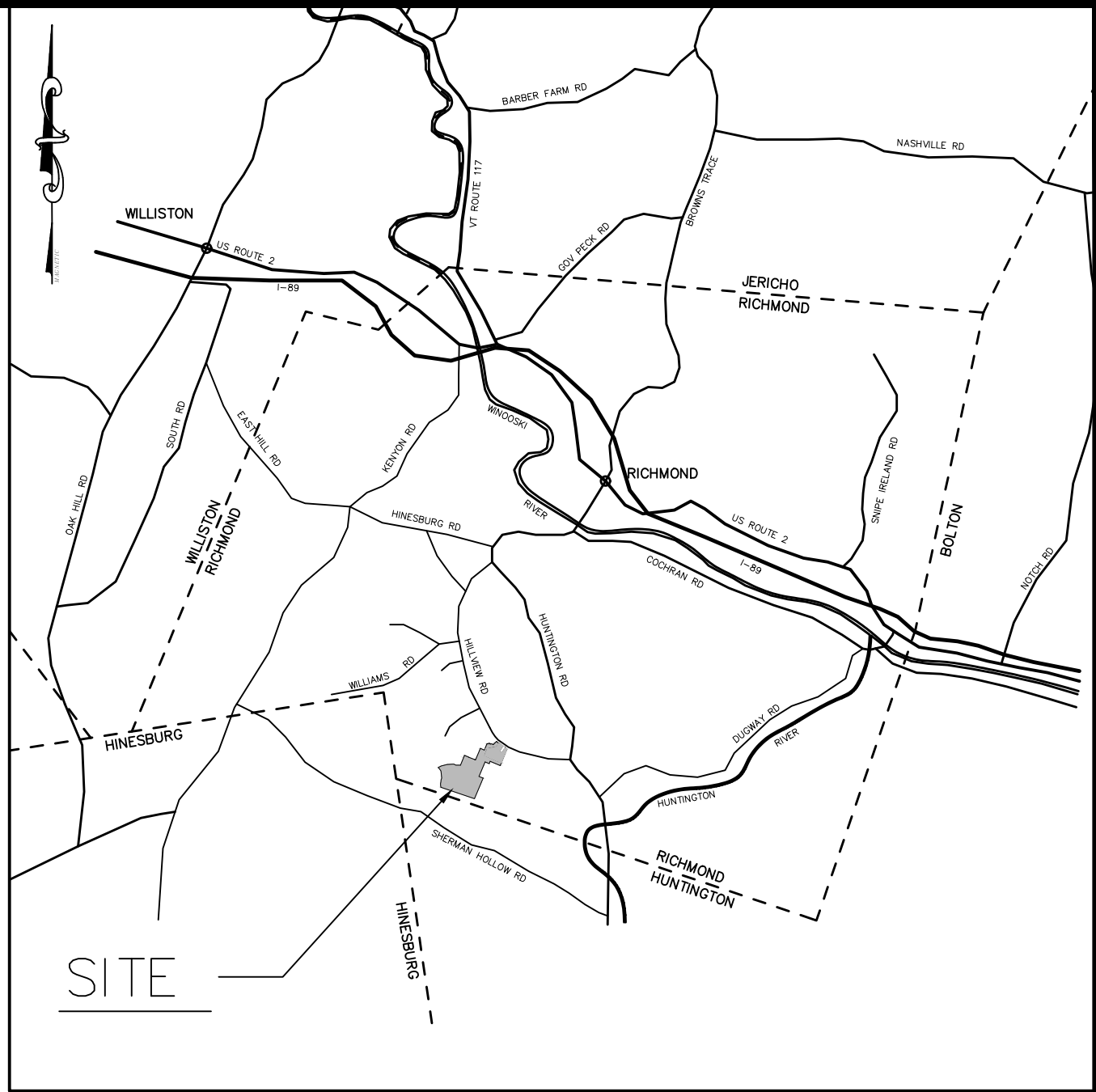
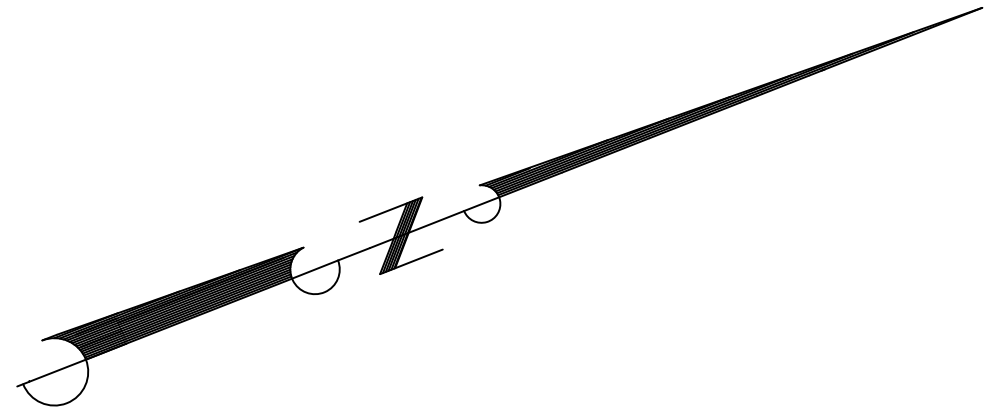
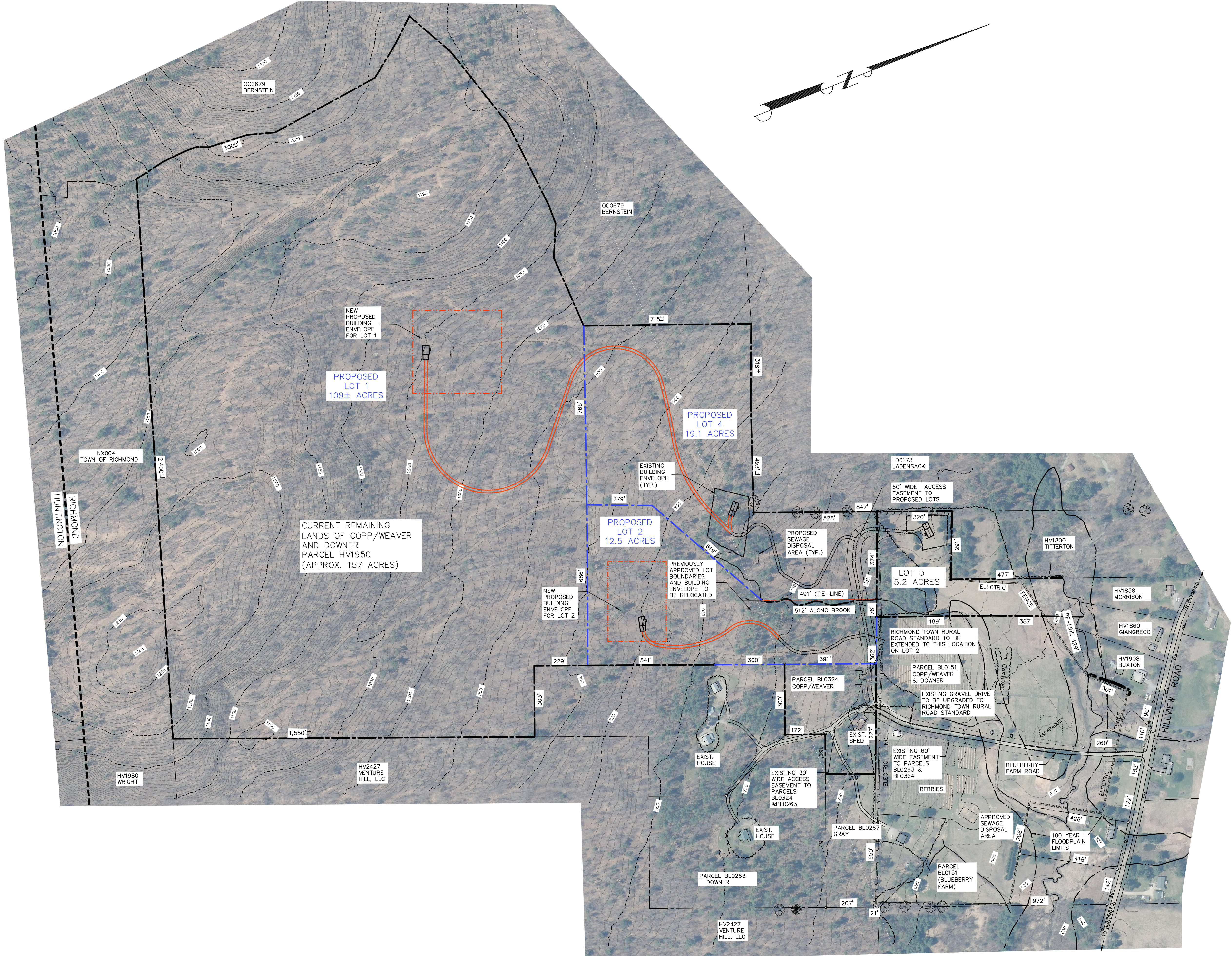




