

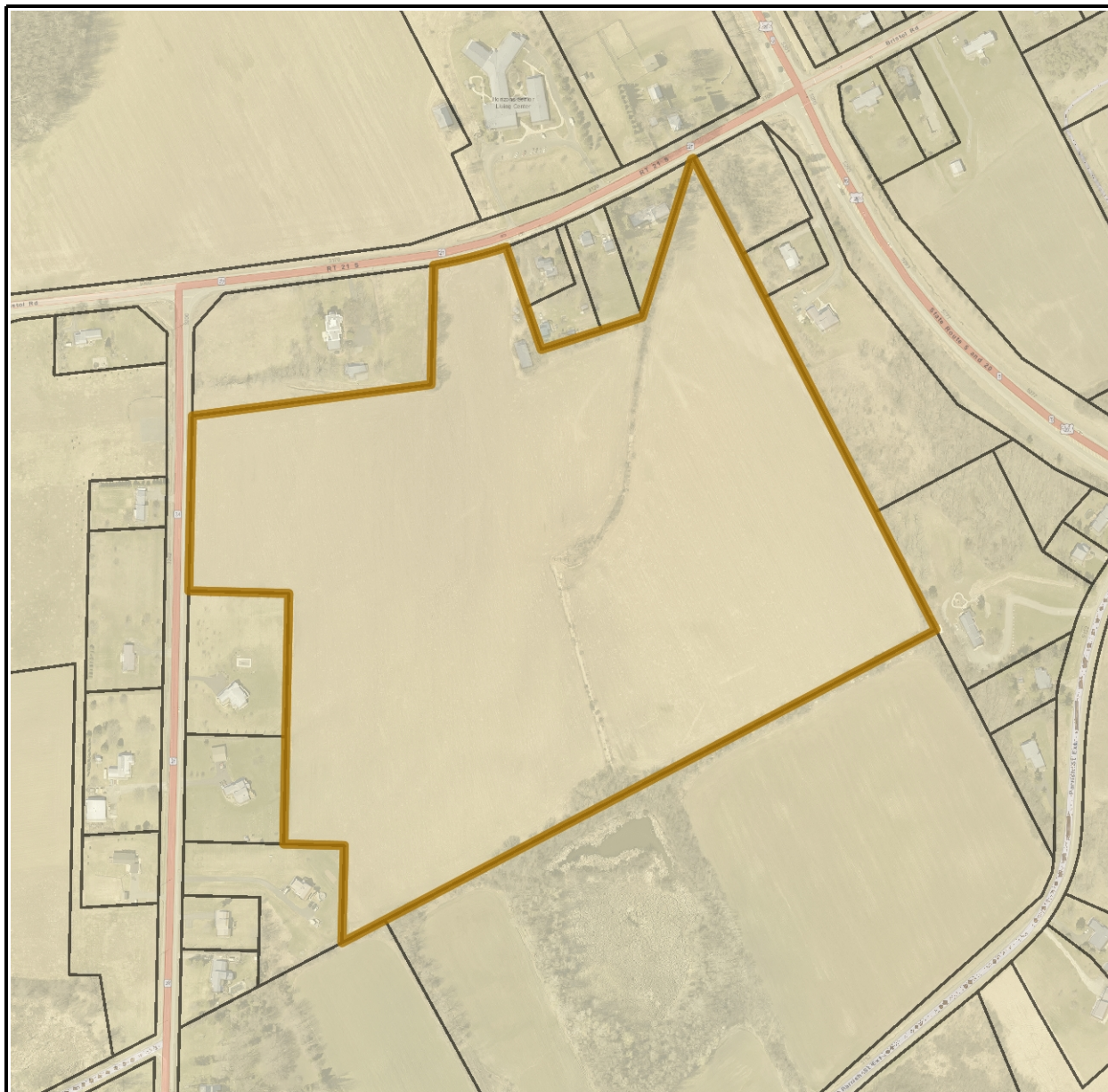


Project ID: T_CANAND_2019_NOV_6

Community: Town of Canandaigua

Project Tax Map Numbers:

97.02-1-52.100



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Report Created: 11/20/2019

Page 1 of 25



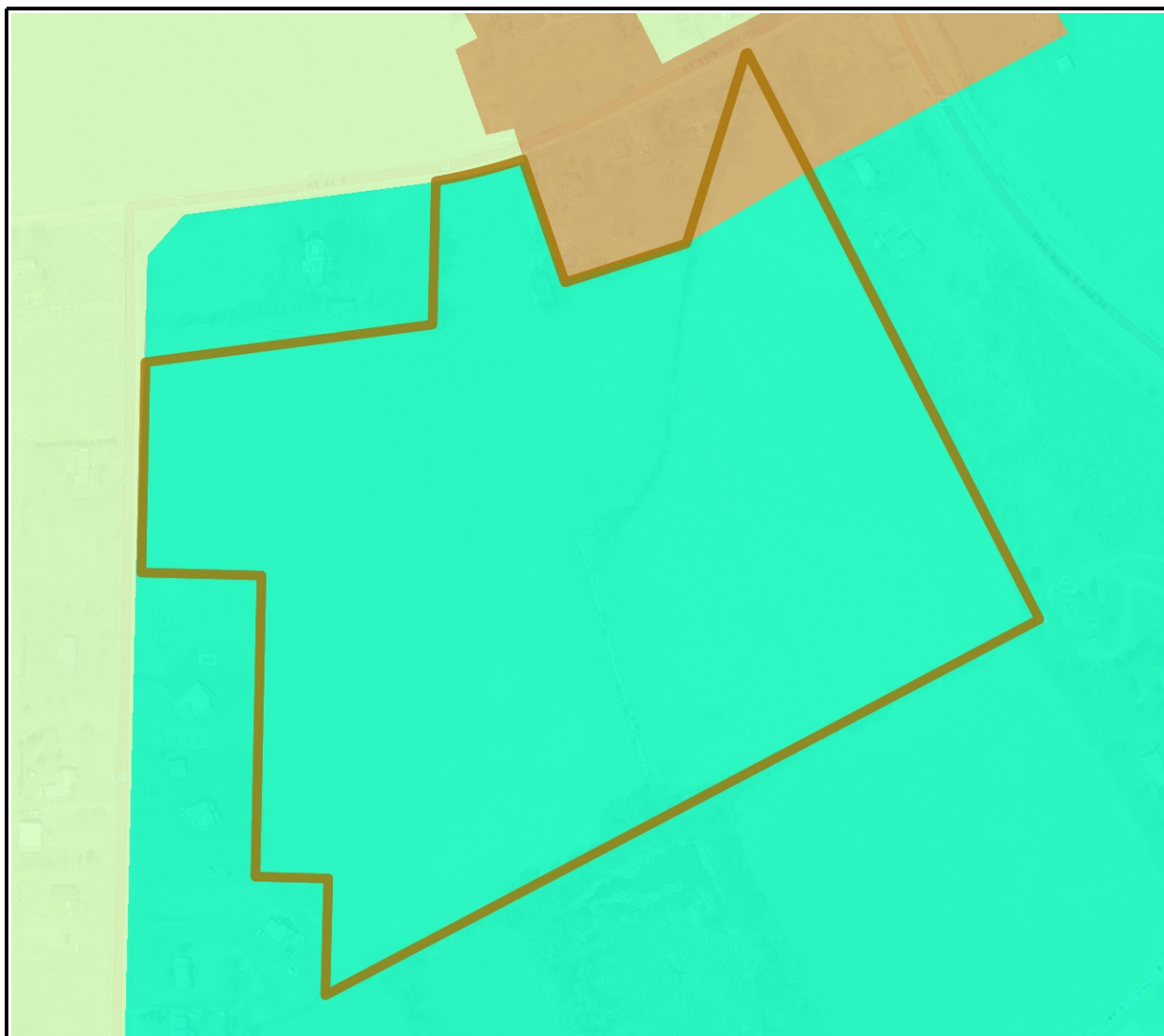
PROJECT AREA SUMMARY

Planning Board Referral Zone - Features Impacted:

Farm Operation in Ag District

Streets

Local Zoning		
Zoning Type	Description	% Area
Town of Canandaigua Zoning	AR-2 - Agricultural Rural Residential - 2 Acre Lot	0.0%
Town of Canandaigua Zoning	R-1-20 - Residential - 20,000 Sq. Ft. Lot	2.2%
Town of Canandaigua Zoning	SCR-1 - Southern Corridor Residential - 1 Acre Lot	97.8%



