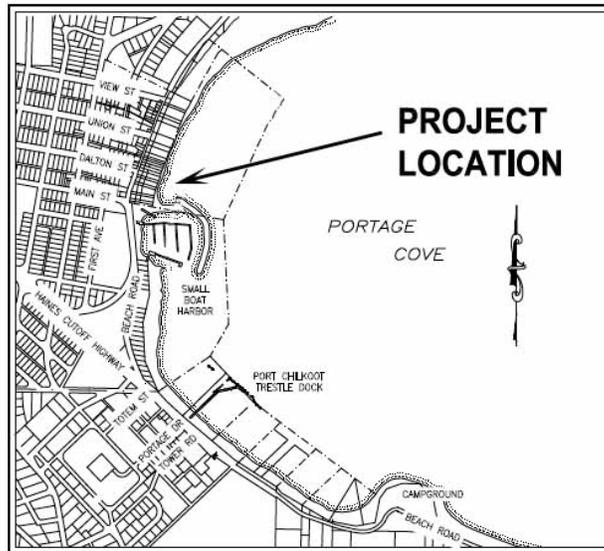
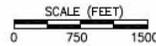




LOCATION MAP



VICINITY MAP

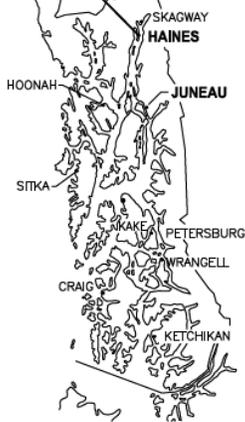


TIDAL DATA

HIGHEST OBSERVED WATER LEVEL (APPROX.) = 26.1 FEET
EXTREME HIGH WATER = 22.5 FEET
HIGH TIDE LINE = 21.2 FEET
MEAN HIGH WATER = 15.8 FEET
MEAN LOWER WATER = 1.6 FEET
MEAN LOWER LOW WATER = 0 FEET
MEAN LOWER LOW WATER (MLLW)
LOWEST OBSERVED WATER LEVEL (APPROX.) = -6.7 FEET

FROM: NOAA NOS/CO-OPS STATION ID: 9452400 SKAGWAY, ALASKA

PROJECT LOCATION



SOUTHEAST ALASKA

Sheet No.	Title
1 of 18	Cover Sheet & Maps to Site
2-4 of 18	Permit Application
5 of 18	Attachment A of Permit
6 of 18	Site Plan from 12.0'-15.8'
7 of 18	Site Plan from 12.0'-21.2'
8 of 18	Site Plan from 15.8'-21.2'
9 of 18	Cross Section of Site Plan
10 of 18	Riprap Illustration
11 of 18	Future Site Plan Development
12 of 18	Aerial View of Project
13 of 18	Image Guide
14-17 of 18	Images of Site
18 of 18	Aerial View of Mitigation

Project Purpose:
Marine Service Improvements/Expand Pad

Adjacent Property Owners:
Ward
Haines Borough
Hannon

Map of Project

Application By:
Front Street LLC

Front Street Improvement Project

At: Haines, Alaska
Located In: Portage Cove
Date: March 2015
Page 1 of 17

**U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT**

33 CFR 325. The proponent agency is CECW-CO-R.

*Form Approved -
OMB No. 0710-0003
Expires: 31-AUGUST-2013*

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Greg Middle - Last - Schlachter Company - Front Street LLC E-mail Address - greg@expeditionbroker.com			8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Middle - Last - Company - E-mail Address -		
6. APPLICANT'S ADDRESS: Address- PO Box 1129 City - Haines State - AK Zip - 99827 Country - USA			9. AGENT'S ADDRESS: Address- City - State - Zip - Country -		
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 907-766-2088 907-766-3977 907-766-3975			10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax		

