

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:	Retail
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