

## DEVELOPMENT REVIEW BOARD REGULARLY SCHEDULED MEETING

MONDAY, MARCH 4, 2024

UNDERHILL TOWN HALL

12 PLEASANT VALLEY ROAD, UNDERHILL, VT 05489

P.O. Box 120, Underhill, VT 05489  
[www.underhillvt.gov](http://www.underhillvt.gov)

Phone: (802) 899-4434, ext. 5  
Fax: (802) 899-2123

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### NOTICE OF PUBLIC HEARING

This meeting will be held at the Underhill Town Hall, 12 Pleasant Valley Road and will also be accessible using remote options. You are welcome to attend in-person at the Underhill Town Hall, 12 Pleasant Valley Road, or via the Go-To-Meeting platform, either digitally or by phone (see below).

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### AGENDA

**Monday, March 4, 2024**

- 6:30 PM      **CALL TO ORDER - PUBLIC COMMENT PERIOD**
- 6:35 PM      **PUBLIC HEARING**  
*Proposed Two Lot Subdivision - Final Subdivision Review - 45 Pokerhill Road (PH045)*  
*Applicant: Michaela Forsberg (Docket # DRB-23-06)*
- 7:00 PM      **OTHER BUSINESS**
- Review & approve past minutes
  - Upcoming Schedule
- 8:00 PM      **ADJOURN**

\*\*\*Note: The timing of agenda items is approximate and subject to change\*\*\*

Additional information, including hearing packets, may be obtained at the Underhill Town Hall or the Town website calendar of events. The meeting and hearing are open to the public. If you cannot attend the hearing, comments may be made in writing prior to the meeting and mailed to: Planning & Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or to Brad Holden, Interim Zoning Administrator [zoning@underhillvt.gov](mailto:zoning@underhillvt.gov)

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### REMOTE PARTICIPATION DETAILS

**Mar 4, 2024, 6:30 PM**

**Please join our meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/408245877>

**You may also dial in using your phone.**

**Access Code:**

**408-245-877**

**United States (Toll Free):**

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From: Town of Underhill  
Planning & Zoning  
P.O. Box 120  
Underhill, VT 05489

LEGAL AD

*\*Please e-mail to confirm receipt of this ad.\**

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Release Date: NO LATER THAN 02/18/2024

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## NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB)  
Monday, March 4, 2024 – Final Subdivision Review Hearing  
Underhill Town Hall, 12 Pleasant Valley Road, Underhill, VT

The DRB will hold a Final Subdivision Review Hearing based upon an application submitted by Michaela Forsberg for a proposed two (2) lot subdivision located at 45 Pokerhill Road. The subject property is located in the Rural Residential & the Underhill Flats Village Center Zoning District. The Hearing will take place Monday, March 4, 2024 at 6:30 PM at the Underhill Town Hall. The Hearing will also be accessible via the Go-To-Meeting platform.

Additional information, including submittals, and instructions for accessing the public meeting, via the Go-To-Meeting platform, may be obtained on the Town's website ([underhillvt.gov](http://underhillvt.gov)). Go to the Calendar – March 4, 2024 – Development Review Board or contact the Interim Zoning Administrator. The hearing is open to the public. Pursuant to 24 VSA § 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. If you cannot attend the hearing, comments may be made in writing prior to the meeting and mailed to: Brad Holden, Interim Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or emailed to [zoning@underhillvt.gov](mailto:zoning@underhillvt.gov).

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***Please call Brad Holden at the Planning & Zoning Administrator's office at 899-4434 x5 with any questions concerning this ad and to confirm receipt. Please remit bill to: Town of Underhill, RE: 03-04-2024 DRB Final Subdivision Review Hearing, P.O. Box 120, Underhill, VT 05489. Thank you.***



## Town of Underhill Development Review Board

P.O. Box 120, Underhill, VT 05489  
[www.underhillvt.gov](http://www.underhillvt.gov)

Phone: (802) 899-4434, x5  
Fax: (802) 899-2137

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### Certificate of Service

I hereby certify that on this 14th day of February, 2024, a copy of the following documents were delivered to the below recipients and corresponding addresses by United States first class mail.

Documents:

1. Notice to abutting neighbors regarding a Final Subdivision Review Hearing (DRB-23-06) for a proposed 2-lot subdivision of land located at 45 Pokerhill Road Underhill, Vermont, owned by Andreas Forsberg, Michaela Forsberg, and Frederik Forsberg. Michaela Forsberg is the Applicant.
2. Agenda of March 4, 2024 DRB hearing, during which the Development Review Board will consider the Final Subdivision Application DRB-23-06.

Recipients and Corresponding Address:

**Andreas, Michaela, Frederik Forsberg**  
PO Box 146  
Underhill VT 05489

**Jericho-Underhill Water District**  
PO Box 174  
Underhill VT 05489

**Richard, Todd, Leon, David Provost**  
39 Poker Hill Rd  
Underhill VT 05489

**James & Gayle Massingham**  
46 Poker Hill Rd  
Underhill VT 05489

**Patrick O'Neill**  
37 Poker Hill Rd  
Underhill VT 05489

**Marc & Jane Maheux**  
PO Box 236  
Underhill VT 05489

**Peter Macone & Nancy Drucker**  
17 Bridle Trail  
Underhill VT 05489

**Timothy & Janelle Moynihan**  
8 Deer Run  
Underhill VT 05489

**Alexandrea Nelson**  
**Nicole Thomas**  
3 Deer Run Underhill VT 05489

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Brad Holden, Interim Zoning Administrator



# TOWN OF UNDERHILL

## APPLICATION FOR SUBDIVISION

### OFFICE USE ONLY

PROPERTY CODE: PH045

DRB DOCKET #: DRB-23-06

MEETING DATE: 3/4/2024

### ZONING DISTRICT(S):

- ☒ Underhill Flats Village Center  
☐ Underhill Center Village  
☒ Rural Residential  
☐ Water Conservation  
☐ Mt. Mansfield Scenic Preservation  
☐ Soil & Water Conservation

### APPLICATION TYPE:

- ☐ Sketch Plan Review  
☐ Preliminary Subdivision Review  
☐ Final Subdivision Review  
☒ Preliminary & Final Subdivision Review  
☐ Subdivision Amendment

### PROPERTY OWNER INFORMATION:

#### RECORD OWNER OF PROPERTY:

Silvia Forsberg Life Estate

#### MAILING ADDRESS:

PO Box 146, Underhill VT 05489

#### EMAIL ADDRESS:

mforsberg188@gmail.com

#### PHONE NUMBER:

802-324-1727

### DESIGNER/ENGINEER INFORMATION:

#### DESIGNER/ENGINEER:

Mumley Engineering, Inc.

#### MAILING ADDRESS:

46 Hutchins Street, Morrisville Vt 05661

#### EMAIL ADDRESS:

reice@shrugg.com

#### PHONE NUMBER:

802-851-8882

### SURVEYOR INFORMATION:

#### SURVEYOR:

Button Professional Land Surveyors, PC

#### MAILING ADDRESS:

20 Kimball Avenue, Suite 102, South Burlington VT 05403

#### EMAIL ADDRESS:

lhamblo@bapls.com

#### PHONE NUMBER:

802-863-1812

### DEVELOPER INFORMATION (IF KNOWN):

#### SURVEYOR:

#### MAILING ADDRESS:

#### EMAIL ADDRESS:

#### PHONE NUMBER:

### Project Information

Property Location: 45 Poker Hill Road  
Underhill, VT 05489

Acreage in Original Parcel: +/-7.55 acres

Proposed Number of Lots: 2 Lots

Is this a Planned Residential Development?

- ☐ Yes  
☒ No

Is this a Planned Unit Development?

- ☐ Yes  
☒ No

Is the parent lot part of a previously approved subdivision?

- ☒ Yes  
☐ No

If so, when was the previous subdivision approved?

Year: 2003-2004

If known, what was the application number:

Application Number: \_\_\_\_\_

If the proposed project is to amend a subdivision, what is the proposed amendment?



# TOWN OF UNDERHILL

## APPLICATION FOR SUBDIVISION

### Sketch Plan Application Materials (Only)

#### Applicable:

- ☐ Yes  
☒ No

The following Sketch Plan Review materials must be submitted at least 10 business days prior to a regularly scheduled Development Review Board:

#### Checklist

- ☐ Sketch of Proposed Subdivision  
☐ Project Description  
☐ Description of Proposed Modifications or Waivers  
☐ Application Fee (\$100.00)

Please Checkoff All Submitted Materials

### Requirements for All Other Applications

#### Checklist

- ☒ Surveys (see Section A)  
☒ Engineering Plans (see Section B)  
☒ Written Materials (see Section C)  
☒ State of VT Materials (see Section D)  
☒ Application Fee (see Fee Schedule)

Please Checkoff All Submitted Materials

### Section A (Survey Requirements)

#### Checklist

- ☒ Two Large (to Scale) Copies  
☒ Twelve 11" x 17" Copies  
☒ Prepared by a Licensed Surveyor  
☒ Date, Including Revision Date(s)  
☒ North Arrow  
☒ Scale  
☒ Legend  
☒ Property Codes of Adjacent Properties  
☒ Record Owners of Adjacent Properties  
☒ Existing/Proposed Easements  
☒ Existing/Proposed Rights-of-Ways  
☒ Existing/Proposed Roads  
☒ Existing/Proposed Utility Corridors  
☒ Proposed Utility Easements Shall Be Centered On As-Built Utility Lines  
☐ Existing/Proposed Open Space Areas  
☒ Existing/Proposed Lot Lines with Dimensions  
☒ Vicinity Map To Show Area within 2,000 ft. of the Subject Lot Proposed to be Subdivided

Please Checkoff All Submitted Materials

### Section B (Engineering Plans Requirements)

#### Checklist

- ☒ Two Large (to Scale) Copies  
☒ Twelve 11" x 17" Copies  
☒ Prepared by a Professional Engineer  
☒ Date, Including Revision Date(s)  
☒ North Arrow, Scale, Legend  
☒ Proposed New Lot Lines & New Acreages  
☒ Proposed Building Envelopes (including Setbacks)  
☒ Extent of Site Clearing & Disturbance  
☐ Existing/Proposed Open Space  
☐ Existing/Proposed Common Land  
☒ Existing/Proposed Building Footprints  
☒ Zoning District Boundary  
☒ Property Codes of Adjacent Properties  
☒ Record Owners of Adjacent Properties  
☒ Existing/Proposed Easements  
☒ Existing/Proposed Rights-of-Ways  
☒ Existing/Proposed Roads  
☒ Existing/Proposed Utility Corridors  
☒ Locations/Designs of Proposed Water & Wastewater Disposal Systems (including Isolation & Well Shields)  
☒ Existing/Proposed Curb Cut, Driveways, Roads and/or Parking Areas (includes: cuts, fills, grades, drainage, culverts, travel lane widths, shoulder widths, surfacing etc.)  
☒ Topography  
☒ Existing Surface Grades /Contours  
☒ Post-Development Contours/Grades  
☒ Existing Outcrops, Ledges, Visually Prominent Ridgelines and Peaks  
☒ Surface Waters & Associated Buffers  
☒ Wetlands & Associated Buffers  
☒ Vernal Pools & Associated Buffers  
☒ Mapped Floodplains  
☒ Drainage Patterns  
☒ Natural Vegetative Cover

#### Where Applicable:

- ☐ Location & Size of Existing Culverts and Drains  
☒ Location & Size of Existing Sewerage Systems & Water Supplies  
☐ Existing/Proposed Pedestrian Walkways  
☐ Designated Source Protection Areas  
☐ Existing or Preserved Forestland  
☐ Preserved Natural, Cultural & Historic Features (e.g. Sites & Structures)  
☐ Other Unique Topographical or Geographical Features  
☒ Areas of Steep or Very Steep Slopes  
☒ Primary Agricultural Soils

