

SWG-2006-01397

Note:

- For permitting purposes only, not for construction.
- This plan sheet was updated by Belaire Environmental, Inc. (BEI) on August 3, 2018.
- The original document was prepared by HDR: Shiner Mosely and Associates, Inc. and was part of the original permitted plans.

Page _____ of _____



APPLICANT: Dagger Island Partners, Ltd.

PROJECT: INGLESIDE WATER FRONT DEVELOPMENT

COUNTY: SAN PATRICIO COUNTY, TEXAS

DATE: 06-06-08

REV. DATE: 06-09-2009

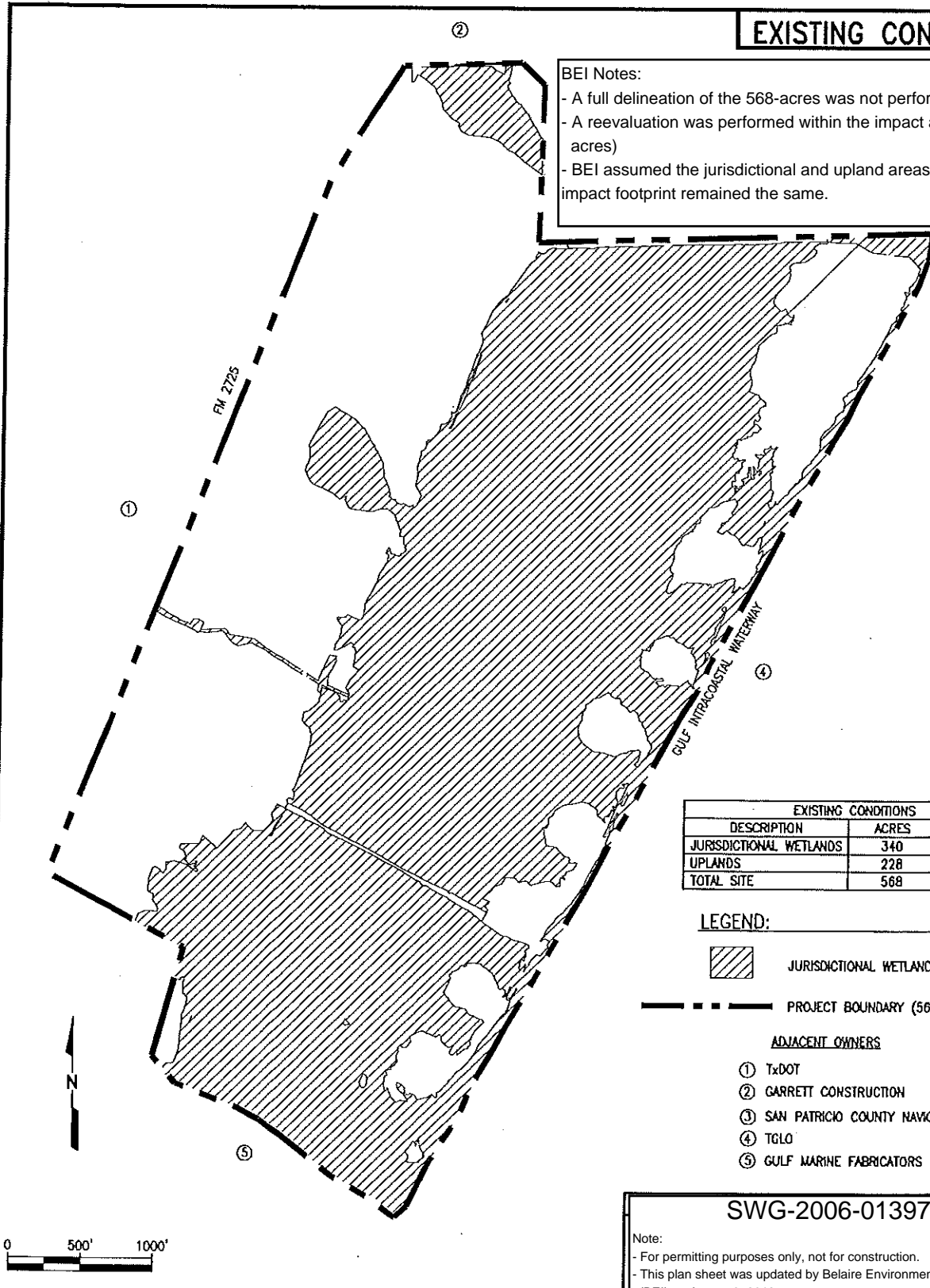
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EXISTING CONDITIONS

BEI Notes:

- A full delineation of the 568-acres was not performed.
- A reevaluation was performed within the impact area (53.53-acres)
- BEI assumed the jurisdictional and upland areas outside the impact footprint remained the same.



EXISTING CONDITIONS		
DESCRIPTION	ACRES	AFFECTED %
JURISDICTIONAL WETLANDS	340	N/A
UPLANDS	228	N/A
TOTAL SITE	568	N/A

LEGEND:



JURISDICTIONAL WETLANDS (340 AC.)

--- PROJECT BOUNDARY (568 AC.)

ADJACENT OWNERS

- ① TxDOT
- ② GARRETT CONSTRUCTION
- ③ SAN PATRICIO COUNTY NAVIGATION DISTRICT
- ④ TGLO
- ⑤ GULF MARINE FABRICATORS

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COUNTY: SAN PATRICIO COUNTY, TEXAS

