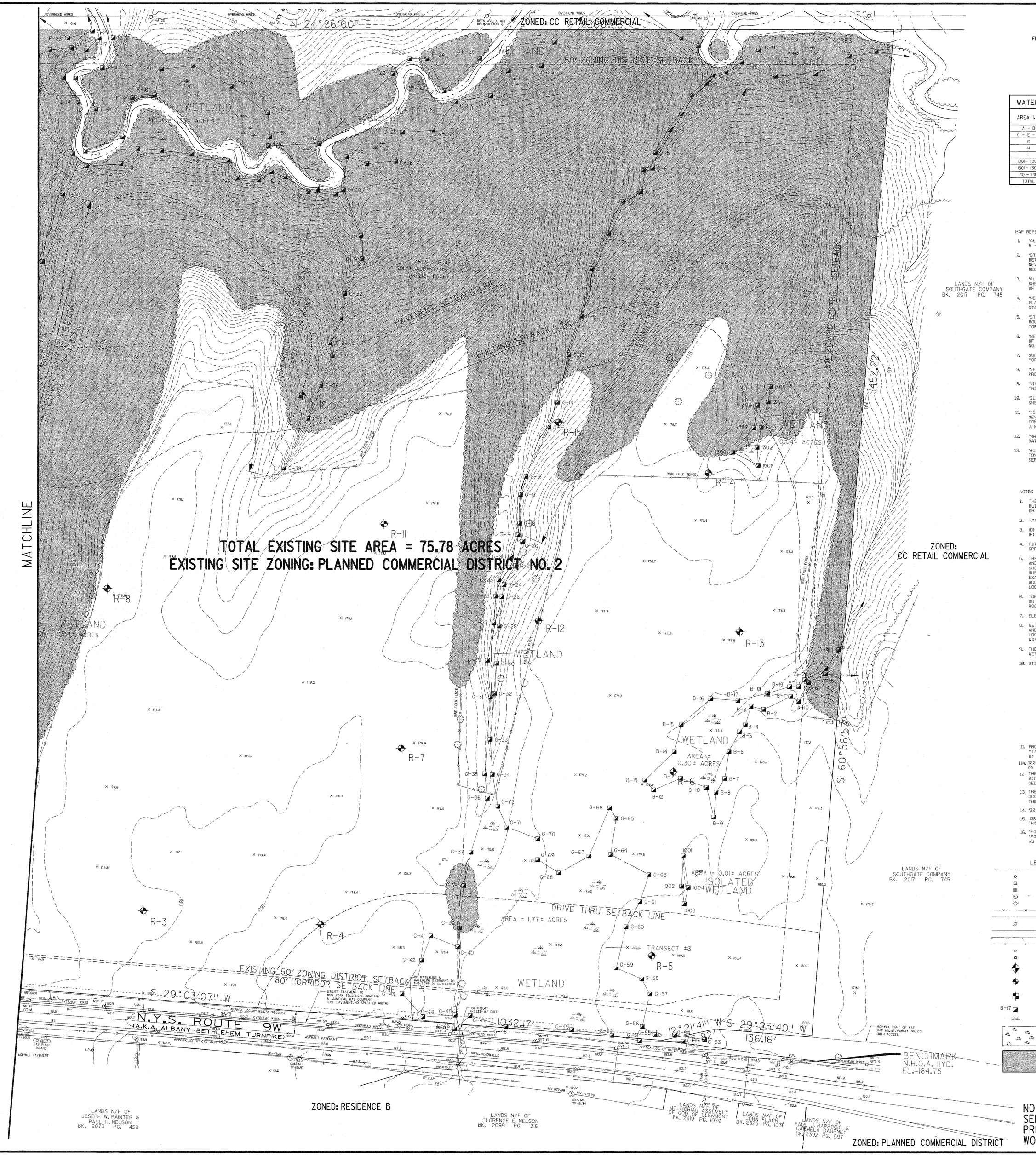
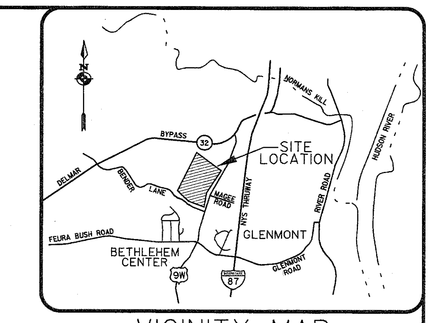


