

CIVIL CONCEPT PLAN FOR SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH
HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22
NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY.
ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE
RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER:

BY: _____ DATE: _____

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

WATER SERVICES DIRECTOR

BY: _____ DATE: _____

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE
CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS
HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY
REVIEW AND APPROVAL.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

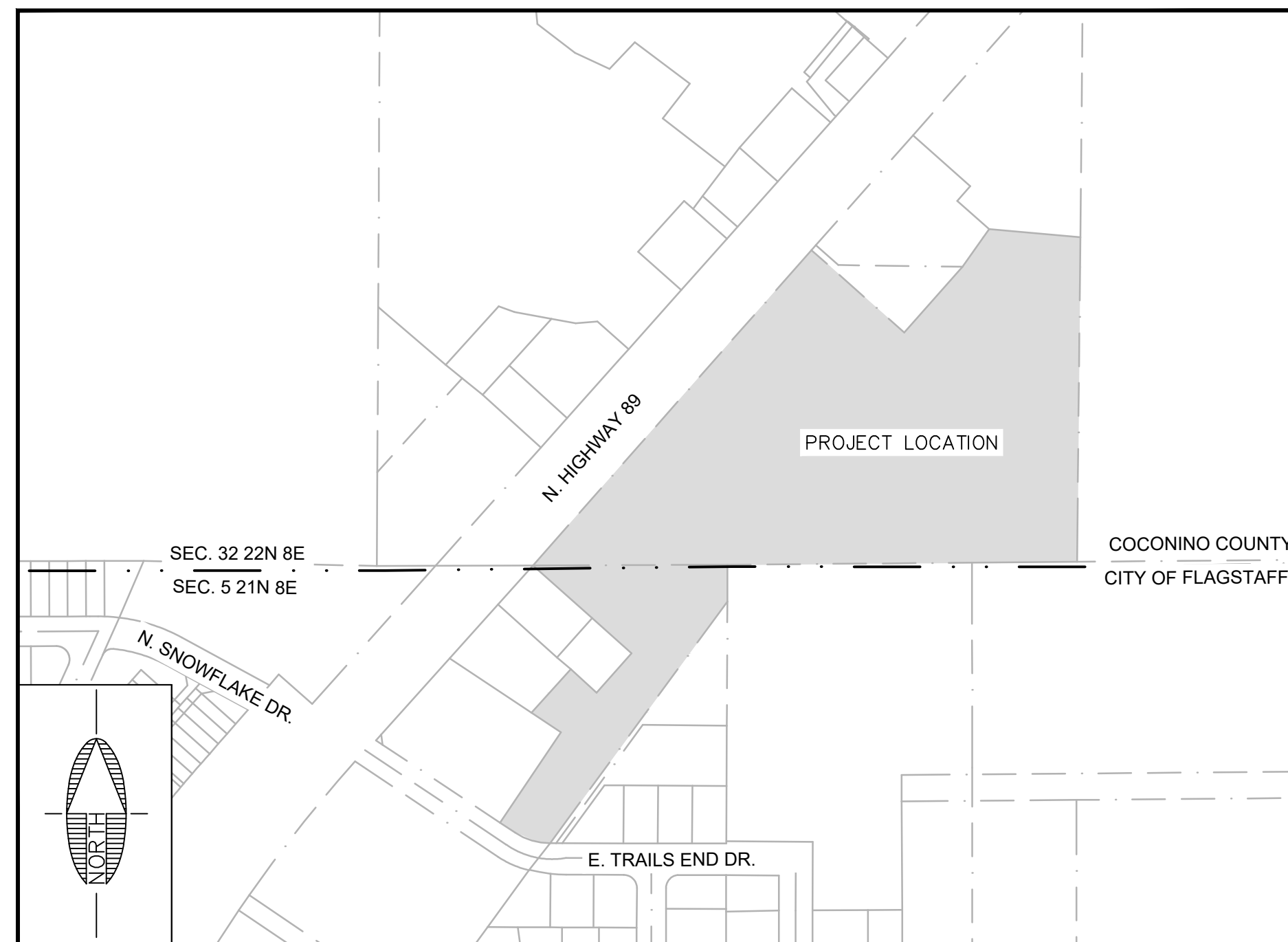
UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHY@APS.COM
PHONE: (928) 773-6446

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672



VICINITY MAP
N.T.S.

LEGEND

---	LOT LINE	---	EX. LOT LINE
---	ROW	---	EX. EASEMENT
---	EASEMENT	---	EX. INDEX CONTOUR
8"SS	GRAVITY SEWER LINE	8"W	EX. WATER LINE
8"W	PUBLIC WATER LINE	---	EX. SEWER LINE
---	STORM DRAIN PIPE	---	EX. GAS
---	LOT BOUNDARY	---	EX. STORM DRAIN
⊕	FIRE HYDRANT	---	EX. UNDERGROUND UTIL.
W	WATER METER	---	EX. OVERHEAD UTIL.
⊗	SEWER MANHOLE	---	SECTION LINE
⊗	GATE VALVE	---	EX. ROAD STRIPING
→	DRAINAGE ARROW	WV	EX. WATER VALVE
---	PROPOSED SEWER SERVICE	---	EX. SIGNAGE
---	PROPOSED WATER SERVICE	---	EX. LIGHT POLE
		---	EX. ELECTRIC BOX
		---	EX. DRAINAGE ARROW

PROJECT OWNER/DEVELOPER:

AMERICAS REHAB CAMPUSES
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROJECT ENGINEER:

SHEPARD-WESNITZER, INC.
STEPHEN IRWIN
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROPERTY INFORMATION:

ADDRESS: 7000 N. HIGHWAY 89
APNS: 301-50-005G (10.06± ACRES)
113-17-011A (2.15± ACRES)
EXISTING ZONING: HIGHWAY COMMERCIAL &
CH-1000

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	CVR	COVER SHEET
2	CP01	BOUNDARY EXHIBIT
3	CP02	OVERVIEW UTILITY AND DRAINAGE PLAN
4	CP03	CONCEPT PLAN
5	NRPP	PRELIMINARY NRPP
-	-	ALTA

RESOURCE PRESERVATION

APN 113-17-011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF
FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301-50-005G
DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE
PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE
A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 9,115 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 39,059 SF

POST-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 139,898 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 38,260 SF

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G,
EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16,
2020.

BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME
MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

FLAGSTAFF ARIZONA
SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
COVER SHEET

JOB NO: 20136
DATE: FEB 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiqz.com

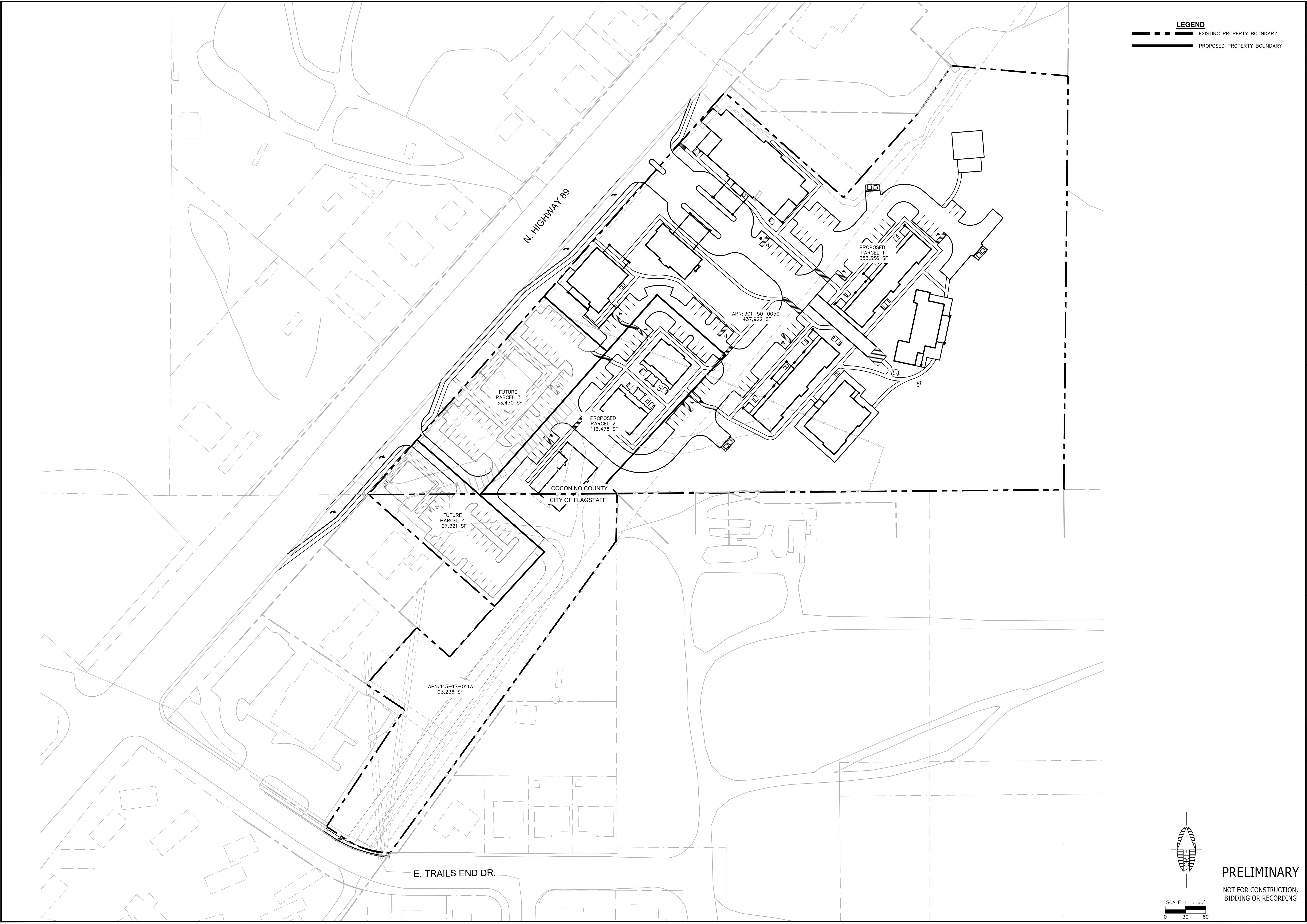
SWI
Shepard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

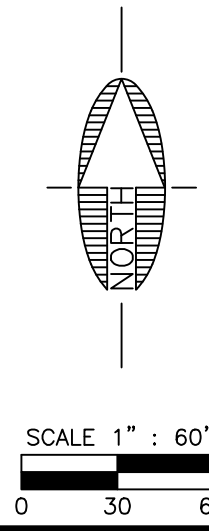
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
088 8-1-1 or 1-800-544-1111 (928-5348)

DRAWING NO.
CVR

SHT NO. OF
1 5



LEGEND
 - - - - - EXISTING PROPERTY BOUNDARY
 _____ PROPOSED PROPERTY BOUNDARY

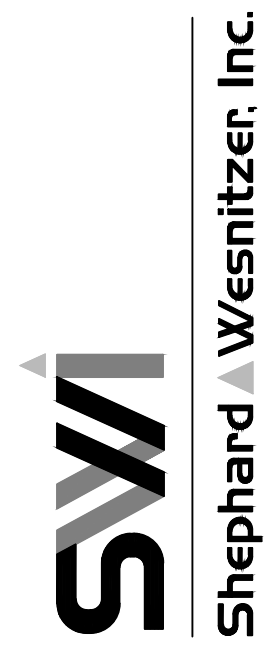


PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

FLAGSTAFF
 ARIZONA
 SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
 BOUNDARY EXHIBIT

