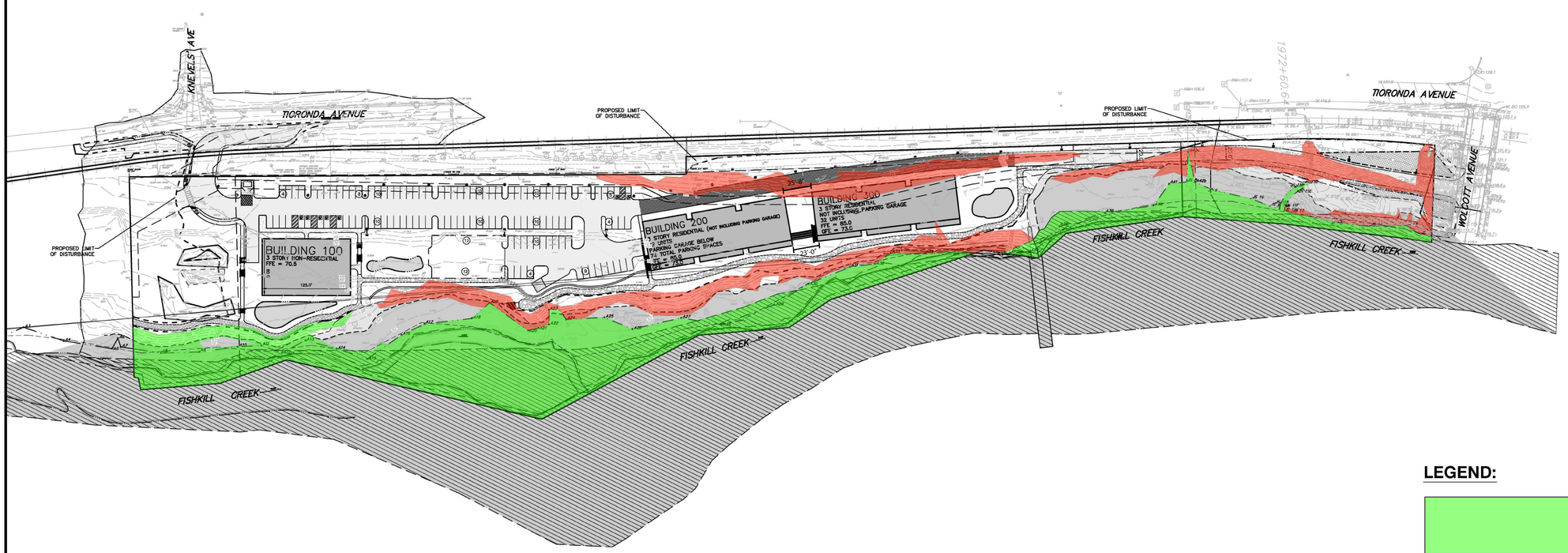

LEGEND:

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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- ☐ Call Before You Dig
- ☐ Wait The Required Time
- ☐ Confirm Utility Response
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- ☐ Dig With Care

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0 1 2 3
ORIGINAL SCALE IN INCHES

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Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
5	04/30/19	REVISED PER PLANNING BOARD COMMENTS
4	02/26/19	REVISED PER CITY COUNCIL COMMENTS
3	01/17/19	REVISED PER CITY COUNCIL COMMENTS
2	11/28/18	NO REVISIONS TO THIS SHEET
1	10/15/18	REVISED PER CITY COUNCIL COMMENTS

TIORONDA AVE., BEACON, N.Y.

ENVIRONMENTAL CONDITIONS/CONSTRAINTS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CJL	LAB
date	scale
09/10/18	1"=60'
project no.	
61750.00	
sheet no.	
C100	

Drawing Name: Z:\projects\61700-61799\61750.00 Civil Builders 9-24\DWG\05_021_C100_61750_ENVCONSTRAINTS.dwg
Data Attached: XBASE--CIVIL_61750--00; XSBASE2_61750--00; XTB_61750--00_Steeb; TESTEDFILEPE_61750; XLAYOUT_concept1JC_61750--00
Date Printed: May 23, 2019, 4:28pm