STATEMENT OF AUTHORIZATION

11. I hereby authorize, _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) Front Street Improvement Project			
13. NAME OF WATERBODY, IF KNOWN (if applicable) Portage Cove, Lynn Canal		14. PROJECT STREET ADDRESS (if applicable) Address 4 Front Street	
15. LOCATION OF PROJECT Latitude: +N 59 14.100 Longitude: +W 135 26.450		City - Haines State- AK Zip- 99827	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID Municipality Haines Townsite Block 21 Section - Township - Range -			

17. DIRECTIONS TO THE SITE

The project is located within Haines Townsite, Block 21, 4 Front Street, Haines, Alaska 99827

18. Nature of Activity (Description of project, include all features)

Applying for fill of lots 1-15b of Front Street from 12.0' contour to existing rubble mound to be filled to an elevation of approximately 30'. Discharge of approximately 27,630 cubic yards of armor rock & fill material onto 50,785 square feet, from 12.0' to 21.2' contour to facilitate expansion of marine services in conjunction with Haines Harbor Expansion Project (HHEP). Fill material will be sourced from the dredging of HHEP site. A determination of suitability of the dredged marine sediment from HHEP site for discharge into waters of the United States will be made in consultation with State and Federal agencies. A rubble mound with toe at 12.0' contour with slope of 1:1.5 will encapsulate and protect fill material.

Upon completion of fill and site preparation, upgrades to existing marine supply and repair service buildings will begin, including: Complete removal and rebuild of Canal Marine (marine supply and repair service business), construction of multiple boat maintenance barns, expansion of upland vessel storage. Additional development on site may include office & retail space, RV park, restaurant/bar.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

See Attachment A.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Discharge of 25,030 cubic yards of fill material will be used to expand the current pad for development. 2,600 cubic yards of riprap/armor rock will be used to protect and encapsulate the fill material.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type	Type	Type
Amount in Cubic Yards	Amount in Cubic Yards	Amount in Cubic Yards
25,030 cubic yards of gravelly sand with silt	2,600 cubic yards of riprap/armor rock	

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 1.16 acres
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

See Attachment A.

24. Is Any Portion of the Work Already Complete? Yes No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- Michael Ward, Box 590

City - Haines State - Alaska Zip - 99827

b. Address- Timothy Hannon, Box 47

City - Haines State - Alaska Zip - 99827

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

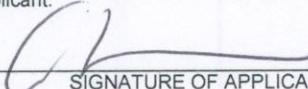
City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
Haines Borough	Land Use Permit		2015-03-13		

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.


 SIGNATURE OF APPLICANT
 3/13/15
 DATE

 SIGNATURE OF AGENT

 DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Attachment A

Army Corps Permit – Front Street LLC

Front Street Improvement Project

Block 19. Project Purpose: The Borough of Haines is currently in the permitting phase for a harbor expansion of the Haines Small Boat Harbor. This much needed project will provide additional slip space for the commercial and recreational fleet, reducing long waiting lists for permanent slips (up to three years) and increase harbor usage from both locals and regional residents (Whitehorse).

The Front Street Development Project intends to address the critical need for marine support infrastructure by expanding and modernizing the existing facilities occupying lots 3-5 of Front Street. The expansion of the existing pad is crucial for building a marine repair facility that allows safe and efficient movement of vessels from the Haines Harbor for maintenance and repairs. Currently, it is nearly impossible to move & position towed vessels for maintenance without encumbering the flow of traffic on Front Street. The pad expansion will reduce and/or eliminate Canal Marine's operations from encroaching on the right-of-way of Front Street, while also allowing for expansion of services including two completely enclosed, all-weather boat repair/rebuild barns, and a modernized retail and maintenance facility.

The Front Street Project also addresses the lack of upland boat storage for our commercial and recreational fleet. Currently there is minimal dedicated space in Haines for this much needed service and many operators over-winter at Skagway's facility. We hope that by creating a local option for boat storage and indoor repairs, the fishing fleet of Haines will experience a reduction in deferred maintenance and improved safety of their vessels on the water.

