



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, March 12, 2025

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Planning & Zoning Commission Meeting Minutes 2.12.2025](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. PUBLIC HEARINGS

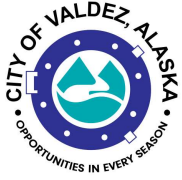
1. [Public Hearing CUP 25-01: Application from Scott Smith for a Conditional Use Permit for Rental Cabins](#)

VI. NEW BUSINESS

1. [Approval of Conditional Use Permit 25-01 - A request from Scott Smith to Allow Rental Cabins on Lot 4, Black Forest Subdivision, Plat 2024-5 \(1725 Richardson Highway\) and Adopt Findings](#)

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Legislation Text

File #: 25-0095, **Version:** 1

ITEM TITLE:

Planning & Zoning Commission Meeting Minutes 2.12.2025

SUBMITTED BY: Jared Chase Administrative Assistant

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Meeting minutes from the Planning & Zoning Commission Meeting that was held February 12th 2025.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Minutes - Draft

Wednesday, February 12, 2025

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 4 - Donald Haase
Rhonda Wade
Maureen Radotich
Caleb Metroka

Excused 3 - Stephen Goudreau
Cherise Beatus
Christopher Moulton

Also Present 3 - Kate Huber Community Development Director
Jared Chase Administrative Assistant
Bruce Wall Senior Floodplain Manager

III. PUBLIC BUSINESS FROM THE FLOOR

No business was presented.

IV. NEW BUSINESS

1. Approval of a Recommendation to City Council to Authorize a Lease with Crowley Fuels, LLC for a 6,230 Square Foot Portion of USS 495 Tidelands (North Fuel Dock)

MOTION: Commission Member Radotich moved, seconded by Commission Member Wade, to approve a lease with Crowley Fuels, LLC for a 6,230 square foot portion of USS 495 Tidelands (North Fuel Dock).

DISCUSSION: Commissioner Radotich had a few questions related to some environmental risks, such as which tanks are above ground, and facility maintenance. Commissioner Wade asked about some of the history of the lease and various changes over time.

VOTE:

Yays: 4 - Wade, Haase, Radotich, and Metroka

Absent: 3 - Goudreau , Beatus, and Moulton

MOTION CARRIED

2. Approval of a Recommendation to City Council to Authorize a Lease with Crowley Fuels, LLC for an 8,400 Square Foot Portion of USS 495 Tidelands (South Fuel Dock)

MOTION: Commission Member Wade moved, seconded by Commission Member Metroka, to Approve a recommendation to approve a lease with Crowley Fuels, LLC for an 8,400 square foot portion of USS 495 Tidelands (South Fuel Dock).

DISCUSSION: No additional discussion was added to this item because of how similar it is with the previous item.

VOTE:

Yays: 4 - Wade, Haase, Radotich, and Metroka

Absent: 3 - Goudreau , Beatus, and Moulton

MOTION CARRIED

V. REPORTS

1. Hazard Mitigation Plan Implementation Report

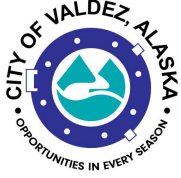
DISCUSSION: Bruce Wall provided an update on the status and the timeline for the HMP. At Haase’s request, Wall clarified why the plan was turned down at the state level. Bruce summarized the States list of items the State has requested.

2. Community Development Director’s Report

DISCUSSION: Kate Huber provided an update to the commission on various department projects. She also gave an update on the timeline for the updated building code revision. Notice was given for and upcoming joint work sessions.

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Legislation Text

File #: 25-0096, **Version:** 1

ITEM TITLE:

Public Hearing CUP 25-01: Application from Scott Smith for a Conditional Use Permit for Rental Cabins

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Public hearing only.

SUMMARY STATEMENT:

The purpose of this hearing is to allow the public to comment on an application for a Conditional Use Permit. The application was submitted by Scott Smith, for a Boat Charter Service and Rental Cabins to be at 7275 Richardson Hwy.

Applicant: Scott Smith
Property Owner: High Tides, LLC
Street Address: 7275 Richardson Hwy
Legal Description: Lot 4, Black Forest Subdivision, Plat 2024-5
Zoning District: Rural Residential (RR)
Existing Land Use: Vacant
Access: Richardson Highway

Notice of the meeting was published on the City of Valdez website on February 26, 2025. Notice of the meeting was mailed on February 26, 2025, to the seven property owners within 300 feet of the subject property. A document holder was posted on Richardson Highway with public notice flyers on February 26, 2025.



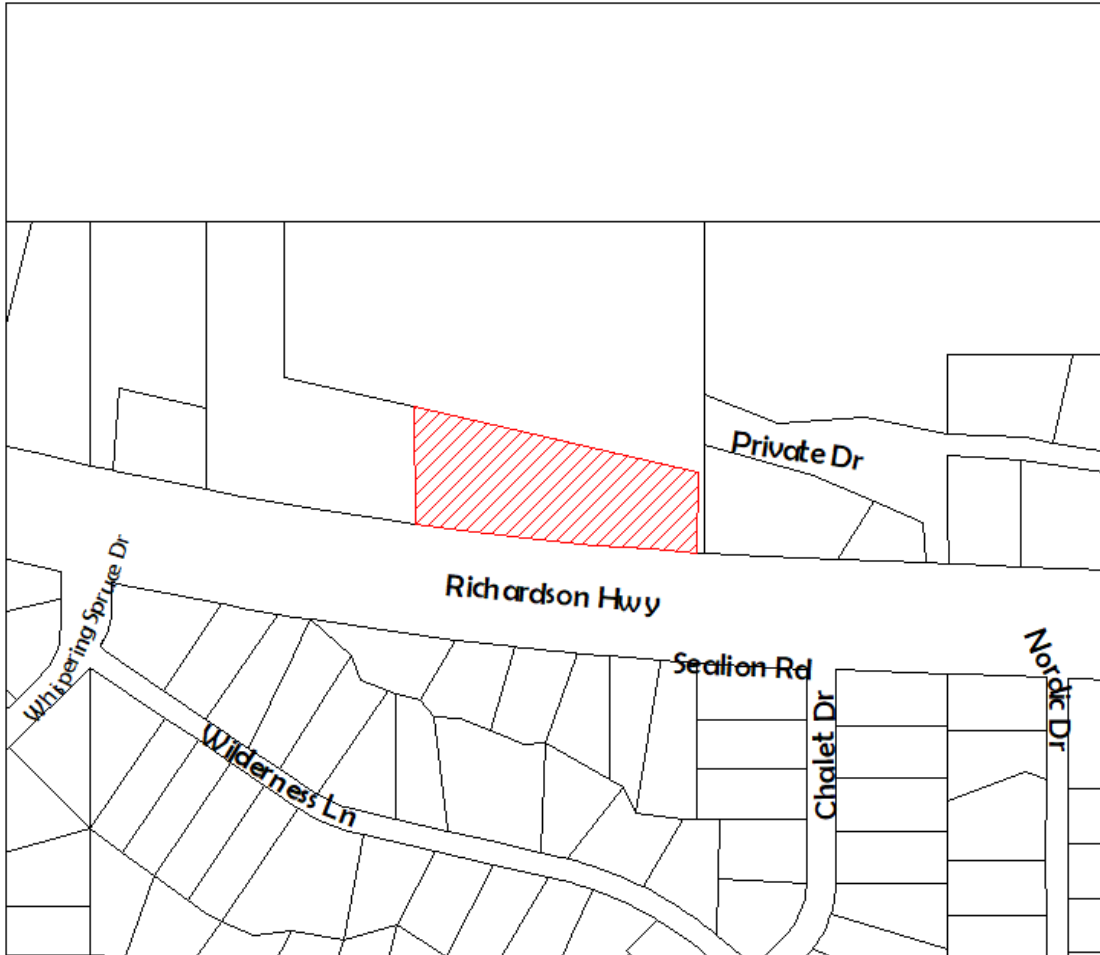
**NOTICE OF PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
FOR RENTAL CABINS**

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, **March 12, 2025**, at 7:00 pm in the City Council Chambers at 212 Chenega Avenue, Valdez, Alaska.

The purpose of the hearing is to take public testimony concerning a conditional use permit application for Rental Cabins to be located at 7275 Richardson Highway (Lot 4 Black Forest Subdivision, Plat 2024-5). The applicant is Scott Smith and the property owner is High Tides, LLC.

The public is encouraged to attend the hearing to provide comments or may submit comments in writing to the Community Development Department. Submitted comments must be received by 4:00 pm on the day of the meeting to be presented to the Planning & Zoning Commission. Submissions by email may be sent to: communitydevelopment@valdezak.gov.

Anyone having questions concerning this notice, or who would like more information should contact the Community Development Department at 907-834-3401.




Conditional Use Permit for Rental Cabins

Planning & Zoning Commission Meeting - March 12, 2025



0 200 400 800 Feet



 Subject Property



FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE 1/27/2025
NAME OF APPLICANT	Scott Smith
ADDRESS OF APPLICANT	5450 Chalet Drive
	Valdez, AK 99686
DAYTIME PHONE	907-255-9059
SIGNATURE	
LEGAL OWNER	High Tides, LLC
ADDRESS	5450 Chalet Drive
	Valdez, Alaska 99686
PHONE NUMBER	907-255-9059
STREET ADDRESS:	7275 Richardson Highway
LEGAL DESCRIPTION:	Lot 4 Black Forest Subdivision
CURRENT ZONING	Rural Residential
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
	No, Variance requested
USE REQUESTED	Rental Cabins
TEMPORARY	HOW LONG
PERMANENT	Yes, Permanent

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

This land is currently undeveloped, it will benefit the tourism as well as long term or short term housing for employment and add to housing accommodations. The area has single family homes, cabins, and trailer homes. Building 4 cabins on this lot will add to the beauty of the area as it will be a nicer development.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

A permit is required for "Rental Cabins" as the parcel is zoned Rural Residential. I will be building four 20 ft x 26 ft log cabins. Rental Cabins require either a CUP or to be zoned NMU, CB, or G. The cabins will be built on 4.6 acres leaving plenty of space between them, and all setback from the creek with a private natural feel.

Why is this site especially suited to the Conditional Use proposed?

The site is large enough to provide space for the cabins, and still keep it very private. The site is quite and private as it is setback from the Richardson Highway.

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

There are no detrimental effects since the parcel is large enough that it doesn't affect anyone. The cabins will have their own access to the highway. It will have very little effect on the surrounding properties. I own the adjacent lot to the West (Lot 3 @6.356 acres). On the East side of the cabin will be at least 150 ft of "Green Space" between the neighboring parcel.

Attach or include any other information you feel is relevant to this application

See attached stamped building design, Site plan, as well as overhead Lidar image showing the layout of the project.

Conditional Use Permit

Scott Smith

“Rental Cabins” on Rural Residential zoning

Black Forest Cabins

2/1/2025

Located 12 miles outside of the Valdez City center, 7275 Richardson Highway (otherwise known as Lot 4 in the Black Forest Subdivision) is set back on 4.8 acres nestled among old forest growth. There are no structures or development on the lot or the surrounding lots. There is a natural year-round flowing creek from a spring and runoff from the mountain above. It is the ideal setting for our quiet, peaceful, log cabin rentals. Focus will be on nature and the natural growth on the property, having designed the cabins to blend in seamlessly to the natural beauty.

There will be four small log cabins, 20 ft x 26 ft, with minimal guests. They will feature engineered septic systems along with a well. The septic systems will be engineered to sustain two cabins on one septic. There will be one well connected to all four cabins. Each cabin will be set back 70 ft from each other to give privacy to the guests. This property is not in a flood zone. However, due to snow melt and possible heavy rain, we will be adding an additional 3 feet of fill for a higher elevation. In the fall of 2024 we sent soil samples to Goldstream Engineering in Fairbanks who told the soil was stable for building and contained more sand than silt.

Power will be underground service to minimize outages and enhance the natural environment. We have been working with Copper Valley Electric to establish electricity this year, Summer 2025. 7275 Richardson Highway is located right off the highway and is a loop through driveway, planned for ease of snow removal as well as emergency vehicles and trash service.

Zoning for the cabins will be within the allowed standards if the Conditional Use Permit is given. “Rental Cabins” follow all requirements in Chapter 17.80 as well as all standards for short term rentals Chapter 17.80.090. We would like to have the option for long-term rentals as well as short-term rentals. All cabins will be built the same with dimensional standards within the zoning requirements for height and all setbacks.

Rental cabins comply with the comprehensive plan to provide additional quality housing options. This land falls into Area 3 in the comprehensive plan as Rural

Neighborhood. Continuing to follow the comprehensive plan with goals 2.1 planning for responsible growth, 2.2 with new development, and 2.3 built quality housing. This promotes Valdez as a destination, adding to the sustainable economy.

We will take appropriate actions to reduce noise, light, and traffic. The goal is to have the cabins remain a peaceful retreat among nature for others. Quiet hours will be observed. Trash and litter will be zero as I plan to pick up after guests as needed. We will practice leave no trace.

There is one main access loop road along with 4 adequately sized driveways for each cabin to provide enough room for vehicles, pedestrians, and snow removal. With the size and length of the loop along with each driveway, there will be no street parking. There will also be a stop sign installed before turning onto/entering the Richardson Highway.

In summary, 7275 Richardson Highway is currently raw, undeveloped land. We plan to build four 20ft by 26ft log cabins with roughly 70ft of space between them, adhering to all building codes, zoning standards, and specific use standards. These cabins will be both long- and short-term rentals, which are always needed in Valdez. We will be keeping as much vegetation as possible to keep the area “natural” with a peaceful and tranquil vibe, mitigating any potential nuisances. The cabins have been designed to fit seamlessly into the surrounding wilderness while being visually appealing.

Snow removal Plan

All the snow on the main drive will be moved West to the main snow dump as seen in the site plan.

SEE SITE PLAN for sketch

Each driveway will be piled just past the cabins with access to both sides of the cabins if snow removal is needed due to a heavy snow year. When snow piles up too much it will be bailed out to the snow dump as needed between guests.

Each cabin driveway will be built to have space to park two vehicles side by side with additional space. Driveways will also be long enough if more parking is needed. No parking spaces will be taken by snow storage.

Egress will be on either gable ends to eliminate snow shedding on ingress/egress. Snow will shed to the side yard. Setback to the property line is excess of 50 ft.

GENERAL NOTES & SPECIFICATIONS

- ALL WORK SHALL COMPLY WITH ALL BUILDING CODES HAVING JURISDICTION.
- EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS. SAID CONTRACTORS SHALL REPORT TO THE GENERAL CONTRACTOR, IN WRITING, ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR THE SITE CONDITIONS BEFORE PROCEEDING WITH BIDDING AND PERFORMANCE OF THE WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL SYMBOLS AND ABBREVIATIONS WITHIN THESE CONSTRUCTION DOCUMENTS ARE TO BE CONSIDERED CONSTRUCTION STANDARDS. ANY QUESTIONS AS TO THEIR MEANING SHALL BE ADDRESSED TO THE DESIGNER, IN WRITING, FOR CLARIFICATION.
- ALL NEW GYPSUM WALLBOARD SHALL BE ML 5/8" THICKNESS, UNLESS OTHERWISE NOTED ON THESE PLANS. ALL OUTSIDE CORNERS SHALL HAVE METAL CORNER BEADS. TYPE MOISTURE RESISTANT (MR) GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING WALLS.
- ANY INTERIOR DESIGN, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THESE BUILDING PLANS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THESE PLANS BEFORE INSTALLING ELECTRICAL AND MECHANICAL WORK. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHER DRAWINGS WHICH WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO INSTALLATION.
- ALL NEW PLUMBING WORK SHALL BE "DESIGN-BUILD" BY THE PLUMBING CONTRACTOR. HE SHALL BE RESPONSIBLE FOR PREPARING ALL DRAWINGS, DIAGRAMS AND CALCULATIONS WHICH ARE REQUIRED FOR OBTAINING BUILDING PERMITS AND PAYMENT OF THE REQUIRED FEES.
- ALL NEW ELECTRICAL WORK SHALL BE "DESIGN-BUILD" BY THE ELECTRICAL CONTRACTOR. HE SHALL BE RESPONSIBLE FOR PREPARING ALL THE DRAWINGS, DIAGRAMS AND CALCULATIONS WHICH ARE REQUIRED FOR OBTAINING BUILDING PERMITS AND PAYMENT OF THE REQUIRED FEES.
- ALL NEW HEATING/AIR CONDITIONING WORK SHALL BE "DESIGN-BUILD" BY THE HEATING/AIR CONDITIONING CONTRACTOR. HE SHALL BE RESPONSIBLE FOR PREPARING ALL DRAWINGS, DIAGRAMS AND CALCULATIONS WHICH ARE REQUIRED FOR OBTAINING PERMITS AND PAYMENT OF THE REQUIRED FEES.
- SITE PREPARATION, EXCAVATION AND GRADING SHALL BE DONE IN CONFORMANCE WITH THE LOCAL BUILDING CODE.
- THESE PLANS ARE COPYRIGHTED BY THE PROJECT DESIGNER AND ARE INTENDED FOR THE ONE-TIME USE FOR THE PROPERTY SPECIFIED HEREIN. USE OF THESE PLANS FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.
- THE BUILDER SHALL PROVIDE A STREET ADDRESS ON THE JOB SITE PRIOR TO AND DURING CONSTRUCTION.
- THE DESIGNER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL PROPOSED CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PROJECT ENGINEER.
- IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND THE PLANS APPROVED BY THE GOVERNING AGENCY, THE APPROVED PLANS TAKE PRECEDENCE.
- THE PROJECT CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE BEGINNING OF CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER. ANY DISCREPANCIES DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO THE PROJECT DESIGNER.
- *PLEASE NOTE, WE RECOMMEND WAITING FOR DELIVERY OF LOG PACKAGE BEFORE ORDERING WINDOWS AND DOORS FROM MANUFACTURER. GENERAL CONTRACTOR TO DOUBLE CHECK WINDOW SIZES AND R.O. DIMENSIONS LISTED IN THE SCHEDULES W/ MANUFACTURERS LISTED R.O. DIMENSIONS AND W/ OPENING DIMENSIONS IN LOG WORK TO ENSURE A PERFECT FIT.

PROJECT DATA

OWNER/APPLICANT
Black Forest Cabins

PROJECT LOCATION
7251 Richardson Way
Valdez
Alaska

LEGAL DESCRIPTION
-Legal Description

PROJECT DESCRIPTION
PROPOSED NEW SINGLE FAMILY RESIDENCE

AREA TABULATION

Square Footage	
FLOOR	Area
FIRST FLOOR	543
543 ft²	

BUILDING CODE LEGEND

THESE PLANS SHALL COMPLY WITH THE FOLLOWING:

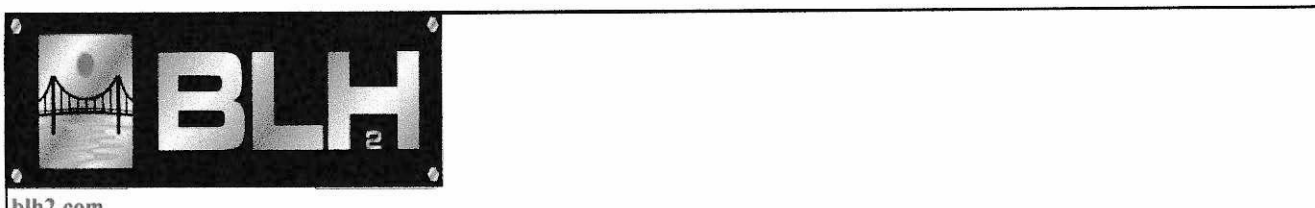
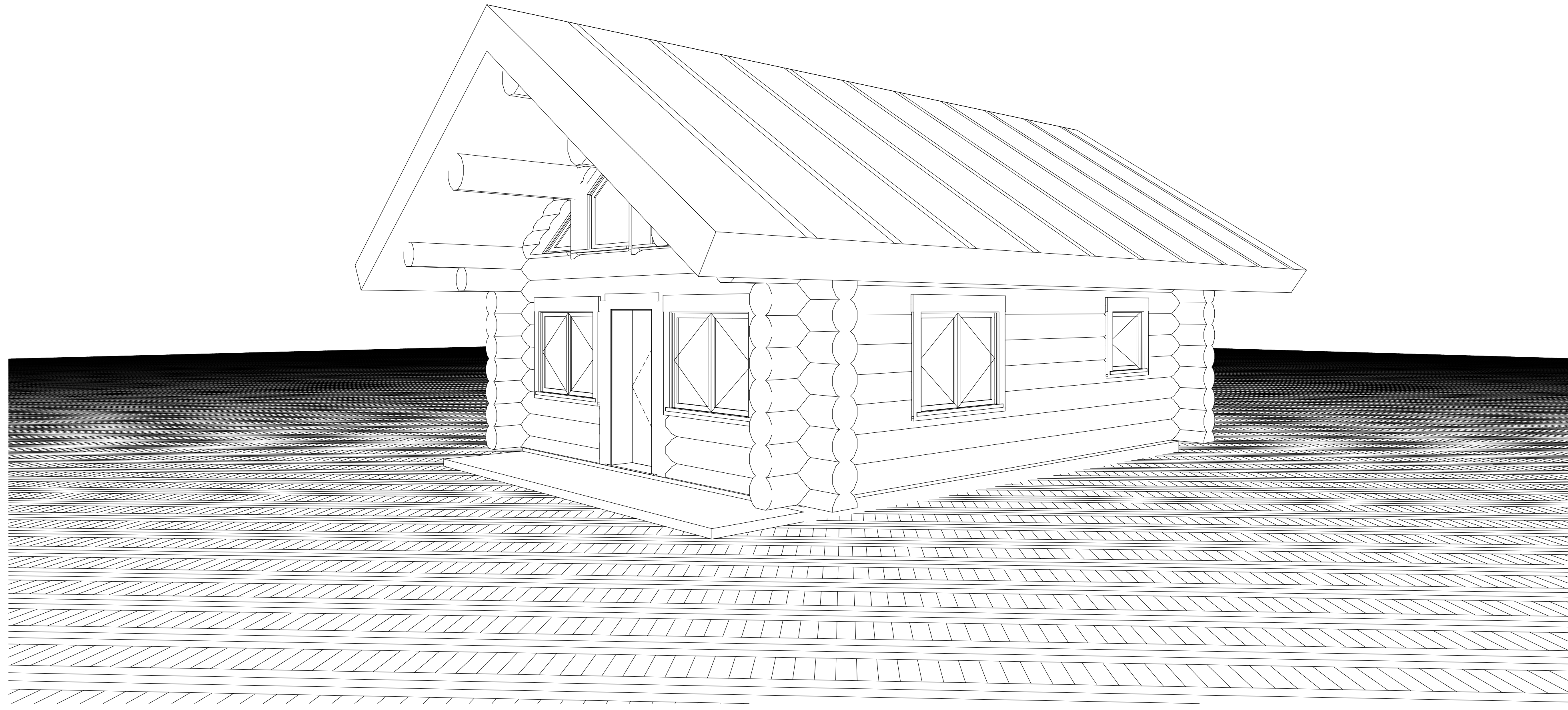
IBC 2021
IRC 2021
IMC 2021
IEC 2021
IPC 2021
SPRINKLERS: NO

DESIGN CRITERIA:

CODE: 2021 IBC
SNOWLOAD: 88.7 PSF
SEISMIC ZONE: D
DESIGN WIND SPEED: 120mph
WIND EXPOSURE: C

SHEET INDEX

ID	NAME
A-1	COVER SHEET
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR & ROOF PLAN
A-5	DETAILS
A-6	ELECTRICAL PLANS
A-7	WALL SECTIONS
A-8	WALL SECTIONS
A-9	ISOMETRICS
A-10	GENERAL NOTES
A-11	SITE PLAN



STRUCTURAL RECAP SCHEDULE

DESCRIPTION	LOCATION	SIZE & SPECIES	AREA	PAGE #
Design Criteria	All Areas	-	-	1
Snow Load Calcs.	All Areas	-	-	2,7A
Lateral Analysis	All Areas	See Details p. # 24	-	3 thru 24
Rafters	Roof (8:12)	2" x 12" DF # 2 @ 16" cc	-	25,26
Ridge & Purlins	Roof	18" S Sitka Spruce # 1	26.98 in2	25,27
Continuous Footings	A & E lines	42" W x 12" D w/ (2) - # 4's cont.	-	25,29
Continuous Footings	1 & 3 lines	26" W x 12" D w/ (2) - # 4's cont.	-	28,29

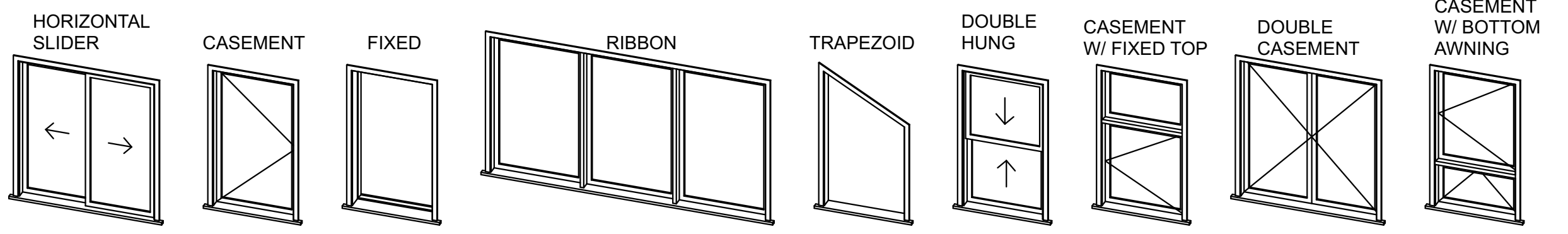


WINDOW SCHEDULE

ID	Home Story	Library Part Name	Quantity	Carpenter's R.O.
W1	1st FLOOR	W2 Casement 27	4	5'-0"x4'-0"
W2	1st FLOOR	W1 Casement 27	2	3'-0"x3'-0"
W3	2nd FLOOR	W Triangle Fixed 27	4	3'-0"x2'-0"
W4	2nd FLOOR	W Trapezoid Fixed 27	4	3'-6"x5'-0"

DOOR SCHEDULE

ID	Home Story	Library Part Name	Orientation	Quantity	W x H Size	Carpenter's R.O.
D2	1st FLOOR	D1 27	LH	2	3'-0"x6'-8"	3'-2" X 6'-11"



Black Forest Cabins

LOG BUILDER: Serendipity Log Works
CLIENT: Black Forest Cabins
TITLE: COVER SHEET

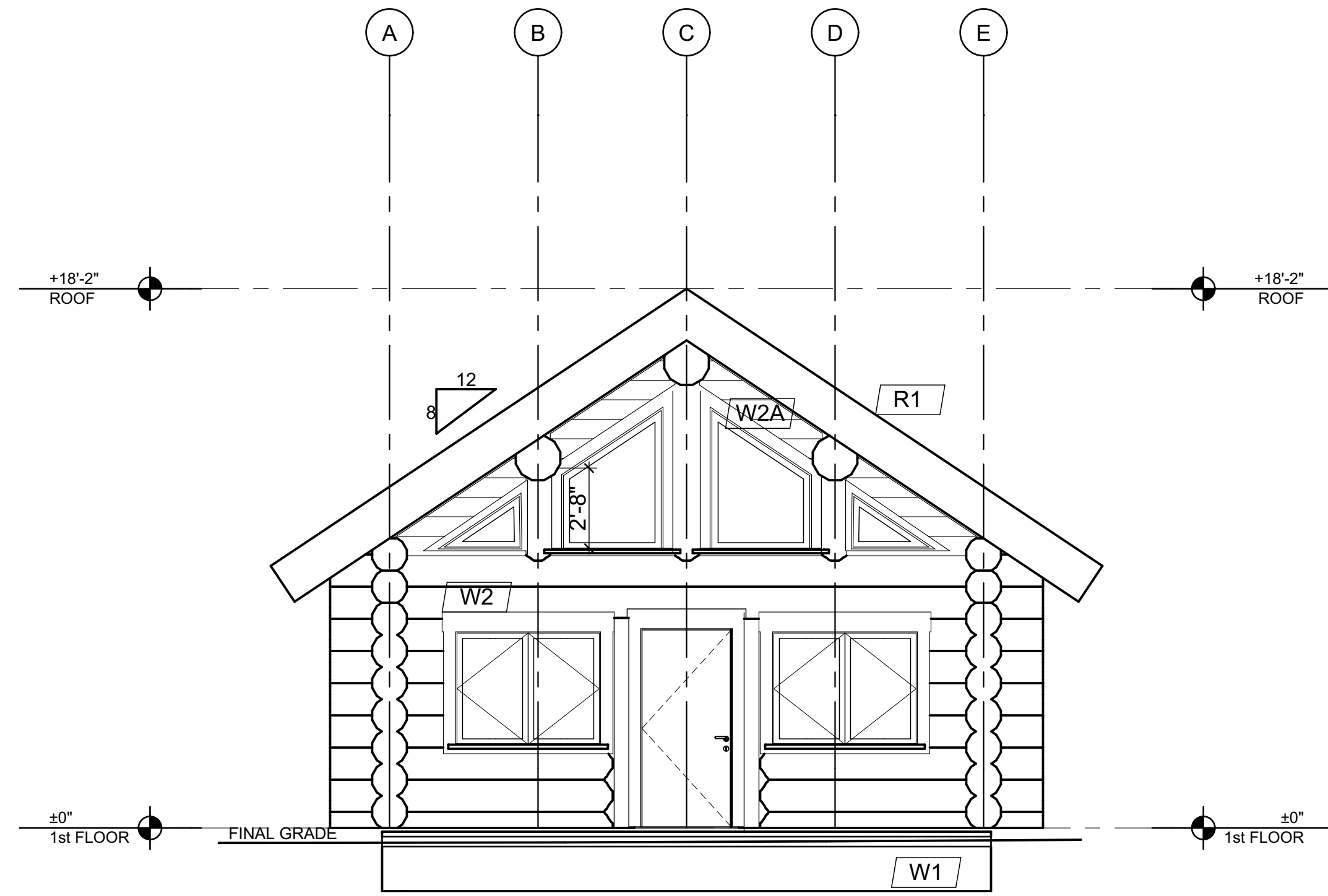
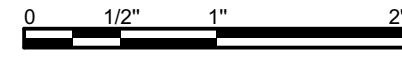
SCALE: N.T.S.
DATE: JAN 01, 2024
DRAWN BY: [Signature]
CHECKED BY: C.C.

REVISION: REV. 1, REV. 2, REV. 3

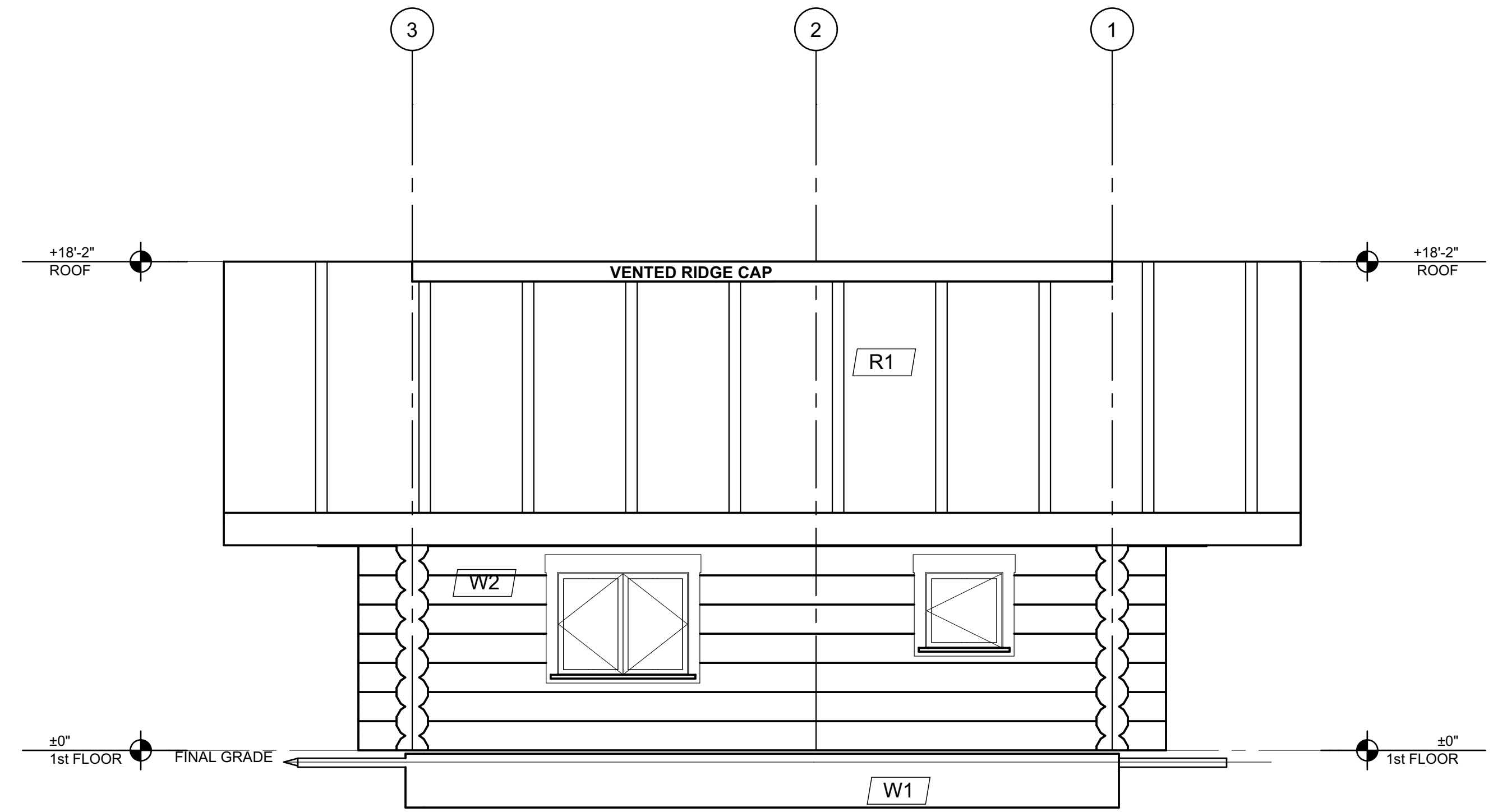
DESCRIPTION: [Blank]

R.C.M. Cad Design Drafting Ltd.
www.rcmhome.com
rcmcat@rcmhome.com

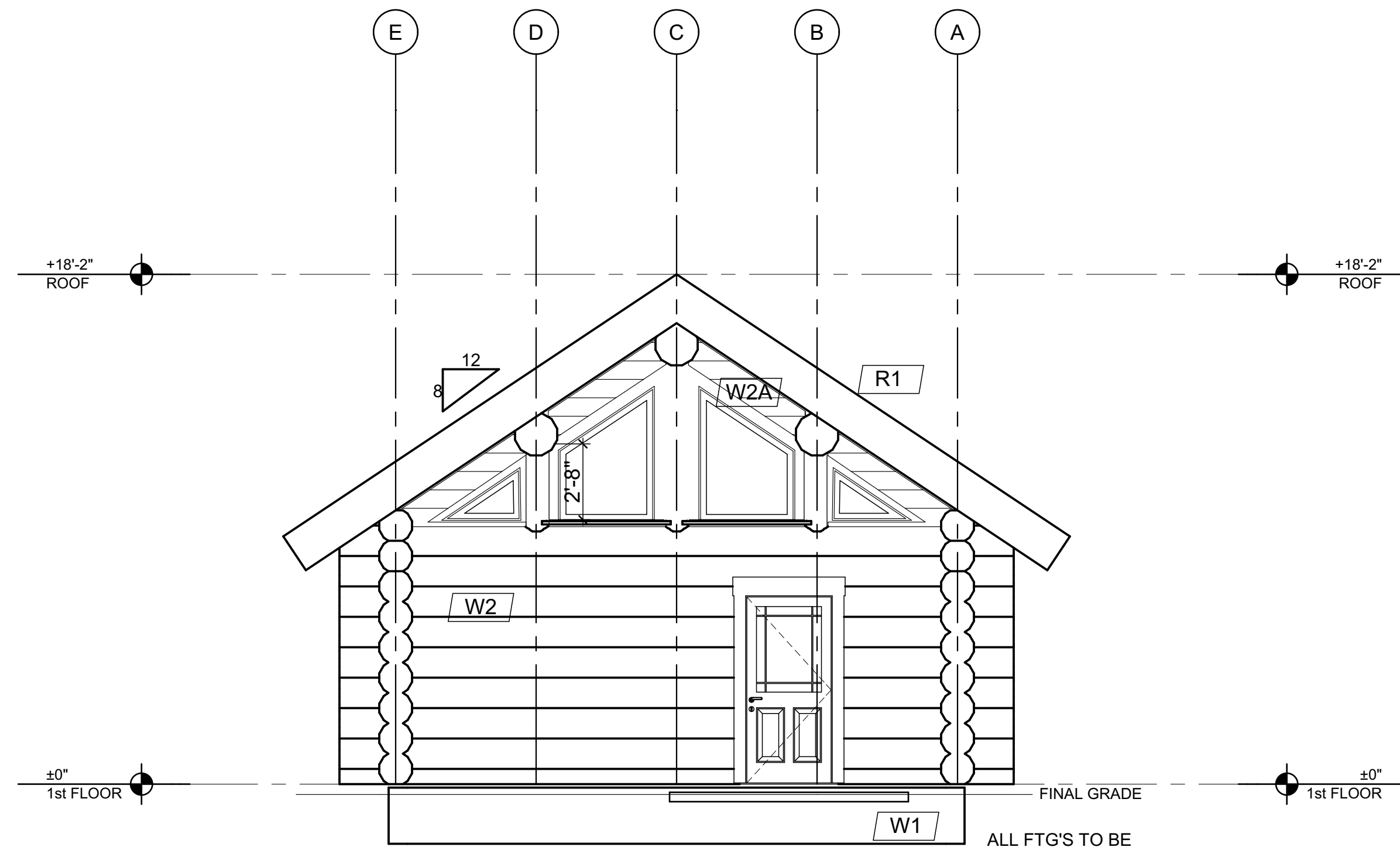
ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
ALL DIMENSIONS ARE CONSTRUCTION TIME DIMENSIONS
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & SPECIFICATIONS ON THIS SET
ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN
BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES



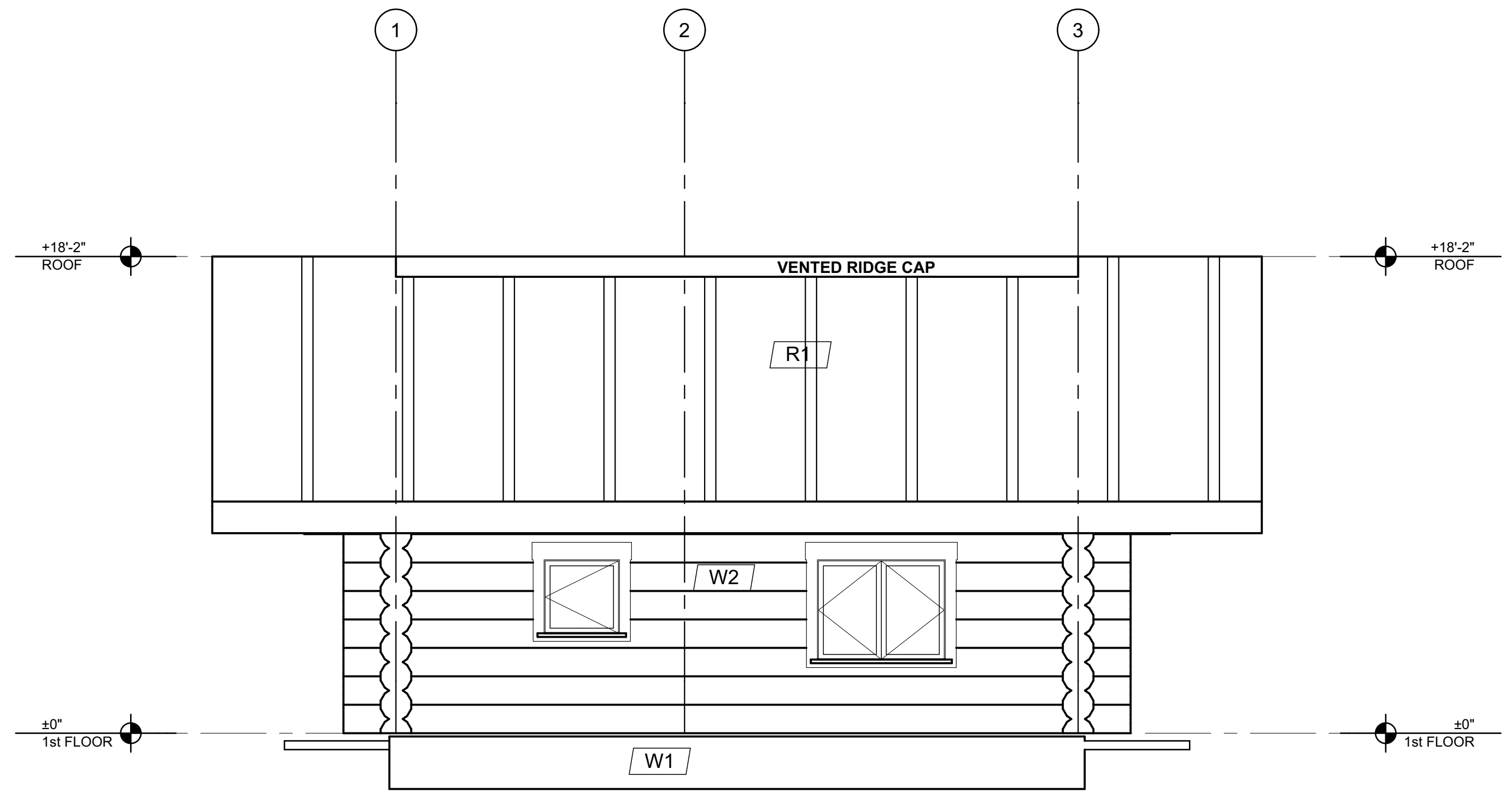
FRONT ELEVATION



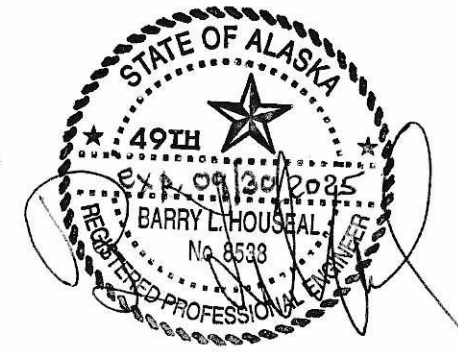
RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION



• ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
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 • BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

RCM CAD DESIGN
 www.loghomedesign.ca
 rcmcad@loghomedesign.ca

R.C.M. Cad Design
Drafting Ltd.



REVISION:	DATE:	DESCRIPTION:
REV. 1		
REV. 2		
REV. 3		

LOG BUILDER:	Serendipity Log Works
CLIENT:	Black Forest Cabins
TITLE:	ELEVATIONS

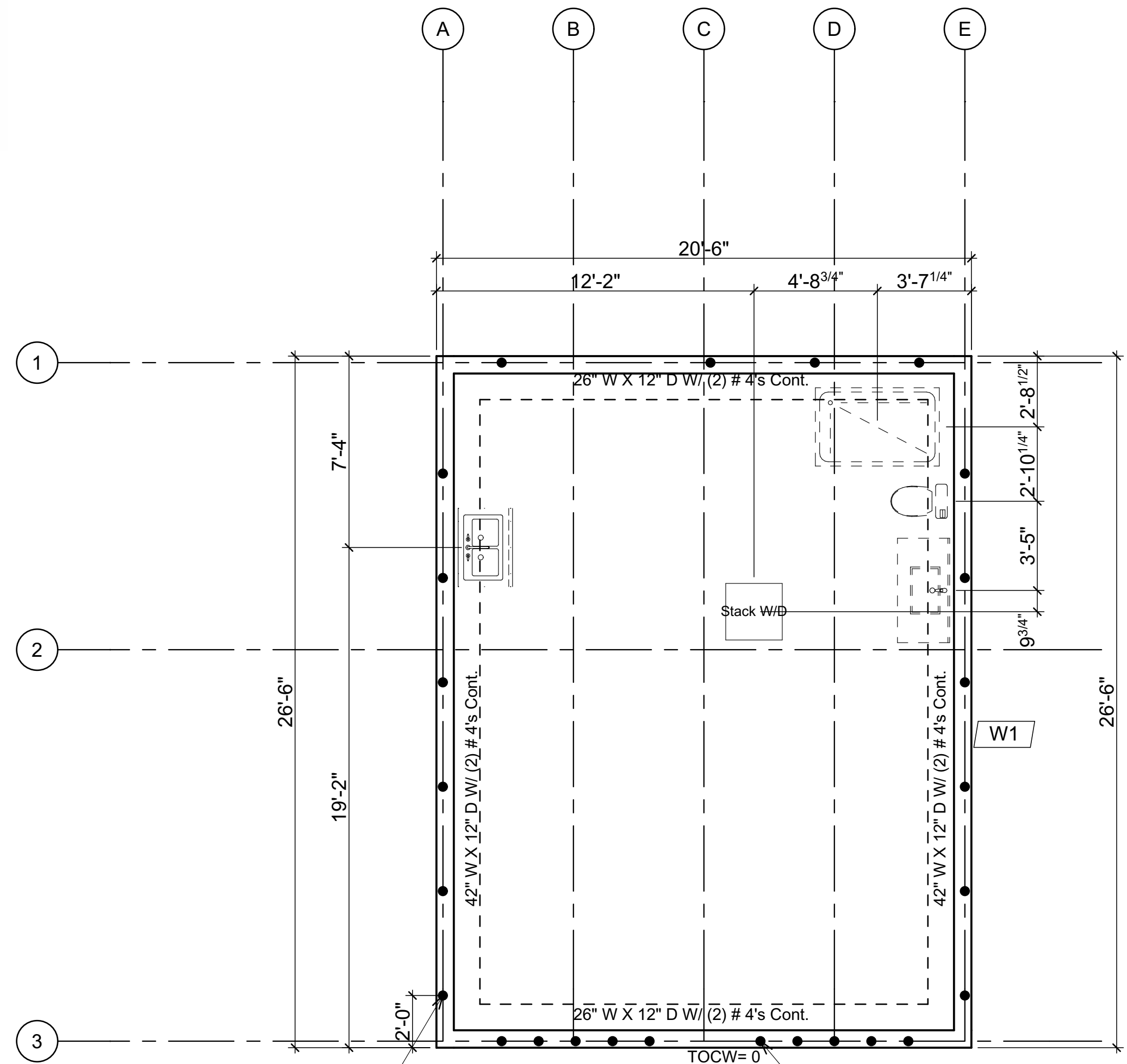
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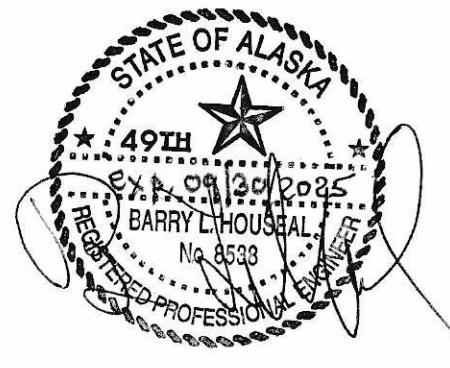
STRUCTURAL RECAP SCHEDULE

DESCRIPTION	LOCATION	SIZE & SPECIES	AREA	PAGE #
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Snow Load Calcs.	All Areas	-	-	2,7A
Lateral Analysis	All Areas	See Details p. # 24	-	3 thru 24
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Continuous Footings	1 & 3 lines	26" W x 12" D w/ (2) - # 4's cont.	-	28,29



FOUNDATION PLAN

Note to concrete contractor:
TOCS= TOP OF SLAB
TOCS=0 AT BOTTOM OF LOG WORK



FOUNDATION NOTES

CENTERLINE OF LOG WORK TO BE 3" FROM EXTERIOR EDGE OF MONOLITHIC SLAB

FOUNDATION:
SOIL BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 P.S.F.
ALL FTGS. TO BEAR ON FIRM UNDISTURBED MATERIAL
ALL CONC. TO BE 2500 PSI @ 28 DAYS.

CONCRETE REINFORCEMENT TABLE TO BE VERIFIED BY ENG.
TURN DOWN SLAB FOOTING: 2-NO 4 REBAR LONGITUDINALLY

WIRE MESH REINFORCEMENT IN ALL CONC. SLABS TO AVOID CRACKS

NOTE: 5/8" ANCHOR BOLTS PLACED 24" AWAY FROM CORNERS AND @ 32" O.C.
C/W NUTS & WASHERS AROUND PERIMETER

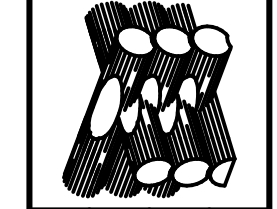
TOCS= TOP OF CONCRETE SLAB

CONSTRUCTION MATERIALS

- W1 TYPICAL SLAB ON GRADE**
5" THICK MONOLITHIC SLAB ON GRADE
18"x18" TAPERED UP TO 5" THICK MONOLITHIC HEATED SLAB OVER LAYER OF 2" XPS I-250 FOAM (25 psi COMPRESSION)
OVER 4" MIN. COMPACTED SAND AND GRAVEL
- W2 TYPICAL EXTERIOR LOG WALL**
LOGS TO BE 14" dia. MIDSPAN SITKA SPRUCE
WITH 13" GAIN PER STACK AVERAGE
- W2A TYPICAL 2ND STOREY EXTERIOR WALL**
FALSE LOG SIDING PANELS (4 PIECES B/W POSTS)
ON 5/8" CDX SHEATHING
2X6 @ 16" O.C. FRAME WALL
R24 BATT INSULATION
6 MIL POLY V.B.
INT. FINISH TO OWNERS SPECS.
- W3A TYPICAL INTERIOR FRAME WALL (SETTLING) (1st FL.)**
INT. PARTITION WALLS TO BE:
WALL FINISH TO OWNER'S SPECS BOTH SIDES
2X6 @ 16" O.C FRAME WALL
W/ SLIP JOINT @ BOTTOM OF WALL
- W3B TYPICAL NONE BEARING INTERIOR FRAME WALL (ROOF)**
INT. PARTITION WALLS TO BE:
WALL FINISH TO OWNER'S SPECS BOTH SIDES
2X4 @ 16" O.C FRAME WALL
- F1A TYPICAL FIRST FLOOR**
5" CONC. SLAB HOUSING IN FL. HEATING
LVP FLOORING GLUED DOWN
- R1 TYPICAL ROOF TO BE:**
24 GAUGE STANDING SEAM ROOF (BLACK)
ON ICE & WATER SHIELD
5/8" CDX SHEATHING
2x12 DF #2 @ 16" O.C. RAFTERS
R 38 MIN. BATT INSULATION OVER LIVING AREA
W/ 1.5" AIRSPACE (ROOF VENTILATION FROM SCREENED VENTED SOFFIT TO VENTED RIDGE CAP)
6 MIL POLY V.B.
2" XPS FOAM UNDER RAFTERS
5/8" SHEETROCK

ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
ALL DIMENSIONS ARE CONSTRUCTION TIME DIMENSIONS
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & SPECIFICATIONS ON THIS SET
ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN
BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

R.C.M. Cad Design
Drafting Ltd.



SCALE:	1/4" = 1'-0"
DATE:	Nov. 5, 2024
DRAWN BY:	C.C.
CHECKED BY:	C.C.

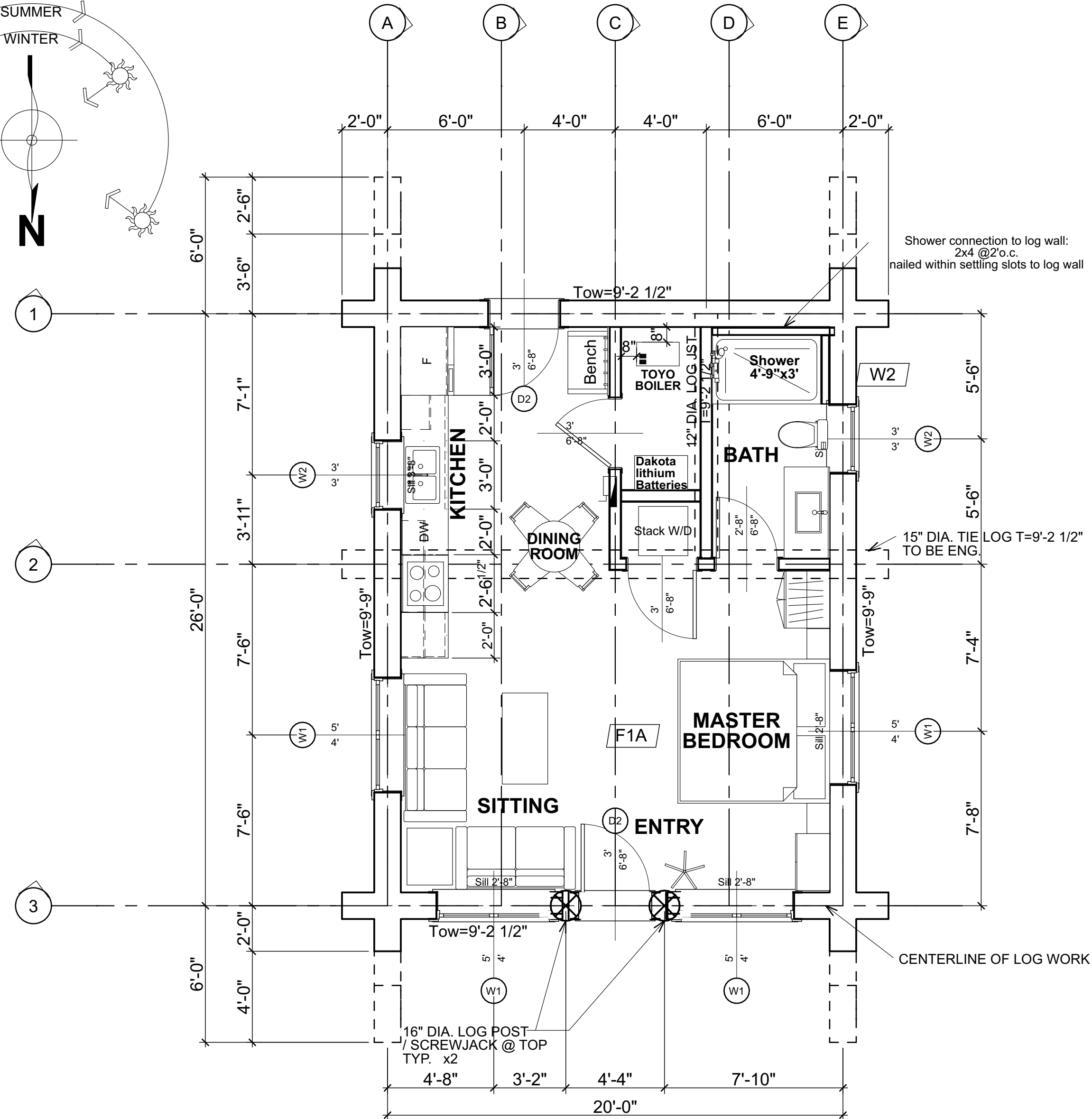
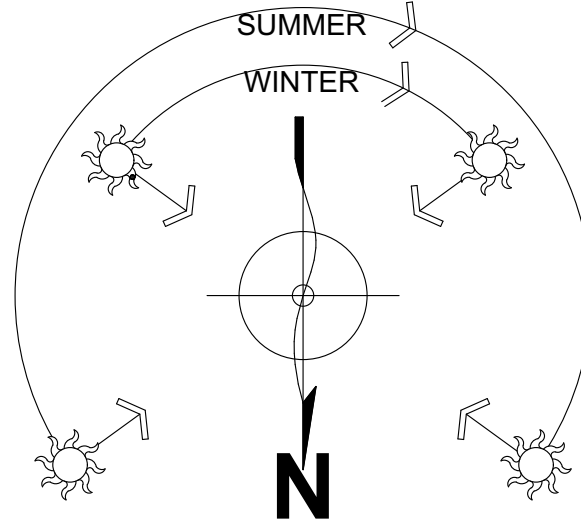
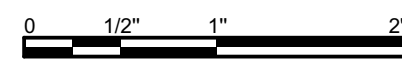
LOG BUILDER:	Serendipity Log Works
CLIENT:	Black Forest Cabins
TITLE:	FOUNDATION PLAN



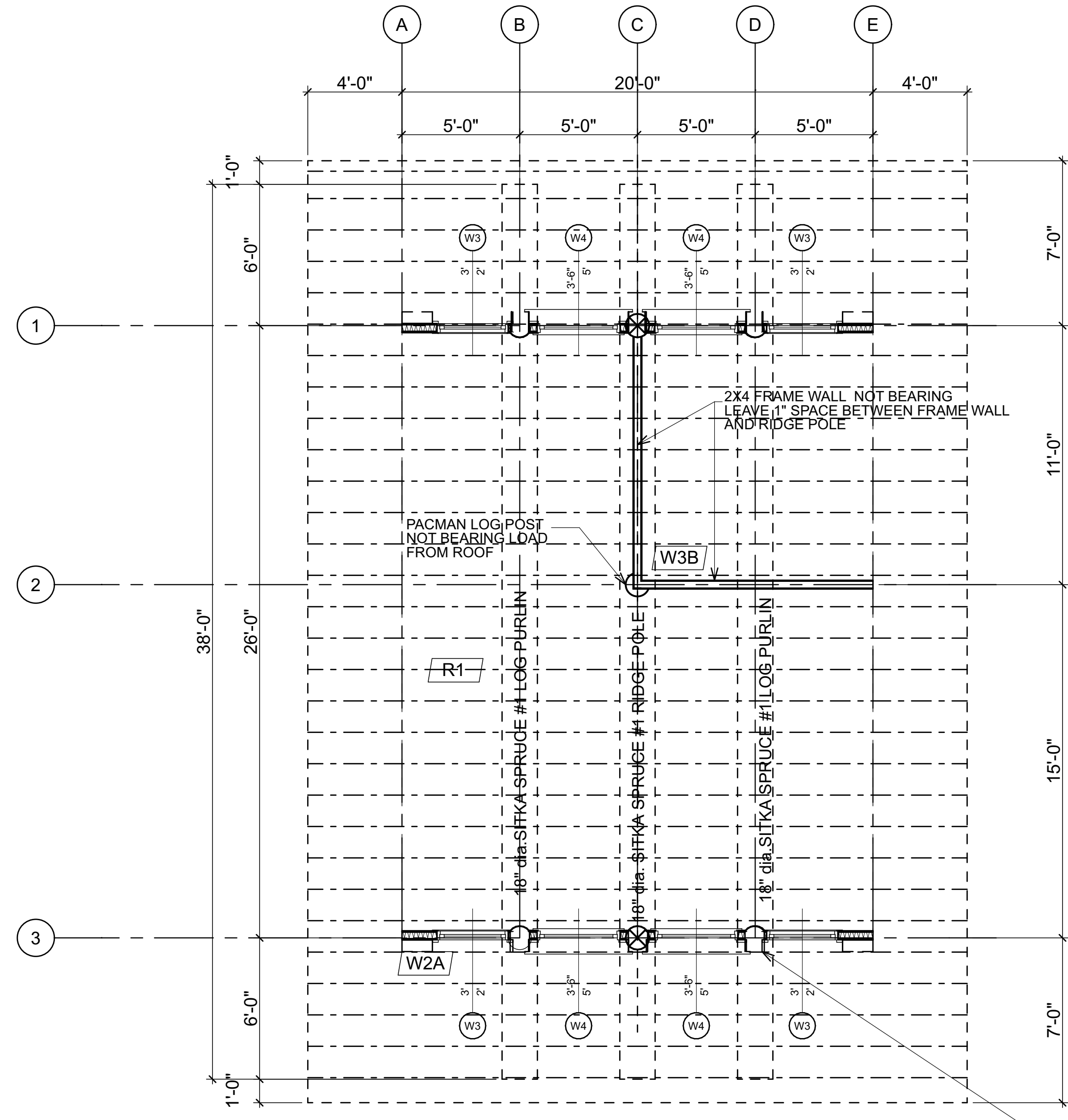
SITE BUILT SHEARWALLS												
Type	Sheathing	Nailing	Sides	Stagger	Bottom Plate Connection	Top Plate Connection	Bottom Plate Connection	Anchor Bolts	Framing	Plate	Seismic PLE	Wind PLE
A	3/8" ply or 7/16" OSB	8d @ 6"/12"	1	No	SDWS 1/4x6" @ 15" cc	LTP4 @ 30" cc	LTP5 @ 28" cc	5/8" dia. x 14" @ 48" cc	2x Studs	2x	260	365
B	3/8" ply or 7/16" OSB	8d @ 4"/12"	1	Yes	SDWS 1/4x6" @ 11" cc	LTP4 @ 20" cc	LTP5 @ 18" cc	5/8" dia. x 14" @ 48" cc	3x Studs	3x	380	530
C	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 8" cc	LTP4 @ 16" cc	LTP5 @ 14" cc	5/8" dia. x 14" @ 36" cc	3x Studs	3x	490	685
D	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 8" cc	LTP4 @ 12" cc	LTP5 @ 10" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	640	895
E	3/8" Struct 1	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 5" cc	LTP4 @ 10" cc	LTP5 @ 10" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	730	1020
F	3/8" ply or 7/16" OSB	8d @ 4"/12"	2	Yes	SDWS 1/4x6" @ 5" cc	LTP4 @ 10" cc	LTP5 @ 8" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	760	1060
G	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 4" cc	LTP4 @ 8" cc	LTP5 @ 8" cc	5/8" dia. x 14" @ 18" cc	3x Studs	3x	960	1310
H	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 2" cc	LTP4 @ 6" cc	LTP5 @ 5.5" cc	5/8" dia. x 14" @ 18" cc	4x DF # 2	3x	1280	1790
I	3/8" Struct 1	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 2" cc	LTP4 @ 4" cc	LTP5 @ 4" cc	5/8" dia. x 14" @ 12" cc	4x DF # 1	3x	1460	2040

SDCS-C-F					
SSTB's	StemWall Width ["]	AB Ø ["]	Length ["]	Embed ["]	StemWall Allow. Tension Allow. Shear [kips]
SSTB 16	6	5/8"	17-5/8"	12-5/8"	2,550
SSTB 20	6	5/8"	21-5/8"	16-5/8"	2,960
SSTB 24	6	5/8"	25-5/8"	20-5/8"	3,325
SSTB 28	8	7/8"	29-7/8"	24-7/8"	6,395
SSTB 34	8	7/8"	34-7/8"	28-7/8"	6,395
SSTB 36	8	7/8"	36-7/8"	28-7/8"	6,395

HOLD-DOWNS	POST ["]	DF/SP	SPE/HF	AB Ø ["]	Post Fasteners	Notes
HDU2	3"	3,075	2,215	5/8"	(6) 1/4" x 2-1/2" S05	
HDU4	3"	4,565	3,285	5/8"	(10) 1/4" x 2-1/2" S05	
HDU5	3"	5,645	4,065	5/8"	(14) 1/4" x 2-1/2" S05	
HDU6	3"	5,960	4,305	7/8"	(10) 1/4" x 2-1/2" S05	
HDU8	3.5"	6,970	5,020	7/8"	(10) 1/4" x 2-1/2" S05	
HDU8	4.5"	7,870	5,665	7/8"	(10) 1/4" x 2-1/2" S05	
HDU11	5.5"	9,535	6,865	1"	(10) 1/4" x 2-1/2" S05	
HDU11	7.25"	11,175	8,045	1"	(10) 1/4" x 2-1/2" S05	
HDU14	7.25"	14,375	10,435	1"	(10) 1/4" x 2-1/2" S05	Heavy Hex Anchor Nut
HDU14	5.5"	14,445	10,350	1"	(10) 1/4" x 2-1/2" S05	Heavy Hex Anchor Nut



FIRST FLOOR PLAN
AREA: 543 SQ.FT.



