



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
415 RICHARD JACKSON BOULEVARD, SUITE 411  
PANAMA CITY BEACH, FLORIDA 32407

August 8, 2019

Regulatory Division  
North Permits Branch  
Panama City Permits Section

## ***PUBLIC NOTICE***

Permit Application No. SAJ-2009-03558(SP-LSL)

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) as described below:

APPLICANT: D.R. Horton, Inc.  
ATTN: Mr. Joel Coleman  
25366 Profit Drive  
Daphne, Alabama 36526

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Callaway Bayou. The project site is located at 7222 Boatrace Road in Section 20, township 4 South, Range 13 West, Callaway, Bay County, Florida. The parcel identification number is 07378-030-000.

Directions to the site are as follows: From Panama City traveling east on Highway 98, travel to Callaway and turn left on Boatrace Road. Turn right (south) on Berthe Avenue. The site is located on the east side of Berthe Avenue approximately 500 feet south of the intersection of Boatrace Road and Berthe Avenue.

APPROXIMATE CENTRAL COORDINATES: Latitude 30.125169°  
Longitude – 85.572196°

### **PROJECT PURPOSE:**

Basic: Residential development.

Overall: To provide residential housing within the City of Callaway in Bay County, Florida.

EXISTING CONDITIONS: The project site is 34.41 acres which consists of 32.92 acres of uplands and 1.49 acres of wetlands. The wetland system consists of an altered freshwater system containing 1.069 acres of man-made ditches and ponds which are artifacts from past agricultural use. The onsite vegetation consists of ruderal native species including slash pine, wax myrtle, popcorn tree, gallberry, broomsedge, blackberry, and catbrier. In addition, approximately 0.421 acres of salt marsh is present along the shoreline. The existing area surrounding the project area consists of



previously permitted and constructed Bridge Harbor Phase I and Phase II to the east and previously developed urban areas to the north, west, and south of the project boundary.

**PROPOSED WORK:** The applicant seeks authorization to fill 1.069 acres of jurisdictional pond and ditches in order to construct a residential development, associated infrastructure, and stormwater facilities.

**AVOIDANCE AND MINIMIZATION INFORMATION** – The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

The impact areas consist of man-made agricultural pond and ditches surrounded by adjacent development. Jurisdictional impacts cannot be avoided due to the location of the ditches and pond. The project footprint was designed to limit impacts to the ditches and pond while completely avoiding all impacts to the salt marsh area. Erosion and sedimentation measures would be utilized.

**COMPENSATORY MITIGATION** – The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

The applicant would purchase 0.31 freshwater herbaceous wetland credits from the Sweetwater Mitigation Bank.

**CULTURAL RESOURCES:** The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

**ENDANGERED SPECIES:** Per the *Eastern Indigo Snake Programmatic Effect Determination Key*, the Corps has determined the proposed project is not likely to adversely affect the Eastern indigo snake. No additional correspondence with U.S. Fish and Wildlife Service is required. The Corps determined no effect for the red cockaded woodpecker. The Corps will request U.S. Fish and Wildlife Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program.

**AUTHORIZATION FROM OTHER AGENCIES:** Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.



COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Panama City Permits Section, 415 Richard Jackson Boulevard, Suite 411, Panama City Beach, Florida 32407 within 21 days from the date of this notice.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

QUESTIONS concerning this application should be directed to the project manager, Mrs. Lisa S. Lovvorn, in writing at the Panama City Permits Section, 415 Richard Jackson Boulevard, Suite 411, Panama City Beach, Florida 32405; by electronic mail at [lisa.s.lovvorn@usace.army.mil](mailto:lisa.s.lovvorn@usace.army.mil); or, by telephone at (850) 285-9533.

IMPACT ON NATURAL RESOURCES: Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental

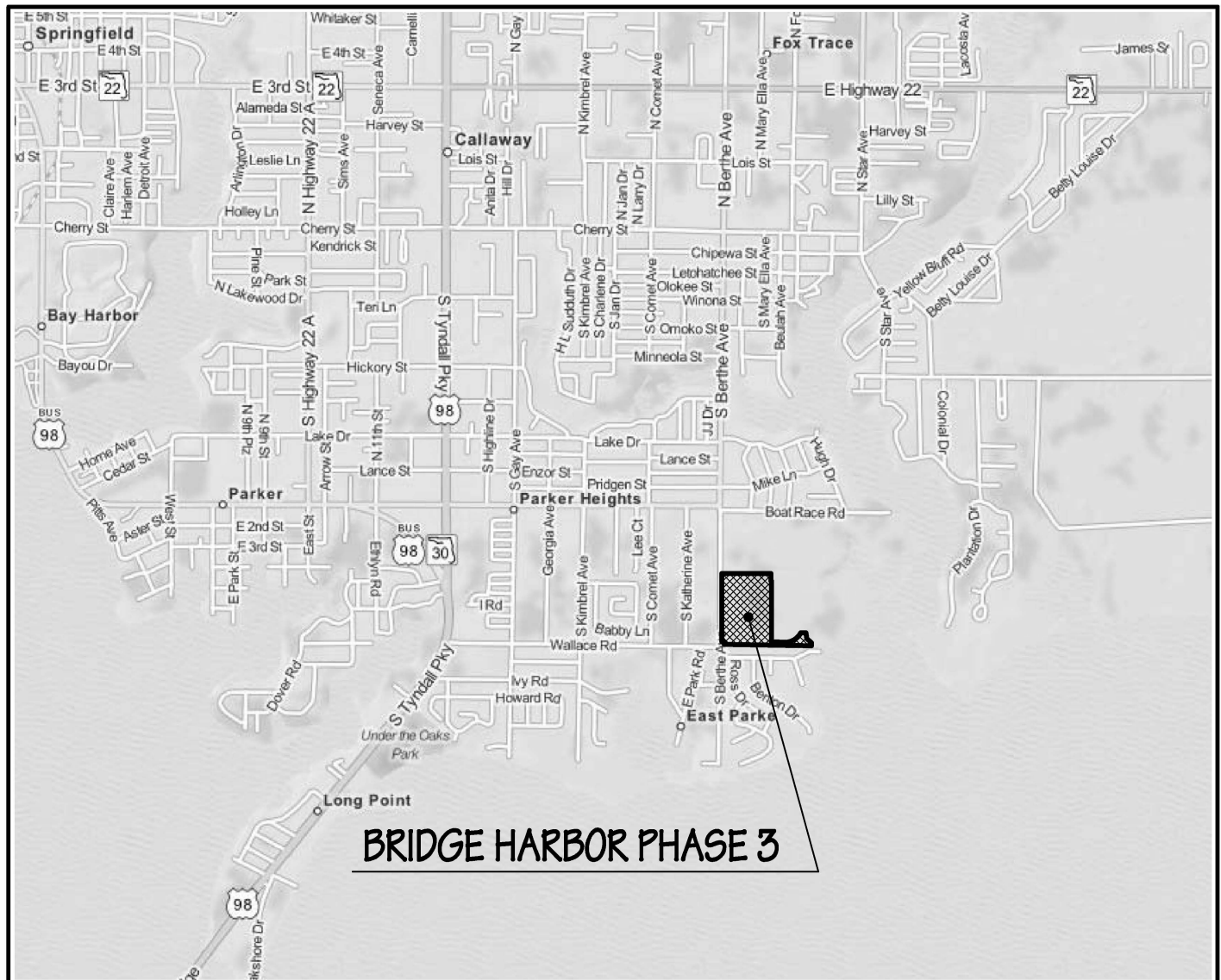


effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

**REQUEST FOR PUBLIC HEARING:** Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.





**BUCHANAN & HARPER, INC.**

ENGINEERING ~ PLANNING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE  
135 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401 ~ COA NO. 2312