DATE: 06-06-08

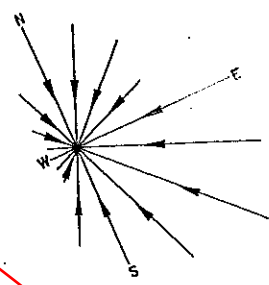
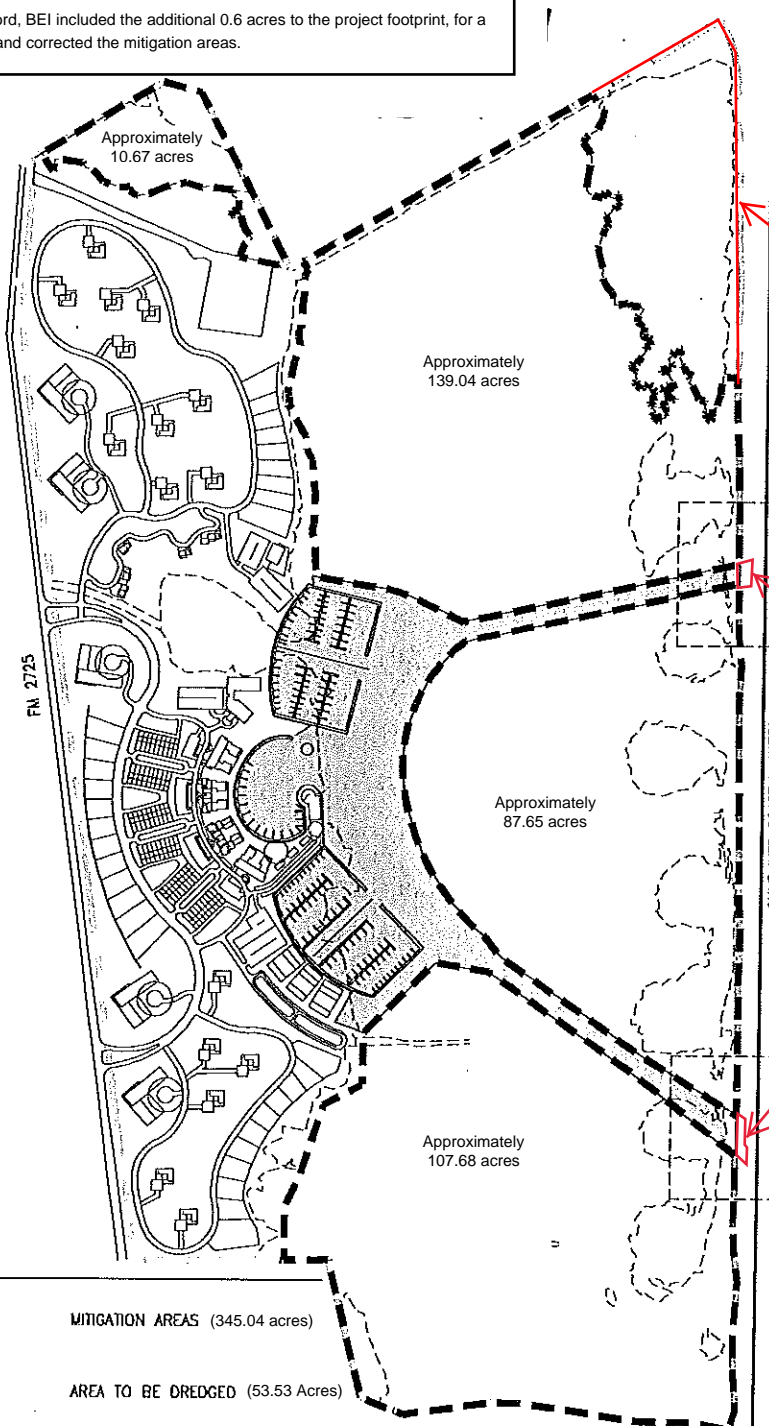
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DATUM: N/A

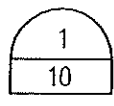
BEI Notes:

- During the review of permit files and spatial files obtained from HDR, a discrepancy was noted in the impact footprint and mitigation areas. It is the finding of BEI, that the original dredge footprint was 52.93 acres and the mitigation areas total 345.04 acres. Of the 345.04 acres of mitigation area, approximately 50 acres are existing upland spoil areas from dredge placement and will not be protected in perpetuity. Sensitive resources between the upland spoil areas and the GIWW will also be excluded from protection in perpetuity.
- Seagrass along the GIWW was mapped by HDR but did not appear to be included with in the project footprint.
- To correct this in the permit record, BEI included the additional 0.6 acres to the project footprint, for a dredge footprint of 53.53 acres and corrected the mitigation areas.

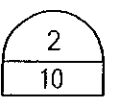
PROPOSED PROJECT FOOTPRINT



Mitigation Area Includes the red lined area (approximately 139.04-acres total)



See Note Above Additional 0.6 acres Total 53.53 Acres



Area west of mitigation areas and dredge footprint is approximately 170.28 acres.

LEGEND:

- MITIGATION AREAS (345.04 acres)
- AREA TO BE DREDGED (53.53 Acres)
- WETLAND BOUNDARY
- PROPERTY BOUNDARY (568 AC.)


APPLICANT: Dagger Island Partners, Ltd.		
PROJECT: NGLSIDE WATER FRONT DEVELOPMENT		
COUNTY: SAN PATRICIO COUNTY, TEXAS		
DATE: 06-06-2008	REV. DATE: 06-09-2009	DATUM: N/A

