

# Park South at Richwood

## Richwood, KY



Park South at Richwood Industrial Park represents Bayer Becker’s ability to provide multi-discipline large scale site design services. To date, the 235 acre industrial park has utilized over 1 million cubic yards of earthwork and includes three buildings totaling 1,824,000 square feet. When completed nearly 4,000,000 square feet of distribution, warehouse and office space will have been created.

Site features for the development include a retention pond and 5 detention basins. Bayer Becker’s design also included the preservation of a blue line stream and mitigation of an existing wetland area. Mitigation of the existing wetland allowed the existing habitat to remain viable while allowing design and construction to continue on schedule. To provide screening from adjacent residential properties increased landscape buffers and berming were included in the project’s design.

Utility design on a project of this size and scope was vital. Bayer Becker’s design included a mile long 12 inch water main to provide water service and fire protection to the industrial park. For the sanitary sewer, a 24 inch boring under Interstate 75 was necessary to provide service. In addition to the new utilities design, coordination with other utilities and the extension of offsite utilities was essential to keeping the project on schedule. Because of the nature of the development and to accommodate the increased truck traffic, roadway improvements, including turn lanes and widening on Dixie Highway were also included with the design. Bayer Becker’s ability to provide large scale design combined with our multi-discipline capabilities ensured a successful project. These factors combined with our knowledge of the area’s regulations and zoning helped the project stay on schedule.



Project Stats	
Client:	Industrial Developments International
Location:	Richwood, KY
Year:	2004
Market:	<a href="#">Industrial</a>
Project Size:	235.00 Acres

### Services Provided:

#### SURVEYING SERVICES

ALTA Surveys  
Boundary Surveys  
Construction Layout & Staking  
Easement Exhibits & Descriptions  
Legal Descriptions  
Location Surveys  
Record Plans  
Right-of-way Surveys & Drawings  
Topographic Surveys  
Utility As-Built & Record Drawings

#### CIVIL ENGINEERING SERVICES

Dry Extended Detention Basin  
Erosion Control Planning, Permitting & Inspection  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
Storm Water Collection System  
Storm Water Control Facilities  
Storm Water Pollution Prevention Plans  
Waste Water Collection System  
Waste Water Infrastructure  
Water Supply Infrastructure

#### TRANSPORTATION ENGINEERING SERVICES

Intersection Design  
Roadway Design  
Sight Distance Studies  
Signing & Striping Plans

#### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Development Regulations  
Due Diligence Research  
Master Planning  
Planting Plans  
Preliminary Budgeting - Final Cost Estimating  
Site Evaluation, Selection & Feasibility  
Site Planning  
Zoning consultation