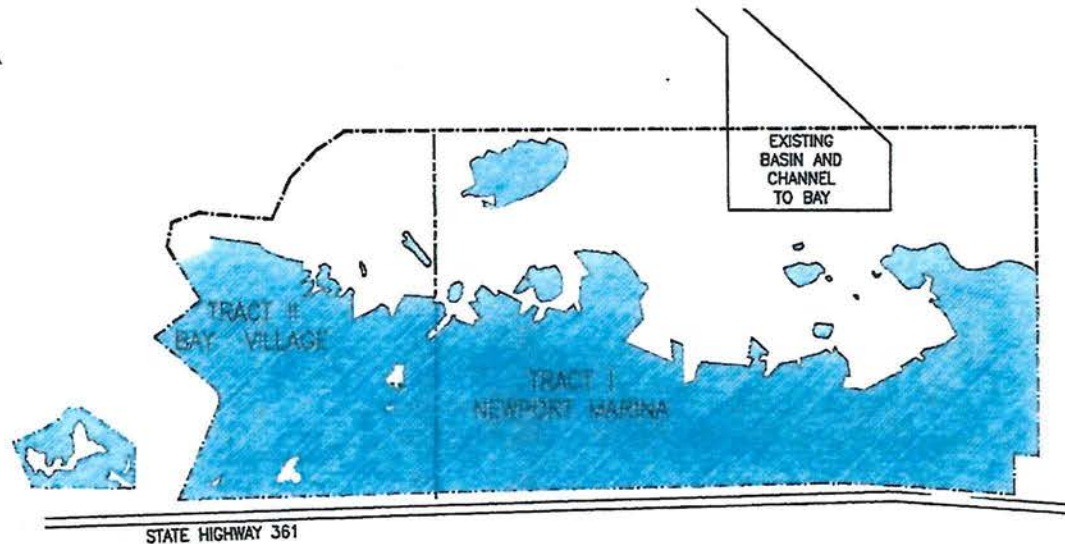
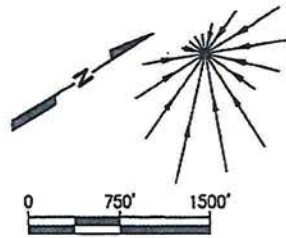


SWG-2001-02279 Sheet 2 of 20



EXISTING SITE CONDITIONS WITH JURISDICTIONAL WETLANDS

LEGEND

- PA WATERFRONT PROJECT SITE
- BOUNDARY OF JURISDICTIONAL WETLANDS
- UPLANDS

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 2 of 20

HDR

HDR Engineering, Inc.
TEXAS 77001

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL
& RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATE: 01/10

HDR JOB NO: 79481

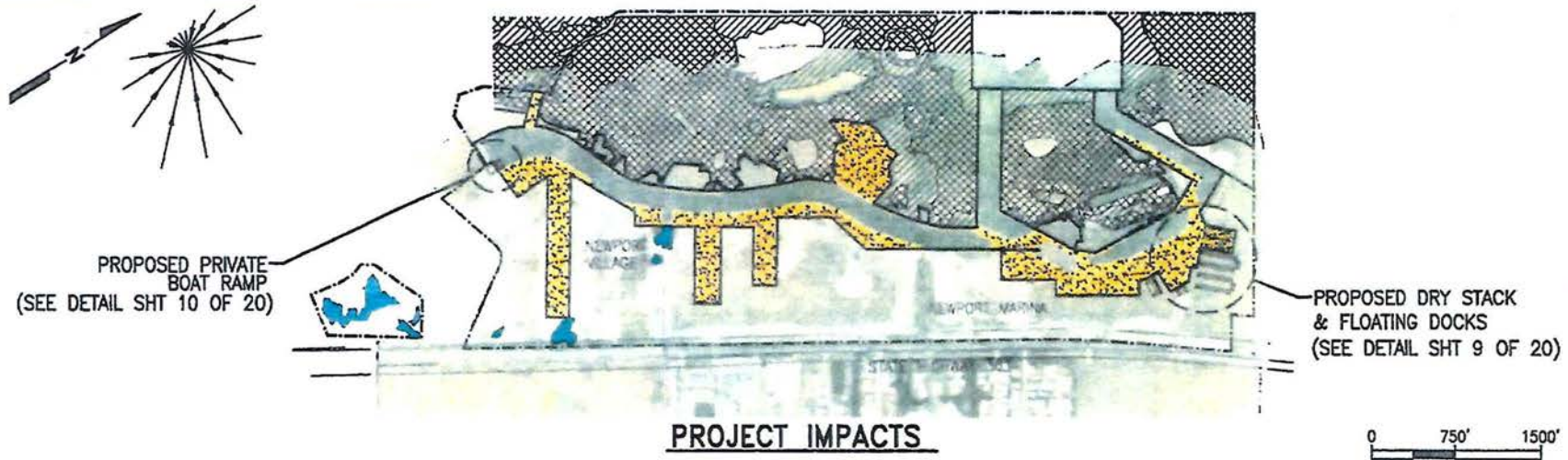
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REV. 02 DATE: 01/16

SHEET 02 OF 20

SWG-2001-02279 MAY 24 2010

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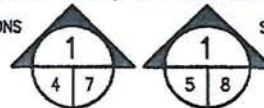
PROJECT IMPACTS

PROPOSED IMPACTS	
HABITAT	ACRES IMPACTED
SEAGRASS *	NONE
SALT MARSH	0.16
SAND/ALGAL FLAT	0.26
VEGETATED FLAT *	NONE
OPEN WATER *	NONE
HIGH MARSH *	NONE
ISOLATED UPLANDS	NONE

SEE SHEET 18

SUMMARY OF EXCAVATION

TOTAL EXCAVATION : 91.47 ACRES.
 UPLAND EXCAVATION TO BE COMPLETED : 45.21 ACRES
 EXCAVATED TO NAVIGABLE DEPTHS (>-4' MLT) : 61.66 ACRES.
 CREATED SHALLOW WATER / INTERTIDAL HABITAT : 19.04 ACRES.
 SEE SECTIONS



SHOWN ON SHEETS 7 AND 8.

LEGEND

- SALT MARSH
- SAND / ALGAL FLAT
- VEGETATED FLAT
- UPLAND EXCAVATION (TO BE COMPLETED)
- PROTECTED WETLANDS
- PA WATERFRONT DEED BOUNDARY

* IMPACTS TO THESE HABITATS HAVE ALREADY OCCURED UNDER PREVIOUS AUTHORIZATION OF SWG-2001-02279

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Permit Application No.: SWG-2001-02279
 Applicant Name: PA Waterfront, L.P.
 Sheet 3 of 20

HDR

HDR Engineering, Inc.
10000 N. Mopac Expressway, Suite 1000, Austin, TX 78758

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATE: 01/10

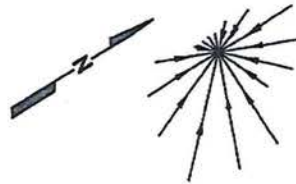
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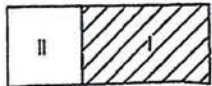
REV. 02 DATE: 05/16

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SWG-2001-02279



0 400' 800'



KEY MAP

LEGEND

- PA WATERFRONT PROJECT SITE
- PERMITTED SHORELINE
- WOODEN APPROACH LANE
- PROPOSED DRAINAGE - PER CITY OF PORT ARANSAS MASTER PLAN
- △ RESIDENTIAL CANAL
- PIER STRUCTURES TO RESEMBLE THOSE SHOWN ON SECTION, SEE SHEET 7.
- AREA TO BE EXCAVATED TO ELEVATIONS CONDUCTIVE TO SEAGRASS GROWTH
- ● ● ● PIPING PLOVER CONFIRMED HABITAT

MATCHLINE (SEE SHEET 5 OF 20 FOR CONTINUATION)



DEVELOPMENT CONCEPT TRACT I: NEWPORT MARINA

PROPOSED DRY STACK
& FLOATING DOCKS
(SEE DETAIL SHT 9 OF 20)

NOTES

- * CANAL WILL NOT BE NAVIGABLE AT THIS LOCATION. APPROACH LANE WILL BE CONSTRUCTED ON WOODEN PILING TO MAXIMIZE CIRCULATION AND AVOID UNNECESSARY FILL.

