



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

September 16, 2019

Regulatory Division
North Permits Branch
Panama City Permits Section

PUBLIC NOTICE

Permit Application No. SAJ-2019-01243(SP-DEB)

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: Mahesh Shah
ARHAM Partners, LLC
504 Parkwood Drive
Lynn Haven, Florida 32444

WATERWAY AND LOCATION: The project would affect waters of the United States associated with an unnamed tributary to Goose Bayou. The project site is located at 2627 Highway 77, in Section 28, Township 3 south, Range 14 west, Panama City, Bay County, Florida.

Directions to the site are as follows: From U.S Highway 98 in Panama City turn north on Martin Luther King, Jr. Boulevard (SR 77) proceed north for 1.45 miles the project site will be on the west side of the road.

APPROXIMATE CENTRAL COORDINATES: Latitude 30.19596°
Longitude -85.65103°

PROJECT PURPOSE:

Basic: Commercial development

Overall: To construct a hotel on State Road 77 between East 23rd Street and North Bay in Bay County, Florida.

EXISTING CONDITIONS: The wetland system consists of a freshwater system. The onsite vegetation consists of slash pine (*Pinus elliottii*), sweetbay (*Magnolia virginiana*), wax myrtle (*Morella cerifera*), black titi (*Cliftonia monophylla*) and red maple (*Acer rubrum*). The existing area surrounding the project site consists of a mixture of commercial and industrial projects as well as vacant land.

PROPOSED WORK: The applicant seeks authorization to build a commercial hotel and amenities resulting in filling of 0.95 acres of freshwater wetlands.

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 proposed project is the least damaging alternative of the sites that were considered for this project. The applicant was looking for a 2-3 acre site on Highway 77, south of North Bay and north of 23rd Street to target the Lynn Haven market, zoned commercial.

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

To offset the direct and secondary impacts associated with the proposed project, the applicant is proposing to purchase 0.45 forested wetland credits from the Breakfast Point 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:

The Corps has determined the proposed project may affect, but is not likely to adversely affect (MANLAA) the eastern indigo snake (*Drymarchon corais couperi*) based on a programmatic consultation with the Fish and Wildlife Service (FWS) and the use of *Standard Protection Measures for the Eastern Indigo Snake*. Programmatic consultation with the FWS for the wood stork (*Mycteria americana*) also resulted in a determination of MANLAA. For red cockaded woodpecker (*Picoides borealis*), and Panama City crayfish (*Procambarus econfinae*) a determination of MANLAA was made and the Corps will request FWS 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. The jurisdictional line has not been verified by Corps personnel.

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 30 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, Lisa Lovvorn Bishof, in writing at the Panama City Permits Section, 415 Richard Jackson Boulevard, Suite 411, Panama City Beach, Florida 32407; by electronic mail at 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 US Army Corps of Engineers (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.

HAMPTON INN & SUITES HIGHWAY 77 PANAMA CITY, FLORIDA



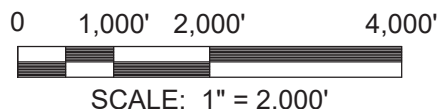
DRAWING INDEX

No. - TITLE

- 0 - COVER SHEET
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- 1A - EXISTING CONDITIONS AND WETLAND IMPACT AREA
- 1B - EXISTING CONDITIONS AND WETLAND IMPACT AREA
- 2 - KEY MAP
- 2A - WETLAND IMPACT LAYOUT PLAN
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- 5 - CROSS SECTION C
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- 7 - EROSION CONTROL DETAILS
- 8 - EROSION CONTROL DETAILS

ADDRESS: 2627 HWY 77 ~ (28-3S-14W)
LAT ~ 30° 11' 46"
LONG ~ 85° 39' 03"

VICINITY MAP

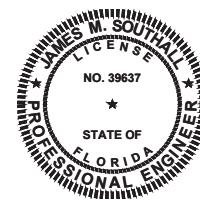


PREPARED FOR:
Mr. Dharmang "Dave" Shah
Arham Partners, LLC

ADDRESS
504 Parkwood Drive
Panama City, Florida 32405

SEPT 2018

PROJECT No. 133002
Revised 2019-8-12



This item has been digitally signed and sealed by James M. Southall, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

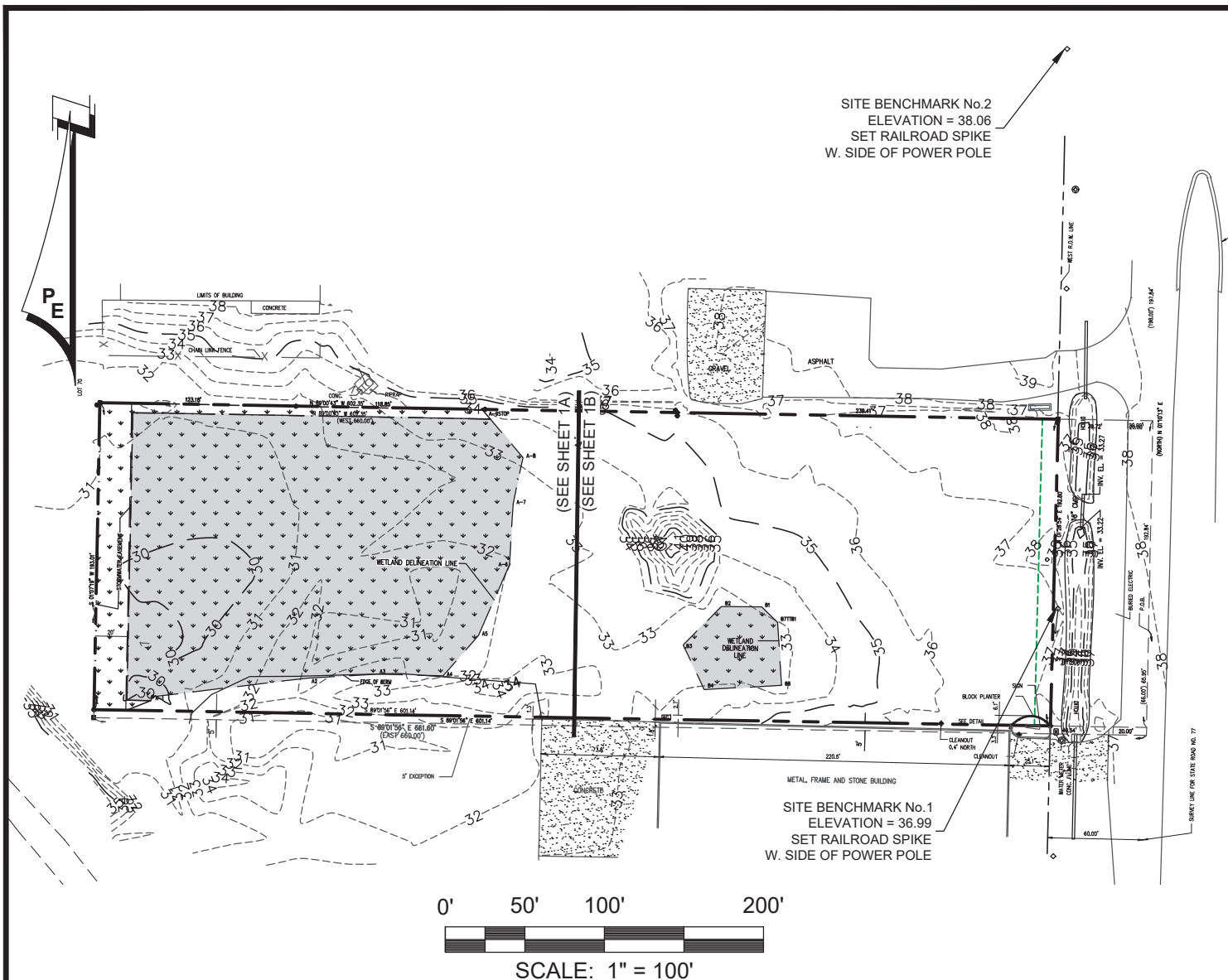
James M Southall
2019.08.13
09:21:57 -05'00'

