

NOTES:

- INTENT**
THIS PLAN HAS BEEN PREPARED TO DEPICT THE PROPOSED OUTDOOR DINING AREA FOR THE RESTAURANT. THE DINING AREA HAS BEEN OPERATIONAL FOR EMERGENCY USE DURING THE COVID-19 PANDEMIC. THIS PLAN INDICATES THE PERMANENT LAYOUT FOR THE LIMITS OF THE SEASONAL OUTDOOR DINING AREA, AND ASSOCIATED MODIFICATIONS REQUIRED TO THE INTERIOR CAPACITY OF THE FACILITY TO ALLOW CONTINUED USE OF BOTH INDOOR AND OUTDOOR SPACES WITH THE EXISTING APPROVED PARKING LAYOUT. ONE ADDITIONAL COMPACT SPACE IS INCLUDED THAT WAS PREVIOUSLY INSTALLED BUT NOT INDICATED ON THE APPROVED PLAN.

CONVERTING EXISTING DINING ROOM AREA INTO EXPANDED KITCHEN FLOOR AREA WILL REDUCE THE PARKING REQUIREMENT FOR THE INTERIOR RESTAURANT USE, BRINGING THE EXISTING PARKING LOT INTO COMPLIANCE WITH THE REQUIREMENTS FOR THE ENTIRE SITE.
- PARKING CALCULATION**

USE	AREA	REQUIRED PARKING	CHANGE IN SPACES
PROPOSED OUTDOOR DINING	10,000 SF	1 PER FIRST 2,000 SF + 9	9
REMOVED INDOOR DINING *AREA CONVERTED TO EXPANDED KITCHEN	-360 SF	1 PER 45 SF (SECTION 16.8.9.4.D)	-8

1 ADDITIONAL SPACE INCLUDED AT NORTHEAST EXIT (PREVIOUS APPROVAL INCLUDED 88 SPACES)
- HOURS OF OPERATION (INDOOR & OUTDOOR)**

MONDAY - THURSDAY	11:30 AM - 8:00 PM
SATURDAY - SUNDAY	11:30 AM - 8:30 PM
- LOCUS PARCEL INFORMATION** - OWNER: PIG PEN PARTNERS
DEED REFERENCE: Y.C.R.D. VOL. 15952, PAGE 341
TAX MAP 61, LOT 27A
PARCEL AREA=483,345 S.F. (11.096 ACRES).

NOTES (CONT'D):

- PARCEL IS SITUATED IN THE MU (MIXED USE) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS FOR THE MU ZONE FOR NEW CONSTRUCTION ARE AS FOLLOWS:
MINIMUM LOT SIZE : 200,000 S.F.
MAXIMUM BUILDING HEIGHT : 40 FEET
MINIMUM STREET FRONTAGE : 250 FEET
MINIMUM FRONT YARD : 30 FEET
BUFFER ADJOINING RESIDENTIAL LOTS WITH BUILDINGS WITHIN 100 FEET OF LOT LINE: 40 FEET
MINIMUM SIDE & REAR YARDS : 30 FEET
- SQUARE FOOTAGE OF BUILDING FOOTPRINTS (NOT INCLUDING OVERHANGS) = 7,553 SQUARE FEET. BUILDING OFFSET DIMENSIONS TO PROPERTY LINES ARE MEASURED FROM BUILDING CORNER BOARDS.
- BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON A RETRACEMENT OF THE BOUNDARIES DEPICTED ON REFERENCE PLAN 4.
- BUILDING HEIGHTS FROM LETTERED REFERENCE POINTS ON THE GROUND ARE AS FOLLOWS:
6535 S.F. BUILDING: (A) 32.2' (B) 40.0' (C) 40.5' (D) 32.1'
1018 S.F. BUILDING: (E) 21.2' (F) 21.5' (G) 21.4' (H) 20.8'
- FIELD MEASUREMENTS WERE PERFORMED WITH A COMBINATION OF PRECISE C.P.S. EQUIPMENT AND AN ELECTRONIC TOTAL STATION. LOCATION OF OUTDOOR SEATING FENCING AND UPDATED EDGE OF PAVEMENT WERE OBTAINED VIA FIELD SURVEY IN MARCH, 2022. THIS INCLUDES LOCATION OF THE AREA PREVIOUSLY UTILIZED AS GRAVEL PARKING THAT WILL BE CONVERTED BACK TO NATIVE VEGETATION.
- BASED ON OUR EXAMINATION OF NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP 230171 0001 C, DATED AUGUST 15, 1984, THE SURVEYED PREMISES ARE LOCATED WHOLLY WITHIN FLOOD ZONE C, AREAS OF MINIMAL FLOODING.
- THE SIDELINE OF US ROUTE 1 HAS BEEN RETRACED BASED ON REFERENCE PLAN 1 AND EXISTING HIGHWAY MONUMENTS. THE SIDELINE OF LEWIS ROAD HAS BEEN RETRACED BASED ON REFERENCE PLAN 4.
- NO LOCATION OF SUBSURFACE UTILITIES WAS CONDUCTED ON THIS PROPERTY AS A PART OF THIS SURVEY. UTILITIES AS SHOWN ARE BASED ON STRUCTURES OBSERVABLE AT THE EARTH'S SURFACE. PRIOR TO CONSTRUCTION OR EXCAVATION ON THIS SITE CONTRACTORS WILL CONTACT DIG-SAFE TO IDENTIFY BURIED UTILITY LINES. UNDERGROUND LINES AS SHOWN ARE BASED ON DIRECT LINE PATHS BETWEEN SURFACE STRUCTURES. ACTUAL LOCATIONS MAY VARY FROM THIS INTERPRETATION.