The new facility and improved upland site pad will feature oil/water separators and/or bioswale infiltration system, catch basins and drainage to treat contaminated water, settling basins for storm water control and contaminants in the event of a spill, all of which are currently lacking at the existing facility.

The date the project will begin will coincide with the initiation of dredge work at the Haines Harbor Expansion Project (Proposed Fall 2015).

Block 23. Description of Avoidance: Front Street LLC is not able to entirely avoid impacts to waters of the United States.

Page 2: Front Street LLC- Front Street Improvement Project

Block 23. Description of Minimization: The following measures will be incorporated into the proposed project:

- Removal of the existing marine repair facility along with engineered enhancements to site will improve rainwater drainage along with the addition of contaminant containment systems.
- Erosion of the core fill (dredged material), will be mitigated by constructing a berm which will be placed around the perimeter of the core fill. The berm will be constructed using class I riprap as the inner lens with class III riprap as the outer lens (a total of 4 ft thick). This rock will contain the material from escaping the fill area. Depending upon the material encountered, if additional protection is necessary with use of a riprap liner, it will be provided/installed. A riprap liner will be available and on-site during construction.
- Armor rock, used in the rubble mound, has been known to improve marine habitat and will be the preferred alternative over concrete blocks or sheet pile construction.
- Work in waters of the US will be conducted in accordance with the terms and conditions of the Corps of Engineers permit.
- Placement of armor rock and fill will occur during lower tidal cycles to avoid or minimize in-water work. Armor rock used for the authorized work will be clean, free from pollution in toxic amounts. Armor rock will be free of fine sediments to the extent practicable, to reduce suspended material from entering the water column during tidal cycles.
- A Hazardous Materials Control plan (HCMP) for handling, storage, cleanup, and disposal of petroleum products and hazardous materials needed for the project. Front Street will provide and maintain a hazardous waste clean-up kit on-site at all times.
- Front Street will be required to prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) prior to any construction activities in accordance with standard DOT&PF design and construction requirements. The SWPPP will incorporate Best Management Practices (BMPs) to prevent erosion and control sediment release to water.

