

Linden Pointe on the Lateral Norwood, OH



Project Stats

Client:	Al. Neyer, Inc.
Location:	Norwood, OH
Year:	2006
Market:	Mixed Use
Project Size:	23.00 Acres

Services Provided:

SURVEYING SERVICES

ALTA Surveys
Boundary Surveys
Construction Layout & Staking
Easement Exhibits & Descriptions
Legal Descriptions
Location Surveys
Topographic Surveys

CIVIL ENGINEERING SERVICES

Erosion Control Planning, Permitting & Inspection
Grading & Earthwork Analysis
Storm Water Collection System
Storm Water Control Facilities
Storm Water Pollution Prevention Plans

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Due Diligence Research

Located in Norwood, Linden Pointe on the Lateral is a brownfield site that was originally a furniture factory and later used as a parking lot for new vehicles rolling off of GM's assembly line. Because of its previous occupants, the site had to be decontaminated prior to development. To ensure the project stayed on schedule, design was broken into two phases. The first phase was based on existing conditions (pre-ODOT/city improvements) and included the non contaminated areas. The second phase of development, which included an entrance to the site, consisted of post environmental cleanup and post ODOT/city improvements.

The multi-phase design coordinated with the City of Norwood and ODOT's Montgomery Road and West Norwood Avenue improvements which included the reconfiguration of the 5 way intersection of Montgomery Road, Norwood and Carthage Avenues and the ramp to the Norwood Lateral in order to eliminate the entrance ramp, remove Carthage Avenue and construct the Joseph E Sanker Boulevard along the southern edge of the development. Since the Linden Pointe construction schedule was ahead of the roadway improvements Bayer Becker designed the site to function with the pre and post roadway improvements. This guaranteed that regardless of the status of the roadway improvements and environmental cleanup the site had adequate access and parking capacity to support the new tenants at the Development.