OPEN SPACE NOTES:

THIS INFORMATION PROVIDED TO SERVE AS INDICATION OF OPEN SPACE REQUIREMENT CALCULATION. ORIGINAL APPROVAL REQUIRED A GENERAL OPEN SPACE OF 50%. THE VALUES INDICATED HERE DEMONSTRATE THAT THE AMENDED PLAN MEETS THE UPDATED TOWN REQUIREMENTS FOR OPEN SPACE PER §16.4.23.D(9).

DESIGNATION	AREA (AC)	W/IN FRONT 50% (AC)
OPEN SPACE 'A'	2.08	1.05
OPEN SPACE 'B'	0.53	0.53
(DOES NOT INCLUDE OUTDOOR DINING, CONSERVATIVE)		
OPEN SPACE 'C'	0.30	--
OPEN SPACE 'D'	1.07	0.57
TOTAL	3.98	2.15
		(54% OF TOTAL)

OPEN SPACE REQUIRED IS 35% OF LOT AREA
11.096 * 0.35 = 3.88 < 3.98 PROVIDED

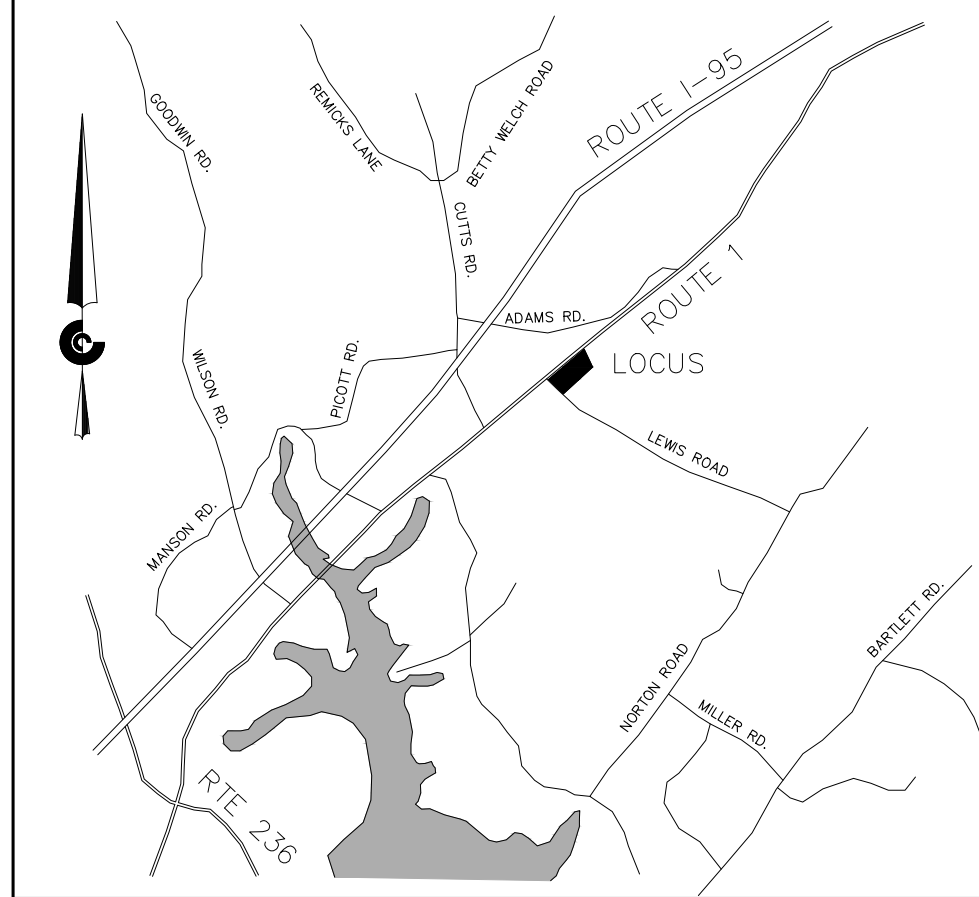
25% OF OPEN SPACE MUST BE LOCATED IN THE FRONT 50% OF THE LOT AREA
25% REQUIRED < 54% PROVIDED

REFERENCE PLANS:

