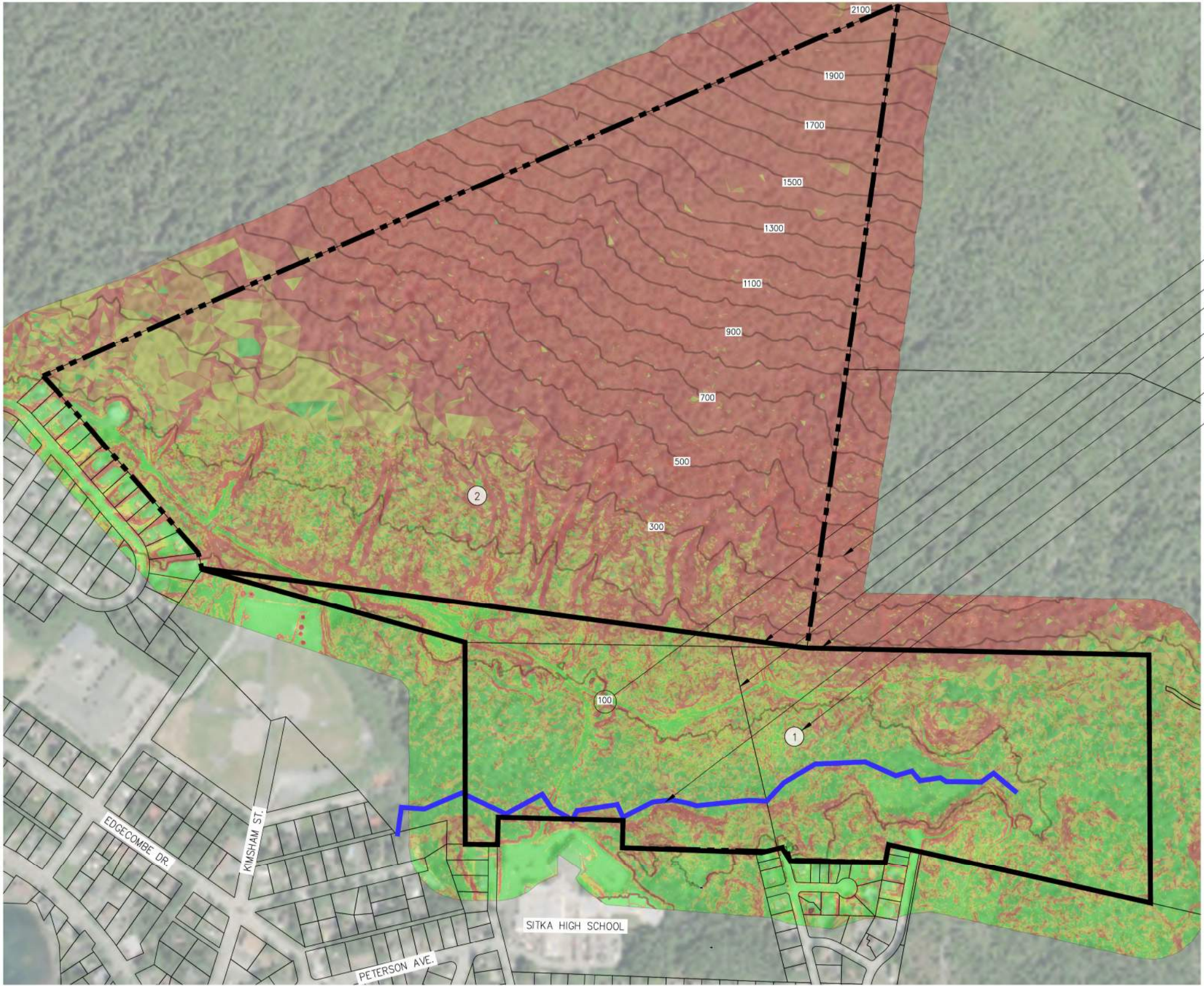


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- CONTOUR LABEL, TYP.
- CONTOURS, TYP.
- SITE BOUNDARY, TYP.
- PROPERTY LINE, TYP.
- GAVAN HILL SUBJECT AREA BOUNDARY
- PETERSON CREEK (ANADROMOUS)
- SITE LABEL, TYP.

GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
Green	0%	15%
Yellow	15%	30%
Orange	30%	45%
Red	45%	—

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	63.17	POTENTIAL FOR DEVELOPMENT
2	143.51	LOW DEVELOPMENT POTENTIAL

GAVAN HILL
TOTAL SUBJECT AREA: 206.68 ACRES



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SCALE: SCALE IN FEET
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DATE: 7/24/2025

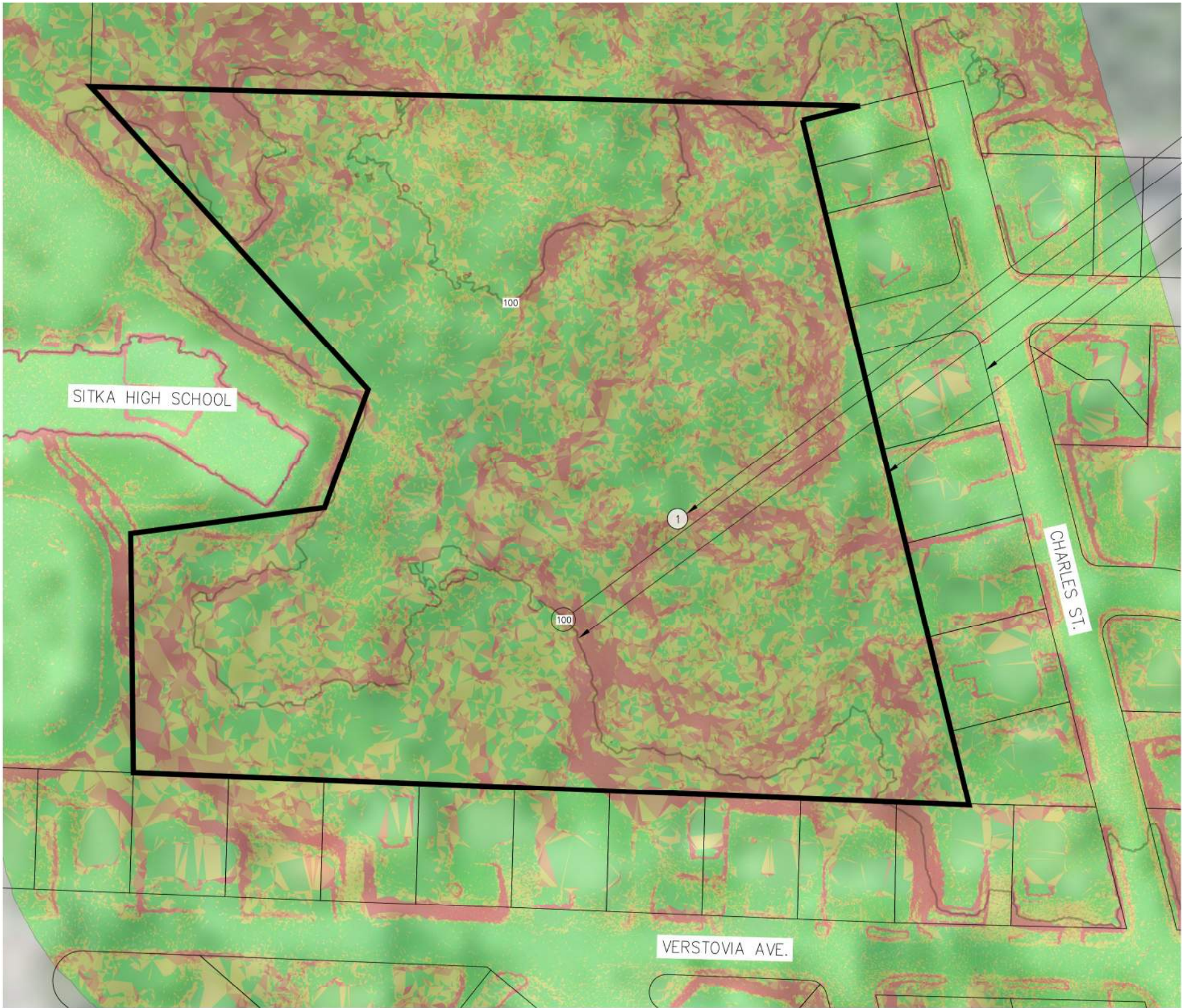
CITY AND BOROUGH OF SITKA, ALASKA
LAND SUITABILITY AND FEASIBILITY STUDY
CBS PROJECT #XXXX

