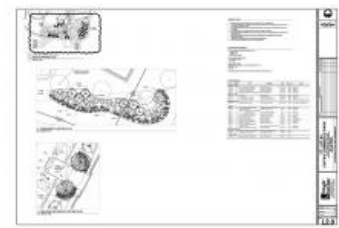


# Seapine Software

## Mason, OH



For Seapine Software's new corporate offices, minimizing excess material was critical. Because the site was the last lot in the development, Bayer Becker's expertise in grading and balancing the earthwork to create a buildable surface with minimal excess material was called upon. Also because the site drains in two different directions, storm water design was also a key issue. Bayer Becker's design called for two separate detention basins on each side of the property, one along Western Row Road and one near Cintas that ties into an existing outlet. The two basins effectively divide the site's drainage patterns, and were sized to handle future expansion.

The overall site is bounded by roadways on three sides, including Interstate 71, so mass plantings and landscape screenings were utilized to ensure the project met the necessary zoning requirements with the City of Mason. In addition to zoning, ensuring the building views to and from Interstate 71 were acceptable was another design feature. To maximize the views, the building sits parallel to the interstate and was effectively graded to take advantage of the views.

Bayer Becker's experience with the City of Mason's regulations and zoning requirements combined with similar experience on past projects ensured a successful project for the client. The two basins on site effectively take care of the required drainage and the landscaping ensures this project not only meets code, but will also be a beautiful project to look at as people head into the City of Mason.



Project Stats	
Client:	Design Build Solutions
Location:	Mason, OH
Year:	2011
Market:	<a href="#">Office</a>
Project Size:	6.00 Acres

### Services Provided:

#### SURVEYING SERVICES

Boundary Surveys  
Easement Exhibits & Descriptions  
Legal Descriptions  
Topographic Surveys

#### CIVIL ENGINEERING SERVICES

Erosion Control Planning,  
Permitting & Inspection  
Grading & Earthwork  
Analysis  
Storm Water Control  
Facilities  
Storm Water Pollution  
Prevention Plans

#### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Contract Documents and  
Specifications  
Design Standards and  
Guidelines  
Planting Plans  
Preliminary Budgeting -  
Final Cost Estimating  
Site Planning