



DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
Panama City Regulatory Field Office  
1002 West 23<sup>rd</sup> Street, Suite 350  
Panama City, Florida 32405

REPLY TO  
ATTENTION OF

Regulatory Division  
North Permits Branch  
Panama City Field Office

## ***PUBLIC NOTICE***

Permit Application No. SAJ-2004-6610 **SEP 24 2004**

TO WHOM IT MAY CONCERN: This district 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: Another, L.L.C.  
281 Business Centre Drive  
Destin, Florida 32550

WATERWAY & LOCATION: The project is located in Walton County, within Section 35, Township 2 South, and Range 19 West. The property is bordered to the south and west by East Point Washington Road, to the north by an undeveloped parcel and to the east by County Road 395 and single-family residences.

Directions to the site are as follows: From U.S. Highway 98, travel north on County Road 395 to East Point Washington Road; travel west on East Point Washington Road to the project site.

LATITUDE & LONGITUDE: Latitude 30.3633385761 North  
Longitude -86.1255187124 West

### PROJECT PURPOSE:

Basic: Single-family residential development.

Overall: To construct 72-single-family moderately priced residential home sites to service the south Walton County area.

PROPOSED WORK: The applicant proposes to place approximately 17,409 cubic yards of fill on 5.26 acres of jurisdictional wetlands for construction of a single-family residential subdivision. Project development includes appurtenant structures such as access roadways and stormwater retention.

**EXISTING CONDITIONS:** The wetland system on-site drains northeastwardly towards Tucker Bayou and ultimately Choctawhatchee Bay via a channelized ditch. The site has been disturbed historically by past practices such as ditching and timbering operations. A majority of the site has been clear-cut and the channelized ditch within the interior of the parcel appears to have drained the parcel from the historical natural hydroperiod.

There are two wetland systems found on-site, a channelized ditch and a silviculturally impacted flatwoods system. The ditch begins at the western property boundary and East Point Washington Road and drains towards the northeast. This wetland has an overstory dominated by sweet bay, *Magnolia virginiana* and blackgum, *Nyssa sylvatica*, with an understory dominated by fetterbush, *Lyonia lucida*; sweet gallberry, *Ilex coriacea*; manyhead rush, *Juncus polycephalos*; bamboo vine, *Smilax laurifolia*; and slim bluestem, *Andropogon virginicus*.

The flatwood system has been clear-cut and two borrow-pits have been excavated. The excavated pond in the northwestern quadrant is open water and jointed spikerush, *Eleocharis interstincta*. The excavated borrow pit in the south eastern quadrant is dominated by jointed spikerush and other wetland species. This wetland habitat has an overstory dominated by scattered slash pine, *Pinus elliotii*, and sweet bay, with an understory layer dominated by fetterbush; bitter gallberry, *Ilex glabra*; titi, *Cyrilla racemiflora*; bamboo vine; and muscadine vine, *Vitis rotundifolia*.

The on-site uplands (approximately 15.08 acres) have also been silviculturally impacted. The upland community has an over story dominated by scattered slash pine; water oak, *Quercus nigra*; and southern magnolia, *Magnolia grandiflora*; with an under story of saw palmetto, *Serenoa repens*; bitter gallberry; catbrier, *Smilax bona-nox*; sand blackberry, *Rubus cuneifolius*; and reindeer moss, *Cladonia spp.* Near the channelized ditch in the northern portion of the parcel, there are small upland islands that are remnants of the spoil cast.

**Mitigation:** The applicant has offered the following compensatory mitigation for consideration if it is determined that issuance of a permit is appropriate. The applicant proposes to restore/enhance 15.27 acres of on-site wetlands. This proposal includes back-filling a portion of the ditch for a wildlife corridor and installing a weir/ditch block within the ditch at the location known as Wetland Crossing #2, to allow for re-hydration of over drained wetlands on-site. The proposal includes filling the borrow pit in the northwestern quadrant with spoil from upland spoil islands that occur along the existing ditch, restoring the site to a wet flatwoods/cypress pond depression. The mosaic of upland islands (1.27 acres) will be lowered in elevation to create a mosaic of wetland community types within the habitat. The U.S. Army Corps of Engineers (Corps) has not determined if the proposed mitigation is appropriate.

**Endangered Species:** The U.S. Army Corps of Engineers has determined the proposal would have no effect on any listed threatened or endangered species or designated critical habitat.

Essential Fish Habitat (EFH): This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Our initial determination is that the proposed action would have minor adverse impact on EFH or Federally managed fisheries in Choctawhatchee Bay. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified. Corps personnel have verified the jurisdictional line.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the State Department of Environmental Protection.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Ms. Teresa Zar at the letterhead address, by electronic mail at [teresa.l.zar@saj02.usace.army.mil](mailto:teresa.l.zar@saj02.usace.army.mil), by fax at 850-872-0231, or by telephone at 850-763-0717 ext 26.

## 1.0 Project Overview

The subject property is located in Walton County within Section 35, Township 2 South, Range 19 West. The property is bordered to the south and west by East Point Washington Road, to the north by an undeveloped parcel and to the east by County Road 395 and single-family residences. A site location map is included. The site is approximately 35.95 acres and contains approximately 13.47 acres of wetlands jurisdictional to the U.S. Army Corps of Engineers (ACOE) only and 7.41 acres jurisdictional to both the Florida Department of Environmental Protection (FDEP) and ACOE. The site in its entirety has been disturbed by ditching and silvicultural activities. There are two disturbed wetland system types found on-site; a channalized ditch and a silviculturally impacted pine flatwoods wetland system. The project site possesses an ACOE approved jurisdiction (2000-01269) from March 31, 2000 from Rick Holden. The wetlands were flagged by Environmental Services Incorporated (ESI) and have been surveyed by a P.L.S. The attached figure shows the surveyed location of jurisdictional wetlands.

The proposed project consists of providing infrastructure and roads for a residential development, which consists of 72 single-family moderately priced residential home sites. The project stormwater design will comply with Article 5 and 62-25 (Florida Department of Environmental Protection). A stormwater permit will be applied for separately.

This permit application represents wetland impacts associated with the construction of access roads and lots upon silviculturally impacted wet pine flatwoods and a channalized ditch.

Approximately 5.2 acres of wetland impacts under ACOE only jurisdiction and 0.06 acres of wetland impacts under joint FDEP/ACOE jurisdiction are proposed. The impacts to the FDEP wetlands are restricted to two roadway crossings of a channalized ditch. The ACOE wetland impacts are restricted to areas that have been previously impacted by silviculture and ditching. Pursuant to Chapter 62-345, Uniform Mitigation Assessment Method (UMAM) was performed to determine the amount of mitigation needed to offset the wetland impacts. The following sections provide a general site description, wetland justification, avoidance and minimization, a description of the wetland impact areas, and a proposed wetland impact compensation plan.

## 2.0 General Site Description

The wetlands on site drain northeastwardly towards Tucker Bayou and Choctawhatchee Bay over a mile away via a channalized ditch. The site has been disturbed historically by past practices such as ditching and timbering operations, which have severely impacted and reduced the wetland functions. The majority of the site has been clearcut. The channalized ditch within the interior of the parcel appears to have over drained the parcel from the historical natural hydroperiod.

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The USGS quadrangle map for Grayton Beach Quadrangle, Fla. shows the topography of the area.

According to the "Soil Survey of Walton County, Florida" (sheet number 86) the site contains four (4) soil-mapping units: Foxworth sand, 0 to 5 percent slopes; Leon sand; Hurricane sand, 0 to 5 percent slopes; and Rutlege fine sand.

The Foxworth sand, 0 to 5 percent slopes soil type (Map Unit 12) is best described as moderately well drained and nearly level to gently sloping. It is typically found on uplands and in elevated areas in the flatwoods. Slopes are mostly smooth to convex but are concave in places. This Foxworth sand has a high water table between depths of 40 to 72 inches for one to three months during most years and between 30 and 40 inches for less than one month on some years. The available water capacity is low, and the permeability is rapid throughout.

The Leon sand soil type (Map Unit 21) is best described as poorly drained and nearly level. It is on flatwoods. Slope is smooth to convex and ranges from 0 to 2 percent. This soil has a high water table at a depth of 10 to 40 inches for periods of more than 9 months during most years. The high water table is at a depth of less than 10 inches for 1 to 3 months during periods of high rainfall and recedes to a depth of more than 40 inches during very dry seasons. The organic content is low to moderate.

The Hurricane sand, 0 to 5 percent slopes (Map Unit 57) is best described as somewhat poorly drained and nearly level. This map unit is found in slightly elevated areas on flatwoods. The seasonal high water table is within a depth of twenty to forty inches from the soil surface for three to six months in most years and below a depth of forty inches for the rest of year. Slopes are smooth to slightly convex. Permeability is listed as rapid and the available water capacity is low in the surface and subsurface and moderate in the subsoil.

The Rutlege fine sand soil type (Map Unit 27) is best described as very poorly drained and nearly level. It is typically found in shallow depressions and on stream or creek flood plains and upland flats. This soil has a high water table at or near the surface for long periods of the year. Shallow ponding is common. Brief flooding is common in areas adjacent to creeks or streams. The available water capacity is high in the surface layer and low in the underlying material. Permeability is rapid throughout. However, internal drainage is slow when impeded by the high water table.

There are two disturbed wetland system types found on-site, a chenalized ditch and a silviculturally impacted flatwoods system. The ditch begins at the western property boundary and East Point Washington Road (dirt road) and drains towards the northeast. This wetland habitat has an overstory dominated by sweetbay (*Magnolia virginiana*) and blackgum (*Nyssa sylvatica* var. *biflora*) with an understory/shrub layer dominated by fetterbush (*Lyonia lucida*), sweet gallberry (*Ilex coriacea*), manyhead rush (*Juncus polycephalos*), bamboo vine (*Smilax laurifolia*), and slim bluestem (*Andropogon virginicus*).

The silviculturally impacted wetland system has been clearcut and two borrow pits have been excavated. The excavated pond in the north-western quadrant is open water and jointed spikerush (*Eleocharis interstincta*). The excavated borrow pit in the southeastern quadrant is dominated by jointed spikerush (*Eleocharis interstincta*) and other wetland species. This wetland habitat has an overstory dominated by scattered slash pine (*Pinus elliottii*) and sweetbay (*Magnolia virginiana*) with an understory/shrub layer dominated by fetterbush (*Lyonia lucida*), bitter gallberry (*Ilex glabra*), titi (*Cyrilla racemiflora*), bamboo vine (*Smilax laurifolia*), and muscadine (*Vitis rotundifolia*).

All the uplands onsite (±15.08-acres) have been silviculturally impacted. The upland community has an overstory dominated by scattered slash pine (*Pinus elliottii*), water oak (*Quercus nigra*) and southern magnolia (*Magnolia grandiflora*) with an understory of saw palmetto (*Serenoa repens*), bitter gallberry (*Ilex glabra*), catbrier (*Smilax bona-nox*), sand blackberry (*Rubus cuneifolius*), and reindeer moss (*Cladonia* spp.). Near the chenalized ditch in the northern portion of the parcel, there are small upland islands that are remnants of the spoil cast.

### 3.0 Listed Species

No federally listed plant or animal species, or critical habitat, occur on the site. The parcel was evaluated for the potential occurrence of species listed by the US Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Agriculture and Consumer Services (FDAC). This was accomplished by a literature review and a field reconnaissance. Meandering pedestrian transects were conducted during March and April of 2004 by three ecologists within the wetland and the adjacent upland vegetative community to determine the presence or absence of listed flora and fauna.

The US Fish and Wildlife Service (USFWS) proposed the Gulf sturgeon (*Acipenser oxyrinchus desotoi*) for listing as a threatened species on May 2, 1990 and stated that designation of critical habitat was not prudent due to the species' broad range and the lack of knowledge about specific areas used by the species. On August 11, 1994, the Sierra Club filed suit against the USFWS for failure to designate critical habitat for the Gulf sturgeon and as a result all of Choctawhatchee Bay is designated critical habitat for the Gulf sturgeon (Federal Register May 24, 2002, 67:39106). Telemetry studies of 19 subadult Gulf sturgeon have identified 5 geographic areas (East Bay, Alaqua/Hammock Point, Mid Bay Bridge, San Destin, and Destin Pass) in Choctawhatchee Bay used by Gulf sturgeon during a 1997-98 monitoring period. The Alaqua/Hammock Point area located on the north shore in the eastern part of the bay; comprised the majority, 34% of the relocations during the tracking period. The Gulf sturgeon, is known to spend 3 to 4 of the coolest months in estuarine or Gulf waters. Threats to this anadromous fish's survival include dams, dredging and other navigation maintenance in rivers, and agricultural and industrial contaminants. The proposed project will not pose any of the above threats to this species nor is it likely to adversely affect the gulf sturgeon or result in the destruction or adverse modification of critical Gulf sturgeon habitat in Choctawhatchee Bay, which is well over a mile from the proposed project. Stormwater will meet the requirements of FDEP Chapter 62-25 F.A.C. and water quality standards within Chapter 62-302 to 304 F.A.C will be maintained. No federally listed species were observed during our surveys, or are expected to occur. This project is not likely to affect listed species.

