

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)

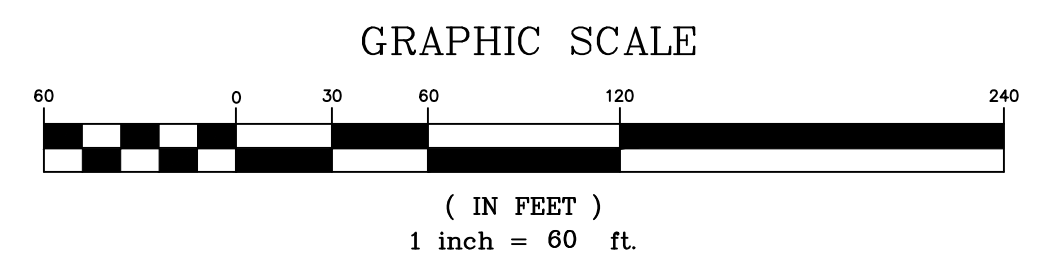
DIMENSIONAL REQUIREMENTS

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

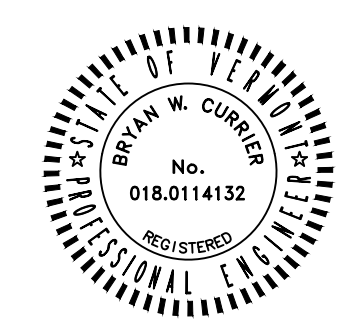
FRONT YARD SETBACK I-89 R.O.W.: 150 FT
 FRONT YARD SETBACK ROUTE 2A R.O.W.: 75 FT
 FRONT YARD SETBACK ANY PUBLIC OR PRIVATE R.O.W.: 50 FT

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	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE
DESIGN	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT	4/2/2026
DRAWN	JFW	JOB#
CHECKED	BWC	2022-103
SCALE	1"=60'	FILE
		S3
		PLAN SHEET #
		1

O'LEARY-BURKE CIVIL ASSOCIATES, PLC

LANDS OF RAMSEY

PARCEL ID: 13-103-041-200

SITE PLAN

13 CORPORATE DRIVE
 ESSEX, VT
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 FAX: 878-9989
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