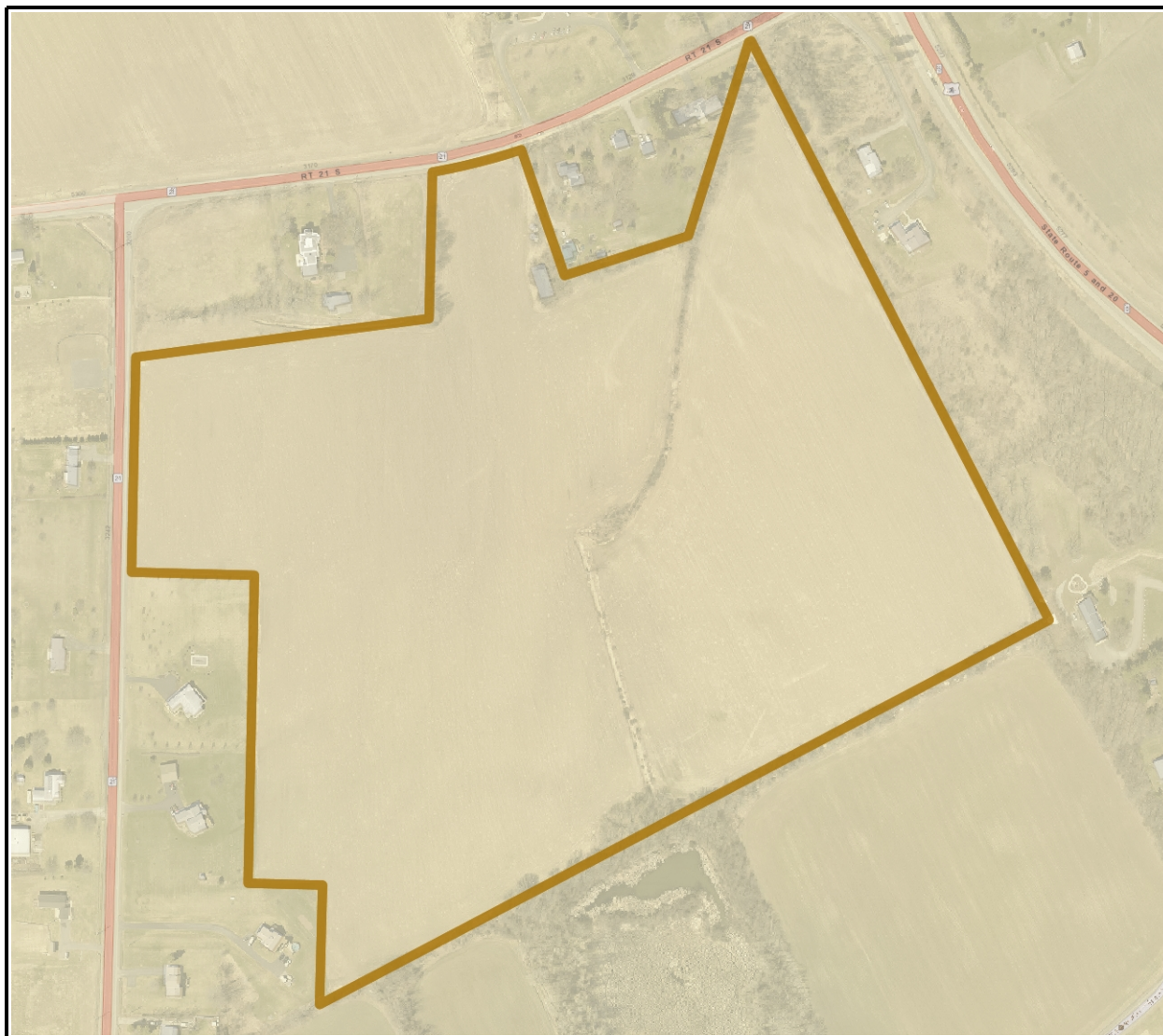
NOTE: Detailed legends for each community's local zoning can be found at the end of this report. Please be sure to always check with the local zoning office to verify these data layers are correct and up to date.





Easements

SPECIAL NOTE: Easements are in development and NOT completed or deed verified! Where such information is researched, details will be provided below.



NOTE: A detailed legend of all the easement categories can be found at the end of this report.





ENVIRONMENTAL FEATURES

Ecological Communities

Contact: Ontario County Planning Department: 585-396-455

Ecological Community Type	% Coverage	Acres
Cropland	96.531%	52.6
Mowed Lawn	1.362%	0.7
Successional Northern Hardwoods	1.236%	0.7
Successional Shrubland//Successional Northern Hardwoods	0.451%	0.3
Successional Old Field	0.420%	0.2

NYS DEC Wetlands

Contact: Division of Fish and Wildlife: 518-402-8848

Wetland Type	% Coverage	Acres
--------------	------------	-------

National Wetland Inventory

Contact: US Fish and Wildlife, Megan Lang, 703-358-2103

Wetland Type	% Coverage	Acres
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FEMA Flood Zones

Contact: 1-877-336-2627, <https://msc.fema.gov/portal/resources/contact>

Flood Zone	% Coverage	Acres
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FEMA Floodways

Contact: 1-877-336-2627, <https://msc.fema.gov/portal/resources/contact>

Floodway Map Panel	% Coverage	Acres
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Ontario County Planning Board Exploratory Summary

USGS HUC 12 Watersheds

Contact: 1-888-275-8747, <https://water.usgs.gov/GIS/huc.html>

HUC 12 Watershed Name	% Coverage	Acres
Sucker Brook-Canadaigua Lake	100.0%	54.5

Property Drainage to USGS Permanent Streams

Stream Name	USGS Stream ID
	87940298

New York State Aquifers

Contact: (518) 402-8086, <http://www.dec.ny.gov/lands/36119.html>

Aquifer Type	Status	Yield
--------------	--------	-------

Agricultural District

District: ONT01

Contact: NYS Agricultural District Program

Exemptions

Tax Map ID	Code	County	Town	Village	School
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Percent Slope

Contact: Ontario County GIS Program, Sheri Norton, 585-396-4482

Slope Category	% Coverage
Category 1 - Little or no slope: 0-3% gradient	44.5%
Category 2 - Gentle slope: 4-9% gradient	53.9%
Category 3 - Moderate slope: 10-15% gradient	1.5%
Category 4 - Steep slope: 16-30% gradient	0.1%

Rare Plants and Animals

Contact: NY Natural Heritage Program, 518-402-8944

No

NYS DEC Spills

Contact: Division of Environmental Remediation, 518-402-9543

NYS DEC Bulk Storage Facilities

Contact: Division of Environmental Remediation, 518-402-9543

NYS DEC Remediation Sites

Contact: Division of Environmental Remediation, 518-402-9543

Data Note: Locations of remediation sites are plotted by physical address. Many sites listed in the source table are missing part or all of the address and cannot be interpreted as map locations.



**SOIL INFORMATION**

Soil Type:	Percent of Parcel:	Acres
Honeoye loam, 3 to 8 percent slopes	61.9%	33.700
Honeoye loam, 0 to 3 percent slopes	27.4%	14.910
Kendaia loam, 0 to 3 percent slopes	4.2%	2.300
Honeoye loam, 8 to 15 percent slopes	3.9%	2.140
Lima loam, 3 to 8 percent slopes	2.3%	1.250
Honeoye loam, 15 to 25 percent slopes	0.3%	0.160

SOIL DESCRIPTION: Honeoye loam, 3 to 8 percent slopes**Farmland Importance:** All areas are prime farmland **Soil Symbol:** 101B**Erodibility:** Medium**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High**SOIL DESCRIPTION:** Honeoye loam, 0 to 3 percent slopes**Farmland Importance:** All areas are prime farmland **Soil Symbol:** 101A**Erodibility:** Medium**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High**SOIL DESCRIPTION:** Kendaia loam, 0 to 3 percent slopes**Farmland Importance:** Prime farmland if drained **Soil Symbol:** 304A**Erodibility:** Medium**Hydric Classification:** Partially Hydric**Depth to Water Table (cm):** 20 **Hydrologic Soil Group:** B/D **Permeability:** Moderately High**SOIL DESCRIPTION:** Honeoye loam, 8 to 15 percent slopes**Farmland Importance:** Farmland of statewide importance **Soil Symbol:** 101C**Erodibility:** Medium**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High**SOIL DESCRIPTION:** Lima loam, 3 to 8 percent slopes**Farmland Importance:** All areas are prime farmland **Soil Symbol:** 201B**Erodibility:** High**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 51 **Hydrologic Soil Group:** C/D **Permeability:** Moderately High**SOIL DESCRIPTION:** Honeoye loam, 15 to 25 percent slopes**Farmland Importance:** Not prime farmland **Soil Symbol:** 101D**Erodibility:** Medium**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High



CULTURAL FEATURES

National Register Sites

Contact: Virginia Bartos, NYS Historic Preservation Office, 518-268-2161

Site Name	Number	Date
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Historic Barns

Contact: Municipal Historian / Ontario County Planning Department

Archaeological Impact

Contact: NYS Office of Historic Preservation, Tim Lloyd, 518-268-2186

N/A

INFRASTRUCTURE

Special Districts

Water: Parrish Street Extension Water District Drainage: Miller Property Drainage District
Canandaigua Consolidated Water District
Canandaigua Consolidated Water District

Sewer: Canandaigua Lake County Sewer District Lighting:

TeleCommunication

Telephone Providers: Finger Lakes Technology Group
Frontier Telephone of Rochester