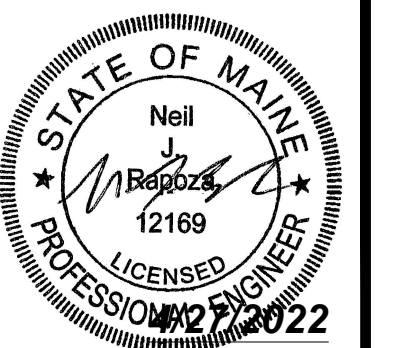
- MAINE STATE HIGHWAY COMMISSION - RIGHT OF WAY MAP - STATE HIGHWAY "A" - KITTERY, YORK COUNTY - FEDERAL AID PROJECT NO. F1-01-1(5), S.H.C. FILE NO. 16-81, DATED DECEMBER 1951, SHEET 1 OF 2, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 23, PAGE 45.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY MAP, STATE HIGHWAY "1", KITTERY, YORK COUNTY - FEDERAL AID PROJECT NO. F-01-1(82), DATED NOVEMBER 1990, D.O.T. FILE NO. 16-329, PIN NO. 002842.00, SHEETS 5 & 6 OF 8, UNRECORDED.
- PLAN SHOWING PORTION OF PROPERTY OF MARION D. LUCAS, KITTERY, YORK COUNTY, MAINE, TO BE CONVEYED TO THOMAS R. WEST & SHIRLEY E. WEST, SURVEYED BY MOULTON ENGINEERING CO., DATED JULY 13, 1954 AND JULY 20, 1954, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 25, PAGE 46.
- DIVISION OF LAND (TAX MAP 61, LOT 27) FOR TRUST A & TRUST B OF THE HAROLD L. DURGIN FAMILY TRUST (HAROLD L. DURGIN & ANNE E. BLAKE, TRUSTEES), 450 U.S. ROUTE 1, KITTERY, MAINE, BY DOUCET SURVEY, INC., DATED MAY 23, 2006, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 311, PAGE 46.
- "WHEN PIGS FLY" - 460 US ROUTE 1 - KITTERY, MAINE - PREPARED FOR ANDREW AND RON SIEGEL, 40 BRICKYARD COURT, YORK, MAINE 03909. PREPARED BY CIVIL CONSULTANTS, DATED 7 SEPTEMBER, 2010, REVISED NOVEMBER 3, 2010. (UNRECORDED).

CONDITIONS OF APPROVAL:

- APPROVAL OF THIS PLAN INCLUDES INFORMATION SHOWN ON SHEETS C1, C2 AND C3. CONDITIONS OF PREVIOUS SITE PLAN APPROVAL DATED 11/4/2010 (REFERENCE PLAN #5) SHALL STILL APPLY.



LOCATION PLAN
(NOT TO SCALE)



CIVIL CONSULTANTS
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NO.	REVISIONS	DATE
3	REVISED PER TOWN REVIEW COMMENTS	4/27/22
2	REVISED PER PLANNING BOARD COMMENTS	4/06/22
1	REVISED PER TOWN REVIEW COMMENTS	4/14/22

