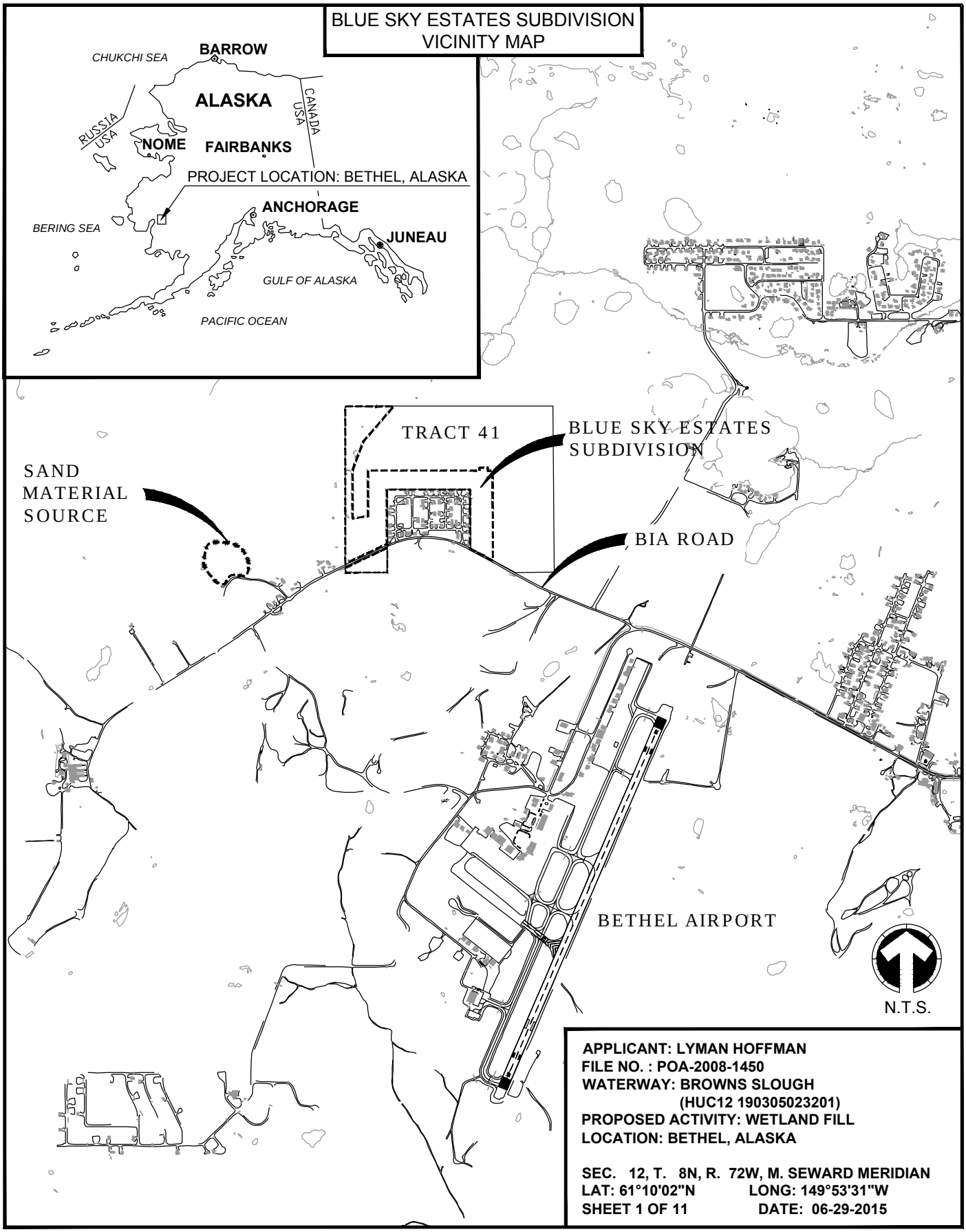
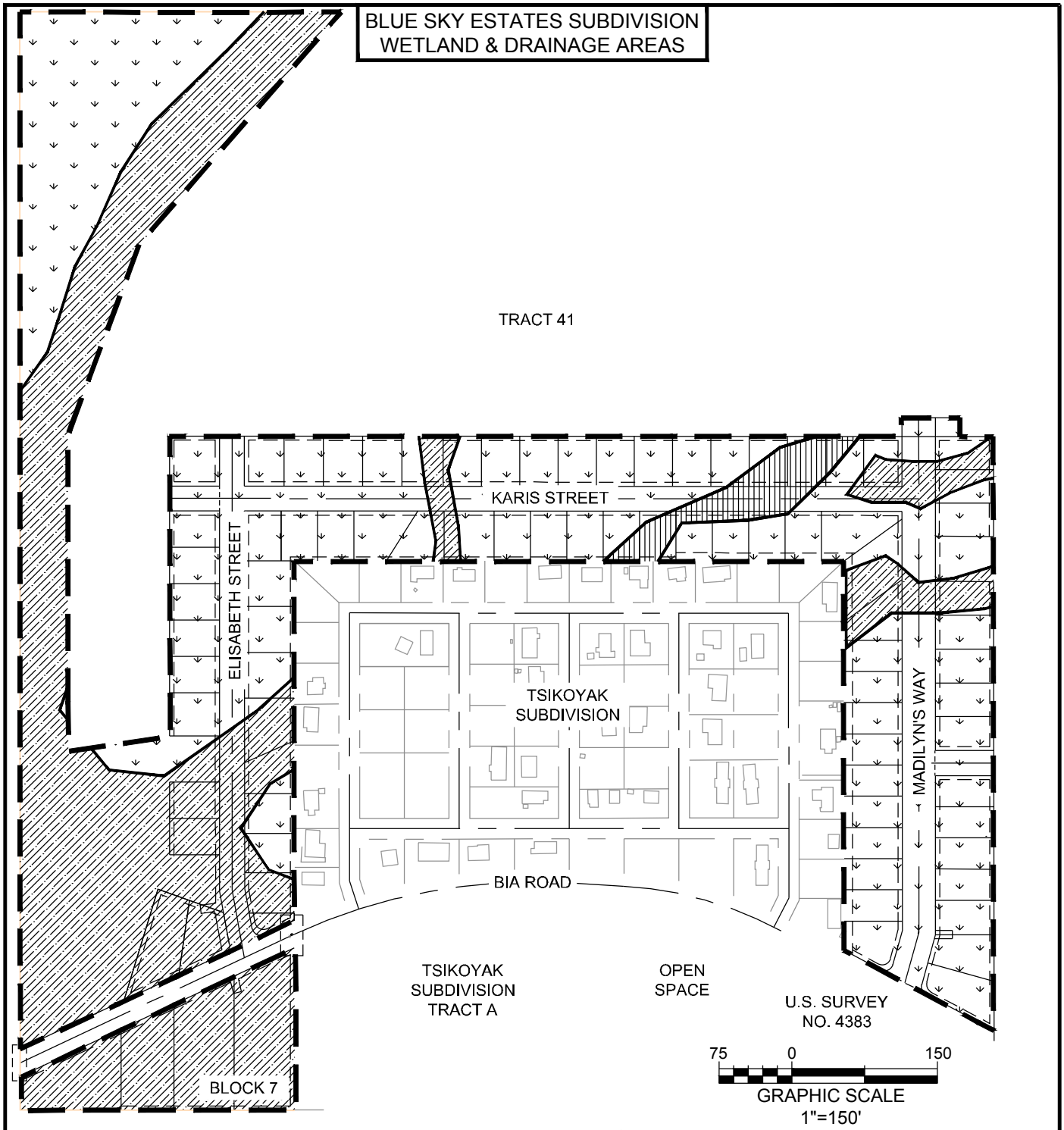

