

MAGNETIC 2008

**ZONING INFORMATION**

RURAL DISTRICT  
 MINIMUM LOT SIZE 1 ACRE  
 MINIMUM FRONTAGE 100 FEET  
 MINIMUM FRONT YARD 50 FEET  
 MINIMUM SIDE YARD 5 FEET  
 MINIMUM REAR YARD 20 FEET  
 MAXIMUM BUILDING HEIGHT 30 FEET

**SURVEY DISCLAIMER**

\*THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE BASED ON THE SURVEY AND FIELD DATA. THE SURVEYOR HAS NO RIGHTS OR LEGAL REQUIREMENTS FOR A LAND SURVEY AS DEFINED IN 26 V.S.A. § 2502(4) AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

**ISOLATION DISTANCES**

MINIMUM ISOLATION DISTANCES PER AIR ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, SECTION 1 - 508

DISTANCE IN FEET FROM:

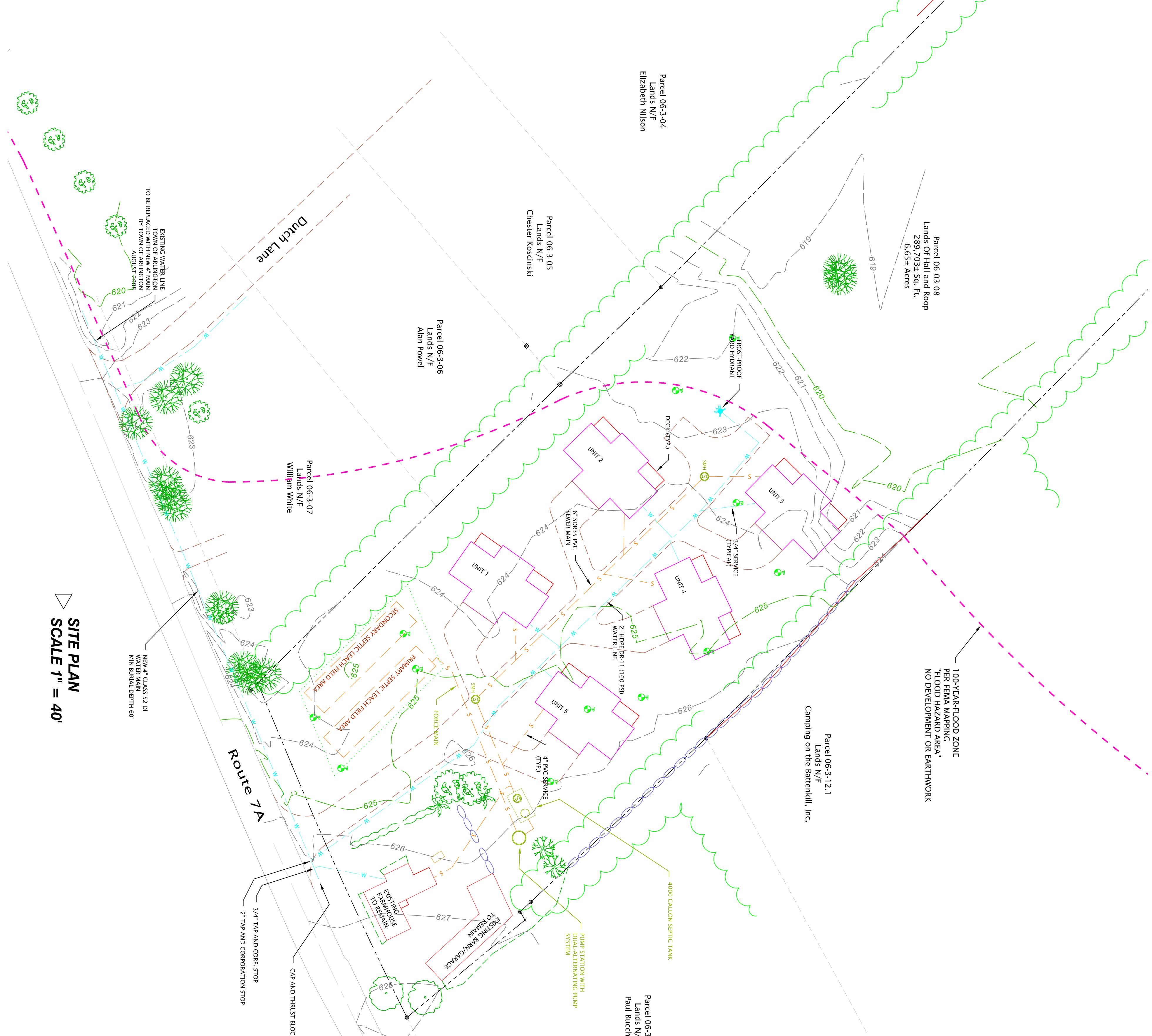
ITEM	LEACHFIELD	SEPTIC TANK
ROADWAYS	10	5
DRILLED WELL (A)	100/200	50
MAIN WATER LINES	50	50
PROPERTY LINE (B)	25/10	10
TREES	10	10
RECREATION AREA	10	10
FOUNDATION (C)	35	10