DPR CERTIFICATION #EB-7806

PANHANDLE ENGINEERING, INC.
ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
3005 South Highway 77 Lynn Haven, Florida 32444
(850) 763-5200 Fax (850) 769-0730 www.panhandleengineering.com

COVER SHEET
HAMPTON INN & SUITES
HIGHWAY 77
PANAMA CITY, FLORIDA

CAD FILE: 133002 E1.dwg
DWN BY: REF
DATE: SEPT 2018
SHEET NO: 0
PROJECT NUMBER 133002



SITE BENCHMARK No.2
ELEVATION = 38.06
SET RAILROAD SPIKE
W. SIDE OF POWER POLE

SITE BENCHMARK No.1
ELEVATION = 36.99
SET RAILROAD SPIKE
W. SIDE OF POWER POLE

0' 50' 100' 200'
SCALE: 1" = 100'

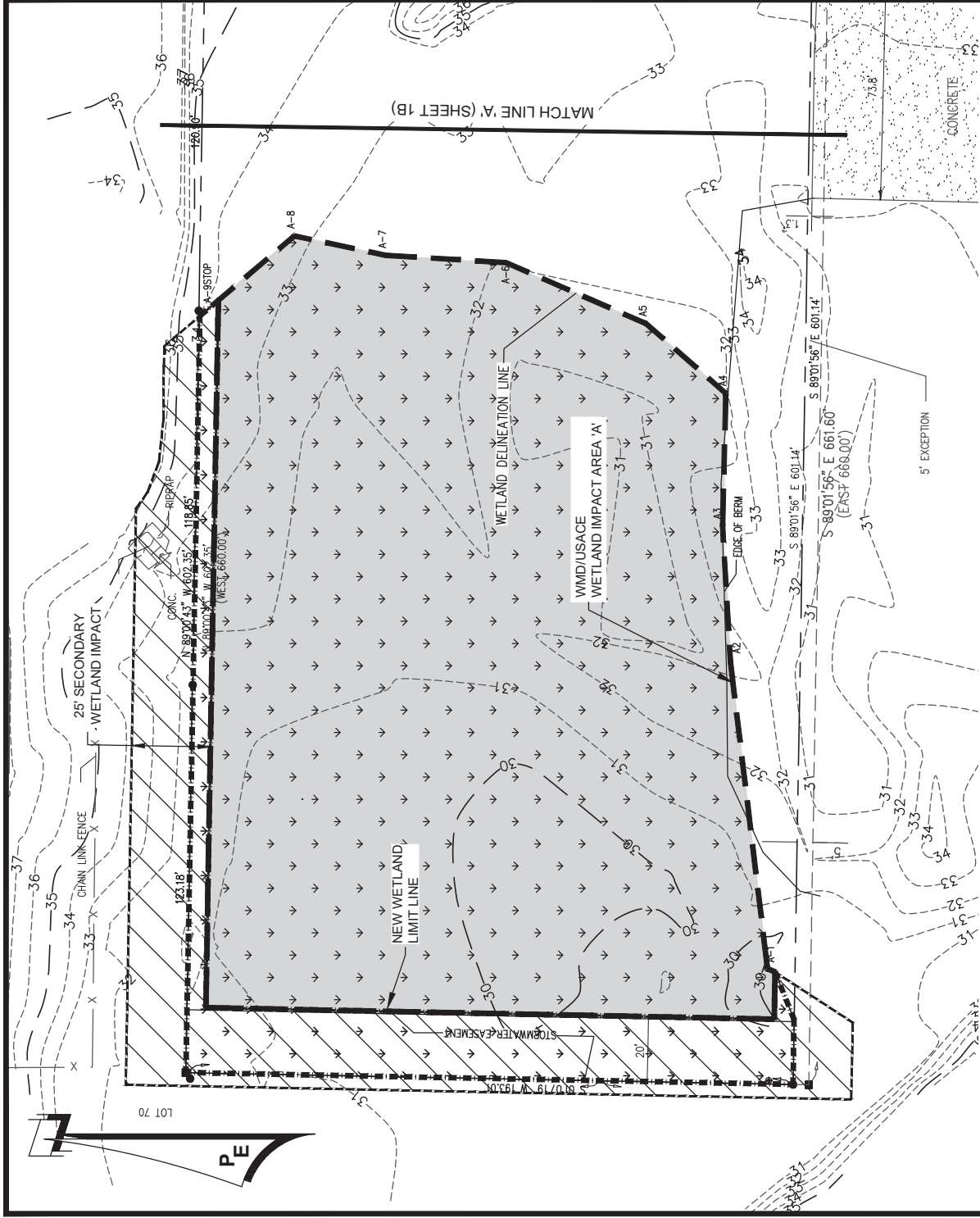
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JOB No. 7454.07
FILE No. E 1681 A
SURVEYED: 3-15-91
LAST MODIFIED: 7-5-17
ELEVATION REFERENCE: NAVD 88 ~ NGS BENCHMARK V 290 ~ ELEVATION = 34.66