Utility Providers

Natural Gas: NEW YORK STATE ELCTRIC & GAS Electric: ROCHESTER GAS & ELECTRIC






DETAILED MAPS

Soil Types

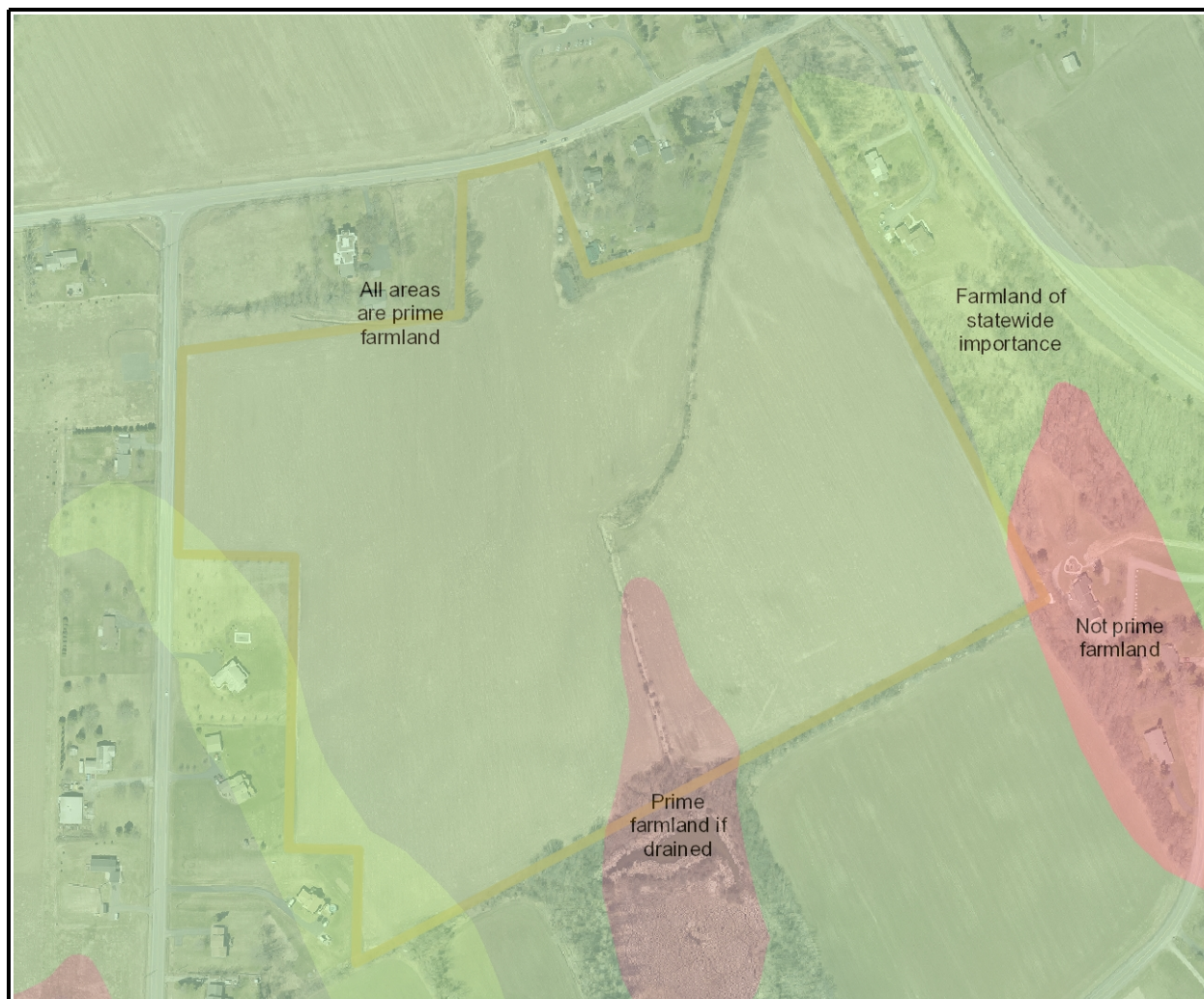


 USDA NRCS Soil Survey





Soil - Farmland Importance



- | | |
|--|--|
| All areas are prime farmland | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season |
| Farmland of statewide importance | Prime farmland if subsoiled, completely removing the root inhibiting soil layer |
| Farmland of unique importance | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |
| Farmland of local importance | Prime farmland if irrigated and reclaimed of excess salts and sodium |
| Prime farmland if drained | Not prime farmland |
| Prime farmland if protected from flooding or not frequently flooded during the growing season | Not rated or not available |
| Prime farmland if irrigated | |
| Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season | |
| Prime farmland if irrigated and drained | |