Page 3: Front Street LLC- Front Street Improvement Project

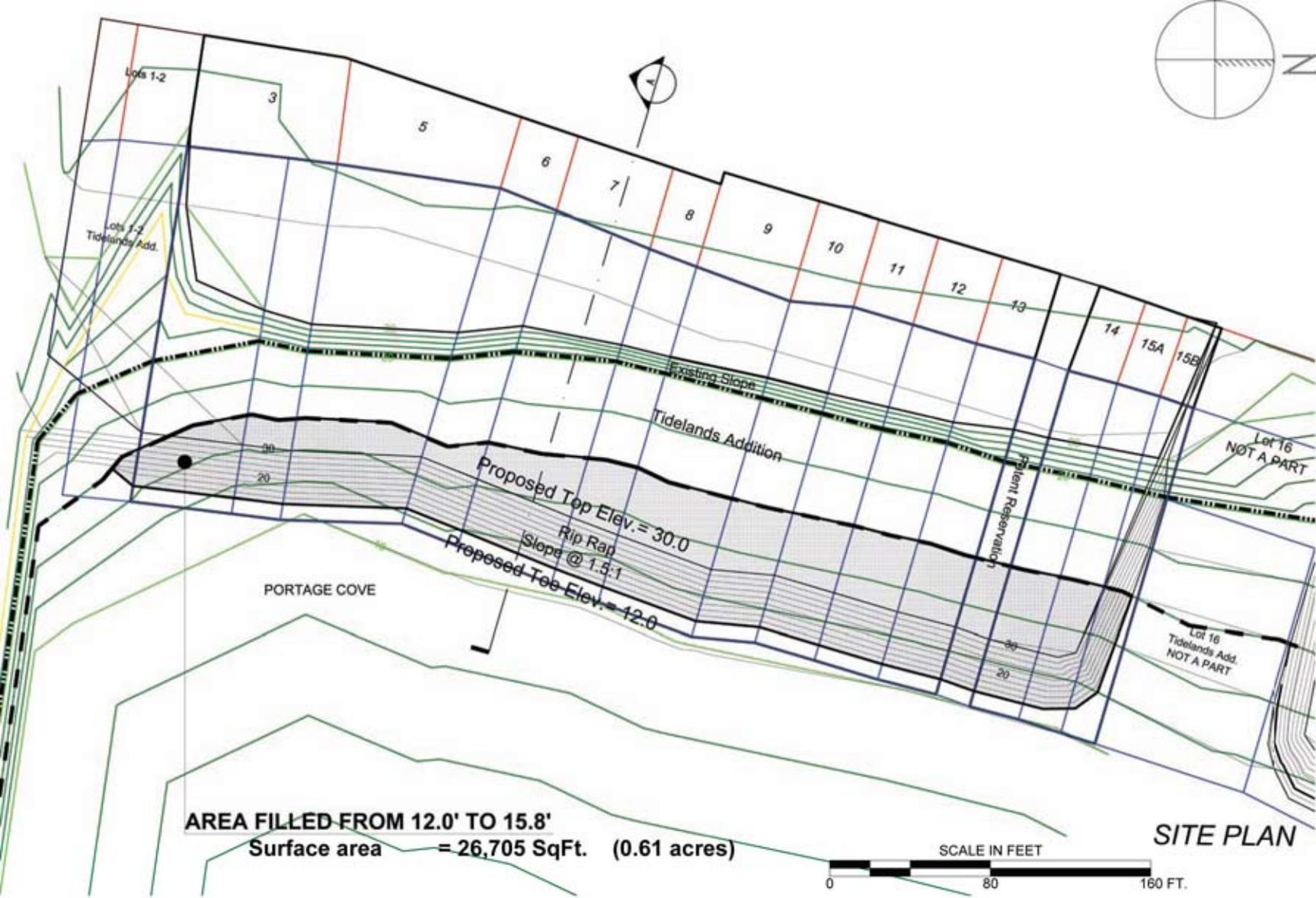
Block 23. Compensatory Mitigation: The 1.16 acres that will be filled for this project have an unvegetated sand and cobble bottom. The riprap used in the armor rock provides a medium for marine vegetation to grow, and interstitial spaces for migrating salmonids, thus creating 0.36 acres of high value marine habitat.

Front Street LLC proposes the following compensation for the loss of 1.16 acres of low-moderate value intertidal habitat:

- Provide Alaska Chilkat Bald Eagle Preserve with 3.25 acres of the Porcupine Point Pond (26 Mile, Haines Highway), the entirety of the portion privately owned, for restoration as wetlands. If they are unwilling to take the property, land owner will place a deed restriction specifying the sole use for preservation & restoration of the property.
- Provide Alaska Chilkat Bald Eagle Preserve with adjacent privately-owned, delineated high value wetland, which we estimate to be 1-1.5 acres and will conduct an official Army Corps approved wetland delineation as soon as conditions allows in the Spring.
- Use riprap for the rubble mound as opposed to concrete block construction or sheet pile construction.

In discussions with Takshanuk Watershed Council and Southeast Alaska Watershed Coalition, the Porcupine Pond has been deemed a high quality restoration project, as well a priority for both councils. Although the Haines region does not have a watershed assessment, this restoration project is considered a watershed priority.

Intertidal areas in need of restoration are challenging to find in the Haines area, this is why we've proposed upland wetlands for our compensatory mitigation.



