

# 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

<b>Client:</b>	Schottenstein Real Estate Group
<b>Location:</b>	Florence, KY
<b>Year:</b>	2015
<b>Market:</b>	<a href="#">Residential</a>
<b>Project Size:</b>	30.00 Acres

## Services Provided:

### Construction Phase Services

Erosion Control Monitoring  
Post Construction As-builts

### Land Surveying

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

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

Sight Distance Studies  
Signal Warrant Analysis  
Traffic Counts  
Traffic Impact Studies  
Traffic Signal Design

### Landscape Architecture & Planning

Biofiltration Swales  
Green Infrastructure  
Irrigation Plans  
Planting Plans  
Site Evaluation, Selection & Feasibility  
Site Planning  
Zoning consultation