DPR CERTIFICATION #EB-7806

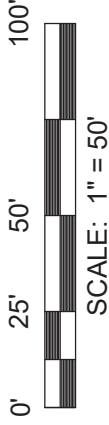
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KEY MAP
HAMPTON INN & SUITES
HIGHWAY 77
PANAMA CITY, FLORIDA

CAD FILE: 133002 E1.dwg
DWN BY: REF
DATE: SEPT 2018
SHEET NO: 1
PROJECT NUMBER 133002



SEE SHEET 2A FOR WETLAND IMPACT
& CUT/FILL SUMMARY



-  DENOTES WETLAND AREA
-  DENOTES WETLAND IMPACT AREA
-  DENOTES SECONDARY WETLAND IMPACT AREA

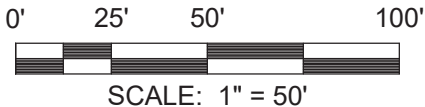
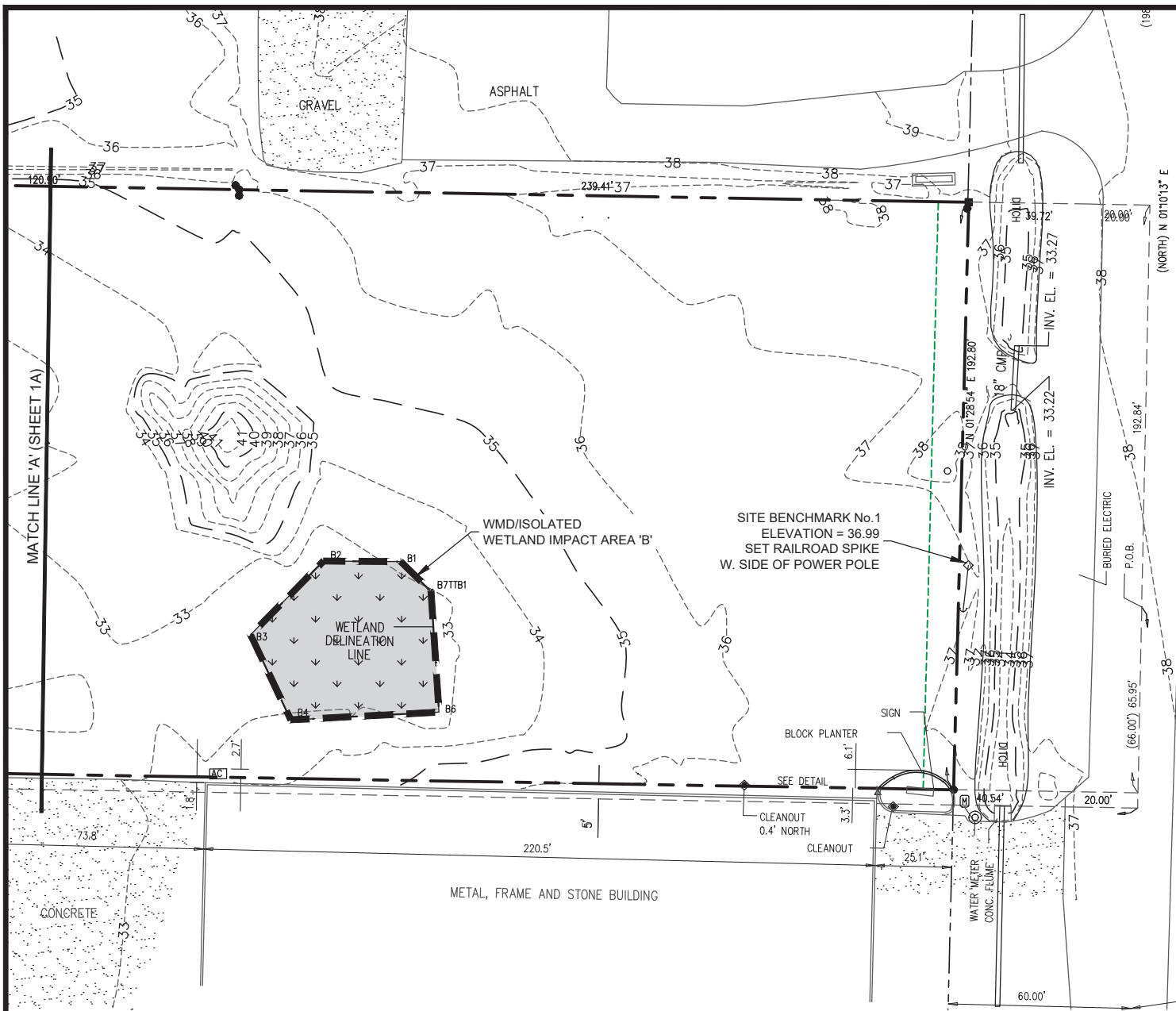
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EXISTING CONDITIONS AND WETLAND IMPACT AREA
HAMPTON INN & SUITES
HIGHWAY 77
PANAMA CITY, FLORIDA

