



US Army Corps
of Engineers
Alaska District

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

Public Notice of Application for Permit

PUBLIC NOTICE DATE: February 11, 2022
EXPIRATION DATE: March 14, 2022
REFERENCE NUMBER: POA-2020-00523
WATERWAY: Beluga Lake

Interested parties are hereby notified that a Department of the Army 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 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 Public Notice reference number listed above.

All comments should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Ms. Jen Martin at (907) 753-2730, by fax at (907) 420-0813, or by email at Jen.L.Martin@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Trilogy Development LLC, Point of Contact: Jason Weisser, Post Office Box 2913, Homer, Alaska 99603

LOCATION: The project site is located within Section 15, T. 6 S., R. 13 W., Seward Meridian; USGS Quad Map Seward C-4; Latitude 59.6581° N., Longitude 151.4853° W.; Kenai Peninsula Borough Parcel 179-010-29, Jack Gist Subdivision No. 2, Lot 1-B; between Meadow-Wood Place Subdivision and the Jack Gist Softball and Disc Golf Park, in Homer, Alaska.

PURPOSE: The applicant's stated purpose is to create affordable residential parcels served by municipal services within the City of Homer to meet the continued high demand from existing residents who currently rent, and incoming residents, for such parcels. A total of 40 parcels, many at the minimum size allowed by the city for the zoning district, would be created by this project.

PROPOSED WORK: The applicant proposes to discharge 2,696 cubic yards of granular fill into 0.67 acre of wetlands to construct roadways, utility lines, driveways and building pads for the development of the 40-parcel Jack Gist Subdivision No. 3. Additionally, there would be 6,051 square foot (0.14 acre) of permanent wetland impacts through hydrologic isolation (impoundment), resulting in overall permanent impacts to 0.81 acre of waters of the U.S., including wetlands.

The above includes 2,200 cubic yards of fill into 0.55 acre of wetlands for right-of-way, utility locate and road construction and 496 cubic yards of fill into 0.12 acre of wetlands for lot development consisting of driveway and house pad construction. Building lots containing wetland would have utility lines installed within the proposed driveway alignment to avoid additional wetland impacts. Wetland impacts due to driveway and building limits for each lot are shown on Sheets 3 and 4.

All work would be performed in accordance with the enclosed plan (sheets 1-35), dated January 20, 2022.

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

- a. Avoidance: The project develops the entire parcel which is a mix of uplands and wetlands. A plan area of 0.81 acre of wetlands out of the total 2.49 acres of wetlands contained within the 14.846-acre parcel will be impacted by the infrastructure and future parcel development.

The use of engineered geotextiles under the structural roadway section minimizes the required basal area of the structural section of the roadway and driveways and reduces the depth of removal of the native soils organic and mineral wetland soils within the impacted wetland area. An estimated avoidance of 6,000 square feet (0.14 acre) of potential impact area and up to 670 cubic yards of excavation within the wetland is achieved using geotextile material.

The project design also directs the installation of water and sewer services to locations where ditching through wetlands is avoided and minimized. The placement of these services will result in temporary ditches through uplands or along driveways to the building pads.

- b. Minimization: Project construction specifications will direct temporary and permanent stockpiles of excavated or fill material to be placed in upland areas or within the identified "Limits of Impacts" as shown in the attached exhibits, thus eliminating additional impacts to the wetland zone outside of the permanent impact footprint and temporary utility trenching areas.

Future parcels containing wetlands will have driveway and building pad development restrictions placed on them to provide the necessary area to build a house, driveway and useful outside yard area limit yet minimize the impacts to wetlands. With these development restrictions, the project has avoided a potential additional wetland impact area of 1.68 acres.

c. Compensatory Mitigation: The project applicant will preserve a total of 1.14 acres of wetlands on-site. The areas of preservation contain the southerly limits of the wetlands in the southerly portion of the subdivision that have existing hydraulic continuity offsite via defined drainages to the south and a significant portion of the existing wetland in the northeasterly corner of the subdivision. This wetland area is impacted by the subdivision road but will be preserved within the lots.

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 (AHSR) 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. One site (SEL-00152) is in the vicinity, but outside of the permit area. The permit area has been determined to be the 14.83-acre parcel described above, and shown on Sheet 2 of 35. Consultation of the AHSR constitutes the extent of cultural resource investigations by the U.S. Army 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), federally recognized tribes, and other consulting parties. Any comments SHPO, federally recognized tribes, and other consulting parties 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 (NMFS) 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 Corps 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 Public Notice 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 United States – 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 and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures



PUBLIC NOTICE

Alaska Department of Environmental Conservation (DEC)
Wastewater Discharge Authorization Program/401 Certification
555 Cordova Street, Anchorage AK 99501-2617
Phone: 907-269-6285 | Email: DEC-401Cert@alaska.gov

Notice of Application for State Water Quality Certification

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act (CWA) of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the CWA, the Alaska Water Quality Standards, and other applicable State laws.

Notice is hereby given that a request for a CWA §401 Water Quality Certification of a Department of the Army Permit application, Corps' Reference Number POA-2020-00523, Beluga Lake, has been received for the discharge of dredged and/or fill materials into waters of the United States (WOUS), including wetlands, as described in the Corps public notice and project figures/drawings (18 AAC 15.180).

Any person desiring to comment on the project with respect to water quality, may submit comments electronically via email to DEC-401cert@alaska.gov by the expiration date of the Corps of Engineer's public notice. All comments need to include the Corps public notice reference number in the subject heading. Physically mailed comments must be postmarked on or before the expiration date of the public notice.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the CWA, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

The permit application and associated documents are available for review. For inquiries or to request copies of the documents, contact dec-401cert@alaska.gov, or call 907-269-6285.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act (ADA) of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact ADA Coordinator Brian Blessington at 907-269-6272 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.

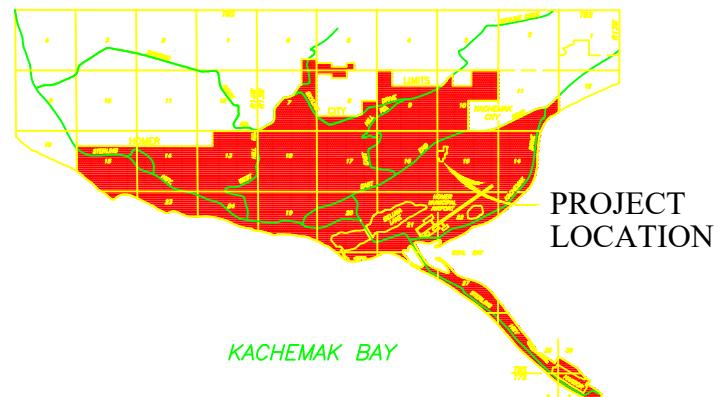
JANUARY 2022

JACK GIST SUBDIVISION NO. 3
JACK GIST LANE / BEAUREGARD COURT / EDSON CIRCLE
WETLANDS IMPACT AREAS A.1 THROUGH A.6

PROJECT OWNER:
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603

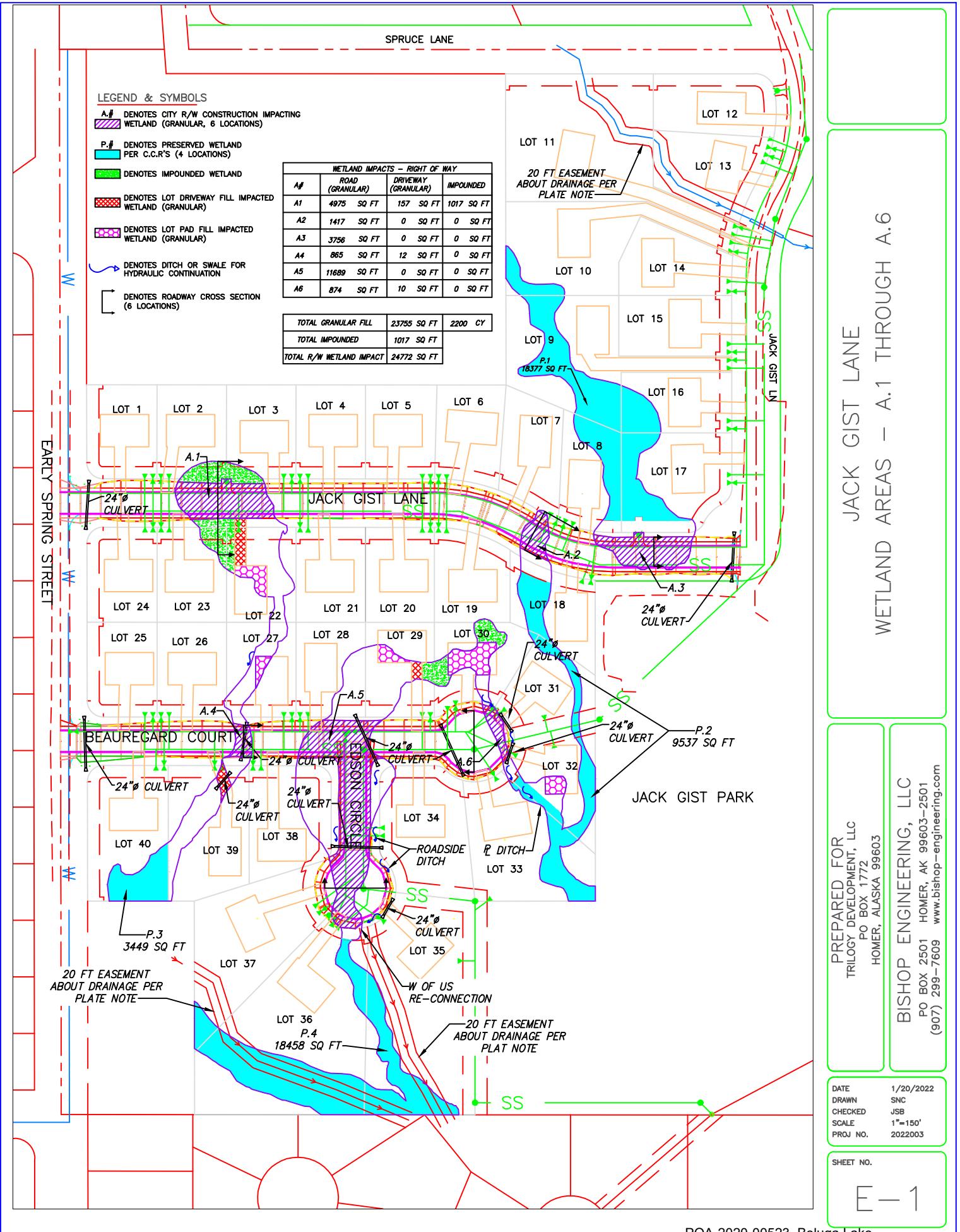


VICINITY MAP



HOMER AREA MAP

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
E-1	WETLAND AREAS – A.1 THROUGH A.6
E-2	WETLAND AREAS – A.1 THROUGH A.3
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E-5	WETLAND AREAS – LOT 3
E-6	WETLAND AREAS – LOT 7
E-7	WETLAND AREAS – LOT 8
E-8	WETLAND AREAS – LOT 9
E-9	WETLAND AREAS – LOT 10
E-10	WETLAND AREAS – LOT 16
E-11	WETLAND AREAS – LOT 17
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E-19	WETLAND AREAS – LOT 29
E-20	WETLAND AREAS – LOT 30
E-21	WETLAND AREAS – LOT 31
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E-28	WETLAND AREAS – LOT 38
E-29	WETLAND AREAS – LOT 39
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E-33	ROADWAY SECTIONS – AREAS A.3 & A.4
E-34	ROADWAY SECTIONS – AREAS A.5 & A.6



LEGEND & SYMBOLS

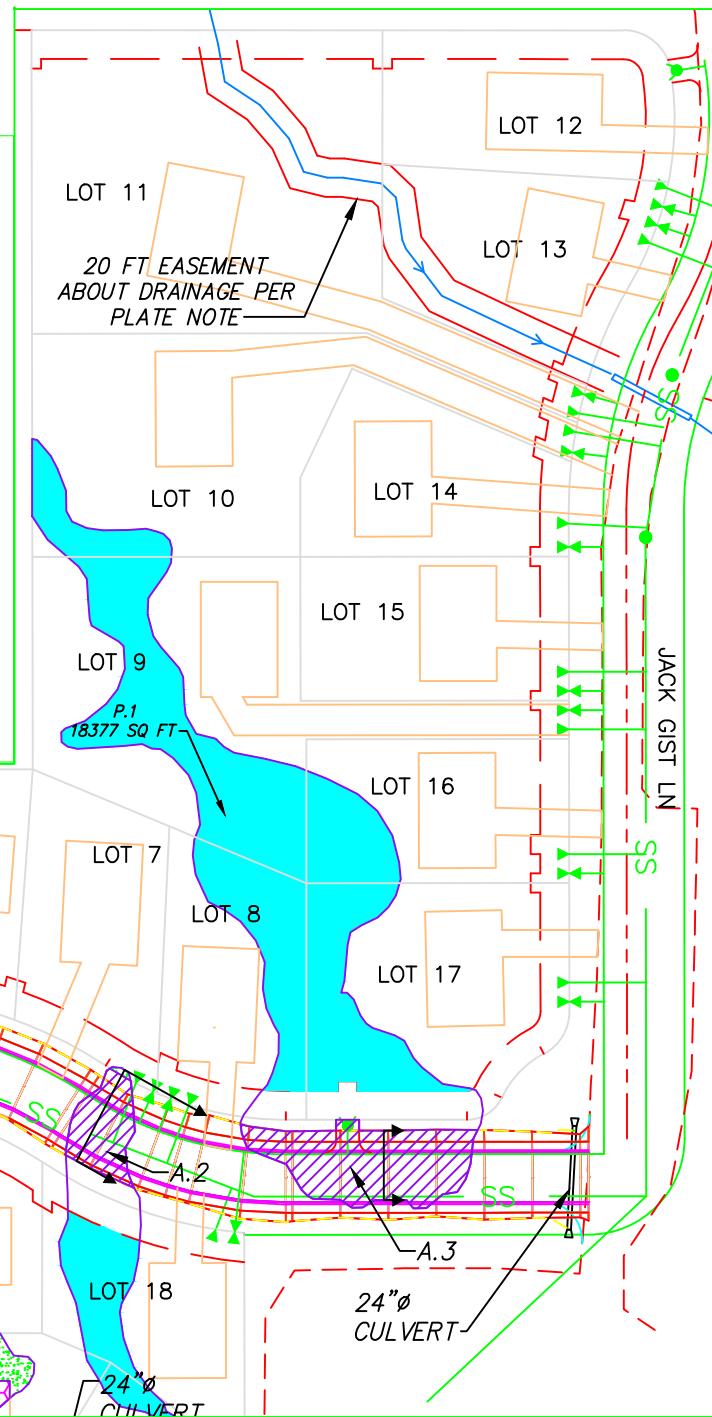
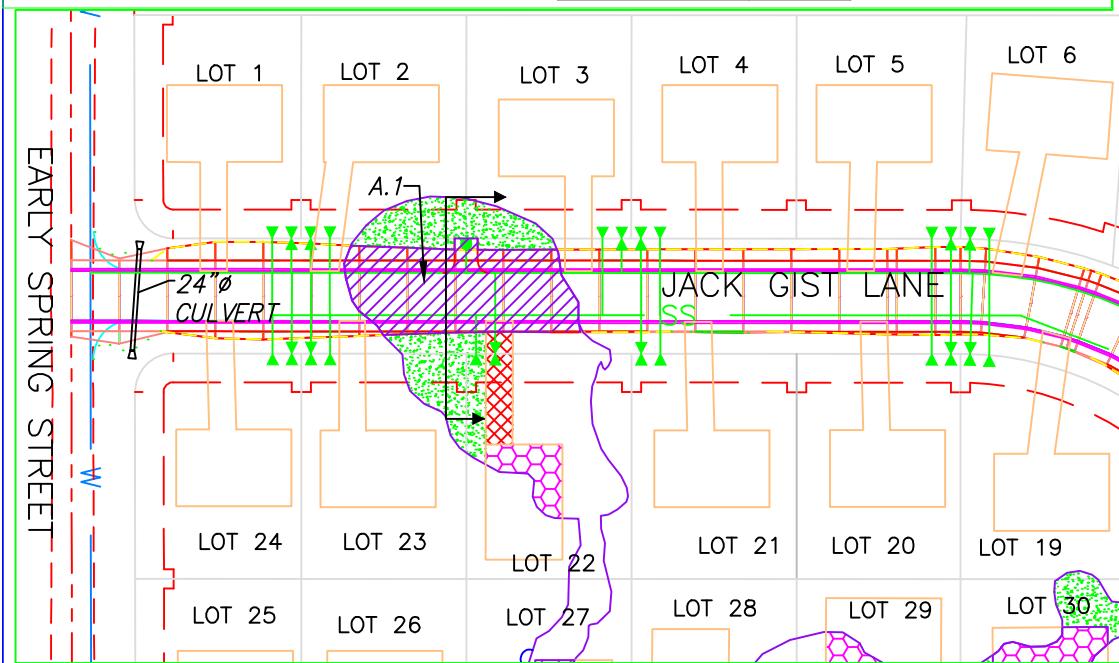
- A# DENOTES CITY R/W CONSTRUCTION IMPACTING WETLAND (GRANULAR, 6 LOCATIONS)
- P# DENOTES PRESERVED WETLAND PER C.C.R.'S (4 LOCATIONS)
- DENOTES IMPounded WETLAND (GRANULAR, 6 LOCATIONS)
- DENOTES LOT DRIVEWAY FILL IMPACTED WETLAND (GRANULAR)
- DENOTES LOT PAD FILL IMPACTED WETLAND (GRANULAR)