COUNTY: BAY  
STATE: FLORIDA

**DATUM:** N/A  
**JOB NO:** 9217

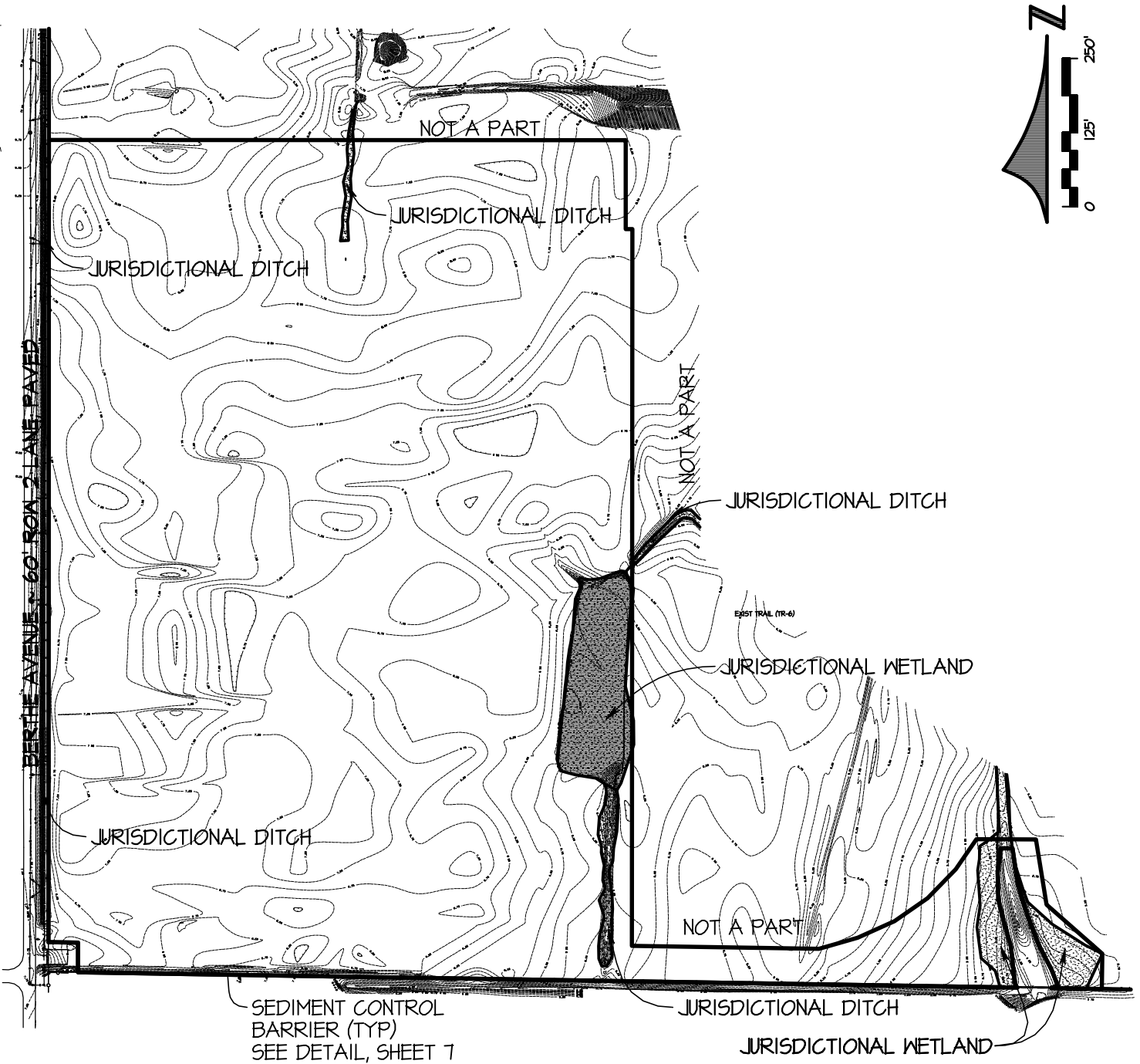
HSCALE: NTS  
VSCALE: NTS

DATE: 5/25/2018  
EXHIBIT: 1 OF 8

## LOCATION MAP

### BRIDGE HARBOR PHASE 3





### AREAS SUMMARY TABLE

	DESCRIPTION
	BRIDGE HARBOR PHASE 3 PROJECT SITE (34.417 ACRES)
	JURISDICTIONAL WETLANDS (1.258 ACRES)
	JURISDICTIONAL DITCHES (0.237 ACRES)

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### EXISTING CONDITIONS

### BRIDGE HARBOR PHASE 3

COUNTY: BAY  
STATE: FLORIDA

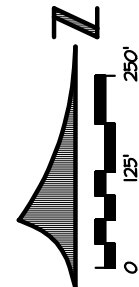
DATUM: N/A  
JOB NO: 9217

HSCALE: 1" = 250'  
VSCALE: NTS

DATE: 5/25/2018  
EXHIBIT: 2 OF 8



BERTHE AVENUE ~ 60' ROW, 2 LANE, PAVED



JURISDICTIONAL  
DITCH IMPACT 6  
1253 SF (0.029 AC)

JURISDICTIONAL  
DITCH IMPACT 1  
1649 SF (0.038 AC)

NOT A PART

TOWNHOME, TYP

JURISDICTIONAL  
DITCH IMPACT 5  
834 SF (0.019 AC)

WET DETENTION POND

NOT A PART

JURISDICTIONAL  
DITCH IMPACT 2  
591 SF (0.014 AC)

JURISDICTIONAL  
POND IMPACT 3  
36250 SF (0.832 AC)

JURISDICTIONAL  
DITCH IMPACT 4  
5952 SF (0.137 AC)

NOT A PART

SEDIMENT CONTROL  
BARRIER (TYP)  
SEE DETAIL, SHEET 7

UNDISTURBED  
WETLANDS

### IMPACT SUMMARY

IMP. #	AREA	CUT	FILL
1	0.038 AC (1644 SF)	0.0 CY	43.5 CY
2	0.014 AC (591 SF)	22.1 CY	2.5 CY
3	0.832 AC (36,250 SF)	15,469.9 CY	0.0 CY
4	0.137 AC (5,952 SF)	568.7 CY	173.4 CY
5	0.019 AC (834 SF)	0.1 CY	45.5 CY
6	0.029 AC (1,253 SF)	0.3 CY	81.3 CY

### AREAS SUMMARY

	DESCRIPTION
	BRIDGE HARBOR INLET (34.417 ACRES)
	WETLANDS (1.495 ACRES)
	JURISDICTIONAL POND IMPACT (0.832 AC)
	JURISDICTIONAL DITCH IMPACTS (0.231 ACRES)
	UNDISTURBED WETLAND (0.426 ACRES)

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**SITE PLAN**  
**BRIDGE HARBOR PHASE 3**