ROOF PLAN
SNOW LOAD: 88.7 lbs/ SQ. FT.
TO BE VERIFIED BY ENG. FOR BUILDING SITE

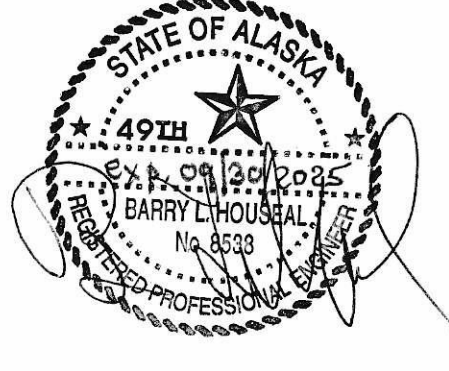
CONSTRUCTION MATERIALS	
W1	TYPICAL SLAB ON GRADE 5" THICK MONOLITHIC SLAB ON GRADE 18"x18" TAPERED UP TO 5" THICK MONOLITHIC HEATED SLAB OVER LAYER OF 2" XPS I-250 FOAM (25 psi COMPRESSION) OVER 4" MIN. COMPACTED SAND AND GRAVEL
W2	TYPICAL EXTERIOR LOG WALL LOGS TO BE 14" dia. MIDSPAN SITKA SPRUCE WITH 13" GAIN PER STACK AVERAGE
W2A	TYPICAL 2ND STOREY EXTERIOR WALL FALSE LOG SIDING PANELS (4 PIECES B/W POSTS) ON 5/8" CDX SHEATHING 2X6 @ 16" O.C. FRAME WALL R24 BATT INSULATION 6 MIL POLY V.B. INT. FINISH TO OWNERS SPECS.
W3A	TYPICAL INTERIOR FRAME WALL (SETTLING) (1st FL.) INT. PARTITION WALLS TO BE: WALL FINISH TO OWNER'S SPECS BOTH SIDES 2X6 @ 16" O.C FRAME WALL W/ SLIP JOINT @ BOTTOM OF WALL
W3B	TYPICAL NONE BEARING INTERIOR FRAME WALL (ROOF) INT. PARTITION WALLS TO BE: WALL FINISH TO OWNER'S SPECS BOTH SIDES 2X4 @ 16" O.C FRAME WALL
F1A	TYPICAL FIRST FLOOR 5" CONC. SLAB HOUSING IN FL. HEATING LVP FLOORING GLUED DOWN
R1	TYPICAL ROOF TO BE: 24 GAUGE STANDING SEAM ROOF (BLACK) ON ICE & WATER SHIELD 5/8" CDX SHEATHING 2x12 DF #2 @ 16" O.C. RAFTERS R 38 MIN. BATT INSULATION OVER LIVING AREA W/ 1.5" AIRSPACE (ROOF VENTILATION FROM SCREENED VENTED SOFFIT TO VENTED RIDGE CAP) 6 MIL POLY V.B. 2" XPS FOAM UNDER RAFTERS 5/8" SHEETROCK



STRUCTURAL RECAP SCHEDULE

PROJECT: SMITH - Black Foest Cabins, 7251 RICHARDSON WAY, VALDWZ, AK BEARING

DESCRIPTION	LOCATION	SIZE & SPECIES	AREA	PAGE #
Design Criteria	All Areas	-	-	1
Snow Load Calcs.	All Areas	-	-	2,7A
Lateral Analysis	All Areas	See Details p. # 24	-	3 thru 24
Rafters	Roof (8-12)	2" x 12" DF # 2 @ 16" cc	-	25, 26
Ridge & Purlins	Roof	18" ϕ Sitka Spruce # 1	26.98 in2	25, 27
Continuous Footings	A & E lines	42" W x 12" D w/ (2) - # 4's cont.	-	25, 29
Continuous Footings	1 & 3 lines	26" W x 12" D w/ (2) - # 4's cont.	-	28, 29



Type	SHEATHING		Nailing	Sides	Stagger	Bottom Plate Connection	Top Plate Connection	Bottom Plate Connection	Anchor Bolts	Framing	Plate	Seismic PLE	Wind PLE
	3/8" ply or 7/16" OSB	8d @ 6"/12"											
A	3/8" ply or 7/16" OSB	8d @ 6"/12"	1	No	SDWS 1/4x6" @ 15" cc	LTP4 @ 30" cc	LTPS @ 28" cc	5/8" dia. x 14" @ 48" cc	2x Studs	2x	260	365	
B	3/8" ply or 7/16" OSB	8d @ 4"/12"	1	Yes	SDWS 1/4x6" @ 11" cc	LTP4 @ 20" cc	LTPS @ 18" cc	5/8" dia. x 14" @ 48" cc	3x Studs	3x	380	530	
C	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 8" cc	LTP4 @ 16" cc	LTPS @ 14" cc	5/8" dia. x 14" @ 36" cc	3x Studs	3x	490	685	
D	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 8" cc	LTP4 @ 12" cc	LTPS @ 10" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	640	895	
E	3/8" Struct 1	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 5" cc	LTP4 @ 10" cc	LTPS @ 8" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	730	1020	
F	3/8" ply or 7/16" OSB	8d @ 4"/12"	2	Yes	SDWS 1/4x6" @ 5" cc	LTP4 @ 10" cc	LTPS @ 8" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	760	1060	
G	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 4" cc	LTP4 @ 8" cc	LTPS @ 6" cc	5/8" dia. x 14" @ 18" cc	3x Studs	3x	980	1310	
H	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 3" cc	LTP4 @ 6" cc	LTPS @ 5" cc	5/8" dia. x 14" @ 18" cc	4x DF # 1	3x	1280	1790	
I	3/8" Struct 1	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 2" cc	LTP4 @ 4" cc	LTPS @ 4" cc	5/8" dia. x 14" @ 12" cc	4x DF # 1	3x	1460	2040	

SSTB's	Stemwall Width ["]	AS # ["]	Length ["]	Embed ["]	SDC-CF	
					Stemwall Allow. Tension	Allow. Shear
SSTB 16	6	5/8"	17-5/8"	12-5/8"	2,550	3,780
SSTB 20	6	5/8"	21-5/8"	16-5/8"	2,960	4,785
SSTB 24	6	5/8"	25-5/8"	20-5/8"	3,325	5,790
SSTB 28	8	7/8"	29-7/8"	24-7/8"	6,395	11,675
SSTB 34	8	7/8"	34-7/8"	28-7/8"	6,395	11,675
SSTB 36	8	7/8"	36-7/8"	28-7/8"	6,395	11,675

HOLD-DOWNS	POST ["]	DF/SP	SPE/HF	AS # ["]	Post Fasteners	Notes
HDU4	3"	4,565	3,285	5/8"	(10) 1/4" x 2-1/2" S05	
HDU5	3"	5,645	4,065	5/8"	(14) 1/4" x 2-1/2" S05	
HDU6	3"	5,980	4,305	7/8"	(10) 1/4" x 2-1/2" S05	
HDU8	3.5"	6,970	5,020	7/8"	(10) 1/4" x 2-1/2" S05	
HDU8	4.5"	7,870	5,665	7/8"	(10) 1/4" x 2-1/2" S05	
HDU11	5.5"	9,535	6,865	1"	(10) 1/4" x 2-1/2" S05	
HDU11	7.25"	11,175	8,045	1"	(10) 1/4" x 2-1/2" S05	
HDU14	7.25"	14,375	10,435	1"	(10) 1/4" x 2-1/2" S05	Heavy Hex Anchor Nut
HDU14	5.5"	14,445	10,350	1"	(10) 1/4" x 2-1/2" S05	Heavy Hex Anchor Nut

LOG WORK GENERAL NOTES

ALL DIMENSIONS ARE CONSTRUCTION DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED ON SITE BY GEN. CONTRACTOR BEFORE STARTING CONSTRUCTION

TOW= TOP OF WALL
TOW= 0 @ BOTTOM OF LOG WALL
T= TOP OF LOG
B= BOTTOM OF LOG
TYP.= TYPICAL

ALL LOG SIZES NOTED TO BE MID SPAN DIAMETERS. ALL LOG WALL AND LOG HEIGHTS INDICATED ON PLAN ARE MINIMUM HGT. ALLOW FOR 1.5" FLAT CUT ON SILL AND HEADER LOGS TO CONNECT FRAMING. ALLOW FOR 3-4" TAKEN OFF OF TOW HEIGHT.

THRU BOLTS TO BE TIGHTENED TO BE LOWERED EVERY 3 MONTHS FOR 1ST YEAR AND TWICE A YEAR FOR NEXT 4 YEARS AS HOUSE LOGWORK SETTLES DOWN AS LOGS LOSE MOISTURE CONTENT & COMPRESS UNDER LOADS

FASTEN SILL LOG TO ANCOR BOLTS USING COUPLER NUT TO 5/8" THREADED ROD, TIMBER WASHER AND NUTS. FASTEN CAP LOG DOWN TO LOG BELOW W/ 3/8" ASSY SCREWS @ 4" O.C.

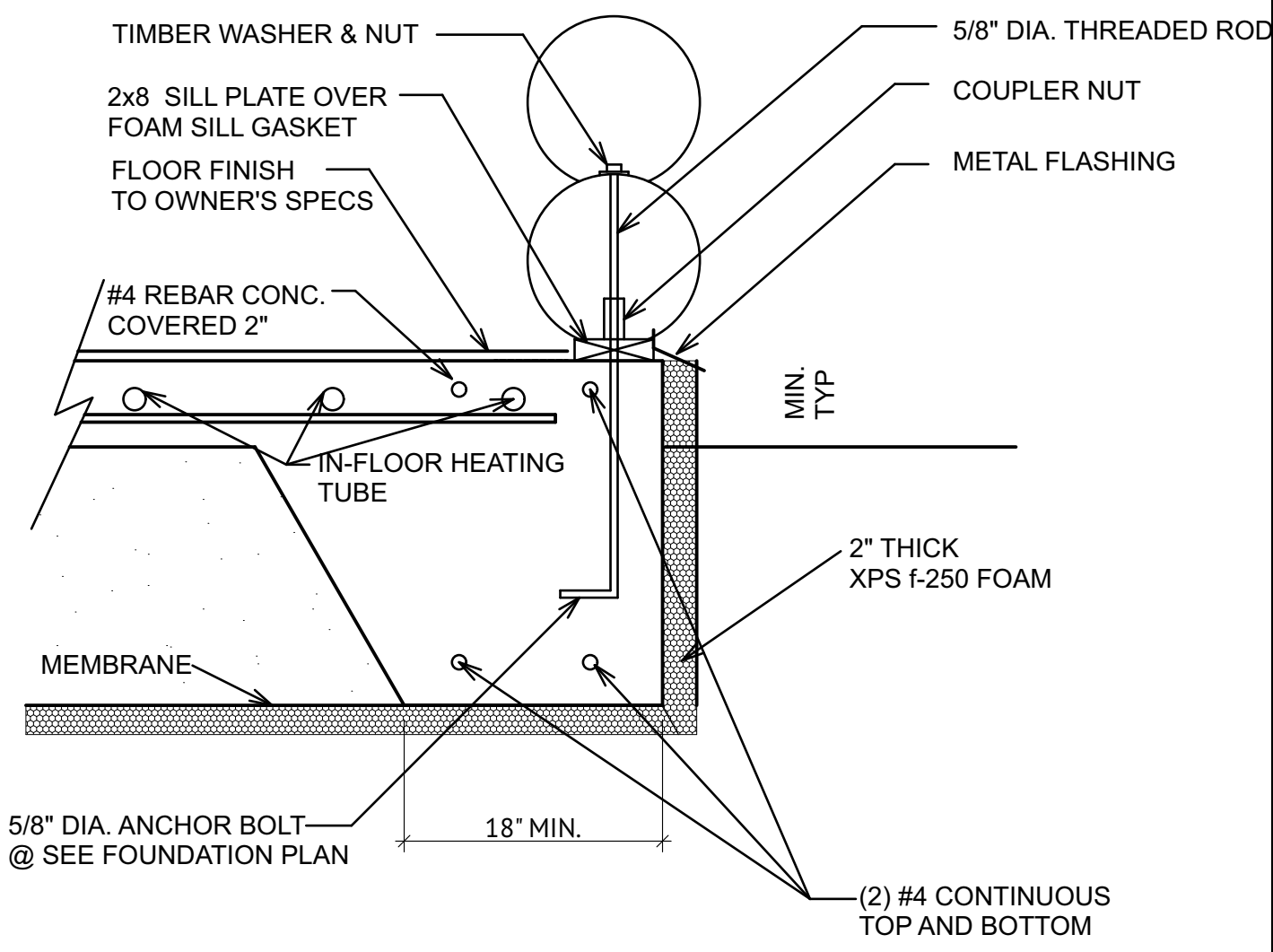
ALL LOGWORK TO BE REVIEWED BY STRUCTURAL ENGINEER

LOG BUILDER: Serendipity Log Works
CLIENT: Black Forest Cabins
TITLE: FIRST FLOOR & ROOF PLAN

SCALE: 1/4" = 1'-0"
DATE: Nov. 5, 2024
DRAWN BY: C.C.
CHECKED BY: C.C.

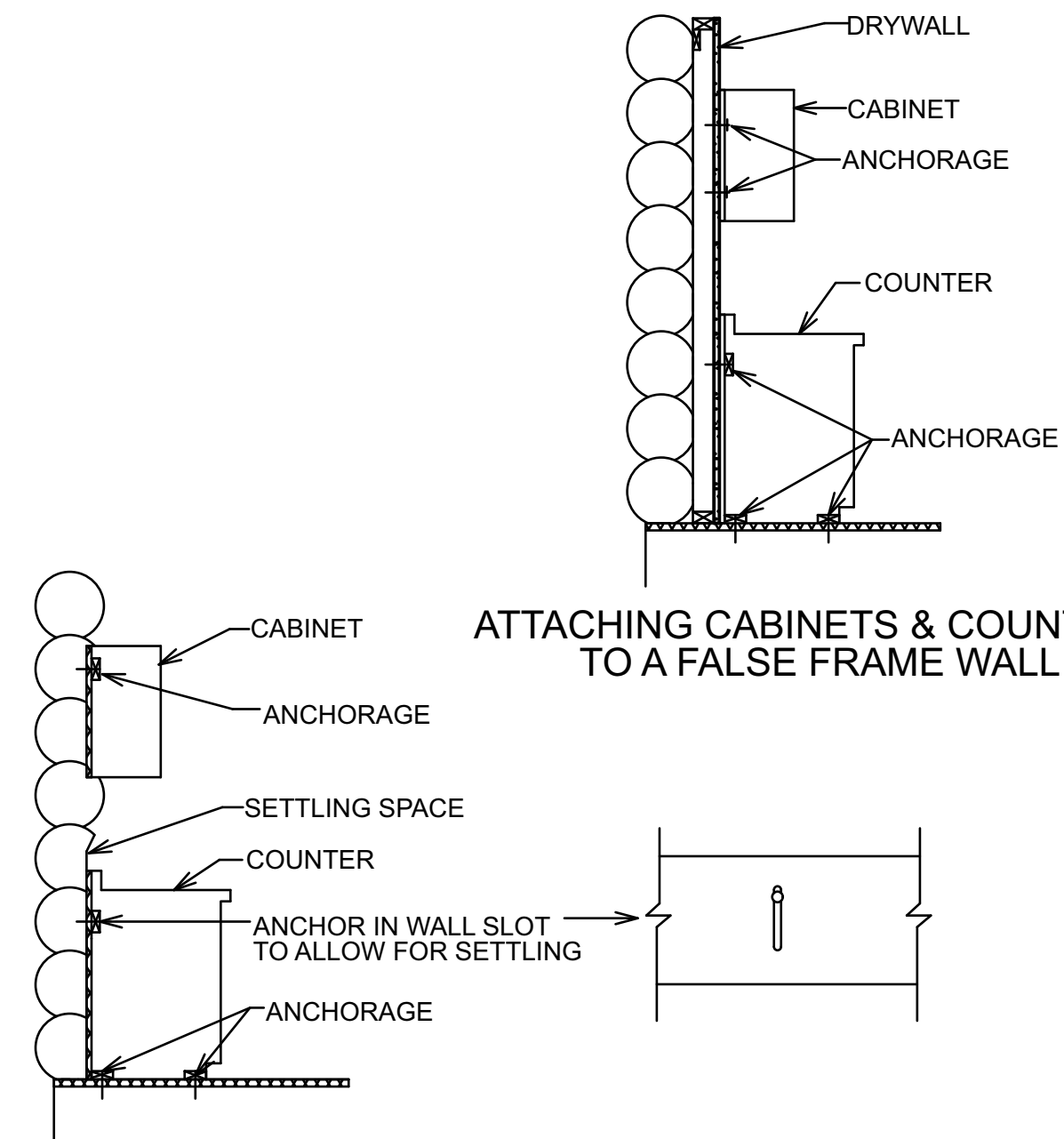
REVISION: REV. 1
REV. 2
REV. 3

DESCRIPTION:
R.C.M. Cad Design
Drafting Ltd.



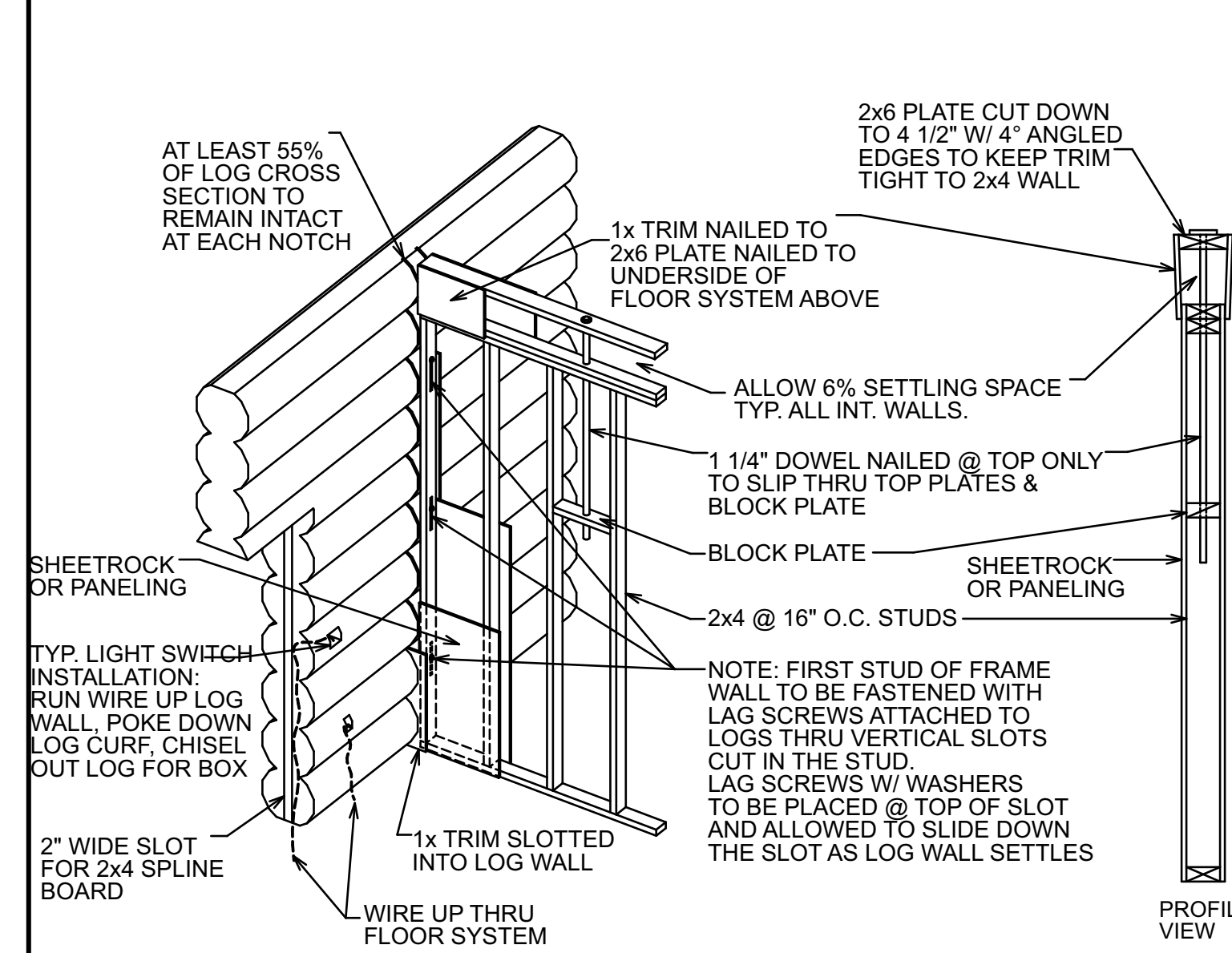
TYPICAL FOUNDATION AT EXTERIOR

0-A ATTACHING CABINETS & COUNTERS TO LOG OR TIMBER WALLS



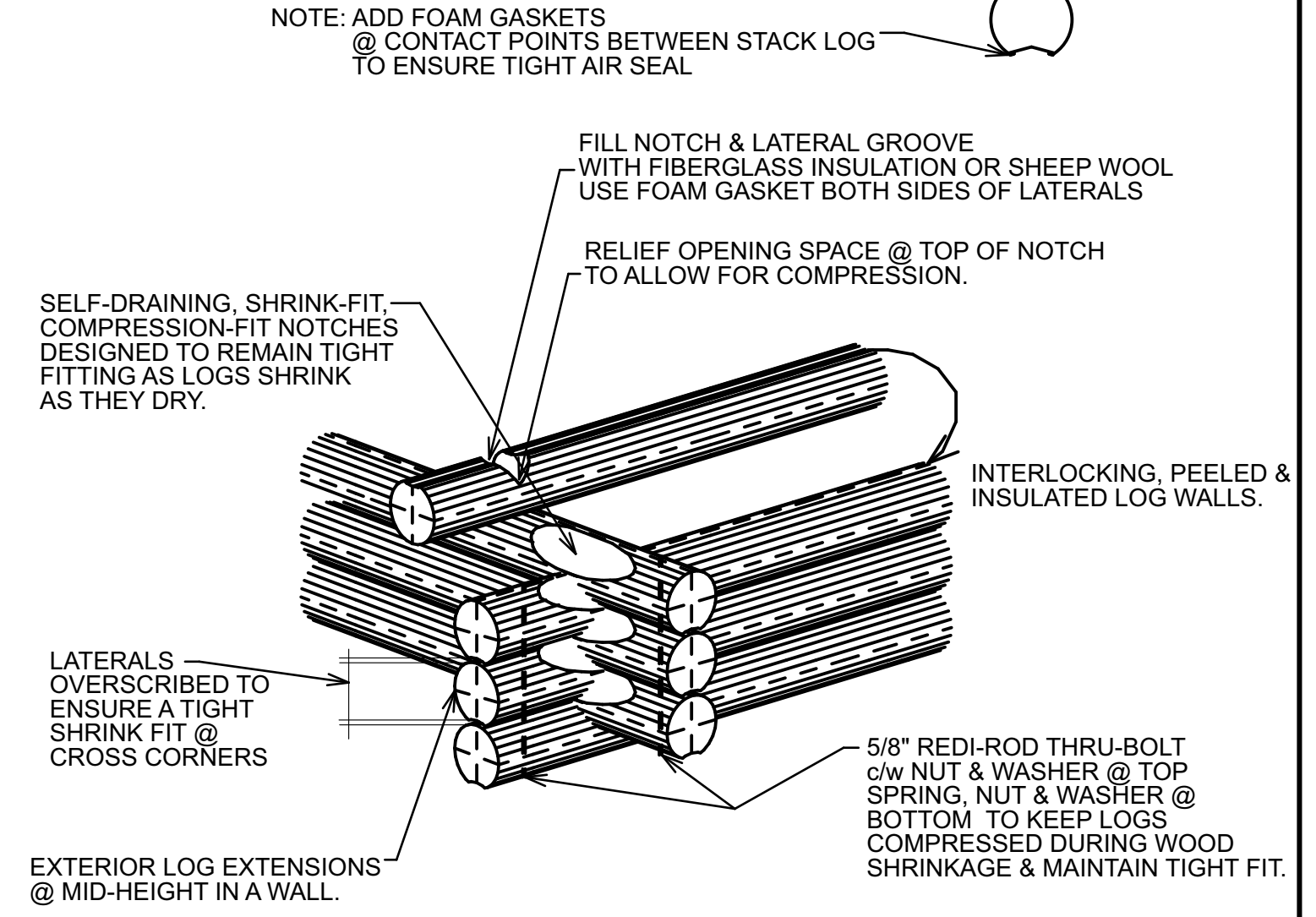
ATTACHING CABINETS & COUNTERS TO A FALSE FRAME WALL

0-B



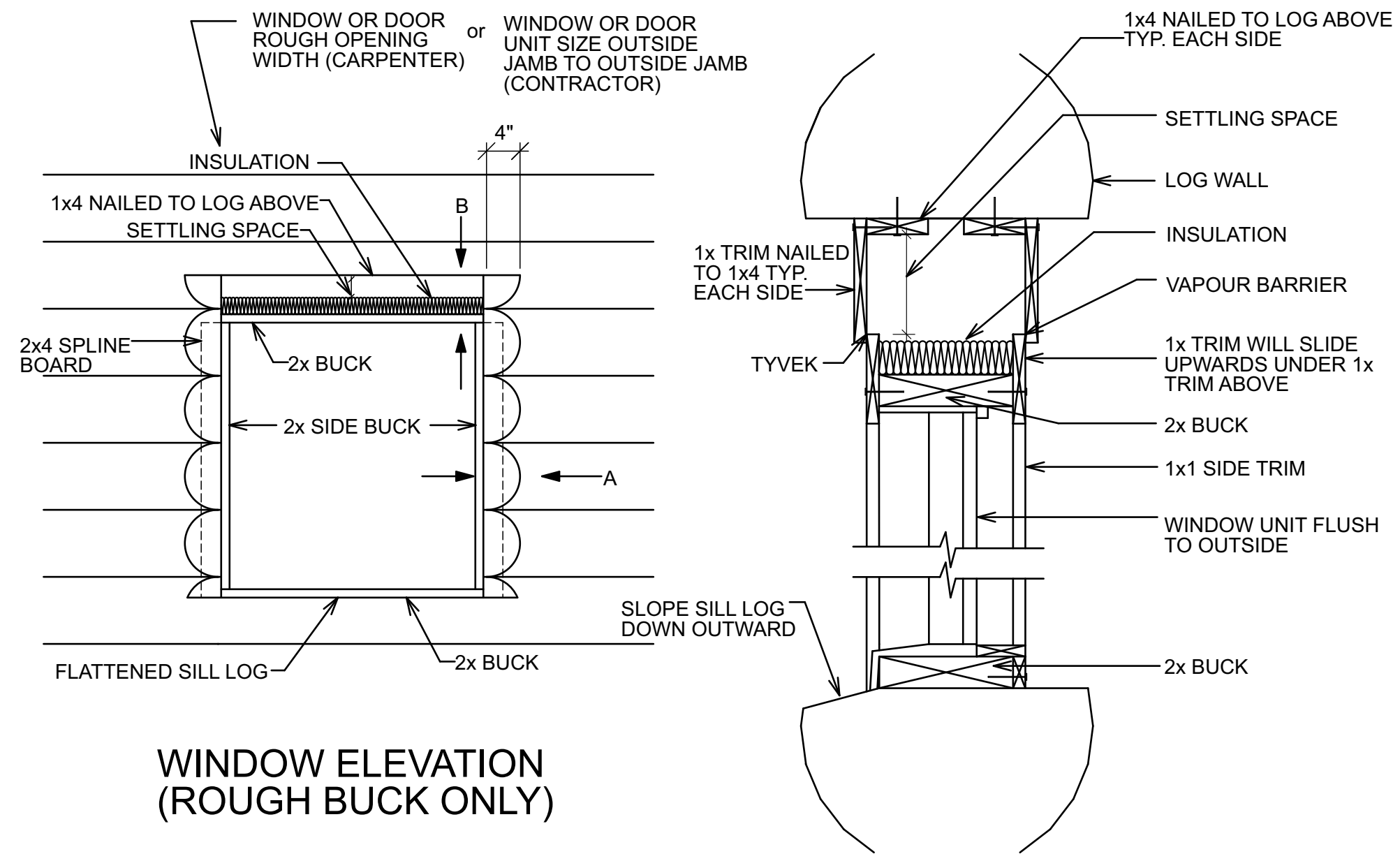
INTERIOR FRAMED WALL SETTLING DETAIL

0-C

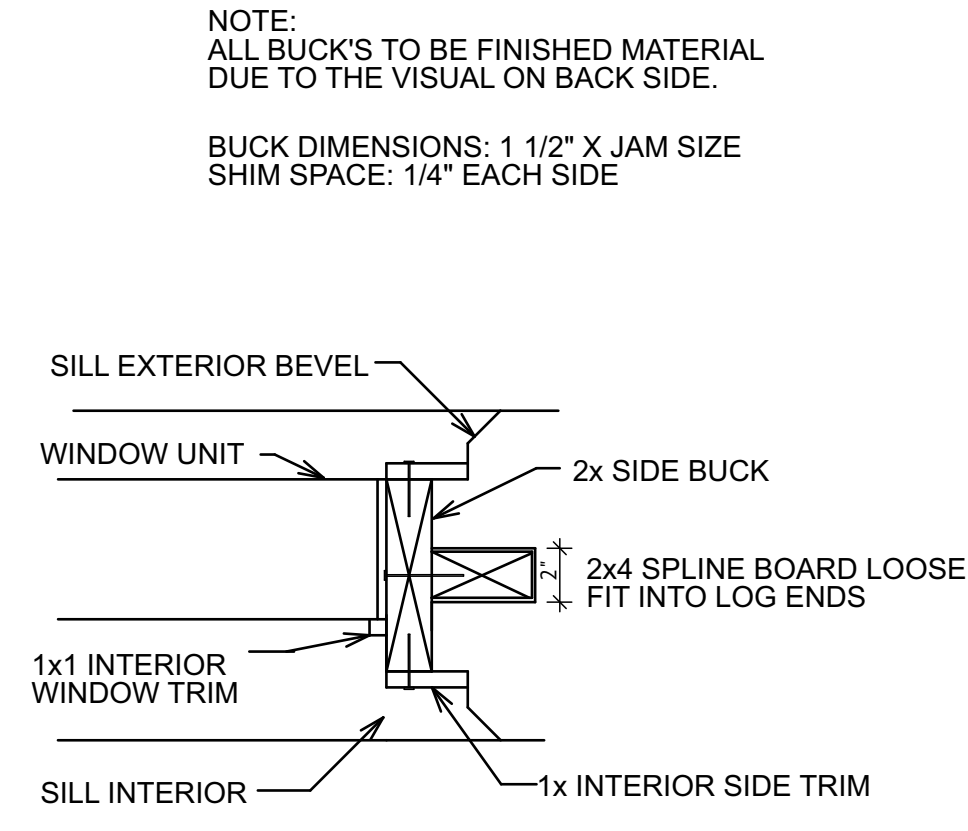


SADDLE NOTCH DETAIL SCANDINAVIAN FULL SCRIBE METHOD

0-D

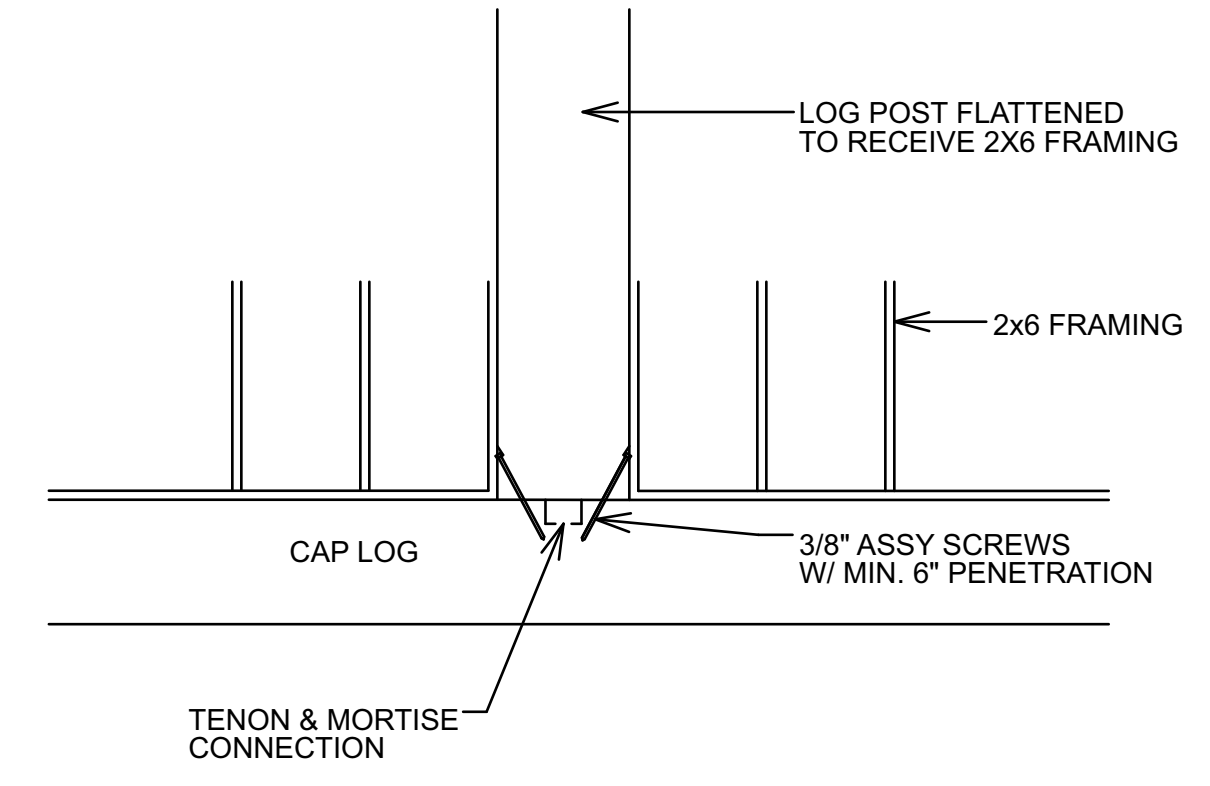


WINDOW ELEVATION (ROUGH BUCK ONLY)



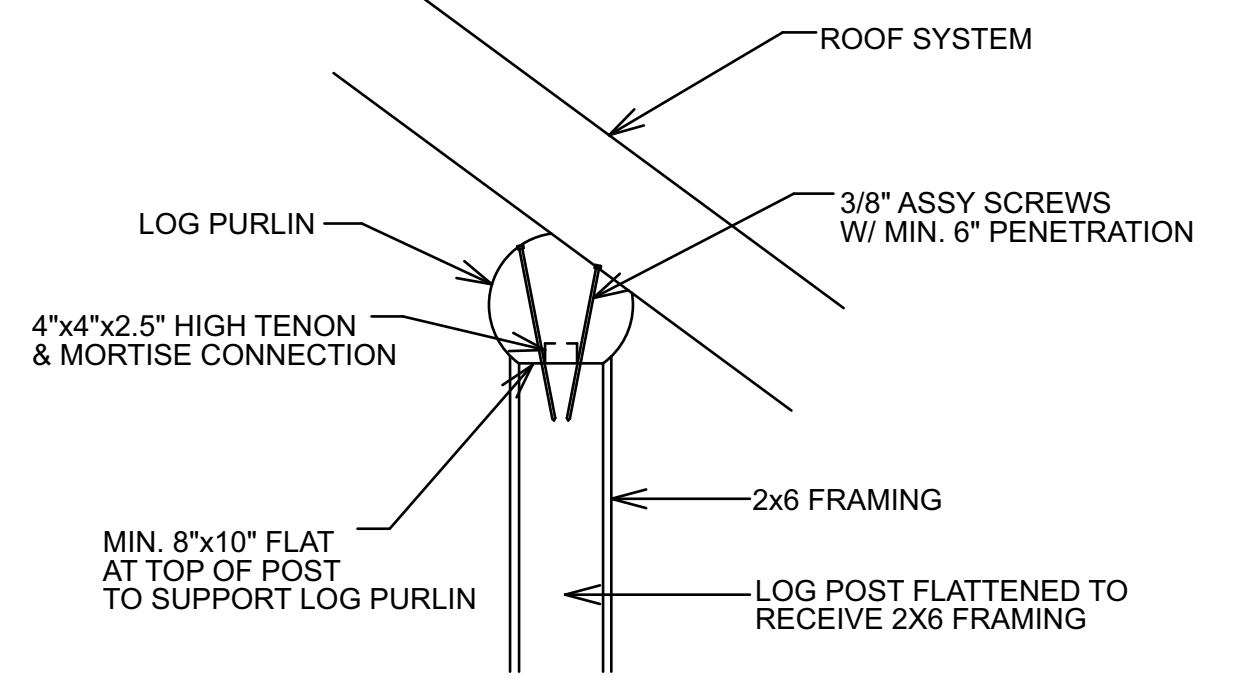
SECTION A-A (PLAN VIEW)

0-E



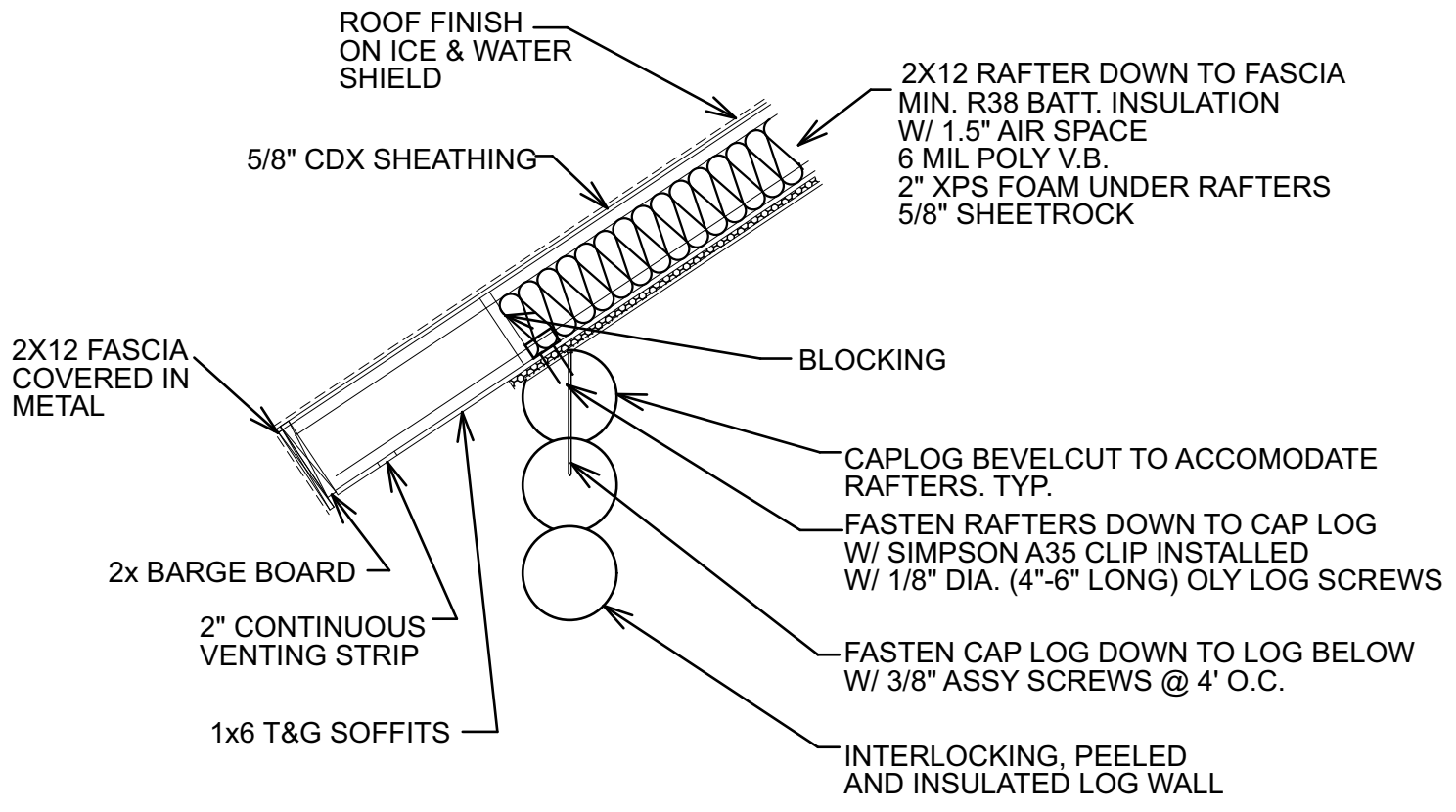
POST TO CAP LOG CONNECTION

0-F



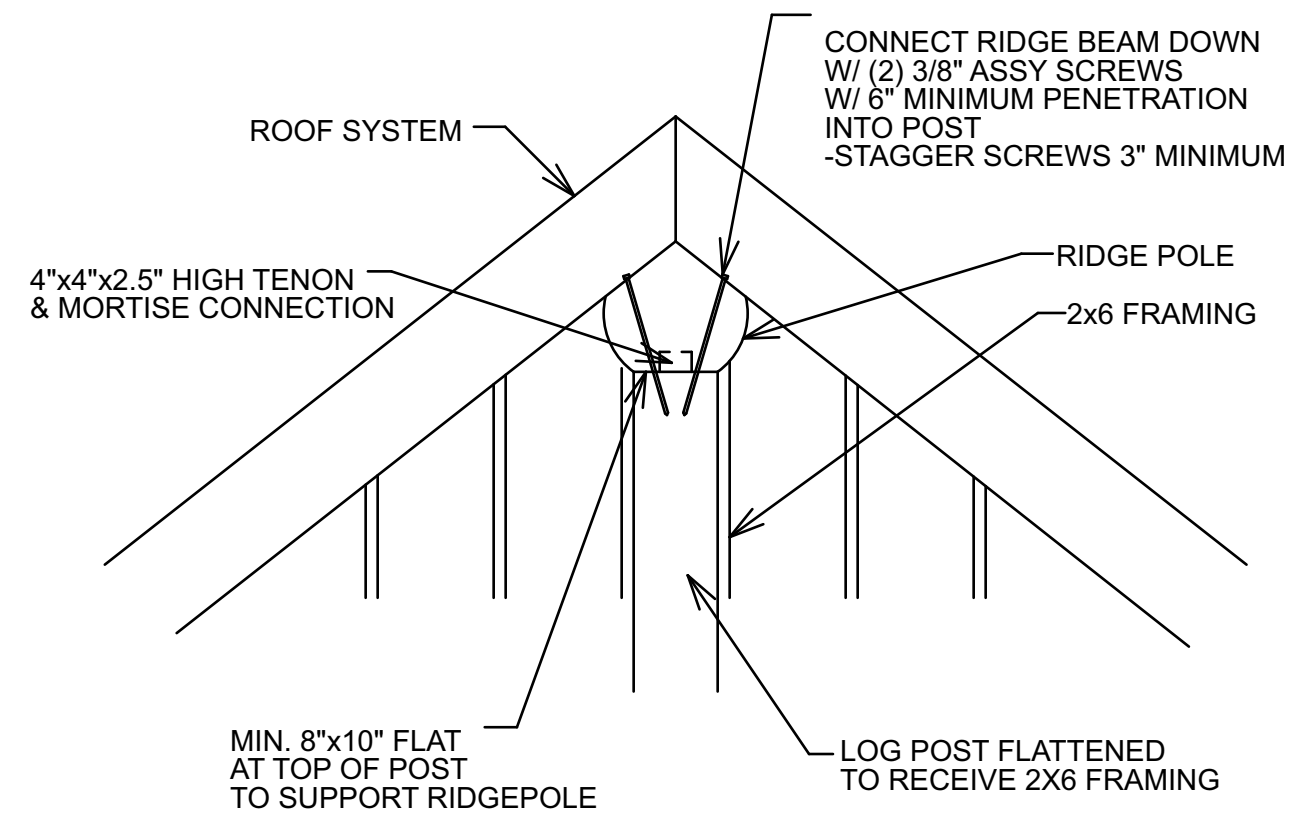
PURLIN TO POST CONNECTION

0-G



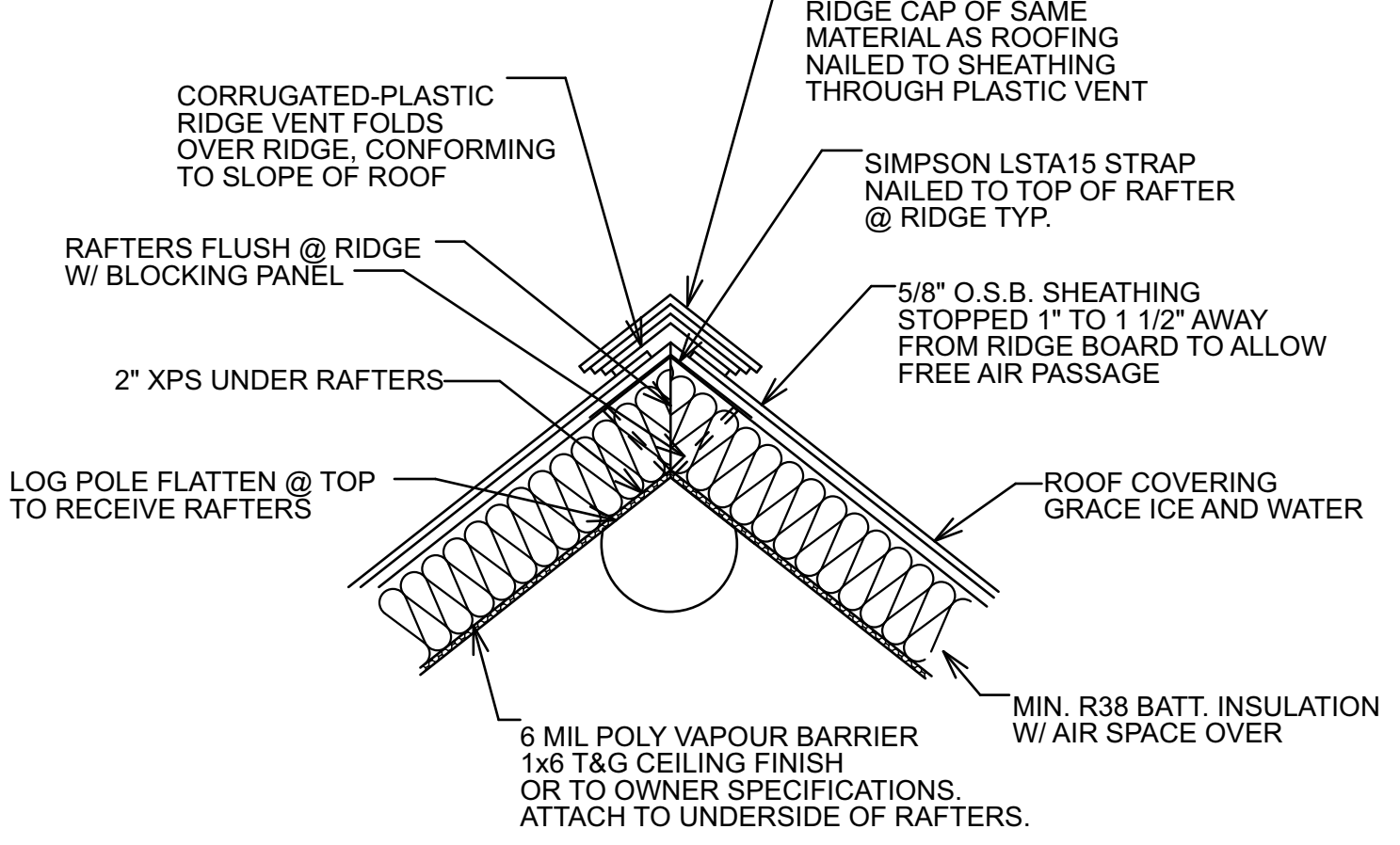
SQUARE FACIA RAFTERS TO LOG WALL CONNECTION

0-H



POST TO LOG ROOF BEAM CONNECTION

0-I



RIDGE POLE / RAFTER CONNECTION

0-J

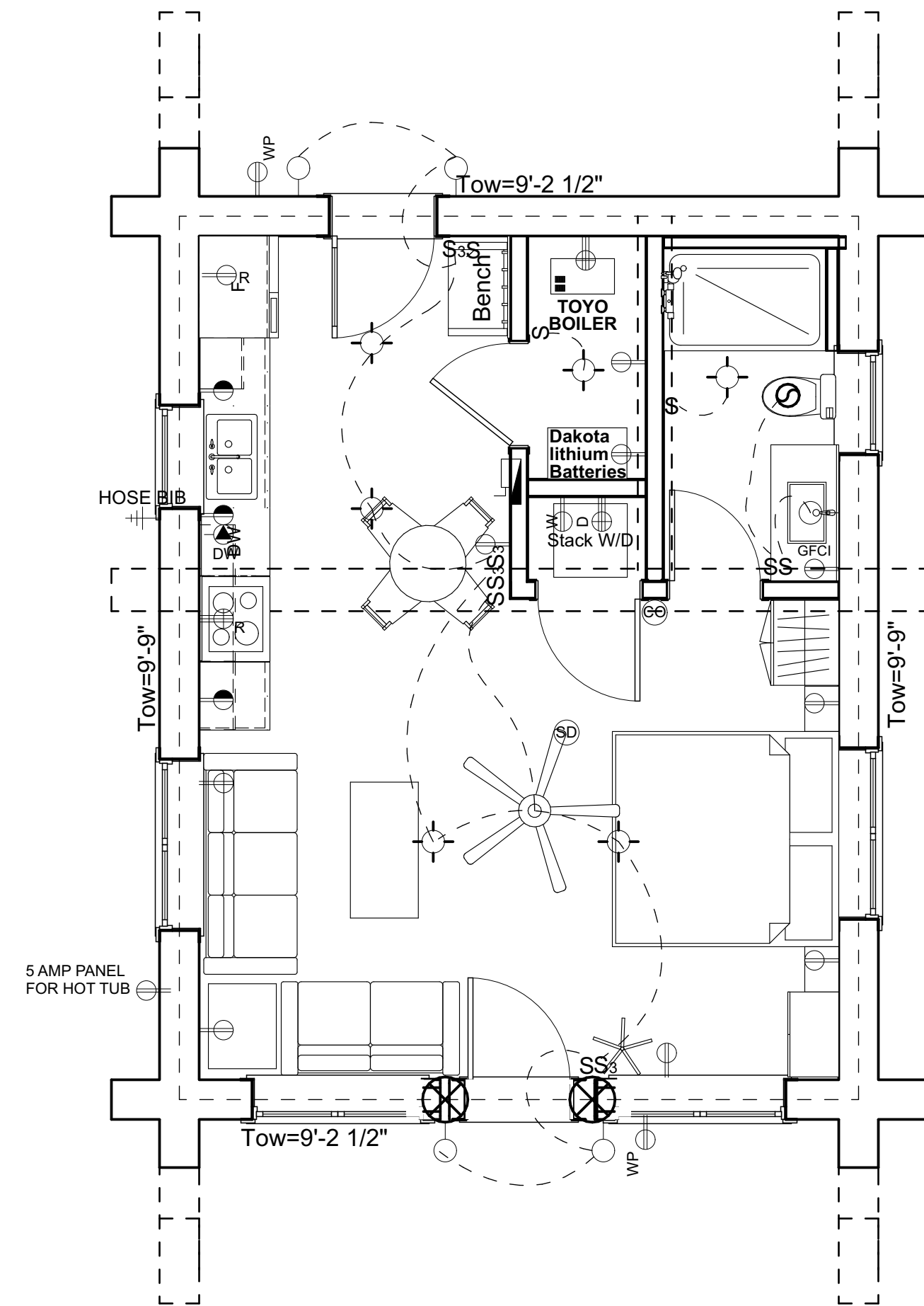
ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
 ALL DIMENSIONS ARE CONSTRUCTION LINE DIMENSIONS
 IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & SPECIFICATIONS ON THIS SET
 ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN
 BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

PCM CAD DESIGN
 www.loghome-design.ca
 rcmcarl@loghome-design.ca

R.C.M. Cad Design Drafting Ltd.