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Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 4 of 20

HDR Engineering, Inc.
TEXAS PROFESSIONAL ENGINEERING NO. 261

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATE: 01/10

HDR JOB NO: 79481

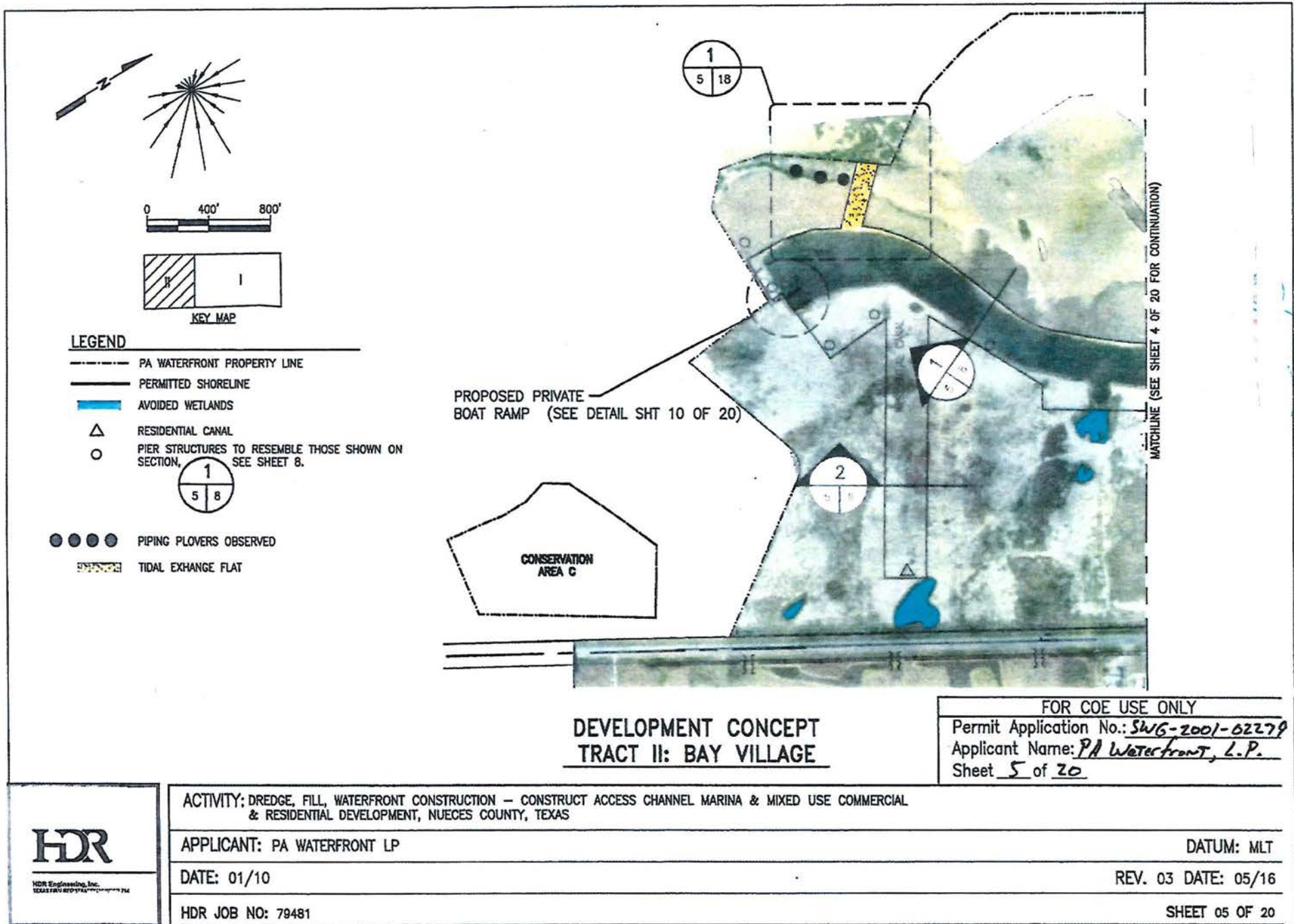
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REV. 03 DATE: 05/16

SHEET 04 OF 20

SWG-2001-02279 MAY 20 2021

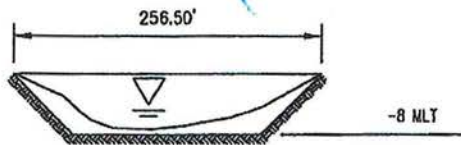
SWG-2001-02279 Sheet 5 of 20



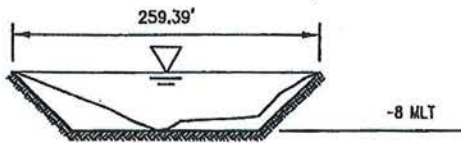
SWG-2001-02279

SWG-2001-02279

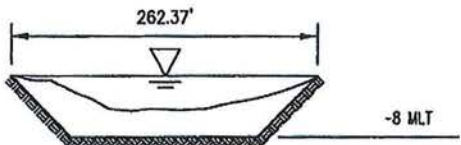
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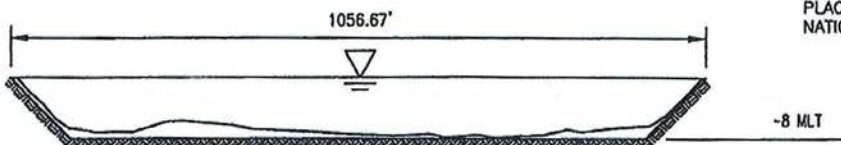
SECTION E-E THROUGH CHANNEL
 SCALE: N.T.S.



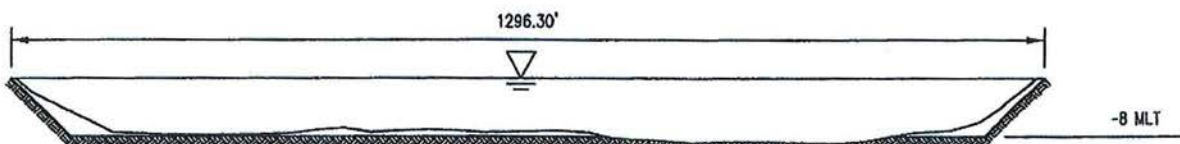
SECTION D-D THROUGH CHANNEL
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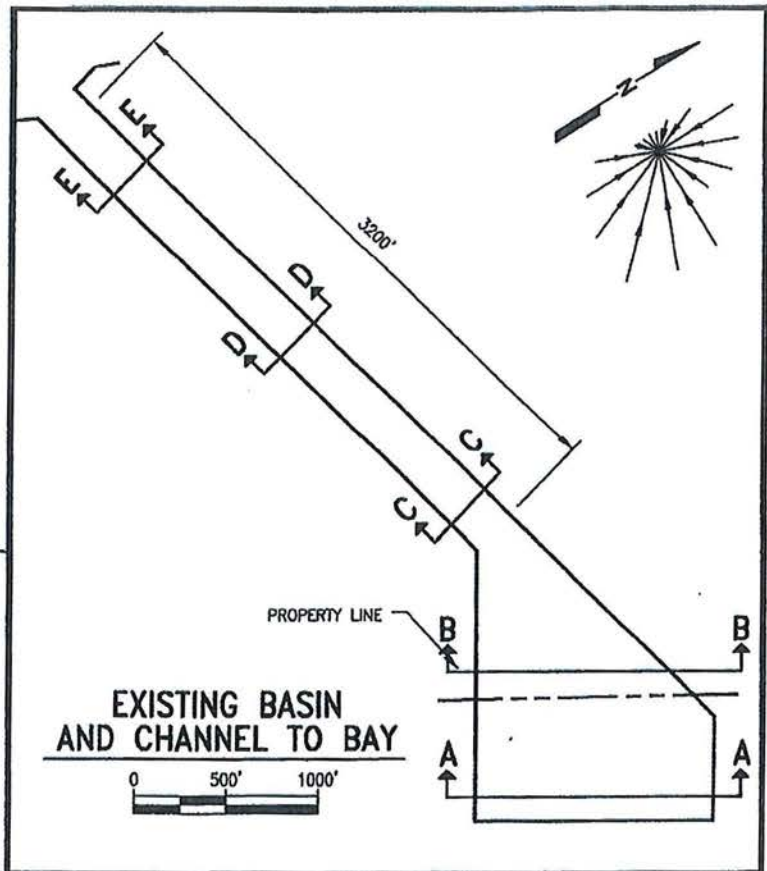
SECTION C-C THROUGH CHANNEL
 SCALE: N.T.S.



SECTION B-B THROUGH BASIN
 SCALE: N.T.S.



SECTION A-A THROUGH BASIN
 SCALE: N.T.S.



NOTES

HYDRAULIC MAINTENANCE DREDGING AND THE USE OF A CONFINED UPLAND PLACEMENT AREA IS PROPOSED UNDER NATIONWIDE PERMIT 16.

