



US Army Corps  
of Engineers  
Alaska District

# Public Notice of Application for Permit

Regulatory Division (1145)  
CEPOA-RD  
44669 Sterling Highway, Suite B  
Soldotna, Alaska 99669-7915

<b>PUBLIC NOTICE DATE:</b>	<b>April 7, 2021</b>
<b>EXPIRATION DATE:</b>	<b>May 7, 2021</b>
<b>REFERENCE NUMBER:</b>	<b>POA-2006-00153-M1</b>
<b>WATERWAY:</b>	<b>Unnamed Tributary to Kachemak Bay</b>

---

Interested parties are hereby notified that a Department of the Army (DA) permit application has been received for work in waters of the United States (U.S.) as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice (PN) should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below. All comments should include the PN reference number listed above.

All comments should reach this office no later than the expiration date of this PN to become part of the record and be considered in the decision. Please contact Ms. Jen Martin at (907) 753-2730 or by email at: [Jen.L.Martin@usace.army.mil](mailto:Jen.L.Martin@usace.army.mil), if further information is desired concerning this notice.

**APPLICANT:** TL Investments LLC, Mr. Tom Stafford, Post Office Box 3403, Homer, Alaska 99603

**AGENT:** Bishop Engineering LLC, Mr. John Bishop, Post Office Box 2501, Homer, Alaska 99603

**LOCATION:** The project site is located within Section 19, T. 6 S., R. 13 W., Seward Meridian; USGS Quad Map Seldovia C-5; Latitude 59.6468° N., Longitude 151.5706° W.; Kenai Peninsula Borough Parcel # 175-102-53; Foothills Subdivision, Sunset View Estates Addn No. 3, Tract B; in Homer, Alaska.

**PURPOSE:** The applicant's stated purpose is to provide 44 affordable residential parcels within the City of Homer's rural residential zoning district adjacent to existing roads and existing water and sewer services.

**PROPOSED WORK:** The applicant proposes the discharge of 8,869 cubic yards (CY) of granular fill into 2.442 acres of wetlands to construct roadways, driveways and building pads to complete construction of the Foothills Subdivision. Roadway construction would include 24-foot crest width (Tajen Lane) and 26-foot crest width (Eric Lane) roads, with a variable base width dependent upon topography (see Sheets 4-6). Wetland impacts due to driveway and building limits for each lot are shown on Sheet 4. Additionally, there would be 9,600 square foot of temporary impacts (temporary sidecast) for the installation of water and sewer lines within the road right-of-ways and between road right-of ways and building pads. All temporary impact areas would be returned to pre-construction contours. All work would be performed in accordance with the enclosed plan (sheets 1-8), dated March 3, 2021.

**ADDITIONAL INFORMATION:** A DA permit was issued to Sunset View Estates, LLC, on December 1, 2006, for the permanent discharge of 27,589 CY of fill material into 6.41 acres of wetlands for construction of 48 single family homes with driveways, residential streets and a 35,000 CY retention basin, and temporary impacts to 0.97 acre of wetlands for utility installation. The permit expired October 31, 2016. The current proposal includes an undeveloped portion ('Tract B') of the previously permitted subdivision.

**APPLICANT PROPOSED MITIGATION:** The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the U.S. from activities involving discharges of dredged or fill material.

- a. Avoidance: The applicant proposes to avoid impacts to additional wetlands by placing temporary sidecast of fill for utility installation only in areas where permanent wetland impacts would occur.

Parcels containing wetlands would have restrictions placed on them to limit the area developed on each parcel to that necessary to build a house, driveway and have a useful outside yard area. This avoids wetland impacts to 5.202 acres.

- b. Minimization: The applicant has designed the roadway structural sections utilizing geocomposite material to allow steeper side slopes, thus reducing the base width of the roadway embankment. An estimated 12,200 square feet of impacts footprint is avoided and up to 1,300 CY of excavation within the wetland is avoided. Stormwater conveyance was designed to provide continued flow to the exit boundary locations existing pre-development.
- c. Compensatory Mitigation: The applicant would preserve an area equal to 2.442 acres of wetlands which drains to Kachemak Bay from within Homer city limits.

**WATER QUALITY CERTIFICATION:** A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

**CULTURAL RESOURCES:** The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The

permit area has been determined to be the 25.56-acre parcel proposed for development (Tract B). Consultation of the AHRS constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

No EFH species are known to use the project area.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This PN serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur.

The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore 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. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would 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 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.