Please Checkoff All Submitted Materials

### Section C (Written Materials)

#### Checklist

- ☒ Written Disclosure of Intended Use of Land to be Subdivided  
☐ General Plans for Subsequent Development of Land to be Retained by Applicant/Landowner  
☐ Written Requests for Modifications or Waivers (including Justifications)  
☐ Draft Deeds  
☐ Draft Easements  
☐ Draft Homeowners Associations  
☐ Draft Maintenance Agreements  
☐ Snow Removal & Management Plan

Please Checkoff All Submitted Materials

### Section D (Non-Town Related Materials)

#### Checklist

- ☐ Project Review Sheet  
☒ Wastewater System & Potable Water Supply Permit (Permit #: Pending)  
☐ Act 250 Permit (Permit #: )  
☐ Stormwater/Erosion Permit (Permit #: )  
☐ Agency of Natural Resources Wetlands Permit (Permit #: )  
☐ Army Corps of Engineers Permit (Permit #: )

Please Checkoff All Submitted Materials

### Other Required Plans Where Applicable

#### Checklist

- ☐ Outdoor Lighting Plan  
☐ Landscaping and Screening Plan  
☐ Temporary & Permanent Stormwater Management Plans  
☐ Temporary & Permanent Erosion Control Measures/Plans (including Areas Impacted by Downstream Runoff)  
☐ Significant Wildlife Habitat Areas & Corridors (including Areas Impacted by Downstream Runoff)  
☐ Areas of Rare, Threatened and Endangered Plant and Animal Communities (and Associated Buffers)  
☐ Master Plan (if Applicable-see § 8.1.B.1.a)

APPLICANT SIGNATURE

Michaela Foshay

DATE

2/9/24

RECEIVED

BRAD HADON, TOWN ENGINEER

DATE

2/9/2024





Civil Engineers • Land Use Planners

Brad Holden, Interim Zoning Administrator  
Town of Underhill  
PO Box 120, Underhill, VT 05489

Subject: Michaela Forsberg  
Proposed 2-lot subdivision  
45 Poker Hill Road, Underhill, Vermont

Project #23032

Dear Brad,

Please find attached application, final plat, site plan, and supporting documents for a proposed 2-lot subdivision on an existing  $\pm 7.55$ -acre parcel located at 45 Poker Hill Road in both the Underhill Flats Village Center and the Rural Residential zoning districts for Final Subdivision review by the Development Review Board (DRB).

The applicant, Michaela Forsberg, is submitting this application for Final Subdivision approval from the DRB for proposed Lot 1 of  $\pm 6.50$  (gross) acres that will consist of an existing 2-bedroom single family dwelling being served by an existing municipal water line and on-site wastewater disposal system. A proposed Lot 2 of  $\pm 1.05$  (gross) acres that will consist of a proposed 2-bedroom single family dwelling to be served by municipal water via proposed water line and proposed on-site wastewater disposal system. Please see approved water supply allocation from the Jericho-Underhill Water District which has been included as part of this application. A sewer easement is proposed to benefit both Lot 1 and Lot 2 as part of the wastewater design. A proposed zoning boundary extension is also included as part of this application. This extension is allowed upon conditional use review by the DRB as outlined in Section 2.2 (E) of the Underhill Unified Land Use & Development Regulations.

The proposed lots are to share the existing access on Poker Hill Road. It is our understanding sharing an existing access is required per Section 3.2 (b)(2) of the Underhill Unified Land Use & Development Regulations. We are proposing updates to the shared access to conform with the Underhill-Jericho Fire Department Driveway/Safety Criteria. Please see signed ability to serve letter provided by Fire Chief Mathew Champlin, of the Underhill-Jericho Fire Department which has been included as part of this application. Proposed Lot 2 will be accessed via expanded 12ft wide driveway and parking area as depicted on the site plan.

The applicant has also included a write up about the history of this land as part of this application. Please see included "Forsberg History" document for more information regarding the background of the applicant and landowner(s).

Please let us know if you have any questions or comments. Thank you for your time!

Sincerely,  
Reice Branon

Mumley Engineering, Inc.

To the esteemed members of the Underhill zoning board,

There has been a Forsberg on Poker Hill Road since about 1963. My Grandfather Edger Forsberg (his preferred name was Bud) purchased an old Farmhouse not long after the federal government had cancelled GE's Skybolt Missile contract and 1200 workers were laid off and had to move from the area to find new jobs. According to my grandfather's memoir it was the only time in his life that he ever purchased a home in a buyer's market, and he bought a house and 10 acres of land for an astounding \$12,700 dollars and another 50 acres for approximately the same amount. My grandfather made many friends on Poker Hill Road including Carl and Trudee Ettlinger and Frank and Barbara Goss.

As time went on the property became smaller and smaller. According to my aunts, grandpa would forget about a little thing called taxes and would sell off small portions of the property to cover them. In 1986 my father moved us to the United States from where we were living in Vienna Austria. It was many years later that I realized the time of the move coincided with the disaster in Pripyat when the number four reactor exploded at the Chernobyl nuclear facility. My parents never talked about the why of our sudden departure from our home in Austria, so my theory is pure conjecture, but I clearly remember, as young as I was (five I think), not being allowed to go outside to play, and that milk was off the menu at home. My grandmother Elizabeth was passing away from cancer at the Fletcher Allen Hospital at this time. My father decided it would be better for his kids to grow up in a healthier part of the world and took the opportunity to move his family, with the blessings of his sisters who also had a claim, to the home his mother had resided in for the last years of her life. A house on 10 acres that my grandfather built for his wife after their divorce. That is how I came to live at 45 Poker Hill Road.

I grew up in this house. I loved many an animal, dogs, cats, chicken, geese, one cantankerous sheep my father showed up with one day and for a short amount of time the 40-year-old pony we inherited from my father's mother. My mother became an LNA and worked at nursing homes and eventually at Fletcher Allen Hospital, and my father got a job as a programmer at LPA software and eventually with IBM in Essex. My mom made her first friend in this country when that 40-year-old pony wandered down the street to the house of Margaret and Manfred Hummel. Margaret managed to tell my mom in slightly broken German that the pony (the pony's name was Pony in case you are curious) was in her back yard. In the meantime, my father buried himself in his work. We were very poor when we first moved to the States, and he worked very hard to change that.

Things were very hard for my mother for the first few years that we lived in the United States. There was a language barrier she faced that my father, as an American Citizen did not face, and she went from living in the city where public transportation was readily available, to a house in the country where she had to walk to Jacob's store (we used to call it Tippiess) with three kids in tow if she needed anything. My mom couldn't drive when we came to the States and my father had to use my grandmother's old Toyota Corolla to get to work, so there wasn't anything for her to drive anyway. I still remember when my dad attempted to teach my mom how to drive in that Corolla. It had a stick shift, and my mom was attempting to get it going on the flat part of Poker Hill Road in a place where other drivers could see us from a mile away. I was in the back seat laughing hysterically as my mom was trying to get it into gear and failing miserably. That was my mom's only attempt at driving a stick shift, but she did later learn to drive automatic. She used to tell me that she is convince that the instructor who she took her on her driving test at the DMV only passed her because he felt sorry for the frazzled mother taking the test with three kids in tow. She taught herself English using a German/English dictionary and watching Soap Operas. Her favorites were the Young and the Restless and Guiding Light.

When things became a little easier my father decided to become a volunteer at the Underhill Jericho Fire department. He, above all else, always wanted to help other people. He passed that passion on to his son Andy

who also volunteered as soon as he became old enough to do so. Eventually my father became an EMT and volunteered for Essex Rescue. This urge to help others is why in 2003 my father offered a portion of his land to the Jericho Underhill water district in exchange for water service. We were one of many families that struggled with insufficient water supplies on Poker Hill Road and my father made this offer to the benefit of his family and many other families in the area.

My father was diagnosed with Mesothelioma not long after making this donation. I remember taking a walk with my dad after he had a lung removed. He was recovering from surgery and gentle exercise was recommended for his recovery. We would walk up Poker Hill Road as often as possible when he was feeling up to it. On one beautiful day we stopped, at the now completed water tower, during one of our walks and chatted with Mark Maheux who was at the water tower that day. My father was very frail at this point, and he passed not long after in this house in January 24th 2005. He lived long enough to receive a plaque from the fire department for 10 years of dedicated service. He was 56 when he passed. To this day my brother and I take a walk-up Poker Hill Road on Christmas Eve to commemorate the furthest my father was able to walk up the road after his surgery. It was a tree by road near an old barn after the paved portion of the road ends.

Now my mom owned the property on Poker hill road. Although she never talked about it, I don't think my father had a will and she had to work hard to settle his affairs. The only thing I can remember is that she had to sell off many of his things and I think much of his retirement account went to settle his last debts and medical costs. For this reason, she drafted up a will with Overton and Overton and made this property into a life estate which ensured the property would pass to myself and my two brothers after her death. She passed on December 23<sup>rd</sup>, 2022, at around 4:20 pm. She passed at home as was her wish and I held her hand as she took her last breath. This year my brother's and I will be making a commemorative walk for both my parents on Christmas Eve.