REPRESENTATIVE SECTIONS

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
 Applicant Name: PA Waterfront, L.P.
 Sheet 6 of 20

HDR

HDR Engineering, Inc.
 13440 FM 1960, Suite 100, Houston, TX 77055

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

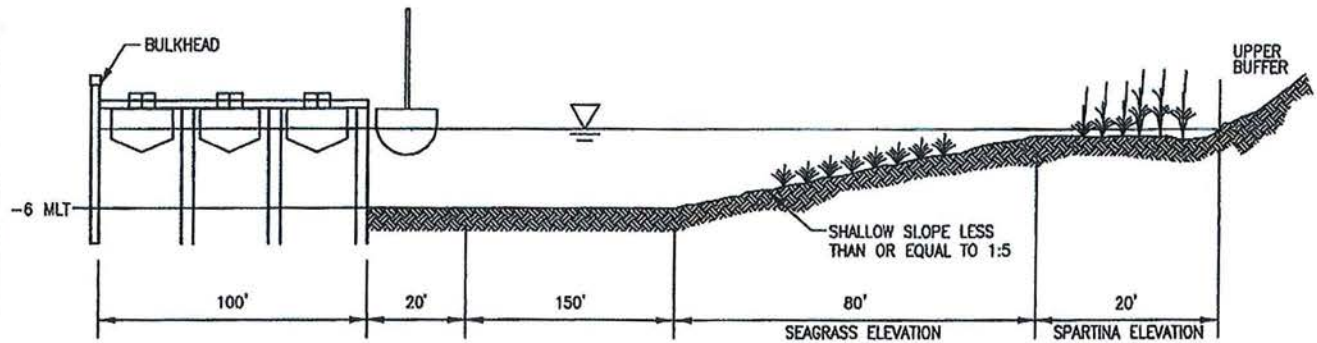
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HDR JOB NO: 79481

SHEET 06 OF 20

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SWG-2001-02279 MAY 20 2010

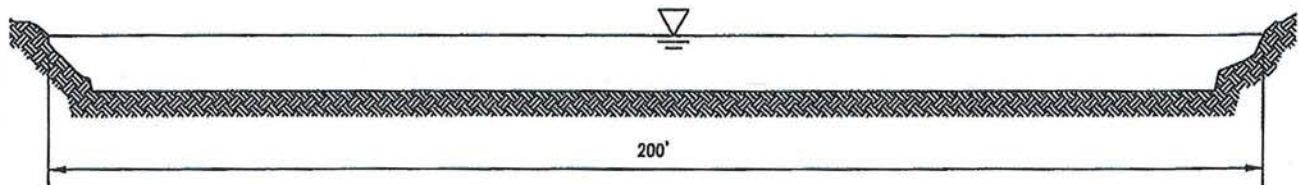


NOTE:
NUMBER AND SIZE OF
BOAT SLIPS MAY VARY.



MAIN CHANNEL SOUTH FROM MARINA-WITH BOAT DOCKS

SCALE: N.T.S.



TYPICAL SECTION

SCALE: 0 15' 30'

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279

Applicant Name: PA Waterfront, L.P.

Sheet 7 of 20

HDR

HDR Engineering, Inc.
TEXAS FIRM REGISTRATION NUMBER 054

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

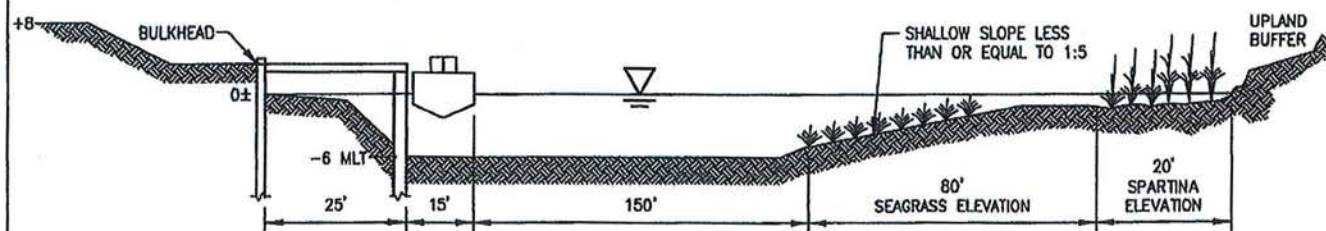
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HDR JOB NO: 79481

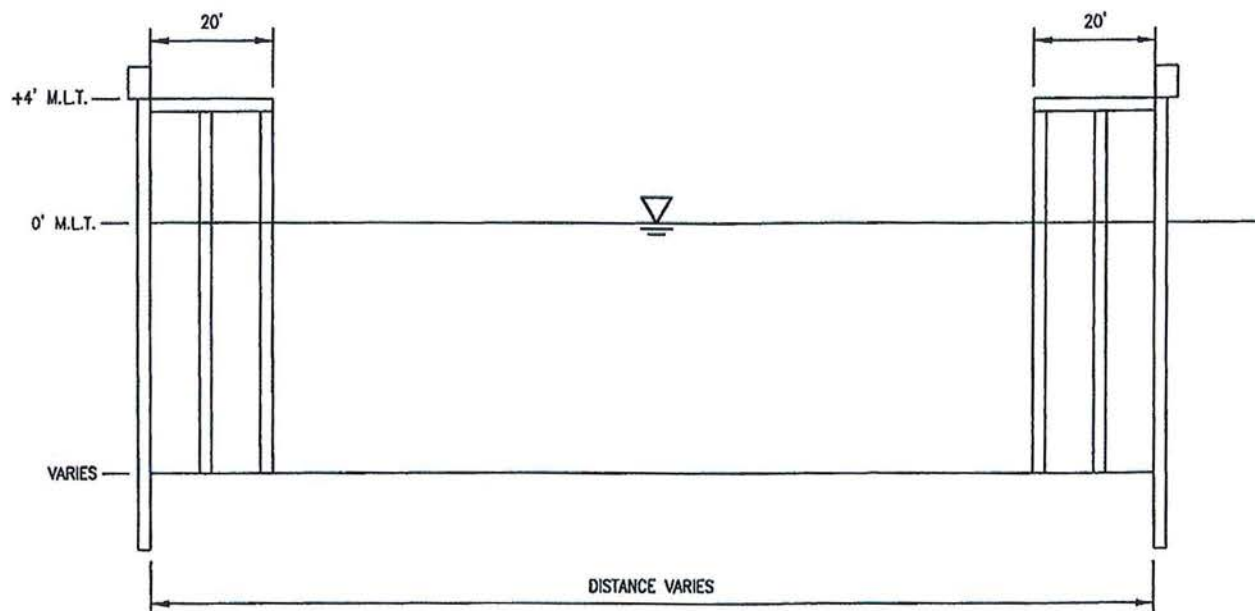
SHEET 07 OF 20

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1 TYPICAL CHANNEL IN VILLAGE AREA
SCALE: N.T.S.



NOTES

RESIDENTIAL CANALS WILL BE DREDGED SUCH THAT BOTTOM ELEVATIONS TRANSITION FROM -6 M.L.T. WHERE THE CANALS MEET THE MAIN WATERBODY TO -4' M.L.T. AT TERMINAL END.

2 TYPICAL SECTION RESIDENTIAL CANAL
SCALE: N.T.S.

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 8 of 20

HDR

HDR Engineering, Inc.
Texas Professional Engineer No. 154

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

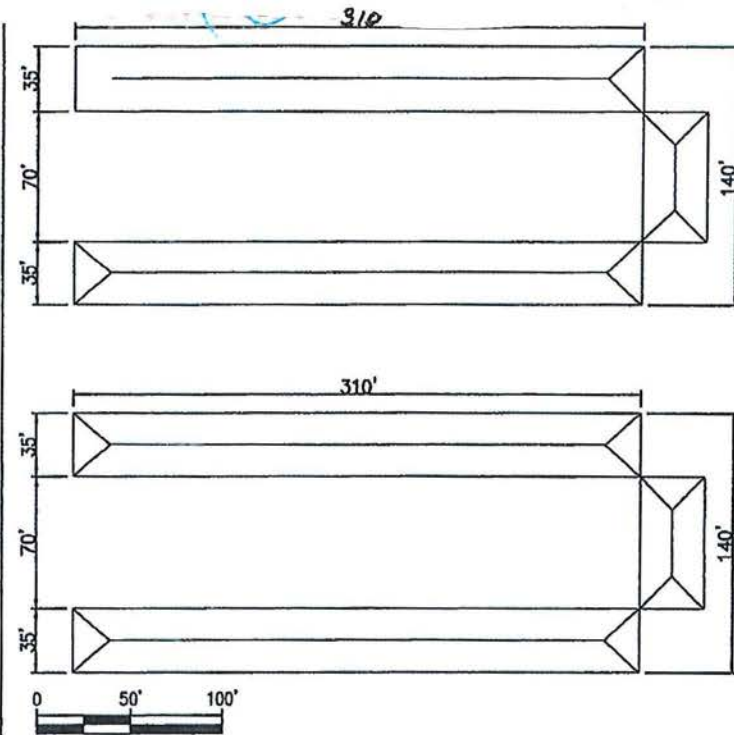
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HDR JOB NO: 79481