LOCATION PLAN

NTS

LEGEND

- PROJECT BOUNDARY
- ADJUSTED/PROPOSED BOUNDARY
- ABUTTING PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED GRAVEL ROAD / DRIVE
- SIDELINE OF EASEMENT
- CONTOUR LINE (USGS DATUM)
- WATERCOURSE
- ELECTRIC FENCE
- STONEWALL
- FLOODPLAIN LIMITS
- EXISTING GRAVEL DRIVE
- UTILITY POLE
- DRILLED WELL
- PROPERTY CORNER
- EXISTING TREELINE
- EXISTING TREE

PROJECT STATISTICS

ZONING DISTRICT – AGRICULTURAL–RURAL (AR)	PROPOSAL
MINIMUM LOT SIZE = 1 ACRE	THREE (3) RESIDENTIAL LOTS @ (10+ ACRES)
MINIMUM FRONTAGE = 100'	FRONTAGE = 100' MIN. OR ACCESS DRIVE
MAXIMUM LOT COVERAGE = 30%	PROPOSED COVERAGE = LESS THAN 30%
MINIMUM FRONT YARD SETBACK = 30'	30' MINIMUM FRONT SETBACK
MINIMUM SIDE YARD SETBACK = 20'	20' MINIMUM SIDE SETBACK
MINIMUM REAR YARD SETBACK = 20'	20' MINIMUM REAR SETBACK
MAX. BUILDING HEIGHT = 35'	35' MAXIMUM PROPOSED HEIGHT

NOTE:

1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.

OWNER & APPLICANT:

LARRY COPP & PATRICIA WEAVER
JONATHAN & PATRICIA DOWNER
1950 HILLVIEW ROAD
RICHMOND, VT 05477

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

DATE	REVISION	BY
SURVEY		DATE
LW	☐ RECORD DRAWING ☐ PRELIMINARY	11/20/25
DESIGN	☐ FINAL ☒ SKETCH/CONCEPT	JWB
JW/OBCA		2010–18
DRAWN		FILE
BPP		S6
CHECKED		PLAN SHEET #
OBCA		
SCALE		
1"=200'		

LANDS OF COPP/WEAVER & DOWNER
HILLVIEW ROAD & BLUEBERRY FARM ROAD
RICHMOND, VT
OVERALL SKETCH PLAN

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