

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.

Project Stats

Client:	Midland Atlantic Properties
Location:	West Chester Township, OH
Year:	2010
Market:	Retail
Project Size:	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