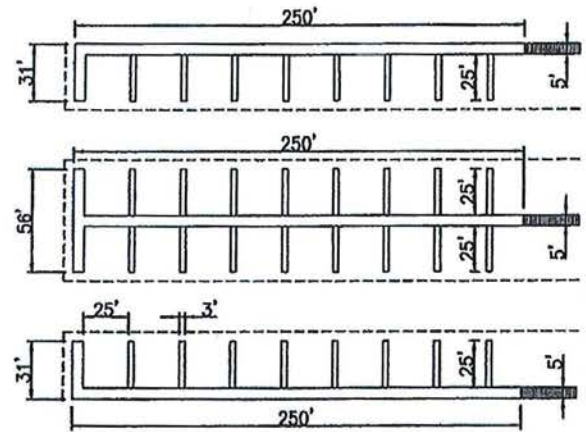
SHEET 08 OF 20

SWG-2001-02279 Sheet 9 of 20

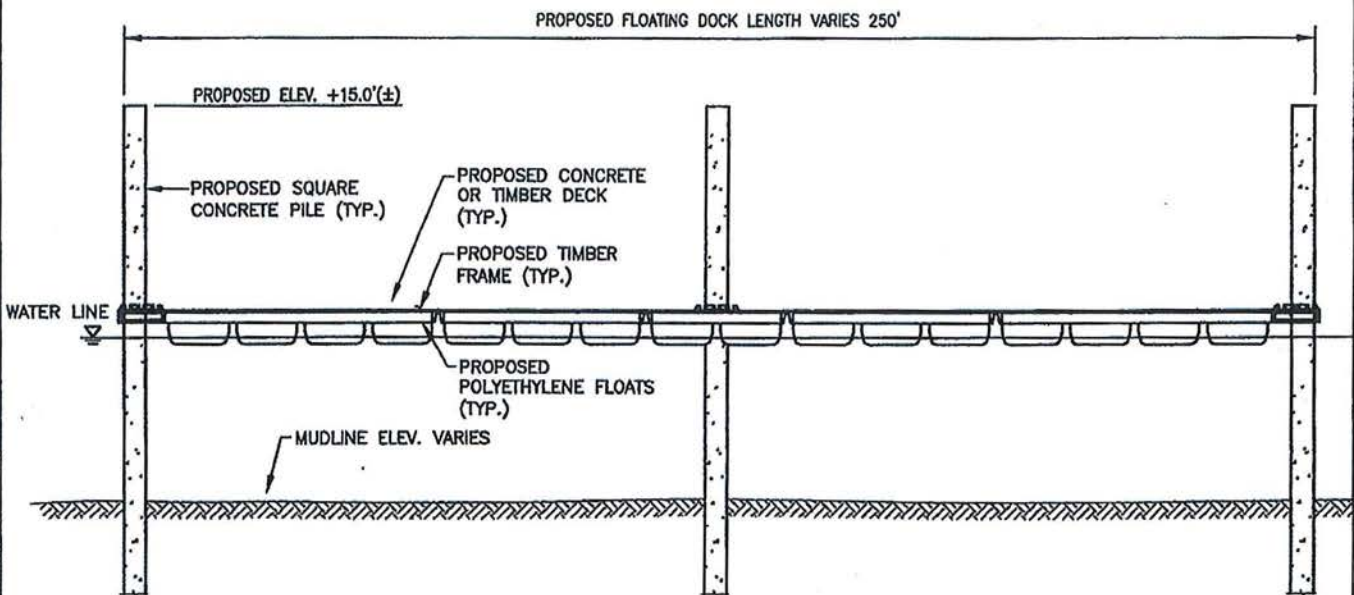
SWG-2001-02279 MAY 20 2016



1 PROPOSED DRY STACK
4 9



2 PROPOSED FLOATING DOCKS
4 9



3 FLOATING DOCK - ELEVATION
4 9 SCALE: NONE

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Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 9 of 20

HDR

HDR Engineering, Inc.
TEXAS PROFESSIONAL ENGINEERING FIRM

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

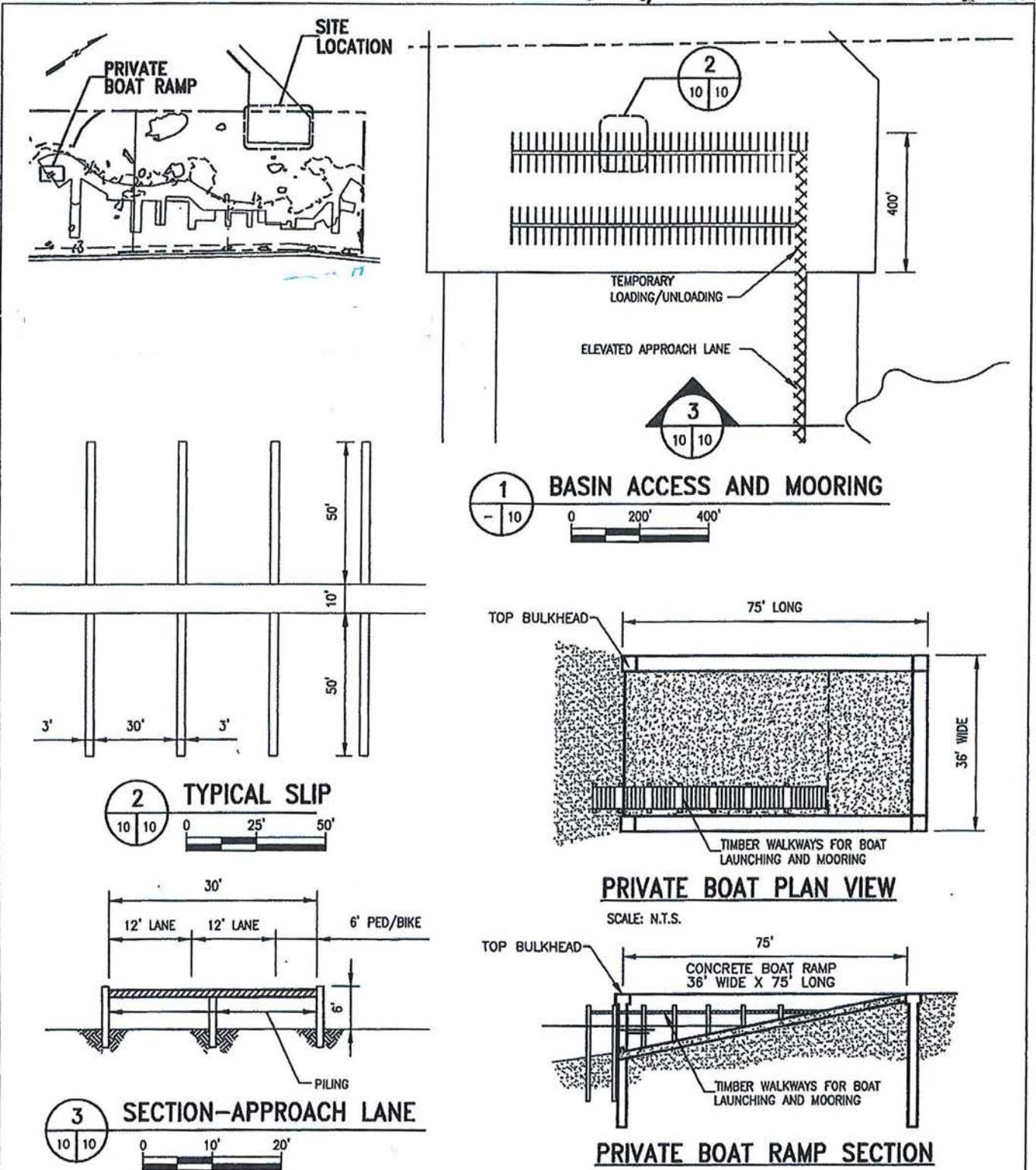
DATUM: MLT

DATE: 01/10

REV. 01 DATE: 05/16

HDR JOB NO: 79481

SHEET 09 OF 20



NOTES

APPROACH LANE WILL BE CONSTRUCTED ON PILINGS TO AVOID IMPACTS TO EXISTING ALGAL FLATS AND SALTMARSH. APPROACH LANE WILL BE USED BY PEDESTRIANS. APPROACH LANE WILL BE USED OCCASIONALLY BY SERVICE VEHICLES.

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 10 of 20

HDR

HDR Engineering, Inc.
TDAU TDAU REGISTRATION NUMBER 754

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

REV. 01 DATE: 05/16

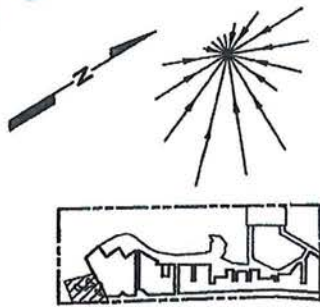
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SHEET 10 OF 20