FEET 0 50 100 150 FEET

SCALE BAR

WATERS OF THE UNITED STATES AREA TABLE				
AREA I.D.	WETLAND AREA (Ac.)	INTERMITTENT STREAM AREA (Ac.)	ISOLATED WETLAND AREA (Ac.)	TOTAL (Ac.)
A - B	0.30±	–	–	0.30±
C - E - F	1.67±	0.02±	–	1.69±
G	1.77±	0.05±	–	1.82±
H	0.24±	0.01±	–	0.25±
I	2.89±	0.02±	–	2.91±
1001 - 1004	–	–	0.01±	0.01±
1301 - 1308	–	–	0.04±	0.04±
1401 - 1414	–	–	0.07±	0.07±
TOTAL	6.77±	0.20±	0.12±	7.09±



VICINITY MAP

N.T.S.

MAP REFERENCES :

1. "ALBANY - BETHLEHEM CENTER HIGHWAY NO. 5499, ALBANY COUNTY, NEW YORK, SHEET NOS., 5 - 7," DATED JUNE 15, 1912, REVISED MARCH 30, 1914.
2. "STATE OF NEW YORK, DEPARTMENT OF HIGHWAYS, LANDS TO BE ACQUIRED FOR THE ALBANY - BETHLEHEM CENTER STATE HIGHWAY NO. 5499, ROUTE NO. 3, SECTION NO. 6, ALBANY COUNTY, NEW YORK," DATED JULY 19, 1928, FILED IN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 1 OFFICE, ALBANY, NEW YORK.
3. "ALBANY - BETHLEHEM S.H. NO. 5499, SOUTHERN BOULEVARD S.H. NO. 6181 - R.C. NO. 3165, SHEETS NOS. 5 & 6," DATED JANUARY 26, 1927, FILED IN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 1 OFFICE, ALBANY, NEW YORK.
4. "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, DISTRICT NO. 1, DELMAR BYPASS, LOCATION PLAN & PROFILE, FARC 61-157, SHEET 22," DATED DECEMBER 11, 1959, FILED IN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 1 OFFICE, ALBANY, NEW YORK.
5. "STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS, DISTRICT NO. 1, DELMAR BYPASS, PLAN OF ROUTE 9W INTERCHANGE, SHEET NOS. 7(R) & 7(R)," DATED DECEMBER, 1959, FILED IN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 1 OFFICE, ALBANY, NEW YORK.
6. "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, DESCRIPTION AND MAP FOR THE APPROPRIATION OF PROPERTY, DELMAR BYPASS, MAP NO. 87, PARCEL NOS. 132 & 133, SHEET NOS. 1 & 2, MAP NO. 80, PARCEL NO. 124, MAP NO. 88, PARCEL NOS. 134 - 136, SHEET NOS. 1 - 5.
7. SURVEY OF LANDS OF SOUTH ALBANY ASSOCIATES, TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK," DATED NOVEMBER 13, 1974, MADE BY C.T. MALE ASSOCIATES, P.C.
8. "NEW YORK POWER & LIGHT CORPORATION, BETHLEHEM - SELKIRK TRANSMISSION LINE, PLAN & PROFILE," DATED FEBRUARY 17, 1944.
9. "NIAGARA MOHAWK POWER CORPORATION, AVENUE A, BETHLEHEM TRANSMISSION LINE (BETHLEHEM - TRINITY), O-284, SHEET NOS. 1 - 3," DATED SEPTEMBER, 1946.
10. "GLENMONT EXTENSION, WATER DISTRICT NO. 1, TOWN OF BETHLEHEM, RECORD INSTALLATIONS, SHEET NOS. 4 - 6," DATED DECEMBER, 1960, MADE BY J. KENNETH FRASER & ASSOCIATES.
11. "TOWN OF BETHLEHEM, ALBANY COUNTY, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY & NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION JOINT PROJECT NO. C-36-840, CONTRACT 27, FORCE MAINS & TRUNK SEWERS, SHEET NOS. 8 - 11," DATED APRIL, 1971, MADE BY J. KENNETH FRASER & ASSOCIATES, P.C.
12. "MAP OF EASEMENT TO BE GRANTED BY SOUTH ALBANY MALL CO. TO BETHLEHEM SEWER DISTRICT," DATED OCTOBER 8, 1971, MADE BY EDWARD W. BOUTELLE & SONS.
13. "SURVEY OF LANDS OWNED BY SOUTH ALBANY MALL, INC., N.Y.S. ROUTE 9W, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK," DATED SEPTEMBER 7, 1993, PREPARED BY SMITH & MAHONEY, P.C.