- Denotes Ditch or Swale for HYDRAULIC Continuation
- Denotes Roadway Cross Section (6 LOCATIONS)

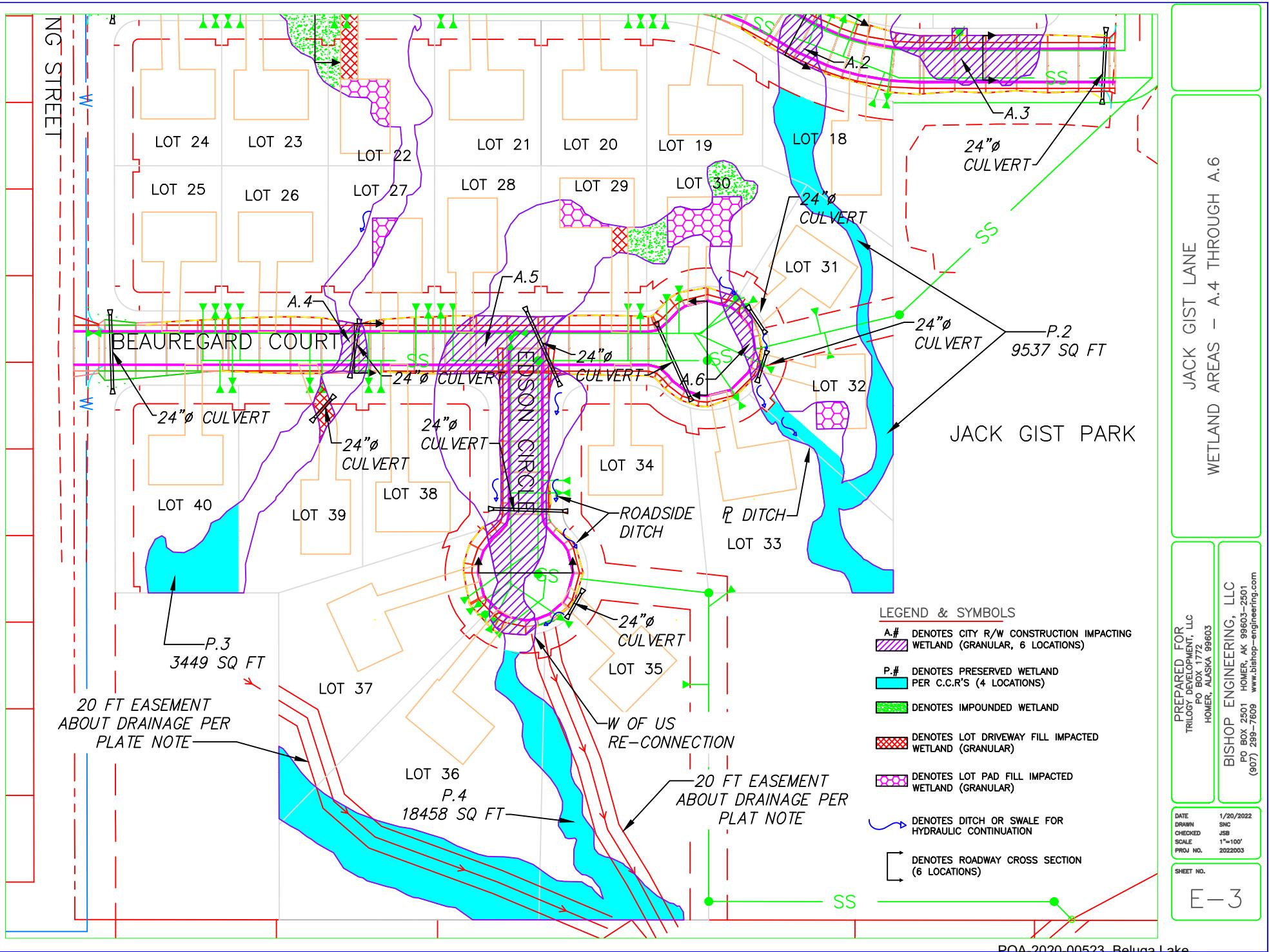
WETLAND IMPACTS - LOTS 2-26				
LOT	BUILDING PAD (GRANULAR)	DRIVEWAY (GRANULAR)	IMPOUNDED	TOTAL IMPACT (PER LOT)
2	0 SQ FT	0 SQ FT	976 SQ FT	976 SQ FT
3	0 SQ FT	0 SQ FT	584 SQ FT	584 SQ FT
7	0 SQ FT	0 SQ FT	30 SQ FT	30 SQ FT
8	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
9	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
10	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
16	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
17	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
18	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
19	0 SQ FT	0 SQ FT	59 SQ FT	59 SQ FT
22	899 SQ FT	665 SQ FT	552 SQ FT	2116 SQ FT
23	0 SQ FT	0 SQ FT	1038 SQ FT	1038 SQ FT
26	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
27	389 SQ FT	0 SQ FT	0 SQ FT	389 SQ FT
28	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT

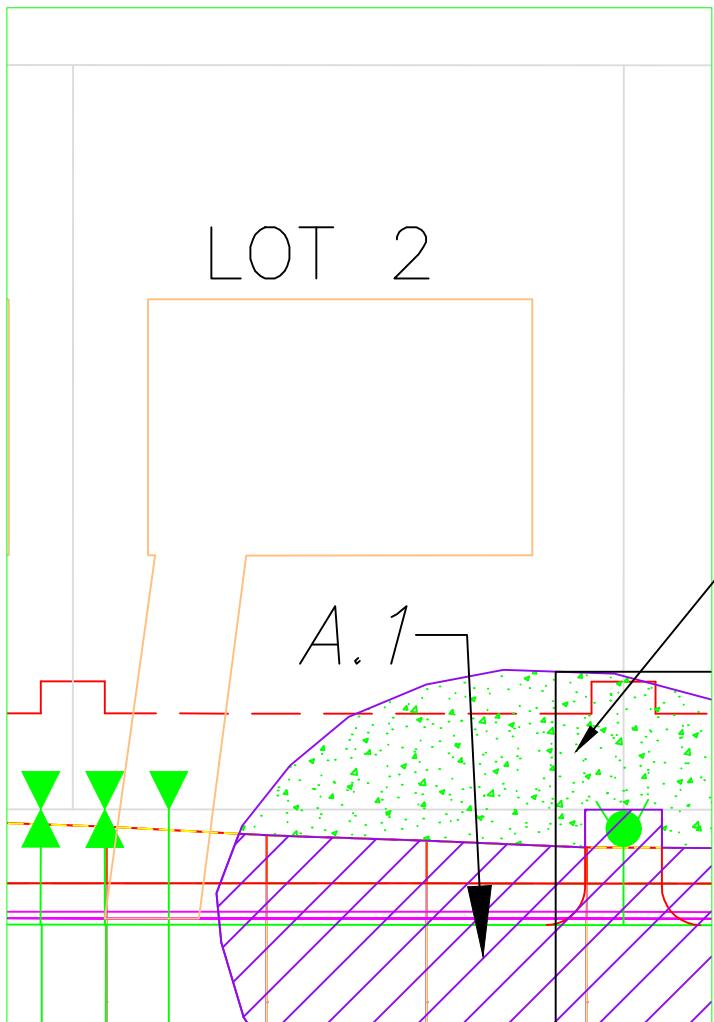
WETLAND IMPACTS - LOTS 27-40				
LOT	BUILDING PAD (GRANULAR)	DRIVEWAY	IMPOUNDED	TOTAL IMPACT (PER LOT)
29	549 SQ FT	268 SQ FT	359 SQ FT	1176 SQ FT
30	1629 SQ FT	0 SQ FT	1436 SQ FT	3065 SQ FT
31	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
32	544 SQ FT	0 SQ FT	0 SQ FT	544 SQ FT
33	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
34	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
35	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
36	0 SQ FT	5 SQ FT	0 SQ FT	5 SQ FT
37	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
38	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
39	0 SQ FT	406 SQ FT	0 SQ FT	406 SQ FT
40	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT

TOTAL GRANULAR FILL 5354 SQ FT 495.7 CY (2.5FT FILL DEPTH)
 TOTAL IMPOUNDED 5034 SQ FT
 TOTAL WETLAND IMPACT 10388 SQ FT



JACK GIST LANE
 WETLAND AREAS - A.1 THROUGH A.3
 PREPARED FOR
 TRILOGY DEVELOPMENT, LLC
 PO BOX 1772
 HOMER, AK 99603
 BISHOP ENGINEERING, LLC
 PO Box 2501
 HOMER, AK 99603-2501
 www.bishop-engineering.com
 (907) 297-7609
 DATE 1/20/2022
 DRAWN SNC
 CHECKED JSB
 SCALE 1=100'
 PROJ NO. 2022003
 SHEET NO.
 E-2





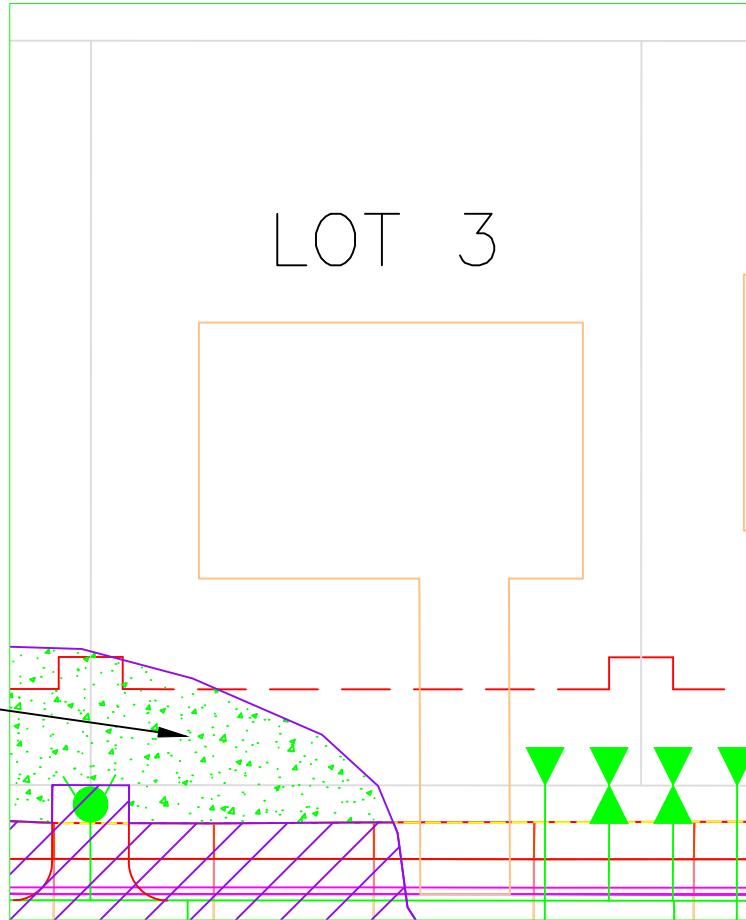
JACK GIST LANE
WETLAND AREAS – LOT 2

PREPARED FOR
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BISHOP ENGINEERING, LLC
PO Box 2501 HOMER, AK 99603-2501
(907) 289-7609
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.
E-4

WETLAND IMPACT
- IMPOUNDED
(584 SQ FT)



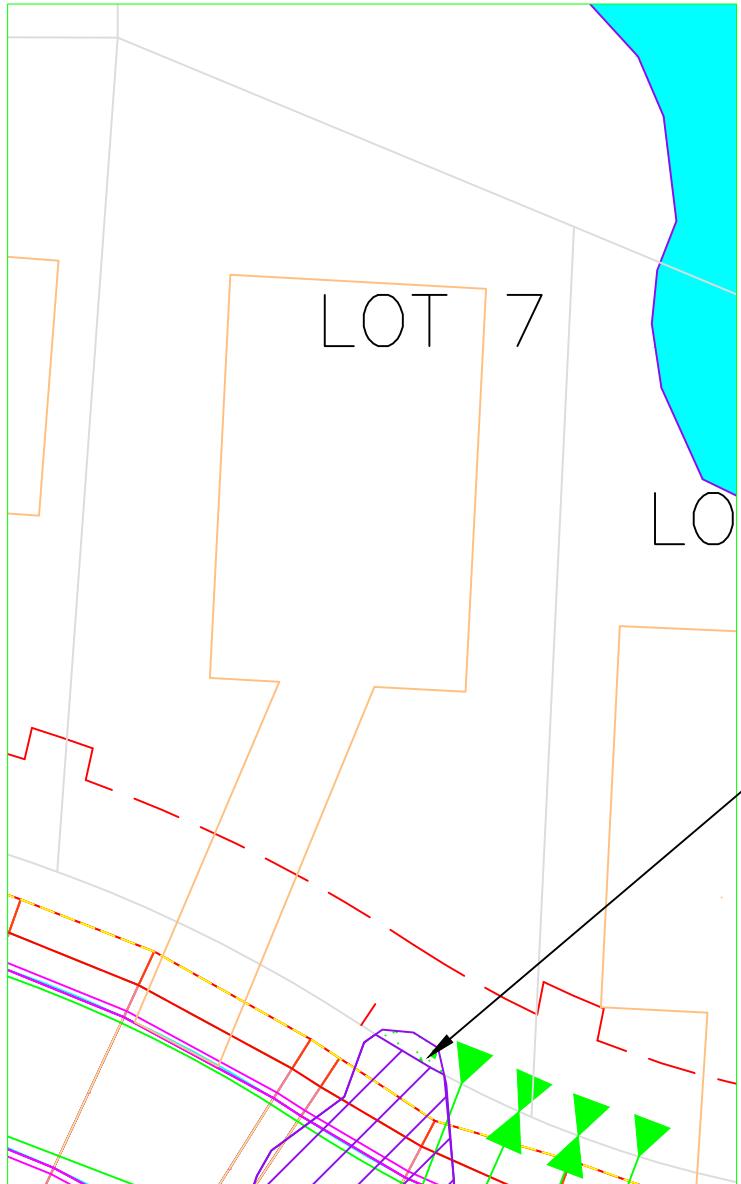
LOT 3

JACK GIST LANE
WETLAND AREAS - LOT 3

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
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DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ NO. 2022003

