

OWNER: SAXA HOMES LLC
LOT 1
 PARID: 549699502895
 ADDRESS: 1002 W WALNUT STREET
 AREA: 18,731 S.F. (0.43 A.C.)

NUMBER OF LOTS -
EXISTING: 1
PROPOSED: 1

LINEAL FEET OF NEW STREETS - 0 L.F.

WATER SUPPLY — EX PUBLIC
SEWER — EX PUBLIC

ZONING DISTRICT:	RH HIGH DENSITY (RESIDENTIAL USE)	
MINIMUM LOT SIZE:	<u>REQUIRED</u> 7500 SF	<u>EXISTING</u> 18731 SF
MINIMUM LOT WIDTH:	80 FT	100 FT
MINIMUM YARDS:	FRONT: 20 FT	NA
	SIDE: 10 FT	NA
	REAR: 35 FT	NA
MAX. BLDG COVERAGE:	60%	51%
MAX. BUILDING HEIGHT:	45 FT	NA
MAX FLOOR AREA RATIO :	2.0	

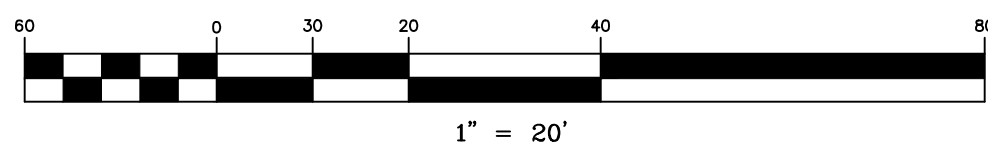
THE APPLICANT WISHES TO RE-STRIPE THE EXISTING PARKING LOT, PLANT ADDITIONAL STREET TREES, AND CONSTRUCT 31 APARTMENTS WITHIN THE EXISTING VACANT BUILDING ON THE PROPERTY. IN ADDITION TO THE 15 STRIPED OUTDOOR PARKING SPACES, AN ADDITIONAL 23 SPACES WILL BE PROVIDED WITHIN THE BASEMENT LEVEL OF THE BUILDING.

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVE
	EXISTING VEGETATION
	EXISTING CENTERLINE
	EXISTING ROAD PAVEMENT
	EXISTING SIDEWALK
	EXISTING STRUCTURE
	EXISTING ADJOINER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING ELECTRIC POLE
	EXISTING IRON PIN
	EXISTING CONTROL POINT
	EXISTING TEST PIT/PROB

