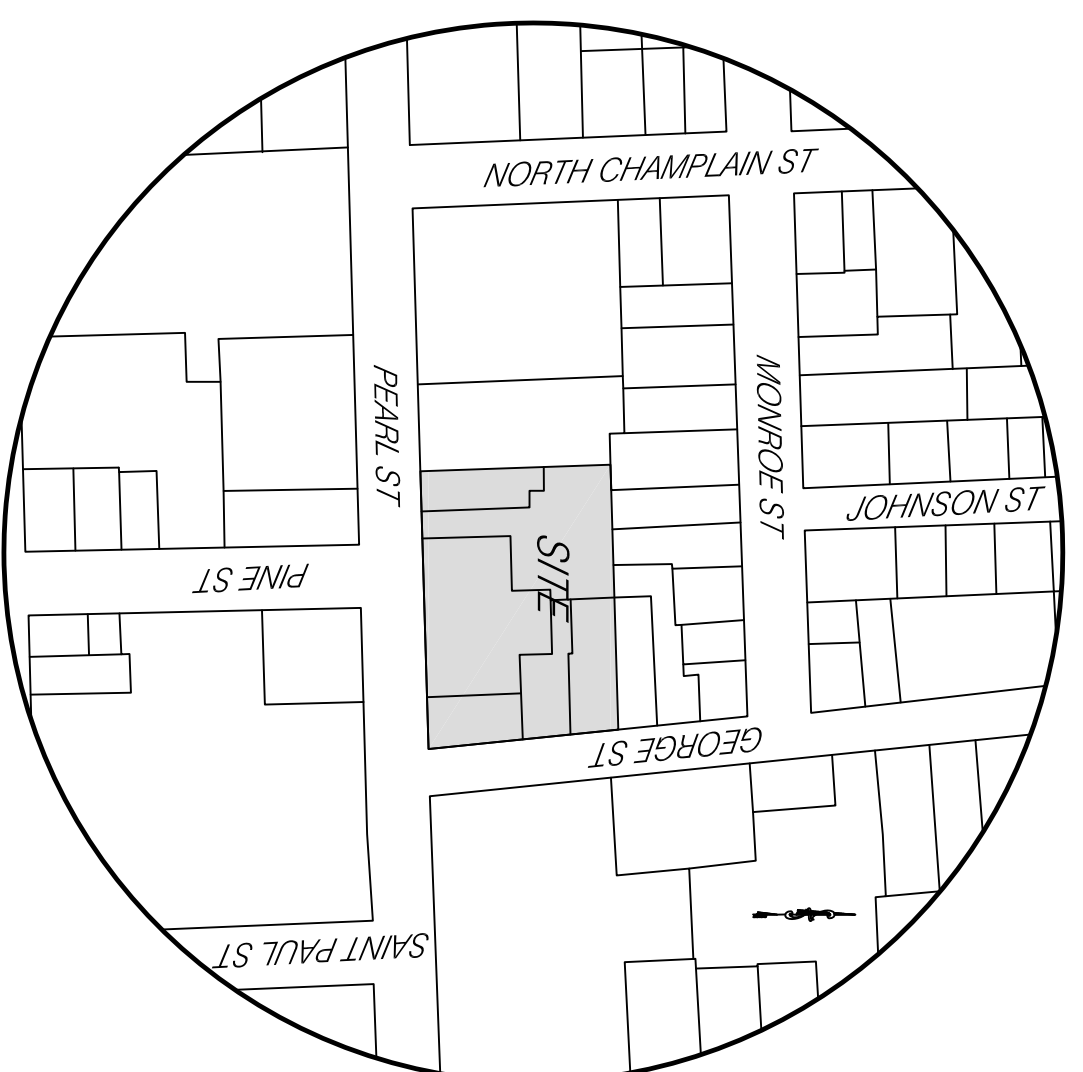
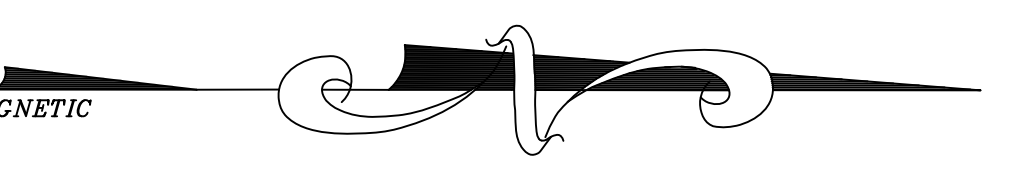
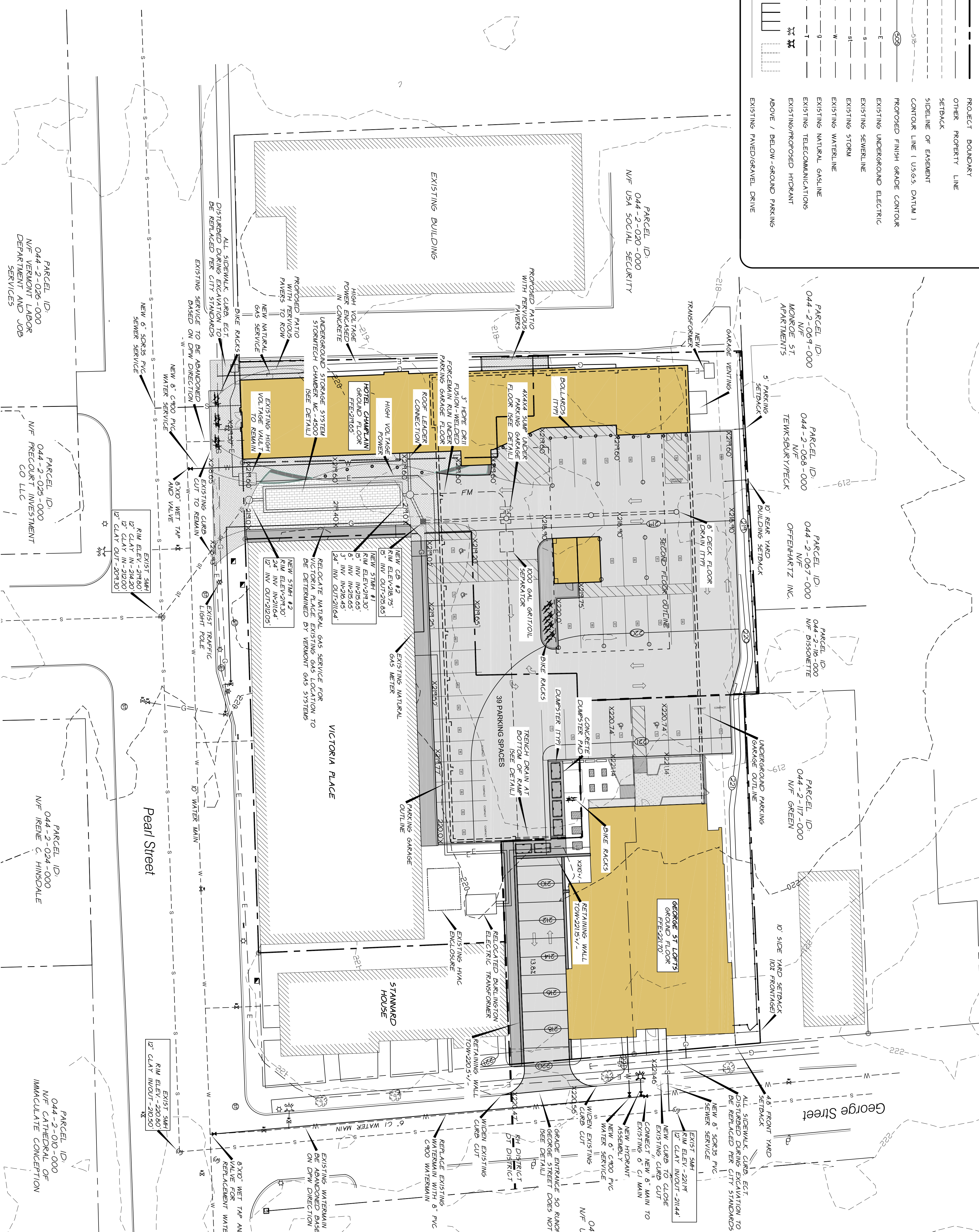


