



LEGEND:

- FLOODWAY, WETLAND, SURFACE WATER
- SLOPES > 25% COVERING AN AREA GREATER THAN 10,000 SF

Allowable Residential Units

1	Total lot area	9.18 acres
2	Lot area with slopes over 25% and 10,000 SF, 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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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL SURVEY AND THAT THE SAME IS AS ACCURATE AS PRACTICABLE AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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rev.	date	description
5	04/26/19	REVISED PER PLANNING BOARD COMMENTS
4	02/28/19	REVISED PER CITY COUNCIL COMMENTS
3	07/17/18	REVISED PER CITY COUNCIL COMMENTS
2	11/26/18	NO REVISIONS TO THIS SHEET
1	10/12/18	REVISED PER CITY COUNCIL COMMENTS

designed	checked
DATE	SCALE
09/10/18	1"=50'
PROJECT NO.	81750.00
SHEET NO.	C100

TORONDA AVE., BEACON, N.Y.

ENVIRONMENTAL CONDITIONS/CONSTRAINTS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

Drawing Name: 2:\projects\81750-00\81750-00\DWG\81750-00_C100_81750_ENVIRONMENTAL.dwg
 Date Plotted: 09/10/18 09:27:00 AM
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