SHEET NO.
E-5



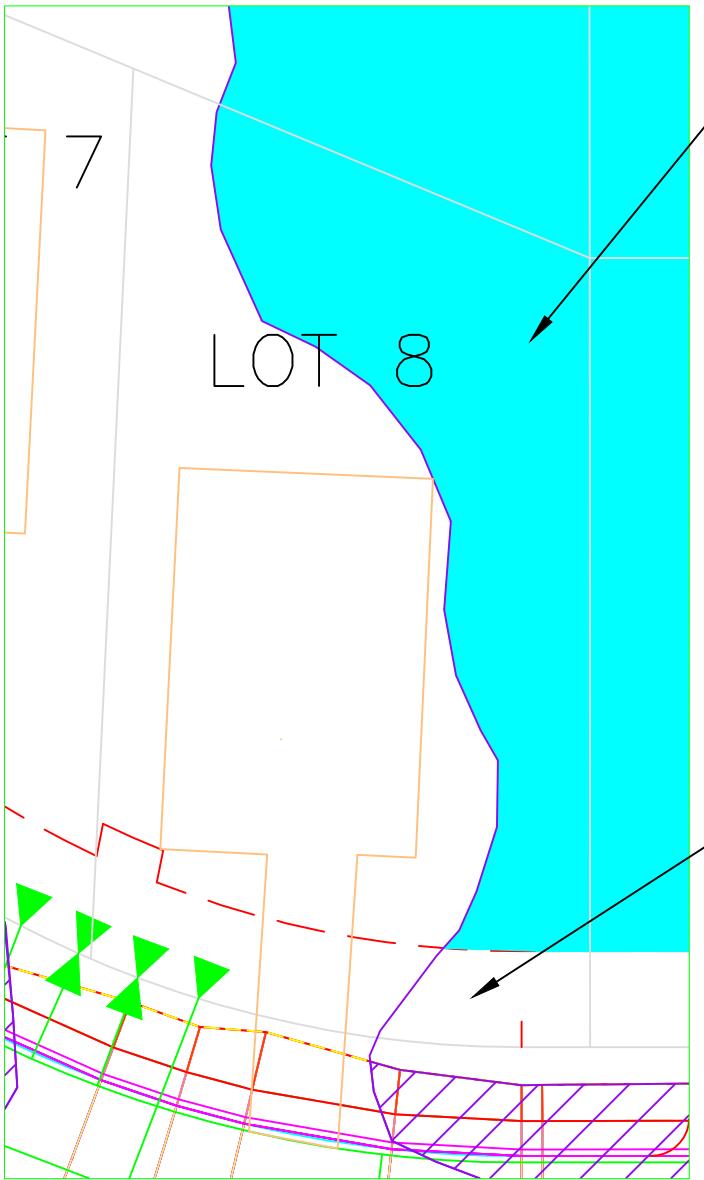
WETLAND
IMPACT-IMPOUNDED
(30 SQ FT)

JACK GIST LANE
WETLAND AREAS – LOT 7

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DRAWN SNC
CHECKED JSB
SCALE 1"-30'
PROJ. NO. 2022003

SHEET NO.
E-6



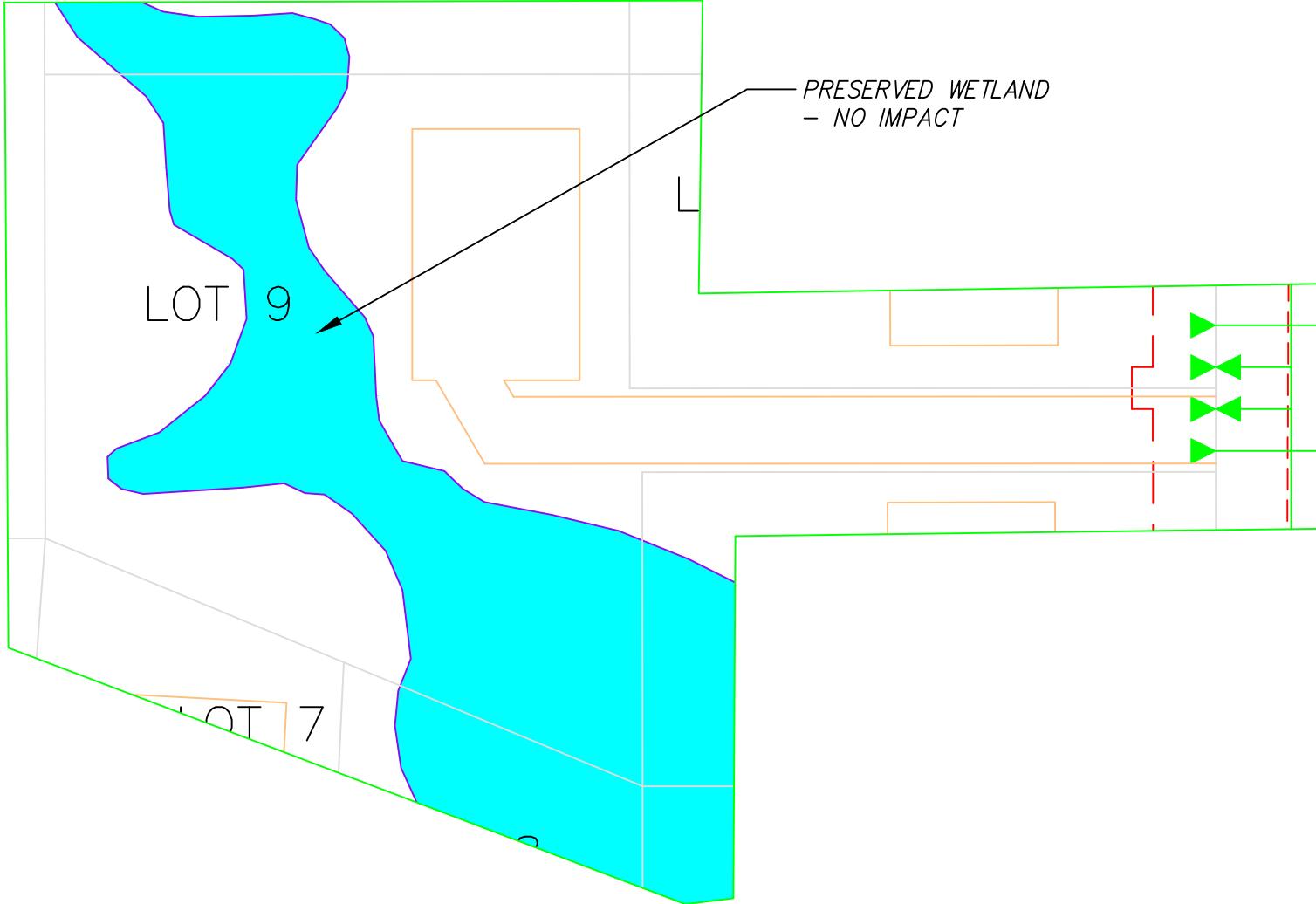
JACK GIST LANE
WETLAND AREAS – LOT 8

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.

E-7



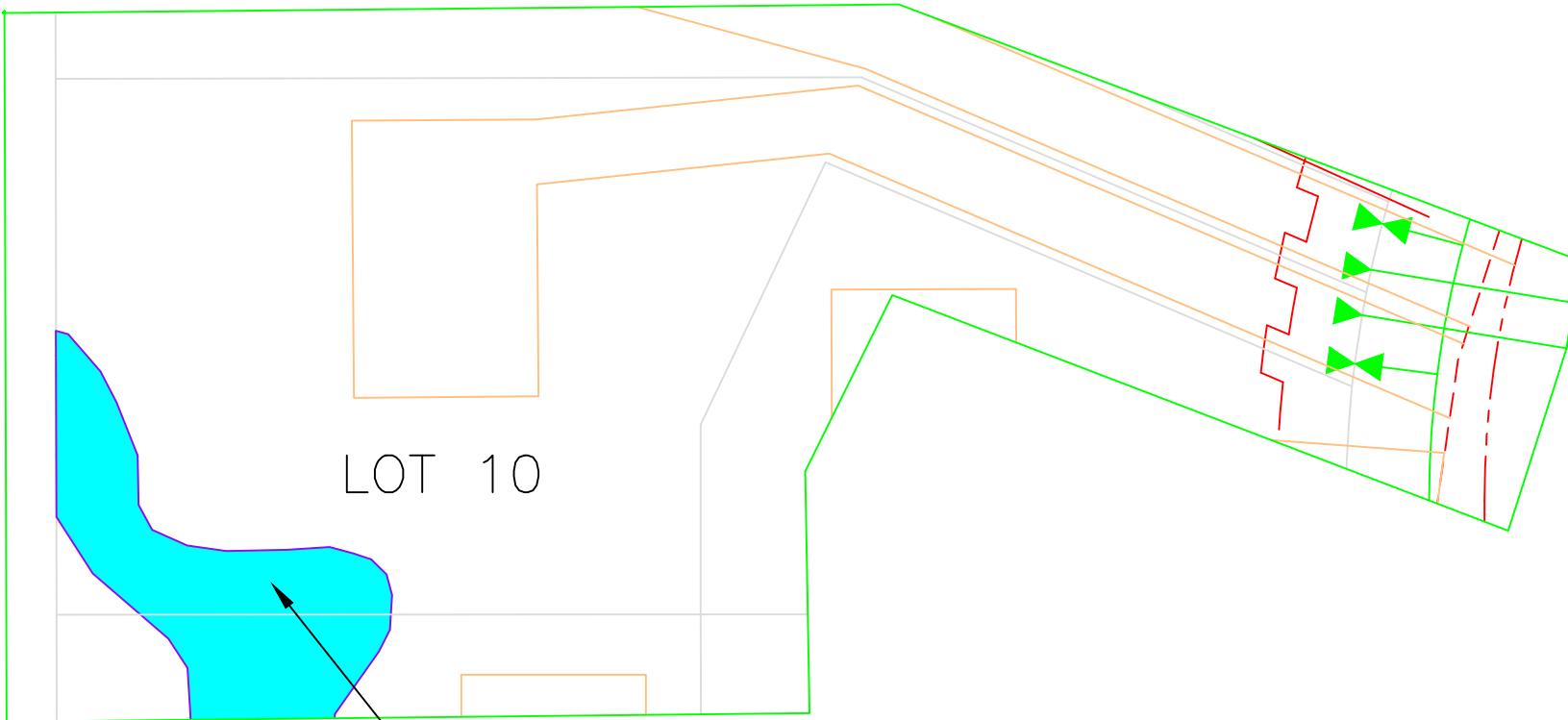
DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1" = 40'
PROJ. NO. 2022003

SHEET NO.

E — 08

JACK GIST LANE
WETLAND AREAS – LOT 9

PREPARED FOR
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LOT 10

PRESERVED WETLAND
- NO IMPACT

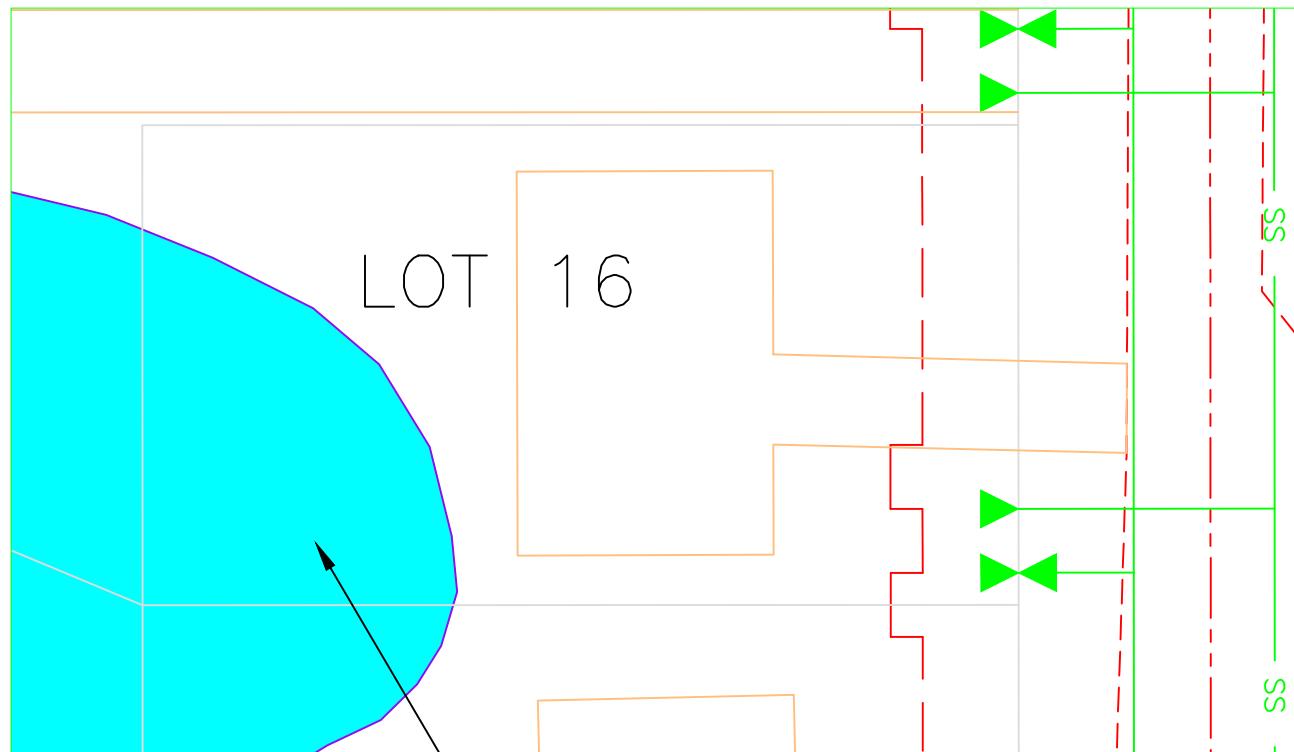
JACK GIST LANE
WETLAND AREAS - LOT 10

PREPARED FOR
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DATE	1/20/2022
DRAWN	SNC
CHECKED	JSB
SCALE	1"=40'
PROJ. NO.	2022003

SHEET NO.

E-9

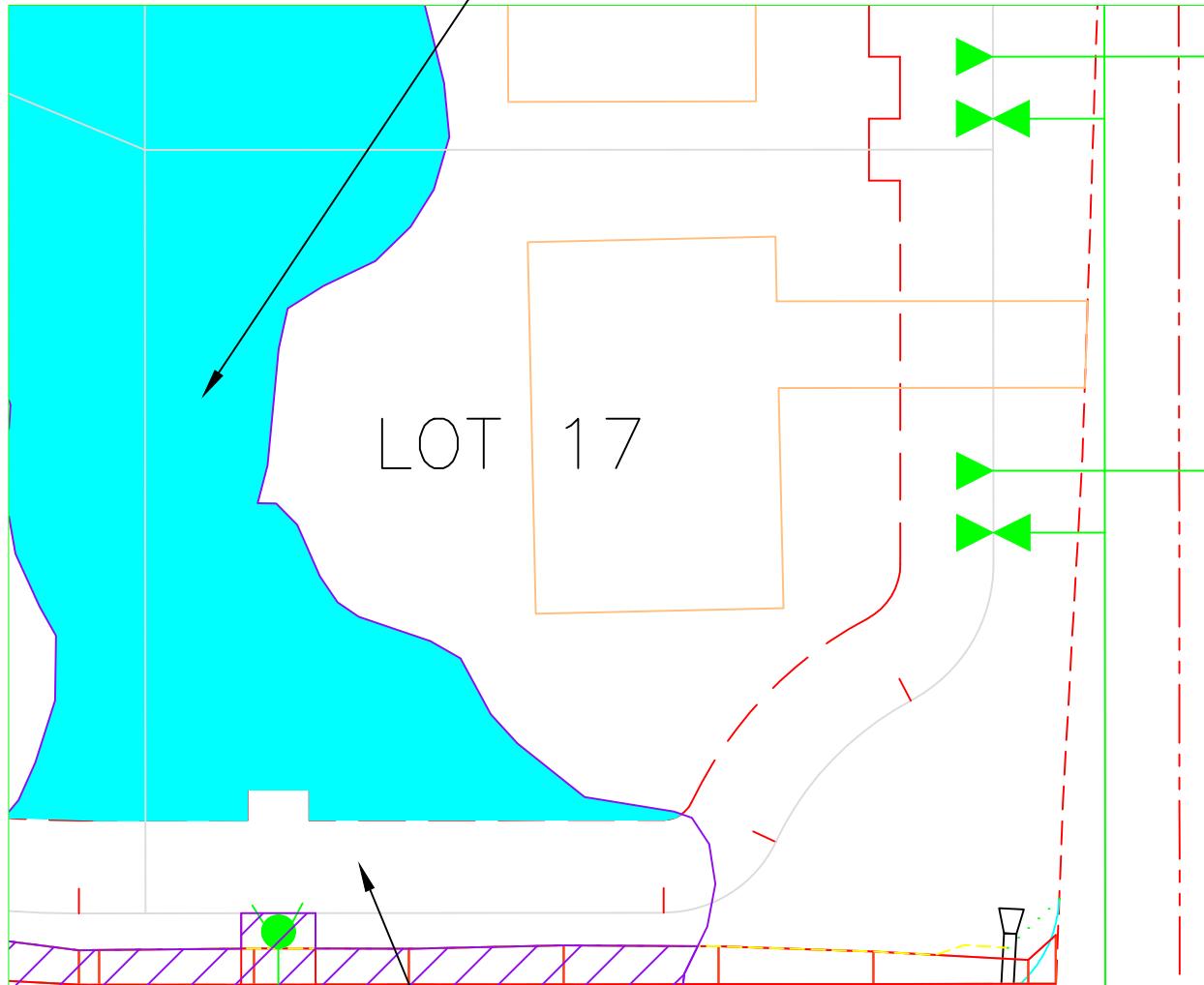


PRESERVED WETLAND
- NO IMPACT

PREPARED FOR
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BISHOP ENGINEERING, LLC
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1" = 30'
PROJ. NO. 2022003

SHEET NO.
E-10



PRESERVED WETLAND
- NO IMPACT

NON-PRESERVED WETLAND
- NO IMPACT PER
DEVELOPMENT PLAN

JACK GIST LANE
WETLAND AREAS - LOT 17

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
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www.bishop-engineering.com

DATE	1/20/2022
DRAWN	SNC
CHECKED	JSB
SCALE	1"=30'
PROJ. NO.	2022003

SHEET NO.

