

SITE DATA

RECORD OWNER 1: DAVINCI SCIENCE CITY, LLC
3145 HAMILTON BOULEVARD BYPASS
ALLENTOWN, PA 18103

RECORD OWNER 2: CITY OF ALLENTOWN
435 W HAMILTON STREET
ALLENTOWN, PA 18101-1603

DEVELOPER:
DAVINCI SCIENCE CITY, LLC
3145 HAMILTON BOULEVARD BYPASS
ALLENTOWN, PA 18103

SITE ADDRESS: 18-22 N 8TH STREET
ALLENTOWN, PA 18101
PIN NO: 640700248455 1
DOC ID: 2022004064

815 W HAMILTON STREET
ALLENTOWN, PA 18101
PIN NO: 640700228694 1
DOC ID: 2016021773

821 W HAMILTON STREET
ALLENTOWN, PA 18101
PIN NO: 640700215957 1
DOC ID: 2016021773

SITE AREAS: **LOT 1**
0.9375 AC. (EXISTING LOT, PIN NO: 640700248455 1
-0.0265 AC. (VACATED LUMBER STREET)
-0.1805 AC. (PROPOSED COURT STREET)
+0.0413 AC. (NEW AREA ADDED TO LOT 1)
+0.0117 AC. (PORTION OF VACATED HOWE STREET)
=0.7835 AC. (PROPOSED LOT 1 TOTAL AREA)

CONSOLIDATED CITY PROPERTY
0.2643 AC. (PIN NO: 640700228694 1 & 640700215957 1)
-0.0413 AC. (NEW AREA ADDED TO LOT 1)
+0.0530 AC. (VACATED LUMBER STREET)
=0.2760 AC. (CONSOLIDATED CITY PROPERTY)

NUMBER OF EXISTING LOTS: 3
NUMBER OF PROPOSED LOTS: 2
SEWER: PUBLIC
WATER: PUBLIC
DATUM: CITY OF ALLENTOWN

ZONING DATA

DISTRICT: B-2/HBDO/HO/ND0 - CENTRAL BUSINESS DISTRICT/HISTORIC BUILDINGS
DEMOLITION CONTROL OVERLAY DISTRICT/HAMILTON
STREET OVERLAY DISTRICT/ TRADITIONAL
NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT

PROPOSED USE: LEARNING CENTER
MINIMUM LOT SIZE: 2,000 S.F.
MINIMUM LOT WIDTH: 20 FT.; EXCEPT AN 80 FT. WIDE MIN. LOT WIDTH SHALL APPLY
TO EACH PROPERTY FRONTING ON AN ARTERIAL STREET

MINIMUM YARDS:
FRONT (ND0): THE REQUIRED FRONT YARD BUILDING SETBACK SHALL BE
BASED UPON THE AVERAGE SETBACK OF ALL EXISTING PRINCIPAL
BUILDINGS THAT ARE WITHIN THE SAME BLOCK FACE. THE REQUIRED
FRONT YARD BUILDING SETBACK SHALL NOT VARY FROM THE AVERAGE
SETBACK BY MORE THAN 5 FEET TO THE FRONT OR TO THE BACK OF
THE AVERAGE SETBACK.

REAR: 0 FT.
(H) ON A CORNER LOT THAT IS ADJACENT TO TWO INTERSECTING STREETS,
A FRONT YARD SHALL BE PROVIDED ABUTTING ONE STREET, AND
ABUTTING THE SECOND SECOND STREET, A SIDE YARD WITH A MINIMUM
WIDTH OF 15 FEET SHALL BE PROVIDED, EXCEPT:
1) NO SIDE YARD SHALL BE REQUIRED IN THE B-2 DISTRICT, AND
2) SUCH SIDE YARD SHALL BE 5 FEET IN B1/R, B-5 AND B/LI
DISTRICTS. A SIDE YARD IS NOT REQUIRED FROM A LOT LINE
ALONG WHICH BUILDINGS ARE LAWFULLY ATTACHED.

