

# Deupree Cottages

## Cincinnati, OH



Located on Erie Avenue in Cincinnati, Deupree Cottages is an extension of the existing Deupree House campus owned by Episcopal Retirement Homes. Bayer Becker provided Civil Engineering, and Surveying for SFCS, Inc, who worked in conjunction with Episcopal Retirement Homes (ERH). The 2.5 acre infill site features two 10,500 s.f. buildings, each containing 12 individual residential units for assisted living. The two buildings, accessible from the existing Deupree House retirement village, are connected by a breeze-way and share a courtyard.

Bayer Becker’s design team added value to the project in several ways. In one example, Bayer Becker played a key role in the timely completion of this project. The foot print of the building was proposed over an existing combination sewer overflow pipe. Being familiar with the Metropolitan Sewer District’s and the Ohio EPA’s regulations, Bayer Becker recognized building construction could not start until the sewer was relocated, tested, the existing easement vacated, and a new easement recorded. This work was not represented in the owner’s schedule and potentially could delay the project. Bayer Becker solved this dilemma by preparing a separate sewer plan on a fast track. The plan was approved and construction of the sewer relocation began weeks ahead of receiving permits for the remainder of the building and site work thus preserving the original construction schedule.

While re-zoning the property, Bayer Becker worked with the city of Cincinnati’s Traffic Engineers and adjacent property owners on a combined access point for the development. The project sits on Erie Avenue, which is a busy thoroughfare, the redesigned access point makes entry and exit safer. The infill site also featured several utilities that needed to be relocated including removing an overhead Duke Energy primary electric line and re-routing the service underground around the building. In addition to the underground lines Bayer Becker worked with Duke Energy on existing easements/facilities on the site.



Project Stats	
Client:	Episcopal Retirement Homes
Location:	Cincinnati, OH
Year:	2008
Market:	<a href="#">Senior Living</a>
Project Size:	24.00 Lots or Units

### Services Provided:

#### SURVEYING SERVICES

- ALTA Surveys
- Boundary Surveys
- Construction Layout & Staking
- Easement Exhibits & Descriptions
- GPS Control Surveys
- Location Surveys
- Right-of-way Surveys & Drawings
- Topographic Surveys

#### CIVIL ENGINEERING SERVICES

- Erosion Control Planning, Permitting & Inspection
- Flood Plain Analysis and Permitting
- Grading & Earthwork Analysis
- Storm Water Collection System
- Storm Water Control Facilities

#### TRANSPORTATION ENGINEERING SERVICES

- Roadway Design

#### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

- Contract Documents and Specifications
- Preliminary Budgeting - Final Cost Estimating
- Site Planning