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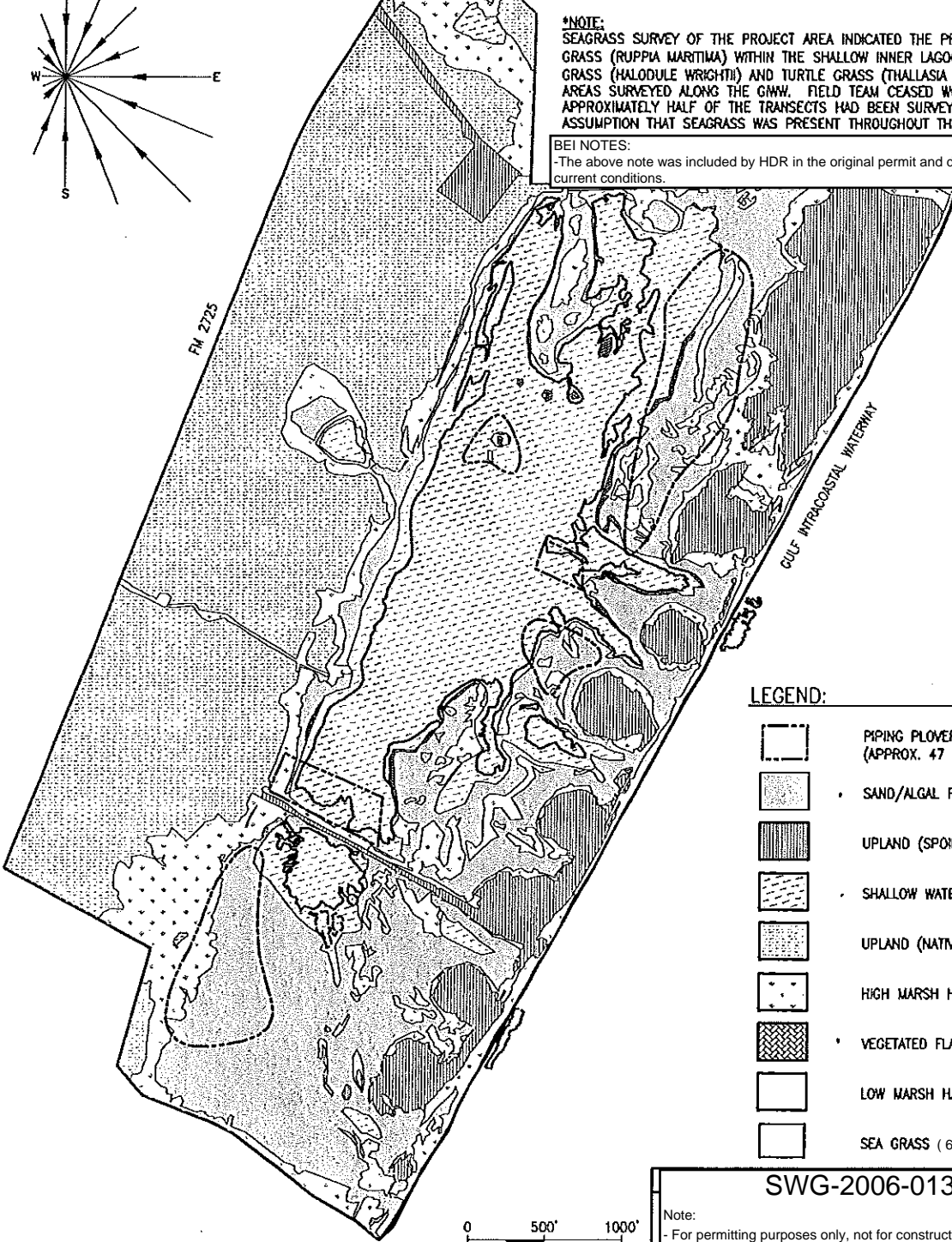
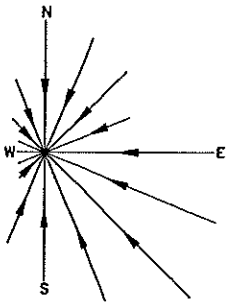
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**EXISTING CONDITIONS
BY HABITAT TYPE**

BEI NOTES:
-The acreages in the legend were revised by subtracting the original acreage within the proposed footprint from the overall acreage of the property and adding the acreage from the June 2018 delineation of the impact footprint.

***NOTE:**
SEAGRASS SURVEY OF THE PROJECT AREA INDICATED THE PRESENCE OF WIDGEON GRASS (*RUPPIA MARITIMA*) WITHIN THE SHALLOW INNER LAGOON AND OF SHOAL GRASS (*HALODULE WRIGHTII*) AND TURTLE GRASS (*THALASSIA TESTUDINUM*) WITHIN AREAS SURVEYED ALONG THE GNMW. FIELD TEAM CEASED WORK AFTER APPROXIMATELY HALF OF THE TRANSECTS HAD BEEN SURVEYED UNDER THE ASSUMPTION THAT SEAGRASS WAS PRESENT THROUGHOUT THE SURVEY AREA.

BEI NOTES:
-The above note was included by HDR in the original permit and does not reflect current conditions.



LEGEND:

	PIPING PLOVER SITINGS (APPROX. 47 AC)
	SAND/ALGAL FLATS (119.39 Acres)
	UPLAND (SPOIL) (60.89 Acres)
	SHALLOW WATER HABITAT (128.35 Acres)
	UPLAND (NATIVE) (167.76 Acres)
	HIGH MARSH HABITAT (87 Acres)
	VEGETATED FLATS (2.64 Acres)
	LOW MARSH HABITAT (2 AC)
	SEA GRASS (69.07 Acres)

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COUNTY: SAN PATRICIO COUNTY, TEXAS		
DATE: 06-06-08	REV. DATE: 06-09-2009	DATUM: N/A

