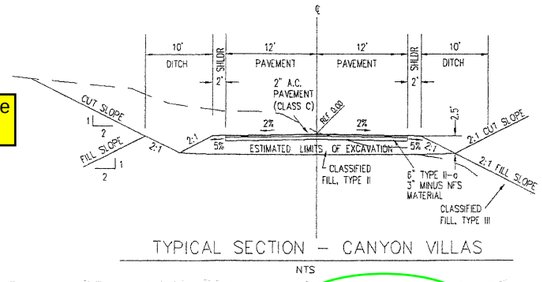
Existing and possible trail easements and comment boxes were added to the Lantech Concept Plan by CPAC.

LEGEND

- SEPTIC SYSTEM (5'x50' Drain Pipes ea.)
- TEST PIT (See Soils Report by Anderson Eng.)
- SURFACE DRAINAGE ARROWS
- PROPOSED BUILDING SITE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED WATERLINE
- PROPOSED DRIVEWAY LOCATION
- 30+00 ROAD STATION (REFER TO PROPOSED ROAD PROFILE)



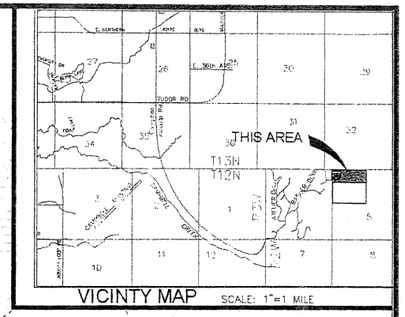
TYPICAL SECTION – CANYON VILLAS

NTS

Existing trail to the Dome across military property

MILITARY RESERVATION

North Fork Campbell Creek



Possible trail easement to Chugach State Park from existing trail easement (alignment would be identified by MOA Trails Coordinator)

Possible public easement (for future pedestrian, bicycle, and vehicular access) to Chugach State Park from the existing right-of-way (alignment would be identified by MOA Trails Coordinator with MOA Traffic Engineer)

CHUGACH STATE PARK

Possible trail easement to Chugach State Park from existing trail easement (alignment would be identified by MOA Trails Coordinator)

Development east of the line is pending a hearing regarding a requested variance to AMC 21.40.115.F.3, which prohibits construction within 100 feet of stream, lake, or other permanent body of water.

Existing trail easement to Near Point

Tract A1

Lot 20

Near Point Knoll Subdivision

Lot 19

Lot 18A

Dome Creek Trail

Open Space Tract A 146,437 sq.ft. 3.36 acres

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

10' Pedestrian Access Easement

10' Pedestrian Access Easement

Shivalik Drive

Drive

Aleina's Mountain Way

Lot 6

200' Well Radius

Lot 17B

Lot 16

Lot 15

Tract B1

33' Section Line Easement

33' Section Line Easement

Tract B
2,021,348 sq. ft.
46.40 acres

100' Stream Setback Line

NEW TRACT B-2
AREA 26.3 ACRES

NEW TRACT B-1
AREA 20.1 ACRES

Wetlands

Wetlands

Well House

PROPOSED 200' Well Radius

20' Trail Easement

Blue Avalanche Zone

Red Avalanche Zone

Tract C
4,492,786 sq. ft.
103.14 acres

HAMMERHEAD EMER. VEHICLE TURNAROUND

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

18+00 24+00 26+00 28+00 30+00 32+00 34+00

NOTES

1. The homes will be conventional wood frame structures, with a minimum size of 2,100 S.F.. All houses will have garages that accommodate 2–3 cars. The roads and water utilities will be constructed in the first "phase", which will be completed in one year. Then, the home building construction will occur over the next two to three years, depending on the housing market. Each house site/plan will be administratively approved for construction by the appropriate departments of the Municipality of Anchorage.

2. 13 unit's (houses) will be constructed. The building types will be based on the architectural design concepts submitted with this application. The building layouts and configurations on the building pods will not be determined until actual construction and plat plan approval.

3. NEW TRACT B-1 CONFIGURATION:
AREA 20.1 ACRES
AVG SLOPE=24.8%

IMPERVIOUS SURFACE COVERAGE: 3.15 ACRES CALCULATED (MIN 2.8 ACRES)
BUILDING COVERAGE: 1.2% CALCULATED (MAX 1.6%)

4. Total Gross Area of the Development: 873,687 sq.ft. (20.1 acres)
Required Common Open Space: 262,106 sq.ft (6.01 acres)
Private Open Space 31,452 sq.ft. to 131,054 sq.ft.
(12% to 50% of Required Common Open Space)

At maximum planned "build out" of 15 homes, it is assumed that each unit will have between 2,097 sq.ft. and 8,737 sq.ft. of private open space. During the last phase of building construction, the private open space will be adjusted to ensure that the required total amount has been satisfied.

5. Tract B-2 is to be dedicated to open space of this subdivision, and shall retain the natural vegetation.

6. This development plan is designed as a final layout, and it has enough specifics to allow approval of road and building locations, and a broad range of house styles. The final building density (total number of buildings) will not increase. The final building plans will be in conformance with this design, and will receive approval from the Home Owners Associations Architectural Control Committee before submittal to the Municipality of Anchorage Building Permit Section. Any plans which are a major variation from the styles included as a part of this PUD application require the Architectural Control Committee's approval prior to submittal to the Department, and require approval by the Planning Director.

7. During all phases of construction, as much of the existing, native vegetation will be retained as possible. Before construction of the roads and water utilities begins, Municipal of Anchorage Planning Department personnel will "flag" vegetation to be retained. A post construction site visit will be conducted to ensure compliance.

8. The road and water utility construction will be completed, in their entirety, during the first phase. This is to minimize construction traffic into and out of the subdivision in future phases.

9. The current zoning of the site is R-10.

10. The driveway locations shown are approximate. The final driveways will be as shown on the final approved building plot plans.

11. Every building constructed in this development will be in compliance with the height and separation specifications of the Municipality of Anchorage Title 21 (A.M.C. 21.50.130c.5.d).

12. Each individual residence will provide required parking on-site, either in garage and/or on driveway. Any required parking that is provided that is not in a garage will provide electrical outlets for vehicles.

13. Electric and all other "shallow" utilities (i.e. phone and cable services) will be placed underground.

14. Stream locations will be mapped in Spring 2006, and all jurisdictional stream setbacks and building restrictions will be followed.

Site Legal Description:

Tract B, Campbell Canyon Subdivision, Plat 2005-188, Anchorage Recording District, Alaska

Canyon Villas - Concept Plan

Planned Unit Development

Date: 4/4/2006

SCALE: 1" = 100'

Drawn by: CB / TH

lantech
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