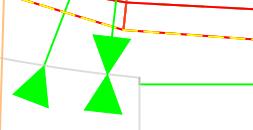
E-11

PRESERVED WETLAND
- NO IMPACT

NON-PRESERVED WETLAND
- NO IMPACT PER
DEVELOPMENT PLAN

LOT

18



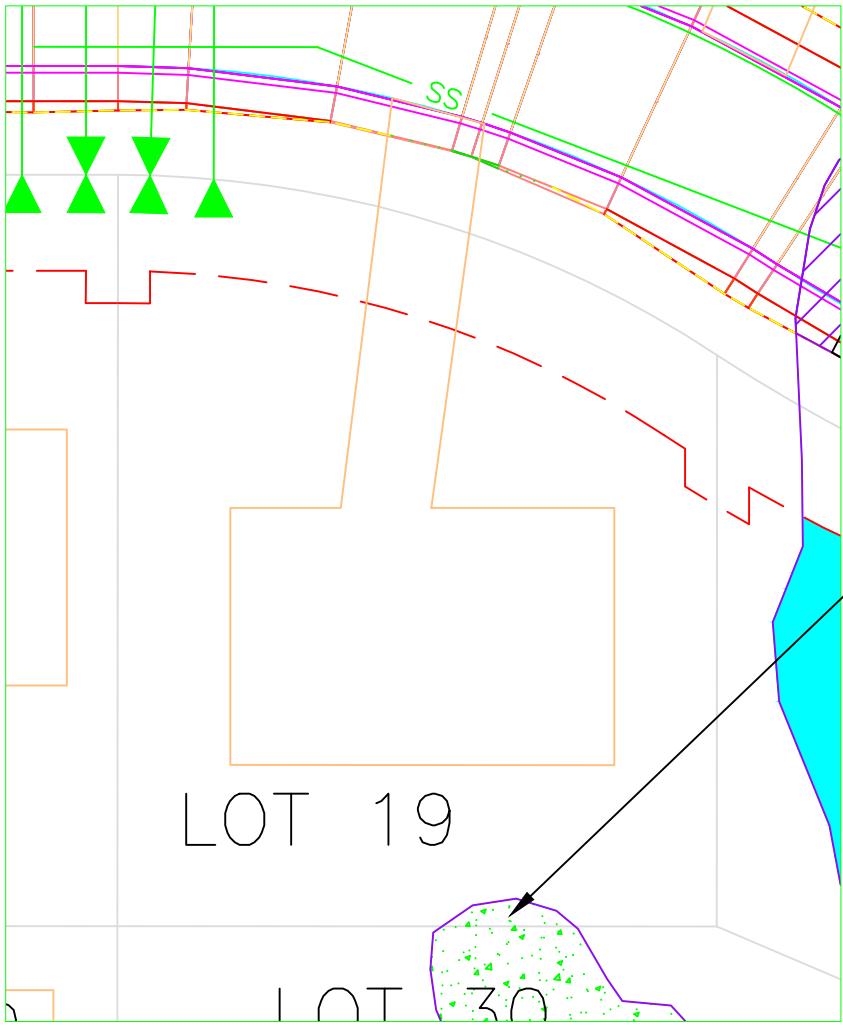
JACK GIST LANE
WETLAND AREAS - LOT 18

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
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HOMER, AK 99603-2501
(907) 289-7609
www.bishop-engineering.com

DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.

E-12

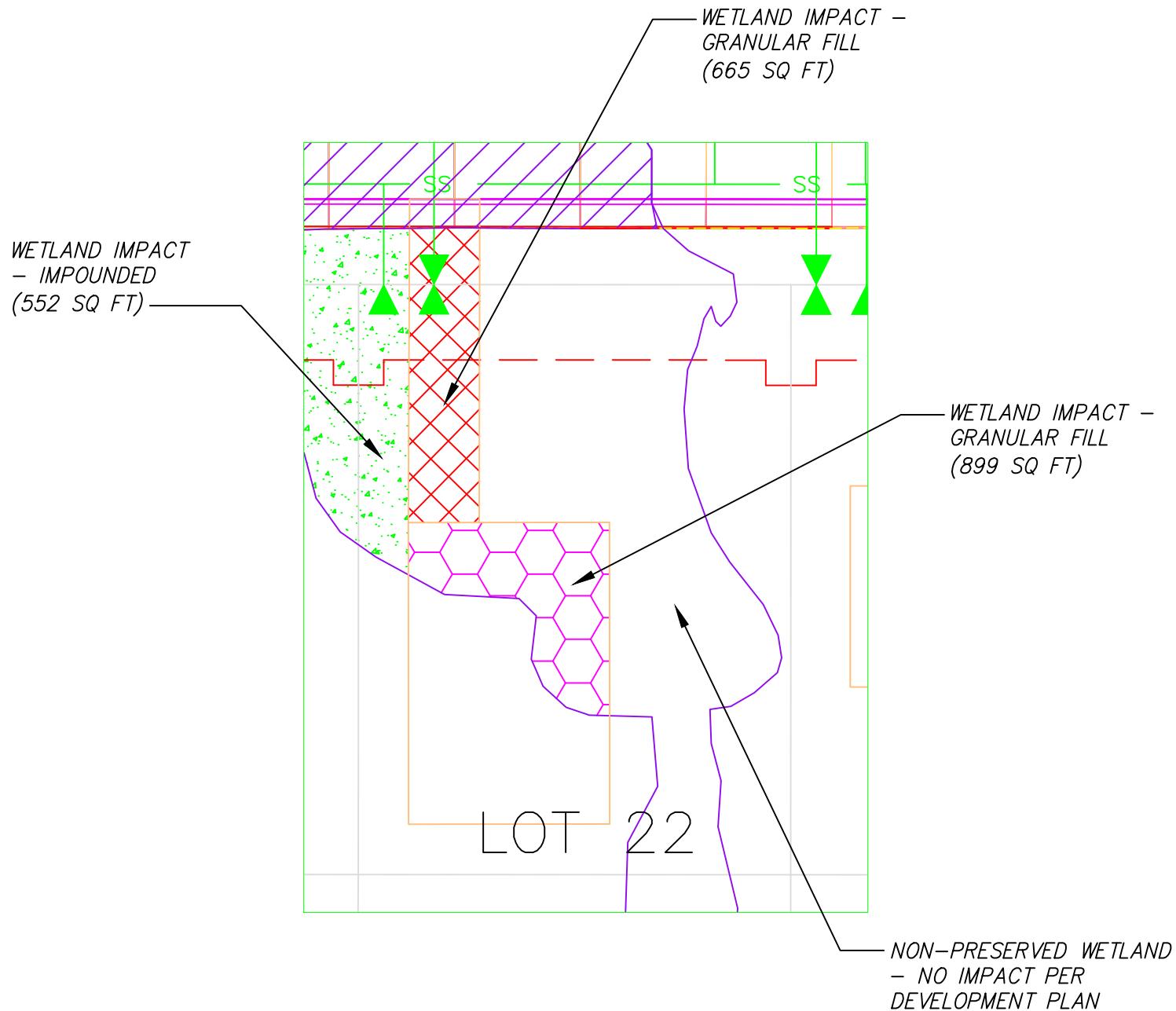


JACK GIST LANE
WETLAND AREAS – LOT 19

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
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(907) 299-7609
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DRAWN SNC
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SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.
E-13

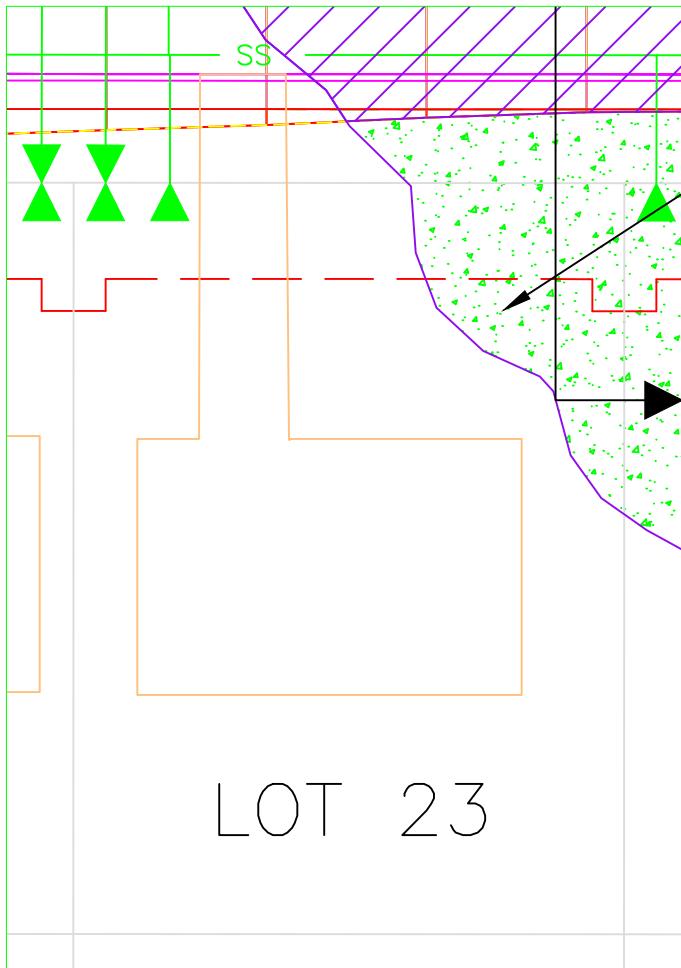


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DATE 1/20/2022
 DRAWN SNC
 CHECKED JSB
 SCALE 1"=30'
 PROJ. NO. 2022003

SHEET NO.

E-14



*WETLAND IMPACT –
IMPOUNDED
(1038 SQ FT)*

JACK GIST LANE
WETLAND AREAS – LOT 23

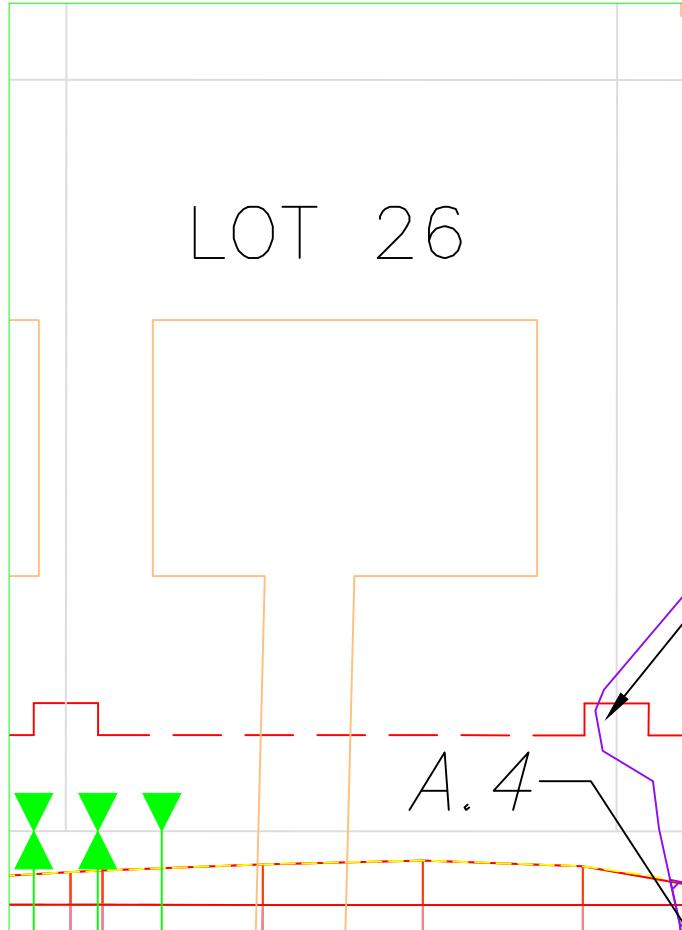
PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603

