

Saint Patrick's Subdivision  
A Valdez Plan Unit Development

A cooperative project of  
Harris Sand and Gravel  
and  
Barnett Builders

Completed by:  
Allen Minish PE PLS  
Wrangell Mountain Technical Services  
PO Box 118  
Chitina, AK 99566  
907-259-2280

November 27, 2021

## **The Vision**

Saint Patrick's Subdivision, a proposed 14 acres mix residential development within Valdez, Alaska. The site of Saint Patrick's Subdivision is originally Tract P of Port Valdez Subdivision. This is a traditional subdivision design intended to create affordable housing in a city that needs additional housing.



The vision is to create four types of housing: triplex, duplex, zero lot-line, and single-family of mixed affordability.

The Subdivision will be developed in Phases.

Phase One is the construction of two Triplexes on the Triplex Lots of Block 1. These are five lots facing West Egan. These Lots already have water and sewer service stub over to the Lots.

Phase Two is the construction of the Water, Sewer, Storm Drain and Streets of the interior Blocks.

Phase Three is the construction of triplex, duplexes; zero lot-line homes and single-family homes as buyers/investors come forward.

## **The Development**

**Block 1** will be the Triplex Lots. The Triplex Lots vary in size, 0.390 to 0.825 acres. Each is size to accommodate the Structure, the Parking Requirements and On-site Snow Storage.

The Triplex Plan is One, Two and/or Three Bedroom Units ranging in size from the smallest of 1000 sf to the largest of 3000 sf units.

The type and size of each Triplex will be determined by the buyer. Below are a few examples:



Mixed Two- and Three-Bedroom Units



Three-Bedroom Units



One-Bedroom Units

See Exhibits C, D and E for proposed building setbacks and rough footprints.

**Block 2** will be Zero Lot Line Housing. These will be smaller foot print homes for the smaller lots.

The sizes will be 1250 sf to +3500 sf per house. Width of houses will be limited to a maximum of 35 feet per house. See Attachment F for proposed layout.



Two- or Three-Bedroom Houses



Three-Bedroom with Garage



Three-Bedroom with Garage



**Blocks 3, 4, 5 and 6** will be mixed housing with single family homes to be predominate but certain lots could be zero lot lines or duplex lots.

The lots sizes range from 8800 square feet to the 15309 square feet to accommodate buyer desires in a home size. The larger lots could be single family or duplex lots. There is one lot at 8123 square feet that will be limited on what single family structure can be placed on it or it could be part of a zero-lot line. Corner lots may have access to either street or both streets as needed or desired by the buyers except on Whalen no residential access directly to Whalen.

The rear of Lots 4, 5 and 6 of Block 6 and the Tract 1 have buried debris and a permanent building setback is noted on the plat.

See Attachments H, I AND J for proposed Single Family, Duplex and Zero Lot Line Layout.



## **General Landscaping and Grading**

The original Tract P contours are shown in Exhibit A. In 2020 and 2021 excavation have taken place that has reworked the entire tract. The intent is to import fill from Mineral Creek to raise the entire site 2 to as much as 6 feet to accommodate the proposed sewer and storm drain systems. Final contour will not be known until the engineering of Whalen Avenue Improvements are known then the sewer, water and storm drain systems can be designed. Once that is in place that will dictate the amount of fill required to ensure proper slopes and cover are met. The intent is to have all streets, sewers and storm drains drain toward Whalen Avenue. All structures will be raised so as to provide adequate drainage away from the structure.

There is no plan on installing any perimeter fencing around the entire site. The installation of fencing will be at the discretion of each homeowner.

Grass and Trees and any other landscaping will be at the discretion of each homeowner. This provides them the opportunity to create their own sense of style.

## **Utilities and Roads**

The development of the infrastructure will be contingent on the water and sewer main extensions on Whalen Drive. The city is planning on a new well to be located across Whalen Drive on the school property. The new well will be connected with a new water main to the water storage tank located on Meals Hill.

Water Main, Sewer Main and Storm Drain systems will be installed. Each of these will average approximately 2000 feet each. The actual sizing, location and depth cannot be determined until the improvements on Whalen Avenue are finalized or to be finalized at the same time.

Ten feet public utility easements will be along the road frontage to accommodate communication, electrical and street lighting. Actual size and location of each of these will be determined by the utility and as for street lighting by the design engineers during the street design.

Approximately 43,000 feet of paved road will be provided.

The intersection of Whalen Drive and West Egan Drive will be improved by adding 607 square feet to Whalen Drive to aid in intersection sight distance.

Lots on West Egan Drive have sewer and water and communication already.

See Exhibit B for proposed Water, Sewer and Storm Drain Locations.

## **Snow Storage and Snow in General**

Two large snow lots located at the corners of St. Teresa totaling over 58,000 square feet exceeds the required snow storage by 15,000 square feet.

Each lot is designed with on-site snow storage to the sides of the driveways.

The plan is to keep each building smaller than the building setbacks as a means to prevent shedding snow from impacting the neighboring lot.

## **Design**

The desired plan for the developers is to have the PUD approved, have the Subdivision approved so that work can start on the Triplex Lots this spring. This allows for the developers to generate some income to offset the development. This winter the water, sewer, storm drain and street designs will be accomplished with submittal to ADEC and the City for their approval. The designs will follow the City of Valdez Standard Specifications and Details. City require that the design of the infrastructure be accomplish before approval of the final subdivision it is requested this be waved since that would delay this project for a year.

