



# SITE Development





## **Stoney Creek Inn & Conference Center**

CFS provided planning, surveying and civil/site design for the 167-room hotel and convention center located in The Falls at Crackerneck Creek at the I-70 & I-470 Interchange in Independence, Missouri. Project included site layout and grading, utility coordination with IPL and the City Water Utilities, enclosed storm sewer system, flood certification in conjunction with the developments regional flood control lake, geotechnical services including foundation and pavement design recommendations and geotechnical testing and certification during construction







## **WHO WE ARE**

CFS is a full-service consulting firm that provides professional engineering, site development and transportation services throughout the Midwest. Our staff of over 90 professionals offers client-focused solutions for public infrastructure, private development, structural, geotechnical and survey projects. As a medium sized firm, we maintain stability, constantly push the state-of-art, while always focused on our core values of service and project quality. We consider it a privilege to have partnered with hundreds of communities and clients for the past half-century.



## River Market Apartments

CFS provided surveying, planning, permitting, geotechnical testing, civil engineering services and construction inspection for the new 137 unit, 5 story apartment building in Kansas City's historic River Market District. Project included demolition of a half city block between 3rd and 4th Streets east of Broadway on a 1.2 acre site. Provided utility coordination, stormwater drainage and BMP analysis, erosion control and platting and environmental permitting. CFS also provided a geotechnical investigation and special inspection and testing services during construction.







## **WHAT WE DO**

Civil Engineering  
Site Development  
Transportation Planning and Engineering  
Traffic Analysis and Engineering  
Landscape Architecture  
Environmental Planning  
Utility Coordination  
Bridge Design and Inspections  
Park and Recreation Facilities  
Electrical Engineering  
Wastewater Planning and Design  
Sewage Collection and Treatment  
Water Treatment and Distribution  
Surveying  
GIS Mapping  
Geotechnical  
Cost Estimation  
Lake and Dam Design and Restoration  
Streambank Stabilization  
Construction Inspection





## Chamber of Commerce and CVB Headquarters

The two-story facility was located to take advantage of the sloping property and existing stormwater facilities. While storm water detention is provided regionally, the landscaping elements were designed to incorporate BMPs to also provide water quality measures. CFS designed all of the site improvements.



Under Construction

## VISION-LED PLANNING AND PRIORITY SETTING

At the core of our municipal work is the philosophy that successful projects are led by a shared community vision. We are regularly tasked with incorporating the perspectives of various stakeholders - citizens, government, regulatory agencies, and special interest groups - into our projects to achieve the highest mutual benefit to all involved. We are committed to bringing individuals together so that all "voices" are heard and realized.

## CREATIVITY IN DESIGN

CFS strives to bring beauty and authenticity to every place. Our designs account for the needs and wants of the citizens which results in more active lifestyles. By incorporating outdoor gathering areas and gateway features, we take a normal gray infrastructure project and adapt technology and green practices to expand the area's feeling of vibrancy. We have been recognized by our clients, our peers, and the people who visit our designed parks and recreation spaces for our creativity that has helped elevated the status of the community.



Corbin Park Housing and  
Mixed Use Development



1 LANDSCAPE SITE PLAN  
1" = 20'-0"

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## SITE DEVELOPMENT

CFS offers a full range of planning and engineering services for all types of site planning and land development projects. We have helped our clients with the development of industrial parks, sports complexes, entertainment districts, multi-use, residential and retail centers, and recreational facilities. CFS maintains relationships with local municipalities and regulatory agencies in hundreds of communities throughout the Midwest in order to successfully navigate the detailed and often delicate planning and zoning process.

## INNOVATIVE FUNDING AND PROJECT DEVELOPMENT

We know that many cities, counties and agencies move forward with planning and in many cases, don't have the answers with how to ultimately fund their desired improvements. CFS has over twenty years of experience helping communities move projects from a vision to reality. Our team has experience analyzing existing revenue streams, recommending efficiency measures and identifying new funding sources, both public and private.