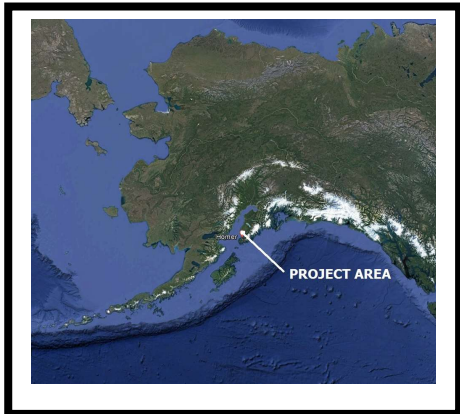
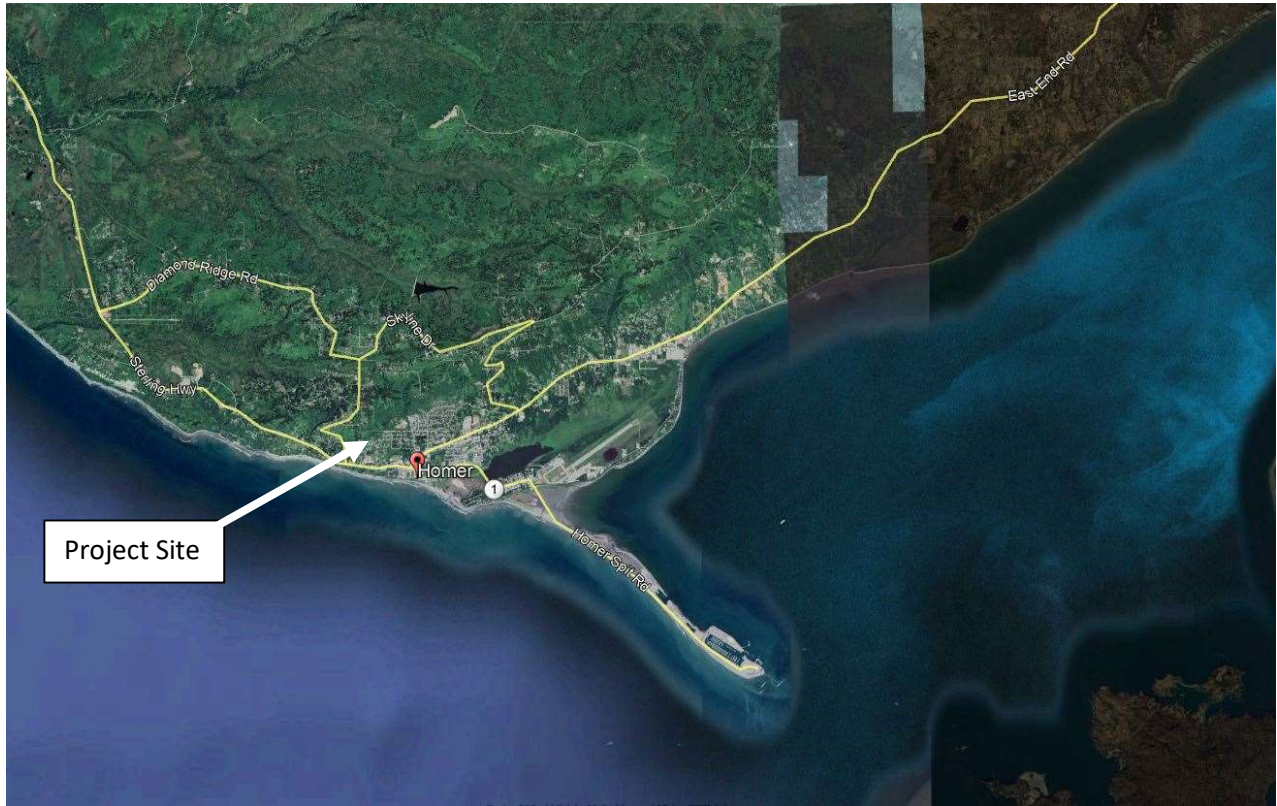
AUTHORITY: This permit will be issued or denied under the following authority:

(X) Discharge dredged or fill material into waters of the U.S. – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings are enclosed with this Public Notice.

