

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 |

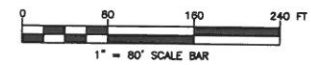
LANDS N/F OF
CAPITAL AREA PROPERTIES, LLC
C/O DAVID MULINIO
TAXMAP# 123.11-4-7.11
23.30 ACRES

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

| SITE STATS |
|-------------------------|
| 1315± LF OF ROAD |
| 12 SINGLE FAMILY HOMES |
| 7 TWIN HOMES (14 DOORS) |
| TOTAL = 26 DOORS |

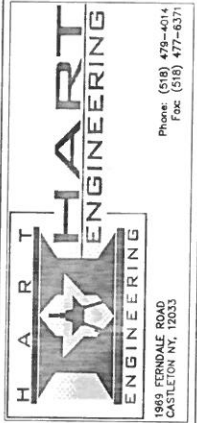
- DISTRICT NOTES:**
- THIS PARCEL IS WITHIN WATER DISTRICT #12
 - THIS PARCEL IS NOT WITHIN A SEWER DISTRICT AND WILL REQUIRE A SEWER DISTRICT EXTENSION.

PDD 2
LANDS N/F OF
TOWN OF NORTH GREENBUSH
TAXMAP# 123-5-18.2
32.29 ACRES



| | |
|-------------------------------------|--|
| RENSSELAER COUNTY HEALTH DEPARTMENT | TOWN OF NORTH GREENBUSH PLANNING BOARD |
| | |

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Your copy.



REVISED BY: _____
DATE: _____
DESCRIPTION: _____

| NO. | DATE | DESCRIPTION | REV. | CK'D |
|-----|------|-------------|------|------|
| | | | | |
| | | | | |
| | | | | |

SKETCH PLAN
PHEASANT LANE SUBDIVISION
PHEASANT LANE
COUNTY: RENSSELAER STATE: NEW YORK
TOWN: NORTH GREENBUSH

ENGINEER: SPH
DRAWN BY: DAK
DATE ISSUED: JULY 2022
SCALE: 1" = 80'
DRAWING NUMBER: C100
1 OF 1

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