

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

Client:	Industrial Developments International
Location:	West Chester Township, OH
Year:	2000
Market:	Industrial
Project Size:	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-Builts & 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