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

DATE	1/20/2022
DRAWN	SNC
CHECKED	JSB
SCALE	1"=30'
PROJ NO.	2022003

SHEET NO.	E-15
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LOT 26



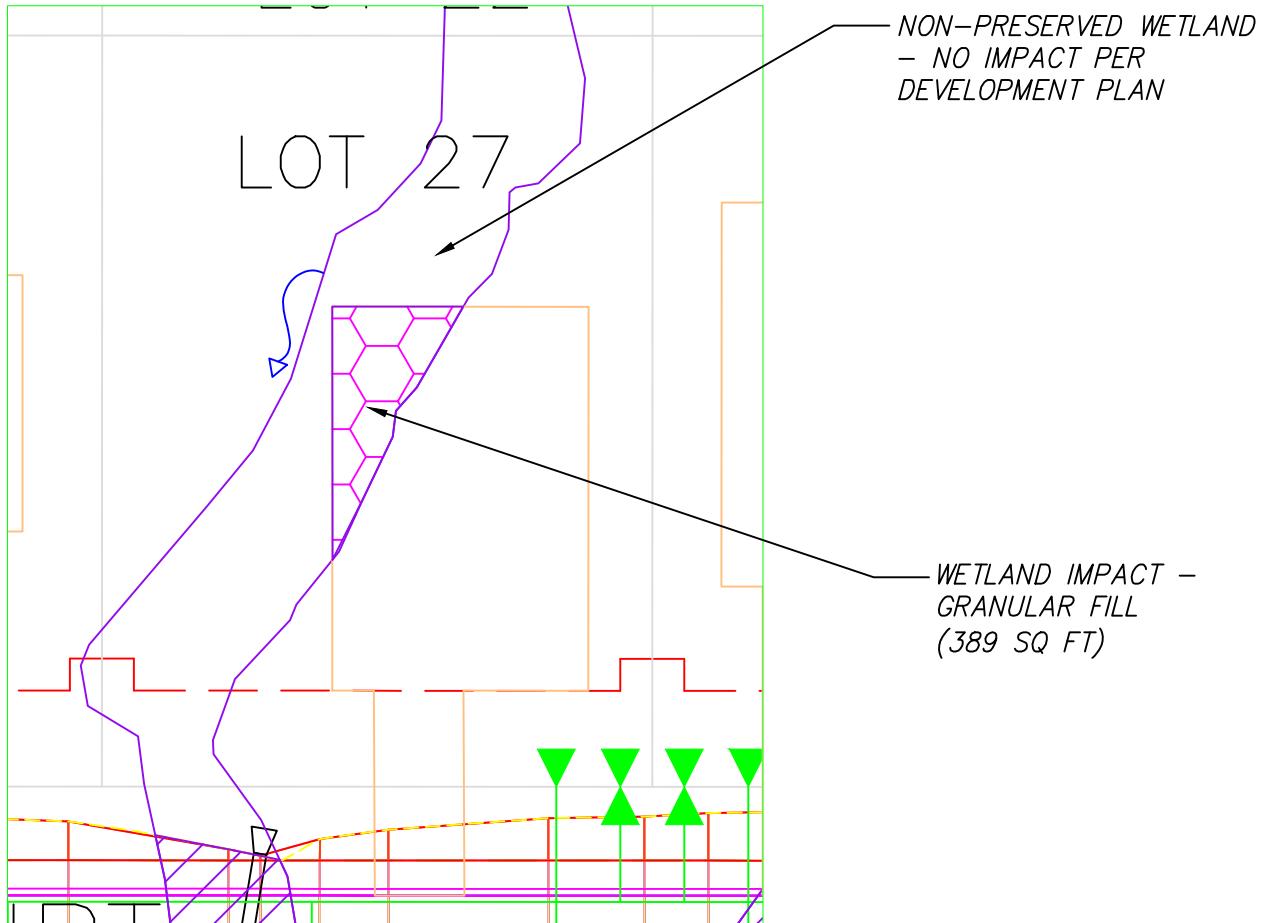
NON-PRESERVED WETLAND – NO
IMPACT PER DEVELOPMENT PLAN

JACK GIST LANE
WETLAND AREAS – LOT 26

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.
E-16

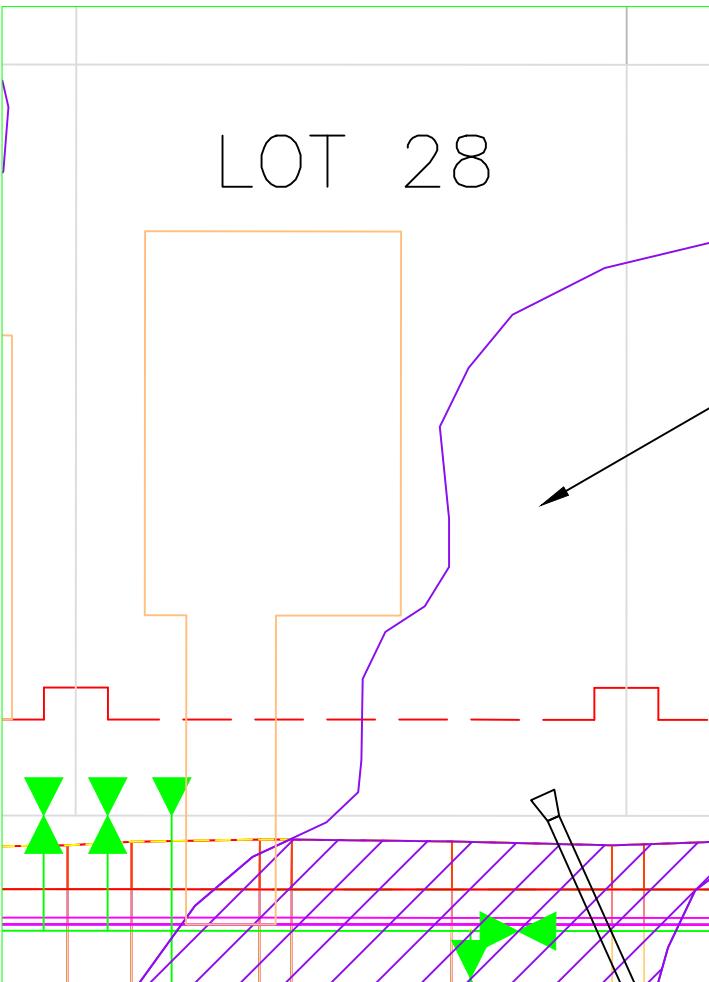


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PO BOX 1772
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BISHOP ENGINEERING, LLC
PO BOX 2501 HOMER, AK 99603-2501
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.

E-17



LOT 28

*NON-PRESERVED WETLAND
- NO IMPACT PER
DEVELOPMENT PLAN*

JACK GIST LANE
WETLAND AREAS - LOT 28

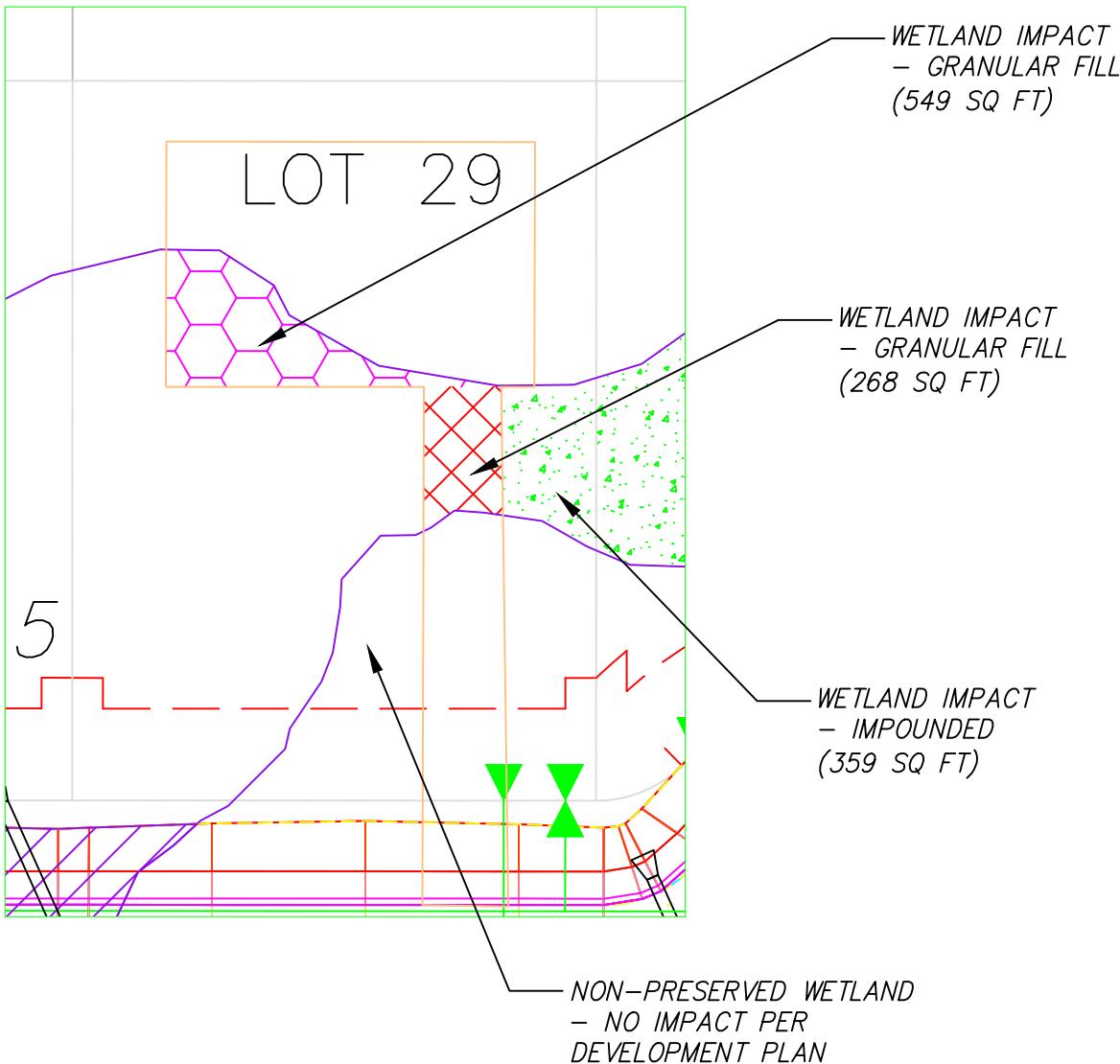
PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603

BISHOP ENGINEERING, LLC
PO BOX 2501
HOMER, AK 99603-2501
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DATE	1/20/2022
DRAWN	SNC
CHECKED	JSB
SCALE	1"=30'
PROJ. NO.	2022003

SHEET NO.	E-18
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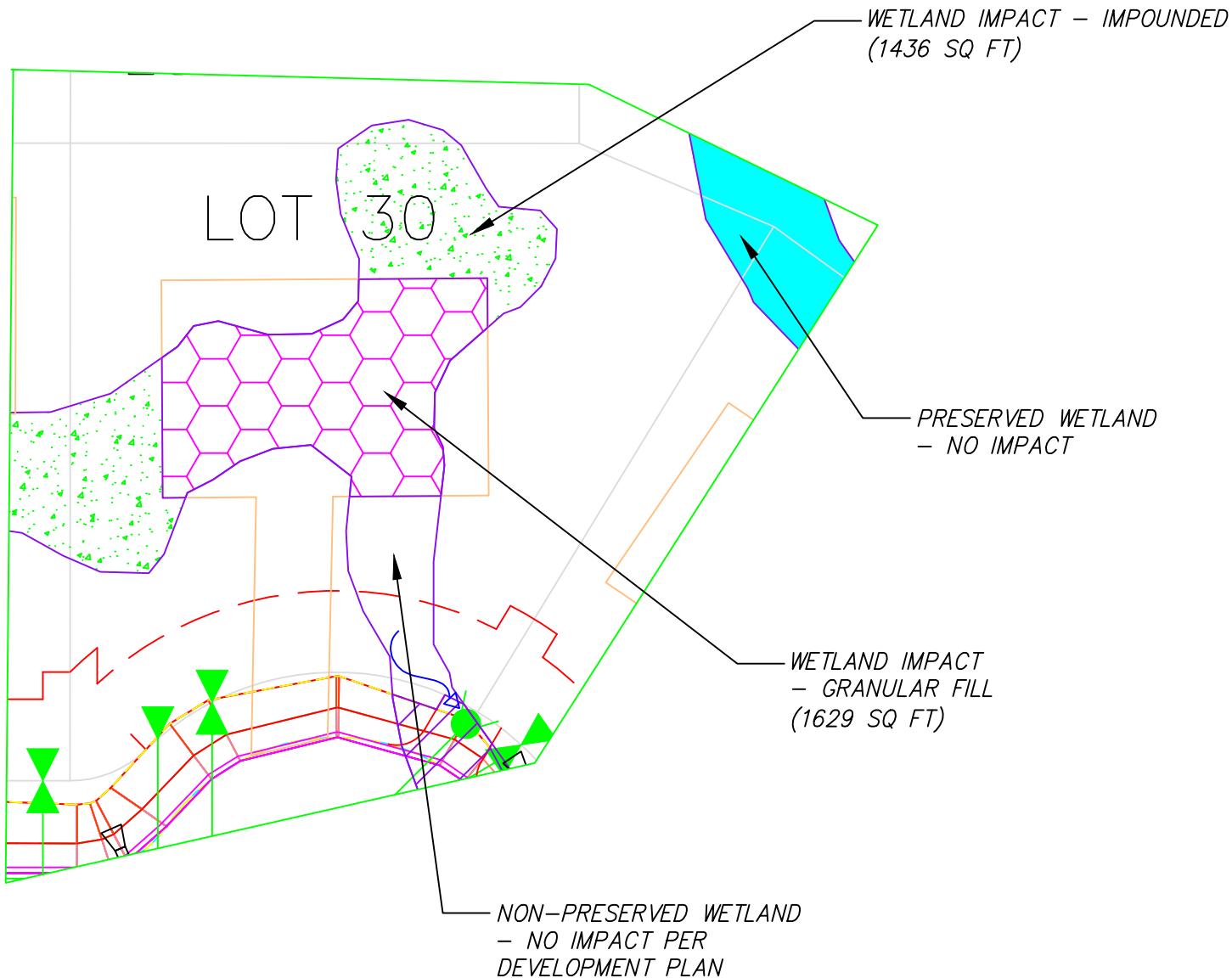
JACK GIST LANE
WETLAND AREAS - LOT 29

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
PO BOX 2501
HOMER, AK 99603-2501
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.

E-19

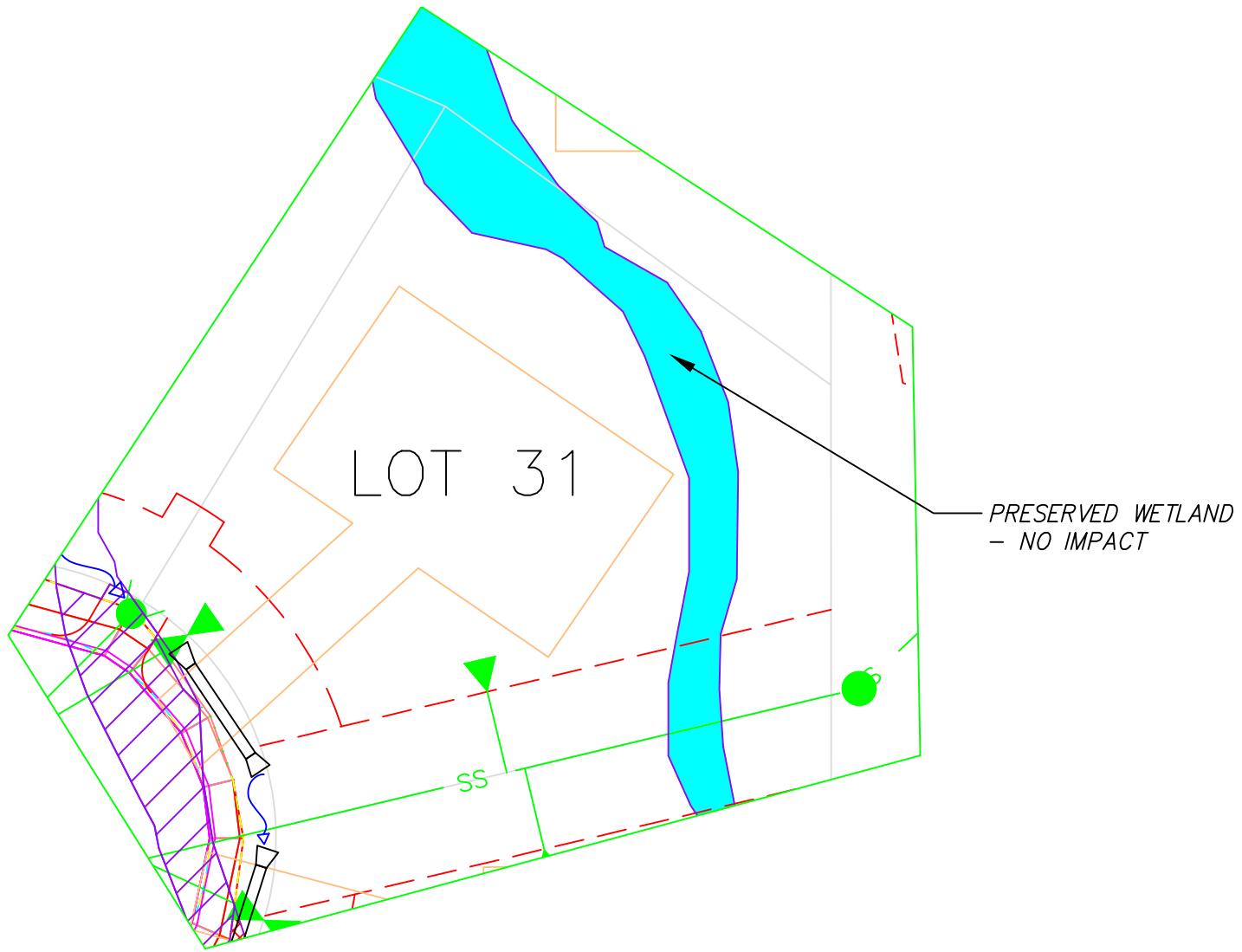


JACK GIST LANE
WETLAND AREAS - LOT 30

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
PO Box 2501 HOMER, AK 99603-2501
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

