

From: Johnson, Sara E CIV USARMY CEPOA (USA) <Sara.E.Johnson@usace.army.mil>
Sent: 3/25/2026 1:22:39 PM
To: "lucas.goddard@bihasitka.org" <lucas.goddard@bihasitka.org>
Cc: "CEPOA-SM-RD-Pagemaster" <regpagemaster@usace.army.mil>; "Brody, Matthew T CIV USARMY CEPOA (USA)" <Matthew.T.Brody@usace.army.mil>; "ashleyjean.smith@mail.house.gov" <ashleyjean.smith@mail.house.gov>; "James.Lundquist@mail.house.gov" <James.Lundquist@mail.house.gov>; "Will.Cantrell@mail.house.gov" <Will.Cantrell@mail.house.gov>; "Josh.Walton@mail.house.gov" <Josh.Walton@mail.house.gov>; "Michael.Horanburg@mail.house.gov" <Michael.Horanburg@mail.house.gov>; "JC.Garrett@mail.house.gov" <JC.Garrett@mail.house.gov>; "Silver.Prout@mail.house.gov" <Silver.Prout@mail.house.gov>; "carrie_keil@sullivan.senate.gov" <carrie_keil@sullivan.senate.gov>; "services@murkowski.senate.gov" <services@murkowski.senate.gov>; "Sitka Sentinel" <news@sitkasentinel.com>; "news@kcaw.org" <news@kcaw.org>; "andyhughesusa@hotmail.com" <andyhughesusa@hotmail.com>; "Minnillo, Mark J (DFG)" <mark.minnillo@alaska.gov>; "DNR, DMLW Juneau Office (DNR sponsored)" <sero@alaska.gov>; "Kanouse, Kate M (DFG)" <kate.kanouse@alaska.gov>; "chilkatnews@gmail.com" <chilkatnews@gmail.com>; "teri.camery@juneau.org" <teri.camery@juneau.org>; "clerk@wrangell.com" <clerk@wrangell.com>; "ecodev@wrangell.com" <ecodev@wrangell.com>; "cityhall@pelicancity.org" <cityhall@pelicancity.org>; "cityofwhalepass" <cityofwhalepass@gmail.com>; "harbor@wrangell.com" <harbor@wrangell.com>; "planner@craigak.com" <planner@craigak.com>; "Sitka Sentinel" <news@sitkasentinel.com>; "emily.ferry@gmail.com" <emily.ferry@gmail.com>; "alaska.fhwa@fhwa.dot.gov" <alaska.fhwa@fhwa.dot.gov>; "rues@gci.net" <rues@gci.net>; "Corey Baxter" <cbaxter@iuoe302.org>; "ckent@alaska.net" <ckent@alaska.net>; "news@kcaw.org" <news@kcaw.org>; "boyer@kpunet.net" <boyer@kpunet.net>; "chere_klein@murkowski.senate.gov" <chere_klein@murkowski.senate.gov>; "larryedwards@gci.net" <larryedwards@gci.net>; "lynncanalconservation@gmail.com" <lynncanalconservation@gmail.com>; "nmfs.akr.habitat@noaa.gov" <nmfs.akr.habitat@noaa.gov>; "joshua_bennoch@nps.gov" <joshua_bennoch@nps.gov>; "wendy_bredow" <wendy_bredow@nps.gov>; "homesteadskiffs@yahoo.com" <homesteadskiffs@yahoo.com>; "michele.metz@sealaska.com" <michele.metz@sealaska.com>; "editor@skagwaynews.com" <editor@skagwaynews.com>; "Buck Lindekugel" <buck@seacc.org>; "pilots@seapa.com" <pilots@seapa.com>; "tgunn@fs.fed.us" <tgunn@fs.fed.us>; "kord.christianson@cityofsitka.org" <kord.christianson@cityofsitka.org>; "Raffier, Kaitlyn M (DNR)" <kaitlyn.raffier@alaska.gov>; "Walatka, Muriel H (DNR)" <muriel.walatka@alaska.gov>; "anna.m.whalen.civ@us.navy.mil" <anna.m.whalen.civ@us.navy.mil>; "Abigail.C.Ferrara@uscg.mil" <Abigail.C.Ferrara@uscg.mil>; "Stephen.D.DelRisco@uscg.mil" <Stephen.D.DelRisco@uscg.mil>; "Edward.J.Richardson@uscg.mil" <Edward.J.Richardson@uscg.mil>; "Phillip.M.Risher@uscg.mil" <Phillip.M.Risher@uscg.mil>; "SEAKWaterways@uscg.mil" <SEAKWaterways@uscg.mil>; "skipg@ak.net" <skipg@ak.net>; "alex@adn.com" <alex@adn.com>; "Grundman, Chris C (CED)" <chris.grundman@alaska.gov>; "Rypkema, James (DEC)" <james.rypkema@alaska.gov>; "Weimer, Willow A (DEC)" <willow.weimer@alaska.gov>; "DEC 401 Cert (DEC sponsored)" <dec-401cert@alaska.gov>; "Clifford.larson@alaska.gov" <Clifford.larson@alaska.gov>; "Kirkham, Russell A (DNR)" <russell.kirkham@alaska.gov>; "Lands, DNR NRO (DNR sponsored)" <nro.lands@alaska.gov>; "Waldo, Nick B (DEC)" <nick.waldo@alaska.gov>; "DNR, Parks OHA Review Compliance (DNR sponsored)" <oha.revcomp@alaska.gov>; "abailey@petroleumnews.com" <abailey@petroleumnews.com>; "alexandre.Lai@alyeska-pipeline.com" <alexandre.Lai@alyeska-pipeline.com>; "lonniea@amaktowing.com" <lonniea@amaktowing.com>; "jengen@bellingham-marine.com"

<jengen@bellingham-marine.com>; ""bobb@claalaska.com"" <bobb@claalaska.com>;
""BCharles@kniktribe.org"" <BCharles@kniktribe.org>; ""BrothertonPipeline@gmail.com""
<BrothertonPipeline@gmail.com>; ""Traplineguy@gmail.com"" <Traplineguy@gmail.com>;
""jnguyen@nrdc.org"" <jnguyen@nrdc.org>; ""dcollins@traylor.com"" <dcollins@traylor.com>;
""Dana_Herndon@murkowski.senate.gov"" <Dana_Herndon@murkowski.senate.gov>; "Urban, David"
<David@ecosystempartners.com>; ""ikorhonen@earthjustice.org"" <ikorhonen@earthjustice.org>;
""ssaunders@earthjustice.org"" <ssaunders@earthjustice.org>; ""R10-NEPA@epa.gov"" <R10-
NEPA@epa.gov>; ""LaCroix.Matthew@epa.gov"" <LaCroix.Matthew@epa.gov>; ""404PNS-R10-
OW@epa.gov"" <404PNS-R10-OW@epa.gov>; ""eyak@redzone.org"" <eyak@redzone.org>;
""Kristi.M.Ponozzo@faa.gov"" <Kristi.M.Ponozzo@faa.gov>; ""jack.gilbertsen@faa.gov""
<jack.gilbertsen@faa.gov>; ""Laura.A.Sample@faa.gov"" <Laura.A.Sample@faa.gov>;
""mgstoddard@gci.net"" <mgstoddard@gci.net>; ""hsteele@adv-eco.com"" <hsteele@adv-eco.com>;
""mdalton@hdrinc.com"" <mdalton@hdrinc.com>; "Budnik, John P CIV USARMY CEPOA (USA)"
<John.P.Budnik@usace.army.mil>; ""msavoie@integral-corp.com"" <msavoie@integral-corp.com>;
""merco@mercomarine.com"" <merco@mercomarine.com>; ""mswalling@swalling.com""
<mswalling@swalling.com>; ""mbarney@concretetech.com"" <mbarney@concretetech.com>;
""monty.rogers@gmail.com"" <monty.rogers@gmail.com>; ""nswalaska@gmail.com""
<nswalaska@gmail.com>; ""nmfs.akr.habitat@noaa.gov"" <nmfs.akr.habitat@noaa.gov>;
""julie.scheurer@noaa.gov"" <julie.scheurer@noaa.gov>; ""sierra.franks@noaa.gov""
<sierra.franks@noaa.gov>; ""ocs.ndb@noaa.gov"" <ocs.ndb@noaa.gov>; ""Emily_A_Johnson@nps.gov""
<Emily_A_Johnson@nps.gov>; ""bella_furr@nps.gov"" <bella_furr@nps.gov>;
""leah_schofield@nps.gov"" <leah_schofield@nps.gov>; ""pammillerarctic@gmail.com""
<pammillerarctic@gmail.com>; ""PLavin@defenders.org"" <PLavin@defenders.org>;
""peter.Nagel@alyeska-pipeline.com"" <peter.Nagel@alyeska-pipeline.com>;
""publisher@petroleumnews.com"" <publisher@petroleumnews.com>; ""knelson@petroleumnews.com""
<knelson@petroleumnews.com>; ""radamsheard@bloomberg.net"" <radamsheard@bloomberg.net>;
""RMartin@kniktribe.org"" <RMartin@kniktribe.org>; ""angie@sawcak.org"" <angie@sawcak.org>;
""jess.kayser@sawcak.org"" <jess.kayser@sawcak.org>; ""pilots@seapa.com"" <pilots@seapa.com>;
""Lisa.Lannigan@djc.com"" <Lisa.Lannigan@djc.com>; ""info@sealt.org"" <info@sealt.org>;
""srba@alaska.net"" <srba@alaska.net>; ""sheffield@aoga.org"" <sheffield@aoga.org>; "Miller, Jeff"
<Jeff_Miller@treated-wood.org>; ""ecolaw@trustees.org"" <ecolaw@trustees.org>;
""david.m.seris@uscg.mil"" <david.m.seris@uscg.mil>; ""todd.r.buck@uscg.mil""
<todd.r.buck@uscg.mil>; ""Clinton.L.Scott@uscg.mil"" <Clinton.L.Scott@uscg.mil>;
""Richard.A.Sargent@uscg.mil"" <Richard.A.Sargent@uscg.mil>; ""SMB-D17Juneau-LNM@uscg.mil""
<SMB-D17Juneau-LNM@uscg.mil>; ""brett.t.woodward@uscg.mil"" <brett.t.woodward@uscg.mil>;
""FW7_POANotices@fws.gov"" <FW7_POANotices@fws.gov>; "Robbins, Leslie"
<leslie.robbs@jacobs.com>; ""Natalie.Dawson@audubon.org"" <Natalie.Dawson@audubon.org>;
""audubonalaska@audubon.org"" <audubonalaska@audubon.org>; ""loretta@salmonstate.org""
<loretta@salmonstate.org>; ""mvarner@blm.gov"" <mvarner@blm.gov>; "Stratton, Benjamin T"
<btstratton@blm.gov>; "Tencza, Michael G II CIV USARMY CEPOA (USA)"
<Michael.G.Tencza@usace.army.mil>; ""bishopmary@yahoo.com"" <bishopmary@yahoo.com>;
""fw7_poanotices@fws.gov"" <fw7_poanotices@fws.gov>; ""ak_fisheries@fws.gov""
<ak_fisheries@fws.gov>; ""stephen.d.delrisco@uscg.mil"" <stephen.d.delrisco@uscg.mil>;
""forrest.courtney@juneau.gov"" <forrest.courtney@juneau.gov>; ""nat@northernjournal.com""
<nat@northernjournal.com>; ""max@northernjournal.com"" <max@northernjournal.com>;
""nmfs.akr.habitat@noaa.gov"" <nmfs.akr.habitat@noaa.gov>; ""Lance.Miller@nana.com""
<Lance.Miller@nana.com>; ""chennery.fife@tu.org"" <chennery.fife@tu.org>; ""Director@SWAMC.org""
<Director@SWAMC.org>; ""lvandommelen@trustees.org"" <lvandommelen@trustees.org>; "DFG, HAB