NOTES:  
 A. LEACHFIELD MUST BE 100' DOWNSLOPE OF WELL AND 200' MINIMUM DOWNSLOPE OF WELL. REFER TO WELL SHIELD PER VT WATER SUPPLY RULES.  
 B. TOE OF MOUND MUST BE 25' FROM DOWNSLOPE PROPERTY LINES AND 10' FROM SIDE PROPERTY LINES.  
 C. 35' RECOMMENDED, 20' MINIMUM.

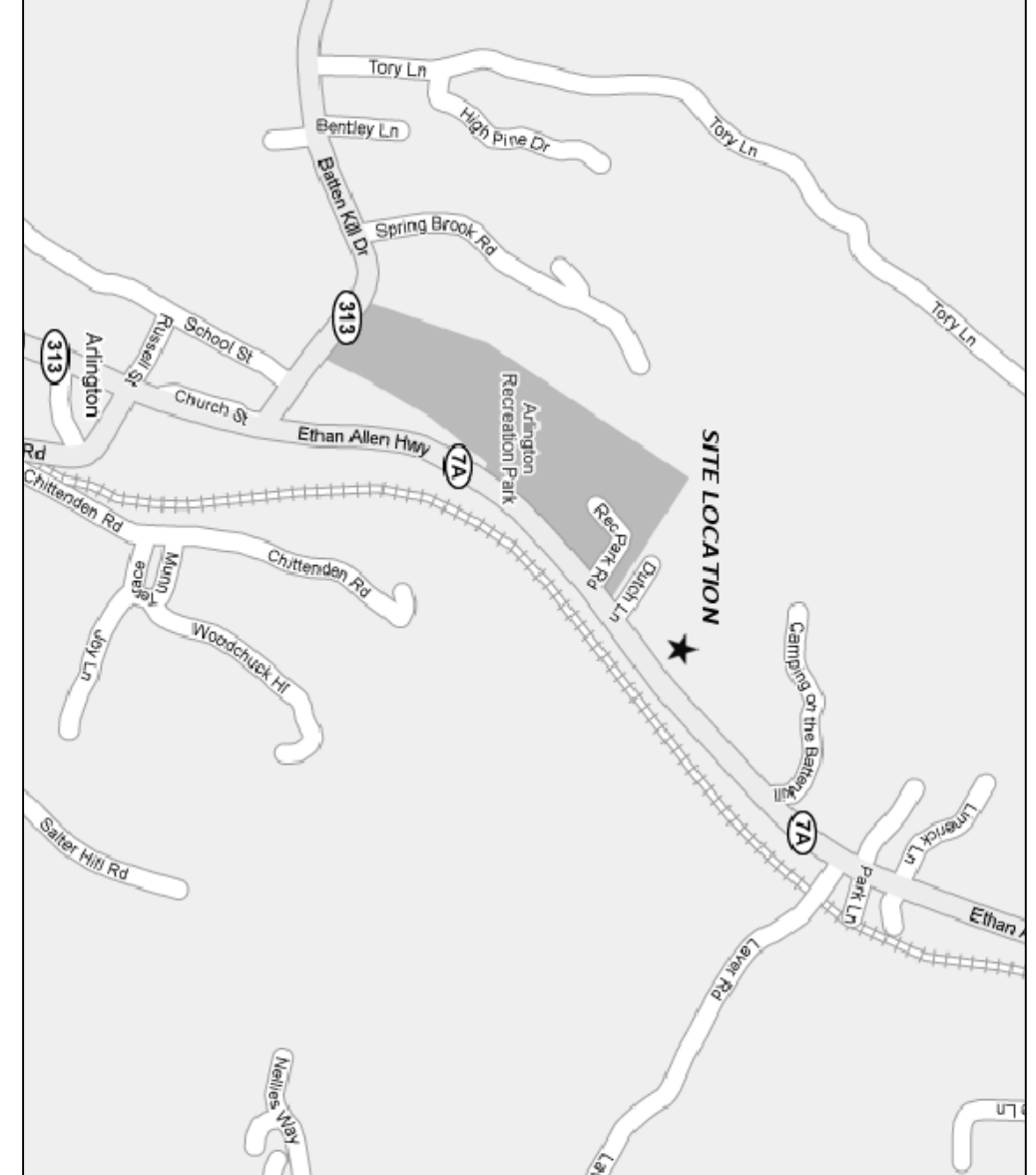
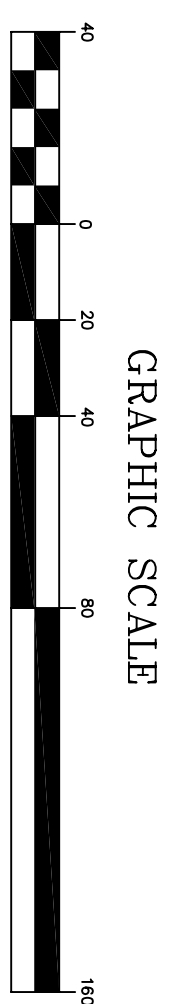
**SYMBOL LEGEND**