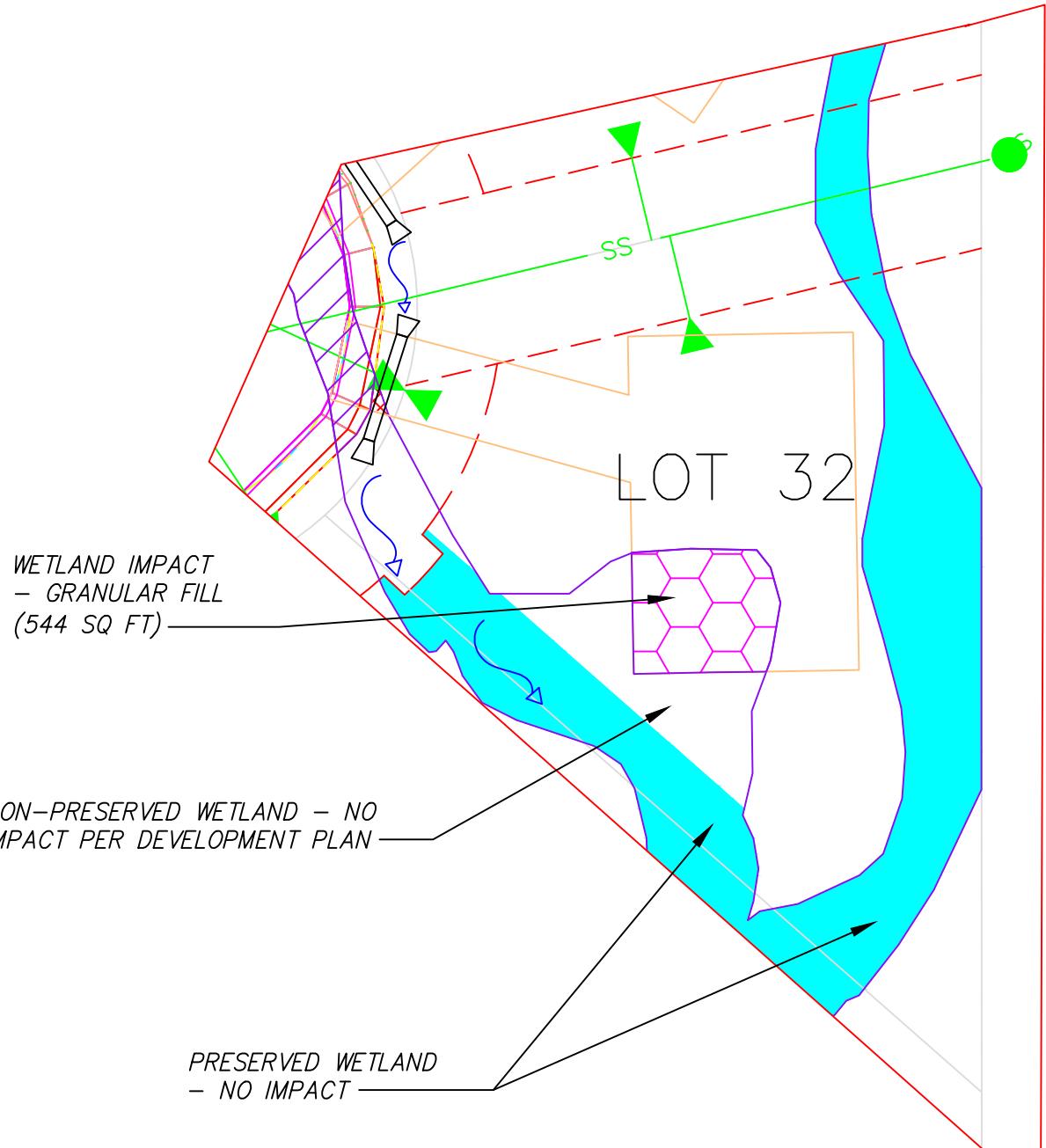
SHEET NO.
E-20



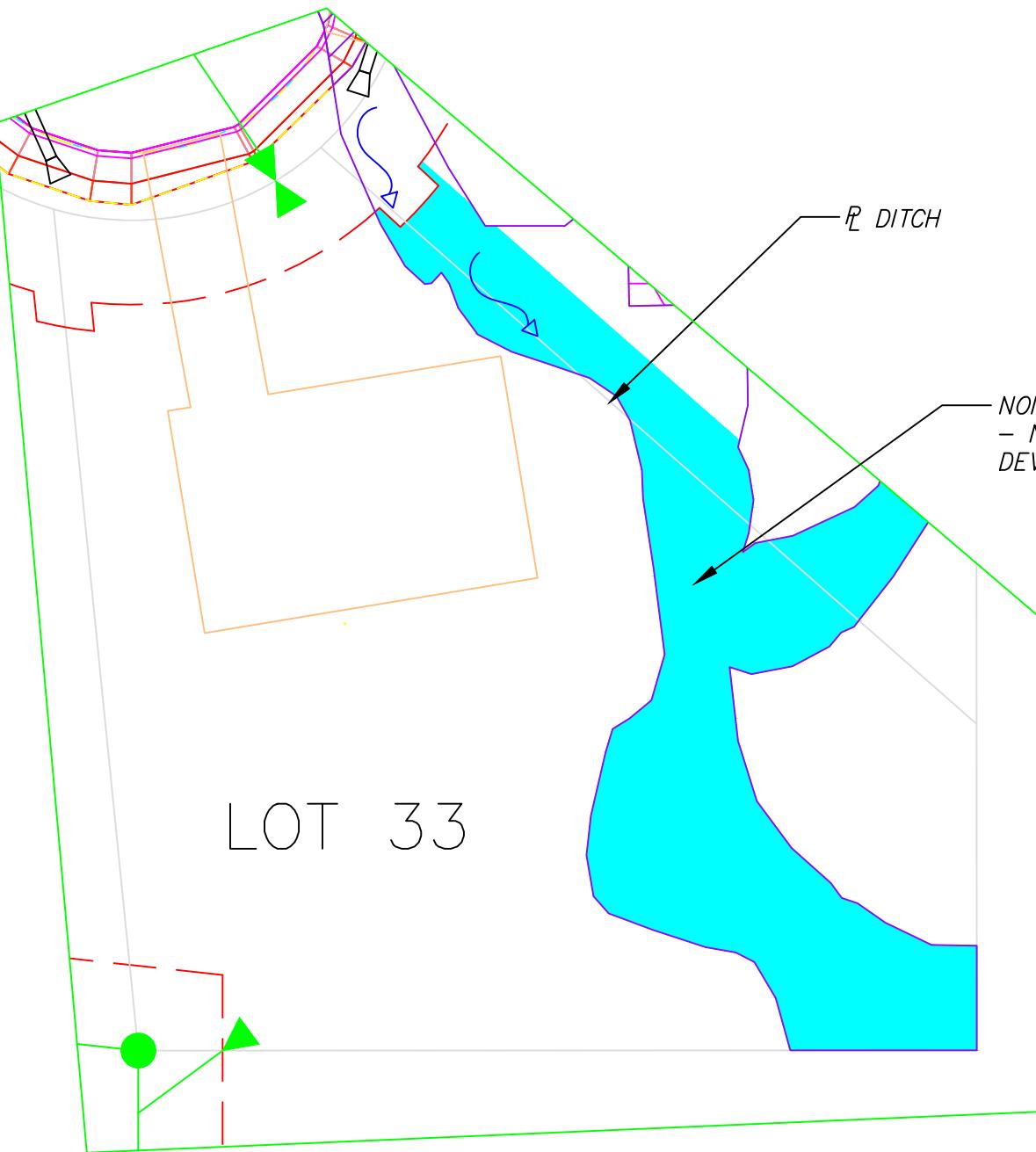
PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
PO BOX 2501
HOMER, AK 99603-2501
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.
E-21



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BISHOP ENGINEERING, LLC PO BOX 2501 HOMER, AK 99603-2501 (907) 299-7609 www.bishop-engineering.com	
DATE DRAWN CHECKED SCALE PROJ. NO.	SNC JSB 1"=30' 2022003
SHEET NO. E-22	



NON-PRESERVED WETLAND
- NO IMPACT PER
DEVELOPMENT PLAN

JACK GIST LANE
WETLAND AREAS - LOT 33

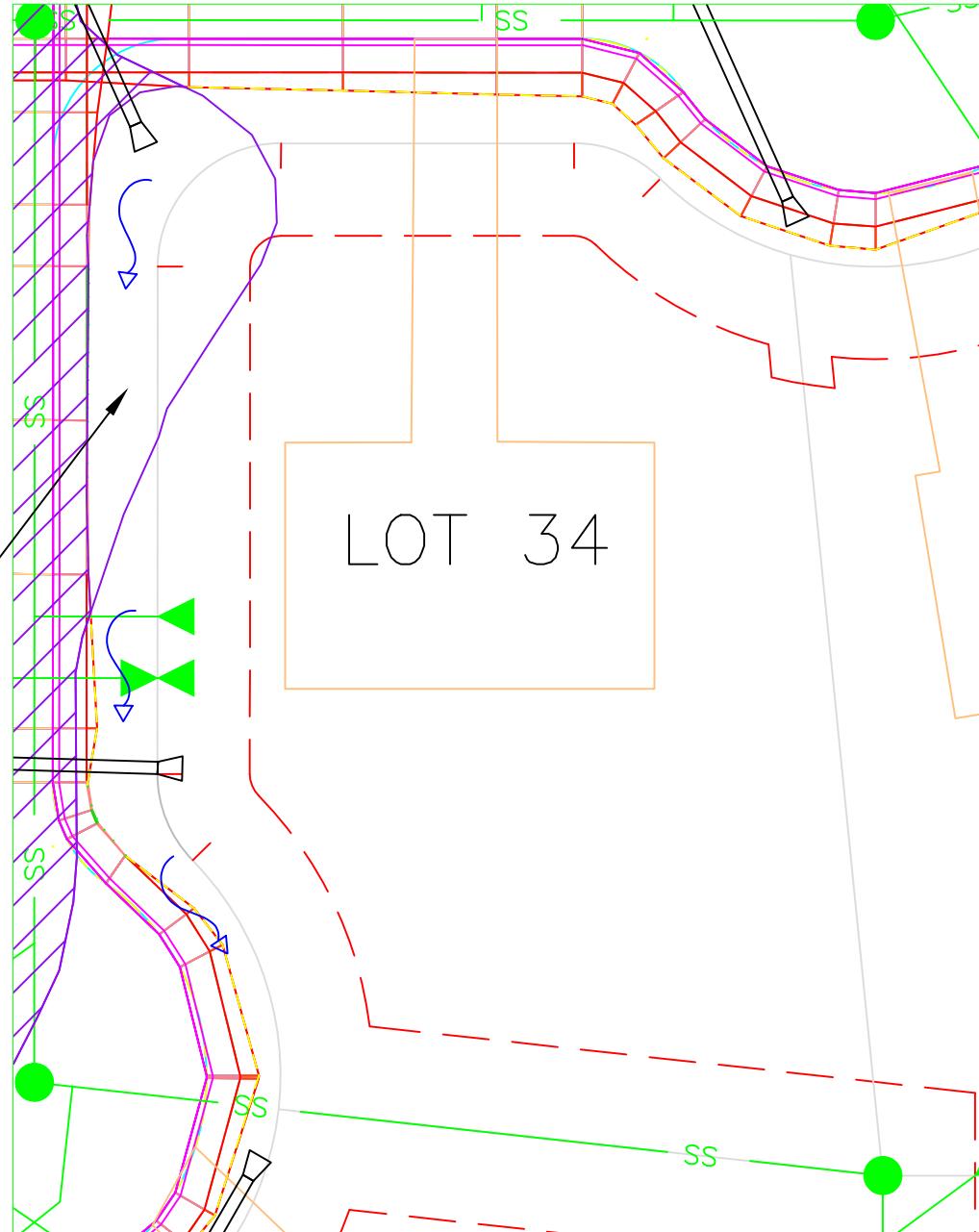
PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
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BISHOP ENGINEERING, LLC
PO BOX 2501
HOMER, AK 99603-2501
(907) 299-7869
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"-30'
PROJ. NO. 2022003

SHEET NO.

E-23

NON-PRESERVED WETLAND - NO
IMPACT PER DEVELOPMENT PLAN



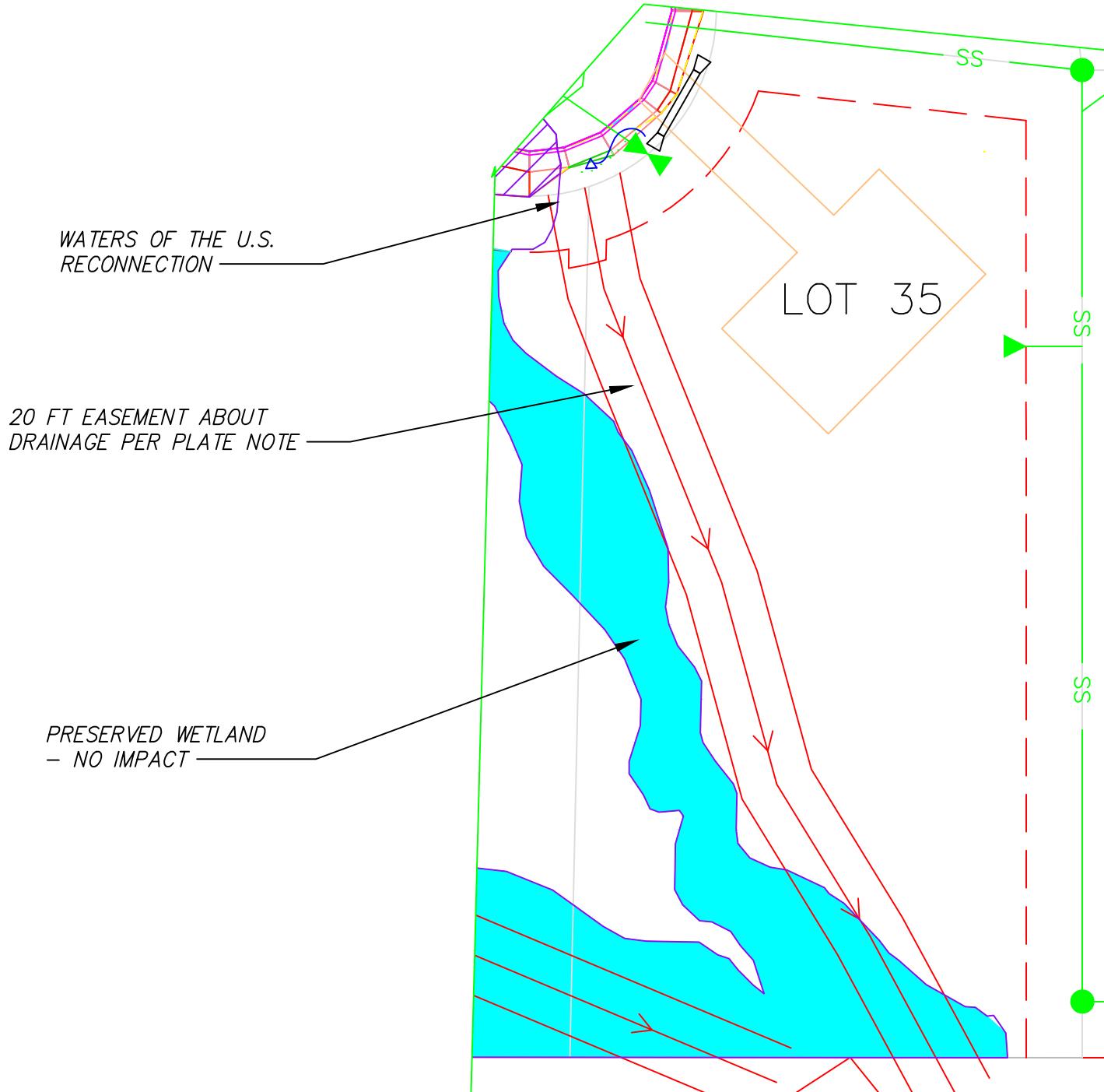
JACK GIST LANE
WETLAND AREAS - LOT 34

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
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BISHOP ENGINEERING, LLC
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ NO. 2022003

SHEET NO.

