

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