SCALE:	N.T.S.	REVISION:	DATE:	DESCRIPTION:
DATE:	JAN 01, 2024	REV. 1		
DRAWN BY:		REV. 2		
CHECKED BY:	C.C.	REV. 3		

LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: DETAILS



FIRST FLOOR ELECTRICAL PLAN

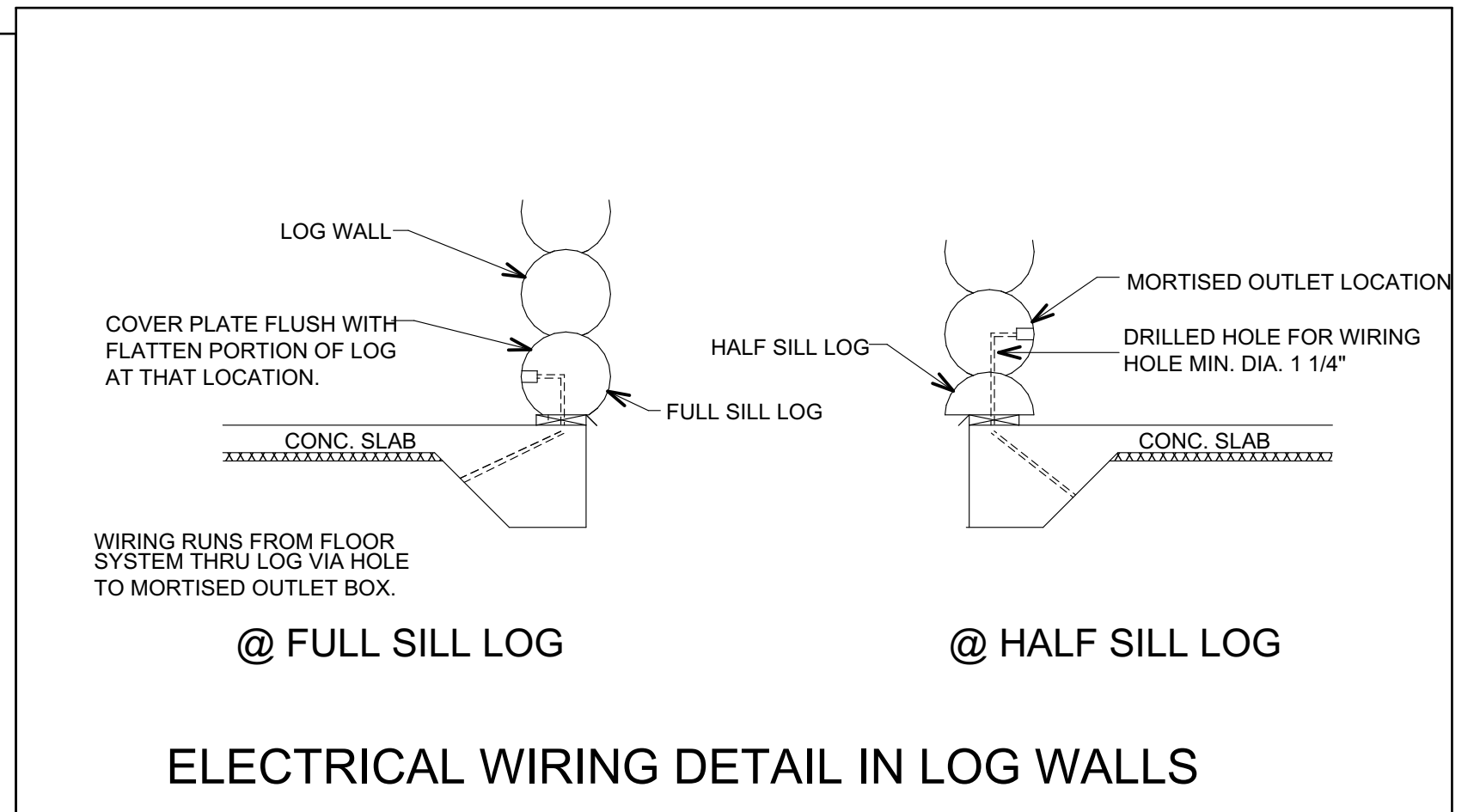
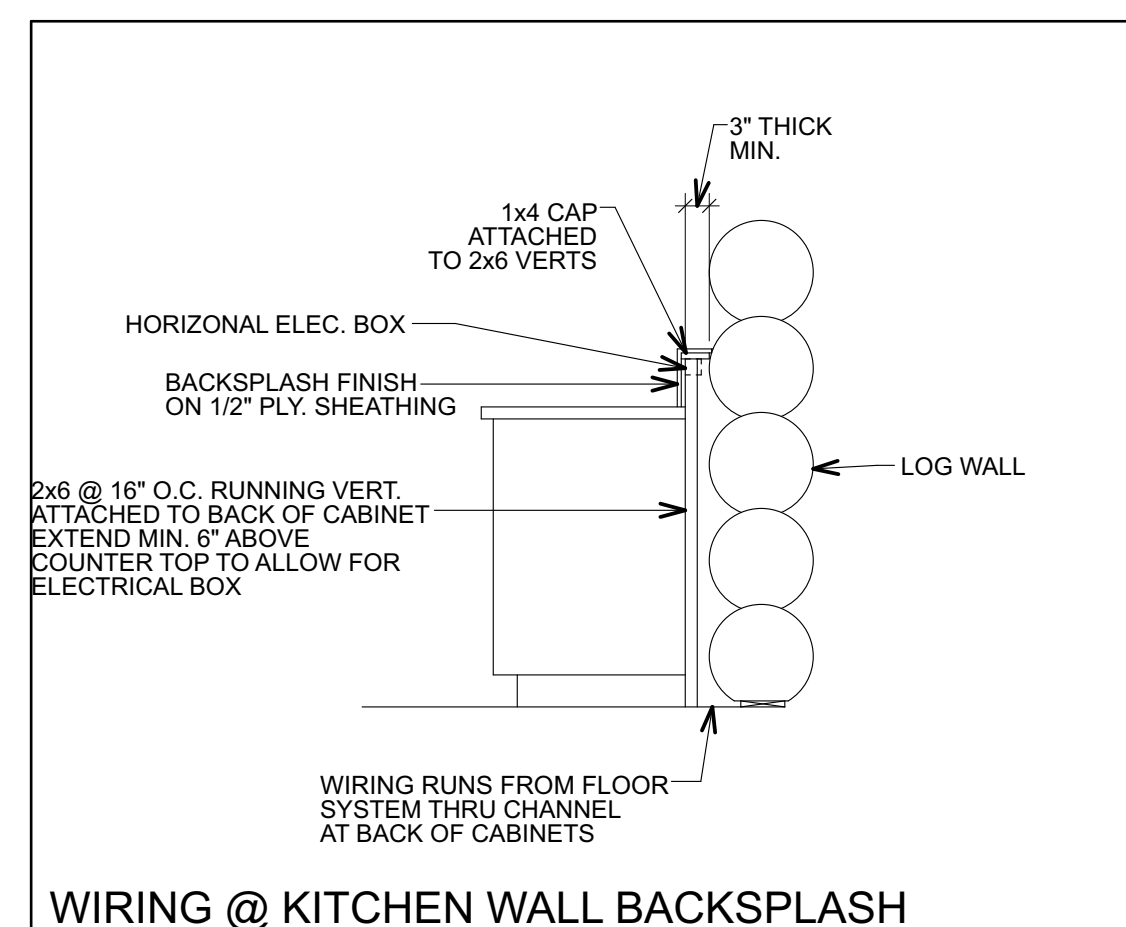
NOTE: ALL ELECTRICAL BOXES TO BE CUT BY LOG MANUFACTURER AS PER PLAN



ELECTRICAL LEGEND						
SYMBOL	DESCRIPTION	VOLT	WATT	WIRES	OUTLET	REMARKS
	DUPLEX RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	OUTSIDE DUPLEX RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	REFRIGERATOR RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	WASHER RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	DRYER RECEPTACLE	240	5200	3#10+	↓ 14-30 R	
	RANGE RECEPTACLE	240	5200	3#10+	↓ 14-30 R	
	DUPLEX REC. SPLIT CIRCUIT	120	1200	2#12+	↓ 5-20 R	
	DISH WASHER RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	FREEZER RECEPTACLE	240	5200	3#10+	↓ 14-30 R	
	GROUND FAULT CIRCUIT INTERRUPTER	120	1200	2#12+	↓ 5-20 R	
	INFLOOR RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	EXHAUST FAN	120	1200	2#12+	↓ 5-20 R	
	PHONE					
	CABLE OUTLET					
	BROADBAND CABLE					
	SATELLITE CABLE					
	SMOKE ALARM RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	CARBON MONOXIDE DETECTOR	120	1200	2#12+	↓ 5-20 R	
	BELL/BUZZER RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	PUSH BUTTON RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	CEILING OUTLET	120	1200	2#12+	↓ 5-20 R	
	RECESSED CEILING OUTLET	120	1200	2#12+	↓ 5-20 R	
	WALL MOUTING LIGHT	120	1200	2#12+	↓ 5-20 R	
	MOTION SENSOR LIGHT	120	1200	2#12+	↓ 5-20 R	
	1-4' FLUORESCENT	120	1200	2#12+	↓ 5-20 R	
	2-8' FLUORESCENT	120	1200	2#12+	↓ 5-20 R	
	SINGLE POLE SWITCH	120	1200	2#12+	↓ 5-20 R	
	THREE WAY SWITCH	120	1200	2#12+	↓ 5-20 R	
	FOUR WAY SWITCH	120	1200	2#12+	↓ 5-20 R	
	POWER PANEL					
	CIRCUIT BREAKER PANEL					50 CIRCUIT BREAKERS
	METER BASE					
	BASEBOARD HEATER	120	1200	2#12+	↓ 5-15 R	
	THERMOSTAT					
	HOSE BIB					

GENERAL ELECTRICAL NOTES:

- SERVICE SIZE TO BE 200 AMPS WITH A 50 CIRCUIT BREAKER PANEL. SERVICE BREAKER RATING TO BE 200 AMPS. HOT CONDUCTORS TO BE 2-#1R90 (XLPE) COPPER (BLACK, RED OR BLUE) NEUTRAL CONDUCTOR TO BE 1-#4R90 (XLPE) COPPER (WHITE) SERVICE CONDUIT TO INSIDE TO BE 1 1/4" IN DIAMETER. SERVICE GROUNDING CONDUCTOR TO BE MINIMUM #4 BARE COPPER.
- ALL WORK TO CONFORM TO APPLICABLE ELECTRICAL CODES & LOCAL CODES & BYLAWS.
- ALL ABOVE COUNTER RECEPTACLE TO BE 12" ABOVE TOP OF COUNTER. WASHER & DRYER OUTLETS TO BE BEHIND MACHINES 2' MAX. ABOVE FLOOR. ALL OTHER WALL PLUGS & PHONE OUTLET TO BE 1' ABOVE FLOOR. ALL SWITCHES & THERMOSTATS TO BE 4' ABOVE FLOOR.

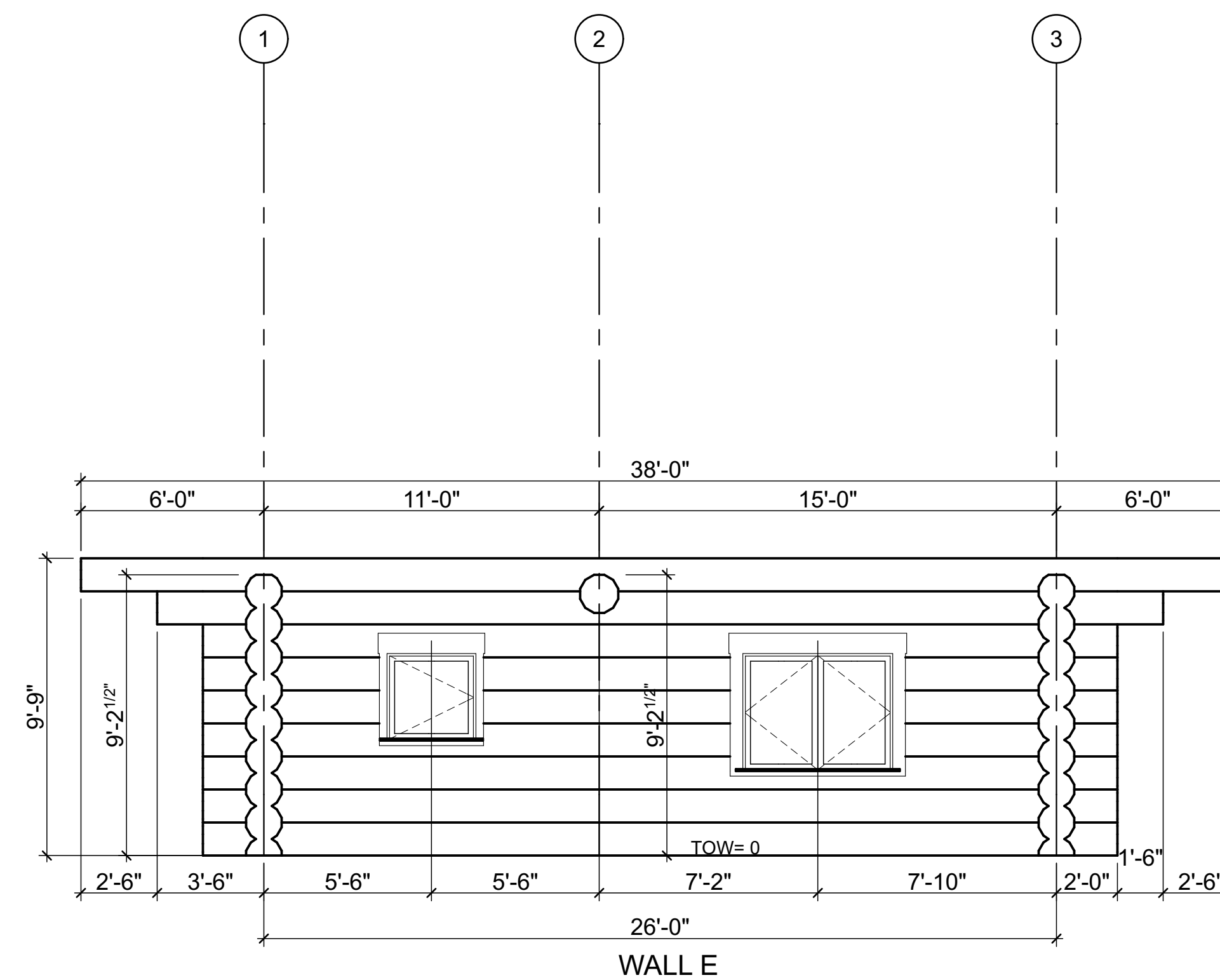
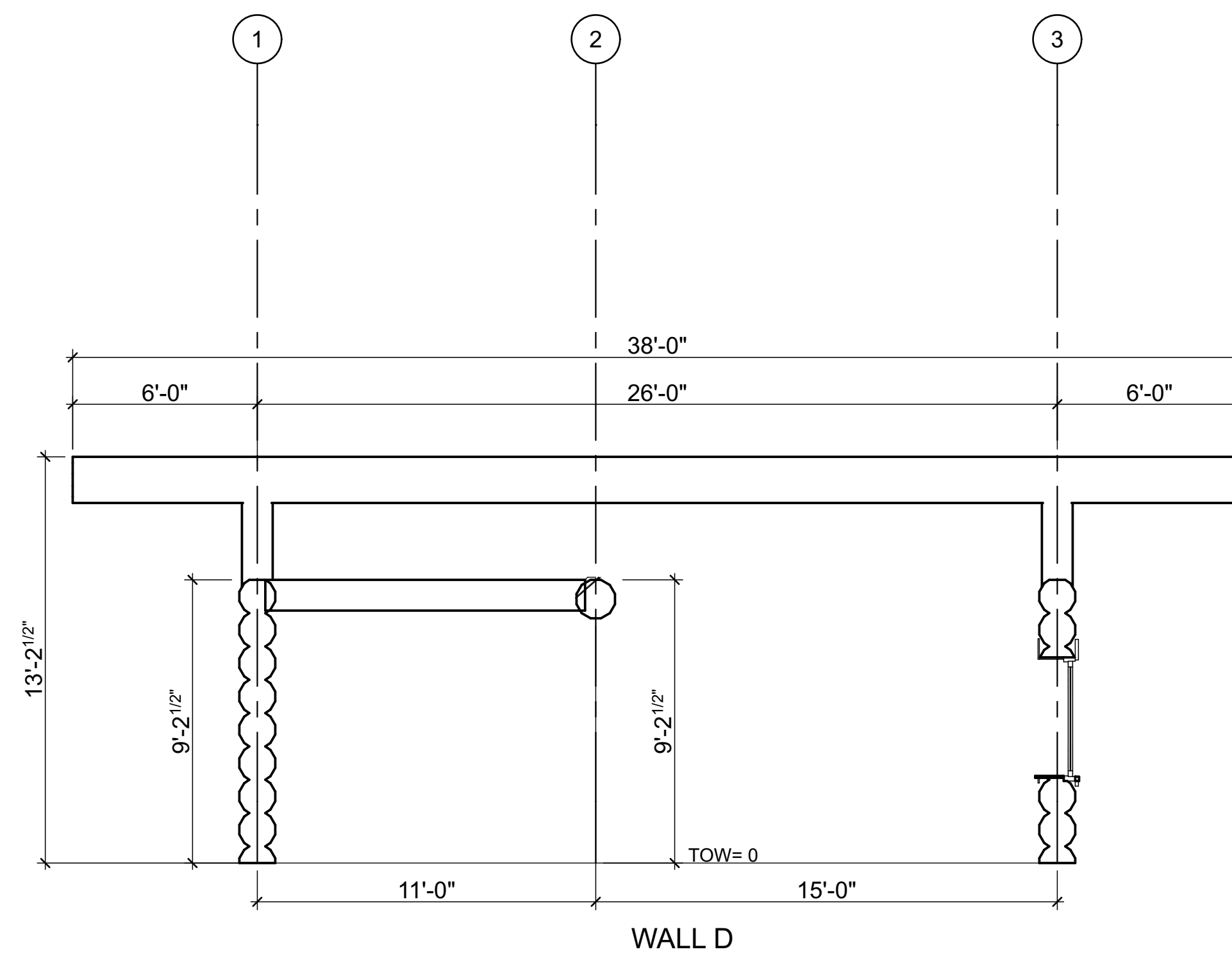
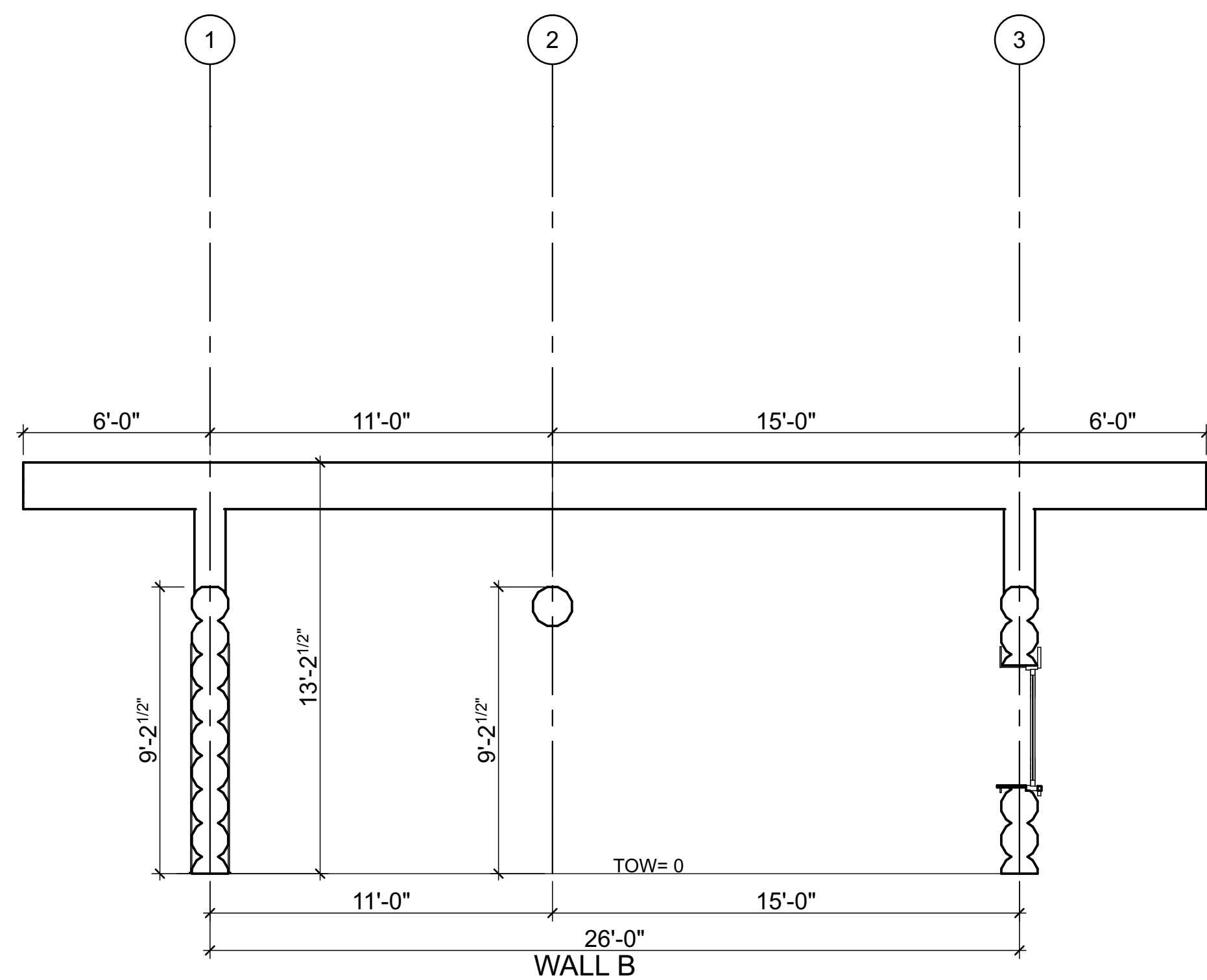
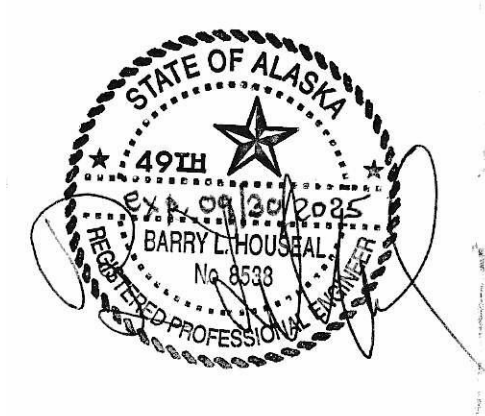
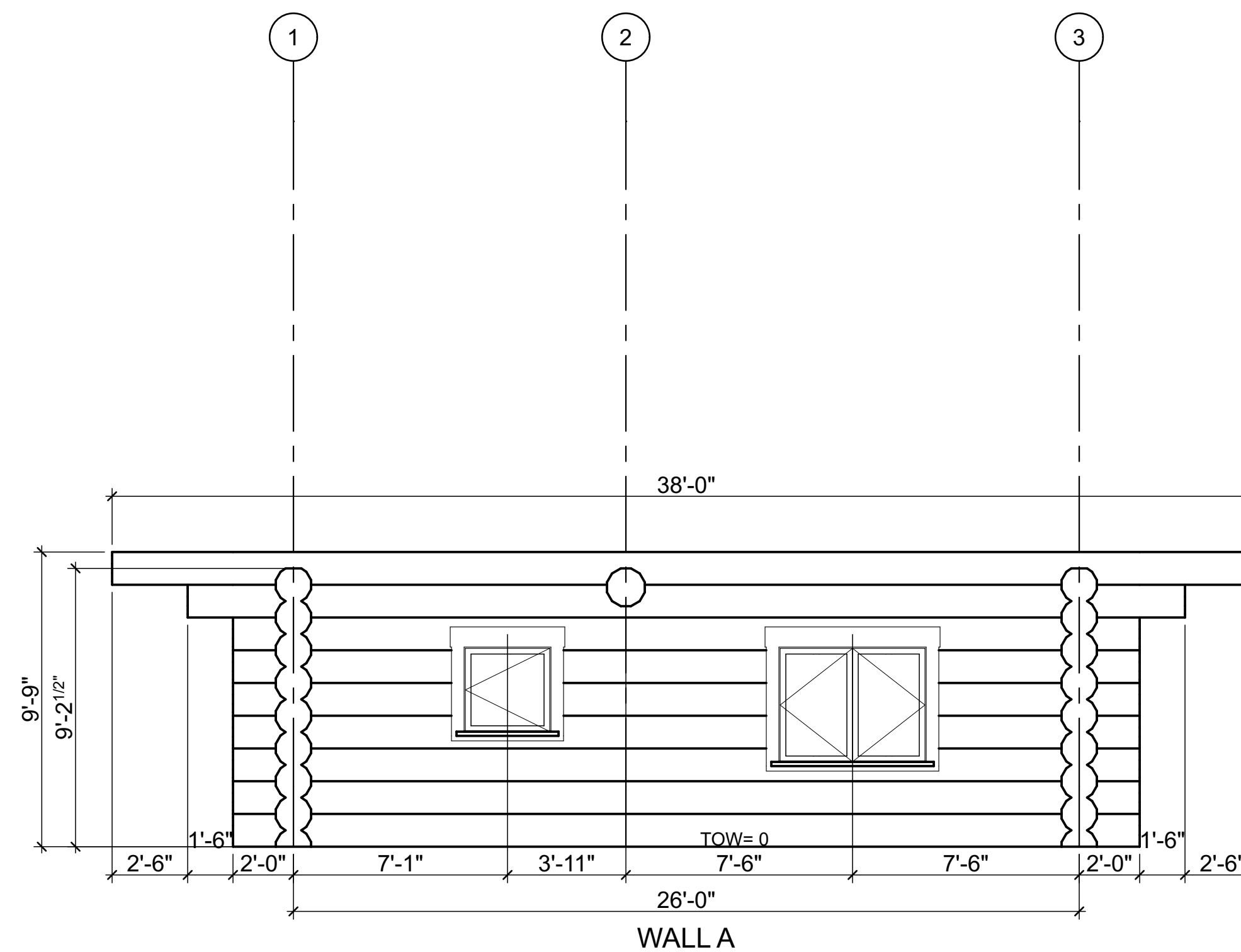
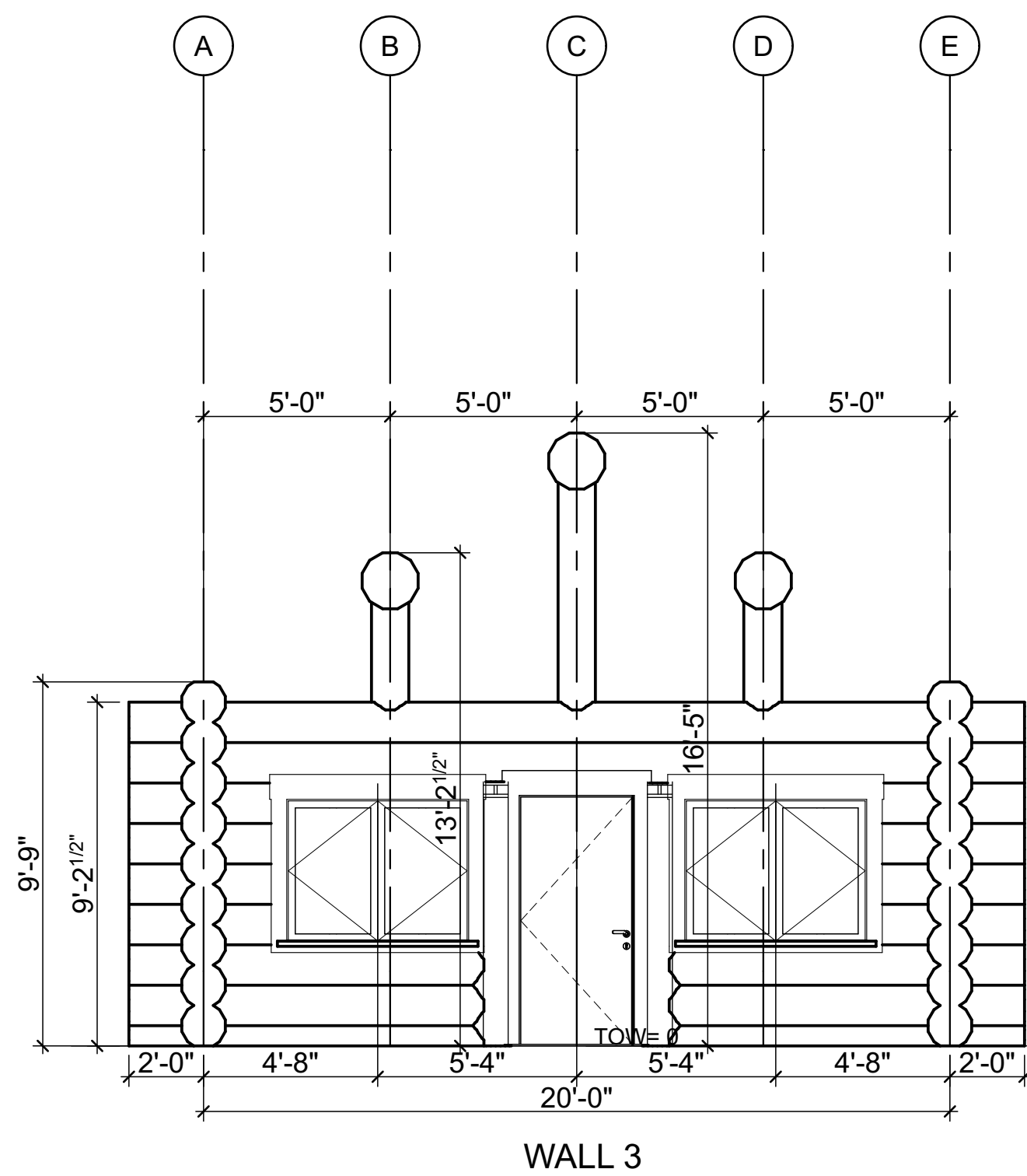
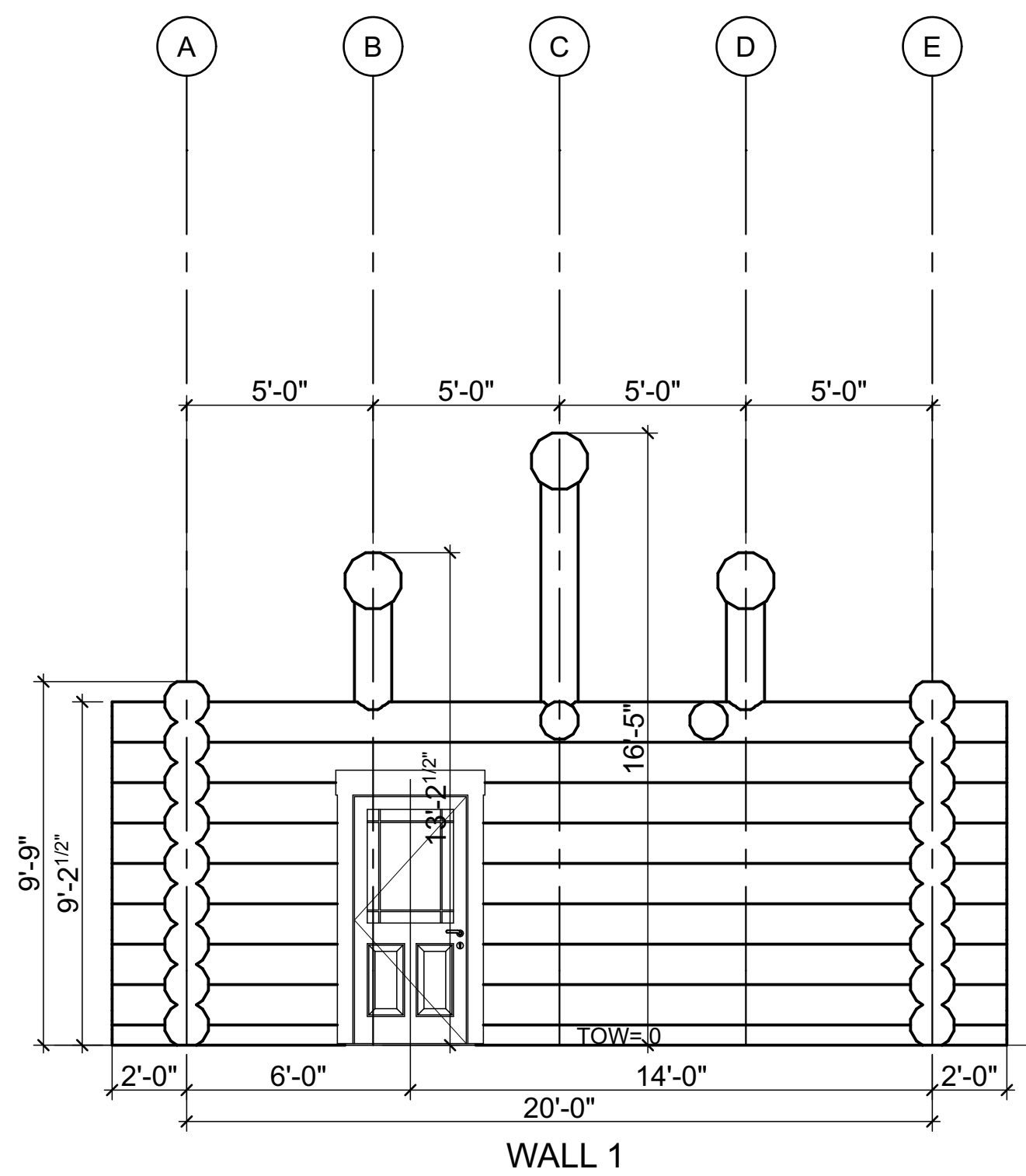
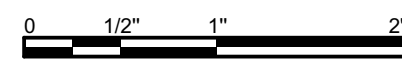


ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
 ALL DIMENSIONS ARE CONSTRUCTION TIME DIMENSIONS
 IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & SPECIFICATIONS ON THIS SET
 ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN
 BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

R.C.M. Cad Design
 Drafting Ltd.

SCALE:	N.T.S.	REVISION:	DATE:	DESCRIPTION:
DATE:	JAN. 01, 2024	REV. 1		
DRAWN BY:		REV. 2		
CHECKED BY:	C.C.	REV. 3		

LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: ELECTRICAL PLANS



LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: WALL SECTIONS

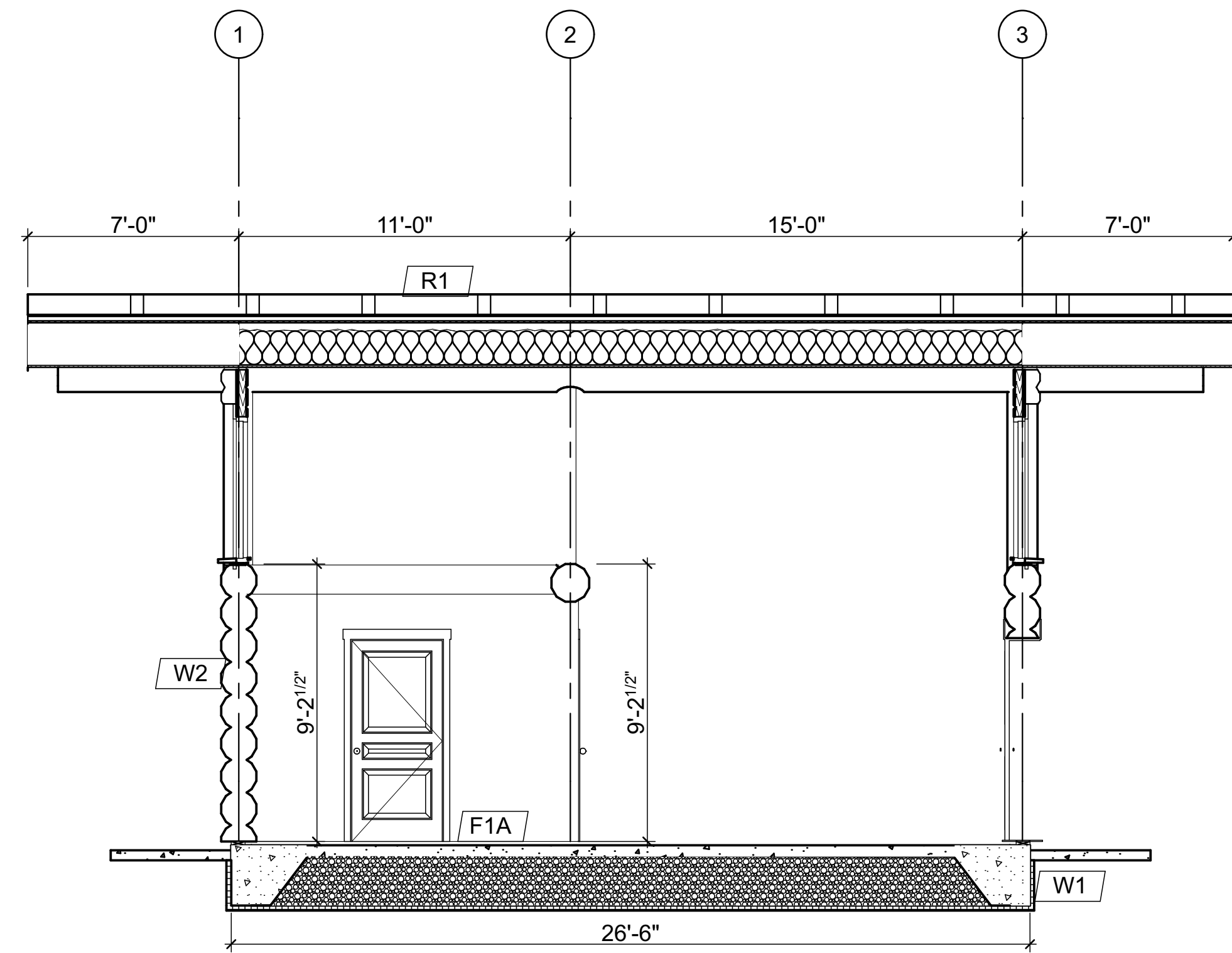
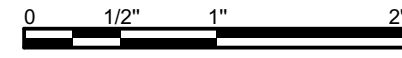
R.C.M. Cad Design
 Drafting Ltd.

SCALE:	REVISION:	DATE:	DESCRIPTION:
1/4" = 1'-0"	REV. 1		
Nov. 5, 2024	REV. 2		
	REV. 3		

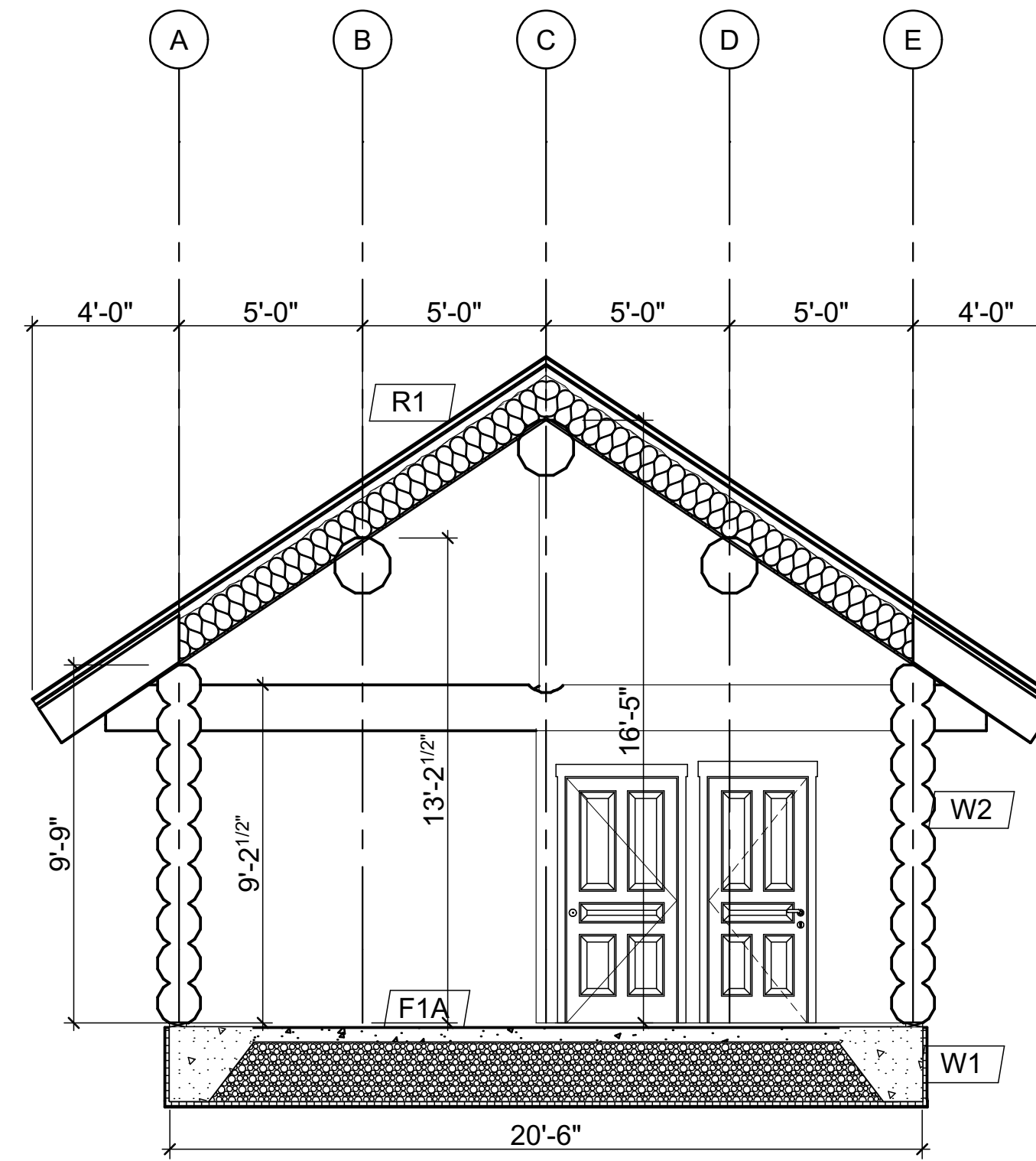
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 CHECKED BY: C.C.

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PCAD CAD DESIGN
 www.loghomedesign.ca
 rcmdrafting@loghomedesign.ca



FULL SECTION WALL C



FULL SECTION WALL 2



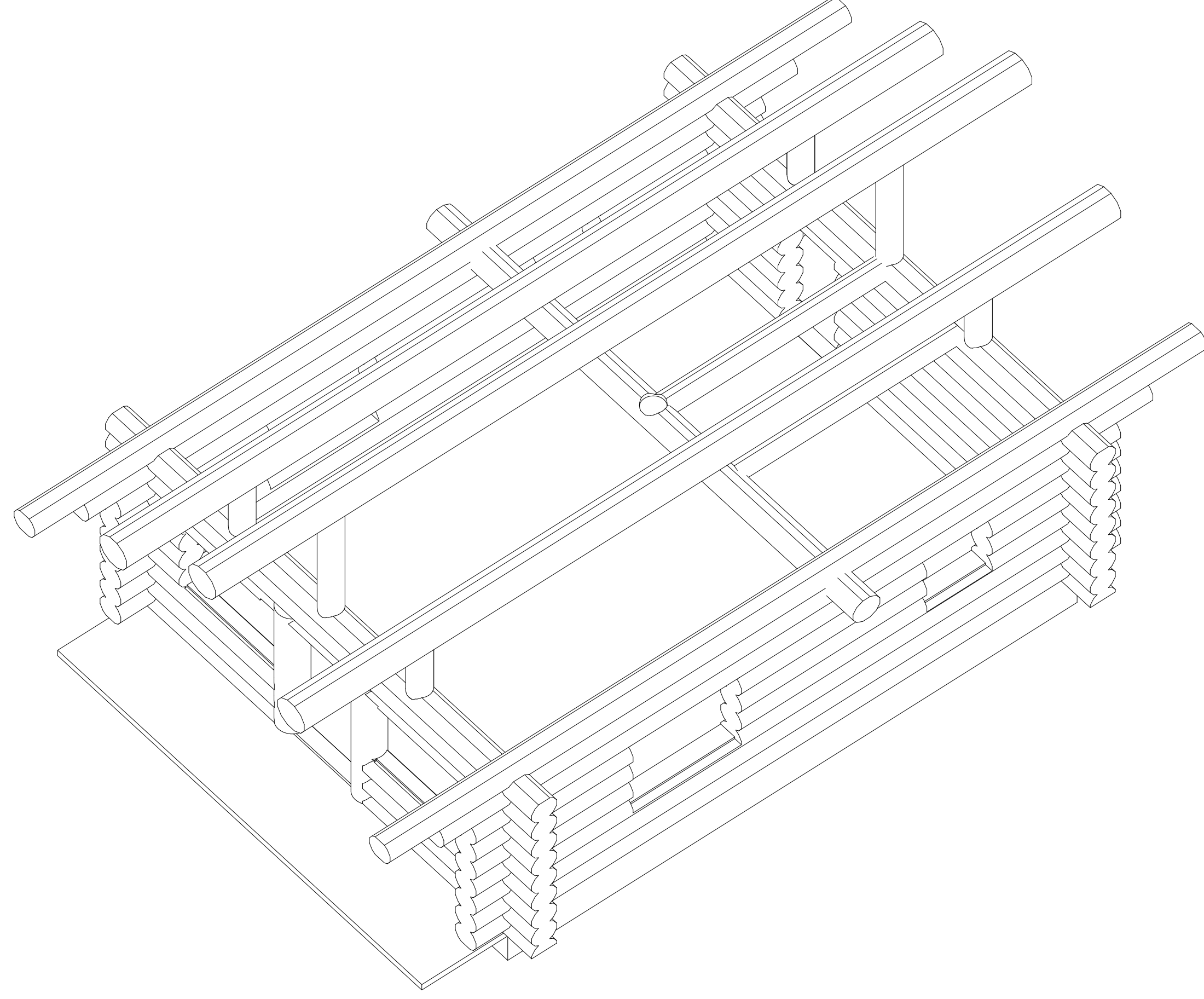
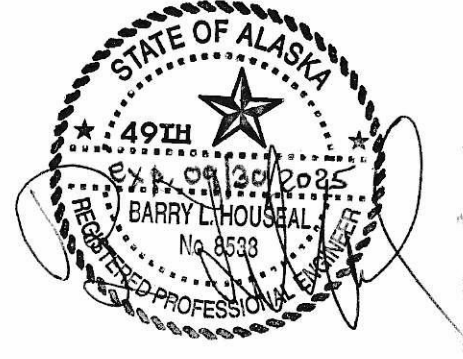
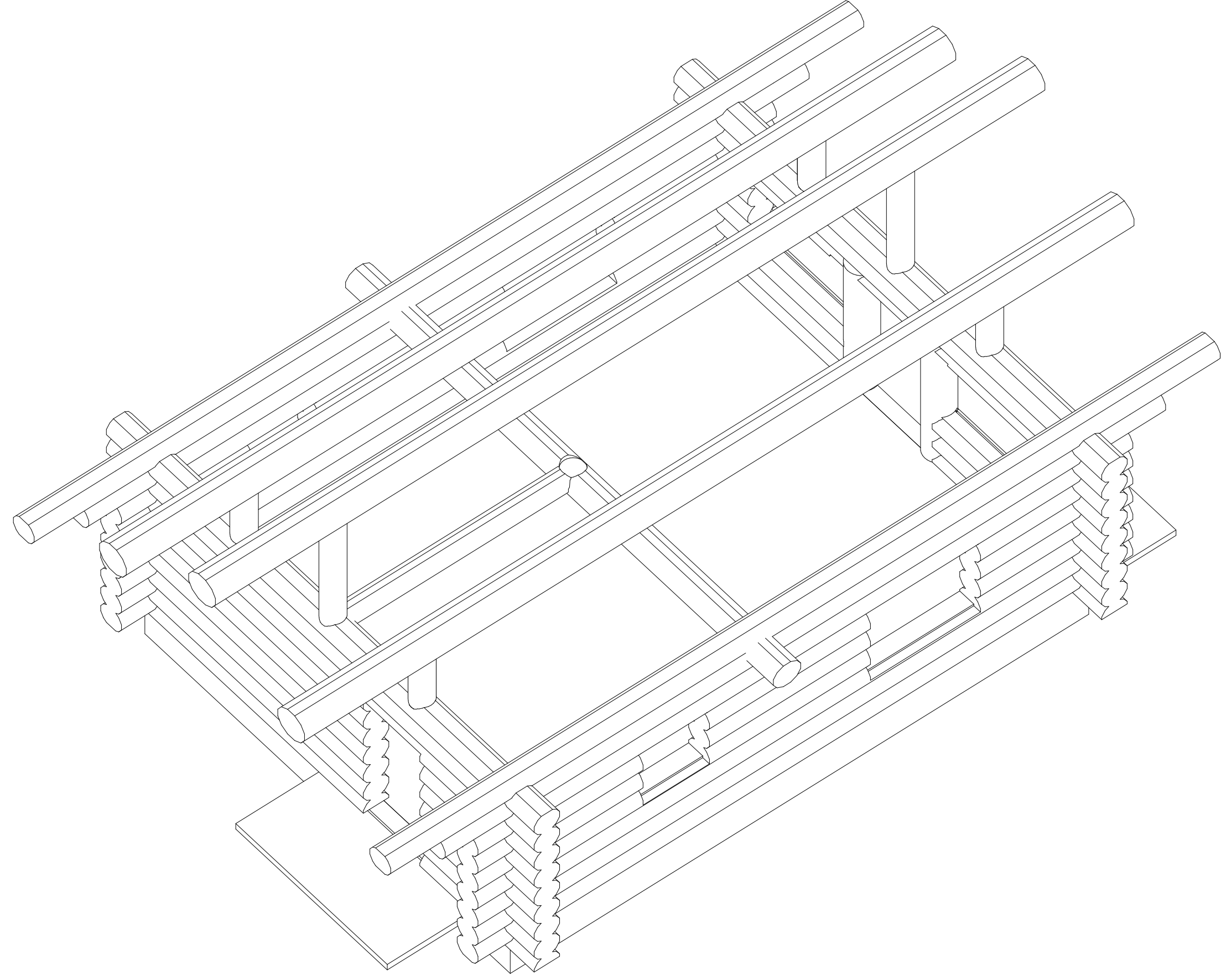
LOG BUILDER: Serendipity Log Works
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SCALE: 1/4" = 1'-0"	REVISION:	DATE:	DESCRIPTION:
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DRAWN BY: C.C.	REV. 2		
CHECKED BY: C.C.	REV. 3		

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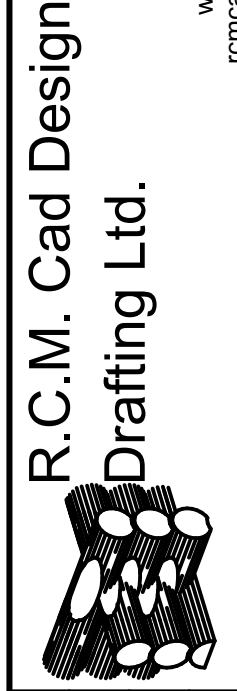
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 BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

RCM CAD DESIGN
 www.loghomedesign.ca
 rcmcad@loghomedesign.ca



LOG BUILDER : Serendipity Log Works
 CLIENT : Black Forest Cabins
 TITLE : ISOMETRICS

SCALE: N.T.S.	REVISION:	DATE:	DESCRIPTION:
DATE: JAN. 01, 2024	REV. 1		
DRAWN BY: —	REV. 2		
CHECKED BY: C.C.	REV. 3		

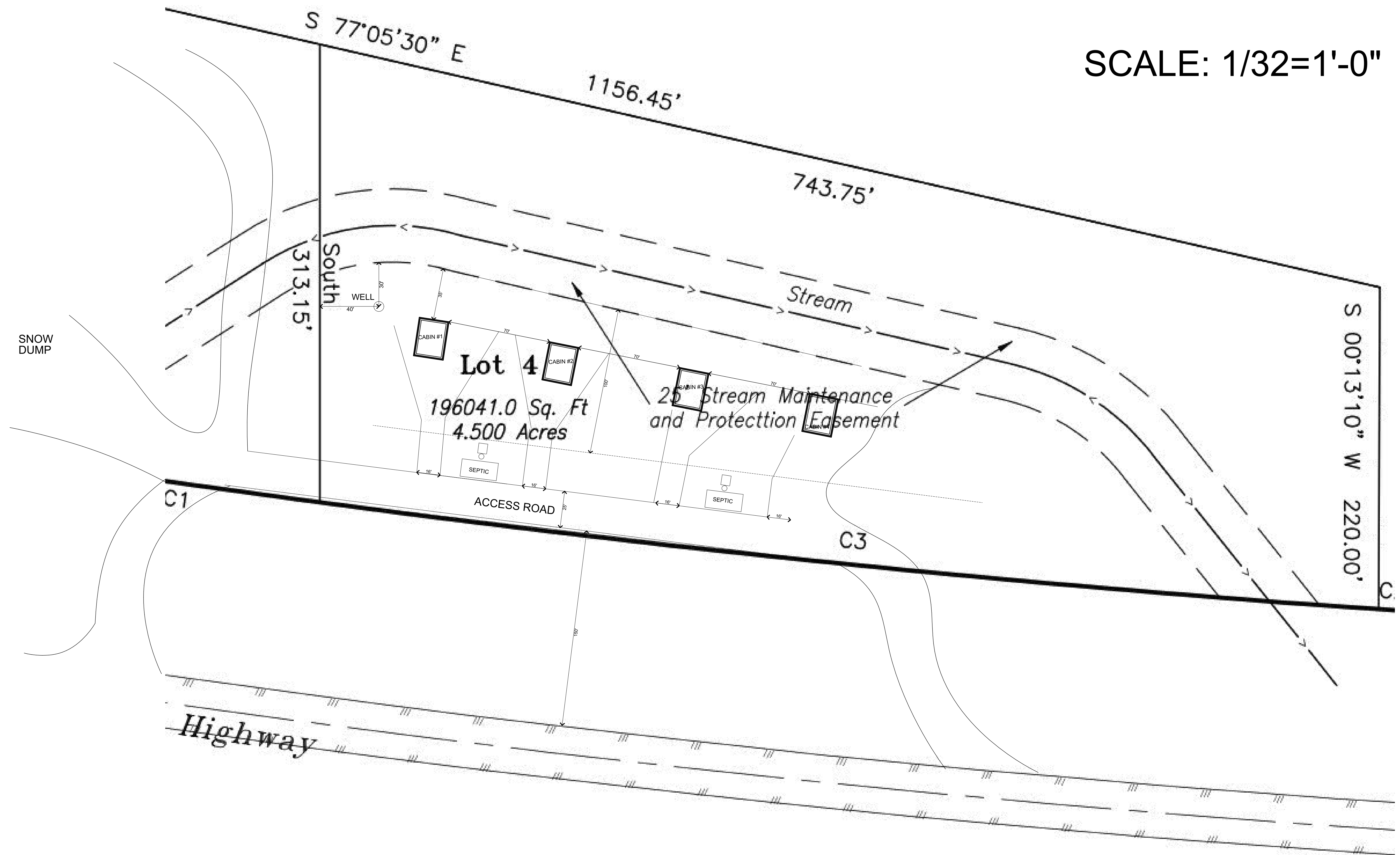


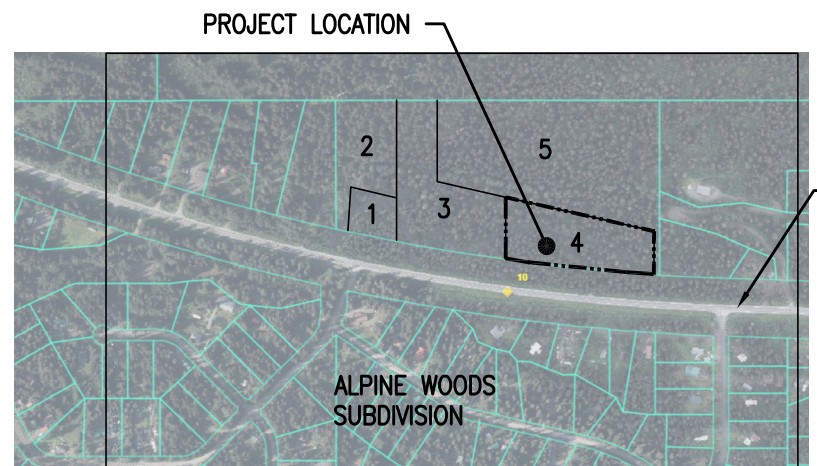
R.C.M. Cad Design
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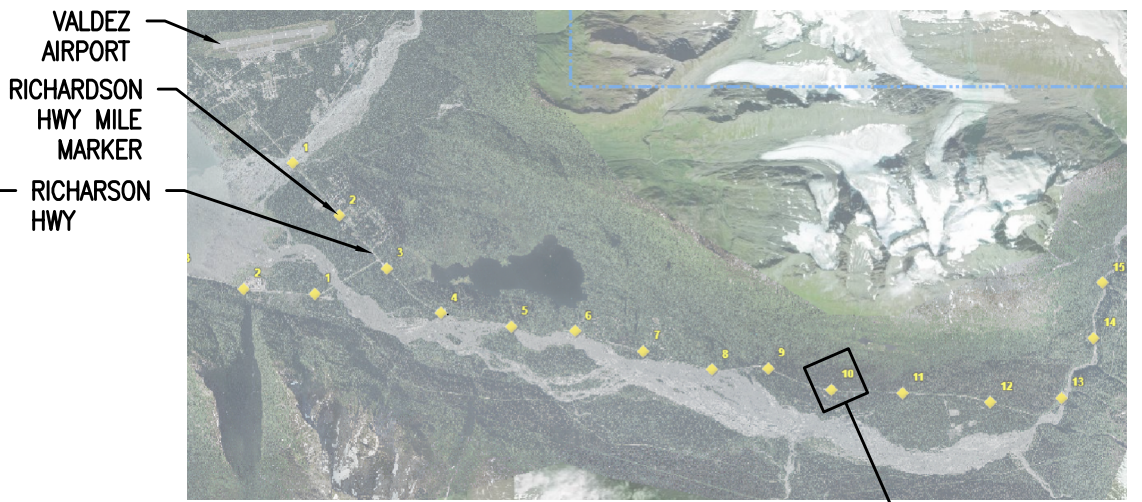
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 www.loghomedesign.ca
 rcmmat@loghomedesign.ca

SCALE: 1/32=1'-0"

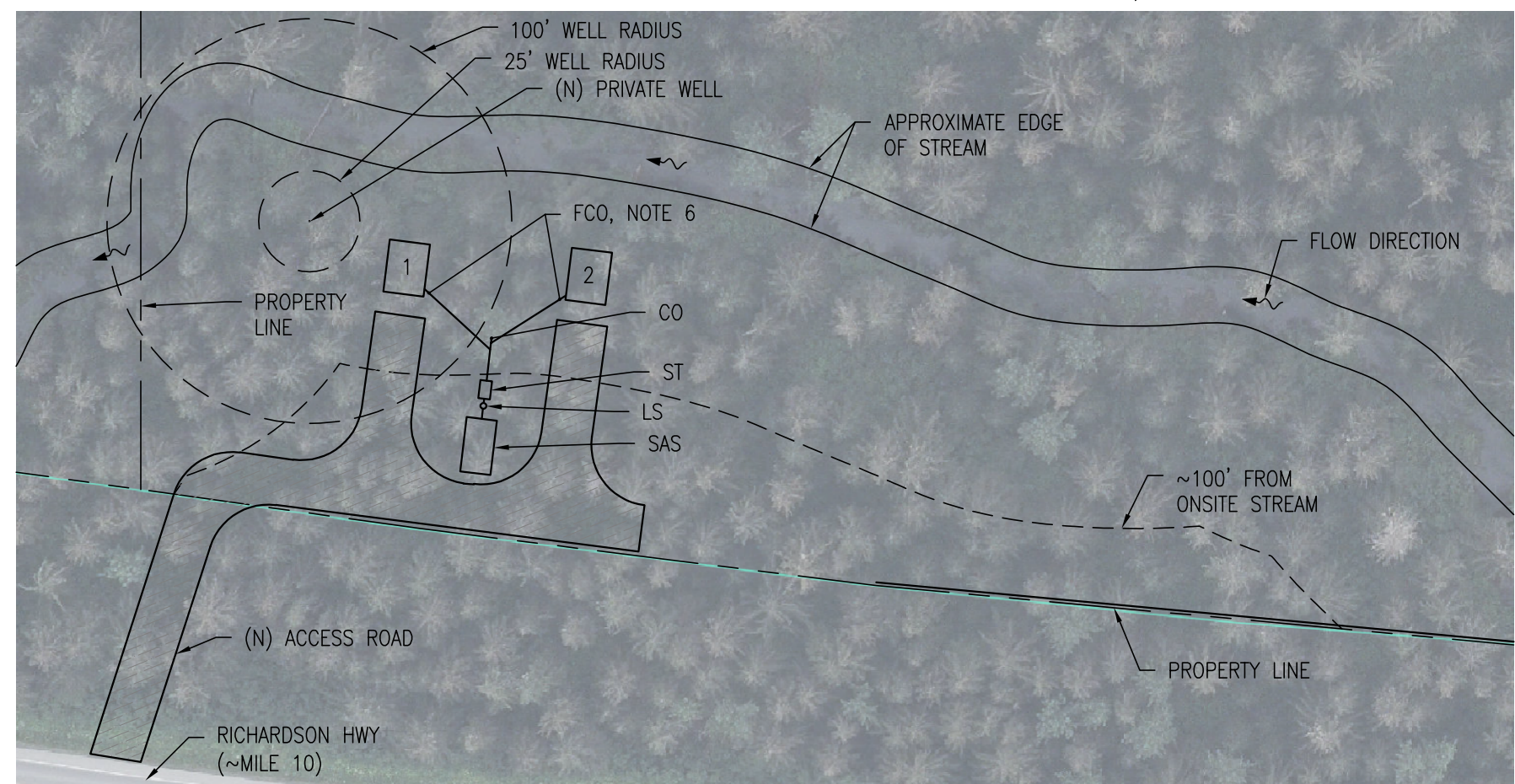




LOCAL VICINITY MAP
1" = 1,000'



GREATER VICINITY MAP
PROJECT SITE MILE MARKER 10



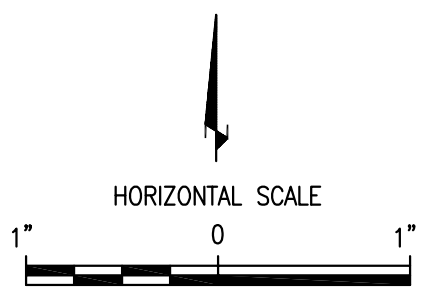
1 SITE PLAN
C1 1" = 80'

DEFINITIONS:

- | | |
|---------------------------|------------------------------|
| (N) - NEW | TL - TRANSFER LINE |
| (E) - EXISTING | LS - LIFT STATION |
| B.G. - BELOW GROUND | ST - SEPTIC TANK |
| A.G. - ABOVE GROUND | SAS - SOIL ABSORPTION SYSTEM |
| FCO - FOUNDATION CLEANOUT | |
| CO - CLEANOUT | |

GENERAL NOTES:

1. THIS SITE PLAN IS NOT A SURVEY. NEW AND EXISTING COMPONENTS ARE APPROXIMATELY LOCATED. THE SITE PLAN IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND BACKGROUND IMAGERY FROM THE CITY OF VALDEZ GIS MAP VIEWER, AS OF THE DATE OF THIS PLAN SET. IT IS INTENDED TO CONVEY GENERAL SITE CONDITIONS TO MEET ADEC AND LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL REQUIRED SEPARATION DISTANCES.
3. MAINTAIN A MINIMUM OF 200' SEPARATION DISTANCE FROM SEPTIC SYSTEM TO NEIGHBORING PUBLIC WELLS AND 100' TO NEIGHBORING PRIVATE WELLS.
4. MAINTAIN A MINIMUM OF 100' SEPARATION DISTANCE FROM SEPTIC SYSTEM COMPONENTS TO SURFACE WATER.
5. SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADEC REGULATIONS AND INTERIM GUIDANCE. LOCATION AND ORIENTATION OF SEPTIC SYSTEM COMPONENTS MAY BE ADJUSTED AS LONG AS MINIMUM SEPARATION DISTANCES ARE ACHIEVED AND MINIMUM REQUIREMENTS ARE MET.
6. A FOUNDATION CLEANOUT SHALL BE INSTALLED WITHIN 5' OF EACH BUILDING.

