



1. All elevations shown are on USGS elevation base.
2. All grading to be 3:1 (horizontal/vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%.
3. Prior to any work in the County right-of-way, a highway work permit from the County of Albany Department of Public Works is required.
4. Unless otherwise noted, the locations and footprint configurations of proposed dwellings, driveways and associated lot grading as shown on this plan are conceptual and are included for municipal review purposes. Actual building locations and configurations, and related site grading, may vary from what is shown. However, any substantial variation from what is shown on any lot, as determined by the Town Building Inspector, shall be subject to further review by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for that lot.
5. For all lots that have areas designated as preserved Federal Wetlands as shown on the Federal Wetlands Map, the Town has no control over and accepts no responsibility for future drainage problems that could occur in these areas. This pertains whether such problems are a result of leaving the areas as they presently exist, or as a result of future lot owners filling in and around the areas without regard for local drainage patterns.
6. For all lots having preserved Federal Wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a Building Permit. This wetland information can be taken directly from the plat or Federal Wetlands Map. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities.
7. All Grass Pave areas are capable of supporting the imposed load of a fire apparatus vehicle of 75,000 pounds.

Parcel	Tax ID#	Acreage
	96-07-1-2	6.3

Buildings:	
Existing:	24,936 s.f. (9.11%)
Additions:	7,000 s.f.
Removals:	-577 s.f.
Total:	31,359 s.f. (11.46%)
Paving:	
Existing:	81,767 s.f. (29.87%)
Additions:	14,885 s.f.
Removals:	-5,323 s.f.
Total:	91,329 s.f. (33.30%)

Parking spaces required per Town Code:
1 parking stall per 5 seats in a Sanctuary(ies)

Existing:	138 spaces (inc. 9 H.C.)
Removals:	-1 space
Proposed:	2 spaces
Total Spaces:	139 spaces (inc. 9 H.C.)

Required H.C.:	6
Provided H.C.:	9

Total Number of Sanctuary Seats:	
Existing:	320
Proposed:	198
Total	518

Seats per parking space:	5
Total Required Parking Spaces:	104

Required: $518/5 =$ 104 spaces
 Provided: 139 spaces

Main Building Addition:	±6,800 S.F. (0.15 AC)
Entrance Addition:	±225 S.F. (0.005 AC)
Covered Stairway:	±175 S.F. (0.004 AC)
Middle Driveway Renovation:	±6,775 S.F. (0.06 AC)
South Driveway Renovation:	±5,625 S.F. (0.13 AC)
Gravel Parking:	±9,100 S.F. (0.20 AC)
Additional Grading, Walks, etc.	±10,050 S.F. (0.23 AC)
<hr/> Total:	±38,750 S.F. (0.89 AC)

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

John Smith
Title Chairman

Date 2/6/2017

Bethlehem Lutheran Church
85 Elm Avenue
Delmar, New York 12054

SUP 31 4/21/2016
SPA 226 4/21/2016

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85 Elm Avenue, Delmar, New York 12054

SITE PLAN

Drawing Number :

SHEET
2 OF 12
SHEET C102

1/21/2016