

## Old Town Creek Center - Detention Basin

Colonial Heights, VA - May 2012

Owner - Joe Tyler - Tyler Realty Group

Installer - George's Excavating

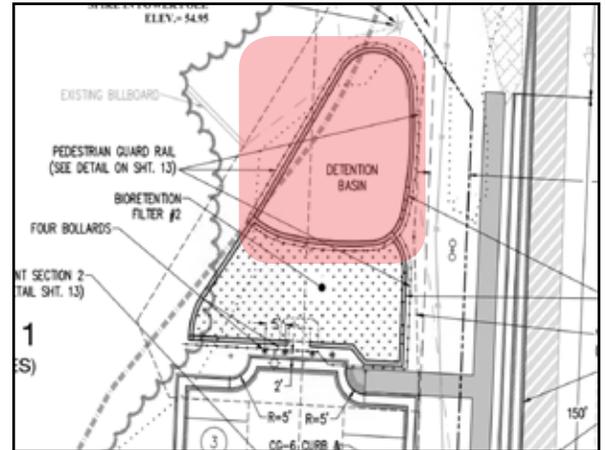
Engineer - Richard Baird, P.E.

### The Problem

When a developer is trying to overhaul an existing site to build a brand new shopping center, bringing the property up to code and finding space for all the required design elements can be quite challenging. The key is always to maximize leasable space in the most efficient way. That was the exact challenge that George's Excavating was faced with at the Old Town Creek Center in Colonial Heights, VA, where an existing stormwater pond was crowding out the required parking, which limited the shopping center's total square footage.

### The Solution

George's Excavating came to ACF looking for a solution to this issue, and from being a former installer of ACF R-Tank, they began asking questions about the product. The solution that ACF came up with was relatively simple. Create an underground stormwater system that can handle traffic loads, while still holding the equivalent amount of water storage that the detention pond would hold as designed. ACF worked with George's Excavating, Joe Tyler, and Richard Baird (the engineer) on a full redesign of the stormwater portion of the project. The two images to the right show the original plans, and how they transformed after ACF offered some expertise. George's Excavating, along with Joe Tyler, were impressed with the work of ACF on the project from the redesigned plans to the expert on-site installation of the job. In the end, the owner Joe Tyler, was thrilled with the costs savings he received from the ACF redesign. The engineer was also able to create extra parking spaces for the shopping center after learning that R-Tank could be installed under traffic loads.



Before Plans



After Plans



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