COUNTY: BAY  
STATE: FLORIDA

DATUM: N/A  
JOB NO: 9217

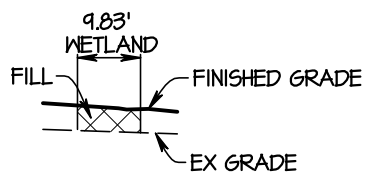
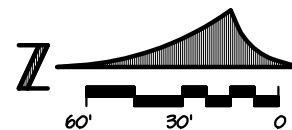
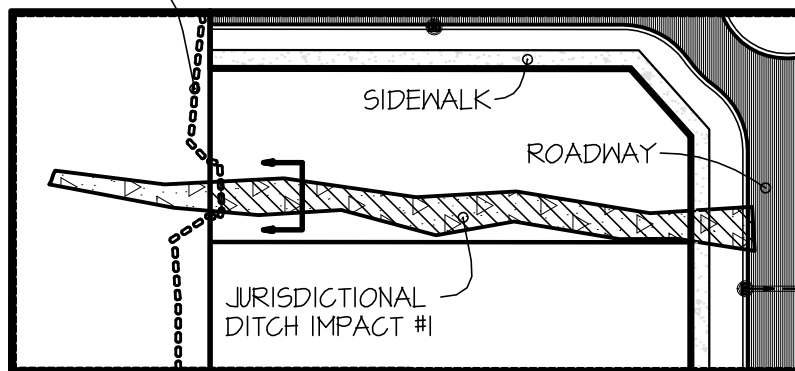
HSCALE: 1" = 250'  
VSCALE: NTS

DATE: 5/25/2018  
EXHIBIT: 3 OF 8



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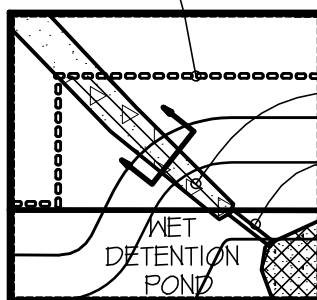
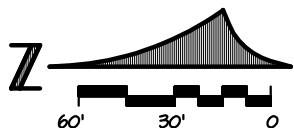
LIMITS OF WORK/  
EROSION CONTROL BARRIER



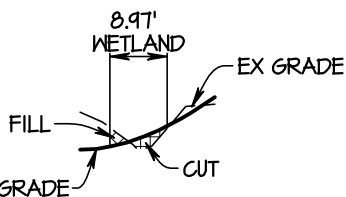
TYPICAL GRADING SECTION IMPACT 1

1" = 30'

LIMITS OF WORK/  
EROSION CONTROL BARRIER



EX. 24" RCP  
N. INV EL 3.95'  
S. INV EL 3.87'



TYPICAL GRADING SECTION IMPACT 2

1" = 30'

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**IMPACTS 1 & 2 DETAIL**  
**BRIDGE HARBOR PHASE 3**

