

EXISTING LAYOUT SCOPE:

REMOVE EXISTING DOCK AND REMNANTS AND MOORING PILES.

RESOURCE OBSERVATION PERFORMED BY:

CHRISTOPHER LOUDON ON 06/01/25

VARIOUS BOTTOM THROUGHOUT PROJECT AREA
(TYPICAL SAND BOTTOM TYPE)

APPARENT RIPARIAN LINE

N90°00'00" E 91.00'

EXISTING MOORING
PILES TO BE REMOVED
(TYP.)

S 0°00'00" W
37.00'

S90°00'00" W
29.97'

N 0°00'00" W 73.42'

28'X12'

204

15'X3'

102

202

103

103.60'X4.6'

101

201

203

S 0°00'00" W
24.00'

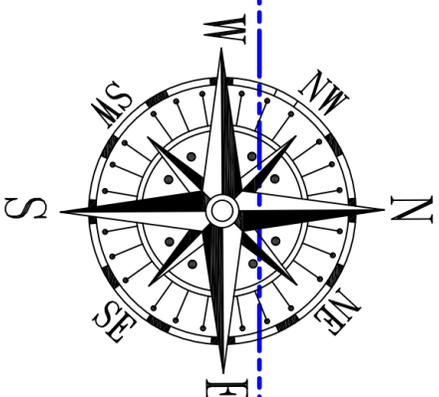
S90°00'00" W 42.98'

S90°00'00" W 78.00'

SUBMERGED BOTTOM DESCRIPTION:

THIS LOCATION APPEARS TO HAVE VARIOUS
RESOURCES WITH LOOSE SANDY MATERIAL.
WATER IS LIGHT IN COLOR WITH MAXIMUM
LIGHT PENETRATION.
NO IMPACTS ARE EXPECTED TO OCCUR.

APPARENT RIPARIAN LINE



LOT 3
BLOCK 1
YACHT HARBOR ESTATES
PLAT BOOK 23
PAGE 121

RIPARIAN LINE LOCATION IS ONLY AN APPROXIMATION NOTED ON PLANS. OWNER
DID NOT PROVIDE A RIPARIAN LINE SURVEY TO CONSULTANT DURING DESIGN
PROCESS. CONSULTANT DETERMINED APPROXIMATE RIPARIAN LINE PLACEMENT
BASED ON MAJORITY DOCK INSTALLATIONS.

PROJECT INFORMATION:	
EXISTING DOCK	
REMNANTS:	984 SF

DESIGN CONSULTANT INFORMATION:

LOUDON & ASSOCIATES, LLC.
3340 SE FEDERAL HWY, #234
STUART, FL. 34997
(772) 215-8805 OFFICE
loudonandassociates@gmail.com

REVISIONS:

EXISTING LAYOUT

SCALE:
1" = 10'

CONTRACTOR TO VERIFY SITE CONDITIONS.
CONSULTANT IS NOT RESPONSIBLE FOR ANY
UNFORESEEN CONDITIONS.

THIS DRAWING IS NOT VALID WITHOUT
MARINE CONSULTANT & ENGINEERS
SIGNATURE, EMBOSSED SEAL, OR A
VERIFIABLE ELECTRONIC SIGNATURE IN
ACCORDANCE WITH STATE STATUTE
668.001-668.006.

PROJECT INFORMATION:
OPTIMUM REALTIES FL2 LLC
2715 LAKE DR.
RIVERIA BEACH, FL 33404
P.I.: 56-43-42-27-03-001-0030