### 4.0 Archaeological

Search of the *Florida Archaeological Site File* (Bureau of Archaeological Research, Division of Historical Resources, Department of State) revealed no recorded archaeological or historic sites within the project boundaries.

### 5.0 Wetland Impact Justification, Avoidance and Minimization

Approximately 5.2 acres of wetland impacts under ACOE only jurisdiction and 0.06 acres of wetland impacts under joint FDEP/ACOE jurisdiction are proposed. The first alternative proposed impacting 13.47 acres of ACOE wetlands. The second alternative for the project proposed impacting 11.25 acres of ACOE wetlands. At present, we are on the third alternative for the project and are proposing approximately 5.2 acres of low quality wetland impacts under ACOE only jurisdiction and 0.06 acres of wetland impacts under joint FDEP/ACOE jurisdiction.

### 6.0 Proposed Wetland Encroachments

Five (5) wetland encroachment areas are proposed under this application. The key sheet in the permit exhibits show the proposed encroachments. These encroachments are required to access the lots in the development and provide for a site plan that will allow for much needed moderate housing in the Walton County area. The encroachments are described under the designations referenced on the plan drawings. The total encroachment acreage is approximately 5.2 acres to ACOE only silviculturally impacted wetlands and 0.06 acres of joint FDEP/ACOE jurisdictional ditch impacts.

Wetland Crossing 1 (UMAM DC-1)- This encroachment involves the impact from a proposed access road across a ditch to join two upland areas on either side. The wetland crossing impact is approximately 0.03 acres of wetlands jurisdictional to FDEP/ACOE. There is no apparent flow in the ditch and the water appears stagnated. The spoil cast from the ditch excavation that has been placed on either side of the ditch is impeding overland sheet flow and wildlife movement. All pertinent best management practices, including the use of erosion control devices, will be utilized during the construction on Wetland Crossing 1. The attached plans depict the proposed activities within the encroachment area. The road Right-Of-Way is 40 feet and the entire Right-Of-Way is included in the impact area.

The length of the crossing is 38 feet. Two 24- inch diameter culverts are designed to maintain the connection and flow for this ditch crossing.

The dominant vegetation found within this area consists of black titi (*Cliftonia monophylla*), titi (*Cyrilla racemiflora*), sweetbay (*Magnolia Virginia*), and slash pine (*Pinus elliotii*).

A complete list of vegetation observed within this encroachment area is provided below as Table 1.

Table 1. Vegetative species observed within Wetland Crossing 1.

Scientific Name	Common Name	Occurrence
<i>Cliftonia monophylla</i>	Black titi	C
<i>Cyrilla racemiflora</i>	Red titi	O
<i>Ilex coriacea</i>	Sweet gallberry	O
<i>Lyonia lucida</i>	Fetterbush	O
<i>Magnolia virginiana</i>	Sweet bay	O
<i>Nyssa biflora</i>	Black gum	O
<i>Persea palustris</i>	Red bay	R
<i>Pinus elliotii</i>	Slash pine	C
<i>Smilax laurifolia</i>	Greenbriar	C
<i>Toxicodendron radicans</i>	Poison ivy	C
<i>Vitis rotundifolia</i>	Muscadine	O

A-Abundant, C-Common, O-Occasional, R-Rare

**Wetland Crossing 2 (UMAM DC-2)**- This encroachment involves the impact from a proposed access road across a ditch to join two upland areas on either side. The wetland crossing impact is approximately 0.03 acres jurisdictional to both FDEP/ACOE and 0.02 acres jurisdictional to ACOE only. There is no apparent flow in the man-made ditch and the water appears stagnated. The spoil cast from the ditch excavation that has been placed on either side of the ditch is impeding overland sheet flow and wildlife movement. All pertinent best management practices, including the use of erosion control devices, will be utilized during the construction on Wetland Crossing 2. The attached plans depict the proposed activities within the encroachment area. The road Right-Of-Way is 40 feet and the entire Right-Of-Way is included in the impact area. The length of the crossing varies. Two 24- inch diameter culverts are designed to maintain the connection and flow for this ditch crossing.

Dominant vegetation found within this area includes, slash pine (*Pinus elliotii*), bitter gallberry (*Ilex glabra*), bamboo-vine (*Smilax laurifolia*), muscadine (*Vitis rotundifolia*), and highbush blackberry (*Rubus betulifolius*). A complete list of vegetation observed within this community is provided as Table 2.

Table 2. Vegetative species observed within Wetland Crossing 2.

Scientific Name	Common Name	Occurrence
<i>Cliftonia monophylla</i>	Black titi	C
<i>Cyrilla racemiflora</i>	Red titi	O
<i>Drosera capillaris</i>	Pink Sundew	O
<i>Ilex coriacea</i>	Sweet gallberry	R
<i>Lyonia lucida</i>	Fetterbush	C
<i>Magnolia virginiana</i>	Sweet bay	C
<i>Nyssa biflora</i>	Black gum	R
<i>Persea palustris</i>	Red bay	R
<i>Pinus elliotii</i>	Slash pine	A
<i>Smilax laurifolia</i>	Greenbriar	C
<i>Toxicodendron radicans</i>	Poison ivy	O
<i>Vitis rotundifolia</i>	Muscadine	O

A-Abundant, C-Common, O-Occasional, R-Rare

**Wetland Encroachment 3 (UMAM C-1)**- This proposed wetland encroachment is located on the eastern portion of the parcel. The encroachment consists of filling a narrow section of a wetland that has been heavily impacted by previous silvicultural operations including clear cutting as well as wetlands that are severely degraded hydrologically by the impact of the adjacent borrow area. This encroachment area is approximately 0.69 acres jurisdictional to ACOE only. All pertinent best management practices, including the use of erosion control devices, will be utilized during the construction on Wetland Encroachment 3. The attached plans depict the proposed activities within the encroachment areas.

Invasive plants such as titi and galberry are dominants and the site is all shrub species with no canopy. Vegetation found within this area includes, slash pine (*Pinus elliotti*), water oak (*Quercus nigra*), sweet gum (*Liquidambar styraciflua*), bitter gallberry (*Ilex glabra*), catbrier (*Smilax bona-nox*), bamboo-vine (*Smilax laurifolia*), muscadine (*Vitis rotundifolia*), and highbush blackberry (*Rubus betulifolius*). A complete list of vegetation observed within this community is provided as Table 3.

Table 3. Vegetative species observed within Wetland Encroachment 3.

Scientific Name	Common Name	Occurrence
<i>Aronia arbutifolia</i>	Red chokeberry	C
<i>Drosera sp.</i>	Sundew	O
<i>Andropogon virginicus</i>	Broom grass	C
<i>Gaylussacia sp.</i>	Huckleberry	C
<i>Hypericum spp.</i>	St. Johns Wort	O
<i>Ilex coriacea</i>	Sweet Gallberry	C
<i>Ilex glabra</i>	Bitter Gallberry	C
<i>Ilex myrtifolia</i>	Myrtle-leaved holly	R
<i>Lachnanthes caroliana</i>	Redroot	C
<i>Lycopodium alopecuroides</i>	Fox club moss	O
<i>Lycopodium carolinianum</i>	Club moss	O
<i>Magnolia virginiana</i>	Sweetbay	C
<i>Panicum dichotomum</i>	Forked panicum	O
<i>Pteridium aquilinum</i>	Bracken fern	R
<i>Pinus elliottii</i>	Slash pine	C
<i>Quercus nigra</i>	Water oak	C
<i>Rhexia spp.</i>	Meadow-beauty	O
<i>Sporobolus floridamus</i>	Florida dropseed grass	C
<i>Rhynchospora sp.</i>	Beakrush	O
<i>Xyris caroliniana</i>	Carolina yelloweyed grass	O
<i>Xyris spp.</i>	Yellow-eyed grass	O

A-Abundant, C-Common, O-Occasional, R-Rare

Wetland Encroachment 4 (UMAM C-2)-This proposed wetland encroachment is located on the western portion of the parcel. The encroachment consists of filling a section of a wetland that has been heavily impacted by previous silvicultural operations including clear cutting as well as wetlands that are severely degraded hydrologically by the impact of the adjacent ditch. This encroachment area is approximately 3.87 acres jurisdictional to ACOE only. All pertinent best management practices, including the use of erosion control devices, will be utilized during the construction on Wetland Encroachment 4. The attached plans depict the proposed activities within the encroachment areas.

Dominant vegetation found within this area includes, slash pine (*Pinus elliotti*), water oak (*Quercus nigra*), sweet gum (*Liquidambar styraciflua*), bitter gallberry (*Ilex glabra*), catbrier (*Smilax bona-nox*), bamboo-vine (*Smilax laurifolia*), muscadine (*Vitis rotundifolia*), and highbush blackberry (*Rubus betulifolius*). A complete list of vegetation observed within this community is provided as Table 4.

Table 4. Vegetative species observed within Wetland Encroachment 4.

Scientific Name	Common Name	Occurrence
<i>Andropogon glomeratus</i>	Bushy bluestem	O
<i>Aronia arbutifolia</i>	Chokeberry	C
<i>Drosera brevifolia</i>	Dwarf sundew	C
<i>Hypericum fasciculatum</i>	Marsh St. John's wort	O
<i>Ilex coriacea</i>	Sweet gallberry	C
<i>Ilex glabra</i>	Bitter gallberry	C
<i>Ilex myrtifolia</i>	Myrtle holly	O
<i>Lachnanthes caroliniana</i>	Red root	O
<i>Lycopodium alopecuroides</i>	Club moss	O
<i>Lycopodium caroliniana</i>	Club moss	O
<i>Lyonia lucida</i>	Fetterbush	O
<i>Magnolia virginiana</i>	Sweet bay	O
<i>Pinus elliotii</i>	Slash pine	C
<i>Polygala nana</i>	Milkwort	O
<i>Rhynchospora sp.</i>	Beakrush	C
<i>Smilax laurifolia</i>	Greenbriar	O
<i>Xyris spp.</i>	Yellow eyed grasses	O

A-Abundant, C-Common, O-Occasional, R-Rare

Wetland Encroachment 5 (UMAM C-3)-This proposed wetland encroachment is located between two out-parcels at the southern property boundary. The encroachment consists of filling a section of a wetland that has been heavily impacted by previous silvicultural operations including clear cutting as well as wetlands that have been severely degraded hydrologically by the impact of the adjacent borrow area. This encroachment area is approximately 0.63 acres jurisdictional to ACOE only. All pertinent best management practices, including the use of erosion control devices, will be utilized during the construction on Wetland Encroachment 5. The attached plans depict the proposed activities within the encroachment areas.

Invasive plants such as titi and gallberry are dominants and the site is all shrub species with no canopy. Vegetation found within this area includes, slash pine (*Pinus elliotii*), water oak (*Quercus nigra*), sweet gum (*Liquidambar styraciflua*), bitter gallberry (*Ilex glabra*), catbrier (*Smilax bona-nox*), bamboo-vine (*Smilax laurifolia*), muscadine (*Vitis rotundifolia*), and highbush blackberry (*Rubus betulifolius*). A complete list of vegetation observed within this community is provided as Table 5.

Table 5. Vegetative species observed within Wetland Encroachment 5.

Scientific Name	Common Name	Occurrence
<i>Aronia arbutifolia</i>	Red chokeberry	C
<i>Drosera sp.</i>	Sundew	O
<i>Andropogon virginicus</i>	Broom grass	C
<i>Gaylussacia sp.</i>	Huckleberry	C
<i>Hypericum spp.</i>	St. Johns Wort	O
<i>Ilex coriacea</i>	Sweet Gallberry	C
<i>Ilex glabra</i>	Bitter Gallberry	C
<i>Ilex myrtifolia</i>	Myrtle-leaved holly	R
<i>Lachnanthes caroliniana</i>	Redroot	C
<i>Lycopodium alopecuroides</i>	Fox club moss	O
<i>Lycopodium carolinianum</i>	Club moss	O
<i>Magnolia virginiana</i>	Sweetbay	C
<i>Panicum dichotomum</i>	Forked panicum	O
<i>Pteridium aquilinum</i>	Bracken fern	R
<i>Pinus elliotii</i>	Slash pine	C
<i>Quercus nigra</i>	Water oak	C
<i>Rhexia spp.</i>	Meadow-beauty	O
<i>Sporobolus floridanus</i>	Florida dropseed grass	C
<i>Rhynchospora sp.</i>	Beakrush	O
<i>Xyris caroliniana</i>	Carolina yelloweyed grass	O
<i>Xyris spp.</i>	Yellow-eyed grass	O

A-Abundant, C-Common, O-Occasional, R-Rare

A summary of the acreage of wetland impacts is provided below in Table 6.

