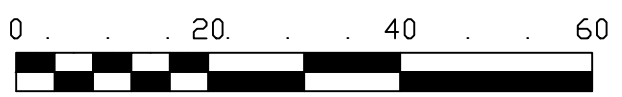


- NOTES:
- 1) THE EXISTING SYSTEM IS APPROVED AS A 9 SLIP FLOATING DOCK FOR ACCESS BY THE 9 LOTS OF THE SUBDIVISION. THE COVENANTS SET FORTH IN THE AMENDMENT TO THE DECLARATION OF RIGHTS (1/26/2007, BK15070/PG157-0180) STATE AS SUCH AND LIMITS THE LENGTH OF THE BOATS ALLOWED TO 24FT.
 - 2) AS CURRENTLY CONSTRUCTED, THERE IS ONLY ROOM FOR 7 24FT BOATS TO SAFELY INGRESS/EGRESS THE FLOAT. 6 OFF OF THE FINGER FLOATS ON THE WATERWARD SIDE AND ONE ON THE DOWNRIVER/LANDWARD SIDE.
 - 3) DOCK BUILT PER MEDEP, ACOE, AND TOWN OF KITTEERY APPROVALS. 6FT X 80FT FIXED PIER, 3FT X 40FT GANGWAY, LEADING TO A 660SQ/FT FLOATING DOCK.
 - 4) RIPARIAN LINES DETERMINED USING THE COLONIAL METHOD.

EXISTING CONDITIONS PLAN

REFERENCE PLANS::

- 1) "EXISTING CONDITIONS R.O.W. SURVEY OFF OF TUDOR DRIVE, KITTEERY, MAINE ASSESSOR'S PARCEL 17-43-3 & 17-43-4" PREPARED FOR: RIVERSIDE & PICKERING, LAND OF: O'SHAUGHNESSY & PARTRIDGE REALTY TRUST. PLAN BY JAMES VERRA and ASSOCIATES, INC.. DATE: 02-13-2023.
- 2) "SECOND REVISION TO 'PHASE II SUBDIVISION PLAN (LOT 43, MAP 17)' RECORDED: Y.C.R.D PLAN BOOK 271 PAGE 30. SUBDIVISION PLAN OF THE BRIERS AT MEAD FARM FOR FIRST STEP LAND DEVELOPMENT. 225 WHIPPLE ROAD, KITTEERY, MAINE." DATED AUGUST 22, 2006, AND PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. Y.C.R.D. PB: 317 PG: 6.



Date: 09/28/2023

Drawn By: ZT

Checked By:

Date:

Job Class:

Approved:

Title:

Address: Tudor Drive City: Kittery, ME

Map & Lot #: 17-43-3 & 4 Drawing Scale: Noted

RIVERSIDE & PICKERING
MARINE CONTRACTORS

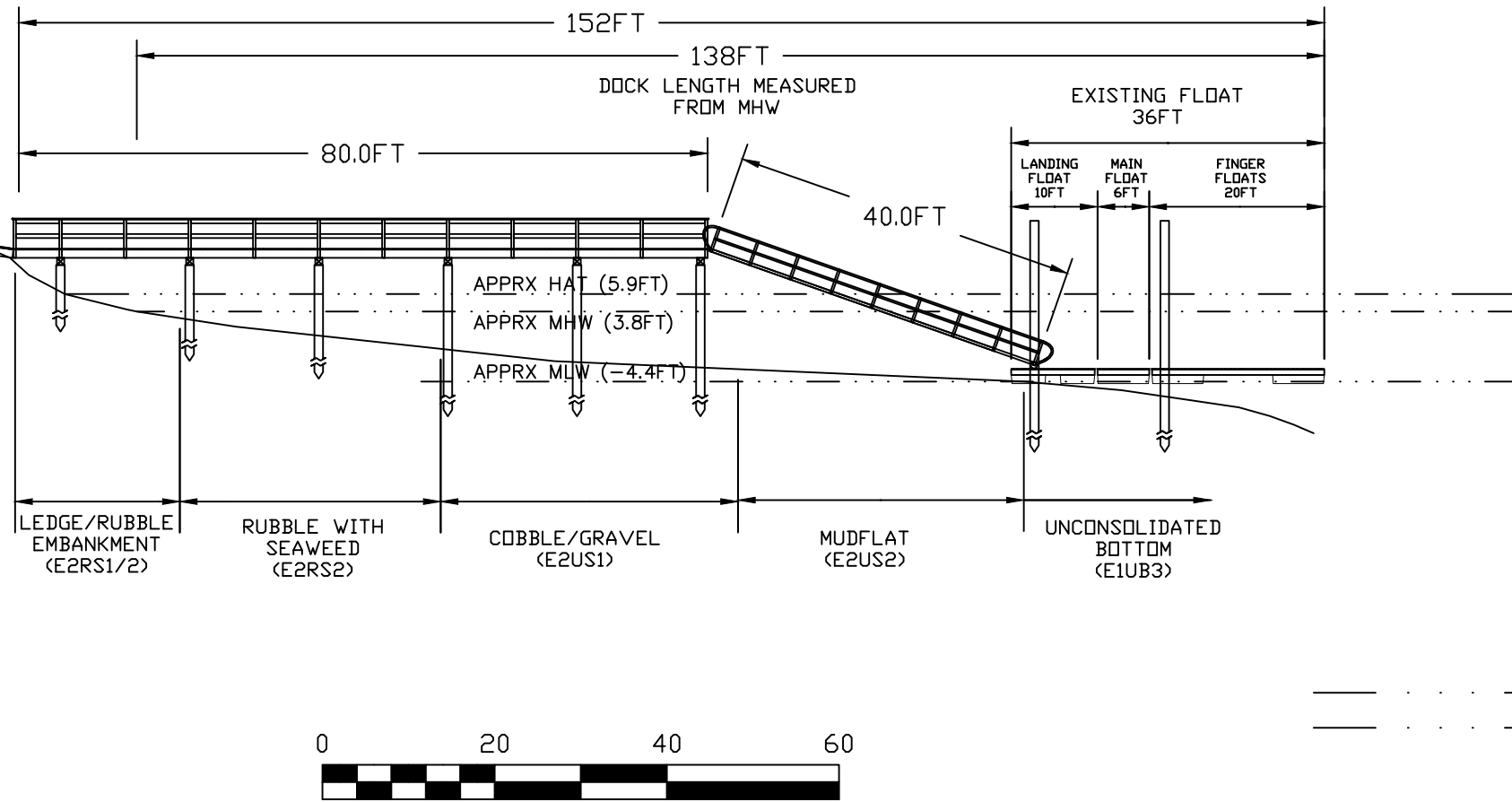
34 Patterson Lane, Newington, NH
Office: (603) 427-2824 Fax: (603) 571-7132

