MAGNETIC

PARCEL ID: 044-2-069-000 N/F MONROE ST. APARTMENTS

PARCEL ID: 044-2-068-000 N/F TEWKSBURY/PECK

PARCEL ID: 044-2-067-000 N/F OFFENHARTZ INC.

PARCEL ID: 044-2-116-000 N/F BISSONETTE

PARCEL ID: 044-2-117-000 N/F GREEN

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

PARCEL ID: 044-2-118-000 N/F MOREAU REV. TRUST

PARCEL ID: 044-2-119-000 N/F 13-15 GEORGE ST LLC

PARCEL ID: 044-2-020-000 N/F USA SOCIAL SECURITY

PARCEL ID: 044-2-022-000 N/F CITY OF BURLINGTON

PARCEL ID: 044-2-021-000 N/F 68 PEARL STREET LLC

PARCEL ID: 044-2-023-000 N/F BOVE

VICTORIA PLACE

PARCEL ID: 044-2-120-000 N/F 3-11 1/2 GEORGE ST LLC

STANNARD HOUSE

PARCEL ID: 044-4-242-000 N/F USA POST OFFICE

PARCEL ID: 044-2-026-000 N/F VERMONT LABOR DEPARTMENT AND JOB SERVICES

PARCEL ID: 044-2-025-000 N/F PRECOURT INVESTMENT CO LLC

PARCEL ID: 044-2-024-000 N/F IRENE C. HINSDALE

PARCEL ID: 044-2-010-000 N/F CATHEDRAL OF IMMACULATE CONCEPTION

CM

BURLINGTON ELECTRIC TRANSFORMER

EXIST CATCH BASIN RIM ELEV.=216.91' 12" PVC OUT=213.21'

EXIST STMH RIM ELEV.=218.68' 12" PVC IN=213.01' 12" PVC IN=212.88' 12" PVC OUT=212.78'

EXIST CATCH BASIN RIM ELEV.=217.64' 12" PVC IN/OUT=213.75'

EXIST CATCH BASIN RIM ELEV.=217.95' 12" PVC OUT

EXIST 5MH RIM ELEV.=221.19' 12" CLAY IN/OUT=211.44'

DUMPSTER

POWER PEDESTAL

EXISTING HVAC ENCLOSURE

NATURAL GAS METER

EXIST CATCH BASIN RIM ELEV.=218.60' 12" PVC IN/OUT=212.40'

EXIST CATCH BASIN RIM ELEV.=218.40' 12" PVC OUT=212.90'

EXISTING BUILDING

EXIST CATCH BASIN RIM ELEV.=218.86' 12" PVC IN/OUT=212.19'

EXIST POWER UTILITY VAULT

EXIST 5MH RIM ELEV.=219.80' 12" CLAY IN=214.20' 12" CLAY IN=212.00' 12" CLAY OUT=209.30'

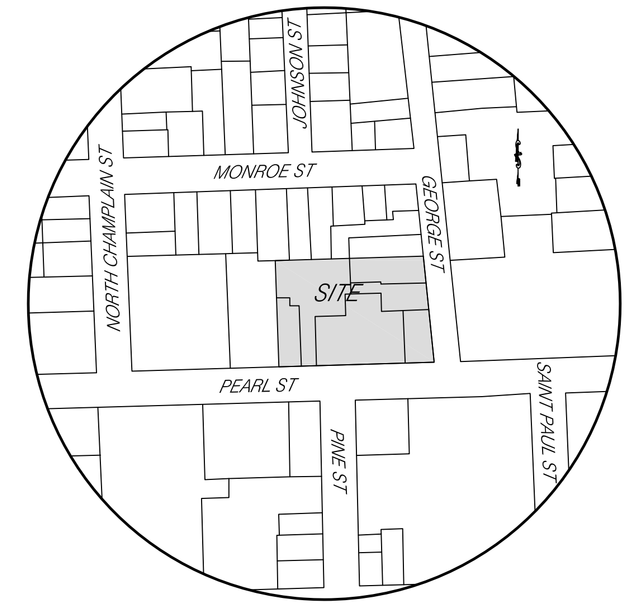
EXIST 5MH RIM ELEV.=220.80' 12" CLAY IN/OUT=210.50'

42' DISTRICT OF DISTRICT

Pearl Street

Pine Street

George Street



Location Map

Scale: 1" = 200'

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SETBACK
- SIDELINE OF EASEMENT
- 518 CONTOUR LINE (U.S.G.S. DATUM)
- 509 PROPOSED FINISH GRADE CONTOUR
- E EXISTING UNDERGROUND ELECTRIC
- s EXISTING SEWERLINE
- st EXISTING STORM
- w EXISTING WATERLINE
- g EXISTING NATURAL GASLINE
- T EXISTING TELECOMMUNICATIONS
- EXISTING/PROPOSED HYDRANT
- ABOVE / BELOW-GROUND PARKING
- EXISTING PAVED/GRAVEL DRIVE

Zoning Information

EXISTING PARCELS INVOLVED IN PROJECT

PARCEL ID:	044-2-118-000
AREA:	.16 ACRES
PARCEL ID:	044-2-119-000
AREA:	.12 ACRES
PARCEL ID:	044-2-021-000
AREA:	.11 ACRES
PARCEL ID:	044-2-022-000
AREA:	.37 ACRES
PARCEL ID:	044-2-023-000
AREA:	.41 ACRES

TOTAL COMBINED LOT AREA = 51,025 SF / 1.17 AC

EXISTING BUILDING COVERAGE = 0.35 AC (29.9%)

EXISTING OVERALL COVERAGE = 0.95 AC (80.7%)

EXISTING PARKING:

148 TOTAL PARKING SPACES!
18 NON-METERED SPACES BELONGING TO VICTORIA PLACE
30 SPACES OWNED BY THE CITY OF BURLINGTON

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Owner/Applicant

3 GEORGE STREET, LLC
218 OVERLAKE DRIVE
COLCHESTER, VT 05466

STATE OF VERMONT — BRIAN W. CURRIER — No. 018.0114132 — REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION	BY
SURVEY BWC/JRF	☐ RECORD DRAWING ☐ PRELIMINARY	DATE 1-14-19
DESIGN BWC	■ FINAL ☐ SKETCH/CONCEPT	JOB# 2016-60
DRAWN BWC		FILE S9
CHECKED PJO		PLAN SHEET # 1
SCALE 1"=20'		

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: oboa@olearyburke.com

Hotel Champlain

Burlington — Vermont

Existing Conditions