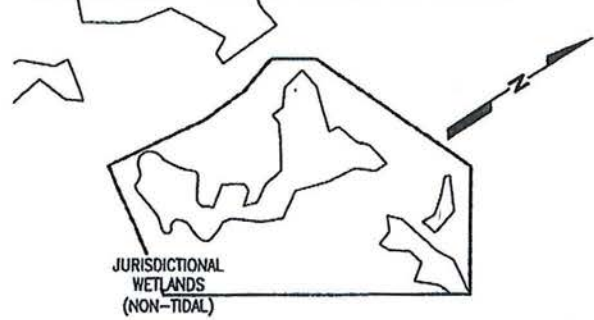
SWG-2001-02279 Sheet 11 of 20

SWG-2001-02279 MAY 20 2016

DRAINAGE AND WETLAND ENHANCEMENT

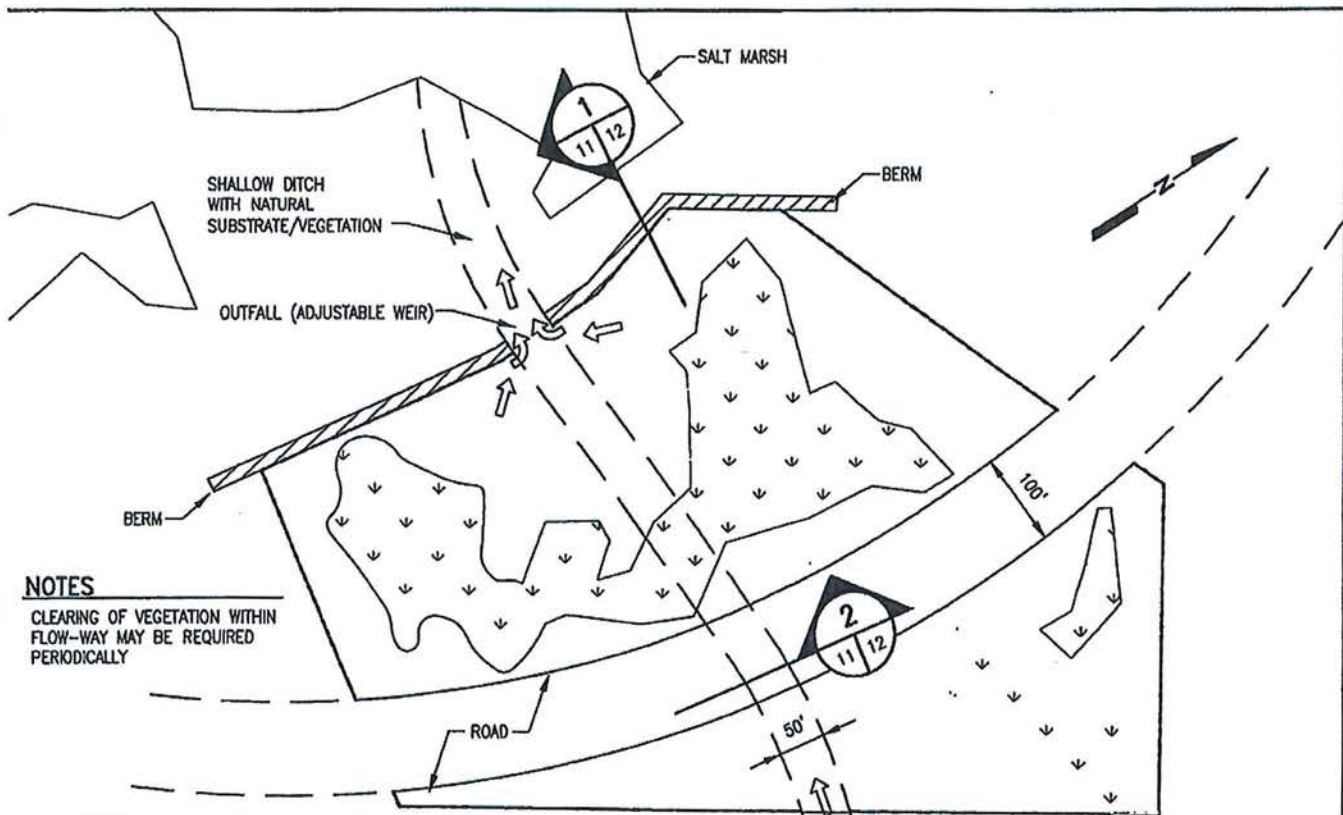


LOCATION MAP



EXISTING CONDITIONS

SH 361
0 250' 500'

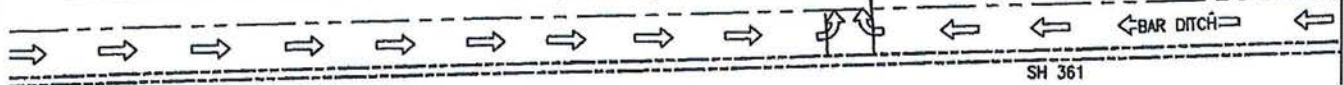


NOTES

CLEARING OF VEGETATION WITHIN
FLOW-WAY MAY BE REQUIRED
PERIODICALLY

LEGEND

- EXISTING WETLANDS NON-TIDAL (2.81 ACRES)
- LOWER TO MATCH ELEVATION OF EXISTING WETLANDS (6.31 ACRES)



DRAINAGE WETLAND EXPANSION

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 11 of 20

HDR

HDR Engineering, Inc.
TECHNICAL STATION NUMBER 754

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL
& RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

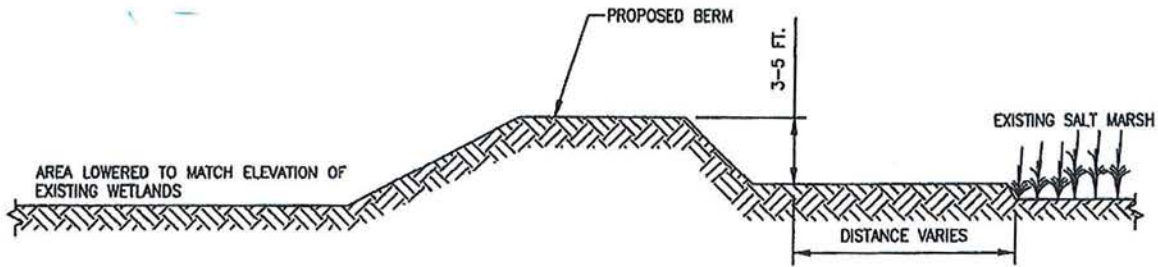
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DATE: 01/10

REV. 01 DATE: 05/16

HDR JOB NO: 79481

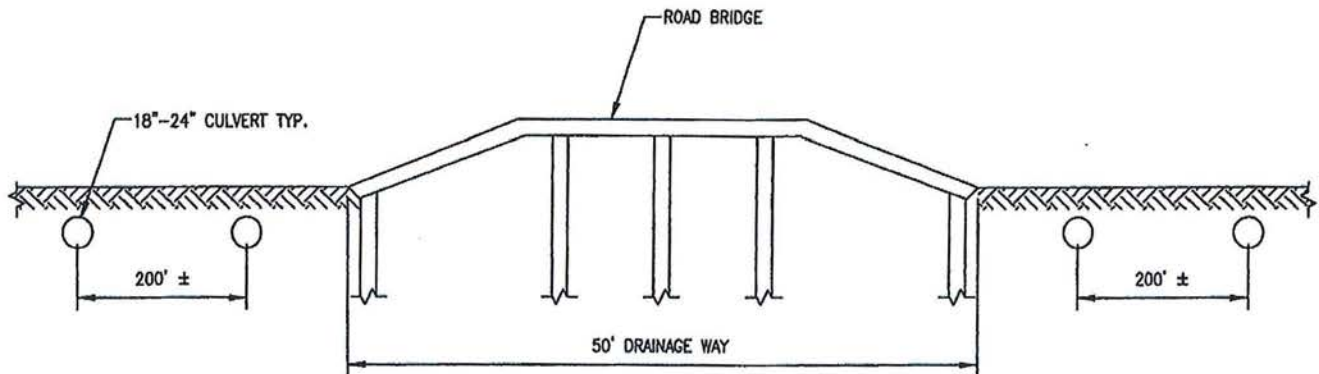
SHEET 11 OF 20



**SECTION OF PROPOSED BERM
AND CONSTRUCTED WETLANDS**

1
11 12
16

SCALE: N.T.S.



**SECTION OF ROAD
THROUGH CONSTRUCTED WETLANDS**

2
11 12
16

SCALE: N.T.S.

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279

Applicant Name: PA Waterfront, L.P.

Sheet 12 of 20

HDR

HDR Engineering, Inc.
TEXAS PROFESSIONAL ENGINEERING NUMBER 154

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

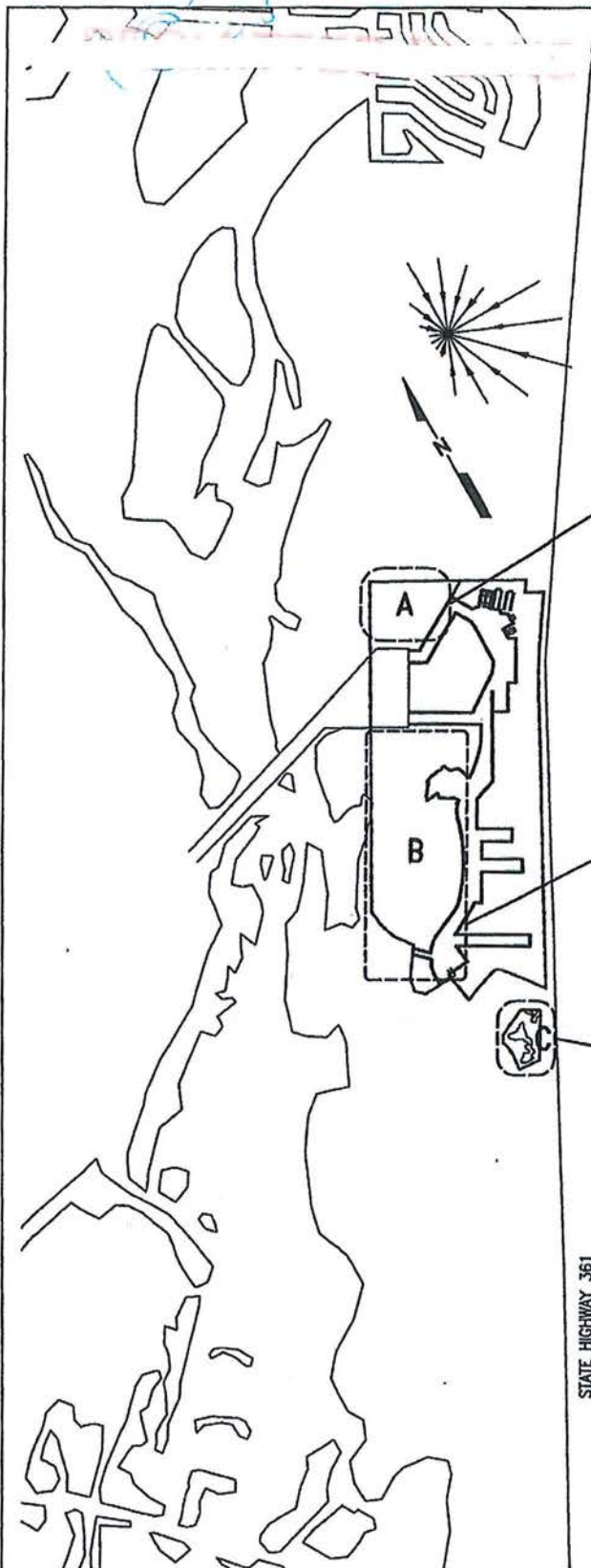
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REV. 01 DATE: 05/16