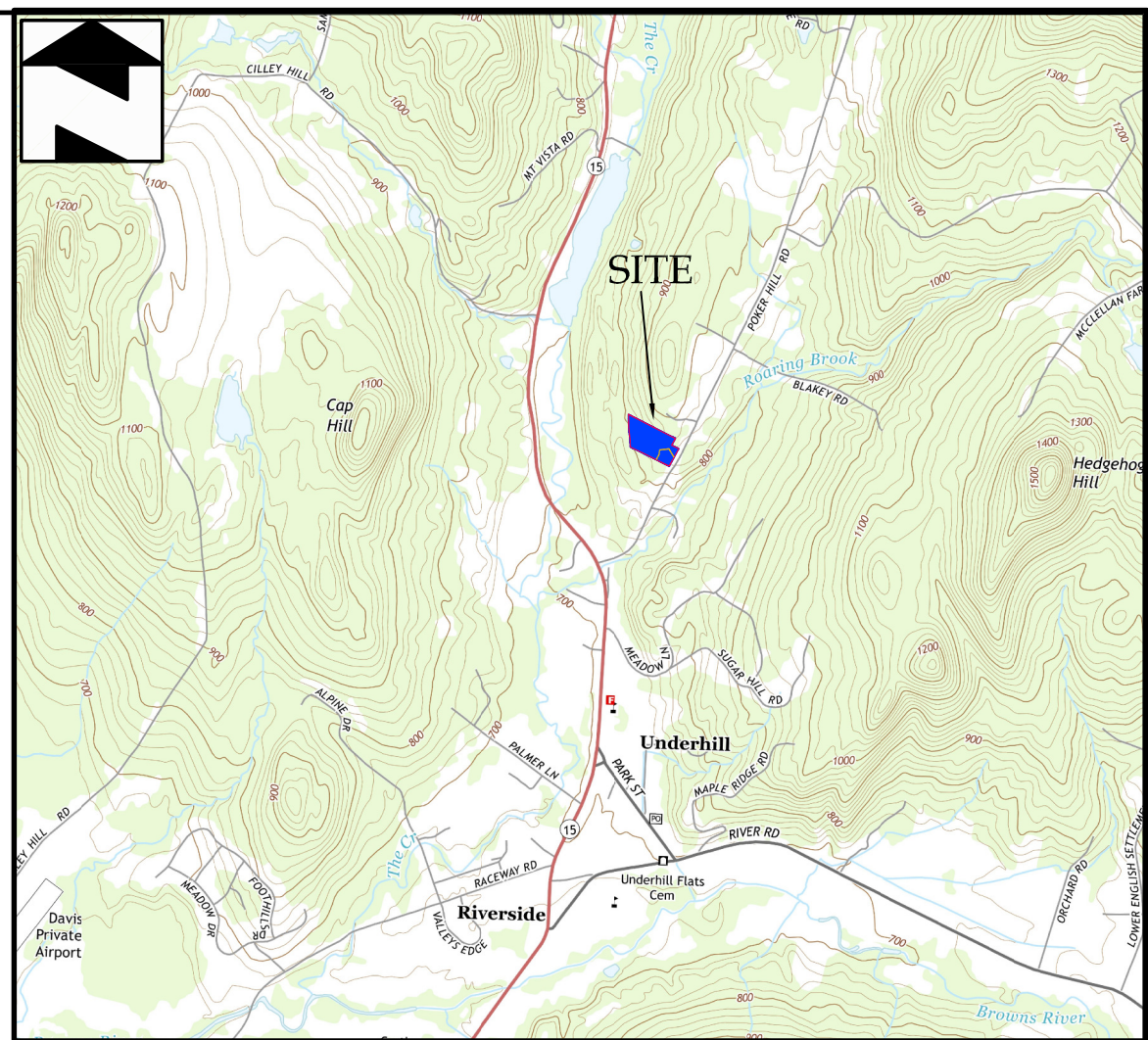
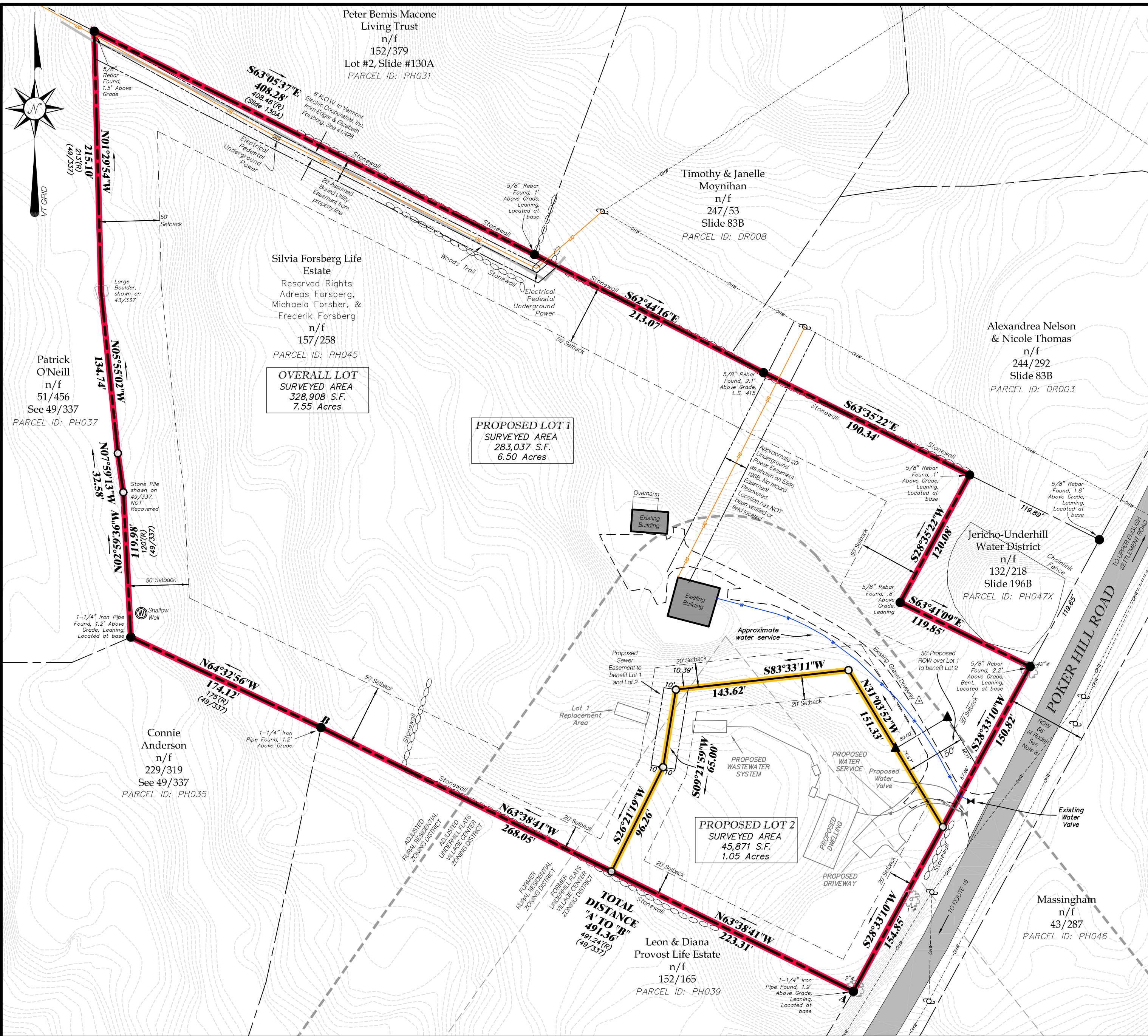
I now find myself the owner of 1/3 of this property. I have had a dream for a very long time to own my own home and my mom and I had many discussions over the years about home prices, and the different homes that were for sale in Vermont. As I cared for her during her illness, I came to realize that I didn't want to leave Underhill! I love this town and my roots here are deep. My grandmother, grandfather, father and soon my mother's ashes have all been spread on this property. My mom didn't want us to sell this place, but we can't all live in this house. This is why I started looking into what it would take to subdivide this property and build a small single-family home on it. Nothing too big, two bedrooms and maybe one and a half bathrooms. I have been at this since April 2023, which is when I first e-mailed a Mr. Nick Atherton at the zoning board in Underhill. I don't think he works there anymore but he let me know how to go about subdividing a rural residential property in Underhill and I have been working ever since to accomplish this with a nice gentleman from Mumley Engineering named Reice.

It's been a rather harrowing journey, mostly because I really don't know what I am doing. I have learned a lot in the last months. I am in a good place in my life financially to make my dream of owning a home come true. It is my hope that the zoning board is willing to approve my proposal for my project so I can continue to reside on this land in my own little house. A place which I intend to retire in if possible.

Thank you for your time and consideration,

Michaela Forsberg





## Location Plan

NOT to Scale

## Plan references and Survey Notes:

- This 2-Lot Subdivision Plat has been compiled from field surveys and record evidence including the following plats, all recorded in the Town of Underhill Land Records:
  - "Plat of Survey, Thomas R. & Janet R. Brown", prepared by John Marsh, dated 8/2/1980, and recorded in Volume 49, Page 337.
  - "Plat showing Property Line Adjustments for Property of Farrington, Flemming, Farnsworth, & Bordeaux", prepared by Vaughn Button, L.S., dated 1-10-1987, and recorded in Slide #83B.
  - "A Theodolite & Tape Survey, Lands Belonging to Peter & Sharon Maccone", prepared by Gove Land Surveyors, dated 10/27/1988, last revised 5/19/1994, and recorded in Slide #130A.
  - "Plat of Survey for Edgar & Pamela Forsberg", prepared by John Marsh, dated March 1978, Last Revised 4/13/1978, and recorded in Slide #26A.
  - "Final Plat, Jericho/Underhill Water District", prepared by Phelps Engineering, INC., dated 5/12/2003, and recorded in Slide #196B.
- North orientation is based on survey-grade RTK (Real Time Kinematic) GPS observations made on 12/5/2023, using the VT CORS (Continuously Operating Reference Station) NETWORK. The resultant horizontal datum is NAD 83, Vermont State Plane. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAVD 88 (Geoid18). All distances shown on this plan are at grid level. A ground scale factor of 1.0000571909 should be used to convert to ground level distances.
- Button Professional Land Surveyors, PC completed a ground survey on December 5, 2023 and record research in the Town of Underhill Land Records.
- Survey methods employed meet or exceed the minimum accuracy requirements for rural surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. Measurement collected using a Trimble R12i Base/Rover setup and post-processed using Trimble Business Center.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- The premises shown and described hereon maybe subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. Only deeds, plats and plans, of public record, which are properly indexed in the Town of Underhill Land Records have been reviewed, examined and utilized for the purpose of this survey. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
- This plat shows the public right of way of Poker Hill Road to be 4 rods (66 ft) based on recovered evidence along Poker Hill Road and other surveys on record in the Town of Underhill. No survey bill for Poker Hill Road was recovered in the Town of Underhill.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap, stamped LS 741, set by a Vermont licensed land surveyor at the discretion of the property owner / developer.
- Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
- This survey is certified to Silvia Forsberg Life Estate for the purpose of creating a 2-Lot Subdivision as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the above stated purpose.
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
- All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.
- The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in it's entirety, to be null and void.
- This is an Original MYLAR.

## List of Symbols & Abbreviations

- |  |   |  |  |
|--|---|--|--|
|  | SURVEYED property line (Certified)        |  | Iron pipe / rebar found (see plan)       |
|  | SUBDIVISION line (Certified)              |  | 5/8" Rebar with aluminum cap "VT LS 741" |
|  | Approximate property line (NOT certified) |  | SET or TO BE SET                         |
|  | Sideline of existing easement             |  | Survey control points                    |
|  | Approximate water line                    |  | Water Valve                              |
|  | Existing Underground Power                |  | Deciduous tree                           |
|  | Edge of Gravel                            |  | Dimension determined by this survey      |
|  | Utility pole with overhead wires          |  |  |
|  | Guy wire / pole                           |  |  |
|  | Well                                      |  |  |

N36°24'36"E  
157.49'

Town of Underhill, Vermont  
Received for Record

\_\_\_\_\_ A.D.  
at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M  
and recorded in \_\_\_\_\_  
attest: \_\_\_\_\_ Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741

GRAPHIC SCALE

1 inch = 60 feet



DATE	REVISION
Date of SURVEY 12/5/2023	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY
SURVEYORS JP	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT
DRAWN GK	
CHECKED Closure GK	
SCALE 1"=60'	

**BUTTON**  
PROFESSIONAL LAND SURVEYORS, PC  
bapls.com • info@bapls.com  
20 Kimball Avenue Suite 102  
South Burlington, VT 05403  
802-863-1812 • 800-570-0685