District Commander  
U.S. Army, Corps of Engineers

Enclosures



### VICINITY MAP

Foothills Subdivision

*POA-2006-00153-M1.2021030*

Lat: 59°38'56"N Long: 151°34'11"W

Seldovia C-5 NE Quadrangle

5 Miles





## PROJECT MAP

Foothills Subdivision

POA-2006-00153-M1.2021030

Lat: 59°38'56"N Long: 151°34'11"W

Seldovia C-5 NE Quadrangle

500 Feet



**NOTES**

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE STREET RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
6. THESE LOTS WILL BE SERVED BY CITY OF HOMER SEWER AND WATER.
7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
8. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2020) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.
9. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK17, PG 328 HRD).
10. EXISTING CREEKS ARE SUBJECT TO DRAINAGE EASEMENT(S) PER HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	7°51'57"	170.00'	23.34'	N 52°24'00" W	23.32'
C2	17°41'52"	600.00'	185.33'	N 52°53'39" E	184.60'
C3	27°23'45"	600.00'	286.89'	N 57°44'35" E	284.16'
C4	20°09'34"	200.00'	98.26'	S 88°20'28" E	97.27'
C5	10°12'35"	400.00'	71.28'	N 72°28'46" E	71.18'
C6	29°26'05"	200.00'	102.75'	N 63°11'04" W	101.62'
C7	135°33'07"	200.00'	473.17'	N 10°07'34" W	370.28'
C8	21°34'08"	170.00'	64.00'	N 67°07'03" W	63.62'
C9	5°14'55"	230.00'	21.07'	N 75°16'40" W	21.06'
C10	15°37'45"	230.00'	62.74'	N 64°50'20" W	62.55'
C11	7°28'43"	230.00'	30.02'	N 53°17'05" W	30.00'
C12	26°10'52"	230.00'	105.10'	N 36°27'17" W	104.19'
C13	26°47'23"	230.00'	107.54'	N 9°58'10" W	106.56'
C14	27°30'27"	230.00'	110.44'	N 17°10'56" E	109.39'
C15	26°42'41"	230.00'	107.23'	N 44°17'40" E	106.26'
C16	23°21'51"	50.00'	20.39'	N 15°52'07" E	20.25'
C17	81°38'35"	50.00'	71.25'	N 68°22'20" E	65.37'
C18	25°39'27"	50.00'	22.39'	S 75°58'39" E	22.20'
C19	23°04'54"	50.00'	20.14'	S 33°36'30" W	20.01'
C20	84°22'56"	50.00'	73.64'	N 20°07'23" E	67.16'
C21	48°07'57"	50.00'	42.00'	N 86°22'50" E	40.78'
C22	30°52'33"	170.00'	91.61'	N 42°12'43" E	90.51'
C23	83°56'26"	170.00'	249.06'	N 15°11'46" W	227.37'
C24	20°44'08"	170.00'	61.52'	N 67°32'03" W	61.19'
C25	9°16'31"	230.00'	37.23'	N 73°15'52" E	37.19'
C26	20°09'34"	230.00'	80.93'	N 58°32'49" W	80.51'
C27	7°34'21"	330.00'	83.27'	N 57°57'24" E	83.20'
C28	10°07'31"	630.00'	111.33'	N 49°06'28" E	111.19'
C29	5°54'36"	570.00'	58.80'	N 47°00'01" E	58.77'
C30	20°28'06"	570.00'	203.63'	N 60°11'22" E	202.55'
C31	3°44'18"	570.00'	37.19'	N 59°52'26" E	37.18'
C32	10°12'28"	570.00'	101.55'	N 52°54'03" E	101.42'
C33	12°03'49"	50.00'	106.52'	N 13°14'06" W	87.49'
C34	15°01'53"	170.00'	44.40'	N 81°46'57" E	44.47'
C35	13°07'03"	170.00'	38.92'	N 84°08'35" E	38.84'
C36	10°12'35"	370.00'	65.93'	N 72°28'46" E	65.85'
C37	10°12'35"	430.00'	76.62'	N 72°28'46" E	76.52'
C38	23°20'19"	230.00'	93.69'	N 89°15'13" E	93.04'
C39	4°48'37"	230.00'	19.31'	S 76°40'19" E	19.30'
C40	61°41'17"	25.00'	26.92'	N 74°53'21" E	25.64'
C41	12°23'42"	630.00'	136.29'	N 50°14'33" E	136.02'
C42	146°17'08"	25.00'	63.83'	N 16°42'10" W	47.85'

**LEGEND**

- INDICATES 1917 2-1/2" BC GLO MONUMENT RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS DESCRIBED
- INDICATES 5/8" REBAR WITH 2" ALCAP (5780-S, 2007) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7610-S 2017) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 1-1/2" ALCAP (NO LSF OR DATE) RECOVERED THIS SURVEY
- INDICATES NORTHERN LIMIT OF DISCHARGE SLOPE DESIGNATION PER KENAI WATERSHED FORUM WETLANDS ASSESSMENT
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE
- INDICATES AREAS WITH SLOPES GREATER THAN 20%