2022 Approved PUD #2021-001

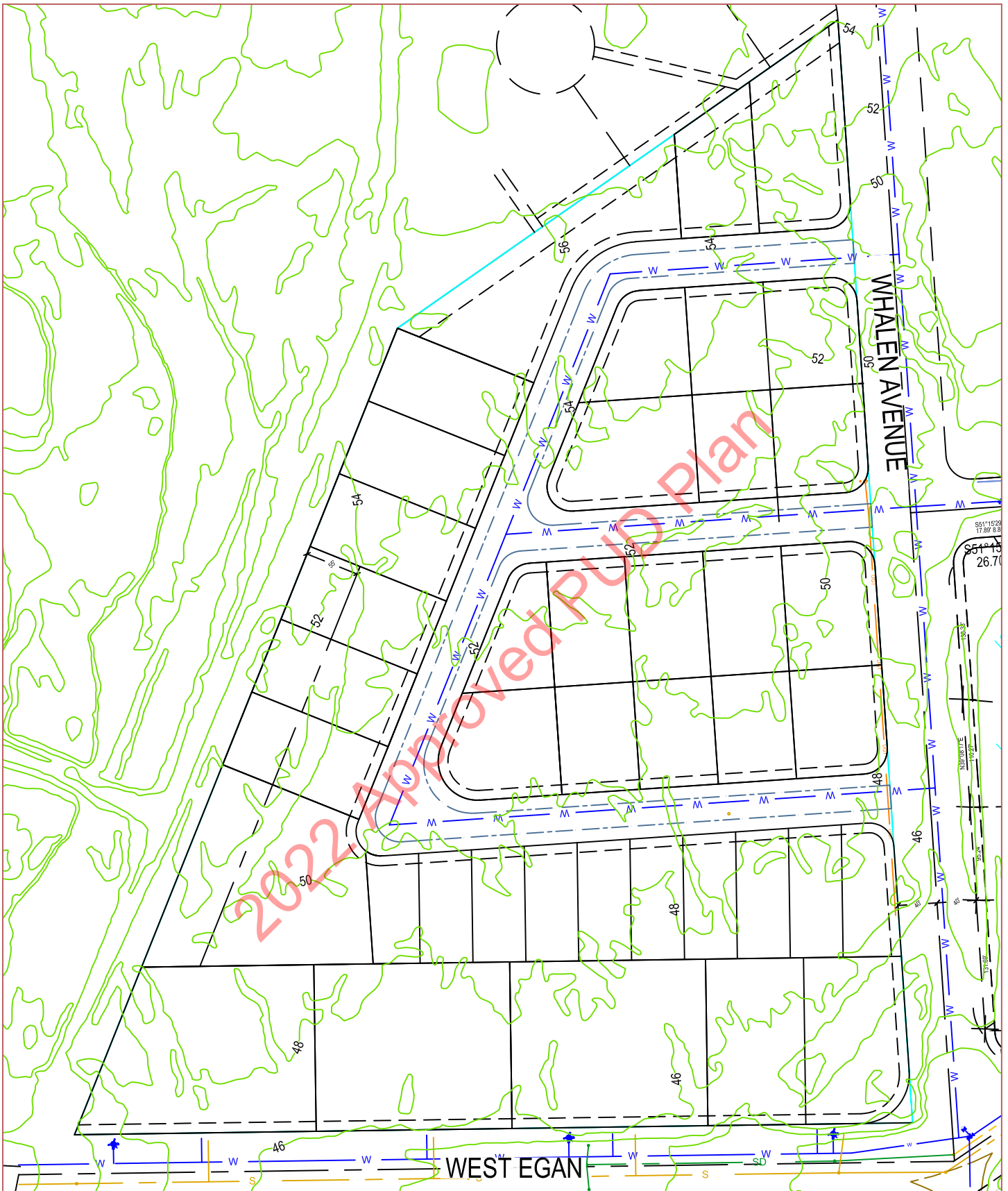
## **Topography**

As stated in the General Landscaping the final subdivision topography will be dictated by the improvements on Whalen Avenue. The intent is for all street, sewers and storm drains will be flowing toward Whalen Avenue. Each lot will then be raised to ensure adequate drainage away from the houses in all directions. Slope backyards will drain toward storm drains or other adequate spaces that will not impact others or the environment.

See Attachment A for 2019 Topography.

2022 Approved PUD Plan





## EXHIBIT A

LEGAL DESCRIPTION:

SAINT PATRICKS SUBDIVISION  
2019 TOPOGRAPHIC

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

PREPARED FOR:

HSG - BARNETT

DATE: 11/22/21

JOB#: 21004

DRAWN: MINISH

DRAWING #:  
VALDEZ WEST OF HAZELET

CHECK: MINISH

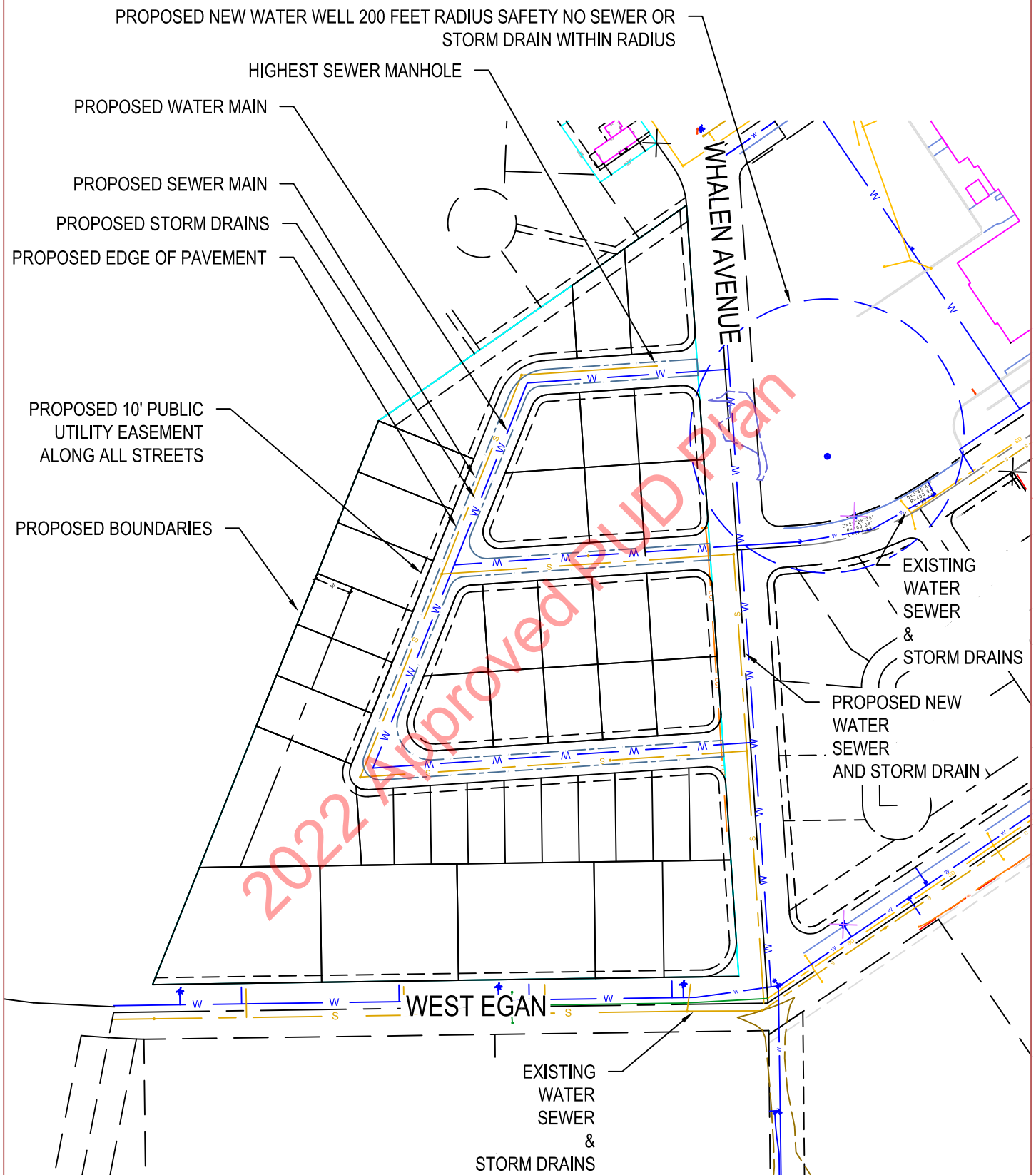
SCALE: N.T.S.