CAD FILE: 133002 E1.dwg
DWN BY: REF
DATE: SEPT 2018
SHEET NO: 1A
PROJECT NUMBER 133002



- DENOTES WETLAND AREA
- DENOTES WETLAND IMPACT AREA
- DENOTES SECONDARY WETLAND IMPACT AREA

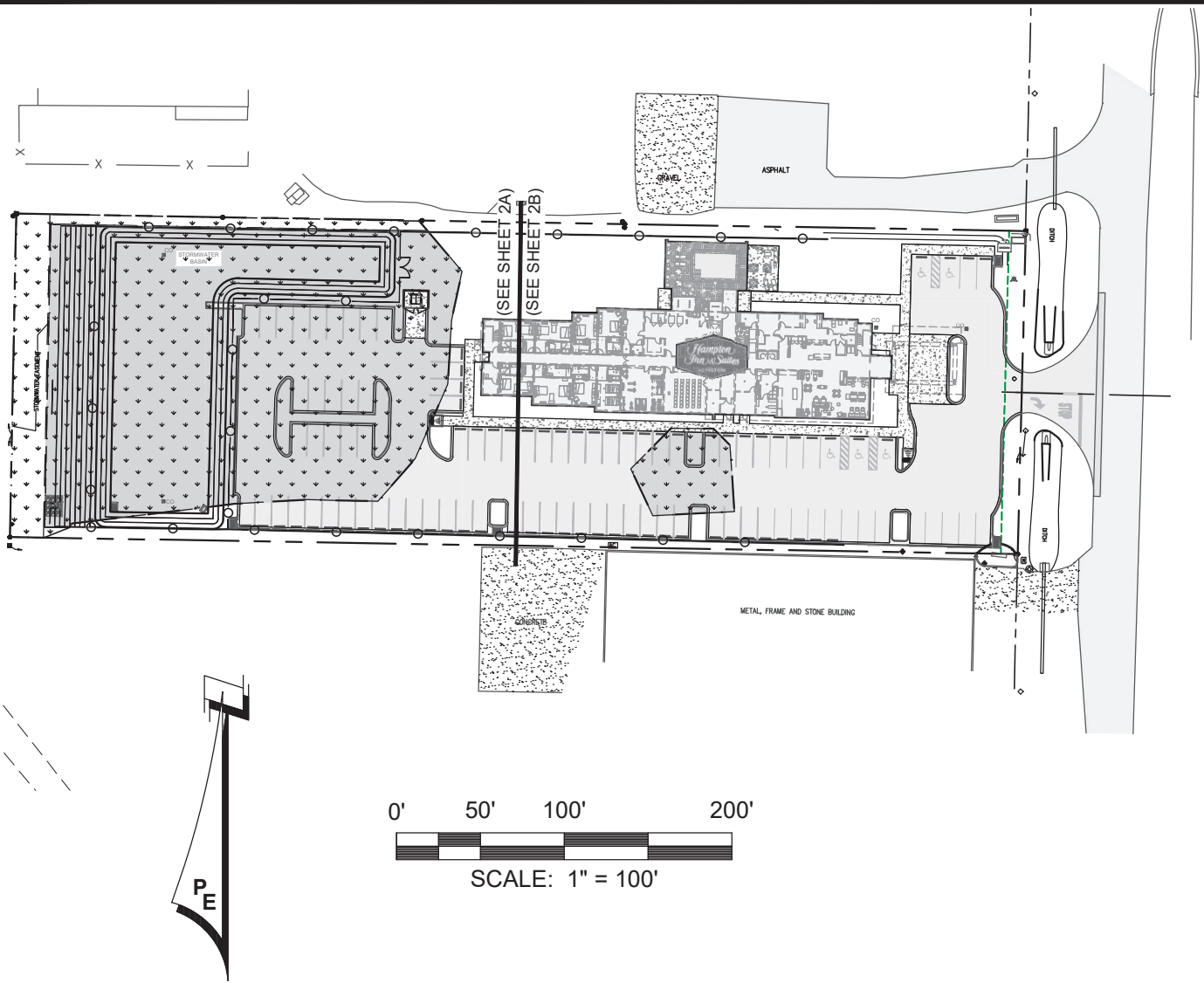
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DPR CERTIFICATION #EB-7806

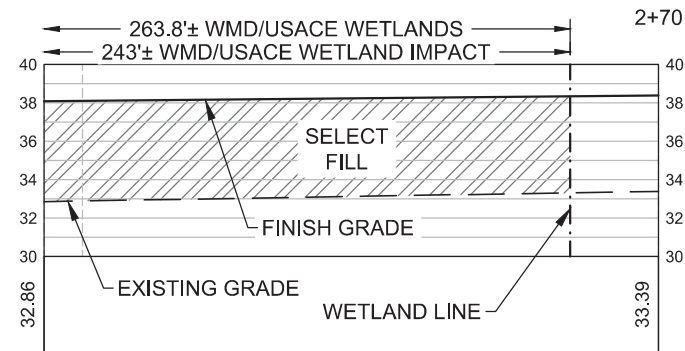
