

# Wetherington Pointe

## West Chester, OH



Bayer Becker’s ability to balance earthwork on a large site came into play on Wetherington Pointe, an 18 acre retail project in West Chester Township, Ohio. The project features an 82,000 square foot Cabela’s store that includes an indoor archery range, a deli, fudge shop and a power sports area that sells large equipment such as tractors. In addition to Cabela’s, multiple outlots, a detention basin, and updates to an entry drive that tie into adjacent residential units, were included in the overall design.

During design, earthwork was relocated throughout the project and outlots to minimize the cost of hauling it off site. Bayer Becker had previously provided design on the adjacent residential development and its entry drive, Tylers Place Boulevard. However, the entry drive had to be modified with the addition of Wetherington Pointe. Modifications to Tylers Place Boulevard included restriping and the addition of turn lanes.



Project Stats	
Client:	Anchor Retail Solutions
Location:	West Chester, OH
Year:	2014
Market:	<a href="#">Retail</a>
Project Size:	18.00 Acres

### Services Provided:

CONSTRUCTION PHASE SERVICES  
SURVEYING SERVICES  
CIVIL ENGINEERING SERVICES  
TRANSPORTATION ENGINEERING SERVICES  
LANDSCAPE ARCHITECTURE & PLANNING SERVICES

#### CONSTRUCTION PHASE SERVICES

Post Construction As-builts

#### SURVEYING SERVICES

ALTA Surveys  
Boundary Surveys  
Construction Layout & Staking  
Easement Exhibits & Descriptions  
Legal Descriptions  
Record Plans  
Right-of-way Surveys & Drawings  
Topographic Surveys  
Utility As-Builts & Record Drawings

#### CIVIL ENGINEERING SERVICES

Erosion Control Planning, Permitting & Inspection  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
Post-Construction Storm Water Quality Best Management Practices  
Site Development  
Storm Water Collection System  
Storm Water Control Facilities  
Waste Water Collection System  
Waste Water Infrastructure  
Water Supply Infrastructure  
Wet Extended Detention Basin

#### TRANSPORTATION ENGINEERING SERVICES

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

#### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Planting Plans  
Site Furnishing Selection