InfoAnc (DFG sponsored)" <dfg.hab.infoanc@alaska.gov>; "zane.schoppe@gmail.com"
<zane.schoppe@gmail.com>

Subject: POA-2025-00211 Indian River PN

Attachments: POA-2025-00211 Indian River PN

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POA-2025-00211 Indian River PN

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From: Johnson, Sara E CIV USARMY CEPOA (USA) <Sara.E.Johnson@usace.army.mil>
Sent: 3/25/2026 1:22:39 PM
To: "lucas.goddard@bihasitka.org" <lucas.goddard@bihasitka.org>
Cc: "CEPOA-SM-RD-Pagemaster" <regpagemaster@usace.army.mil>; "Brody, Matthew T CIV USARMY CEPOA (USA)" <Matthew.T.Brody@usace.army.mil>; "ashleyjean.smith@mail.house.gov" <ashleyjean.smith@mail.house.gov>; "James.Lundquist@mail.house.gov" <James.Lundquist@mail.house.gov>; "Will.Cantrell@mail.house.gov" <Will.Cantrell@mail.house.gov>; "Josh.Walton@mail.house.gov" <Josh.Walton@mail.house.gov>; "Michael.Horanburg@mail.house.gov" <Michael.Horanburg@mail.house.gov>; "JC.Garrett@mail.house.gov" <JC.Garrett@mail.house.gov>; "Silver.Prout@mail.house.gov" <Silver.Prout@mail.house.gov>; "carrie_keil@sullivan.senate.gov" <carrie_keil@sullivan.senate.gov>; "services@murkowski.senate.gov" <services@murkowski.senate.gov>; "Sitka Sentinel" <news@sitkasentinel.com>; "news@kcaw.org" <news@kcaw.org>; "andyhughesusa@hotmail.com" <andyhughesusa@hotmail.com>; "Minnillo, Mark J (DFG)" <mark.minnillo@alaska.gov>; "DNR, DMLW Juneau Office (DNR sponsored)" <sero@alaska.gov>; "Kanouse, Kate M (DFG)" <kate.kanouse@alaska.gov>; "chilkatnews@gmail.com" <chilkatnews@gmail.com>; "teri.camery@juneau.org" <teri.camery@juneau.org>; "clerk@wrangell.com" <clerk@wrangell.com>; "ecodev@wrangell.com" <ecodev@wrangell.com>; "cityhall@pelicancity.org" <cityhall@pelicancity.org>; "cityofwhalepass" <cityofwhalepass@gmail.com>; "harbor@wrangell.com" <harbor@wrangell.com>; "planner@craigak.com" <planner@craigak.com>; "Sitka Sentinel" <news@sitkasentinel.com>; "emily.ferry@gmail.com" <emily.ferry@gmail.com>; "alaska.fhwa@fhwa.dot.gov" <alaska.fhwa@fhwa.dot.gov>; "rues@gci.net" <rues@gci.net>; "Corey Baxter" <cbaxter@iuoe302.org>; "ckent@alaska.net" <ckent@alaska.net>; "news@kcaw.org" <news@kcaw.org>; "boyer@kpunet.net" <boyer@kpunet.net>; "chere_klein@murkowski.senate.gov" <chere_klein@murkowski.senate.gov>; "larryedwards@gci.net" <larryedwards@gci.net>; "lynncanalconservation@gmail.com" <lynncanalconservation@gmail.com>; "nmfs.akr.habitat@noaa.gov" <nmfs.akr.habitat@noaa.gov>; "joshua_bennoch@nps.gov" <joshua_bennoch@nps.gov>; "wendy_bredow" <wendy_bredow@nps.gov>; "homesteadskiffs@yahoo.com" <homesteadskiffs@yahoo.com>; "michele.metz@sealaska.com" <michele.metz@sealaska.com>; "editor@skagwaynews.com" <editor@skagwaynews.com>; "Buck Lindekugel" <buck@seacc.org>; "pilots@seapa.com" <pilots@seapa.com>; "tgunn@fs.fed.us" <tgunn@fs.fed.us>; "kord.christianson@cityofsitka.org" <kord.christianson@cityofsitka.org>; "Raffier, Kaitlyn M (DNR)" <kaitlyn.raffier@alaska.gov>; "Walatka, Muriel H (DNR)" <muriel.walatka@alaska.gov>; "anna.m.whalen.civ@us.navy.mil" <anna.m.whalen.civ@us.navy.mil>; "Abigail.C.Ferrara@uscg.mil" <Abigail.C.Ferrara@uscg.mil>; "Stephen.D.DelRisco@uscg.mil" <Stephen.D.DelRisco@uscg.mil>; "Edward.J.Richardson@uscg.mil" <Edward.J.Richardson@uscg.mil>; "Phillip.M.Risher@uscg.mil" <Phillip.M.Risher@uscg.mil>; "SEAKWaterways@uscg.mil" <SEAKWaterways@uscg.mil>; "skipg@ak.net" <skipg@ak.net>; "alex@adn.com" <alex@adn.com>; "Grundman, Chris C (CED)" <chris.grundman@alaska.gov>; "Rypkema, James (DEC)" <james.rypkema@alaska.gov>; "Weimer, Willow A (DEC)" <willow.weimer@alaska.gov>; "DEC 401 Cert (DEC sponsored)" <dec-401cert@alaska.gov>; "Clifford.larson@alaska.gov" <Clifford.larson@alaska.gov>; "Kirkham, Russell A (DNR)" <russell.kirkham@alaska.gov>; "Lands, DNR NRO (DNR sponsored)" <nro.lands@alaska.gov>; "Waldo, Nick B (DEC)" <nick.waldo@alaska.gov>; "DNR, Parks OHA Review Compliance (DNR sponsored)" <oha.revcomp@alaska.gov>; "abailey@petroleumnews.com" <abailey@petroleumnews.com>; "alexandre.Lai@alyeska-pipeline.com" <alexandre.Lai@alyeska-pipeline.com>; "lonniea@amaktowing.com" <lonniea@amaktowing.com>; "jengen@bellingham-marine.com"