Table 6. Summaries of Wetland Encroachments.

Crossing/Encroachment Number	Type	FDEP/ACOE Acreage	ACOE Only Acreage
Wetland Crossing-1 (UMAM DC-1)	Ditch	0.03	0.0
Wetland Crossing -2 (UMAM DC-2)	Ditch	0.03	0.02
Wetland Encroachment-3 (UMAM C-1)	Disturbed		0.69
Wetland Encroachment-4 (UMAM C-2)	Disturbed		3.87
Wetland Encroachment-5 (UMAM C-3)	Disturbed		0.63
<b>Total</b>		<b>0.06</b>	<b>5.2</b>

In summary, wetland encroachment areas proposed under this application include an access road to the project site from East Point. Washington Road. The main access road is necessary to enter the site and the location was chosen to overlay an existing logging road that has previously been impacted. It is also over an existing upland island to minimize wetland impacts. In addition, the alignment location is governed by roadway geometry and the Walton County Land Development Code, which requires a minimum 40-foot Right-Of-Way and a 24 foot driving surface. This entrance road is within low quality ACOE jurisdictional pine flatwoods. The road crosses the channelized ditch in two areas. The proposed roadway terminates at the southeastern portion of the site and crosses another low quality ACOE wetland. Lot impacts are only proposed within the low quality ACOE wetlands. The project proposes impacts to low quality wetlands, however the project provides much needed medium income housing in Walton County and the remaining onsite wetlands will be restored/enhanced to a more pristine condition than pre project conditions.

#### 7.0 Wetland Compensation Plan

In order to determine the amount of mitigation needed to offset proposed project impacts, UMAM was completed. Part I Qualitative and Part II Quantitative Data Sheets for the impact and mitigation area are included. A summary of UMAM results are as follows: For impact areas C1 and C3, the Relative Functional Units (RFU) equal -0.66. The vegetative composition, hydrology, and soils for these two impact areas (C1, C3) are the same so they have been combined on the same data sheet for the UMAM analysis. For impact C2, the RFU is -2.193. For impact DC1 and DC2, the RFU equals -0.02 for the ACOE and -0.01 for FDEP. Once again, DC1 and DC2 are identical impact areas and are combined on the same data sheet. The total units lost for the ACOE impacts is -2.873. The total units lost for the FDEP impacts is -0.01. On the mitigation side, The RFU gained for preservation is 0.1236. The RFU gained for creation is 0.381. The RFU gained for enhancement is 1.4768. The total RFU gained for the mitigation is 1.98. The difference between the total units lost and the total units gained is -0.8916 RFU for the ACOE wetland impacts and +1.97 for the FDEP wetland impacts. In summary, additional mitigation for the ACOE wetland impacts is still needed, for which we are contacting Point Washington State Forest and the Division of Forestry to ascertain a restoration project that is in need of funding. The applicant proposes to restore, enhance, and create approximately 16.54 acres of onsite wetlands by restoring the historic hydrology of the site by installing a control structure within the channelized ditch to re-hydrate the overdrained wetlands. The following subsections define the proposed mitigation plan. Overall, the onsite wetlands will be in a better condition post project than pre project.

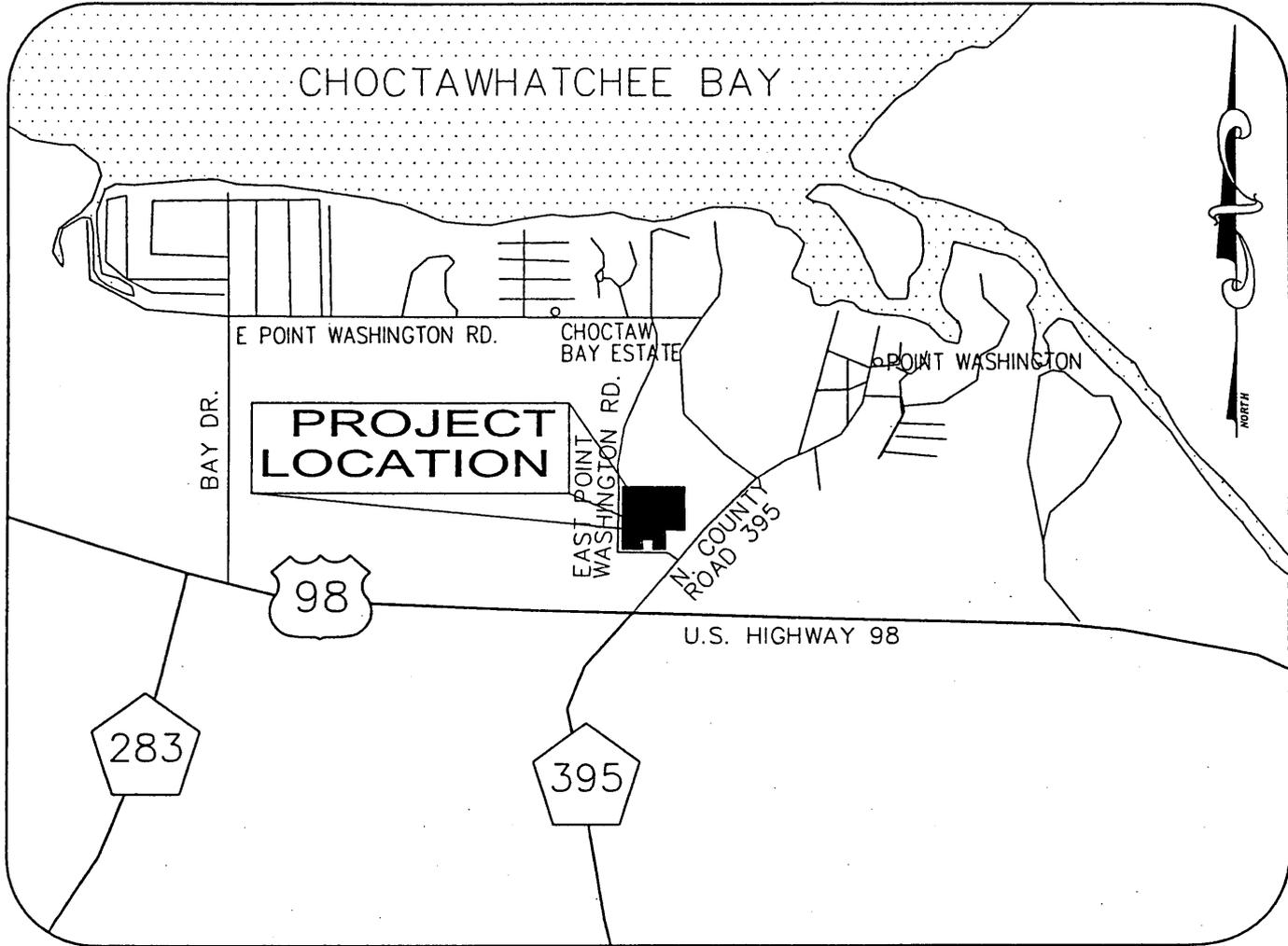
#### Wetland Restoration/Enhancement

To compensate for impacting 5.2 acres to low quality ACOE only silviculturally impacted wetlands and 0.06 acres of joint FDEP/ACOE jurisdictional ditch wetlands, the applicant proposes to restore/enhance 15.27 acres of wetlands onsite. The current ditch system does not allow the appropriate hydrological role in the ecosystem. It is

proposed that in areas the ditch will be back filled to allow for a wildlife corridor. It is also proposed that a weir/ditch block be installed within the ditch at the location known as Wetland Crossing 2, for the rehydration of over drained wetlands on site. It is proposed that the borrow pit in the northwestern quadrant of the site be filled with spoil from upland spoil islands that occur along the existing ditch. This will allow the site to be restored to a wet flatwoods/cypress pond depression. The mosaic of upland islands (1.27 acres), which are highly disturbed and mostly consist of spoil discarded from the ditch excavation, will be lowered in elevation to create a mosaic of wetland community types within the habitat.

#### **8.0 Erosion and Sediment Control Plan**

In order to prevent erosion and sedimentation in wetlands adjacent to impact areas during construction of access roads and minor wetland encroachments, the applicant will implement an erosion control plan. This plan will primarily include installation and maintenance of silt fences and staked hay bales adjacent to the wetlands, and in the creek beds. In areas where there is encroachment in wetlands, erosion control measures may be necessary. The applicant will use other best management practices such as seed and mulch on finished unvegetated grades, and the proper siting of fill stockpiles in self-contained locations away from wetland areas. Turbidity levels will be measured as necessary to insure there are no violations of water quality standards during construction. Erosion and sediment control notes that will appear on the construction plans are attached.



VICINITY MAP

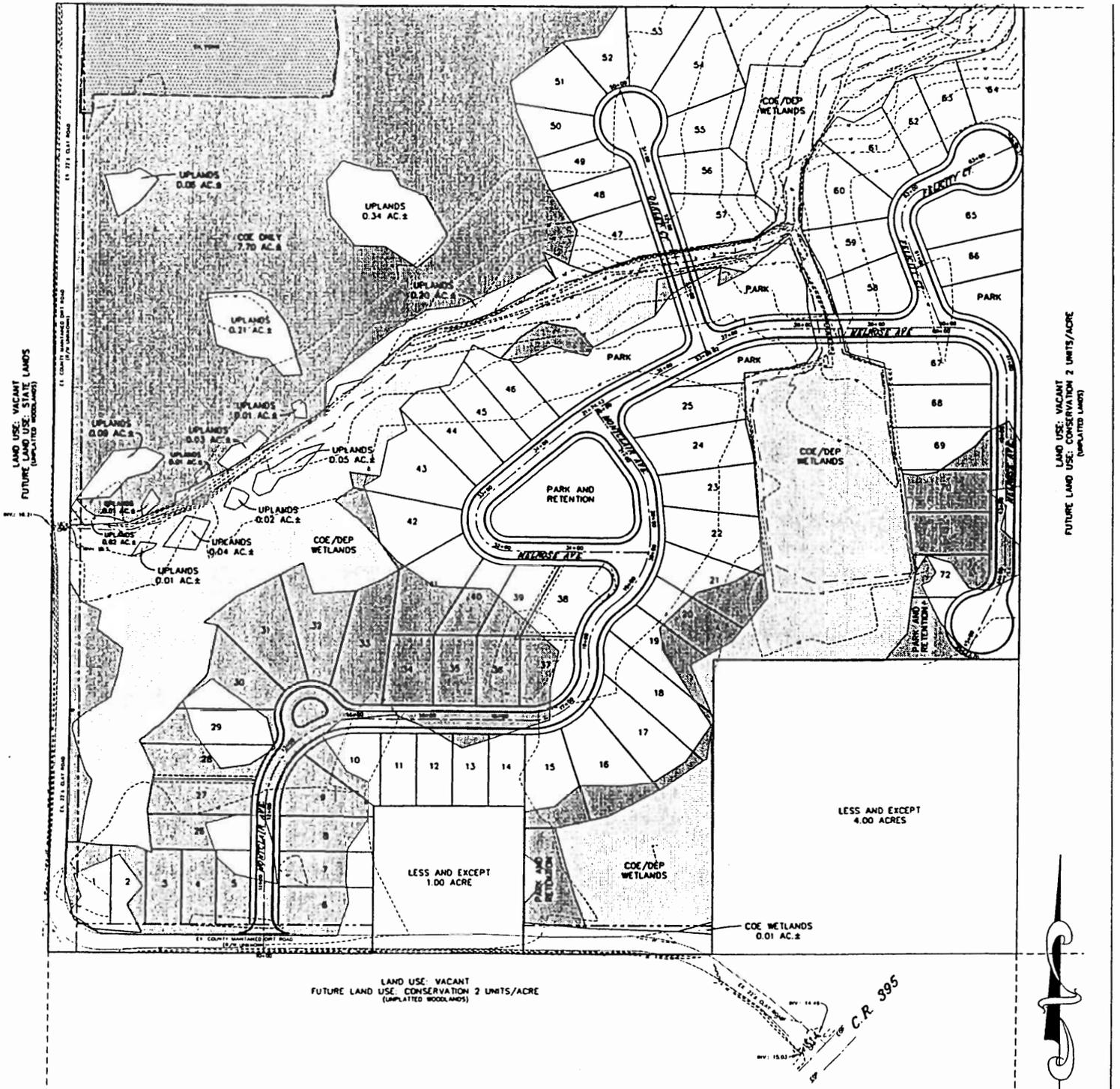
NOT TO SCALE

Another, L.L.C.  
SAJ-2004-6610-IP-TLZ  
Page 9 of 23

*Jimmy E. Stuart*

 <b>EMERALD COAST ASSOCIATES, INC.</b> SURVEYING • CIVIL ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 00008775 EXPIRATION: FEBRUARY 28, 2005 4636 GULFSTAR DRIVE DESTIN, FLORIDA 32541 (850) 837-8242	PROJECT: 04-049	<b>COTTAGES OF POINT WASHINGTON</b> SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.	<b>VICINITY MAP</b>	5-24-04
	SCALE: N.T.S.      DRAWN BY: M.SZORLA ORDER: 04-0527      ENG. DATE: MAY 18, 2004 FILE: G:\ECA-DWG\04-049\04-049_DWG	REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 1 OF 14      04-049	JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408

THESE PLANS AND THE IDEAS AND CONCEPTS CONTAINED HEREIN INCLUDING DIGITAL INFORMATION ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.