NOTES :

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENTS.
2. TAX MAP DESIGNATION : 86.00-2-21, 86.00-2-23
3. (D) DENOTES DEED BEARING AND DISTANCE.
   (F) DENOTES FIELD BEARING AND DISTANCE.
4. FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK CERTIFICATE OF TITLE INSURANCE SFR NO. ANP5693M USED TO PROVIDE RECORD INFORMATION REGARDING THE SUBJECT PREMISES.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. TOPOGRAPHIC INFORMATION WAS COMPILED PHOTOGRAMMETRICALLY AND EDITED BY ACTUAL FIELD SURVEY ON MARCH 1993. PHOTOGRAMMETRIC MAPPING WAS PERFORMED BY LOCKWOOD MAPPING, INC. OF ROCHESTER, N.Y.
7. ELEVATIONS BASED ON N.G.V.D. 1929 DATUM.
8. WETLAND BOUNDARIES AS SHOWN HEREON WERE DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES AND THE SEAR-BROWN GROUP AND THE U.S. ARMY CORPS OF ENGINEERS. LOCATION OF "FORMER STRUCTURES" SHOWN HEREON TAKEN FROM RECORD MAP SOURCES AND ARE NOT WARRANTIED TO THEIR CORRECTNESS OF LOCATION, SIZE OR CONFIGURATION.
9. THE LOCATION OF SOIL BORINGS AND TEST HOLES SHOWN HEREON PERFORMED BY GIFFORD ENGINEERING WERE PROVIDED BY AZIMUTH SURVEYING AND CARTOGRAPHY.
10. UTILITY CONTACT INFORMATION:
    ELECTRIC: NIAGARA MOHAWK POWER CORPORATION
    292 WASHINGTON AVENUE EXTENSION
    ALBANY, NY 12203
    (518) 867-5874
    MR. RAY JOYCE
    GAS: NIAGARA MOHAWK POWER CORPORATION
    21 BRITISH AMERICAN BOULEVARD
    LATHAM, NY 12110
    (518) 782-2842
    MR. GREGG KIRBY
    TELEPHONE: VERIZON
    15 WARD'S LANE
    MENANDS, NY 12204
    (518) 472-2717
    MR. TERRY JOHNSON
    CABLE TELEVISION: TIME WARNER CABLE
    112 WASHINGTON AVENUE EXTENSION
    ALBANY, NY 12203
    (518) 869-5300
11. PROPOSED BUILDING LOCATIONS AND SITE IMPROVEMENTS SHOWN HEREON TAKEN FROM A MAP TITLE, "TAX MAP PLAN, BETHLEHEM TOWN CENTER, GLENMONT, NEW YORK, NIGRO COMPANIES," PREPARED BY SEAR-BROWN.
11A. 100 YEAR FLOOD ELEVATION IS NON-EXISTENT AS PER DESIGNATION OF "ZONE C-MINIMAL FLOODING AREA" ON FEMA MAPPING.
12. THE "PAVEMENT SETBACK LINE" INDICATES THE LOCATION WHERE NO PAVEMENT SHOULD OCCUR WITHOUT SPECIFIC ENGINEERING MITIGATION. THIS LINE HAS BEEN DETERMINED THROUGH THE GEOTECHNICAL ANALYSIS OF THE SOILS AND SLOPE CONDITIONS.
13. THE "BUILDING SETBACK LINE" INDICATES THE LOCATION BEYOND WHICH NO BUILDING SHOULD OCCUR WITHOUT SPECIFIC ENGINEERING MITIGATION. THIS LINE HAS BEEN DETERMINED THROUGH THE GEOTECHNICAL ANALYSIS OF THE SOILS AND SLOPE CONDITIONS.
14. "80 FT. CORRIDOR SETBACK LINE" MEANS AREA NOT TO BE BUILT IN TO PROVIDE FOR A HIGHWAY CORRIDOR.
15. "DRIVE-THRU SETBACK LINE" MEANS NO BUSINESS DRIVE-THRU'S BETWEEN THIS AREA AND PROPERTY LINE. THIS IS AN AREA AT A GIVEN DISTANCE FROM A SCHOOL OR CHURCH, AS DETERMINED BY THE TOWN CODE.
16. "FORMER STRUCTURES" ARE FOUNDATION REMAINS OF OLD BUILDINGS STILL LEFT ON-SITE. ALL ABOVE GROUND "FORMER STRUCTURES" TO BE REMOVED. UNDERGROUND FOUNDATIONS TO BE BURIED IN PLACE OR REMOVED AS NECESSARY TO ACCOMODATE SITE CONSTRUCTION.