RECORD-OWNER:
PIG PEN PARTNERS
OWNER ADDRESS:
40 BRICKYARD COURT
YORK, ME 03909

**WHEN PIGS FLY PIZZERIA - OUTDOOR SEATING
LAND OF PIG PEN PARTNERS - 460 U.S. ROUTE 1
KITTERY, YORK COUNTY, MAINE**

PREPARED FOR:
PIG PEN PARTNERS
CLIENT ADDRESS:
40 BRICKYARD COURT, YORK, ME 03909

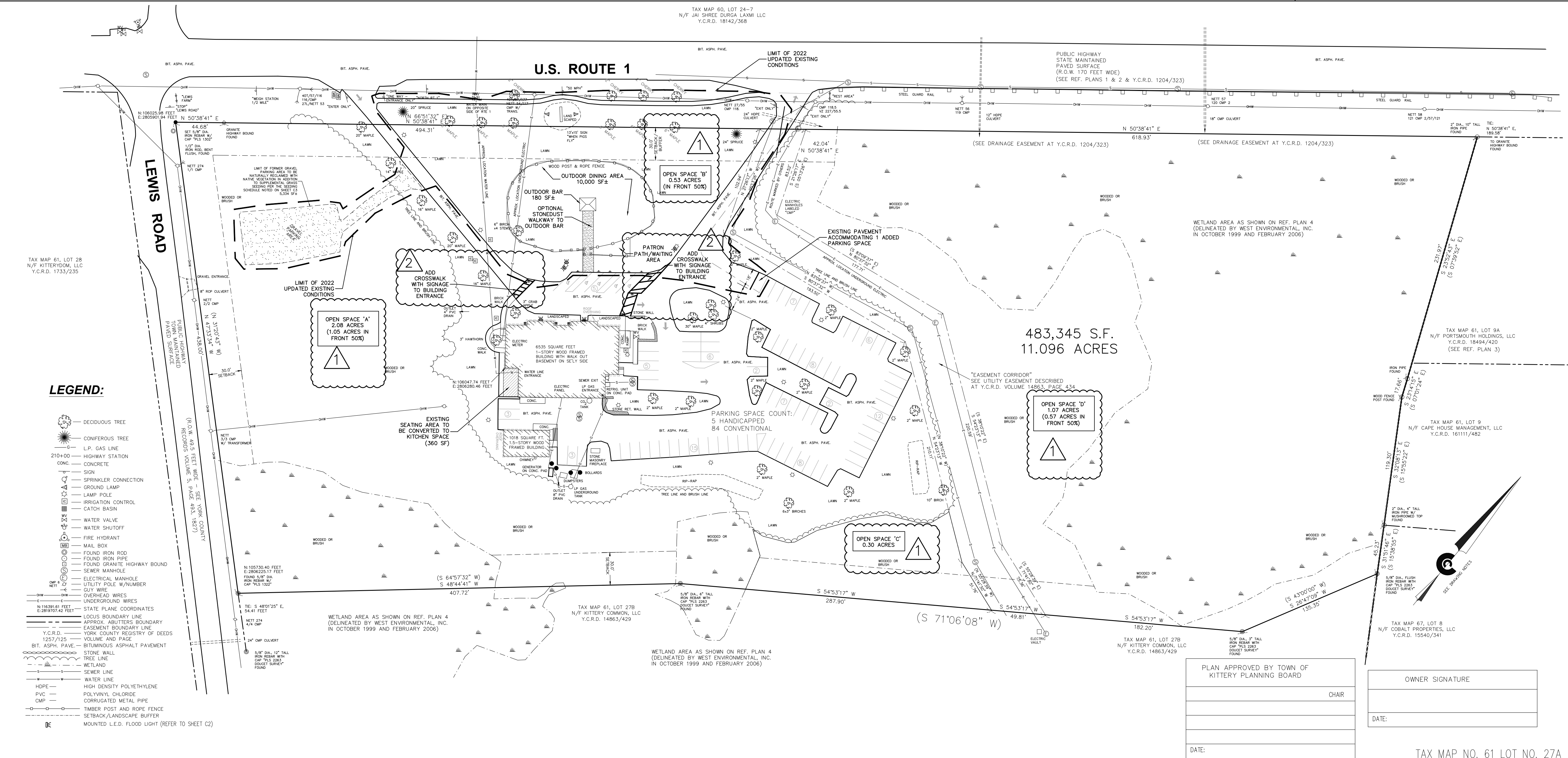
DATE: 03/14/2022
DRAWN BY: NJR
CHECKED BY: GRA
APPROVED BY: NJR

**PROPOSED
SITE MODIFICATION
PLAN**

PROJECT NO: 09-185.04

C1

SHEET: 1 OF 3



PLAN APPROVED BY TOWN OF KITTERY PLANNING BOARD

OWNER SIGNATURE

CHAIR

DATE:

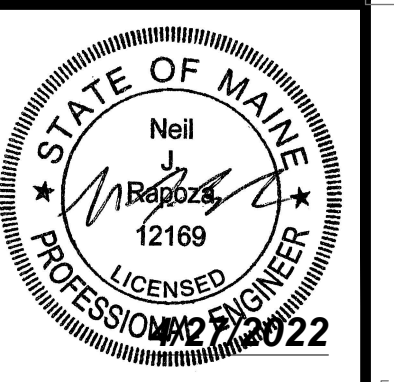
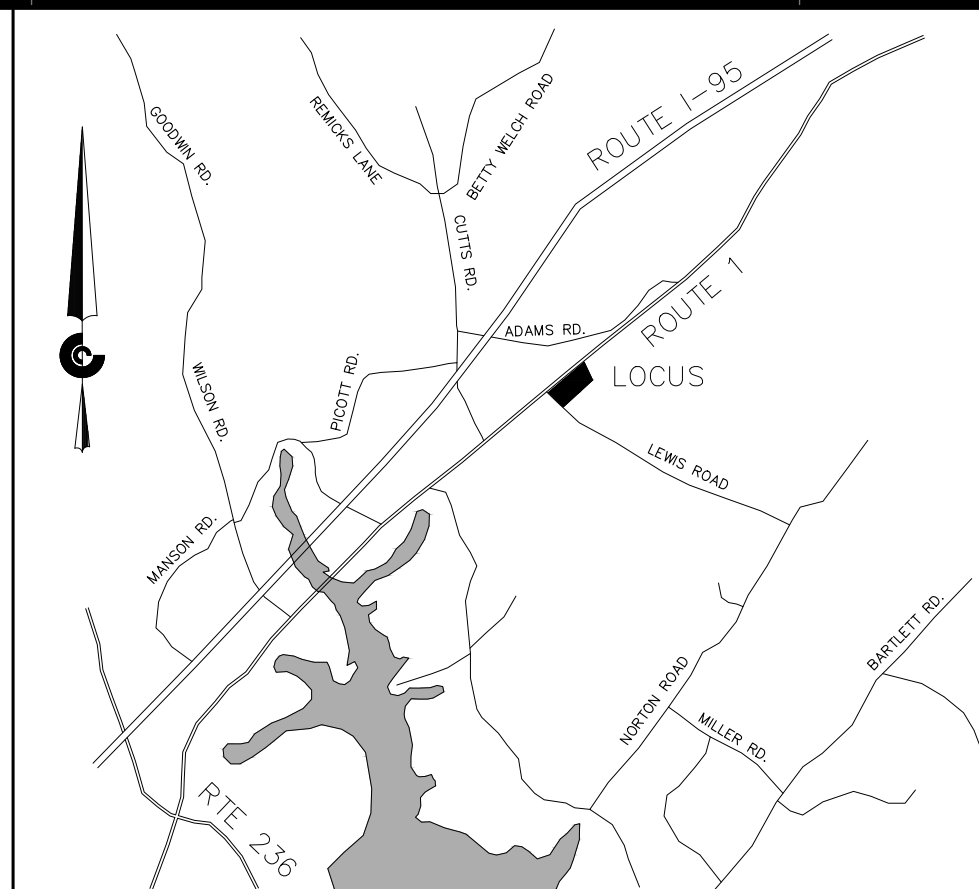
TAX MAP NO. 61 LOT NO. 27A

