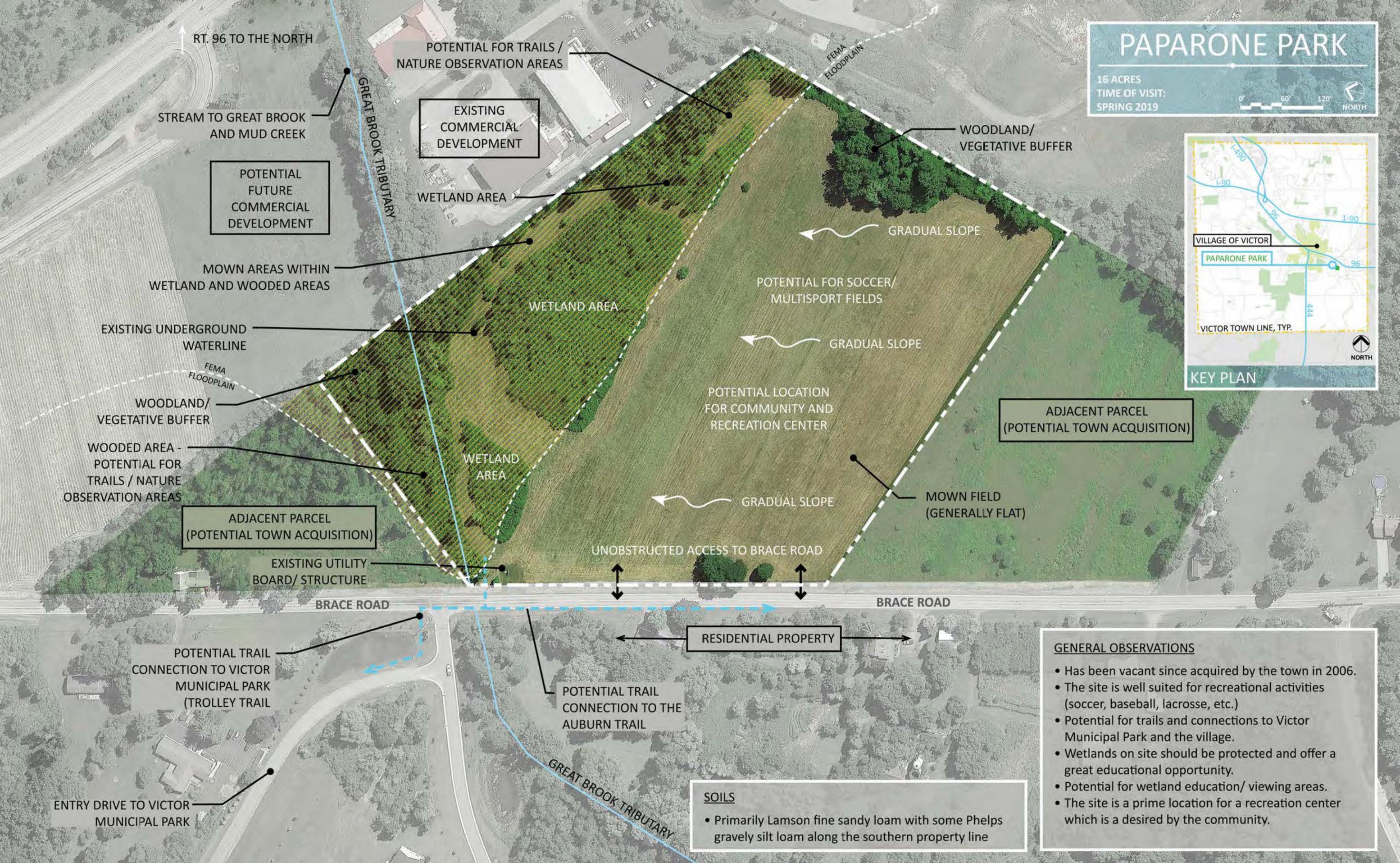


PAPARONE PARK

16 ACRES
TIME OF VISIT:
SPRING 2019



RT. 96 TO THE NORTH

POTENTIAL FOR TRAILS / NATURE OBSERVATION AREAS

EXISTING COMMERCIAL DEVELOPMENT

STREAM TO GREAT BROOK AND MUD CREEK

POTENTIAL FUTURE COMMERCIAL DEVELOPMENT

WETLAND AREA

WOODLAND/ VEGETATIVE BUFFER

MOWN AREAS WITHIN WETLAND AND WOODED AREAS

GRADUAL SLOPE

POTENTIAL FOR SOCCER/ MULTISPORT FIELDS

WETLAND AREA

GRADUAL SLOPE

POTENTIAL LOCATION FOR COMMUNITY AND RECREATION CENTER

ADJACENT PARCEL (POTENTIAL TOWN ACQUISITION)

EXISTING UNDERGROUND WATERLINE

FEMA FLOODPLAIN

WOODLAND/ VEGETATIVE BUFFER

WOODED AREA - POTENTIAL FOR TRAILS / NATURE OBSERVATION AREAS

WETLAND AREA

GRADUAL SLOPE

MOWN FIELD (GENERALLY FLAT)

ADJACENT PARCEL (POTENTIAL TOWN ACQUISITION)

UNOBSTRUCTED ACCESS TO BRACE ROAD

EXISTING UTILITY BOARD/ STRUCTURE

BRACE ROAD

BRACE ROAD

RESIDENTIAL PROPERTY

POTENTIAL TRAIL CONNECTION TO VICTOR MUNICIPAL PARK (TROLLEY TRAIL)

POTENTIAL TRAIL CONNECTION TO THE AUBURN TRAIL

ENTRY DRIVE TO VICTOR MUNICIPAL PARK

GREAT BROOK TRIBUTARY

GENERAL OBSERVATIONS

- Has been vacant since acquired by the town in 2006.
- The site is well suited for recreational activities (soccer, baseball, lacrosse, etc.)
- Potential for trails and connections to Victor Municipal Park and the village.
- Wetlands on site should be protected and offer a great educational opportunity.
- Potential for wetland education/ viewing areas.
- The site is a prime location for a recreation center which is a desired by the community.

SOILS

- Primarily Lamson fine sandy loam with some Phelps gravely silt loam along the southern property line