

Key Existing Features



#1 Laurel Run



#2 Historic Log Cabin



#3 Paved Area



#4 Old Field Growth & Nursery Trees



#5 Wet Areas



#6 Mature, Former Nursery Trees



#7 Gravel Access Road

Opportunity Notes

- The historic log cabin provides a unique opportunity for preservation and re-use of the structure.
- Several existing paved areas provide opportunities for gathering spaces.
- Laurel Run is easily accessible in many places on the site.
- Several paved and unpaved access roads already exist on site.
- Off-street "Parking areas" exist off of both Old Bethlehem Pike and Preston Lane.
- Proximity to the Upper Saucon Township Community Park creates an opportunity to connect the two sites.
- The park is well located to create interest and attract users. (Proximity to the Copperhead Grille, the Post Office, the Southern Lehigh Public Library, and a key intersection along rt. 378)
- Southern Lehigh Middle and High schools (targeted user groups for the park) are located across Rt. 378, within a walkable distance.

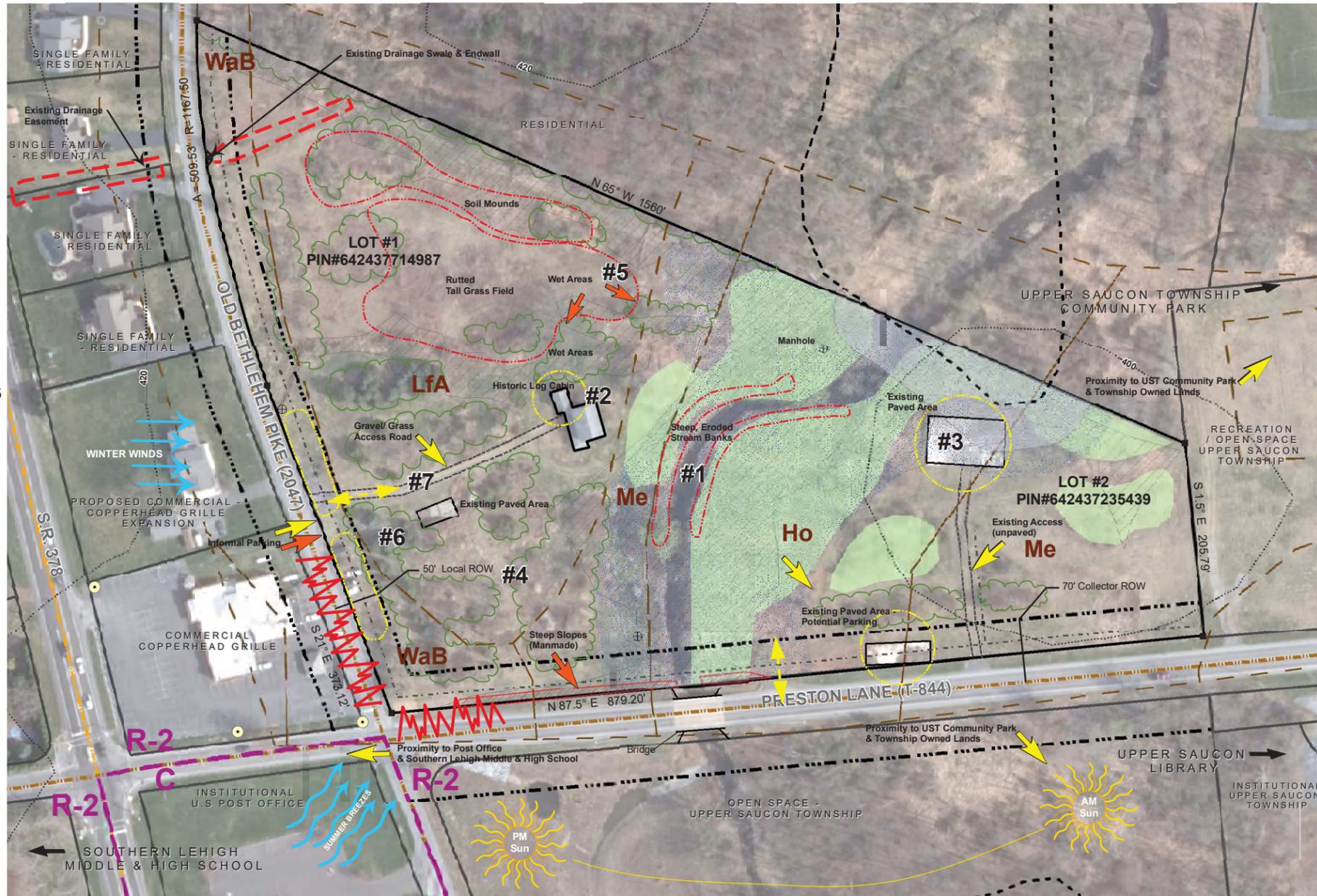
Constraint Notes

- The buildings on site are in varying states of disrepair and may need to be demolished.
- The northwest portion of the site is wet, rutted in many areas, and covered in vegetated soil mounds in others.
- Debris surrounding the buildings will need to be addressed in order for visitors to use this area.
- The Copperhead Grille patrons and staff appear to use gravel areas in the Benckini Tract Right-of-Way along Old Bethlehem Pike as parking. This may cause conflicts at peak business hours.
- Noise from the Copperhead Grille at certain times of day or night, and noise and traffic from Preston Lane may be an issue.
- S.R. 378 creates a barrier that may prohibit students from safely accessing the park on foot.

Legend

- Benckini Parcel
- Surrounding Parcels
- Building
- Overhead Utility Lines
- Unpaved/Gravel Roads