3

LEGEND:

- DECIDUOUS TREE
- CONIFEROUS TREE
- L.P. GAS LINE
- 210+00 HIGHWAY STATION
- CONC.
- SIGN
- SPRINKLER CONNECTION
- GROUND LAMP
- LAMP POLE
- IRRIGATION CONTROL
- CATCH BASIN
- WATER VALVE
- WATER SHUTOFF
- FIRE HYDRANT
- MAIL BOX
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND GRANITE HIGHWAY BOUND
- SEWER MANHOLE
- ELECTRICAL MANHOLE
- UTILITY POLE W/NUMBER
- O.U. WIRE
- OVERHEAD WIRES
- UNDERGROUND WIRES
- STATE PLANE COORDINATES

- LOCUS BOUNDARY LINE
- APPROX. ABUTTERS BOUNDARY
- CASSEMENT BOUNDARY LINE
- Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
- 1257/725 VOLUME AND PAGE
- BIT. ASPH. PAVE.
- BITUMINOUS ASPHALT PAVEMENT
- STONE WALL
- TREE LINE
- WETLAND
- SEWER LINE
- WATER LINE
- HDPPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- TIMBER POST AND ROPE FENCE
- SETBACK/LANDSCAPE BUFFER
- MOUNTED L.E.D. FLOOD LIGHT



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1	REVISED PER TOWN REVIEW COMMENTS	4/14/22

