

**LEGEND**

	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	BUILDING SETBACK
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR (U.S.G.S. DATUM)
	EXISTING MINOR CONTOUR (U.S.G.S. DATUM)
	USDA SOIL DELINEATION

**ZONING INFORMATION**

PARCEL ID: 13103.041200 (9.88 ACRES±)  
 SPAN: 759-241-14376  
 ZONED: GATEWAY ZONING DISTRICT SOUTH (GZDS)

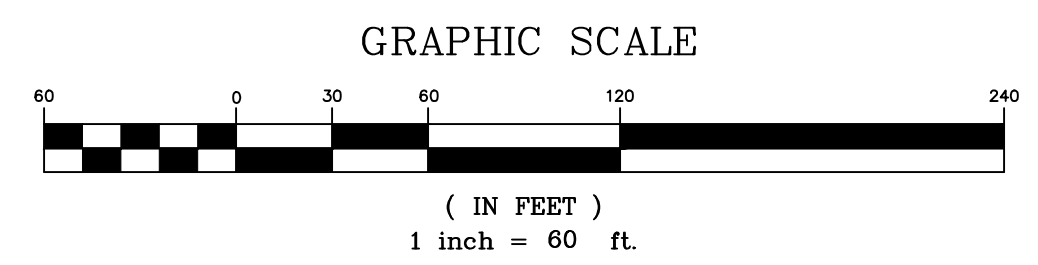
**DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA: NO MINIMUM  
 MINIMUM LOT FRONTAGE: 40 FT (PUBLIC OR PRIVATE)  
 MAXIMUM ALLOWED COVERAGE: NO MINIMUM  
 MAXIMUM BUILDING HEIGHT: 36 FT

FRONT YARD SETBACK I-89 R.O.W.: 150 FT  
 FRONT YARD SETBACK ROUTE 2A R.O.W.: 75 FT  
 FRONT YARD SETBACK ANY PUBLIC OR PRIVATE R.O.W.: 50 FT

SIDE/REAR SETBACKS: 9-50 FT BASED ON LANDSCAPING IN TABLE 23.A OF WDB

13 FOOT LANDSCAPING BUFFER ASSUMED FOR SIDE AND REAR LANDSCAPING BUFFER



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

DATE	REVISION	BY
SURVEY CBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 4/30/2026
DESIGN CBCA	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT	JOB# 2022-103
DRAWN JFW	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b>	FILE S3
CHECKED BWC		PLAN SHEET # <b>1</b>
SCALE 1"=60'	13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9989 FAX: 878-9989 E-MAIL: CBCA@olearyburke.com	

**LANDS OF RAMSEY**  
 PARCEL ID: 13-103-041-200  
**SITE PLAN**