

# 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

<b>Client:</b>	Great Traditions Land & Development Company
<b>Location:</b>	Centerville, OH
<b>Year:</b>	2011
<b>Market:</b>	<a href="#">Residential</a>
<b>Project Size:</b>	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