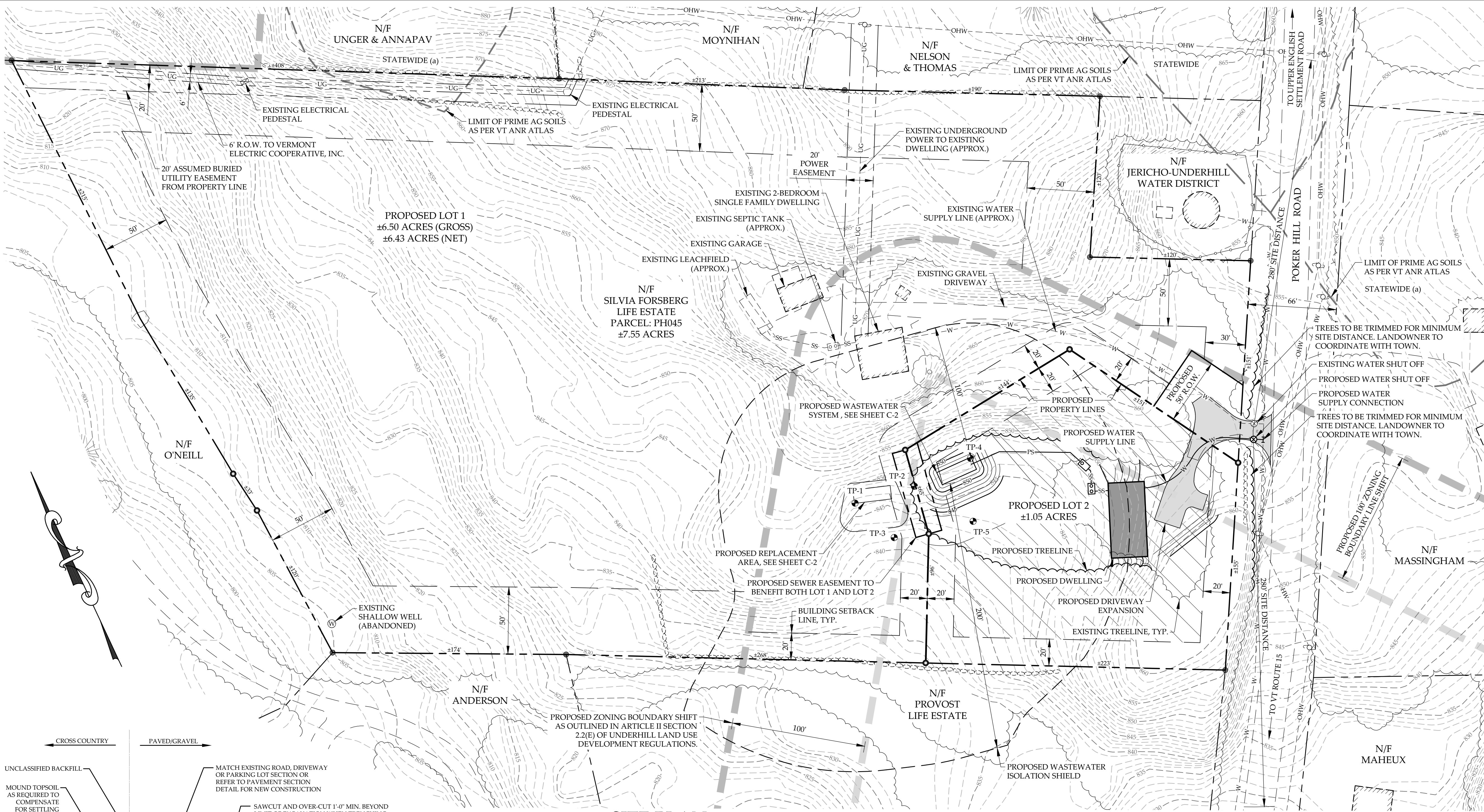
2-LOT SUBDIVISION PLAT  
Lands of  
**SILVIA FORSBERG**  
LIFE ESTATE

45 Poker Hill Road

Underhill, VT

BY	Date of Plat 2/7/2024
JOB#	UNDH0054
FILE	-WS.dwg
PLAN SHEET #	1 of 1





NORTH  
PURPOSE OF PLAN:  
NOT TO SCALE

PROPOSED 2-LOT SUBDIVISION OF EXISTING ±7.55 ACRE PARCEL. PROPOSED LOT 1 OF ±6.50 ACRES WILL CONSIST OF AN EXISTING 2-BEDROOM SINGLE FAMILY DWELLING BEING SERVED BY AN EXISTING MUNICIPAL WATER SUPPLY LINE AND EXISTING ON-SITE WASTEWATER DISPOSAL SYSTEM. PROPOSED LOT 2 OF ±1.05 ACRES WILL CONSIST OF A PROPOSED 2-BEDROOM SINGLE FAMILY DWELLING TO BE SERVED BY A PROPOSED MUNICIPAL WATER SUPPLY LINE AND PROPOSED ON-SITE WASTEWATER DISPOSAL SYSTEM.

ZONING NOTES:

DISTRICT: UNDERHILL FLATS VILLAGE CENTER

MINIMUM LOT SIZE: 1 ACRE

MINIMUM LOT WIDTH: 150 FT

SETBACKS:

FRONT = 0 FT

REAR = 20 FT

SIDE = 20 FT

DISTRICT: RURAL RESIDENTIAL

MINIMUM LOT SIZE: 3 ACRES

MINIMUM LOT WIDTH: 250 FT

SETBACKS:

FRONT = 30 FT

REAR = 50 FT

SIDE = 50 FT

OWNER OF RECORD:

SILVIA FORSBERG LIFE ESTATE

45 POKER HILL ROAD

UNDERHILL, VT

PLAN REFERENCES:

1) TOPOGRAPHIC AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 06-09-23.

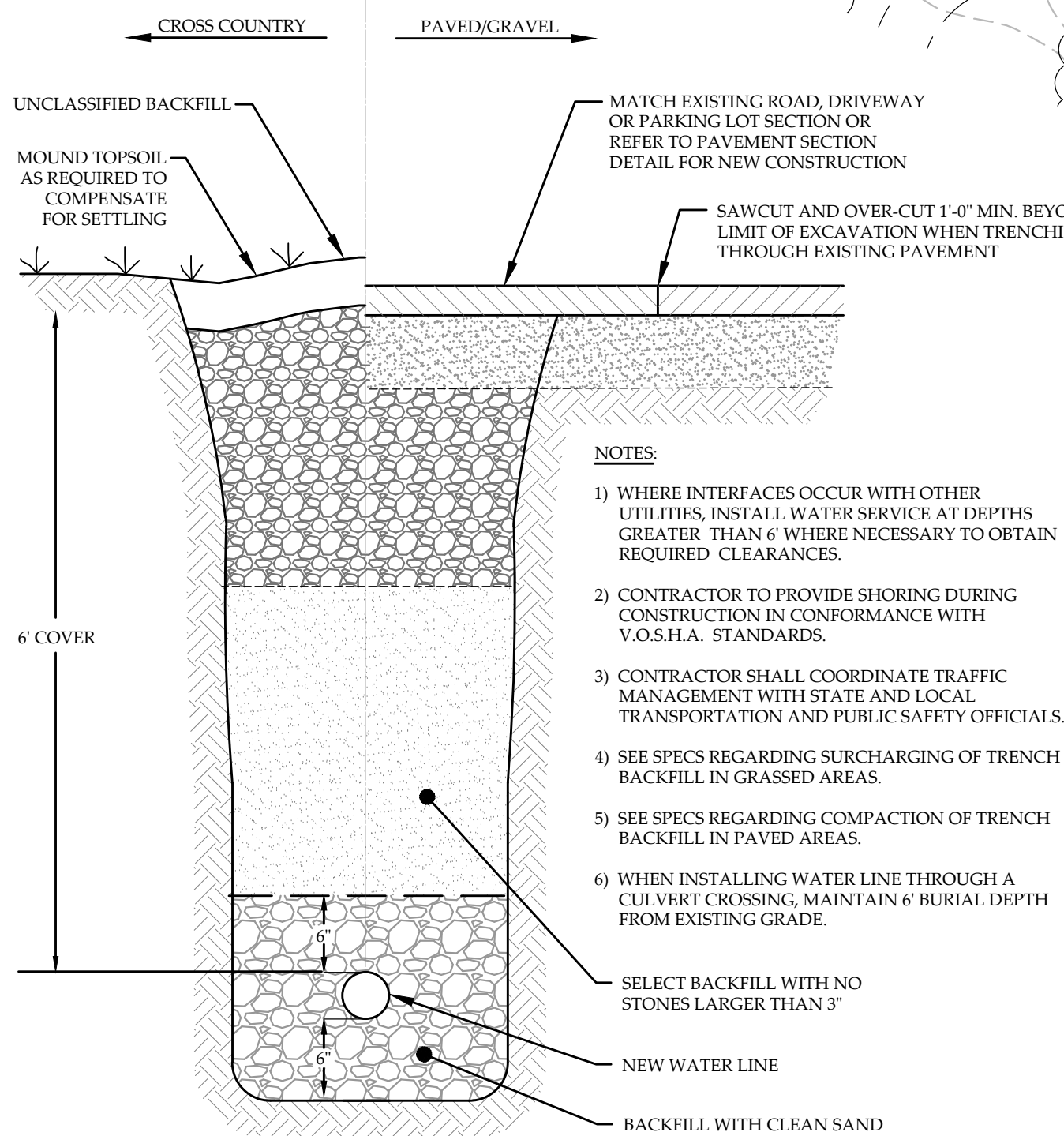
2) PARCEL & SITE INFORMATION TAKEN FROM FINAL SUBDIVISION PLAT TITLED "2-LOT SUBDIVISION PLAT" PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS, PC DATED 12-05-2023.

NOTES:

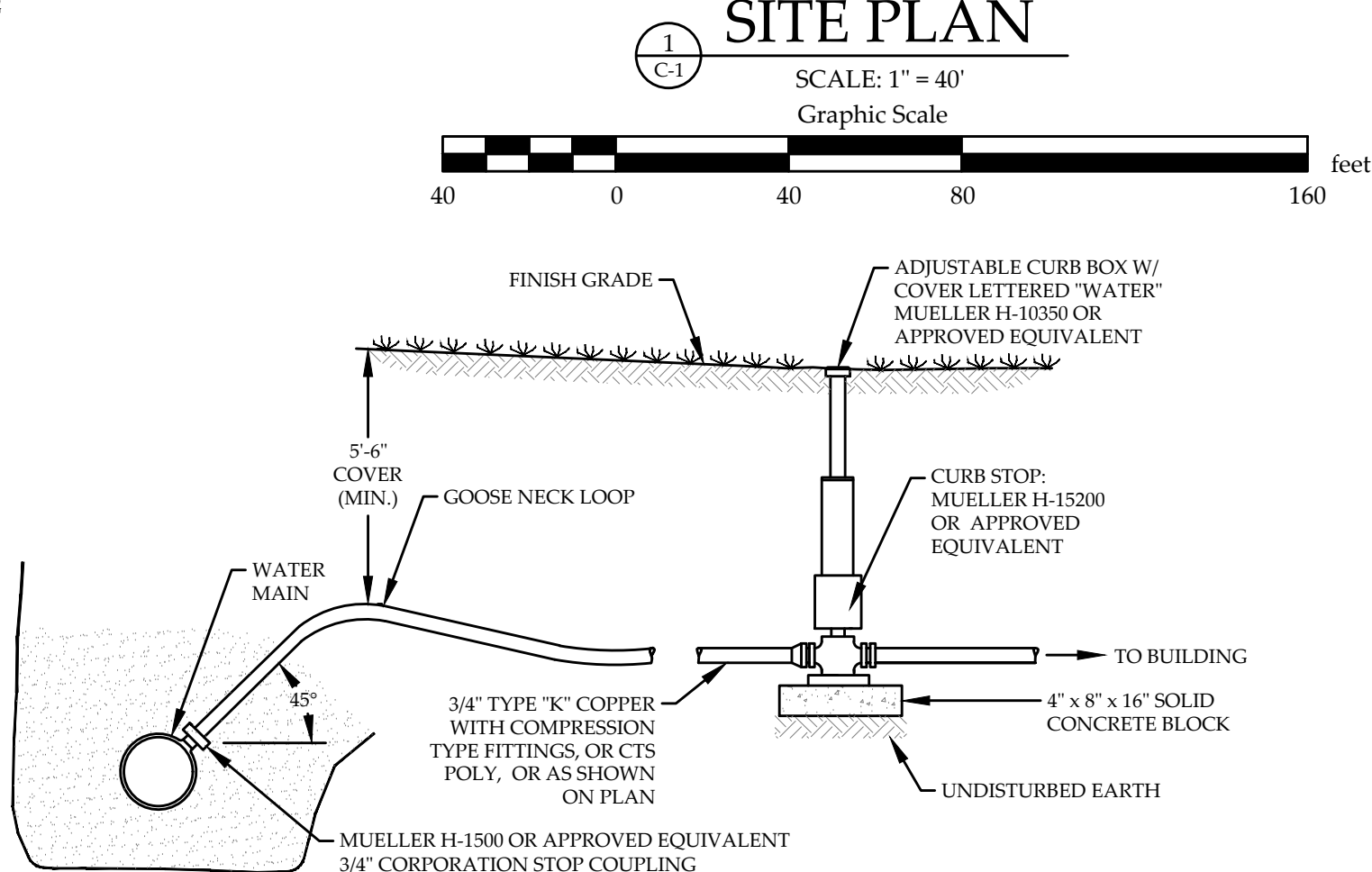
1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #2. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27, SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.