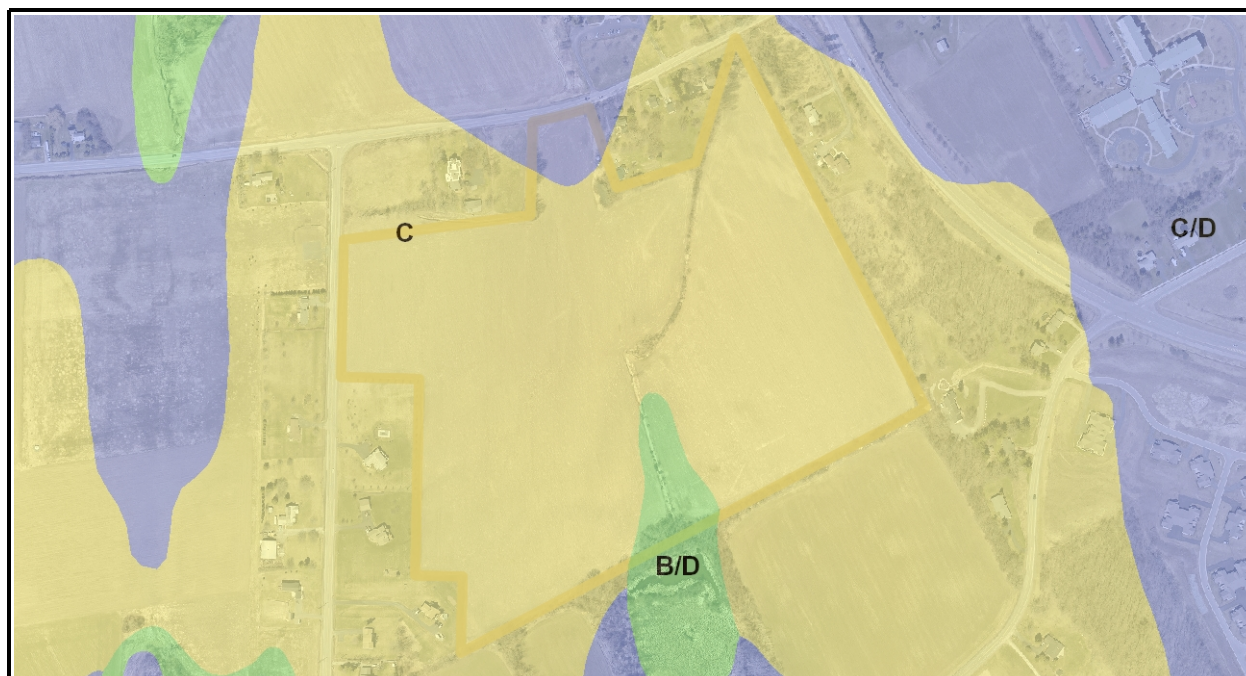


Soil - Hydric Classification



■ All Hydric ■ Not Hydric ■ Partially Hydric ■ Unknown Hydric

Soil - Hydrological Soil Group

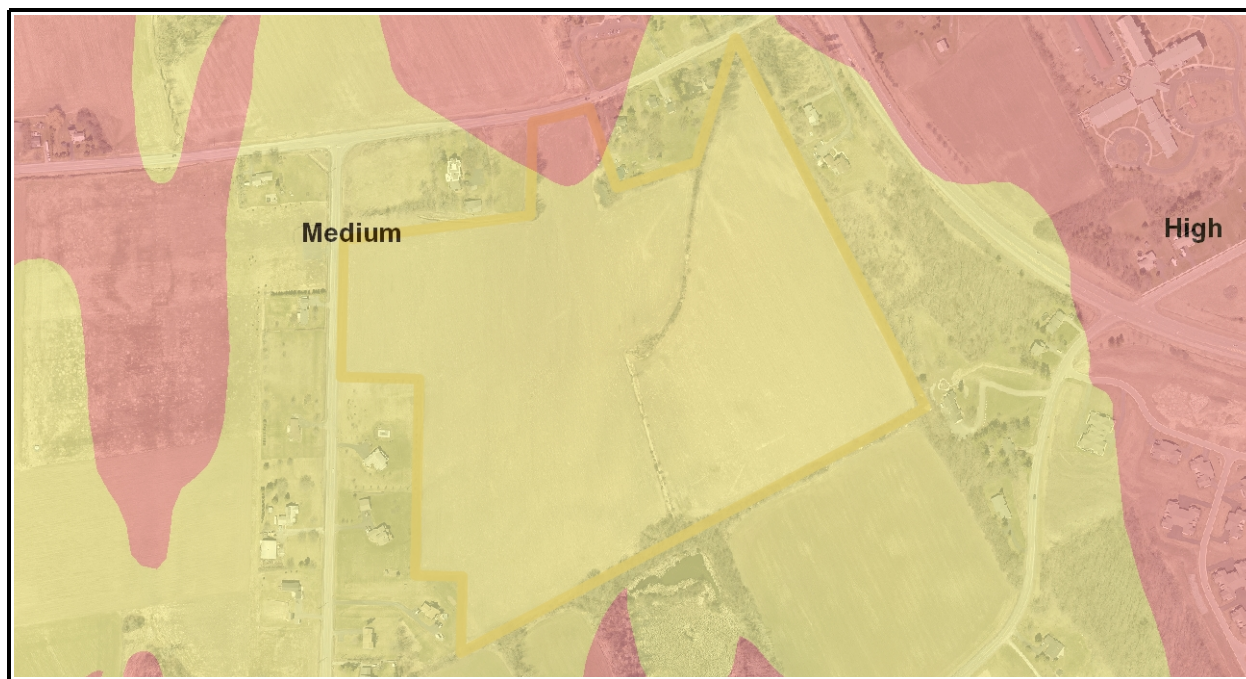


■ A ■ A/D ■ B ■ B/D ■ C ■ C/D ■ D



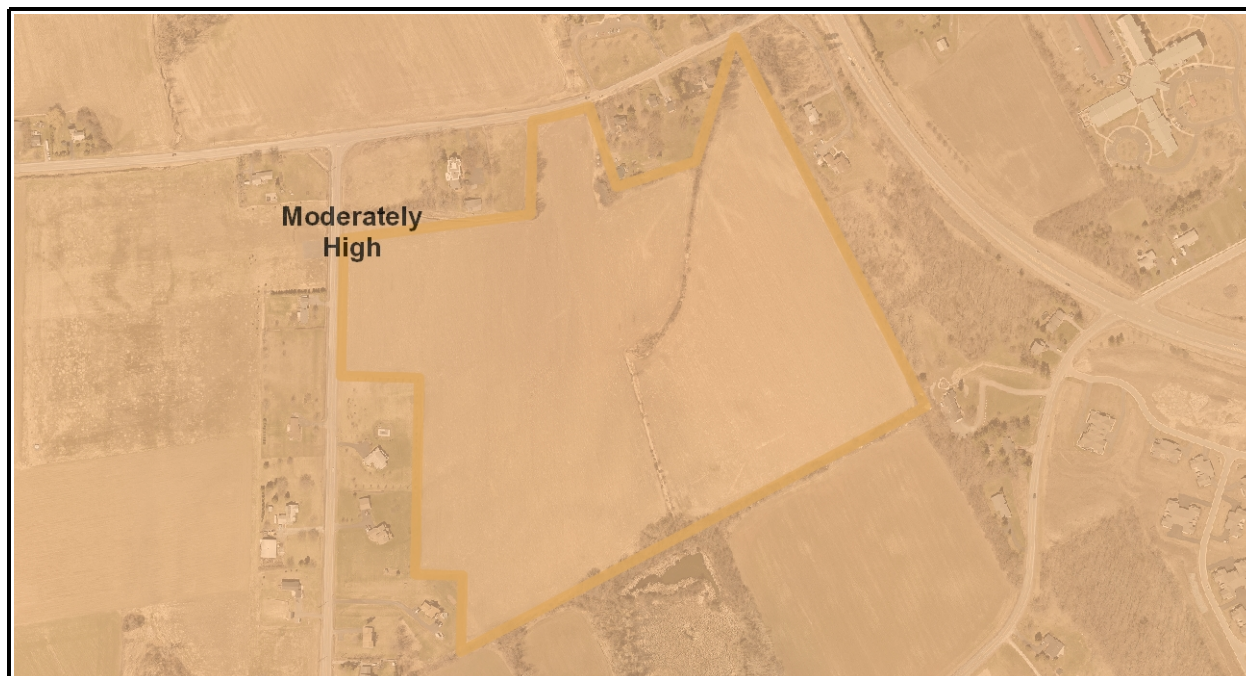


Soil - Erodibility Potential



Low Medium High Very High Unknown

Soil - Permeability

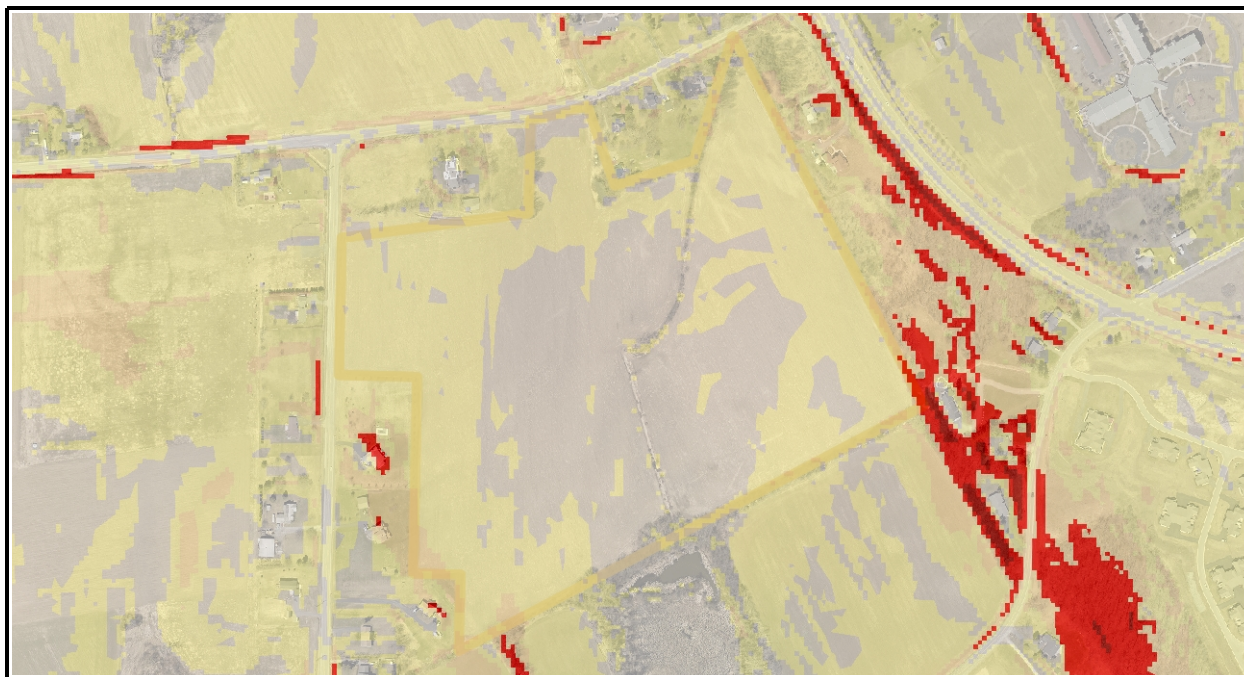


Moderately Low Moderately High High Very High Not rated





Percent Slope



- | | |
|-----------------------------------|--|
| Little or no slope: 0-3% gradient | Steep slopes: 16-30% gradient |
| Gentle slopes: 4-9% gradient | Extremely steep slopes: 31-60% gradient |
| Moderate slopes: 10-15% gradient | Excessively steep slopes: > 60% gradient |

Aquifers



- | | | |
|------------------------|---|----------------------|
| Primary Aquifer Region | Confined, No Overlying Surficial | Lacustrine or Eolian |
| Unconfined, High Yield | Confined, Unknown Depth and Thickness | Moraine |
| Unconfined, Mid Yield | Kame, Kame Terrace, Kame Moraine, Outwash or Alluvium | Unknown |