BLUE SKY ESTATES SUBDIVISION
VICINITY MAP
CHUKCHI SEA
BARROW
ALASKA
CANADA
USA
RUSSIA
USA
NOME
FAIRBANKS
PROJECT LOCATION: BETHEL, ALASKA
ANCHORAGE
BERING SEA
JUNEAU
GULF OF ALASKA
PACIFIC OCEAN
TRACT 41
BLUE SKY ESTATES
SUBDIVISION
SAND
MATERIAL
SOURCE
BIA ROAD
BETHEL AIRPORT
N.T.S.
APPLICANT: LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA
SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 1 OF 11 DATE: 06-29-2015



LEGEND

BLUE SKY ESTATES BOUNDARY

NON-DRAINAGE WETLANDS
(TOTAL: 27.5 ACRES)

WETLAND DRAINAGE AREAS
(TOTAL: 19.8 ACRES)
(TOTAL WETLANDS 47.3 ACRES)

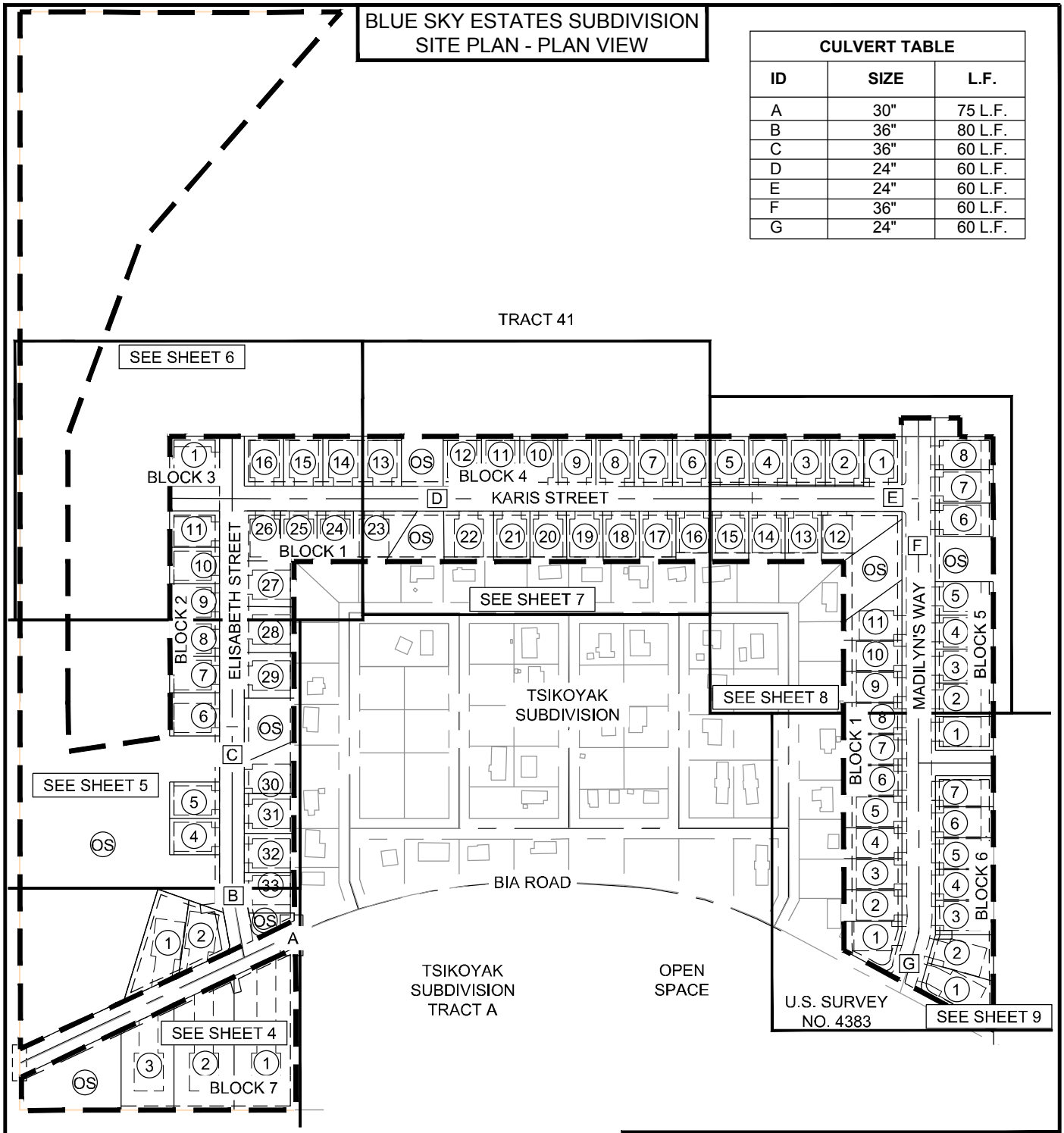
UPLANDS (TOTAL: 1.2 ACRES)

APPLICANT: LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 2 OF 11 DATE: 06-29-2015

BLUE SKY ESTATES SUBDIVISION
SITE PLAN - PLAN VIEW

CULVERT TABLE		
ID	SIZE	L.F.
A	30"	75 L.F.
B	36"	80 L.F.
C	36"	60 L.F.
D	24"	60 L.F.
E	24"	60 L.F.
F	36"	60 L.F.
G	24"	60 L.F.