<jengen@bellingham-marine.com>; ""bobb@claalaska.com"" <bobb@claalaska.com>;
""BCharles@kniktribe.org"" <BCharles@kniktribe.org>; ""BrothertonPipeline@gmail.com""
<BrothertonPipeline@gmail.com>; ""Traplineguy@gmail.com"" <Traplineguy@gmail.com>;
""jnguyen@nrdc.org"" <jnguyen@nrdc.org>; ""dcollins@traylor.com"" <dcollins@traylor.com>;
""Dana_Herndon@murkowski.senate.gov"" <Dana_Herndon@murkowski.senate.gov>; "Urban, David"
<David@ecosystempartners.com>; ""ikorhonen@earthjustice.org"" <ikorhonen@earthjustice.org>;
""ssaunders@earthjustice.org"" <ssaunders@earthjustice.org>; ""R10-NEPA@epa.gov"" <R10-
NEPA@epa.gov>; ""LaCroix.Matthew@epa.gov"" <LaCroix.Matthew@epa.gov>; ""404PNS-R10-
OW@epa.gov"" <404PNS-R10-OW@epa.gov>; ""eyak@redzone.org"" <eyak@redzone.org>;
""Kristi.M.Ponozzo@faa.gov"" <Kristi.M.Ponozzo@faa.gov>; ""jack.gilbertsen@faa.gov""
<jack.gilbertsen@faa.gov>; ""Laura.A.Sample@faa.gov"" <Laura.A.Sample@faa.gov>;
""mgstoddard@gci.net"" <mgstoddard@gci.net>; ""hsteele@adv-eco.com"" <hsteele@adv-eco.com>;
""mdalton@hdrinc.com"" <mdalton@hdrinc.com>; "Budnik, John P CIV USARMY CEPOA (USA)"
<John.P.Budnik@usace.army.mil>; ""msavoie@integral-corp.com"" <msavoie@integral-corp.com>;
""merco@mercomarine.com"" <merco@mercomarine.com>; ""mswalling@swalling.com""
<mswalling@swalling.com>; ""mbarney@concretetech.com"" <mbarney@concretetech.com>;
""monty.rogers@gmail.com"" <monty.rogers@gmail.com>; ""nswalaska@gmail.com""
<nswalaska@gmail.com>; ""nmfs.akr.habitat@noaa.gov"" <nmfs.akr.habitat@noaa.gov>;
""julie.scheurer@noaa.gov"" <julie.scheurer@noaa.gov>; ""sierra.franks@noaa.gov""
<sierra.franks@noaa.gov>; ""ocs.ndb@noaa.gov"" <ocs.ndb@noaa.gov>; ""Emily_A_Johnson@nps.gov""
<Emily_A_Johnson@nps.gov>; ""bella_furr@nps.gov"" <bella_furr@nps.gov>;
""leah_schofield@nps.gov"" <leah_schofield@nps.gov>; ""pammillerarctic@gmail.com""
<pammillerarctic@gmail.com>; ""PLavin@defenders.org"" <PLavin@defenders.org>;
""peter.Nagel@alyeska-pipeline.com"" <peter.Nagel@alyeska-pipeline.com>;
""publisher@petroleumnews.com"" <publisher@petroleumnews.com>; ""knelson@petroleumnews.com""
<knelson@petroleumnews.com>; ""radamsheard@bloomberg.net"" <radamsheard@bloomberg.net>;
""RMartin@kniktribe.org"" <RMartin@kniktribe.org>; ""angie@sawcak.org"" <angie@sawcak.org>;
""jess.kayser@sawcak.org"" <jess.kayser@sawcak.org>; ""pilots@seapa.com"" <pilots@seapa.com>;
""Lisa.Lannigan@djc.com"" <Lisa.Lannigan@djc.com>; ""info@sealt.org"" <info@sealt.org>;
""srba@alaska.net"" <srba@alaska.net>; ""sheffield@aoga.org"" <sheffield@aoga.org>; "Miller, Jeff"
<Jeff_Miller@treated-wood.org>; ""ecolaw@trustees.org"" <ecolaw@trustees.org>;
""david.m.seris@uscg.mil"" <david.m.seris@uscg.mil>; ""todd.r.buck@uscg.mil""
<todd.r.buck@uscg.mil>; ""Clinton.L.Scott@uscg.mil"" <Clinton.L.Scott@uscg.mil>;
""Richard.A.Sargent@uscg.mil"" <Richard.A.Sargent@uscg.mil>; ""SMB-D17Juneau-LNM@uscg.mil""
<SMB-D17Juneau-LNM@uscg.mil>; ""brett.t.woodward@uscg.mil"" <brett.t.woodward@uscg.mil>;
""FW7_POANotices@fws.gov"" <FW7_POANotices@fws.gov>; "Robbins, Leslie"
<leslie.robbins@jacobs.com>; ""Natalie.Dawson@audubon.org"" <Natalie.Dawson@audubon.org>;
""audubonalaska@audubon.org"" <audubonalaska@audubon.org>; ""loretta@salmonstate.org""
<loretta@salmonstate.org>; ""mvarner@blm.gov"" <mvarner@blm.gov>; "Stratton, Benjamin T"
<btstratton@blm.gov>; "Tencza, Michael G II CIV USARMY CEPOA (USA)"
<Michael.G.Tencza@usace.army.mil>; ""bishopmary@yahoo.com"" <bishopmary@yahoo.com>;
""fw7_poanotices@fws.gov"" <fw7_poanotices@fws.gov>; ""ak_fisheries@fws.gov""
<ak_fisheries@fws.gov>; ""stephen.d.delrisco@uscg.mil"" <stephen.d.delrisco@uscg.mil>;
""forrest.courtney@juneau.gov"" <forrest.courtney@juneau.gov>; ""nat@northernjournal.com""
<nat@northernjournal.com>; ""max@northernjournal.com"" <max@northernjournal.com>;
""nmfs.akr.habitat@noaa.gov"" <nmfs.akr.habitat@noaa.gov>; ""Lance.Miller@nana.com""
<Lance.Miller@nana.com>; ""chennery.fife@tu.org"" <chennery.fife@tu.org>; ""Director@SWAMC.org""
<Director@SWAMC.org>; ""lvandommelen@trustees.org"" <lvandommelen@trustees.org>; "DFG, HAB

InfoAnc (DFG sponsored)" <dfg.hab.infoanc@alaska.gov>; "zane.schoppe@gmail.com"
<zane.schoppe@gmail.com>

Subject: POA-2025-00211 Indian River PN

Attachments: POA-2025-00211_IndianRiverPN.pdf, smime.p7s

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States.

PUBLIC NOTICE DATE: March 25, 2026

EXPIRATION DATE: April 24, 2026

REFERENCE NUMBER: POA-2025-00211

WATERWAY: Indian River

APPLICANT: Lucas Goddard, Baranof Island Housing Authority

LOCATION: The project site is located within Sections 36 & 31, T. 55 S., R. 64 & 63 E., Copper River Meridian; USGS Quad Map Sitka A-4; Latitude 57.059599° N., Longitude -135.311635° W.; Kaasda Heen Shaak Phase II Subdivision, in Sitka, Alaska.

PURPOSE: The applicant's stated purpose is to "develop a residential subdivision in Sitka, Alaska to increase the supply of buildable housing lots in response to documented local housing shortages. The project will provide residential lots, internal access roads, and utility infrastructure necessary to support housing development within the City and Borough of Sitka."

CONTACT: Please contact Matthew Brody at (907) 201-5023, or by email at Matthew.T.Brody@usace.army.mil if further information is desired concerning this public notice.

U.S. Army Corps of Engineers

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****NOTICE TO POSTMASTERS:** It is requested that this notice be conspicuously and continually placed until the expiration date.

All comments regarding this Public Notice should be sent to this address:

U.S. Army Corps of Engineers, Alaska District

Regulatory Division / CEPOA-RD
P.O. Box 6898
JBER, AK 99506-0898

If you desire to submit your comments by email, you should send it to the Project Manager's email as listed above or to regpagemaster@usace.army.mil. All comments should include the public notice reference number listed above.

The full text of this public notice, including any associated maps and drawings, is attached and is also available on our website at: <https://www.poa.usace.army.mil/Missions/Regulatory/Public-Notices/>

(Note: if the above link isn't clickable or part of the link is cut off, please copy and paste the entire URL into your browser's address bar and press Enter)

The understanding and support of Alaskans is vital to the success of the Regulatory Program. We must work together to protect Alaska's water resources, ensuring their use and enjoyment for future generations, while enabling responsible development.

Regulatory Division website:

<http://www.poa.usace.army.mil/Missions/Regulatory/RegulatoryContacts.aspx>

Customer Survey:

<http://per2.nwp.usace.army.mil/survey.html>

ATTACHMENT NAME:

POA-2025-00211_IndianRiverPN.pdf

ATTACHMENT TYPE:

Adobe Portable Document Format (PDF) compound image



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Anchorage
Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	March 25, 2026
EXPIRATION DATE:	April 24, 2026
REFERENCE NUMBER:	POA-2025-00211
WATERWAY:	Indian River

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States 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 or to regpagemaster@usace.army.mil. 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 Matthew Brody at (907) 201-5023, or by email at Matthew.T.Brody@usace.army.mil if further information is desired concerning this public notice.

APPLICANT:

Lucas Goddard
Baranof Island Housing Authority
245 Katlian Avenue
Sitka, Alaska 99835

LOCATION: The project site is located within Sections 36 & 31, T. 55 S., R. 64 & 63 E., Copper River Meridian; USGS Quad Map Sitka A-4; Latitude 57.059599° N., Longitude -135.311635° W.; Kaasda Heen Shaak Phase II Subdivision, in Sitka, Alaska.

PURPOSE: The applicant's stated purpose is to "develop a residential subdivision in Sitka, Alaska to increase the supply of buildable housing lots in response to documented local

housing shortages. The project will provide residential lots, internal access roads, and utility infrastructure necessary to support housing development within the City and Borough of Sitka.”

PROPOSED WORK: The applicant is proposing to construct a 47 lot subdivision by constructing roads and utility infrastructure and a laydown yard to facilitate the construction. Specifically, the work would include the placement of 82,938 cubic yards of clean fill material into 6.5 acres of waters of the U.S. consisting of wetlands. Site preparation would commence with clearing, grubbing, and the excavation of the entirety of the organic overburden layer within the project footprint. In some areas a geotextile fabric would be used to “float” the road section over soft subgrade. All work would be performed in accordance with the enclosed plans (sheets 1-7), dated March 2026.