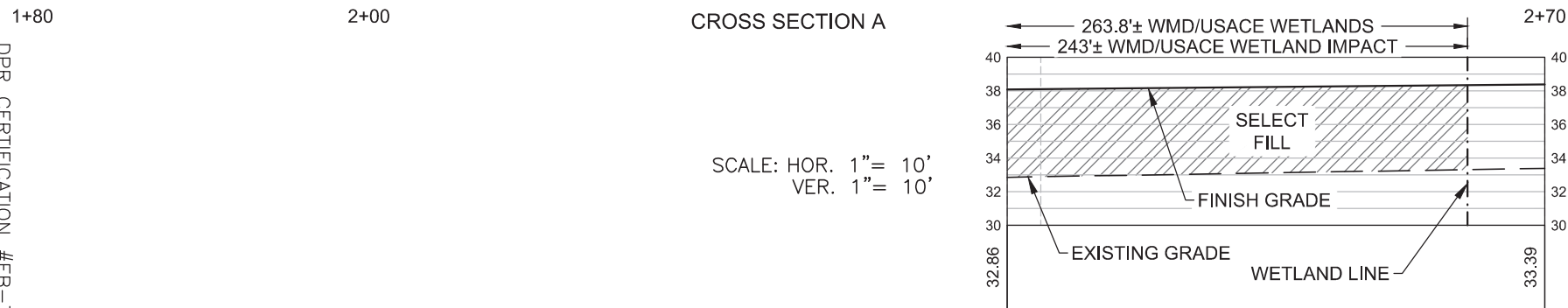
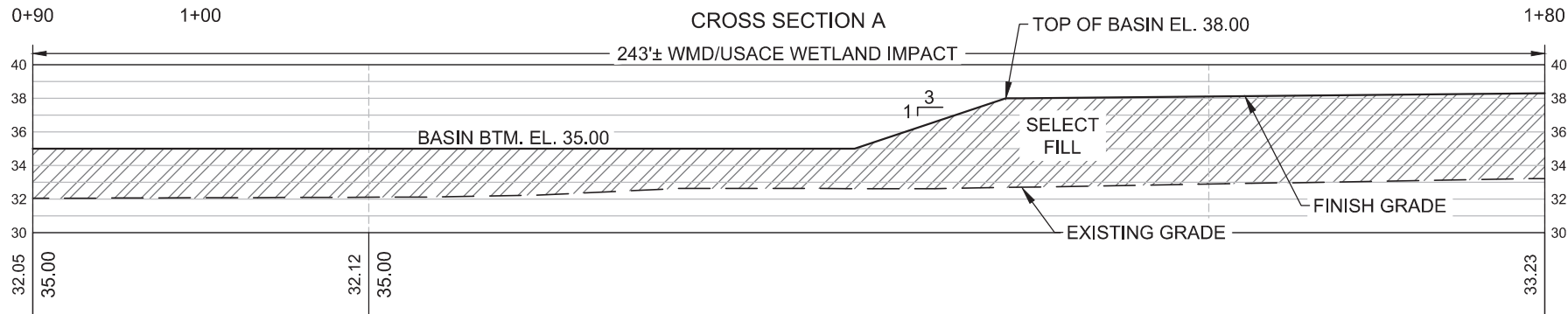
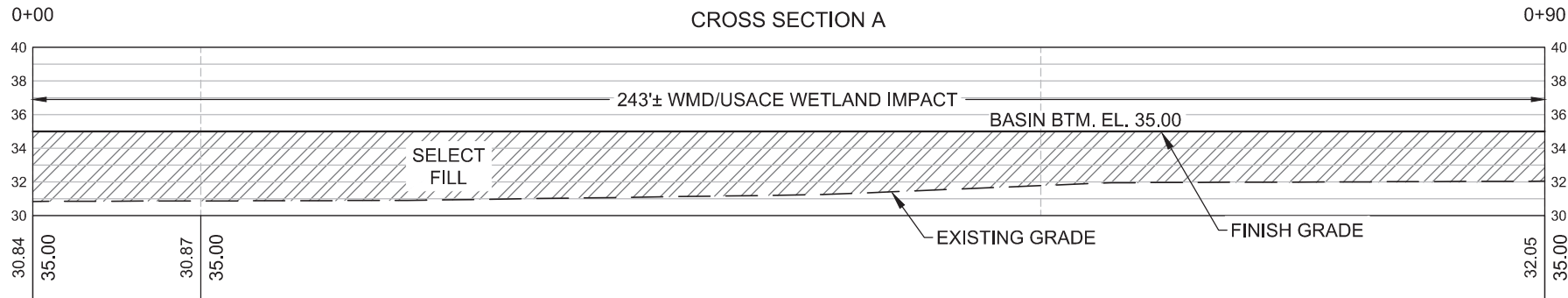
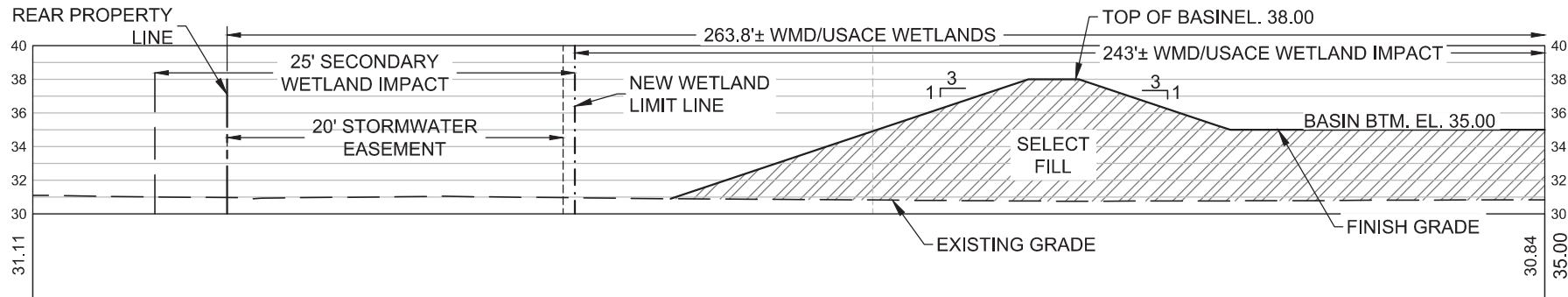
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EXISTING CONDITIONS AND WETLAND IMPACT AREA
HAMPTON INN & SUITES
HIGHWAY 77
PANAMA CITY, FLORIDA