LEGEND

- BLUE SKY ESTATES BOUNDARY
- CULVERT
- (3) LOT NUMBER
- (OS) OPEN SPACE
- [A] CULVERT ID

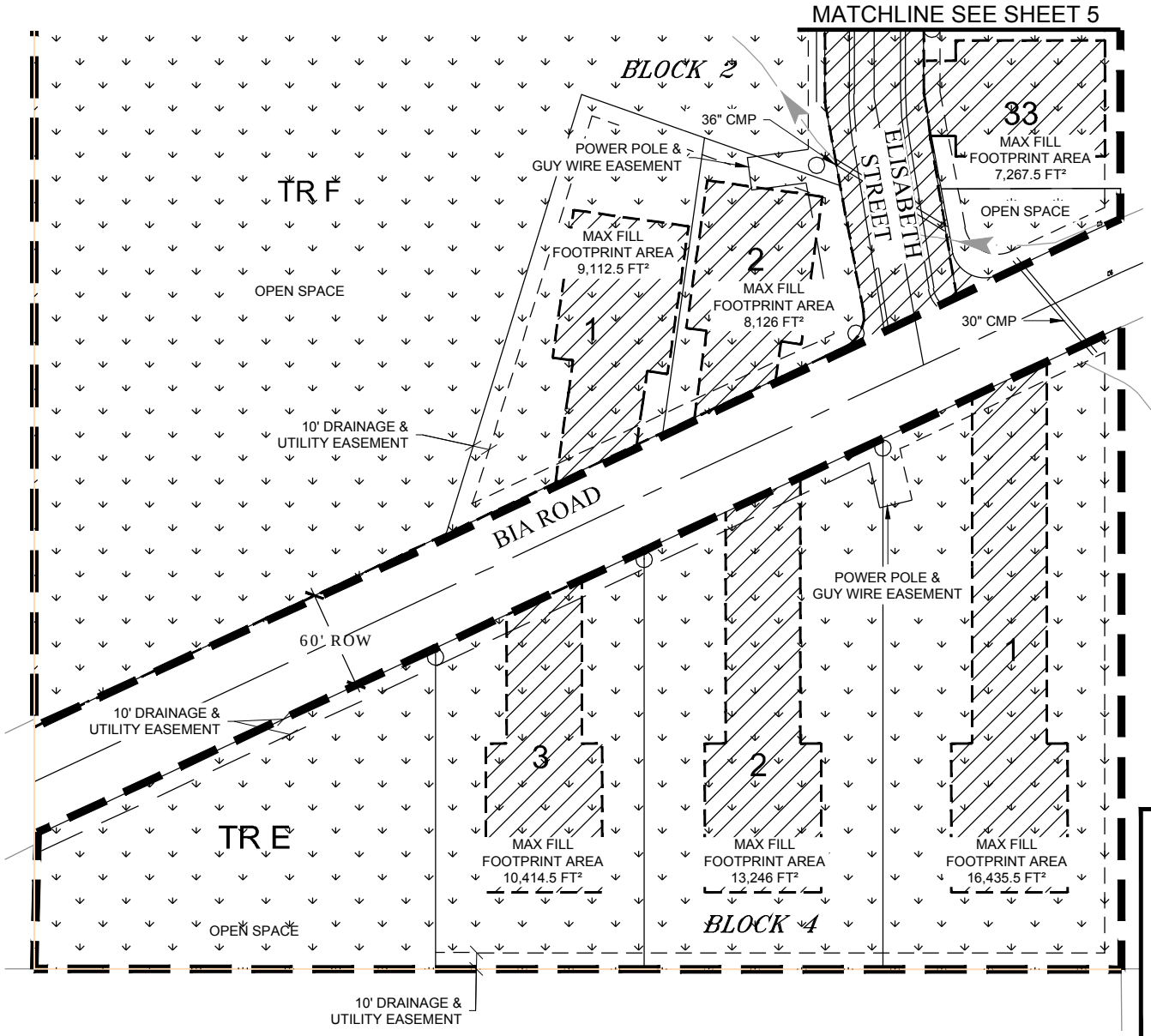
75 0 150

GRAPHIC SCALE
1"=150'

APPLICANT: LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 3 OF 11 DATE: 06-29-2015

BLUE SKY ESTATES SUBDIVISION
SOUTHWEST LOTS



LEGEND

- WETLANDS (TOTAL: 47.3 ACRES)
- AREA WITH WETLAND FILL (TOTAL: 18.6 ACRES)
- DRAINAGE DIRECTION
- BLUE SKY ESTATES BOUNDARY
- CULVERT
- POWER POLE

50 0 100

GRAPHIC SCALE
1"=100'

NOTE:

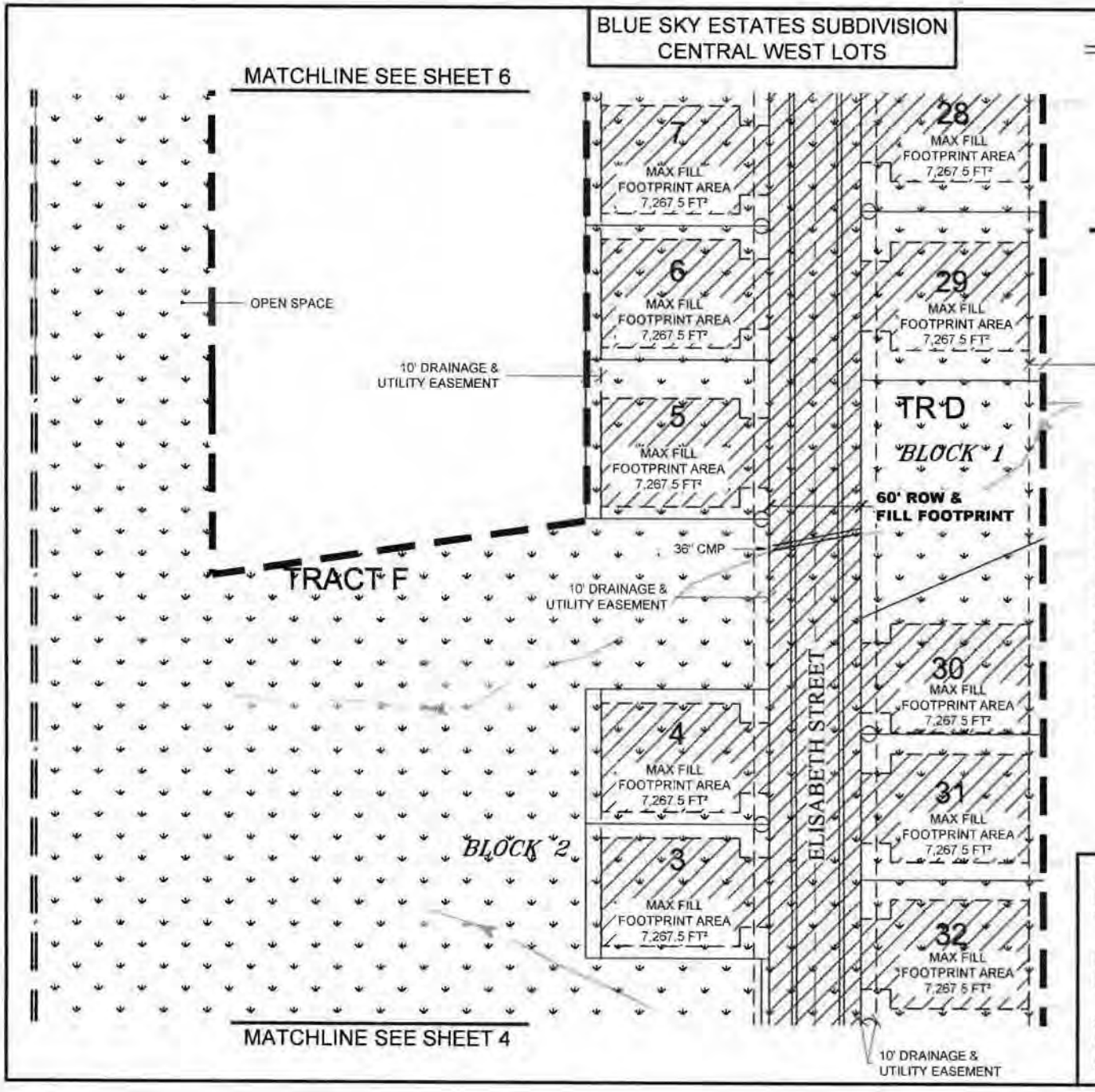
1. INDIVIDUAL LOT DRIVEWAY CULVERTS WILL BE 18 INCH CMP.

2. SEE CULVERT TABLE ON SHEET 2 FOR RIGHT OF WAY CULVERT SIZES.

APPLICANT:LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 4 OF 11 DATE: 06-29-2015

BLUE SKY ESTATES SUBDIVISION
CENTRAL WEST LOTS



LEGEND

- WETLANDS (TOTAL: 47.3 ACRES)
- AREA WITH WETLAND FILL (TOTAL: 18.6 ACRES)
- DRAINAGE DIRECTION
- BLUE SKY ESTATES BOUNDARY
- CULVERT
- POWER POLE

50 0 100

GRAPHIC SCALE
1"=100'

NOTE:

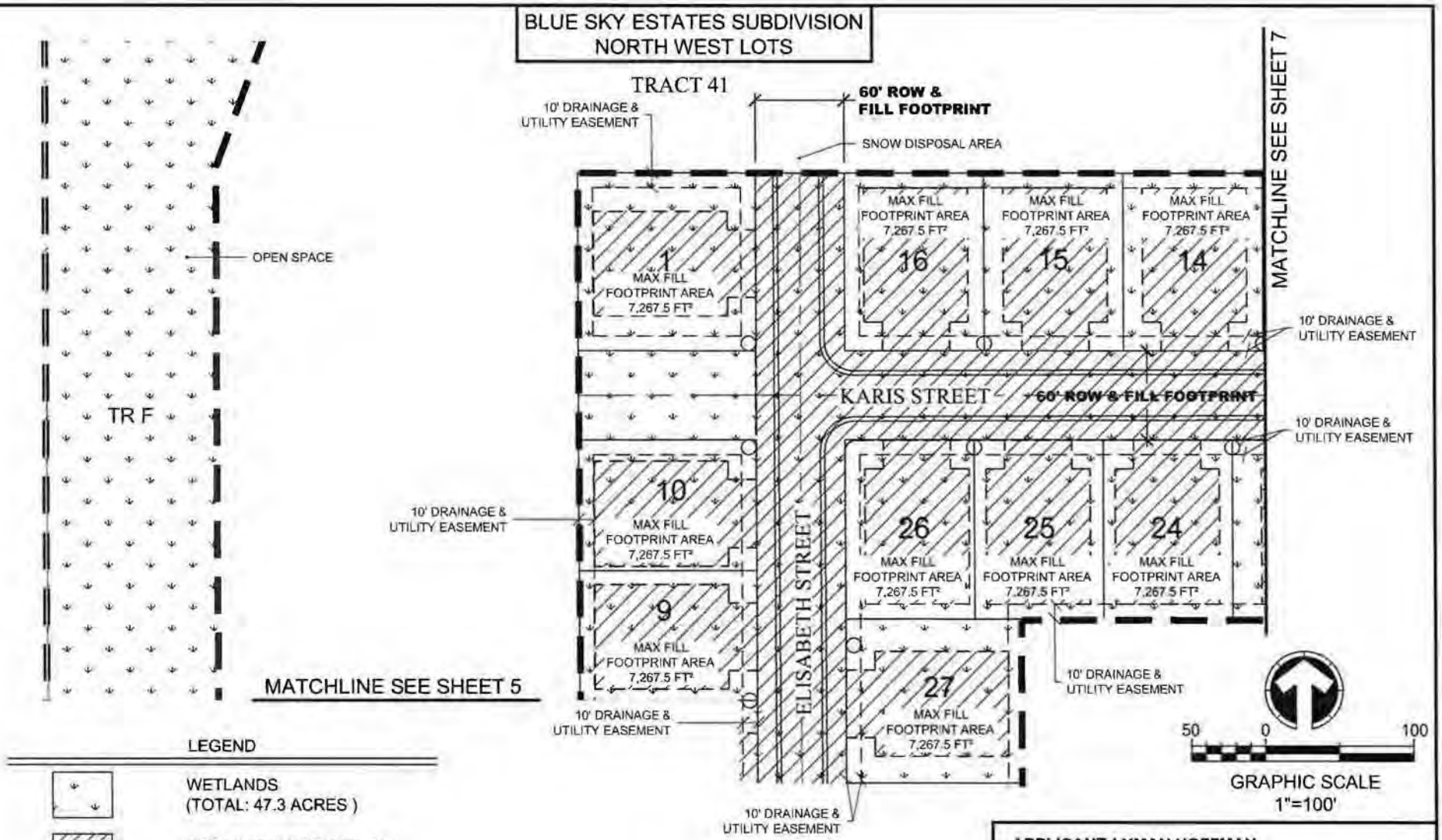
1. INDIVIDUAL LOT DRIVEWAY CULVERTS WILL BE 18 INCH CMP.