3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

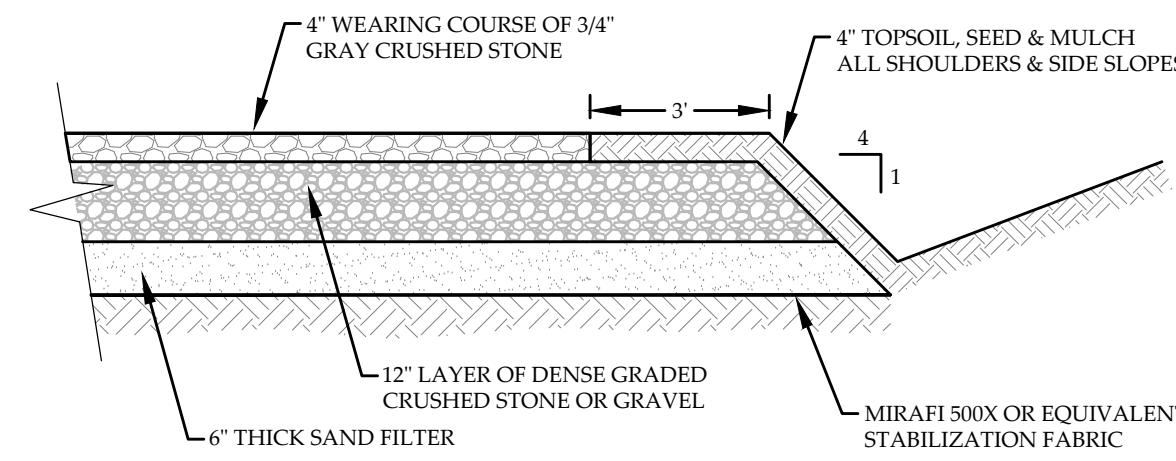


2  
C-1  
TYPICAL WATER LINE TRENCH  
NOT TO SCALE



3  
C-1  
TYPICAL WATER SERVICE DETAIL  
NOT TO SCALE

LEGEND	
N/F	NOW OR FORMERLY OWNED BY
○	EXISTING UTILITY POLE
⊗	IRON PIPE / REBAR FOUND
⊙	REBAR TO BE SET
⊖	EXISTING WATER SHUT OFF
⊕	PROPOSED WATER SHUT OFF
⊗	TEST PIT LOCATION
⊙	EXISTING TREES
⊖	EXISTING PROPERTY LINE
⊕	ABUTTER PROPERTY LINE
⊗	EXISTING RIGHT OF WAY / EASEMENT
⊙	PROPOSED PROPERTY LINE
⊖	PROPOSED RIGHT OF WAY / EASEMENT
⊕	EXISTING CHAIN LINK FENCE
⊗	EXISTING TREE LINE
⊙	PROPOSED TREE LINE
⊖	EXISTING OVERHEAD WIRES
⊕	EXISTING CONTOUR
⊗	PROPOSED CONTOUR
⊙	EXISTING WATER LINE
⊖	PROPOSED WATER LINE
⊕	PROPOSED GRAVITY SEWER LINE
⊗	PROPOSED PRESSURE SEWER LINE
⊙	EXISTING STONE WALL
⊖	BUILDING SETBACK LINE
⊕	EXISTING ZONING BOUNDARY
⊗	PROPOSED ZONING BOUNDARY
⊙	PROPOSED BUILDING ENVELOPE



4  
C-1  
TYPICAL GRAVEL DRIVEWAY SECTION  
NOT TO SCALE

LIST OF DRAWINGS

C-1	SITE PLAN
C-2	PARTIAL SITE PLAN & DETAILS

REVISION: 02/14/24 - MINOR REVISION TO EXISTING SHALLOW WELL

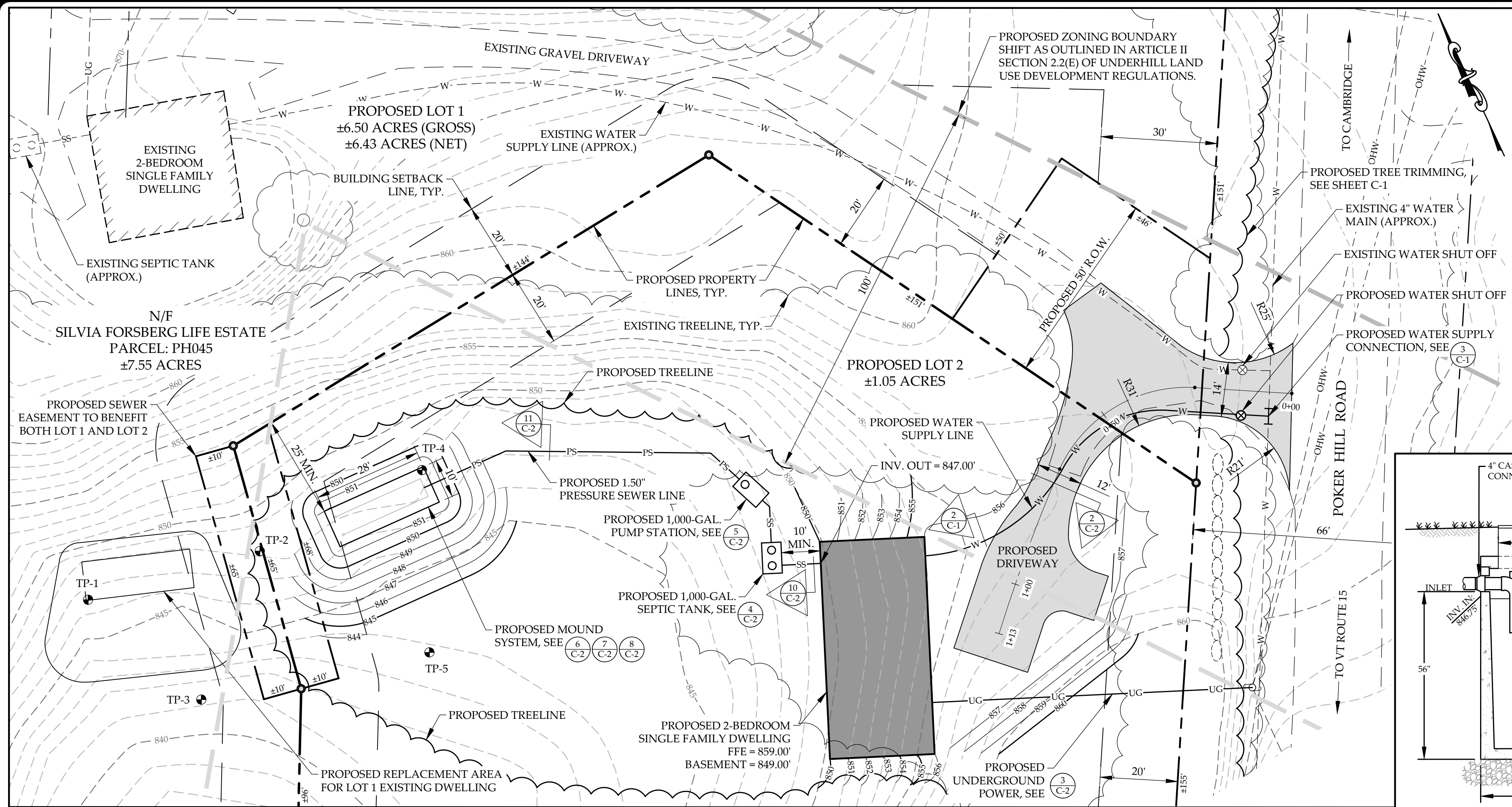
SITE PLAN  
MICHAELA FORSBERG  
45 POKER HILL ROAD  
UNDERHILL, VERMONT

MUMLEY  
ENGINEERING, INC.  
46 HUTCHINS STREET  
MORRISVILLE, VT 05661  
WWW.MUMLEYENGINEERING.COM  
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PROJECT NO. ....23032  
DRAWN BY. ....REB  
CHECKED BY. ....TRM  
SCALE. ....AS SHOWN  
DATE. ....02/01/24

SHEET NO.  
C-1  
1 OF 2 SHEETS



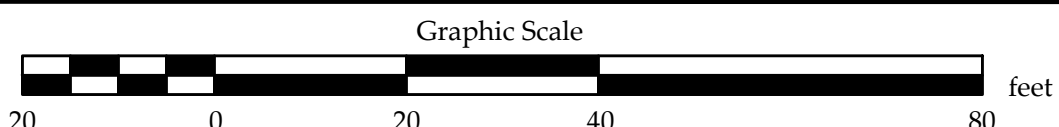


**BASIS OF DESIGN:**  
DESIGN FLOWS:  
PROPOSED 2-BEDROOM SINGLE FAMILY DWELLING  
2 BEDROOMS X 2 PERSON/BEDROOM X 70 GPD/PERSON = 280 GPD  
SOIL: SHWT @ 24" VERY FINE SANDY LOAM  
LOADING RATE: 1.0 GPD/SF  
SIZING: 280 GPD / 1.0 GPD/SF = 280 SF  
USE 10" X 28" BED

USE 12" OF MOUND SAND FOR REQUIRED 36" OF SEPARATION FROM SEASONAL HIGH WATER TABLE.

## SITE PLAN

SCALE: 1" = 20'



### CONSTRUCTION NOTES:

LANDOWNER IS RESPONSIBLE FOR CONFORMANCE TO THE STATE PERMIT AND THAT THE PROJECT IS CONSTRUCTED AS PER THESE PLANS AND SPECIFICATIONS. THE WASTEWATER SYSTEM SHALL BE STAKED OUT BY THE ENGINEER OR A LICENSED SURVEYOR.

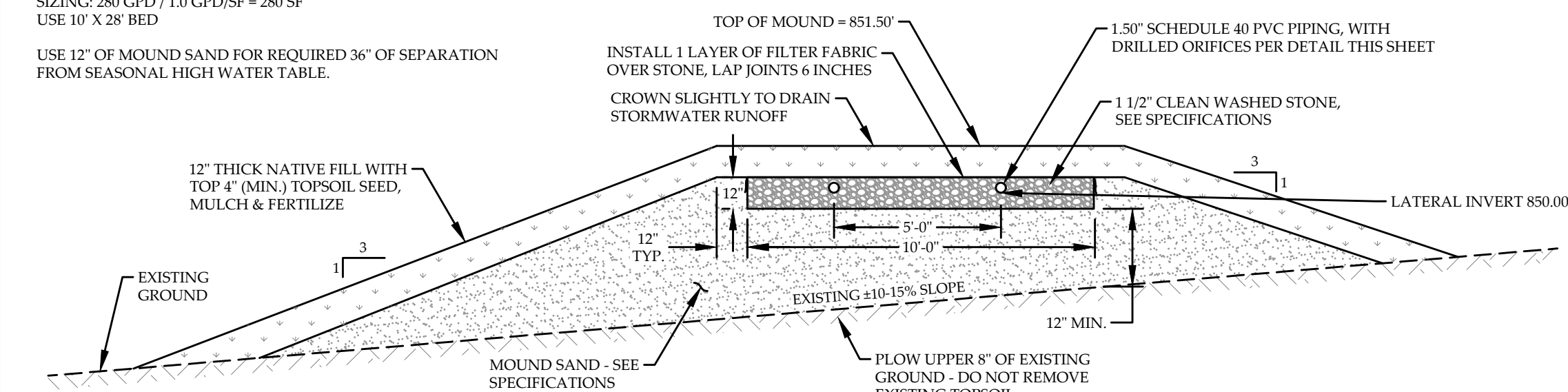
CONTACT CONSULTANT BEFORE CONSTRUCTION STARTS FOR SCHEDULING OF INSPECTION OF KEY ELEMENTS. DESIGN MODIFICATIONS OR ALTERATIONS ARE NOT ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM A LICENSED WASTEWATER DESIGNER. ONLY CERTIFIED PRESBY DESIGNERS AND INSTALLERS ARE AUTHORIZED TO DESIGN AND INSTALL PRESBY SYSTEMS. LANDOWNER IS RESPONSIBLE FOR ARRANGING INSPECTIONS FOR DESIGNER TO CERTIFY AS PER STATE PERMIT REQUIREMENTS.