JOB NO:	20136
DATE:	FEB 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

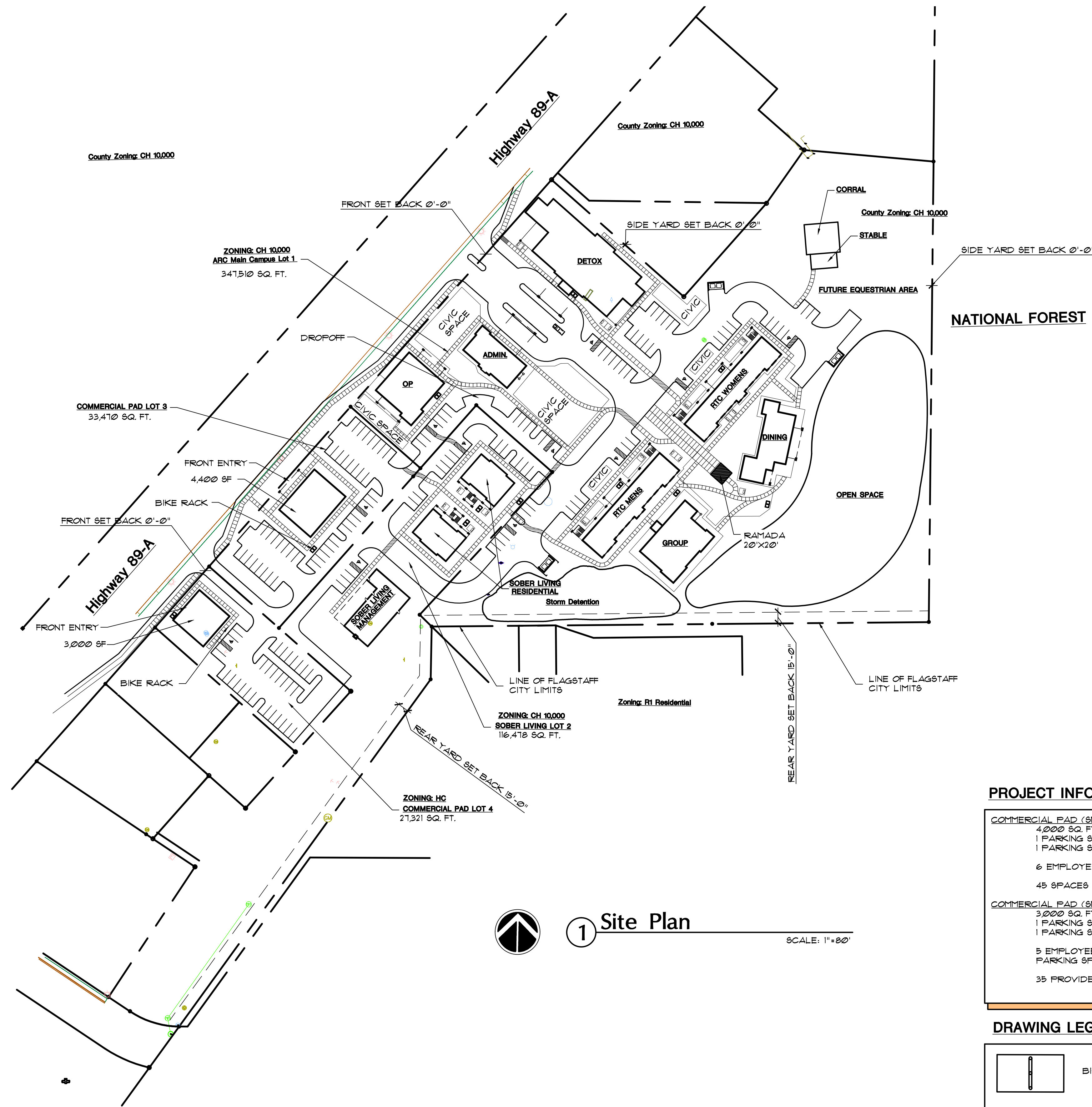
110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.0354
 928.774.8934 fax
 www.swi-gz.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 008 8-1-1 or 1-800-514-1111 (722-5348)

DRAWING NO.	CP01
SHT NO.	2
OF	5



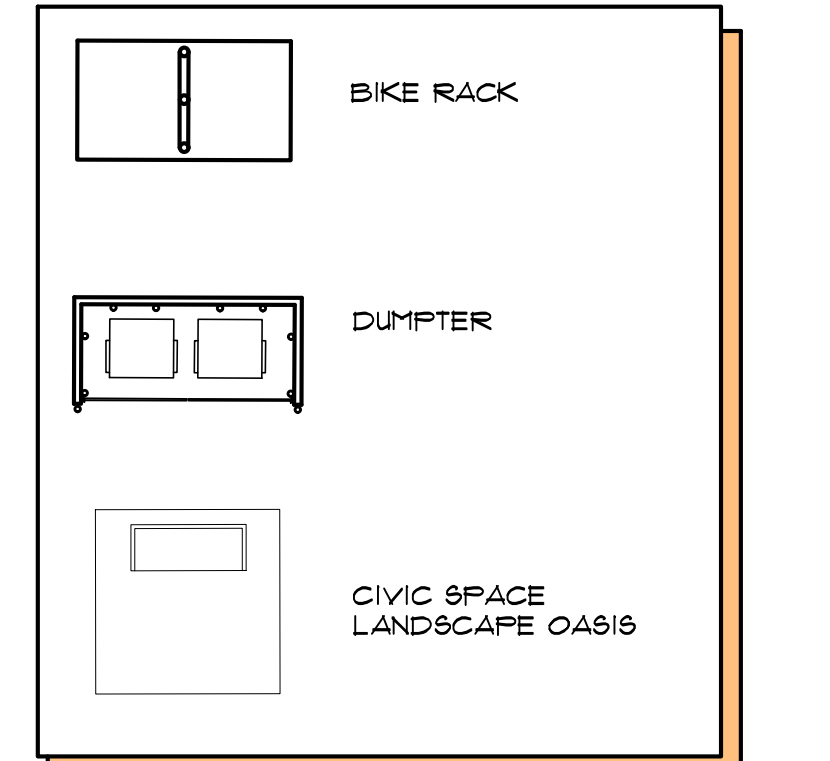
1 Site Plan
SCALE: 1"=80'