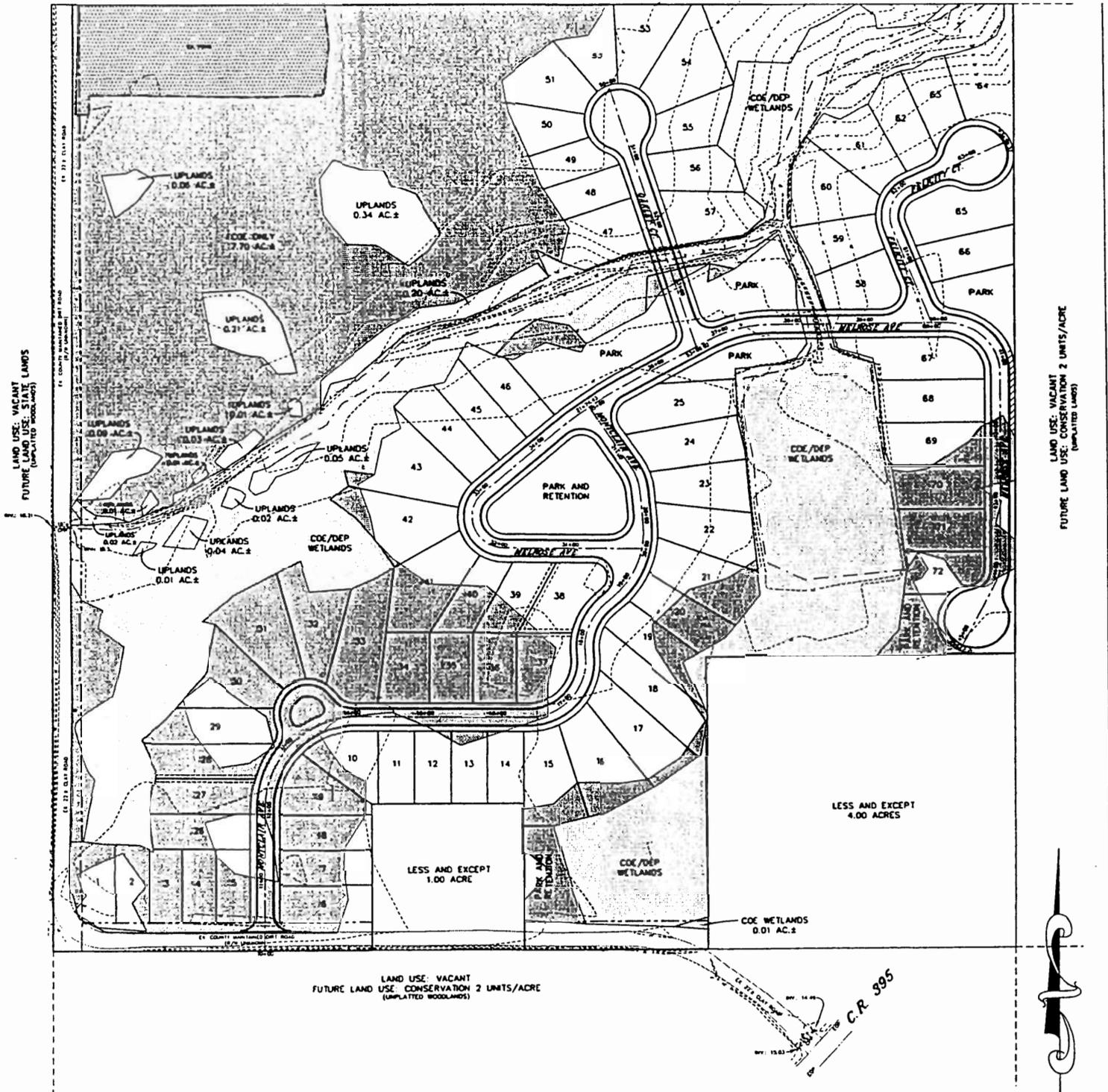


LEGEND

-  C.O.E WETLAND
-  C.O.E & F.D.E.P WETLAND
-  WATER BODY

GRAPHIC SCALE  
1" = 200'

 <b>EMERALD COAST ASSOCIATES, INC.</b> SURVEYING • CIVIL ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 00008775 EXPIRATION FEBRUARY 28, 2005 4636 GULFSTAR DRIVE DESTIN, FLORIDA 32541 (850) 837-8242	PROJECT 04-049 SCALE 1" = 200' ORDER 04-0522 FILE G:\EGCA-ENG\04-049\04-049_ENC.DWG	DRAWN BY H.SCHULTZ DMC DATE MAY 18, 2004 REQUESTED BY JASON ROMAR, MANAGING MEMBER	<b>COTTAGES OF POINT WASHINGTON</b> SUBDIVISION IN SECTION 35 TOWNSHIP 2 SOUTH RANGE 19 WEST, WALTON COUNTY, FLORIDA	<b>JURISDICTION MAP</b> SHEET 2 OF 14	04-049 JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
	THESE PLANS AND THE IDEAS AND CONCEPTS CONTAINED HEREIN INCLUDING DIGITAL INFORMATION, ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.			JIMMY E. STUART 5-24-04	

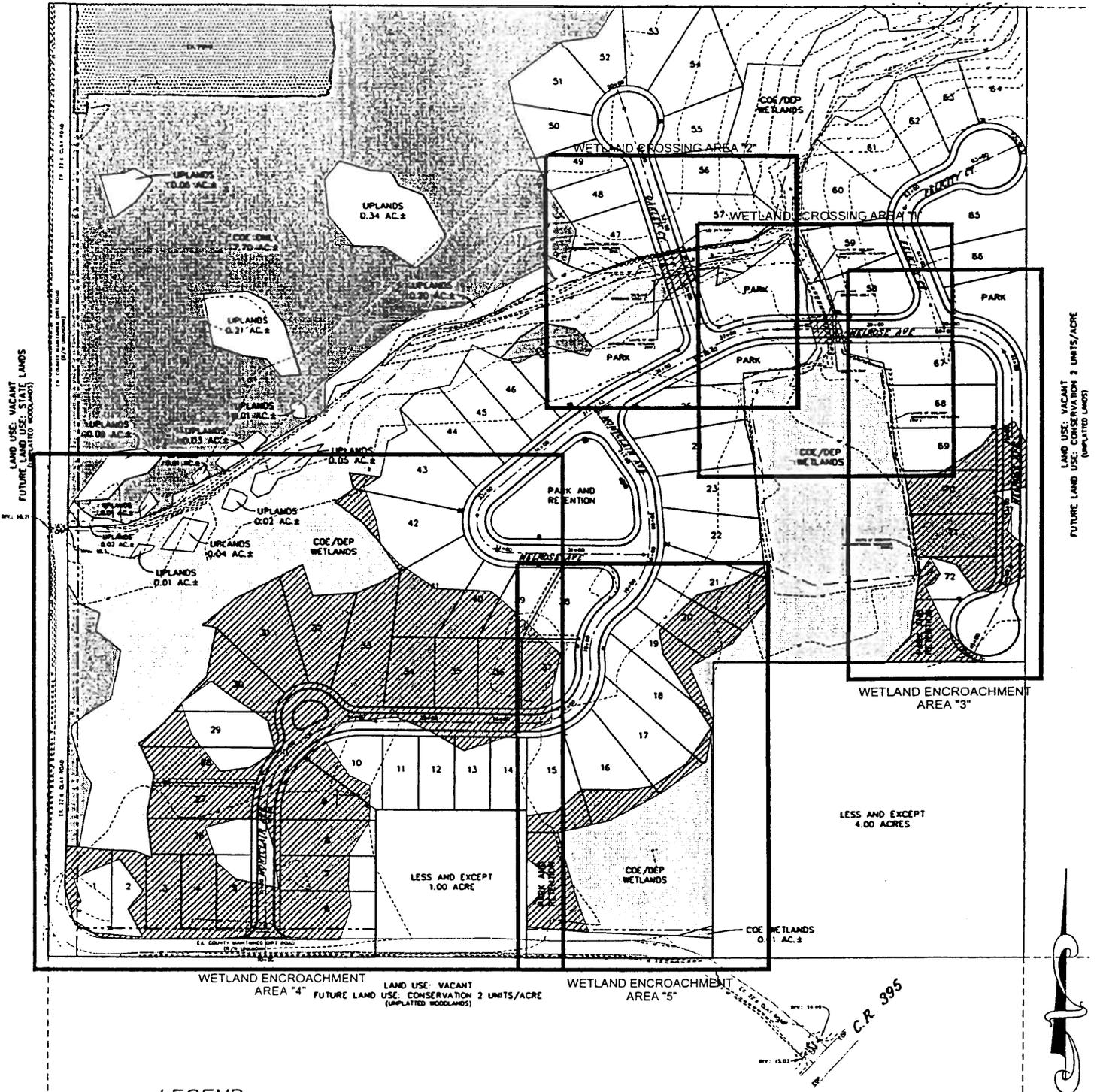


**LEGEND**

-  C.O.E. WETLAND
-  C.O.E. & F.D.E.P. WETLAND
-  WATER BODY

GRAPHIC SCALE  
 1" = 200'

 <b>EMERALD COAST ASSOCIATES, INC.</b> SURVEYING • CIVIL ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 000081775 EXPIRATION FEBRUARY 28, 2005 4236 GULFSTAR DRIVE DESTIN, FLORIDA 32541 (850) 837-8242	PROJECT: 04-049 SCALE: 1" = 200' ORDER: 04-0522 FILE: C:\ECA-ENG\04-049\04-049_ENG.DWG	<b>COTTAGES OF POINT WASHINGTON</b> SUBDIVISION IN SECTION 35 TOWNSHIP 2 SOUTH RANGE 19 WEST WALTON COUNTY, FLORIDA DRAWN BY: MLEDRRA ENG. DATE: MAY 18, 2004 REQUESTED BY: JASON ROMAR, MANAGING MEMBER	<b>JURISDICTION MAP</b> SHEET 2 OF 14 04-049	<i>Jimmy E. Stuart</i> 5-24-04 JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
	THESE PLANS AND THE IDEAS AND CONCEPTS CONTAINED HEREIN, INCLUDING DIGITAL INFORMATION ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.			