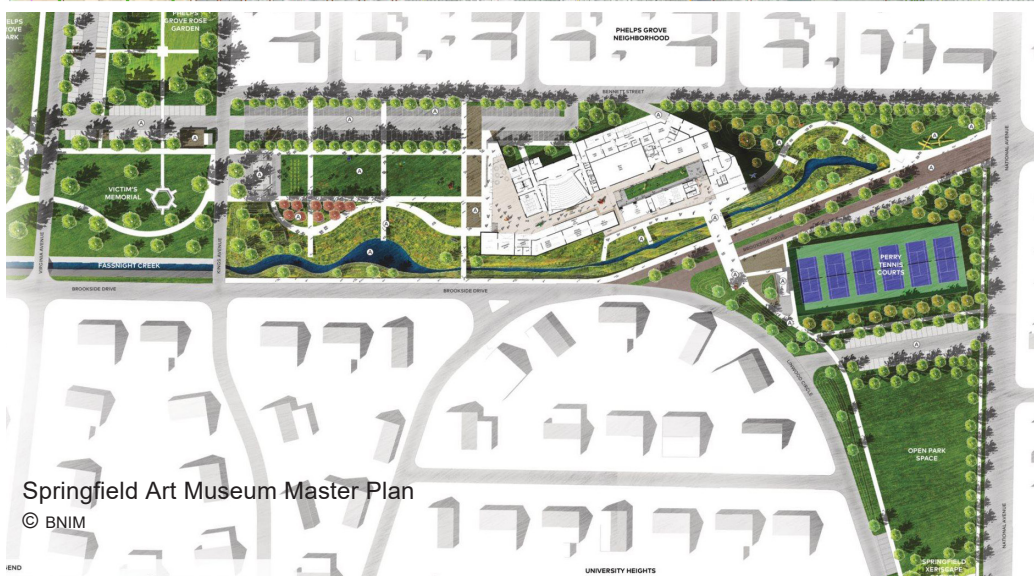
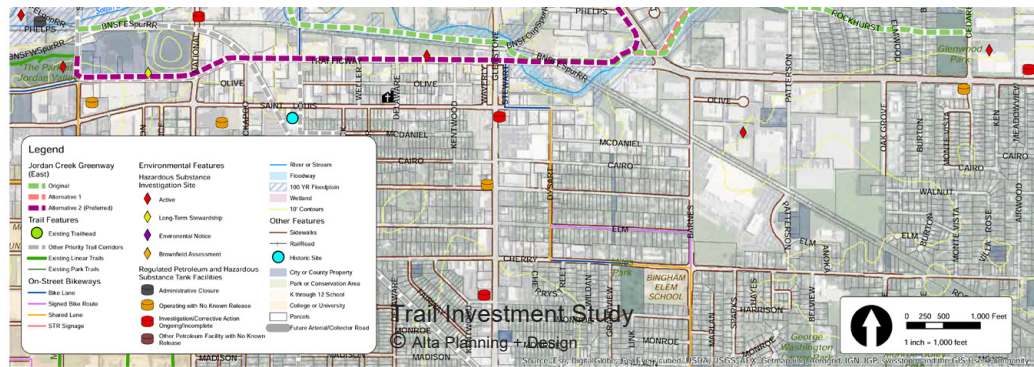
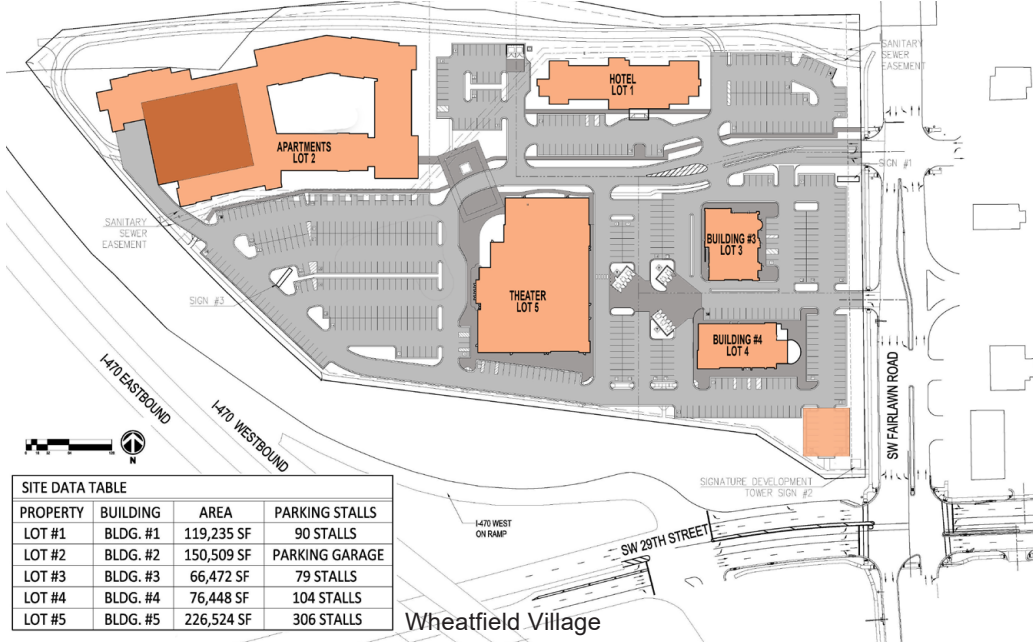