Ecological Communities

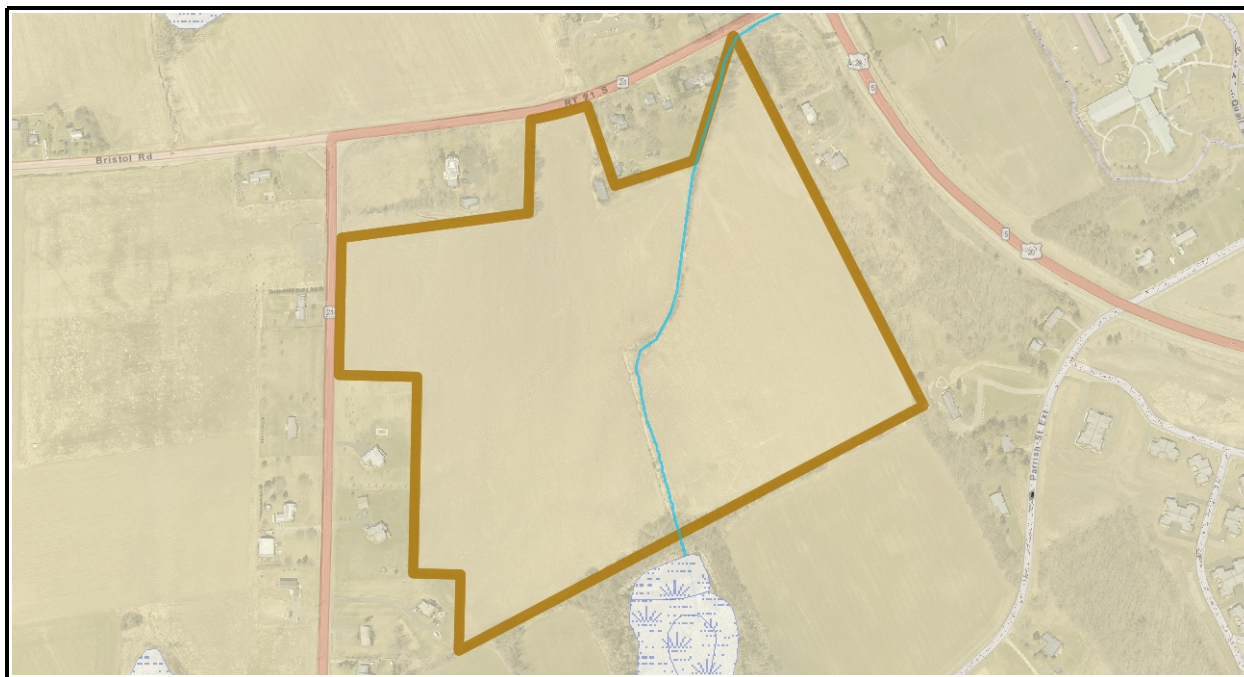


GM/A	SUC.S//CP	C/RMS	FPT	PA	SSH
SOF//CP	PR/P	CP	FP/AP	RSE	STP
MLWT	SUC.S//SNH	CR	GM	SEM	SUC.S
UR/P	SM-AS	DEM	MAS	SHN	USE
SOF//SUC.S	Cemetery	EP	ML	SNH	USE/PA
SAN.M	AO-HF	F/HG	ML/R	SOF	XP
H-SR/P	RM-TPS	FF	O	SP	UNKNOWN
H-HS	AOH	FOF	OR	SS	
CP//SNH	C	FPF	P	SSF/CP	





Wetlands and Streams



USGS 1:24K National Hydrography

Major Streams

Tributaries



NYS DEC Wetlands



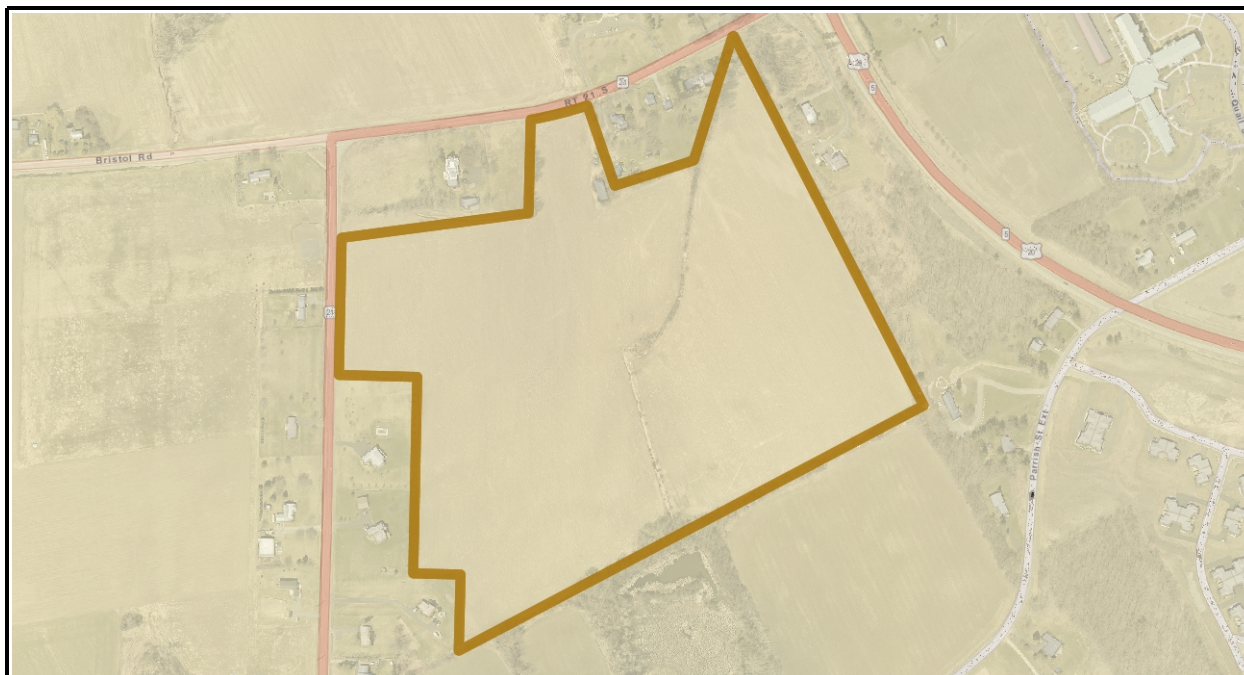
NYS DEC Wetlands: 100-Foot Buffer



National Wetland Inventory

NOTE: Use the National Wetland Inventory with caution as many federally regulated wetlands do not appear on these maps. The only definitive information usually results from a site inspection.

FEMA Flood Zones and Floodways



FEMA Floodways



FEMA Flood Zones



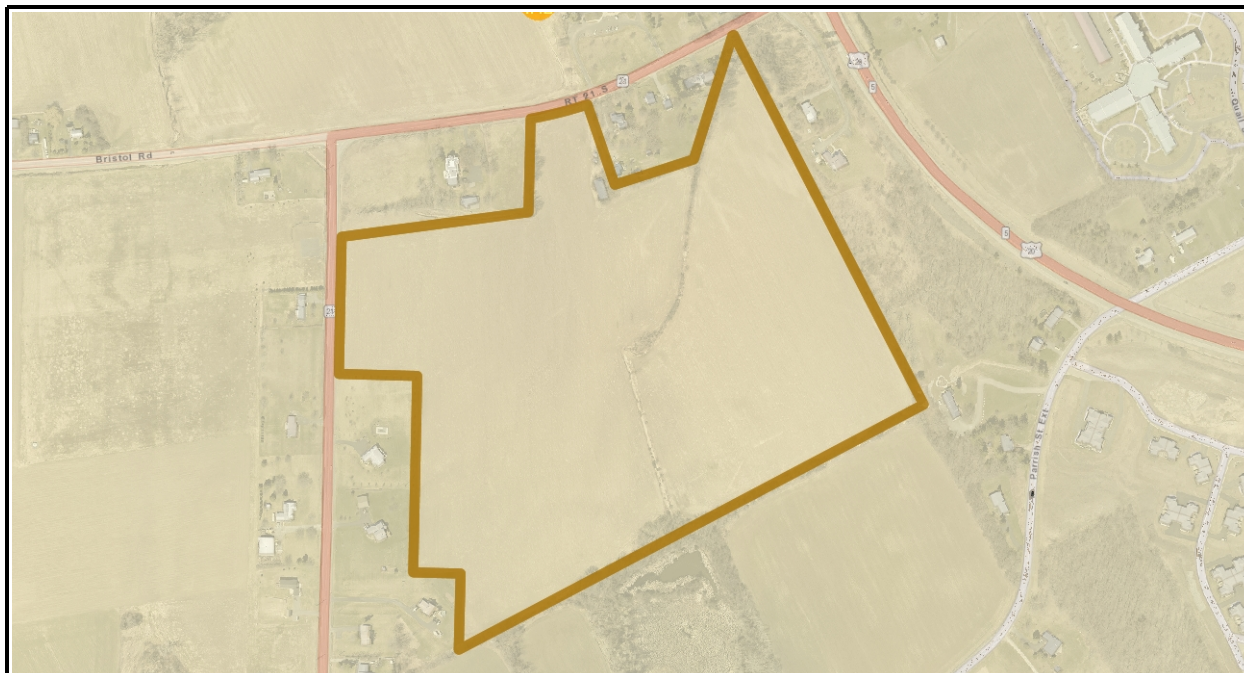
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Report Created: 11/20/2019

