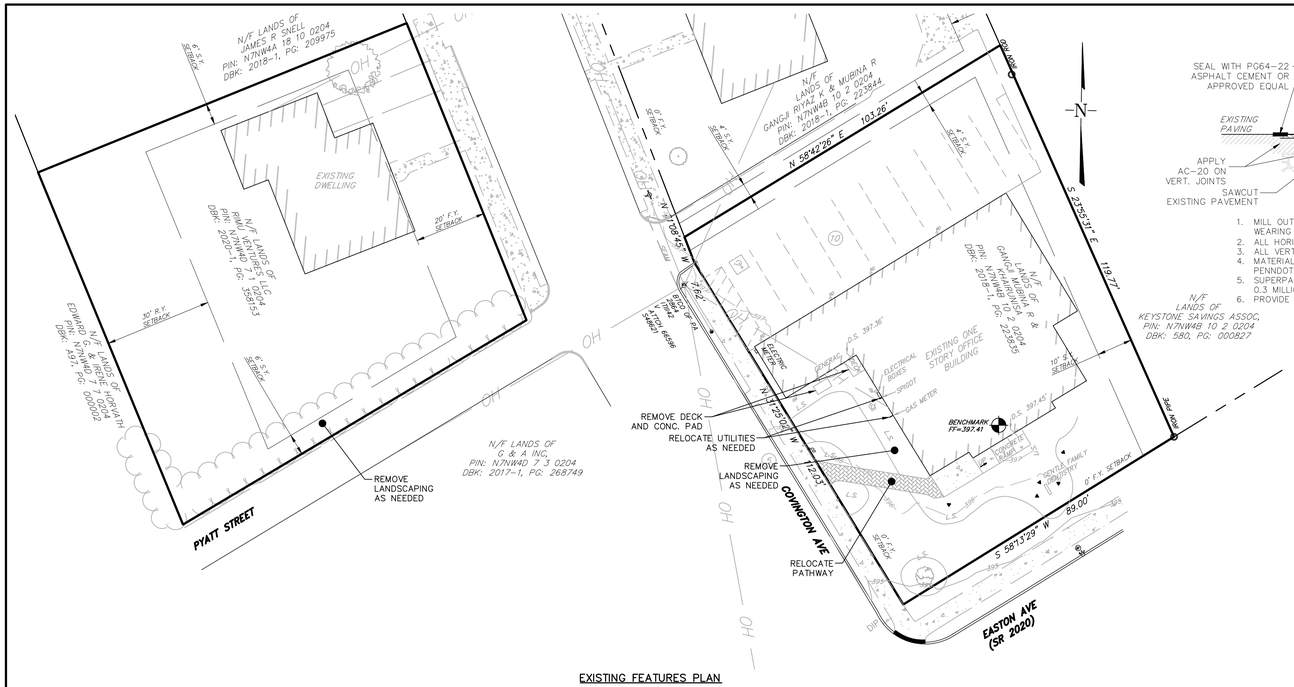
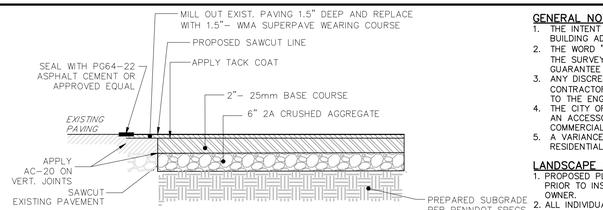


EXISTING FEATURES PLAN



1. MILL OUT EXISTING PAVING 12" WIDE TO CREATE A CLEAN PAVING NOTCH AND OVERLAY WITH WEARING COURSE TO JOINT.
2. ALL HORIZONTAL PAVING JOINTS AND CURBING TO BE SEALED WITH RUBBER, 12" WIDE.
3. ALL VERTICAL PAVING JOINTS AND CURBING TO BE SEALED WITH AC–20.
4. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF PENNDOT PUBLICATION 72 AND 408.
5. SUPERPAVE SHALL MEET PENNDOT SPEC. PG 64–22, SRL MEETING AT LEAST LEVEL M, 0.0 < 0.3 MILLION ESAL
6. PROVIDE MINIMUM 2% GRADE TOWARDS PYATT STREET.

PAVEMENT CROSS–SECTION

N.T.S.