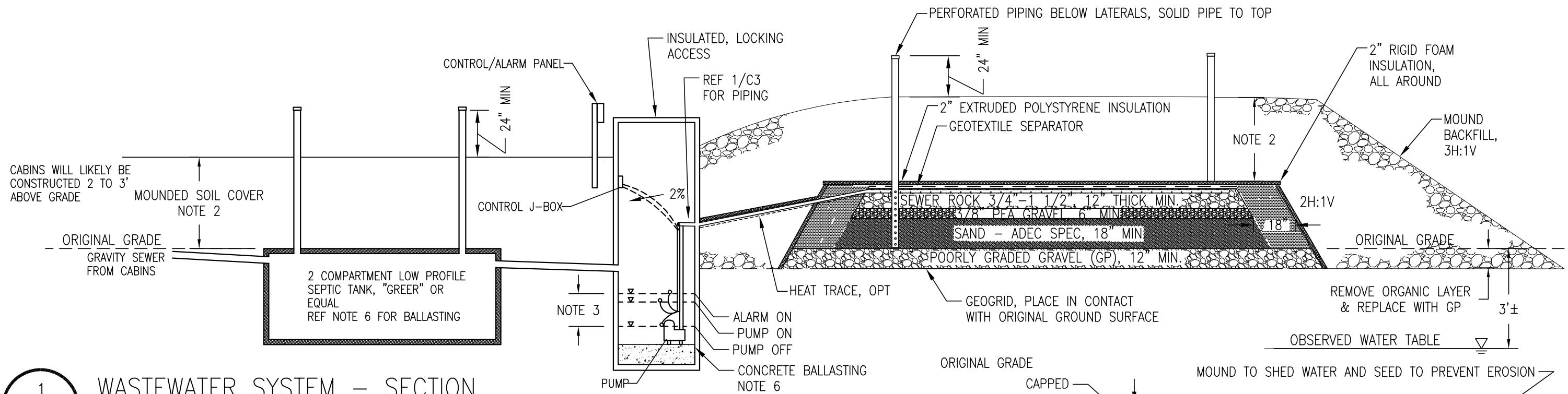


GOLDSTREAM ENGINEERING
CIVIL ★ ENVIRONMENTAL ★ STRUCTURAL
PERMITTING ★ DESIGN ★ PROJECT MANAGEMENT
WWW.GOLDSTREAMENGINEERING.COM
(907) 456-8853

**7275 RICHARDSON HWY, VALDEZ, AK
LOT 4 BLACK FOREST SUBDIVISION
SITE PLAN**

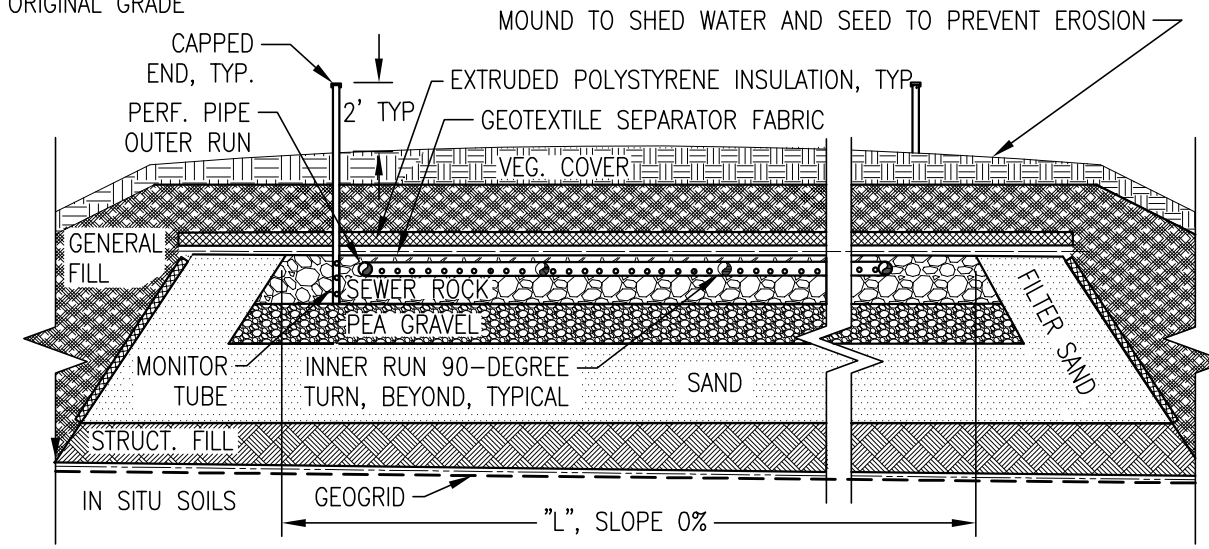
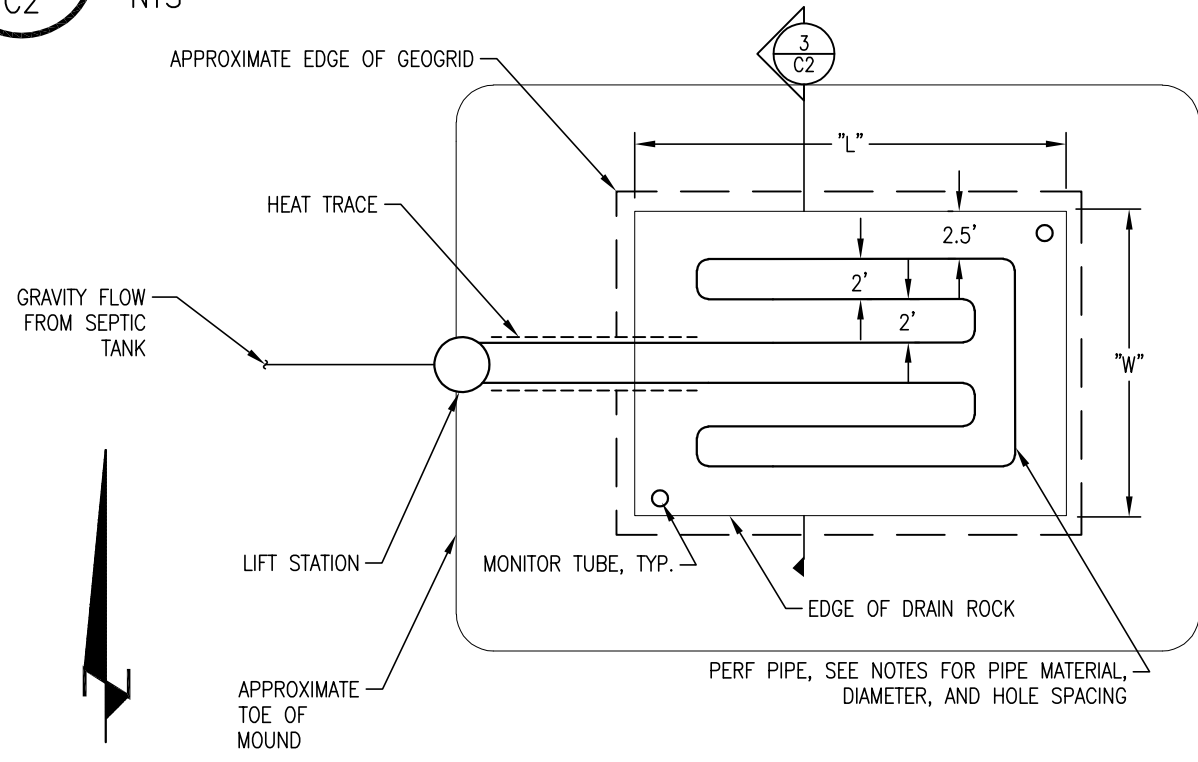
DATE: 1/15/2025
PROJ MGR: AH
DRAWN: AH

SHEET
C1



1 WASTEWATER SYSTEM - SECTION

C2 NTS



3 MOUND LEACH FIELD - SECTION

C2 NTS

2 MOUND LEACH FIELD - PLAN VIEW

C2 NTS

NOTES

1. REFERENCE C3 FOR LEACH BED "L" AND "W" DIMENSIONS, SEPTIC TANK, AND GENERAL MATERIAL REQUIREMENTS
2. SOIL COVER SHALL BE A MINIMUM 2'-0" + AN ADDITIONAL 1" OF RIGID OR SPRAY FOAM INSULATION. MOUND SOIL COVER TO BE SILT OR SILT/SAND MIXTURE WITH MIN. 6" THICK OVER GENERAL BACKFILL TO PROVIDE REQUIRED SOIL COVER AND ALLOW FOR SETTLING.
3. INSTALL FLOATS TO PUMP APPROXIMATELY 50 GALLONS PER CYCLE. FROM INVERT OF INLET PIPE, SET "ALARM ON" FLOAT 6 INCHES BELOW, "PUMP ON" FLOAT 9 INCHES BELOW, AND "PUMP OFF" FLOAT 24 INCHES BELOW.
4. ALL LEACH PIPING TO BE LEVEL WITHIN 0.25% SLOPE, 3" IN 100'.
5. SPACING BETWEEN LATERALS IS TYPICAL AT 2' O.C. DISTANCE FROM LATERAL TO EDGE OF DRAIN ROCK IS 2.5'.
6. BALLASTING IS REQUIRED AS DETAILED ON SHEET C3 IN AREAS PRONE TO FLOODING OR AREAS WITH A HIGH WATER TABLE. STRAPPING FOR THE SEPTIC TANK BALLASTING SHALL BE STAINLESS STEEL CHAIN OR OTHER ROBUST STRAPPING SYSTEM.



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7275 RICHARDSON HWY, VALDEZ, AK
LOT 4 BLACK FOREST SUBDIVISION
SECTIONS AND DETAILS

DATE: 1/15/2025
PROJ MGR: AH
DRAWN: AH

SHEET
C2

GENERAL INFORMATION

PROJECT NAME: 7275 RICHARDSON HWY CABINS
 LOCATION: 7275 RICHARDSON HWY, VALDEZ, AK
 CONTRACTOR: TBD
 ENGINEER: GOLDSTREAM ENGINEERING, INC., ALEXANDER J HANSEN, PE

FACILITY DESCRIPTION:

(2) 1-BEDROOM CABINS TO BE USED FOR SHORT TERM RENTALS THAT RECEIVE POTABLE WATER SERVICE FROM A NEW WELL TO BE INSTALLED. 2 ADULTS & 2 KIDS PER CABIN. 3/4 BATH, WASHER, DRYER, AND FULL KITCHEN.

DESIGN FLOW:

2 BEDROOMS RESIDENTIAL @ 150 GPD/BEDROOM = 300 GPD
 OR

2 SHORT TERM CABIN RENTALS WITH 4 PEOPLE PER CABIN @ 50 GPD/PERSON = 400 GPD

=> DESIGN FLOW = 400 GPD

SEPTIC TANK REQUIREMENTS:

1000 GALLONS = MIN TANK CAPACITY FROM OWSIM (APRIL 2024)
 USE A GREER PLASTIC 1000-GALLON LOW PROFILE TANK.

SOIL INFORMATION:

SOILS INFORMATION OBTAINED FROM OWNER OBSERVATIONS. IN VICINITY OF SAS, SOILS ARE SILTY SAND (SM) WITH THE WATER TABLE ENCOUNTERED AROUND 3' BELOW GRADE, OCTOBER 6, 2024. NO IMPERMEABLE LAYER WAS OBSERVED.

DESIGN APPLICATION RATES:

FROM OWSIM (APRIL 2024):

SOIL TYPE BASED ON ADEC SPEC SAND (SP) APPLICATION RATE = 1.0 G/DAY/FT²

AREA REQUIREMENTS:

400 G/DAY ÷ 1.0 G/DAY/FT² = 400 FT²

DESIGN LENGTH "L" = 27' DESIGN WIDTH "W" = 15'

=> DESIGN AREA = 405 FT²

OTHER GENERAL NOTES:

- SYSTEM SHALL BE INSPECTED BY ENGINEER PRIOR TO BACKFILLING OVER SAS.
- VEGETATIVE COVER SHOULD BE SEEDED OVER LEACH MOUND AND AREAS OF DISTURBED GROUND SURFACE TO PREVENT INFILTRATION/EROSION.
- ENGINEER SHALL BE MADE AWARE OF ANY FIELD CONDITIONS THAT DIFFER FROM WHAT WAS USED FOR THE BASIS OF DESIGN.

LIFT STATION (LS) REQUIREMENTS:

LS VAULT: "GREER" PRE-FABRICATED PLASTIC LIFT STATION VAULT, ~8' DEEP WITH LOCKING LID. FILL BOTTOM 1' OF VAULT WITH CONCRETE FOR BALLASTING. RISERS INSTALLED AS NEEDED FOR HEIGHT. RISERS AND LID INSULATED W/ SPRAY FOAM WITH WATER TIGHT SEAL AT RISER JOINTS.

PUMPS: 1/2 HP, NON-AUTOMATIC, FLOAT OPERATED, FULLY SUBMERSIBLE, LIBERTY LE 50 PUMP. NO CHECK VALVE, SELF DRAINING.

ALARM: TWO OUTDOOR HIGH WATER ALARMS. ENCLOSURES TO MEET TYPE 3R WATER-TIGHT STANDARD. ALARM SYSTEM SHALL BE INSTALLED ON SEPARATE CIRCUIT FROM PUMPS.

J-BOX: NEMA 3R WATER TIGHT.

MATERIAL REQUIREMENTS:

ABS PIPE: 4" DIAMETER ABS SCHEDULE 40 PIPE.
SOLID PIPE: 1-1/2" (MIN.) TO 2" (MAX) SDR11 HDPE W/ BUTT FUSED, HEAT WELDED CONNECTIONS OR 1-1/2" (MIN.) TO 2" (MAX) PEX TUBING W/ PRE-APPROVED FITTINGS.
PERF. PIPE: 1-1/2" (MIN.) TO 2" (MAX) SDR11 HDPE W/ BUTT FUSED, HEAT WELDED CONNECTIONS OR 1-1/2" (MIN.) TO 2" (MAX) PEX TUBING W/ PRE-APPROVED FITTINGS. 1/4" DRILLED HOLES AT 18" ON CENTER. OFF-SET HOLES AT 90°.

PIPE FITTINGS: MOLDED FACTORY FITTINGS DESIGNED FOR APPLICATION
TANK CONNECTIONS: "FERNCO" WITH STAINLESS STEEL BACKER BANDS.

LEACH ROCK: MAX 1 1/2", MIN 3/4"

PEA GRAVEL: MAX 3/8", MIN 1/4"

SAND LINER: MEETS ADEC SPECIFICATION FOR SAND LINERS, 18AAC72.260(a)(4)(D), TABLE C, GROUP A OR B
STRUCTURAL FILL: GRANULAR, NON FROST SUSCEPTIBLE, MAX 12% < #200 SIEVE
GENERAL FILL: NON FROZEN, NO ROOTS, TREES OR LARGE ORGANIC MATTER, OR ROCKS GREATER THAN 3" DIAMETER
GEOTEXTILE: WOVEN GEOTEXTILE TERRATEX GS OR APPROVED EQUAL UNWOVEN GEOTEXTILE TERRATEX N04 OR APPROVED EQUAL MIRAGRID 3XT OR APPROVED EQUAL
GEGRID: RAYCHEM FROSTGUARD OR APPROVED EQUAL
HEAT TRACE: SHALL MEET ASTM C578 TYPE IV, 25PSI MIN, REF ADEC SPEC.
INSULATION:

ANY DEVIATION FROM THE ADEC MATERIAL OR CONSTRUCTION SPECIFICATIONS WILL REQUIRE PRE-APPROVAL BY THE ENGINEER AND POSSIBLY ADEC.

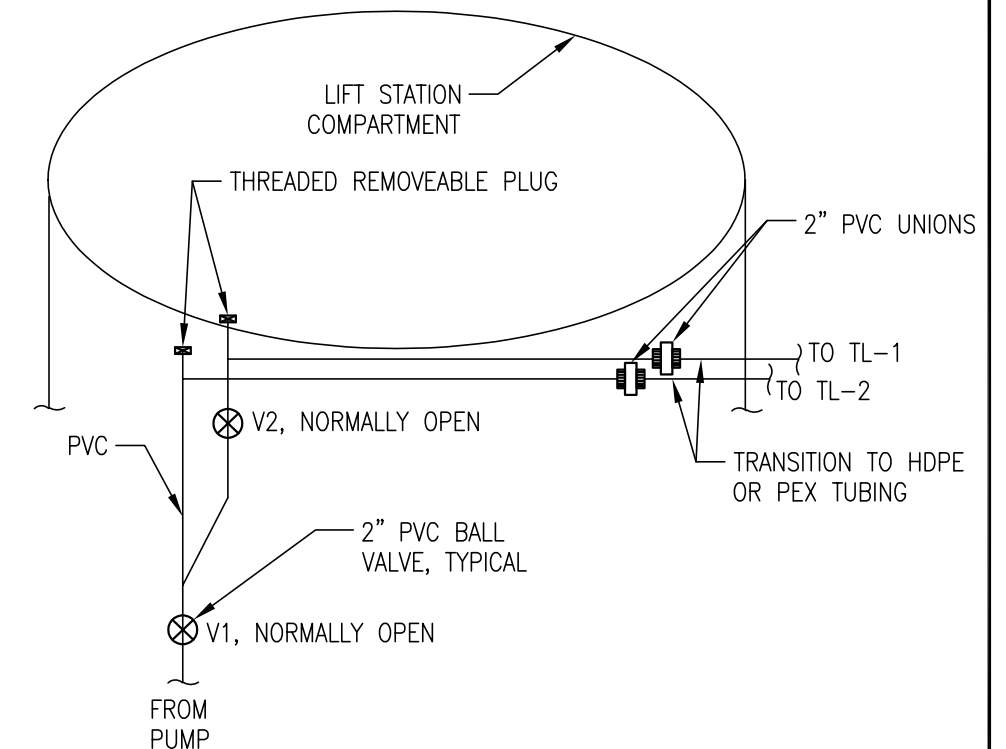
BALLASTING:

WATER - 62.4 LB/CF SOIL - 90 LB/CF CONCRETE - 150 LB/CF
SEPTIC TANK: PER ST REQUIREMENTS L=9' W=5.8' D=4.3' SELF WEIGHT=300 LB

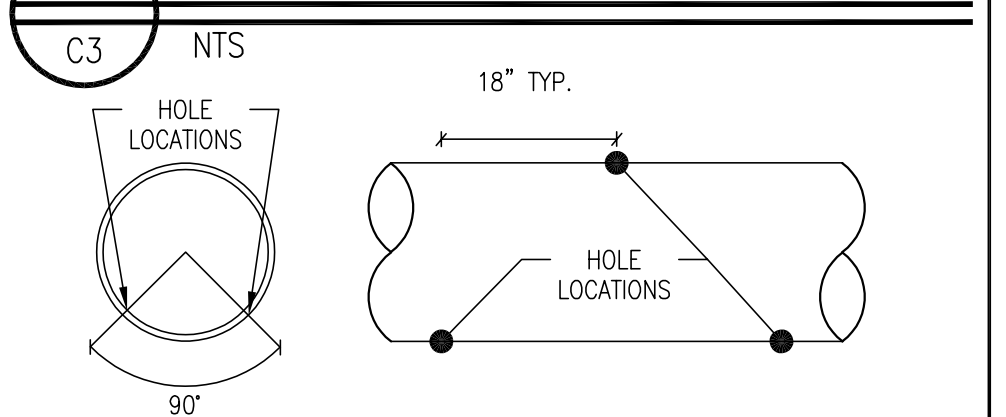
- WEIGHT OF 2' SOIL ABOVE TANK = 9,400 LB (4,700LB/FT OF COVER)
- DISPLACEMENT FOR SUBMERGED TANK = 134 CF, 1000 GAL, 8,400 LB
- BALLASTING REQUIRED IF LESS THAN 2' OF GROUND COVER IS INSTALLED OR TOP OF TANK IS SUBMERGED. 3,300 LBS OF BALLASTING IS NEEDED FOR EACH FT THE TOP OF THE TANK WILL BE SUBMERGED.

LIFT STATION: 2.5' DIAMETER GREER POLY, AREA= 4.9 SF, SELF WEIGHT=200 LB

- DISPLACEMENT PER FT = 4.9 CF, 36.7 GAL, 306 LB
- CONCRETE WEIGHT = 735 LB/FT = 62 LB/INCH
- POUR 4" OF CONCRETE INTO THE BOTTOM OF THE LIFT STATION FOR EVERY FT OF ANTICIPATED SUBMERGED DEPTH. SMOOTH CONCRETE SURFACE FOR LIFT STATION PUMP.



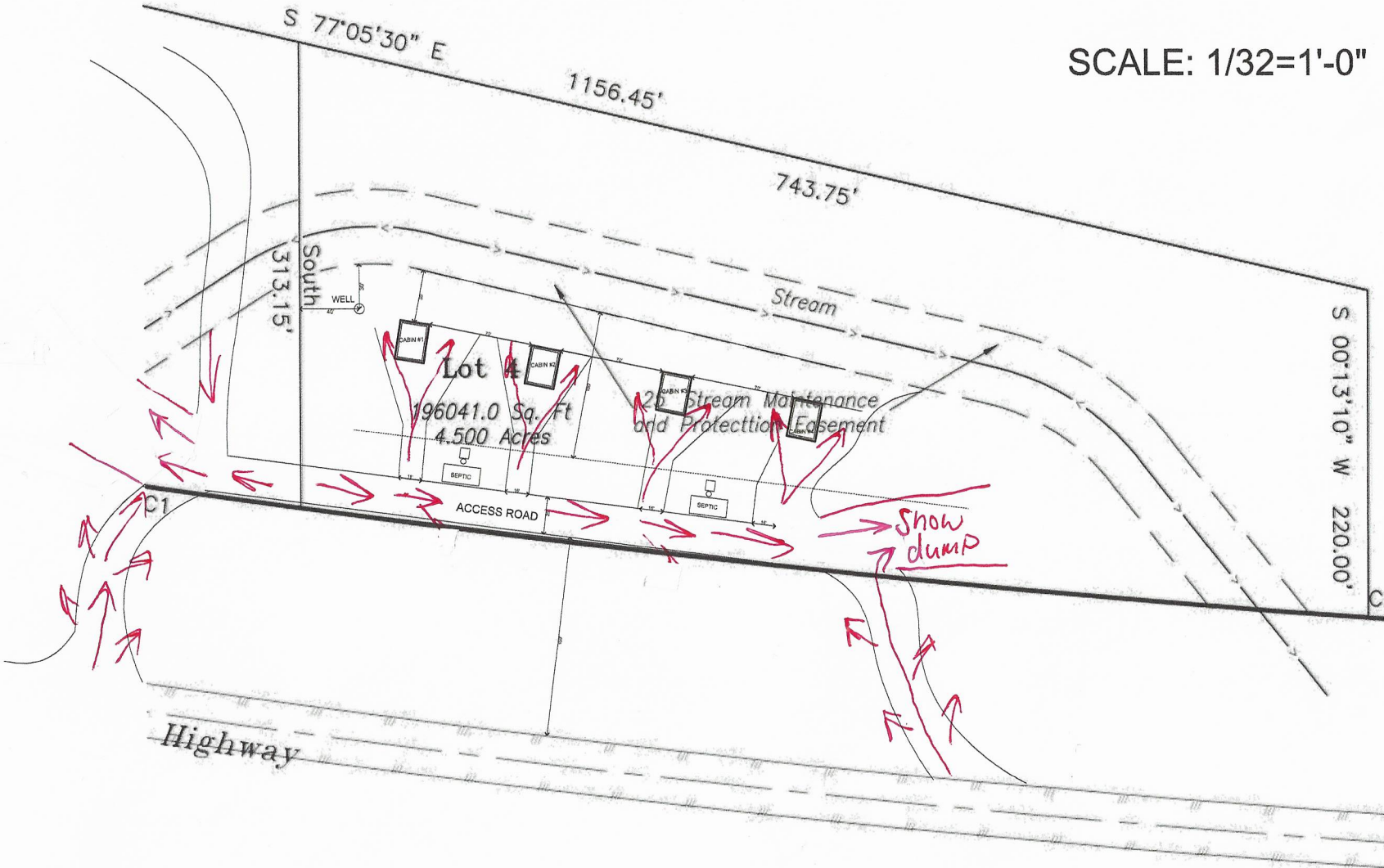
1 LIFT STATION PIPING - SCHEMATIC



2 PERF. PIPE - DETAIL



SCALE: 1/32=1'-0"





Bruce Wall, AICP

Senior Planner, City of Valdez-Planning Department

RE: Conditional Use Permit Application for Rental Cabins at 7275 Richardson Highway

Greetings Bruce,

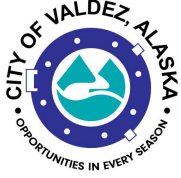
We own adjacent property and are issuing this communication in Support for Approval of the subject application. However, there are two concerns the Applicant should consider:

*Fire Risk: Limit “campfires” to safely-sited fire pits/burn rings. Provide the firewood in order to discourage Itinerant Rental Tenant “bonfires” and “foraging” of firewood from adjacent property. Lastly; Prohibit the use of “aerial” fireworks displays (mortars, cakes, roman candles, etc.). These are prone to ignite the surrounding old-growth forest canopy. There are other nearby locations to enjoy “aerial” displays without incurring a local fire risk.

*Salmon Stream Protection: Registered Anadromous Stream #221-60-11370-2219-3015 flows through the property and is subject to protections required by the State of Alaska and Valdez Municipal Code Title 16: Design Standards 16.16.070. The referenced code establishes a 25’ “Stream Maintenance and Protection Easement”. Maintenance of this required protection is particularly important as the return of salmon in this stream has been in decline for years. Lastly, in effort to protect the stressed returns of salmon, it should be clearly communicated to Itinerant Rental Tenants that the harassment or taking of salmon in all fresh water drainages to Port Valdez is prohibited by ADF&G General Regulations.

Thank you for considering these comments,

Steve & Joy Hanson
3/10/25



Legislation Text

File #: 25-0097, **Version:** 1

ITEM TITLE:

Approval of Conditional Use Permit 25-01 - A request from Scott Smith to Allow Rental Cabins on Lot 4, Black Forest Subdivision, Plat 2024-5 (1725 Richardson Highway) and Adopt Findings

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the request from Scott Smith for Rental Cabins on Lot 4, Black Forest Subdivision, Plat 2024-5 (1725 Richardson Highway) and adopt the proposed findings.

SUMMARY STATEMENT:

Applicant: Scott Smith
Property Owner: High Tides, LLC
Street Address: 7275 Richardson Hwy
Legal Description: Lot 4, Black Forest Subdivision, Plat 2024-5
Zoning District: Rural Residential (RR)
Existing Land Use: Vacant
Access: Richardson Highway

VMC 17.12.090(C) states, "The Planning and Zoning Commission shall evaluate whether the conditional use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request."

Please see the attached staff report for details on the code requirements, staff's evaluation of the application, and the proposed conditions.



FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE 1/27/2025
NAME OF APPLICANT	Scott Smith
ADDRESS OF APPLICANT	5450 Chalet Drive
	Valdez, AK 99686
DAYTIME PHONE	907-255-9059
SIGNATURE	
LEGAL OWNER	High Tides, LLC
ADDRESS	5450 Chalet Drive
	Valdez, Alaska 99686
PHONE NUMBER	907-255-9059
STREET ADDRESS:	7275 Richardson Highway
LEGAL DESCRIPTION:	Lot 4 Black Forest Subdivision
CURRENT ZONING	Rural Residential
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
	No, Variance requested
USE REQUESTED	Rental Cabins
TEMPORARY	HOW LONG
PERMANENT	Yes, Permanent

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

This land is currently undeveloped, it will benefit the tourism as well as long term or short term housing for employment and add to housing accommodations. The area has single family homes, cabins, and trailer homes. Building 4 cabins on this lot will add to the beauty of the area as it will be a nicer development.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

A permit is required for "Rental Cabins" as the parcel is zoned Rural Residential. I will be building four 20 ft x 26 ft log cabins. Rental Cabins require either a CUP or to be zoned NMU, CB, or G. The cabins will be built on 4.6 acres leaving plenty of space between them, and all setback from the creek with a private natural feel.

Why is this site especially suited to the Conditional Use proposed?

The site is large enough to provide space for the cabins, and still keep it very private. The site is quite and private as it is setback from the Richardson Highway.

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

There are no detrimental effects since the parcel is large enough that it doesn't affect anyone. The cabins will have their own access to the highway. It will have very little effect on the surrounding properties. I own the adjacent lot to the West (Lot 3 @6.356 acres). On the East side of the cabin will be at least 150 ft of "Green Space" between the neighboring parcel.

Attach or include any other information you feel is relevant to this application

See attached stamped building design, Site plan, as well as overhead Lidar image showing the layout of the project.

Conditional Use Permit

Scott Smith

“Rental Cabins” on Rural Residential zoning

Black Forest Cabins

2/1/2025

Located 12 miles outside of the Valdez City center, 7275 Richardson Highway (otherwise known as Lot 4 in the Black Forest Subdivision) is set back on 4.8 acres nestled among old forest growth. There are no structures or development on the lot or the surrounding lots. There is a natural year-round flowing creek from a spring and runoff from the mountain above. It is the ideal setting for our quiet, peaceful, log cabin rentals. Focus will be on nature and the natural growth on the property, having designed the cabins to blend in seamlessly to the natural beauty.

There will be four small log cabins, 20 ft x 26 ft, with minimal guests. They will feature engineered septic systems along with a well. The septic systems will be engineered to sustain two cabins on one septic. There will be one well connected to all four cabins. Each cabin will be set back 70 ft from each other to give privacy to the guests. This property is not in a flood zone. However, due to snow melt and possible heavy rain, we will be adding an additional 3 feet of fill for a higher elevation. In the fall of 2024 we sent soil samples to Goldstream Engineering in Fairbanks who told the soil was stable for building and contained more sand than silt.

Power will be underground service to minimize outages and enhance the natural environment. We have been working with Copper Valley Electric to establish electricity this year, Summer 2025. 7275 Richardson Highway is located right off the highway and is a loop through driveway, planned for ease of snow removal as well as emergency vehicles and trash service.

Zoning for the cabins will be within the allowed standards if the Conditional Use Permit is given. “Rental Cabins” follow all requirements in Chapter 17.80 as well as all standards for short term rentals Chapter 17.80.090. We would like to have the option for long-term rentals as well as short-term rentals. All cabins will be built the same with dimensional standards within the zoning requirements for height and all setbacks.

Rental cabins comply with the comprehensive plan to provide additional quality housing options. This land falls into Area 3 in the comprehensive plan as Rural

Neighborhood. Continuing to follow the comprehensive plan with goals 2.1 planning for responsible growth, 2.2 with new development, and 2.3 built quality housing. This promotes Valdez as a destination, adding to the sustainable economy.

We will take appropriate actions to reduce noise, light, and traffic. The goal is to have the cabins remain a peaceful retreat among nature for others. Quiet hours will be observed. Trash and litter will be zero as I plan to pick up after guests as needed. We will practice leave no trace.

There is one main access loop road along with 4 adequately sized driveways for each cabin to provide enough room for vehicles, pedestrians, and snow removal. With the size and length of the loop along with each driveway, there will be no street parking. There will also be a stop sign installed before turning onto/entering the Richardson Highway.

In summary, 7275 Richardson Highway is currently raw, undeveloped land. We plan to build four 20ft by 26ft log cabins with roughly 70ft of space between them, adhering to all building codes, zoning standards, and specific use standards. These cabins will be both long- and short-term rentals, which are always needed in Valdez. We will be keeping as much vegetation as possible to keep the area “natural” with a peaceful and tranquil vibe, mitigating any potential nuisances. The cabins have been designed to fit seamlessly into the surrounding wilderness while being visually appealing.

Snow removal Plan

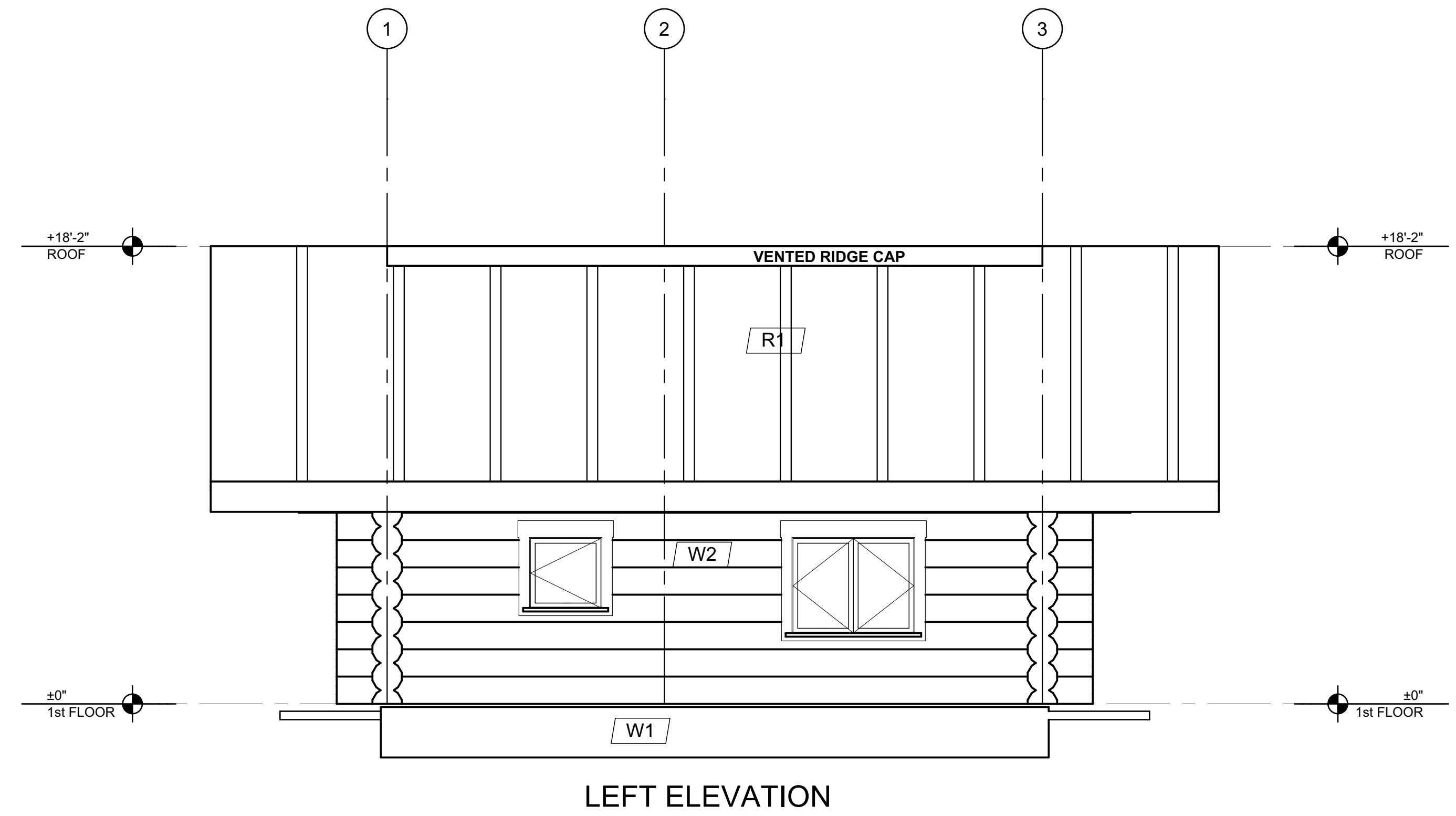
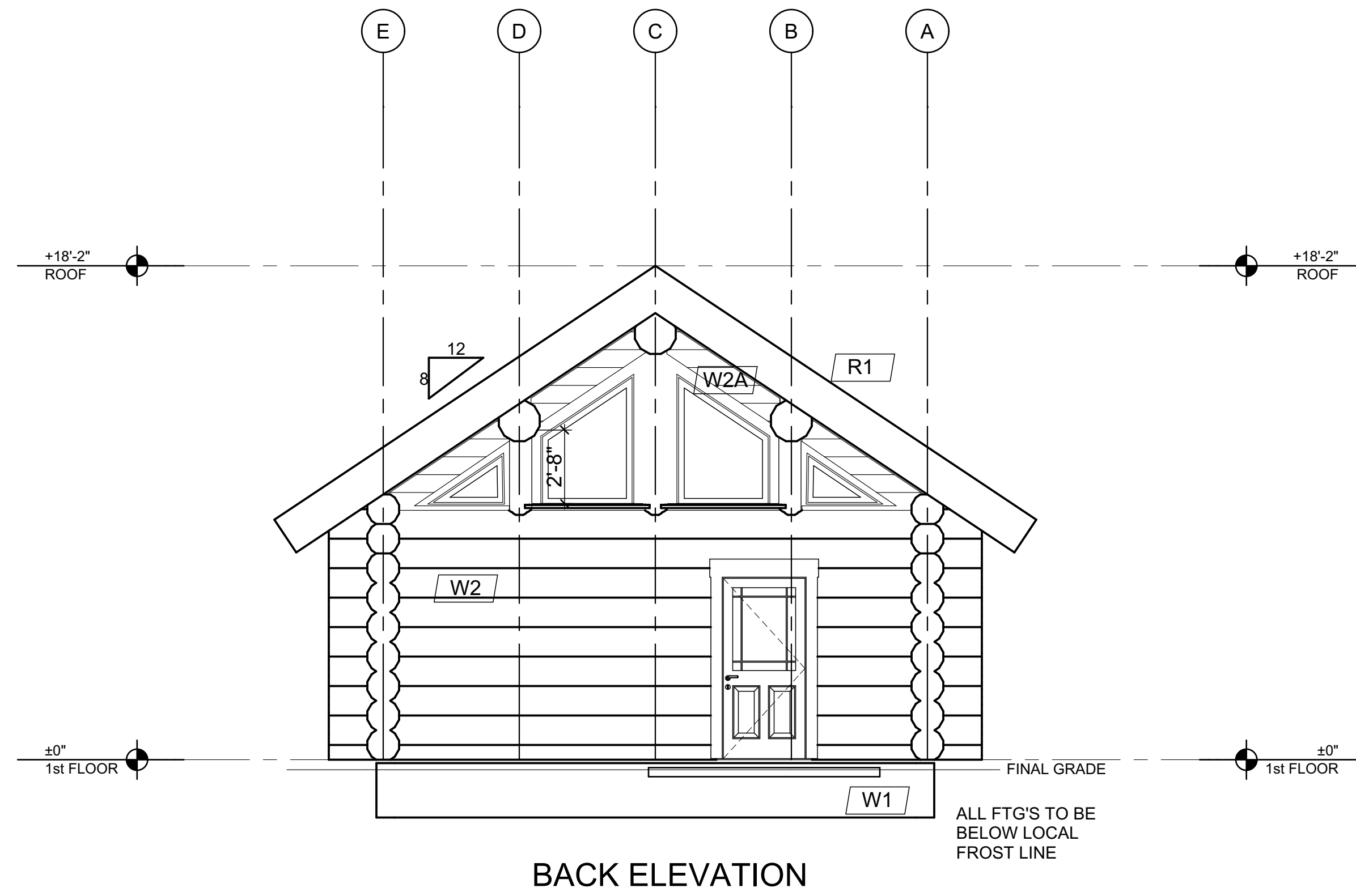
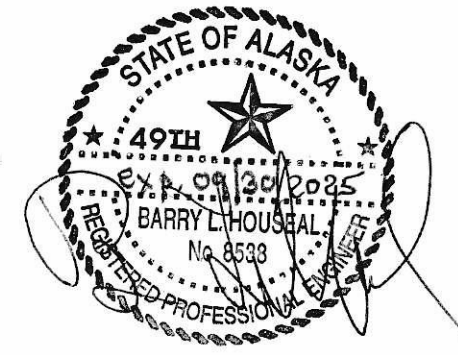
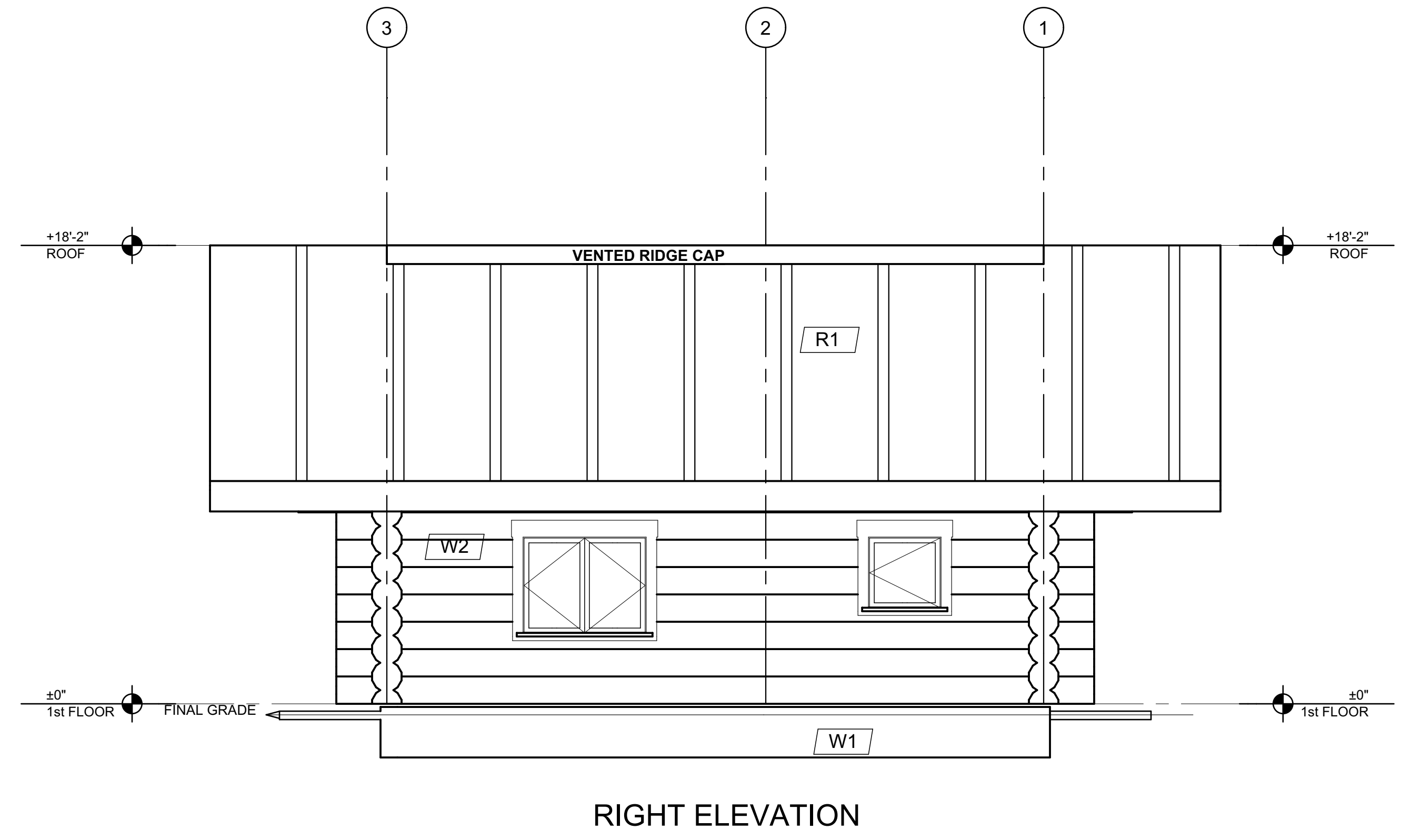
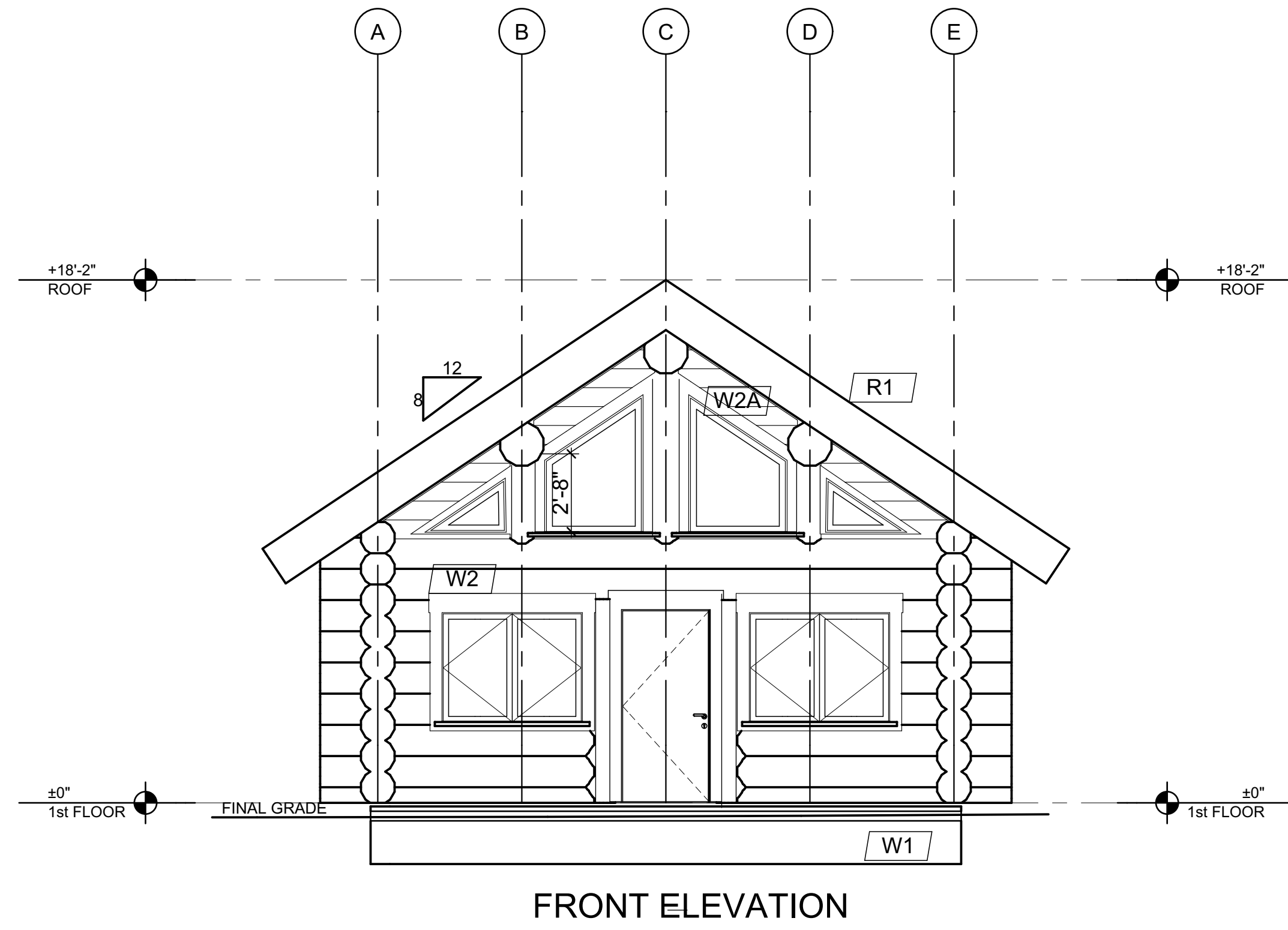
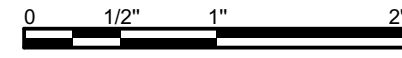
All the snow on the main drive will be moved West to the main snow dump as seen in the site plan.

SEE SITE PLAN for sketch

Each driveway will be piled just past the cabins with access to both sides of the cabins if snow removal is needed due to a heavy snow year. When snow piles up too much it will be bailed out to the snow dump as needed between guests.

Each cabin driveway will be built to have space to park two vehicles side by side with additional space. Driveways will also be long enough if more parking is needed. No parking spaces will be taken by snow storage.

Egress will be on either gable ends to eliminate snow shedding on ingress/egress. Snow will shed to the side yard. Setback to the property line is excess of 50 ft.



• ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
 • ALL DIMENSIONS ARE CONSTRUCTION TIME DIMENSIONS
 • IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & SPECIFICATIONS ON THIS SET
 • ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN
 • BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

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 rcmcad@loghomedesign.ca

R.C.M. Cad Design
Drafting Ltd.

REVISION:	DATE:	DESCRIPTION:
REV. 1		
REV. 2		
REV. 3		

LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: ELEVATIONS

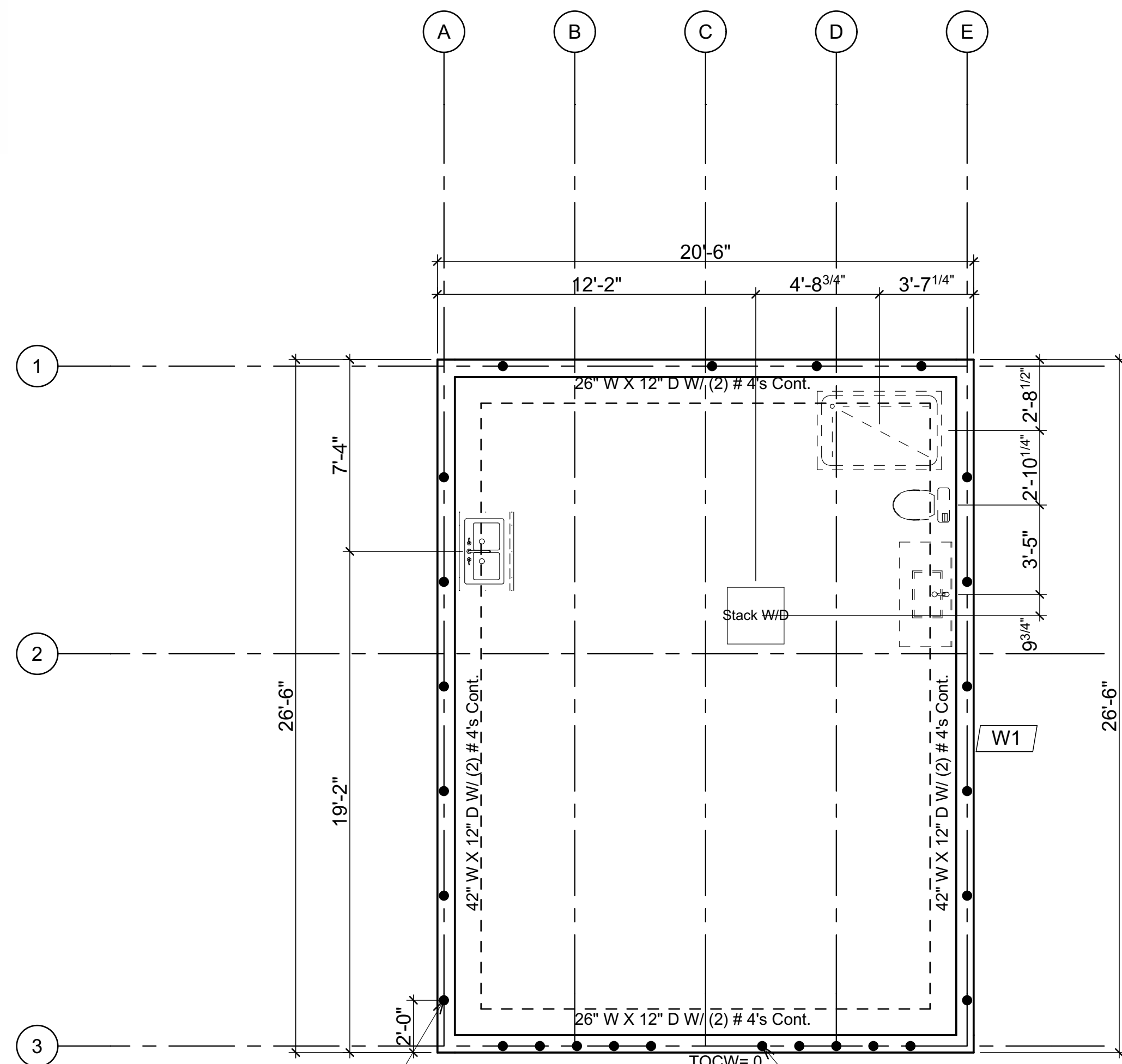
0 1/2" 1" 2"



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STRUCTURAL RECAP SCHEDULE

DESCRIPTION	LOCATION	SIZE & SPECIES	AREA	PAGE #
Design Criteria	All Areas	-	-	1
Snow Load Calcs.	All Areas	-	-	2,7A
Lateral Analysis	All Areas	See Details p. # 24	-	3 thru 24
Rafters	Roof (B:12)	2" x 12" DF # 2 @ 16" oc	-	25,26
Ridge & Purlins	Roof	18" φ Sitka Spruce # 1	26.98 in2	25,27
Continuous Footings	A & E lines	42" W x 12" D w/ (2) - # 4's cont.	-	25,29
Continuous Footings	1 & 3 lines	26" W x 12" D w/ (2) - # 4's cont.	-	28,29



FOUNDATION PLAN

Note to concrete contractor:
TOCS= TOP OF SLAB
TOCS=0 AT BOTTOM OF LOG WORK

5/8" DIA. ANCHOR BOLTS @ 48" O.C.
GRID LINE A-E & 1
PLACED UPRIGHT (90°) 3" AWAY
FROM EXT. FACE OF CONC.
BELOW CENTERLINE OF LOG WORK

5/8" DIA. ANCHOR BOLTS @ 17" O.C.
GRID LINE 3
PLACED UPRIGHT (90°) 3" AWAY
FROM EXT. FACE OF CONC.
BELOW CENTERLINE OF LOG WORK



FOUNDATION NOTES

CENTERLINE OF LOG WORK TO BE 3" FROM EXTERIOR EDGE OF MONOLITHIC SLAB

FOUNDATION:
SOIL BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 P.S.F.
ALL FTGS. TO BEAR ON FIRM UNDISTURBED MATERIAL
ALL CONC. TO BE 2500 PSI @ 28 DAYS.

CONCRETE REINFORCEMENT TABLE TO BE VERIFIED BY ENG.
TURN DOWN SLAB FOOTING: 2-NO 4 REBAR LONGITUDINALLY

WIRE MESH REINFORCEMENT IN ALL CONC. SLABS TO AVOID CRACKS

NOTE: 5/8" ANCHOR BOLTS PLACED 24" AWAY FROM CORNERS AND @ 32" O.C. C/W NUTS & WASHERS AROUND PERIMETER

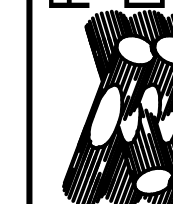
TOCS= TOP OF CONCRETE SLAB

CONSTRUCTION MATERIALS

- W1 TYPICAL SLAB ON GRADE**
5" THICK MONOLITHIC SLAB ON GRADE
18"x18" TAPERED UP TO 5" THICK MONOLITHIC HEATED SLAB OVER LAYER OF 2" XPS I-250 FOAM (25 psi COMPRESSION)
OVER 4" MIN. COMPACTED SAND AND GRAVEL
- W2 TYPICAL EXTERIOR LOG WALL**
LOGS TO BE 14" dia. MIDSPAN SITKA SPRUCE
WITH 13" GAIN PER STACK AVERAGE
- W2A TYPICAL 2ND STOREY EXTERIOR WALL**
FALSE LOG SIDING PANELS (4 PIECES B/W POSTS)
ON 5/8" CDX SHEATHING
2X6 @ 16" O.C. FRAME WALL
R24 BATT INSULATION
6 MIL POLY V.B.
INT. FINISH TO OWNERS SPECS.
- W3A TYPICAL INTERIOR FRAME WALL (SETTLING) (1st FL.)**
INT. PARTITION WALLS TO BE:
WALL FINISH TO OWNER'S SPECS BOTH SIDES
2X6 @ 16" O.C FRAME WALL
W/ SLIP JOINT @ BOTTOM OF WALL
- W3B TYPICAL NONE BEARING INTERIOR FRAME WALL (ROOF)**
INT. PARTITION WALLS TO BE:
WALL FINISH TO OWNER'S SPECS BOTH SIDES
2X4 @ 16" O.C FRAME WALL
- F1A TYPICAL FIRST FLOOR**
5" CONC. SLAB HOUSING IN FL. HEATING
LVP FLOORING GLUED DOWN
- R1 TYPICAL ROOF TO BE:**
24 GAUGE STANDING SEAM ROOF (BLACK)
ON ICE & WATER SHIELD
5/8" CDX SHEATHING
2x12 DF #2 @ 16" O.C. RAFTERS
R 38 MIN. BATT INSULATION OVER LIVING AREA
W/ 1.5" AIRSPACE (ROOF VENTILATION FROM SCREENED VENTED SOFFIT TO VENTED RIDGE CAP)
6 MIL POLY V.B.
2" XPS FOAM UNDER RAFTERS
5/8" SHEETROCK

LOG BUILDER: Serendipity Log Works
CLIENT: Black Forest Cabins
TITLE: FOUNDATION PLAN

R.C.M. Cad Design
Drafting Ltd.



SCALE:	1/4" = 1'-0"
DATE:	Nov. 5, 2024
DRAWN BY:	C.C.
CHECKED BY:	C.C.

