

Pine Street Plan

I. Overview

KS Pine LLC would like improve 501 Pine Street property by developing a seasonal, large outdoor patio and picnic area that will also support up to 4 Food trucks, Container Kitchens and or food carts. KS Pine would like to provide an open-air, dining and entertainment area located on Pine Street and along the Champlain Parkway. People will enjoy a relaxing patio atmosphere with great food choices. KS Pine is planning to be open from May to November.

This proposal addresses growing demand for more convenient food selections for local business employees, residents, Pine Street commuters and people using Callahan Park.

II. Property

501 Pine Street is an empty commercial lot located in Enterprise-Light Manufacturing zone. 501 Pine Street is located North of Burlington Electric and across the street from Jackson Terrace and Dealer.Com.

III. Project

I believe the construction needed to build the Pine Street Plan would not require significant disruption to the subsurface and will not require deep digging or boring into the ground. Most of the Construction/Excavation/Grading will be on the surface and shouldn't be more than 2-4', but a small area for utilities and Pergola support could go deeper. Leveling and redistributing existing soil and capping it with new top soil and crush gravel. Adding asphalt or compacted gravel driveway, parking and food truck parking pads as displayed in the Pine Concept Drawings. It is possible the driveway, parking and food truck parking pad area will be made with Asphalt. If asphalt is used the lot coverage will be approximately 2,200 sf, well below the 80% (4,320 sf) limit.

Phase 1

Remove some trees, Stumps and roots

Build a temporary 8'x10' storage shed or shipping container (see Storage Shed)

Build a Gabion rock wall on the southwest corner (approximate dimensions: 36"x20"x 80')

(See Concept Drawings & Materials Doc)

Level and grade the property with appropriate drainage

Install Honeycomb plastic ground pavers for walkways, sitting area, truck Pads and possibly driveway/parking (See Concept Drawings & Materials Doc)

Install electricity and water utilities

Underground sprinkler system

Phase 2

Asphalt or Compacted gravel driveway and parking. (See Materials Doc)

Two 32'x12' concrete or compacted gravel Pad for food truck/Container/Cart

(See Materials Doc)

Wooden Safety Fence/ railing where needed (See Materials Doc)

Compacted stone or grass picnic area for table/high top table sitting. (See Materials doc)

20'x36' Redwood Pergola over sitting area (approximate Dimensions) (See Materials Doc)

Bicycle rack