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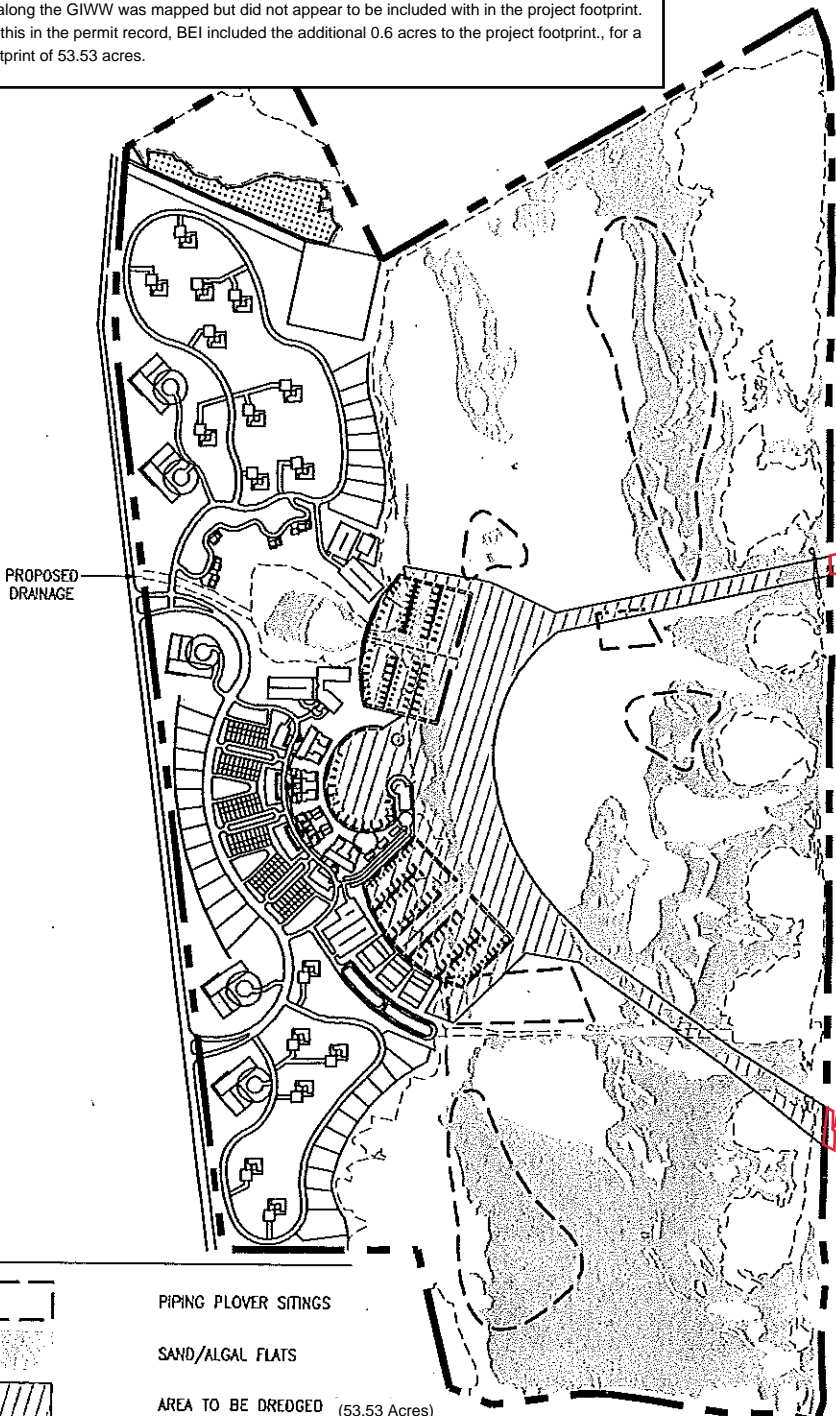
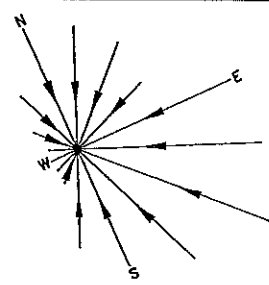


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BEI Notes:

- During the review of permit files and spatial files obtained from HDR, a discrepancy was noted in the project footprint. It is the professional opinion of BEI, that the original dredge footprint was 52.93 acres.
- Seagrass along the GIWW was mapped but did not appear to be included with in the project footprint.
- To correct this in the permit record, BEI included the additional 0.6 acres to the project footprint., for a dredge footprint of 53.53 acres.

Proposed Project Plans



See Note Above
Additional 0.6 acres
Total 53.53 Acres

LEGEND:

- PIPING PLOVER SITINGS
- SAND/ALGAL FLATS
- AREA TO BE DREDGED (53.53 Acres)
- MAINTENANCE DREDGE MATERIAL PLACEMENT AREA (6 AC.)
- WETLAND BOUNDARY
- PROPERTY BOUNDARY (568 AC.)



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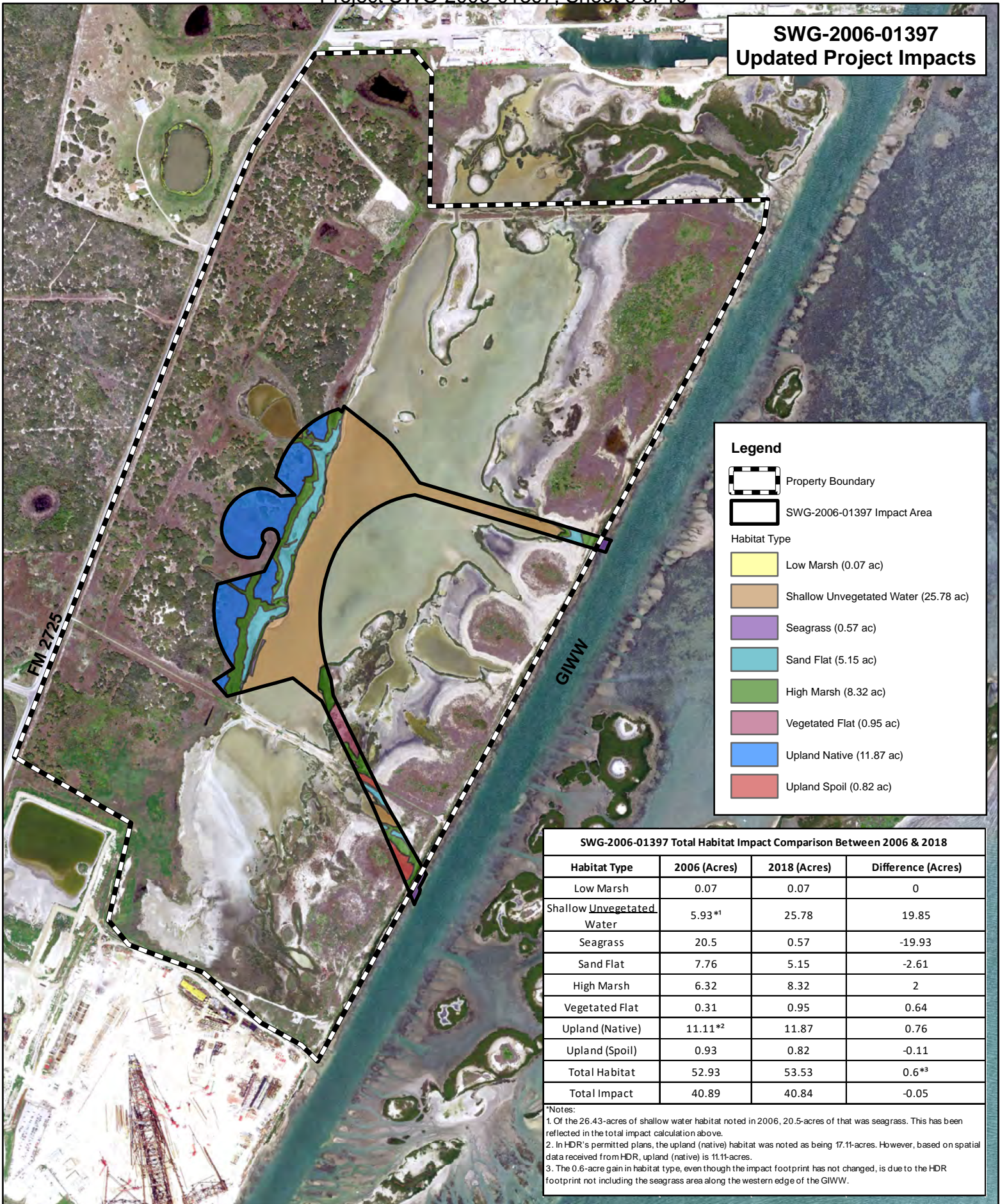
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**SWG-2006-01397
Updated Project Impacts**