SHEET TITLE:
GAVAN HILL

PND PROJECT #: 242091 C.A.N. NO.: AECC250

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- SITE LABEL, TYP.
- CONTOUR LABEL, TYP.
- CONTOURS, TYP.
- PROPERTY LINE, TYP.
- GAVAN HILL-SHS SUBJECT AREA BOUNDARY

GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
■	0%	15%
■	15%	30%
■	30%	45%
■	45%	—

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	7.26	POTENTIAL FOR DEVELOPMENT

GAVAN HILL - SITKA HIGH SCHOOL
TOTAL SUBJECT AREA: 7.26 ACRES



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SCALE: SCALE IN FEET

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50

100 FT.

DATE: 7/24/2025

CITY AND BOROUGH OF SITKA, ALASKA
LAND SUITABILITY AND FEASIBILITY STUDY
CBS PROJECT #XXXX

SHEET TITLE:
GAVAN HILL - SHS

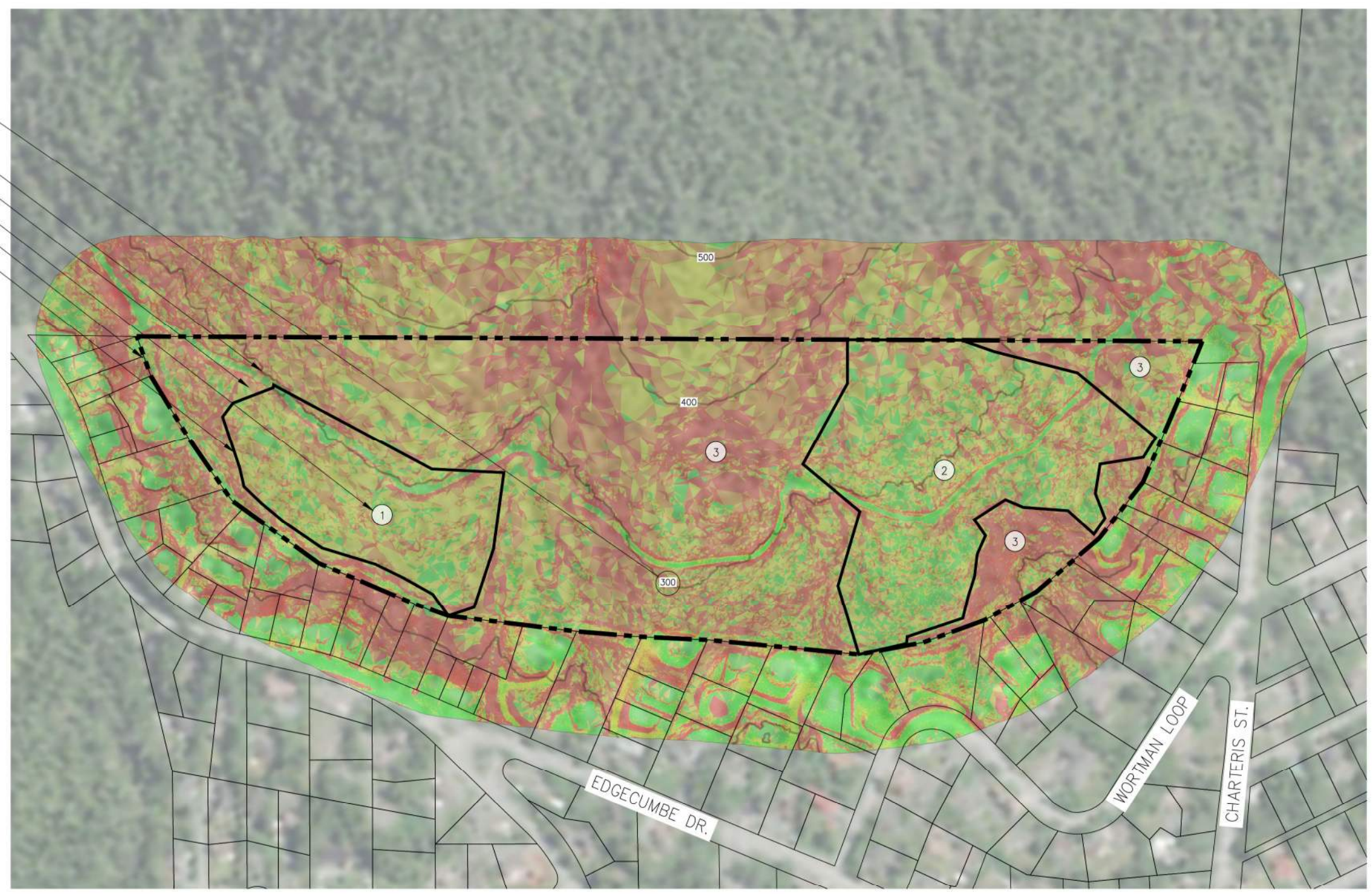
PND PROJECT #: 242091 C.A.N. NO.: AECC250