COUNTY: BAY  
STATE: FLORIDA

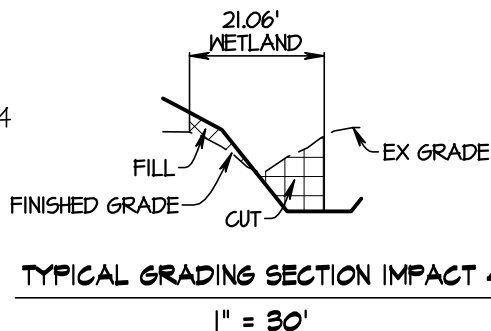
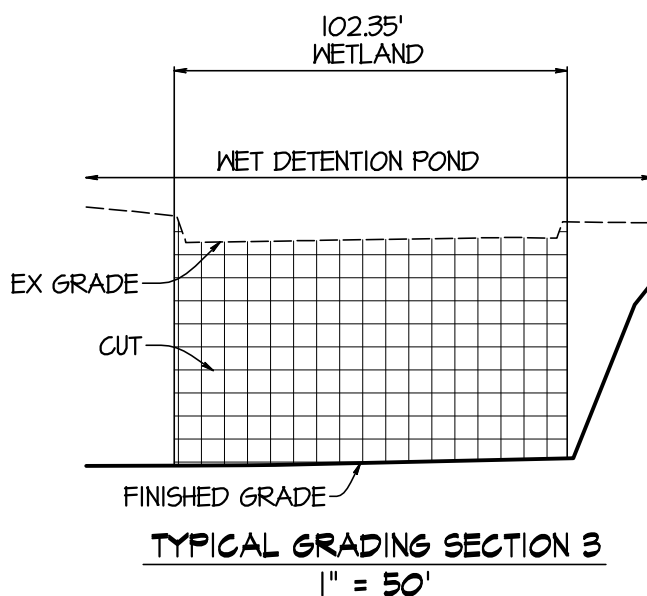
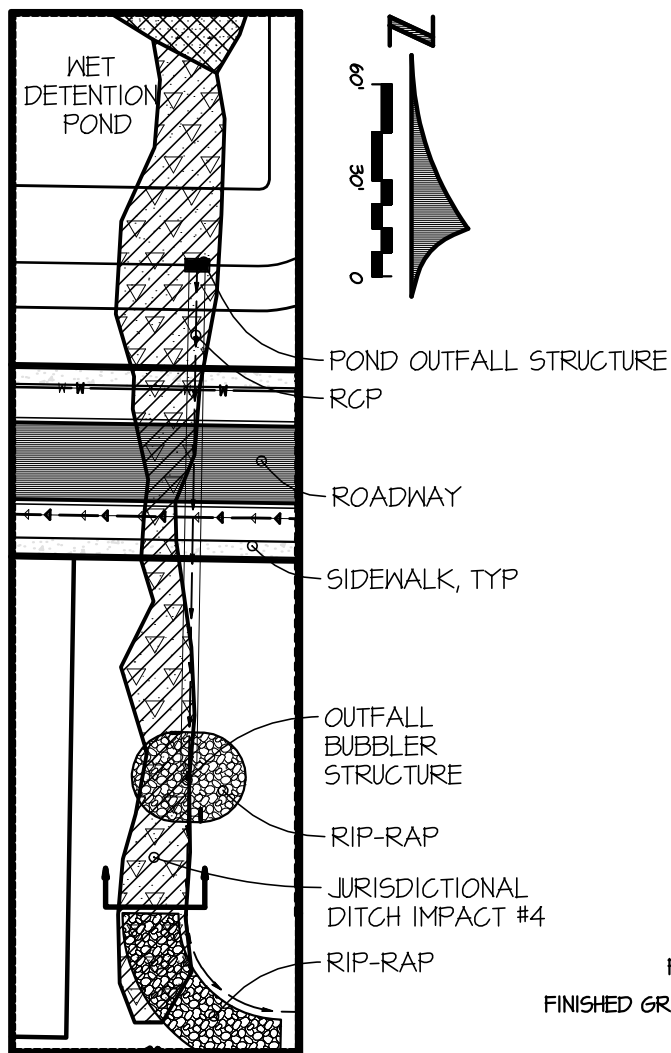
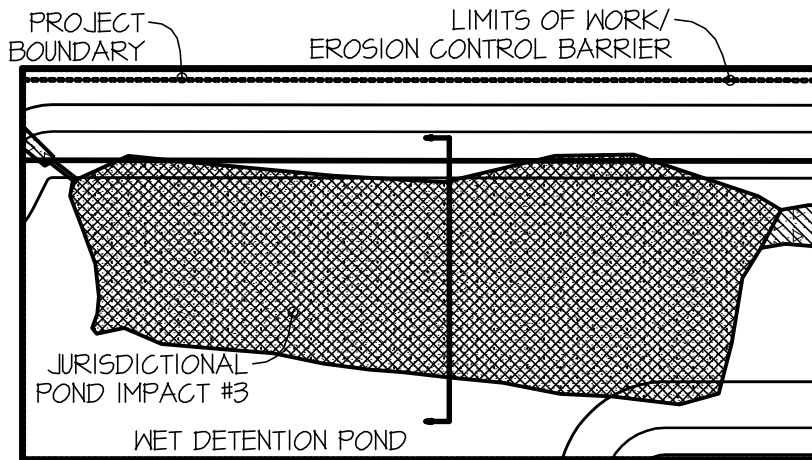
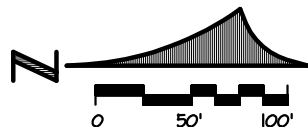
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JOB NO: 9217

HSCALE: 1" = 60'  
VSCALE: 1" = 12'

DATE: 5/25/2018  
EXHIBIT: 4 OF 8

5/25/2018, 10:46:40





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## **IMPACTS 3 & 4 DETAIL BRIDGE HARBOR PHASE 3**

