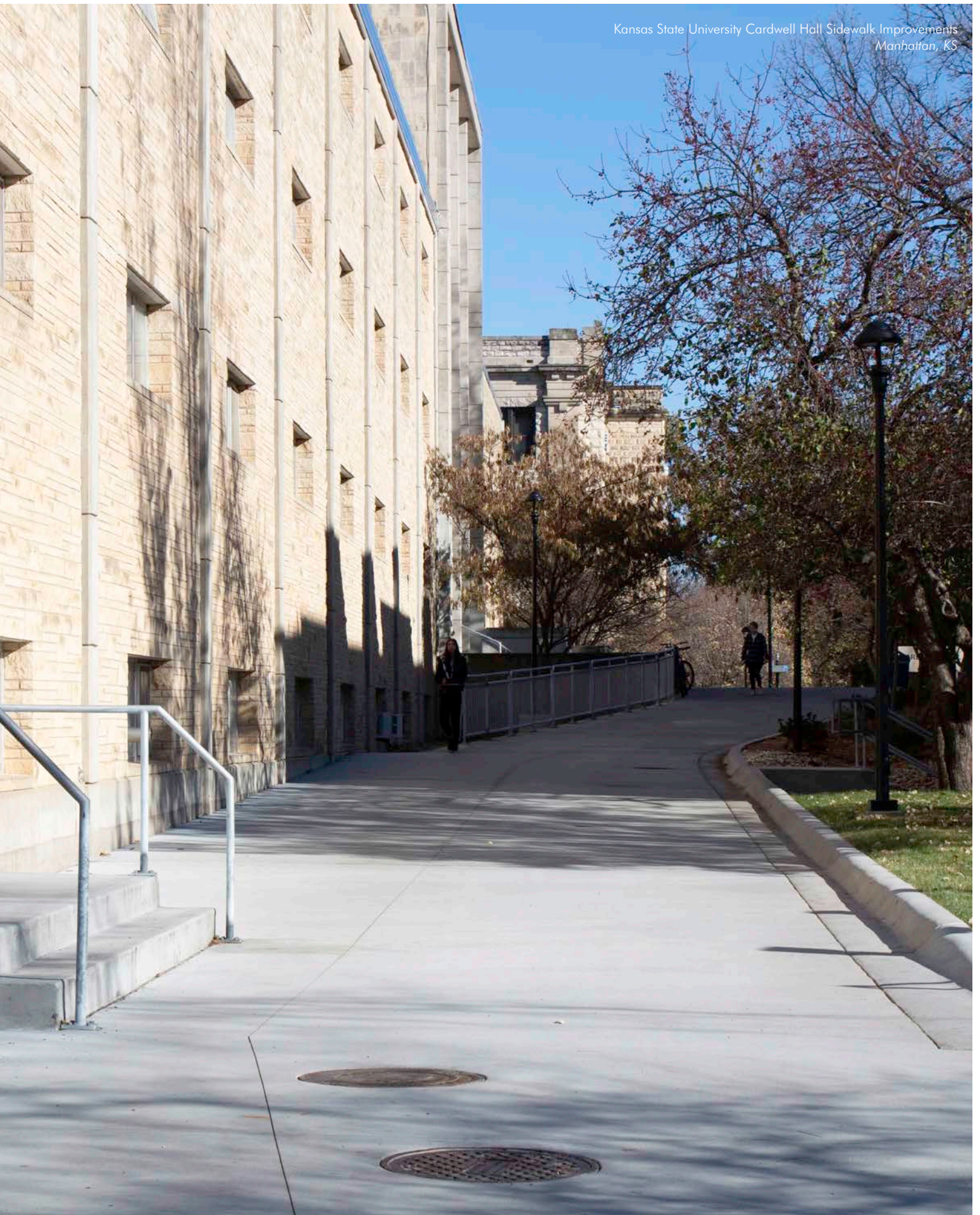
Westport Commons, Unit 1 includes 3 commercial buildings on approximately 2.5 acres. Units 2 and 3 include 7 commercial buildings on approximately 7 acres. BG Consultants, Inc. designed the parking lots, grading, water, sanitary sewer and storm drainage associated with the development, which included a 4 acre detention basin on the east side of Browning Avenue.



Scenic Woods Subdivision Manhattan, KS

BG provided the civil engineering for the development of this 27 Acre tract of land on the west side of town. It included drainage studies, earthwork calculations, and preliminary site layouts to determine the configuration of apartment complexes that would occupy the site. BG designed the water and sewer extensions and coordinated the design with City personnel and utilities to successfully move the project forward.





Heritage Commons

Heritage Wine & Liquor	Ramblers Steak House
Kansas Driver Licensing	
SPACE FOR LEASE 539-9599	

WINE & LIQUOR

OPEN

"Over the years, I've worked with BG Consultants on a number of projects... They work hard to earn your trust on every encounter, on every project. I highly recommend BG Consultants to anyone."

— Brett Ballou
President, Schultz Construction



Heritage Square Development Manhattan, KS

In preparation for the development of Heritage Square North and South, BG Consultants was initially responsible for the design of a signalized intersection and the roads, sewer, and stormwater in preparation for each unit in Heritage Square South. BG was also responsible for the design of multiple build-out spaces in the multi-tenant Heritage Commons building and several stand-alone businesses.



USD 497 High School Bond Improvements Lawrence, KS

Site Planning phase services including providing the stormwater study, the traffic impact study and the downstream sanitary sewer analysis associated with the planned improvements. Design and Construction Document development included the design of parking lots, sidewalks, a parking lot mill and overlay, demolition plan development and a bus drive design.



Green Valley Industrial Park Manhattan, KS

Located along US-24, BG Consultants completed the preliminary plat for all four phases of the business park. Design of the development involved initial design of the main entrance to Green Valley Road and all utilities, including sanitary sewer, water, gas, electrical, street, and storm drainage layouts. The 60 acre business park has had continuous growth and has 22 of the 35 platted lots developed.

Our mission is to

**provide
client-focused service
through
integrated design solutions.**

About BG Consultants

BG Consultants, Inc is a full-service E/A design firm providing services in planning; architecture; civil engineering; structural engineering; mechanical, electrical and plumbing engineering; and surveying. Our people are experts in their field, but above all, they're focused on our clients and helping them to realize their project vision.

For more information about BG Consultants and the services we provide, visit www.bgcons.com.

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