CAD FILE: 133002 E1.dwg
DWN BY: REF
DATE: SEPT 2018
SHEET NO: 1B
PROJECT NUMBER
133002

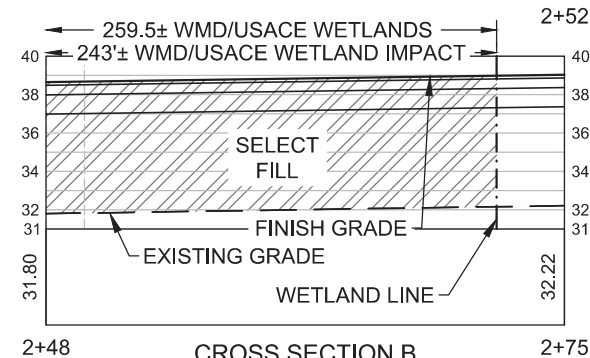
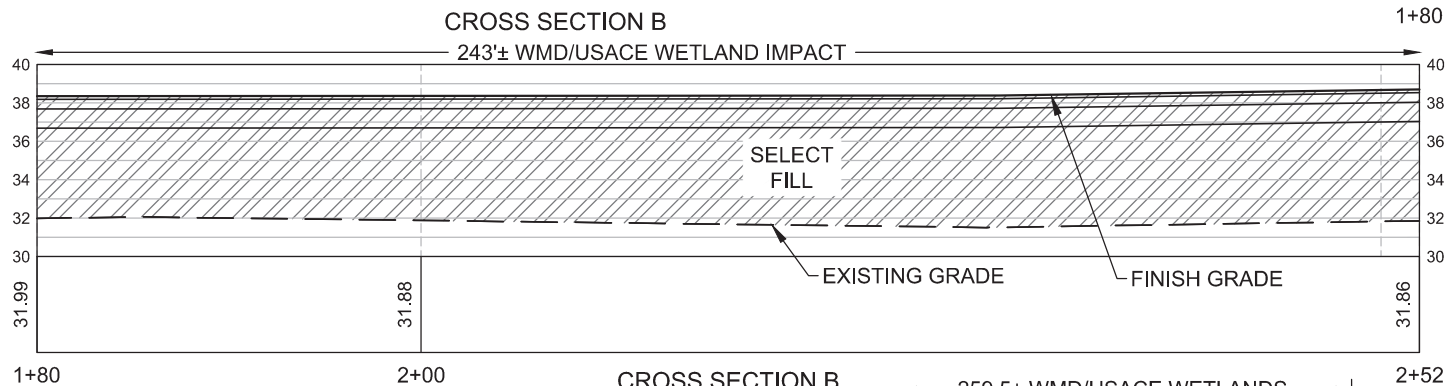
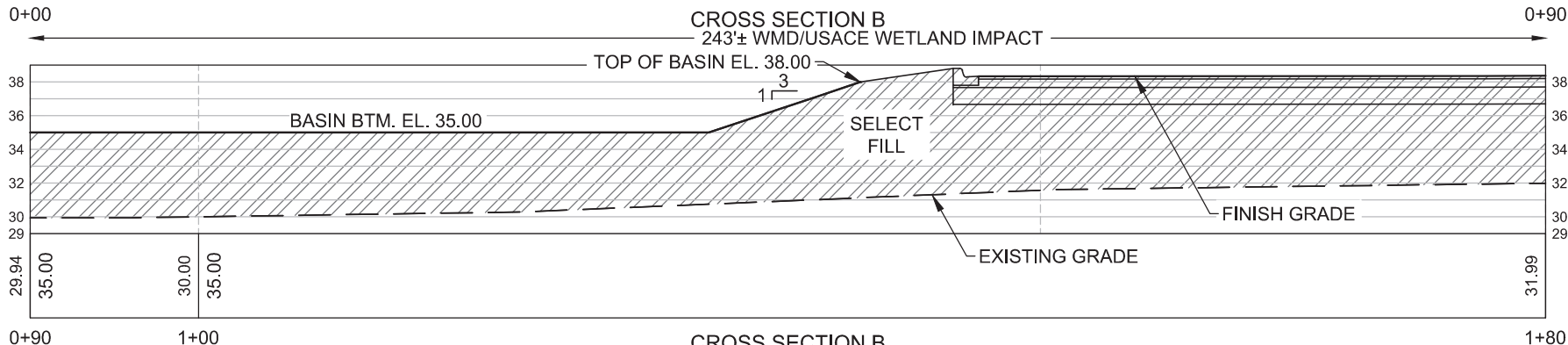
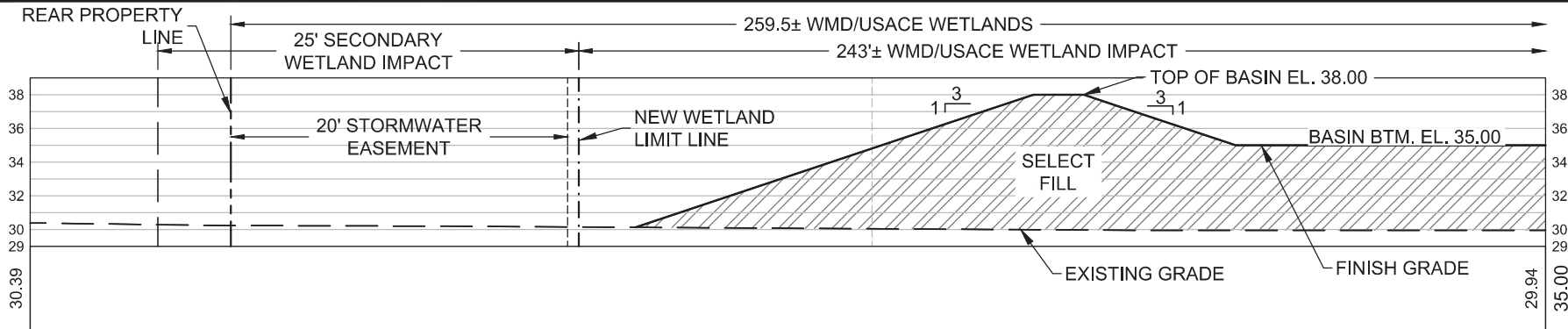