	SURVEY CONTROL POINT
	CONCRETE MONUMENT
	IRON PIN OR PIPE (ROUND)
	SURVEY ANGLE POINT
	SURVEY MONUMENT (SET)
	BENCHMARK OR BRASS NUTS DISC
	WIRE FENCE
	STONE WALL
	SOIL TEST PIT (EXCAVATION)
	SANITARY SEWER MANHOLE
	HYDRANT
	WATER WELL
	UTILITY POLE

NO.	DATE	DESCRIPTION	BY



**SITE PLAN**  
 SCALE 1" = 40'



LOCATION MAP  
 NO SCALE

**ZONING REQUIREMENTS**

ALLOWABLE DENSITY:  
 LOT AREA = 6.65 ACRES  
 MINIMUM LOT SIZE IN ZONE = 1 ACRE  
 DENSITY = 6.65 / 1.10 = 7.3  
 7 UNITS ALLOWED UNDER RULES  
 5 DUPLEX UNITS WILL BE CONSTRUCTED. THE EXISTING FARMHOUSE WILL COUNT AS ONE SINGLE UNIT.  
 THE ASSUMPTION IS BEING MADE THAT A "2-FAMILY DWELLING" (I.E. DUPLEX) IS ONE "UNIT" FOR THIS CALCULATION.  
 % COVERAGE:  
 LOT AREA = 289793 SF  
 BUILDING AREA TOTAL = 12260 SF (NEW) + 2881 SF (EXISTING)  
 TOTAL IMPERVIOUS AREA (BUILDINGS AND PARKING) = 34707 SF  
 % COVERAGE = 12% (35% ALLOWED)  
 % OPEN SPACE = 84%  
 PARKING REQUIREMENTS:  
 2 SPACES PER APARTMENT OR CONDOMINIUM;  
 ONE IN DRIVE, ONE IN GARAGE, PER UNIT.

I HEREBY CERTIFY THAT THE DESIGN-RELATED INFORMATION SUBMITTED AS A PART OF THIS PLAN IS TRUE AND CORRECT, AND THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN INCLUDED IN THIS APPLICATION FOR A WASTEWATER DISPOSAL PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES AND THE VERMONT WATER SUPPLY RULES.

<p>PROJECT ID: A1007</p> <p><b>C1</b></p> <p>SHEET 1 OF 4</p>	<p><b>Proposed Site Plan</b>          Lands Of Frank Hall And Kathleen Roop          4481 Route 7a          Arlington, Vermont          July 2008</p>		<p><b>BLAZE DESIGN INC</b>          PO BOX 499          SHAFTSBURY, VT 05262          802.442.2892          www.blazedesigninc.com</p>
DRAWN BY: DES CHECKED BY: DES FIELD CEN: DES/JFE SCALE: 1" = 40'			