

INSTANT TAKEOFF, HUGE TIME SAVINGS

Project Description: Retail location for a leading national consumer pharmacy chain

Developer: The Crown Companies, LLC

Civil Engineer: PM Engineering, Inc.

Site Location: Mebane, North Carolina

Site Size: ~ 2 Acres

Building Size: 13,650 square feet

Number of Parking Spaces: 71

The retail pharmacy site in Mebane, North Carolina posed some unusual challenges. The parcel was irregular in shape and required entrances on two separate streets. One of the streets was steeply sloped, imposing constraints on the Finished Floor Elevation (FFE).

“It was definitely an odd shape,” says Daniel Barnes, principal of the Crown Companies. “I couldn’t tell you what kind of shape it was!”

Hart Weatherford, project manager for PM Engineering, agrees. “There were issues with the grade, as well as jurisdictional issues involving setbacks, zoning, and buffers. We had retaining walls and grade changes within the site. And we had very strict guidelines from the retail client. We had several moving pieces, and we were trying to get it all together.”

Hart explains that his firm went through several months of iterations on the site layout. Near the end of the process, Crown asked the engineers to try SITEOPS.

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“We probably went through four to five months of trying different things,” says Hart. “Within a matter of eight hours, SITEOPS was able to produce nearly the same design and grading plan that had taken us months.”

Not only could SITEOPS produce designs in hours instead of months, it created detailed cost reports to accompany them.

Both civil engineer and developer were extremely pleased with the results. In the future, they plan to use SITEOPS from the very beginning of the land development process—even when making the initial purchase decision.

Hart believes that SITEOPS will bring new efficiencies to the the entire civil engineering industry.

“Civil engineers used to draft and design their drawings by hand, until CAD came along.” He feels that SITEOPS represents just as huge a step forward. “It automates much more of the design process,” he explains.

“We still have a backlog of work we’d like to get started on. We can’t find enough qualified people. That’s where I see this product as being innovative.”

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— Hart Weatherford, PM Engineering

“What SITEOPS does for us is eliminate surprises,” adds Crown Companies principal Tim Dockery. “In my opinion, SITEOPS is becoming the most valuable tool in the civil engineer’s toolbox.”

“As a developer, we are looking to get information that is accurate as quickly as possible. Time is money in our field,” says Daniel. “SITEOPS helps provide that information. It has made us a believer.”