W1/16 SECS. 18/19 TIED ORIGINAL 2-1/2" BC MON (NOW BURIED UNDER DRIVEWAY) 268-S-1970 N=103,862,0318 E=86,290,6068

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL KENAI PENINSULA BOROUGH DATE \_\_\_\_\_

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 0°07'26" E	75.28'
L2	N 67°46'49" W	123.27'
L3	S 58°11'43" W	97.19'
L4	S 14°11'11" W	42.80'
L5	S 69°35'27" E	86.34'
L6	S 62°37'06" E	136.93'
L7	S 36°42'51" E	19.03'
L8	S 37°54'50" W	146.67'
L9	N 48°28'09" W	10.22'
L10	S 41°31'58" W	60.00'
L11	S 18°41'10" W	143.33'
L12	N 62°15'52" W	38.88'
L13	N 67°22'28" E	12.59'
L14	N 36°37'07" E	82.53'
L15	N 36°37'07" E	73.01'
L16	N 57°45'59" E	42.63'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

TL INVESTMENTS, LLC  
TOM STAFFORD, MANAGER  
PO BOX 3403  
HOMER, ALASKA 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR TOM STAFFORD  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE UTILITY EASEMENTS WITHIN THE 10' FEET ADJACENT TO ALL STREET ROW'S AND THE FRONT 20 FEET WITHIN 5 FEET OF SIDE LOT LINES.

ERIC LANE (60' ROW), TAJEN LANE (60' ROW), LINSTRANG WAY (60' ROW), MATCHING 30' ROW WEST FAIRVIEW AVENUE.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

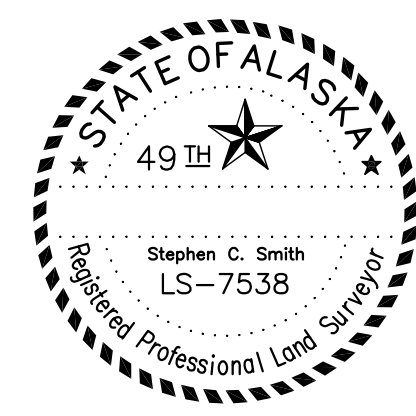
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ROB DUMOUCHEL, CITY MANAGER  
CITY OF HOMER, ALASKA

HOMER RECORDING DISTRICT KPB FILE No. 2020-113

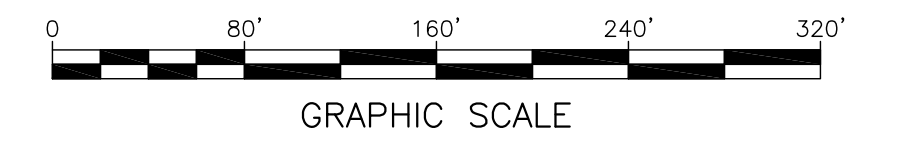
**FOOTHILLS SUBDIVISION SUNSET VIEW ESTATES 2020 ADDITION**

THE SUBDIVISION OF TRACT B FOOTHILLS SUBDIVISION SUNSET VIEW ESTATES ADDITION NO. 3 (HM 2019-10)  
LOCATED WITHIN THE NW 1/4 SEC 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 25.569 ACRES  
OWNER:  
TL INVESTMENTS, LLC PO BOX 3403 HOMER, AK 99603

**GEOVERA, LLC**  
PO BOX 3235  
HOMER ALASKA 99603  
(907) 399-4345  
EMAIL: scsmith@gci.net



**WASTEWATER DISPOSAL**  
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



SURVEYOR \_\_\_\_\_ LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY: SCS DATE: FEBRUARY 2021 SCALE: 1" = 80'  
CHK BY: SCS JOB #2020-23 SHEET 1 OF 1



# PERMANENT WETLAND IMPACT SUMMARY

AREA A	12,412 SQ FT	1354 CY
AREA B	37,638 SQ FT	4106 CY
AREA C	5,000 SQ FT	560 CY
LOT 1	3,100 SQ FT	172 CY
LOT 2	3,100 SQ FT	172 CY
LOT 3	2,900 SQ FT	161 CY
LOT 4	3,400 SQ FT	189 CY
LOT 5	3,500 SQ FT	194 CY
LOT 6	3,400 SQ FT	189 CY
LOT 7	3,200 SQ FT	178 CY
LOT 8	2,600 SQ FT	144 CY
LOT 9	2,600 SQ FT	144 CY
LOT 10	2,800 SQ FT	156 CY
LOT 11	2,900 SQ FT	161 CY
LOT 20	200 SQ FT	11 CY
LOT 21	2,900 SQ FT	161 CY
LOT 22	2,900 SQ FT	161 CY
LOT 23	3,100 SQ FT	172 CY
LOT 24	3,000 SQ FT	167 CY
LOT 25	2,900 SQ FT	161 CY
LOT 26	2,800 SQ FT	156 CY
<b>TOTAL</b>	<b>106,350 SQ FT</b> (2.442 ACRES)	<b>8,869 CY</b>