ADDITIONAL INFORMATION: The applicant stated that a City and Borough of Sitka Major Subdivision Permit is also required for the proposed project.

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: During project planning, we evaluated multiple layout configurations in order to avoid and reduce impacts to jurisdictional wetlands and to the anadromous salmon stream located on-site. As part of the avoidance strategy:

- We excluded the entire northwest portion of the property from development activities.
- This area surrounds the on-site anadromous salmon stream and protecting it was prioritized to ensure no direct impact to streambanks or hydrology.
- By not developing this section, we increased the natural buffer area around the salmon-bearing waterway, preserving riparian function, maintaining shade, minimizing erosion potential, and protecting habitat quality.

Avoidance measures have substantially reduced potential direct and indirect impacts to fish habitat and wetlands associated with the stream corridor.

b. Minimization: To further reduce the overall project footprint and associated wetland impacts, we employed site design strategies that minimize ground disturbance:

- The project will be developed as a Planned Unit Development (PUD) to allow flexible lot design and smaller individual lot sizes.
- This approach allows us to accommodate the required number of housing lots while reducing the total land area disturbed by development.
- Roads, utilities, and infrastructure have been consolidated to reduce fragmentation and minimize fill placement within wetlands.
- Construction-phase best management practices (BMPs) will be implemented, including silt fencing, vegetation preservation where feasible, directional drainage controls, and restricted equipment access zones near the protected stream buffer. These measures collectively reduce the project’s spatial footprint and the duration and magnitude of construction-related impacts.

c. Compensatory Mitigation: To offset unavoidable impacts associated with the subdivision, the project proposes preservation as the primary compensatory mitigation mechanism:

- The project will permanently preserve approximately 132,528 square feet (3.04 acres) of land adjacent to and encompassing an anadromous salmon stream. This preservation area includes riparian habitat, jurisdictional wetlands, and the stream corridor, all of which provide important ecological functions.
- The preservation area will be protected in perpetuity through legally enforceable mechanisms acceptable to the U.S. Army Corps of Engineers, which may include conservation easements, deed restrictions, and/or subdivision plat notes recorded with the final plat.
- The Applicant will coordinate with the Southeast Alaska Land Trust (SEALT) to convey the preserved property or otherwise provide land of equivalent ecological value in lieu of monetary compensation, if additional compensatory mitigation is required.
- The preserved area will remain undeveloped and protected from future disturbance, ensuring the long-term sustainability of aquatic resource functions, including water quality protection, flood attenuation, and habitat support.
- This mitigation strategy provides meaningful ecological benefits by maintaining and enhancing salmon habitat, supporting all life stages of anadromous fish species, preserving riparian buffer functions, and sustaining natural hydrologic and biogeochemical processes.
- The proposed mitigation is located within the same watershed as the project impacts and is expected to replace lost functions and values to the maximum extent practicable.
- This compensatory mitigation fully offsets the limited unavoidable wetland impacts associated with the subdivision, consistent with mitigation sequencing and Corps guidance.

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. The site SIT-00778 is in the vicinity of the permit area, however, the site has been determined not to be eligible. The permit area has been determined to be the footprint of the proposed work within the parcels located at Sections 36 & 31, T. 55 S., R. 64 & 63 E., Copper River Meridian; USGS Quad Map Sitka A-4; Latitude 57.059599° N., Longitude -135.311635° W.; Kaasda Heen Shaak Phase II Subdivision, in Sitka, Alaska. Consultation of the AHRs constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (USACE) at this time, and we are otherwise unaware of the presence of such resources. USACE 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. USACE is requesting the SHPO's concurrence with this determination.

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

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

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

The project area is not within mapped EFH.

We have determined the described activity would not adversely affect EFH due to the absence of EFH within the project area.

TRIBAL CONSULTATION: USACE 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 USACE, 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 rights or resources. Consultation may be initiated by the affected Tribe upon written request to the District Commander. This application is being coordinated with federally recognized tribes and other consulting parties. Any comments federal recognized tribes and other consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by the work under the requested permit will be considered in USACE's final assessment of the described work.

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.

USACE 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 USACE 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.

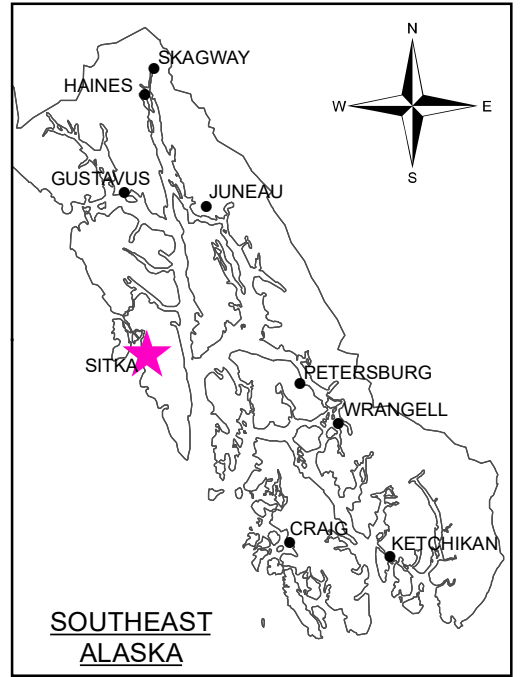
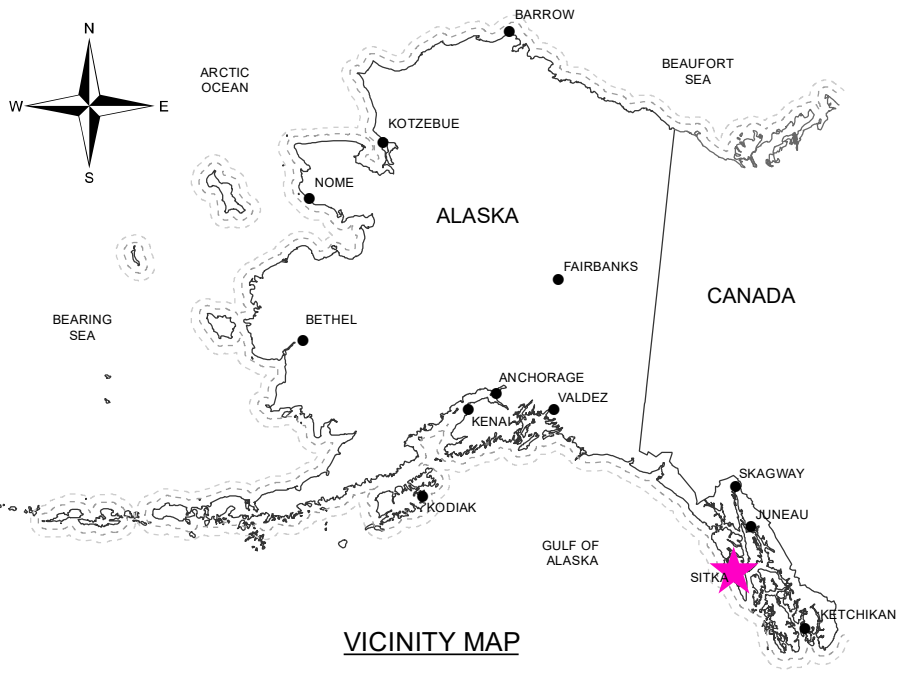
AUTHORITY: This permit will be issued or denied under the following authority:

(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 are enclosed with this public notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures



N:\23xxx\232064_BHA_Yow_Drive_Subdivision\G_Drawings\Civil\232064_Staging_Area_Plan.dwg - Mgoold - 11/21/2025

