

Location Map



ARCHITECT

JRMA design studio
 architecture - master planning - interiors
 www.jrmaestudio.com
 JRMA DESIGN STUDIO, LLP
 175 SUMMIT CIRCLE
 SHELBURNE VERMONT

CLIENT
PINE & FLYNN
 DEVELOPMENT

LOCATION
 316 FLYNN AVE CORNER OF PINE & FLYNN
 BURLINGTON, VERMONT

OWNER
 G & C PROPERTIES
 BURLINGTON, VERMONT
 TEL: 802.343.6789

CONTRACTOR

CIVIL ENGINEER

SUNMIT ENGINEERING, INC.
 2323 Shelburne Road, C2
 Shelburne, Vermont 05488
 (802) 986-0666

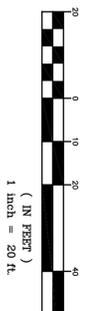
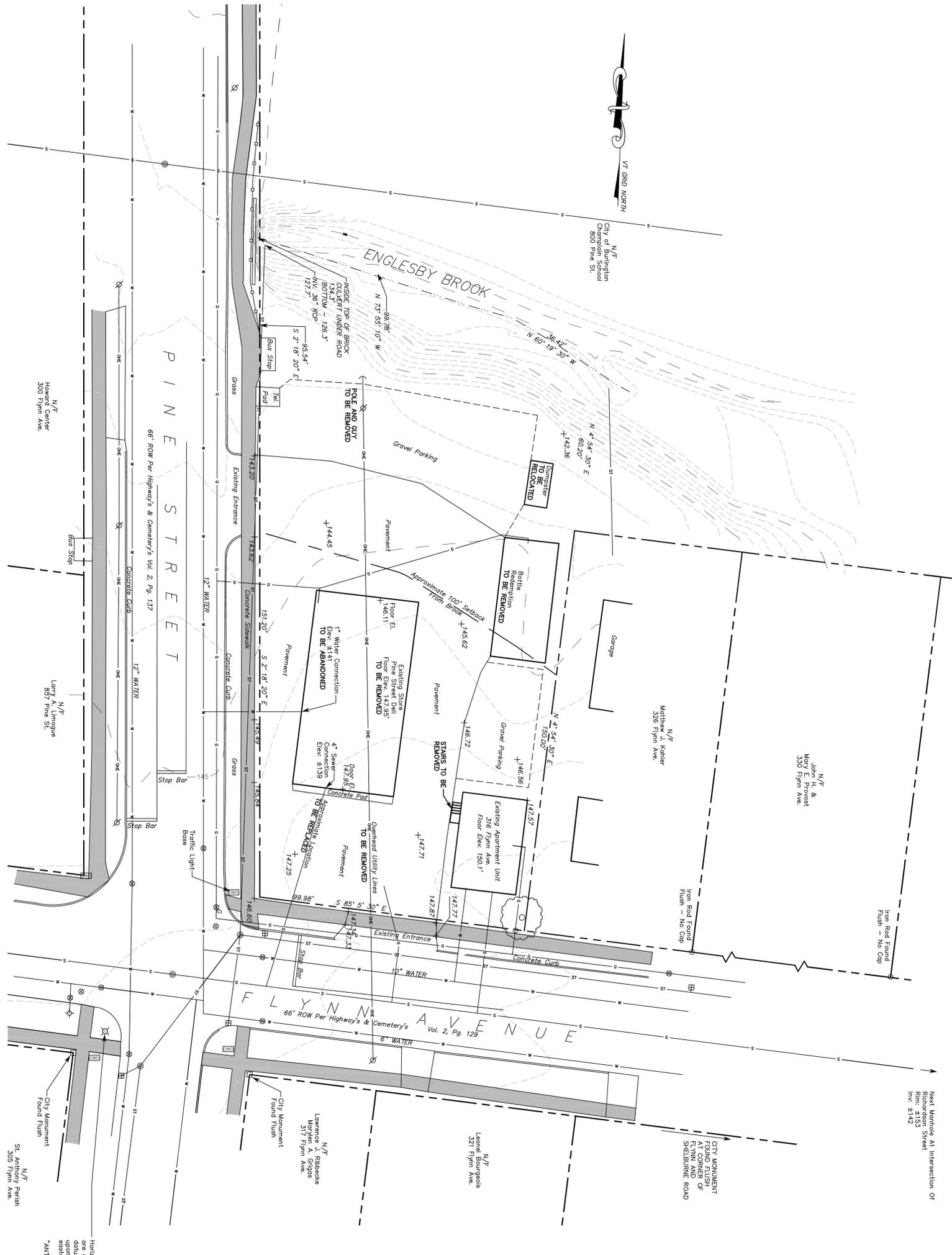


Name	Date Issued	Date

EXISTING CONDITIONS PLAN

Project No. 8183, Sheet No. BEG Date: 3/24/15 Scale: 1"=20'
 Drawing No. EC1
 Total 26,428 SF (0.474 Acres)

	ACRES	%
Total Lot	26,428.9	100%
Proposed	10,447.7	39.5%
Gravel Parking	4,555.0	17.2%
Building Area	4,741.9	17.9%
Total Impervious	19,440.2	73.6%
Previous Area	6,987.6	26.4%



Notes:
 It is noted that no site assessment of hazardous or other waste materials has been conducted. The Engineer assumes no responsibility for any materials or conditions that may exist on this site.
 The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.
 Underground locations shown are drawn from structure to structure or located per City Public Works plans.
 All utility services enter this lot through a public right-of-way or recorded easement.

Horizontal and Vertical Information shown hereon are related to NAD 83(2011) and NAD 85 datum based upon this Station 'ANTHONY' and easterly side of Pine St. opposite Leland Ave. 'ANTHONY' Elevation = 111.29' NAD 88

- Reference Plans**
- "Englesby Farm" plan of the former Flynn Estate property by A.R. Ingalls, dated 1910, recorded in Vol. 124, Pg. 33 of the Burlington City Land Records.
 - "Part of Survey - 85001 Realty, LLC" by Civil Engineering Assoc., Burlington City Land Records recorded in Map Site 4199 of the Burlington City Land Records.
 - "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc., dated 11/7/10, last revised 7/7/11.

Note: Previous deeds describe the easterly line of this property as the dividing line to be parallel with Shelburne Road which coincides with adjacent usage.