

Grand at Florence

Florence, KY



Bayer Becker played a vital part in bringing Schottenstein Real Estate Group's first development in Northern Kentucky to life. Bayer Becker's extensive knowledge of the area as well as their previous experience with the Columbus based developer made for the perfect team. Grand at Florence will be the first high end retail community in Florence and will feature 236 one, two, and three bedroom garden and townhome apartments.

Design for the project had to account for existing, adjacent single family residential properties surrounding the site. As the site was cleared, a tree line buffer was left to maintain privacy for both the apartments and single family residents. The site was raised, utilizing existing fill material on the project, to assist with drainage. In addition to the site being raised, multiple basins limit downstream flows to the surrounding residents and help the project meet new SD1 criteria. The project's location along Burlington Pike (KY 18), a heavily traveled artery, necessitated the need for access improvement for the project. Improvements to adjacent Ridge Road, including widening and a turn lane off KY 18 were included in the project design as well as a right in, right out on KY 18. The right in, right out also allows residents to turn left into the development off of KY 18, a key concern for residents.



Project Stats

Client:	Schottenstein Real Estate Group
Location:	Florence, KY
Year:	2015
Market:	Residential
Project Size:	30.00 Acres

Services Provided:

CONSTRUCTION PHASE SERVICES

Erosion Control Monitoring
Post Construction As-builts

SURVEYING SERVICES

3D Modeling for Machine Control
ALTA Surveys
Boundary Surveys
Construction Layout & Staking
Easement Exhibits & Descriptions
Legal Descriptions
Location Surveys
Topographic Surveys
Utility As-Builts & Record Drawings

CIVIL ENGINEERING SERVICES

Development Regulations
Development Review Procedures
Due Diligence Research
Grading & Earthwork Analysis
Hydrologic & Hydraulic Analysis
Post-Construction Storm Water Quality Best Management Practices
Site Development
Storm Water Collection System
Storm Water Control Facilities
Storm Water Pollution Prevention Plans
Street Reconstruction
Waste Water Collection System
Waste Water Infrastructure
Water Supply Infrastructure

TRANSPORTATION ENGINEERING SERVICES

Sight Distance Studies
Signal Warrant Analysis
Traffic Counts
Traffic Impact Studies
Traffic Signal Design

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Biofiltration Swales
Green Infrastructure
Irrigation Plans
Planting Plans
Site Evaluation, Selection & Feasibility
Site Planning
Zoning consultation