Legend

- Property Boundary
- SWG-2006-01397 Impact Area

Habitat Type

- Low Marsh (0.07 ac)
- Shallow Unvegetated Water (25.78 ac)
- Seagrass (0.57 ac)
- Sand Flat (5.15 ac)
- High Marsh (8.32 ac)
- Vegetated Flat (0.95 ac)
- Upland Native (11.87 ac)
- Upland Spoil (0.82 ac)

SWG-2006-01397 Total Habitat Impact Comparison Between 2006 & 2018

Habitat Type	2006 (Acres)	2018 (Acres)	Difference (Acres)
Low Marsh	0.07	0.07	0
Shallow Unvegetated Water	5.93*1	25.78	19.85
Seagrass	20.5	0.57	-19.93
Sand Flat	7.76	5.15	-2.61
High Marsh	6.32	8.32	2
Vegetated Flat	0.31	0.95	0.64
Upland (Native)	11.11*2	11.87	0.76
Upland (Spoil)	0.93	0.82	-0.11
Total Habitat	52.93	53.53	0.6*3
Total Impact	40.89	40.84	-0.05

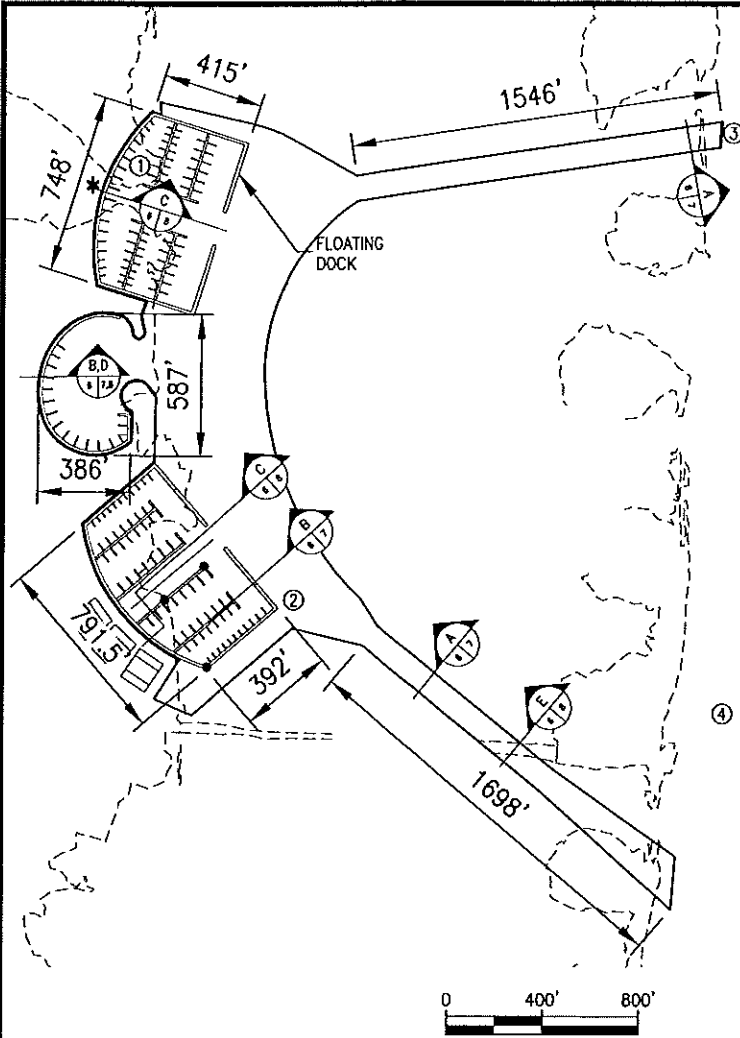
*Notes:
 1. Of the 26.43-acres of shallow water habitat noted in 2006, 20.5-acres of that was seagrass. This has been reflected in the total impact calculation above.
 2. In HDR's permitted plans, the upland (native) habitat was noted as being 17.11-acres. However, based on spatial data received from HDR, upland (native) is 11.11-acres.
 3. The 0.6-acre gain in habitat type, even though the impact footprint has not changed, is due to the HDR footprint not including the seagrass area along the western edge of the GIWW.

Extension of Time Request
 SWG-2006-01397
 Dagger Island Partners, LTD
 Ingleside, San Patricio County, Texas



PREPARED BY:
 BELAIRE ENVIRONMENTAL, INC.
 PO BOX 741 ROCKPORT, TX 78382
 August 15, 2018 SHEET 6 OF 10

MARINA LAYOUT AND DISSOLVED OXYGEN MONITORING PLAN



LEGEND:

- AREA TO BE DREDGED (53.53 Acres)
- - - - - WETLAND BOUNDARY
- FUEL LOCATION
- ① ② ③ ④ DISSOLVED OXYGEN MONITORING STATION
- * BOX CULVERT TO PRESERVE HYDROLOGIC CONNECTION THROUGH BULKHEAD

NOTES

1. DOCK LAYOUT IS REPRESENTATIVE. CONFIGURATION MAY VARY SLIGHTLY DEPENDING ON MIX OF SLIP SIZES.
2. MARINA RELATED SERVICES / AMENITIES WILL INCLUDE PERMANENT BERTHING, TEMPORARY BERTHING, TRAILER LAUNCH, FUELING, SHIPS STORE, REPAIRS, DRY STACKED STORAGE, ETC.
3. MARINA AND CHANNEL DEPTHS WILL RANGE FROM -7 TO -12 MLT WITHIN BASIN TO -12 MLT AT CHANNELS AND INTERSECTION WITH GIWW.
4. ARTICULATED BLOCK CONCRETE RUBBLE REVETMENT OR EQUIVALENT TO BE USED AS NECESSARY.