GENERAL NOTES

- CITY AND BOROUGH OF SITKA 2002 STANDARD SPECIFICATIONS ARE MADE PART OF THIS CONTRACT, DETAILS NOT SHOWN SHALL CONFORM TO STANDARD DETAILS THEREIN AS MODIFIED BY THE SPECIAL PROVISIONS.
- THE LOCATIONS OF EXISTING FEATURES AND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE PRESENT HOWEVER ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD AS NECESSARY PRIOR TO BEGINNING WORK. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD SHALL BE RECORDED ON THE CONTRACTOR'S RECORD DRAWINGS. CONTACT LOCAL UTILITY COMPANIES PRIOR TO ANY/ALL EXCAVATION AT THE FOLLOWING NUMBERS: WATER/SANITARY SEWER/STORM SEWER - CITY AND BOROUGH OF SITKA PUBLIC WORKS (907) 747-1804; ELECTRIC - SITKA CITY ELECTRIC DEPARTMENT (907) 747-4000; TELECOM - 811 ALASKA DIGLINE.
- THE PROJECT SITE IS GREATER THAN 1 ACRES IN AREA. CONTRACTOR SHALL COMPLY WITH STATE AND FEDERAL REQUIREMENTS FOR SWPPP PREPARATION FOR PROJECTS OF THIS SIZE. ANY SWPPP SHALL INCLUDE AN EROSION AND SEDIMENT CONTROL PLAN BASED UPON THE CONTRACTOR'S SCHEDULING, EQUIPMENT AND WORK. THE PLAN SHALL FOLLOW ALL REQUIREMENTS AND BEST MANAGEMENT PRACTICES OF THE CURRENT ADEC AND EPA GCP, WHICHEVER IS MORE STRINGENT. THE PLAN MUST ADDRESS THE SITE-SPECIFIC CONTROLS AND MANAGEMENT FOR THE CONSTRUCTION SITE AND AFFECTED AREAS AND MUST INCORPORATE ALL REQUIREMENTS OF THE PROJECT PERMITS.
- PROPERTY DISTURBED DURING CONSTRUCTION OUTSIDE OF PROJECT LIMITS SHALL BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION. NO VEHICLE OR EQUIPMENT TRAFFIC, MATERIAL STAGING, OR UNNECESSARY CLEARING IS PERMITTED BEYOND THE CLEARING LIMITS DEPICTED ON THE DRAWINGS UNLESS REQUIRED TO CONSTRUCT THE PROJECT AS DESIGNED.
- GRADING AND ALIGNMENT OF PIPE, STRUCTURES & FINAL SURFACING ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER TO FIT SITE CONDITIONS. GRADE ALL IMPROVEMENTS WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS TO DITCHES, SWALES OR STORM DRAIN INLETS, (INCIDENTAL).
- THE DRAWINGS DO NOT NECESSARILY SHOW ALL TREES, BUSHES OR OTHER PLANTINGS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO TREES, BUSHES OR OTHER PLANTING SHALL BE DAMAGED OR REMOVED EXCEPT AS SHOWN OR APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS, RIGHT OF WAY MONUMENTS, AND CENTERLINE MONUMENTS PRIOR TO CONSTRUCTION. UNLESS NOTED OTHERWISE, DISTURBED MONUMENTS SHALL BE RESET OR REPLACED SUBSEQUENT TO PAVING EXCEPT WHERE MONUMENT WOULD BE A HAZARD AS DETERMINED BY THE ENGINEER. EXISTING SURVEY MONUMENTS MAY NOT BE SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO PRIVATE AND PUBLIC PROPERTY ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES, INCLUDING DAMAGES CAUSED BY COMPACTION EFFORTS.
- HORIZONTAL DIMENSIONS ON PLAN AND PROFILE SHEETS TO PIPELINES, MANHOLES, AND OTHER FACILITIES, ARE TO THE CENTERLINES OF THOSE FACILITIES UNLESS SPECIFICALLY NOTED OTHERWISE. PIPELINE LENGTHS ARE MEASURED HORIZONTALLY. (I.E. PLANAR - NOT CORRECTED FOR SLOPE).
- MATCH EXISTING GRADES AT PROJECT LIMITS AND WHERE REQUIRED TO MATCH ELEVATIONS AT EXISTING ROADS.

SITE WORK NOTES

EARTHWORK

- HISTORICAL GEOTECHNICAL DATA INDICATES THAT ORGANIC OVERBURDEN COMPRISES THE UPPER 2'-5' OF EXISTING SUBGRADE. CONTRACTOR SHOULD ANTICIPATE EXCAVATING AT LEAST THIS VOLUME OF MATERIAL WITHIN THE LIMITS OF IMPROVEMENTS. EXCAVATION SHALL EXTEND TO THE GREATER DEPTH OF EITHER THE MINIMUM EMBANKMENT SECTION SHOWN IN THESE DRAWINGS OR TO THE BOTTOM OF ORGANIC OVERBURDEN.
- CLASS A BORROW SHALL CONSIST OF HARD ANGULAR AND BLASTED QUARRY ROCK MEETING THE FOLLOWING REQUIREMENTS:
 - PERCENTAGE OF WEAR OF NOT MORE THAN 50 AT 500 REVOLUTIONS, AS DETERMINED BY AASHTO T96.
 - GRADATION AS DETERMINED BY WAQTC FOP FOR AASHTO T27/T 11.

SIEVE SIZE	% PASSING BY WEIGHT
4-INCH	100
2-INCH	60-90
NO. 4	10-40
NO. 200	0-3



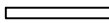

*GRADATION SHALL BE DETERMINED ON THAT PORTION PASSING THE 3-INCH SCREEN.

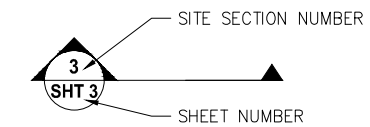
- GREATEST DIMENSION NO LONGER THAN TWICE ITS SMALLEST DIMENSION.
- CONTAINS NO MUCK, FROZEN MATERIAL, ROOTS, SOD OR OTHER DELETERIOUS MATTER.
- CLASS A BORROW SHALL BE PLACED IN LIFTS TO NOT EXCEED 12 INCHES IN LOOSE THICKNESS. COMPACTION SHALL BE ACHIEVED WITH A MINIMUM LEVEL OF EFFORT OF SIX COMPLETE PASSES WITH A 15-TON VIBRATORY DRUM ROLLER. THE INITIAL LIFT MAY BE 2 FEET THICK.
- SURFACE COURSE MATERIAL, PROPERTIES, AND PLACEMENT SHALL BE IN ACCORDANCE WITH CBSSS FOR BASE COURSE, GRADING D-1.

STORM DRAIN

- STORM DRAIN PIPE SHALL BE AS IDENTIFIED ON THE PLANS.
 - DUAL-WALL CORRUGATED HDPE PIPE COMPLYING WITH CBSSS.
- PIPE BEDDING SHALL BE BASE COURSE, GRADING D-1, PLACED AND COMPACTED PER CBSSS.
- GEOTEXTILE SEPARATION FABRIC SHALL BE GEOTEX 2X2HF MANUFACTURED BY PROPEX OR APPROVED EQUAL. SEAMS SHALL BE SEWN OR OVERLAPPED A MINIMUM OF 3 FEET.

LEGEND

- | EXISTING | THIS PROJECT | |
|---|---|--------------------|
| --- | --- | PROPERTY LINE |
| —100— | —100— | CONTOUR (MAJOR) |
| —98— | —98— | CONTOUR (MINOR) |
| --- | --- | EDGE OF GRAVEL |
|  | --- | GRAVEL SURFACE |
| --- | → . . . | DITCH |
| --- | | FILL LIMIT |
| --- | --- | CUT LIMIT |
| --- | — GB — | GRADE BREAK |
| --- |  | D1 SURFACE COURSE |
| --- |  | STORM PIPE |
| --- |  | FINISH GRADE POINT |



REFERENCE SECTION EXPLANATION

ABBREVIATIONS

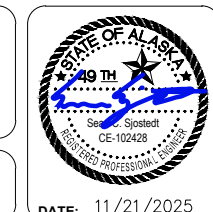
- C** CBS CITY & BOROUGH OF SITKA
- CPP** CORRUGATED POLYETHYLENE PIPE
- CY** CUBIC YARD
- E** (E) EXISTING
- I** IE INVERT ELEVATION
- L** LF LINEAR FEET
- M** MIN MTE MINIMUM MATCH TO EXISTING
- N** NTS NOT TO SCALE
- R** R ROW RADIUS RIGHT OF WAY
- S** S SY SLOPE SQUARE YARDS
- I** t. TYP THICK TYPICAL

REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P | N | D
ENGINEERS, INC.

