

Beacon Hill

Deerfield Township, OH



Beacon Hill is a residential development that sits on 15 acres featuring town homes and row houses and exemplifies Bayer Becker's ability to provide simultaneous design on adjacent projects. Design for Beacon Hill occurred simultaneously with the second phase of Deerfield Town Center, an adjacent retail project.

Designed to emulate Boston's famed brownstone community, Beacon Hill features residences in close proximity to each other and includes a community clubhouse and pool. The tight site made utility coordination, especially gas mains, very important. Grading on the site was also important. Because the site was developed in phases, extensive grading was necessary to ensure a consistent grade was achieved for the entire development, whether units were being constructed or not. Access to Deerfield Town Center was also included in the design.

To help control costs, fill material from the site was used on the adjacent Deerfield Town Center, and utilities were also coordinated between the two projects. When design was completed, Beacon Hill featured a distinct community that not only stands on its own, but is also tied seamlessly into the surrounding developments as well.



Project Stats	
Client:	Towne Development
Location:	Deerfield Township, OH
Year:	2007
Market:	Residential
Project Size:	15.00 Acres

Services Provided:

SURVEYING SERVICES

- 3D Modeling for Machine Control
- ALTA Surveys
- Boundary Surveys
- Building Information Modeling
- Condominium Drawings
- Construction Layout & Staking
- Legal Descriptions
- Topographic Surveys

CIVIL ENGINEERING SERVICES

- Grading & Earthwork Analysis
- Hydrologic & Hydraulic Analysis
- Municipal Engineering
- Site Development
- Storm Water Control Facilities
- Waste Water Infrastructure
- Water Supply Infrastructure

TRANSPORTATION ENGINEERING SERVICES

- Roadway Design

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

- Community and Urban Design
- Community Identity Design
- Comprehensive Community Planning
- Contract Documents and Specifications
- Master Planning
- Planting Plans
- Site Planning
- Zoning consultation