TEMPORARY IMPACTS = 9,600 SQ FT (WATER AND SEWER INSTALLATION)

## NOTES

- SEE SHEET E-2 FOR TAJEN LANE R/W IMPACTS TO WETLANDS (AREAS A AND B).
- SEE SHEET E-3 FOR ERIC LANE R/W IMPACTS TO WETLANDS (AREA C).
- SEE E-4 AND E-5 FOR GENERIC PLAN AND SECTION VIEWS OF DRIVEWAY AND BUILDING PAD FILL FOR LOTS 1 THROUGH 11 AND 20 THROUGH 26.



FOOTHILLS SUBDIVISION  
 SUNSET VIEW ESTATES 2020 ADDITION  
 ROAD, WATER AND SEWER IMPROVEMENTS  
 WETLAND AREA IMPACT KEY MAP  
 AND IMPACT SUMMARY

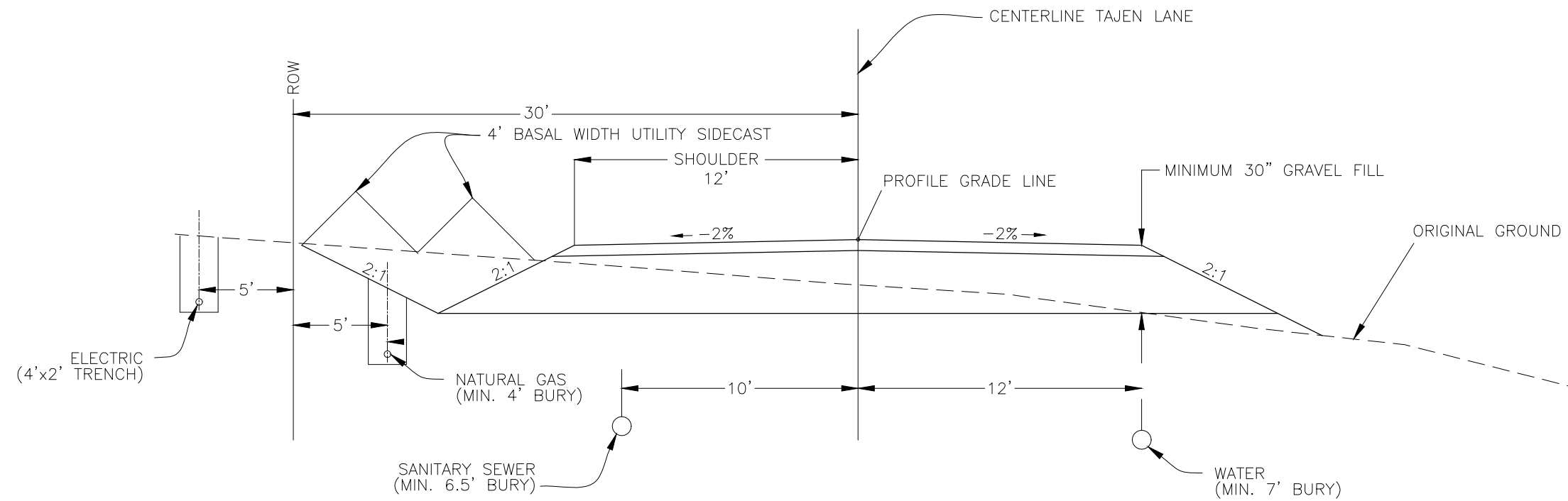
PREPARED FOR  
 TL INVESTMENTS, LLC  
 PO BOX 3403  
 HOMER, ALASKA 99603

BISHOP ENGINEERING, LLC  
 PO BOX 2501 HOMER, AK 99603-2501  
 (907) 299-7609 www.bishop-engineering.com

DATE	JAN. 2021
DRAWN	SCS
CHECKED	JSB
SCALE	AS SHOWN
PROJ. NO.	2020-23

SHEET NO.  
**E-1**





TAJEN LANE TYPICAL STREET SECTION IN WETLAND IMPACT AREA A AND B

AREA A

TAJEN LANE 40+00 - 42+12  
 AREA OF IMPACT TO WETLAND=12,412sf (0.285 Ac.)  
 EXCAVATION=231 Cu. Yds.  
 FILL=1,354 Cu. Yds.