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF A BUILDING ADDITION AND PARKING LOT EXPANSION.
2. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
3. ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.
4. THE CITY OF BETHLEHEM ZONING ORDINANCE PERMITS PARKING LOTS AS AN ACCESSORY USE, NOT A PRIMARY LOT USE, IN THE LIMITED COMMERCIAL ZONE.
5. A VARIANCE TO ALLOW FOR A PARKING LOT IN THE MEDIUM DENSITY RESIDENTIAL DISTRICT WAS OBTAINED.

LANDSCAPE NOTES:

1. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO THE APPROVAL OF THE CITY AND THE OWNER.
2. ALL INDIVIDUAL PLANTS AND GROUPINGS OF PLANTS SHALL BE MULCHED WITH A 2" MINIMUM LAYER OF SHREDDED BARK.
3. CONTRACTOR MUST PERFORM A PA ONE–CALL AND MUST NOTIFY ALL UTILITIES PRIOR TO INSTALLATION OF PLANTS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD. HOWEVER, PLANT LOCATIONS MUST BE IN CONFORMANCE WITH THE CITY ORDINANCE.
4. ALL PLANTS MUST BE NURSERY STOCK AND MUST BE GUARANTEED TO LIVE FOR AT LEAST 18 MONTHS AFTER PLANTING.
5. REMOVE ALL NON–BIODEGRADEABLE ROOT WRAPPINGS PRIOR TO PLANTING.
6. CONTRACTOR MUST PROVIDE ADEQUATE WATERING DURING THE ESTABLISHMENT PERIOD.
7. TREE CALIPERS ARE MEASURED AT 6" ABOVE THE GROUND.
8. SHOULD ANY DISCREPANCIES ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL

SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY OTT CONSULTING, INC., ON AUGUST 2022.
2. HORIZONTAL DATUM IS BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 (NAD '83).
3. VERTICAL DATUM IS BASED UPON NAVD '88.
4. THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
5. UTILITY LOCATIONS SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS AND MARK OUT OR PROVIDED PLANS AS ORDERED THROUGH THE "PA ONE CALL" THE TYPE AND LOCATION OF THE UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY.
6. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.

SOURCE: LVPC GIS

LOCATION MAP

SCALE: 1" = 1000'

ZONING DATA:

2431 EASTON AVENUE

ZONING DISTRICT: CL, LIMITED COMMERCIAL

	EXISTING	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	11,527 SF	2,000 SF	11,527 SF
MINIMUM LOT WIDTH:	78 FEET	20 FEET	78 FEET
MINIMUM YARDS:	FRONT: 2 FEET	0 FEET	2 FEET
	SIDE: 36 FEET	4 FEET	36 FEET
	REAR: 14 FEET	10 FEET	14 FEET
MAX. BUILDING HEIGHT:	1 STORY	5 STORIES	1 STORY
MAX. BUILDING COVERAGE:	35.0%	80%	42.9%
MAX. LOT COVERAGE:	64.6%	90%	72.5%
SEWER DISPOSAL:	PUBLIC		PUBLIC
WATER:	PUBLIC		PUBLIC

2117 COVINGTON AVENUE

ZONING DISTRICT: RG, MEDIUM DENSITY RESIDENTIAL

	EXISTING	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	10,857 SF	6,500 SF	10,857 SF
MINIMUM LOT WIDTH:	89 FEET	60 FEET	89 FEET
MINIMUM YARDS:	FRONT: 19 FEET*	20 FEET	19 FEET*
	SIDE: 8 FEET	6 FEET	8 FEET
	REAR: 51 FEET	30 FEET	51 FEET
MAX. BUILDING HEIGHT:	1 ST	35 FT/2.5 ST	1 ST
MAX. BUILDING COVERAGE:	13.7%	35%	13.7%
SEWER DISPOSAL:	PUBLIC		PUBLIC
WATER:	PUBLIC		PUBLIC

*EXISTING NONCONFORMITY

SITE DATA:

2431 EASTON AVENUE

RECORD OWNER/DEVELOPER:	MUBINA R & KHAIRUNISA GANGJI 2431 EASTON AVENUE BETHLEHEM, PA 18017–5075
DEED REFERENCE:	DBV. 2018–1, PG. 223835
PARCEL ID#:	N7NW4C 1 1 0204
GROSS TRACT AREA:	0.2646 ACRES
EXISTING USE:	DENTAL OFFICE
PROPOSED USE:	DENTAL OFFICE