DISSOLVED OXYGEN MONITORING PLAN

1. DISSOLVED OXYGEN (DO) MONITORING IS PROPOSED TO BE PERFORMED TWICE PER MONTH, MAY THROUGH OCTOBER, FOR THE FIRST YEAR ONCE CONSTRUCTION OF THE CANAL SYSTEM IS COMPLETE. SUBSEQUENT MONITORING EVENTS WILL CONTINUE EVERY THIRD YEAR AFTER THE FIRST YEAR (I.E., MONITORING WILL OCCUR AT YEAR 1, YEAR 4, YEAR 7 UNTIL A 75% BUILD-OUT OF LANDSIDE STRUCTURES AND INFRASTRUCTURE IS ACHIEVED.
2. READINGS WILL BE TAKEN BY QUALIFIED PERSONNEL. PROBES WILL BE MAINTAINED AND CALIBRATED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MONITORING PROCEDURES.
3. DATA WILL BE COLLECTED NO LATER THAN ONE HOUR AFTER SUNRISE AND WITHIN FOUR HOURS OF SUNSET.
4. DATA COLLECTION POINTS WILL BE CHOSEN FOR EACH MONITORING YEAR BASED ON AREAS OF THE CANAL SYSTEM THAT HAVE THE LARGEST CONCENTRATIONS OF HUMAN USE. A MINIMUM OF THREE LOCATIONS WILL BE SAMPLED WITH A CONTROL STATION IN REOFISH BAY. THROUGHOUT SUBSEQUENT YEARS OF MONITORING, DATA COLLECTION POINTS WILL CONTINUE TO BE POSITIONED WITHIN HIGH DENSITY AREAS, AS WELL AS WITHIN AREAS EXPOSED TO NEW CONSTRUCTION.
5. DATA COLLECTED DURING YEAR 1 OF MONITORING WILL BE SUBMITTED TO THE USACE CORPUS CHRISTI REGULATORY FIELD OFFICE, THE TCEQ, AND ALL OTHER REQUESTING AGENCIES. SUBSEQUENT MONITORING REPORTS WILL BE SUBMITTED TO TCEQ AND ALL OTHER REQUESTING AGENCIES.
6. RESULTS WILL BE COMPARED TO THE NEAREST FUNCTIONING MONITORING STATION IN CORPUS CHRISTI BAY. IF THE DO LEVELS ARE INDICATED TO BE BELOW 4.0MG/L WITHIN THE CANAL SYSTEM, WHILE HIGHER LEVELS EXIST WITHIN THE NEAREST MONITORING STATION IN CORPUS CHRISTI BAY, THE EVENT CONSTITUTES A VIOLATION. VIOLATIONS WILL BE IMMEDIATELY REPORTED TO THE TCEQ ALONG WITH A PROPOSED ACTION PLAN TO ALLEVIATE LOW DO LEVELS AND PREVENT LEVELS FROM FALLING IN THE FUTURE. AERATION/CIRCULATION EQUIPMENT MAY BE PROPOSED FOR INSTALLATION TO HELP DO LEVELS. HOWEVER, THESE MEASURES MAY BE PROPOSED AS A LAST RESORT TO IMPROVE WATER QUALITY SINCE THE SYSTEMS, AND THUS WATER QUALITY IN THE CANAL SYSTEM, WOULD BE SUBJECT TO CONTINUOUS MAINTENANCE.
7. TCEQ AND TEXAS PARKS AND WILDLIFE DEPARTMENT STAFF WILL BE IMMEDIATELY CONTACTED IN THE EVENT OF A FISH KILL WITHIN THE CANAL SYSTEM.
8. MONITORING OF A SITE IN EACH OF THE ACCESS CHANNELS, A SITE WITHIN THE MARINA AREAS, AND AT LEAST ONE CONTROL SITE IN THE PARENT WATERBODY WILL BE CONDUCTED UNTIL 90% BUILD-OUT OF ROADS, LOTS, AND LANDSIDE INFRASTRUCTURE.

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ACTIVITY: INGLESIDE WATER FRONT DEVELOPMENT

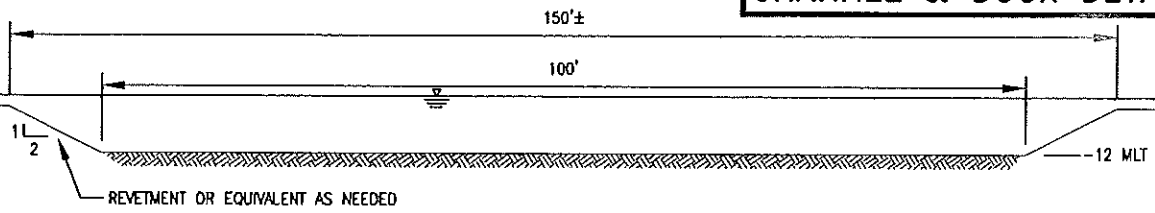
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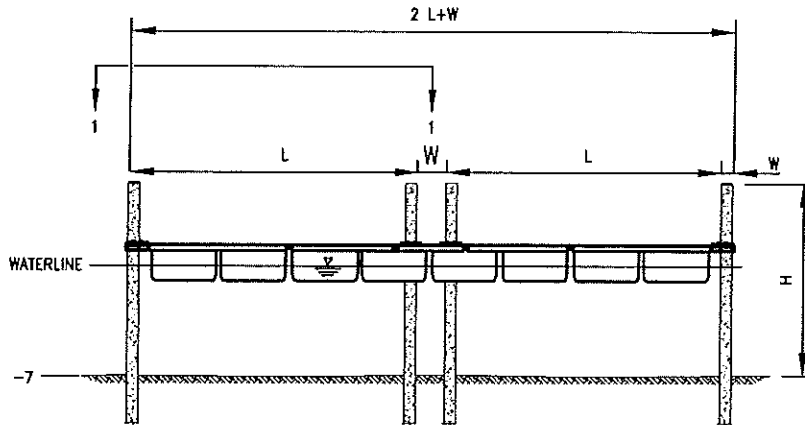
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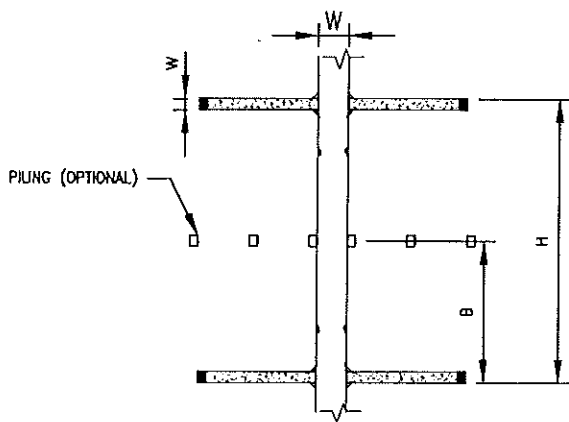
CHANNEL & DOCK DETAILS