AREA B

TAJEN LANE 43+28 - 48+61.38  
 AREA OF IMPACT TO WETLAND=37,638sf (0.864 Ac.)  
 EXCAVATION=699 Cu. Yds.  
 FILL=4,106 Cu. Yds.

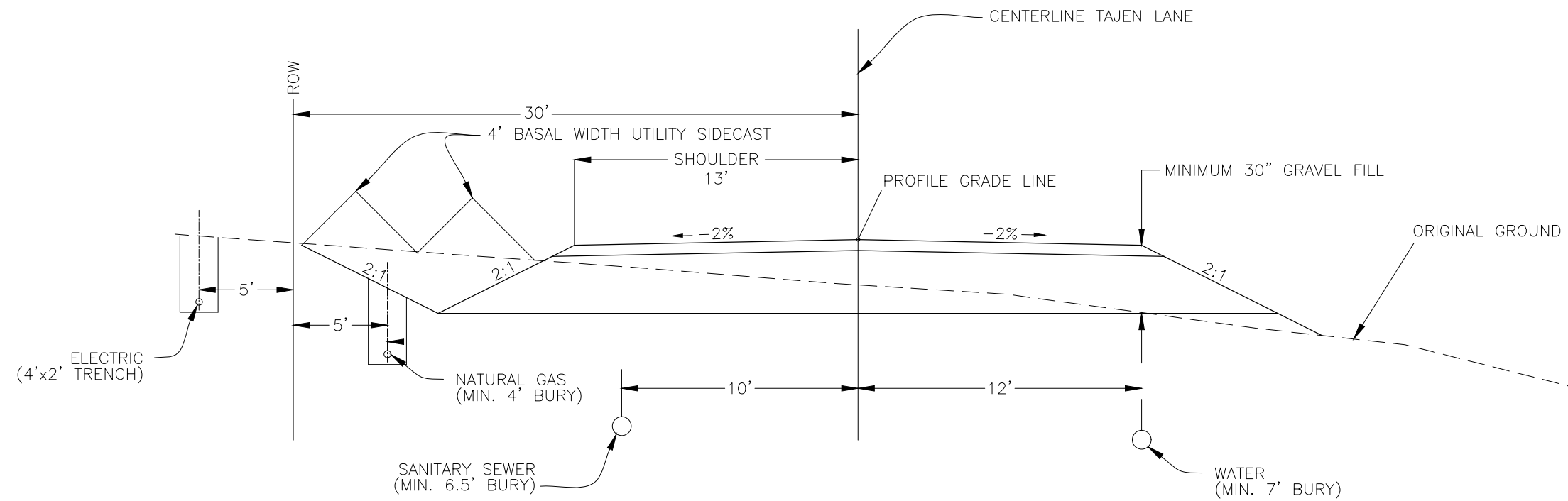
FOOTHILLS SUBDIVISION  
 SUNSET VIEW ESTATES 2020 ADDITION  
 ROAD, WATER AND SEWER IMPROVEMENTS  
 TAJEN LANE IMPACTS TO WETLAND AREAS A AND B

PREPARED FOR  
 TL INVESTMENTS, LLC  
 PO BOX 3403  
 HOMER, ALASKA 99603

BISHOP ENGINEERING, LLC  
 PO BOX 2501 HOMER, AK 99603-2501  
 (907) 299-7609 www.bishop-engineering.com

DATE	JAN. 2021
DRAWN	SCS
CHECKED	JSB
SCALE	AS SHOWN
PROJ NO.	2020-23

SHEET NO.  
 E-2



ERIC LANE TYPICAL STREET SECTION IN WETLAND IMPACT AREA B

AREA C

ERIC LANE 12+22.0 - 14+35.3  
 AREA OF IMPACT TO WETLAND=5,000 sf (0.115 Ac.)  
 EXCAVATION=95 Cu. Yds.  
 FILL=560 Cu. Yds.

