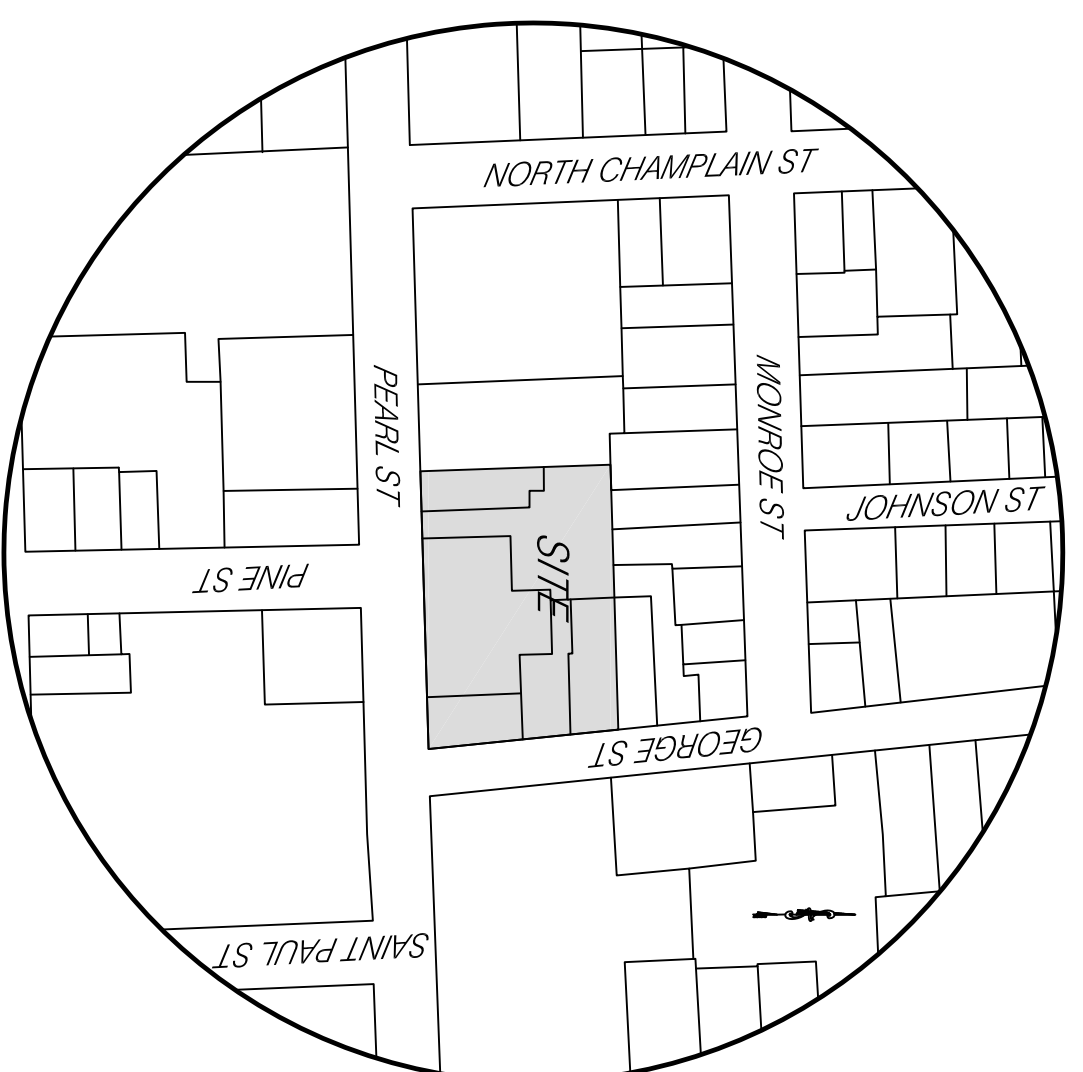
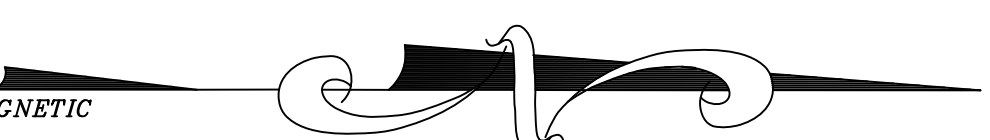
