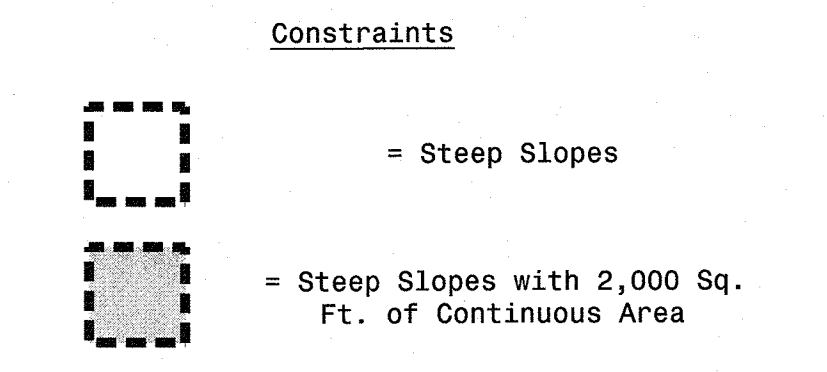


**Density Calculation:**

Parcel Area:	193,295 Sq. Ft.
Constrained Land Steep Slopes	27,421 Sq. Ft.
Unconstrained Land	165,874 Sq. Ft.
Density 2-acres / DU (165,874 / 87,120 = 1.9)	2 Units (rounded)
Required Conservation Easement-50% of Unconstrained (165,874 / 2 = 82,937)	82,937 Sq. Ft.



**Zoning-RR (Rural Residential):**

Required	Required
Parcel Area:	2 acres
Minimum Average Width:	200'
Maximum Building Coverage:	
Principal:	15%
Accessory:	05%
Minimum Yard Setback	
Front:	60'
Rear:	100'
Each Side:	30'
Total Side:	100'
Maximum Building Height:	35'
Minimum Distance to Accessory Building:	
Principal:	05'
Front Lot Line:	60'
Side Lot Line:	30'
Rear Lot Line:	50'
Minimum % to Remain Permeable:	80%

**APPROVAL:**

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED \_\_\_\_\_

BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS.

\_\_\_\_\_  
CHAIRPERSON      DATE SIGNED \_\_\_\_\_

**PB # 17.057**  
**TAX MAP # 167-1-27.21**

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF NYS EDUCATION LAW.

No.	Revisions	Date

**CONSTRAINTS MAP**  
prepared for  
**Cerrone Builders**  
**Old Schuylerville Road**  
City of Saratoga Springs (O.D.), Saratoga County, New York

**MAP REFERENCE**  
BASE SURVEY INFORMATION TAKEN FROM: "MAP OF A SURVEY MADE FOR CERRONE BUILDERS," SITUATED IN THE CITY OF SARATOGA SPRINGS, WARREN COUNTY, NEW YORK, DATED FEBRUARY 17, 2017. PREPARED BY:

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Drawn: JMT      Checked: MCS      Scale: NOTED      Date: 4/11/18

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