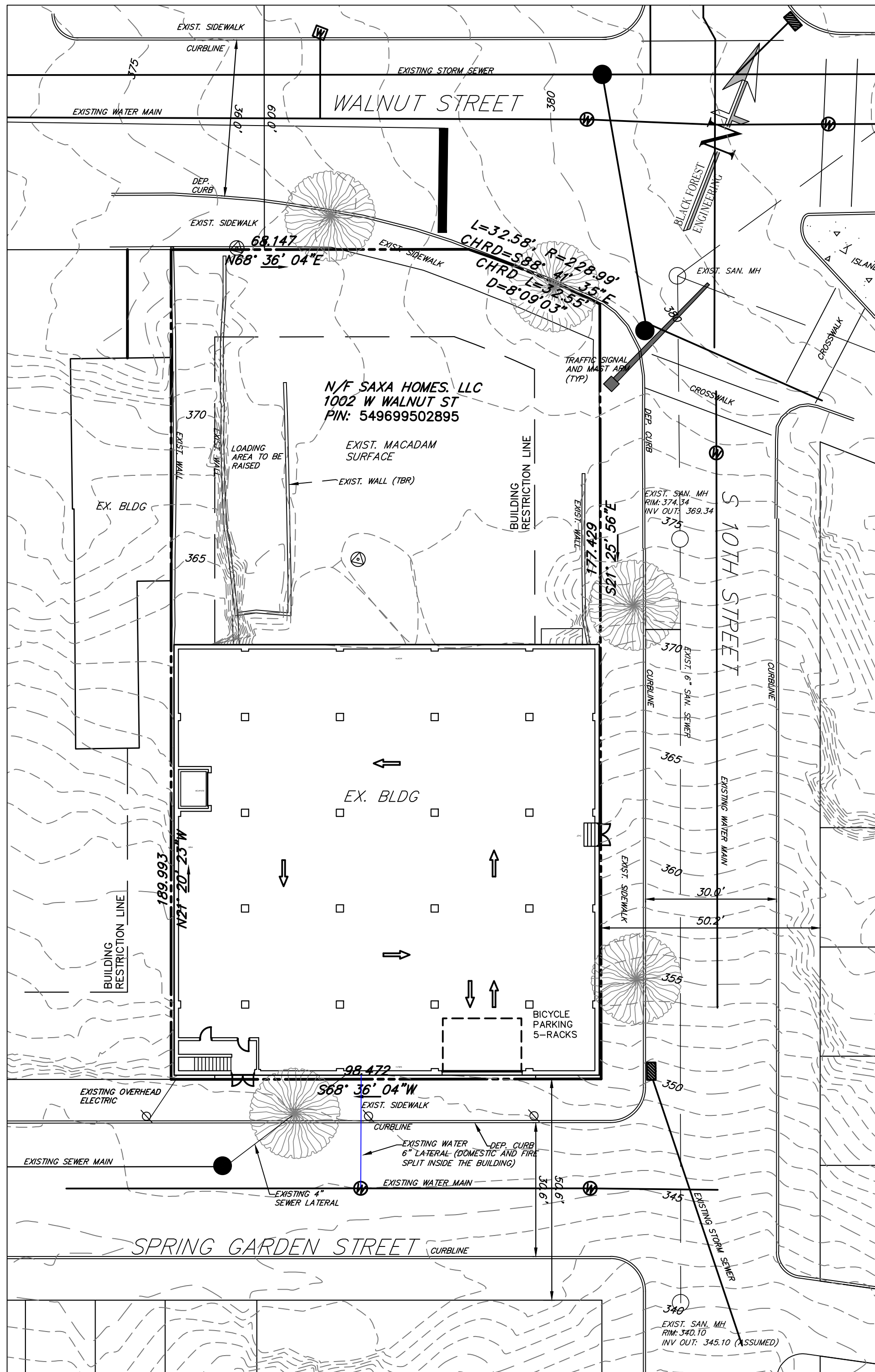
	PROP. PROPERTY LINE
	PROP. TRACT LINE
	PROP. RIGHT-OF-WAY
	PROP. EASEMENT
	PROP. BUILDING RESTRICTION LINE
	PROP. FENCE
	PROP. TREE LINE
	PROP. CENTERLINE
	PROP. SIDEWALK
	PROP. CURB
	PROP. DRIVEWAY
	PROP. CONTOUR MAJOR
	PROP. CONTOUR MINOR
	PROP. IRON PIN
	PROP. CONCRETE MONUMENT
	PROP. SIGN
	PROP. TREE
	PROP. BENCHMARK
	PROP. BUILDING/STRUCTURE
	PROP. DRIVEWAY

SURVEY NOTES:

1. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED ON JULY 7, 2023 BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION.



INVOLVING THE PARCEL LOCATED AT
1002 W. WALNUT STREET



PERMITS SHALL BE OBTAINED FROM THE CITY OF ALLENTOWN PUBLIC WORKS DEPARTMENT FOR ALL STREET TREE PLANTINGS PRIOR TO PLANTING ANY STREET TREE PLANTINGS.

ONE DECIDUOUS TREE SHALL BE PLANTED FOR EVERY 40 FEET OF STREET FRONTAGE.