COUNTY: BAY  
STATE: FLORIDA

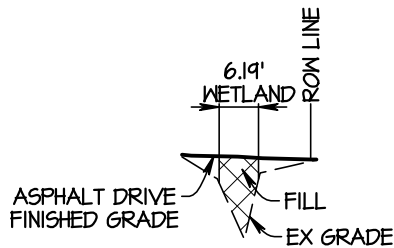
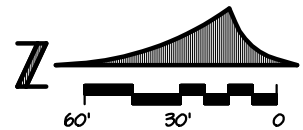
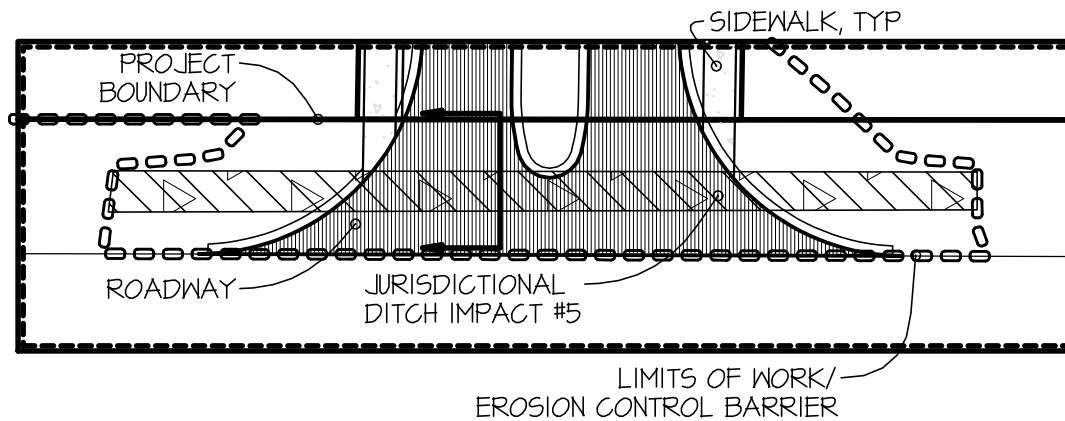
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JOB NO: 9217

HSCALE: 1" = 60'  
VSCALE: 1" = 12'

DATE: 5/25/2018  
EXHIBIT: 5 OF 8

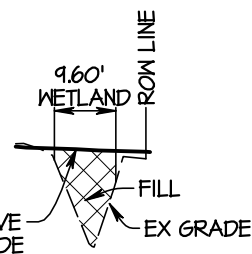
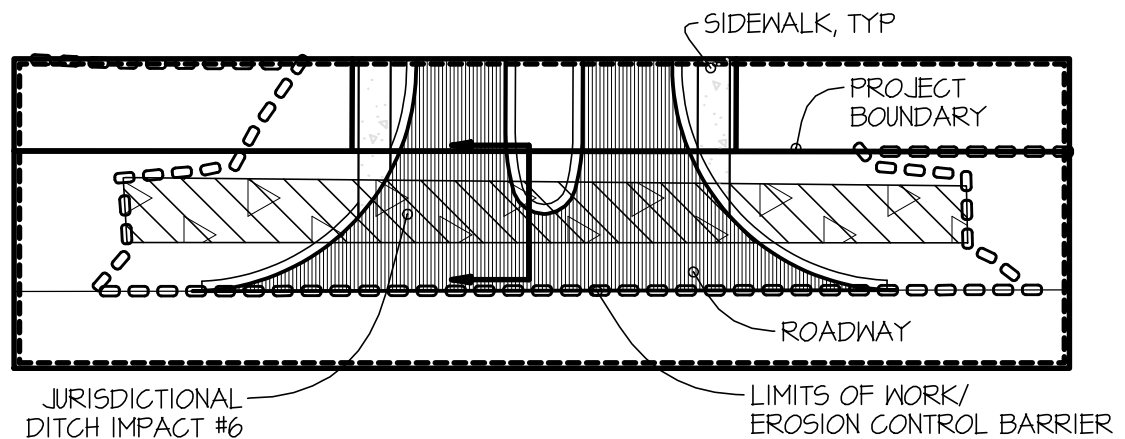
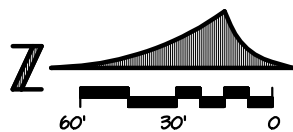


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TYPICAL GRADING SECTION IMPACT 5

1" = 30'



TYPICAL GRADING SECTION IMPACT 6

1" = 30'

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135 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401 ~ COA NO. 2312

**IMPACTS 5 & 6 DETAIL**  
**BRIDGE HARBOR PHASE 3**

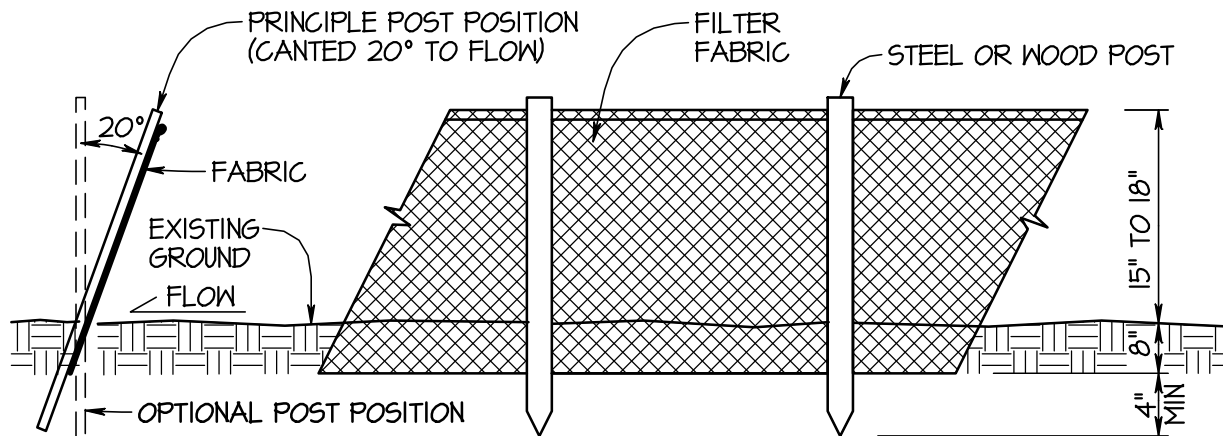
COUNTY: BAY  
STATE: FLORIDA

DATUM: N/A  
JOB NO: 9217

HSCALE: 1" = 30'  
VSCALE: 1" = 6'

