

CVRPC GIS Development Potential Analysis Berlin, VT

Land Use Development Characteristics and Scoring Factors

Scoring Range - High > -25, Moderate = -26 to -74, Low = -75 to -199, Minimal = -200 to -999, Built < -1000

Characteristic Factor (Prohibitive Constraints = -200)

Slope

| | |
|--------|------|
| 26-99% | -200 |
| 21-25% | -50 |
| 16-20% | -25 |
| 0-15% | 0 |

Flood zone

| | |
|--------|-----|
| 100 yr | -95 |
| 500 yr | -95 |

Water Service Area

| | |
|---------------|----|
| Water service | 25 |
|---------------|----|

Sewer Service Area

| | |
|---------------|----|
| Sewer service | 25 |
|---------------|----|

Stream Buffer

| | |
|--------------|------|
| 50 ft buffer | -200 |
|--------------|------|

Deer Yard

| | |
|-----------|-----|
| Deer Yard | -25 |
|-----------|-----|

Wetland Buffer

| | |
|---------------|------|
| 75 ft. buffer | -200 |
|---------------|------|

Prime Agriculture Soil

| | |
|--------------|-----|
| Prime | -25 |
| Prime b | -25 |
| State Wide | -25 |
| State Wide b | -25 |

Onsite Septic System Capabilities of the Soil

| | |
|-------------|-----|
| Well Suited | 0 |
| Moderately | 0 |
| Marginal | -50 |
| Not Suited | -75 |
| Not Rated | 0 |

Built land (Existing Built Up Land was separated from the analysis, extracted from LULC and E911 sites 100 ft Buffer)

| | |
|------------|--------|
| Built land | -2,050 |
|------------|--------|

Conserved lands (Cons/Pub land and VLT land easements)

| | |
|-----------------|------|
| Conserved lands | -200 |
|-----------------|------|

Other potential characteristics (not used in the Berlin Analysis):

Incentives - Growth Centers, Designated Villages, Industrial Parks, Buffer from School, Buffer from Park, etc.

Constraints – Lake/Pond Buffer, Surface Water Protection Areas, Wellhead Protection Areas, etc