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
4,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE
6 EMPLOYEES + 40 SPOTS = 46 REQ.
45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
3,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE
5 EMPLOYEES + 30 SPOTS = 35
PARKING SPOTS REQUIRED
35 PROVIDED PLUS ONE BIKE RACK

DRAWING LEGEND



PROJECT INFORMATION:

PROJECT SUMMARY:
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
LOCATION: HIGHWAY 89-A
APN: 301-50-006, 113-11-011A
SIZE AREA: 10,053 ± 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
DETOX:
BUILDING - 11,550
PATIO - 1,191 (OPEN SPACE)
TOTAL = 12,741
ADMINISTRATION: 3,231
OP: (OUT PATIENT)
BUILDING - 4,453
PATIO - 1,621 (OPEN SPACE)
TOTAL = 6,074
RTC MENS: (1ST & 2ND FLOOR) = 10,546
RTC WOMENS: (1ST & 2ND FLOOR) = 10,546
GROUP:
BUILDING - 5,333
PATIO - 3,116 (OPEN SPACE)
TOTAL = 8,449
DINING/KITCHEN:
BUILDING - 4,128
PATIO - 1,670 (OPEN SPACE)
TOTAL = 5,798
SOBER LIVING MANAGEMENT - 3,914
SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,914
SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,914

ZONING: H-C
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
MEN RTC:
40 BEDS = 1 SPACES REQUIRED
3 STAFF = 3 SPACES
WOMENS RTC:
40 BEDS = 1 SPACES REQUIRED
3 STAFF = 3 SPACES
DINING:
5 STAFF = 5 SPACES
GROUP:
6 STAFF = 6 SPACES
OUT PATIENT (OP):
5 STAFF = 5 SPACES
LOBBY/ADMIN:
6 STAFF = 6 SPACES
DETOX:
30 BEDS = 5 SPACES REQUIRED
1 STAFF = 1 SPACES
HOUSE KEEPING/MAINTENANCE:
8 STAFF = 8 SPACES REQUIRED
SOBER LIVING MANAGEMENT:
3 STAFF = 3 SPACES
SOBER LIVING WOMENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES
SOBER LIVING MENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 11 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES
83 X .25 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
MAIN CAMPUS LOT 1 = 350,256 SQ. FT.
SOBER LIVING LOT 2 = 116,418 SQ. FT.

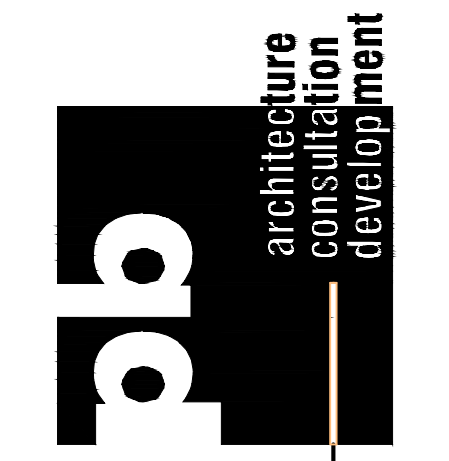
2. FAR FOR HC MAX 3.0:
CAMPUS TOTAL BUILDING SF. = 48,103
FAR = 48,103 / 431,309 = 0.11

3. HC SETBACKS:
FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE
CAMPUS OVERALL SQ. FOOTAGE = 353,256
15% REQUIRED OPEN SPACE = 53,003 SQ. FT.
PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 50,832 OPEN SPACE = 74,832

BUILDING FORM:
HEIGHT 2 STORIES
OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
MAIN CAMPUS SITE SQ. FT. = 350,256
350,256 X .25 = 11,513 REQUIRED, 18,000 PLUS SQ. FT. PROVIDED
SOBER LIVING CAMPUS SITE SQ. FT. = 116,418
116,418 X .25 = 5,824 REQUIRED, 6,000 SQ. FT. PROVIDED



16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email: PDbarchitect@aol.com

