

308 DELAWARE AVENUE, DELMAR, NY 12054
TAX MAP ID NO. 85.12 - 4 - 37.000

LOT SIZE - 15,577 S.F.
ZONE - COMMERCIAL HAMLET (CH)
USE - COMMERCIAL

APPLICANT:
GREGG BICHE - QUALITY P.M. INC.
160 DELAWARE AVENUE, DELMAR, NY 12054

DIMENSIONS - 88' x 177'

DIMENSIONS - 88' X 177'	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>PREVIOUS (AS GAS STATION)</u>
MINIMUM SIZE	10,000 S.F.	15,577 S.F.	15,577 S.F.
MAXIMUM COVERAGE	10,125 S.F. (65%)	4,000 S.F. (26%)	750 S.F. (5%)
GREENSPACE COVERAGE	N/A	3,989 S.F. (25%)	2,873 S.F. (18.5%)

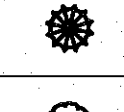
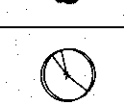
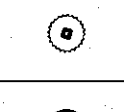
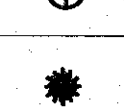
DIMENSIONS - 100' x 40'

DIMENSIONS	100' X 10'	<u>REQUIRED</u>	<u>PROVIDED</u>
MAXIMUM HEIGHT		35' (2 STORIES)	16' (1 STORY) (1ST FLOOR COMMERCIAL)
BUILDING SETBACKS			
FRONT (DELAWARE)	0'		7.5'
FRONT (OAKWOOD)	0'		2'
SIDE (SOUTH)	10'		36'
REAR (EAST)	40'		75'

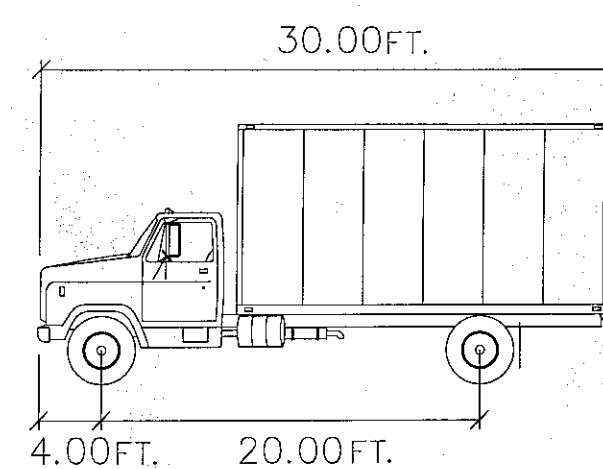
STALL DIMENSIONS - 18' x 9'

STALL DIMENSIONS - 16 X 9'		
	REQUIRED	PROVIDED
COMMERCIAL STALLS	1 STALL PER 250 S.F. GROSS SALES AREA (4000 S.F.)	
PARKING SETBACKS		
FRONT		11'
LEFT		2'-2"
RIGHT		2'
BACK		1'-11"
STALL COUNT		
COMMERCIAL	16	19
HANDICAP	1 (INCL. IN TOTAL)	1 (INCL. IN TOTAL)
TOTAL	16*	19