Legend

- 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 (144.1%)
 PROPOSED TOTAL COVERAGE: 9,766 SF • 0.23 AC (179.6%)

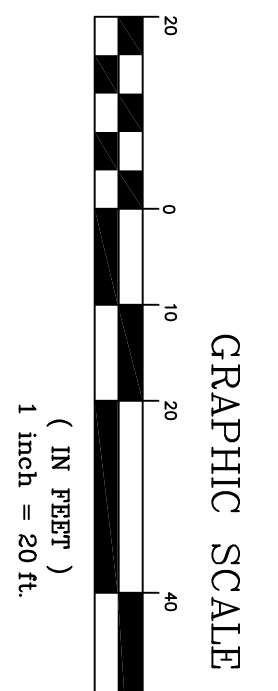
DT DISTRICT COVERAGE:
 TOTAL LOT AREA: 38,765 SF • 0.89 AC (3 PARCELS)
 PROPOSED BUILDING COVERAGE: 24,450 SF • 0.57 AC (64.4%)
 PROPOSED TOTAL COVERAGE: 34,652 SF • 0.80 AC (189.4%)

PARKING REQUIREMENTS:
 PARKING REQUIRED:
 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

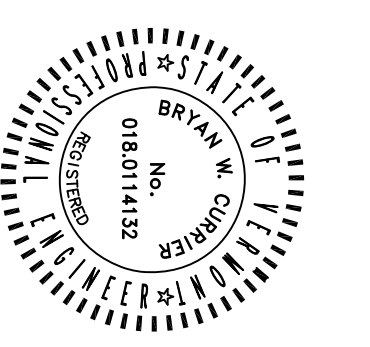
BICYCLE PARKING REQUIREMENTS:
 LONG TERM SPACES
 GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY)
 2 SPACES
 HOTEL CHAMPLAIN • 43 ROOMS X 0.05 SPACES PER UNIT (HOTEL)
 5 SPACES
 1700 SF RESTAURANT X .001 SPACES PER SF
 2 SPACES
 REQUIRED LONG TERM SPACES = 9 SPACES

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
 1700 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	REVISION	BY
1-14-19	RECORD DRAWING	BT
2019/02/07	FINAL	BT
	PRELIMINARY	
	REVISION	
	DESIGN	
	DRAWN BY	
	CHECKED	
	IN CHARGE	
	SCALE	
	1" = 20'	

O'LEARY-BURKE CIVIL ASSOCIATES, P.C.		Burlington Vermont	
13 COMPASS STREET		P.O. BOX 89	
BURLINGTON, VT 05401		PHONE 888-888-8888	
FAX 888-888-8888		WWW.OLEARYBURKE.COM	
E-MAIL: OLEARYBURKE@OLEARYBURKE.COM		PROJECT: HOTEL CHAMPLAIN	
SHEET: 2		DATE: 1-14-19	