2. SEE CULVERT TABLE ON SHEET 2 FOR RIGHT OF WAY CULVERT SIZES.

APPLICANT:LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 5 OF 11 DATE: 06-29-2015

BLUE SKY ESTATES SUBDIVISION
NORTH WEST LOTS



LEGEND

- WETLANDS (TOTAL: 47.3 ACRES)
- AREA WITH WETLAND FILL (TOTAL: 18.6 ACRES)
- DRAINAGE DIRECTION
- BLUE SKY ESTATES BOUNDARY
- CULVERT
- POWER POLE

NOTE:

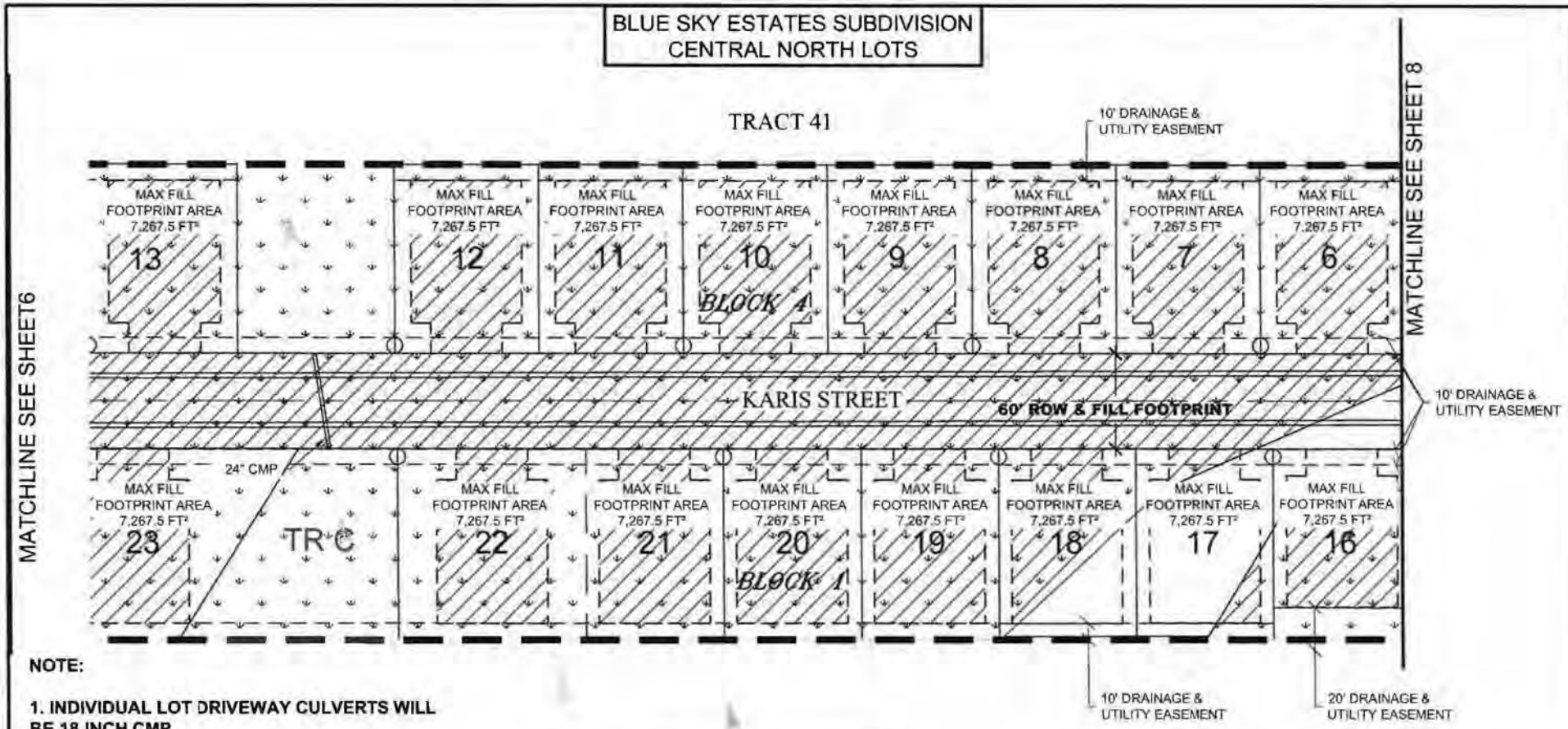
1. INDIVIDUAL LOT DRIVEWAY CULVERTS WILL BE 18 INCH CMP.