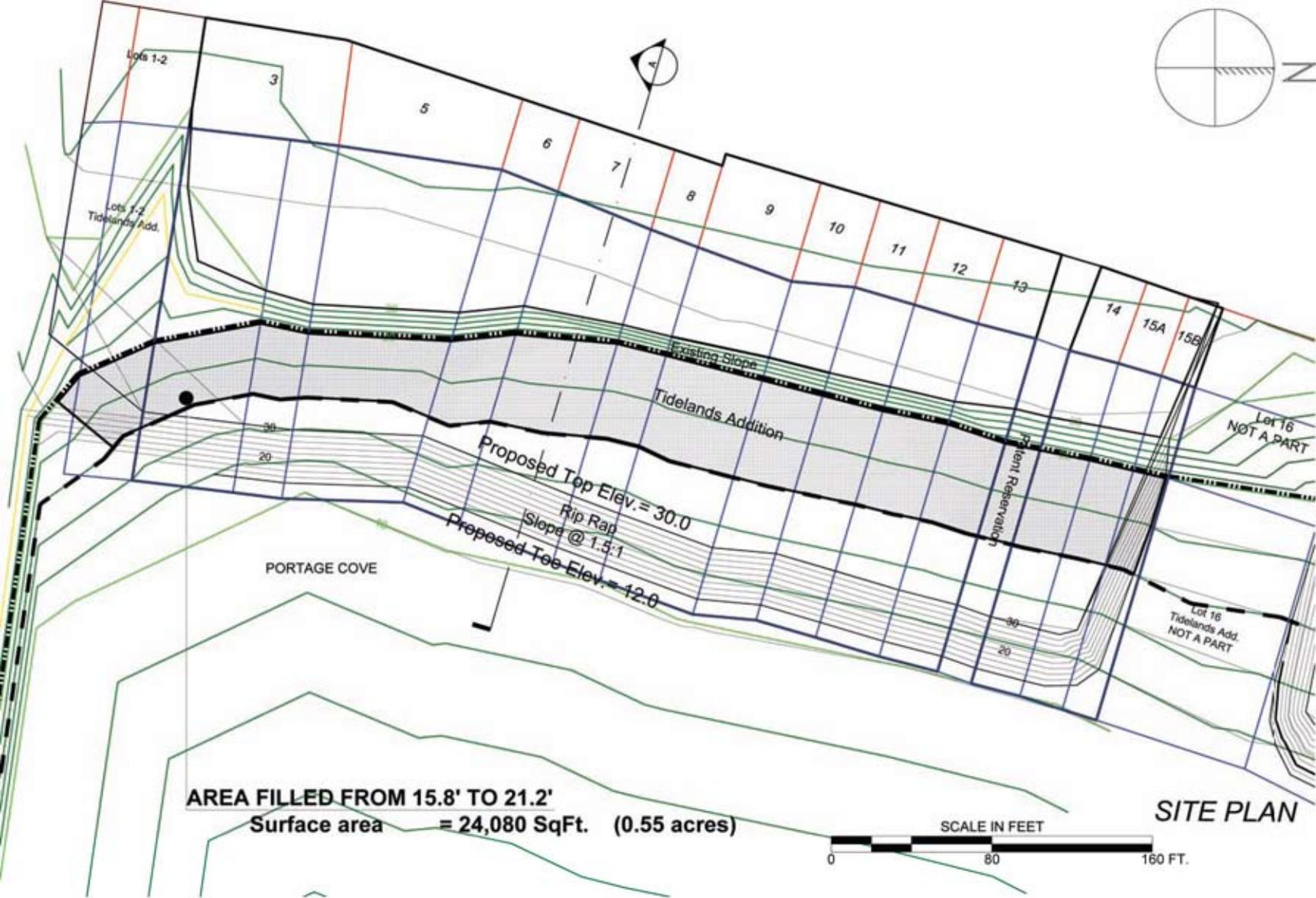
AREA FILLED FROM 12.0' TO 15.8'
 Surface area = 26,705 SqFt. (0.61 acres)