REVISIONS	Date	Description	Approve
1	1/2/24	UPDATE PLAN NAMES	

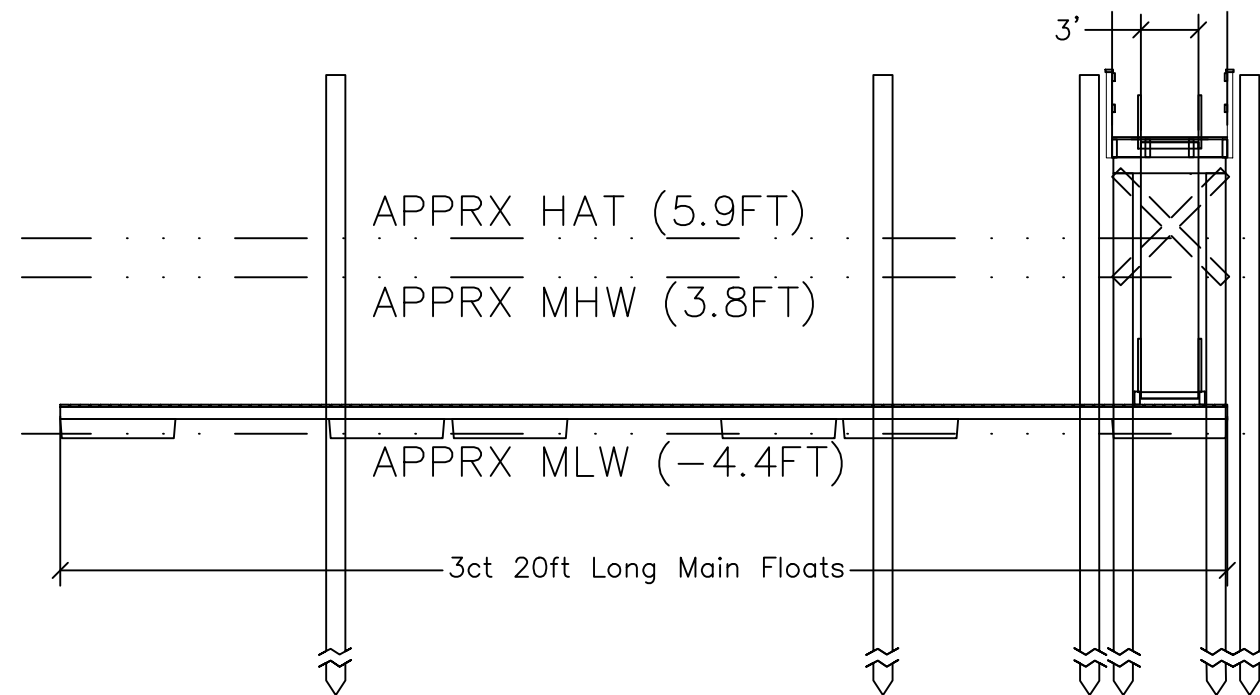
Plan #: BMF23-EC1

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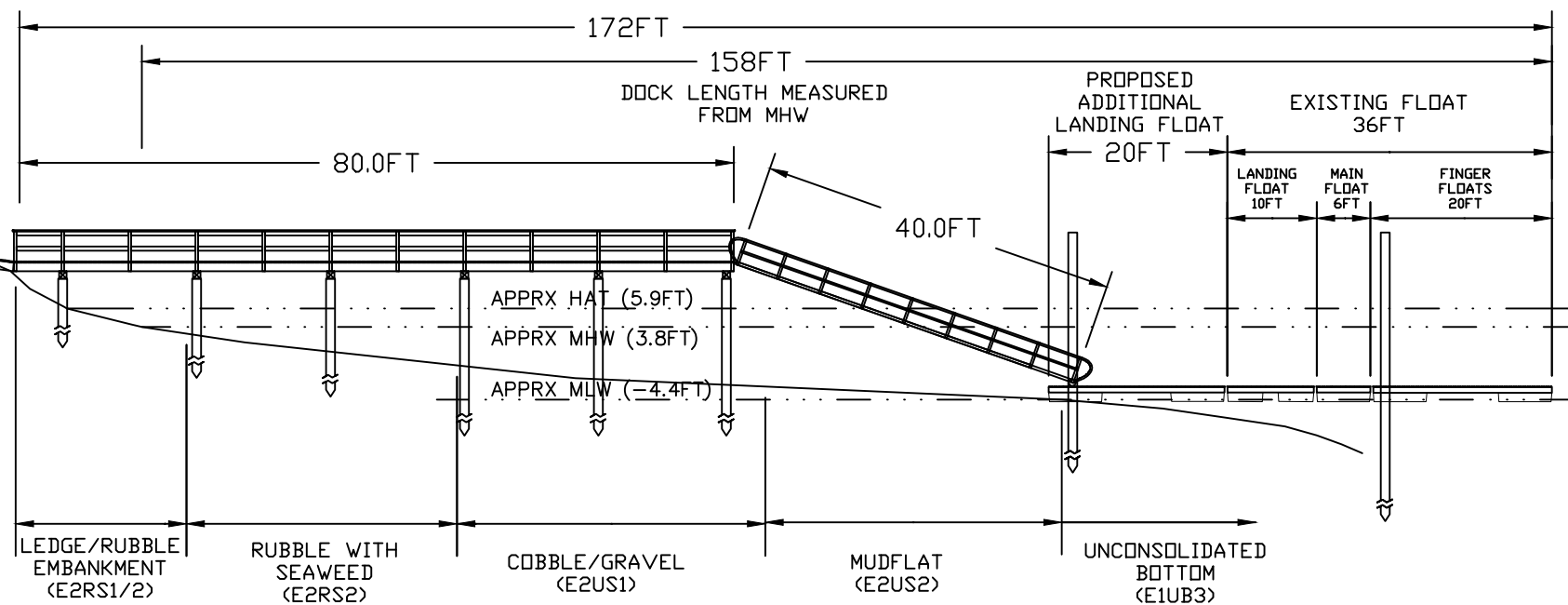
ELEVATION VIEW— EXISTING DOCK 1":20'



CROSS SECTION VIEW— PROPOSED DOCK 1":10'



ELEVATION VIEW— PROPOSED DOCK 1":20'



Date: 08/28/2023
Drawn By: ZT
Checked By:

Briers at Mead Farm
Elevation & X-Section View
Address: Tudor Drive City: Kittery, ME
Map & Lot #: 17-43-3 & 4 Drawing Scale: Noted
Title:

RIVERSIDE & PICKERING
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REVISIONS		Approve
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1/2/24	UPDATE PLAN NAMES	

Plan #: BMF23-ELV1
3 3