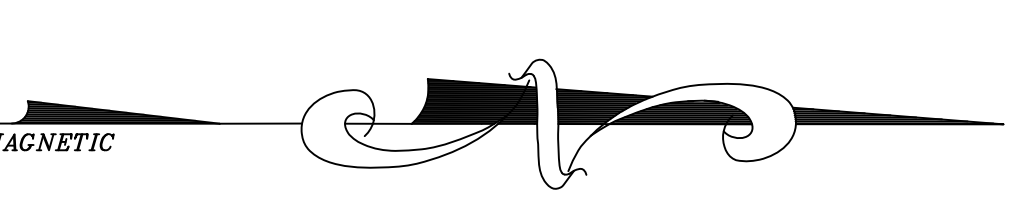
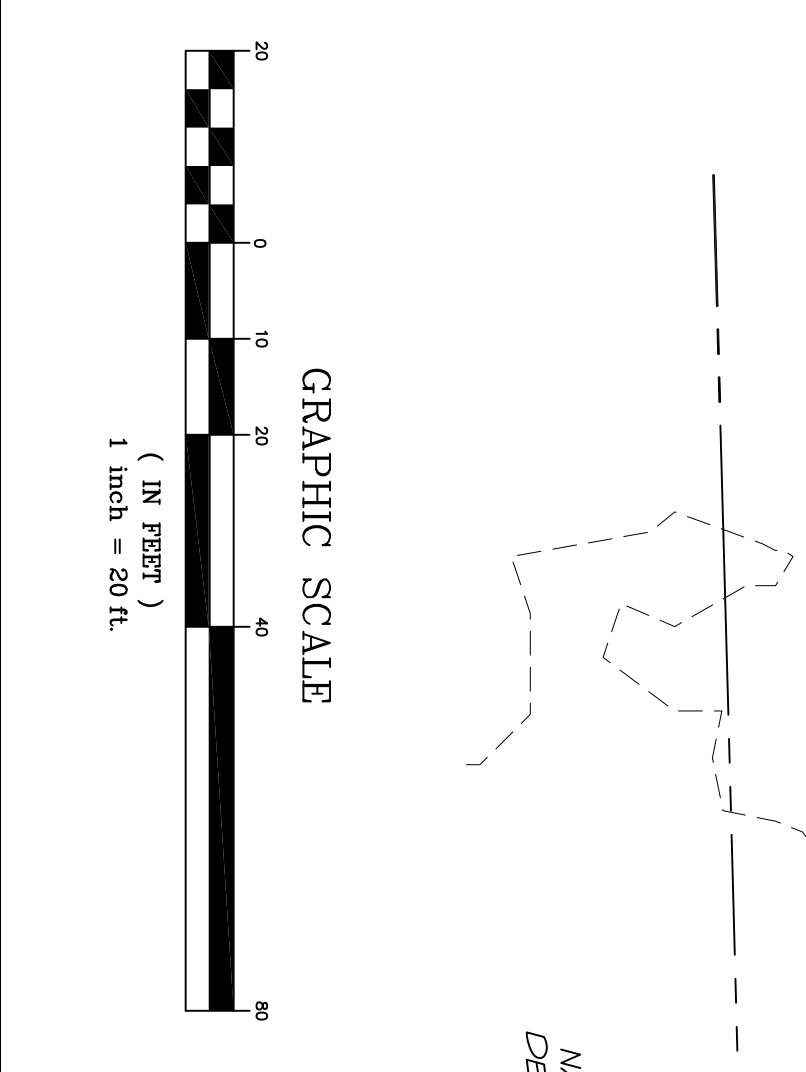