RECORD OWNER:
 PIG PEN PARTNERS
 OWNER ADDRESS:
 40 BRICKYARD COURT
 KITTERY, ME 03909

PREPARED FOR:
 PIG PEN PARTNERS
 40 BRICKYARD COURT, YORK, ME 03909

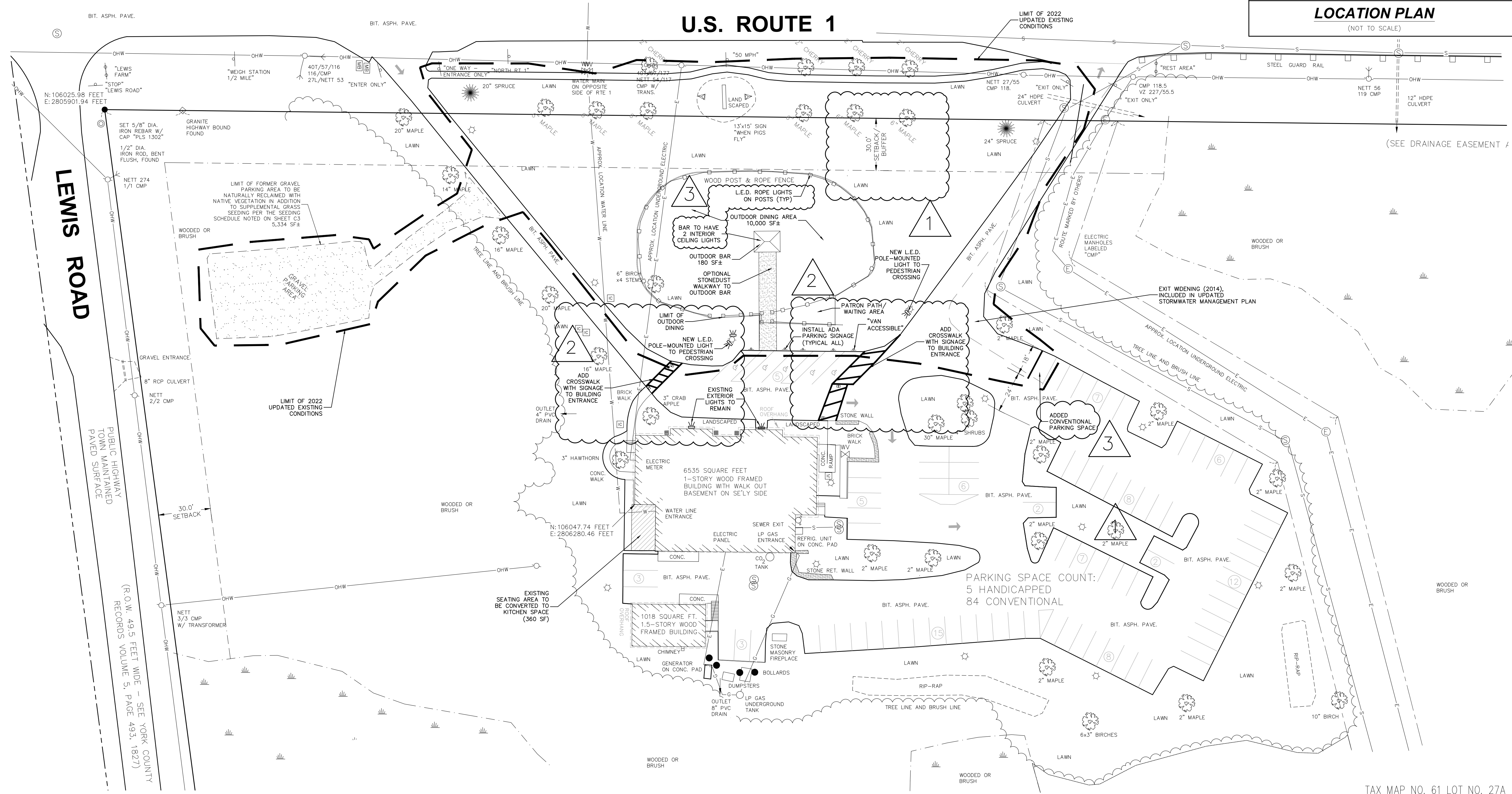
DATE: 03/14/2022
 DRAWN BY: NJR
 CHECKED BY: GRA
 APPROVED BY: NJR

PROPOSED SITE MODIFICATION PLAN