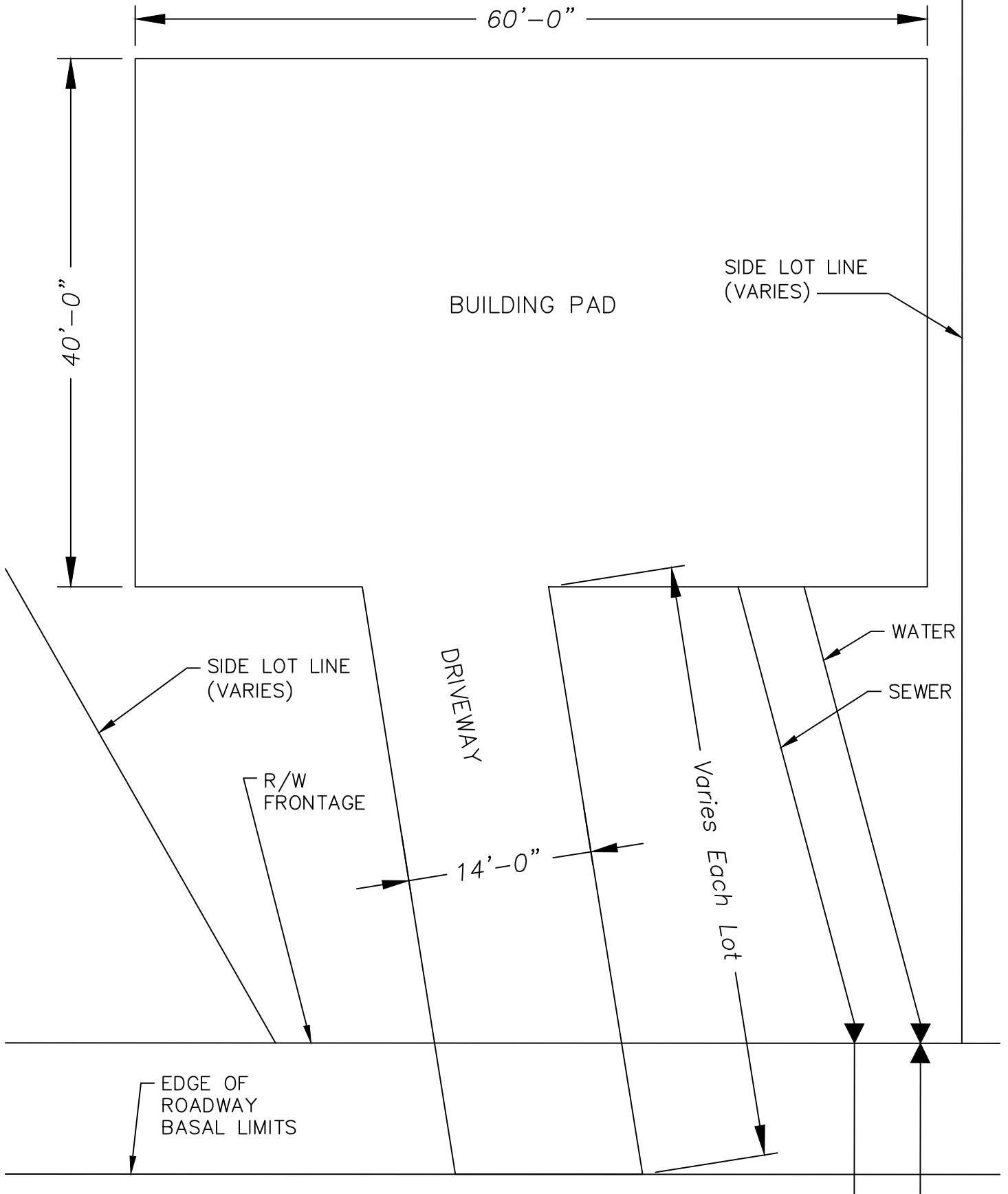
FOOTHILLS SUBDIVISION  
 SUNSET VIEW ESTATES 2020 ADDITION  
 ROAD, WATER AND SEWER IMPROVEMENTS  
 ERIC LANE IMPACTS TO WETLAND AREA C

PREPARED FOR  
 TL INVESTMENTS, LLC  
 PO BOX 3403  
 HOMER, ALASKA 99603

BISHOP ENGINEERING, LLC  
 PO BOX 2501 HOMER, AK 99603-2501  
 (907) 299-7609 www.bishop-engineering.com

