

Overlook Apartment Homes

Elsmere, KY



Considering the site chosen for The Overlook at Turkeyfoot it was almost as if someone was testing Bayer Becker's civil engineering prowess. Because of the site's steep two to one grade, drainage was a key factor. To assist with drainage, an above ground detention vault was included in the design. The project also featured several regulated streams throughout the site that influenced design. To help with stream mitigation Bayer Becker utilized a variety of rain gardens and bio swales throughout the development.

Controlling costs is part of every project Bayer Becker provides services for. On The Overlook at Turkeyfoot, a decision was made to raise the site two feet. This site raising combined with detailed earthwork analysis reduced the amount of earthwork that had to be hauled off site by half, resulting in considerable cost savings for the client. In addition to the earthwork savings, Bayer Becker's design was able to use space on the site that was not capable of being developed to provide storm water detention.

As part of Bayer Becker's multi-disciplined capabilities our transportation engineering department provided traffic counts and turn lane designs on Turkeyfoot Road. Bayer Becker also provided presentation materials and assisted with the site's rezoning from industrial to residential.



Project Stats

Client:	Kendall Property Group, LLC
Location:	Elsmere, KY
Year:	2013
Market:	Residential
Project Size:	252.00 Lots or Units

Services Provided:

SURVEYING SERVICES

- ALTA Surveys
- Boundary Surveys
- Construction Layout & Staking
- Legal Descriptions
- Record Plans
- Topographic Surveys
- Utility As-Builts & Record Drawings

CIVIL ENGINEERING SERVICES

- Erosion Control Planning, Permitting & Inspection
- 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
- Waste Water Collection System
- Water Supply Infrastructure

TRANSPORTATION ENGINEERING SERVICES

- Access Management Plans
- Roadway Design
- Signing & Striping Plans
- Traffic Counts
- Traffic Impact Studies

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

- Biofiltration Swales
- Green Infrastructure
- Planting Plans
- Rain Gardens
- Site Planning
- Zoning consultation