2117 COVINGTON AVENUE

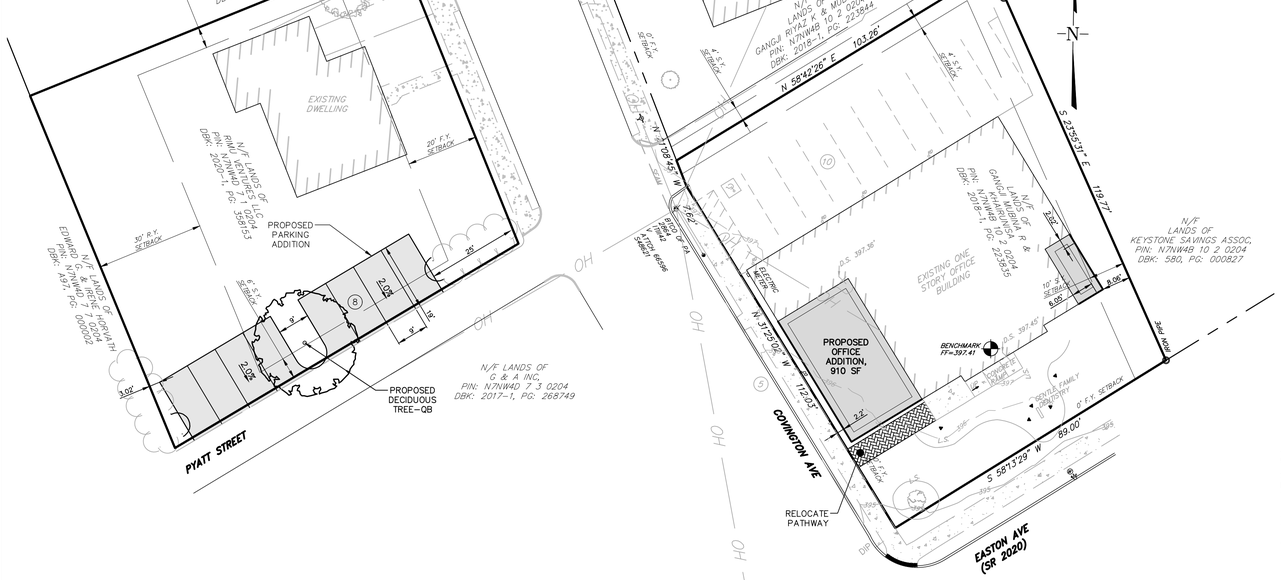
RECORD OWNER/DEVELOPER:	RIMU VENTURES LLC 4935 CHELSEA DRIVE BETHLEHEM, PA 18020–8835
DEED REFERENCE:	DBV. 2020–1, PG. 358153
PARCEL ID#:	N7NW4D 7 1 0204
GROSS TRACT AREA:	0.2492 ACRES
EXISTING USE:	SINGLE–FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE–FAMILY RESIDENTIAL WITH PARKING LOT

PARKING CALCULATIONS:

REQUIREMENTS:
MEDICAL AND DENTAL OFFICES – 1 SPACE PER 250 SF OF BUILDING FLOOR AREA

(4,218 SF + 910 SF)/250 = 21 SPACES

EXISTING: 15 SPACES (INCLUDES 5 ON–STREET SPACES)
REQUIRED: 21 SPACES
PROVIDED: 23 SPACES



PROPOSED FEATURES PLAN

NOTES:

USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES

PRUNE ONLY TO REMOVE DEAD AND BROKEN BRANCHES.

SET PLANTS PLUMB, AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.

REMOVE EXCESS SOIL FROM TOP OF ROOT BALL SET TOP OF ROOT BALL AT FINISHED GRADE OR 1" TO 2" ABOVE IN POORLY DRAINED SOILS

DO NOT USE TREE WRAP.

KEEP MULCH 6 IN. AWAY FROM TRUNK

2" SHREDDED HARDWOOD MULCH.

FOLD DOWN AND/OR REMOVE BURLAP OR WIRE BASKET FROM TOP 1/2 OF ROOT BALL.