DATE	JAN. 2021
DRAWN	SCS
CHECKED	JSB
SCALE	AS SHOWN
PROJ NO.	2020-23

SHEET NO.  
 E-3

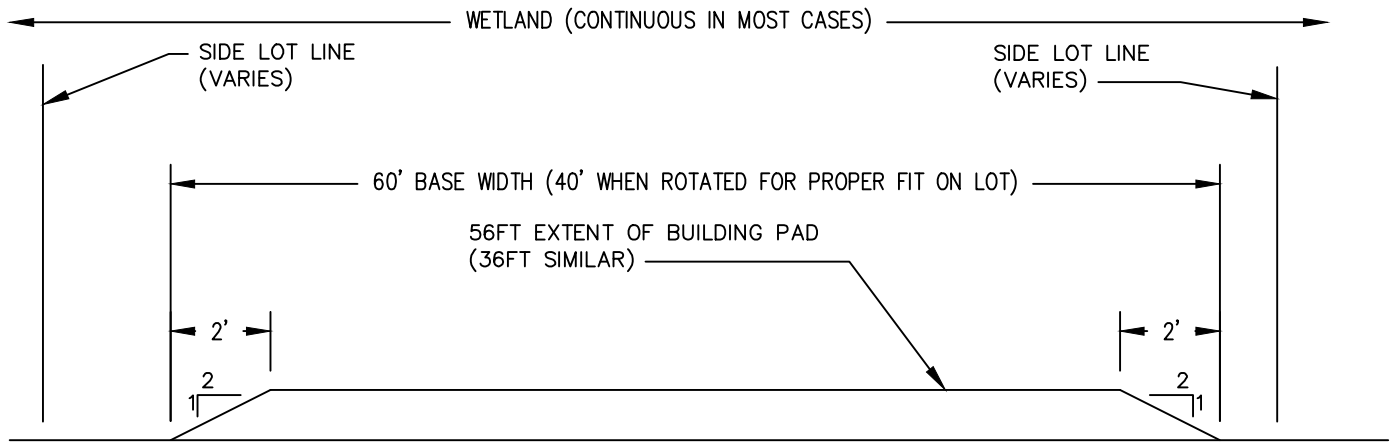


**TYPICAL LOT DEVELOPMENT PLAN**

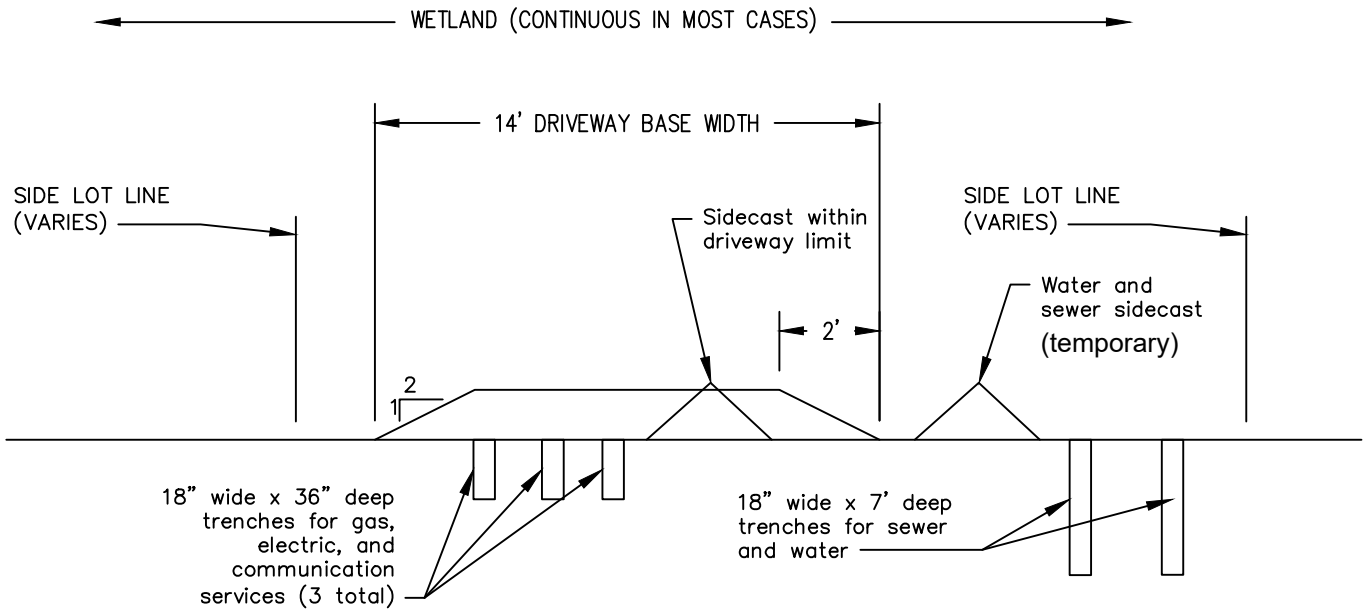
1" = 10'

POA-2006-00153-M1.20210303

**FOOTHILLS SUBDIVISION  
SHEET E-4 (Revised)**



TYPICAL BUILDING PAD SECTION



TYPICAL DRIVEWAY SECTION

POA-2006-00153-M1.20210303

FOOTHILLS SUBDIVISION

SHEET E-5 (REVISED)