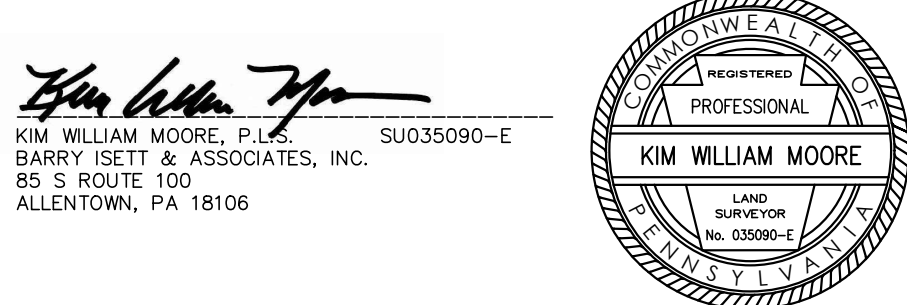
MAXIMUM BUILDING HEIGHT: NO MAXIMUM
PROPOSED BUILDING HEIGHT: 67'-2"
MAXIMUM BUILDING COVERAGE: NO MAXIMUM
PROPOSED BUILDING COVERAGE: 38%
PROPOSED IMPERVIOUS COVERAGE: 83%

ZONING NOTE:

ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE
ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO
CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE
ON THE GROUND THAT IT IS CORRECT AND AT THE TIME THE SURVEY WAS MADE THERE
WERE NO EASEMENTS OR ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE
SHOWN.



PLANNING COMMISSION APPROVAL

THE WITHIN PLOT OR PLAN OF LAND LOCATED IN ALLENTOWN, LEHIGH
COUNTY, PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY
PLANNING COMMISSION.

CHAIRMAN: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
SECRETARY: _____ DATE: _____
APPROVED: _____ DATE: _____
CITY ENGINEER

CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND
NORTHAMPTON COUNTIES.

REVIEWED: _____ DATE: _____
LVPF STAFF PERSON RESPONSIBLE FOR REVIEW

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY,
PENNSYLVANIA, MAP DOCUMENT IDENTIFICATION NUMBER _____, ON THE
DAY OF _____, 20____

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

WITNESS: _____
RECORDER OF DEEDS

LOCATION MAP

USGS: ALLENTOWN EAST QUADRANGLE
SCALE: 1"=2000'

PLAN REFERENCES:

DAVINCI SCIENCE CENTER, FARR LOT SURVEY, EXISTING CONDITIONS
PLAN, PREPARED BY THE PIDCOCK COMPANY, DATED JANUARY 15, 2020.

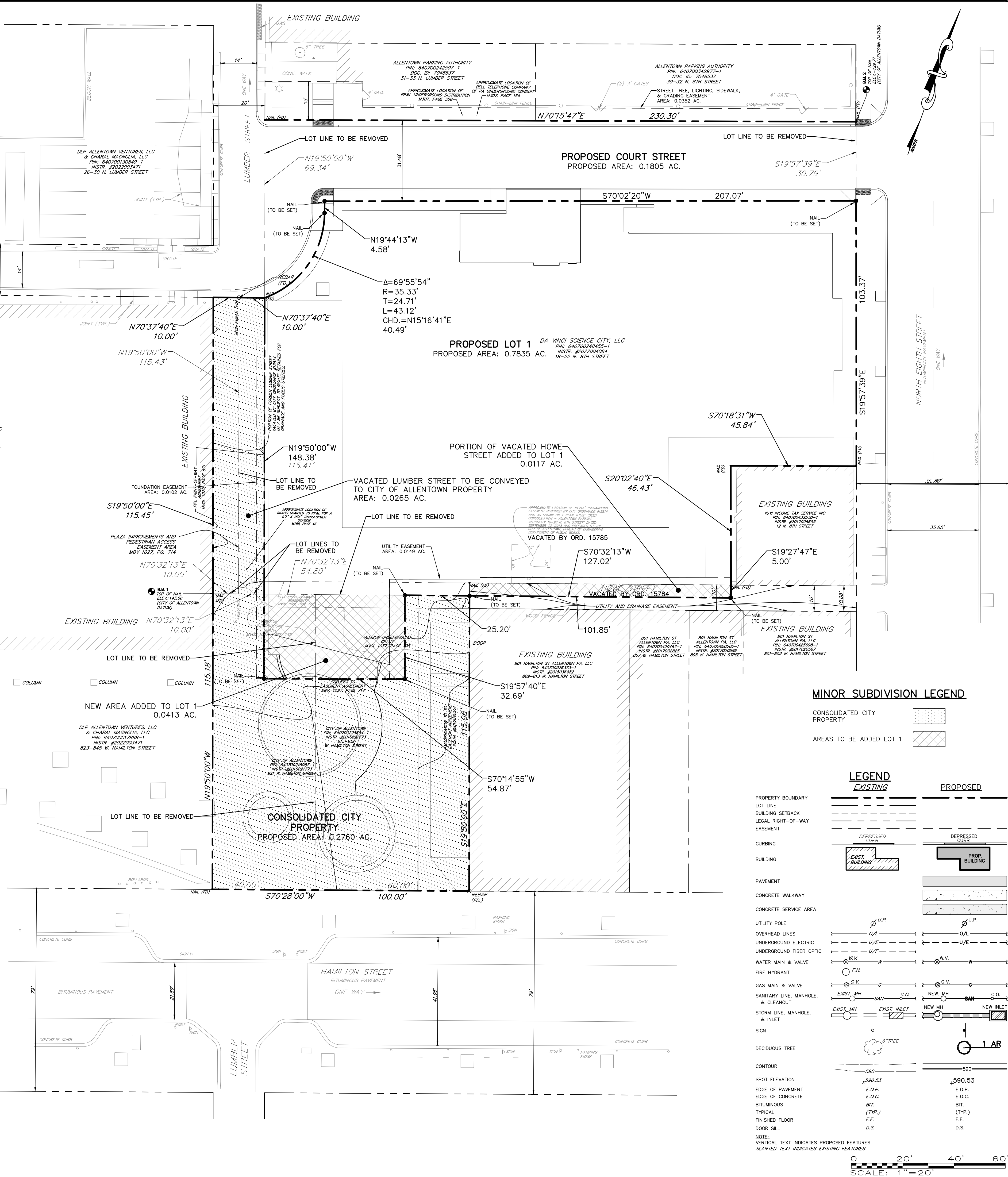
SUBDIVISION NOTES:

