N/F
GP BURLINGTON
NORTH LLC
TAX MAP PARCEL
53-2-010-000

N/F
CITY OF BURLINGTON
BOOK 181 PAGE 494
DATED MARCH 21, 1967
TAX MAP PARCEL 53-2-005

N/F
CITY OF BURLINGTON
TAX MAP PARCEL 53-1-003-000

N/F
DERRICK DAVIS
BOOK 713 PAGE 438
DATED DECEMBER 28, 2001
TAX MAP PARCEL 53-1-003-001

N/F
MALTEX PARTNERSHIP
BOOK 305 PAGE 117
DATED MAY 7, 1984
TAX MAP PARCEL 53-1-004

N/F
MALTEX PARTNERSHIP
BOOK 305 PAGE 530
DATED JULY 11, 1984
TAX MAP PARCEL 53-1-002

N/F
VERMONT GAS
SYSTEMS
BOOK 181 PAGE 494
DATED MARCH 21,
1967

CRUSHED STONE UP

PROPOSED
SURFACE
PARKING

MALTEX
BUILDING

PINE STREET

Catch Basin
Rim=109.30'
Inv.12"cmp
out=104.90'

Catch Basin
Rim=110.00'
Inv.12"cmp
out=105.50'

Catch Basin
Rim=110.42'
Inv.12"cmp out=105.9
Inv.12"cmp in=107.12

MY3.19
SANITARY MANHOLE
RIM=109.52'
INV.21"AC OUT=102.72'
INV.21"AC IN=102.72'

MY3.18
SANITARY MANHOLE
RIM=110.08'
INV.21"AC OUT=102.38'
INV.21"AC IN=102.38'

MY3.17
SANITARY MANHOLE
RIM=110.81'
INV.21"AC OUT=102.51'
INV.21"AC IN=102.51'

SANITARY MANHOLE
RIM=108.91'
INV.21"AC OUT=101.76'
INV.21"AC IN=101.76'

18" R.C.P.

SANITARY MANHOLE
RIM=108.73'
INV.21"AC OUT=101.63'
INV.21"AC IN=101.63'

N/F
DEALER.COM

PARKING:
258+74 = 333 Total Spaces

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

- WETLAND (SOURCE: ARROWWOOD ENVIRONMENTAL, NOVEMBER 2005 & JULY 2014)
- 50' WETLAND BUFFER
- EXTENT OF VISUAL EVIDENCE OF SUBSURFACE NAPL (Non-Aqueous Phase Liquid)
- APPROX. LINE OF PEAT AT 3 FOOT THICKNESS (SOURCE: WESTON & SAMPSON JULY 2014)
- PROPERTY LINE (SOURCE: O'LEARY & BURKE 1/28/04)
- 100 YEAR FLOOD ZONE (SOURCE: FEMA ZONE AE – FLOOD ELEVATION DETERMINED TO BE 102.0')
- EXISTING GROUND TOPOGRAPHY (1 FT. INTERVAL) (SOURCE: O'LEARY & BURKE 1/28/04)
- PROPOSED FINISH GRADE CONTOUR
- EXISTING OVERHEAD ELECTRIC/CABLE FROM DPW RECORDS
- EXISTING WATER LINE FROM DPW RECORDS
- EXISTING SEWER FROM DPW RECORDS

VCS GRID

CONCEPTUAL STORM DESIGN

ZONING INFORMATION

RECEIVED
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SITE PLAN – CONCEPTUAL

PINE STREET
DEVELOPMENT, LLC
453 PINE STREET
BURLINGTON, VT

DRAFT

SMM
ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802-864-5100

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FILENAME: 453 PINE ST.DWG

N/F
DERRICK DAVIS
BOOK 713 PAGE 438
DATED DECEMBER 28, 2001
TAX MAP PARCEL 53-1-003-001

PARKING:

EXISTING PLAN	264
PROPOSED PLAN	258

FUTURE CONNECTION

PERMEABLE PAVER ARRIVAL COURT

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PERMEABLE PAVERS, PARKING SPACES DELINEATED BY PAVER COLOR. COULD BE USED AS EVENT SPACE ON WEEKENDS.

