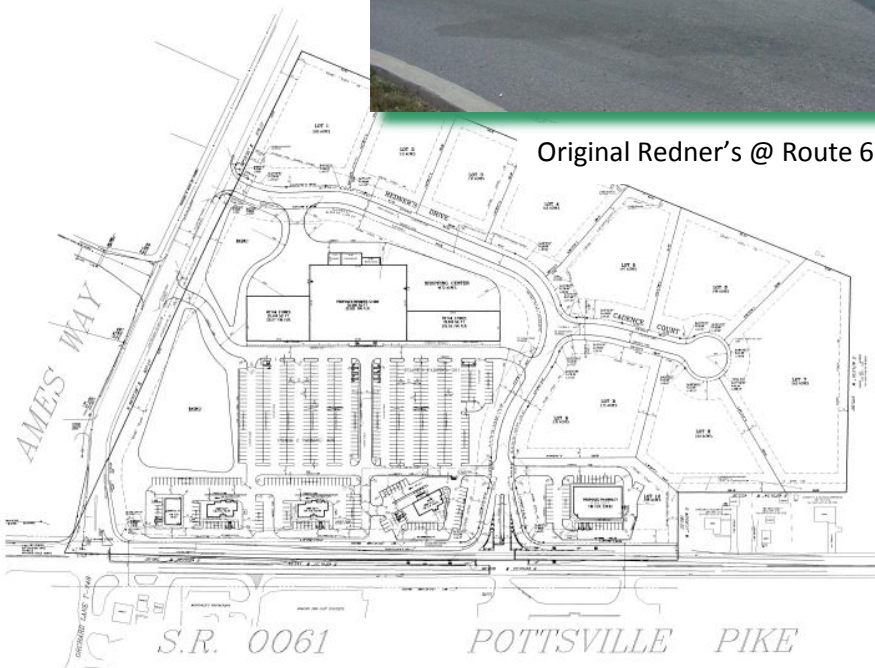




Original Redner's @ Route 61



This shopping center project took approximately one (1) year for design from conception to completion of plan approval. Redner's Markets is the anchor store at this shopping center (This site was their original store) and four other commercial pad sites are associated with the site as well as strip retail space. In the back of the site, several parcels exist for industrial use. The parcel size was 27.6 acres and the gross square footage of the shopping center was 195,000 sq.ft. The project scope contained the following services:

- Site Planning
- Vehicular and Pedestrian Circulation Patterns
- Parking Layout
- Storm Drainage
- Grading
- Erosion & Sediment Control
- Landscaping
- Site Lighting
- Utility Design
- Preliminary and Final Land Development Plans
- Traffic Impact Study
- Highway Occupancy Permit Plans
- Signal Design (2)
- Access Management
- Construction Documents
- Municipal and State Approval

SBI personnel performed the Highway Occupancy Permit for the project for the widening of Rte 61.

This project also had a delicate balance with respect to the drainage design as the existing area already floods and existing downstream pipes were not adequately sized. Our staff reviewed all options and determined a solution to minimize the costs for our client.

Redner's Warehouse Markets
Ontelaunee Township, Berks County, PA