A TYPICAL ENTRANCE CHANNEL SECTION
SCALE: N.T.S.



B TYPICAL DOCK SECTION
SCALE: N.T.S.



1 TYPICAL DOCK PLAN
SCALE: 0 25' 50'

TYPICAL DOCK DIMENSIONS		
SYMBOL	DESCRIPTION	TYPICAL (F)
W	WIDTH OF CENTRAL WALKWAY	8' - 12'
w	WIDTH OF FINGER	2' - 4'
L	LENGTH OF SLIP / FINGER	25' - 50'
B	CLEAR WIDTH OF EACH SLIP (DOUBLE LOADER)	12' - 22'
H	HEIGHT	±16'

- * ALL ELEVATIONS ARE IN USACE MLT.
- * SLIP SIZE DISTRIBUTION DEPENDS ON MARKET CONDITIONS. CURRENTLY, THE APPLICANT INTENDS TO CONSRUCT: SIXTY 25'-40' SLIPS, SIXTY 40' SLIPS, TWENTY 50' SLIPS.

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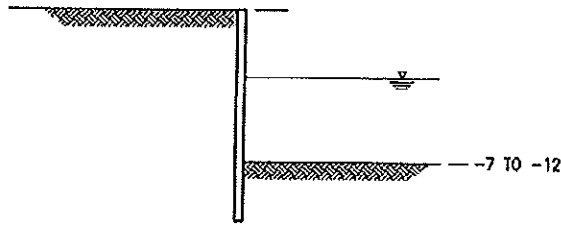
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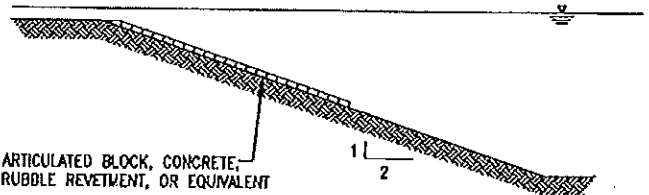
SHORELINE PROTECTION ALTERNATIVES



TALL DEEP WATER BULKHEAD



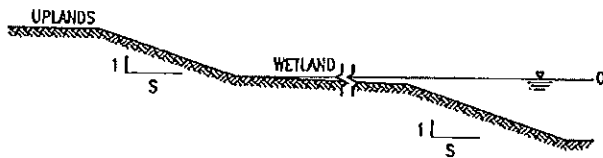
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TYPICAL ALTERNATIVE REVETMENTS



SCALE: N.T.S.



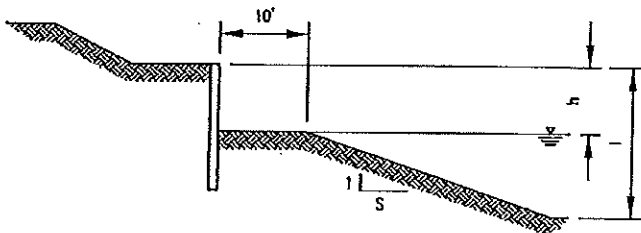
SOFT SHORELINE W/ SLOPE



SCALE: N.T.S.

TYPICAL DOCK DIMENSIONS		
SYMBOL	DESCRIPTION	TYPICAL (F)
S	HORIZONTAL SLOPE	3' - 4'
w	WIDTH OF SHALLOW SHELF	5' - 10'
l	LENGTH OF BULKHEAD	10' - 20'
r1	ELEVATION OF TOP REVETMENT	12' - 22'
r2	ELEVATION OF BASE REVETMENT	
h	HEIGHT VARIES	

*ALL ELEVATIONS ARE USACE MLT.



TYPICAL LOW BULKHEAD W/ BOARDWALK

SCALE: N.T.S.