Page 15 of 25



Historic Features

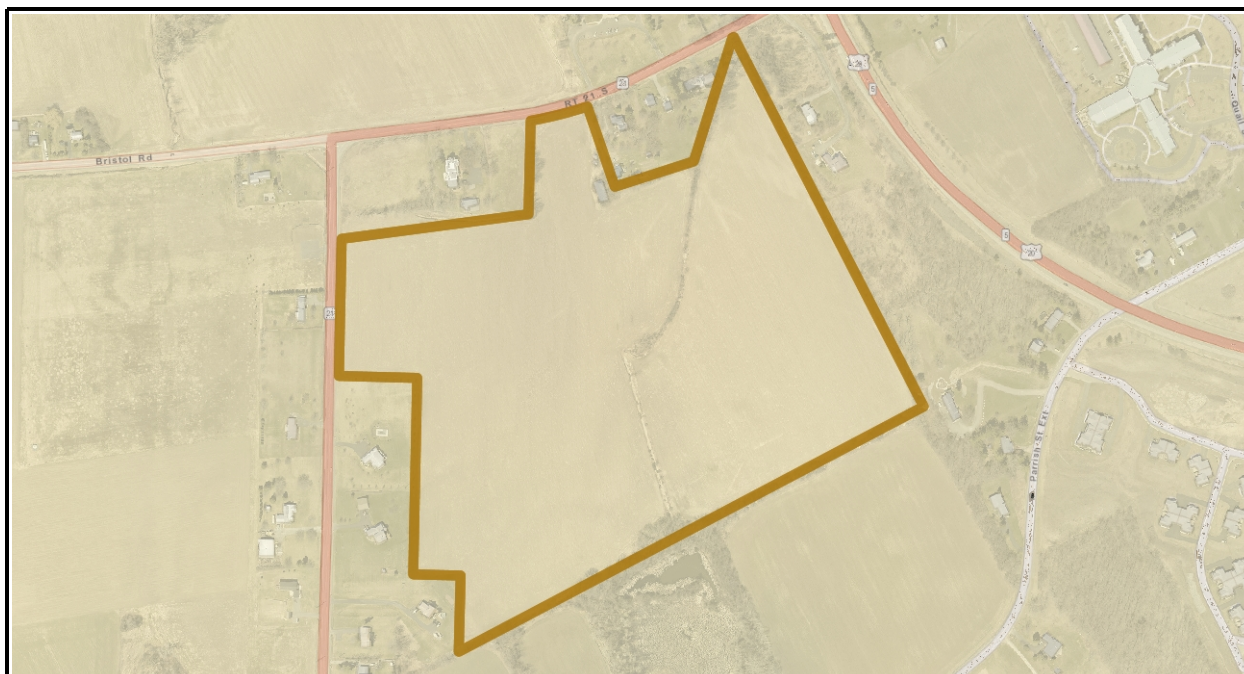


Historic Barns



National Register Sites

Trails, Parks and Conservation Areas



Trails



County Parks



Private Parks



Municipal Parks



State Parks

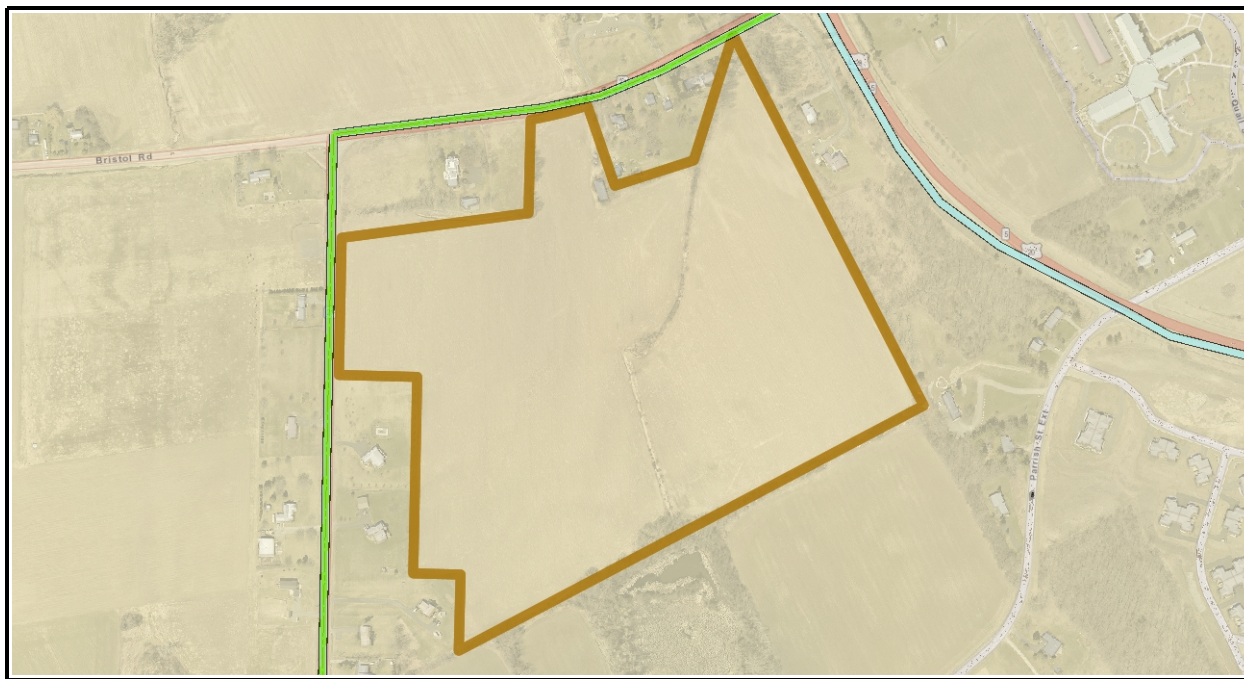


Conservation Areas



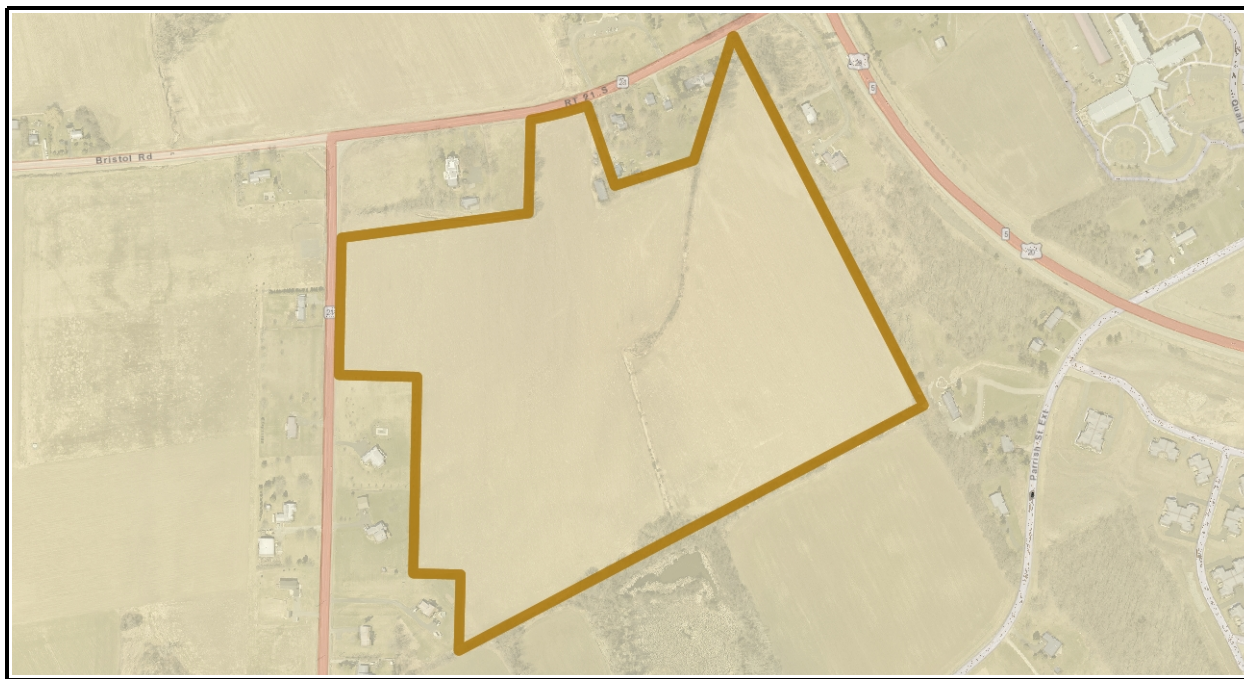


Telecommunication Utilities



● Cell Towers — Fiber Optics — Municipal Fiber Ring

Environmental Concerns



Spills



Remediation Sites



Bulk Storage



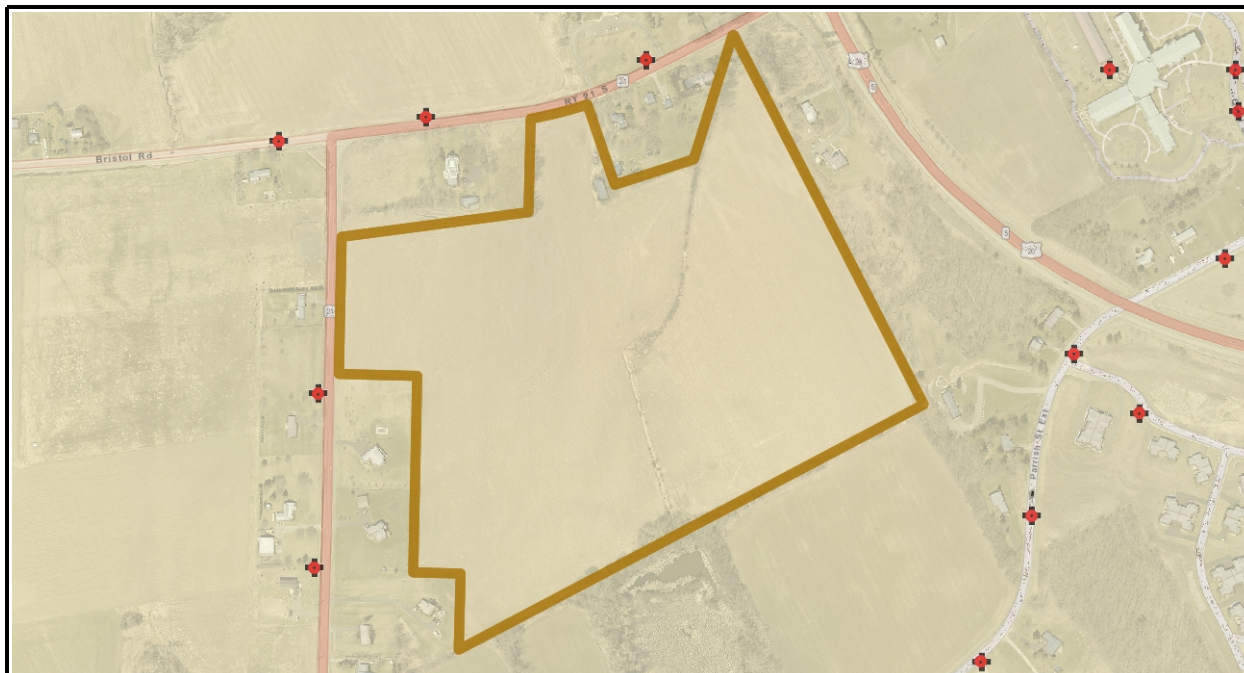
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Page 17 of 25

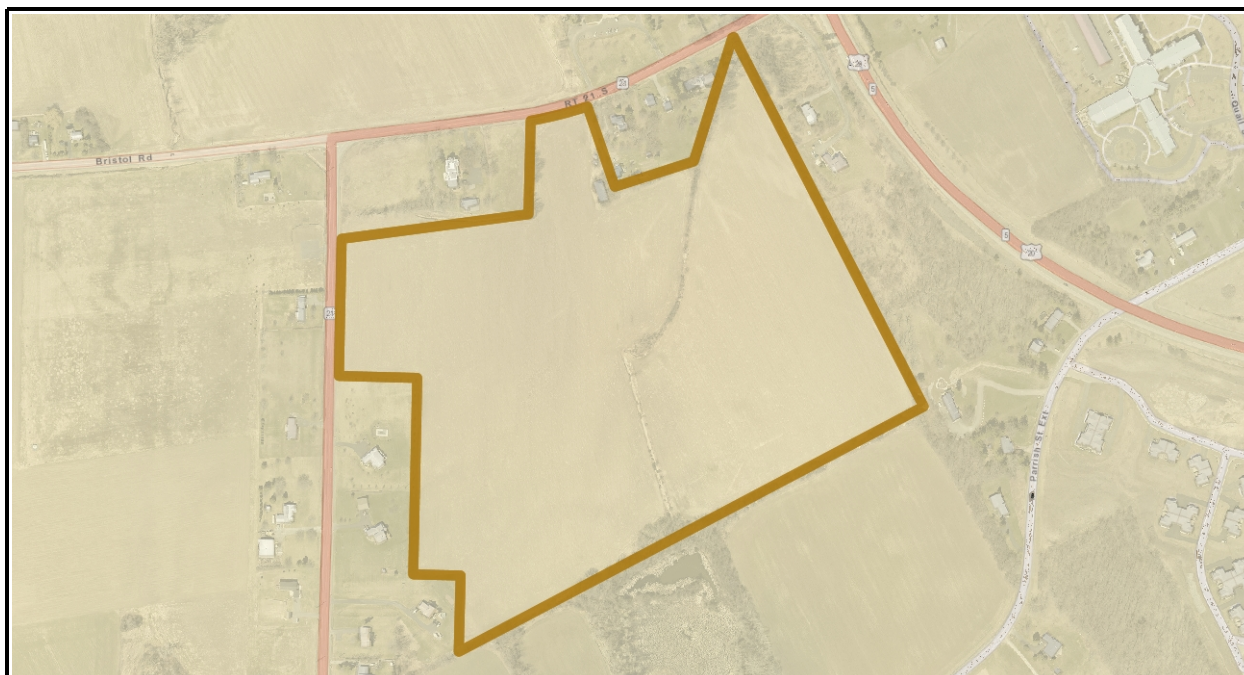


Water Infrastructure



✚ Fire Hydrants - - - - Water Mains

Sewer Infrastructure



⦿ Manholes ☐ Pump Stations - - - - Sewer Mains





DATA SOURCES

Data Layer	Source
Tax Parcels	Ontario County Real Property; municipal assessors
Zoning	Municipal Planning and/or Zoning Office
Planning Board Referral Zone	Ontario County Planning, GIS Program
Ecological Communities	Dr. Bruce Gillman (FLCC); Ontario County Planning
Wetlands: NYS DEC	NYS Department of Environmental Conservation
Wetlands: NWI	National Wetland Inventory, US Fish and Wildlife Service
Permanent Streams	US Geological Survey 1:24,000 National Hydrology
Flood Zones, Floodways	Federal Emergency Management Agency
Watersheds	US Geological Survey, HUC 12
Aquifers	NYS Department of Environmental Conservation
Property Drainage	USGS 1:24,000 National Hydrology; 2006 LiDAR
Agricultural Districts	Ontario County Real Property, Planning
Agricultural Exemptions	Ontario County Real Property; municipal assessors
Percent Slope	2006 LiDAR (Percent slope derived from)
Rare Plants and Animals	NYS Department of Environmental Conservation (ER Mapper App)
Spills	NYS Department of Environmental Conservation
Remediation Sites	NYS Department of Environmental Conservation
Bulk Storage Facilities	NYS Department of Environmental Conservation
Easements	Municipal Planning and/or Zoning Office
Soils and Interpretations	USDA NRCS 2012 Soil Survey (attribution updated annually)
National Register Sites	NYS Office of Parks, Recreation and Historic Preservation
Historic Barns	Municipal Historian (local field inventories)
Archaeological Impact	NYS Office of Parks, Recreation and Historic Preservation (CRIS App)
Sewer Network	Municipal Sewer Department; Ontario County Public Works
