



## Southmont Center

### Subdivision & Land Development

Hanover Engineering was retained by Posh Properties as their site engineer for the design and development of a 65 acre retail shopping center. The center is located in Bethlehem Township between William Penn Highway and Freemansburg Avenue, and adjacent to PA Route 33. The center contains 300,000 square feet of retail space and two (2) detention basins. Site utilities, including water, sewer, and stormwater, were designed and constructed to serve the development. The design also included intensive grading and planting to provide both a visual and acoustical buffer from neighboring residential developments.

Hanover Engineering provided Posh Properties with engineering services for all aspects of the project, including obtaining zoning variances and conditional use approval, completing the boundary and topographical surveys, preparing the land development plans and highway occupancy permit plans, designing the

stormwater management facilities and site utilities, and acquiring all local and State approvals and permits for completion of the project.

In addition, Hanover Engineering assisted in preparing the contract documents, and the bidding and award of the project. Hanover Engineering also provided services during the construction of the development, including road and utility stakeout, contract management, and construction observation.

The project involved detailed coordination with PennDOT related to the adjacent PA Route 33 and Freemansburg Avenue projects which had just been recently completed at the time of the project.

## PROJECT DETAILS

- **Location**  
Bethlehem Township,  
Northampton County
- **Client**  
Posh Properties
- **Completion Date**  
Spring 2006 (site improvements)
- **Total Project Cost**  
\$800,000 (engineering design cost)