TYPICAL SHORELINE TYPES

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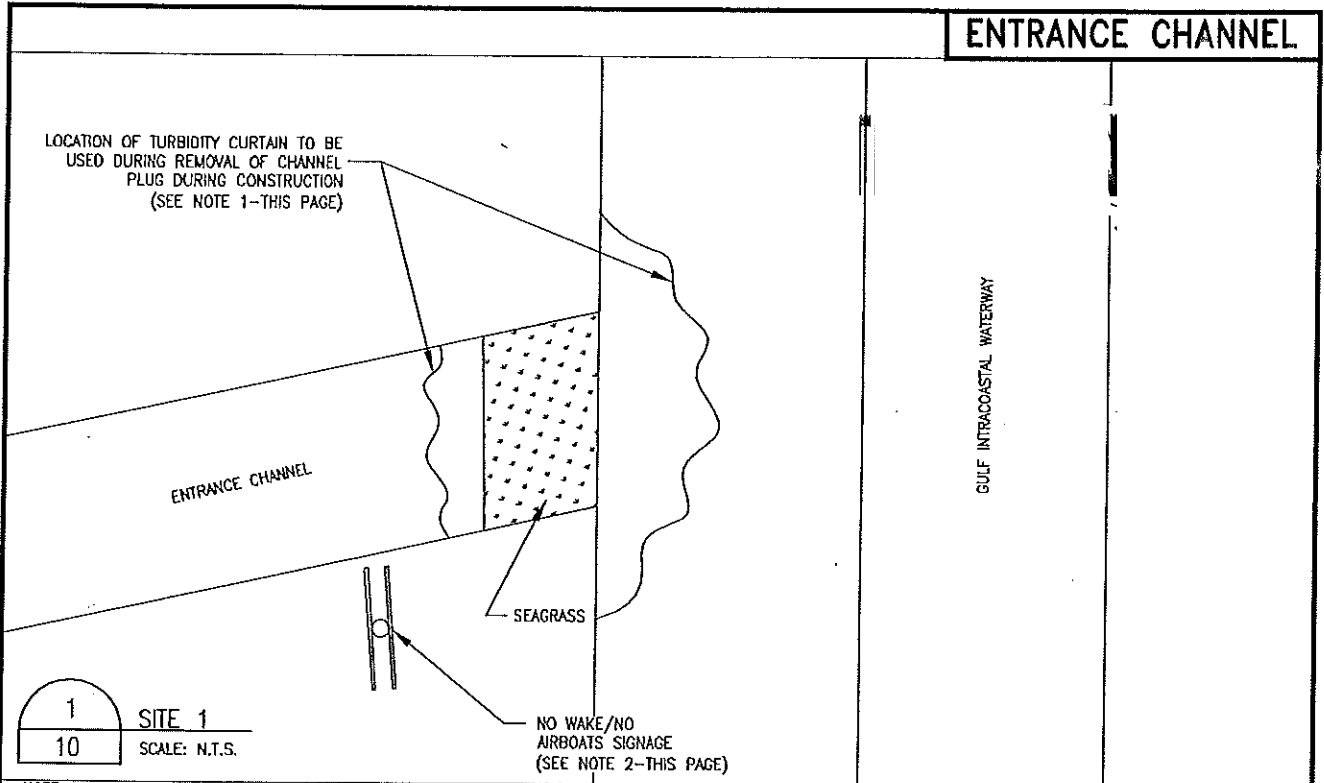
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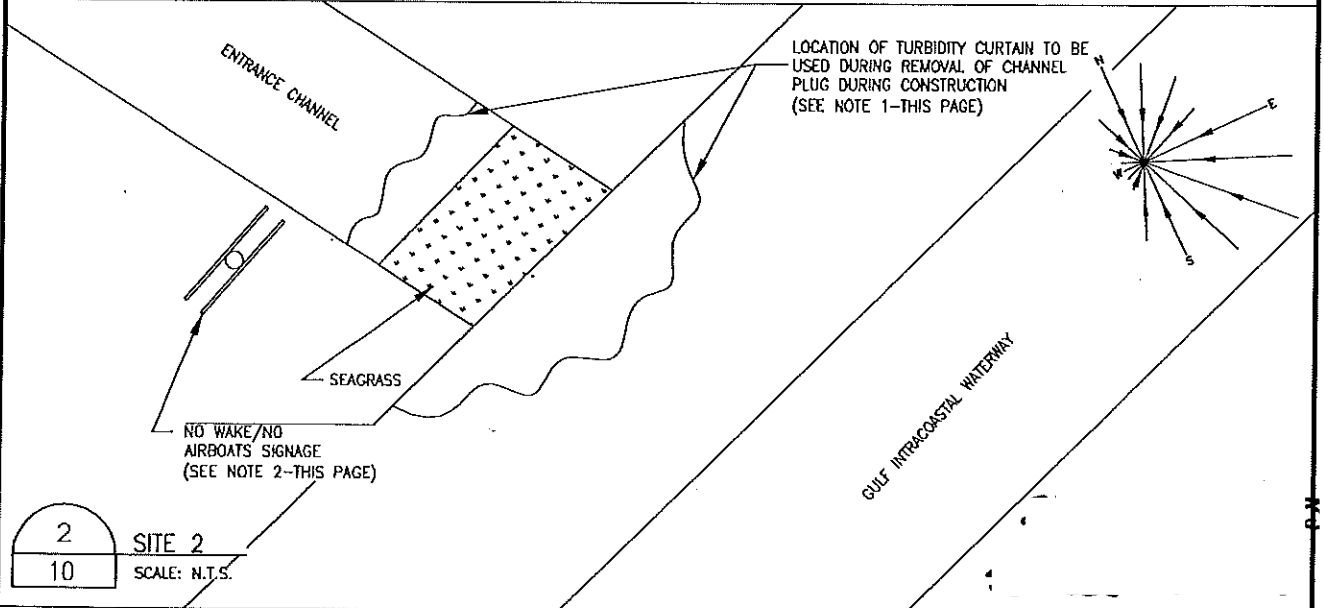
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NOTE 1:
CONVENTIONAL TURBIDITY CURTAINS, CONSISTING OF A FLOATING COLLAR ATTACHED TO A CURTAIN THAT WILL HANG VERTICALLY DOWN THE WATER COLUMN, WILL BE USED TO CONTAIN SEDIMENT DURING THE REMOVAL OF THE PLUG BETWEEN THE NEWLY DREDGED MARINA ENTRANCE CHANNELS AND THE GULF INTRACOASTAL WATERWAY. MOST OF EXCAVATION OF ENTRANCE CHANNELS WILL BE DONE WITH A LONG-REACH BACK HOE; SILT FENCES WILL BE USED ON THE UPLAND EDGE, AND TURBIDITY CURTAINS WILL BE USED WHENEVER SILT FENCES WOULD BE INEFFECTIVE.



NOTE 2:
THE CONSTRUCTED ACCESS CHANNELS AND THE MARINA WILL BE NO-WAKE ZONES; AIRBOATS WILL ALSO BE PROHIBITED IN THESE AREAS. SIGNAGE DECLARING THE NO-WAKE AND AIRBOAT PROHIBITION ZONES WILL BE POSTED AT THE OPENING TO BOTH CHANNELS IN REDFISH BAY, MID-WAY ALONG BOTH CHANNELS, AND AT MULTIPLE LOCATIONS INSIDE THE MARINA. ENFORCEMENT OF NO-WAKE AND AIRBOAT RESTRICTIONS WILL BE VERY STRONG.

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