9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
www.pndengineers.com

DESIGN: MSG CHECKED: SCS SCALE:
DRAWN: MSG APPROVED: SCS

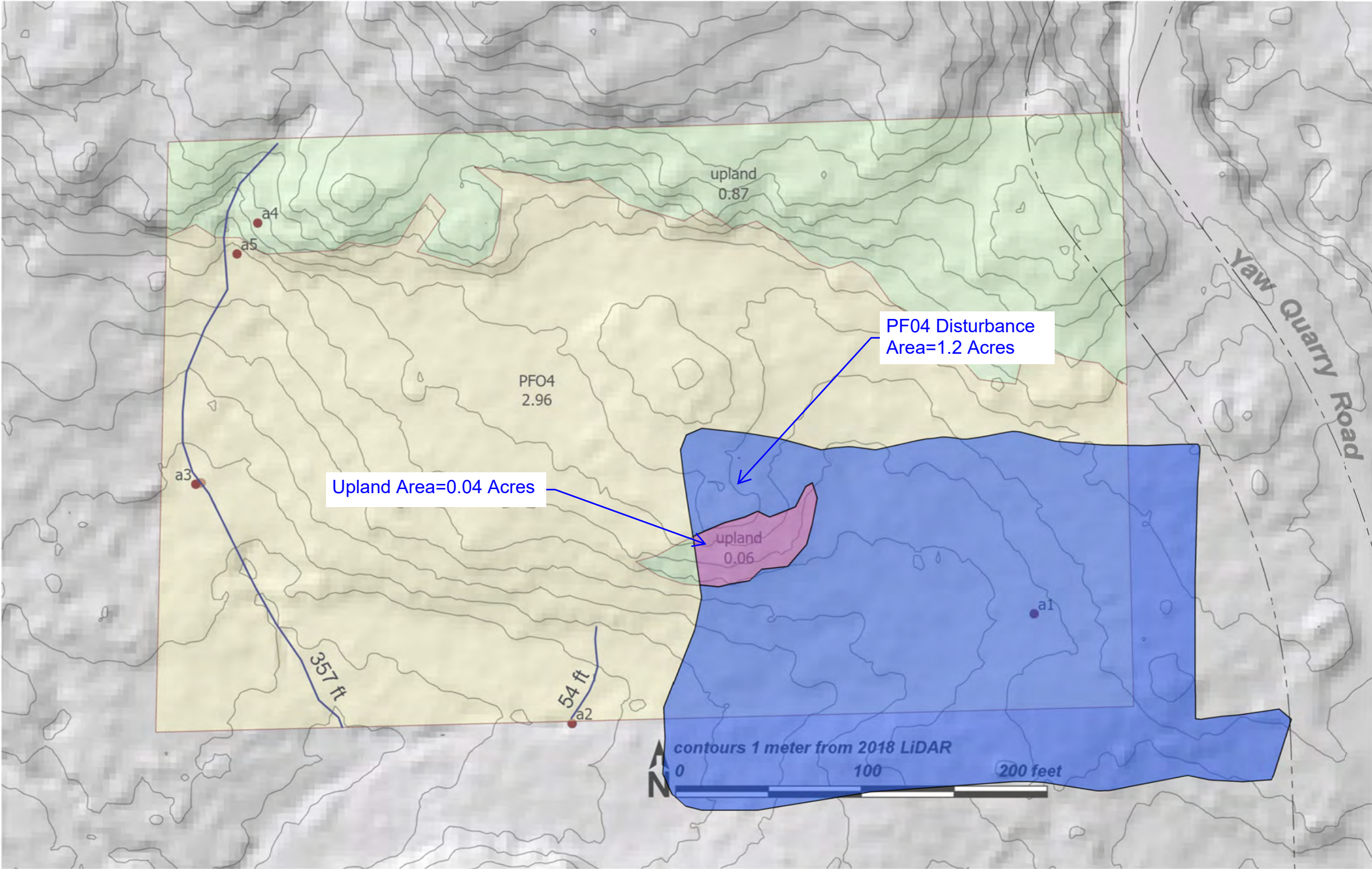


KAASDA HEEN SHAAK PHASE II SUBDIVISION SITKA, AK

SHEET TITLE: **GENERAL NOTES, SPECS, LEGEND & ABBREVIATIONS**

PND PROJECT #: 232064 C.A.N. NO.: AECC250

1 OF 3





Revised quantities (removed uplands)
 Disturbance area = 6.5 Acres
 PEM1: 2.6 acres (40%)
 PF04: 3.9 acres (60%)

Fill = 86,000*0.96=82,938 CY
 PEM1= 33,175 CY
 PF04 = 49,763 CY

Ex= 68,500*0.96=66,061 CY
 PEM1 = 26,424 CY
 PF04 = 39,637 CY

CERTIFICATION OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK _____, PAGE _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR _____
 ATTEST: _____
 MUNICIPAL CLERK _____

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING FINANCE DIRECTOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: _____ (ALL OWNERS OF RECORD) AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

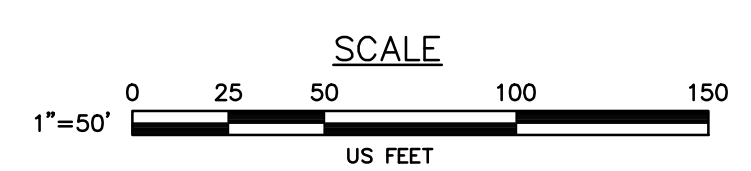
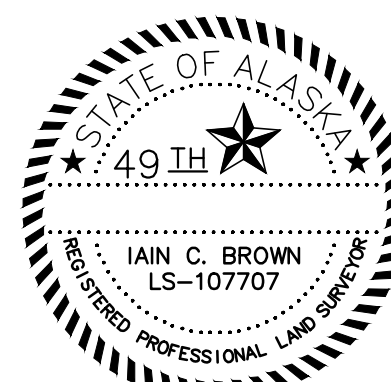
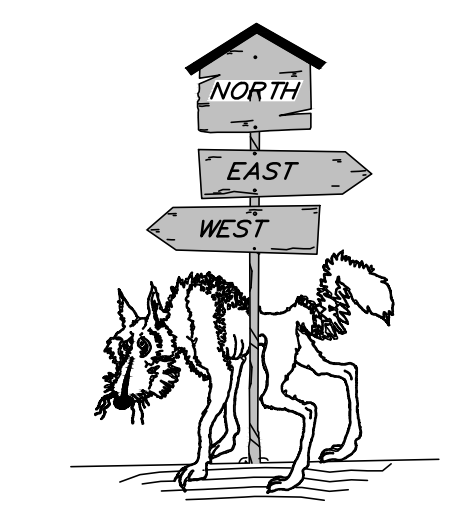
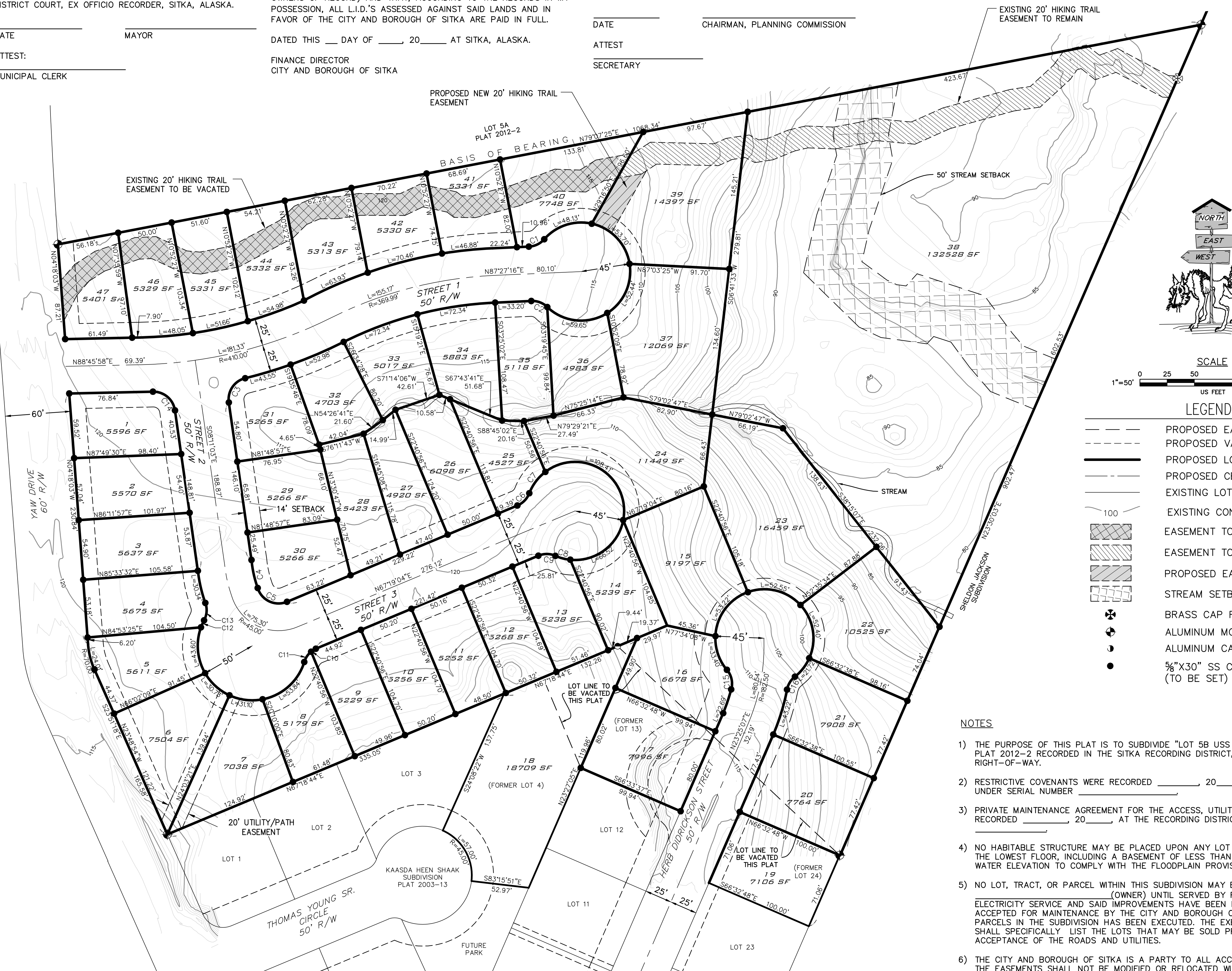
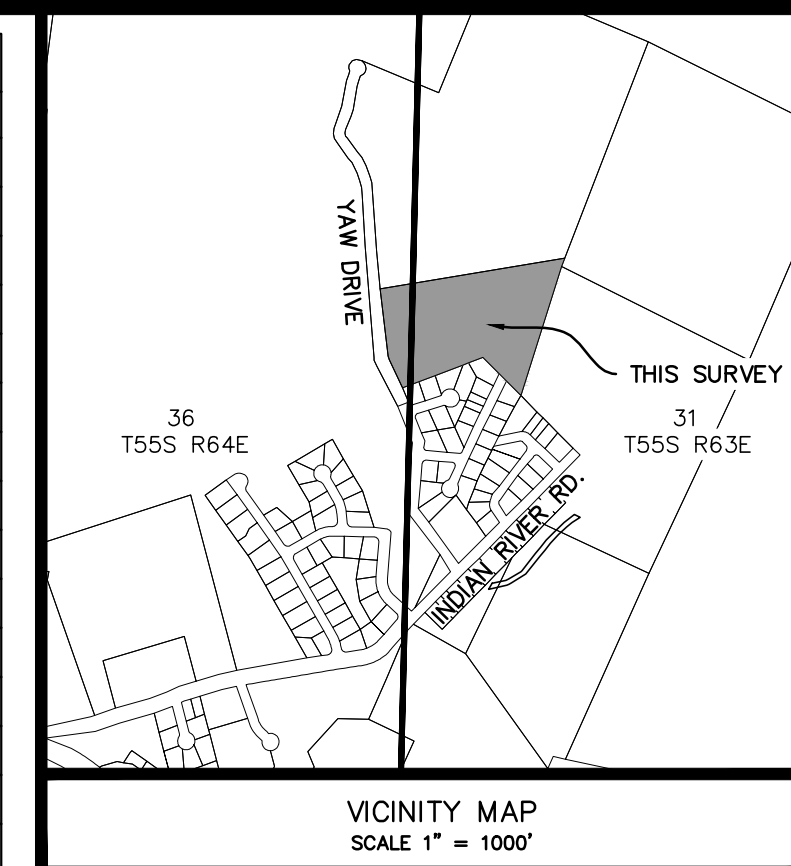
DATED THIS ____ DAY OF _____, 20____ AT SITKA, ALASKA.
 FINANCE DIRECTOR
 CITY AND BOROUGH OF SITKA

CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION _____
 ATTEST _____
 SECRETARY _____

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	16.12'	20.00'	46°11'13"	N64° 21' 39"E	15.69'
C2	16.12'	20.00'	46°11'13"	S69° 27' 08"E	15.69'
C3	29.43'	20.00'	84°19'27"	N33° 58' 41"E	26.85'
C4	26.37'	104.20'	14°29'53"	S12° 29' 35"E	26.30'
C5	33.47'	20.00'	95°52'49"	S64° 44' 31"E	29.70'
C6	16.12'	20.00'	46°11'13"	N44° 13' 28"E	15.69'
C7	24.86'	45.00'	31°39'11"	N36° 57' 26"E	24.55'
C8	14.14'	45.00'	17°59'55"	S75° 29' 41"E	14.08'
C9	16.12'	20.00'	46°11'13"	N89° 35' 20"W	15.69'
C10	5.12'	20.00'	14°40'24"	S57° 35' 45"W	5.11'
C11	11.54'	20.00'	31°39'11"	S33° 50' 07"W	11.38'
C12	7.00'	50.00'	8°01'36"	N23° 50' 28"E	7.00'
C13	16.51'	20.00'	47°17'26"	N4° 12' 06"E	16.04'
C14	28.99'	20.00'	83°02'59"	N49° 42' 32"W	26.52'
C15	19.49'	20.00'	55°50'38"	N12° 03' 47"W	18.73'
C16	14.29'	20.00'	40°56'04"	S31° 08' 07"W	13.99'



- LEGEND**
- PROPOSED EASEMENT
 - PROPOSED VACATED LOT LINE
 - PROPOSED LOT LINE
 - PROPOSED CENTER LINE
 - EXISTING LOT LINE
 - EXISTING CONTOUR & ELEVATION
 - ▨ EASEMENT TO BE VACATED
 - ▨ EASEMENT TO REMAIN
 - ▨ PROPOSED EASEMENT
 - STREAM SETBACK
 - ⊕ BRASS CAP FOUND
 - ⊙ ALUMINUM MONUMENT FOUND
 - ⊙ ALUMINUM CAP FOUND
 - 5/8"X30" SS CAP LS107707 (TO BE SET)

NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE "LOT 5B USS 407 TRACT B" AS DEPICTED ON PLAT 2012-2 RECORDED IN THE SITKA RECORDING DISTRICT, INTO 47 LOTS AND DEDICATE RIGHT-OF-WAY.
- RESTRICTIVE COVENANTS WERE RECORDED _____, 20____, AT THE RECORDING DISTRICT UNDER SERIAL NUMBER _____
- PRIVATE MAINTENANCE AGREEMENT FOR THE ACCESS, UTILITIES, AND DRAINAGE FOR THIS IS RECORDED _____, 20____, AT THE RECORDING DISTRICT UNDER SERIAL NUMBER _____
- NO HABITABLE STRUCTURE MAY BE PLACED UPON ANY LOT THAT SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING A BASEMENT OF LESS THAN, AT, OR ABOVE THE HIGHEST KNOWN WATER ELEVATION TO COMPLY WITH THE FLOODPLAIN PROVISIONS.
- NO LOT, TRACT, OR PARCEL WITHIN THIS SUBDIVISION MAY BE CONVEYED BY _____ (OWNER) UNTIL SERVED BY ROAD, DRAINAGE, WATER, SEWER, AND ELECTRICITY SERVICE AND SAID IMPROVEMENTS HAVE BEEN INSPECTED, APPROVED, AND ACCEPTED FOR MAINTENANCE BY THE CITY AND BOROUGH OF SITKA AND THE OWNERS OF THE PARCELS IN THE SUBDIVISION HAS BEEN EXECUTED. THE EXECUTED SUBDIVISION AGREEMENT SHALL SPECIFICALLY LIST THE LOTS THAT MAY BE SOLD PRIOR TO THE INSTALLATION AND ACCEPTANCE OF THE ROADS AND UTILITIES.
- THE CITY AND BOROUGH OF SITKA IS A PARTY TO ALL ACCESS AND UTILITY EASEMENTS AND THE EASEMENTS SHALL NOT BE MODIFIED OR RELOCATED WITHOUT MUNICIPAL APPROVAL.

CERTIFICATE OF SURVEYOR

I, IAIN BROWN CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OF UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES DOES NOT EXCEED ONE PART IN 5,000; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE _____ REGISTRATION NO. LS-107707

IAIN BROWN
 REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER(S)/COMPANY NAME _____

CERTIFICATE OF PAYMENT OF TAXES

(STATE OF ALASKA)
 (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: _____ (ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE _____.

DATED THIS ____ DAY OF _____, 20____ AT SITKA, ALASKA

ASSESSOR
 CITY AND BOROUGH OF SITKA

NOTARY'S ACKNOWLEDGEMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

KAASDA HEEN SHAAK PHASE II SUBDIVISION SITKA, ALASKA

DESCRIPTION: 11.18 ACRE SUBDIVISION OF LOT 5B USS 407. PLAT 2012-2 AND LOT 4, LOT 13, LOT 24 KAASDA HEEN SHAAK SUBDIVISION PLAT 2003-13
 PREPARED FOR: BARANOF ISLAND HOUSING AUTHORITY
 245 KATLIAN STREET
 SITKA, ALASKA 99835
 LOCATION: WITHIN: SECTION 36, TOWNSHIP 55 SOUTH, RANGE 63 EAST, AND SECTION 31, TOWNSHIP 55 SOUTH, RANGE 64 EAST COPPER RIVER MERIDIAN, ALASKA AND THE CITY OF SITKA, IN THE SITKA RECORDING DISTRICT, STATE OF ALASKA.

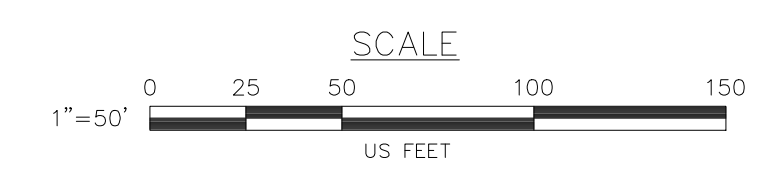
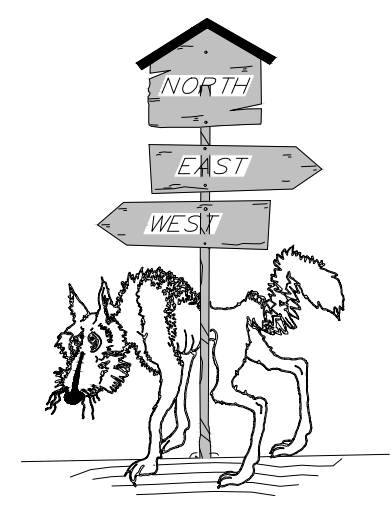
1506 West 36th Avenue
 Anchorage, Alaska 99503 Phone:
 907.561.1011 www.pndengineers.com
 AK LIC# AECC250

SCALE: 1" = 50'	FIELD BOOK: 2023	GRID:
DESIGNED BY: CRS	DATE: 10-29-2025	CASE NO:
CHECKED BY: IB/SS	PROJECT NO: 232064	SHEET NO: 1 of 2



LEGEND

EXISTING	THIS PROJECT	
---ssx---	---ss---	SANITARY SEWER
---w---	---w---	WATER
---sdx---	▭	STORM DRAIN
⊗	⊗	GATE OR BUTTERFLY VALVE
	⊗	CURB STOP
	—	SEWER SERVICE
⊙	⊙	SS MANHOLE
	▭	STORM DRAIN CB
	⊙	FIRE HYDRANT
	▭	CONCRETE
	▭	PAVEMENT
—	—	DITCH
⊙	⊙	LIGHT POLE



**KAASDA HEEN SHAAK PHASE II
SUBDIVISION**
SITKA, ALASKA

DESCRIPTION: 11.18 ACRE SUBDIVISION OF LOT 5B USS 407, PLAT 2012-2
AND LOT 4, LOT 13, LOT 24 KAASDA HEEN SHAAK SUBDIVISION PLAT 2003-13