### PART 1

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, INCLUDING CHAPTER 1 WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES, EFFECTIVE APRIL 12, 2019.
- ALL WATER SUPPLY WELLS, DISPOSAL FIELDS AND ASSOCIATED SYSTEM COMPONENTS SHALL COMPLY WITH ALL ISOLATION REQUIREMENTS SET FORTH IN SECTION 1-912 OF THE RULES AND AS SUMMARIZED ON THESE PLANS.

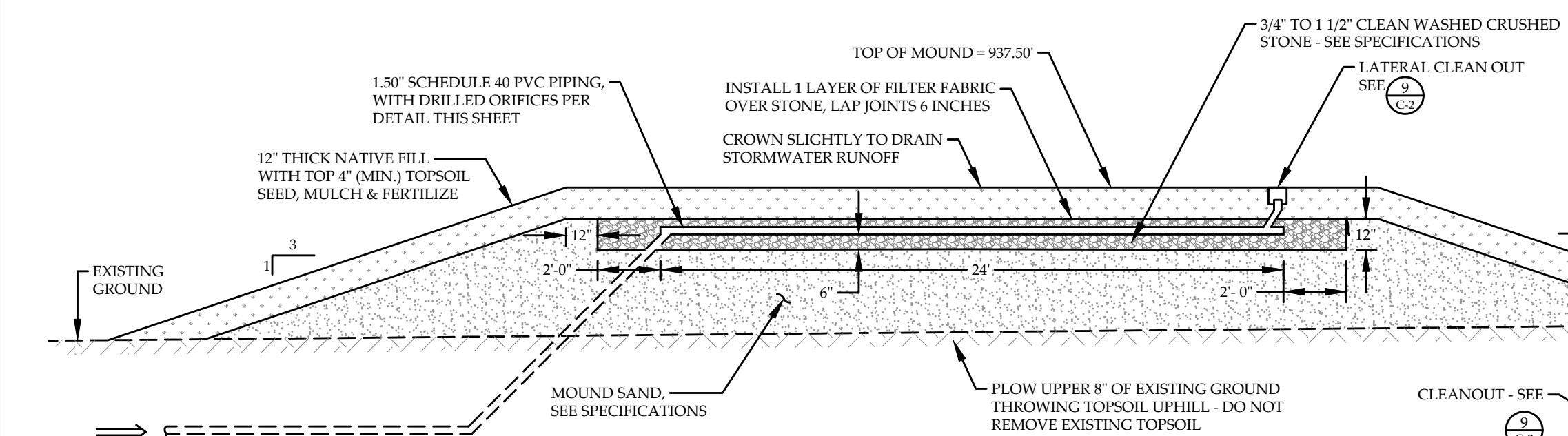
### PART 2

- INSPECTION: THE MOUND SYSTEM SHALL BE INSPECTED BY A DESIGNER LICENSED WITH THE STATE OF VERMONT DURING EACH CRITICAL PHASE OF CONSTRUCTION. THIS SHALL INCLUDE: THE PLOWING OF THE MOUND SURFACE PRIOR TO SAND PLACEMENT; INSTALLATION AND TESTING OF ABSORPTION BED/TRENCH DISTRIBUTION PIPING AND FORCE MAIN PRIOR TO BACK FILL; AND FINAL INSPECTION OF COMPLETED SYSTEM.
- SITE PREPARATION AND PLOWING: PLOWING AND CONSTRUCTION SHALL NOT BE INITIATED WHEN SOIL MOISTURE IS HIGH (AS DETERMINED BY THE QUALIFIED CONSULTANT). ABOVE-GROUND VEGETATION SHALL BE CUT AND REMOVED LEVEL WITH GROUND SURFACE FOR THE ENTIRE SAND FILL AREA OF THE MOUND. TREE STUMPS SHALL BE CUT FLUSH TO THE GROUND WITH ROOTS LEFT UNDISTURBED. PRIOR TO PLOWING, THE FORCE MAIN PIPE AND RISER TO THE DISTRIBUTION MANHOLE WILL BE INSTALLED TO THE DEPTH AND ELEVATIONS AS NOTED ON THE PLANS. THE SAND FILL AREA WILL THEN BE PLOWED TO A DEPTH OF 7 TO 8 INCHES, WITH FURROWS PARALLEL TO THE GROUND CONTOURS, AND THROWING THE SOIL IN THE UP-SLOPE DIRECTION. ONCE PLOWING IS COMPLETE, NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE ALLOWED ON THE PLOWED SURFACE, TO PREVENT COMPACTION (SEE BELOW). TEMPORARY FENCING MAY BE USED TO PROTECT THE PLOWED AREA.
- SELECT SAND FILL: APPROVED SELECT SAND FILL MATERIAL WILL BE PLACED ON THE PLOWED SURFACE IN 6-INCH LIFTS TO THE ELEVATIONS AS INDICATED ON THE PLANS. CONSTRUCTION EQUIPMENT MAY TRAVEL ON THE SAND FILL TO EXPEDITE CONSTRUCTION ONLY AFTER A MINIMUM LIFT OF 6 INCHES OF SAND HAD BEEN PLACED OVER THE PLOWED AREA. SAND SHALL BE PLACED IMMEDIATELY FOLLOWING THE PLOWING OF THE MOUND FILL AREA. PLACE ALL THE SAND MATERIAL TO THE ELEVATIONS INDICATED ON THE PLANS, TO ALLOW LEVEL PLACEMENT OF THE CRUSHED STONE ABSORPTION BEDS. A MINIMUM OF TWELVE INCHES OF SAND FROM THE HIGHEST GROUND ELEVATION TO THE BOTTOM OF THE ADSORPTION BED IS REQUIRED. CONSTRUCTION EQUIPMENT SHOULD NOT TRAVEL ON THE AREA 25 FEET DOWN-SLOPE OF THE MOUND FILL UNLESS ABSOLUTELY NECESSARY TO AVOID COMPACTION. THE SAND FILL MUST EXTEND Laterally A MINIMUM OF ONE FOOT ON ALL SIDES OF THE CRUSHED STONE BED, AT AN ELEVATION LEVEL WITH THE TOP OF THE STONE BED.



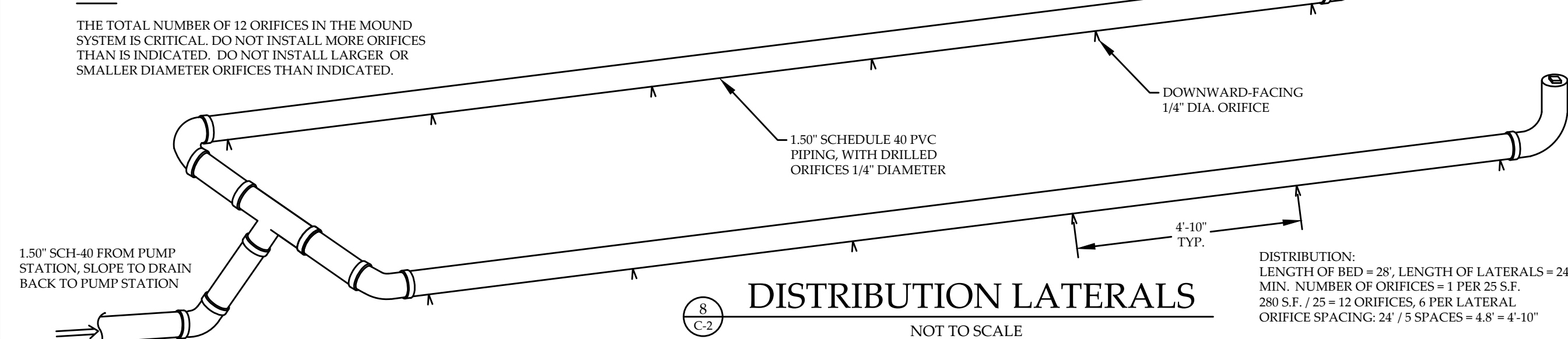
## TYPICAL MOUND SECTION

NOT TO SCALE



## TYPICAL MOUND SECTION

NOT TO SCALE



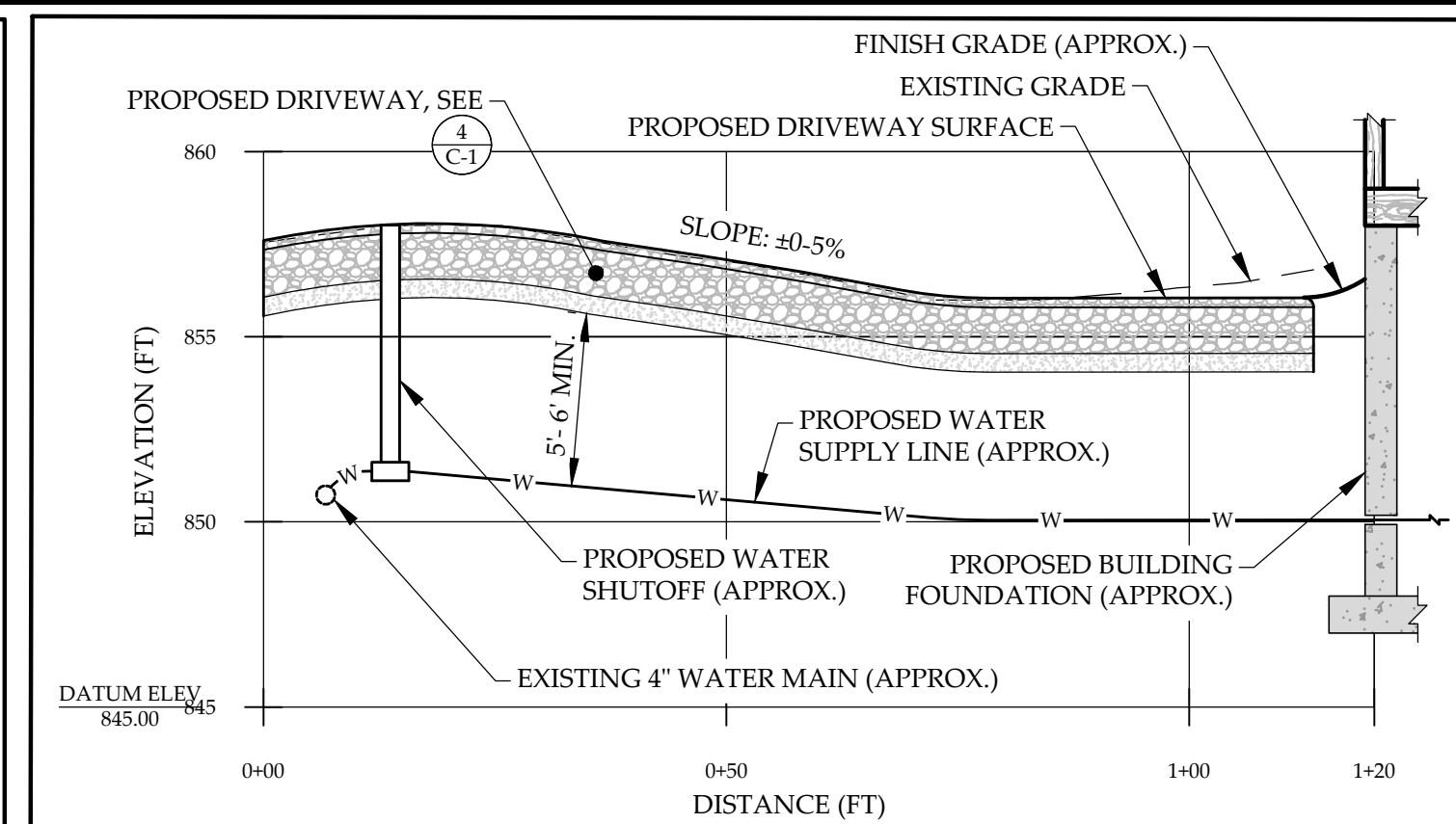
## DISTRIBUTION LATERALS

NOT TO SCALE

### ALLOWABLE MOUND SAND SIEVE ANALYSES

MOUND SAND SHALL MEET ONE OF THE FOLLOWING SIEVE ANALYSES. INTERPOLATION OF ANALYSES IS NOT PERMITTED. REFER TO E.P.R. SECTION 1-921 (G). SUBMIT RESULTS OF SIEVE ANALYSIS TO ENGINEER PRIOR TO CONSTRUCTION. ONCE DELIVERED ON-SITE AND PLACED IN THE PREPARED MOUND SITE AREA, THE DESIGNER SHALL COLLECT A SAMPLE OF THE FILL MATERIAL FOR TESTING AND CONFIRMATION WITH THE SIEVE REQUIREMENTS.

