

Wetherington Pointe

West Chester, OH



Bayer Becker’s ability to balance earthwork on a large site came into play on Wetherington Pointe, an 18 acre retail project in West Chester Township, Ohio. The project features an 82,000 square foot Cabela’s store that includes an indoor archery range, a deli, fudge shop and a power sports area that sells large equipment such as tractors. In addition to Cabela’s, multiple outlots, a detention basin, and updates to an entry drive that tie into adjacent residential units, were included in the overall design.

During design, earthwork was relocated throughout the project and outlots to minimize the cost of hauling it off site. Bayer Becker had previously provided design on the adjacent residential development and its entry drive, Tylers Place Boulevard. However, the entry drive had to be modified with the addition of Wetherington Pointe. Modifications to Tylers Place Boulevard included restriping and the addition of turn lanes.



Project Stats	
Client:	Anchor Retail Solutions
Location:	West Chester, OH
Year:	2014
Market:	Retail
Project Size:	18.00 Acres

Services Provided:

- CONSTRUCTION PHASE SERVICES
- SURVEYING SERVICES
- CIVIL ENGINEERING SERVICES
- TRANSPORTATION ENGINEERING SERVICES
- LANDSCAPE ARCHITECTURE & PLANNING SERVICES

CONSTRUCTION PHASE SERVICES

Post Construction As-builts

SURVEYING SERVICES

- ALTA Surveys
- Boundary Surveys
- Construction Layout & Staking
- Easement Exhibits & Descriptions
- Legal Descriptions
- Record Plans
- Right-of-way Surveys & Drawings
- Topographic Surveys
- Utility As-Builts & Record Drawings

CIVIL ENGINEERING SERVICES

- Erosion Control Planning, Permitting & Inspection
- Grading & Earthwork Analysis
- Hydrologic & Hydraulic Analysis
- Post-Construction Storm Water Quality Best Management Practices
- Site Development
- Storm Water Collection System
- Storm Water Control Facilities
- Waste Water Collection System
- Waste Water Infrastructure
- Water Supply Infrastructure
- Wet Extended Detention Basin

TRANSPORTATION ENGINEERING SERVICES

- Intersection Design
- Roadway Design
- Sight Distance Studies
- Signal Warrant Analysis
- Signing & Striping Plans
- Traffic Counts
- Traffic Impact Studies

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

- Planting Plans
- Site Furnishing Selection