SHEET: 1 OF 1

REV#:  
0

Wrangell Mountain Technical Services

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280



## EXHIBIT B

**Wrangell Mountain Technical Services**

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

LEGAL DESCRIPTION:

SAINT PATRICKS SUBDIVISION  
UTILITIES

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

PREPARED FOR:

HSG - BARNETT

DATE: 11/22/21

JOB#: 21004

DRAWN: MINISH

DRAWING #: VALDEZ WEST OF HAZELET

CHECK: MINISH

SCALE: 1" = 200'

SHEET: 1 OF 1

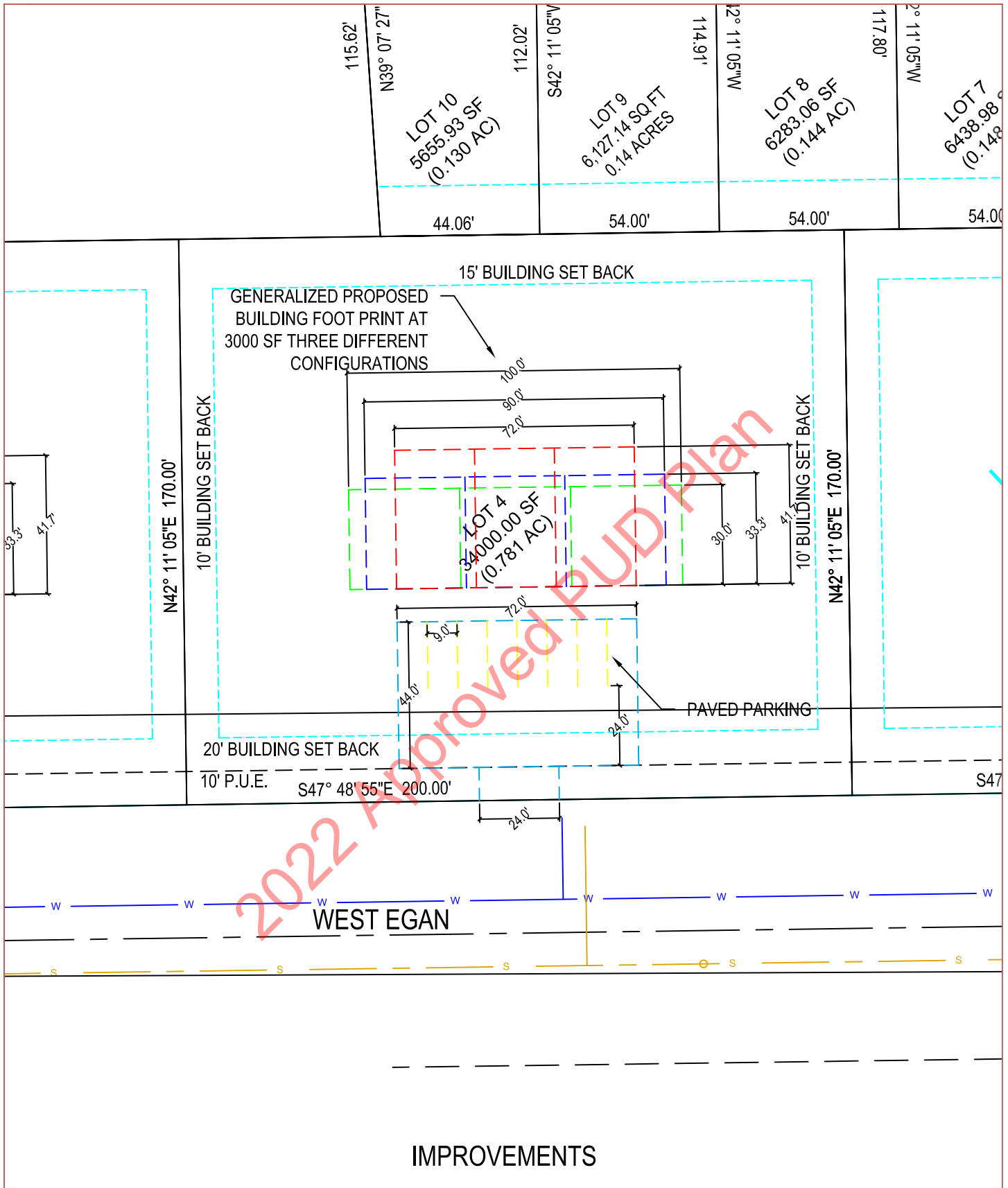
REV#: 0

[illegible]

## EXHIBIT C

REV#: 0

**Wrangell Mountain Technical Services**  
P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280



## EXHIBIT D

LEGAL DESCRIPTION:

BLOCK 1 LOTS 3 & 4 (LOT 4 SHOWN)  
SAINT PATRICKS SUBDIVISION

Wrangell Mountain Technical Services

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

DATE: 11/22/21

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 40'

PREPARED FOR:

HSG - BARNETT

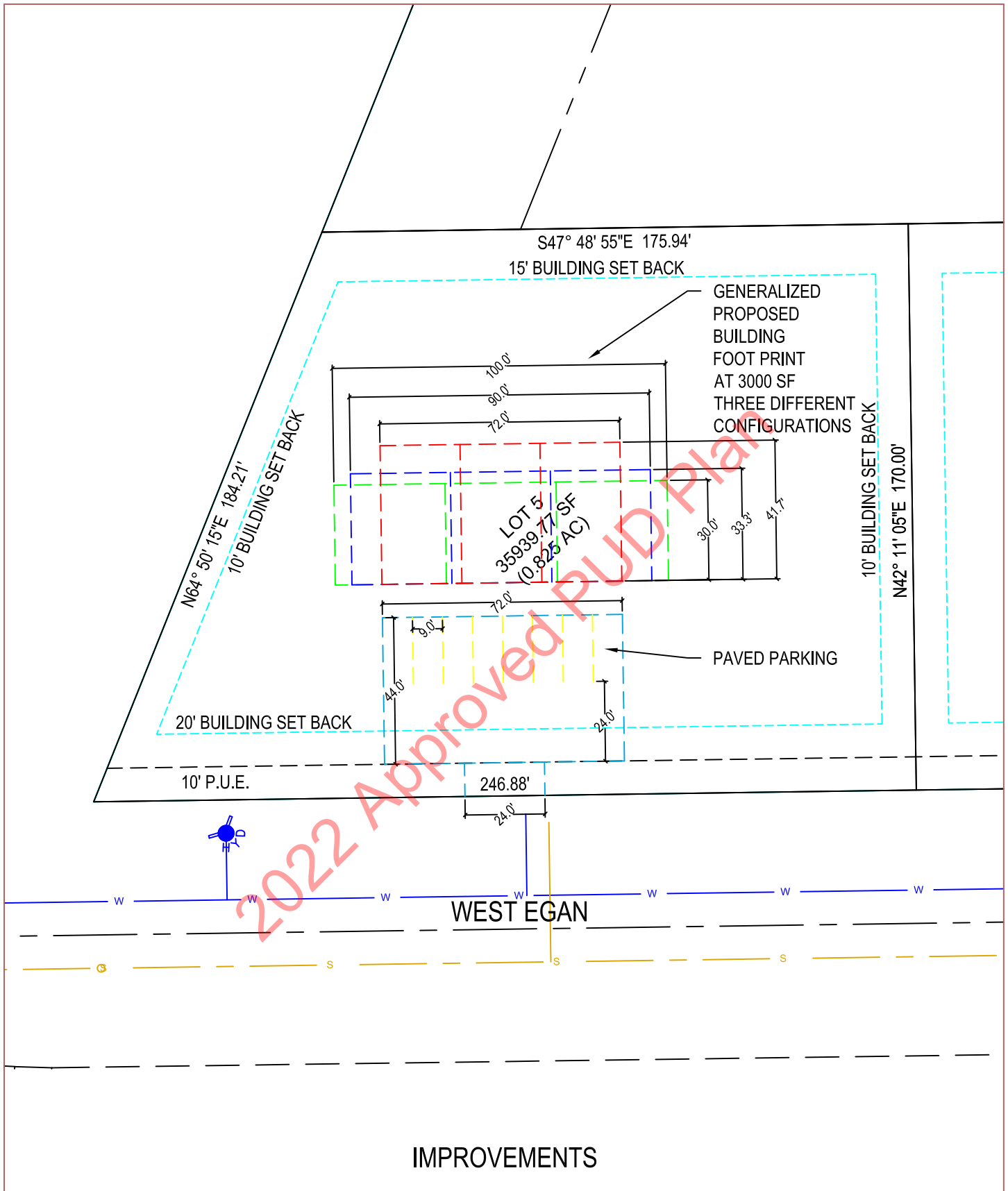
JOB#: 21004

DRAWING #:

VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

REV#: 0



## IMPROVEMENTS

### EXHIBIT E

Wrangell Mountain Technical Services

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

LEGAL DESCRIPTION:

BLOCK 1 LOT 5  
SAINT PATRICKS SUBDIVISION

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

DATE: 11/22/21

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 40'

PREPARED FOR:

HSG - BARNETT

JOB#: 21004

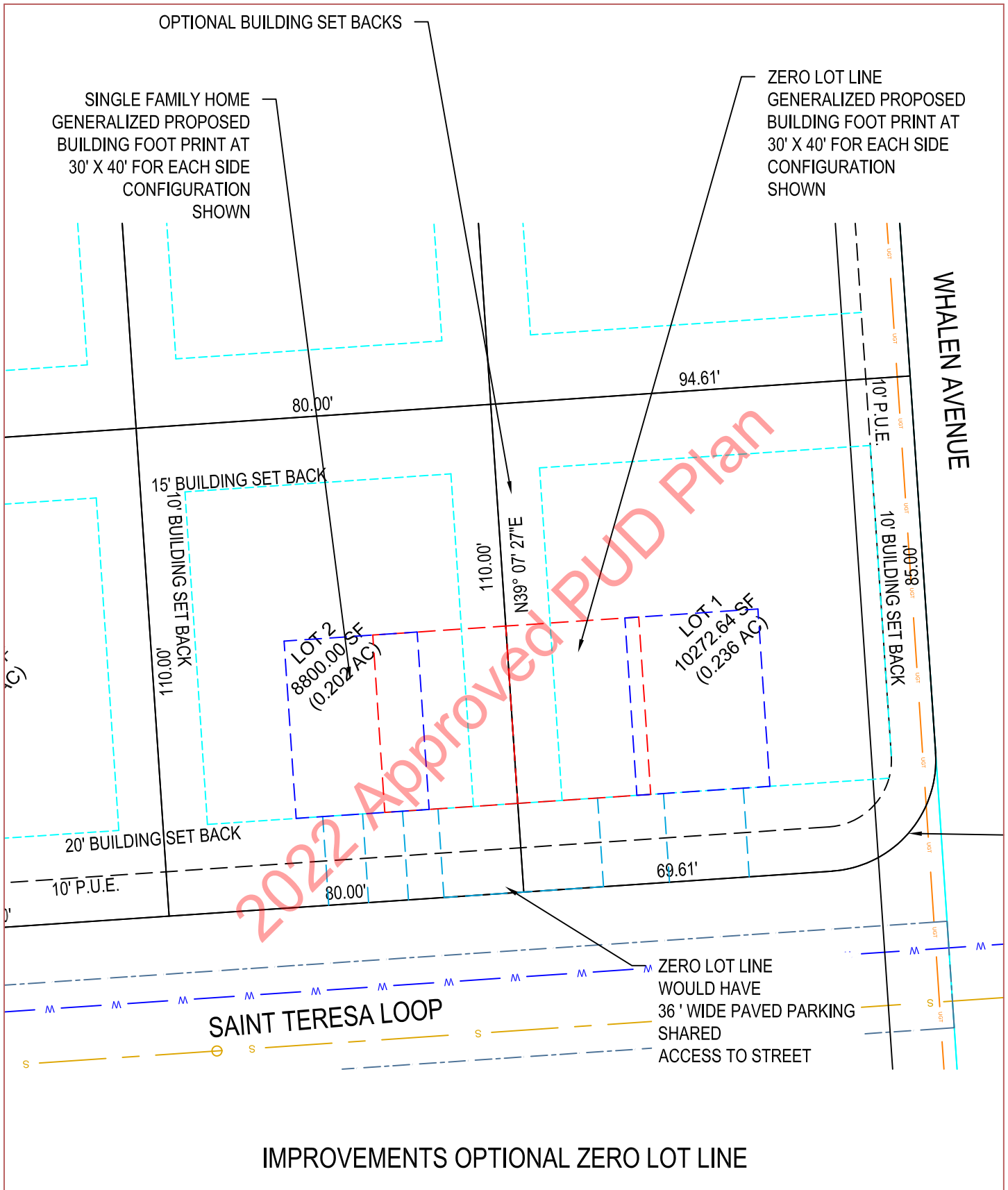
DRAWING #:  
VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

REV#: 0







IMPROVEMENTS OPTIONAL ZERO LOT LINE

EXHIBIT G

Wrangell Mountain Technical Services  
P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

LEGAL DESCRIPTION:

BLOCK 3 LOTS 1 AND 2  
SAINT PATRICKS SUBDIVISION

STREET ADDRESS:

SAINT TERESA LOOP, VALDEZ ALASKA

DATE: 11/22/21

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 40'

PREPARED FOR:

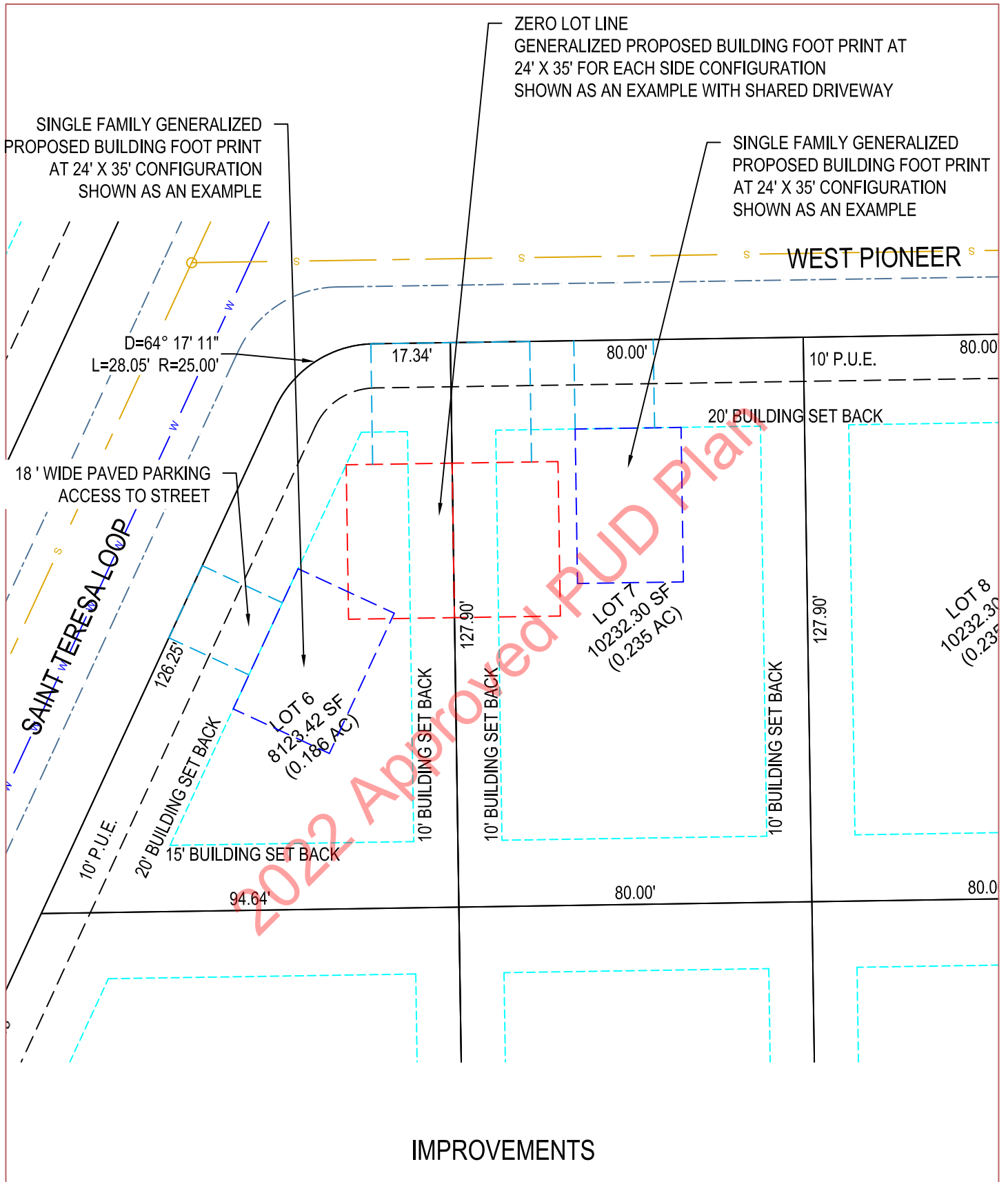
HSG - BARNETT

JOB#: 21004

DRAWING #:  
VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

REV#: 0



## EXHIBIT H

LEGAL DESCRIPTION:

BLOCK 3 LOTS 6 AND 7  
SAINT PATRICKS SUBDIVISION

STREET ADDRESS:

SAINT TERESA LOOP, VALDEZ ALASKA

PREPARED FOR:

HSG - BARNETT

Wrangell Mountain Technical Services

P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

DATE: 11/22/21

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 30'