DATE: 5/25/2018  
EXHIBIT: 6 OF 8





## SECTION

## ELEVATION

### NOTES:

1. SEDIMENT CONTROL BARRIER (SCB) TO BE USED TO PREVENT SEDIMENT TRANSPORT OR SILTATION OF STREAMS, DITCHES, ENVIRONMENTAL AREAS, STORM DRAINS, RETENTION/DETENTION AREAS AND OFF-SITE AREAS.
2. SCB TO BE TYPE III BARRIER PER FDOT STD INDEX 102 OR FLORIDA EROSION AND SEDIMENT CONTROL (FESC) MANUAL.
  - A. FILTER FABRIC PER FDOT SPECIFICATION SECTION 985.
  - B. POSTS TO BE 2-1/2"Ø OR 2"x4" SOFTWOOD, 1-1/2"Ø HARDWOOD, OR STEEL (1.33 #/FT).
  - C. PREMADE SBC MAY BE USED WHEN PRODUCT MEETS REQUIREMENTS CONTAINED HEREIN.
3. ERECT SCB ALONG LIMITS OF WORK. USE DOUBLE FENCE AT REGULATED ENVIRONMENTAL AREAS (WETLANDS & WETLAND BUFFERS).
4. INSTALL PER THIS DETAIL, FDOT STD INDEX OR FESC MANUAL.
5. MAINTAIN SCB UNTIL COMPLETION OF CONSTRUCTION AND FINAL VEGETATIVE STABILIZATION. REMOVE SECTIONS AS REQUIRED TO FACILITATE CONSTRUCTION. REPLACE ASAP.
6. DESIGNATE A SPECIFIC CONSTRUCTION ACCESS POINT FOR A PERMANENT BREACH OF BARRIER. AT LOCATION OF ACCESS POINT, INSTALL GRAVEL AS REQUIRED TO PREVENT OFF-SITE SEDIMENT TRACKING. REFER TO NPDES STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION ACTIVITIES FOR GRAVEL DRIVE DETAILS.

# SEDIMENT CONTROL BARRIER

NTS

## BUCHANAN & HARPER, INC.

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135 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401 ~ COA NO. 2312

