

- **Owner:**  
Quattro Development
- **Services:**
  - Site Engineering
  - Zoning Variance
  - Traffic Study
- **Year Completed:**  
2018



# Development Site Design



## Quattro Development, Selinsgrove, PA

Stahl Sheaffer provided site engineering services to Quattro Development for the construction of a new single building (Mattress Warehouse) and three tenant buildings (MOD Pizza, Selinsgrove Dental and Dentures, and Chipotle) as well as an existing single tenant building (Harbor Freight). This project was a redevelopment project in which we utilized a site layout provided by the client and modified it to meet the local ordinances. Zoning variances pertaining to steep slopes and the required parking were obtained from the Township. One of the existing parcels included ROW for PPL transmission lines so the overall site design within that area had to be coordinated with the power company to ensure they met all necessary standards. Since the construction associated with the single tenant buildings was a redevelopment project, addressing stormwater runoff had to be accomplished by running multiple underground facilities in series. This allowed Stahl Sheaffer to detain the necessary runoff using basins with smaller footprints. Nina Drive was also improved to be able to handle the proposed increase in traffic along with the necessary turning lanes on SR 11.