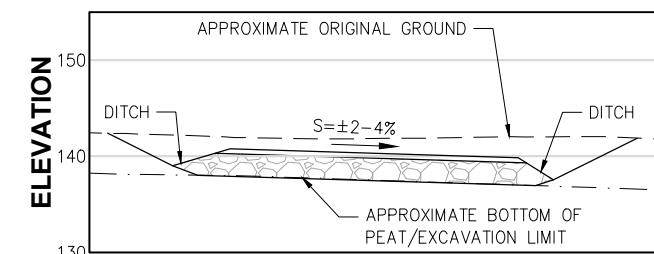
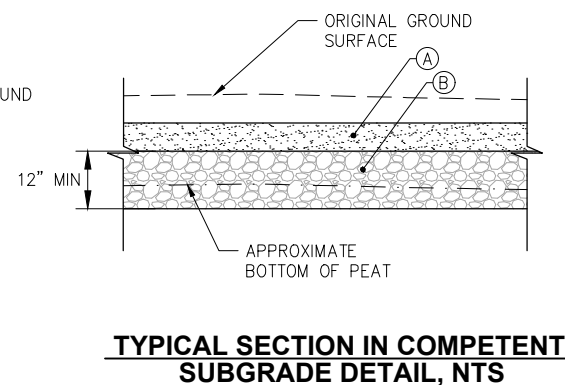
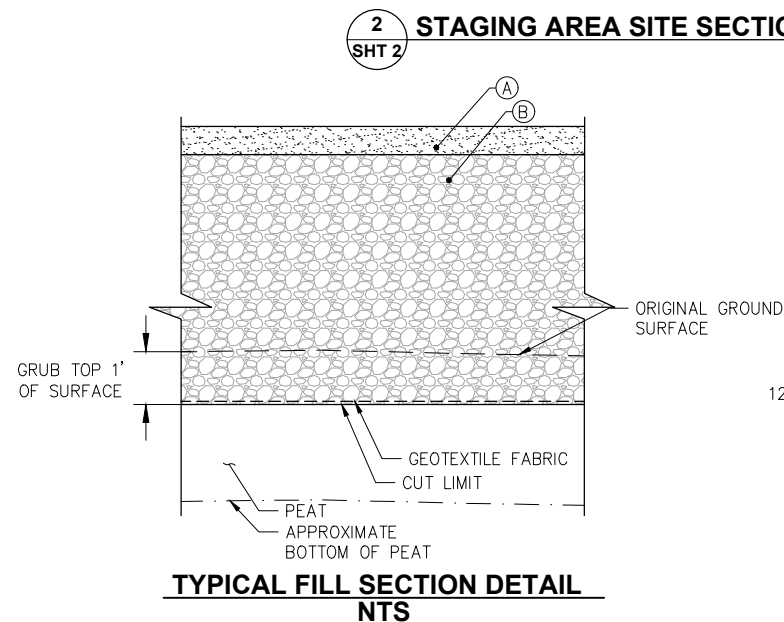
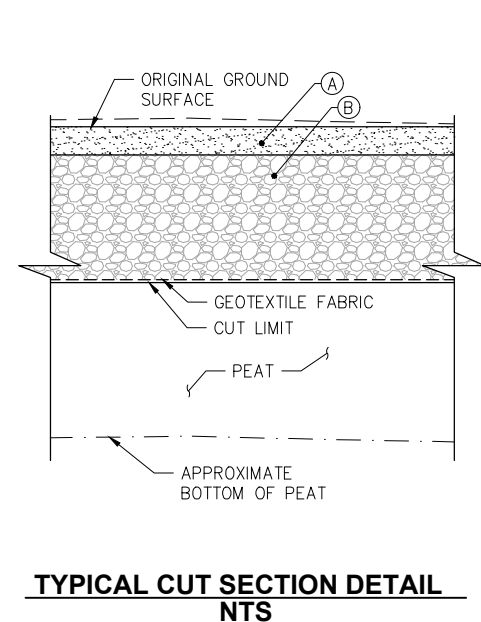
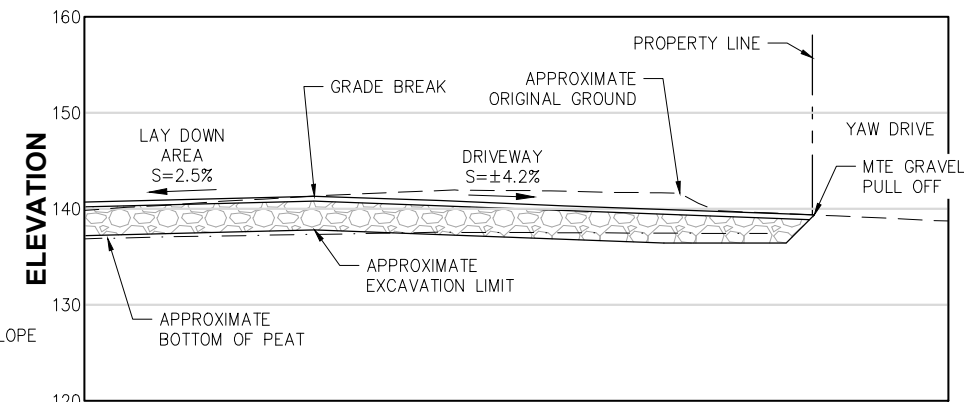
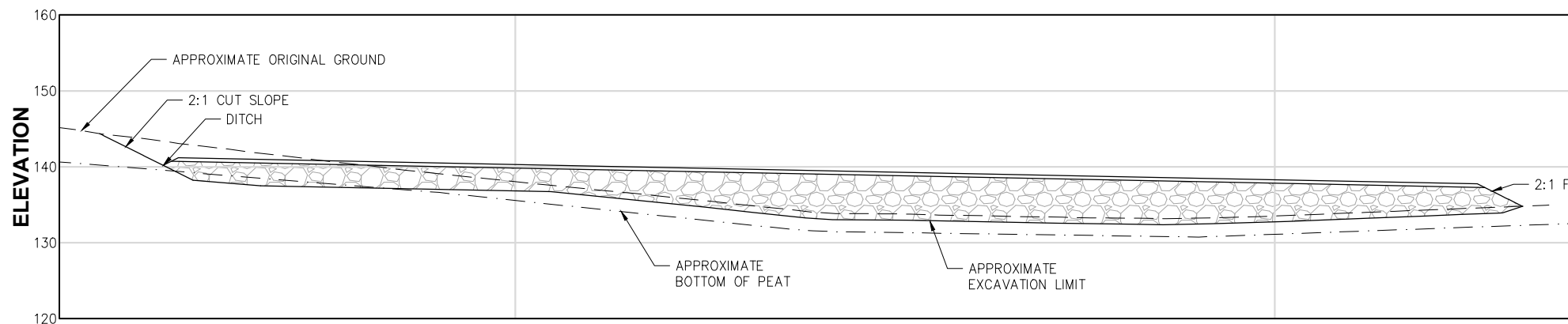
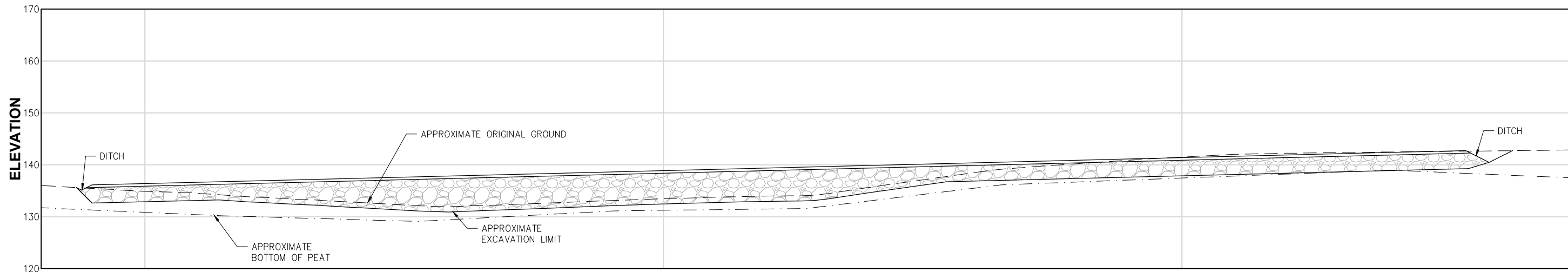
PREPARED FOR: BARANOF ISLAND HOUSING AUTHORITY
245 KATLIAN STREET
SITKA, ALASKA 99835

LOCATION: WITHIN: SECTION 36, TOWNSHIP 55 SOUTH, RANGE 63 EAST, AND
SECTION 31, TOWNSHIP 55 SOUTH, RANGE 64 EAST COPPER RIVER
MERIDIAN, ALASKA AND THE CITY OF SITKA, IN THE SITKA RECORDING
DISTRICT, STATE OF ALASKA.

SCALE: 1" = 50'	FIELD BOOK: 2023	GRID:
DESIGNED BY: MSG	DATE: 10-29-2025	CASE NO:
CHECKED BY: SS	PROJECT NO: 232064	SHEET NO: 2 of 2

1506 West 36th Avenue
Anchorage, Alaska 99503 Phone:
907.561.1011 www.pndengineers.com
AK LIC# AECC250

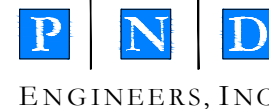
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MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
(A)	6"t. SURFACE COURSE
(B)	CLASS A SHOT ROCK BORROW, DEPTH VARIES: A. WHERE SUBCUT IS IN PEAT, 36" MIN OVER GEOTEXTILE. B. WHERE SUBCUT IS IN COMPETENT MATERIAL, 12" MIN OVER SUBCUT LIMIT.

REVISIONS

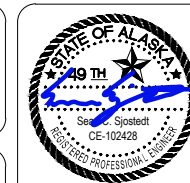
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.



9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
www.pndengineers.com

DESIGN: MSG CHECKED: SCS
DRAWN: MSG APPROVED: SCS

SCALE: SCALE IN FEET
0 20 40



DATE: 11/21/2025

KAASDA HEEN SHAAK PHASE II
SUBDIVISION
SITKA, AK

SHEET TITLE:
STAGING AREA SITE SECTIONS

3 OF 3

PND PROJECT #: 232064 C.A.N. NO.: AECC250