THE BASIS OF BEARINGS IS ASSUMED.

PLAN ELEVATIONS ARE REFERENCED TO THE CITY OF ALLENTOWN DATUM.

BOUNDARY & TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD
SURVEY BY THE PIDCOCK COMPANY, PERFORMED ON JANUARY 15, 2020
AND AS SUPPLEMENTED BY BARRY ISETT & ASSOCIATES ON VARIOUS
DATES BETWEEN OCTOBER 14, 2020 AND APRIL 29, 2021.

DLP ALLENTOWN VENTURES, LLC
& CHARAL MACDONALD, LLC
PIN: 640700217808-1
INSTR. #2022003471
823-845 W. HAMILTON STREET



MINOR SUBDIVISION LEGEND

CONSOLIDATED CITY
PROPERTY

AREAS TO BE ADDED LOT 1

LEGEND

EXISTING

PROPOSED

PROPERTY BOUNDARY	---
LOT LINE	---
BUILDING SETBACK	---
LEGAL RIGHT-OF-WAY	---
EASEMENT	---
CURBING	---
BUILDING	---
PAVEMENT	---
CONCRETE WALKWAY	---
CONCRETE SERVICE AREA	---
UTILITY POLE	---
OVERHEAD LINES	---
UNDERGROUND ELECTRIC	---
UNDERGROUND FIBER OPTIC	---
WATER MAIN & VALVE	---
FIRE HYDRANT	---
GAS MAIN & VALVE	---
SANITARY LINE, MANHOLE, & CLEANOUT	---
STORM LINE, MANHOLE, & INLET	---
SIGN	---
DECIDUOUS TREE	---
CONTOUR	---
SPOT ELEVATION	---
EDGE OF PAVEMENT	---
EDGE OF CONCRETE	---
BITUMINOUS	---
TYPICAL	---
FINISHED FLOOR	---
DOOR SILL	---
NOTE:	---
VERTICAL TEXT INDICATES PROPOSED FEATURES	---
SLANTED TEXT INDICATES EXISTING FEATURES	---

FINAL PLAN - MINOR SUBDIVISION PLAN

DA VINCI SCIENCE CENTER
DOWNTOWN ALLENTOWN PROJECT
4TH WARD, CITY OF ALLENTOWN
LEHIGH COUNTY, PA

DATE: 6/15/21 DSGN: JHH
SCALE: 1"=20' CHK: AAS
DRAWN: JHH APPRO: AAS
JOB: 1048620.000 P MGR: AAS
SHEET: 2 of 21

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