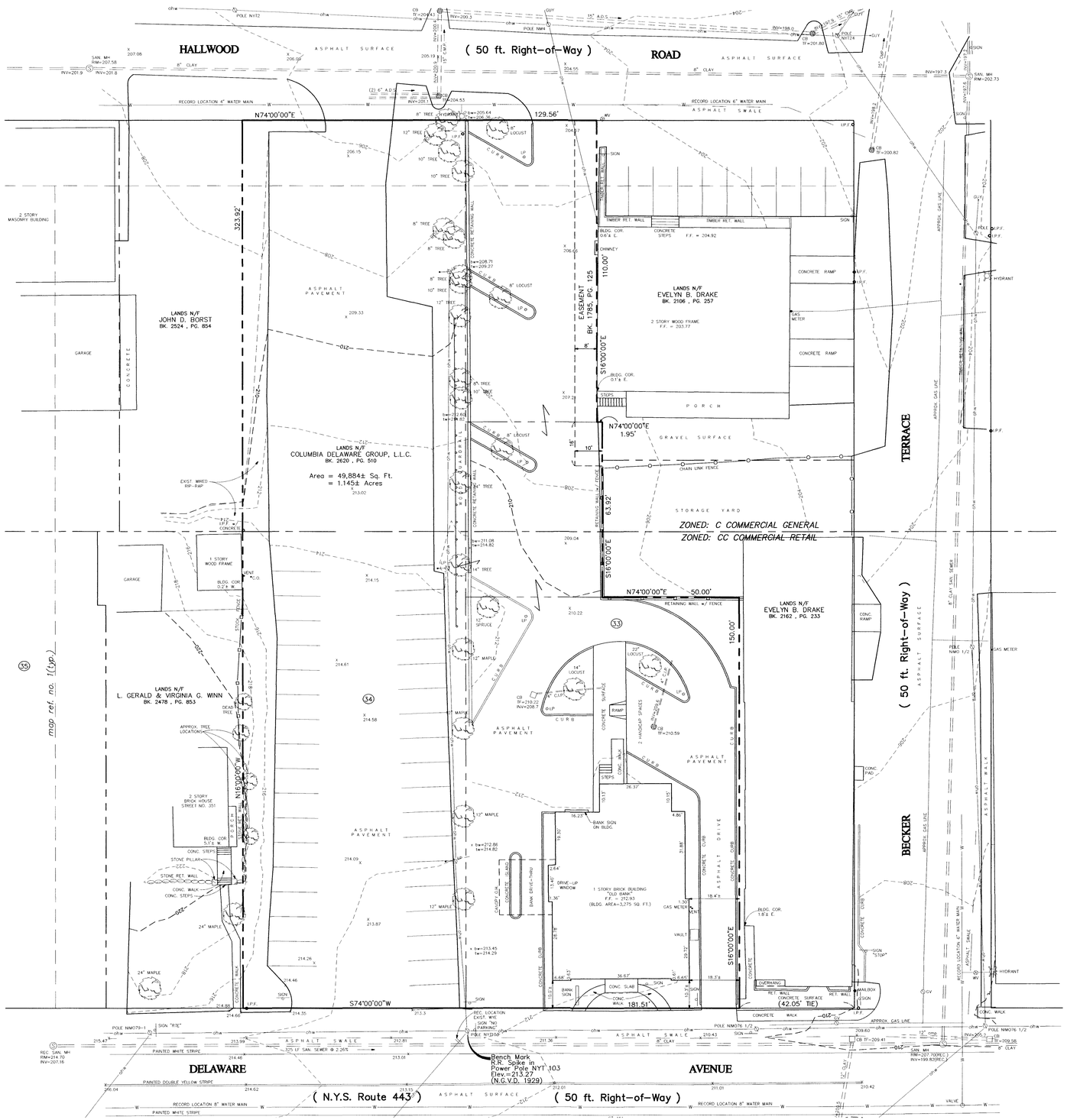

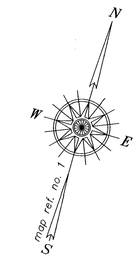

SURVEY NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.

2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSED AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.

3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.

4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

5. FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK CERTIFICATE OF TITLE NO. 852-A-01786 USED TO PROVIDE RECORD INFORMATION FOR THE PREPARATION OF THIS SURVEY.

6. TAX MAP DESIGNATION: 85.12-4-4, 5, 15.1 & 16

MAP REFERENCES:

1. MAP OF LANDS FORMERLY OWNED BY O.M. HUNGERFORD, dec'd. AT DELMAR, ALBANY CO., N.Y., DATED APRIL 9, 1892 BY W.H. SLINGERLAND & SON, FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MAY 31, 1892 IN CLOSET NO. 1, DRAWER NO. 7, AS MAP NO. 68.

2. LANDS OF T.J. CARRICK ESTATE AT DELMAR, N.Y., DATED JULY 1, 1915 BY LESLIE PILLEN, FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON AUGUST 10, 1915 IN CLOSET NO. 2, DRAWER NO. 32, AS MAP NO. 225.

OWNER

Columbia Delaware Group, L.L.C.
30 Corporate Circle
Albany, New York 12203

PARKING REQUIREMENTS

(Bank & Office Building)

1 for each 400 square feet of gross floor area.(Bank)
1 for each 400 square feet of gross floor area.(Office)

Required	Provided
40	57

ZONING INFORMATION

Zone CC: Retail Commercial District
Zone C: General Commercial District

COVERAGE REQUIREMENTS

(Bank & Office Building)

Total Site Area:	49,884± Sq. Ft.
Total Green Space Required:	4,988 Sq. Ft. (10%)
Total Green Space Provided:	11,153 Sq. Ft. (22.4%)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

© Copyright 1999
Vollmer Associates LLP
Engineers, Landscape Architects, Planners
All rights reserved.
Unauthorized duplication is a violation of applicable laws.

DATE	RECORD OF WORK	APPR.
11-10-99	REVISED PER TOWN OF BETHLEHEM COMMENTS	R.M.D.
11-23-99	REVISED PER COLUMBIA DEVELOPMENT CORPORATION COMMENTS	R.M.D.

DRAWN BY: R.D. DAVIS JR. | FIELD SURVEY: | CHK BY: M.I. GROFF

VOLLMER ASSOCIATES
ENGINEERS · LANDSCAPE ARCHITECTS · PLANNERS
Pine West Plaza, Building 1A
Washington Ave. Extension, Albany, NY 12205-5510
Tel 518 · 452 · 4358 Fax 518 · 452 · 9234

Unauthorized alteration or addition to this map is a violation of section 7209, sub-division 2 of the New York State Education Law.

Only copies from the original of this map bearing an original signature and the embossed seal of the preparer shall be considered to be true and valid copies.

N.Y.S. LIC. NO. 49454

REGISTERED LAND SURVEYOR MICHAEL I. GROFF No. 49454 STATE OF NEW YORK

MICHAEL I. GROFF P.L.S.

PROPOSED OFFICE BUILDING

*347 DELAWARE AVENUE * TOWN OF BETHLEHEM*
*COUNTY OF ALBANY * NEW YORK*

EXISTING CONDITIONS PLAN

DATE: November, 1999 | SCALE: 1" = 20'

Sheet No. S-1

Cadd

E:\99433_bkt\1=1
xref:\99433_survey\base

X-c-9