HDR JOB NO: 79481

SHEET 12 OF 20

MITIGATION SUMMARY



CONSERVATION AREA A

TOTAL AREA: 28.26 ACRES
PRESERVATION: 28.26 ACRES
CREATION: 0 ACRES

CONSERVATION AREA B

TOTAL AREA: 71.95 ACRES
PRESERVATION: 71.95 ACRES
CREATION: 0 ACRES

CONSERVATION AREA C

TOTAL AREA: 9.11 ACRES
PRESERVATION: 2.8 ACRES
CREATION: 6.31 ACRES

0 1500' 3000'

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Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 13 of 20

HDR

HDR Engineering, Inc.
TEXAS PERM REGISTRATION NUMBER 754

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

REV. 01 DATE: 05/16

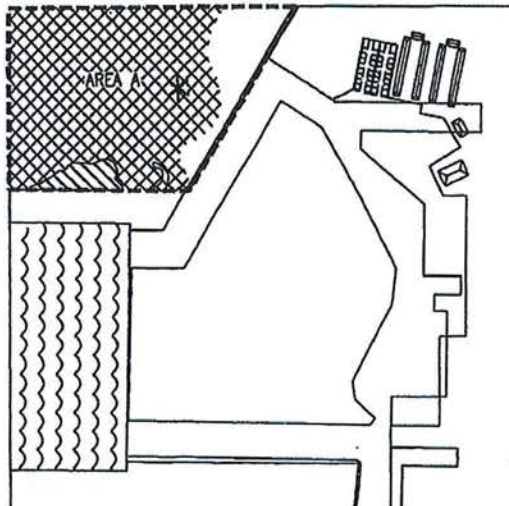
HDR JOB NO: 79481

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SWG-2001-02279 05/16/2016

CONSERVATION AREA A



CONSERVATION AREA A

TOTAL AREA: 28.26 ACRES
PRESERVATION: 28.26 ACRES
CREATION: 0 ACRES

SUMMARY OF PRESERVED HABITAT

HABITAT TYPE	AREA A
SAND / ALGAL FLAT	22.62
SALT MARSH	1.45
SEAGRASS	0
OPEN WATER	0
UPLANDS	4.19
TOTAL	28.26

LEGEND

- SALT MARSH
- SAND / ALGAL FLAT
- OPEN WATER
- CONSERVATION AREA A
- PIPING PLOVER AREA 1

0 500' 1000'

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Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 14 of 20

HDR

HDR Engineering, Inc.
TEXAS PROFESSIONAL ENGINEERING NUMBER 754

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION – CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

REV. 01 DATE: 05/16

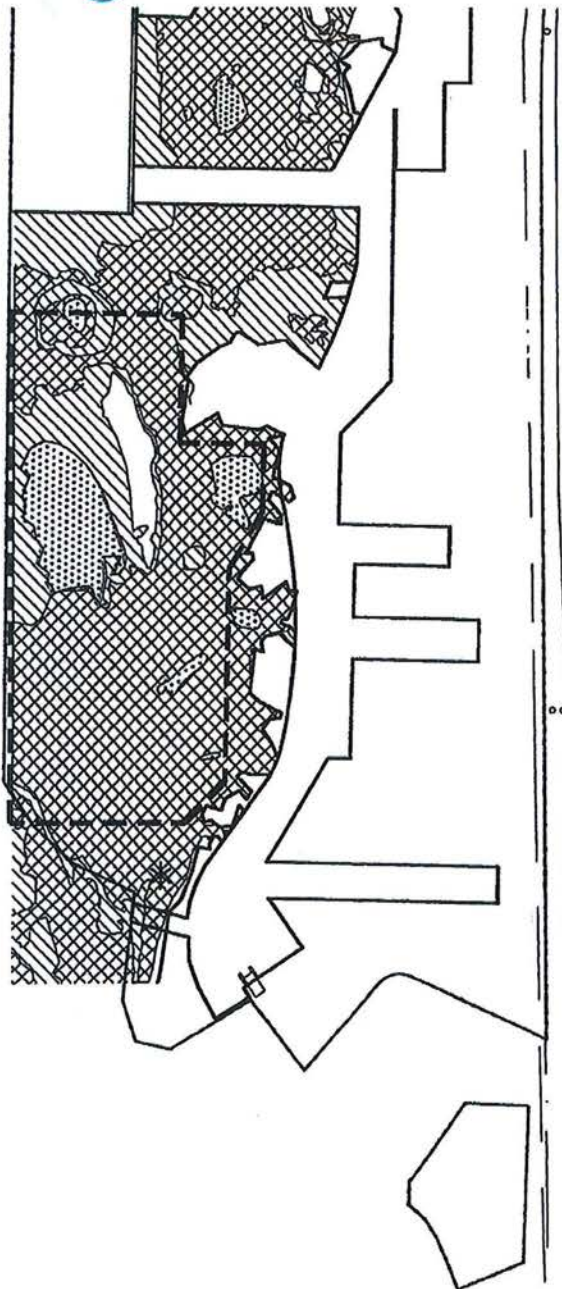
HDR JOB NO: 79481

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CONSERVATION AREA B



CONSERVATION AREA B

TOTAL AREA: 71.95 ACRES
PRESERVATION: 71.95 ACRES
CREATION: 0.00 ACRES

SUMMARY OF PRESERVED HABITAT

HABITAT TYPE	ACREAGE
SAND / ALGAL FLAT	47.72
SALT MARSH	11.82
VEGETATED FLATS	0
SEAGRASS	0
HIGH MARSH	0
OPEN WATER	3.13
ISOLATED UPLANDS	9.28
FRESHWATER/BRACKISH MARSH	0

LEGEND

- SALT MARSH
- SAND / ALGAL FLAT
- OPEN WATER
- VEGETATED FLATS
- ISOLATED UPLAND
- CONSERVATION AREA B
- PIPING PLOVER AREA 2

0 500' 1000'

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 15 of 20

HDR

HDR Engineering, Inc.
TEXAS PROFESSIONAL ENGINEERING NUMBER 24

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION -- CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