SITE PLAN

LEGEND

- HIGH TIDE LINE (21.2')
- - - - - MEAN HIGH WATER LINE (15.8')

Front Street Improvement Project
Applicant: Front Street LLC
At: Haines, Alaska
Located in: Portage Cove
Sheet 6 of 18



AREA FILLED FROM 15.8' TO 21.2'
 Surface area = 24,080 SqFt. (0.55 acres)

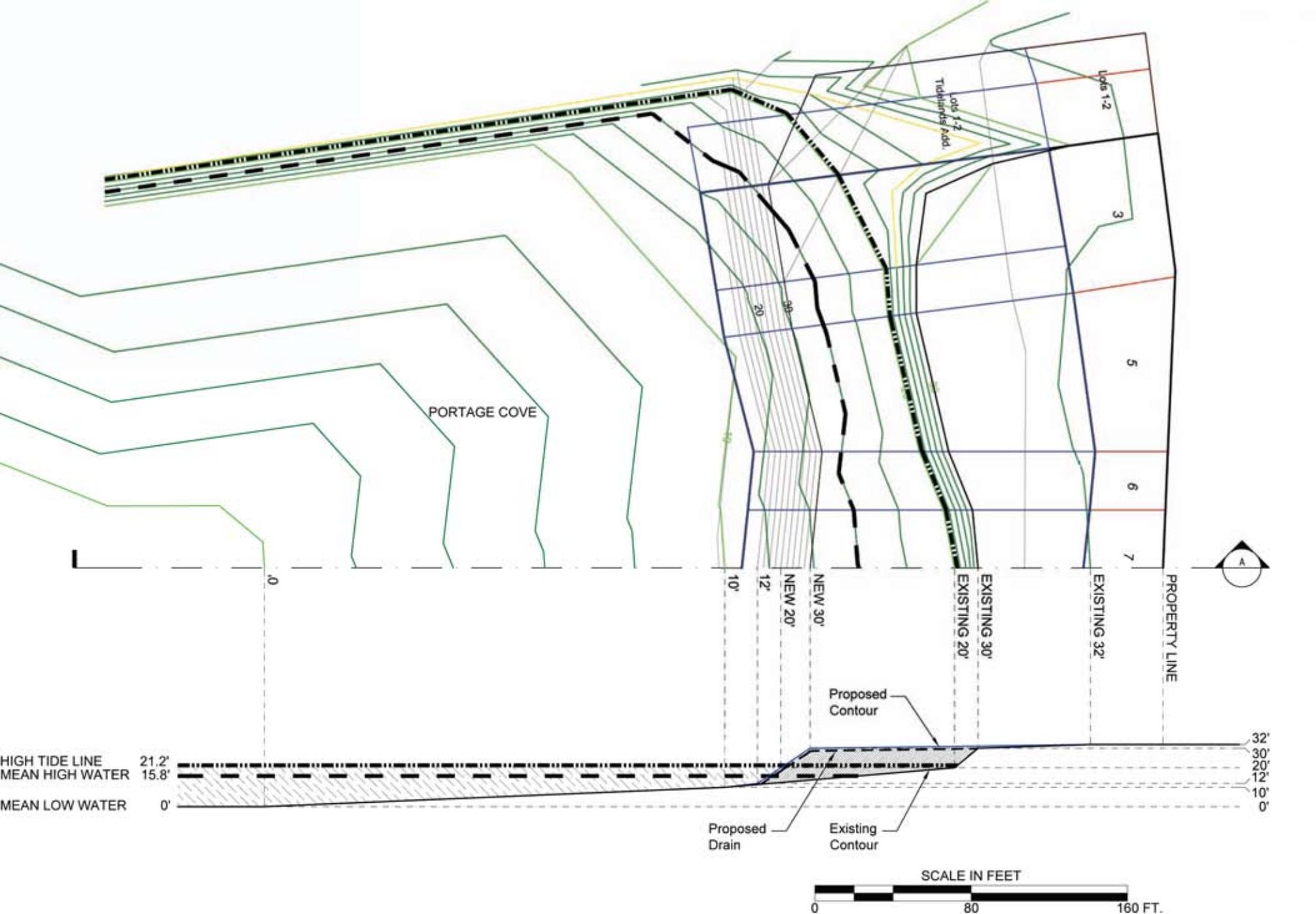
SITE PLAN



LEGEND

- HIGH TIDE LINE (21.2')
- - - - - MEAN HIGH WATER LINE (15.8')