Paul D. Bustamante
architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

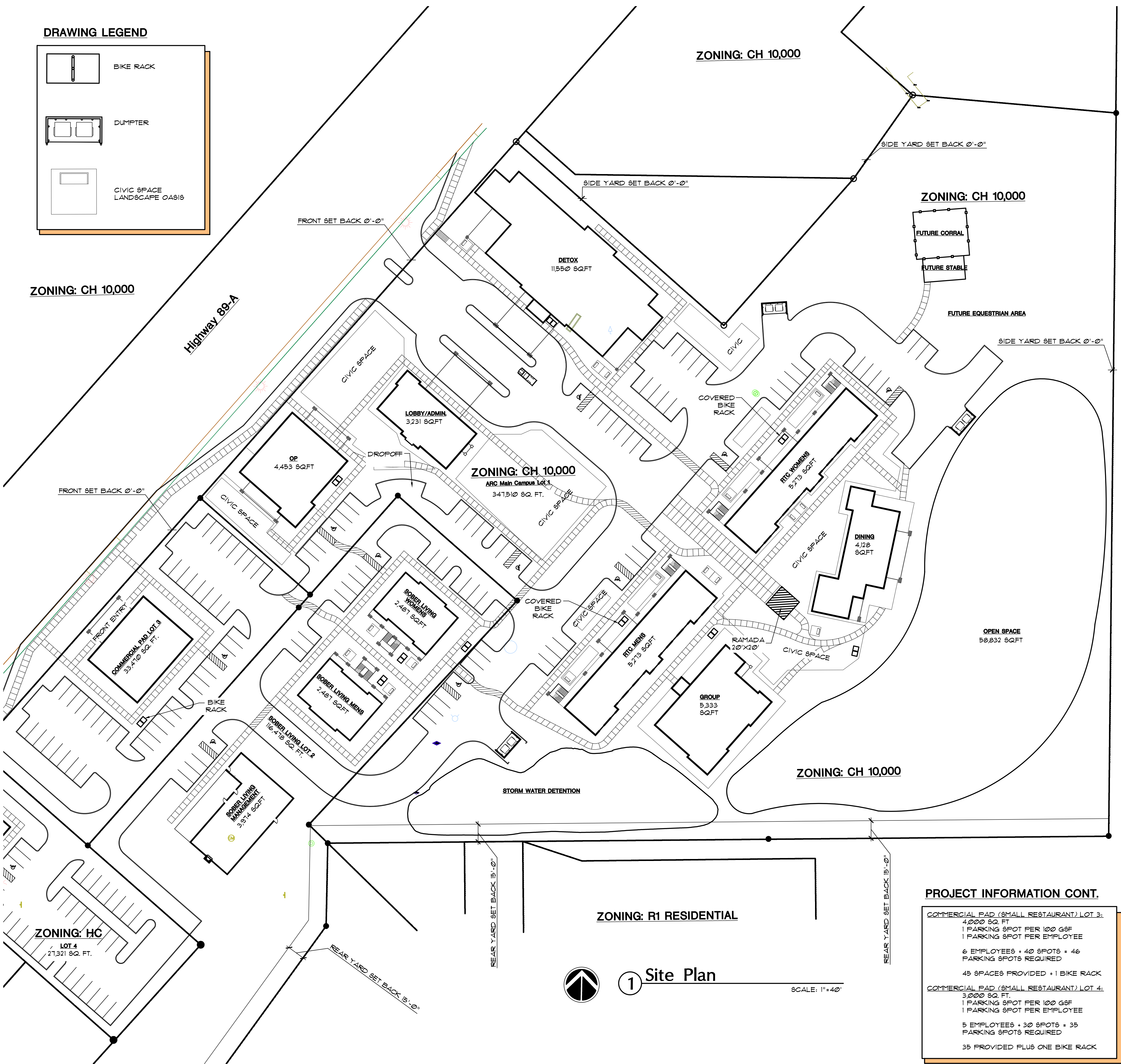
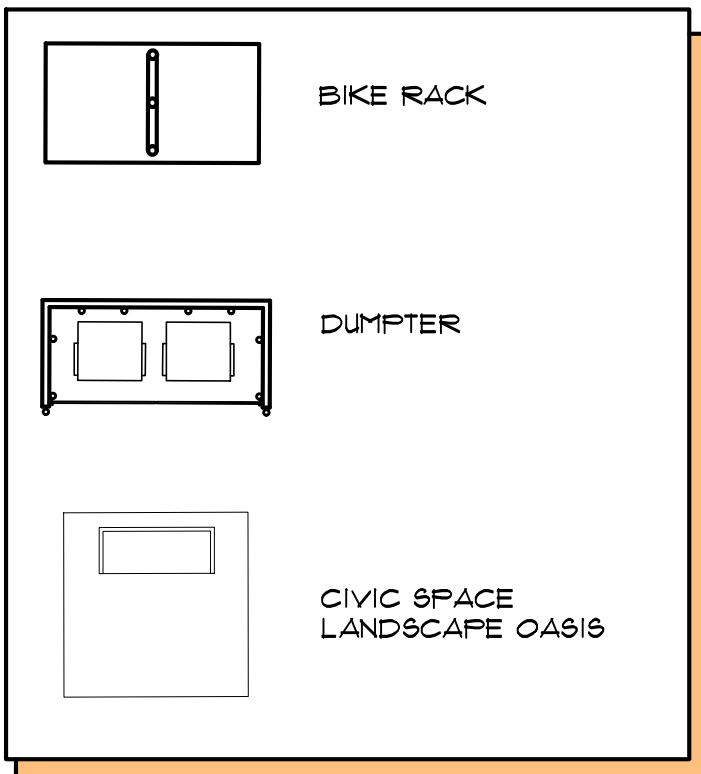
Revisions	By

Drawn: LJ, JM
Date: February 17, 2021
Job No:

SHEET
A-SITE

SITE PLAN
SCALE: 1"=80'

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000

ZONING: CH 10,000

ZONING: CH 10,000

ZONING: R1 RESIDENTIAL

ZONING: CH 10,000

ZONING: HC



1 Site Plan

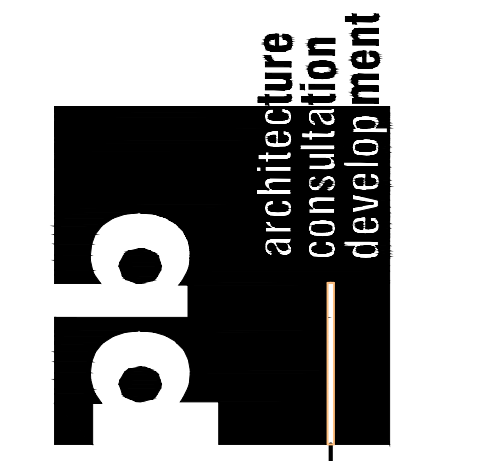
SCALE: 1"=40'