REV. 01 DATE: 05/16

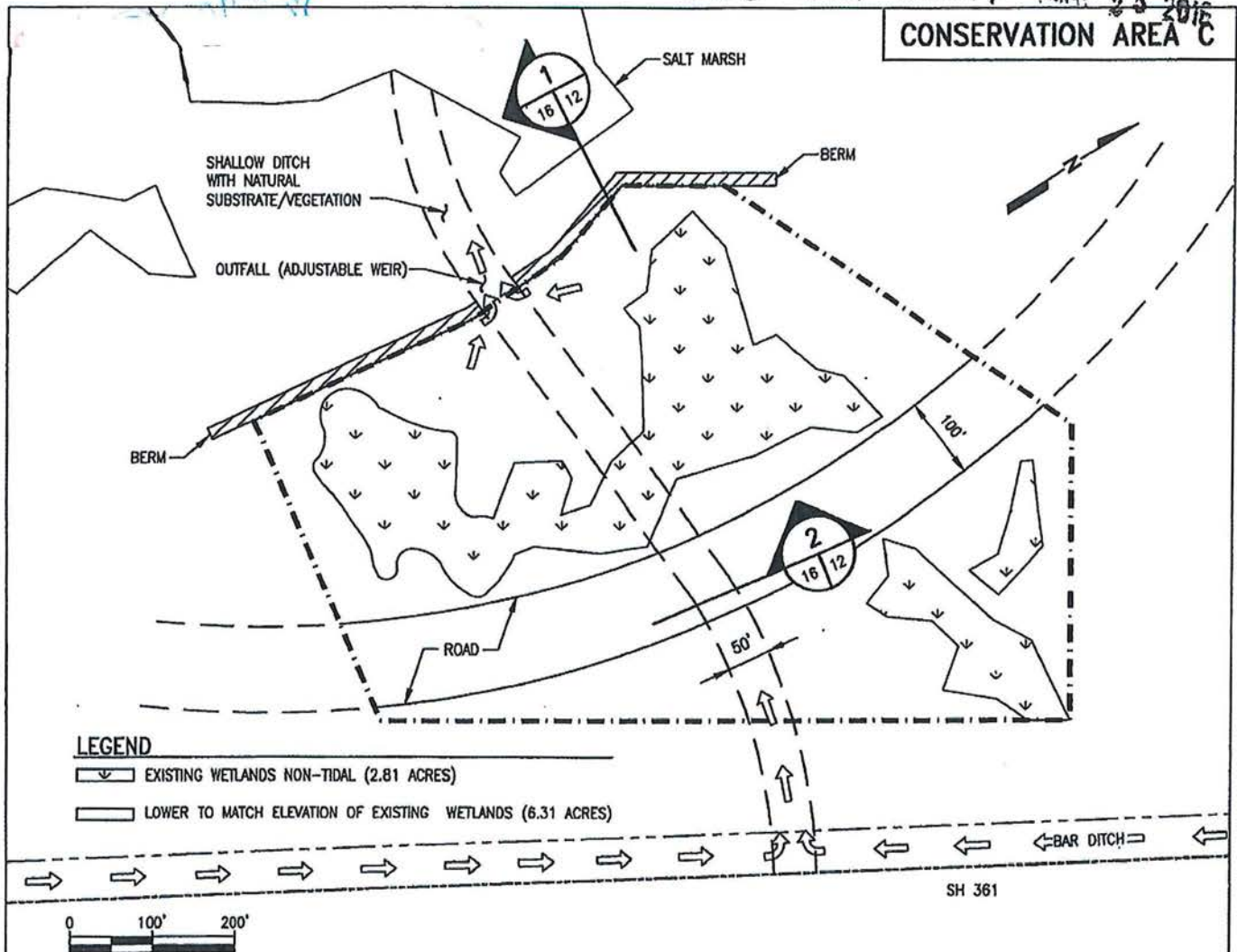
HDR JOB NO: 79481

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SWG-2001-02279 MAY 25 2016

CONSERVATION AREA C

**CONSERVATION AREA C**

TOTAL AREA: 9.11 ACRES
 PRESERVATION: 2.8 ACRES
 CREATION: 6.31 ACRES

LEGEND

- CONSERVATION AREA C
- FRESHWATER/BRACKISH MARSH
 - UPLANDS

SUMMARY OF PRESERVED TARGET HABITAT

HABITAT TYPE	ACREAGE
SAND / ALGAL FLAT	0
SALT MARSH	0
VEGETATED FLATS	0
SEAGRASS	0
HIGH MARSH	0
OPEN WATER	0
ISOLATED UPLANDS	0
FRESHWATER/BRACKISH MARSH	9.11

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
 Applicant Name: PA Waterfront, L.P.
 Sheet 16 of 20

HDRHDR Engineering, Inc.
Texas Permit Acquisition Number 754

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

REV. 01 DATE: 05/16

HDR JOB NO: 79481




SHEET 16 OF 20

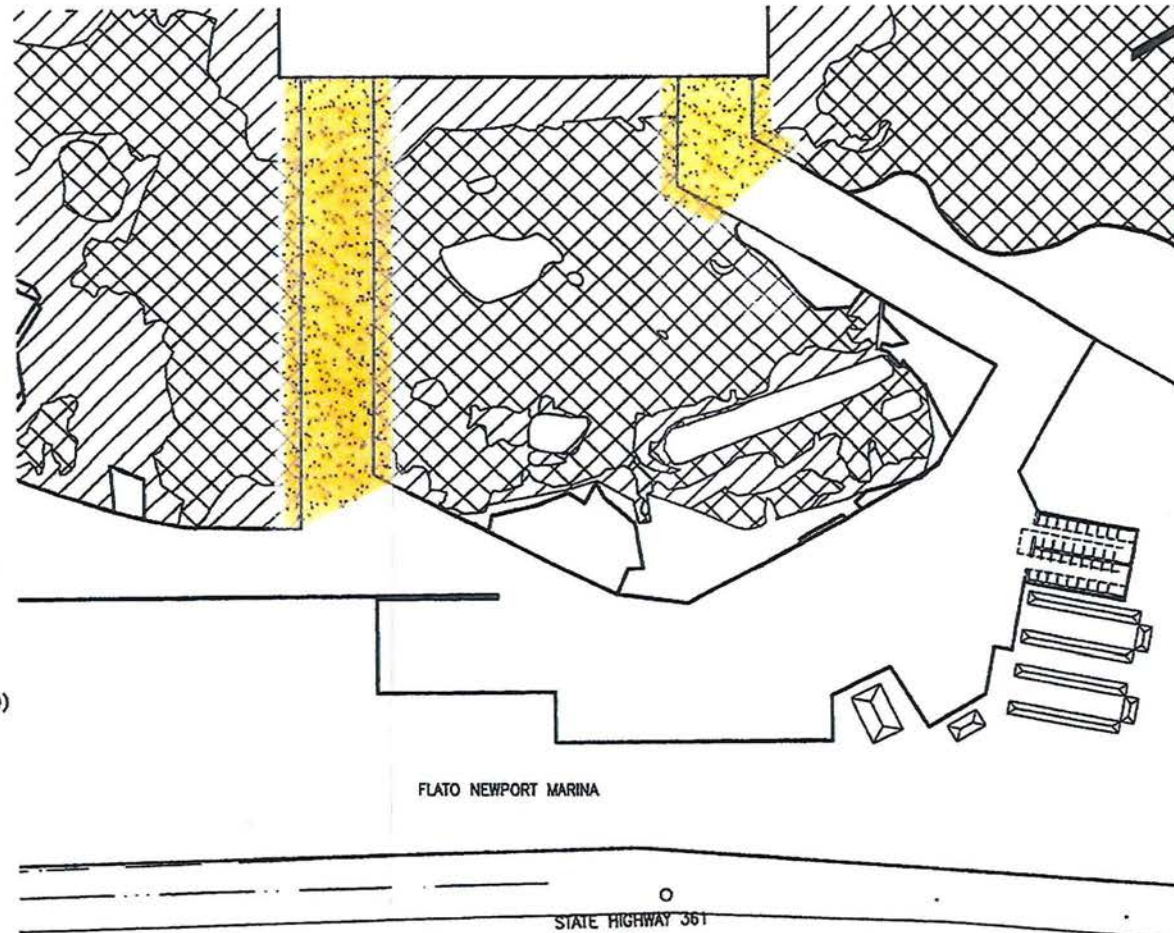
SWG-2001-02279 Sheet 17 of 20

NOTES

1. APPLICANT INTENDS TO UTILIZE WORK CORRIDOR THAT EXTENDS 50 FT. TO EACH SIDE OF PROPOSED ENTRANCE CHANNELS.
2. CHANNELS AND BASINS WILL BE EXCAVATED MECHANICALLY IN THE DRY. PLUGS WILL BE LEFT IN PLACE WHERE THE ENTRANCE CHANNELS JOIN THE EXISTING BASIN UNTIL ALL PROPOSED CANALS AND BASINS ARE EXCAVATED AND BULKHEADS ARE INSTALLED WHERE PLANNED.
3. HYDRAULIC DREDGING MAY BE USED NEAR THE CONNECTIONS OF THE EXISTING BASIN AND PROPOSED ENTRANCE CHANNELS.
4. BMP'S SUCH AS SILT SCREENS AND TURBIDITY CURTAINS WILL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

LEGEND

-  SALT MARSH
-  SAND / ALGAL FLAT
-  PROPOSED WORK CORRIDOR (COMPLETED)



FLATO NEWPORT MARINA

STATE HIGHWAY 361

PROPOSED CORRIDORS OF ENTRANCE CHANNELS



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Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 17 of 20

HDR

HDR Engineering, Inc.
10000 Foothills Blvd., Suite 100
Dallas, Texas 75243

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATE: 01/10

HDR JOB NO: 79481

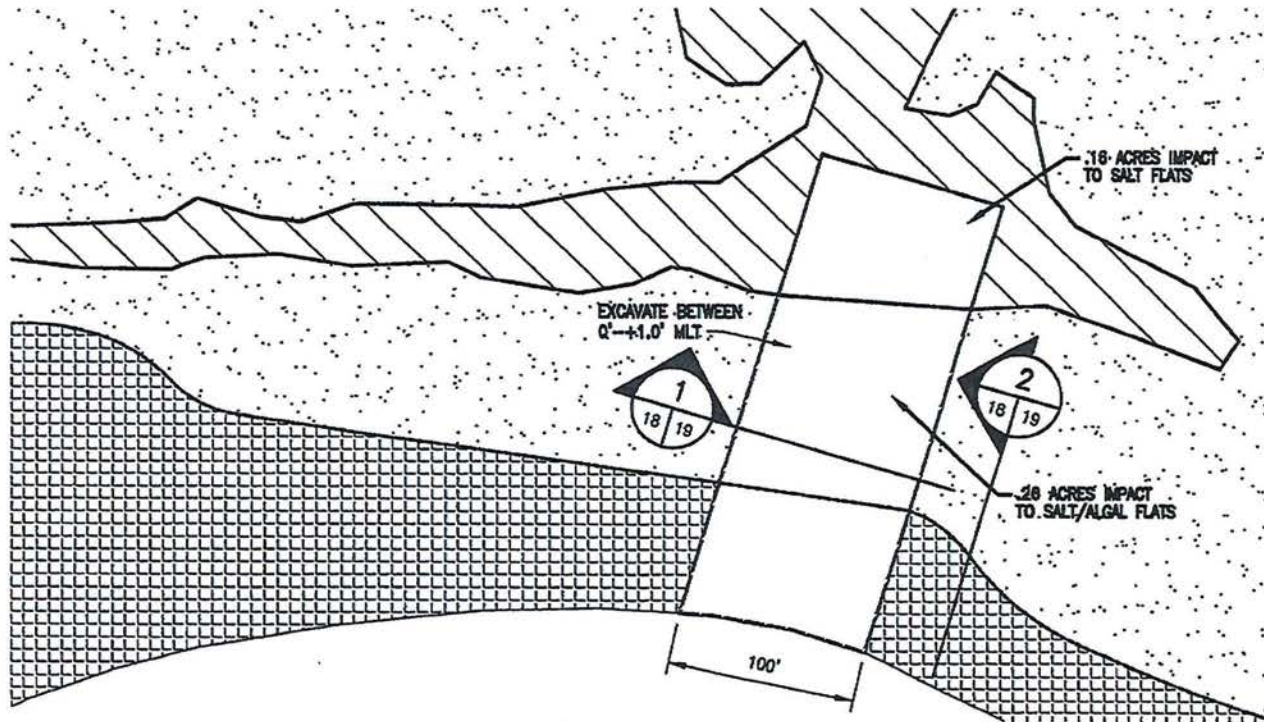
DATUM: MLT

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LEGEND

- BOUNDARY OF JURISDICTIONAL WETLANDS
- UPLAND BUFFER
- SAND / ALGAL FLAT
- SALT MARSH
- TIDAL EXCHANGE FLAT



TIDAL EXCHANGE FLAT

SCALE: 1" = 100'