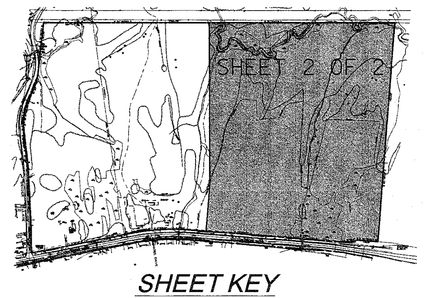
LEGEND

- PROPERTY LINE
- IRON PIPE
- CONCRETE MONUMENT
- CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- WATER LINE
- EDGE OF STREAM
- UTILITY POLE
- OVERHEAD WIRES
- GUIDE RAIL
- FENCE
- FENCE POST
- SIGNAL POLE
- SOIL BORING PERFORMED BY VERNON HOFFMAN, P.E.
- SOIL BORING PERFORMED BY GIFFORD ENGINEERING
- TEST HOLE PERFORMED BY GIFFORD ENGINEERING
- B-17 WETLAND FLAGS
- I.R.S. DENOTES IRON ROD SET
- EXISTING WETLAND
- MIXED HARDWOOD AREAS

INCHES
Town of Bethlehem, NY

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This plat APPROVED subject to such conditions as are stated in Building Project Approval (B/P/A)
No. 33, dated APR 18 2003
Angelen A. Haslinski
Title Chairperson
Date APR 09 2003



SHEET KEY

NOTE:
SEE NYSDOT HIGHWAY PLANS PREPARED BY SEAR-BROWN FOR ALL WORK WITHIN ALL RIGHT-OF-WAYS.

17	VARIOUS PER COND. APPR.	3/19/03	PEB
16	VARIOUS PER COND. APPR.	2/11/03	PEB
15	H.L.C. BLDG., VARIOUS PER COND. APPR.	2/06/03	PEB
14	NORTH WETLAND MITIGATION, ZONE 3	11/25/02	PEB
13	PHASING AND LOT DIVISION PLANS	8/14/02	PEB
12	PHASING PLANS PER TOWN COMM.	7/23/02	PEB
11	PHASING AND LOT DIVISION PLANS	7/15/02	PEB
10	PHASING AND LOT DIVISION PLANS	6/18/02	PEB
9	VAR. PER 1/17/02 TOWN COM. LETTER	2/28/02	PEB
8	VAR. PER TOWN PROFILE SHTS. ADDED	1/10/02	PEB
7	VAR. PER TOWN/TENANTS, WETLAND G WATERLINE NORTHSIDE TO 10"	12/30/01	PEB
6	VARIOUS PER H.L.C. BLDG., REST., ISLDS	11/29/01	PEB
5	VARIOUS PER TOWN	10/29/01	PEB
4	VARIOUS PER TOWN	10/04/01	PEB
3	VARIOUS PER NORTH RETAIL CHANGE	8/22/01	PEB
2	VARIOUS PER TOWN, UTILITIES, GRADING	8/07/01	PEB
1	VARIOUS PER TOWN 6/6/01 COMMENTS	6/25/01	PEB
0	REVISIONS	DATE	BY

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SEAR-BROWN
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE EXPRESS WARNING OF THE ALTERATION.

PROJECT ENGINEER/ARCHITECT
L. MERWIN
PROJECT MANAGER
F. PALUMBO

DRAWN BY
P. BALASCO
SCALE
1" = 50'

FIRST ISSUE DATE
3/2000
LAST ISSUE DATE
5/24/2001

PROFESSIONAL ENGINEER JOSEPH P. BONNER 065189 STATE OF NEW YORK

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Albany, N.Y. 12203-7905
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www.searbrown.com

PROJECT
BETHLEHEM TOWN CENTER
GLENMONT, NEW YORK
NIGRO COMPANIES

TITLE OF DRAWING
EXISTING CONDITIONS PLAN

PROJECT NO.
16046

DRAWING NO.
SE EC 3