

TOPOGRAPHICAL MAP

EVALUATION SHEET 2.
AREAS DIFFICULT TO DEVELOP



UNBUILDABLE AREAS - WESTERN PART OF AVON	
WATER SURFACE	115.5 ACRES
SWAMPY & MARSHY GROUNDS	158.7 ACRES
STEEP GROUNDS	142.2 ACRES
BROOK PROTECTION	360.3 ACRES
UNBUILDABLE	776.7 ACRES
BUILT-UP AREA	687.4 ACRES
FREE FOR DEVELOPMENT	3,145.9 ACRES
GROSS AREA	4810 ACRES

ELEVATIONS:	
GROUND BETWEEN EL. 200 - 400	2,445.3 ACRES
GROUND BETWEEN EL. 400 - 600	2,073.5 ACRES
GROUND OVER EL. 600	241.2 ACRES
GROSS AREA	4,810.0 ACRES

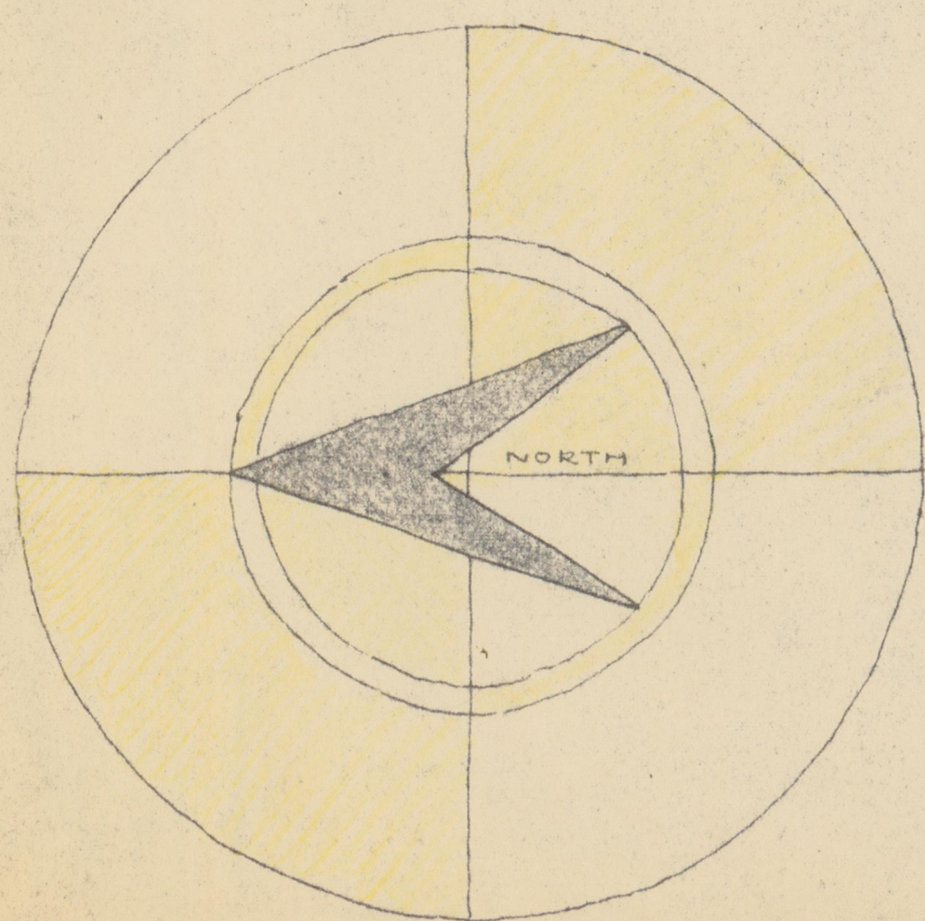
LEGEND:

- WATER, RIVER, LAKE, POND
- SWAMPY & MARSHY GROUNDS
- STEEP SLOPES
- LOW LANDS / INUNDATION /
- BROOK PROTECTION

NOTE: AREAS COMPUTED FROM PLANIMETER READINGS
AREA DIFFICULT TO BE DEVELOPED (ACCESSIBILITY - DECREASED PROFITABILITY)

UNBUILDABLE AREAS - WHOLE TOWN	
WATER SURFACE	297.2 ACRES
SWAMPY & MARSHY GROUNDS	287.2 ACRES
STEEP GROUNDS	364.1 ACRES
LOW LAND	714.9 ACRES
BROOK PROTECTION	798.6 ACRES
UNBUILDABLE	2,462.0 ACRES
BUILT-UP AREA	2,240.2 ACRES
TOPOGRAPHICALLY POSSIBLE TO BE DEVELOPED	8,589.8 ACRES
GROSS AREA	13,292.0 ACRES

ELEVATIONS:	
BELOW ELEVATION 200	1,906.8 ACRES
BETWEEN 200 & 400	7,335.3 ACRES
BETWEEN 400 & 600	2,793.8 ACRES
BETWEEN 600 & 800	1,226.4 ACRES
OVER ELEVATION 800	29.7 ACRES
GROSS AREA	13,292.0 ACRES



SCALE 1:12,450

SOURCE: U.S. GEOLOGICAL SURVEY, EDIT 1951

AVON TOWN PLANNING COMMITTEE
TOWN OF AVON
PLAN OF DEVELOPMENT

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APPROVED:

SHEET 2-06