FOR COE USE ONLY

Permit Application No.: SWG-2001-02279
Applicant Name: PA Waterfront, L.P.
Sheet 18 of 20

HDR

HDR Engineering, Inc.
TEXAS PROFESSIONAL ENGINEERING LICENSE NO. 117154

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

DATE: 01/10

REV. 01 DATE: 05/16

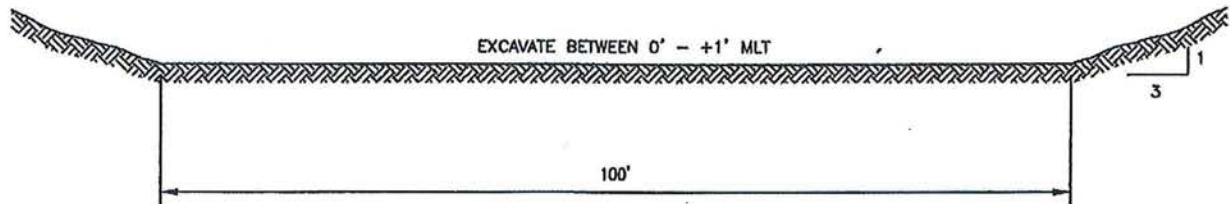
HDR JOB NO: 79481

SHEET 18 OF 20

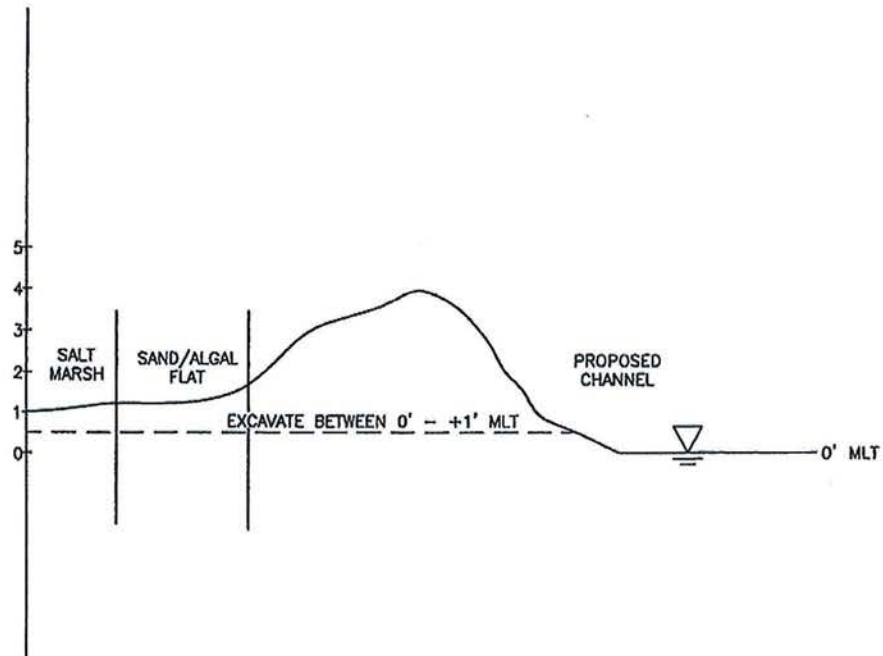
11770-1007-9M

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SWG-2001-02279 02/10/2016



1 EXCHANGE FLAT
18 19 SCALE: 1" = 20'



2 EXCHANGE FLAT
18 19 SCALE: 1" = 200'

FOR COE USE ONLY

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Applicant Name: PA Waterfront, L.P.
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HDR

HDR Engineering, Inc.
TEXAS PROFESSIONAL ENGINEER 15488

DREDGE, FILL, WATERFRONT CONSTRUCTION - CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL & RESIDENTIAL DEVELOPMENT, NUECES COUNTY, TEXAS

APPLICANT: PA WATERFRONT LP

DATUM: MLT

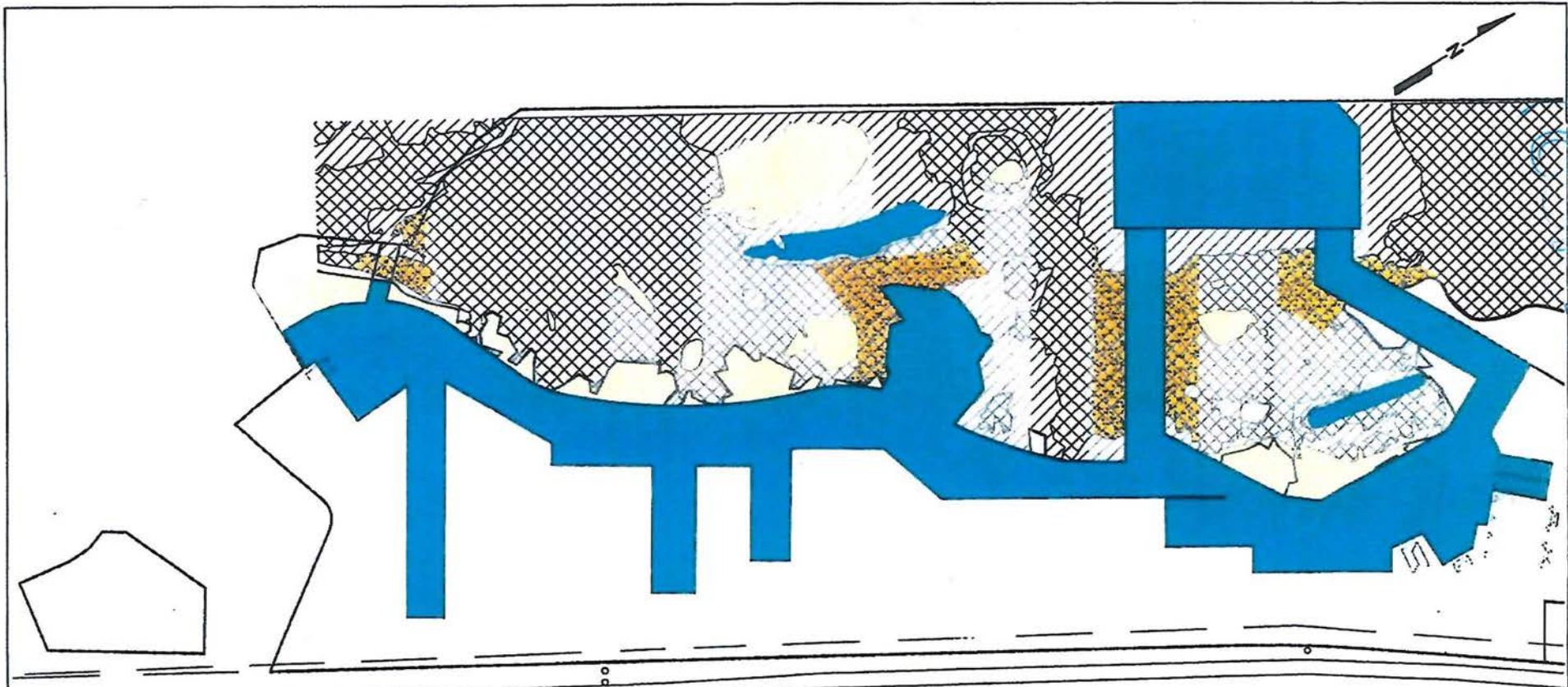
DATE: 01/10

REV. 01 DATE: 05/16

HDR JOB NO: 79481







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POTENTIAL CONVERSION OF SAND / ALGAL FLAT TO SALT MARSH

LEGEND

-  SALT MARSH
-  SAND / ALGAL FLAT
-  VEGETATED FLAT
-  OPEN WATER
-  POTENTIALLY CONVERTED TO SALT MARSH 19.54 ACRES
-  ISOLATED UPLANDS



FOR COE USE ONLY

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HDR

HDR Engineering, Inc.
12500 West 10th Street, Suite 200
Houston, Texas 77036

ACTIVITY: DREDGE, FILL, WATERFRONT CONSTRUCTION – CONSTRUCT ACCESS CHANNEL MARINA & MIXED USE COMMERCIAL
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