Water Network	Municipal Water Department; Fire Departments
Telephone Providers	NYS GIS Program Office
Fiber Network	Empire Access
Natural Gas Providers	NYS Public Service Commission
Electric Providers	NYS Public Service Commission





LOCAL ZONING - LEGENDS

City of Canandaigua

City of Canandaigua Historic Overlay	Residential Institutional	Residential/Office	Heavy Commercial
Single Family	Residential Lakefront	Restricted Commercial	Park Recreation
Two Family	Residential Office	Planned Unit Development	Light Industrial
Multi Family	Residential-Industrial	Central Business	Manufacturing
Mobile Home Park	Residential/Health Related	Commercial Lakefront	TBD

City of Geneva

AR - Agricultural	B-2 - Business 2	LF-C - Lakefront Commercial	R-1 - Single Family Residential
AR (HD) - Agricultural Historic	CR - College-Residential	LF-R - Lakefront Residential	R-2 - Single and Two-Family Residential
AT - Agricultural-Technology	F - Industrial	MR - Multiple Residential	TUDD
B-1 - Business 1	F-1 Industrial	MR (HD) - Multiple Residential-Historic	X - Open Space
	H - Highway User		

Town of Bristol

Agricultural Conservation	Medium Density Residential	Community Business
Low Density Residential	Manufactured - Mobile Home	Light Industrial

Town of Canadice

Conservation District	Honeye Lake Shore District	Rural District
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Town of Canandaigua

Town of Canandaigua 278 or 281 Clustered Subdivision Overlay	NC - Neighborhood Residential	RR-3 - Rural Residential - 3 Acre Lot
Town of Canandaigua Mixed Use Overlay	R-1-20 - Residential - 20,000 Sq. Ft. Lot; R-1-20 - Residential - 20,000 Sq. Ft. Lot/278; R-1-20 - Residential - 20,000 Sq. Ft. Lot/281	SCR-1 - Southern Corridor Residential - 1 Acre Lot
AR-1 - Agricultural Rural Residential - 1 Acre Lot	R-1-30 - Residential - 30,000 Sq. Ft. Lot; R-1-30 - Residential - 30,000 Sq. Ft. Lot/278	NC - Neighborhood Commercial
MOU - Mixed Use Overlay	MH - Mobile Home	CC - Community Commercial
AR-2 - Agricultural Rural Residential - 2 Acre Lot	RLD - Residential Lakeshore District	RB-1 - Restricted Business
Incentive Zoning		PUD - Planned Unit Development
MR - Multiple Residential		I - Industrial

Town of East Bloomfield

RR-1 - Residential	R-1-30 Residential (30,000 Sq Ft)	CC - Community Commercial
AR-2 - Agricultural Rural Residential	MR - Multiple Residence	LI - Light Industrial
		GI - General Industrial