PROJECT INFORMATION:

PROJECT SUMMARY:	
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY	
LOCATION: HIGHWAY 89-A	
APN: 301-50-00G, 113-11-011A	
SIZE AREA: 10,253 ± 2.14 ACRES	
BUILDING SQ. FOOTAGE:	
MAIN CAMPUS:	
DETTOX:	
BUILDING - 11,550	
PATIO - 1,191 (OPEN SPACE)	
TOTAL = 12,741	
ADMINISTRATION - 3,231	
OP: (OUT PATIENT)	
BUILDING - 4,453	
PATIO - 1,621 (OPEN SPACE)	
TOTAL = 6,074	
RTC MENS: (1ST & 2ND FLOOR) = 10,546	
RTC WOMENS: (1ST & 2ND FLOOR) = 10,546	
GROUP:	
BUILDING - 5,333	
PATIO - 3,116 (OPEN SPACE)	
TOTAL = 8,449	
DINING/KITCHEN:	
BUILDING - 4,128	
PATIO - 1,610 (OPEN SPACE)	
TOTAL = 5,738	
SOBER LIVING MANAGEMENT - 3,914	
SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,974	
SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974	
ZONING: H-C	
OCCUPANCY GROUP:	
TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)	
PARKING:	
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE	
MEN RTC:	
40 BEDS = 7 SPACES REQUIRED	
3 STAFF = 3 SPACES	
WOMENS RTC:	
40 BEDS = 7 SPACES REQUIRED	
3 STAFF = 3 SPACES	
DINING:	
5 STAFF = 5 SPACES	
GROUP:	
6 STAFF = 6 SPACES	
OUT PATIENT (OP):	
5 STAFF = 5 SPACES	
LOBBY/ADMIN:	
6 STAFF = 6 SPACES	
DETTOX:	
30 BEDS = 5 SPACES REQUIRED	
1 STAFF = 1 SPACE	
HOUSE KEEPING/MAINTENANCE:	
8 STAFF = 8 SPACES REQUIRED	
SOBER LIVING MANAGEMENT:	
3 STAFF = 3 SPACES	
SOBER LIVING WOMENS:	
32 BEDS = 5 SPACES REQUIRED	
2 STAFF = 2 SPACES	
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TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES	
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 11 SPACES	
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED	
OVERALL TOTAL PARKING PROVIDED: 83 SPACES	
83 X .25 = 4 BIKE RACKS REQUIRED	
9 BIKE RACKS PROVIDED (3 COVERED)	
1. SIZE OF LOTS:	
MAIN CAMPUS LOT 1 = 350,256 SQ. FT.	
SOBER LIVING LOT 2 = 116,478 SQ. FT.	
2. FAR FOR HC MAX 3.0	
CAMPUS TOTAL BUILDING SF. = 48,189	
FAR = 48,189 / 431,909 = 0.11	
3. HC SETBACKS:	
FRONT SET BACK - 0'-0" MIN	
SIDE SET BACK - 0'-0" MIN	
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN	
4. OPEN SPACE	
CAMPUS OVERALL SQ. FOOTAGE = 353,356	
15% REQUIRED OPEN SPACE = 53,003 SQ. FT.	
PROVIDED OPEN SPACE = DECK/PATIO = 16,253, PLUS 58,832 OPEN SPACE = 74,832	
BUILDING FOOT:	
HEIGHT 2 STORIES	
OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES	
ALL OTHERS, SINGLE STORY.	
CIVIC SPACE INFORMATION (LANDSCAPE OASIS):	
MAIN CAMPUS SITE SQ. FT. = 350,256	
350,256 X .25 = 11,913 REQUIRED, 18,000 SQ. FT. PROVIDED	
SOBER LIVING CAMPUS SITE SQ. FT. = 116,478	
116,478 X .25 = 5,824 REQUIRED, 6,000 SQ. FT. PROVIDED	

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
4,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE
6 EMPLOYEES + 40 SPOTS = 46 PARKING SPOTS REQUIRED
45 SPACES PROVIDED + 1 BIKE RACK
COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
3,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE
5 EMPLOYEES + 30 SPOTS = 35 PARKING SPOTS REQUIRED
35 PROVIDED PLUS ONE BIKE RACK



16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email: P.Barchiesi@aad.com

Paul D. Bustamante
architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY NOT FOR CONSTRUCTION

Revisions	By

Drawn: LJ, JM
Date: February 17, 2021
Job No:

SHEET A-SITE

SITE PLAN
SCALE: 1"=40'

CONCEPTUAL PLAT FOR SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH
HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22
NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROPERTY SURVEYOR:

SHEPHARD-WESNITZER, INC.
AARON BORLING
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CP01	CONCEPTUAL PLAT (1)
3	CP02	OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS
4	CP03	CONCEPTUAL PLAT & PRELIMINARY LANDSCAPE PLAN
5	CP04	LANDSCAPE, PARKING & CLEAR VIEW ZONE TABLES
6	NRPP	NATURAL RESOURCE PROTECTION PLAN

BASIS OF BEARING

NORTH 89-57-48 WEST, 368.66' FROM THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL 301-50-005G OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20-10, PREPARED BY ALISA TEMPLETON OF EXTREME MEASURES LAND SURVEY, INC. IN MARCH 2020.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 301-50-005G ACCORDING TO INSTRUMENT NUMBER 3491557