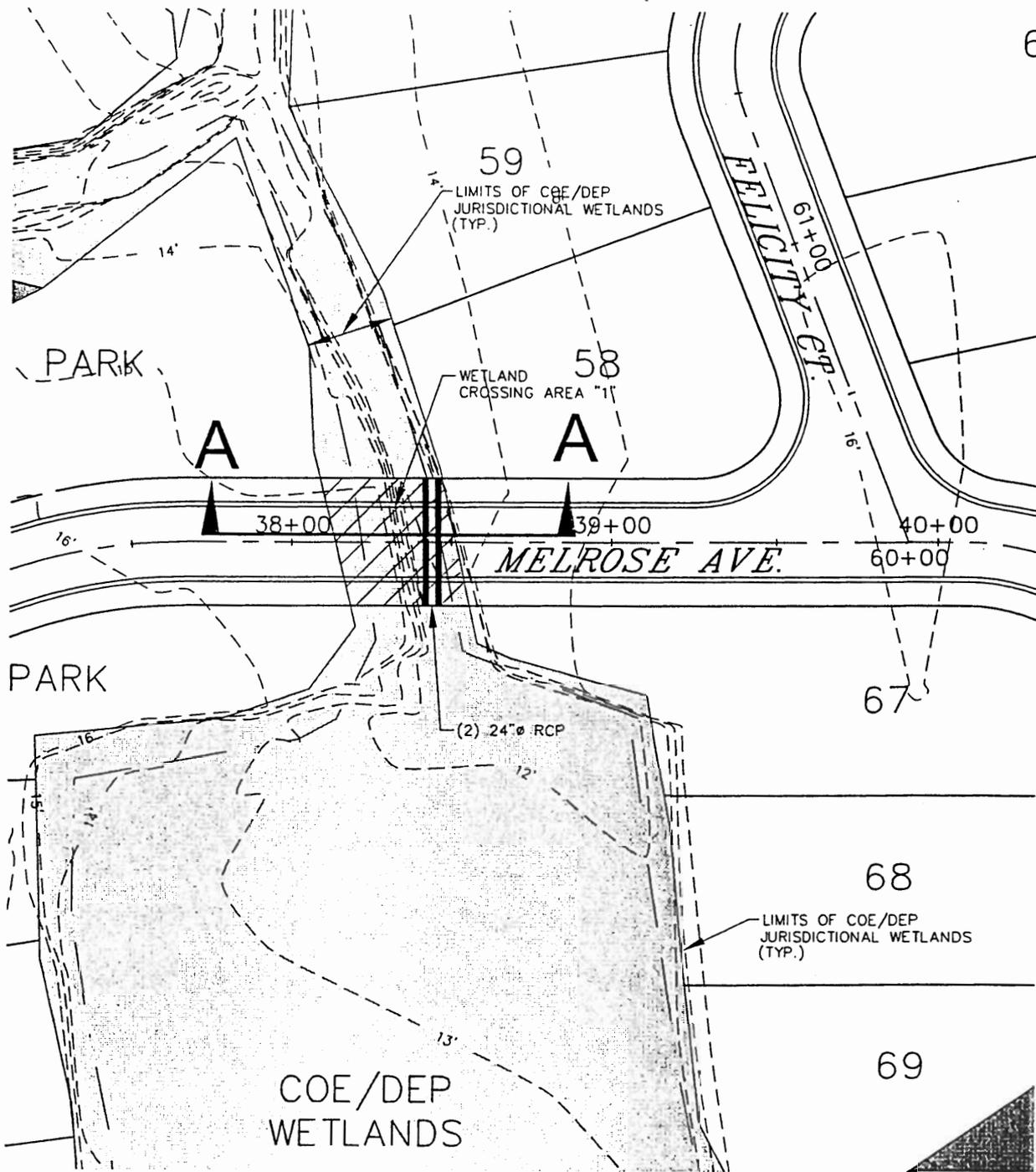
**LEGEND**

-  FILL IN JURISDICTIONAL WETLANDS
-  C.O.E WETLAND
-  C.O.E & F.D.E.P. WETLAND
-  WATER BODY

Another, L.L.C.  
SAJ-2004-6610-IP-TLZ  
Page 12 of 23

GRAPHIC SCALE  
1" = 200'

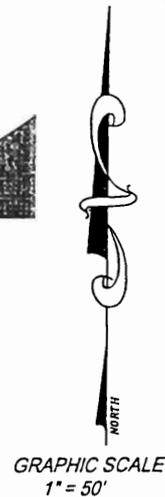
 <b>EMERALD COAST ASSOCIATES, INC.</b> SURVEYING • CIVIL ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 00008775 EXPIRATION FEBRUARY 28, 2005 4636 GULFSTAR DRIVE OCEAN, FLORIDA 32541 (850) 837-8242	PROJECT: 04-049 SCALE 1" = 200' ORDER 04-0572 FILE C:\ECA-ENC\04-049\04-049_ENC.DWG	<b>COTTAGES OF POINT WASHINGTON</b> SUBDIVISION IN SECTION 35 TOWNSHIP 2 SOUTH RANGE 19 WEST WALTON COUNTY, FLORIDA REQUESTED BY JASON ROMAR, MANAGING MEMBER	<b>KEY MAP</b> SHEET 3 OF 14	04-049 JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
	THESE PLANS AND THE IDEAS AND CONCEPTS CONTAINED HEREIN INCLUDING DIGITAL INFORMATION ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.		JIMMY E. STUART 5-24-04	



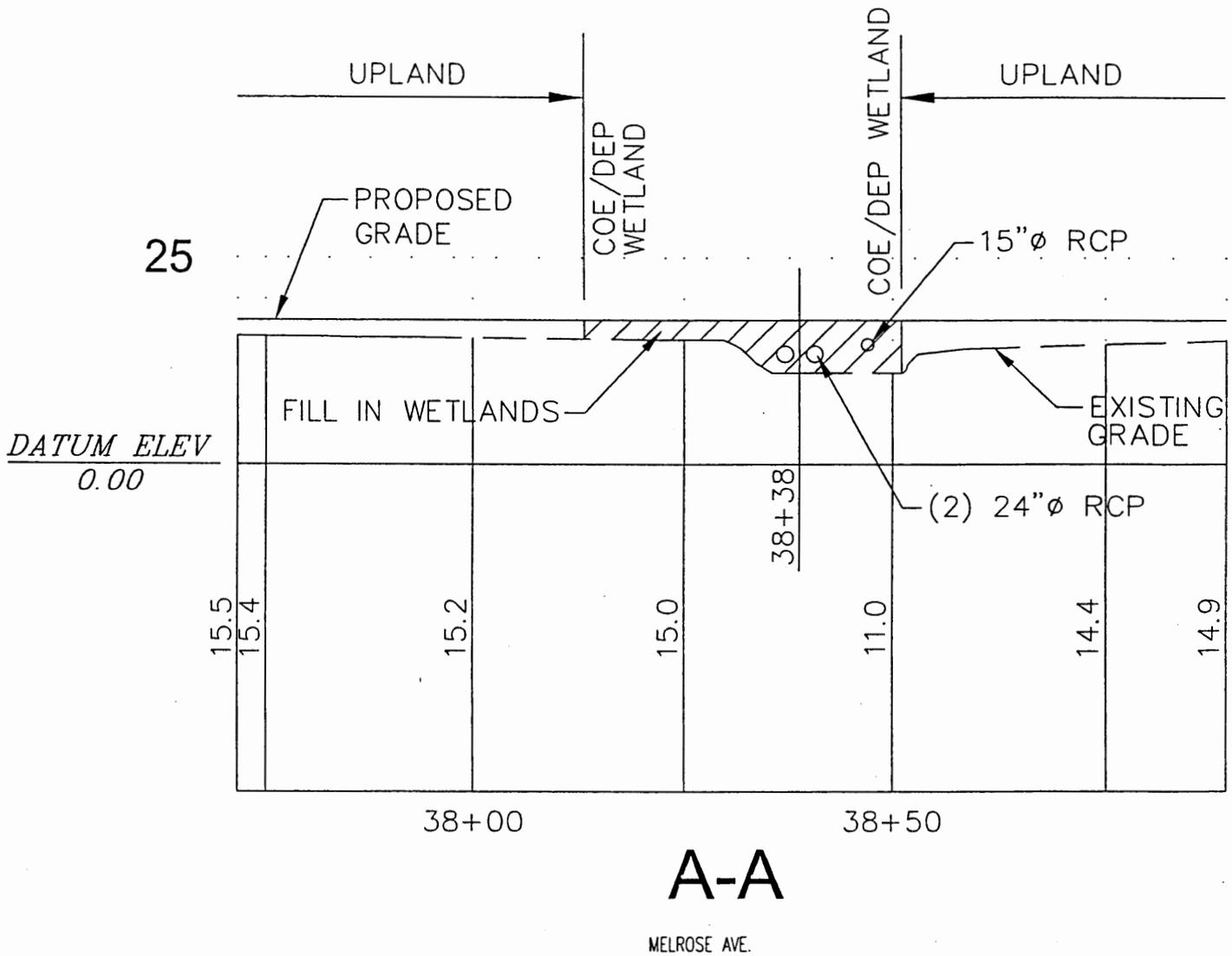
**LEGEND**

-  FILL IN JURISDICTIONAL WETLANDS
-  C.O.E WETLAND
-  C.O.E & F.D.E.P. WETLAND

FILL AREA: 1,520 SQ.FT.  
 FILL AREA: 0.03 ACRES  
 FILL VOLUME: 267 CU.YD.



04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35 TOWNSHIP 2 SOUTH RANGE 19 WEST WALTON COUNTY, FLORIDA	WETLAND CROSSING AREA "1"		<i>Jimmy E. Stuart</i> 5-24-04
DRAWN BY: MISCORLA		REQUESTED BY: JASON ROMAR, MAJACAC MEMBER	SHEET 4 OF 14	
DATE: MAY 18, 2004				JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
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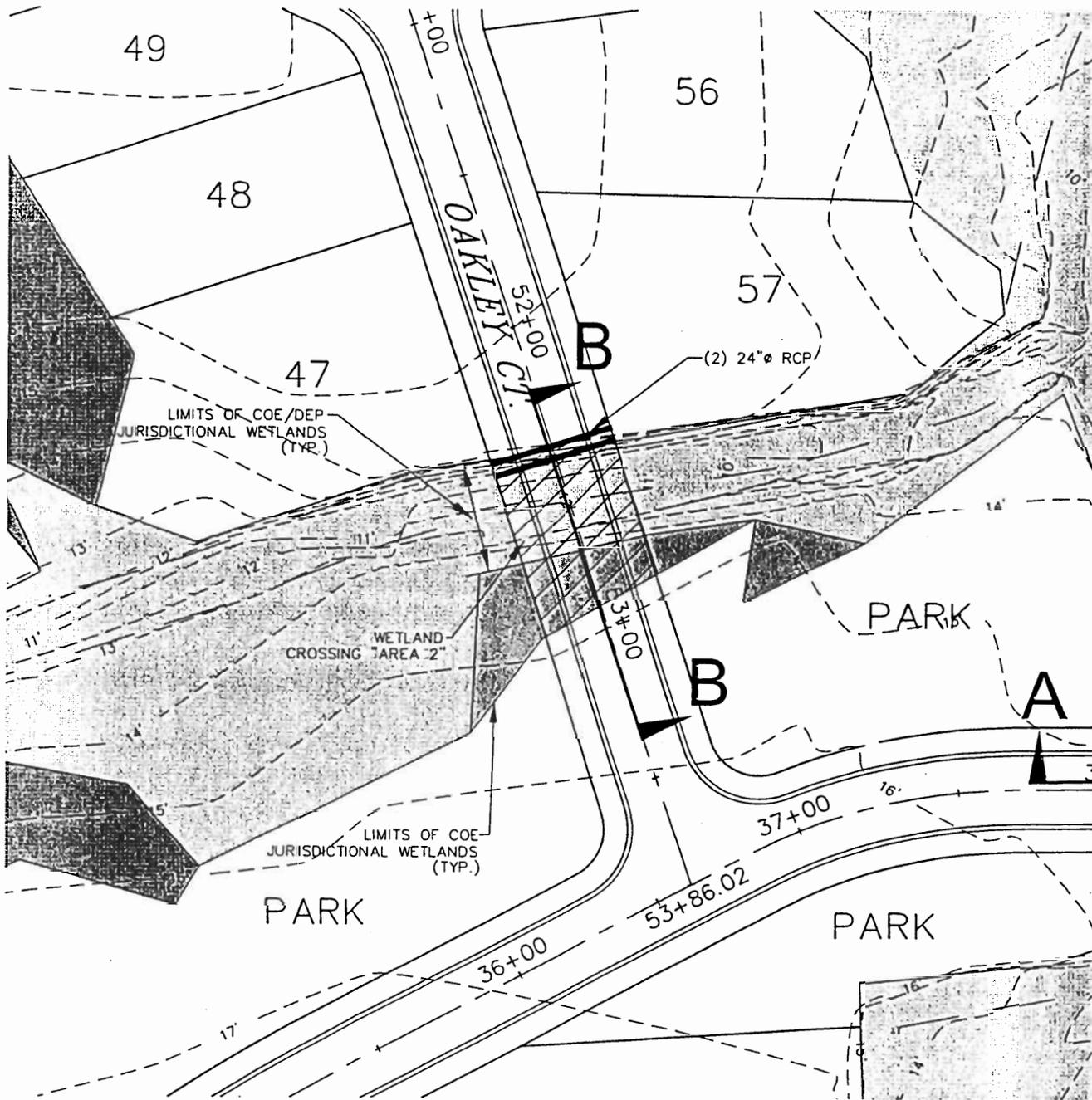


FILL AREA: 1,520 SQ.FT.  
 FILL AREA: 0.03 ACRES  
 FILL VOLUME: 267 CU.YD.

