

November 24, 2015

Rajiv J. Vedamanikam

Coastal Resources Program
Texas General Land Office
1700 North Congress Avenue
Austin, Texas 78701-1495

Beachfront Construction and Dune Protection Permit in Galveston County

Site Location: 1320 ½ Emerald Drive, Crystal Beach

Legal Description: Lot 462, Emerald Beach Subdivision

Lot Applicant: John Manley

GLO ID NO. BDGC-15-0362



Dear Rajiv,

The following is the revised mitigation plan to address items as noted on GLO response, dated November 24, 2015, to the above ID No. BDGC-15-0362: Our client would like to prepare the above lot for construction of a residence. The following is a comprehensive mitigation plan including detailed descriptions of the methods that will be used to compensate for any adverse impacts that may occur to the dunes and/or dune vegetation on the above described lots.

- 1) Client proposes to construct a residence as shown on survey Sheet 2. The total area of the structure footprint, including decks, is 1210 SF. The total area of the subject lot is 11,738.4 SF. Therefore, total remaining open space on the subject lot will be 10,528.4 SF or 89.7% of lot.
- 2) Visual inspection of the subject lot indicates dunes and dune vegetation are present north of the north toe of the existing Dune structure (Line A – Sheet 2); therefore this plan includes mitigation for existing dunes and dune vegetation. (See survey Sheet 2 and attached pictures)
- 3) Client proposes to grade and add fill on the North 45' ± of the lot. (AREA A) (See Sheet 3)
- 4) Visual inspection of the subject lot indicates Area A (2,339 SF) contains approximately 45% ($2,339 * 0.45 = 1,053$ SF) of vegetation types that are on the existing Dune structure. (See attached photographs)
- 5) Approximately 25.5 Cubic Yards (CY) (Area B) of existing dune structure will be removed with the proposed fill operation.
- 6) ON SITE Mitigation is proposed as follows: 45% Area A (1,053 SF) of vegetation and 25.5 CY of dune structure to be relocated.
- 7) The client proposes to distribute, in coppice mounds, 30 CY of beach quality sand within AREA C (1,420 SF) and to transplant existing dune vegetation or plant Sea Oats on 18" spacing throughout Area C, as shown on Sheet 3. Area C is north of the existing Dune structure and is north of the 200 foot offset from the Mean low Water line. (See Sheet 3)


Sidney Bouse, RPLS 5287

15-0892

PAID DEC 04 2015





Per Plat (GCMR)
10' Front U.E.

Per Vol. 1208 Pg. 205
(OPRGCTx)
25' Front B.L.
5' Side B.L.

