

Brinley and Brookside Courts

Townships of Upper Saucon and Springfield | Lehigh & Delaware Counties, PA



Van Cleef was contracted for the site design and land development services for the Brinley and Brookside Court residential project in Upper Saucon Township. Spanning 41.5 acres across both Lehigh and Bucks Counties—within Upper Saucon Township, Springfield Township, and bordering Coopersburg Borough.

Working on behalf of Select Properties, LLC and Lennar, Van Cleef guided the three-phase project through years of coordination shaped by a court-ordered stipulation agreement. This effort ultimately enabled the successful design of a community accommodating 217 townhome-style units. The project required extensive collaboration and earned approvals from a wide range of agencies, including PennDOT, multiple divisions of the Pennsylvania Department of Environmental Protection, the Lehigh County Conservation District, and the planning commissions of both Lehigh and Bucks Counties.

Throughout the project, Van Cleef provided comprehensive professional services from initial survey work through final construction deliverables. This included pre-design surveying, site layout and land development planning, erosion and sedimentation control measures, and post-construction stormwater management design. Our team also delivered landscape architecture, site lighting design, detailed plot plan packages, construction stakeout and house line services, and complete as-built documentation—ensuring the project advanced seamlessly from concept through completion.

CLIENT CONTACT

Select Properties, LLC
Colmar, PA

Lennar Homes
Upper Saucon, PA

PROJECT HIGHLIGHTS

- Surveying Services
- Site Layout
- Land Development
- Erosion & Sediment Control Measures
- Stormwater Management
- Landscape Architecture
- Site Lighting Design
- Construction Stakeout