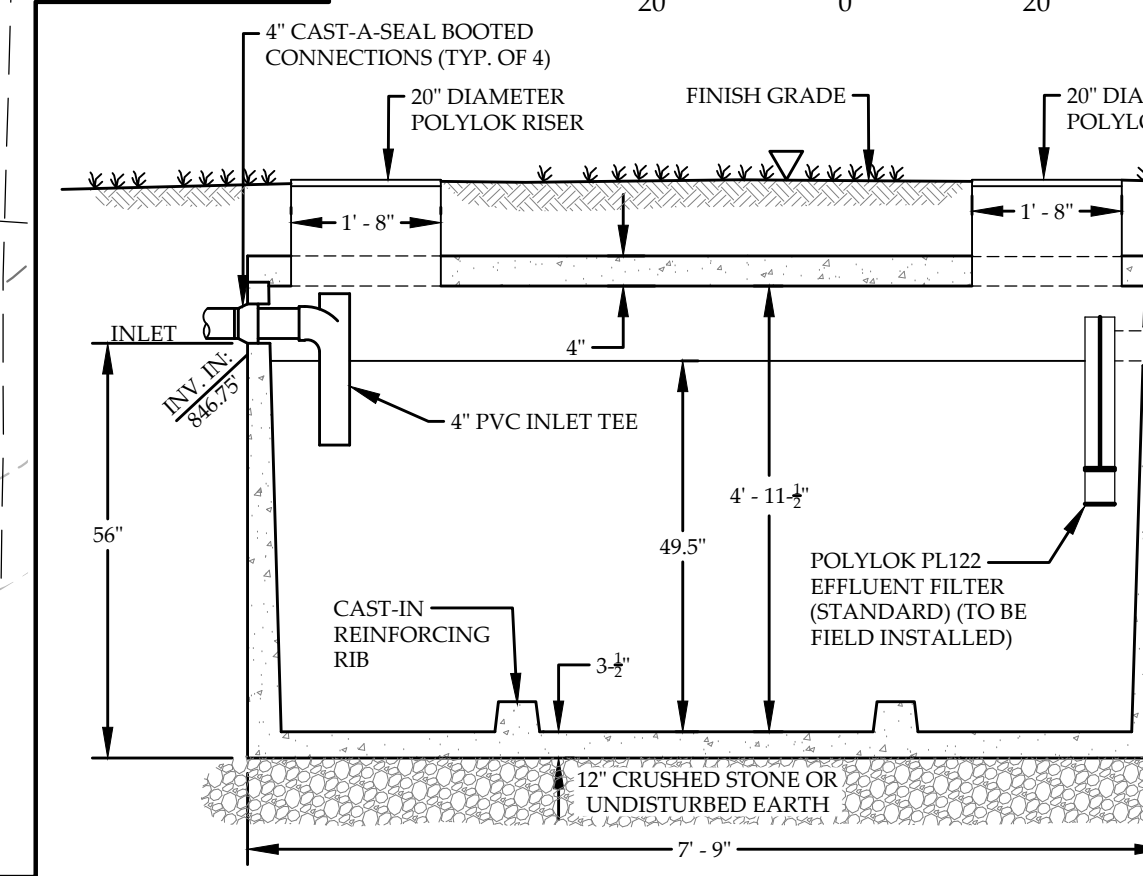
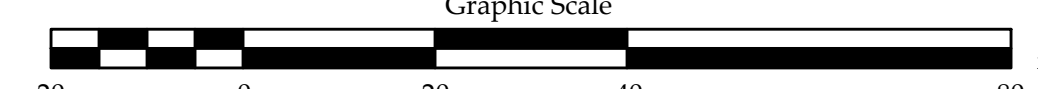
SIEVE NUMBER	OPENING (MM)	PERCENT PASSING, BY WEIGHT
3/8	9.500	85 - 100
40	0.420	25 - 75
60	0.250	0 - 30
100	0.149	0 - 10
200	0.075	0 - 5
4	4.750	95 - 100
8	2.360	80 - 100
16	1.190	50 - 85
30	0.590	25 - 60
50	0.297	10 - 30
100	0.149	2 - 10
3/8	9.500	85 - 100
40	0.420	30 - 50
200	0.075	0 - 5



## DRIVEWAY PROFILE

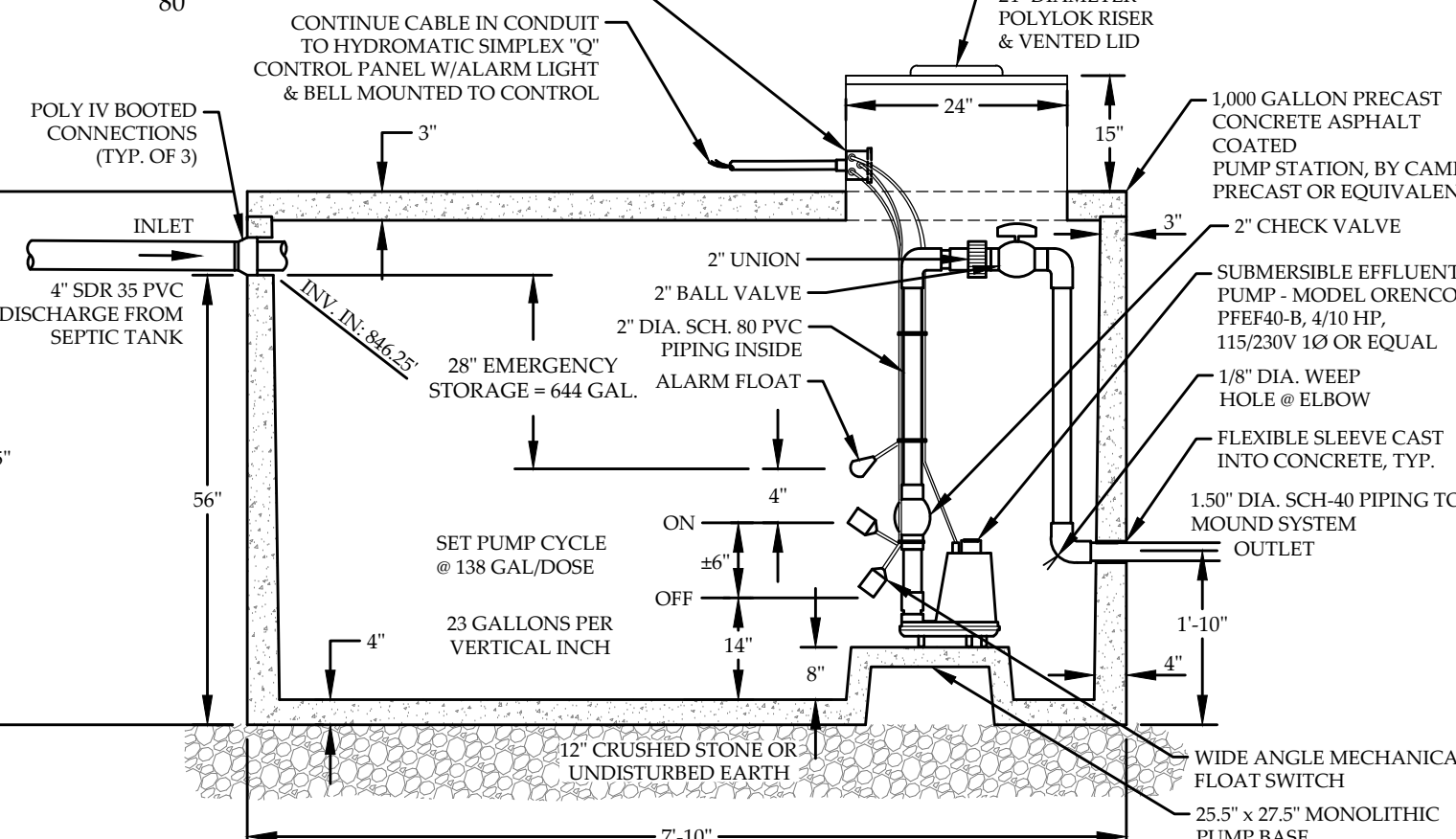
SCALE: Horizontal: 1" = 20', Vertical: 1" = 5'

