

SCOTLAND CONNECTICUT

Map 9 Development Limitations

1" = 3500'



Open Space



These areas are generally not available for development. Some forms of development may be allowed in limited situations.

Developed Lots < 5 acres



These areas are essentially developed but may accommodate additional development.

Wetlands, Watercourses & Regulated Areas



The blue areas are generally not buildable due to streams and ponds, aquic soils, or floodplains.

The grey outline areas are within 75' of a wetland or watercourse. Development in these areas must be sensitive to water resources and wildlife.

Steep Slopes



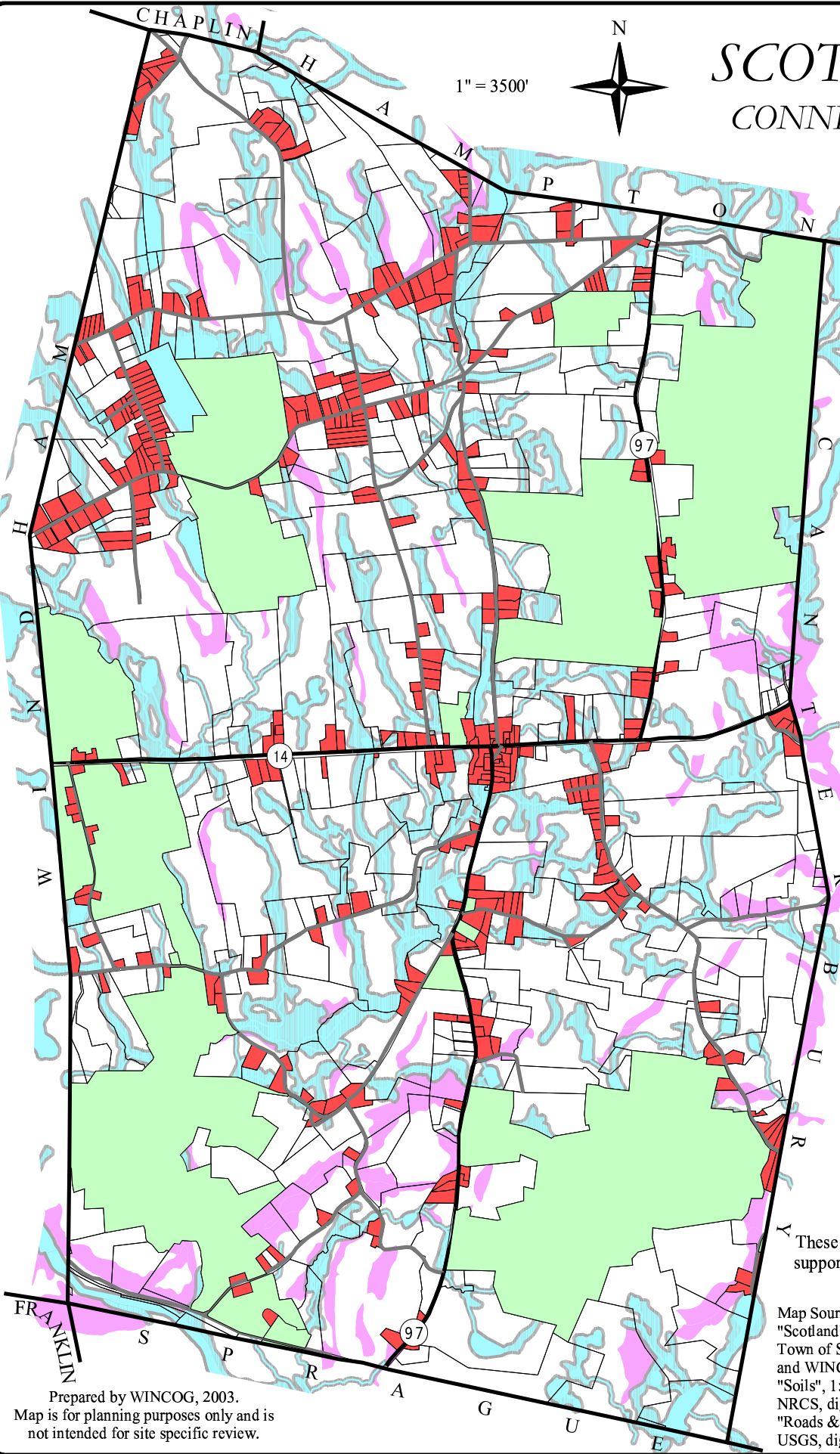
Areas with a minimum slope of 15%. Development in these areas is difficult.

Buildable Land



These areas are generally capable of supporting development or increased development.

Map Sources:
 "Scotland Tax Map", 1:24,000, 2001, Town of Scotland, digitized by ECSU and WINCOG.
 "Soils", 1:12,000, 1962-1995, USDA and NRCS, digitized by CT DEP.
 "Roads & Trails", 1:24,000, 1969-1984, USGS, digitized by CT DEP.



Prepared by WINCOG, 2003.
 Map is for planning purposes only and is not intended for site specific review.