



Location

- Marblehead, Ohio
- Services Provided
- Site/Civil Engineering, Transportation Engineering, Survey

Size

- 126-acre development

Schedule

- 2008–Current

Project Team

- Jeffrey T. Yoder, P.E.
- Troy Sonner, P.E., Site Engineer

BAY POINT MARINA AND RESORT

RESIDENTIAL CONDOMINIUM SITE DEVELOPMENT

PDG was selected to provide professional engineering and survey services for a 242-unit residential condominium development at the new Bay Point Marina and Resort area in Ottawa County. The condominiums were the first phase of the Marina and Resort development, a private marina development in the Great Lakes tourist region.

The project involved boundary and topographic surveys for 126 acres, and included locating underground utilities and wetland boundaries. The design entailed:

- Roads, driveways and sidewalks, grading
- Condominium unit and house locations
- Water and sanitary sewer mainline and service lines to buildings
- Storm sewer and drainage and management areas
- Storm Water Pollution Prevention Plan (SWPPP)
- Street lighting, Landscaping
- Coordination of geotechnical and environmental services, including wetlands and other environmental permitting



Reference

Bay Point Acquisition, LLC
 Charlie Papy
 305.669.2700



Location

- Middleton Township, Wood County, Ohio
- Services Provided
- Site/Civil Engineering, Survey

Cost

- \$3.5 million

Size

- 124 lots.

Schedule

- 2004

Project Team

- Dave Saneholtz, P.E., Project Manager
- Troy Sonner, P.E., Site Engineer

RIVERBEND LAKES SUBDIVISION

MASTER PLAN AND SITE DEVELOPMENT

Riverbend Lakes Subdivision is located in Northwest Ohio near the Maumee River and the historic City of Perrysburg. PDG was retained by its developers to provide full subdivision plans including lot configuration and roadway, storm management, sanitary and water systems. As designed, the residential subdivision will provide a mixture of 840 single-family and villa lots situated on approximately 450 acres of land. The design features undulating roadways and six lakes - the largest of which measures approximately one mile in length.

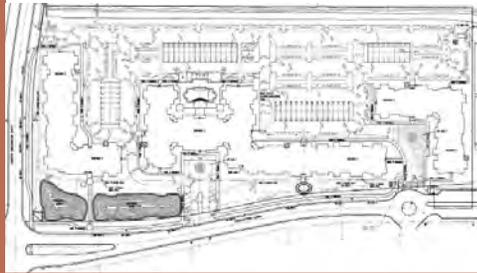
The subdivision will provide lots ranging in size from 7,200 square feet to one acre, approximately 70% of which will have direct access to the lakes or wooded ravines, providing an ambiance to be enjoyed by homeowners year-round. The final project is proposed to include a recreation center near the heart of the community with tennis courts, a beach area and a clubhouse. The first plat of the project was constructed in 2005 and included 72 acres of site development with 124 lots.



References

Mr. Craig Harris
River Bend, LLC
Toledo, Ohio
419.578.2000

MULTI-FAMILY DEVELOPMENT EXPERIENCE



Mosaic at Levis Commons

This multi-phased development is located on 10 acres of land in Levis Commons, Perrysburg, Ohio. The development consists of 194, 1, 2 and 3 bedroom apartments in three buildings to be constructed in two phases. PDG provided site design services and represented the developer at Architectural Review Committee meetings. Phase 1 of the project is currently under construction with the project architect, engineers, and landscape architect. Stand alone garages, a pool, and site detention water feature are also a part of this development.

Services Provided
 Engineering, Site Design

Market Square Mixed-Use Complex

Poggemeyer Design Group was contracted by Mecca Management, Inc. to provide architectural, site/civil engineering and electrical services for the 2-story mixed-use complex in Bowling Green, Ohio. Development services included detailed plans for pavement and parking, stormwater management, and site utilities. Design services were also included for architectural, structural, electrical, HVAC and plumbing plans. PDG coordinated with the City's planning commission for approval of the designs.

The first floor offers 8,800 sq.ft. of commercial space including food service and other retail. The second story is 9,400 sq.ft. consisting of 16 apartments.

Services Provided

Architecture, Structural, Mechanical, Electrical Engineering, Site Design

WaterStone Landing Apartments

PDG provided civil engineering, site design and construction staking services for the 23-acre WaterStone Landing luxury apartment site in Perrysburg, Ohio. WaterStone Landing offers 12 buildings and is nestled within easy walking distance of the open-air shopping and fine dining of Levis Commons; minutes from Historic Downtown Perrysburg and I-75/I-475. Beautifully landscaped grounds and a fully-equipped clubhouse create an inviting atmosphere. Each home's interior is accented with high ceilings, gourmet kitchens, walk-in closets and energy-efficient designs. The resort-style pool and sunning deck, theater and DVD library, outdoor grilling, private dog park, state-of-the-art fitness center, and extensive community rooms, are part of this community.

Services Provided

Civil Engineering, Site Design, Construction Staking

Copper Beach Townhomes

This multi-family development located on 20 acres was developed to serve the large student population and young professionals found in Bowling Green, Ohio as a result of Bowling Green State University. The development consists of 200 spacious one to four bedroom living units ranging from 600 sf to 2,000 sf. Services include initial boundary and topographical surveys; initial concepts; local site approvals; construction documents including pavement, water, sanitary,

and storm management; construction staking and foundation and ALTA/ASCM surveys; and preparation of various legal descriptions for easement and land transfer as required by the client.