JOB#: 21004

DRAWING #:  
VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

REV#: 0

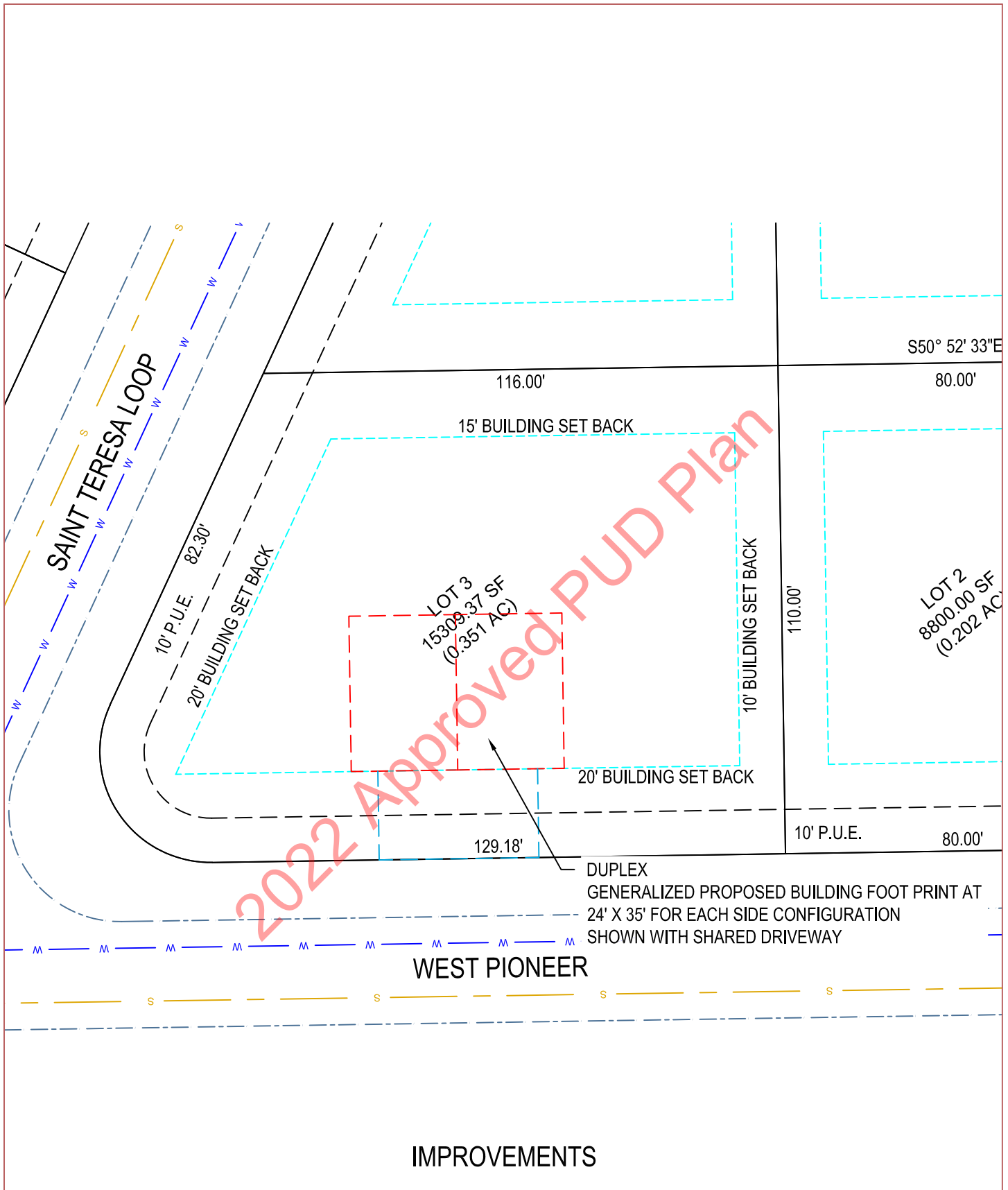
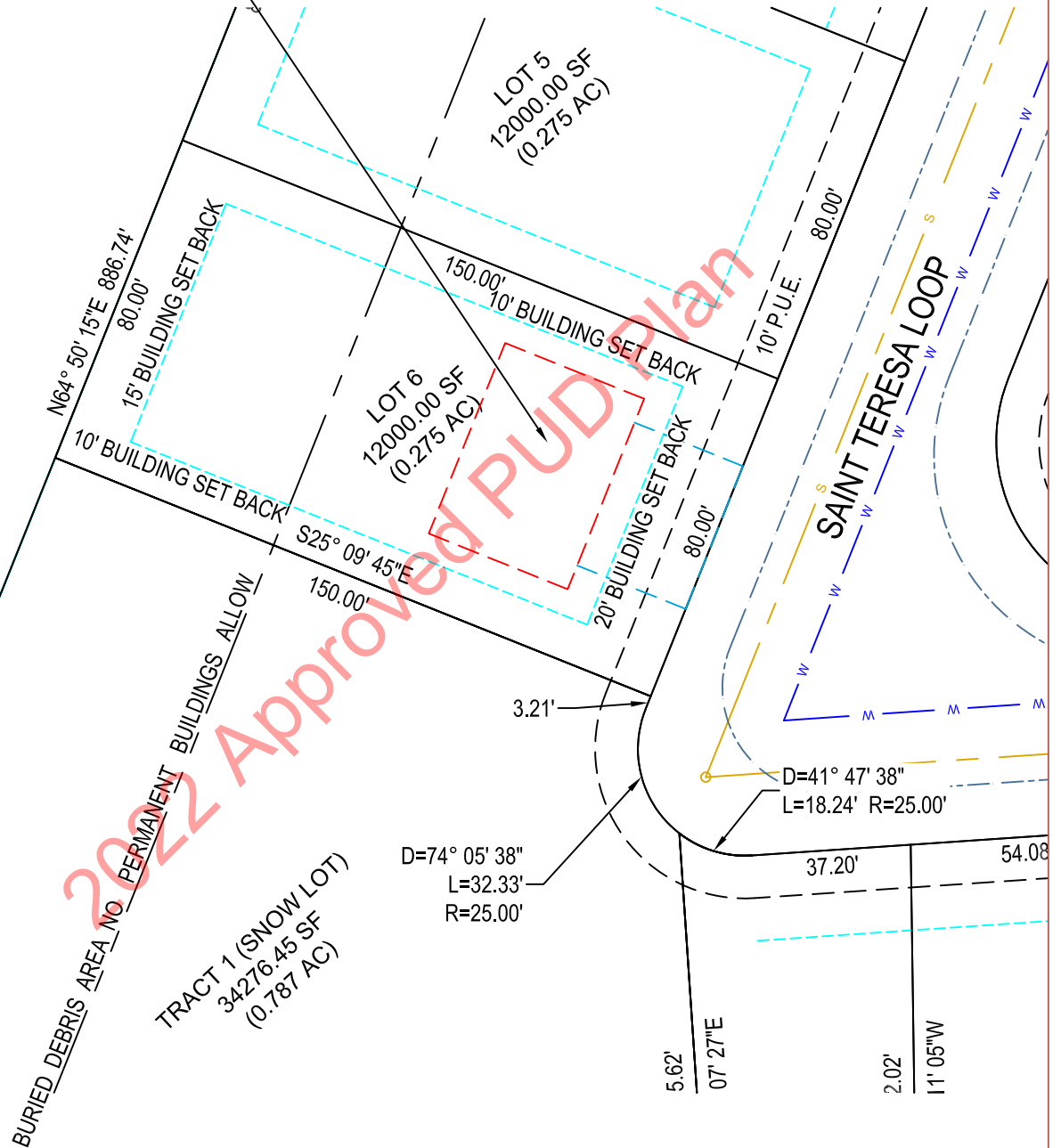


EXHIBIT I		Wrangell Mountain Technical Services			
LEGAL DESCRIPTION:		P.O.BOX 118, CHITINA, ALASKA 99566			
BLOCK 4 LOT 3 SAINT PATRICKS SUBDIVISION		(907) 823-2280			
STREET ADDRESS:		DATE:	DRAWN:	CHECK:	SCALE:
SAINT TERESA LOOP, VALDEZ ALASKA		11/22/21	MINISH	MINISH	1" = 30'
PREPARED FOR:		JOB#:	DRAWING #:	REV#:	
HSG - BARNETT		21004	VALDEZ WEST OF HAZELET	SHEET: 1 OF 1	

GENERALIZED PROPOSED  
BUILDING FOOT PRINT AT  
35x48 FEET CONFIGURATION



## IMPROVEMENTS

### EXHIBIT J

Wrangell Mountain Technical Services

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

LEGAL DESCRIPTION:

BLOCK 6 LOT 6  
SAINT PATRICKS SUBDIVISION

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

PREPARED FOR:

HSG - BARNETT

DATE: 11/22/21

JOB#: 21004

DRAWN: MINISH

CHECK: MINISH

DRAWING #:

VALDEZ WEST OF HAZELET

SCALE: 1" = 40'

