

# River's Edge at Eastside Pointe

## Covington, KY



For the River's Edge at Eastside Pointe redevelopment project in downtown Covington, Bayer Becker once again provided local knowledge and experience for an out of state client. The Integral Group has completed similar mixed income residential projects in other parts of the country, however for their first project in Kentucky; Bayer Becker was called upon to provide design and guidance with local and federal regulations and requirements. Bayer Becker has extensive experience with the City of Covington's regulations. However, Bayer Becker also had to comply with all the necessary Federal Housing requirements and regulations as well, including the United Federal Access Standards (UFAS), which deal with handicap accessibility issues.

Site design for the project included utilities, roadways and amenities. To help control costs, Bayer Becker worked with local jurisdictions on cost saving measures. For example, Bayer Becker worked with the Northern Kentucky Water District to tie into their improvements for the surrounding area, including new hydrants and stubbing water service to the individual residences, thus reducing tap fees. Bayer Becker also coordinated sanitary sewer design with Sanitation District No. 1 (SD1) to separate the existing sewer and storm water for the project. The new sewer for the development will not be part of the combined sewer for the area, which will help reduce the flow the treatment plant receives and processes. In addition and more importantly, removing the storm water from the combined sewer system reduces the overflow frequency and amount of raw sewage released directly into the environment. The separate storm water system also allows for sustainable design features on the project. Although sustainable design features will not be located within the development itself, the storm water will ultimately flow through future water quality basins that SD1 is planning.

In addition to site design, Bayer Becker's landscape architecture department provided streetscape improvements for the surrounding area including new trees and pavers. Bayer Becker's multi-design capabilities, similar project experience and knowledge of all local and federal regulations helped make the Jacob Price project something that the City of Covington can be proud of and that can be a model for other cities as well.



### Project Stats

<b>Client:</b>	The Integral Group, LLC
<b>Location:</b>	Covington, KY
<b>Year:</b>	2011
<b>Market:</b>	<a href="#">Urban</a>
<b>Project Size:</b>	7.00 Acres

## Services Provided:

### SURVEYING SERVICES

ALTA Surveys  
Boundary Surveys  
Legal Descriptions  
Location Surveys  
Record Plans  
Right-of-way Surveys & Drawings  
Topographic Surveys  
Utility As-Builts & Record Drawings

### CIVIL ENGINEERING SERVICES

Bidding Assistance  
Construction Administration  
Erosion Control Planning, Permitting & Inspection  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
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

### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Due Diligence Research  
Master Planning  
Planting Plans  
Porous Paver Systems  
Preliminary Budgeting - Final Cost Estimating  
Site Furnishing Selection  
Site Planning  
Urban and Streetscape Design  
Zoning consultation