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- CONTOUR LABEL, TYP.
- CONTOURS, TYP.
- GAVAN HILL EXTENDED SUBJECT AREA BOUNDARY
- SITE LABEL, TYP.
- PROPERTY LINE, TYP.
- SITE BOUNDARY, TYP.



GAVAN HILL EXTENDED
TOTAL SUBJECT AREA: 36.16 ACRES

GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
Green	0%	15%
Yellow	15%	30%
Orange	30%	45%
Red	45%	-

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	4.39	POTENTIAL FOR DEVELOPMENT
2	9.26	POTENTIAL FOR DEVELOPMENT
3	22.51	LOW DEVELOPMENT POTENTIAL



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SCALE: SCALE IN FEET
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DATE: 7/24/2025

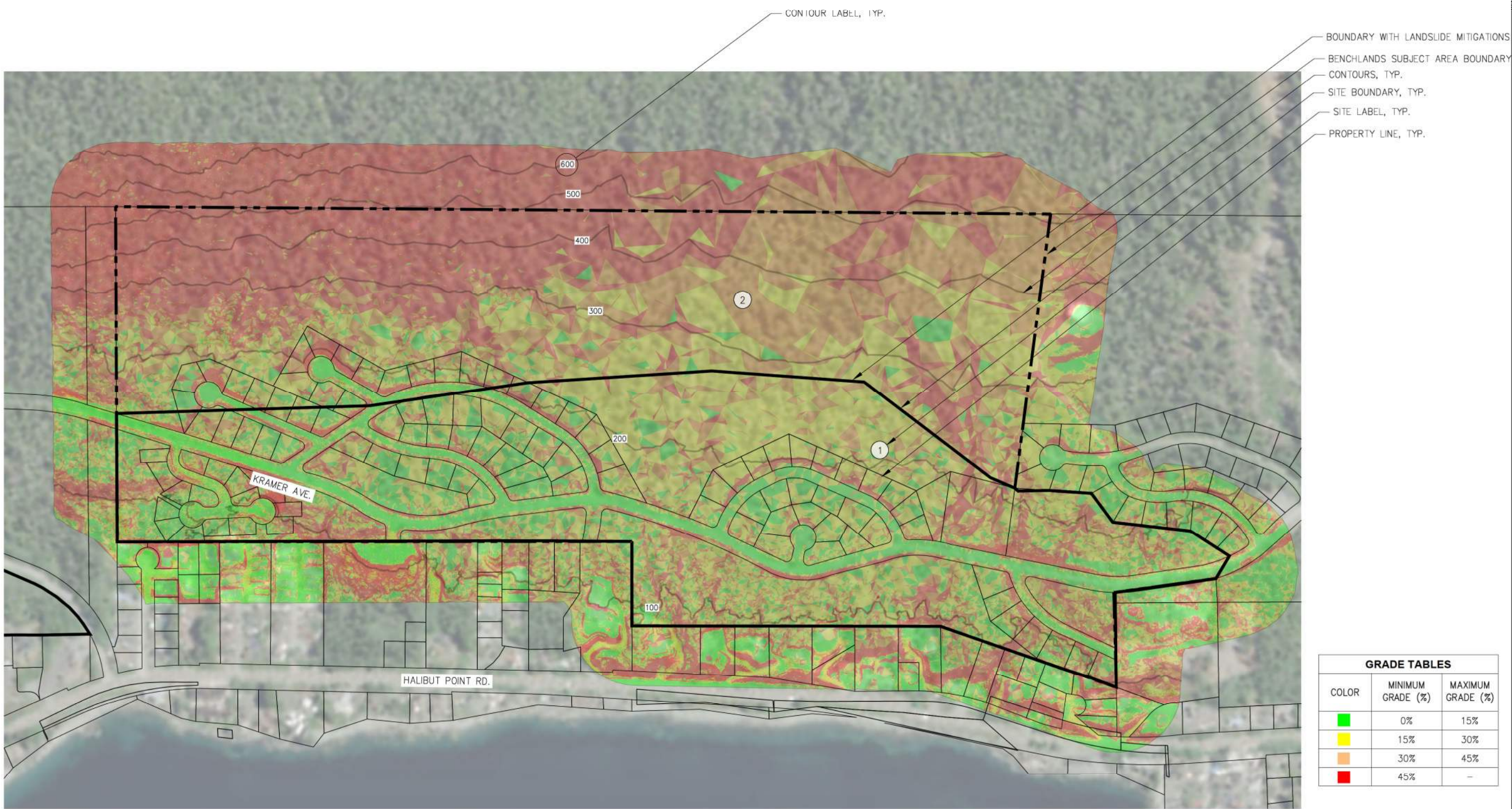
CITY AND BOROUGH OF SITKA, ALASKA
LAND SUITABILITY AND FEASIBILITY STUDY
CBS PROJECT #XXXX