2. SEE CULVERT TABLE ON SHEET 2 FOR RIGHT OF WAY CULVERT SIZES.

APPLICANT: LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH (HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 6 OF 11 DATE: 06-29-2015

BLUE SKY ESTATES SUBDIVISION
CENTRAL NORTH LOTS



NOTE:

1. INDIVIDUAL LOT DRIVEWAY CULVERTS WILL BE 18 INCH CMP.

2. SEE CULVERT TABLE ON SHEET 2 FOR RIGHT OF WAY CULVERT SIZES.

TSIKOYAK SUBDIVISION

TUNRELIK ROAD

LEGEND

- WETLANDS (TOTAL: 47.3 ACRES)
- AREA WITH WETLAND FILL (TOTAL: 18.6 ACRES)
- DRAINAGE DIRECTION
- BLUE SKY ESTATES BOUNDARY
- CULVERT
- POWER POLE

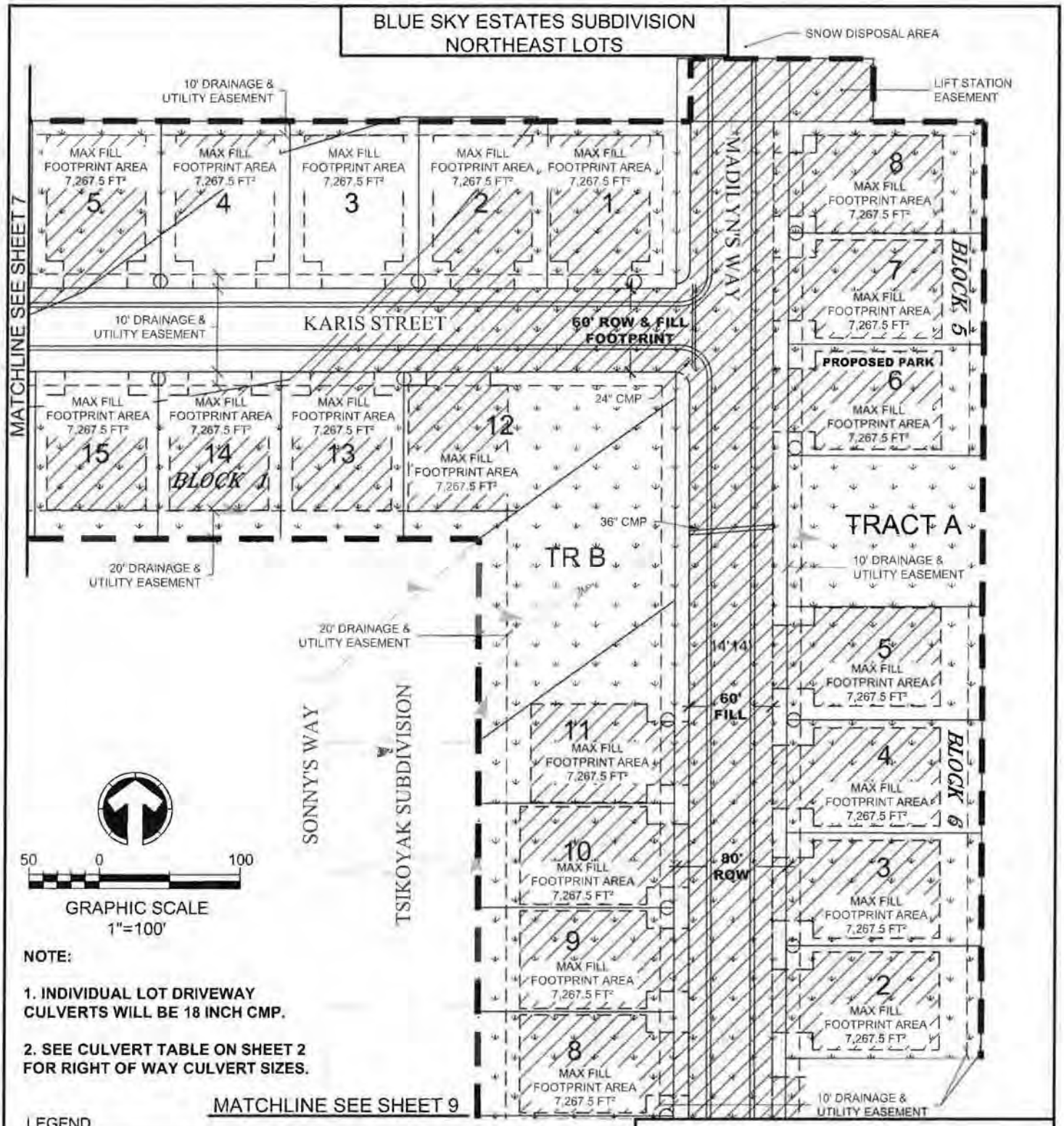
50 0 100

GRAPHIC SCALE
1"=100'

APPLICANT:LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 7 OF 11 DATE: 06-29-2015

BLUE SKY ESTATES SUBDIVISION
NORTHEAST LOTS



50 0 100

GRAPHIC SCALE
1"=100'

NOTE:

1. INDIVIDUAL LOT DRIVEWAY CULVERTS WILL BE 18 INCH CMP.

2. SEE CULVERT TABLE ON SHEET 2 FOR RIGHT OF WAY CULVERT SIZES.

LEGEND

- WETLANDS (TOTAL: 47.3 ACRES)
- AREA WITH WETLAND FILL (TOTAL: 18.6 ACRES)
- DRAINAGE DIRECTION
- BLUE SKY ESTATES BOUNDARY
- CULVERT
- POWER POLE

APPLICANT: LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH (HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 8 OF 11 DATE: 6-29-2015

BLUE SKY ESTATES SUBDIVISION
SOUTHEAST LOTS

NOTE:

1. INDIVIDUAL LOT DRIVEWAY CULVERTS WILL BE 18 INCH CMP.

2. SEE CULVERT TABLE ON SHEET 2 FOR RIGHT OF WAY CULVERT SIZES.

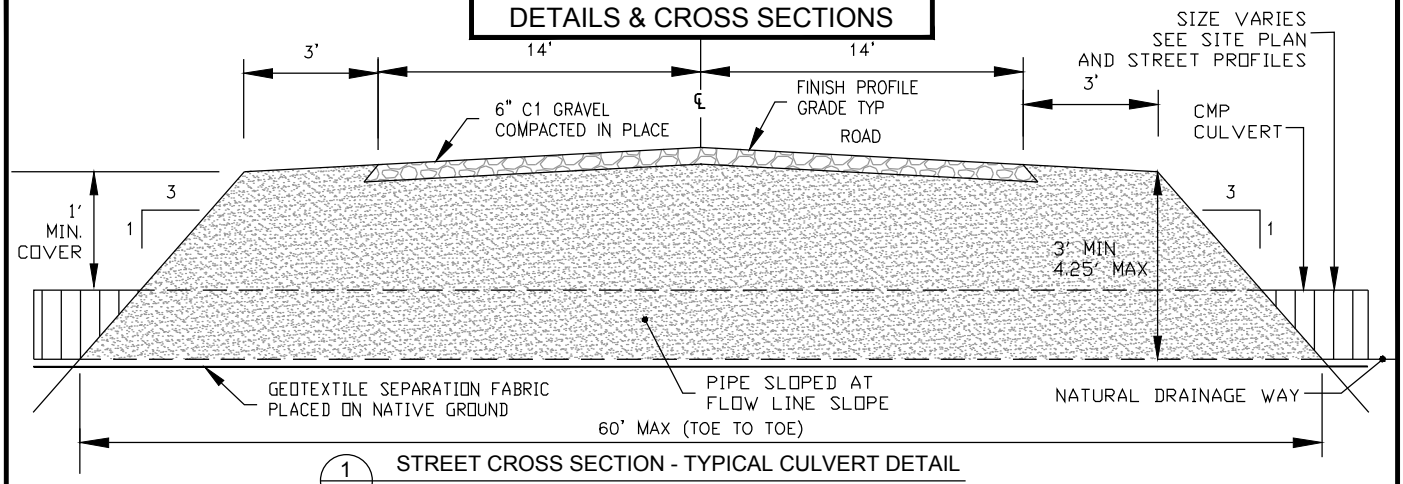
LEGEND

- WETLAND AREAS (47.3 ACRES)
- AREAS WITH WETLAND FILL (18.6 ACRES)
- DRAINAGE DIRECTION
- BLUE SKY ESTATES BOUNDARY
- CULVERT
- POWER POLE

APPLICANT:LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH (HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

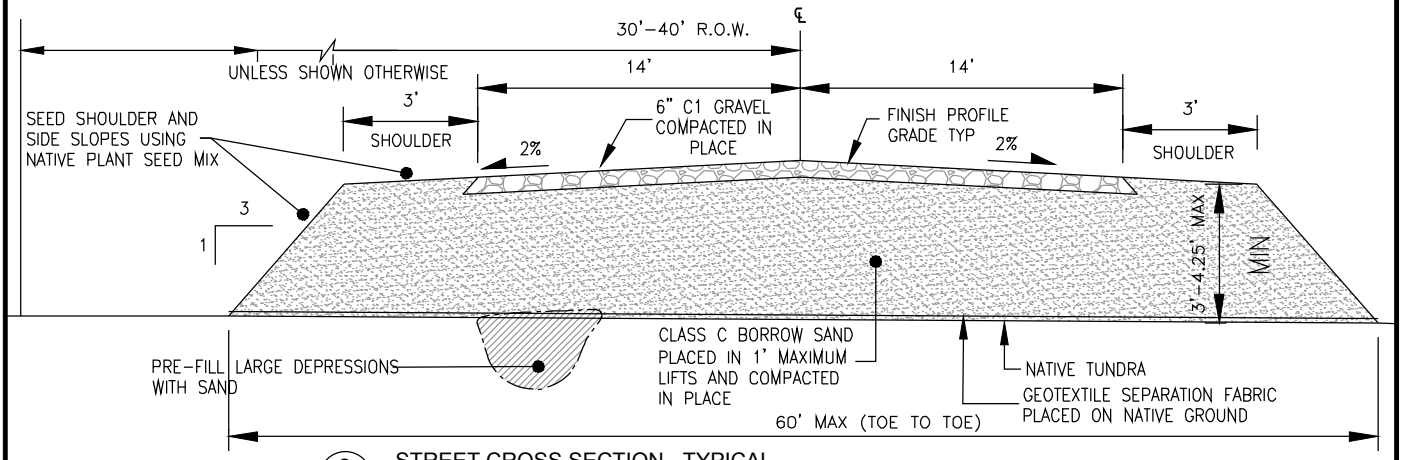
SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 9 OF 11 DATE: 6-29-2015

BLUE SKY ESTATES SUBDIVISION
DETAILS & CROSS SECTIONS



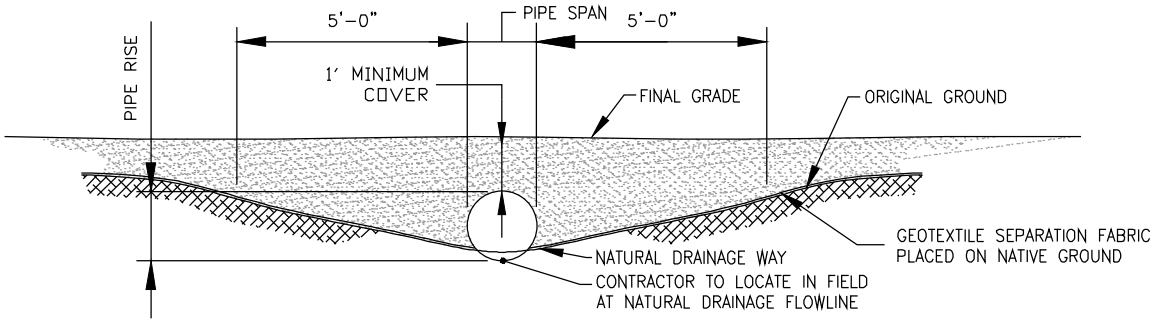
1 STREET CROSS SECTION - TYPICAL CULVERT DETAIL

SCALE: N.T.S.