LANDSCAPE ARCHITECTURE

CFS offers an expertise in site selection, master planning, landscape architecture and detailed site design blurring the relationship between indoor and outdoor environments, while minimizing the environmental impact. Through an evaluation process, we investigate opportunities to create unique and memorable places that are healthy, efficient and responsive to the client’s and user’s needs. Our vast design experience ranges from park and urban plaza design to fountain, lighting, trail crossings, and wayfinding signage design.

UTILITY COORDINATION

CFS Engineers will proactively manage utility coordination efforts by meeting with each utility company to verify existing utility locations and integrate the vital information into our design to identify potential conflicts and outline relocation requirements. This work, early in the project development process, helps to ensure that future change orders and cost overruns do not occur. CFS also provides as-builts and relocation management services.





## DESIGNING FOR ADA STANDARDS

Good design is accessible to every member of the community. By integrating this simple philosophy in the conception and development of our projects, we inconspicuously invite every community member to enjoy our completed projects. CFS design staff are educated in the interpretation of the Americans with Disabilities Act as well as regularly apprised of all updates, ensuring that ADA standards and regulations are seamlessly included in our overall design, concepts and details.

## CONSTRUCTABILITY AND COST ESTIMATING

With extensive knowledge of the local construction industry, CFS provides the most accurate and real-time construction cost estimates. Throughout the entire project process we constantly attempt to remove the potential for unknown factors that would tend to raise contractor's bids. Each of our projects also goes through a review for constructibility and value engineering. This practice has proven invaluable on many past projects by ensuring that CFS designs are constructible, cost efficient and prove to be the best, most common sense solution to the challenge at hand.



## Education and Institutions

CFS Engineers is dedicated to the challenge of providing outstanding site design services that respond to client needs and budgets. We have a long history partnering with architects and design professionals to shape creative solutions for the most complex educational challenges. Our site design expertise provides state-of-the-art facility design within a highly sustainable environment. Our projects include pedestrian walkways, courtyards, dining areas, playground, competitive fields, and public spaces that enrich the learning environment and provide community space for its students.

Jardine Elementary Expansion  
Under Construction





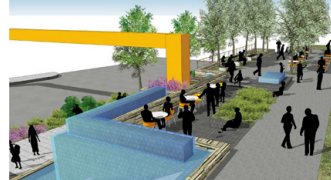


## **SENIOR LIVING | HEALTH CARE RESORT**

Main Street developed four multi-story facilities within the Kansas City Metro area. CFS provided the engineering design, surveying, platting, on-site Storm Sewer Design, on-site BMP/Water Quality Treatment Design, Construction Staking, Inspection and Testing, Construction Administration, and Geotechnical Evaluation Services.