SOUTH-FACING OUTDOOR SPACE

SCULPTURE COURT, PAVERS & STONE DUST WITH TIMBER BENCH WALLS

ORNAMENTAL GRASS BANDS

20 0 20 40
SCALE OF FEET

453 PINE STREET | CONCEPTUAL SITE PLAN 11.12.2015

WAGNERHODGSON
LANDSCAPE ARCHITECTURE

A.01

SITE PLAN

ISSUE
11 10.2015

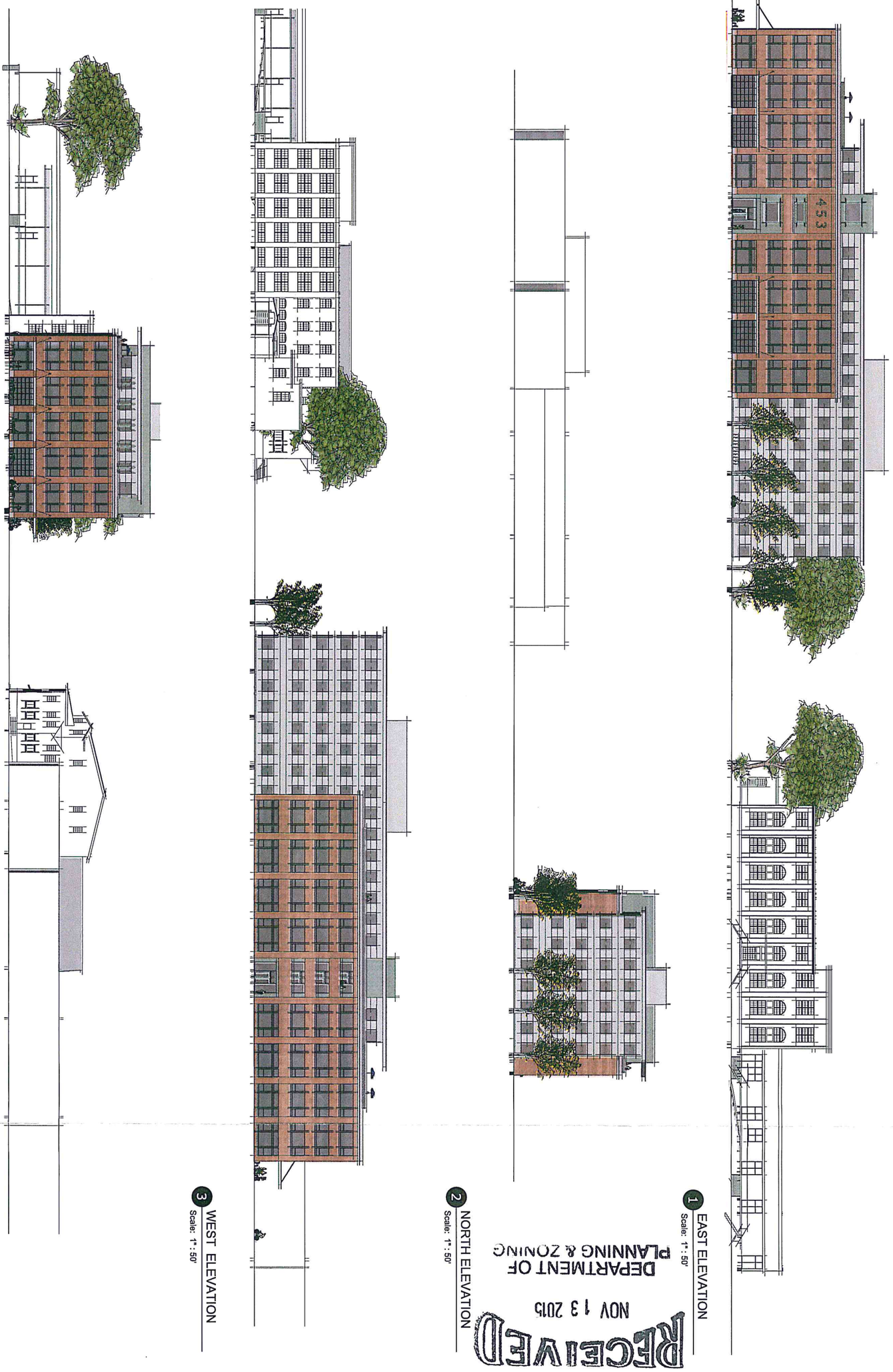
Rev.
11.10.2015

PROJECT
OFFICE BUILDING
453 PINE STREET
BURLINGTON VT 05401
PROJECT NO.
2015-25

CLIENT
REDSTONE DEVELOPMENT

210 COLLEGE ST. SUITE 201
BURLINGTON, VT 05401

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0323 www.SBAVT.com



4 SOUTH ELEVATION
Scale: 1" : 50'

3 WEST ELEVATION
Scale: 1" : 50'

2 NORTH ELEVATION
Scale: 1" : 50'

1 EAST ELEVATION
Scale: 1" : 50'

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A.02 ELEVATIONS

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A.03

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A.04

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A.05

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A.06