ASSESSOR'S PARCEL NUMBER 113-17-011A ACCORDING TO INSTRUMENT NUMBER 3238727 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 9,634 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,540 SF

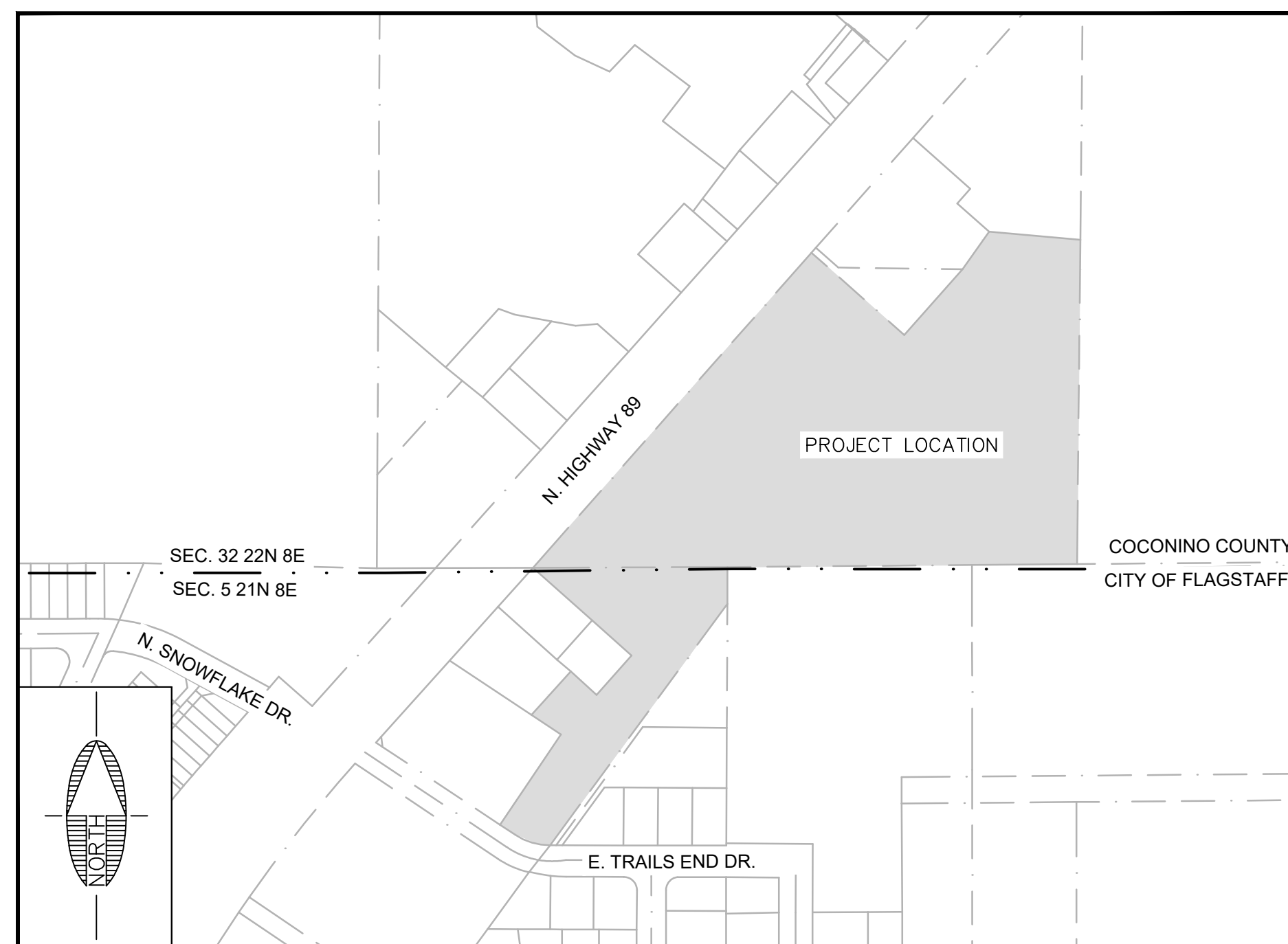
POST-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST-DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 144,191 SF
POST-DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,709 SF

RESOURCE PRESERVATION

APN 113-17-011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301-50-005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
N.T.S.

LEGEND

---	LOT LINE	---	EX. LOT LINE
---	ROW	---	EX. EASEMENT
---	EASEMENT	---	EX. INDEX CONTOUR
8"SS	GRAVITY SEWER LINE	---	EX. WATER LINE
8"W	PUBLIC WATER LINE	---	EX. SEWER LINE
---	STORM DRAIN PIPE	---	EX. GAS
---	LOT BOUNDARY	---	EX. STORM DRAIN
---	FIRE HYDRANT	---	EX. UNDERGROUND UTIL.
W	WATER METER	---	EX. OVERHEAD UTIL.
S	SEWER MANHOLE	---	SECTION LINE
X	GATE VALVE	---	EX. ROAD STRIPING
→	DRAINAGE ARROW	WV	EX. WATER VALVE
---	PROPOSED SEWER SERVICE	---	EX. SIGNAGE
---	PROPOSED WATER SERVICE	---	EX. LIGHT POLE
		---	EX. ELECTRIC BOX
		---	EX. DRAINAGE ARROW

PROJECT INFORMATION

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO. 301-50-005G
113-17-011A

- THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-90000.0002.
- ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'SUBSTANCE ABUSE & MENTAL HEALTH FACILITY' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020. BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHY@APS.COM
PHONE: (928) 773-6446

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

JOB NO: 20136 DATE: MAY 21 SCALE: N/A DRAWN: HAS DESIGN: CNP CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.coz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)