DPR CERTIFICATION #EB-7806



SCALE: HOR. 1" = 10'
VER. 1" = 10'

DPR CERTIFICATION #EB-7806



SCALE: HOR. 1" = 10'
VER. 1" = 10'

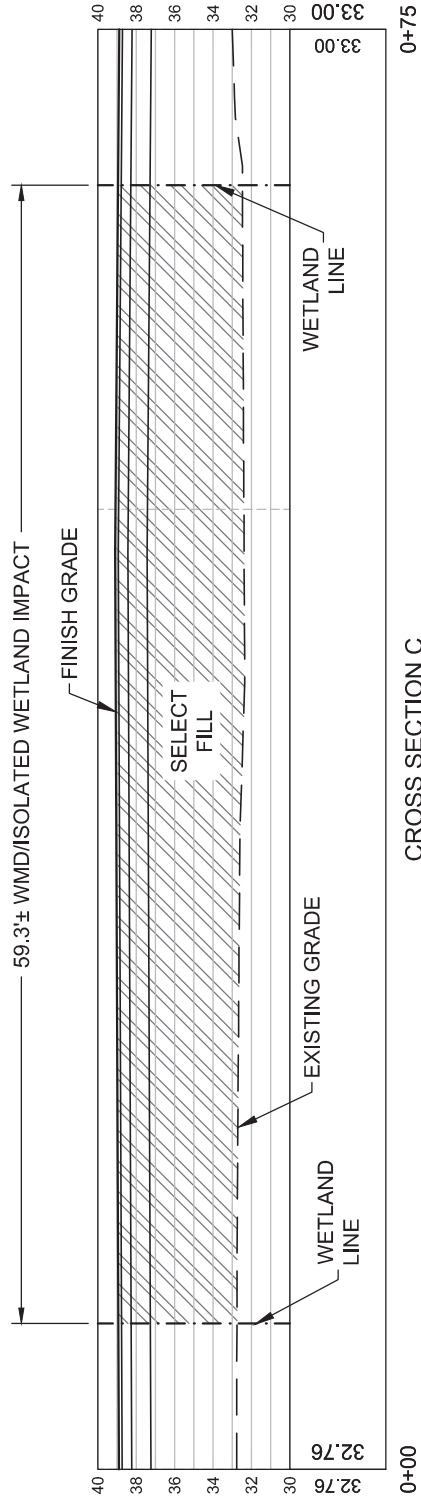
DPR CERTIFICATION #EB-7806

CROSS SECTION B
HAMPTON INN & SUITES
HIGHWAY 77
PANAMA CITY, FLORIDA

CAD FILE: 133002 E1.dwg
DWG BY: REF
DATE: SEPT 2018
SHEET NO: 4
PROJECT NUMBER
133002

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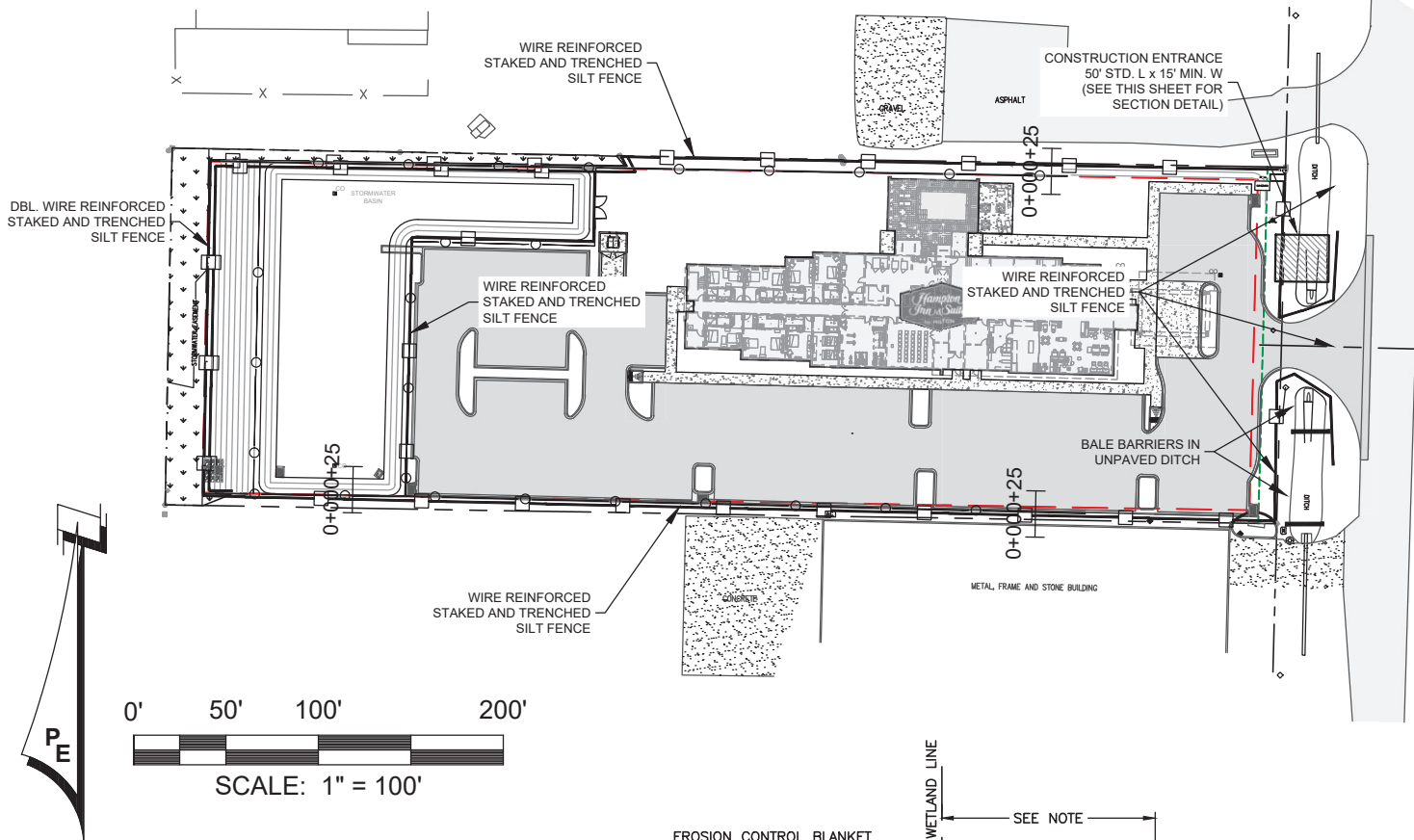
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CROSS SECTION C

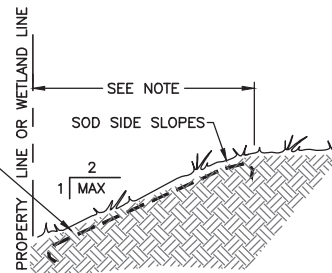
SCALE: HOR. 1"= 10'
VER. 1"= 10'

DPR CERTIFICATION #EB-7806



EROSION CONTROL BLANKET
#2010-01 BY EROSION CONTROL
SYSTEMS. (1-800-641-3277)
UNDER SOD ANCHORED WITH
6" SOD STAPLES.

NOTE: PROVIDE EROSION CONTROL
BLANKET FROM PROPERTY LINE OR
WETLAND LINE WHERE APPLICABLE
TO BACK OF CURB, BUILDING OR
TO TOP OF BASIN AS REQUIRED.



SLOPE STABILIZATION DETAIL

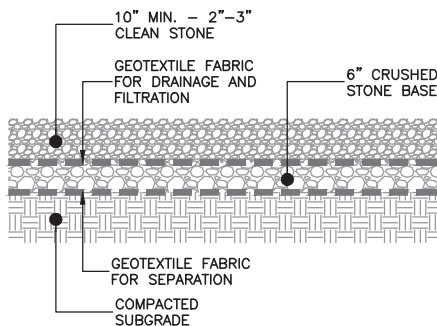
NOT TO SCALE

SLOPE STABILIZATION NOTES

FLAT TO 1:3 - SEED AND MULCH, HYDRO-SEED OR SOD.
1:3 TO 1:2 - SOD LAPPED AND PINNED.
1:2 TO 1:1 - EROSION CONTROL BLANKET AND SOD.
1:1 OR GREATER - RETAINING WALL OR ARMOR FORM.

NOTE:

AREAS NOT SODDED WILL BE STABILIZED WITH HYDROSEEDING.
SEE SLOPE STABILIZATION DETAIL THIS SHEET



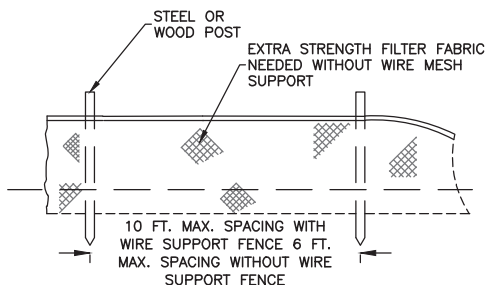
CONSTRUCTION ENTRANCE NOTES:

1. GRADE SLOPE TO SITE.
2. PROVIDE CULVERT AS REQUIRED TO CARRY PRE-EXISTING DITCH FLOW. (SEE EXISTING PLAN VIEW FOR LOCATION)
3. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.
4. ALL MATERIALS SPILLED, DROPPED OR TRACKED ONTO PUBLIC ROADS (INCLUDING AGGREGATE STONE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

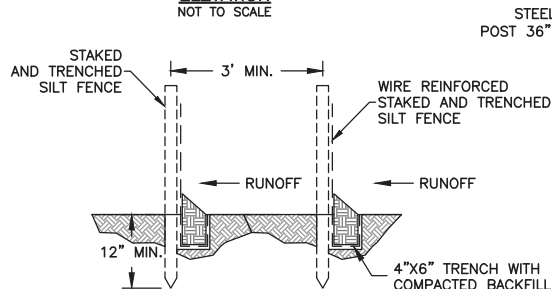
DPR CERTIFICATION #EB-7806



NOTE:

