

East Viking Plaza

Cedar Falls, IA



East Viking Plaza exemplifies Bayer Becker's ability to provide site design and project management services regardless of location. Midland Atlantic, a long time client, looked to Bayer Becker for multi-discipline design expertise on their project located in Cedar Falls, Iowa featuring a Target anchor, additional retail and 5 outlots.

As part of our project management responsibility, Bayer Becker was tasked with working within an out of state jurisdiction and determining all the appropriate regulations, specifications and approval processes. Bayer Becker provided all submittal and agency approval process management ensuring the project would be completed on time. Project management was vital to meeting the tight project timeline. In order to meet a specific closing date, the preliminary approval phase ran concurrently with the construction drawings and final approval.

Surveying for the project was completed by an out of state surveyor. Coordination with the surveyor's base map was critical to creating an accurate footprint of the site. During design it was discovered that the site had ground water issues in the subsoils. Bayer Becker's solution of providing under drains under both the pavement and building subgrades to drain the soils and prevent failure solved the ground water issue. In addition to site design, Bayer Becker's Transportation department conducted a traffic impact study and provided signal plans for a signal at the entrance to the site timed with other signals in the area.

In the end, East Viking Plaza was completed on time for our client. Bayer Becker's project management and design skills combined with our flexibility ensured timely project submittal and approval for a project over 500 miles from our nearest office!



Project Stats

Client:	Midland Atlantic
Location:	Cedar Falls, IA
Year:	2009
Market:	Retail
Project Size:	34.00 Acres

Services Provided:

SURVEYING SERVICES

3D Modeling for Machine Control

CIVIL ENGINEERING SERVICES

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

TRANSPORTATION ENGINEERING SERVICES

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

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Development Review Procedures
Irrigation Plans
Market Graphics
Master Planning
Planting Plans
Project Feasibility and Land Use Analysis
Site Evaluation, Selection & Feasibility
Site Planning
Zoning consultation