GRAPHIC SCALE  
 1" = 20'

Another, L.L.C.  
 SAJ-2004-6610-IP-TLZ  
 Page 14 of 23

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH RANGE 19 WEST, WALTON COUNTY, FLORIDA.	SECTION A-A		<i>Jimmy E. Stuart</i> 5-24-09
DRAWN BY: K.SCORRA		REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 5 OF 14	
ENC. DATE: MAY 18, 2004				JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
04104-049_ENC.DWG	THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.			



**LEGEND**

-  FILL IN JURISDICTIONAL WETLANDS
-  C.O.E. WETLAND
-  C.O.E. & F.D.E.P. WETLAND

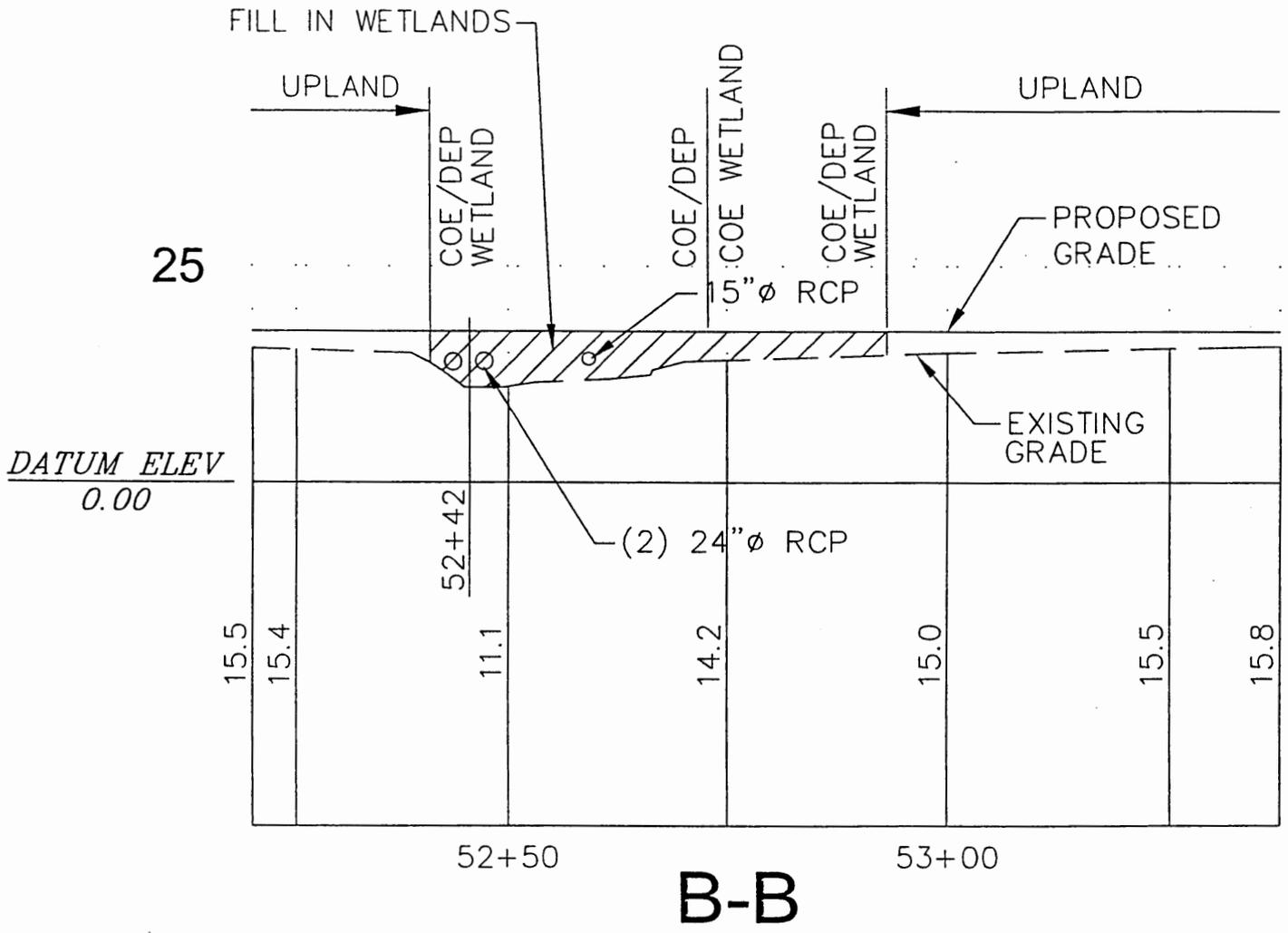
FILL AREA: 2,073 SQ.FT.  
 FILL AREA: 0.03 ACRES  
 FILL VOLUME: 344 CU.YD.



GRAPHIC SCALE  
 1" = 50'

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH RANGE 19 WEST, WALTON COUNTY, FLORIDA.	WETLAND CROSSING AREA "2"	<i>Jimmy E. Stewart</i> 5-24-04
DRAWN BY: H. SCOTCH	REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 6 OF 14	04-049
DATE: MAY 18, 2004			JIMMY E. STEWART, P.E. REGISTERED ENGINEER No. 60408
-049/04-049_ENG.DWG			

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DATUM ELEV  
0.00

25

15.5

15.4

52+42

11.1

14.2

15.0

15.5

15.8

52+50

53+00

**B-B**

OAKLEY CT.

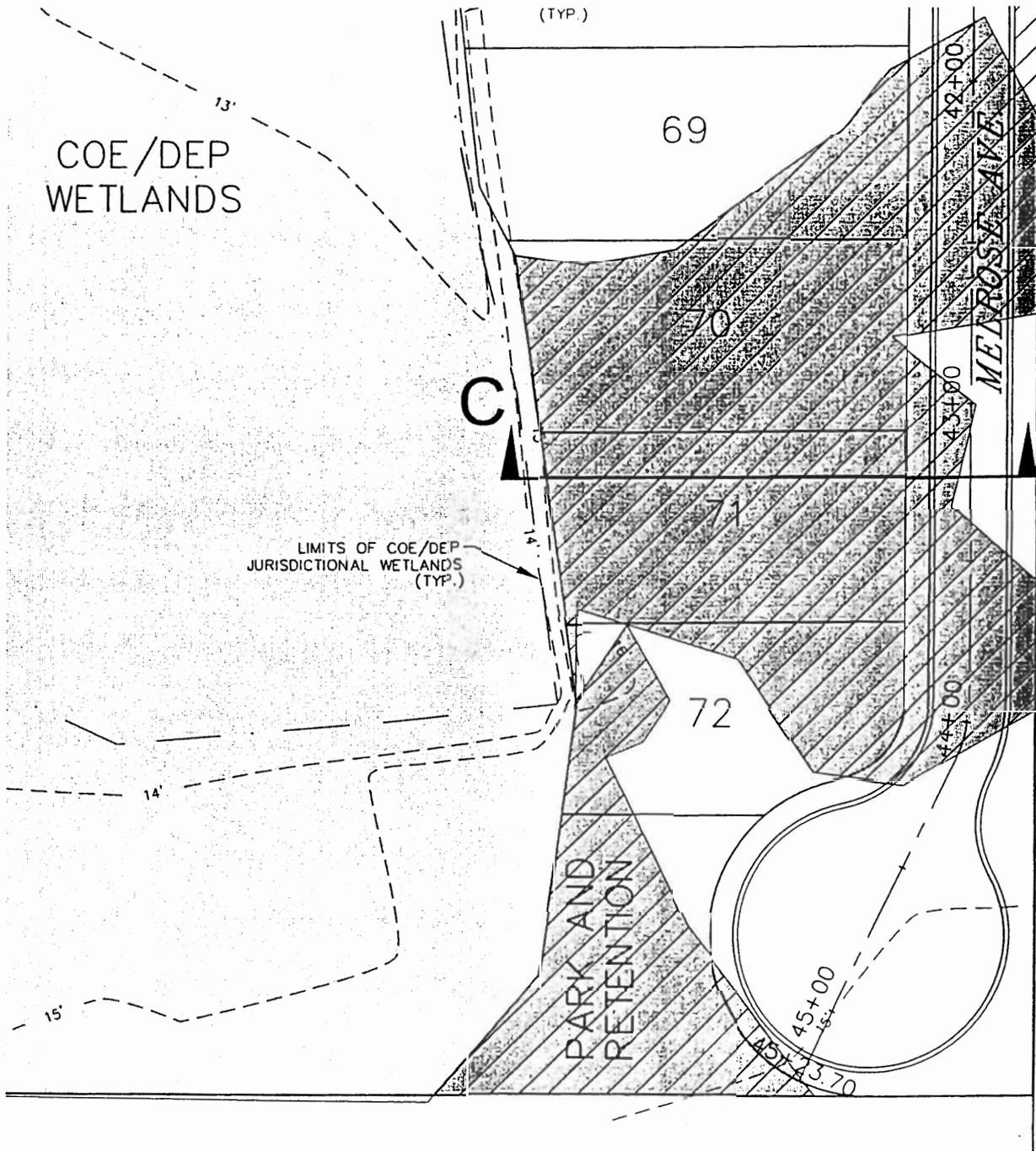
FILL AREA: 2,073 SQ.FT.  
FILL AREA: 0.03 ACRES  
FILL VOLUME: 344 CU.YD.

GRAPHIC SCALE  
1" = 20'

Anothen, L.L.C.  
SAJ-2004-6610-IP-TLZ  
Page 16 of 23

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH RANGE 19 WEST, WALTON COUNTY, FLORIDA.	SECTION B-B		<i>Jimmy E. Stuart</i> 5-24-04
DESIGNED BY: K. SCORLA		SHEET 7 OF 14		
CHK. DATE: MAY 18, 2004 1/04-049_DWG.DWG	REQUESTED BY: JASON ROWAR, MANAGING MEMBER	JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408		

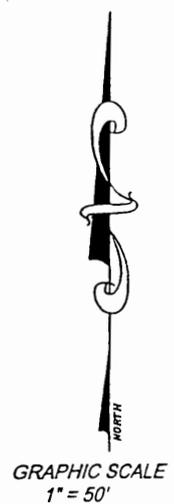
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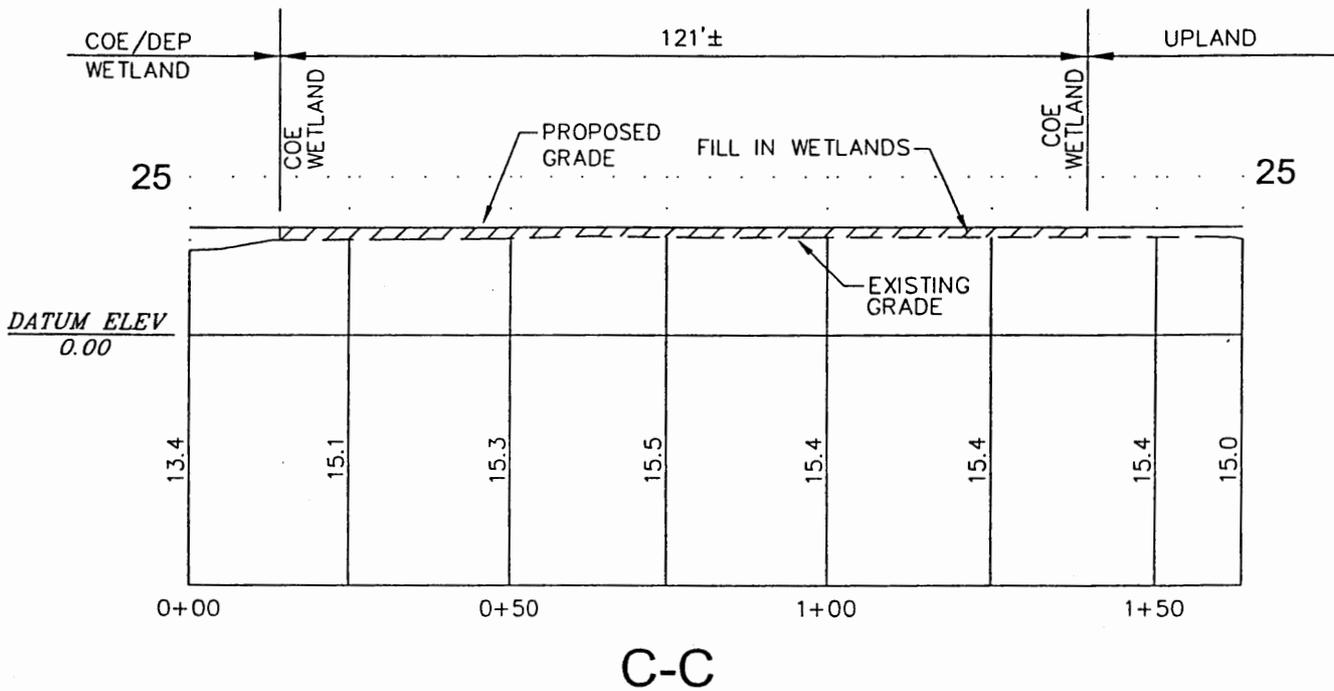
**LEGEND**

-  FILL IN JURISDICTIONAL WETLANDS
-  C.O.E WETLAND
-  C.O.E & F.D.E.P. WETLAND

FILL AREA: 30,445 SQ.FT.  
 FILL AREA: 0.69 ACRES  
 FILL VOLUME: 1,693 CU.YD.