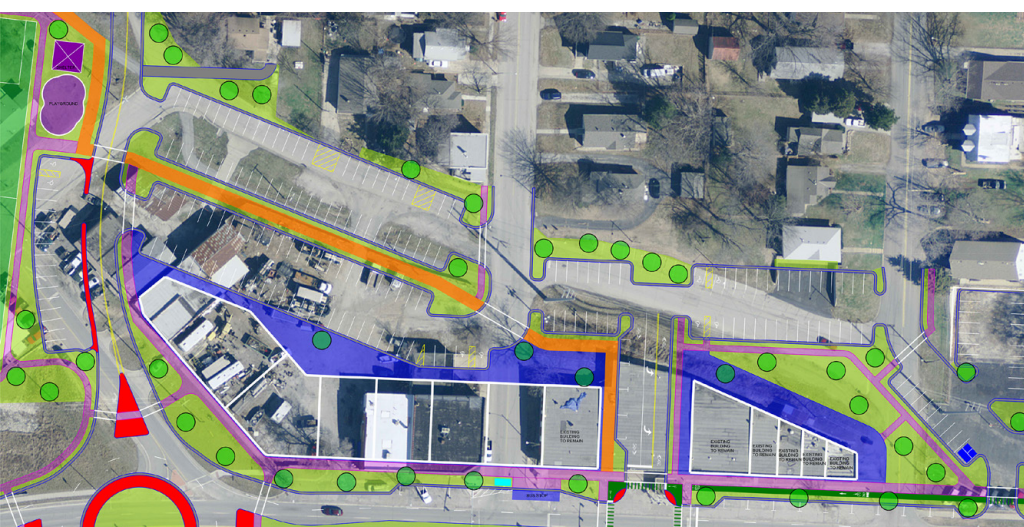
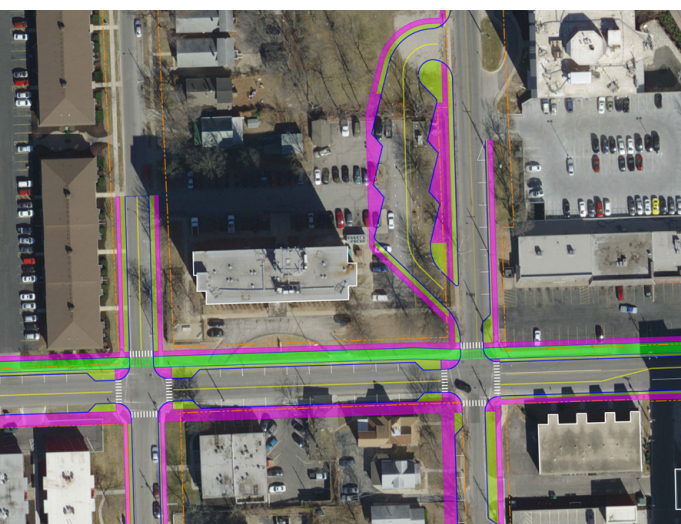




CFS Engineers recognizes the reality of limited natural resources within our projects and seek opportunities to implement sustainable practices within every one of our projects. Our concept of site development starts first with the protection of natural resources (trees, waterways and other green spaces) as the underlying foundation that sustains life and enables economic development. These resources must be protected, maintained and preserved. Within our typical design approach is the evaluation of alternatives to greening the built environment — effectively softening the lines between the human-made and natural environments. We create parks, recreation areas, urban plazas and site developments that serve human needs, protect environmental quality, and restore ecological systems at the same time.

The CFS Engineers approach to sustainable design includes:

- Advocating economic approaches within design that recognize natural resources as capital assets;
- Promoting multidisciplinary, whole system, integrated, and multi-objective goals in all phases of project planning, design, construction, and operations;
- Practicing what we preach with our own firm's energy and material conservation.





## **MORE THAN MEETS THE EYE**

We are more than just an engineering firm. Our team includes dynamic professionals passionate about tackling challenges and generating real-world, common sense solutions. CFS integrates a broad range of services within one organization offering comprehensive approaches to clients.

**We're not just an engineering firm; we're an extension of your values and hard work.**



## **One Vision. One Team. One Call.**



**ENGINEERS**

### **OFFICE LOCATIONS**

Kansas City, Missouri

Kansas City, Kansas

Jefferson City, Missouri

Lawrence, Kansas

Springfield, Missouri

Topeka, Kansas

Horton, Kansas