

# Port Union Industrial Park

## West Chester Township, OH



Making sure all the pieces fit together was the task for Bayer Becker on the 199 acre Port Union Industrial Park. The site consists of 5 buildings totaling over 1.5 million square feet and featured extensive grading and utility coordination.

On projects of this size, cost saving solutions are vital. Bayer Becker developed cost effective ways to store and move storm water through a variety of detention basins, retention ponds, streams, and stream crossings. Other cost saving examples include culverts designed to carry truck traffic over a reconstructed regulated blue line stream and a concrete flume designed to permit a hiking/biking path to pass over the water crossing between two retention ponds. In addition, site layout and grading were balanced to provide sites that worked well with the layout of the land to minimize grading, but still provide truck access to the public roadways at the locations that made sense for the individual sites within the development.

In another instance storm water ran to a corner of the site with no apparent outlet, yet the water drained out of the area. After some investigation of the area, it was determined that the water was flowing through an existing submerged pipe remaining from the old Miami-Erie Canal lock system. With the assistance of the contractor, Bayer Becker determined the pipe was capable of draining the site, saving the client the costs of the design, construction, and maintenance of an elaborate storm water pumping system or hauling in thousands of cubic yards of material to raise the site.

Bayer Becker's services didn't end with the site design of Port Union. Our design team served as a consultant in reviewing the status of construction, owner directed modifications for their clients, erosion control inspections, as built, inspection of parts of the construction, and punchlist reviews at the end of construction. Bayer Becker also worked closely with other consultants to coordinate changes, solve problems, and deliver the various parts of the project in the time frame required by the owner.



### Project Stats

|                      |                                       |
|----------------------|---------------------------------------|
| <b>Client:</b>       | Industrial Developments International |
| <b>Location:</b>     | West Chester Township, OH             |
| <b>Year:</b>         | 2000                                  |
| <b>Market:</b>       | <a href="#">Industrial</a>            |
| <b>Project Size:</b> | 199.00 Acres                          |

## Services Provided:

### SURVEYING SERVICES

ALTA Surveys  
Boundary Surveys  
Construction Layout & Staking  
Easement Exhibits & Descriptions  
Legal Descriptions  
Location Surveys  
Quantity-Volume Surveys  
Record Plans  
Topographic Surveys  
Utility As-Built & Record Drawings

### CIVIL ENGINEERING SERVICES

Bridge & Culvert Design  
Construction Administration  
Dam Design  
Dry Extended Detention Basin  
Erosion Control Planning, Permitting & Inspection  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
Municipal Engineering  
Post-Construction Storm Water Quality Best Management Practices  
Pump Station Design  
Storm Water Collection System  
Storm Water Control Facilities  
Storm Water Pollution Prevention Plans  
Waste Water Infrastructure  
Water Supply Infrastructure  
Wet Extended Detention Basin

### TRANSPORTATION ENGINEERING SERVICES

Intersection Design  
Maintenance of Traffic Plans  
Pedestrian-Bicycle Facility Design  
Roadway Design  
Sight Distance Studies  
Signal Warrant Analysis  
Signing & Striping Plans  
Street Rehabilitation  
Traffic Impact Studies

### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Contract Documents and Specifications  
Design Standards and Guidelines  
Development Regulations  
Development Review Procedures  
Due Diligence Research  
Green Infrastructure  
Master Planning  
Planting Plans  
Preliminary Budgeting - Final Cost Estimating  
Site Planning  
Urban and Streetscape Design  
Zoning consultation