Graphic Scale



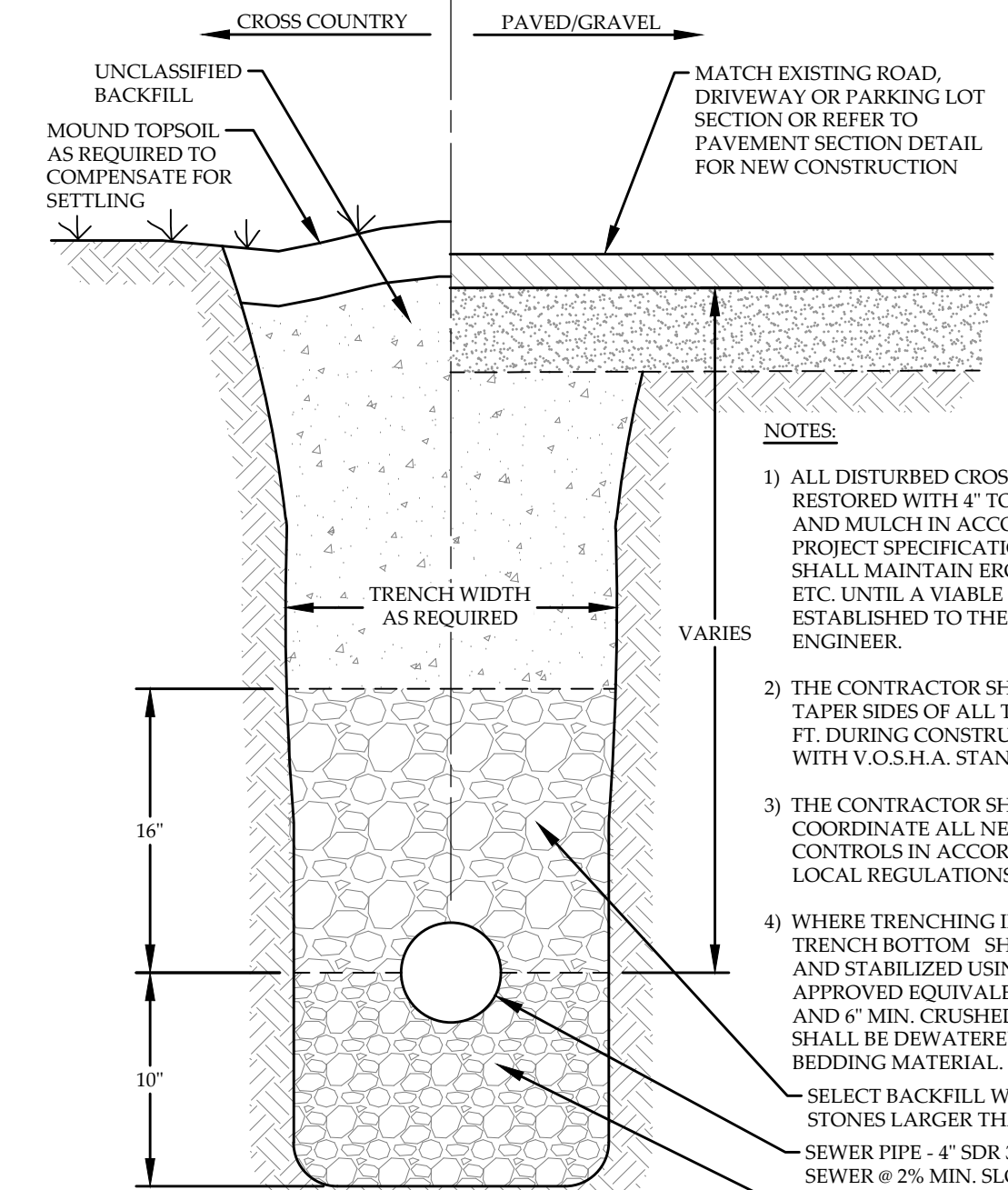
## 1,000-GALLON SEPTIC TANK

NOT TO SCALE



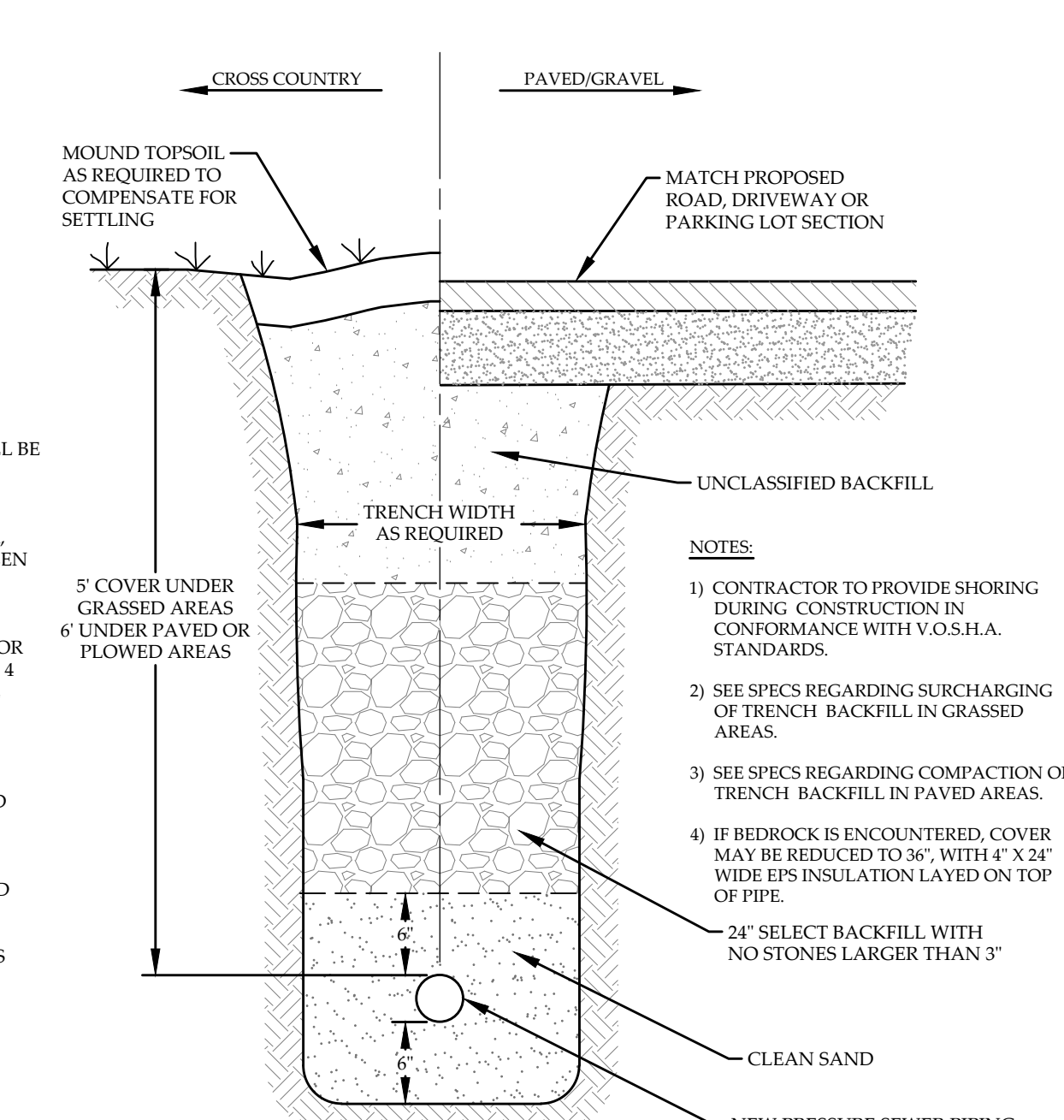
## 1,000-GALLON PUMP STATION

NOT TO SCALE



## TYPICAL SANITARY SEWER TRENCH

NOT TO SCALE



## PRESSURE SEWER TRENCH

NOT TO SCALE

## PARTIAL SITE PLAN & DETAILS

MICHAELA FORSBERG  
45 POKER HILL ROAD  
UNDERHILL, VERMONT

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46 HUTCHINS STREET  
MORRISVILLE, VT 05661  
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PROJECT NO. ....23032  
DRAWN BY. ....REB  
CHECKED BY. ....TRM  
SCALE. ....AS SHOWN  
DATE. ....02/01/24  
SHEET NO.  
**C-2**  
2 OF 2 SHEETS





State of Vermont  
Department of Environmental Conservation  
Drinking Water and Groundwater Protection Division  
Essex Junction Regional Office  
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources  
[phone]8028795656

02-09-2024

Silvia Forsberg Life Estate  
PO Box 146  
Underhill, VT 05489

RE: WW-4-6083, Proposed 2-lot subdivision of existing  $\pm 7.55$ -acre parcel. Proposed Lot 1 of  $\pm 6.50$  acres will contain existing 2-bedroom dwelling with existing municipal water connection and on-site wastewater disposal system. Proposed Lot 2 of  $\pm 1.00$  acres will contain a 2-bedroom dwelling with new municipal water connection and new on-site wastewater disposal system., 45 Poker Hill Rd, Underhill, Vermont

Dear Applicant:

We received your complete application for the above referenced project on 02-08-2024. It was assigned to Denise Johnson-Terk, for a technical review. The following is a copy of the transaction record for this project.

<i>Date</i>	<i>Type</i>	<i>Code</i>	<i>Amount</i>	<i>Check#</i>	<i>Balance</i>
02-08-2024	FEE	ROI	306.25		\$-306.25
02-08-2024	RECVD		306.25	TransactionID:f8094c160d1449a4a24414b01bb4f24d	\$0.00

Under the performance standards for this program, we have a maximum of 30 days of “in-house” time to review your application. Please note, in-house performance standards do not include the days between our request for additional information and our receipt date of that information.

If you have any questions about the review process, or if you have not received a decision on your application within the in-house days, please contact this office.

Please be aware that other VT Agency of Natural Resources (ANR) permits may be needed for your project, and it is your responsibility to secure any other required permits. To help assist in determining whether other VT ANR online permits might be needed, ANR recommends that you use VT ANR’s Permit Navigator Tool by going to the VT Department of Environmental Conservation website ([dec.vermont.gov](http://dec.vermont.gov)). Your project may require other local, state, or federal permits outside of VT ANR’s jurisdiction which are not covered by the VT ANR Permit Navigator Tool. Please contact your local officials regarding any necessary town or city permits needed for your project. Failure to secure all necessary permits in advance of construction can impact your project’s final scope and take additional processing time.

For the Drinking Water and Groundwater Protection Division

Ernestine Chevrier  
Environmental Technician III  
802-879-5661

cc: Tyler R. Mumley/Mumley Engineering Inc.

**JERICO-UNDERHILL WATER DISTRICT**  
**P.O. Box 174, Underhill, Vermont 05489**

(802) 899-3810

**APPLICATION FOR WATER ALLOCATION**

Date: 08/25/2023

Customer Name: Michaela Forsberg

Customer Address: 45 Poker Hill Road, Underhill VT 05489

Tax Property Code PH045

Property Address (if different): Same

Michaela Forsberg hereby requests allocation of drinking water  
(Customer)

The requested allocation is gallons per day. 280 gpd

The use or purpose of this allocation is 2-bedroom single family dwelling

This allocation request is based on the following considerations and calculations:

2-bedrooms X 2 people/bed X 70GPD/person = 280 gpd

Note: THIS IS NOT AN APPLICATION TO CONNECT TO THE WATER SYSTEM.  
PLEASE USE Application to connect found @ <http://jerichounderhillwater.org/application-forms/>

This allocation is in conformance with the design flow specified in the currently effective version of the State of Vermont, Environmental Protection Rules, Chapter 1 Wastewater System and Potable Water Supply Rules, Subchapter 1-504.

(Signature of customer) Michaela Forsberg

Reviewed by the District Board on September 5, 2023 (Date)

Accepted ☒

Rejected ☐ Reason (if rejected) \_\_\_\_\_

(Signature of Clerk) Nancy L. Benson



Dear Michaela Forsberg

January 31, 2024

RE 45 Poker hill road subdivision.

Thank you for sharing your plans with the UJFD. Our ability to provide life and property saving fire suppression, rescue and Emergency Medical Services relies on easy access to homes and residents, we very much appreciate the ability to be involved in the construction project.

We have reviewed your plans and can serve the address if built to the plans presented.

The Underhill Jericho Fire Department also reminds you to reinforce this property with, at minimum, the smoke detector and fire prevention systems as required by state and federal law. We also recommend that you place reflective 9-1-1 address signs at the entrance of the driveway, such as the ones we provide, see attached application. With these recommendations documented in final plans and accordance with the recommendations list we provide all 1 or 2 family residences, see attached, the UJFD feels confident we could provide fire suppression to these properties in normal weather and environmental conditions.

Please reach out if you have any follow up questions. We would be happy to re-review your revised plans as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Mathew Champlin".

Mathew Champlin, Chief  
Underhill – Jericho Fire Department





**UNDERHILL-JERICO FIRE DEPARTMENT**



## REFLECTIVE ADDRESS MARKER ORDER FORM

Please complete the following information:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, ST Zip \_\_\_\_\_  
Phone Number \_\_\_\_\_

### Address Number Requested

☐☐☐☐

Note: If your address has fewer than 4 digits, please X those boxes not used.  
If your address has only 1 or 2 digits you may choose the smaller sign (6" x 9")

### Mounting Preference

\_\_\_\_ HORIZONTAL  
\_\_\_\_ VERTICAL

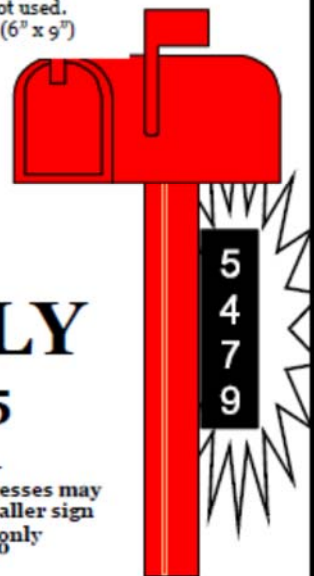
**HORIZONTAL**

\_\_\_\_ Full Size (6" x 18")  
\_\_\_\_ Half Size (6" x 9")

V  
E  
R  
T  
I  
C  
A  
L

**ONLY**  
**\$15**

Note -  
1 or 2 digit addresses may  
choose the smaller sign  
which is only  
\$10.00



Mail to:  
UJFD  
PO BOX 150  
UNDERHILL VT 05489

For Faster Service, Please Call 899-4025