

CVRPC GIS Development Potential Analysis Montpelier, VT

Land Use Development Characteristics and Scoring Factors

Scoring Range - High > -25, Moderate = -26 to -74, Low = -75 to -199, None = -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
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Sewer Service area

Sewer Service	+25
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Stream Buffer

50 ft buffer	-200
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Deer Yard

Deer Yard	-25
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Wetland Buffer

50 ft. buffer	-200
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Prime Agriculture Soil

Prime	-25
Prime 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 Buffer)

Built land	-1,050
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Conserved lands (Cons/Pub land and VLT land easements)

Conserved lands	-200
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Land zone equal to Cemetery and Recreation in Montpelier zoning layer

Cemetery and Recreation	-200
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Other potential characteristics (not used in the Montpelier 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