

Yankee Trace

Centerville, OH



From land planning, surveying and site civil engineering to detailed roadway widening and pedestrian underpass design, Bayer Becker's complex site planning and design talents are showcased at Yankee Trace. Great Traditions and the City of Centerville successfully partnered to develop this golf course community, which includes a variety of single-family housing opportunities, from neo-traditional and estate lots to patio homes and townhouses. The residential lots are interspersed throughout a 27-hole championship golf course, which has hosted the Dayton Open.

Design and master planning for the residential portion of the development had to take the golf course into account. The initial phases of the development were designed around the original 18 hole course. However, when an additional nine holes were added Bayer Becker's design had to take into account the new holes and their effect on future development for both the residents and the course itself. Earthwork quantities between the course and residences were balanced to help minimize costs and lakes on the course aid in detention for the overall site. Steps were also taken to minimize or altogether avoid disturbing the utilities that ran under the new nine hole course. In addition to the course itself, Bayer Becker also provided design services on the pool house, clubhouse, cart paths and pedestrian underpasses for the courses.

Site design for the overall project also included locating and designing around a gas transmission main that ran through the site and wetland issues on a portion of the site. Bayer Becker's design expertise allowed for development to take place around the wetland areas without disturbing the wetlands themselves. Improvements to the surrounding roads including widening and the addition of turn lanes were also designed to make entry and exit more convenient for the site.

Project Stats

Client:	Great Traditions Land & Development Company
Location:	Centerville, OH
Year:	2011
Market:	Residential
Project Size:	650.00 Acres

Services Provided:

SURVEYING SERVICES

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

CIVIL ENGINEERING SERVICES

- Bidding Assistance
- Bridge & Culvert Design
- Construction Administration
- Grading & Earthwork Analysis
- Hydrologic & Hydraulic Analysis
- Site Development
- Storm Water Collection System
- Storm Water Control Facilities
- Storm Water Pollution Prevention Plans
- Waste Water Collection System
- Waste Water Infrastructure
- Water Supply Infrastructure

TRANSPORTATION ENGINEERING SERVICES

- Pedestrian-Bicycle Facility Design
- Roadway Design
- Signing & Striping Plans