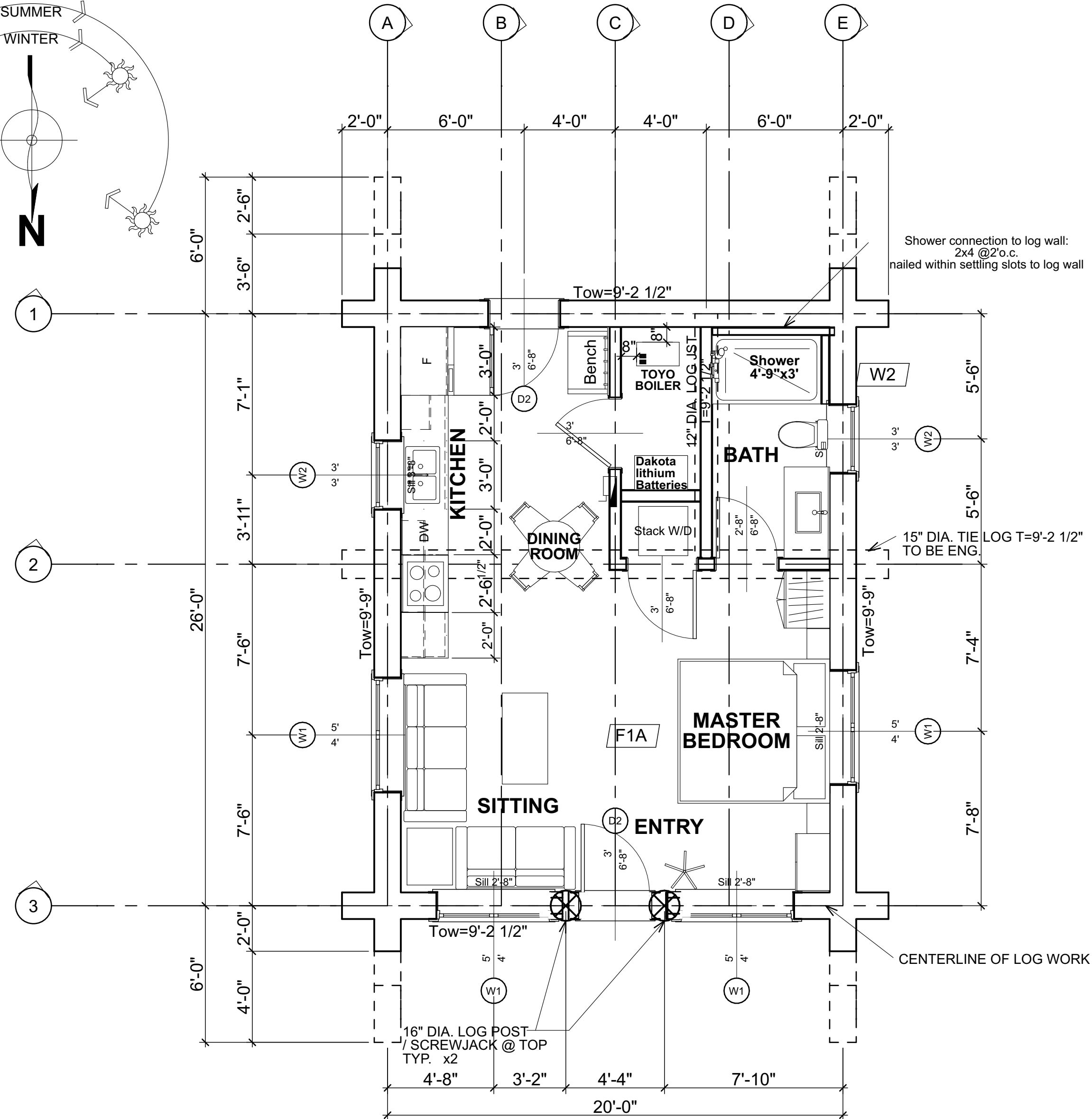
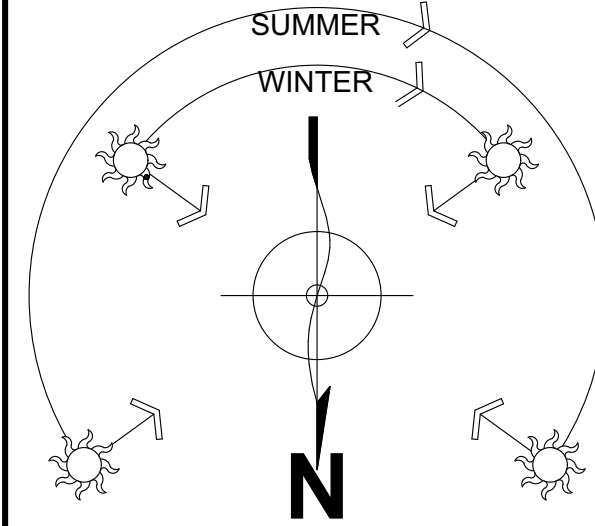
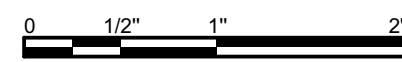
LOG BUILDER:	Serendipity Log Works
CLIENT:	Black Forest Cabins
TITLE:	FOUNDATION PLAN



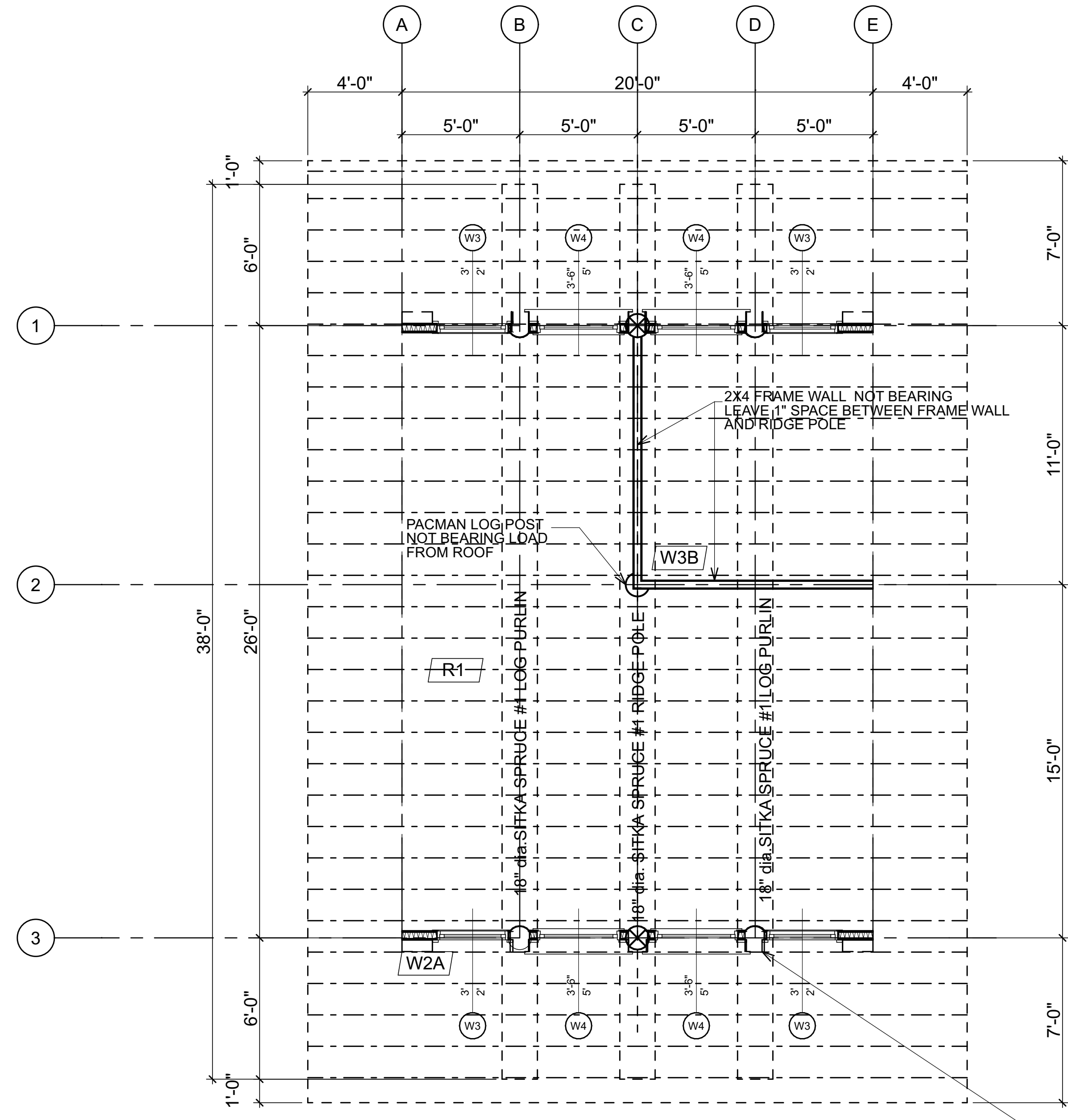
SITE BUILT SHEARWALLS												
Type	Sheathing	Nailing	Sides	Stagger	Bottom Plate Connection	Top Plate Connection	Bottom Plate Connection	Anchor Bolts	Framing	Plate	Seismic PLE	Wind PLE
A	3/8" ply or 7/16" OSB	8d @ 6"/12"	1	No	SDWS 1/4" @ 15" cc	LTP4 @ 30" cc	LTP5 @ 28" cc	5/8" dia. x 12" @ 48" cc	2x Studs	2x	260	365
B	3/8" ply or 7/16" OSB	8d @ 4"/12"	1	Yes	SDWS 1/4" @ 11" cc	LTP4 @ 20" cc	LTP5 @ 18" cc	5/8" dia. x 14" @ 48" cc	3x Studs	3x	380	530
C	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4" @ 8" cc	LTP4 @ 16" cc	LTP5 @ 14" cc	5/8" dia. x 14" @ 36" cc	3x Studs	3x	490	685
D	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4" @ 8" cc	LTP4 @ 12" cc	LTP5 @ 10" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	640	895
E	3/8" Struct 1	8d @ 2"/12"	1	Yes	SDWS 1/4" @ 5" cc	LTP4 @ 10" cc	LTP5 @ 10" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	730	1020
F	3/8" ply or 7/16" OSB	8d @ 4"/12"	2	Yes	SDWS 1/4" @ 5" cc	LTP4 @ 10" cc	LTP5 @ 8" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	760	1060
G	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4" @ 4" cc	LTP4 @ 8" cc	LTP5 @ 8" cc	5/8" dia. x 14" @ 18" cc	3x Studs	3x	960	1310
H	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4" @ 3" cc	LTP4 @ 6" cc	LTP5 @ 5" cc	5/8" dia. x 14" @ 18" cc	4x DF # 2	3x	1280	1790
I	3/8" Struct 1	8d @ 2"/12"	2	Yes	SDWS 1/4" @ 2" cc	LTP4 @ 4" cc	LTP5 @ 4" cc	5/8" dia. x 14" @ 12" cc	4x DF # 1	3x	1460	2040

SDCS-C-F					SDCS-C-F	
SSTB's	Stemwall Width ["]	AB Ø ["]	Length [']	Embed [']	Stemwall Allow. Tension (psi)	Allow. Shear (psi)
SSTB 16	6	5/8"	17-5/8"	12-5/8"	2,550	3,780
SSTB 20	6	5/8"	21-5/8"	16-5/8"	2,960	4,785
SSTB 24	6	5/8"	25-5/8"	20-5/8"	3,325	5,790
SSTB 28	8	7/8"	29-7/8"	24-7/8"	6,395	11,675
SSTB 34	8	7/8"	34-7/8"	28-7/8"	6,395	11,675
SSTB 36	8	7/8"	36-7/8"	28-7/8"	6,395	11,675

HOLD-DOWNS	POST ["]	DF/SP	SPE/HF	AB Ø ["]	Post Fasteners	Notes
HDU2	3"	3,075	2,215	5/8"	(6) 1/4" x 2-1/2" S05	
HDU4	3"	4,565	3,285	5/8"	(10) 1/4" x 2-1/2" S05	
HDU5	3"	5,645	4,065	5/8"	(14) 1/4" x 2-1/2" S05	
HDU6	3"	5,960	4,305	7/8"	(10) 1/4" x 2-1/2" S05	
HDU8	3.5"	6,970	5,020	7/8"	(10) 1/4" x 2-1/2" S05	
HDU8	4.5"	7,870	5,665	7/8"	(10) 1/4" x 2-1/2" S05	
HDU11	5.5"	9,535	6,865	1"	(10) 1/4" x 2-1/2" S05	
HDU11	7.25"	11,175	8,045	1"	(10) 1/4" x 2-1/2" S05	
HDU14	7.25"	14,375	10,435	1"	(10) 1/4" x 2-1/2" S05	Heavy Hex Anchor Nut
HDU14	5.5"	14,445	10,350	1"	(10) 1/4" x 2-1/2" S05	Heavy Hex Anchor Nut



FIRST FLOOR PLAN
AREA: 543 SQ.FT.



ROOF PLAN
SNOW LOAD: 88.7 lbs/ SQ. FT.
TO BE VERIFIED BY ENG. FOR BUILDING SITE

CONSTRUCTION MATERIALS	
W1	TYPICAL SLAB ON GRADE 5" THICK MONOLITHIC SLAB ON GRADE 18"x18" TAPERED UP TO 5" THICK MONOLITHIC HEATED SLAB OVER LAYER OF 2" XPS I-250 FOAM (25 psi COMPRESSION) OVER 4" MIN. COMPACTED SAND AND GRAVEL
W2	TYPICAL EXTERIOR LOG WALL LOGS TO BE 14" dia. MIDSPAN SITKA SPRUCE WITH 13" GAIN PER STACK AVERAGE
W2A	TYPICAL 2ND STOREY EXTERIOR WALL FALSE LOG SIDING PANELS (4 PIECES B/W POSTS) ON 5/8" CDX SHEATHING 2X6 @ 16" O.C. FRAME WALL R24 BATT INSULATION 6 MIL POLY V.B. INT. FINISH TO OWNERS SPECS.
W3A	TYPICAL INTERIOR FRAME WALL (SETTLING) (1st FL.) INT. PARTITION WALLS TO BE: WALL FINISH TO OWNER'S SPECS BOTH SIDES 2X6 @ 16" O.C FRAME WALL W/ SLIP JOINT @ BOTTOM OF WALL
W3B	TYPICAL NONE BEARING INTERIOR FRAME WALL (ROOF) INT. PARTITION WALLS TO BE: WALL FINISH TO OWNER'S SPECS BOTH SIDES 2X4 @ 16" O.C FRAME WALL
F1A	TYPICAL FIRST FLOOR 5" CONC. SLAB HOUSING IN FL. HEATING LVP FLOORING GLUED DOWN
R1	TYPICAL ROOF TO BE: 24 GAUGE STANDING SEAM ROOF (BLACK) ON ICE & WATER SHIELD 5/8" CDX SHEATHING 2x12 DF #2 @ 16" O.C. RAFTERS R 38 MIN. BATT INSULATION OVER LIVING AREA W/ 1.5" AIRSPACE (ROOF VENTILATION FROM SCREENED VENTED SOFFIT TO VENTED RIDGE CAP) 6 MIL POLY V.B. 2" XPS FOAM UNDER RAFTERS 5/8" SHEETROCK

ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
ALL DIMENSIONS ARE CONSTRUCTION TIME DIMENSIONS
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & SPECIFICATIONS ON THIS SET
ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN
BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

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rcmcarl@loophomedesign.ca

R.C.M. Cad Design
Drafting Ltd.



STRUCTURAL RECAP SCHEDULE

PROJECT: SMITH - Black Foest Cabins, 7251 RICHARDSON WAY, VALDWZ, AK BEARING

DESCRIPTION	LOCATION	SIZE & SPECIES	AREA	PAGE #
Design Criteria	All Areas	-	-	1
Snow Load Calcs.	All Areas	-	-	2,7A
Lateral Analysis	All Areas	See Details p. # 24	-	3 thru 24
Rafters	Roof (8-12)	2" x 12" DF # 2 @ 16" cc	-	25, 26
Ridge & Purlins	Roof	18" φ Sitka Spruce # 1	26.98 in2	25, 27
Continuous Footings	A & E lines	42" W x 12" D w/ (2) - # 4's cont.	-	25, 29
Continuous Footings	1 & 3 lines	26" W x 12" D w/ (2) - # 4's cont.	-	28, 29

SITE BUILT SHEARWALLS

Type	Sheathing	Nailing	Sides	Bot. Plate	Bottom Plate Connection	Top Plate Connection	Bottom Plate Anchor	Framing	Plate	Seismic PLE	Wind PLE	
A	3/8" ply or 7/16" OSB	8d @ 6"/12"	1	No	SDWS 1/4x6" @ 15" cc	LTP4 @ 30" cc	LTPS @ 28" cc	5/8" dia. x 14" @ 48" cc	2x Studs	2x	260	365
B	3/8" ply or 7/16" OSB	8d @ 4"/12"	1	Yes	SDWS 1/4x6" @ 11" cc	LTP4 @ 20" cc	LTPS @ 18" cc	5/8" dia. x 14" @ 48" cc	3x Studs	3x	380	530
C	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 8" cc	LTP4 @ 16" cc	LTPS @ 14" cc	5/8" dia. x 14" @ 36" cc	3x Studs	3x	490	685
D	3/8" ply or 7/16" OSB	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 8" cc	LTP4 @ 12" cc	LTPS @ 10" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	640	895
E	3/8" Struct 1	8d @ 2"/12"	1	Yes	SDWS 1/4x6" @ 5" cc	LTP4 @ 10" cc	LTPS @ 10" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	730	1020
F	3/8" ply or 7/16" OSB	8d @ 4"/12"	2	Yes	SDWS 1/4x6" @ 5" cc	LTP4 @ 10" cc	LTPS @ 8" cc	5/8" dia. x 14" @ 24" cc	3x Studs	3x	760	1060
G	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 4" cc	LTP4 @ 8" cc	LTPS @ 8" cc	5/8" dia. x 14" @ 18" cc	3x Studs	3x	980	1310
H	3/8" ply or 7/16" OSB	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 4" cc	LTP4 @ 6" cc	LTPS @ 5.5" cc	5/8" dia. x 14" @ 18" cc	4x DF # 1	3x	1280	1790
I	3/8" Struct 1	8d @ 2"/12"	2	Yes	SDWS 1/4x6" @ 2" cc	LTP4 @ 4" cc	LTPS @ 4" cc	5/8" dia. x 14" @ 12" cc	4x DF # 1	3x	1460	2040

SDWS-CF

Stagger	Bottom Plate	Top Plate	Anchor
6	5/8"	17-5/8"	12-5/8"
6	5/8"	21-5/8"	16-5/8"
6	5/8"	25-5/8"	20-5/8"
8	7/8"	29-7/8"	24-7/8"
8	7/8"	34-7/8"	28-7/8"
8	7/8"	36-7/8"	28-7/8"

HOLD-DOWNS

POST "x"	DF/SP	SPE/HF	AB Ø (")	Post Fasteners	Notes
HDU2	3"	3,075	2,215	5/8"	(6) - 1/4" x 2-1/2" S05
HDU4	3"	4,565	3,285	5/8"	(10) 1/4" x 2-1/2" S05
HDU5	3"	5,645	4,065	5/8"	(14) 1/4" x 2-1/2" S05
HDU6	3"	5,980	4,305	7/8"	(10) 1/4" x 2-1/2" S05
HDU8	3.5"	6,970	5,020	7/8"	(10) 1/4" x 2-1/2" S05
HDU8	4.5"	7,870	5,665	7/8"	(10) 1/4" x 2-1/2" S05
HDU11	5.5"	9,535	6,865	1"	(10) 1/4" x 2-1/2" S05
HDU11	7.25"	11,175	8,045	1"	(10) 1/4" x 2-1/2" S05
HDU14	7.25"	14,375	10,435	1"	(10) 1/4" x 2-1/2" S05 Heavy Hex Anchor Nut
HDU14	5.5"	14,445	10,350	1"	(10) 1/4" x 2-1/2" S05 Heavy Hex Anchor Nut



LOG WORK GENERAL NOTES

ALL DIMENSIONS ARE CONSTRUCTION DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED ON SITE BY GEN. CONTRACTOR BEFORE STARTING CONSTRUCTION

TOW= TOP OF WALL
TOW= 0 @ BOTTOM OF LOG WALL
T= TOP OF LOG
B= BOTTOM OF LOG
TYP.= TYPICAL

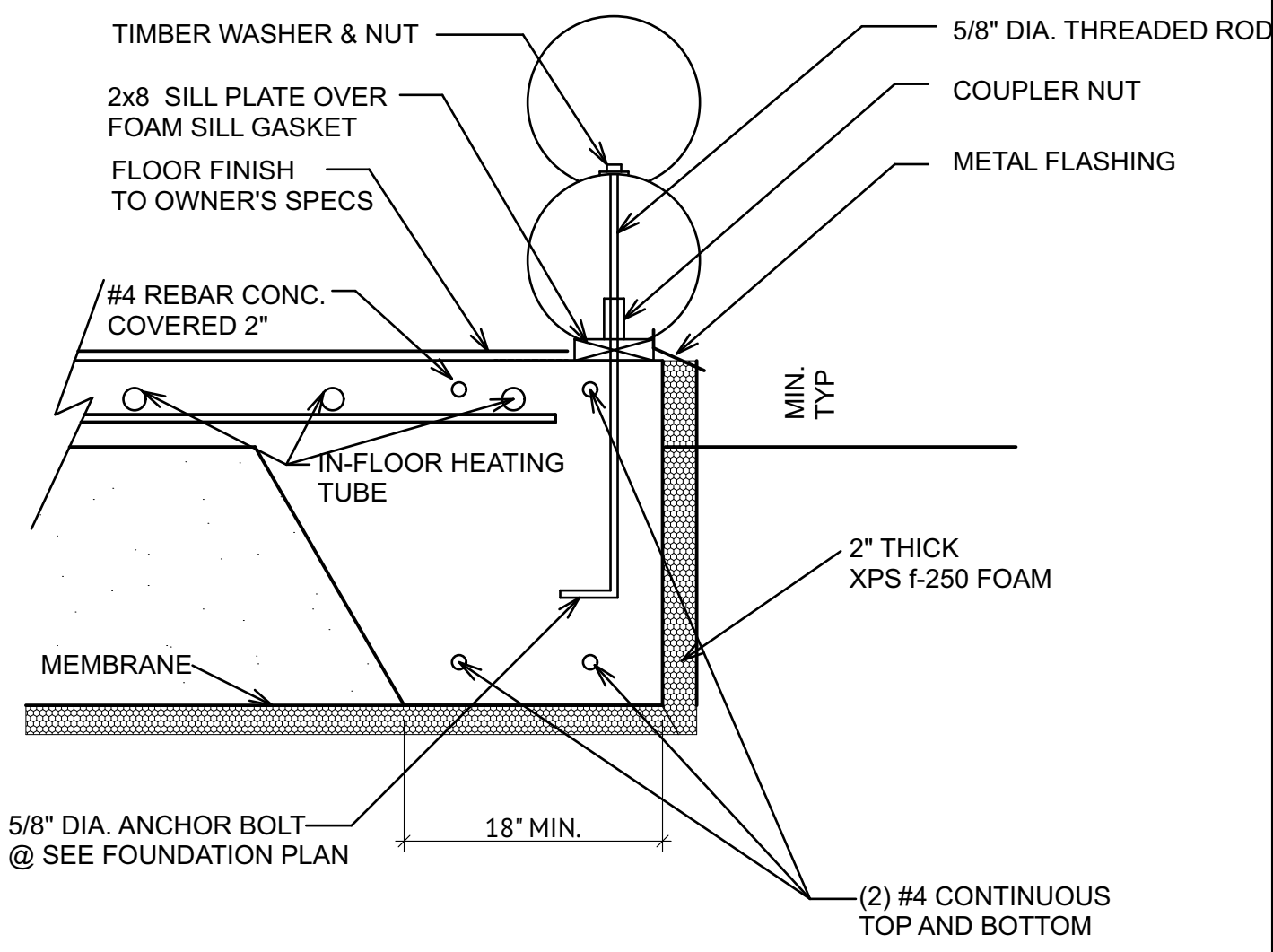
ALL LOG SIZES NOTED TO BE MID SPAN DIAMETERS. ALL LOG WALL AND LOG HEIGHTS INDICATED ON PLAN ARE MINIMUM HGT. ALLOW FOR 1.5" FLAT CUT ON SILL AND HEADER LOGS TO CONNECT FRAMING. ALLOW FOR 3-4" TAKEN OFF OF TOW HEIGHT.

THRU BOLTS TO BE TIGHTENED TO BE LOWERED EVERY 3 MONTHS FOR 1ST YEAR AND TWICE A YEAR FOR NEXT 4 YEARS AS HOUSE LOGWORK SETTLES DOWN AS LOGS LOSE MOISTURE CONTENT & COMPRESS UNDER LOADS

FASTEN SILL LOG TO ANCOR BOLTS USING COUPLER NUT TO 5/8" THREADED ROD, TIMBER WASHER AND NUTS. FASTEN CAP LOG DOWN TO LOG BELOW W/ 3/8" ASSY SCREWS @ 4" O.C.

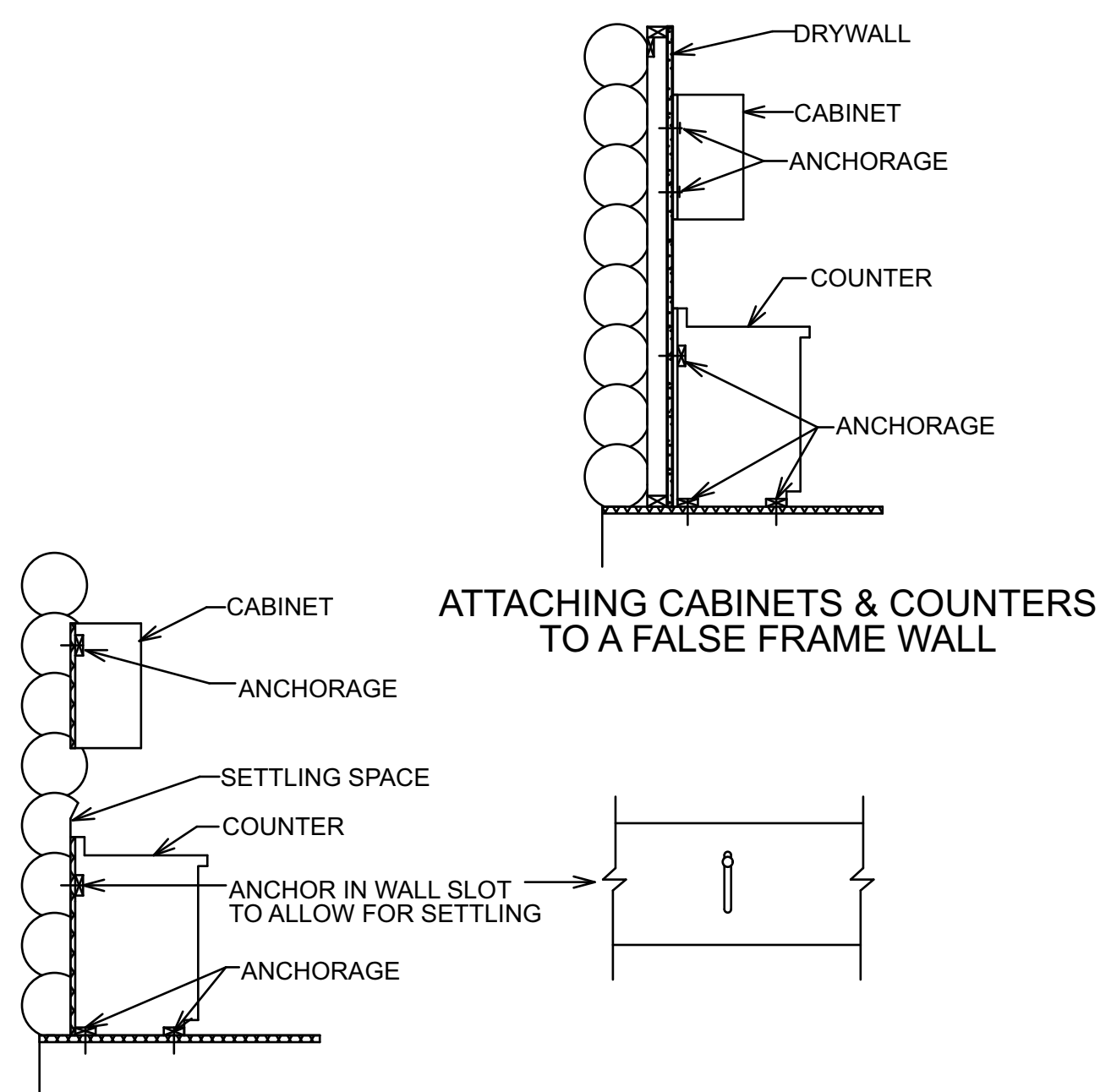
ALL LOGWORK TO BE REVIEWED BY STRUCTURAL ENGINEER

LOG BUILDER: Serendipity Log Works
CLIENT: Black Forest Cabins
TITLE: FIRST FLOOR & ROOF PLAN

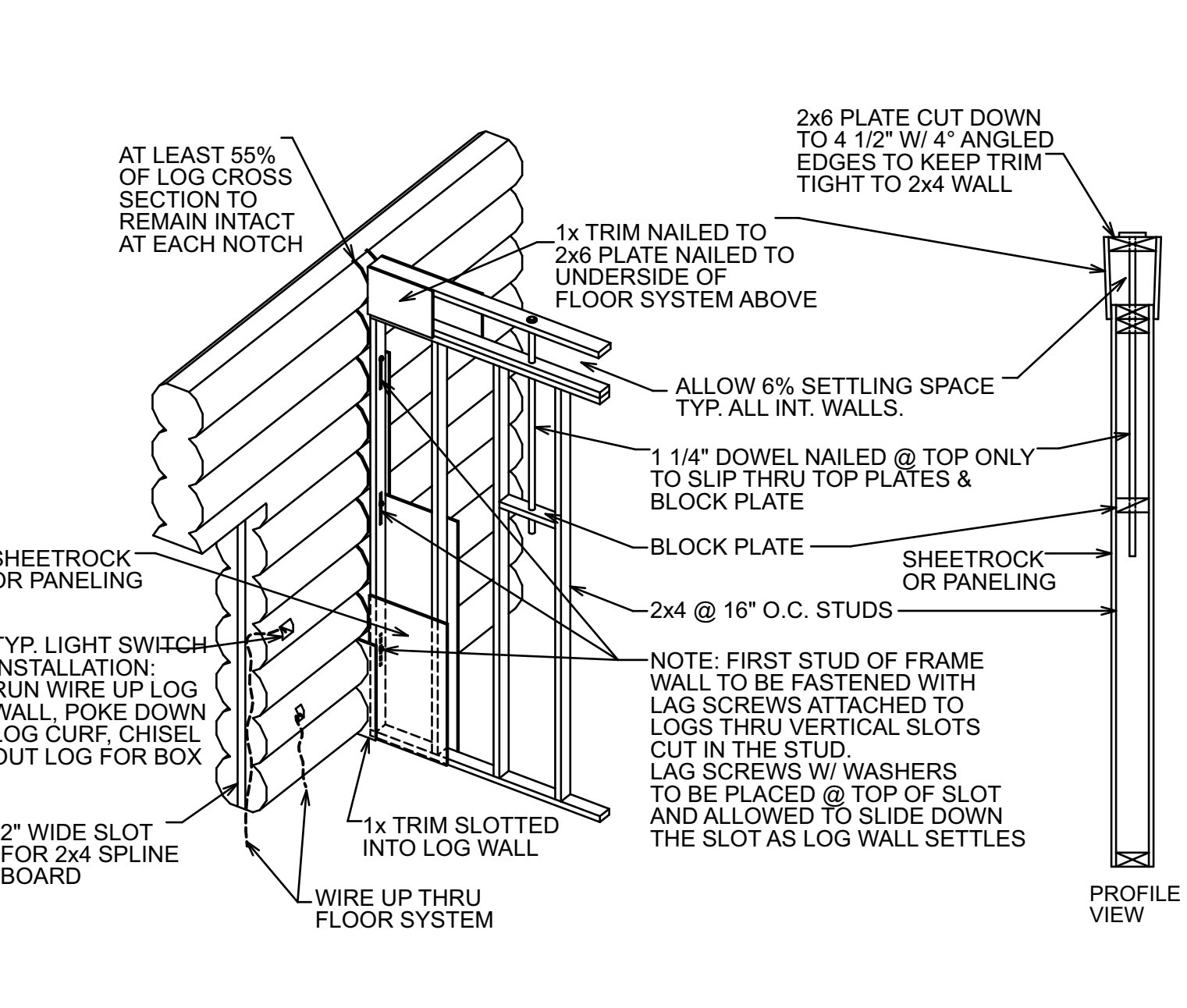


TYPICAL FOUNDATION AT EXTERIOR

0-A ATTACHING CABINETS & COUNTERS TO LOG OR TIMBER WALLS

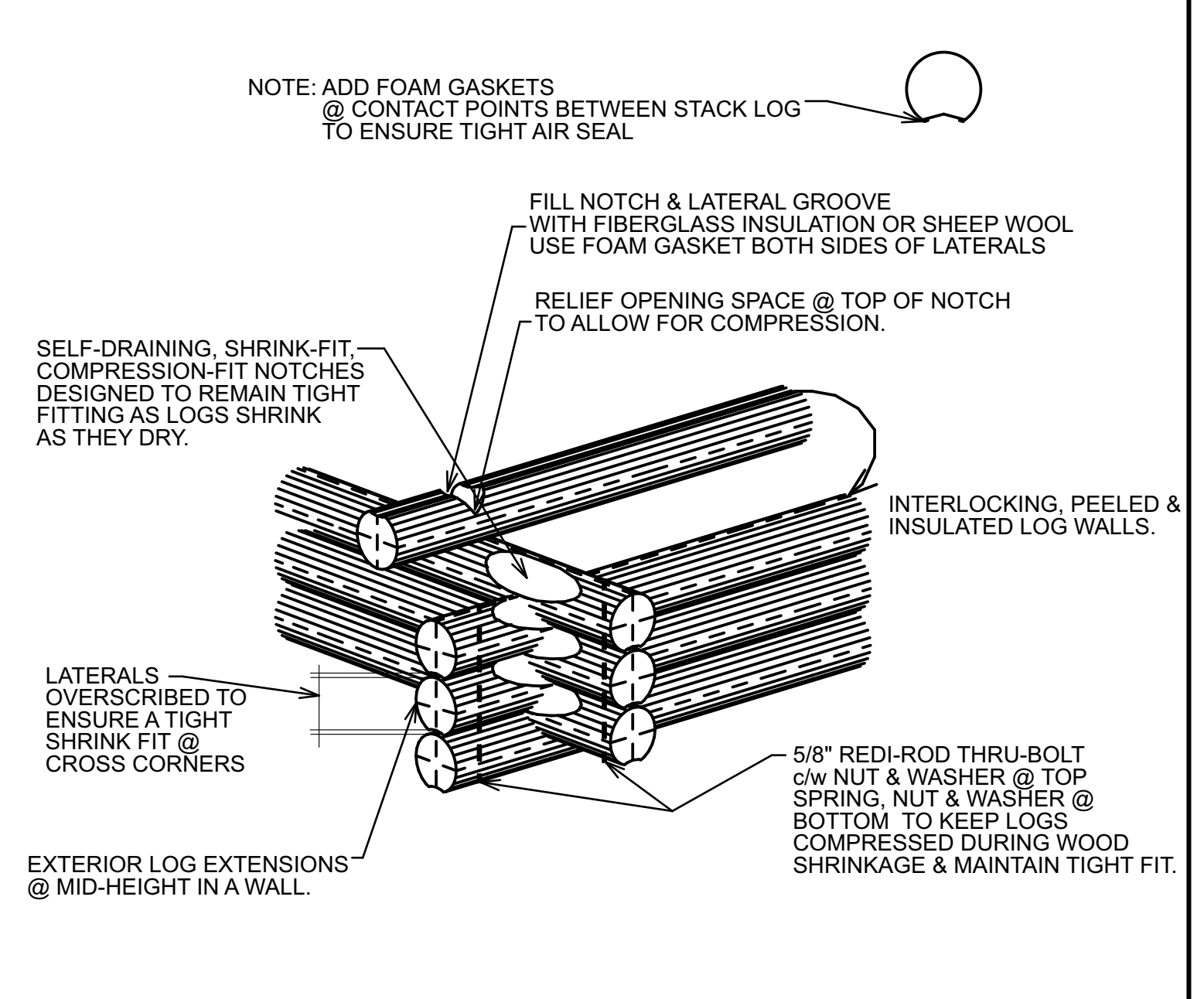


0-B



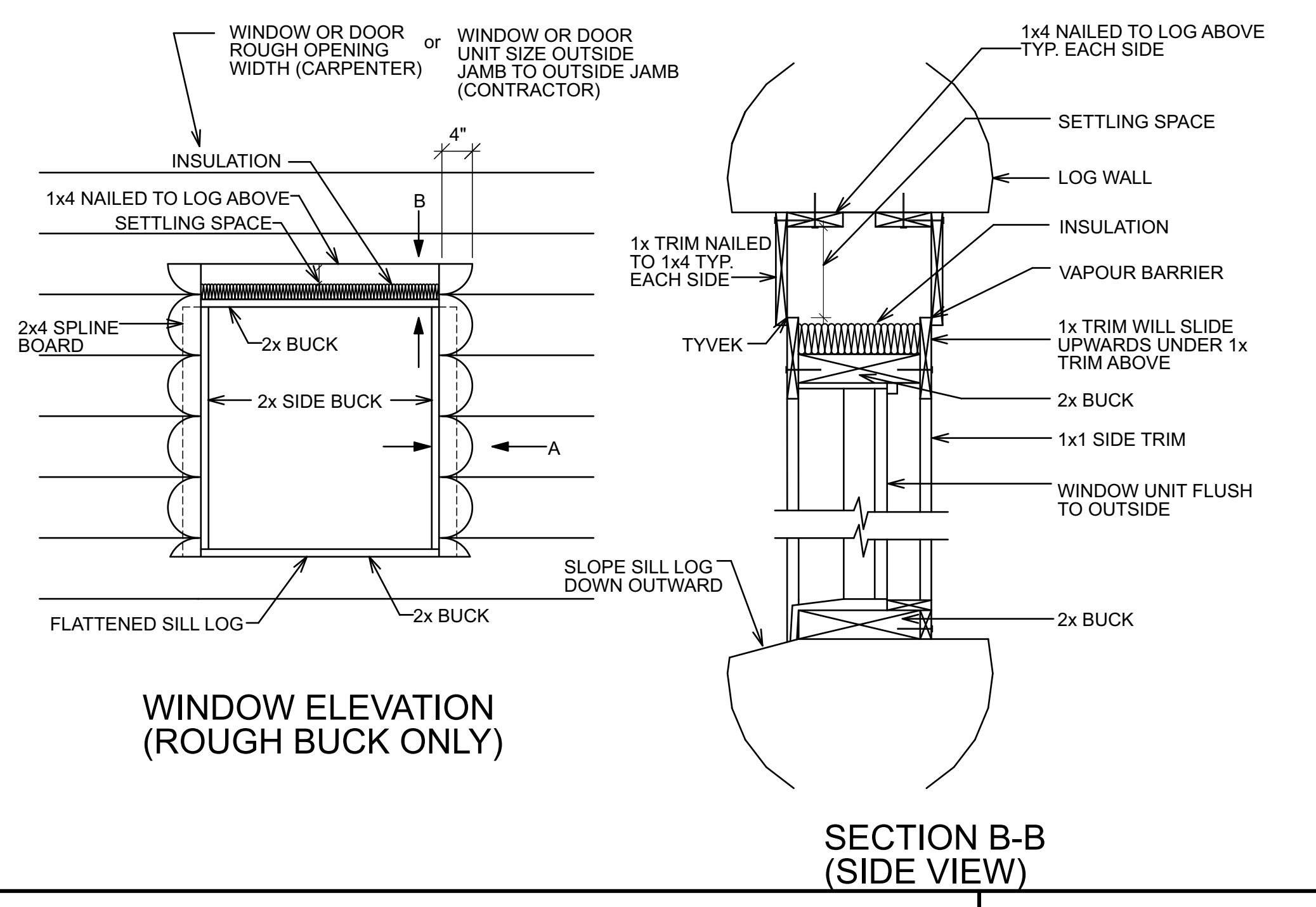
INTERIOR FRAMED WALL SETTLING DETAIL

0-C



SADDLE NOTCH DETAIL SCANDINAVIAN FULL SCRIBE METHOD

0-D

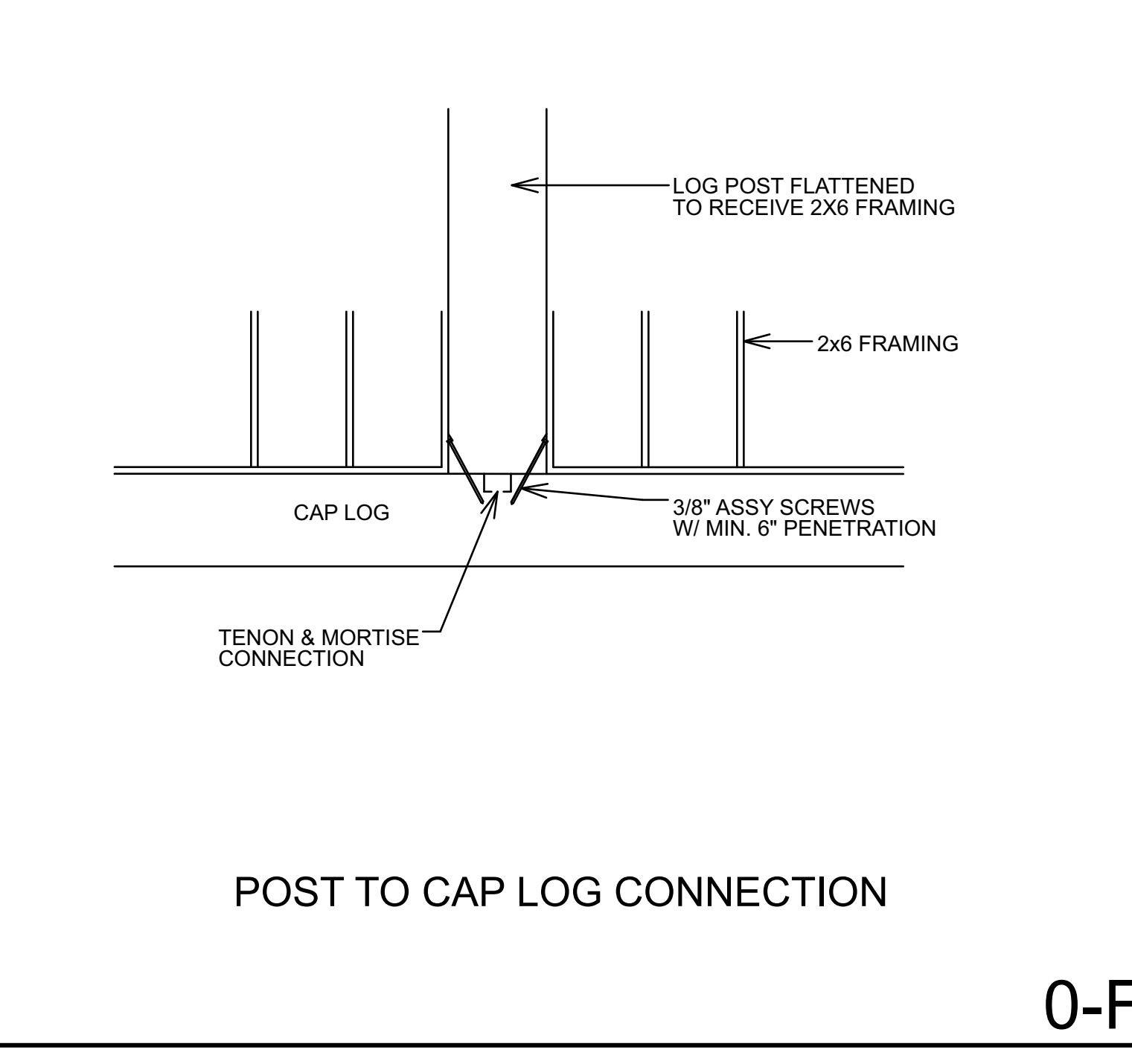


WINDOW ELEVATION (ROUGH BUCK ONLY)

SECTION B-B (SIDE VIEW)

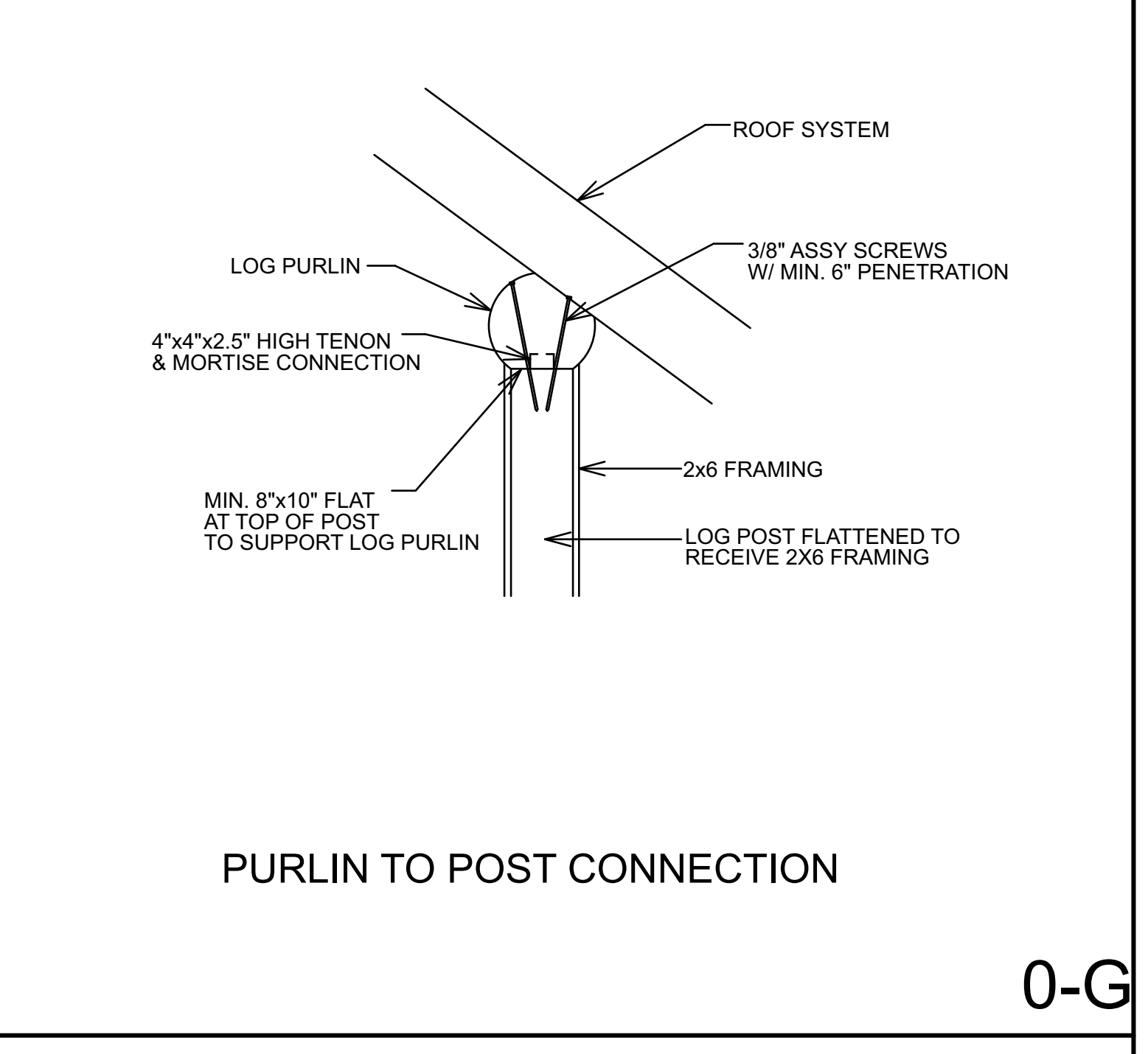
SECTION A-A (PLAN VIEW)

0-E



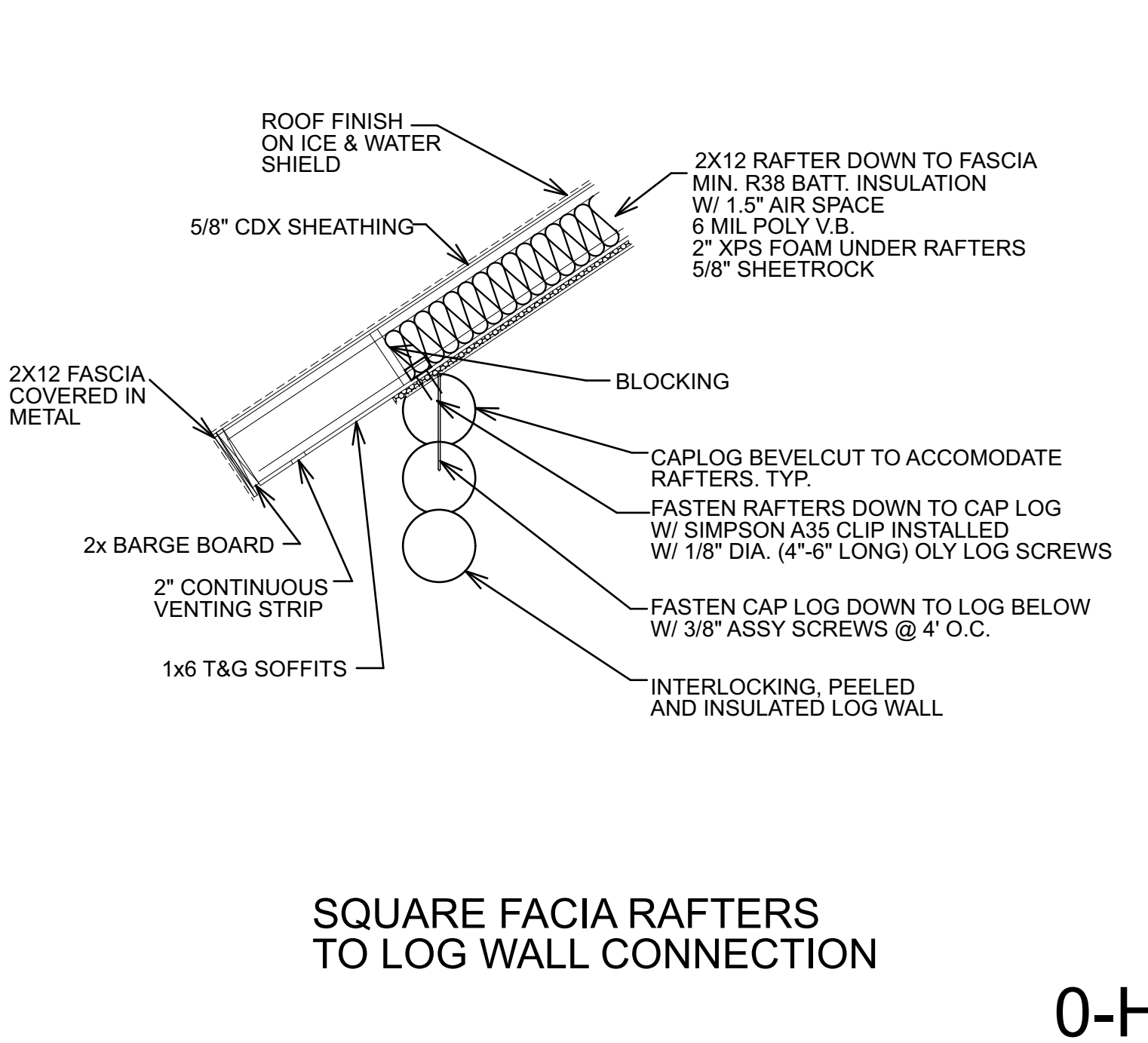
POST TO CAP LOG CONNECTION

0-F



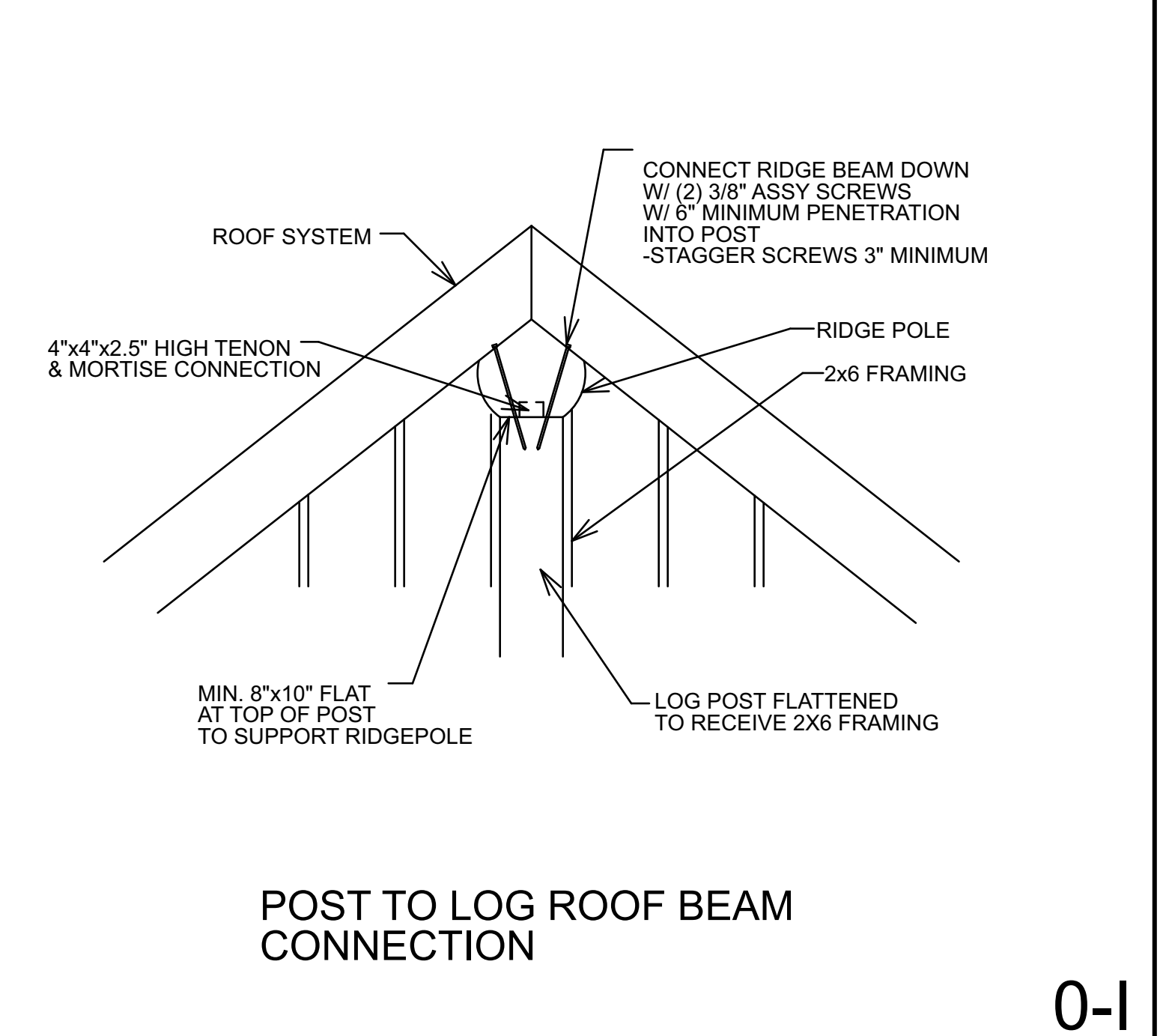
PURLIN TO POST CONNECTION

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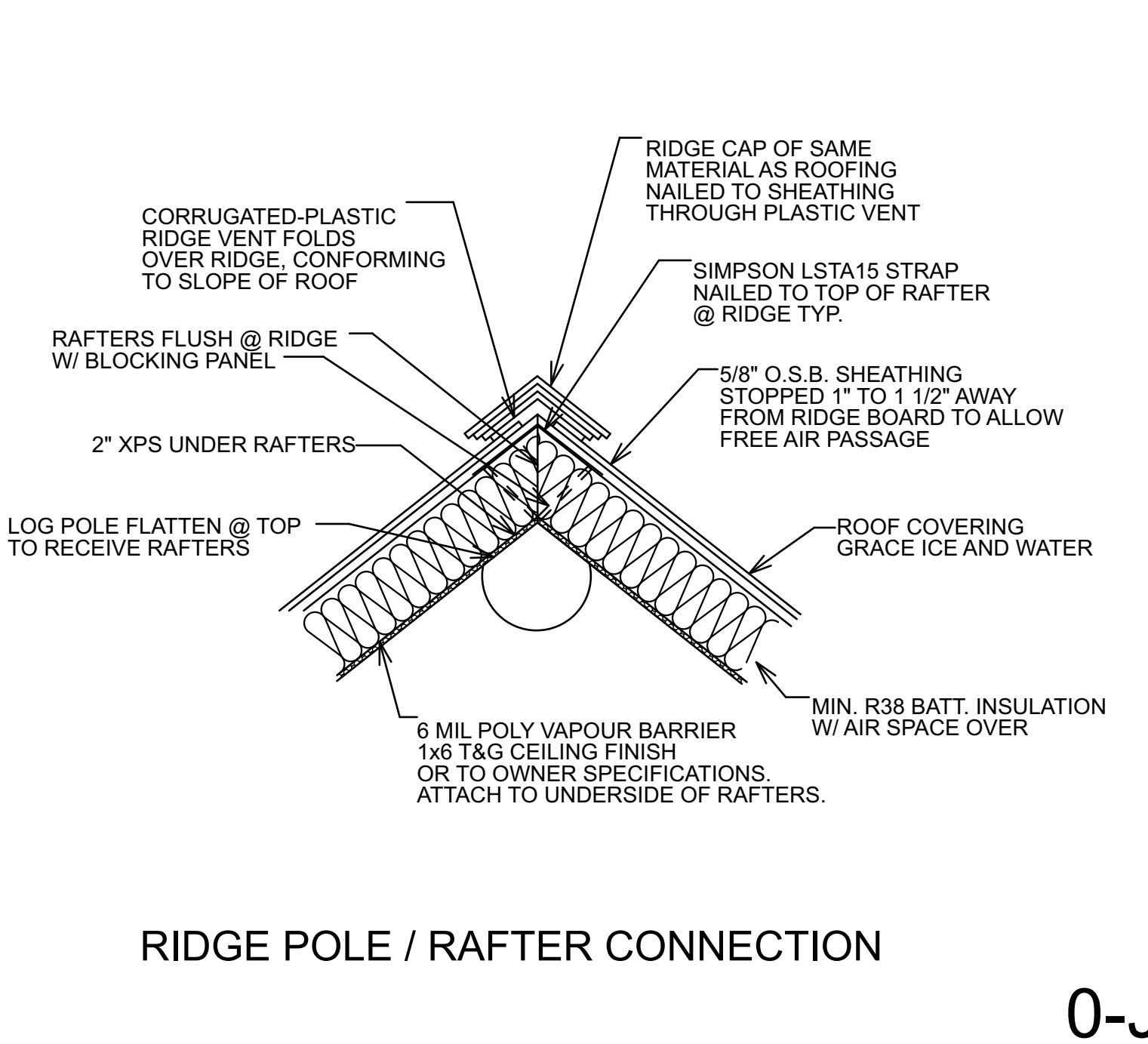
SQUARE FACIA RAFTERS TO LOG WALL CONNECTION