E-24



PREPARED FOR TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, ALASKA 99603	JACK GIST LANE WETLAND AREAS - LOT 35
BISHOP ENGINEERING, LLC PO BOX 2501 HOMER, AK 99603-2501 (907) 299-7609 www.bishop-engineering.com	
DATE DRAWN CHECKED SCALE PROJ. NO.	1/20/2022 SNC JSB 1"=40' 2022003
SHEET NO.	E-25

20 FT EASEMENT ABOUT
DRAINAGE PER PLATE NOTE

WETLAND IMPACT –
GRANULAR FILL
(5 SQ FT)

NON-PRESERVED WETLAND
– NO IMPACT PER
DEVELOPMENT PLAN

LOT 36

PRESERVED WETLAND
– NO IMPACT

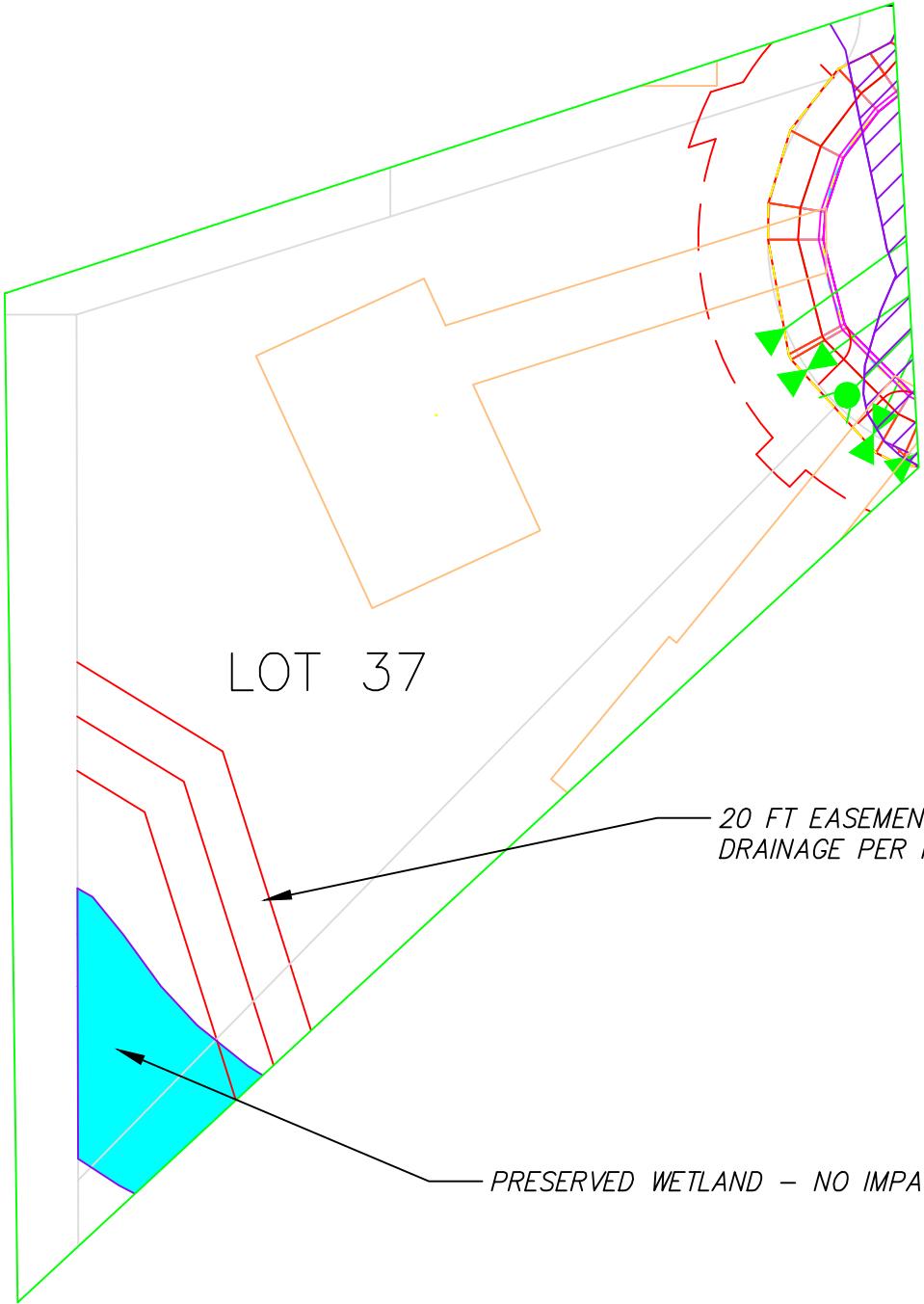
JACK GIST LANE
WETLAND AREAS – LOT 36

PREPARED FOR
TRILOGY DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
PO BOX 2501
HOMER, AK 99603-2501
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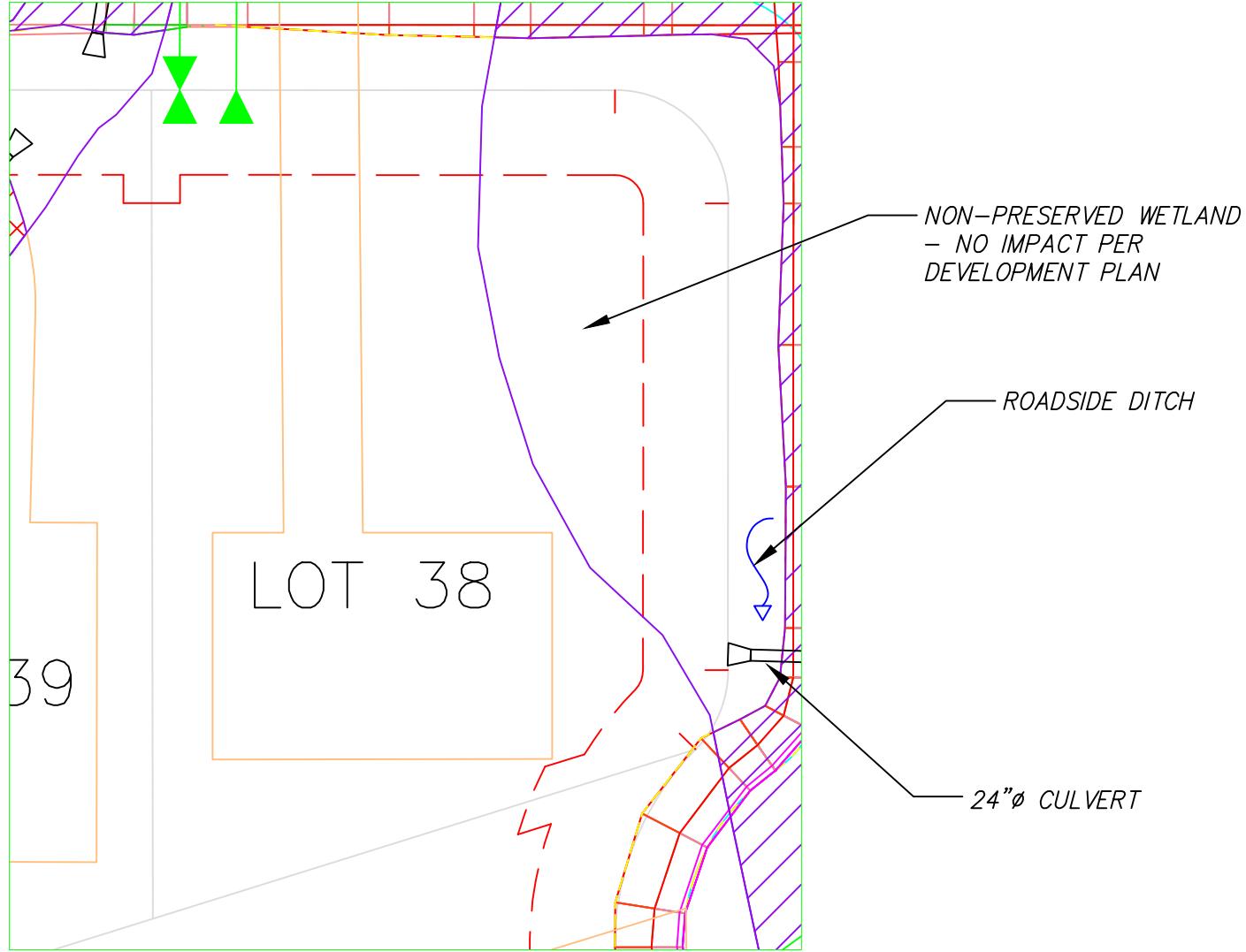
DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=40'
PROJ. NO. 2022003

SHEET NO.

E-26



JACK GIST LANE	
WETLAND AREAS - LOT 37	
PREPARED FOR TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, ALASKA 99603	1/20/2022
BISHOP ENGINEERING, LLC PO BOX 2501 HOMER, AK 99603-2501 (907) 299-7609	SNC JSB 1"=40' 2022003
DATE DRAWN CHECKED SCALE PROJ. NO.	1/20/2022 SNC JSB 1"=40' 2022003
SHEET NO.	
E-27	



JACK GIST LANE
WETLAND AREAS – LOT 38

PREPARED FOR
TRILogy DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
PO BOX 2501
HOMER, AK 99603-2501
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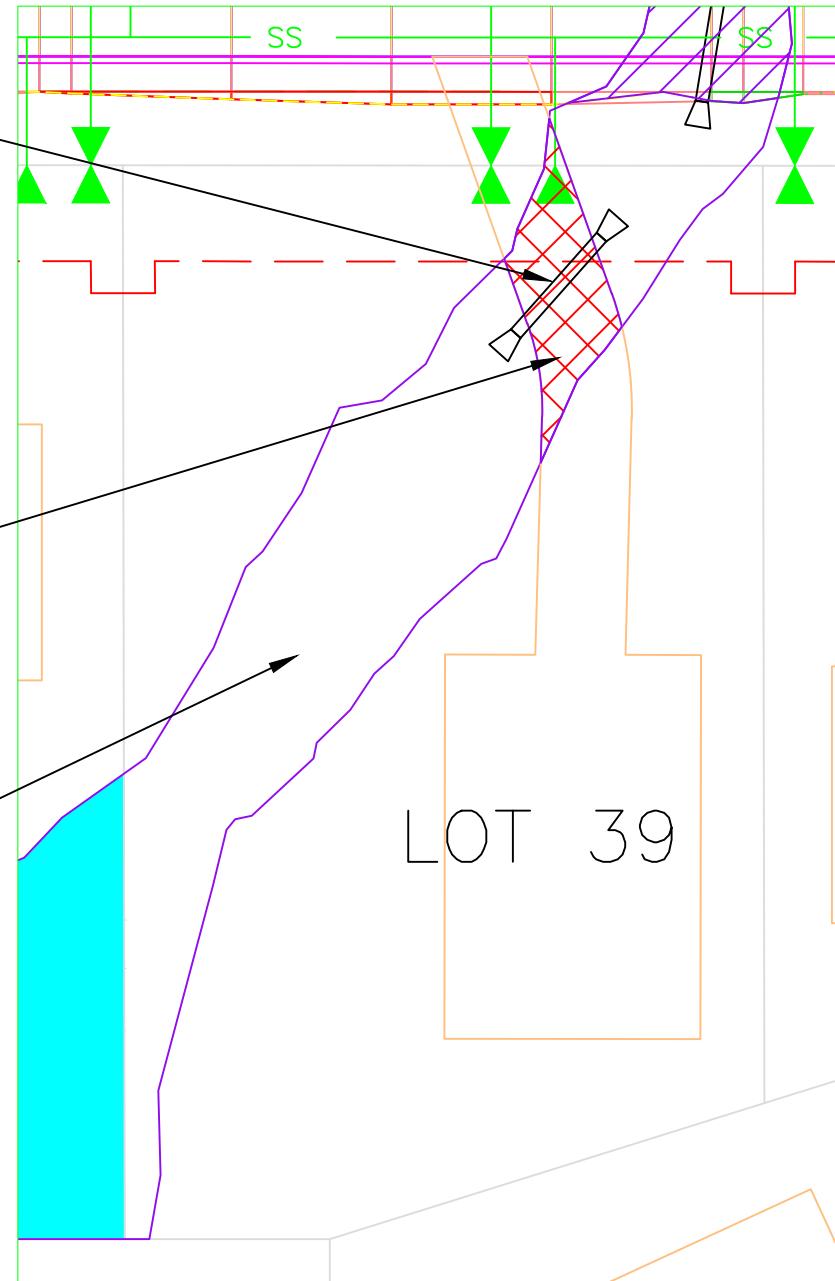
DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.
E-28

24"Ø CULVERT

*WETLAND IMPACT
- GRANULAR FILL
(406 SQ FT)*

*NON-PRESERVED WETLAND
- NO IMPACT PER
DEVELOPMENT PLAN*



JACK GIST LANE
WETLAND AREAS - LOT 39

PREPARED FOR
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.
E-29

24"Ø CULVERT

*PRESERVED WETLAND
- NO IMPACT*



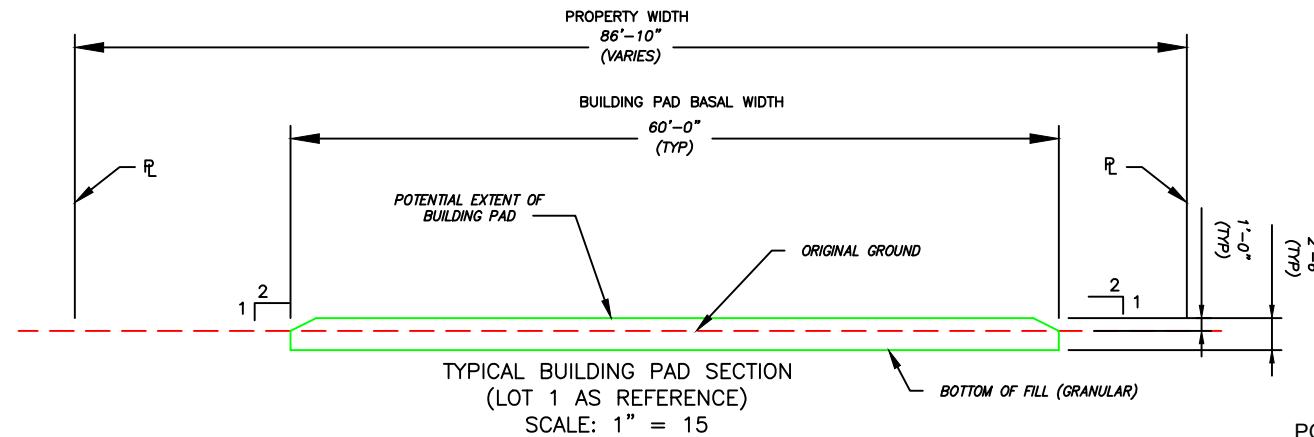
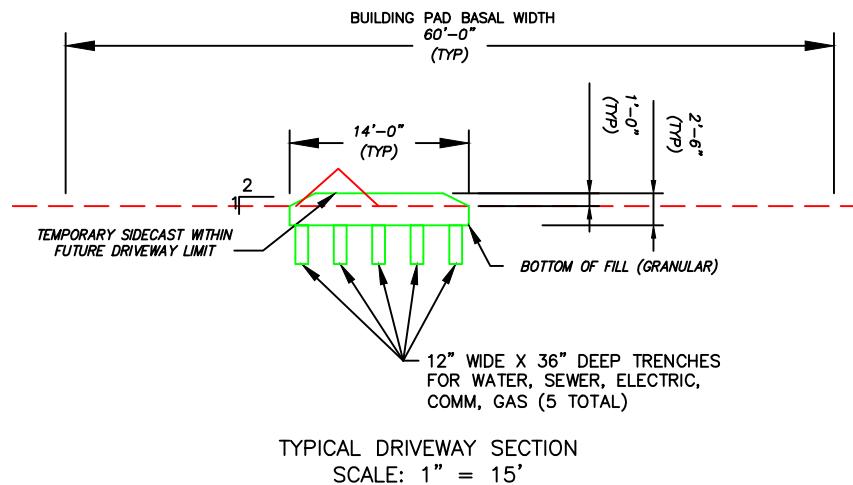
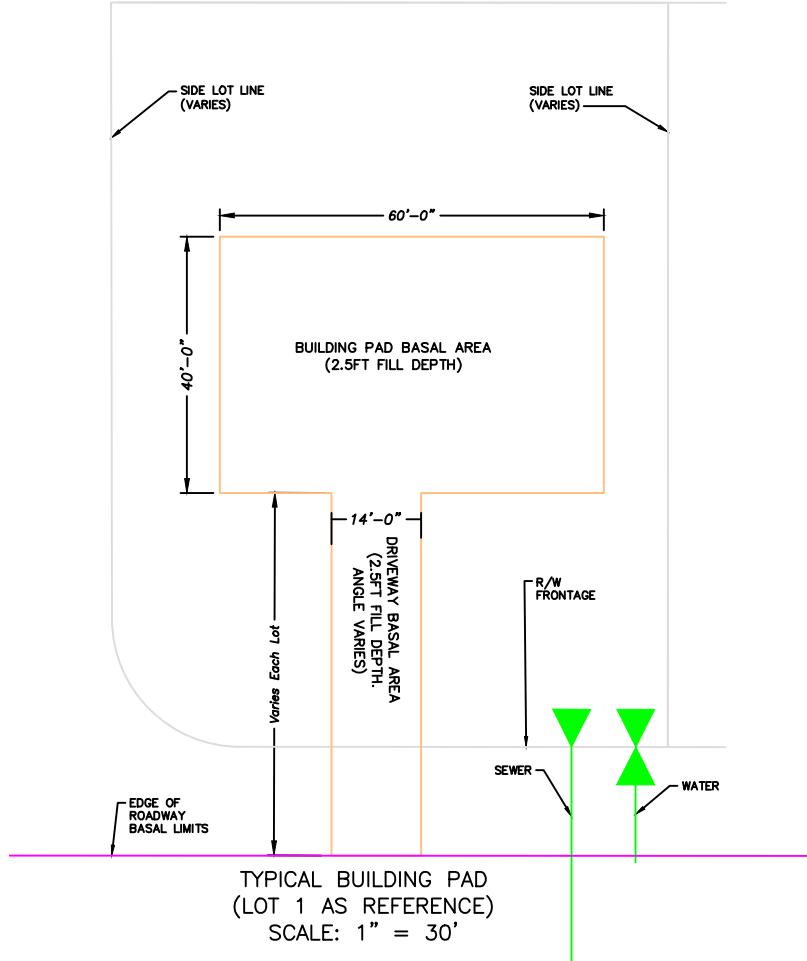
DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=30'
PROJ. NO. 2022003

SHEET NO.

