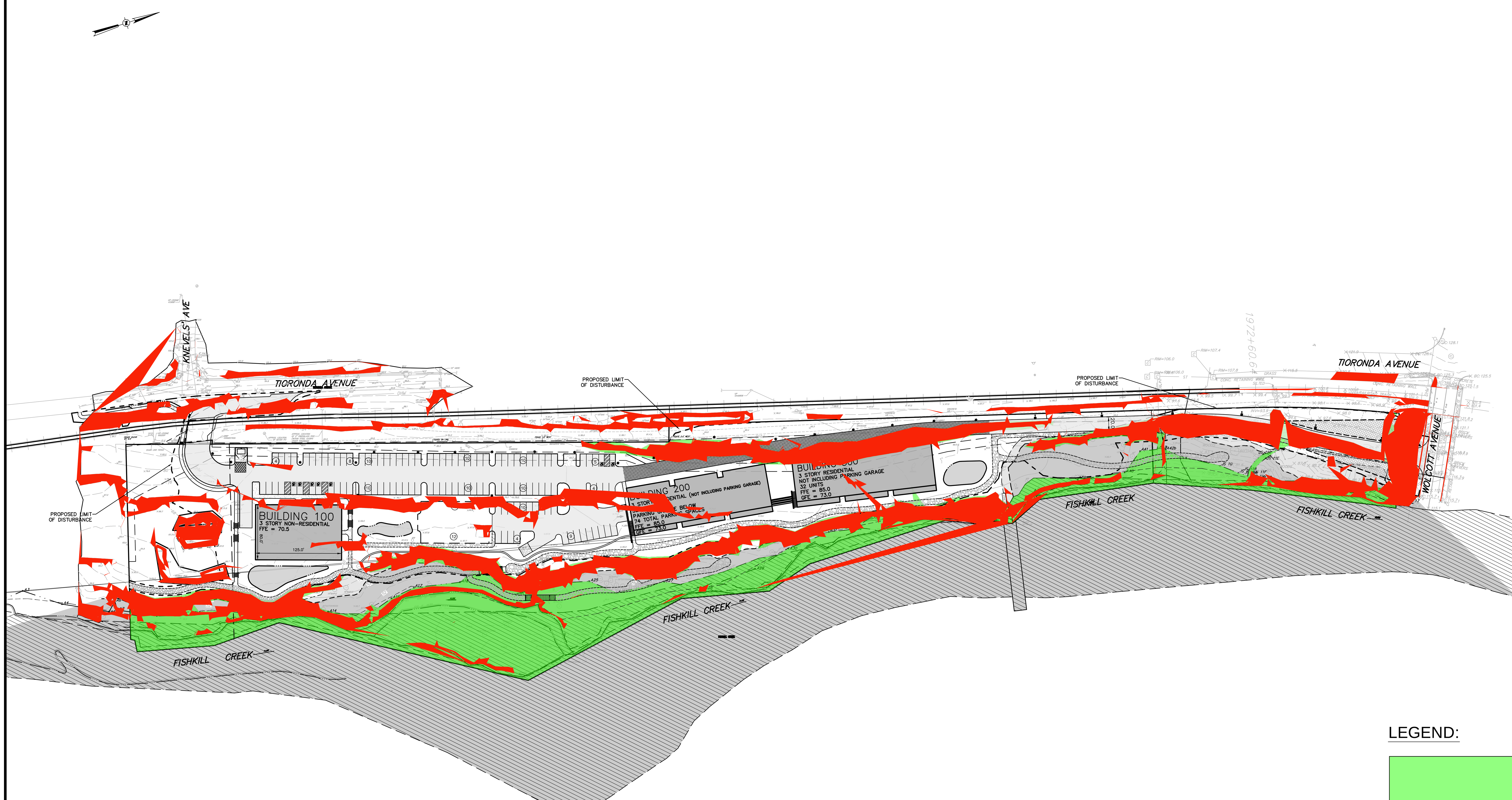

LEGEND:

- FLOODWAY, WETLAND, SURFACE WATER AND SLOPES > 25%
- SLOPES > 25%

Allowable Residential Units

1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	3.29 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	5.89 acres
4	Maximum dwelling units (line 3 * 11)	64 units

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0 1 2 3
ORIGINAL SCALE IN INCHES

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rev.	date	description
4	02/26/19	REVISED PER CITY COUNCIL COMMENTS
3	01/17/19	REVISED PER CITY COUNCIL COMMENTS
2	11/26/18	NO REVISIONS TO THIS SHEET
1	10/12/18	REVISED PER TOWN COMMENTS

TIORONDA AVENUE & 465 WOLCOTT AVENUE / CHAI BUILDERS

ENVIRONMENTAL CONDITIONS/CONSTRAINTS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed CJL	checked LAB
date 09/10/18	scale 1"=60'
project no. 81750.00	
sheet no. C100	

Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders B-248\DWG\05_021_C100_81750_ENVCONSTRAINTS.dwg
Xref's Attached: XBASE-ENG_81750-00; XGRADING_81750-00; XTB_81750-00_36x48; XSTEEPSLOPE_81750; XLAYOUT_conceptJC_81750-00
Date Printed: Feb 26, 2019, 1:38pm

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