0-H



POST TO LOG ROOF BEAM CONNECTION

0-I



RIDGE POLE / RAFTER CONNECTION

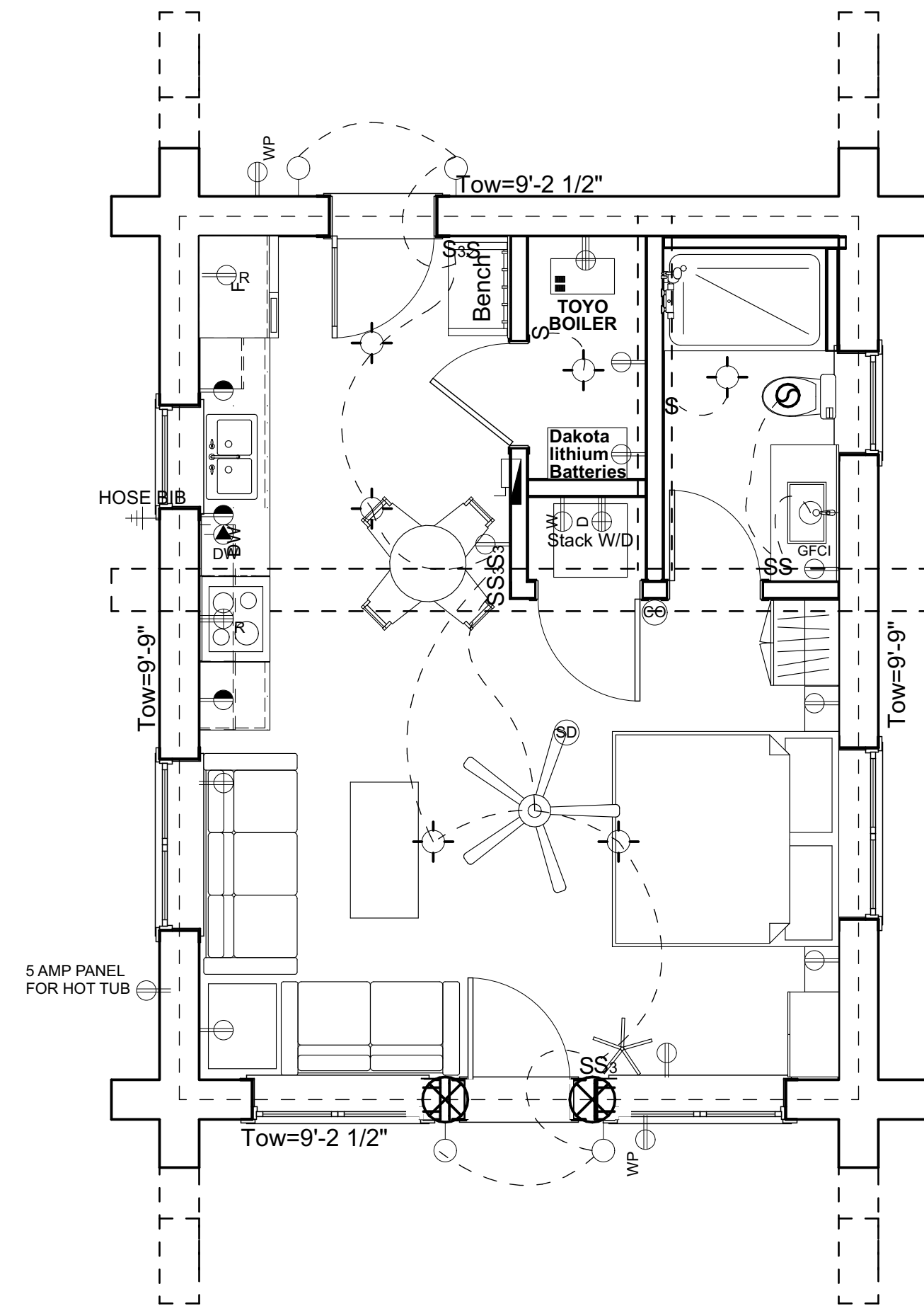
0-J

ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
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 ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN
 BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

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SCALE:	N.T.S.	REVISION:	DATE:	DESCRIPTION:
DATE:	JAN 01, 2024	REV. 1		
DRAWN BY:		REV. 2		
CHECKED BY:	C.C.	REV. 3		

LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: DETAILS



FIRST FLOOR ELECTRICAL PLAN

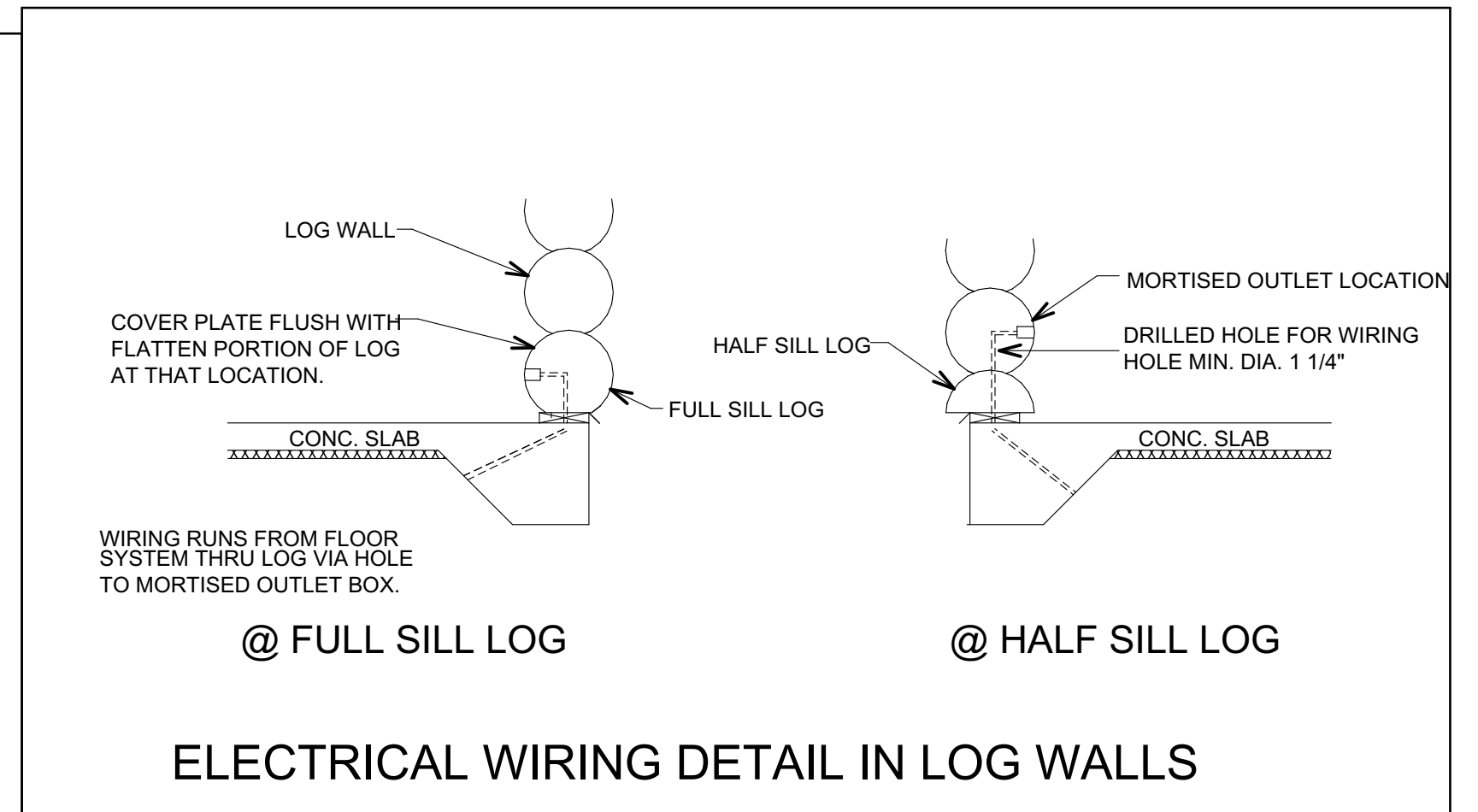
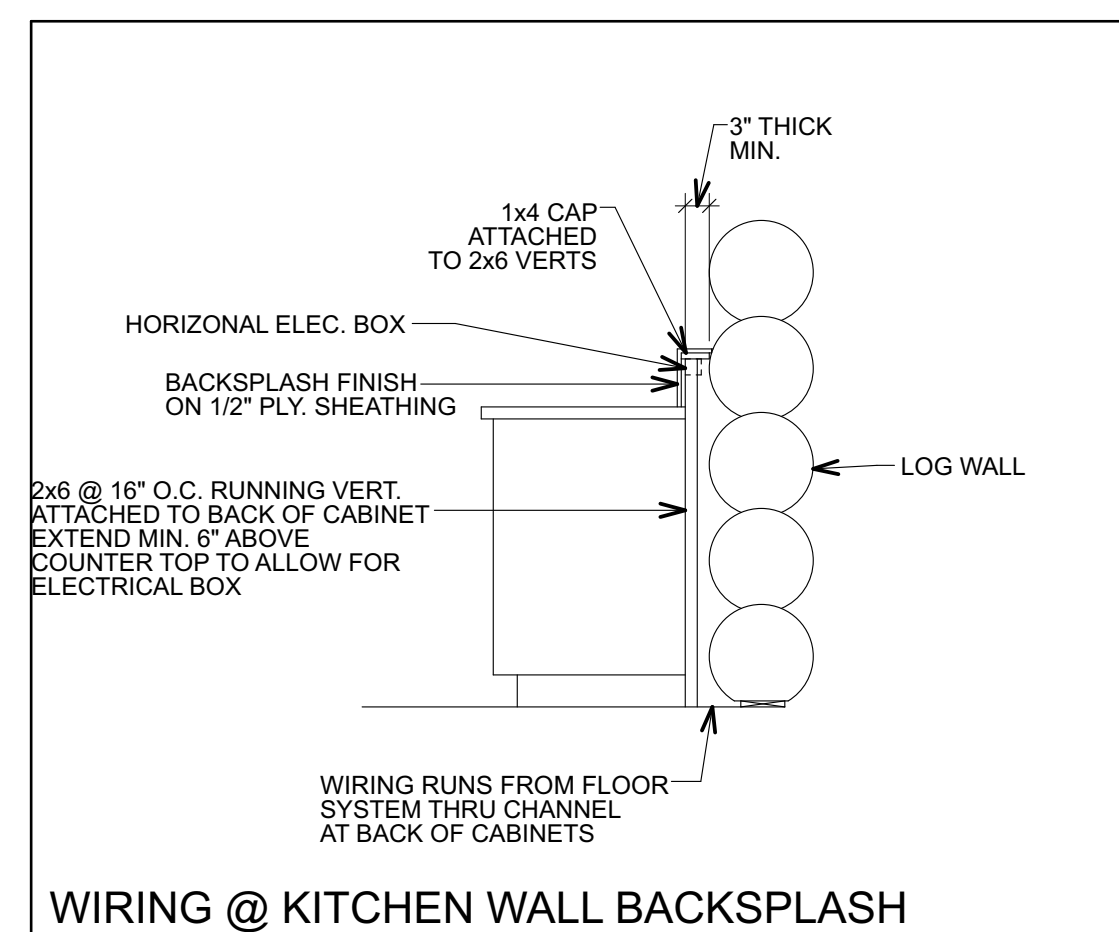
NOTE: ALL ELECTRICAL BOXES TO BE CUT BY LOG MANUFACTURER AS PER PLAN



ELECTRICAL LEGEND						
SYMBOL	DESCRIPTION	VOLT	WATT	WIRES	OUTLET	REMARKS
	DUPLEX RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	OUTSIDE DUPLEX RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	REFRIGERATOR RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	WASHER RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	DRYER RECEPTACLE	240	5200	3#10+	↓ 14-30 R	
	RANGE RECEPTACLE	240	5200	3#10+	↓ 14-30 R	
	DUPLEX REC. SPLIT CIRCUIT	120	1200	2#12+	↓ 5-20 R	
	DISH WASHER RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	FREEZER RECEPTACLE	240	5200	3#10+	↓ 14-30 R	
	GROUND FAULT CIRCUIT INTERRUPTER	120	1200	2#12+	↓ 5-20 R	
	INFLOOR RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	EXHAUST FAN	120	1200	2#12+	↓ 5-20 R	
	PHONE					
	CABLE OUTLET					
	BROADBAND CABLE					
	SATELLITE CABLE					
	SMOKE ALARM RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	CARBON MONOXIDE DETECTOR	120	1200	2#12+	↓ 5-20 R	
	BELL/BUZZER RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	PUSH BUTTON RECEPTACLE	120	1200	2#12+	↓ 5-20 R	
	CEILING OUTLET	120	1200	2#12+	↓ 5-20 R	
	RECESSED CEILING OUTLET	120	1200	2#12+	↓ 5-20 R	
	WALL MOUTING LIGHT	120	1200	2#12+	↓ 5-20 R	
	MOTION SENSOR LIGHT	120	1200	2#12+	↓ 5-20 R	
	1-4' FLUORESCENT	120	1200	2#12+	↓ 5-20 R	
	2-8' FLUORESCENT	120	1200	2#12+	↓ 5-20 R	
	SINGLE POLE SWITCH	120	1200	2#12+	↓ 5-20 R	
	THREE WAY SWITCH	120	1200	2#12+	↓ 5-20 R	
	FOUR WAY SWITCH	120	1200	2#12+	↓ 5-20 R	
	POWER PANEL					
	CIRCUIT BREAKER PANEL					50 CIRCUIT BREAKERS
	METER BASE					
	BASEBOARD HEATER	120	1200	2#12+	↓ 5-15 R	
	THERMOSTAT					
	HOSE BIB					

GENERAL ELECTRICAL NOTES:

- SERVICE SIZE TO BE 200 AMPS WITH A 50 CIRCUIT BREAKER PANEL. SERVICE BREAKER RATING TO BE 200 AMPS. HOT CONDUCTORS TO BE 2-#1R90 (XLPE) COPPER (BLACK, RED OR BLUE) NEUTRAL CONDUCTOR TO BE 1-#4R90 (XLPE) COPPER (WHITE) SERVICE CONDUIT TO INSIDE TO BE 1 1/4" IN DIAMETER. SERVICE GROUNDING CONDUCTOR TO BE MINIMUM #4 BARE COPPER.
- ALL WORK TO CONFORM TO APPLICABLE ELECTRICAL CODES & LOCAL CODES & BYLAWS.
- ALL ABOVE COUNTER RECEPTACLE TO BE 12" ABOVE TOP OF COUNTER. WASHER & DRYER OUTLETS TO BE BEHIND MACHINES 2' MAX. ABOVE FLOOR. ALL OTHER WALL PLUGS & PHONE OUTLET TO BE 1' ABOVE FLOOR. ALL SWITCHES & THERMOSTATS TO BE 4' ABOVE FLOOR.

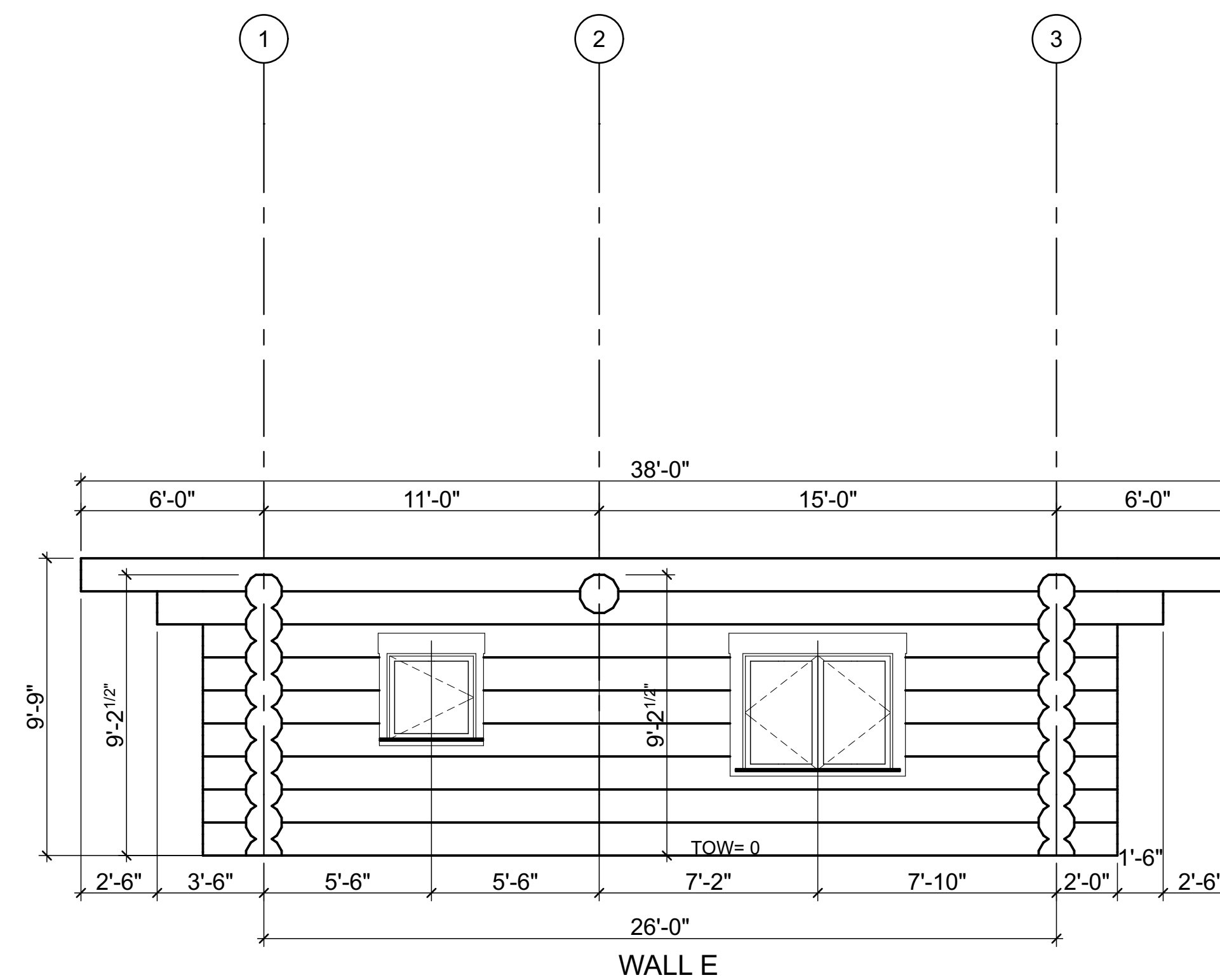
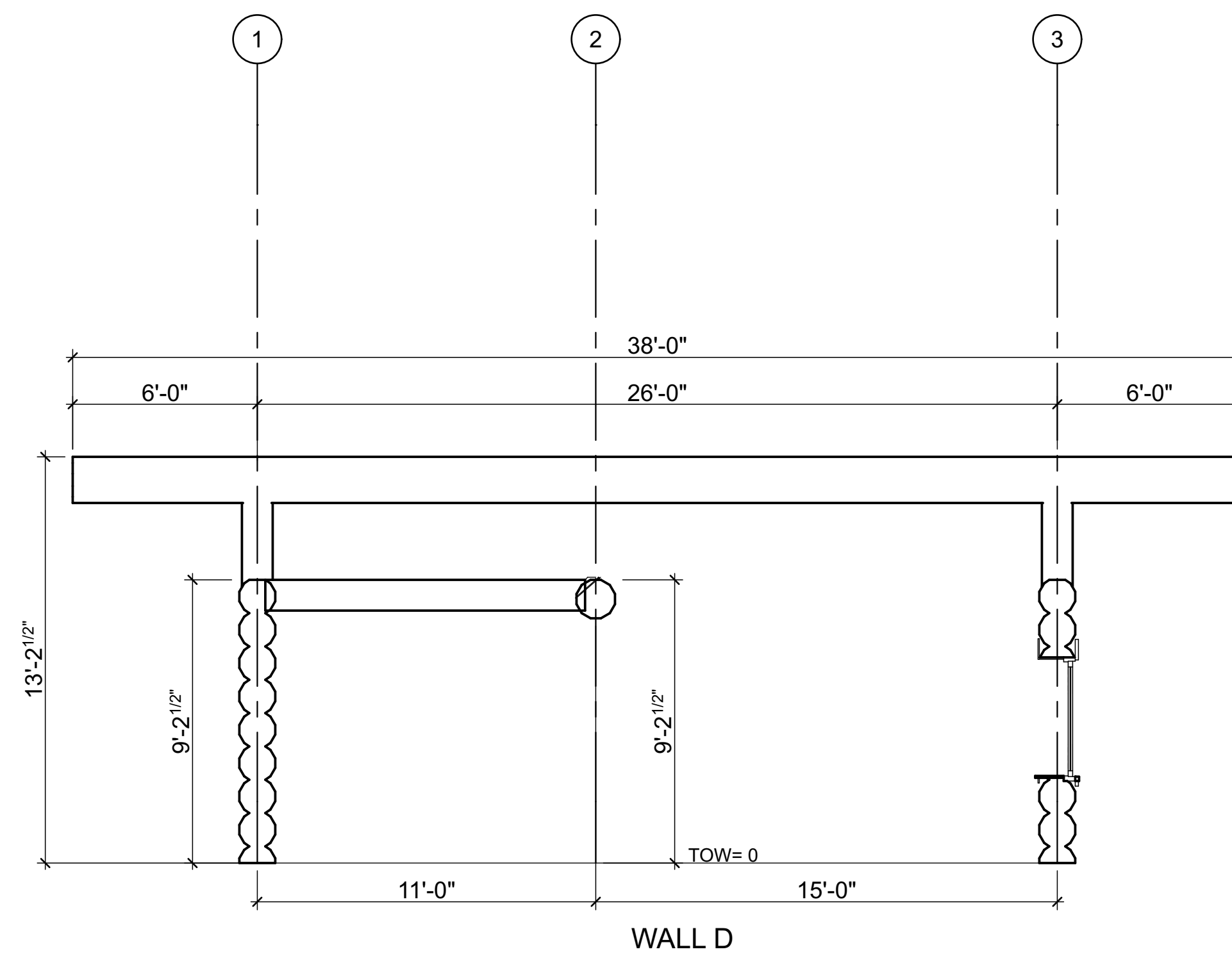
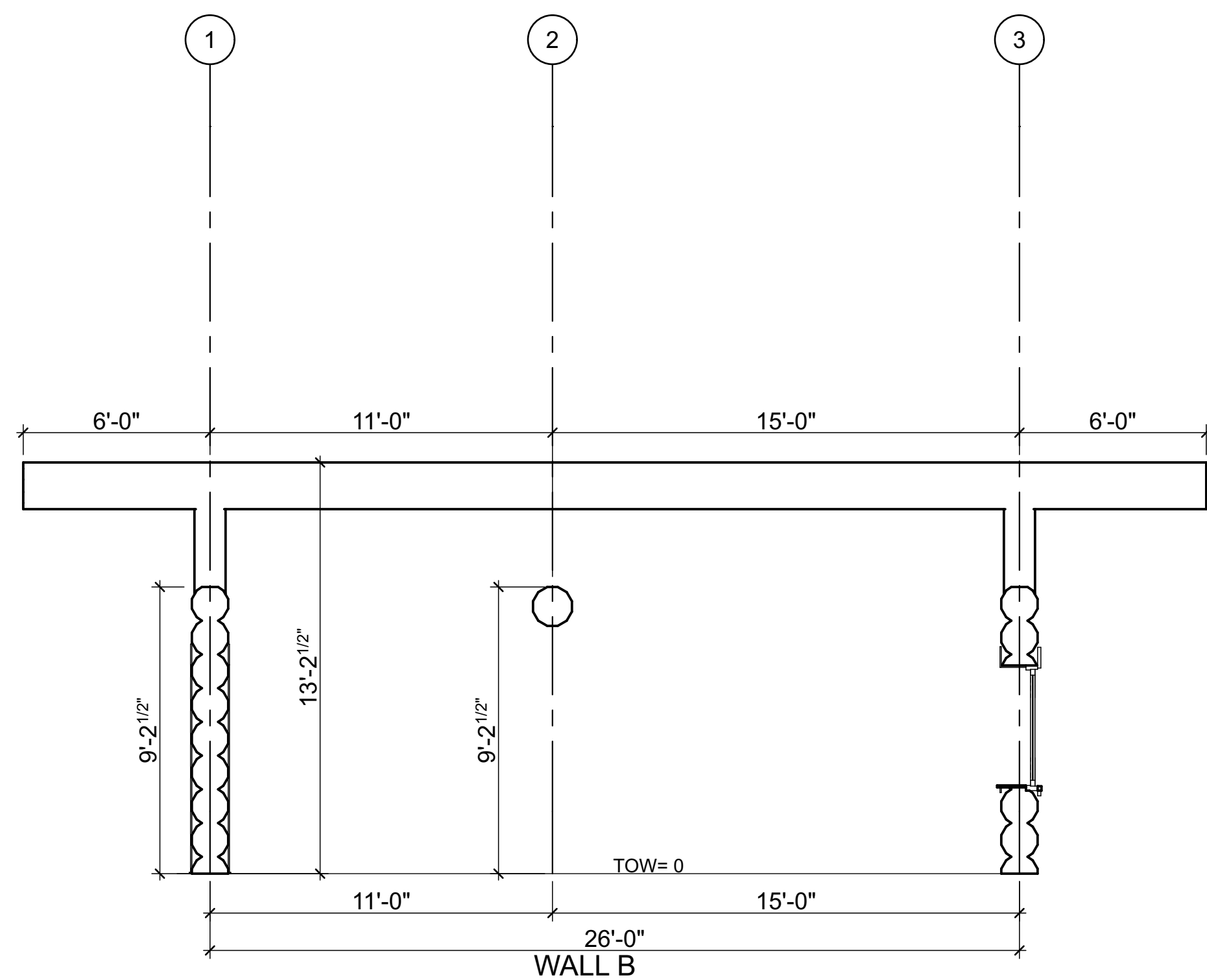
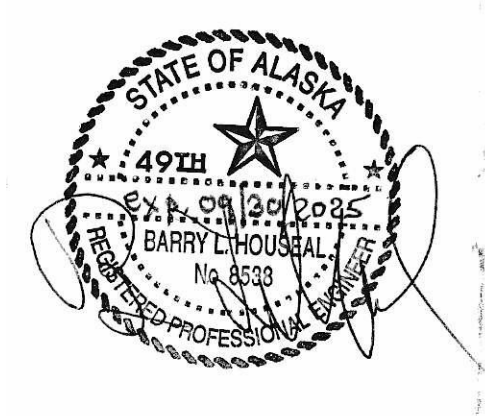
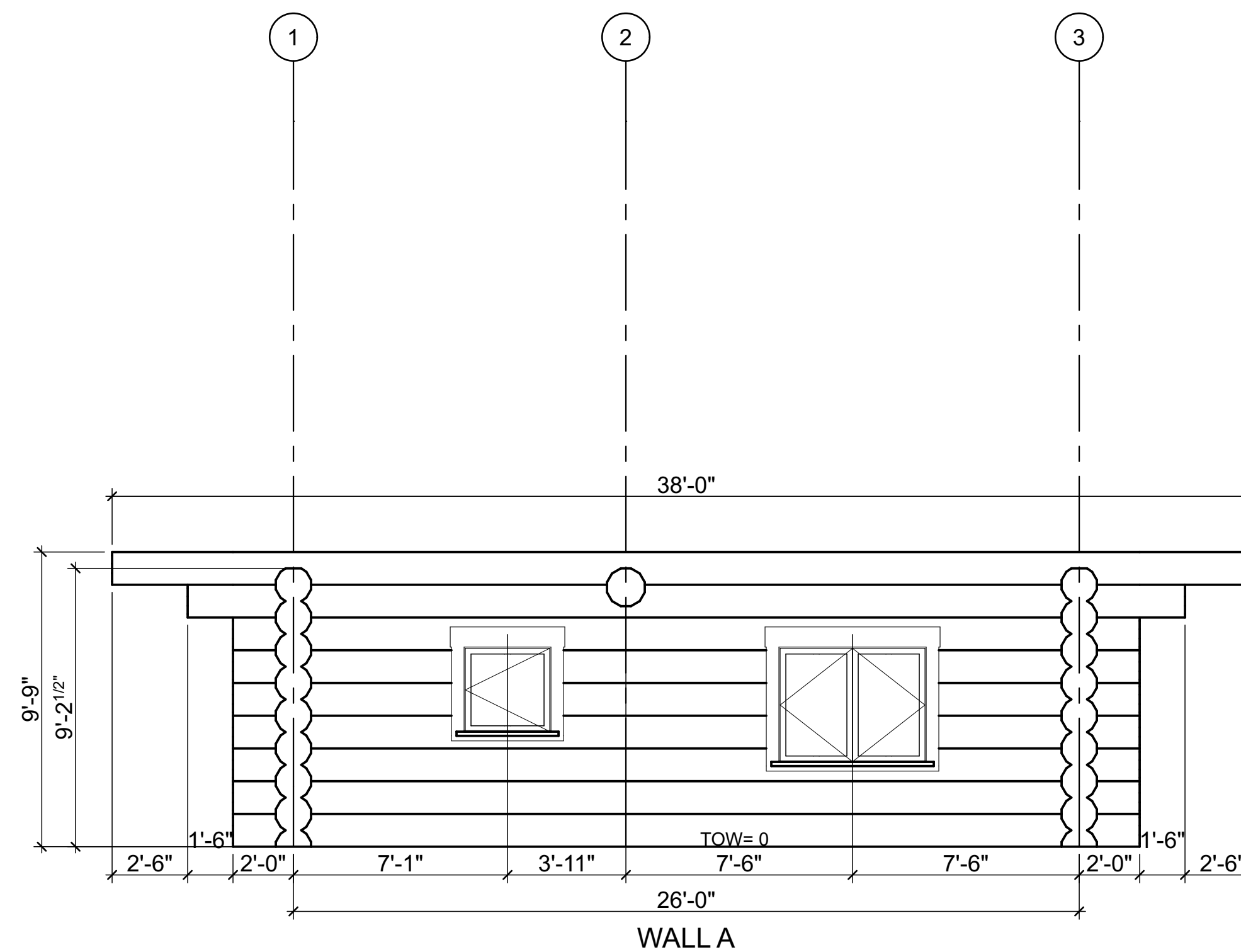
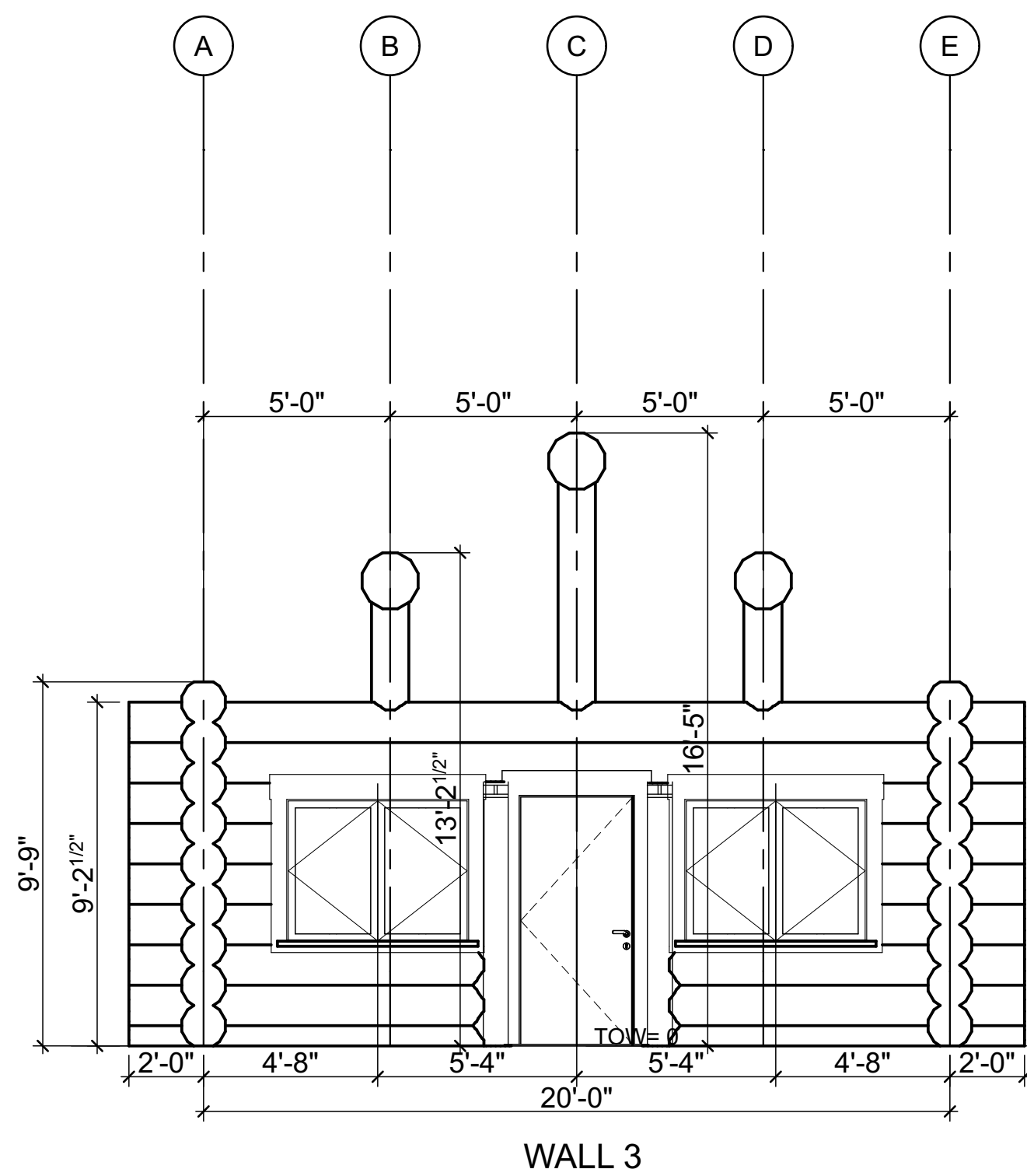
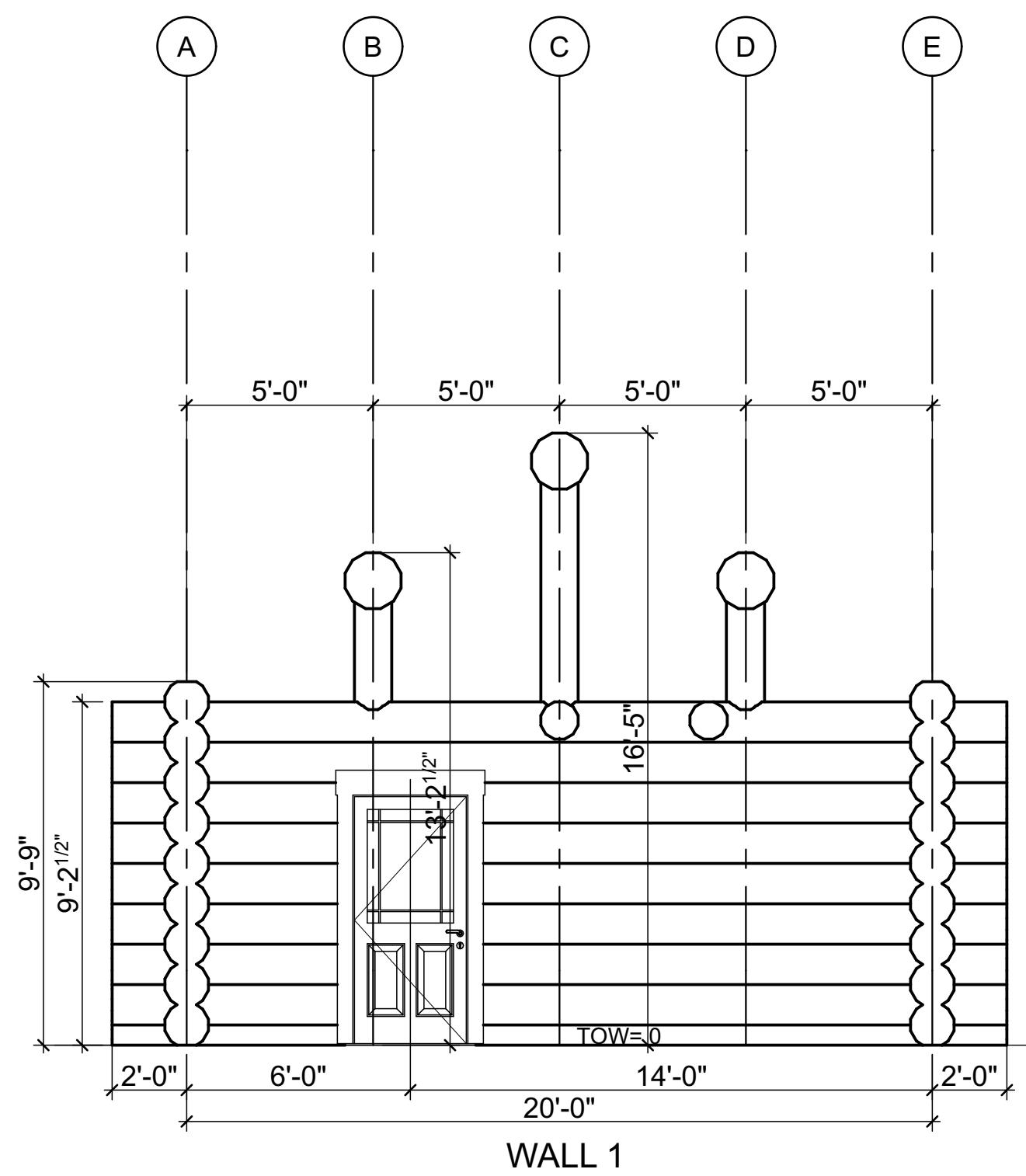
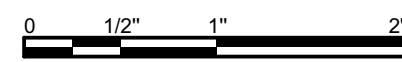


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LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: ELECTRICAL PLANS



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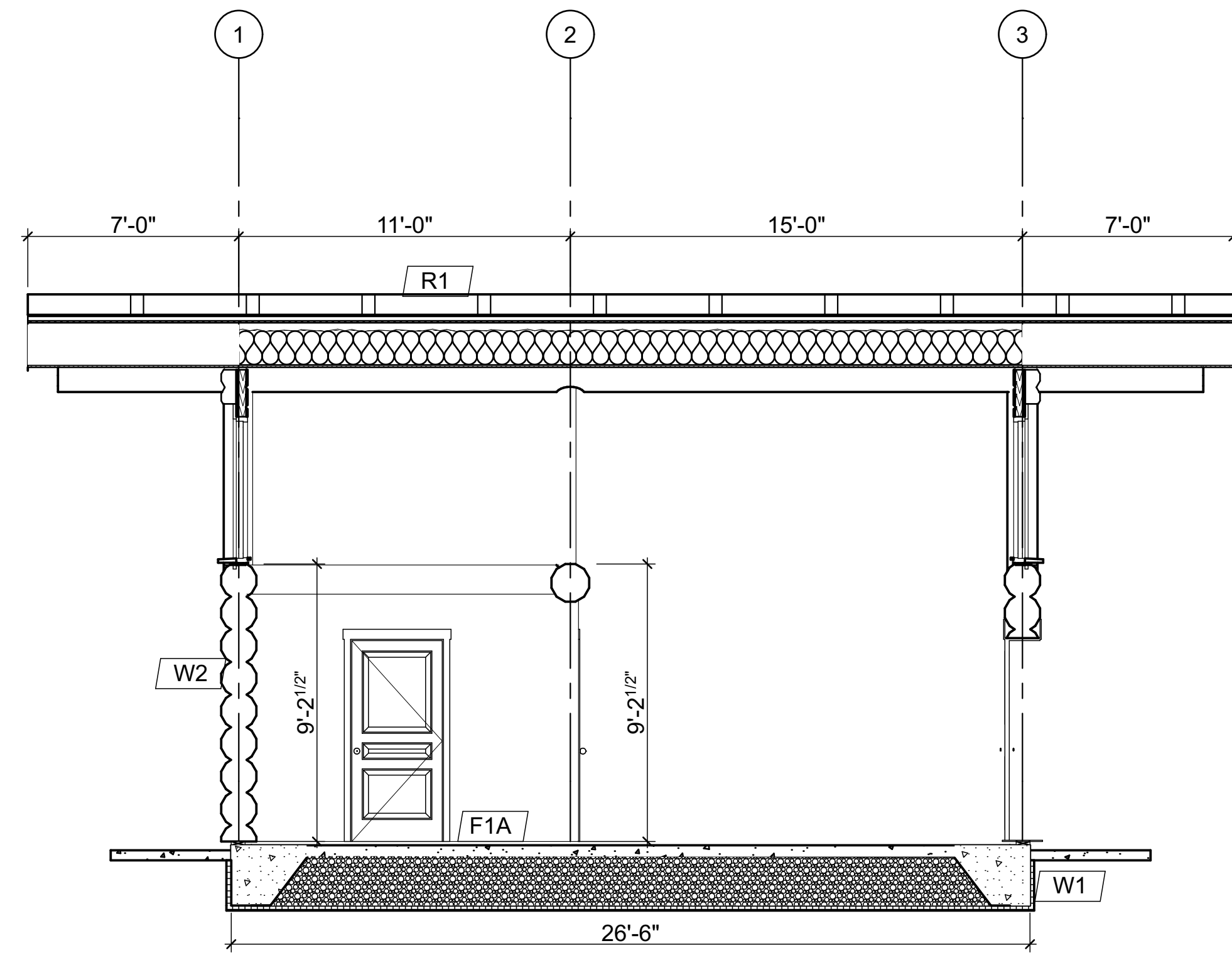
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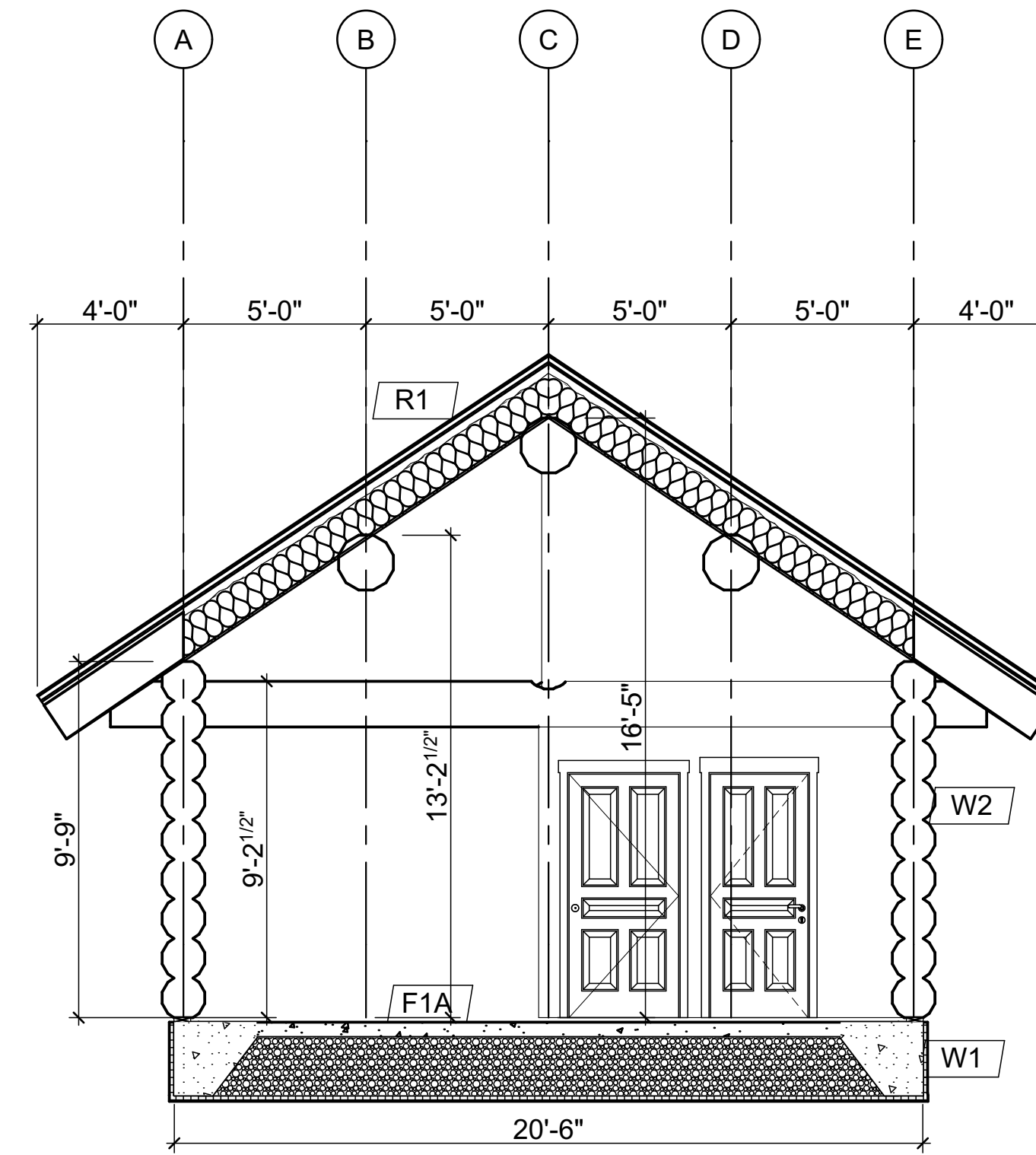
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Nov. 5, 2024	REV. 2		
DRAWN BY: C.C.	REV. 3		
CHECKED BY: C.C.			

LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: WALL SECTIONS

0 1/2" 1" 2"



FULL SECTION WALL C



FULL SECTION WALL 2



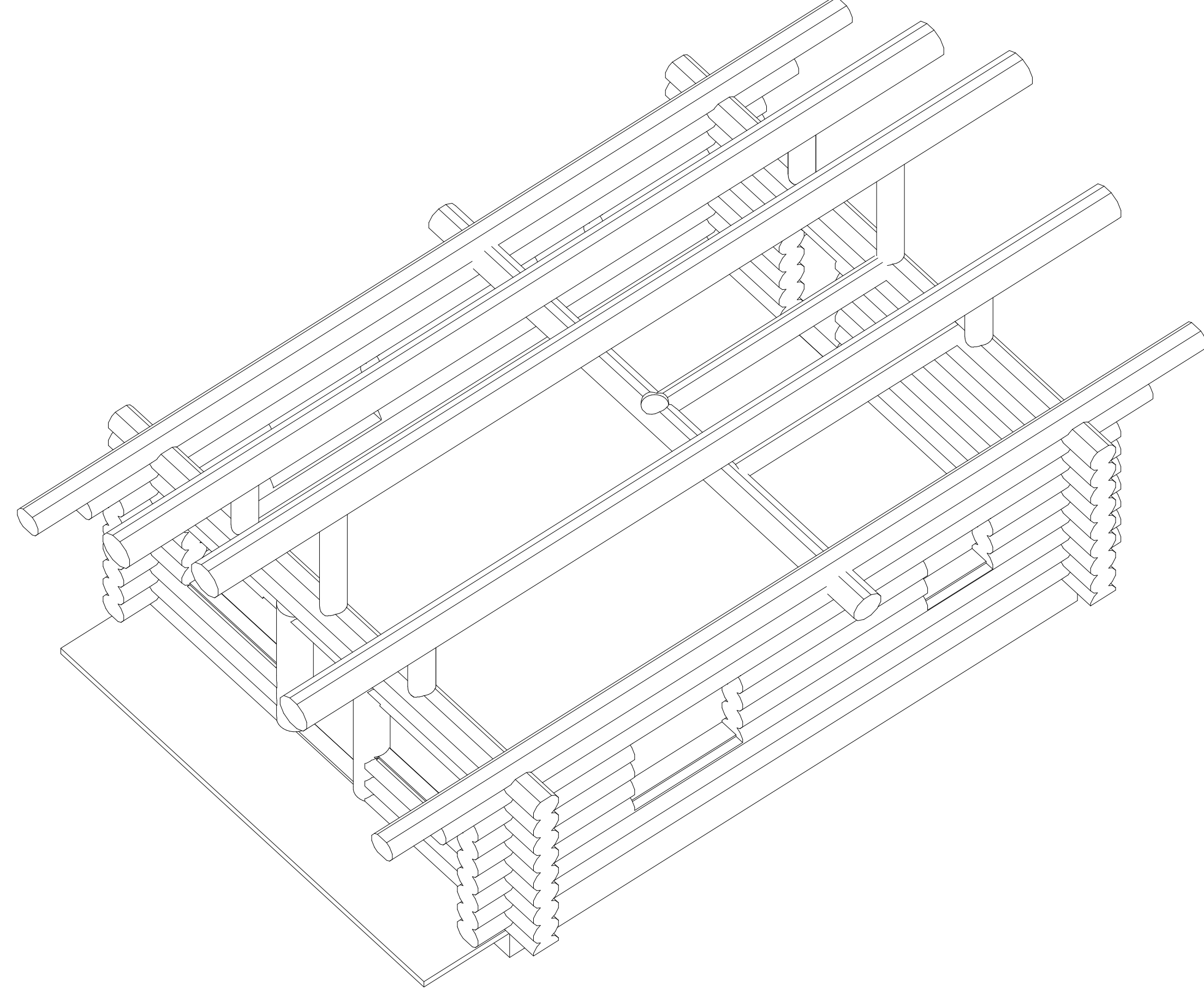
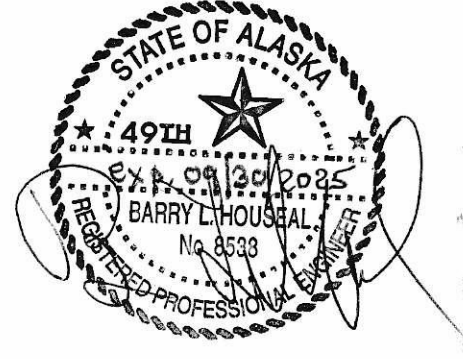
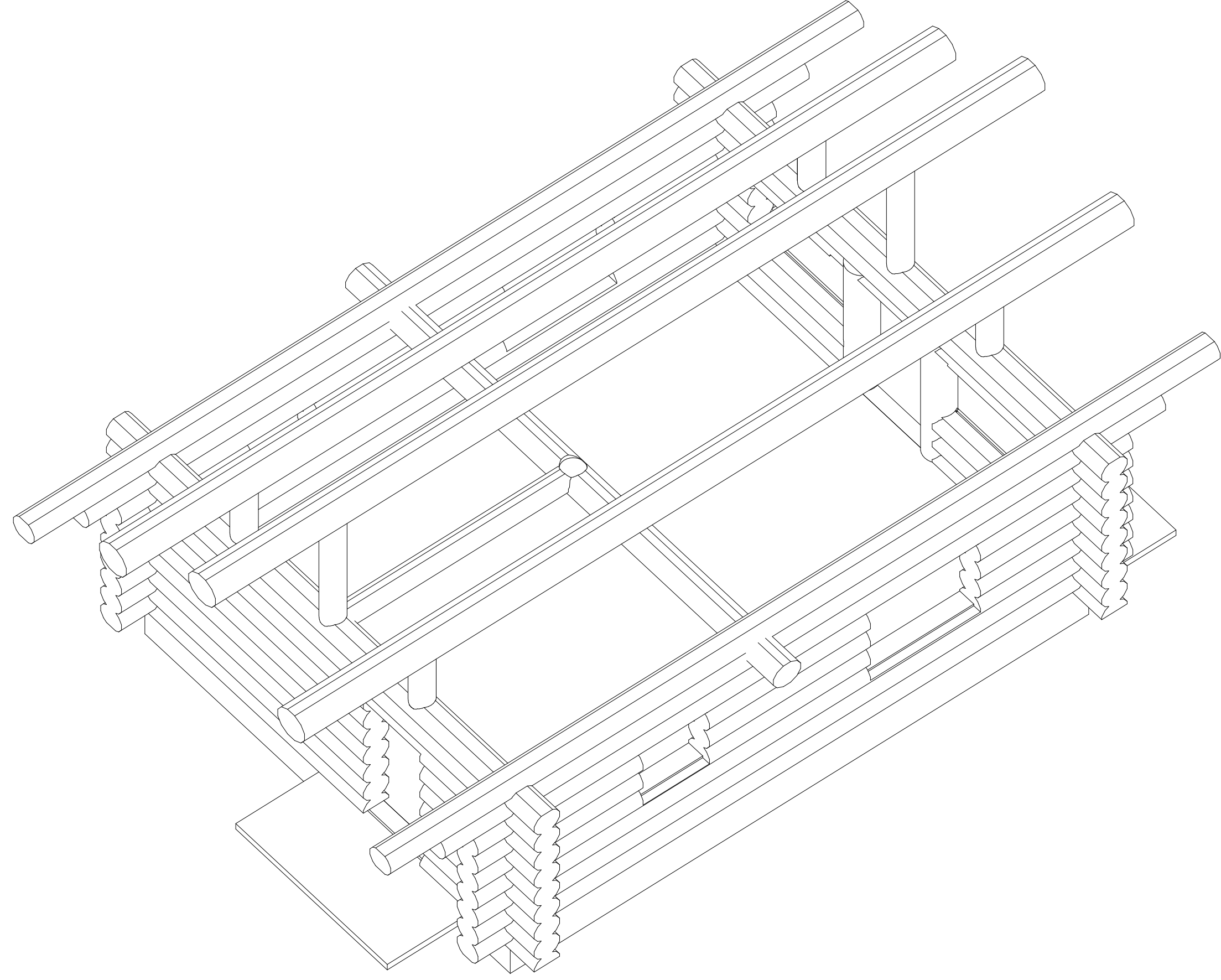
LOG BUILDER: Serendipity Log Works
 CLIENT: Black Forest Cabins
 TITLE: WALL SECTIONS

SCALE: 1/4" = 1'-0"	REVISION:	DATE:	DESCRIPTION:
DATE: Nov. 5, 2024	REV. 1		
DRAWN BY: C.C.	REV. 2		
CHECKED BY: C.C.	REV. 3		

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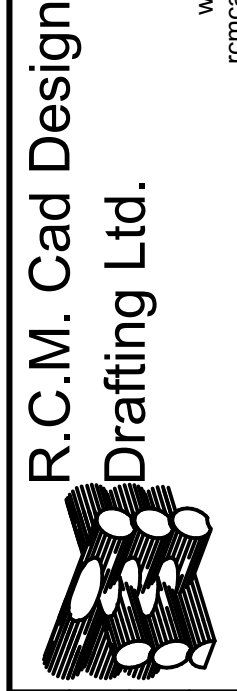
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LOG BUILDER : Serendipity Log Works
 CLIENT : Black Forest Cabins
 TITLE : ISOMETRICS

SCALE: N.T.S.	REVISION:	DATE:	DESCRIPTION:
DATE: JAN. 01, 2024	REV. 1		
DRAWN BY: —	REV. 2		
CHECKED BY: C.C.	REV. 3		

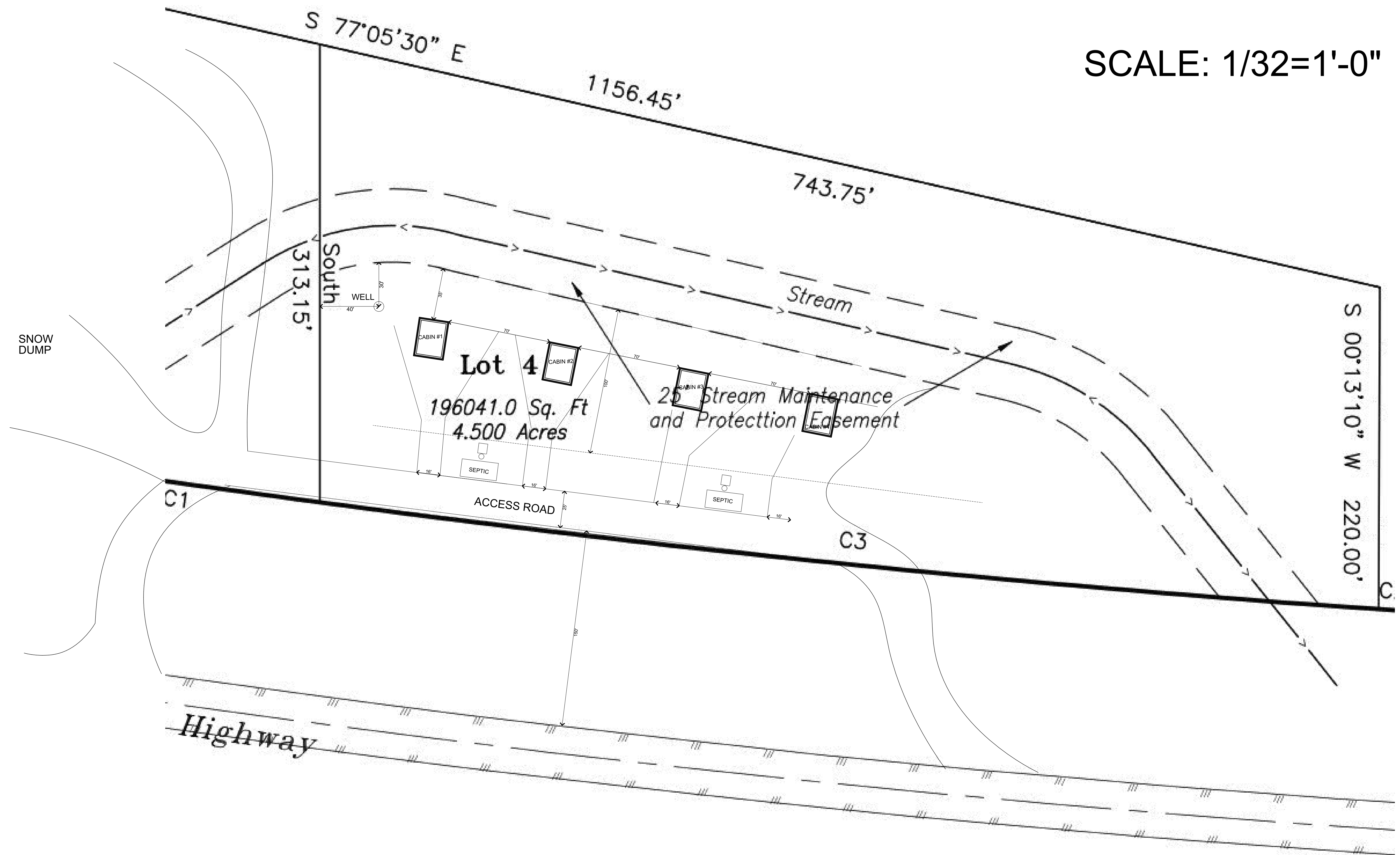


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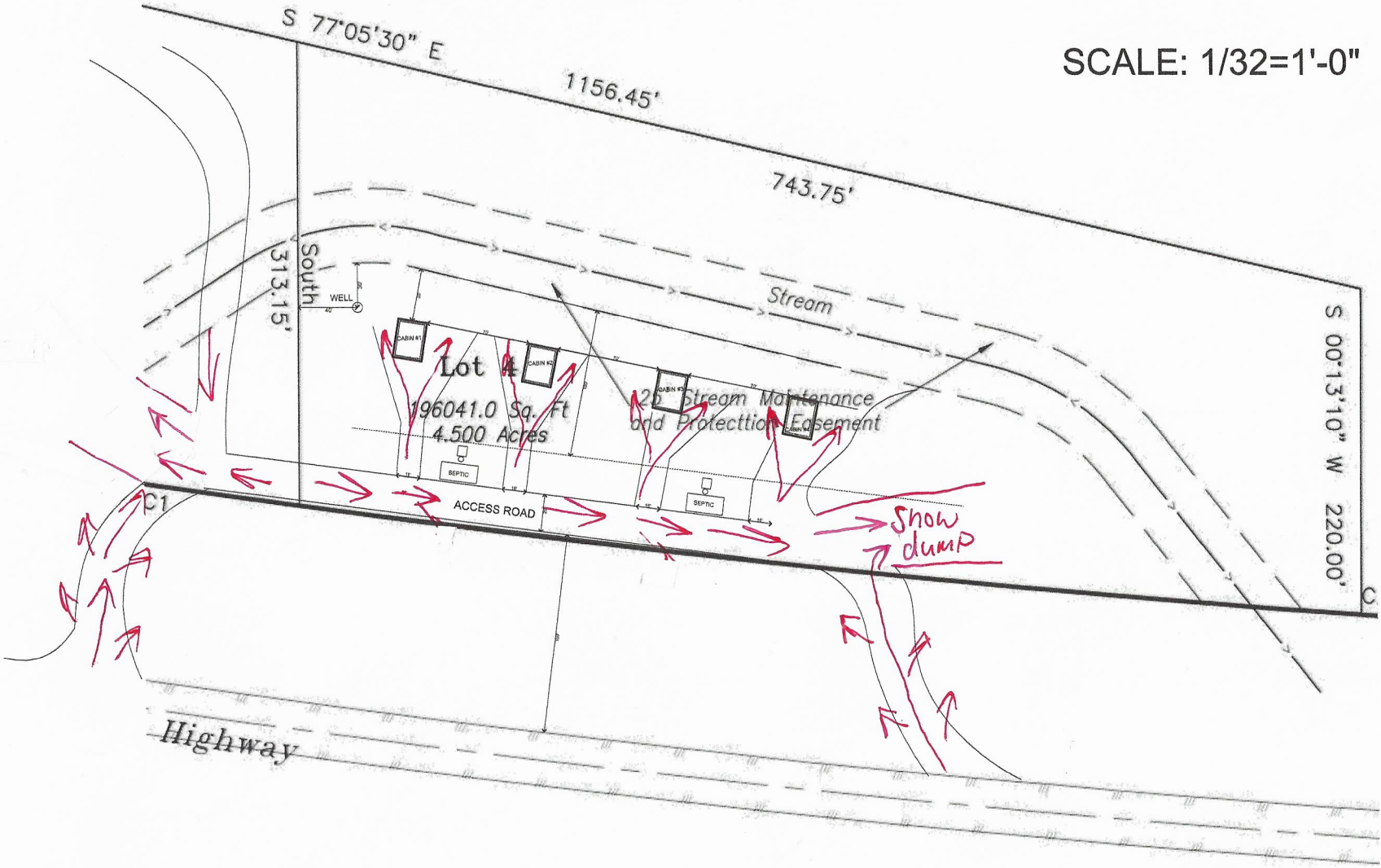
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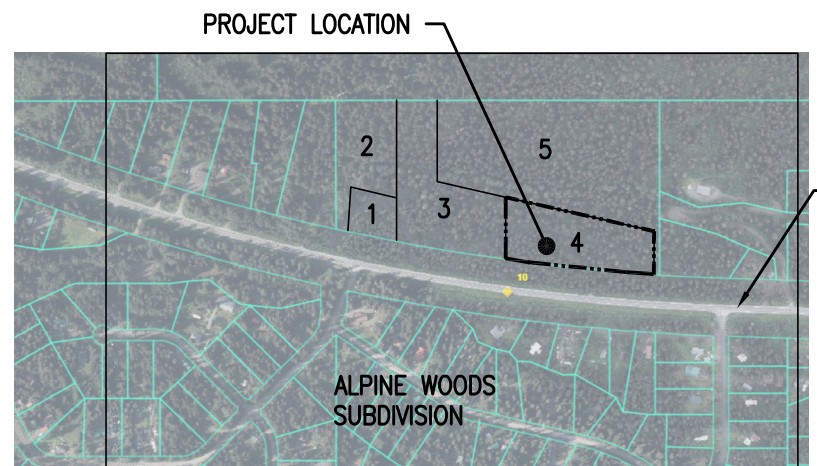
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SCALE: 1/32=1'-0"

