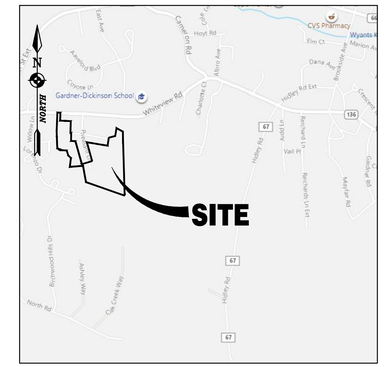

LOCATION MAP

NOT TO SCALE

SITE DATA CHART		
ZONING R-2 & R-1		
TAX MAP NUMBER 123.11-4-7.11 (23.3± AC.)		
	REQUIRED PER R-2 ZONING	REQUIRED PER R-1 ZONING
MINIMUM LOT SIZE – SINGLE FAMILY/TWIN HOMES	20,000/30,000 SF	20,000/40,000 SF
MINIMUM FRONTAGE @ SETBACK– SINGLE FAMILY/TWIN HOMES	110/50 PER UNIT LF	110/200
SETBACKS:		
FRONT (SINGLE/TWIN)	35/35 FEET	35/40 FEET
SIDE (SINGLE/TWIN)	20/15 FEET	20/40 FEET
REAR (SINGLE/TWIN)	35/35 FEET	35/40 FEET

OWNER/APPLICANT:
CAPITAL AREA PROPERTIES, LLC
C/O DAVID MULINIO
1 COYOTE LN
TROY, NY 12180

SITE STATS

907± LF OF ROAD
13 SINGLE FAMILY HOMES
3 TWIN HOMES (6 DOORS)
TOTAL = 19 DOORS

DISTRICT NOTES:

- THIS PARCEL IS WITHIN WATER DISTRICT #12
- THIS PARCEL IS NOT WITHIN A SEWER DISTRICT AND WILL REQUIRE A SEWER DISTRICT EXTENSION.

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STEVEN R. HART, P.E. #089039

NO.	DATE	DESCRIPTION	REV'D.	CK'D

RENDERING

PHEASANT LANE SUBDIVISION

PHEASANT LANE

TOWN: NORTH GREENBUSH | COUNTY: RENSSELAER | STATE: NEW YORK

ENGINEER: SPH
DRAWN BY: DAH
DATE ISSUED: APRIL 2023
SCALE: 1" = 80'
DRAWING NUMBER: C100

1 OF 1

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