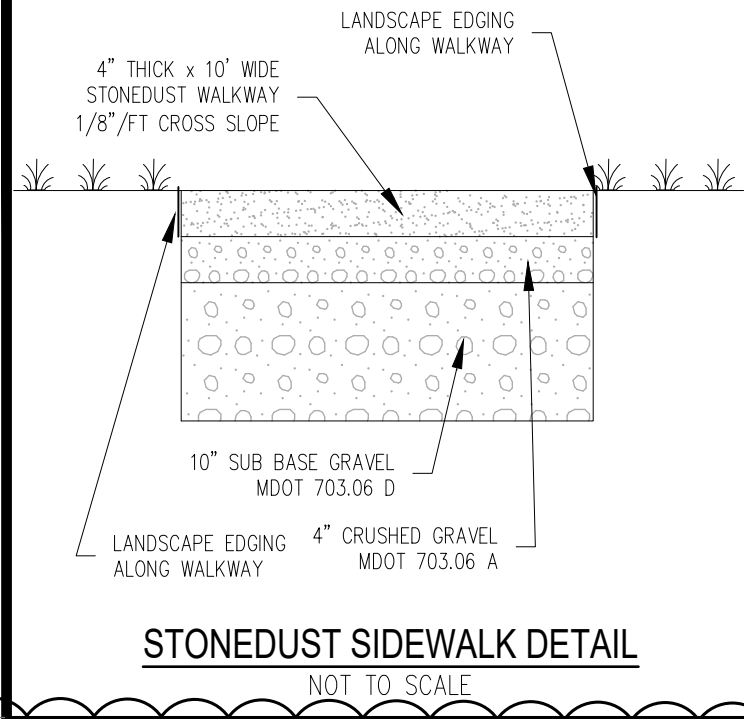
PROJECT NO: 09-185.04

C2

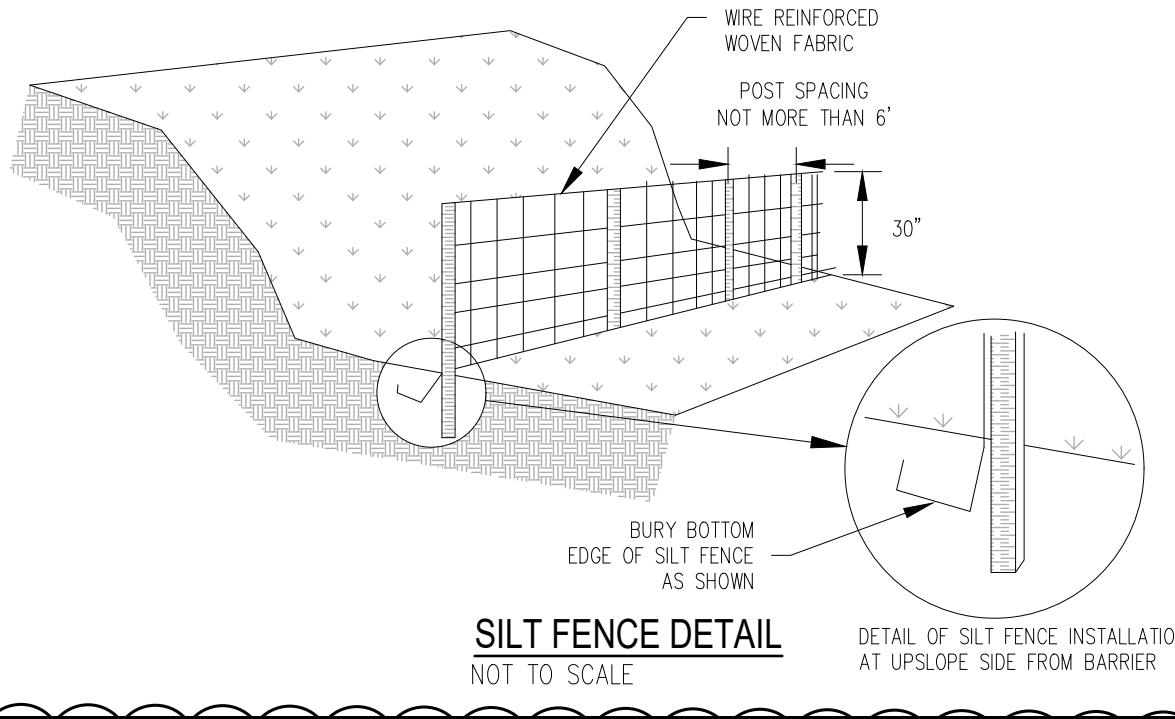
SHEET: 2 OF 3
 PLOT DATE: 4/27/2022



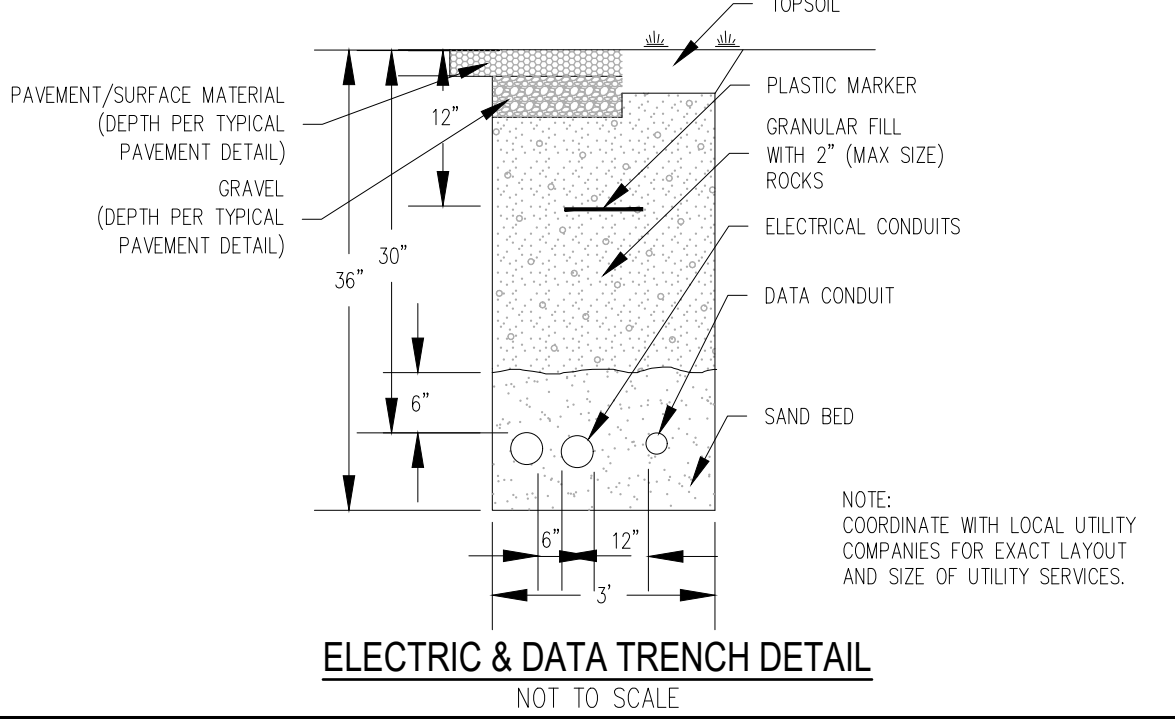
TAX MAP NO. 61 LOT NO. 27A



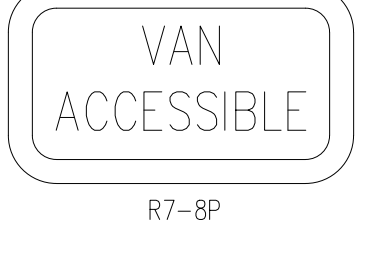
STONEDUST SIDEWALK DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



