

# Seasons of Alexandria

## Alexandria, KY



### Project Stats

<b>Client:</b>	Baptist Life Communities
<b>Location:</b>	Alexandria, KY
<b>Year:</b>	2016
<b>Market:</b>	<a href="#">Senior Living</a>
<b>Project Size:</b>	10.00 Acres

### Services Provided:

#### CONSTRUCTION PHASE SERVICES

Post Construction As-builts  
Punchlist & Closeout  
Regular Site Visitation

#### SURVEYING SERVICES

ALTA Surveys  
Boundary Surveys  
Easement Exhibits & Descriptions  
Legal Descriptions  
Location Surveys  
Topographic Surveys  
Utility As-Builts & Record Drawings

#### CIVIL ENGINEERING SERVICES

Due Diligence Research  
Erosion Control Planning, Permitting & Inspection  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
Site Development  
Storm Water Collection System  
Storm Water Control Facilities  
Storm Water Pollution Prevention Plans  
Waste Water Collection System  
Waste Water Infrastructure  
Water Supply Infrastructure

#### TRANSPORTATION ENGINEERING SERVICES

Traffic Impact Studies

#### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Irrigation Plans  
Lighting Plans  
Planting Plans  
Zoning consultation

The Seasons of Alexandria site has evolved dramatically to become one of the region's most modern and robust senior living communities. Originally slated for a major retailer location that never came to fruition, the 10 acre site had to be redesigned for Baptist Life Communities to accommodate the new use and facilities. The site now offers luxurious surroundings within an intimate neighborhood.

The site is a new Life Plan Community which includes a health and wellness center. Phase I includes 168 skilled care nursing units, 50 assisted living units, and 16 memory care units. Bayer Becker's design team worked closely with the staff and stakeholders to ensure optimized use of the property and full accessibility.

Unique to this project, was the lack of City zoning ordinances for this particular land use. Bayer Becker consulted with the City of Alexandria to write and design zoning text for this project and future uses. This site itself was particularly challenging due to the immense volume of rock. The grading had to be designed to accommodate landscaping amongst the rocky terrain, as well as working sewer around it. Additionally, our team had to design almost a mile of off site utility extension. They worked extensively with SD1 to tie into an existing pump station nearby.

In order to ensure safety and accessibility off of the AA Highway, Bayer Becker's transportation team performed traffic impact studies and worked with KYTC, which resulted in the appropriate access drives and turn lanes.

Our landscape architecture team created a lush entrance into the facility with plantings and open lawn. Acknowledging the importance of nature in memory care, interior courtyards were created that allow residents ample opportunity to be outside in a safe, comfortable, stimulating environment.