

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-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