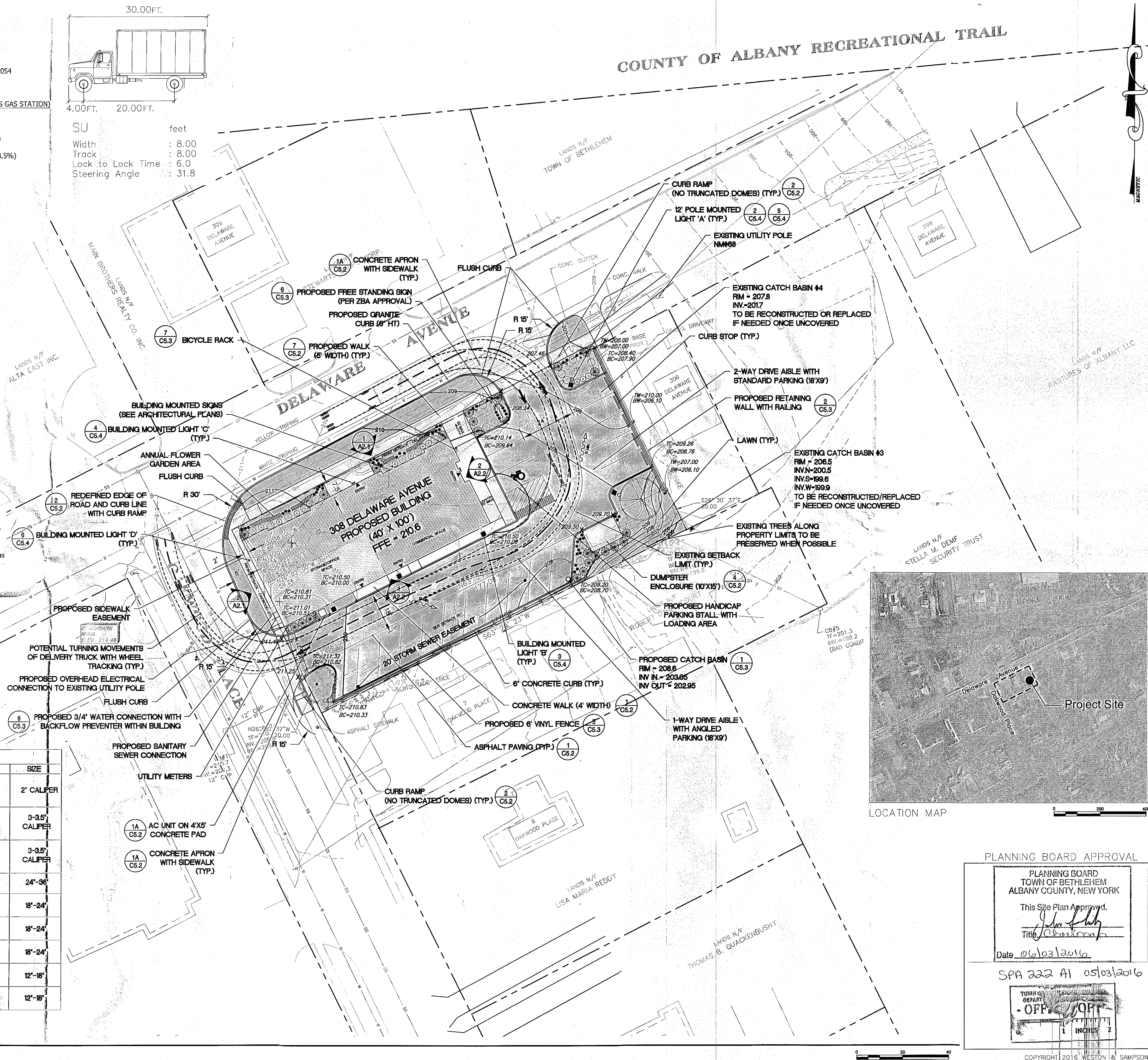
1. Stall depth reduced from 20' to 18' per anticipated Town of Bethlehem Delaware Avenue Hamlet Overlay District requirements.
2. Required quantity of stalls may be reduced by 10% per anticipated Town of Bethlehem Delaware Avenue Hamlet Overlay District requirements, and per NYSDOT Comments (01/07/2015).
3. Water and sanitary sewer connection to be provided by Town of Bethlehem.
4. Erosion and sediment control measures to be implemented during construction using guidelines as established in the NYSDEC 2015 Stormwater Management Design Manual.
5. Backflow prevention device will be required for any new water service on the site.

PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	CORNUS FLORIDA	FLOWERING DOGWOOD TREE	2	2' CALIPER
	ACER SACCHARUM	SUGAR MAPLE	1	3-3.5' CALIPER
	QUERCUS RUBRA	RED OAK	1	3-3.5' CALIPER
	BUXUS SEMPERVIRENS	GREEN MOUNTAIN BOXWOOD	23	24"-36"
	WEIGELA FLORIDA	WINE + ROSES WEIGELA	19	18"-24"
	ILEX CRENATA	SKY PENCIL HOLLY	5	18"-24"
	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	11	18"-24"
	ECHINACEA SP.	CONEFLOWER	13	12"-18"
	HEMEROCALLIS SP.	DAYLILY	54	12"-18"

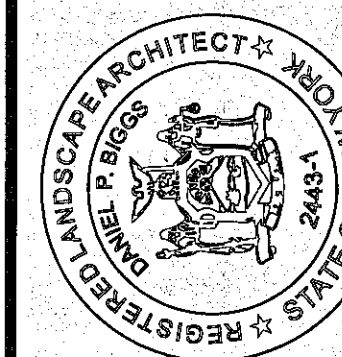
SCALE: 1" = 20'



SU	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



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308 DELAWARE AVENUE, DELMAR, NEW YORK 12054
SITE PLAN DOCUMENTS

SITE PLAN

ADD NO	SCALE	CONTRACT	JOB NO	DB BY	DSN BY	CHK BY	APP BY
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SHEET 2 OF 10

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