04-049		COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA		WETLAND ENCROACHMENT AREA "3"		<i>Jimmy F. Stuart</i> 5-24-04	
50'	DRAWN BY: N. SCOTLAND	REQUESTED BY: JASON ROWAR, MANAGING MEMBER		SHEET 8 OF 14		04-049	
522	DWG DATE: MAY 18, 2004	JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408		ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.			

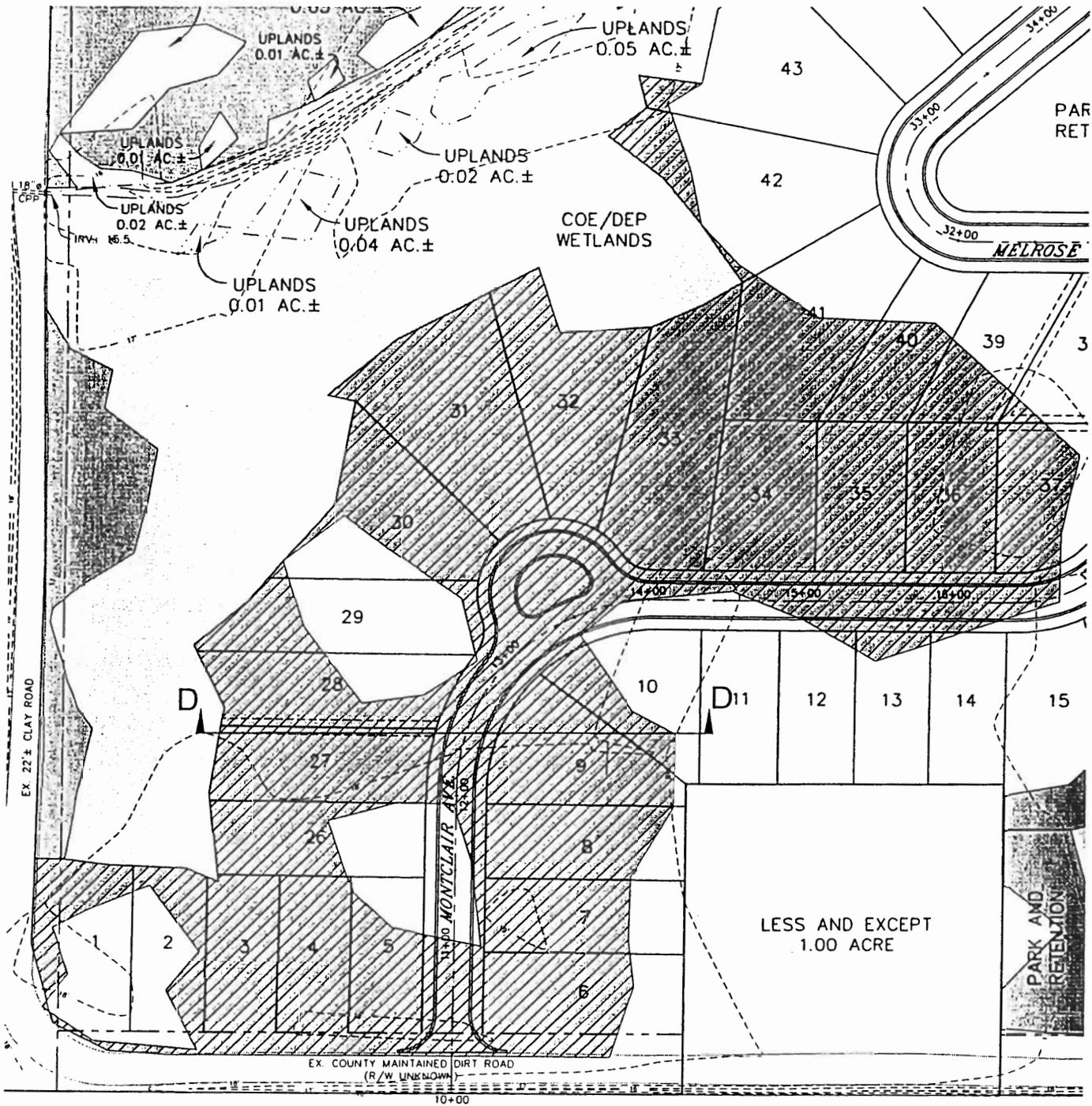


FILL AREA: 30,445 SQ.FT.  
 FILL AREA: 0.69 ACRES  
 FILL VOLUME: 1,693 CU.YD.

GRAPHIC SCALE  
 1" = 30'

Anothen, L.L.C.  
 SAJ-2004-6610-IP-TLZ  
 Page 18 of 23

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 25, TOWNSHIP 2 SOUTH RANGE 19 WEST, WALTON COUNTY, FLORIDA.	SECTION C-C	<i>Jimmy E. Stuart</i> 5-24-04
DESIGNED BY: M.S. CORRA	REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 9 OF 14	JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
DWG. DATE: MAY 18, 2004		04-049	



**LEGEND**

-  FILL IN JURISDICTIONAL WETLANDS
-  C.O.E WETLAND
-  C.O.E & F.D.E.P. WETLAND

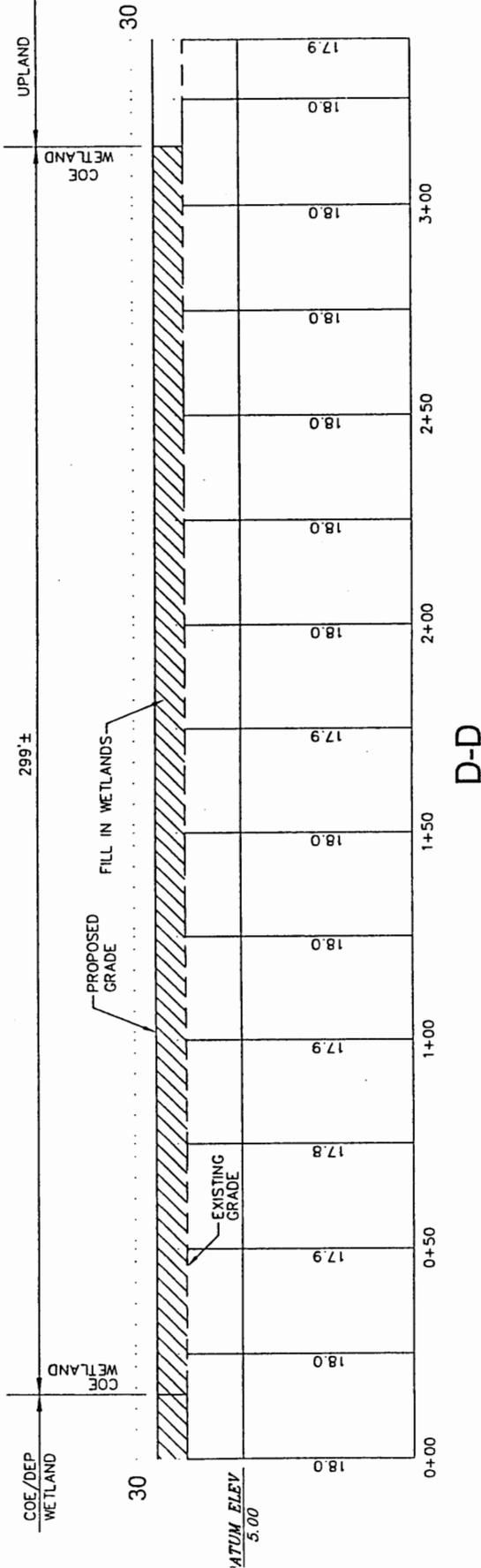
FILL AREA: 168,641 SQ.FT.  
 FILL AREA: 3.87 ACRES  
 FILL VOLUME: 12,518 CU.YD.

GRAPHIC SCALE  
 1" = 100'

Another, L.L.C.  
 SAJ-2004-6610-IP-TLZ  
 Page 19 of 23

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35 TOWNSHIP 2 SOUTH RANGE 18 WEST WALTON COUNTY, FLORIDA	WETLAND ENCROACHMENT AREA "4"	<i>Jimmy E. Stuart</i> 5-24-04
DRAWN BY: M2003	REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 10 OF 14	JUDY E. STUART, P.E. REGISTERED ENGINEER No. 60408
DATE: MAY 18, 2004		04-049	

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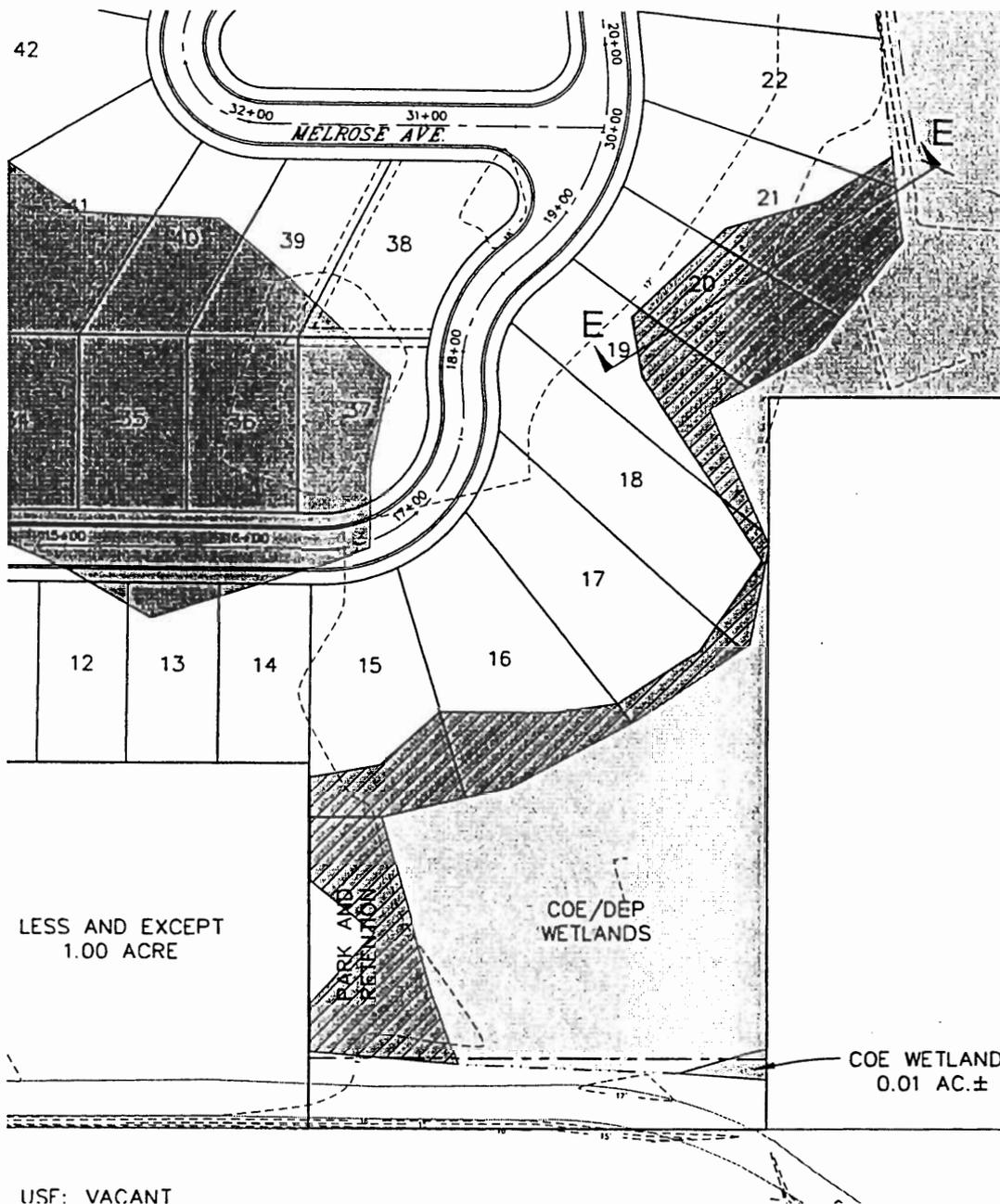


D-D

FILL AREA: 30,445 SQ.FT.  
 FILL AREA: 0.69 ACRES  
 FILL VOLUME: 1,693 CU.YD.