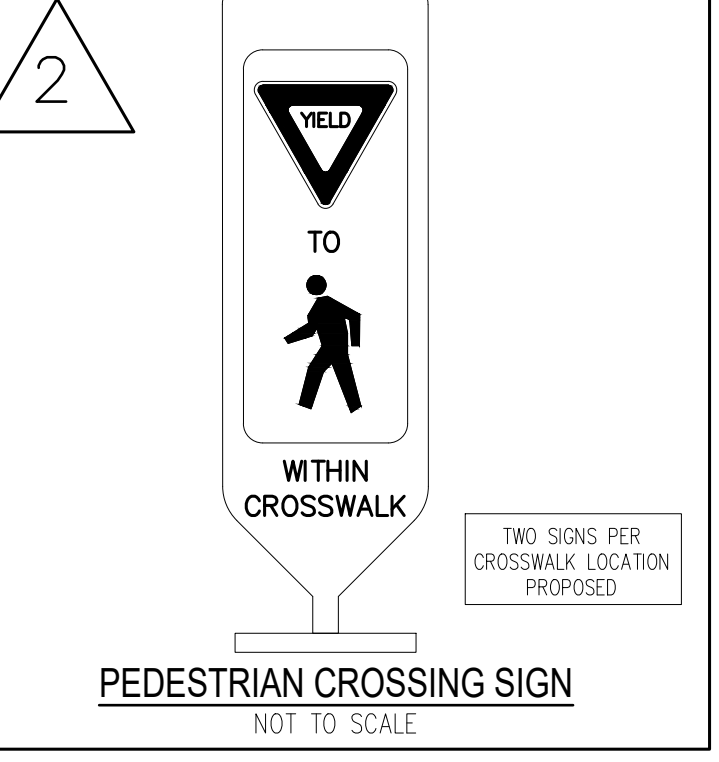
ELECTRIC & DATA TRENCH DETAIL
NOT TO SCALE



HANDICAP VAN ACCESSIBLE SIGN
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



PEDESTRIAN CROSSING SIGN
NOT TO SCALE

PRODOT SPECIFICATIONS
LED OUTDOOR AREA & SECURITY LIGHTING

Commercial Electric
DW8899ABZ-B
SKU# 1002076258

SPECIFICATIONS	
Model Number	DW8899ABZ-B
SKU	1002076258
USMD	30K79254
Power	48W
AC Voltage, Frequency	100-277 V, 60 Hz
Color Temp. (max.)	4000K
Operation Temp.	-22°F - 90°F
CR	80
Lumen Output (min)	5000 lm
Lifetime Rating	60,000 hrs
Efficiency	113.04 lm/watt

PACKAGING	
Weight (net)	3.15 lbs
Stack L. x W. x H. (in.)	12.87in x 5.69in x 13.03in
Box Dimensions	15.31in x 5.67in x 12.87in
Gross Weight	4.17 lbs
Part	00699100620

ADVANTAGES

- 300 Watt Equivalent
- 50,000 Hours of Continuous Use
- 5 Year Warranty
- Durable All-weather Construction
- Non-motion Security Light
- 80 CRI Provides High Color Quality
- Dark to Dawn
- Adjustable lamp head
- MULB-Volt
- Compatible LED Bulb type
- Anti-glare lenses

INCLUDED IN BOX

- LED WALL AREA LIGHT (1)
- MOUNTING HARDWARE (1)
- INSTRUCTION MANUAL (1)

APPLICATIONS

Suitable for Wet Location
IP65 rated

OR SIMILAR, TO BE APPROVED BY TOWN

Estimated Energy Cost: \$5.54* per year

INTEGRATED LED Maintenance-Free, Light Shines Brighter & Lasts Up To 45 Years* NO BULBS REQUIRED

Contact Information: 1-877-527-0313 - WWW.HOMEDEPOT.COM

MOUNTED PEDESTRIAN SAFETY LIGHTING
NOT TO SCALE

EROSION AND SEDIMENT CONTROL PRACTICES

- NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT, UNLESS DIRECTED BY ENGINEER.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
- IF MULCH IS LIKELY TO BE REMOVED DUE TO TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
- IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
- MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
- PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
- DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
- LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

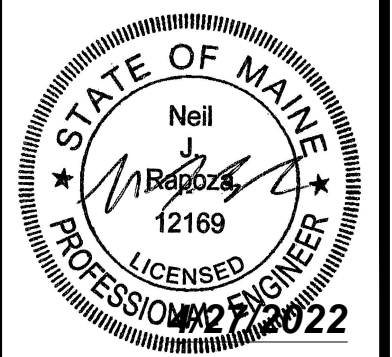
FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING MIXTURE AND SCHEDULE:

SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:		
KENTUCKY BLUEGRASS	1.60 LBS./1000 S.F.	
PERENNIAL RYE GRASS	0.40 LBS./1000 S.F.	
TOTAL	2.00 LBS./1000 S.F.	

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED. ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.



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YORK, ME 03909

WHEN PIGS FLY PIZZERIA - OUTDOOR SEATING
LAND OF PIG PEN PARTNERS - 460 U.S. ROUTE 1
KITTERY, YORK COUNTY, MAINE

PREPARED FOR:
PIG PEN PARTNERS
CLIENT ADDRESS:
40 BRICKYARD COURT, YORK, ME 03909

NOT TO SCALE
DATE: 03/14/2022
DRAWN BY: NJR
CHECKED BY: GRA
APPROVED BY: NJR

NOTES AND DETAILS

PROJECT NO: 09-185.04

C3

SHEET: 3 OF 3

TAX MAP NO. 61 LOT NO. 27A