SHEET: 1 OF 1

REV#: 0

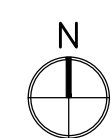
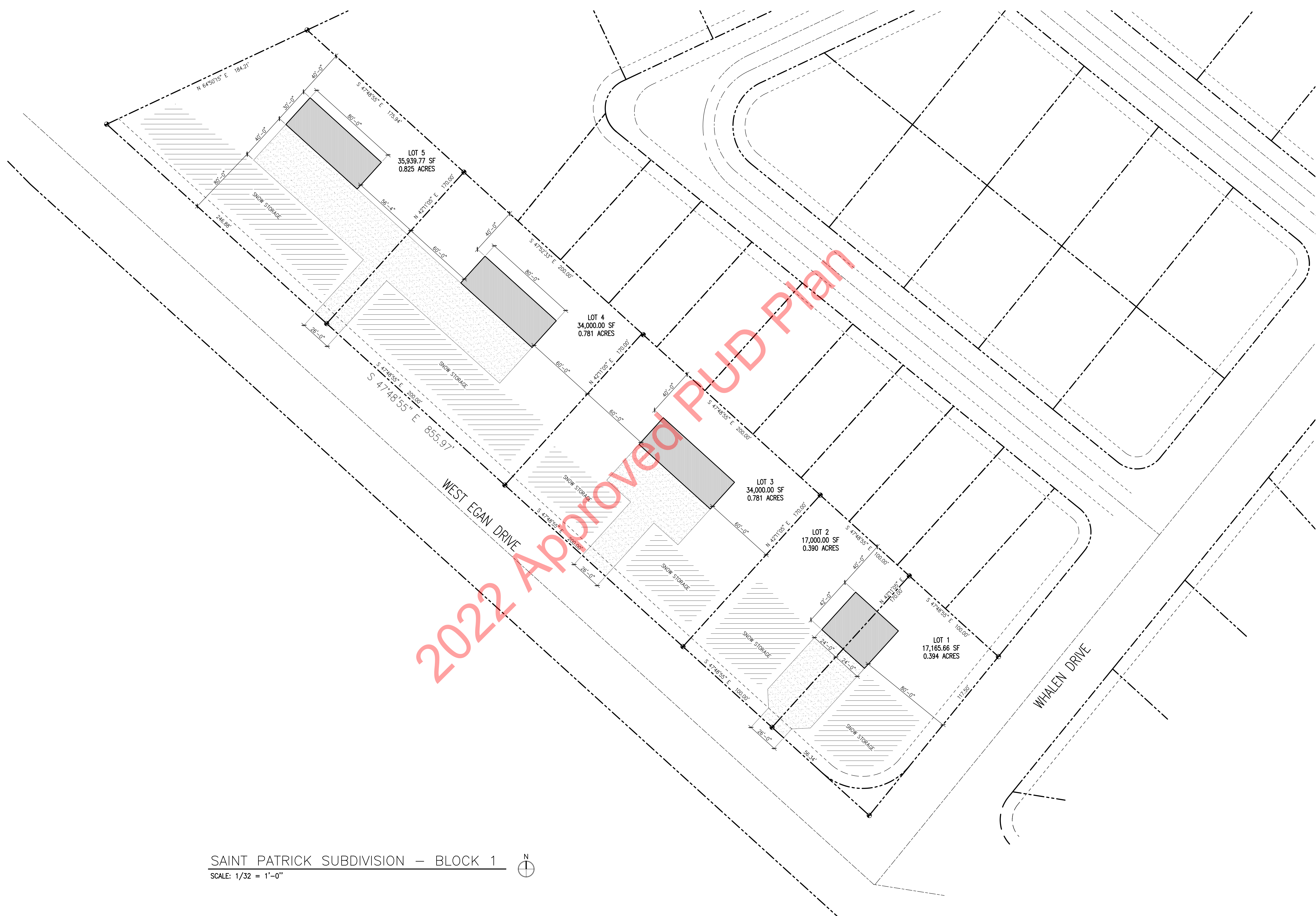


Table 1

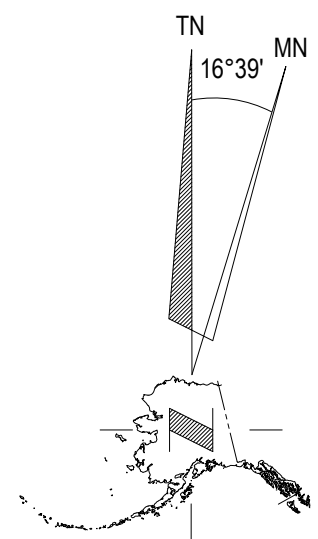
Block	Lot	Lot Size	Dwelling Type	Maximum	Dwelling Units		Lot Coverage		Parking & Driveways	Floor Area		Open Space	Open Area :ity (Dwelling Units per		
		(Square Feet)		Height	Minimum	Maximum	Minimum	Maximum	Maximum (SF)	Minimum	Maximum	(Square Feet)	Minimum	Minimum	Maximum
1	1	17,166	Duplex/Triplex	35	2	3	2,000	6,866	1,536			8,763	8,763	5.08	7.61
	2	17,000	Duplex/Triplex	35	2	3	2,000	6,800	1,536			8,664	8,664		
	3	34,000	Duplex/Triplex	35	2	3	2,000	13,600	1,536			18,864	18,864		
	4	34,000	Duplex/Triplex	35	2	3	2,000	13,600	1,536			18,864	18,864		
	5	35,940	Duplex/Triplex	35	2	3	2,000	14,376	1,536			20,028	20,028		
2	1	7,488	Zero Lot Line	35	1	1	1,200	2,621	500			4,367	4,367	5.82	5.82
	2	7,219	Zero Lot Line	35	1	1	1,200	2,526	500			4,192	4,192		
	3	7,063	Zero Lot Line	35	1	1	1,200	2,472	500			4,091	4,091		
	4	6,907	Zero Lot Line	35	1	1	1,200	2,417	500			3,989	3,989		
	5	6,751	Zero Lot Line	35	1	1	1,200	2,363	500			3,888	3,888		
	6	6,595	Zero Lot Line	35	1	1	1,200	2,308	500			3,787	3,787		
	7	6,439	Zero Lot Line	35	1	1	1,200	2,254	500			3,685	3,685		
	8	6,283	Zero Lot Line	35	1	1	1,200	2,199	500			3,584	3,584		
	9	6,127	Zero Lot Line	35	1	1	1,200	2,144	500			3,483	3,483		
	10	5,656	Zero Lot Line	35	1	1	1,200	1,980	500			3,176	3,176		
3	1	10,273	Varies*	35	1	2	1,000	3,595	500			6,177	6,177	4.24	8.48
	2	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	3	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	4	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	5	12,960	Varies*	35	1	2	1,000	4,536	500			7,924	7,924		
	6	8,123	Varies*	35	1	2	1,000	2,843	500			4,780	4,780		
	7	10,232	Varies*	35	1	2	1,000	3,581	500			6,151	6,151		
	8	10,232	Varies*	35	1	2	1,000	3,581	500			6,151	6,151		
	9	10,232	Varies*	35	1	2	1,000	3,581	500			6,151	6,151		
	10	11,966	Varies*	35	1	2	1,000	4,188	500			7,278	7,278		
4	1	10,273	Varies*	35	1	2	1,000	3,595	500			6,177	6,177	4.24	8.48
	2	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	3	15,309	Varies*	35	1	2	1,000	5,358	500			9,451	9,451		
	4	9,804	Varies*	35	1	2	1,000	3,431	500			5,873	5,873		
	5	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	6	10,273	Varies*	35	1	2	1,000	3,595	500			6,177	6,177		
5	1	17,215	Varies*	35	1	2	1,000	6,025	500			10,690	10,690	4.24	8.48
	2	10,457	Varies*	35	1	2	1,000	3,660	500			6,297	6,297		
6	1	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300	4.24	8.48
	2	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	3	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	4	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	5	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	6	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
Tract 1		34,276	Snow Storage				0	0				34,276	34,276		
Tract 2		24,120	Snow Storage				0	0				24,120	24,120		