SHEET TITLE:
GAVAN HILL EXTENDED

PND PROJECT #: 242091 C.A.N. NO.: AECC250

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BENCHLANDS
TOTAL SUBJECT AREA: 121.75 ACRES

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	62.33	POTENTIAL FOR DEVELOPMENT
2	59.42	LOW DEVELOPMENT POTENTIAL



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0 200 400 FT.

DATE: 7/24/2025

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LAND SUITABILITY AND FEASIBILITY STUDY
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SHEET TITLE:
BENCHLANDS

PND PROJECT #: 242091 C.A.N. NO.: AECC250

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- CONTOUR LABEL, TYP.
- CONTOURS, TYP.
- HARBOR MOUNTAIN SUBJECT AREA BOUNDARY
- SITE BOUNDARY, TYP.
- PROPERTY LINE, TYP.
- SITE LABEL, TYP.

GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
	0%	15%
	15%	30%
	30%	45%
	45%	—

HARBOR MOUNTAIN ROAD
TOTAL SUBJECT AREA: 55.69 ACRES

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	14.76	POTENTIAL FOR DEVELOPMENT
2	14.57	POTENTIAL FOR DEVELOPMENT
3	26.36	LOW DEVELOPMENT POTENTIAL



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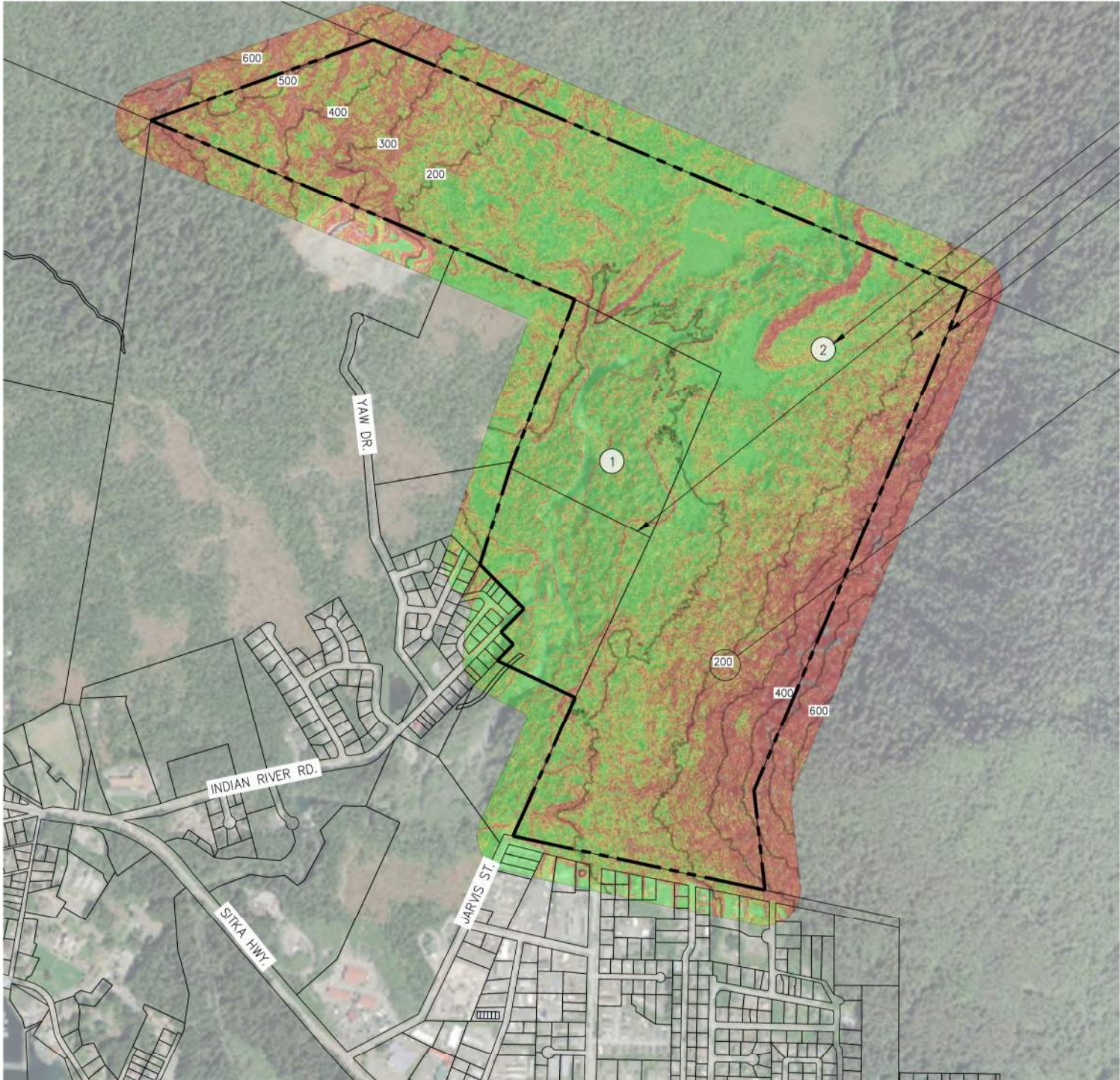
CITY AND BOROUGH OF SITKA, ALASKA
LAND SUITABILITY AND FEASIBILITY STUDY
CBS PROJECT #XXXX