SPECIFIED PLANT MIX: 1/3 COMPOST 2/3 EXISTING SOIL, WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

BREAK DOWN SIDES OF PLANTING PIT WHEN BACKFILLING.

PLANT TO BE PLACED ON UNDISTURBED SUBGRADE.

PLANTING PIT TO BE 3 TO 5 TIMES THE WIDTH OF THE ROOT BALL

DECIDUOUS TREE PLANTING

NOT TO SCALE

ZONING DECISION:

THE ZONING HEARING BOARD GRANTED APPROVAL OF THE EIGHT PARKING SPACES AT THEIR HEARING ON JANUARY 26, 2022, WITH WRITTEN DECISION DATED MARCH 11, 2022, AND WITH THE FOLLOWING CONDITIONS:

1. THAT THERE WOULD BE A BUFFER ON THREE SIDES OF THE PARKING AREA AS APPROVED BY THE ZONING OFFICER.
2. NO ADDITIONAL EMPLOYEES ARE ADDED BEYOND 13.
3. THE PARKING LOT WILL BE USED ONLY DURING NORMAL BUSINESS HOURS AND ONLY FOR STAFF AND EMPLOYEES.
4. A DEED RESTRICTION ON FUTURE USE BE RECORDED TO REQUIRE ZONING APPROVAL TO USE THIS PARKING AREA FOR ANY USE AT 2431 EASTON AVENUE OTHER THAN APPLICANTS EXISTING DENTAL PRACTICE.

LEGEND

EXISTING		PROPOSED
	SITE BENCHMARK	
	IRON PIN	
	CONCRETE MARKER	
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	BUILDING	
400	CONTOUR	400
	CURB	
	DEPRESSED CURB	
	TREE LINE	
	MUNICIPAL BOUNDARY	
	ZONING BOUNDARY	
	GUIDERAIL	
X X X X X	FENCE	
DRN	STORM SEWER	
	STORM SEWER MANHOLE	
	INLET	
SAN	SANITARY SEWER	SAN
CO	SANITARY CLEANOUT	
S	SANITARY MANHOLE	
W	WATER LINE	W
WV	WATER VALVE	WV
	WATER HYDRANT	
GAS	GAS LINE	GAS
	GAS VALVE	GV
E	ELECTRIC LINE	E
	UTILITY POLE	
	WETLANDS	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

CERTIFICATION OF ACCURACY (SURVEY)

I, REYNOLD E. PETRE, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND IS CORRECT IN ITS DETAIL TO MY BEST KNOWLEDGE AND BELIEF.

REYNOLD E. PETRE, P.L.S (SU–055631–E) DATE
OTT CONSULTING INC.
P.O. BOX 386
EMMAUS, PA 18049
(610) 928–4690

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — REYNOLD E. PETRE — LAND SURVEYOR SU–055631–E — 1-23-23

CERTIFICATION OF ACCURACY (PLAN)

I, JEFFREY L. OTT, A REGISTERED ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND IS CORRECT IN ITS DETAIL TO MY BEST KNOWLEDGE AND BELIEF.

JEFFREY L. OTT, P.E. (044775–E) DATE
OTT CONSULTING INC.
P.O. BOX 386
EMMAUS, PA 18049
(610) 928–4690

ENGINEER NOT AVAILABLE

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	INITIAL SIZE HEIGHT	INITIAL SIZE WIDTH	INITIAL SIZE CALIPER*	ROOT	NOTES
DECIDUOUS TREES								
QB	1	QUERCUS BOREALIS	RED OAK	——	——	2½" MIN.	B & B	

NOTE: SHOULD ANY DISCREPANCIES ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL

NO.	DATE	REVISION	BY
2	1/25/23	FOR ZONING VARIANCE REQUEST	JB
1	12/1/22	PER CITY COMMENTS 11/18/22	DJC

Ott CONSULTING INC.
CIVIL ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES
LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
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"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.
1–800–242–1776
SERIAL NO. 20223321615

PRELIMINARY/FINAL
OVERALL RECORD PLAN

GENTLE FAMILY DENTISTRY
BUILDING EXPANSION
BOROUGH OF EMMAUS
LEHIGH COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	09–28–22	GFDT 2101	C–1.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 20'	1 OF 1	

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