



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.

- Constraints**
- = Steep Slopes
 - = Steep Slopes with 2,000 Sq. Ft. of Continuous Area
 - = Edge of Canopy
(Obtained from Aerial Orthoimagery and Locations)

Zoning-RR (Rural Residential): 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

CONSERVATION ANALYSIS 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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