



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.

THE DELINEATED WETLANDS INFORMATION COMES 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 COMPILE 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."

PLANT LOCATIONS SHOWN HEREIN WERE COLLECTED BY UTILIZING THE ARCGIS COLLECTOR APP BETWEEN JUNE AND JULY OF 2017.

ALL TREE LOCATIONS SHOWN ARE APPROXIMATE.

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

Legend

Arboretum Tree Inventory Recommendations

- Keep As-Is
- Rehabilitate
- Remove

Other Legend Items:

- Benckini Parcel
- Surrounding Parcels
- Paved Area
- Buildings
- Water/ Sewer Manhole
- Required Rights-of-Way
- Semi-Paved Access Road
- Overhead Utility Lines
- Wetlands- Delineated by AMT, Inc. 2005
- National Wetlands Inventory Wetlands
- Woodlands
- Soil Boundary
- Streams
- Contours
- Steep Slopes
- Minimum 100' Riparian Buffer
- 50' Wetland Buffer
- Existing Vegetation

Data Source: Lehigh Valley Planning Commission

Boucher & James, Inc.
 CONSULTING ENGINEERS
 www.bjengineers.com
 Date: August 9, 2017 Project #166990

Scale: 0 20 40 80 120 160 Feet

North Arrow: ↑

Owner/ Applicant:
 Upper Saucon Township
 5500 Camp Meeting Road
 Center Valley, PA
 18034

**Benckini Tract
 Nursery Tree Inventory
 Master Site Development Plan for
 Upper Saucon Township Sustainable Community Parks**