GRAPHIC SCALE  
 1" = 40'

04-049		COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH RANGE 19 WEST, WALTON COUNTY, FLORIDA.		SECTION D-D		<i>Jimmy E. Stuart</i> 5-24-04	
40'	DRAWN BY: MSZORA	REQUESTED BY: JASON RONAR, MANAGING MEMBER		SHEET 11 OF 14		04-049	
DATE: MAY 18, 2004		REGISTERED ENGINEER No. 60408		JIMMY E. STUART, P.E.			
<small>DIC/04-049/04-049_DKG.DWG        ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.</small>							



LESS AND EXCEPT  
1.00 ACRE

PARK AND  
POND  
RETENTION

COE/DEP  
WETLANDS

COE WETLAND  
0.01 AC.±

USF: VACANT

**LEGEND**

-  FILL IN JURISDICTIONAL WETLANDS
-  C.O.E WETLAND
-  C.O.E & F.D.E.P. WETLAND

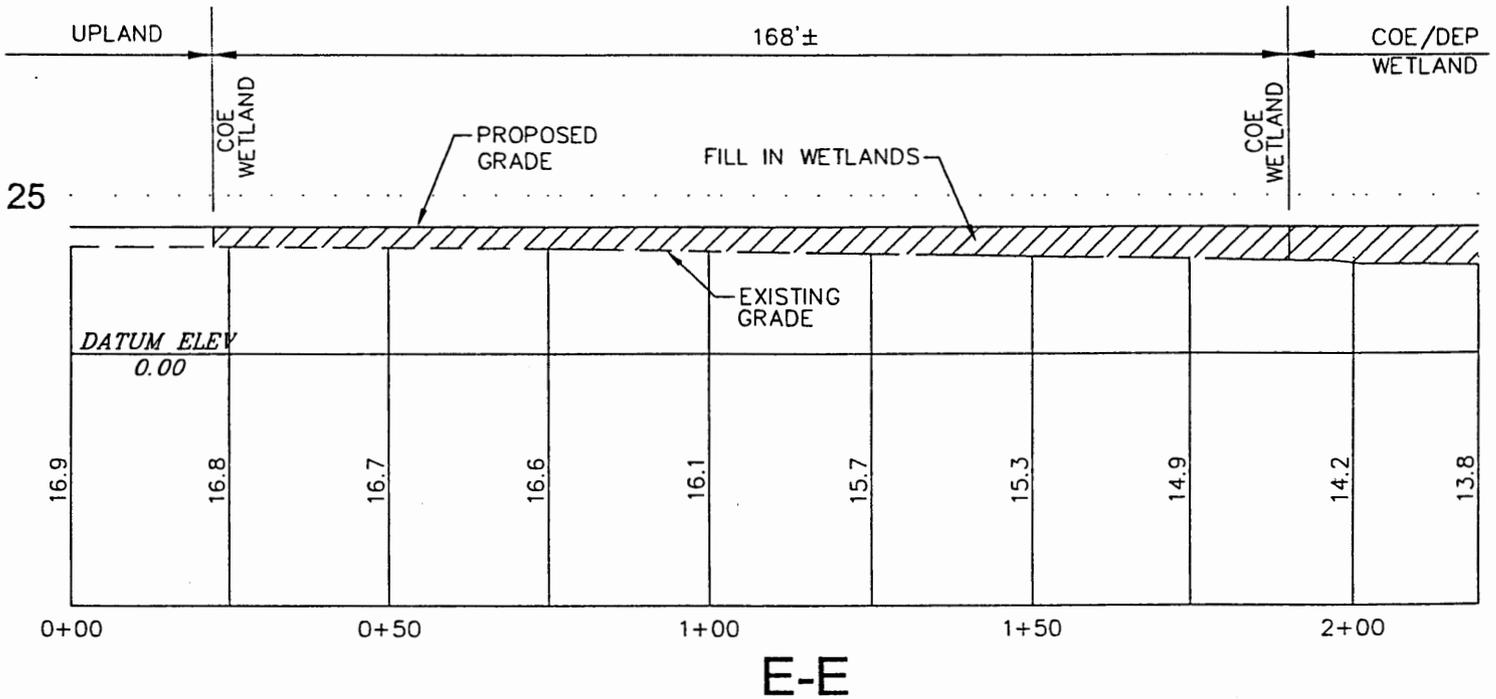
FILL AREA: 27,517 SQ.FT.  
FILL AREA: 0.63 ACRES  
FILL VOLUME: 3,074 CU.YD.



GRAPHIC SCALE  
1" = 100'

Anothen, L.L.C.  
SAJ-2004-6610-IP-TLZ  
Page 21 of 23

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35 TOWNSHIP 2 SOUTH RANGE 19 WEST WALTON COUNTY FLORIDA	WETLAND ENCROACHMENT AREA "5"		<i>Jimmy E. Stuart</i> 5-24-04
Drawn BY: M.SEDRA	REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 12 OF 14	04-049	JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
DWG. DATE: MAY 18, 2004	104-049104-049_ENC.DWG	RE: THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.		



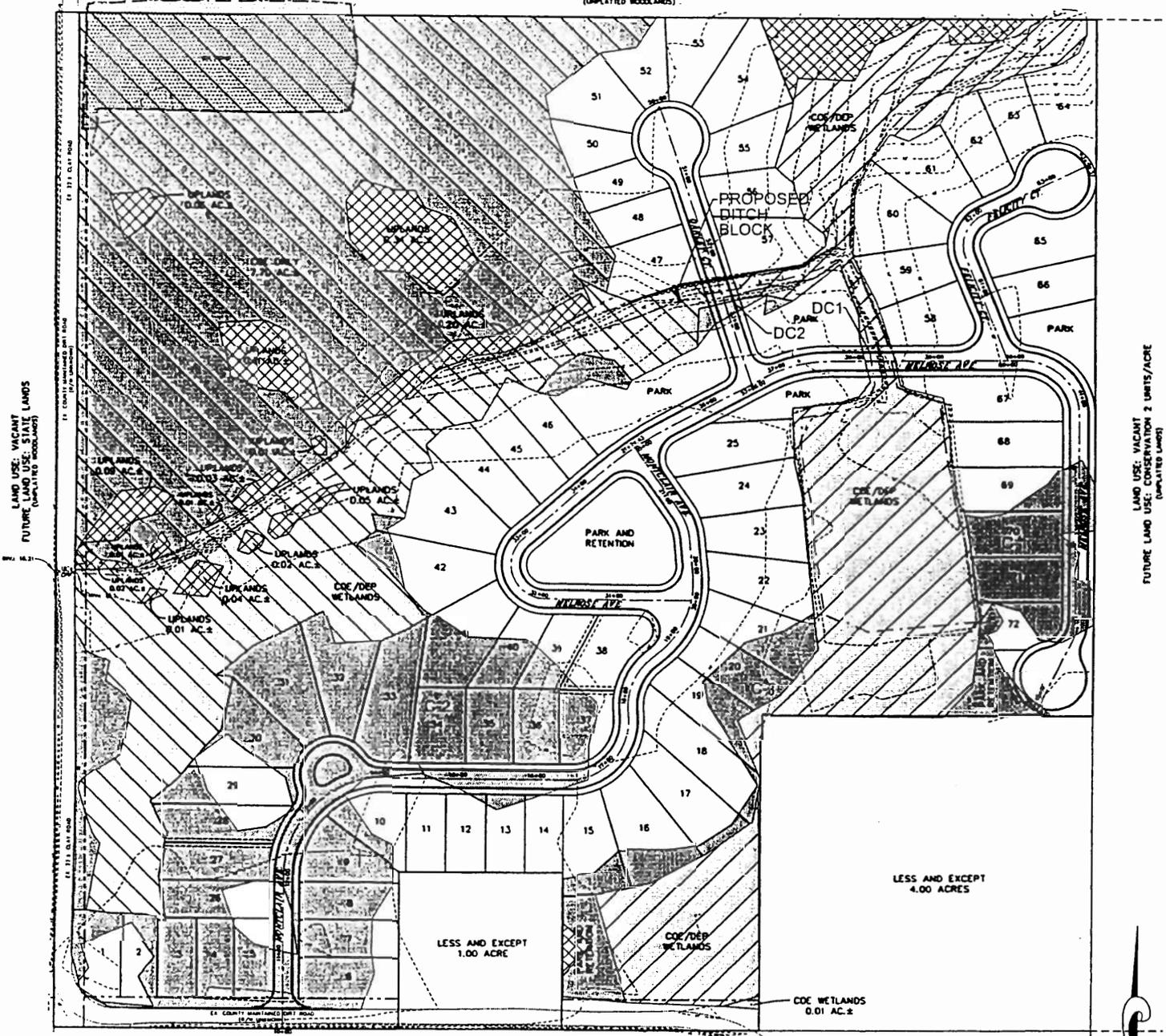
FILL AREA: 27,517 SQ.FT.  
 FILL AREA: 0.63 ACRES  
 FILL VOLUME: 3,074 CU.YD.

GRAPHIC SCALE  
 1" = 30'

Anothen, L.L.C.  
 SAJ-2004-6610-IP-TLZ  
 Page 22 of 23

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.	SECTION E-E	<i>Jimmy F. Stuart</i> 5-24-04
DRAWN BY: H.SZORLA	REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 13 OF 14	04-049
ENC. DATE: MAY 18, 2004			JIMMY E. STUART, P.E. REGISTERED ENGINEER No. 60408
84Y04-049_DWG.DWG			THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.

LAND USE: VACANT  
 FUTURE LAND USE: NPA  
 (UNPLATTED WOODLANDS)



LAND USE: VACANT  
 FUTURE LAND USE: STATE LANDS  
 (UNPLATTED WOODLANDS)

LAND USE: VACANT  
 FUTURE LAND USE: CONSERVATION 2 UNITS/ACRE  
 (UNPLATTED LANDS)

LAND USE: VACANT  
 FUTURE LAND USE: CONSERVATION 2 UNITS/ACRE  
 (UNPLATTED WOODLANDS)

**LEGEND**

-  C.O.E WETLAND
-  WETLAND CREATION
-  C.O.E & F.D.E.P. WETLAND
-  WETLAND ENHANCED
-  WATER BODY
-  WETLAND PRESERVED

GRAPHIC SCALE  
 1" = 200'

Another, L.L.C.  
 SAJ-2004-6610-IP-TLZ  
 Page 23 of 23

04-049	COTTAGES OF POINT WASHINGTON SUBDIVISION IN SECTION 35 TOWNSHIP 2 SOUTH RANGE 19 WEST, WALTON COUNTY, FLORIDA	MITIGATION AREAS & UMAM SITES	<i>Jimmy C. Stewart</i> 5-24-04
DC: DRAWN BY: H.SZCZKA			
72: DMC DATE: MAY 18, 2004	REQUESTED BY: JASON ROMAR, MANAGING MEMBER	SHEET 14 OF 14	04-049
<small>ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.</small>			

JIMMY C. STEWART, P.E.  
 REGISTERED ENGINEER NO. 60408

**IMPACT ON NATURAL RESOURCES:** Preliminary review of this application indicates that an Environmental Impact Statement will not be required. 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. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

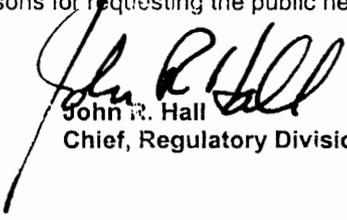
**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

**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, historic 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 of 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 U.S. 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 of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. 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 approved 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.

  
John R. Hall  
Chief, Regulatory Division