E-30

JACK GIST LANE
WETLAND AREAS - LOT 40

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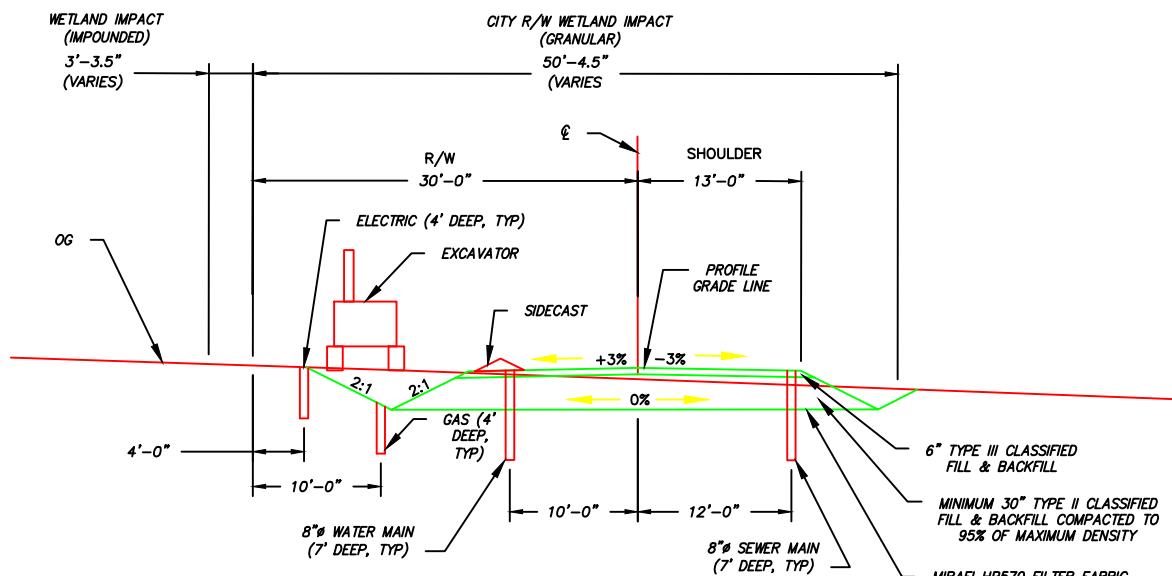
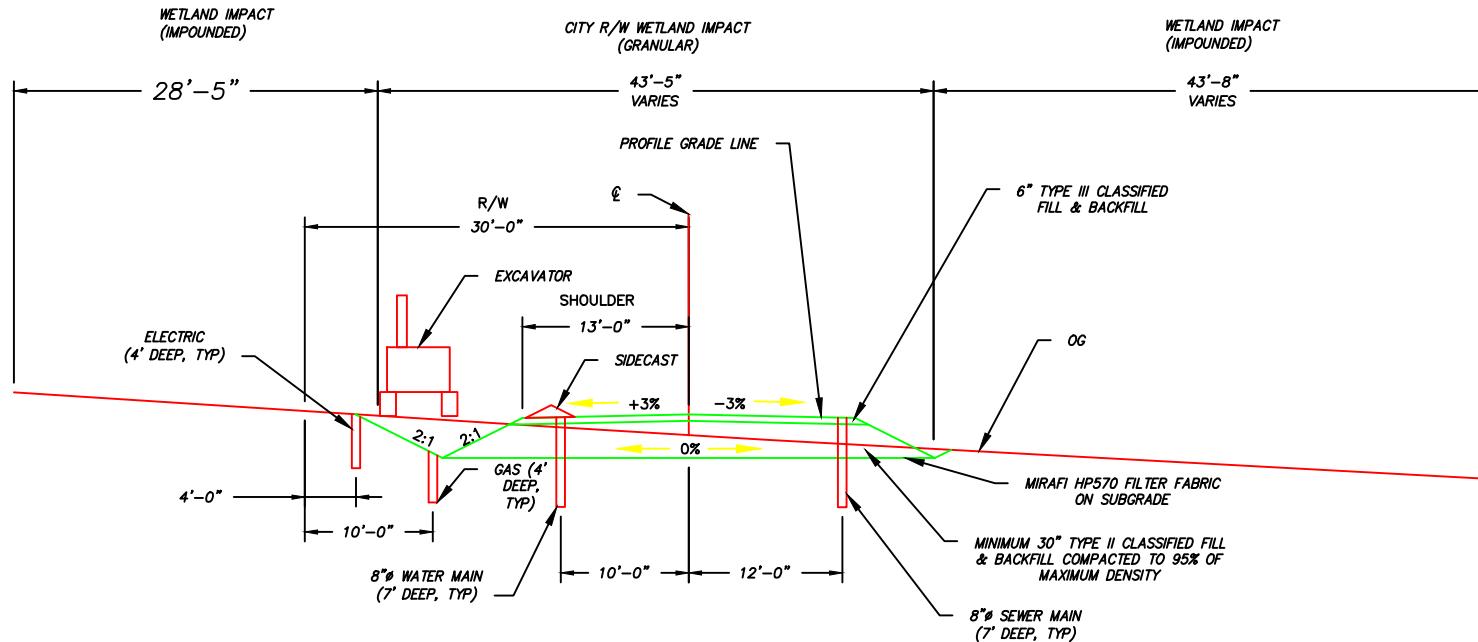
JACK GIST LANE
TYPICAL LOT DEVELOPMENT PLAN & SECTIONS

PREPARED FOR
TRILogy DEVELOPMENT, LLC
PO BOX 1772
Homer, Alaska 99603
BISHOP ENGINEERING, LLC
PO Box 2501
Homer, AK 99603-2501
(907) 289-7869
www.bishop-engineering.com

DATE 1/20/2022
DRAWN BY SNC
CHECKED BY JSB
SCALE AS LABELED
PROJ. NO. 2022003

SHEET NO.

E-31



A.2 (JACK GIST LANE)

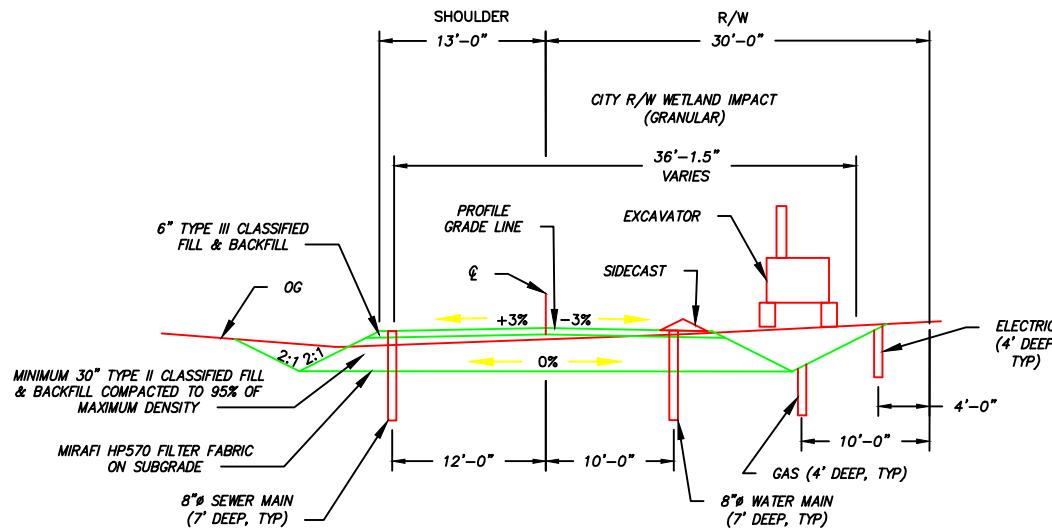
JACK GIST LANE
ROADWAY SECTIONS AREAS – A.1 & A.2

PREPARED FOR
TRILogy DEVELOPMENT, LLC
PO BOX 1772
HOMER, ALASKA 99603
BISHOP ENGINEERING, LLC
PO BOX 2501
HOMER, AK 99603-2501
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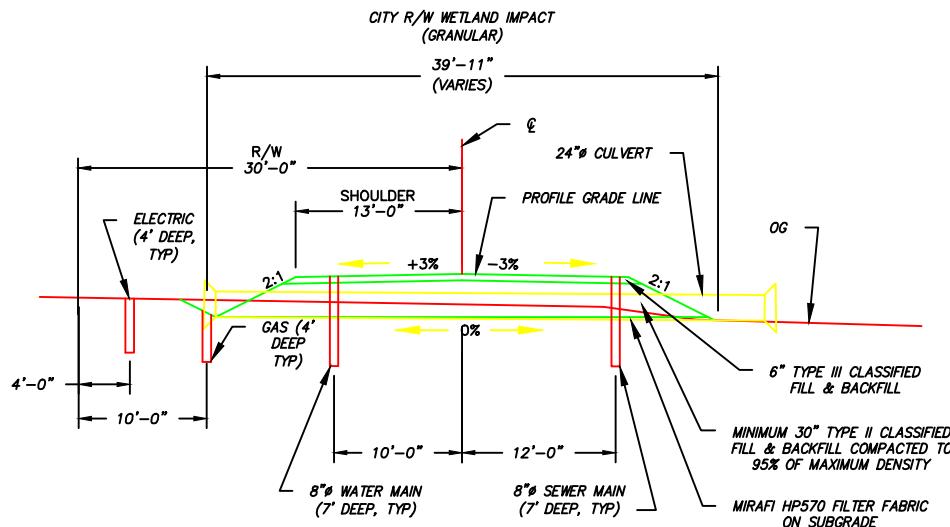
DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"-15'
PROJ NO. 202203

SHEET NO.

E-32



A.3 (JACK GIST LANE)



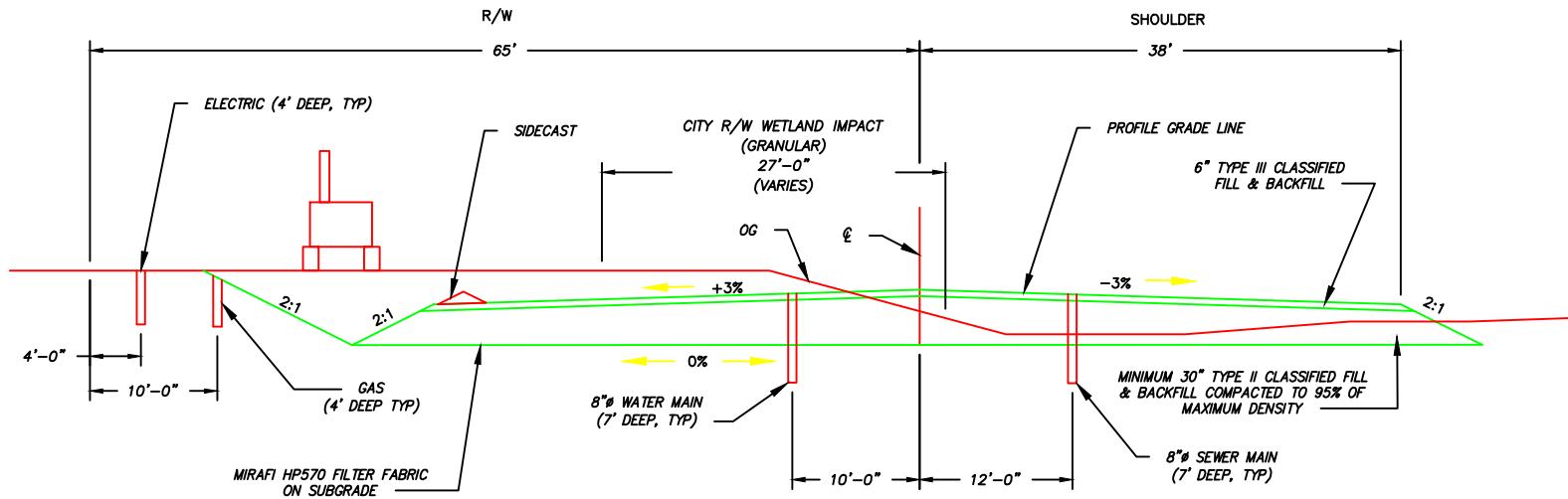
A.4 (BEAUREGARD COURT)

JACK GIST LANE
ROADWAY SECTIONS – AREAS A.3 & A.4

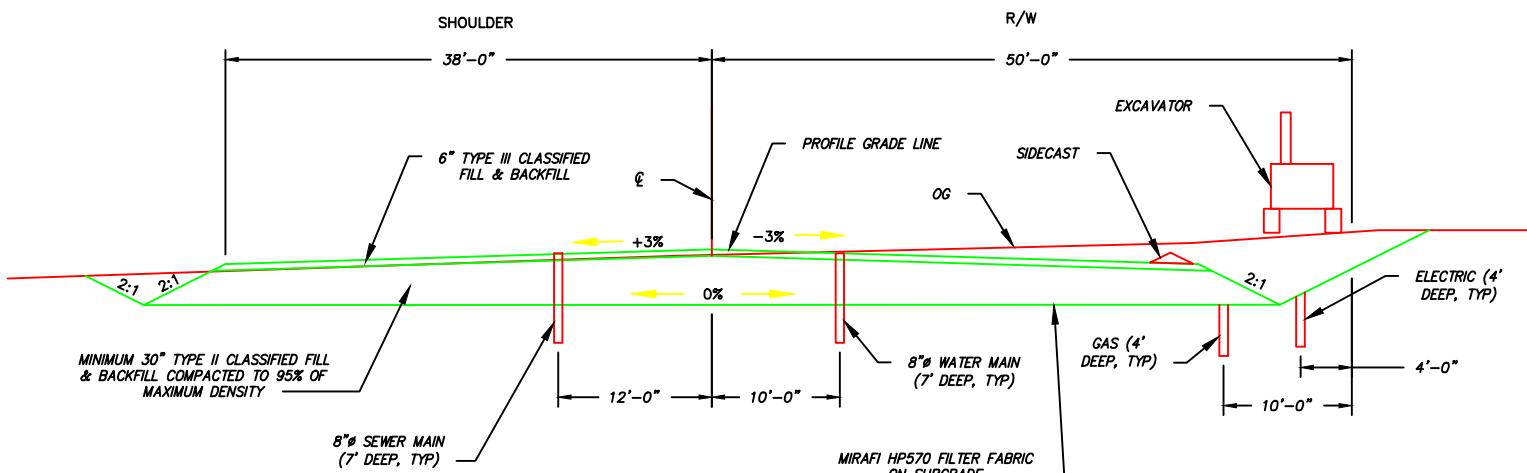
PREPARED FOR
TRILogy DEVELOPMENT, LLC
PO BOX 1772
Homer, Alaska 99603
BISHOP ENGINEERING, LLC
PO Box 2501
Homer, AK 99603-2501
(907) 289-7869
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DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"=15'
PROJ NO. 202203
SHEET NO.

E-33



A.5 (EDSON CIRCLE CUL DE SAC)



A.6 (BEAUREGARD COURT)

JACK GIST LANE
ROADWAY SECTIONS – AREAS A.5 & A.6

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Homer, AK 99603-2501
(907) 289-7609

DATE 1/20/2022
DRAWN SNC
CHECKED JSB
SCALE 1"-15'
PROJ NO. 202203

SHEET NO.

E-34