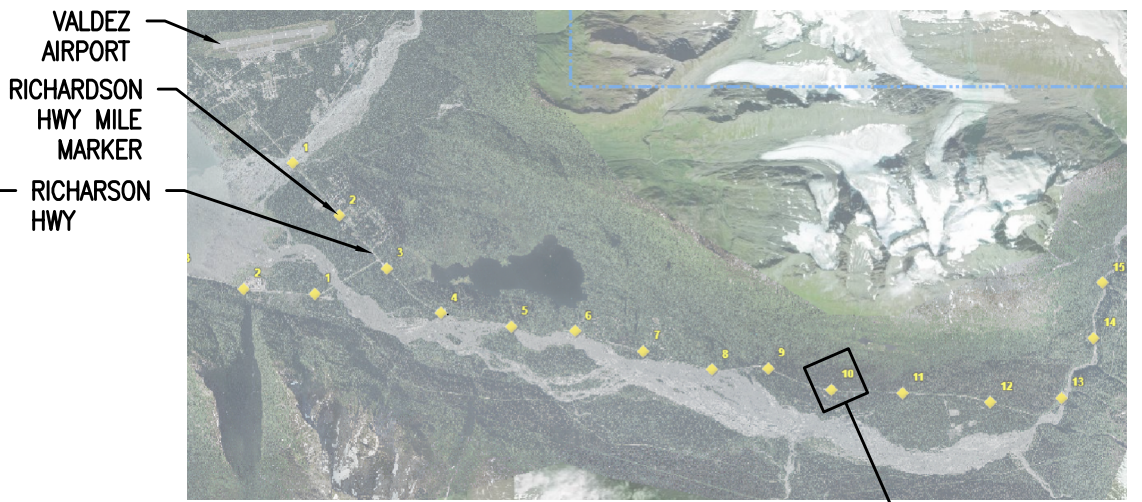


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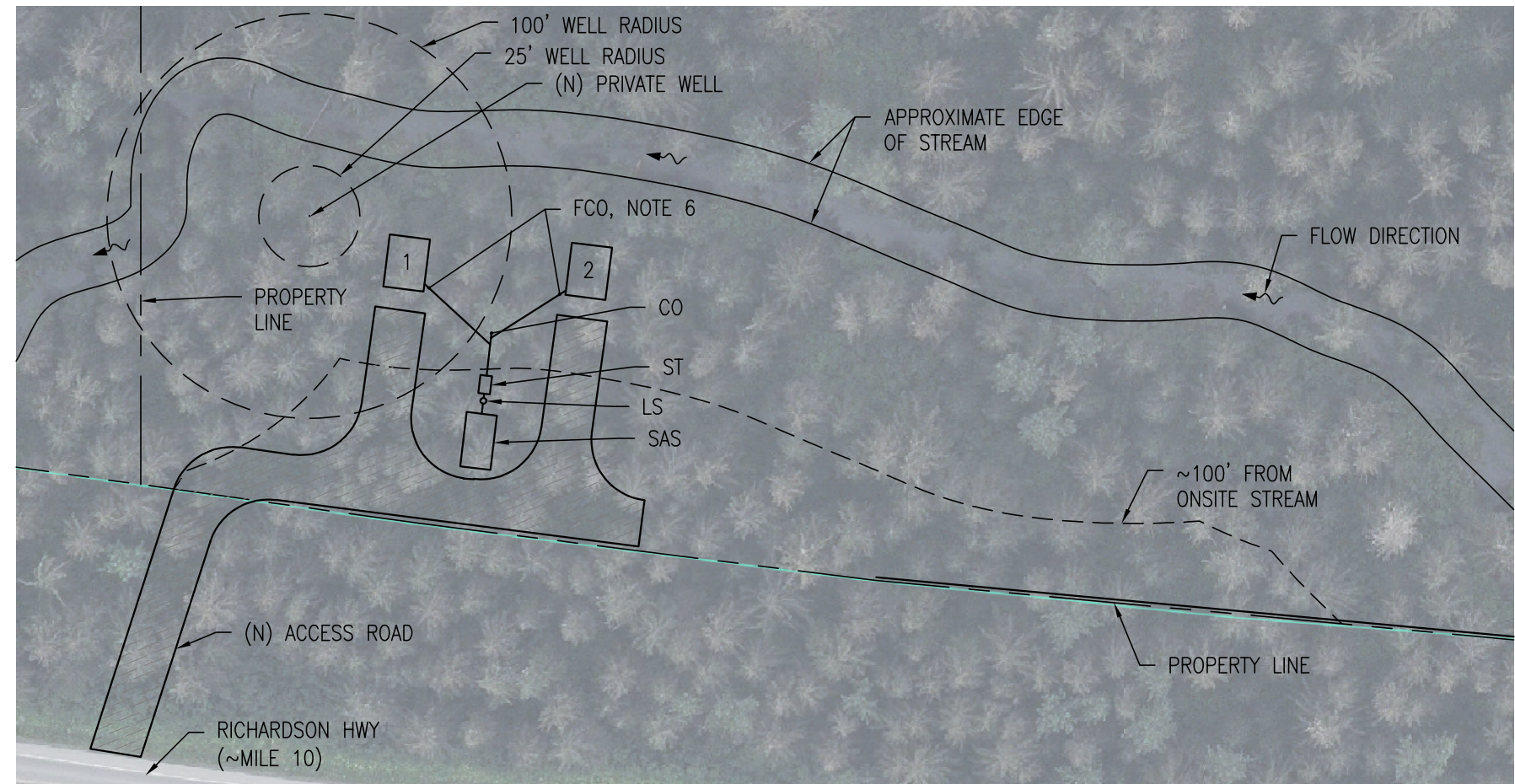




LOCAL VICINITY MAP
1" = 1,000'



GREATER VICINITY MAP
PROJECT SITE MILE MARKER 10



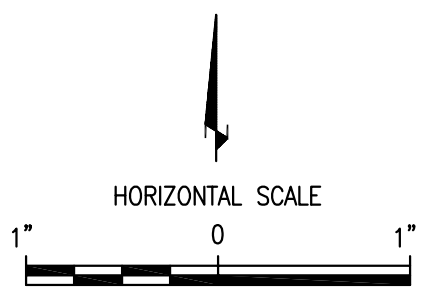
GENERAL NOTES:

1. THIS SITE PLAN IS NOT A SURVEY. NEW AND EXISTING COMPONENTS ARE APPROXIMATELY LOCATED. THE SITE PLAN IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND BACKGROUND IMAGERY FROM THE CITY OF VALDEZ GIS MAP VIEWER, AS OF THE DATE OF THIS PLAN SET. IT IS INTENDED TO CONVEY GENERAL SITE CONDITIONS TO MEET ADEC AND LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL REQUIRED SEPARATION DISTANCES.
3. MAINTAIN A MINIMUM OF 200' SEPARATION DISTANCE FROM SEPTIC SYSTEM TO NEIGHBORING PUBLIC WELLS AND 100' TO NEIGHBORING PRIVATE WELLS.
4. MAINTAIN A MINIMUM OF 100' SEPARATION DISTANCE FROM SEPTIC SYSTEM COMPONENTS TO SURFACE WATER.
5. SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADEC REGULATIONS AND INTERIM GUIDANCE. LOCATION AND ORIENTATION OF SEPTIC SYSTEM COMPONENTS MAY BE ADJUSTED AS LONG AS MINIMUM SEPARATION DISTANCES ARE ACHIEVED AND MINIMUM REQUIREMENTS ARE MET.
6. A FOUNDATION CLEANOUT SHALL BE INSTALLED WITHIN 5' OF EACH BUILDING.

1 SITE PLAN
C1 1" = 80'

DEFINITIONS:

- | | |
|---------------------------|------------------------------|
| (N) - NEW | TL - TRANSFER LINE |
| (E) - EXISTING | LS - LIFT STATION |
| B.G. - BELOW GROUND | ST - SEPTIC TANK |
| A.G. - ABOVE GROUND | SAS - SOIL ABSORPTION SYSTEM |
| FCO - FOUNDATION CLEANOUT | |
| CO - CLEANOUT | |

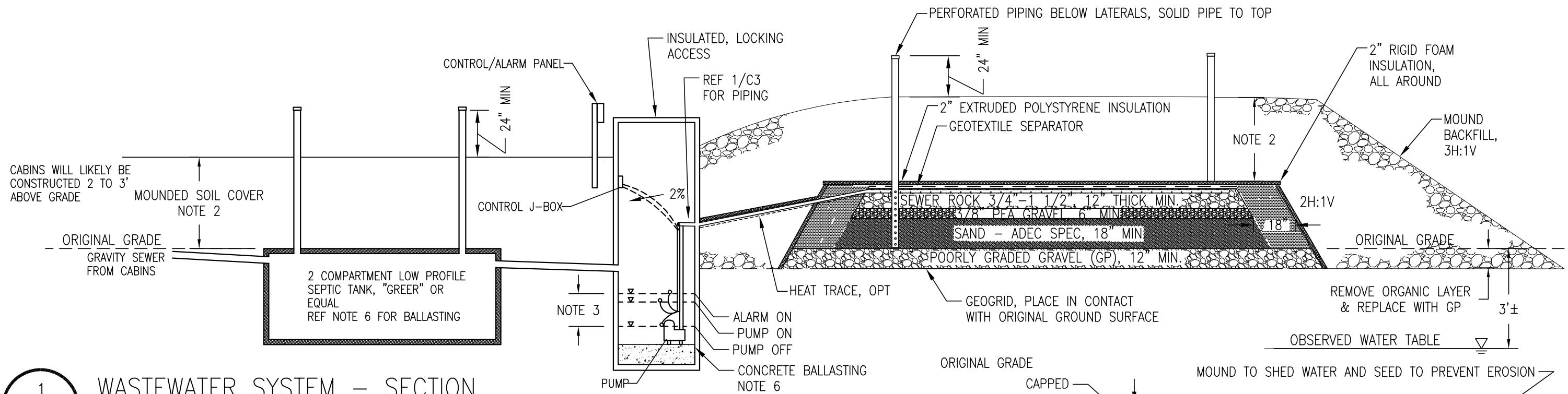


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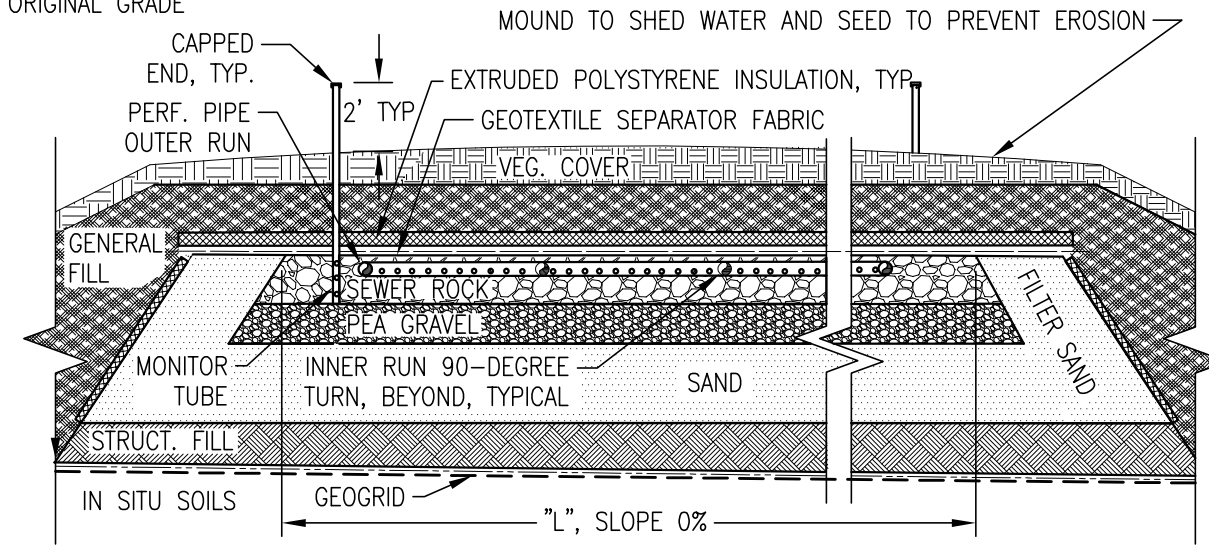
**7275 RICHARDSON HWY, VALDEZ, AK
LOT 4 BLACK FOREST SUBDIVISION
SITE PLAN**

DATE: 1/15/2025
PROJ MGR: AH
DRAWN: AH

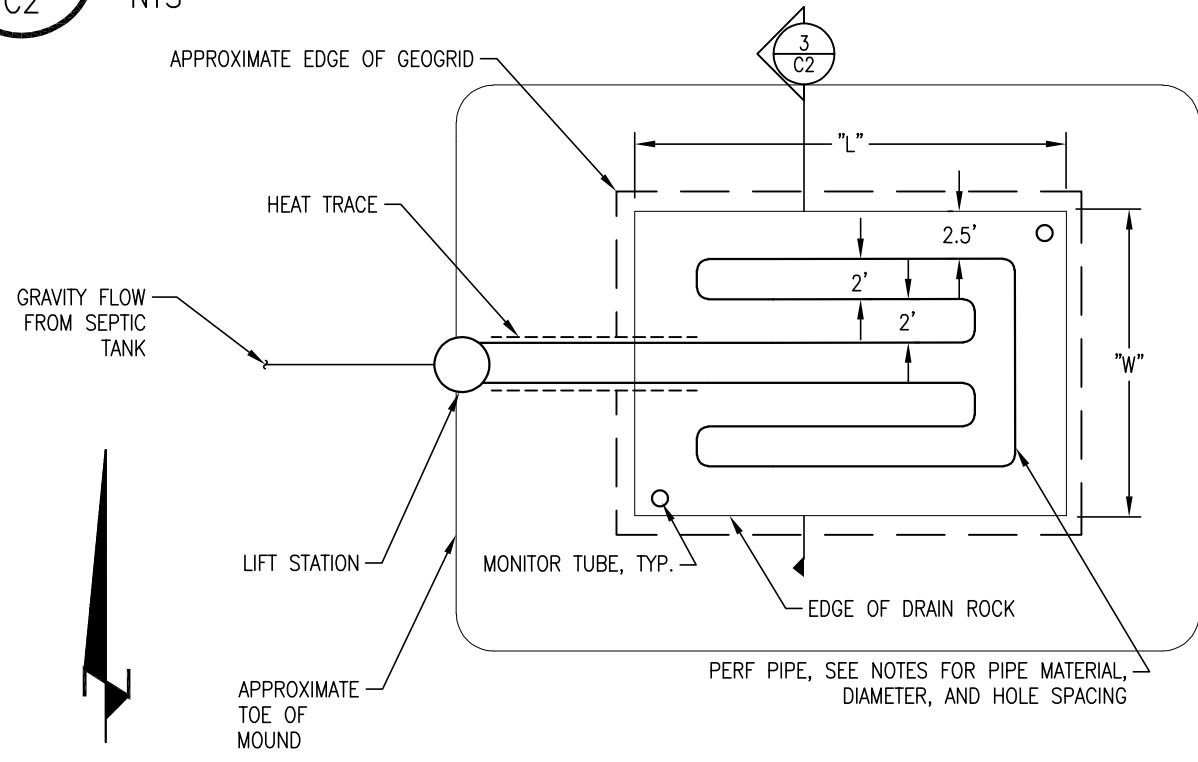
SHEET
C1



1 WASTEWATER SYSTEM - SECTION
C2 NTS



3 MOUND LEACH FIELD - SECTION
C2 NTS



2 MOUND LEACH FIELD - PLAN VIEW
C2 NTS

- NOTES**
1. REFERENCE C3 FOR LEACH BED "L" AND "W" DIMENSIONS, SEPTIC TANK, AND GENERAL MATERIAL REQUIREMENTS
 2. SOIL COVER SHALL BE A MINIMUM 2'-0" + AN ADDITIONAL 1" OF RIGID OR SPRAY FOAM INSULATION. MOUND SOIL COVER TO BE SILT OR SILT/SAND MIXTURE WITH MIN. 6" THICK OVER GENERAL BACKFILL TO PROVIDE REQUIRED SOIL COVER AND ALLOW FOR SETTLING.
 3. INSTALL FLOATS TO PUMP APPROXIMATELY 50 GALLONS PER CYCLE. FROM INVERT OF INLET PIPE, SET "ALARM ON" FLOAT 6 INCHES BELOW, "PUMP ON" FLOAT 9 INCHES BELOW, AND "PUMP OFF" FLOAT 24 INCHES BELOW.
 4. ALL LEACH PIPING TO BE LEVEL WITHIN 0.25% SLOPE, 3" IN 100'.
 5. SPACING BETWEEN LATERALS IS TYPICAL AT 2' O.C. DISTANCE FROM LATERAL TO EDGE OF DRAIN ROCK IS 2.5'.
 6. BALLASTING IS REQUIRED AS DETAILED ON SHEET C3 IN AREAS PRONE TO FLOODING OR AREAS WITH A HIGH WATER TABLE. STRAPPING FOR THE SEPTIC TANK BALLASTING SHALL BE STAINLESS STEEL CHAIN OR OTHER ROBUST STRAPPING SYSTEM.



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7275 RICHARDSON HWY, VALDEZ, AK
LOT 4 BLACK FOREST SUBDIVISION
SECTIONS AND DETAILS

DATE: 1/15/2025
PROJ MGR: AH
DRAWN: AH

SHEET
C2

GENERAL INFORMATION

PROJECT NAME: 7275 RICHARDSON HWY CABINS
 LOCATION: 7275 RICHARDSON HWY, VALDEZ, AK
 CONTRACTOR: TBD
 ENGINEER: GOLDSTREAM ENGINEERING, INC., ALEXANDER J HANSEN, PE

FACILITY DESCRIPTION:

(2) 1-BEDROOM CABINS TO BE USED FOR SHORT TERM RENTALS THAT RECEIVE POTABLE WATER SERVICE FROM A NEW WELL TO BE INSTALLED. 2 ADULTS & 2 KIDS PER CABIN. 3/4 BATH, WASHER, DRYER, AND FULL KITCHEN.

DESIGN FLOW:

2 BEDROOMS RESIDENTIAL @ 150 GPD/BEDROOM = 300 GPD
 OR

2 SHORT TERM CABIN RENTALS WITH 4 PEOPLE PER CABIN @ 50 GPD/PERSON = 400 GPD

=> DESIGN FLOW = 400 GPD

SEPTIC TANK REQUIREMENTS:

1000 GALLONS = MIN TANK CAPACITY FROM OWSIM (APRIL 2024)
 USE A GREER PLASTIC 1000-GALLON LOW PROFILE TANK.

SOIL INFORMATION:

SOILS INFORMATION OBTAINED FROM OWNER OBSERVATIONS. IN VICINITY OF SAS, SOILS ARE SILTY SAND (SM) WITH THE WATER TABLE ENCOUNTERED AROUND 3' BELOW GRADE, OCTOBER 6, 2024. NO IMPERMEABLE LAYER WAS OBSERVED.

DESIGN APPLICATION RATES:

FROM OWSIM (APRIL 2024):

SOIL TYPE BASED ON ADEC SPEC SAND (SP) APPLICATION RATE = 1.0 G/DAY/FT²

AREA REQUIREMENTS:

400 G/DAY ÷ 1.0 G/DAY/FT² = 400 FT²

DESIGN LENGTH "L" = 27' DESIGN WIDTH "W" = 15'

=> DESIGN AREA = 405 FT²

OTHER GENERAL NOTES:

- SYSTEM SHALL BE INSPECTED BY ENGINEER PRIOR TO BACKFILLING OVER SAS.
- VEGETATIVE COVER SHOULD BE SEEDED OVER LEACH MOUND AND AREAS OF DISTURBED GROUND SURFACE TO PREVENT INFILTRATION/EROSION.
- ENGINEER SHALL BE MADE AWARE OF ANY FIELD CONDITIONS THAT DIFFER FROM WHAT WAS USED FOR THE BASIS OF DESIGN.

LIFT STATION (LS) REQUIREMENTS:

LS VAULT: "GREER" PRE-FABRICATED PLASTIC LIFT STATION VAULT, ~8' DEEP WITH LOCKING LID. FILL BOTTOM 1' OF VAULT WITH CONCRETE FOR BALLASTING. RISERS INSTALLED AS NEEDED FOR HEIGHT. RISERS AND LID INSULATED W/ SPRAY FOAM WITH WATER TIGHT SEAL AT RISER JOINTS.

PUMPS: 1/2 HP, NON-AUTOMATIC, FLOAT OPERATED, FULLY SUBMERSIBLE, LIBERTY LE 50 PUMP. NO CHECK VALVE, SELF DRAINING.

ALARM: TWO OUTDOOR HIGH WATER ALARMS. ENCLOSURES TO MEET TYPE 3R WATER-TIGHT STANDARD. ALARM SYSTEM SHALL BE INSTALLED ON SEPARATE CIRCUIT FROM PUMPS.

J-BOX: NEMA 3R WATER TIGHT.

MATERIAL REQUIREMENTS:

ABS PIPE: 4" DIAMETER ABS SCHEDULE 40 PIPE.
SOLID PIPE: 1-1/2" (MIN.) TO 2" (MAX) SDR11 HDPE W/ BUTT FUSED, HEAT WELDED CONNECTIONS OR 1-1/2" (MIN.) TO 2" (MAX) PEX TUBING W/ PRE-APPROVED FITTINGS.

PERF. PIPE: 1-1/2" (MIN.) TO 2" (MAX) SDR11 HDPE W/ BUTT FUSED, HEAT WELDED CONNECTIONS OR 1-1/2" (MIN.) TO 2" (MAX) PEX TUBING W/ PRE-APPROVED FITTINGS. 1/4" DRILLED HOLES AT 18" ON CENTER. OFF-SET HOLES AT 90°.

PIPE FITTINGS: MOLDED FACTORY FITTINGS DESIGNED FOR APPLICATION
TANK CONNECTIONS: "FERNCO" WITH STAINLESS STEEL BACKER BANDS.

LEACH ROCK: MAX 1 1/2", MIN 3/4"

PEA GRAVEL: MAX 3/8", MIN 1/4"

SAND LINER: MEETS ADEC SPECIFICATION FOR SAND LINERS, 18AAC72.260(a)(4)(D), TABLE C, GROUP A OR B

STRUCTURAL FILL: GRANULAR, NON FROST SUSCEPTIBLE, MAX 12% < #200 SIEVE
GENERAL FILL: NON FROZEN, NO ROOTS, TREES OR LARGE ORGANIC MATTER, OR ROCKS GREATER THAN 3" DIAMETER

GEOTEXTILE: WOVEN GEOTEXTILE TERRATEX GS OR APPROVED EQUAL
 UNWOVEN GEOTEXTILE TERRATEX N04 OR APPROVED EQUAL
MIRAGRID 3XT OR APPROVED EQUAL

GEGRID: RAYCHEM FROSTGUARD OR APPROVED EQUAL

INSULATION: SHALL MEET ASTM C578 TYPE IV, 25PSI MIN, REF ADEC SPEC.

ANY DEVIATION FROM THE ADEC MATERIAL OR CONSTRUCTION SPECIFICATIONS WILL REQUIRE PRE-APPROVAL BY THE ENGINEER AND POSSIBLY ADEC.

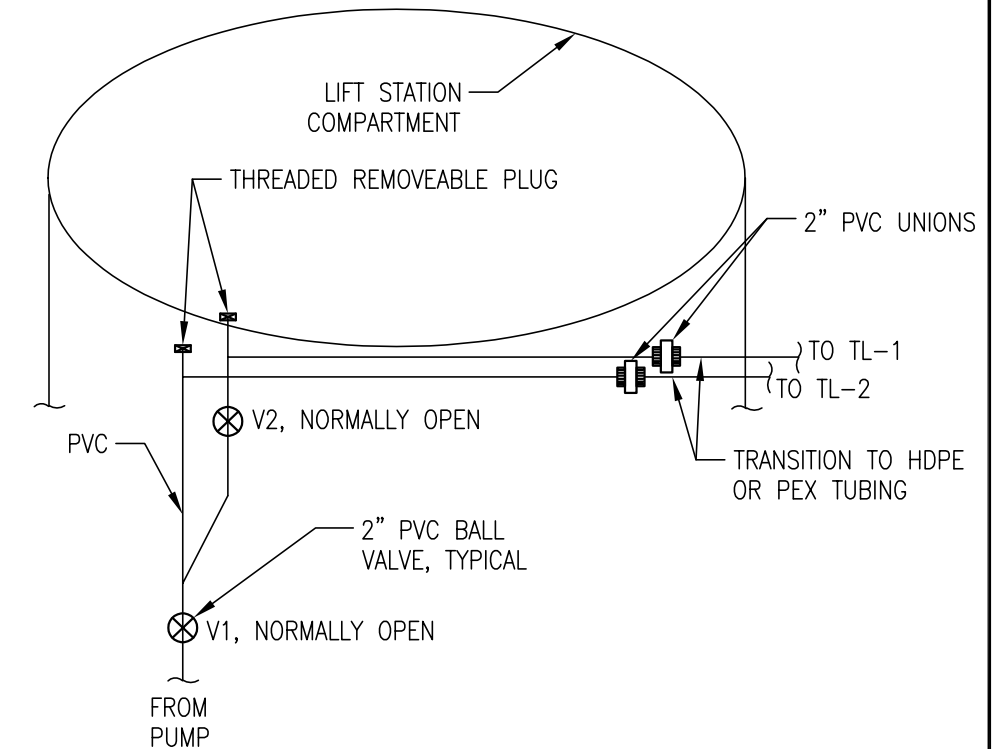
BALLASTING:

WATER - 62.4 LB/CF SOIL - 90 LB/CF CONCRETE - 150 LB/CF
SEPTIC TANK: PER ST REQUIREMENTS L=9' W=5.8' D=4.3' SELF WEIGHT=300 LB

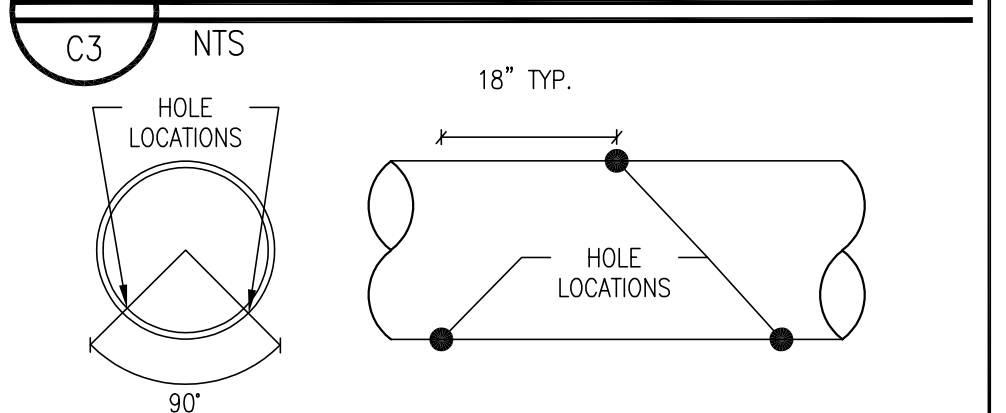
- WEIGHT OF 2' SOIL ABOVE TANK = 9,400 LB (4,700LB/FT OF COVER)
- DISPLACEMENT FOR SUBMERGED TANK = 134 CF, 1000 GAL, 8,400 LB
- BALLASTING REQUIRED IF LESS THAN 2' OF GROUND COVER IS INSTALLED OR TOP OF TANK IS SUBMERGED. 3,300 LBS OF BALLASTING IS NEEDED FOR EACH FT THE TOP OF THE TANK WILL BE SUBMERGED.

LIFT STATION: 2.5' DIAMETER GREER POLY, AREA= 4.9 SF, SELF WEIGHT=200 LB

- DISPLACEMENT PER FT = 4.9 CF, 36.7 GAL, 306 LB
- CONCRETE WEIGHT = 735 LB/FT = 62 LB/INCH
- POUR 4" OF CONCRETE INTO THE BOTTOM OF THE LIFT STATION FOR EVERY FT OF ANTICIPATED SUBMERGED DEPTH. SMOOTH CONCRETE SURFACE FOR LIFT STATION PUMP.

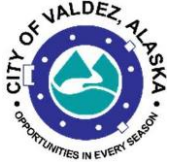


1 LIFT STATION PIPING - SCHEMATIC



2 PERF. PIPE - DETAIL





Conditional Use Permit – Proposed Findings and Proposed Conditions

Date: March 12, 2025
File: CUP 25-01
To: Planning & Zoning Commission
From: Bruce Wall, Senior Planner
Conditional Use: Rental Cabins

General Information

Applicant: Scott Smith
Property Owner: High Tides, LLC
Street Address: 7275 Richardson Hwy
Legal Description: Lot 4, Black Forest Subdivision, Plat 2024-5
Zoning District: Rural Residential (RR)
Existing Land Use: Vacant
Access: Richardson Highway

VMC 17.08

“Conditional use” means a provision which allows for flexibility within this chapter by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional conditions and safeguards are applied to ensure their compatibility with permitted principal uses.

“Rental cabins” means detached cabins for temporary lodging that are available for rent on a nightly basis as part of a group of three or more cabins for rent. Rental cabins are considered a primary use only. Detached accessory dwelling units utilized as short-term rentals are excluded from rental cabins.

Project Description

The applicant is requesting a conditional use permit for four 20-foot x 26-foot rental cabins on a 4.84-acre lot. The four cabins will be served by a single well and two septic systems with two cabins sharing each septic system. Table 17.16.040-1 of the Valdez Municipal Code allows rental cabins in the rural residential zoning district if approved by a conditional use permit. The applicant also indicates that he would like the option to

rent the cabins as long-term housing. However, rental cabins are limited to temporary lodging that is available for rent on a nightly basis. Community Development staff have discussed with the applicant other provisions in the code that could allow for long-term housing on the property.

Proposed Findings

Procedural Findings

- a) On February 10, 2025, the Community Development Department received a conditional use permit application from Scott Smith for Rental Cabins.
- b) The applicant submitted a revised snow storage plan on February 24, 2025.
- c) The Community Development Department reviewed the application and determined that it was complete, in accordance with VMC 17.12.090(E)(1).
- d) A public hearing was scheduled for March 12, 2025, to consider the Conditional Use Permit.
- e) Notice of the meeting was published in the Copper River Record on February 27, 2025 and March 3, 2025.
- f) Notice of the publication was published in KVAK's e-blast newspaper on March 3, 2025 and March 10, 2025.
- g) Notice of the meeting was published on the City of Valdez website on February 26, 2025, in accordance with VMC 17.12.090(E)(5) and 17.12.160(C)(1).
- h) Notice of the meeting was mailed on February 26, 2025 to the seven property owners within 300 feet of the subject properties, in accordance with VMC 17.12.090(E)(5) and 17.12.160(C) (2).
- i) A document holder was posted on the Richardson Highway with public notice flyers on February 26, 2025, in accordance with VMC 17.12.090(E)(5) and 17.12.160(C) (3).

1. Criterion 1: Site Suitability. The subject site shall be suitable to support the proposed conditional use and its associated structure(s) and site improvements. The Planning and Zoning Commission shall consider topography, slope and soil stability, geophysical hazards, surface and subsurface drainage, and water quality conditions on and around the subject site and the probable effects of the proposed conditional use upon these factors. VMC 17.12.090(C)(1)

- a) The narrative submitted by the applicant states, "*There is a natural year-round flowing creek from a spring and runoff from the mountain above.*"
- b) The property is not located in the mapped Special Flood Hazard Area (SFHA); however, there is an unnamed stream flowing through the property and low-lying portions of the property should be considered susceptible to flooding.
- c) The unnamed stream flowing through the property is identified as an anadromous stream in the Alaska Anadromous Waters Catalog. (AWC 221-60-11370-2219-3015)
- d) The USACE National Levee Database depicts this property as being a leveed area. Property protected by a levee is subject to flooding if the levee fails or is

- overtopped.
- e) South of the stream the property slopes slightly. North of the stream the property is steeply sloped.
 - f) The narrative submitted by the applicant states, "In the fall of 2024 we sent soil samples to Goldstream Engineering in Fairbanks who told the soil was stable for building and contained more sand than silt."
 - g) The narrative submitted by the applicant states, "This property is not in a flood zone. However, due to snow melt and possible heavy rain, we will be adding an additional 3 feet of fill for a higher elevation".
 - h) Notice of the application was provided to the Alaska Department of Fish and Game.
 - i) The geography of the site is suitable for the proposed use.
2. Criterion 2: Utility, Sanitation, and Public Service Needs. The conditional use and the associated site improvements shall be adequately served by utilities, emergency responders, and a sanitation facility to ensure long-term safety for its occupants and surrounding populations. The planning and zoning commission shall consider whether adequate sewer/sanitation, storm drainage, potable water, fire protection, public safety, access, and electrical power exist to serve the proposed use and associated structures/site improvements. VMC 17.12.090(C)(2)
- a) The narrative submitted by the applicant states, "*The septic systems will be engineered to sustain two cabins on one septic. There will be one well connected to all four cabins.*"
 - b) The narrative submitted by the applicant states, "*Power will be underground service to minimize outages and enhance the natural environment.*"
 - c) Notice of the application was provided to the following city departments: Fire, Police, Public Works, and the Building Official. Notice was also provided to Copper Valley Electric Association.
 - d) Condition of Approval Number 3 requires the proposed septic systems to be approved prior to obtaining a building permit.
 - e) The application materials together with the conditions of approval demonstrate that the utility, sanitation, and public service needs will be met.
3. Criterion 3: Zoning District Standards. With the exception of Planned Unit Developments (PUDs), the proposed conditional use and its associated site improvement(s) shall comply with the dimensional standards of the zone in which it is located. Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application. VMC 17.12.090 (C)(3)
- a) The narrative submitted by the applicant states, "*All cabins will be built the same with dimensional standards within the zoning requirements for height and all setbacks.*"
 - b) The subject property is in the Rural Residential (RR) district.

- c) The Rural Residential (RR) district requires a 20-foot front setback, 10-foot side setback, and 15-foot rear setback, it also establishes a 35-foot maximum building height for primary structures and a 35-foot height for accessory structures.
 - d) The materials submitted with the application indicate that the proposed use is in compliance with these dimensional standards.
4. Criterion 4: Specific Use Standards. The proposed conditional use and its associated site improvement(s) shall comply with the applicable specific use standards pursuant to Chapter 17.80. VMC 17.12.090(C)(4)
- a) Chapter 17.80 does not contain specific use standards for Rental Cabins.
5. Criterion 5: Comprehensive Plan Consistency. The proposed conditional use and its associated site improvement(s) shall be consistent with the Comprehensive Plan's goals, policies, and maps in terms of land uses, development character, and scale. VMC 17.12.090(C)(5)
- b) The narrative submitted by the applicant states, *“Rental cabins comply with the comprehensive plan to provide additional quality housing options. This land falls into Area 3 in the comprehensive plan as Rural Neighborhood. Continuing to follow the comprehensive plan with goals 2.1 planning for responsible growth, 2.2 with new development, and 2.3 built quality housing. This promotes Valdez as a destination, adding to the sustainable economy.”*
 - c) The Future Land Use Map in Plan Valdez, the comprehensive plan for the City of Valdez, depicts the subject properties within the Rural Neighborhood place type.
 - d) The comprehensive plan, as amended by Resolution 22-63, states that limited commercial uses are appropriate along the fringes of the Rural Neighborhood place type and along the Richardson Highway.
 - e) Goal 3.1, Action A is, *“Continue to advocate for the core economies (shipping, fishing, oil, tourism).”*
 - f) The proposed rental cabins will support the local tourism industry.
 - g) The proposed conditional use and its associated site improvement(s) are consistent with the Comprehensive Plan's goals, policies, and maps in terms of land uses, development character, and scale.
6. Criterion 6: Nuisance Mitigation. The proposed conditional use and its associated site improvement(s) shall provide mitigation measures to address potential nuisances relating to excessive noise, lighting, vibration, traffic, debris and litter, and outdoor material storage. VMC 17.12.090(C)(6)
- a) The narrative submitted by the applicant states, *“We will take appropriate actions to reduce noise, light, and traffic. The goal is to have the cabins remain a peaceful retreat among nature for others. Quiet hours will be observed. Trash and litter will be zero as I plan to pick up after guests as needed.”*

- b) It is not anticipated that the proposed use will create any nuisances related to excessive noise, lighting, vibration, traffic, debris and litter, or outdoor material storage.

7. Criterion 7: Access and Circulation. The proposed conditional use and its associated site improvement(s) shall provide adequate site access for motor vehicles, pedestrians, and cyclists. Applications shall not be approved where the proposed use would create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists. VMC 17.12.090(C)(7)

- a) The site plan submitted with the application depicts an access road connecting to the Richardson Highway.
- b) Notice of the application was provided to the Alaska Department of Transportation and Public Facilities.
- c) Condition of approval number 4 requires the applicant to obtain highway access permit(s) from the Alaska Department of Transportation and Public Facilities prior to obtaining a building permit.
- d) The proposed use and its associated site improvements will provide adequate site access for motor vehicles, pedestrians, and cyclists.
- e) The proposed use will not create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists.

8. Snow Storage:

- a) The applicant has submitted a snow storage plan as required by VMC 17.88.030(C). The accompanying sketch map was revised and resubmitted on February 24, 2025.
- b) The snow storage plan was provided to various city departments and other agencies along with other application materials.
- c) The City of Valdez Public Works Department responded saying, “ *While the plan outlines general snow management, I want to emphasize that all snow must be contained and stored on the property, even during heavy snow years. Since this development is located on a state road, it’s critical that snow storage does not overwhelm the designated city-maintained roadway storage areas. The applicant should clarify how excess snow will be managed within the property limits to ensure compliance*”.
- d) The snow storage plan indicates that there will not be a reduction in the available parking spaces for snow storage.
- e) The snow storage plan has been reviewed by Community Development staff, and they have determined that the plan provides adequate space to reasonably handle expected snow storage needs on the site.
- f) The snow storage plan indicates that the intersection visibility triangle will be maintained as required by VMC 17.88.050. This will be enforced administratively.
- g) Condition of approval number 5 requires that the permittee store all snow on site.

- h) The roofs of the proposed rental cabins will shed snow to the side of the cabins and will not block the ingress or egress of the structures.

VMC 17.12.090(E)(7)

The Planning and Zoning Commission shall conduct a public hearing to review the conditional use application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, adopt findings of fact (from staff or establishing their own), and take action on the application. The Commission may approve, approve with conditions, or deny the application.

Conditions

1. The conditional use permit is for Lot 4, Black Forest Subdivision, Plat 2024-5 for Rental Cabins.
2. The conditional use permit is effective upon approval.
3. The permittee shall obtain highway access permit(s) from the Alaska Department of Transportation and Public Facilities prior to obtaining a building permit.
4. The permittee shall obtain approval of the proposed septic systems prior to obtaining a building permit.
5. The permittee shall store all snow on site.
6. The conditional use permit must be utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must actually commence within the stated period and must be diligently prosecuted to completion.
7. The use must be consistent with the submitted application and site plan. Any substantial change to the plans shall require resubmission to the planning and zoning commission.

RESIDENTIAL NEIGHBORHOOD

Single-family homes with public utilities in residential neighborhoods requiring automobile dependency.

The Residential Neighborhood place type has a dependency on the automobile to reach services and jobs. The Residential Neighborhood may include parks, greenbelts, community centers, and similar amenities. Public services, including water and wastewater services, are readily available or in close proximity with a service expansion plan in place.



RESIDENTIAL NEIGHBORHOODS WITH UTILITIES



DEPENDENCY ON THE AUTOMOBILE



ENCOURAGE CONNECTIONS TO PUBLIC SPACES & AMENITIES

PRIMARY LAND USE



RESIDENTIAL
Single-Family Detached
Single-Family Attached

SUPPORTING LAND USE



RESIDENTIAL
Manufactured Multi-Family (Up to and including four-plex)



RECREATION
All



INSTITUTIONAL
Educational Community

INCOMPATIBLE LAND USE



RESIDENTIAL
Live/Work Temporary Worker
Multi-Family (Greater than four-plex)



INDUSTRIAL
All



COMMERCIAL
All



INSTITUTIONAL
Medical

RURAL NEIGHBORHOOD

Larger lots or clustered on smaller lots to preserve natural features, important vistas, and viewsheds.

The Rural Neighborhood place type is primarily used for residential buildings and surrounded by lands that exhibit a more rural character. Development layouts follow land contours, incorporate natural features, and protect sensitive resources. The neighborhoods are automobile dependent and frequently characterized by non-grid street patterns and relatively long distances to the Town Center. Public services are not readily available and large lots are required to support on-site wells and septic systems.

Limited commercial uses are appropriate along the fringes of this place type and along the Richardson Highway.



LARGE LOTS OR CLUSTERED SMALLER LOTS WITH PRIVATE SEWER AND WATER



DEPENDENCY ON THE AUTOMOBILE



PROTECT SENSITIVE RESOURCES & INCORPORATE NATURAL FEATURES

PRIMARY LAND USE



RESIDENTIAL
Single-Family Detached

SUPPORTING LAND USE



RESIDENTIAL
Single-Family Attached
Manufactured



RECREATION
Parks
Passive



COMMERCIAL
Neighborhood

INCOMPATIBLE LAND USE



RESIDENTIAL
Live/Work Multi-Family
Temporary Worker



INDUSTRIAL
All



COMMERCIAL
General
Major Office



RECREATION
Regional



INSTITUTIONAL
All

From: John Witte
Sent: Monday, March 3, 2025 3:46 PM
To: Bruce Wall; Kate Huber; Bart Hinkle; Tracy Raynor; Nathan Duval
Cc: Michael Wesson
Subject: RE: Conditional Use Permit Application

Hi Bruce,

I've reviewed the Conditional Use Permit Application for Scott Smith, specifically the snow removal plan. While the plan outlines general snow management, I want to emphasize that all snow must be contained and stored on the property, even during heavy snow years.

Since this development is located on a state road, it's critical that snow storage does not overwhelm the designated city-maintained roadway storage areas. The applicant should clarify how excess snow will be managed within the property limits to ensure compliance.



John Witte

Public Works Director, *Public Works Department*

 [907-835-4473](tel:907-835-4473)

 jwitte@valdezak.gov

 [602 W. Egan, Valdez, AK 99686](#)



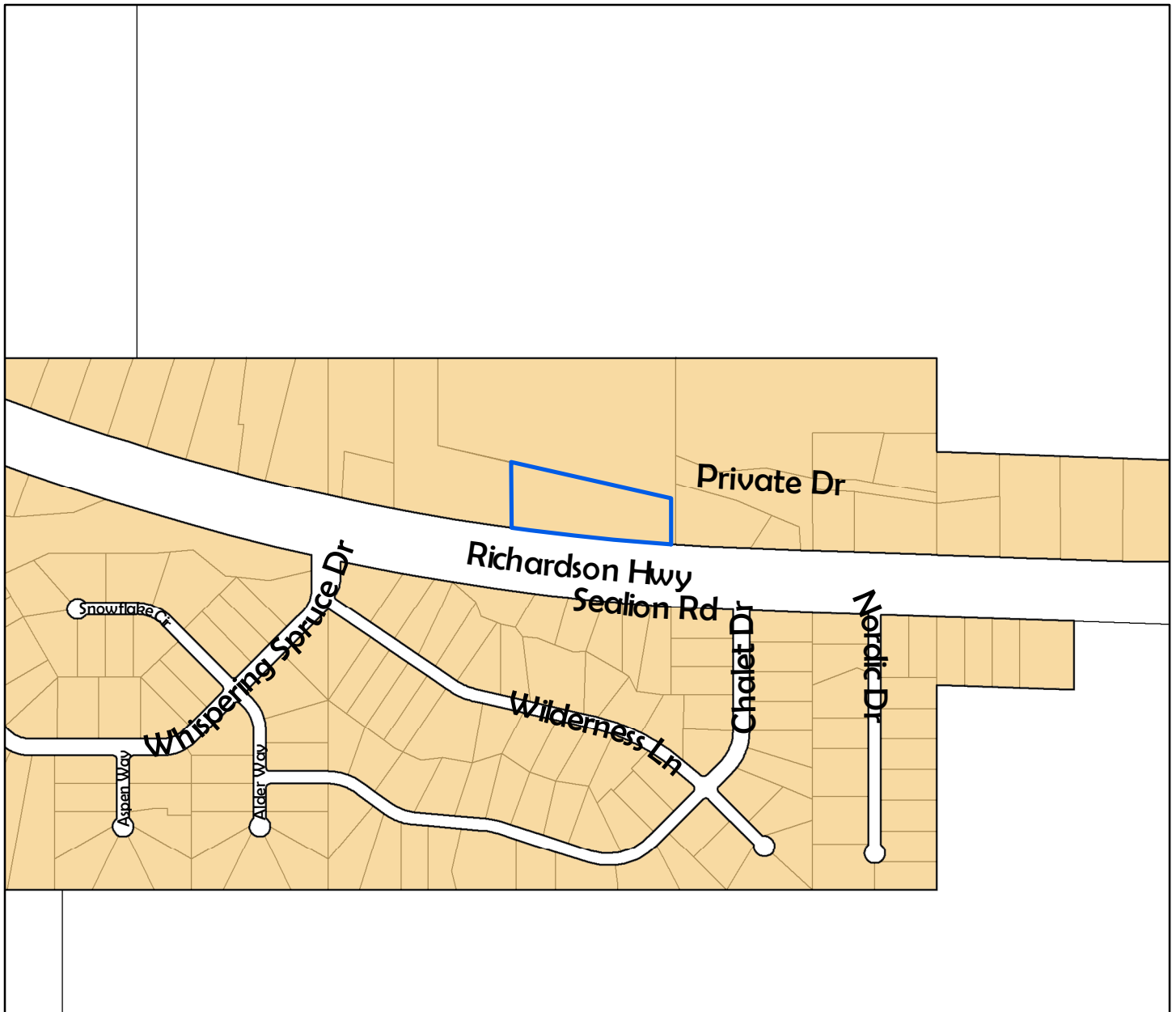
Conditional Use Permit for Rental Cabins

Planning & Zoning Commission Meeting - March 12, 2025

N
0 100 200 400 Feet

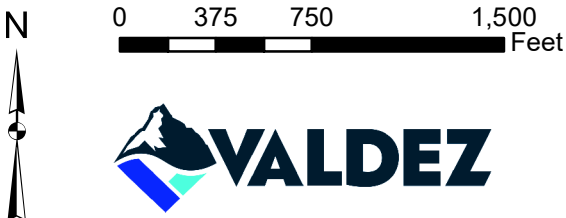


 Subject Property



Conditional Use Permit for Rental Cabins

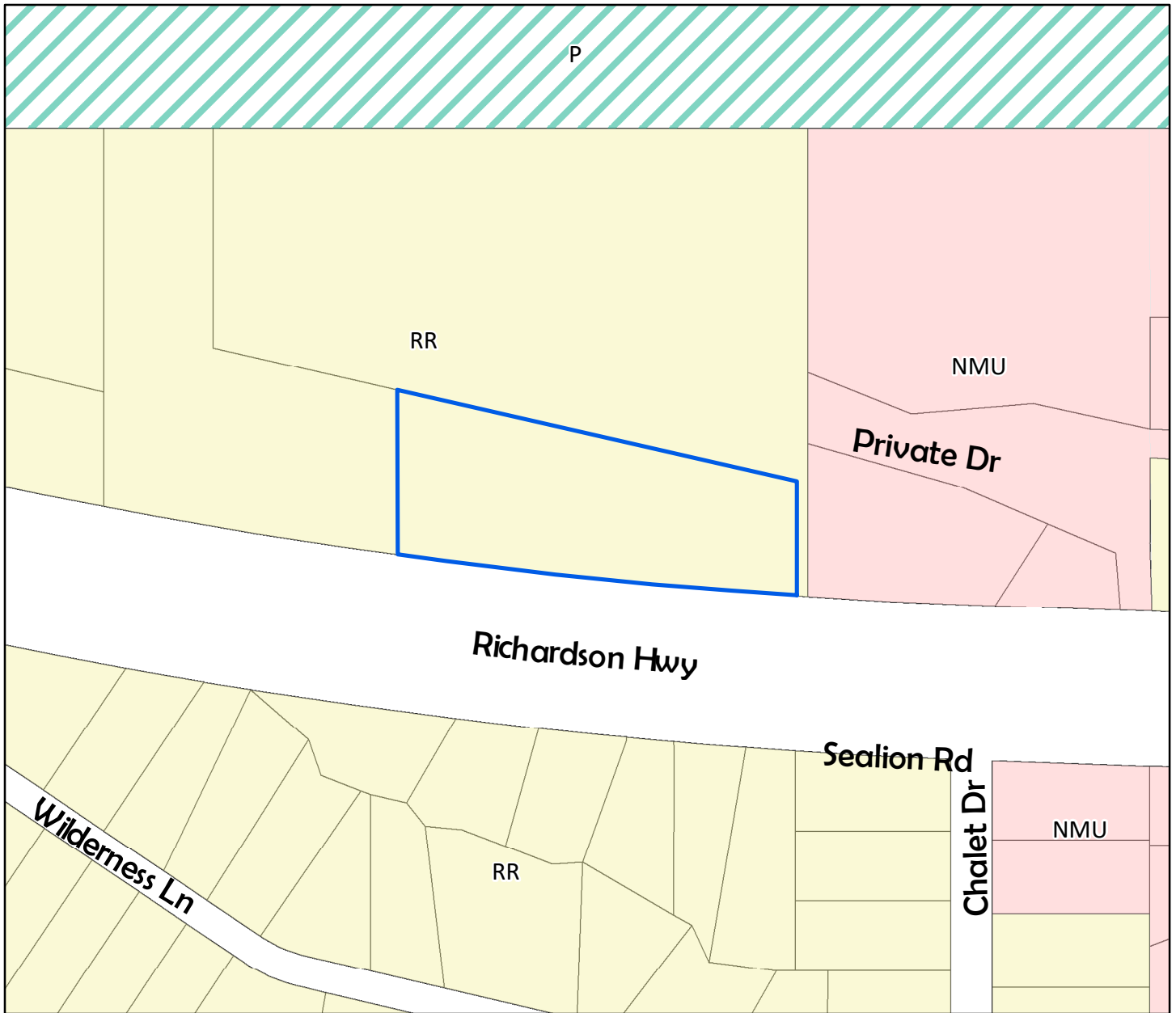
Planning & Zoning Commission Meeting - March 12, 2025



 Subject Property

Comprehensive Plan Place Type

 Rural Neighborhood






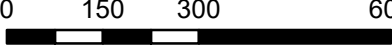
Conditional Use Permit for Rental Cabins

Planning & Zoning Commission Meeting - March 12, 2025

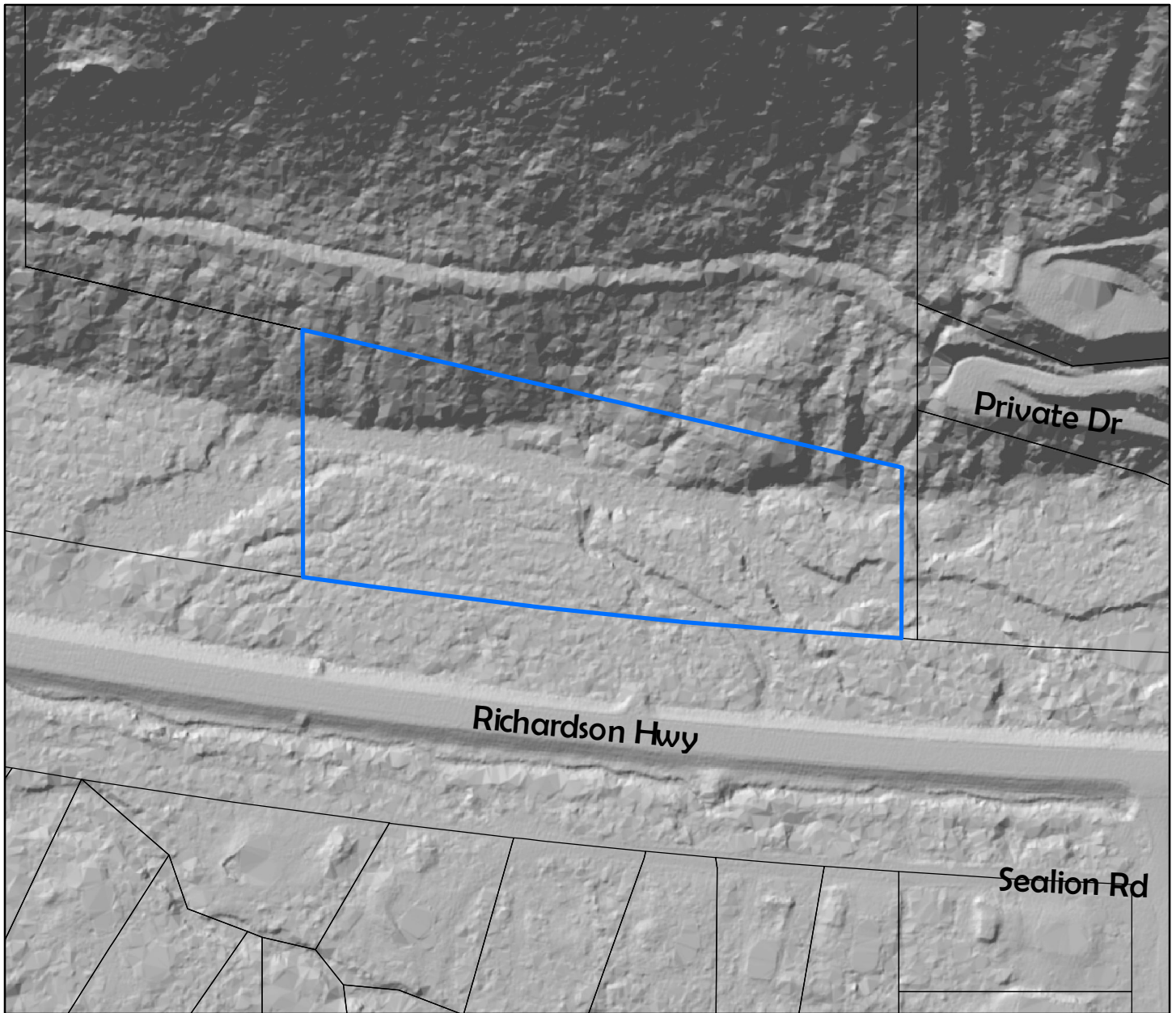
 Subject Property

Current Zoning

-  Rural Residential District (R-R)
-  Neighborhood Mixed Use (NMU)
-  Public Lands District (P)

N  0 150 300 600 Feet






Conditional Use Permit for Rental Cabins

Planning & Zoning Commission Meeting - March 12, 2025

N

0 100 200 400 Feet

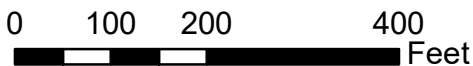


VALDEZ

 Subject Property



City of Valdez Flood Hazard Data



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

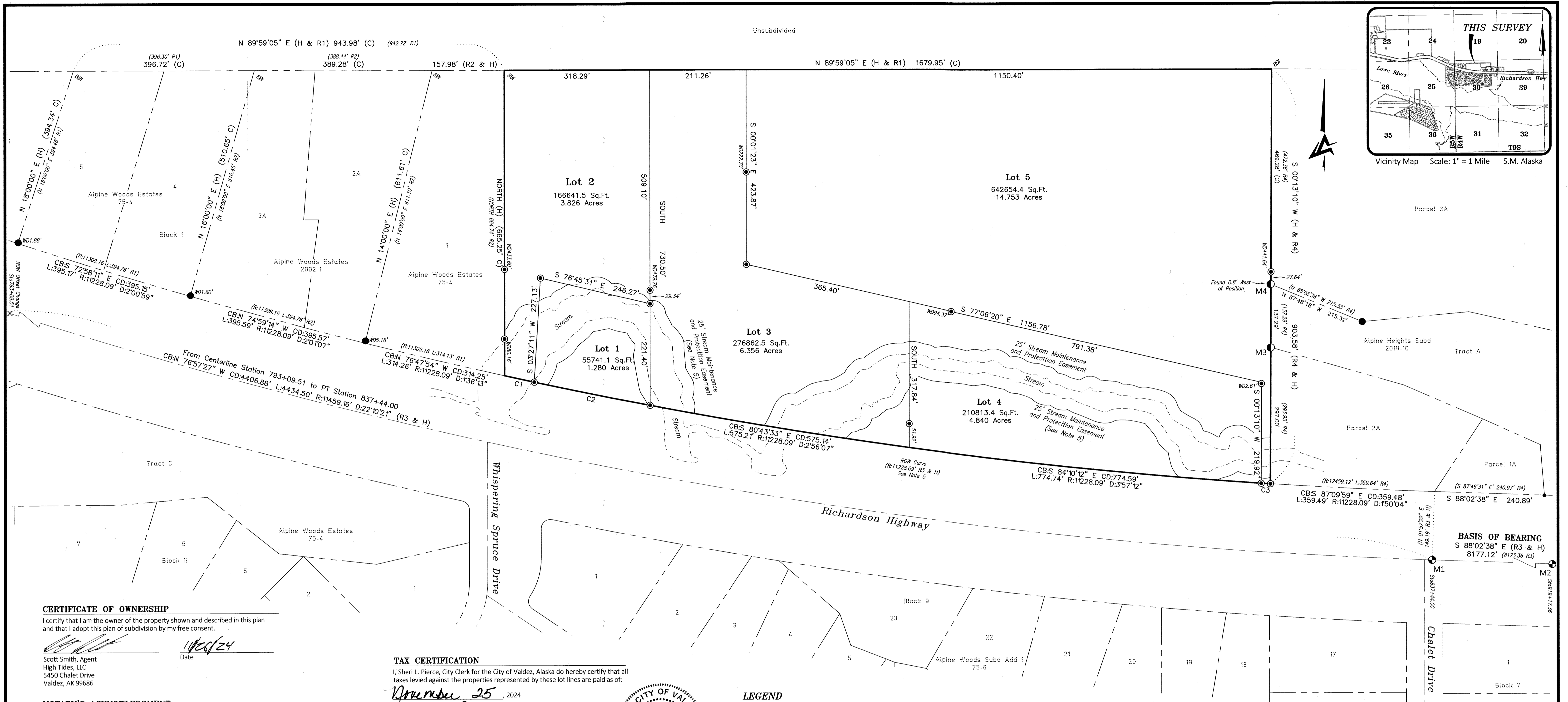
Date: 3/7/2025

Author: City of Valdez Planning

Legend

- Leveed Areas
- Parcels
- Levees
- Zone X - Area of Minimal Flood Hazard
- Zone X - 0.2% Annual Chance Flood Hazard
- Zone X - Area with reduced Flood Risk Due to Levee
- Zone AE - Floodway
- Zone A
- Zone AE
- Zone VE
- Open Water





CERTIFICATE OF OWNERSHIP

I certify that I am the owner of the property shown and described in this plan and that I adopt this plan of subdivision by my free consent.