2 STREET CROSS SECTION - TYPICAL

SCALE: N.T.S.



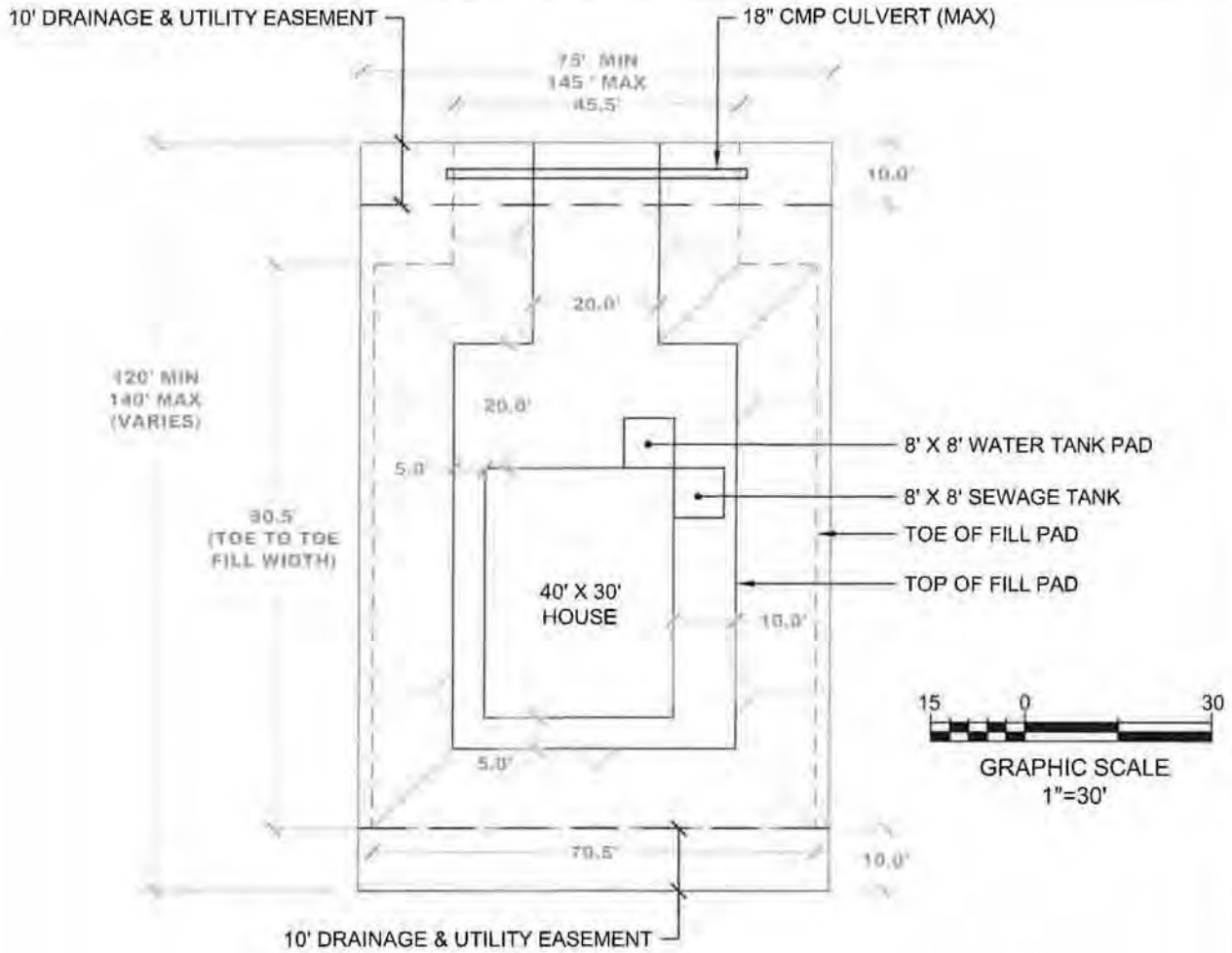
3 FRONT ELEVATION CULVERT DETAIL - TYPICAL

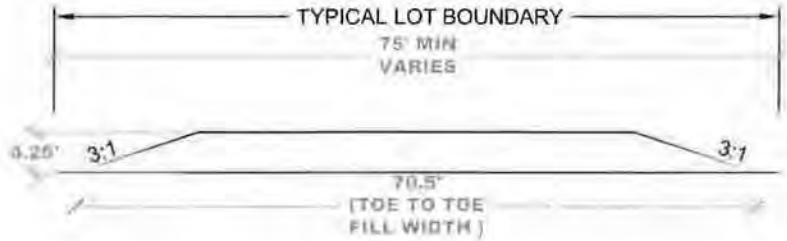
SCALE: N.T.S.

APPLICANT:LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 10 OF 11 DATE: 06-29-2015

BLUE SKY ESTATES SUBDIVISION
TYPICAL FILL PAD DETAIL





SCALE: N.T.S.

NOTES:

FILL EXTENTS REPRESENT MAXIMUM FILL FOOTPRINT AREA ON TYPICAL LOTS. HOUSE AND PAD ORIENTATIONS MAY ROTATE 90° ON WIDE LOTS.

TOTAL MAX FILL FOOTPRINT ON TYPICAL LOTS = 7,267.50 FT²

PADS ON LOTS WITH 20' DRAINAGE EASEMENT AT BACK OF LOT WILL BE SHIFTED 10' TOWARDS FRONT OF LOT TO ACCOMMODATE EASEMENT.

APPLICANT:LYMAN HOFFMAN
FILE NO. : POA-2008-1450
WATERWAY: BROWNS SLOUGH
(HUC12 190305023201)
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: BETHEL, ALASKA

SEC. 12, T. 8N, R. 72W, M. SEWARD MERIDIAN
LAT: 61°10'02"N LONG: 149°53'31"W
SHEET 11 OF 11 DATE: 6-29-2015