U.E. = Utility Esmt.
B.L. = Building Line

LEGEND
(nts) Not to Scale
◆ 5.65 Elevation (Typ.)
Asphalt



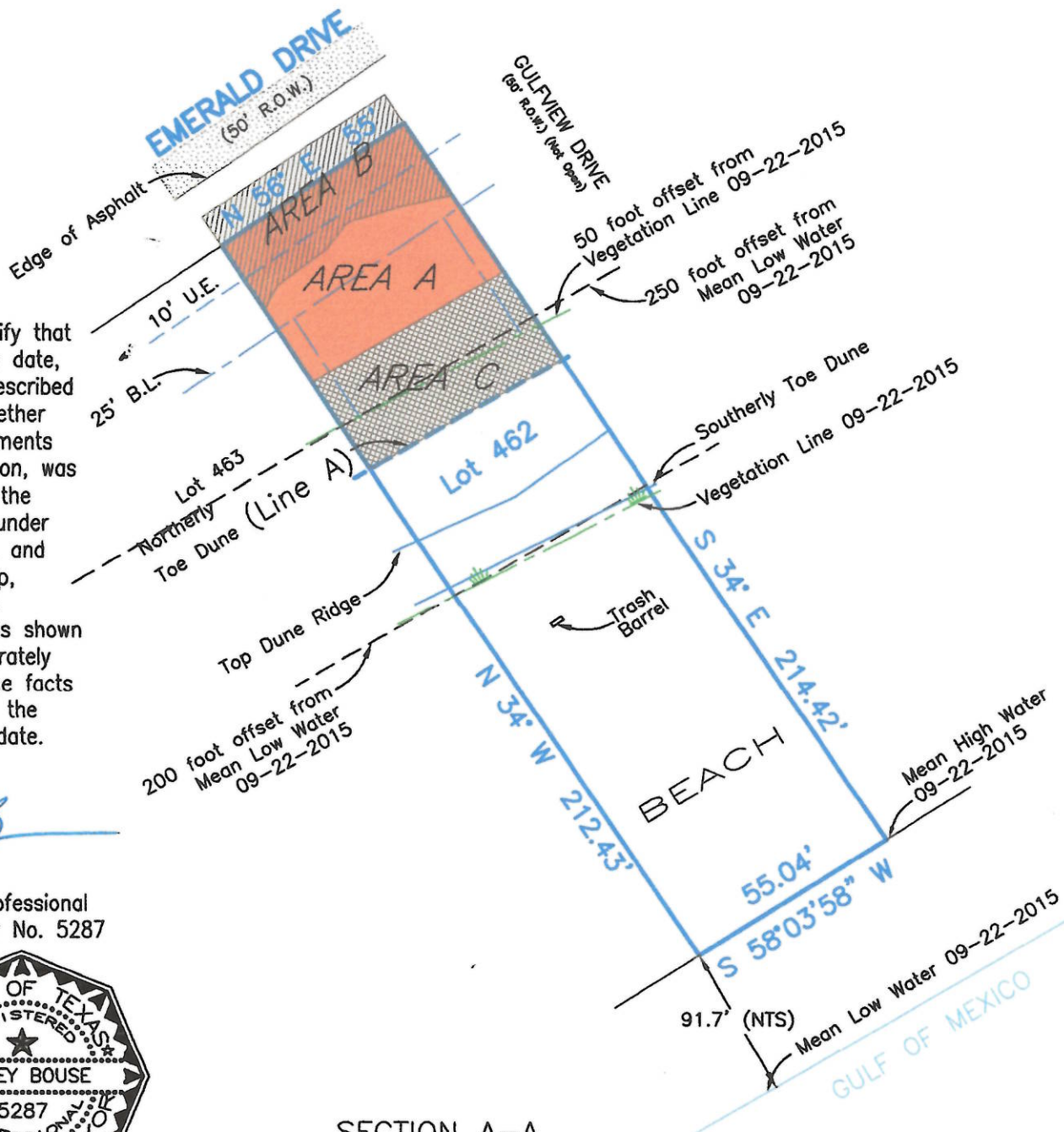
SCALE: 1" = 40'