Ontario County Planning Board Exploratory Summary

Town of Farmington

Town of Farmington MTOD Overlay	R-7.2 - Planned Subdivision	LI - Limited Industrial
A-80 - Agricultural	R-2 - Residential Two-Family	GI - General Industrial
RR-80 - Rural Residential	RMF - Residential Multiple-Family	T.L. Sect. 278 - Cluster Development
RS-25 - Residential-Suburban	RB - Restricted Business	PD - Planned Development
R-1-10 - Residential Single Family	NB - Neighborhood Business	IZ - Incentive Zoning
R-1-15 - Residential Single Family	GB - General Business	

Town of Geneva

Town of Geneva Lakeview Overlay	Residence - R-1	General Business - B-1
Agriculture - A	Residence - R-2	Special Business - B-2
	Industrial - I-1	

Town of Gorham

Town of Gorham Flood Overlay District	HAMLET RESIDENTIAL	GENERAL BUSINESS
Town of Gorham Forestry Overlay District	PLANNED RESIDENTIAL DEVELOPMENT; PLANNED DEVELOPMENT	HAMLET COMMERCIAL
AGRICULTURE	RURAL RESIDENTIAL	INDUSTRIAL
SINGLE FAMILY RESIDENTIAL		TBD

Town of Hopewell

Town of Hopewell Community Service Overlay	HDR - High Density Residential	H-MU - Hamlet Mixed Use
A-G - Agricultural	C-1 - Retail/Commercial	SB-MU - Small Business Multiple Use
R-1 - Low Density Residential	C-2 - Low Intensity Commercial	
	I-1 - Industrial	

Town of Manchester

Agricultural	Hamlet Commercial	Institutional	Industrial
Single Family Residential	Commercial	Rail Enabled Industrial	
Hamlet Residential	Manufactured Home Parks	Light Industrial	

Town of Naples

Town of Naples FEMA Overlay	R-1 - Low Density Residential/RT 21 Overlay District	R-2 - Medium Density Residential
Town of Naples Steep Slopes	R-1 - Low Density Residential	C-1 - Commercial
AG - Agricultural		PUD - The Ravins at Res. Creek

Town of Phelps

Town of Phelps Mining Overlay	C-1 - Commercial	R-1 - Residential
Town of Phelps Major Thoroughfare Overlay	C-2 - Neighborhood Commercial	RAG - Agriculture
	M-1 - Industrial	

Town of Richmond

Town of Richmond Wellhead Protection Overlay	Residential - Agricultural	Business Districts
Residential	Residential - Recreation	Industrial Districts
	Residential - Lakeside	Commercial-Light Industrial



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Report Created: 11/20/2019

Page 21 of 25



Ontario County Planning Board Exploratory Summary

Town of Seneca

Town of Seneca Zoning Commercial Wind Energy Facilities Overlay	Agricultural	Medium Density Residential	Industrial
	Low Density Residential	General Business	Mixed Use

Town of South Bristol

Town of South Bristol Agricultural Overlay	Scenic Vista Residential	Light Commercial
Lake Residential	Community Residential	Neighborhood Commercial
Forest Resource Residential	Commercial	Government Lands
		Planned Development

Town of Victor

Town of Victor PDD	Residential - 3	Commercial - Light Industrial
Town of Victor Residential Overlay	Multiple Dwelling	Light Industrial
Residential - 1	Mobile Home	Limited Development District
Residential - 2	Commercial	Senior Citizen

Town of West Bloomfield

R1	R2	MHP	MU	AG	AG-M	I
----	----	-----	----	----	------	---

Village of Bloomfield

Village of Bloomfield Historic Overlay	Multiple Residence - MR	Light Industrial - LI
Residential - R-1-15	Residential Business RB-1	General Industrial - GI
Residential - R-1-20	Community Commercial - CC	

Village of Clifton Springs

R-1 - Single-Family Residential	C-1 - Local Shopping District	LI - Light Industrial
R-2 - Two-Family Residential	C-2 - General Commercial District	M-1 - Industrial District
R-3 - Multifamily Residential	L-C - Land Conservation District	

Village of Manchester

R-1 Residential	C-1 Commercial	I-1 Restricted Industrial	I-2 General Industrial
-----------------	----------------	---------------------------	------------------------

Village of Naples

Village of Naples CSP Overlay	R-1 - Residential	C-1 - Commercial
Central Business Area	R-2 - Residential	C-2 - Highway Commercial
Northern Gateway Area	MD - Multiple Dwelling	L-C - Land Conservation
Southern Gateway Area	MHP - Mobile Home Park	L-I - Light Industrial

Village of Phelps

R-1-20 - Residential	R-2 - Residential	C-2 - Commercial	M-1 - Industrial
R-1-13.5 - Residential	C-1 - Commercial	B-O - Business & Office	











Ontario County Planning Board Exploratory Summary








Village of Rushville

 Village of Rushville Community Overlay	 R-1 - Residential	 C-1 - Commercial
	 MD - Multiple Dwelling	 C-2 - Commercial

Village of Shortsville

 R-1 - Single Family Residential	 C-1 - Retail Commercial	 M-1 - Industrial
 M-H - Mobile Home Park	 L-C - Land Conservation	 TBD

Village of Victor

 B - Business	 R-1 - One Family Residential	 R-3 - Multiple Family Residential
 HR-2 - Historic Reproduction Residential	 R-2 One Family Residential	 SCR-3 - Senior Citizen Residential
		 I - Industrial





ECOLOGICAL COMMUNITIES - ABBREVIATIONS AND DESCRIPTIONS

ABBREVIATION	DESCRIPTION
AO-HF	Appalachian Oak-Hickory Forest
BM-MF	Beech-Maple Mesic Forest
C	Cropland
C/RMS	Construction/Road Maintenance Spoils
CP	Conifer Plantation
CP//SNH	Conifer Plantation//Successional Northern Hardwoods
CR	Confined River
DEM	Deep Emergent Marsh
DEM//FF	Deep Emergent Marsh//Floodplain Forest
DEM//RM-TPS	Deep Emergent Marsh//Red Maple-Tamarack Peat Swamp
DEM//SOF	Deep Emergent Marsh//Successional Old Field
DEM//SS	Deep Emergent Marsh//Shrub Swamp
DEM//SUC.S	Deep Emergent Marsh//Successional Shrubland
EP	Eutrophic Pond
F/HG	Flower/Herb Garden
FF	Floodplain Forest
FP/AP	Farm Pond/Artificial Pond
GM	Gravel Mine
GM(A)	Gravel Mine (Abandoned)
H-HS	Hemlock-Hardwood Swamp
H-SR/P	Herbicide-Sprayed Roadside/Pathway
L/D	Landfill/Dump
ML	Mowed Lawn
MLWT	Mowed Lawn with Trees
NWCS	Northern White Cedar Swamp
O	Orchard
OR	Outdoor Recreation
P	Pastureland
PA	Parking Area
PR/P	Paved Road/Path
RM-TPS	Red Maple-Tamarack Peat Swamp
RSE	Rural Structure Exterior
RSH.F	Rich Shrub Fen
SAN.M	Sand Mine
SAN.M(A)	Sand Mine(abandoned)
SEM	Shallow Emergent Marsh
SEM//FF	Shallow Emergent Marsh//Floodplain Forest
SEM//SS	Shallow Emergent Marsh//Shrub Swamp
SM-AS	Silver Maple-Ash Swamp
SNH	Successional Northern Hardwoods
SOF	Successional Old Field





ABBREVIATION	DESCRIPTION
SOF//CP	Successional Old Field//Conifer Plantation
SOF//SNH	Successional Old Field//Successional Northern Hardwoods
SOF//SSH	Successional Old Field//Successional Southern Hardwoods
SOF//SUC.S	Successional Old Field//Successional Shrubland
SS	Shrub Swamp
SS//SNH	Shrub Swamp//Successional Northern Hardwoods
SSH	Successional Southern Hardwoods
SUC.S	Successional Shrubland
SUC.S//CP	Successional Shrubland//Conifer Plantation
SUC.S//SNH	Successional Shrubland//Successional Northern Hardwoods
SUC.S//SSH	Successional Shrubland//Successional Southern Hardwoods
UR/P	Unpaved Road/Path
USE	Urban Structure Exterior
VP	Vernal Pool

EASEMENT LEGEND

Access and Utility Easement	Conservation-Natural Resource	Pedestrian Access
Conservation Site Specific	Conservation-Open Space	Preservation-Conservation
Conservation Site Specific-Open Space and Sensitive	Conservation-Term	Sanitary Sewer Easement
Conservation Trail Easement	Cross Access-Revocation	Storm Sewer
Conservation-All 3 types	Declaration of Open Space	Stormwater Maintenance Agreement
Conservation-Amended	Drainage Easement	Trail
Conservation-General	Drainage and Utility Easement	Utility
Conservation-Most Restrictive	Emergency Access	Water Main
Conservation-Most Restrictive & Site Specific	Hold Harmless Agreement	