## SEDIMENT CONTROL BARRIER

BRIDGE HARBOR PHASE 3

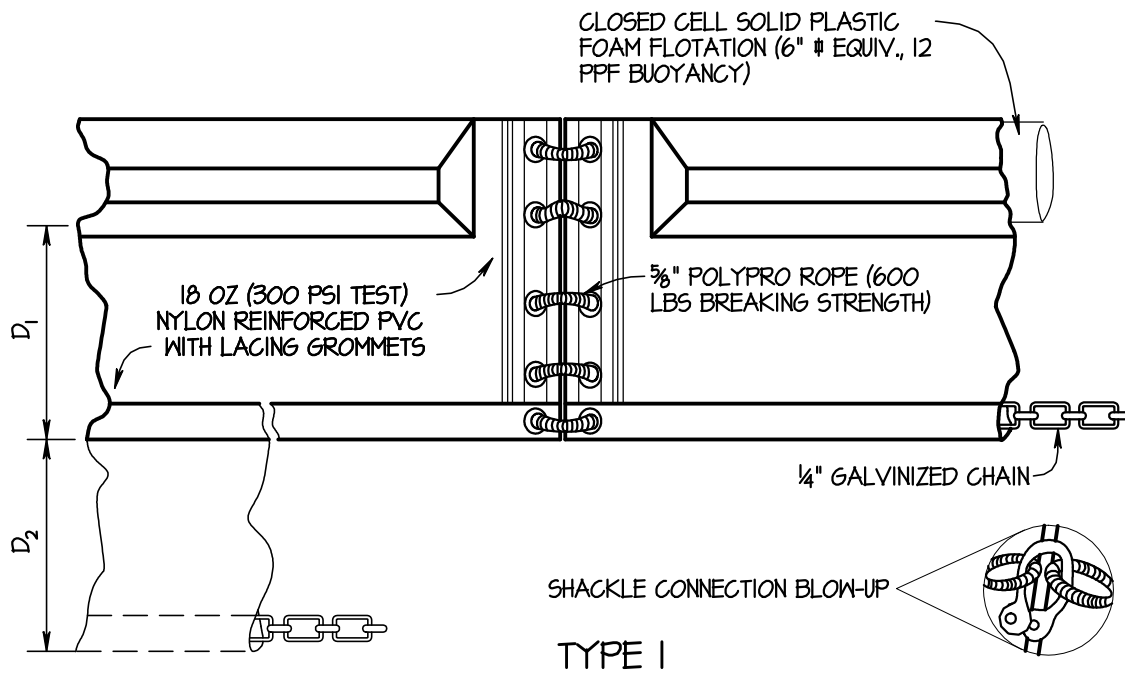
COUNTY: BAY  
STATE: FLORIDA

DATUM: N/A  
JOB NO: 9217

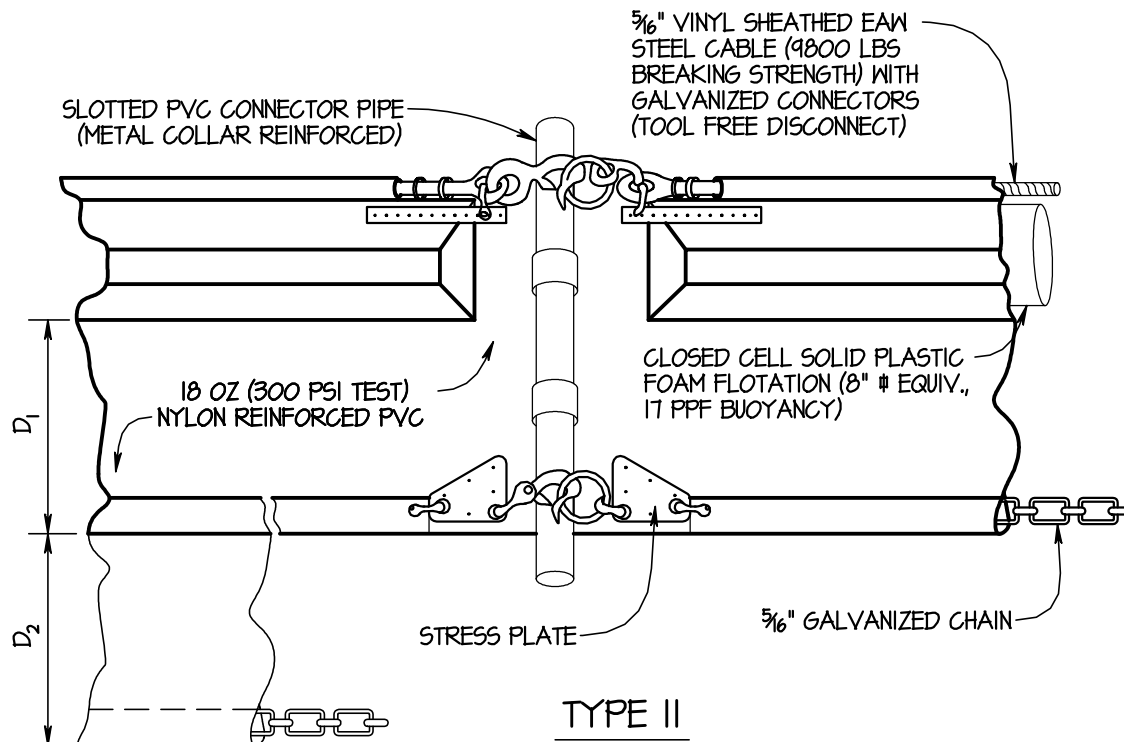
HSCALE: NTS  
VSCALE: NTS

DATE: 5/25/2018  
EXHIBIT: 7 OF 8





TYPE I



TYPE II

NOTE:

1. PROVIDE PREMANUFACTURED TURBIDITY BARRIER OF TYPE SPECIFIED. IMAGES SHOWN ARE GENERIC.
2. CURTAIN TO REACH BOTTOM FOR DEPTHS UP TO 10 FEET USING REQUIRED NUMBER OF PANELS. A MINIMUM OF TWO PANELS TO BE USED FOR GREATER DEPTHS. STANDARD PANEL DEPTHS TO BE AS FOLLOWS:  
 $D_1$  = 5' STANDARD (SINGLE PANEL FOR DEPTHS 5' OR LESS)  
 $D_2$  = 5' STANDARD (ADDITIONAL PANELS FOR DEPTHS > 5')

# FLOATING TURBIDITY BARRIERS

NTS

**BUCHANAN & HARPER, INC.**

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 135 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401 ~ COA NO. 2312

**FLOATING TURBIDITY BARRIERS**

**BRIDGE HARBOR PHASE 3**

COUNTY: BAY  
 STATE: FLORIDA

DATUM: N/A  
 JOB NO: 9217

HSCALE: 1" = 100'  
 VSCALE: 1" = 20'

DATE: 5/25/2018  
 EXHIBIT: 8 OF 8