S. 10TH ST: 177 LF FRONTAGE
SPRING GARDEN ST: 98 LF FRONTAGE
WALNUT ST: 100 LF FRONTAGE

TOTAL FRONTAGE=375 LF

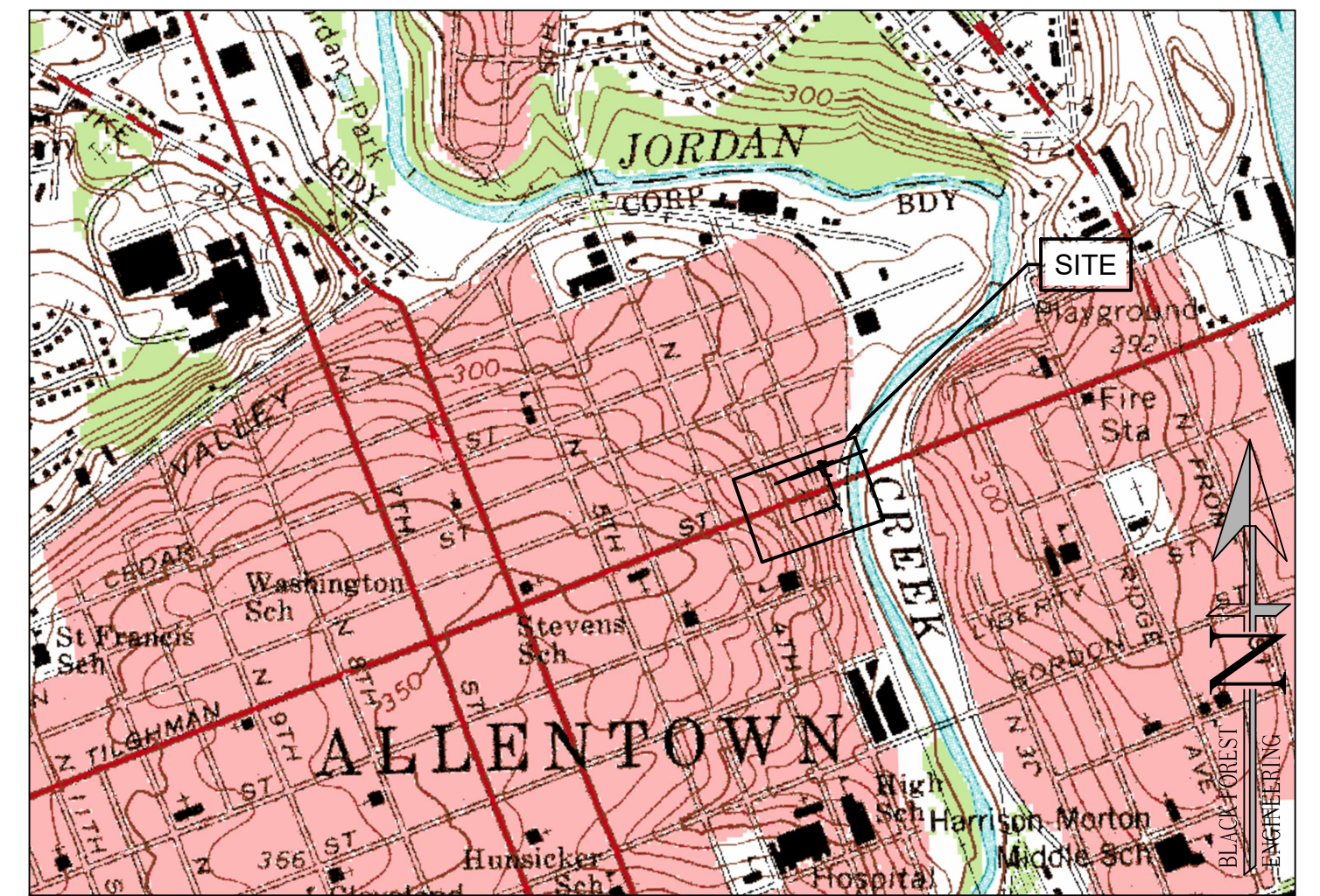
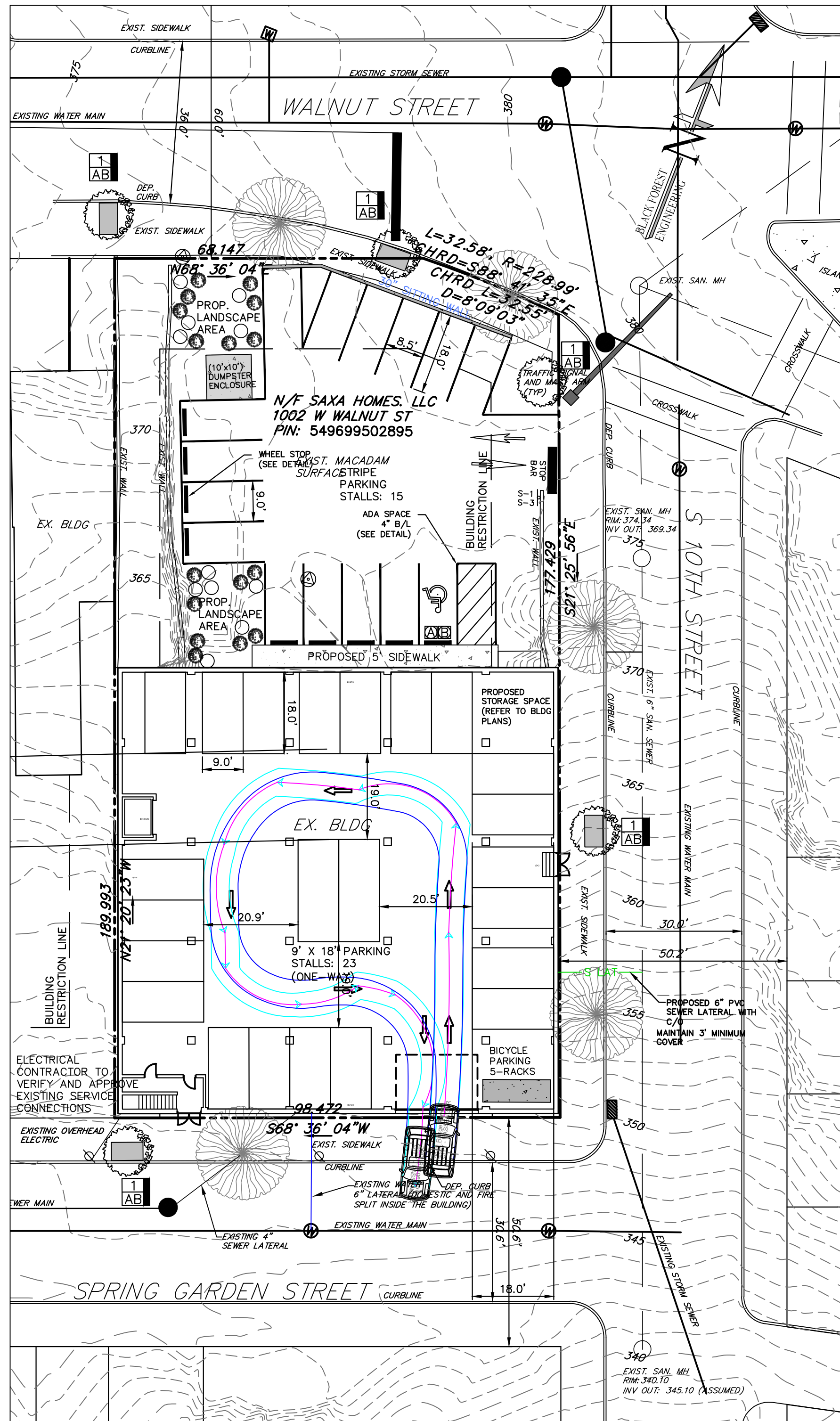
TOTAL REQUIRED TREES = $\frac{375}{40} = 9$ STREET TREES (9 TREES PROVIDED; 5 EX + 4 PROP)