- Paved Areas
- Required Rights-of-Way
- Water/ Sewer Manhole
- Streams
- Riparian Buffer
- NWI Wetlands
- Wetland Buffer
- Wetlands - Delineated by AMT, Inc. 2005
- Steep Slopes
- Contours
- Soil Boundary
- Woodlands
- Zoning Boundary
- R-2 - Suburban Residential
- C- Commercial
- Arterial Road
- Connector Road
- Existing Vegetation
- Existing Street/ Exterior Light
- Opportunity
- Constraints
- Access Point
- Existing Noise Source

Data Source: Lehigh Valley Planning Commission



Soils Legend

Map Symbol	Soil	Hydrologic Soils
Ho	Holly Silt Loam	Yes
LfA	Lamington Silt Loam, 0-3 percent slopes	Yes
Me	Middlebury Silt Loam	No
WaB	Washington Silt Loam, 3 to 8 percent slopes	No

SOURCE: USDA Natural Resource Conservation Service - Web Soil Survey

General Notes

BOUNDARY INFORMATION HEREON BASED UPON PARCEL DATA FROM THE LEHIGH VALLEY PLANNING COMMISSION IN 2016.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON CONTOUR DATA FROM THE LEHIGH VALLEY PLANNING COMMISSION IN 2016.

DELINEATED WETLANDS INFORMATION FROM THE PLAN TITLED "PLAN SHOWING WETLANDS DELINEATION ON PROPERTY OF UPPER SAUCON TOWNSHIP" DATED APRIL 22, 2005 BY THE PIDCOCK COMPANY, BASED ON INFORMATION FROM THE REPORT TITLED "WETLAND DELINEATION REPORT BENCKINI NURSERY," BY ANDREA M. TETI, INC. (AMT, INC.), DATED JUNE, 2005.

THE HORIZONTAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83) AS ESTABLISHED UTILIZING GPS (GLOBAL POSITIONING SYSTEM) TO COMPILER THE DATUM.

THE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, ADDITIONAL EASEMENTS AND OR RIGHTS-OF-WAY MAY EXIST.

THE PROPERTY IS LOCATED IN ZONE 'X' AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR LEHIGH COUNTY, PENNSYLVANIA - 42077C0627F. ZONE 'X' IS NOTED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN."

Area Lot Summary

PIN #642437714987	130,680 S.F.	3.00 ACRES
PIN#642437235439	544,260 S.F.	12.4945 ACRES
TOTAL GROSS AREA:	674,940 S.F.	15.4945 ACRES