Project Cost
 \$15,000,000

Enclave I and Enclave II

This multi-family development located on 22 acres of land was developed in two phases to serve the living needs of the large student population in Bowling Green, Ohio as a result of Bowling Green State University. The phased development includes two clubhouses and pools, and 264 four bedroom living units. Services include initial boundary and topographical surveys; initial concepts; local site approvals; construction documents including architectural, structural, civil, mechanical, plumbing and electrical components; construction staking; foundation and ALTA/ASCM surveys.

Project Cost
 \$20,000,000

Stonegate Farms Condominiums/ Foxgate Farms Condominiums/Villas At Summerfield Condominiums/Fox Run Subdivision/Sterling House Assisted Living Center

This multi-phased development located on 40 acres of land on the westside of Bowling Green, Ohio, provides



a mixture of 28 individually owned single family detached homes, 52 - four family condominium units of varying price and amenities and an assisted living/care center. Services included initial boundary and topographical surveys; initial concepts; preliminary designs; civil construction drawings including pavement grading, water, sanitary, and storm management; construction staking; subdivision and road dedication plats; field monumentation; and condominium document assistance as required by the client.

Project Cost
\$17,000,000

MULTI-FAMILY DEVELOPMENT GRANTS AND FUNDING

Kerr Building – Downtown Mixed-Use Building Renovation

PDG assisted the City of Coldwater, Michigan with grant writing and grant administration services to support the adaptive reuse of a 32,000 square foot commercial building in the heart of downtown Coldwater, Michigan. This building sat vacant for many years and was formerly a hardware store that was among the oldest in town. Efforts to renovate this facility were stalled and delayed due to funding obstacles and a soft real estate market.

With multiple private and public funding sources that included a private lender, state and federal historic preservation tax credits, local Downtown Development Authority and Community Development Block Grant

funding, construction began in early 2014. The total project cost is approximately \$5.5 million. Work was completed in early 2015. This project provides new housing units in a downtown setting, and first floor retail space that will include two restaurants. This project also complements the recently completed renovation of the Historic Tibbits Opera House located next door. The Tibbits Opera House was built in 1882 and it now serves as a major local center for arts and entertainment.

The renovation of the Kerr Building was featured at a session of Michigan Association of Planning's Annual Conference in October 2014. The session focused on placemaking strategies in the context of existing buildings and helped illustrate how vacant and under performing buildings in urban centers can be reused and repurposed to create places that offer social amenities, housing choices, walkability and other place-based assets.

Services Provided
Grantwriting, Grant Administration

Project Cost Estimate
\$5.5 million

Project Funding
Private Lender, State and Federal Historic Preservation Tax Credits, Local Downtown Development Authority, Community Development Block Grant

Size
32,000 sq.ft.

Schedule
Project Complete 2015

Project Team

Randy A. Mielnik, AICP, LEED AP, Project Manager
Paul Z. Tecpanecatl, AICP
Gayle R. Flaczynski

ART CREST BUILDING RENOVATIONS FUNDING

PDG was successful in obtaining a \$200,000 competitive Grant from the State of Ohio's Development Services Agency (ODSA) towards leasehold improvements to the Art Crest Building to be leased to Sunshine, Incorporated—a Maumee non-profit organization that serves individuals with disabilities. The first floor of the Art Crest, which is approximately 6,000 square feet, will be improved to accommodate an arts/crafts studio with a small retail component for Sunshine. The total project cost is \$426,000.

The grant is from the Discretionary Program funded by Federal Community Development Block Grant Funds and administered by the Community Development Division of ODSA. The Art Crest Building, built in 1877, is located at the northwest corner of Conant and West Wayne streets and is listed on the National Register of Historic Places. This two story mixed use building owned by Mr. Bob Reichert, will house the proposed Sunshine studio on the 1st floor and maintain the residential apartments on the 2nd floor.

Location
Maumee, Ohio

Services Provided
Grantwriting



Funding

\$200,000 –CDBG Discretionary Grant

Size

6,000 s.f.

Schedule

Completed: September 2013

PDG Project Team

Paul Z Tecpanecatl, AICP, Project Manager

Reference

John Jezak, City Manager

City of Maumee

419.897.7103

“It’s something that stands unique and its big success is measured not so much in terms of money but in need.”

–City Administrator John Jezak



Location

- Bowling Green, Ohio
- Services Provided
- Site/Civil Engineering, Survey

Cost

- \$1.1 million

Size

- 400-acre golf and residential development
- 370 residential lots

Schedule

- 2004–2005

Project Team

- Dave Saneholtz, PE., Project Manager
- Troy Sonner, PE., Site Engineer

STONERIDGE GOLF CLUB AND SUBDIVISION

SITE DEVELOPMENT

PDG was selected to provide professional design services for Stoneridge Golf Club and Subdivision, a 400-acre golf and residential development located west of the City of Bowling Green. The new development consisted of 370 residential units dispersed within the Arthur Hills-designed 18-hole golf course.

PDG's services involved boundary and topographic surveys, conceptual and preliminary plans, construction drawings, construction staking and field monumentation for the residential portion of the development. Storm drainage systems connecting the ponds within the golf course were also designed by PDG. The storm system included more than three miles of storm sewers ranging in size from 12-inch to 48-inch in diameter along with seven storm detention ponds at various operating elevations.

