

Stewart Square

Oxford, OH



Located just outside of the Mile Square in Oxford Ohio, Stewart Square is a multi-use residential and commercial development to transition from the commercial areas of Oxford into the residential areas. The buildings are designed to provide leases to commercial tenants on the lower levels and student housing on the upper floors. The project is located on the 6.88 acre site of the old Stewart School which meant that several of the existing utilities and structures were removed to accommodate the new layout. The site includes underground parking, building drive-thrus, pedestrian walkways, open space areas, and several connections to the surrounding utilities and roadway systems. Bayer Becker’s scope of the project included grading of the site throughout the phases of the project, detention basin design, storm sewers, water mains and services, sanitary sewer mains and laterals, traffic studies, and intersection improvements.

The water and sanitary sewer on the project are public so there was interaction and coordination of utilities with the City of Oxford and the Ohio EPA. The water main was looped between two existing water mains to provide increased water capacity, fire protection and domestic water services to all of the commercial and residential portions of the project. The water main, services and meter pits were designed and coordinated with a multitude of other utilities in the rear of the buildings and installed prior to all of the buildings being at a final design. Bayer Becker provided some cost benefit analysis to help determine the size of water services and number of water meters to minimize the capacity benefit fees while providing flexibility for billing the building tenants. Bayer Becker was able to obtain all of the City of Oxford and EPA permits in a timely manner to help expedite the project. Bayer Becker provided a design that met all of the concerns of the public agencies and client and was also able to align with all of the buildings and other site utilities without further modification to the waterline.



Project Stats	
Client:	Hotel Development Services
Location:	Oxford, OH
Year:	2005
Market:	Mixed Use
Project Size:	7.00 Acres

Services Provided:

CIVIL ENGINEERING SERVICES

Erosion Control Planning,
Permitting & Inspection
Grading & Earthwork Analysis
Hydrologic & Hydraulic Analysis
Storm Water Collection System
Storm Water Control Facilities
Waste Water Collection System

TRANSPORTATION ENGINEERING SERVICES

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