\* Block 3, 4, 5 and 6 may have zero-lot line, duplex or single family

Net Acreage	12.08	Net Density	3.11	5.16		
Gross Acreage	14.14	Gross Density	3.11	4.95	27.7%	193.9%



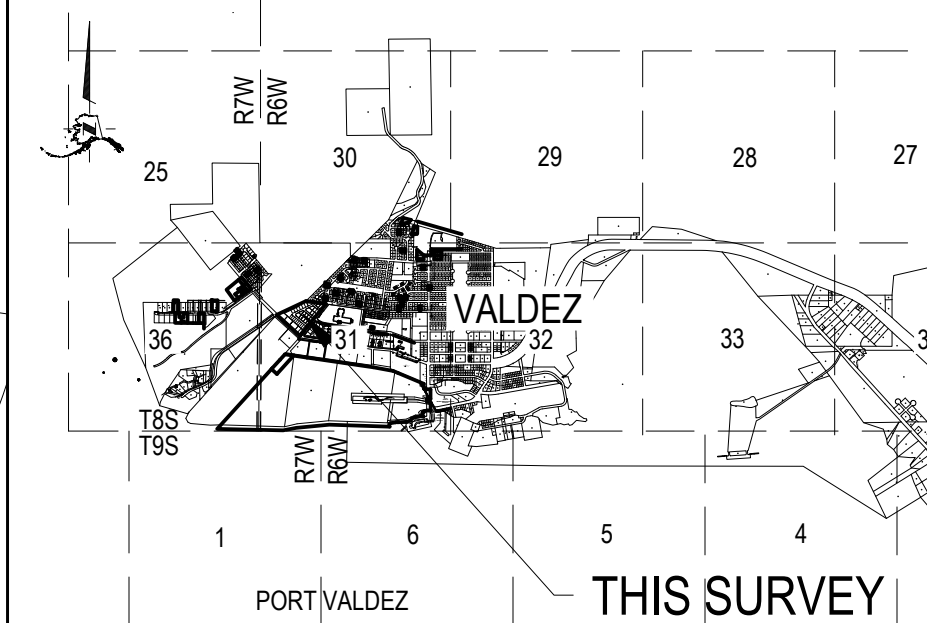




MAGNETIC DECLINATION  
4/12/2021 PER NGDC.NOAA.GOV  
16°39' ±0°28' CHANGING BY  
0°14' WEST PER YEAR

#### NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: 77-1 VALDEZ R.D.
4. REF. FIELD BOOK: 20-01 & 21-01.
5. TOTAL STREET AREA 43,016 SF.
6. BLOCK 1 IS ACCESSIBLE FROM WEST EGAN.
7. BLOCKS 2 THROUGH 6 ARE TO ACCESS INTERIOR SUBDIVISION STREETS. NO DRIVEWAYS PERMITTED TO WHALEN DRIVE.



#### VICINITY MAP

SCALE: 1" = 1 MILE

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF ST. PATRICK SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

WILLIAM P. HARRIS  
PO BOX 1127  
VALDEZ, AK 99686  
907-831-0287

DATE

#### NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF

BY: , PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES:

#### TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO CERTIFY THAT AS CITY-OWNED LAND, THE REAL PROPERTIES AND INTERESTS INCLUDED IN THIS PLAT ARE EXEMPT FROM MUNICIPAL REAL PROPERTY TAXES.

SHERI PIERCE, MMC, CITY CLERK  
CITY OF VALDEZ, ALASKA

DATE

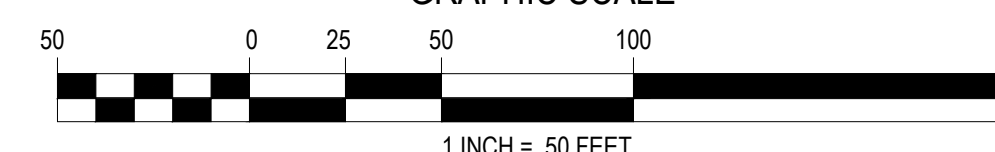
#### PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

JESS GONDEK  
CHAIR OF THE PLANNING AND ZONING COMMISSION  
CITY OF VALDEZ, ALASKA

DATE

#### GRAPHIC SCALE

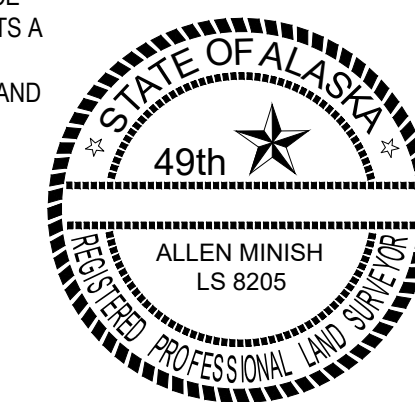


#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: REGISTRATION NO. 8205 S

ALLEN MINISH  
REGISTERED LAND SURVEYOR



SURVEYOR:  
WRANGELL MOUNTAIN TECHNICAL SERVICES  
PO BOX 118, CHITINA, AK 99566 (907) 823-2280

A PLAT OF  
ST. PATRICK SUBDIVISION

CREATING LOTS 1-8 OF BLOCK 1; LOTS 1-12 OF BLOCK 2; LOTS 1-10 OF BLOCK 3; LOTS 1-6 OF BLOCK 4; LOTS 1 AND 2, BLOCK 5; LOTS 1-6 OF BLOCK 6; AND TRACTS 1 AND 2

A RE-PLAT OF  
TRACT P PORT VALDEZ SUBDIVISION PER PLAT 77-1  
LOCATED WITHIN SURVEYED  
SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST  
COPPER RIVER MERIDIAN, ALASKA  
CONTAINING ±615,368.58 Sq. Ft. (±14.127 ACRES)  
VALDEZ RECORDING DISTRICT, ALASKA

DRAWN BY: ADM  
DATE: 11/22/21

DATE OF SURVEY:  
START: 2019 END: 2022

WMTS PROJECT #  
21004

CHECKED BY: ADM  
DATE: 11/22/21

SCALE: 1" = 50'

DRAWING NAME:  
VALDEZ WEST OF HAZLETT

#### LEGEND

- FOUND PRIMARY GLO/BLM MONUMENT
- FOUND SECONDARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
- FOUND REBAR
- SET PRIMARY MONUMENT SURVEY CONTROL
- SUBDIVISION BOUNDARY
- SUBDIVISION BOUNDARY MEANDER LINES
- OTHER BOUNDARIES
- SECTION LINES
- EASEMENT