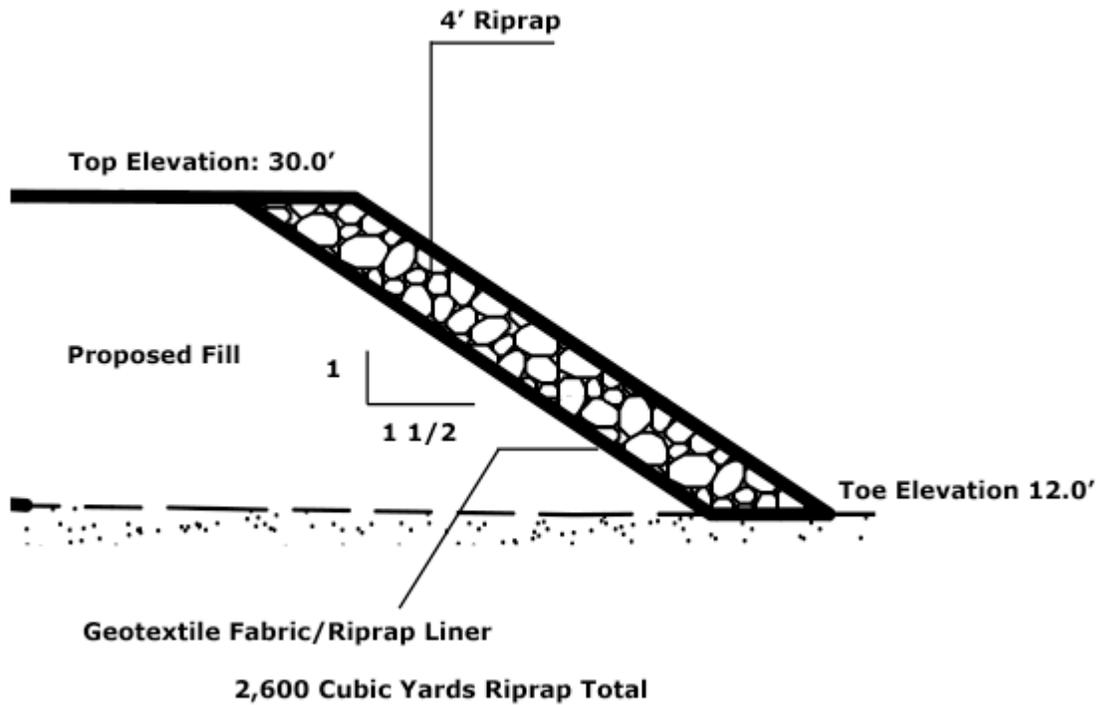
Front Street Improvement Project
 Applicant: Front Street LLC
 At: Haines, Alaska
 Located in: Portage Cove
 Sheet 7 of 18



LEGEND

	HIGH TIDE LINE (21.2')
	MEAN HIGH WATER LINE (15.8')

Front Street Improvement Project
 Application: Front Street LLC
 At: Haines, Alaska
 Located in: Portage Cove
 Sheet 9 of 18



Project Purpose:
Marine Service Improvements/Expand Pad

Adjacent Property Owners:
Ward
Haines Borough
Hannon

Typical Riprap Slope

Application By:
Front Street LLC

Front Street Improvement Project

At: Haines, Alaska
Located In: Portage Cove
Date: March 2015
Sheet 10 of 19