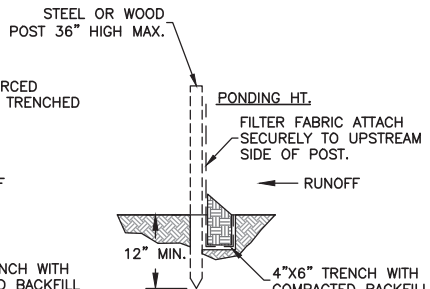
1. INSPECT AND REPAIR FENCE 24 HRS AFTER EACH STORM EVENT. REMOVE SEDIMENTS NO LATER THAN WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGHT OF THE BARRIER.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

ELEVATION
NOT TO SCALE



DOUBLE ROW STAKED SILT FENCE DETAIL

NOT TO SCALE (REQUIRED AT ALL SHORELINE, WETLAND, AND WETLAND BUFFER AREAS)

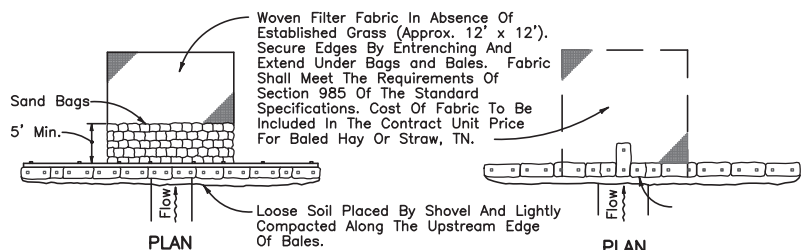


SINGLE ROW STAKED SILT FENCE DETAIL

NOT TO SCALE

STANDARD SILT FENCE DETAIL

NOT TO SCALE



Anchor Lower Bales With 2 - 2" x 2" x 4' Stakes Per Bale.
Anchor Top Bales To Lower Bales With 2 - 2" x 2" x 4' Stakes Per Bale.

ELEVATION

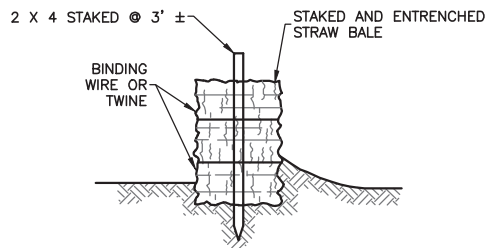
Application and Spacing: The use of Types I. & II. bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II

TYPE I

BARRIER FOR UNPAVED DITCHES

NOT TO SCALE



STRAW BALE BARRIER INSTALLATION DETAIL

NOT TO SCALE

NOTE:

ALL INLETS & STORM STRUCTURES TO HAVE HAY BALES ALL AROUND.

ENVIRONMENTAL SEQUENCE

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS, DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES AND HAY BALES, AS REQUIRED.
3. CONSTRUCT SEDIMENTATION BASIN.
4. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN AT PERMANENT POND LOCATION.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCKPILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ONSITE, AS REQUIRED.
8. STABILIZE DENUDE AREA AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL UTILITIES, STORM SEWER, CURBS AND GUTTER.
10. APPLY BASE TO PROJECT.
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
12. COMPLETE FINAL PAVING.
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS.
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/ SOD, AS REQUIRED.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION AND TURBIDITY CONTROL PLAN.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES WILL BE UTILIZED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT TO RESTRICT ANY TURBID RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
2. CONTROL OF SEDIMENT-LADEN RUNOFF SHALL BE PROVIDED WITH HAY BALES AND/OR GEOTECH STYLE FABRICS. ALL CONTROL MEASURES SHALL BE PROPERLY LOCATED AND CONSTRUCTED TO PREVENT SEDIMENT TRANSPORT. THE MEANS FOR RETAINING THE SEDIMENTS WILL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT IMPROVEMENTS ARE COMPLETE.
3. THE CONTRACTOR IS RESPONSIBLE FOR TREATING ALL ONSITE STORMWATER DRAINAGE AS REQUIRED TO MEET THE CRITERIA OF 62-3 FLORIDA ADMINISTRATIVE CODE, F.A.C. PRIOR TO DISCHARGE.
4. ALL CATCH BASINS, INLETS AND ACCESSSES TO UNDERGROUND STORMWATER SYSTEMS SHALL BE PROTECTED IN ACCORDANCE WITH THE ATTACHED DETAILS.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TERMS AND CONDITIONS OF ANY STORMWATER PERMITS THAT MAY APPLY (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FLORIDA DEPARTMENT OF TRANSPORTATION, BAY COUNTY, WATER MANAGEMENT DISTRICT, ETC.).

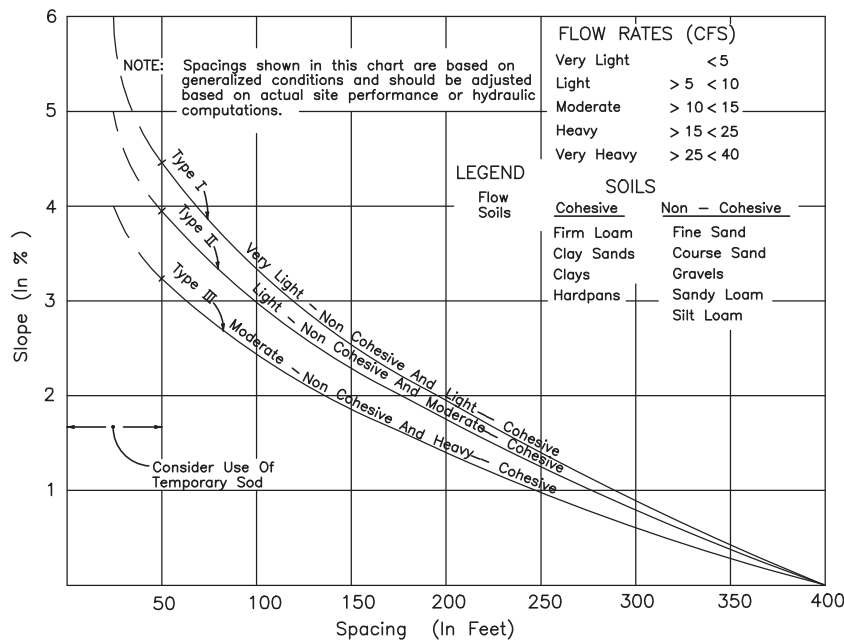


CHART I

RECOMMENDED SPACING FOR TYPE I AND TYPE II
HAY BALE BARRIERS, AND TYPE III SILT FENCES

DPR CERTIFICATION #EB-7806