1320 1/2 Emerald Drive, Crystal Beach, TX 77650

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

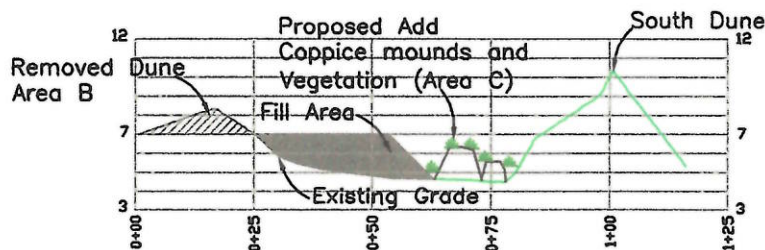
S. Bouse




Sidney Bouse
Registered Professional
Land Surveyor No. 5287

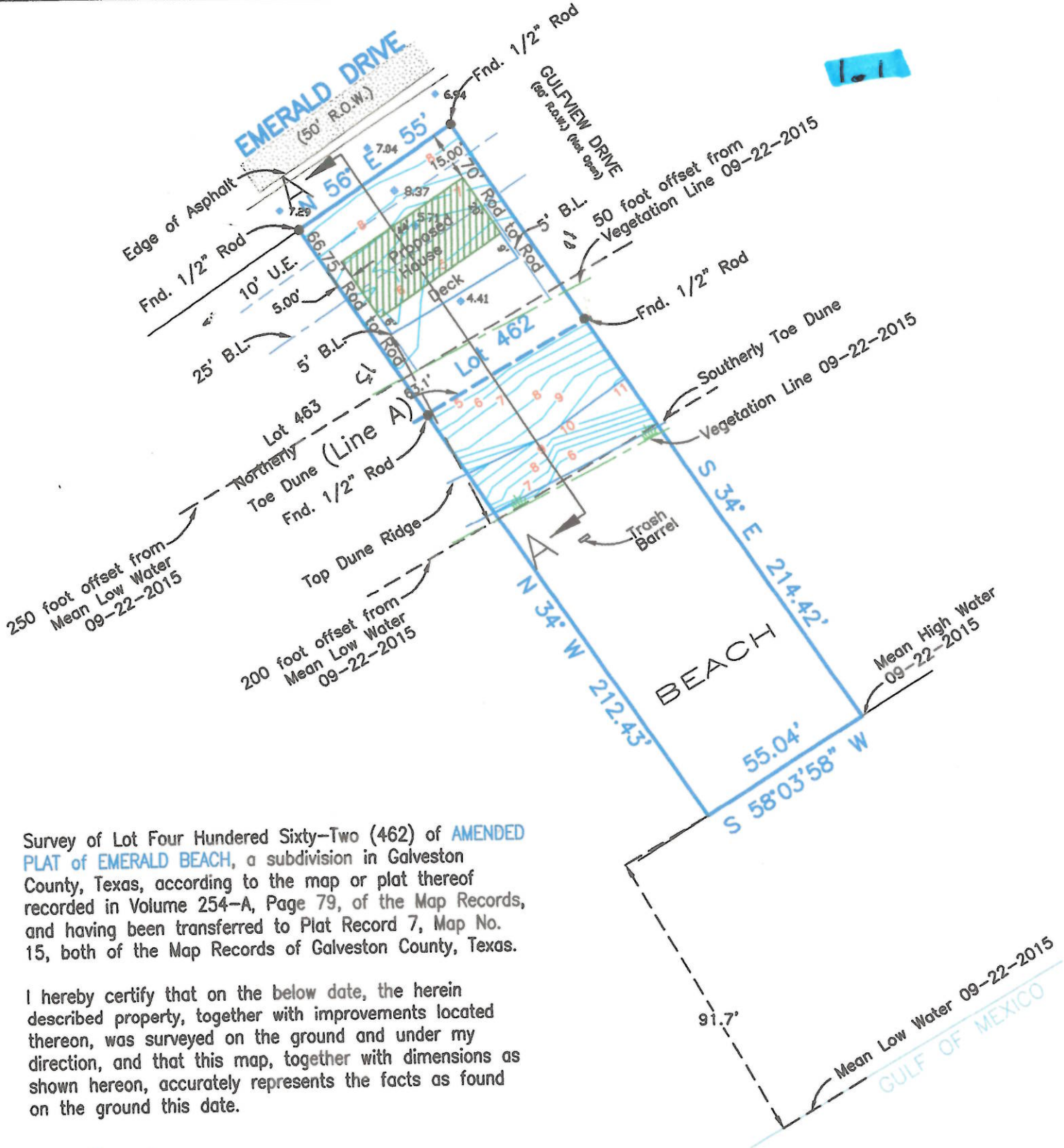


SECTION A-A

(See Sheet 2)
Horizontal Scale 1" = 40'
Vertical Scale 1" = 10'



	Per Plat (GCMR) 10' Front U.E. Per Vol. 1208 Pg. 205 (OPRGCTx) 25' Front B.L. 5' Side B.L. U.E. = Utility Esmt. B.L. = Building Line	LEGEND (nts) Not to Scale ♦ 5.65 Elevation (Typ.)  Asphalt	 SCALE: 1" = 40'
	1320 1/2 Emerald Drive, Crystal Beach, TX 77650		



Survey of Lot Four Hundred Sixty-Two (462) of **AMENDED PLAT of EMERALD BEACH**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 79, of the Map Records, and having been transferred to Plat Record 7, Map No. 15, both of the Map Records of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

S. AB