SHEET TITLE:
HARBOR MOUNTAIN ROAD

PND PROJECT #: 242091 C.A.N. NO.: AECC250

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- SITE LABEL, TYP.
- PROPERTY LINE, TYP.
- CONTOURS, TYP.
- INDIAN RIVER SUBJECT AREA BOUNDARY
- CONTOUR LABEL, TYP.

GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
■	0%	15%
■	15%	30%
■	30%	45%
■	45%	—

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	56.81	CBS PARCEL
2	244.22	DNR PARCEL

INDIAN RIVER
TOTAL SUBJECT AREA: 301.03 ACRES



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SCALE:

SCALE IN FEET

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1000 FT.

DATE: 7/24/2025

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LAND SUITABILITY AND FEASIBILITY STUDY
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SHEET TITLE:

INDIAN RIVER

PND PROJECT #:

242091

C.A.N. NO.:

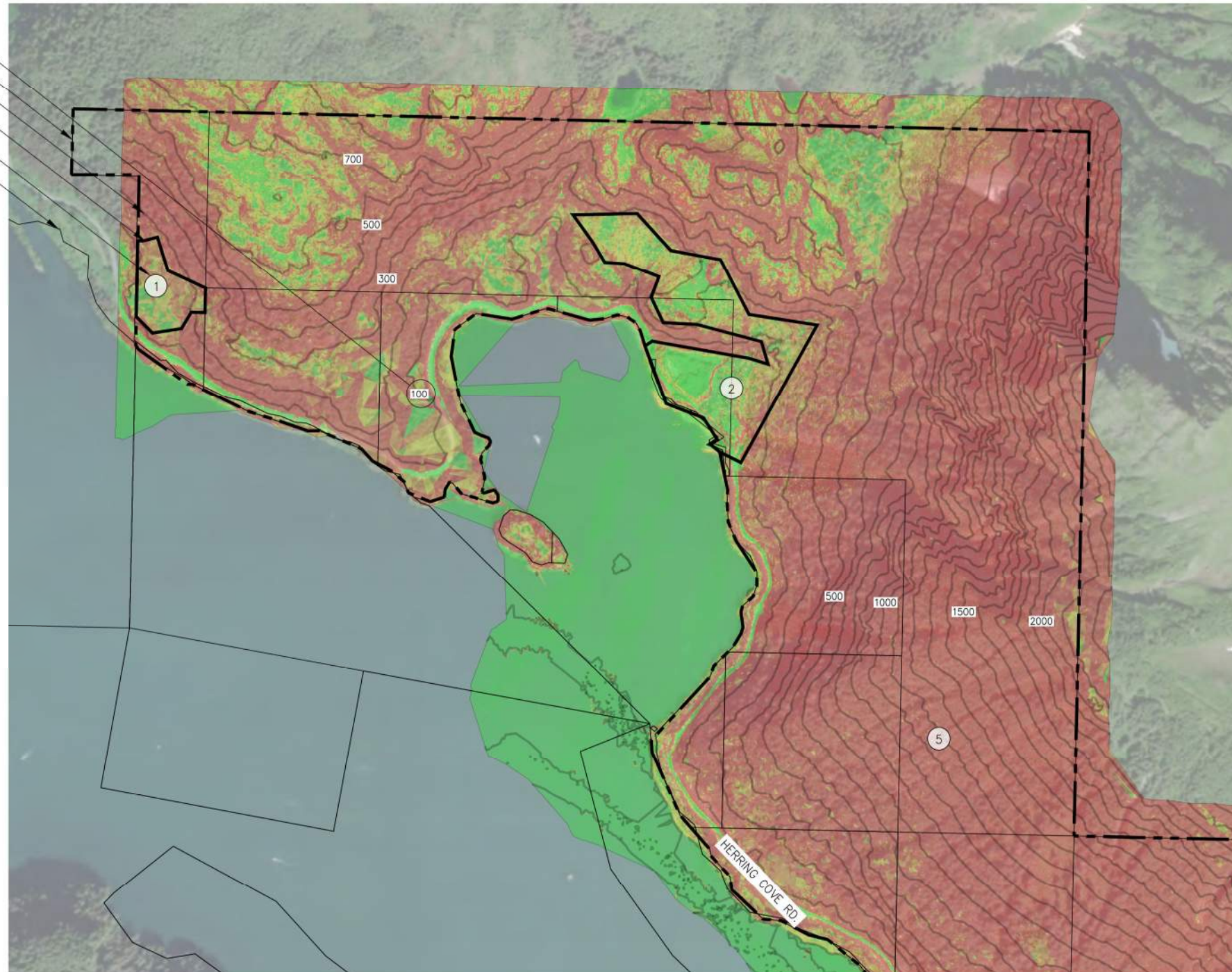
AECC250

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CONTOUR LABEL, TYP.
GREEN LAKE ROAD SUBJECT AREA BOUNDARY
CONTOURS, TYP.
SITE BOUNDARY, TYP.
SITE LABEL, TYP.
PROPERTY LINE, TYP.



GREEN LAKE ROAD - PART 1
TOTAL SUBJECT AREA: 1157.60 ACRES

GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
■	0%	15%
■	15%	30%
■	30%	45%
■	45%	—

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	5.35	POTENTIAL FOR DEVELOPMENT
2	27.00	POTENTIAL FOR DEVELOPMENT
3	10.77	POTENTIAL FOR DEVELOPMENT
4	34.17	POTENTIAL FOR DEVELOPMENT
5	1080.31	LOW DEVELOPMENT POTENTIAL

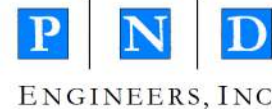


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0 500 1000 FT.

