

# Tylersville Farm Retail Center West Chester Township, OH



Bayer Becker teamed with long time client Midland Atlantic on Tylersville Farm, a retail site that sits on the former Dudley Farm site off Tylersville Road. The center is anchored by an LA Fitness and includes two additional wings of retail and two outlots overlooking Tylersville Road.

Tylersville Road is a major thoroughfare, so ingress and egress to the site were prime concerns. To help with circulation, the project's design linked seven separate access points. Midland Atlantic negotiated to extend Dudley Drive, linking it with an access road to Home Depot and the West Chester Medical Center to the north. This extension provides additional access to the retail center from both Cox Road and Tylersville Road.

Storm water management was also a key design element. Bayer Becker designed separate underground detention systems for the three distinct drainage sheds that existed onsite. A water quality basin and mechanical separator were also designed to address water quality requirements for the parking lots, open spaces and buildings. In addition, exfiltration trenches were utilized to address the water quality requirements for the roadways. Bayer Becker worked directly with the Ohio EPA to submit a design variance for these unique solutions.

In the spirit of sustainability, pieces of the Dudley Farm will live on. Midland Atlantic salvaged beams from the main barn and donated them to the Medical Center for a mantle in the lobby.

Bayer Becker's knowledge of the township's regulations and relationship with the client were two key factors to the project's success. In addition to design, Bayer Becker also provided representation at public meetings and construction administration services.

To ensure quality, Bayer Becker takes an interdisciplinary approach to the arrangement, appearance, and design where creativity meets functionality in all our retail development projects.

Through interdisciplinary collaboration, Bayer Becker creates places that improve the quality of urban, ecological, and social environments.

Please contact us, to learn more about why Bayer Becker is among the top retail development design consultants in Greater Cincinnati, and the Ohio Kentucky Indiana tri-state region. Our [Civil Engineers](#), [Transportation and Traffic Engineers](#), [Landscape Architects](#), [Planners](#), and [Land Surveyors](#) are professionally licensed and ready to assist you in meeting your development goals.



## Project Stats

<b>Client:</b>	Midland Atlantic Properties
<b>Location:</b>	West Chester Township, OH
<b>Year:</b>	2010
<b>Market:</b>	<a href="#">Retail</a>
<b>Project Size:</b>	76000.00 sq ft - Building Pad

## Services Provided:

### Land Surveying

ALTA Surveys  
Boundary Surveys  
Legal Descriptions  
Location Surveys  
Topographic Surveys

### Civil Engineering

Erosion Control Planning, Permitting & Inspection  
Storm Water Control Facilities  
Waste Water Infrastructure  
Water Supply Infrastructure

### Transportation Engineering

Access Management Plans  
Intersection Design  
Maintenance of Traffic Plans  
Roadway Design  
Signing & Striping Plans  
Street Rehabilitation  
Traffic Counts  
Traffic Impact Studies  
Transportation Studies

### Landscape Architecture & Planning

Irrigation Plans  
Market Graphics  
Master Planning  
Planting Plans  
Site Evaluation, Selection & Feasibility  
Site Planning