NOTES:
1. PROPOSED STREET TREES SHALL BE PLANTED IN 4' X 7' TREE PITS TO BE CUT INTO EXISTING SIDEWALK.

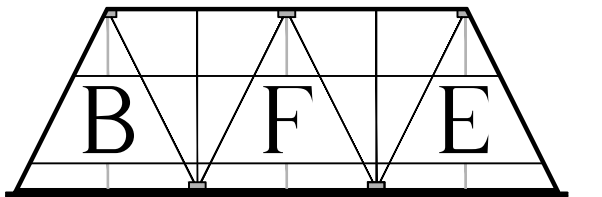


KEY	BOTANIC / COMMON NAME	SIZE	ROOT CONDITION	QUANTITY
AB	ACER BUERGERIAUM / TRIDENT MAPLE	2"-2.5" CAL.	B&B	4

KEY	BOTANIC / COMMON NAME	SIZE	ROOT CONDITION	QUANTITY
IG	ILEX GLABRA / SHAMROCK	5 LB	CONT.	16
IV	ITEA VIRGINICA/ LITTLE HENRY	5 LB	CONT.	11



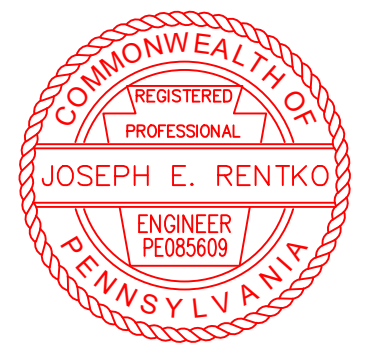
LOCATION MAP
USGS ALLENTOWN EAST QUADRANGLE
SCALE: 1"=1000'



BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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SEAL:



JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
570-239-4499

[illegible]

REV:	DESCRIPTION:	BY	DATE
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PROJECT TITLE:

1002 WALNUT ST
ADAPTIVE REUSE

PROJECT OWNER: SAXA HOMES, LLC
5699 COVEREDBRIDGE CIR.
OREFIELD, PA 18069

PROJECT LOCATION:

CITY OF ALLENTOWN
WARD 03
LEHIGH COUNTY
PENNSYLVANIA

PLAN TITLE:

RECORD

SCALE: 1"=20'	DATE: 2/27/25	DRAWN: JER	CHECKED: JER
PROJECT NO. 2302	DRAWING NO. 1 OF 2		REVISION: 00