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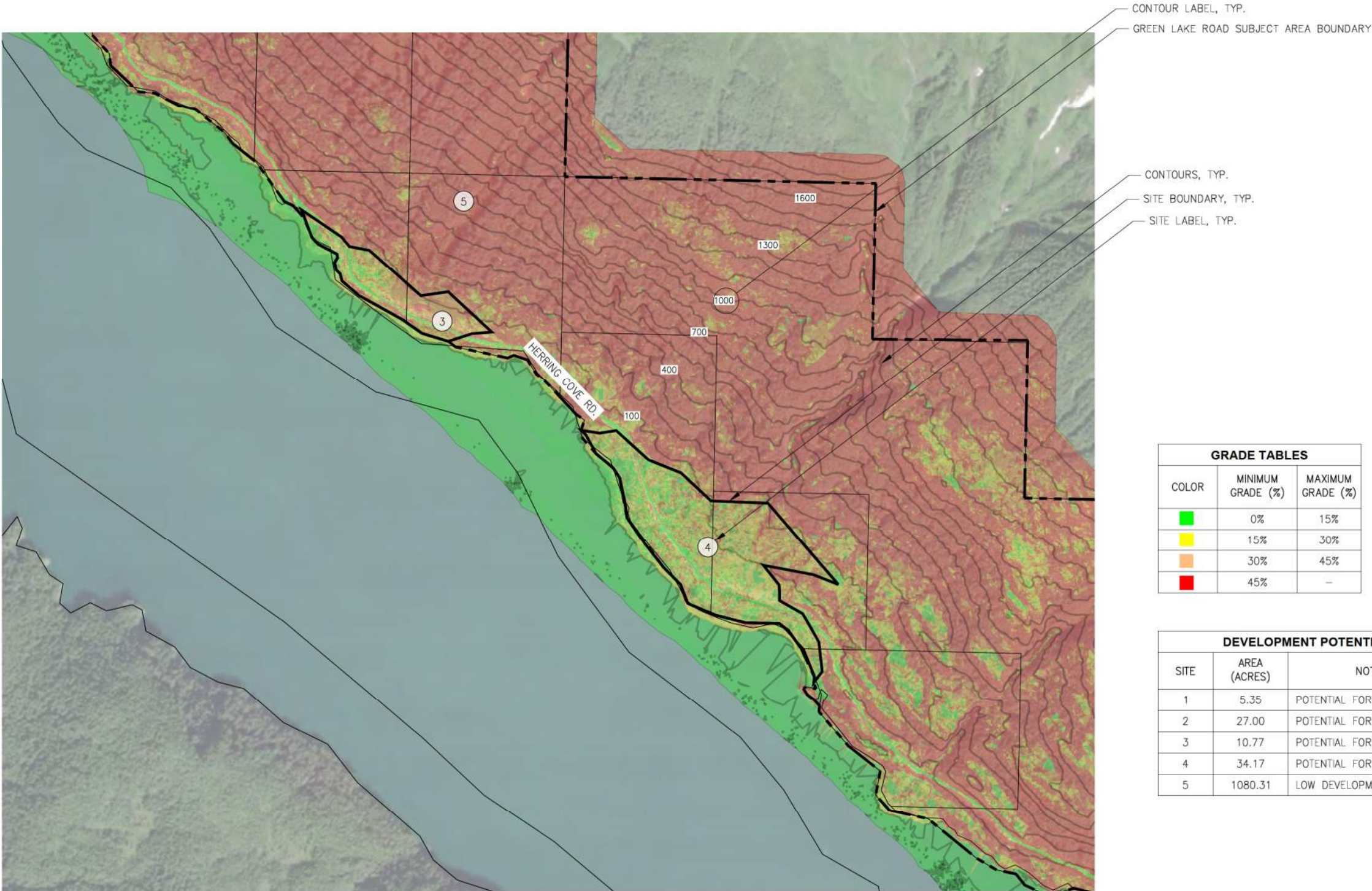
SHEET TITLE:

GREEN LAKE ROAD - 1

PND PROJECT #: 242091 C.A.N. NO.: AECC250

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GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
■	0%	15%
■	15%	30%
■	30%	45%
■	45%	—

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	5.35	POTENTIAL FOR DEVELOPMENT
2	27.00	POTENTIAL FOR DEVELOPMENT
3	10.77	POTENTIAL FOR DEVELOPMENT
4	34.17	POTENTIAL FOR DEVELOPMENT
5	1080.31	LOW DEVELOPMENT POTENTIAL

GREEN LAKE - PART 2
TOTAL SUBJECT AREA: 1157.60 ACRES



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SCALE:

SCALE IN FEET

0 500 1000 FT.

DATE: 7/24/2025

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SHEET TITLE:
GREEN LAKE ROAD - 2

PND PROJECT #: 242091 C.A.N. NO.: AECC250

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SITE BOUNDARY, TYP.
SITE LABEL, TYP.
OSPREY STREET SUBJECT AREA BOUNDARY
PROPERTY LINE, TYP.



OSPREY STREET
TOTAL SUBJECT AREA: 8.12 ACRES

GRADE TABLES		
COLOR	MINIMUM GRADE (%)	MAXIMUM GRADE (%)
■	0%	15%
■	15%	30%
■	30%	45%
■	45%	—

DEVELOPMENT POTENTIAL		
SITE	AREA (ACRES)	NOTES
1	1.04	POTENTIAL FOR DEVELOPMENT
2	1.42	LOW DEVELOPMENT POTENTIAL



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0 100 200 FT.

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LAND SUITABILITY AND FEASIBILITY STUDY
CBS PROJECT #XXXX

SHEET TITLE:
OSPREY STREET

PND PROJECT #: 242091 C.A.N. NO.: AECC250

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