Legend

--- (Dashed Line)	PROJECT BOUNDARY
--- (Solid Line)	OTHER PROPERTY LINE
--- (Dash-dot Line)	SETBACK
- - - - - (Dash-dot-dot Line)	SIDELINE OF EASEMENT
- . - . - (Long Dash Short Dash Line)	CONTOUR LINE (U.S.G.S. DATUM)
- . - . - (Long Dash Short Dash Line)	PROPOSED FINISH GRADE CONTOUR
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING SEWERLINE
---	EXISTING WATERLINE
---	EXISTING NATURAL GASLINE
---	EXISTING TELECOMMUNICATIONS
---	EXISTING/PROPOSED HYDRANT
---	EXISTING/PROPOSED FIRE ALARM
---	EXISTING/PROPOSED TELLER
---	EXISTING/PROPOSED ELEVATOR
---	EXISTING/PROPOSED ESCALATOR
---	EXISTING/PROPOSED RAMP
---	EXISTING/PROPOSED DRIVE
---	EXISTING/PROPOSED DRIVE



Location Map

Zoning Information

RH DISTRICT COVERAGE:
TOTAL LOT AREA: 12,262 SF • 0.28 AC (2 PARCELS)
TOTAL LOT AREA: 38,765 SF • 0.89 AC (3 PARCELS)
PROPOSED BUILDING COVERAGE: 5,452 SF • 0.12 AC (14.5%)
PROPOSED TOTAL COVERAGE: 9,795 SF • 0.22 AC (17.9%)

DT DISTRICT COVERAGE:
TOTAL LOT AREA: 38,765 SF • 0.89 AC (3 PARCELS)
PROPOSED BUILDING COVERAGE: 24,750 SF • 0.57 AC (64.4%)
PROPOSED TOTAL COVERAGE: 34,652 SF • 0.80 AC (87.4%)

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: 78 ROOMS X 0.75 SPACES/ROOM • 59 SPACES
- REQUIRED PARKING • 97 SPACES
- PARKING PROPOSED:**
- 84 SPACES UNDERGROUND (48 SPACES X 175x84 SPACES PER 140.72x140.72)
- 38 SPACES ABOVEGROUND
- PROPOSED PARKING • 122 SPACES

BICYCLE PARKING REQUIREMENTS:

- LONG TERM SPACES
- GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY) • 2 SPACES
- HOTEL CHAMPLAIN • 78 ROOMS X 0.05 SPACES PER UNIT (HOTEL) • 4 SPACES
- REQUIRED LONG TERM SPACES • 8 SPACES
- REQUIRED LONG TERM SPACES • 8 SPACES

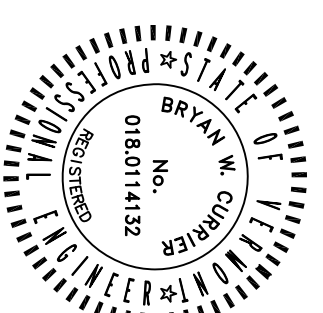
SHORT TERM SPACES

- GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY) • 2 SPACES
- HOTEL CHAMPLAIN • 78 ROOMS X 0.1 SPACES PER UNIT (HOTEL) • 8 SPACES
- 1700 SF RESTAURANT X .002 SPACES PER SF • 4 SPACES
- REQUIRED SHORT TERM SPACES • 12 SPACES

Owner/Applicant

3-11 1/2 GEORGE STREET, LLC
218 OVERLAKE DRIVE
COLCHESTER, VT 05466

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



12-10-19	Revised for Set Plan Approval Application	BMC
11-17-19	Revised for Review (Review and approval) of final drawings based on set drawings	BMC
9-17-19	Revised plan for 78 room count and increased George St Lot's footprint	BMC
7-26-19	Revised Electrical Review and sewer connection per NVA-14-1532 approval	BMC
7-26-19	Revised northern boundary, fence and deck detail for future electric changing station	BMC
5-23-19	Revised based on City Water Resources Comments	BMC
4-9-19	Added a note to strip meeting with 23 George St and moved it to the right side	BMC
DATE: 1-20-19	REVISION: Add set drawing notes	BMC
SUBMIT: BIM/C/UE	DRAWN BY: BIM/C	DATE: 1-14-19
RECORD: BIM/C	CHECKED: P/O	SCALE: 1"=20'
O'LEARY-BURKE CIVIL ASSOCIATES, P.C.	Hotel Champlain	Site Plan
13 COMPASS ST SUITE 500 FERRIS, VT 05752 PHONE: 855-858-7637 WWW.OLEARYBURKE.COM	Durham Vermont	PLAN SHEET # 2