Signature: *Scott Smith*
 Date: *11/26/24*
 Scott Smith, Agent
 High Tides, LLC
 5450 Chalet Drive
 Valdez, AK 99686

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this *26th* day of *November*, 2024

For: *Scott Smith*
 Date: *11/26/24*
 My Commission Expires: *1/19/2026*
 Notary Public for the State of Alaska

BENEFICIARY

Name: *William Stark*
 Title: *VP*
 Date: *11/26/24*
 Authorized Official Signature
 FIRST NATIONAL BANK ALASKA
 101 West E36th Ave, Suite 333
 Box 100720
 Anchorage, AK, 99510

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this *26* day of *November*, 2024

For: *William Stark - VP First National Bank Alaska*
 Date: *November 16, 2024*
 My Commission Expires: *11/26/24*
 Notary Public for the State of Alaska

TAX CERTIFICATION

I, Sheri L. Pierce, City Clerk for the City of Valdez, Alaska do hereby certify that all taxes levied against the properties represented by these lot lines are paid as of:

November 25, 2024
 Signature: *Sheri L. Pierce*
 Date: *11/25/24*
 Sheri L. Pierce MMC
 City Clerk, City of Valdez

PLAT APPROVAL

I hereby certify that this plat has been approved by the City of Valdez Planning and Zoning Commission for Recording.

Signature: *Don Haase*
 Date: *11/25/2024*
 Don Haase
 Chair of the Planning and Zoning Commission
 City of Valdez

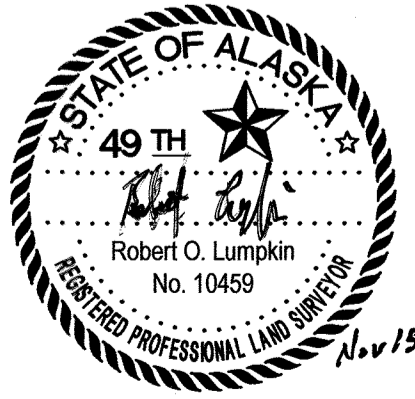
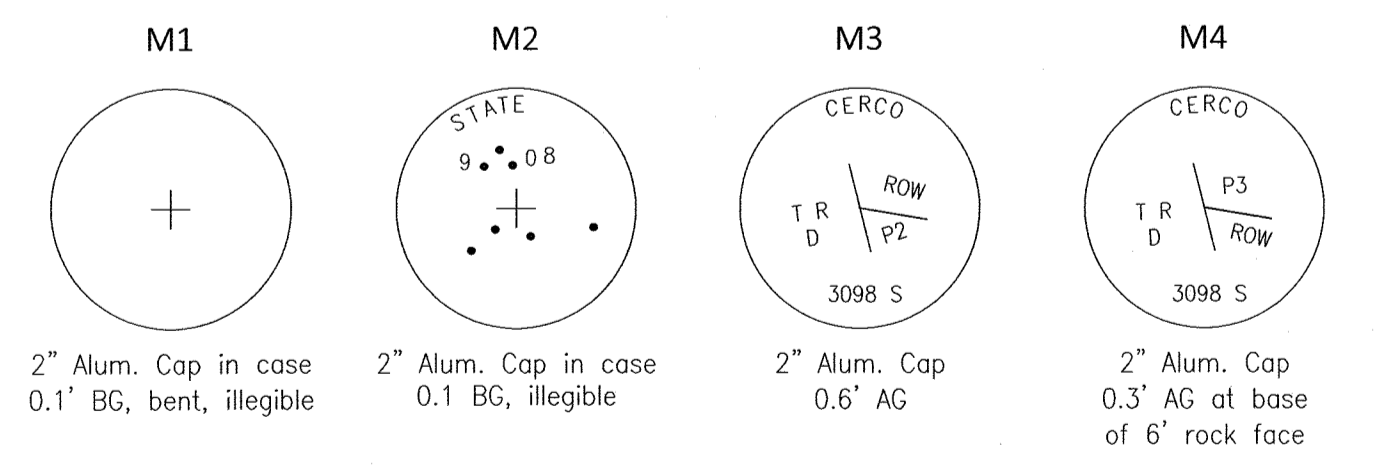
NOTES

- All bearings shown hereon are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal ground distances.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation which govern those systems.
- There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
- The location of the stream on the property was digitized from ARI aerial photo data on October 31, 2024.
- 25' Stream Maintenance and Protection Easment required as per Valdez Municipal Code Title 16: Design Standards 16.16.070.
- The southerly ROW (property line) for the remainder of Tract D, U.S. Survey No. 197 is based on stationing offsets held from the State of Alaska Right-of-Way Map RF-071-1(25) from Station 793+09.51 at 152.34' to Station 837+44.00 at 149.19'.

LEGEND

- Found Moundment
- Found 2" Aluminum Cap
- Found Rebar
- Set 5/8"x30" Rebar with YPC
- (R1) Record per Plat 75-4
- (R2) Record per Plat 2002-1
- (R3) Record per DOT&PF ROW Map RF-071-1(25)
- (R4) Record per Plat 2019-10
- (H) Held
- (C) Computed
- BBI Bearing-Bearing Intersect
- BDI Bearing-Distance Intersect
- CB/CD Chord Bearing / Chord Distance

Curve	Chord Bearing	Chord	Arc Length	Radius (H & C)	Delta
C1	N 77°46'11" W	66.39'	66.39'	11228.09'	0°20'20"
C2	N 78°35'55" W	258.51'	258.51'	11228.09'	1°19'09"
C3	S 86°11'53" E	20.04'	20.04'	11228.09'	0°06'08"



SURVEYOR'S CERTIFICATE

I, Robert O. Lumpkin, Professional Land Surveyor, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.

2024-5
 Valdez
 12/19/2024
 14802

Plat of
Black Forest Subdivision
 Lots 1 through 5
 A subdivision of the remainder of Tract D, U.S. Survey No. 197
 per Plat 1975-6 excluding Plat 91-20
 Located in **VALDEZ RECORDING DISTRICT**
 N1/2, Sec. 30, Township 9 South, Range 4 West, Copper River Meridian, Alaska
 containing 31.055 acres more or less

ALASKA REMOTE IMAGING
 Surveying Mapping Land Planning LIDAR
 6239 B Street, Suite 201, Anchorage, Alaska 99518
 (907) 519-9339 survey@alaskarremoteimaging.com

Work Order: 24372 Date: November 13, 2024 Fb/Pg: 170 / 20,28
 Drawn: ROL Checked: ME Scale: 1"=100' Sheet: 1 of 1



Bruce Wall, AICP

Senior Planner, City of Valdez-Planning Department

RE: Conditional Use Permit Application for Rental Cabins at 7275 Richardson Highway

Greetings Bruce,

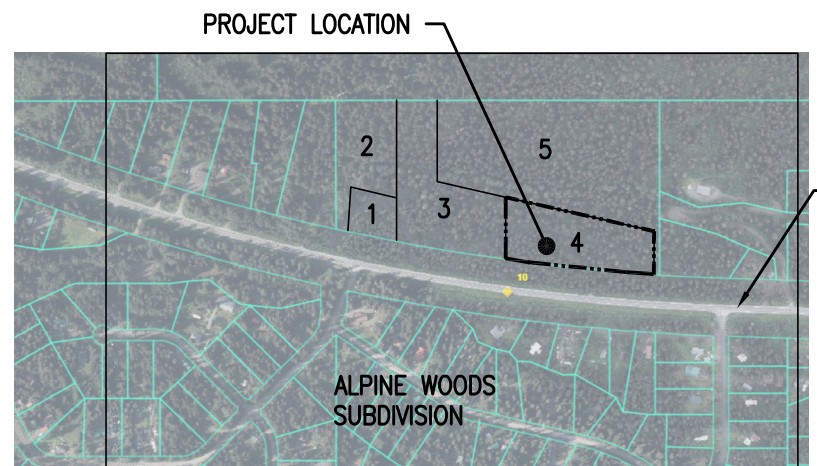
We own adjacent property and are issuing this communication in Support for Approval of the subject application. However, there are two concerns the Applicant should consider:

*Fire Risk: Limit “campfires” to safely-sited fire pits/burn rings. Provide the firewood in order to discourage Itinerant Rental Tenant “bonfires” and “foraging” of firewood from adjacent property. Lastly; Prohibit the use of “aerial” fireworks displays (mortars, cakes, roman candles, etc.). These are prone to ignite the surrounding old-growth forest canopy. There are other nearby locations to enjoy “aerial” displays without incurring a local fire risk.

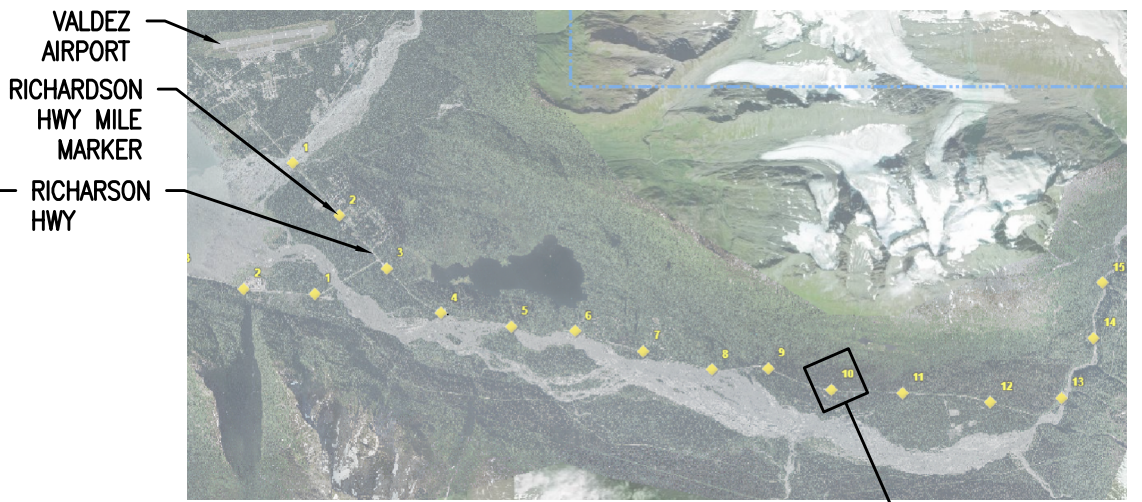
*Salmon Stream Protection: Registered Anadromous Stream #221-60-11370-2219-3015 flows through the property and is subject to protections required by the State of Alaska and Valdez Municipal Code Title 16: Design Standards 16.16.070. The referenced code establishes a 25’ “Stream Maintenance and Protection Easement”. Maintenance of this required protection is particularly important as the return of salmon in this stream has been in decline for years. Lastly, in effort to protect the stressed returns of salmon, it should be clearly communicated to Itinerant Rental Tenants that the harassment or taking of salmon in all fresh water drainages to Port Valdez is prohibited by ADF&G General Regulations.

Thank you for considering these comments,

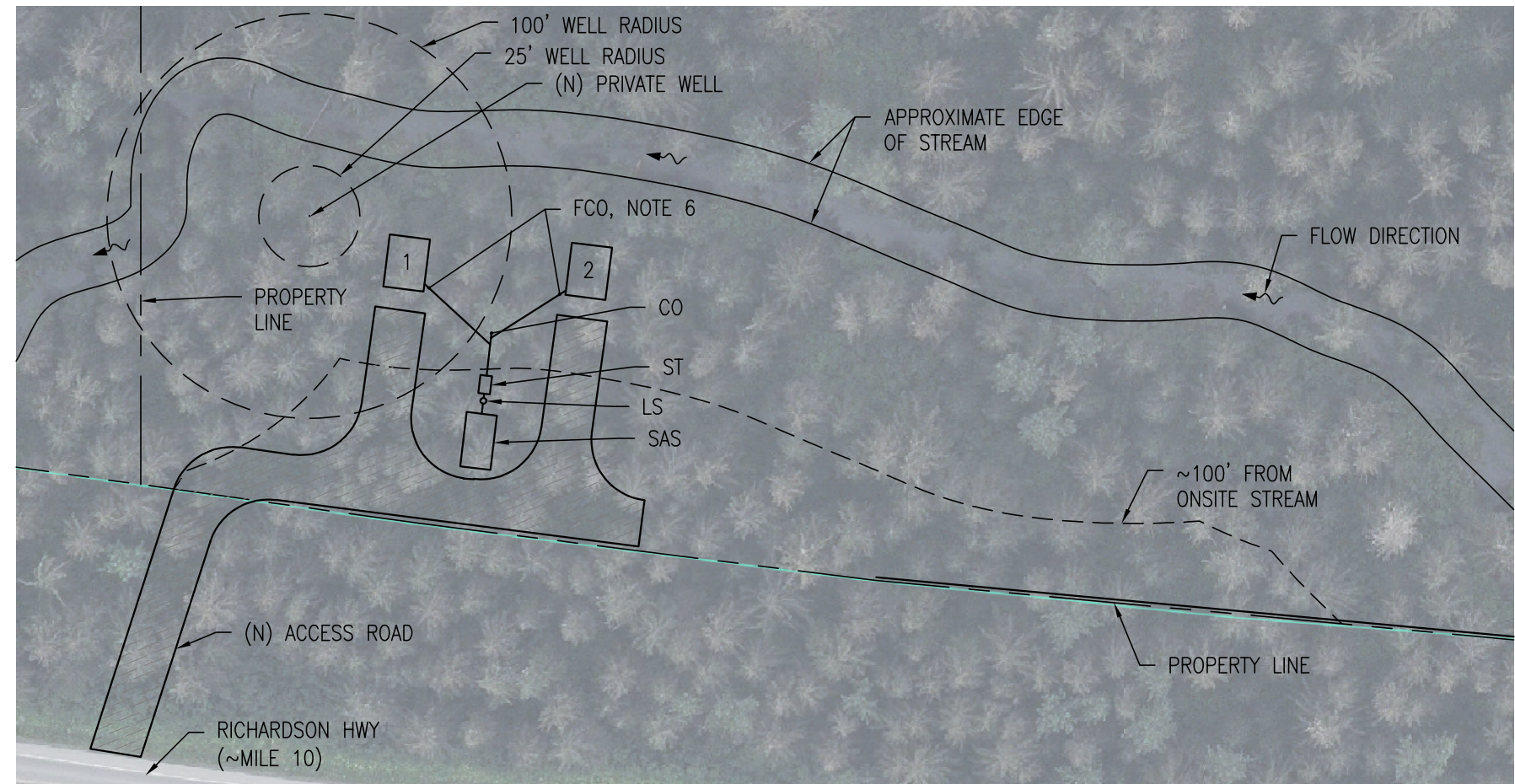
Steve & Joy Hanson
3/10/25



LOCAL VICINITY MAP
1" = 1,000'



GREATER VICINITY MAP
PROJECT SITE MILE MARKER 10



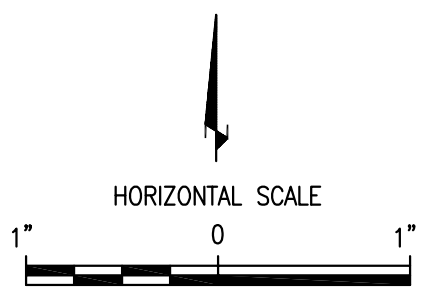
GENERAL NOTES:

1. THIS SITE PLAN IS NOT A SURVEY. NEW AND EXISTING COMPONENTS ARE APPROXIMATELY LOCATED. THE SITE PLAN IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND BACKGROUND IMAGERY FROM THE CITY OF VALDEZ GIS MAP VIEWER, AS OF THE DATE OF THIS PLAN SET. IT IS INTENDED TO CONVEY GENERAL SITE CONDITIONS TO MEET ADEC AND LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL REQUIRED SEPARATION DISTANCES.
3. MAINTAIN A MINIMUM OF 200' SEPARATION DISTANCE FROM SEPTIC SYSTEM TO NEIGHBORING PUBLIC WELLS AND 100' TO NEIGHBORING PRIVATE WELLS.
4. MAINTAIN A MINIMUM OF 100' SEPARATION DISTANCE FROM SEPTIC SYSTEM COMPONENTS TO SURFACE WATER.
5. SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADEC REGULATIONS AND INTERIM GUIDANCE. LOCATION AND ORIENTATION OF SEPTIC SYSTEM COMPONENTS MAY BE ADJUSTED AS LONG AS MINIMUM SEPARATION DISTANCES ARE ACHIEVED AND MINIMUM REQUIREMENTS ARE MET.
6. A FOUNDATION CLEANOUT SHALL BE INSTALLED WITHIN 5' OF EACH BUILDING.

1 SITE PLAN
C1 1" = 80'

DEFINITIONS:

- | | |
|---------------------------|------------------------------|
| (N) - NEW | TL - TRANSFER LINE |
| (E) - EXISTING | LS - LIFT STATION |
| B.G. - BELOW GROUND | ST - SEPTIC TANK |
| A.G. - ABOVE GROUND | SAS - SOIL ABSORPTION SYSTEM |
| FCO - FOUNDATION CLEANOUT | |
| CO - CLEANOUT | |

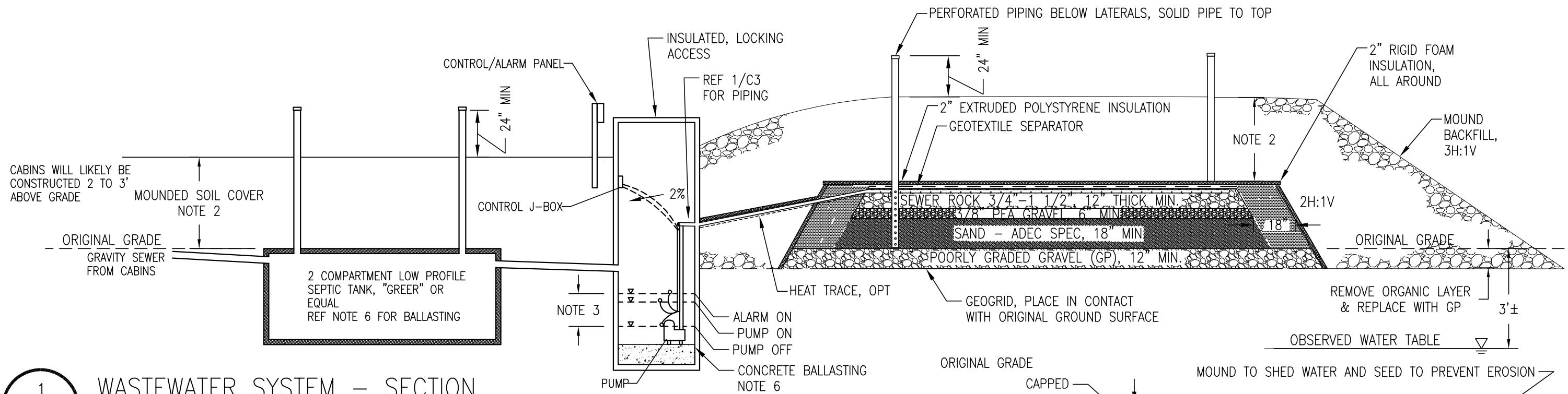


GOLDSTREAM ENGINEERING
CIVIL ★ ENVIRONMENTAL ★ STRUCTURAL
PERMITTING ★ DESIGN ★ PROJECT MANAGEMENT
WWW.GOLDSTREAMENGINEERING.COM
(907) 456-8853

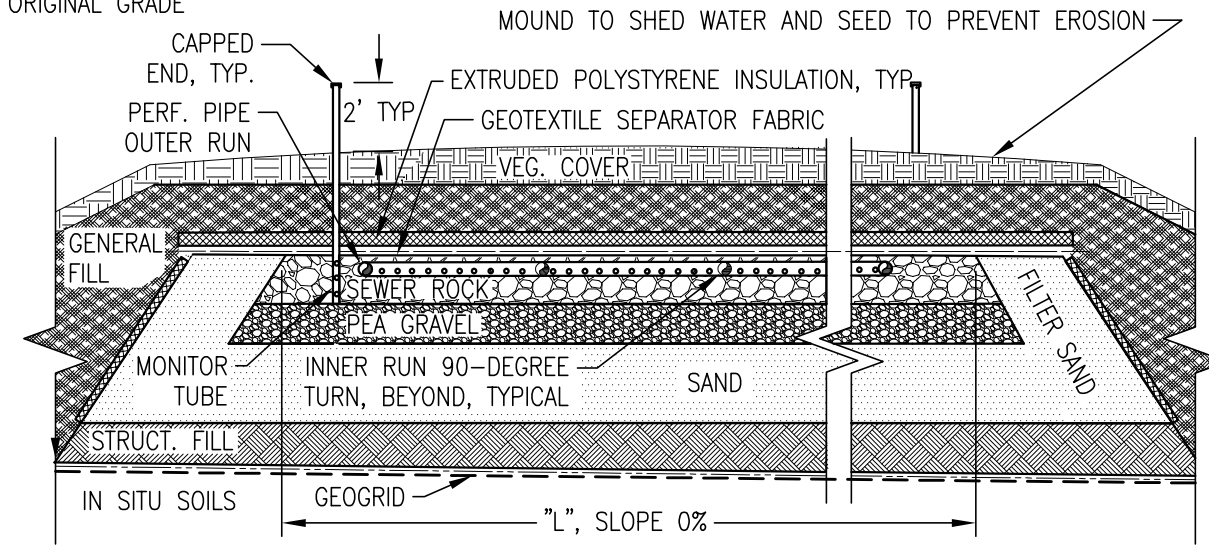
7275 RICHARDSON HWY, VALDEZ, AK
LOT 4 BLACK FOREST SUBDIVISION
SITE PLAN

DATE: 1/15/2025
PROJ MGR: AH
DRAWN: AH

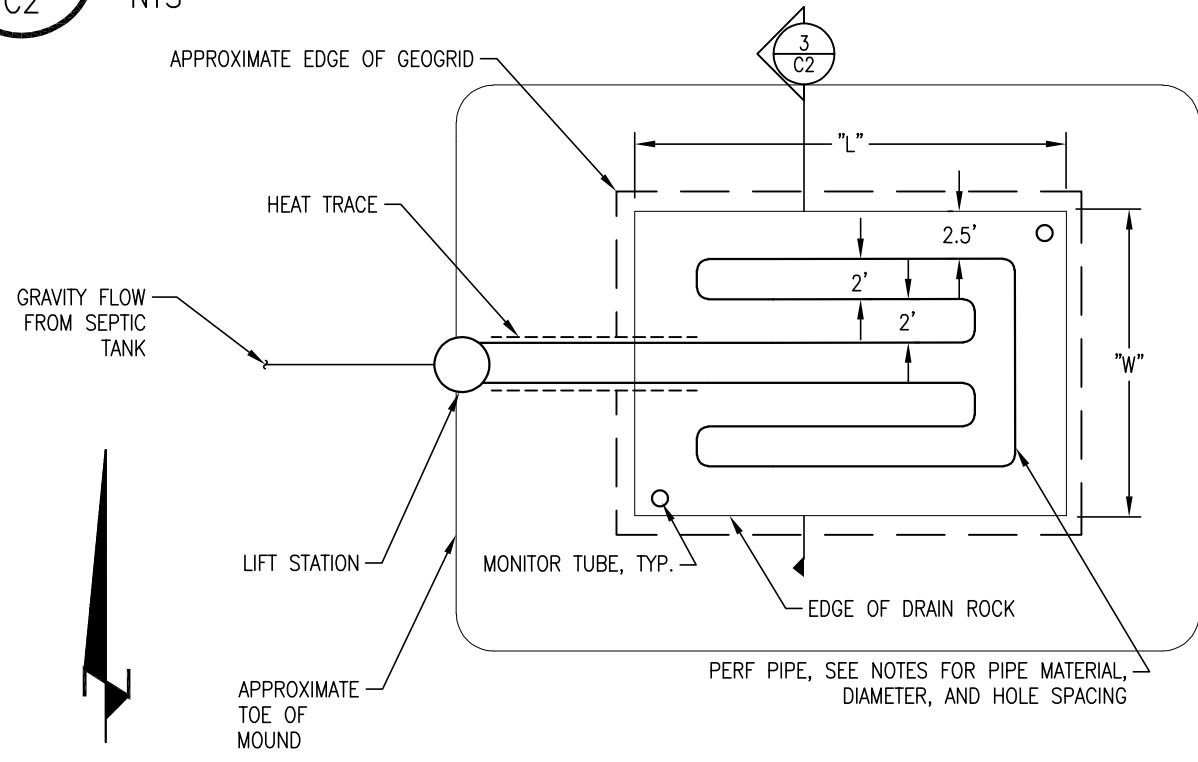
SHEET
C1



1 WASTEWATER SYSTEM - SECTION
C2 NTS



3 MOUND LEACH FIELD - SECTION
C2 NTS



2 MOUND LEACH FIELD - PLAN VIEW
C2 NTS

- NOTES**
1. REFERENCE C3 FOR LEACH BED "L" AND "W" DIMENSIONS, SEPTIC TANK, AND GENERAL MATERIAL REQUIREMENTS
 2. SOIL COVER SHALL BE A MINIMUM 2'-0" + AN ADDITIONAL 1" OF RIGID OR SPRAY FOAM INSULATION. MOUND SOIL COVER TO BE SILT OR SILT/SAND MIXTURE WITH MIN. 6" THICK OVER GENERAL BACKFILL TO PROVIDE REQUIRED SOIL COVER AND ALLOW FOR SETTLING.
 3. INSTALL FLOATS TO PUMP APPROXIMATELY 50 GALLONS PER CYCLE. FROM INVERT OF INLET PIPE, SET "ALARM ON" FLOAT 6 INCHES BELOW, "PUMP ON" FLOAT 9 INCHES BELOW, AND "PUMP OFF" FLOAT 24 INCHES BELOW.
 4. ALL LEACH PIPING TO BE LEVEL WITHIN 0.25% SLOPE, 3" IN 100'.
 5. SPACING BETWEEN LATERALS IS TYPICAL AT 2' O.C. DISTANCE FROM LATERAL TO EDGE OF DRAIN ROCK IS 2.5'.
 6. BALLASTING IS REQUIRED AS DETAILED ON SHEET C3 IN AREAS PRONE TO FLOODING OR AREAS WITH A HIGH WATER TABLE. STRAPPING FOR THE SEPTIC TANK BALLASTING SHALL BE STAINLESS STEEL CHAIN OR OTHER ROBUST STRAPPING SYSTEM.



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**7275 RICHARDSON HWY, VALDEZ, AK
LOT 4 BLACK FOREST SUBDIVISION
SECTIONS AND DETAILS**

DATE: 1/15/2025
PROJ MGR: AH
DRAWN: AH

SHEET
C2

GENERAL INFORMATION

PROJECT NAME: 7275 RICHARDSON HWY CABINS
 LOCATION: 7275 RICHARDSON HWY, VALDEZ, AK
 CONTRACTOR: TBD
 ENGINEER: GOLDSTREAM ENGINEERING, INC., ALEXANDER J HANSEN, PE

FACILITY DESCRIPTION:

(2) 1-BEDROOM CABINS TO BE USED FOR SHORT TERM RENTALS THAT RECEIVE POTABLE WATER SERVICE FROM A NEW WELL TO BE INSTALLED. 2 ADULTS & 2 KIDS PER CABIN. 3/4 BATH, WASHER, DRYER, AND FULL KITCHEN.

DESIGN FLOW:

2 BEDROOMS RESIDENTIAL @ 150 GPD/BEDROOM = 300 GPD
 OR

2 SHORT TERM CABIN RENTALS WITH 4 PEOPLE PER CABIN @ 50 GPD/PERSON = 400 GPD

=> DESIGN FLOW = 400 GPD

SEPTIC TANK REQUIREMENTS:

1000 GALLONS = MIN TANK CAPACITY FROM OWSIM (APRIL 2024)
 USE A GREER PLASTIC 1000-GALLON LOW PROFILE TANK.

SOIL INFORMATION:

SOILS INFORMATION OBTAINED FROM OWNER OBSERVATIONS. IN VICINITY OF SAS, SOILS ARE SILTY SAND (SM) WITH THE WATER TABLE ENCOUNTERED AROUND 3' BELOW GRADE, OCTOBER 6, 2024. NO IMPERMEABLE LAYER WAS OBSERVED.

DESIGN APPLICATION RATES:

FROM OWSIM (APRIL 2024):

SOIL TYPE BASED ON ADEC SPEC SAND (SP) APPLICATION RATE = 1.0 G/DAY/FT²

AREA REQUIREMENTS:

400 G/DAY ÷ 1.0 G/DAY/FT² = 400 FT²

DESIGN LENGTH "L" = 27' DESIGN WIDTH "W" = 15'

=> DESIGN AREA = 405 FT²

OTHER GENERAL NOTES:

- SYSTEM SHALL BE INSPECTED BY ENGINEER PRIOR TO BACKFILLING OVER SAS.
- VEGETATIVE COVER SHOULD BE SEEDED OVER LEACH MOUND AND AREAS OF DISTURBED GROUND SURFACE TO PREVENT INFILTRATION/EROSION.
- ENGINEER SHALL BE MADE AWARE OF ANY FIELD CONDITIONS THAT DIFFER FROM WHAT WAS USED FOR THE BASIS OF DESIGN.

LIFT STATION (LS) REQUIREMENTS:

LS VAULT: "GREER" PRE-FABRICATED PLASTIC LIFT STATION VAULT, ~8' DEEP WITH LOCKING LID. FILL BOTTOM 1' OF VAULT WITH CONCRETE FOR BALLASTING. RISERS INSTALLED AS NEEDED FOR HEIGHT. RISERS AND LID INSULATED W/ SPRAY FOAM WITH WATER TIGHT SEAL AT RISER JOINTS.

PUMPS: 1/2 HP, NON-AUTOMATIC, FLOAT OPERATED, FULLY SUBMERSIBLE, LIBERTY LE 50 PUMP. NO CHECK VALVE, SELF DRAINING.

ALARM: TWO OUTDOOR HIGH WATER ALARMS. ENCLOSURES TO MEET TYPE 3R WATER-TIGHT STANDARD. ALARM SYSTEM SHALL BE INSTALLED ON SEPARATE CIRCUIT FROM PUMPS.

J-BOX: NEMA 3R WATER TIGHT.

MATERIAL REQUIREMENTS:

ABS PIPE: 4" DIAMETER ABS SCHEDULE 40 PIPE.
SOLID PIPE: 1-1/2" (MIN.) TO 2" (MAX) SDR11 HDPE W/ BUTT FUSED, HEAT WELDED CONNECTIONS OR 1-1/2" (MIN.) TO 2" (MAX) PEX TUBING W/ PRE-APPROVED FITTINGS.

PERF. PIPE: 1-1/2" (MIN.) TO 2" (MAX) SDR11 HDPE W/ BUTT FUSED, HEAT WELDED CONNECTIONS OR 1-1/2" (MIN.) TO 2" (MAX) PEX TUBING W/ PRE-APPROVED FITTINGS. 1/4" DRILLED HOLES AT 18" ON CENTER. OFF-SET HOLES AT 90°.

PIPE FITTINGS: MOLDED FACTORY FITTINGS DESIGNED FOR APPLICATION
TANK CONNECTIONS: "FERNCO" WITH STAINLESS STEEL BACKER BANDS.

LEACH ROCK: MAX 1 1/2", MIN 3/4"

PEA GRAVEL: MAX 3/8", MIN 1/4"

SAND LINER: MEETS ADEC SPECIFICATION FOR SAND LINERS, 18AAC72.260(a)(4)(D), TABLE C, GROUP A OR B

STRUCTURAL FILL: GRANULAR, NON FROST SUSCEPTIBLE, MAX 12% < #200 SIEVE
GENERAL FILL: NON FROZEN, NO ROOTS, TREES OR LARGE ORGANIC MATTER, OR ROCKS GREATER THAN 3" DIAMETER

GEOTEXTILE: WOVEN GEOTEXTILE TERRATEX GS OR APPROVED EQUAL
 UNWOVEN GEOTEXTILE TERRATEX N04 OR APPROVED EQUAL
MIRAGRID 3XT OR APPROVED EQUAL

GEGRID: RAYCHEM FROSTGUARD OR APPROVED EQUAL

INSULATION: SHALL MEET ASTM C578 TYPE IV, 25PSI MIN, REF ADEC SPEC.

ANY DEVIATION FROM THE ADEC MATERIAL OR CONSTRUCTION SPECIFICATIONS WILL REQUIRE PRE-APPROVAL BY THE ENGINEER AND POSSIBLY ADEC.

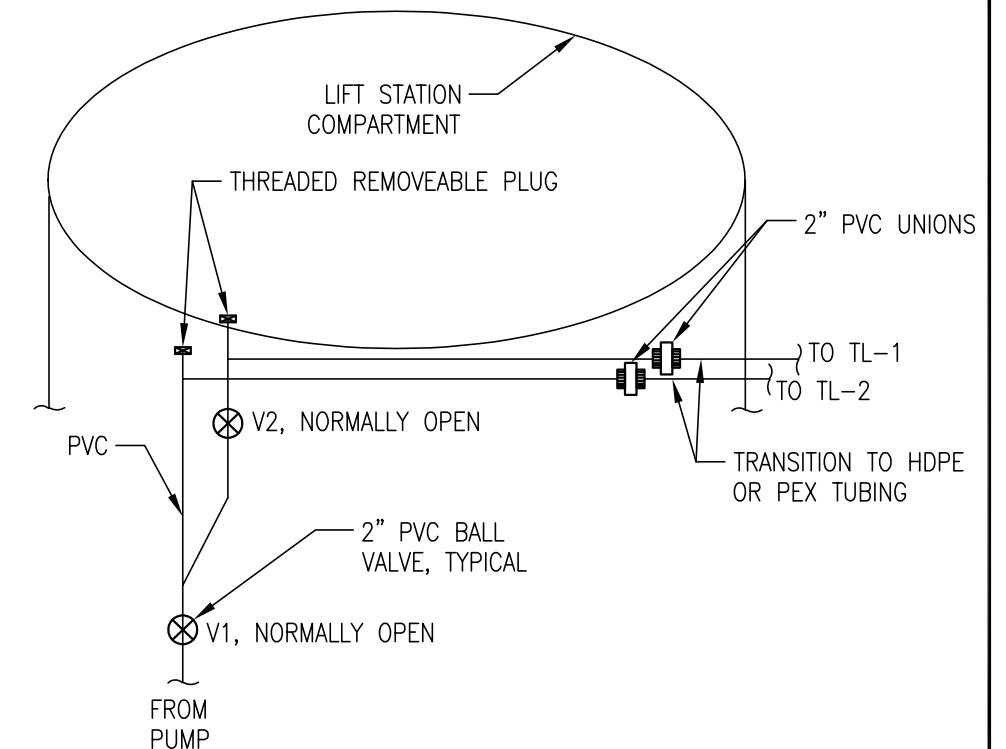
BALLASTING:

WATER - 62.4 LB/CF SOIL - 90 LB/CF CONCRETE - 150 LB/CF
SEPTIC TANK: PER ST REQUIREMENTS L=9' W=5.8' D=4.3' SELF WEIGHT=300 LB

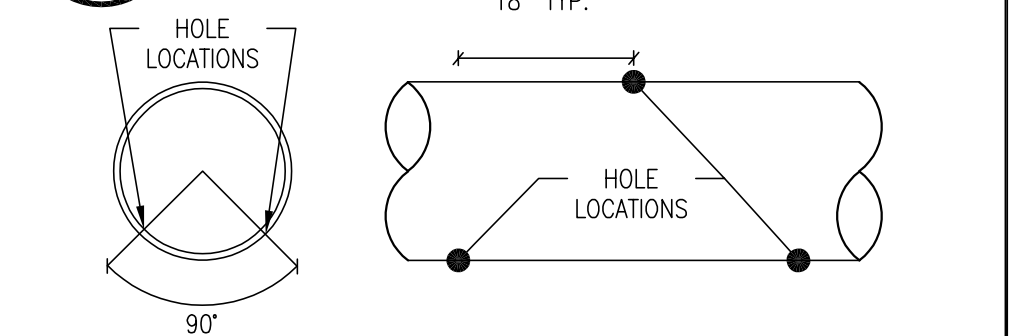
- WEIGHT OF 2' SOIL ABOVE TANK = 9,400 LB (4,700LB/FT OF COVER)
- DISPLACEMENT FOR SUBMERGED TANK = 134 CF, 1000 GAL, 8,400 LB
- BALLASTING REQUIRED IF LESS THAN 2' OF GROUND COVER IS INSTALLED OR TOP OF TANK IS SUBMERGED. 3,300 LBS OF BALLASTING IS NEEDED FOR EACH FT THE TOP OF THE TANK WILL BE SUBMERGED.

LIFT STATION: 2.5' DIAMETER GREER POLY, AREA= 4.9 SF, SELF WEIGHT=200 LB

- DISPLACEMENT PER FT = 4.9 CF, 36.7 GAL, 306 LB
- CONCRETE WEIGHT = 735 LB/FT = 62 LB/INCH
- POUR 4" OF CONCRETE INTO THE BOTTOM OF THE LIFT STATION FOR EVERY FT OF ANTICIPATED SUBMERGED DEPTH. SMOOTH CONCRETE SURFACE FOR LIFT STATION PUMP.

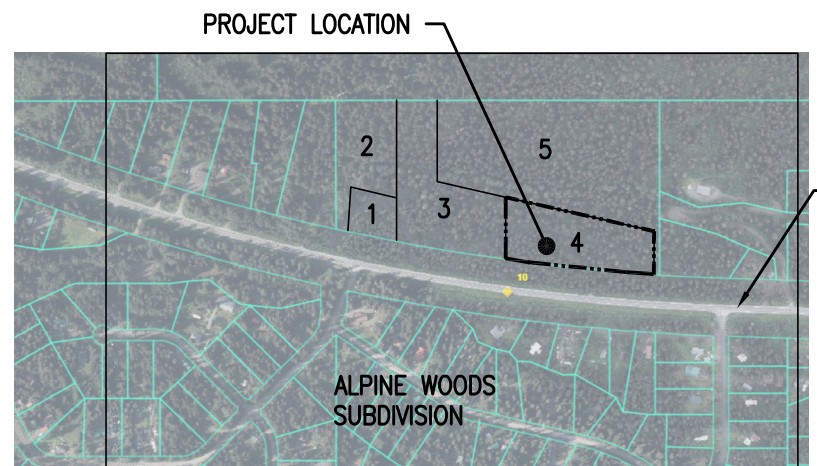


1 LIFT STATION PIPING - SCHEMATIC
 C3 NTS

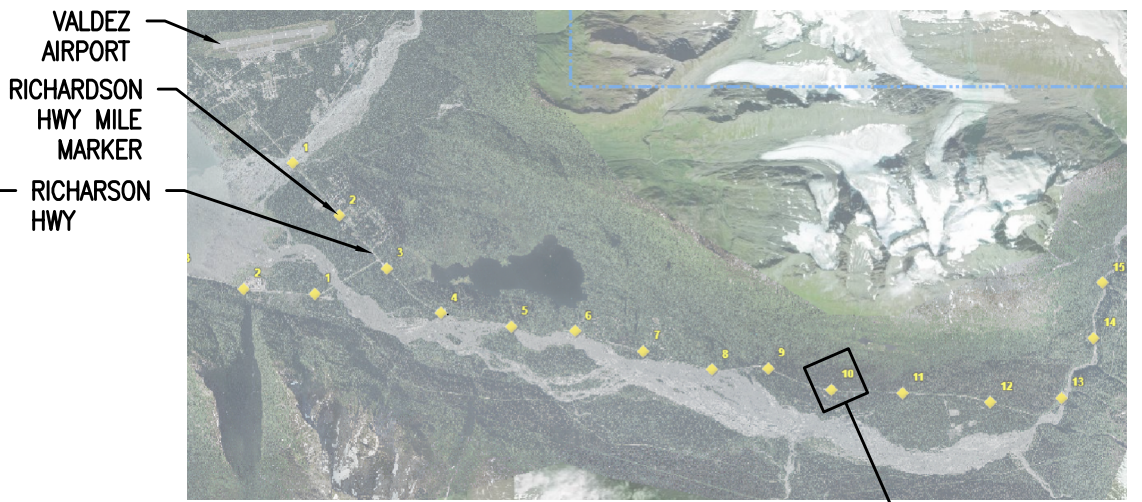


2 PERF. PIPE - DETAIL
 C3 NTS

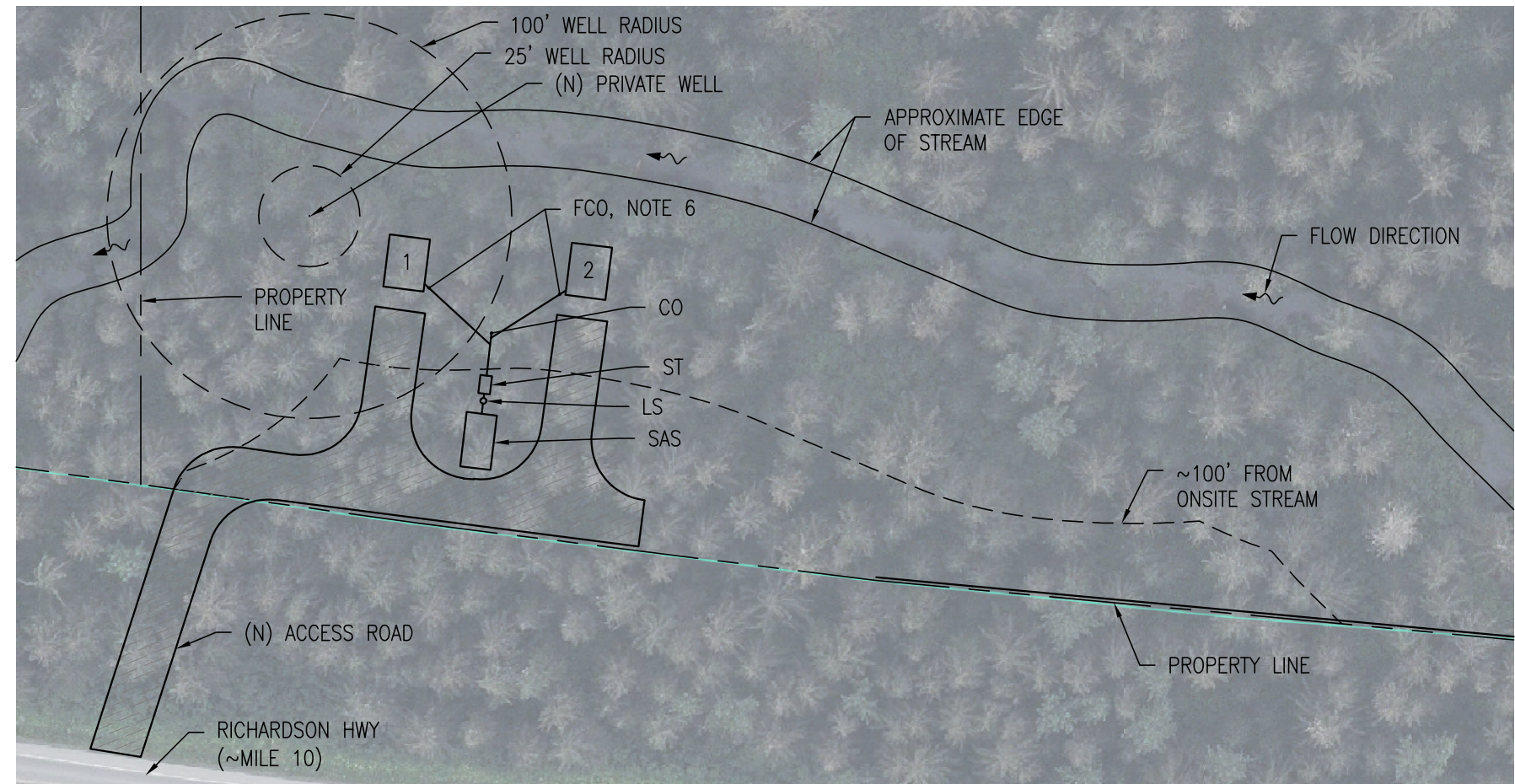




LOCAL VICINITY MAP
1" = 1,000'



GREATER VICINITY MAP
PROJECT SITE MILE MARKER 10



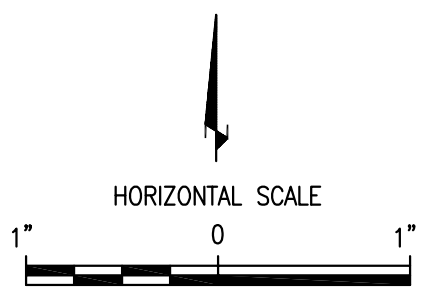
GENERAL NOTES:

1. THIS SITE PLAN IS NOT A SURVEY. NEW AND EXISTING COMPONENTS ARE APPROXIMATELY LOCATED. THE SITE PLAN IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND BACKGROUND IMAGERY FROM THE CITY OF VALDEZ GIS MAP VIEWER, AS OF THE DATE OF THIS PLAN SET. IT IS INTENDED TO CONVEY GENERAL SITE CONDITIONS TO MEET ADEC AND LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL REQUIRED SEPARATION DISTANCES.
3. MAINTAIN A MINIMUM OF 200' SEPARATION DISTANCE FROM SEPTIC SYSTEM TO NEIGHBORING PUBLIC WELLS AND 100' TO NEIGHBORING PRIVATE WELLS.
4. MAINTAIN A MINIMUM OF 100' SEPARATION DISTANCE FROM SEPTIC SYSTEM COMPONENTS TO SURFACE WATER.
5. SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADEC REGULATIONS AND INTERIM GUIDANCE. LOCATION AND ORIENTATION OF SEPTIC SYSTEM COMPONENTS MAY BE ADJUSTED AS LONG AS MINIMUM SEPARATION DISTANCES ARE ACHIEVED AND MINIMUM REQUIREMENTS ARE MET.
6. A FOUNDATION CLEANOUT SHALL BE INSTALLED WITHIN 5' OF EACH BUILDING.

1 SITE PLAN
C1 1" = 80'

DEFINITIONS:

- | | |
|---------------------------|------------------------------|
| (N) - NEW | TL - TRANSFER LINE |
| (E) - EXISTING | LS - LIFT STATION |
| B.G. - BELOW GROUND | ST - SEPTIC TANK |
| A.G. - ABOVE GROUND | SAS - SOIL ABSORPTION SYSTEM |
| FCO - FOUNDATION CLEANOUT | |
| CO - CLEANOUT | |

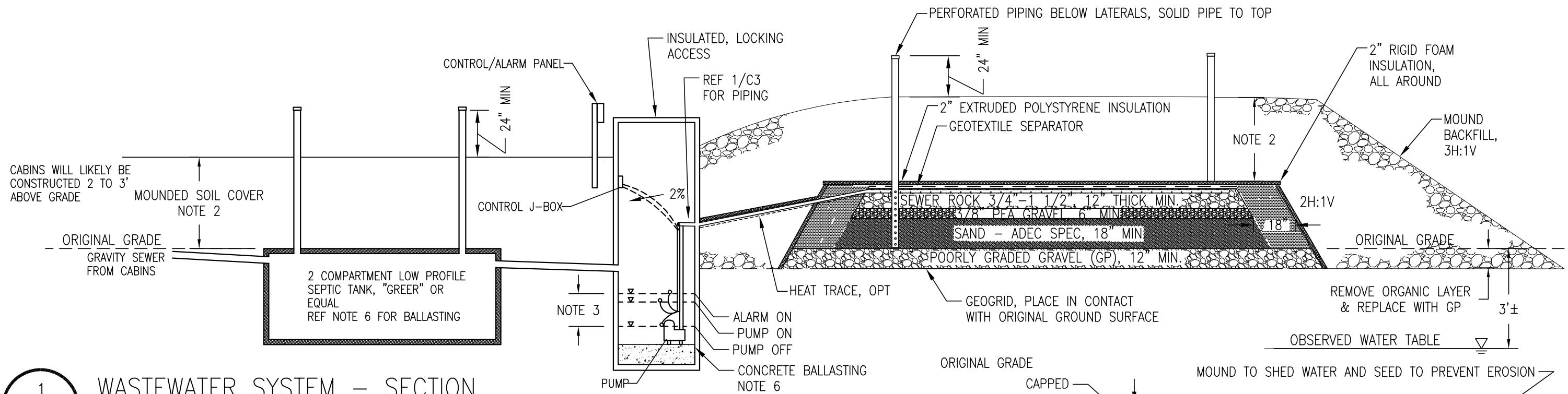


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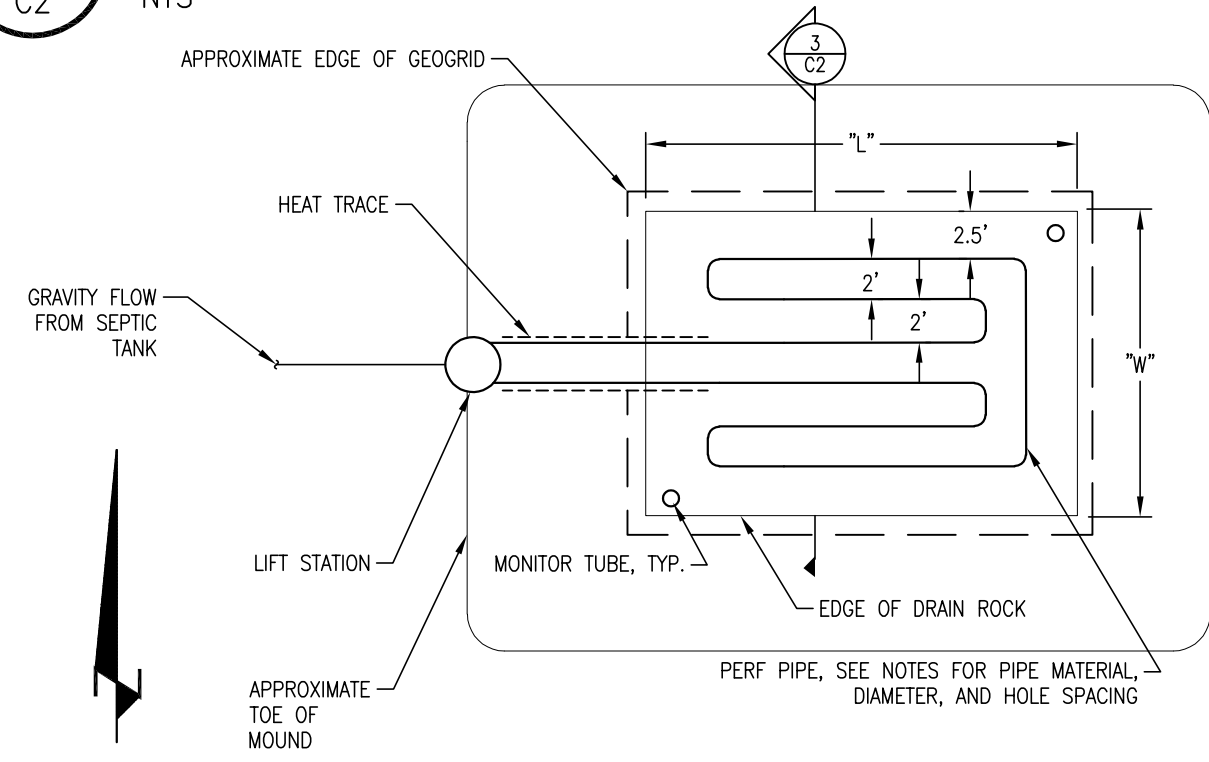
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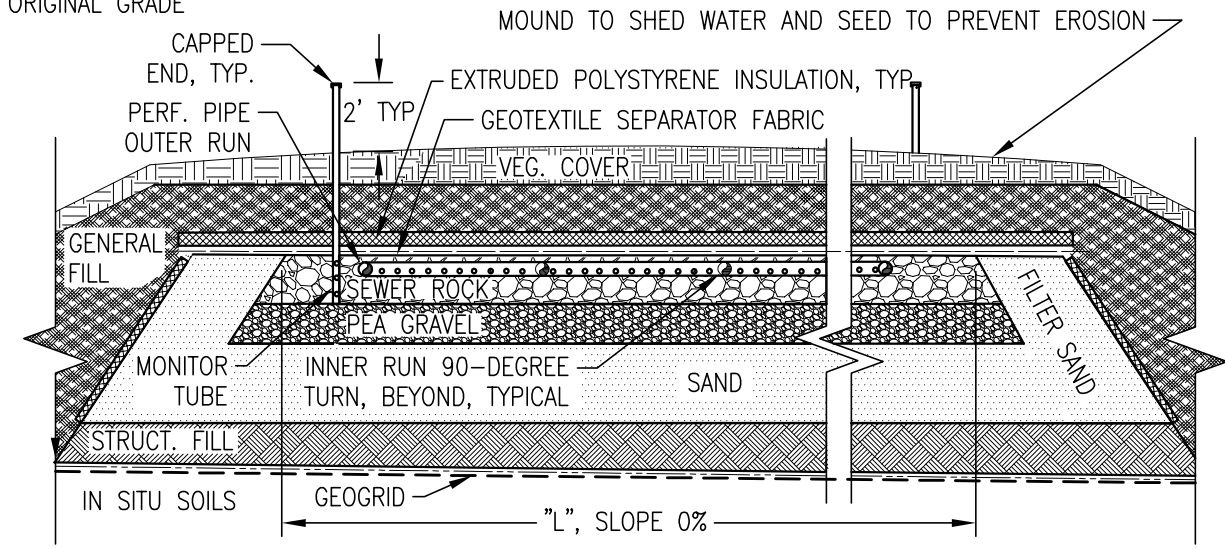
SHEET
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1 WASTEWATER SYSTEM – SECTION
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HEAT TRACE: SHALL MEET ASTM C578 TYPE IV, 25PSI MIN, REF ADEC SPEC.

INSULATION: SHALL MEET ASTM C578 TYPE IV, 25PSI MIN, REF ADEC SPEC.

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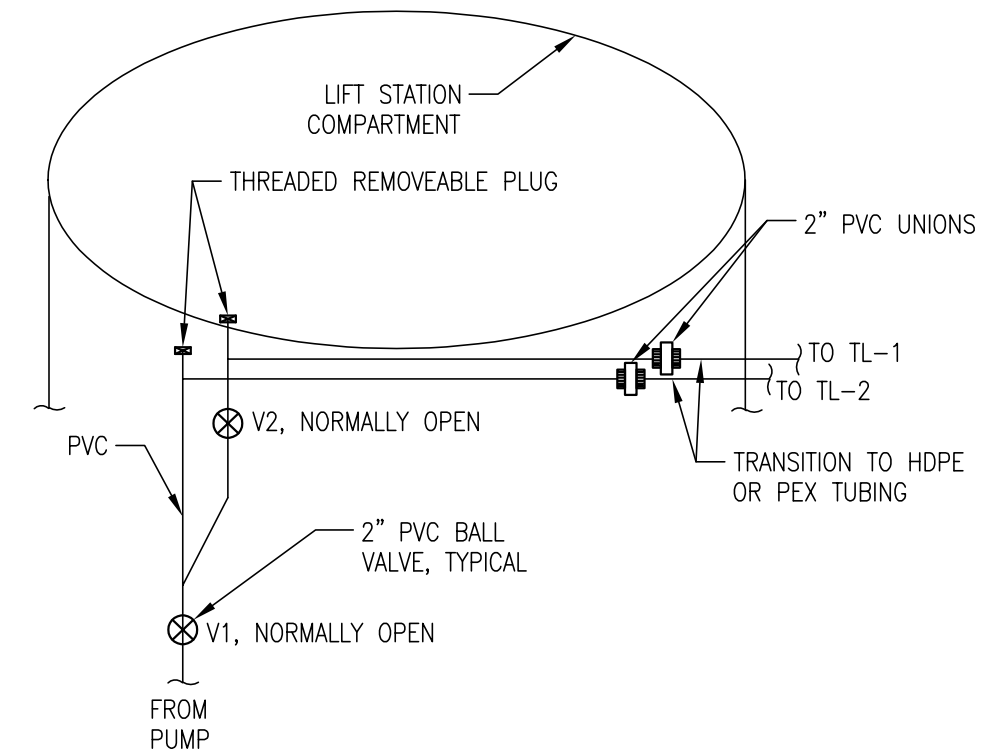
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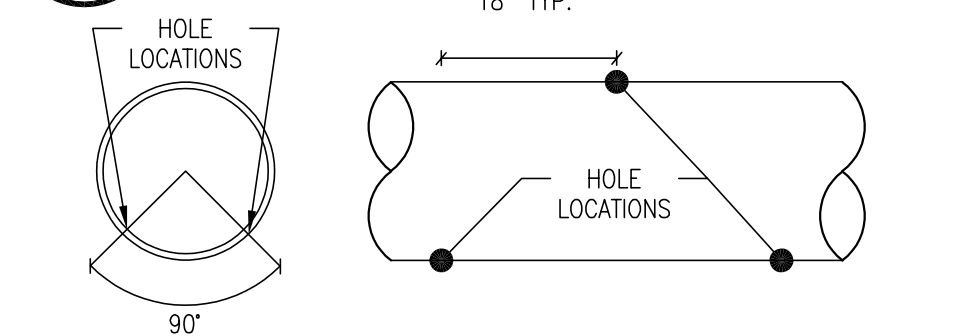
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1 LIFT STATION PIPING - SCHEMATIC

C3 NTS



2 PERF. PIPE - DETAIL

C3 NTS