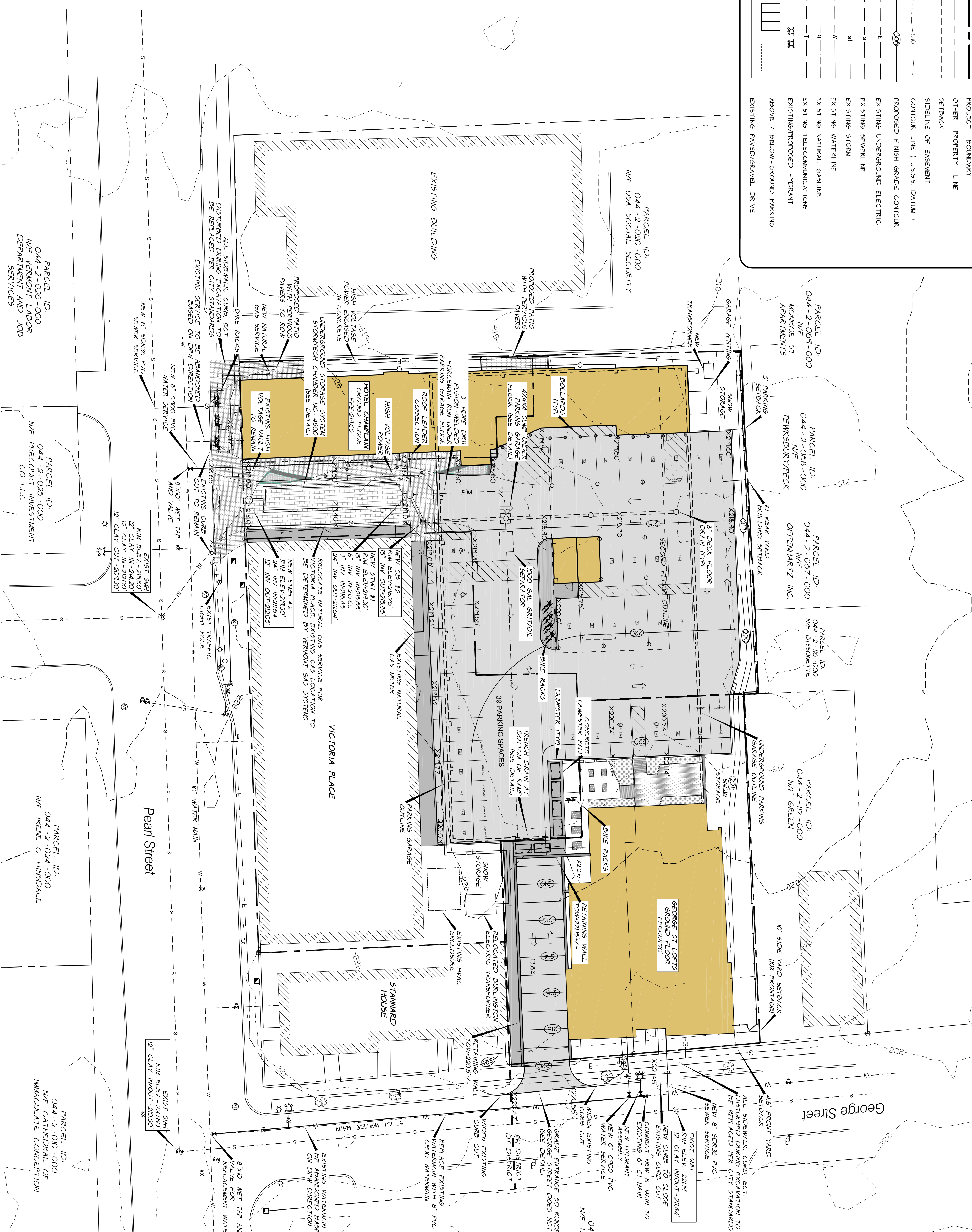


# Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE ( USGS DATUM )
- PROPOSED FINISH GRADE CONTOUR
- EXISTING UNDERGROUND ELECTRIC
- EXISTING SEWERLINE
- EXISTING STORM
- EXISTING WATERLINE
- EXISTING NATURAL GASLINE
- EXISTING TELECOMMUNICATIONS
- EXISTING/PROPOSED HYDRANT
- ABOVE / BELOW - GROUND PARKING
- EXISTING PAVED/GRAVEL DRIVE



Location Map  
Scale: 1" = 20'

## Zoning Information

**RH DISTRICT COVERAGE:**  
 TOTAL LOT AREA: 12,262 SF • 0.28 AC (2 PARCELS)  
 PROPOSED BUILDING COVERAGE: 5,402 SF • 0.12 AC (14.1%)  
 PROPOSED TOTAL COVERAGE: 9,766 SF • 0.23 AC (17.6%)

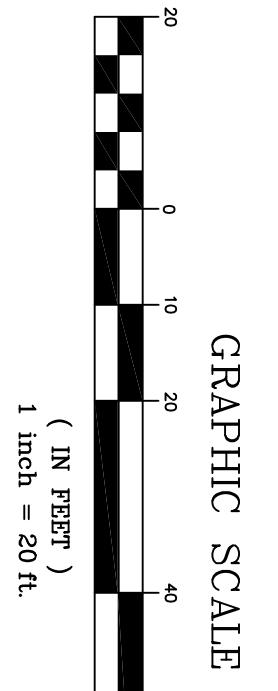
**DT DISTRICT COVERAGE:**  
 TOTAL LOT AREA: 38,765 SF • 0.89 AC (3 PARCELS)  
 PROPOSED BUILDING COVERAGE: 24,450 SF • 0.57 AC (64.4%)  
 PROPOSED TOTAL COVERAGE: 34,652 SF • 0.80 AC (89.4%)

**PARKING REQUIREMENTS:**  
 PARKING REQUIRED:  
 VICTORIA PLACE • STANWARD HOUSE • 18 SPACES  
 GEORGE STREET LOFTS  
 20 UNITS X 2 SPACES/UNIT X 50% WAIVER • 20 SPACES  
 HOTEL CHAMPLAIN:  
 43 ROOMS X 0.75 SPACES/ROOM • 70 SPACES  
 REQUIRED PARKING • 108 SPACES

**PARKING PROPOSED:**  
 84 SPACES UNDERGROUND (48 SPACES X 175-84 SPACES PER 140,721)  
 39 SPACES ABOVEGROUND  
 PROPOSED PARKING • 123 SPACES

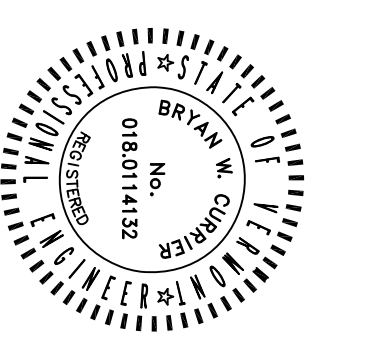
**BICYCLE PARKING REQUIREMENTS:**  
 LONG TERM SPACES  
 GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY)  
 • 2 SPACES  
 HOTEL CHAMPLAIN • 43 ROOMS X 0.05 SPACES PER UNIT (HOTEL)  
 • 5 SPACES  
 • 1,700 SF RESTAURANT X .001 SPACES PER SF  
 • 2 SPACES  
 REQUIRED LONG TERM SPACES • 9 SPACES

**SHORT TERM SPACES**  
 GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY)  
 • 2 SPACES  
 HOTEL CHAMPLAIN • 43 ROOMS X 0.1 SPACES PER UNIT (HOTEL)  
 • 10 SPACES  
 1,700 SF RESTAURANT X .002 SPACES PER SF  
 • 4 SPACES  
 REQUIRED SHORT TERM SPACES • 16 SPACES



Owner/Applicant  
 3 GEORGE STREET, LLC  
 218 OVERLAKE DRIVE  
 COLCHESTER, VT 05466

NOTE: ALL EXISTING ELECTRIC AND GAS INFRASTRUCTURE SHALL BE VERIFIED BY BURLINGTON ELECTRIC AND VERMONT GAS SYSTEMS PRIOR TO THE START OF CONSTRUCTION



DATE: 1-20-19	REVISION: Addit Snow Storage Labels	BY: BMC
SUBMIT: ENCL/CF	<input type="checkbox"/> RECORD DRAWING	DATE: 1-14-19
DESIGN: ENCL	<input type="checkbox"/> PRELIMINARY	SCALE: 1"=20'
CHECKED: PLO	<input type="checkbox"/> SET/DO/CORRECT	PROJECT: 200 2016-00
<b>O'LEARY-BURKE CIVIL ASSOCIATES, INC.</b> 13 COMPANIES DRIVE FERRIS, VT 05752 PHONE: 855-838-8800 FAX: 855-838-8800 EMAIL: OLEARY@OLEARYBURKE.COM		SHEET: 2 TOTAL SHEETS: 9
Project: <b>Hotel Champlain</b> Location: <b>Vermont</b>		DRAWN BY: BMC DATE: 1-14-19 SCALE: 1"=20'