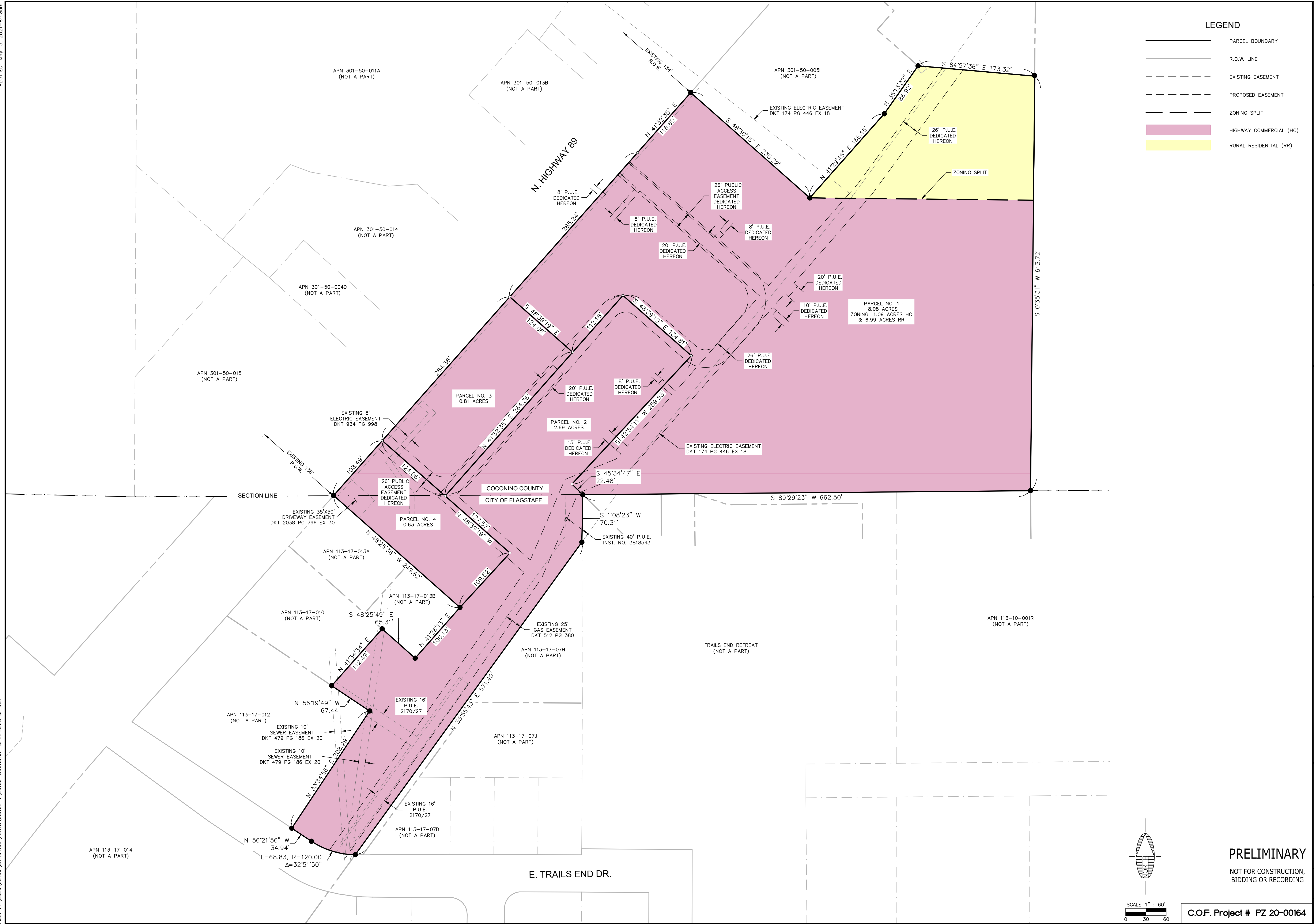
DRAWING NO.
CVR

SHT NO. OF
1 6

C.O.F. Project # PZ 20-00164

PLOTTED: May 13, 2021 - 8:48am

FILE: P:\2020\20136 DRAWINGS\PLATS\CONCEPT\20136-BOUNDARY SHEET.DWG OPHAM



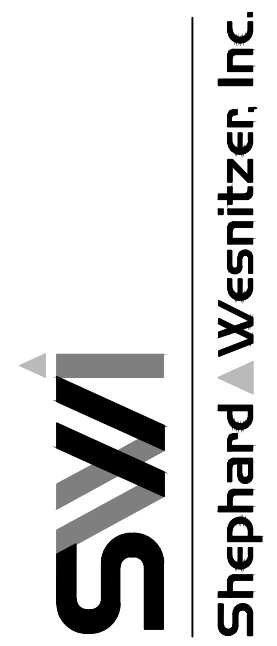
LEGEND

—	PARCEL BOUNDARY
- - -	R.O.W. LINE
- - - -	EXISTING EASEMENT
- - - - -	PROPOSED EASEMENT
- - - - -	ZONING SPLIT
■ (Pink)	HIGHWAY COMMERCIAL (HC)
■ (Yellow)	RURAL RESIDENTIAL (RR)

FLAGSTAFF ARIZONA
SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
CONCEPTUAL PLAT

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiagz.com

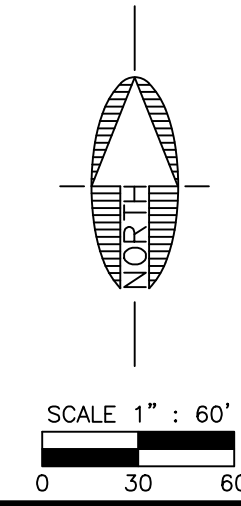


NO.	DESCRIPTION	DATE	BY

Call out least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
808-841-8111 or 1-800-514-1111 (AZ-5148)

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

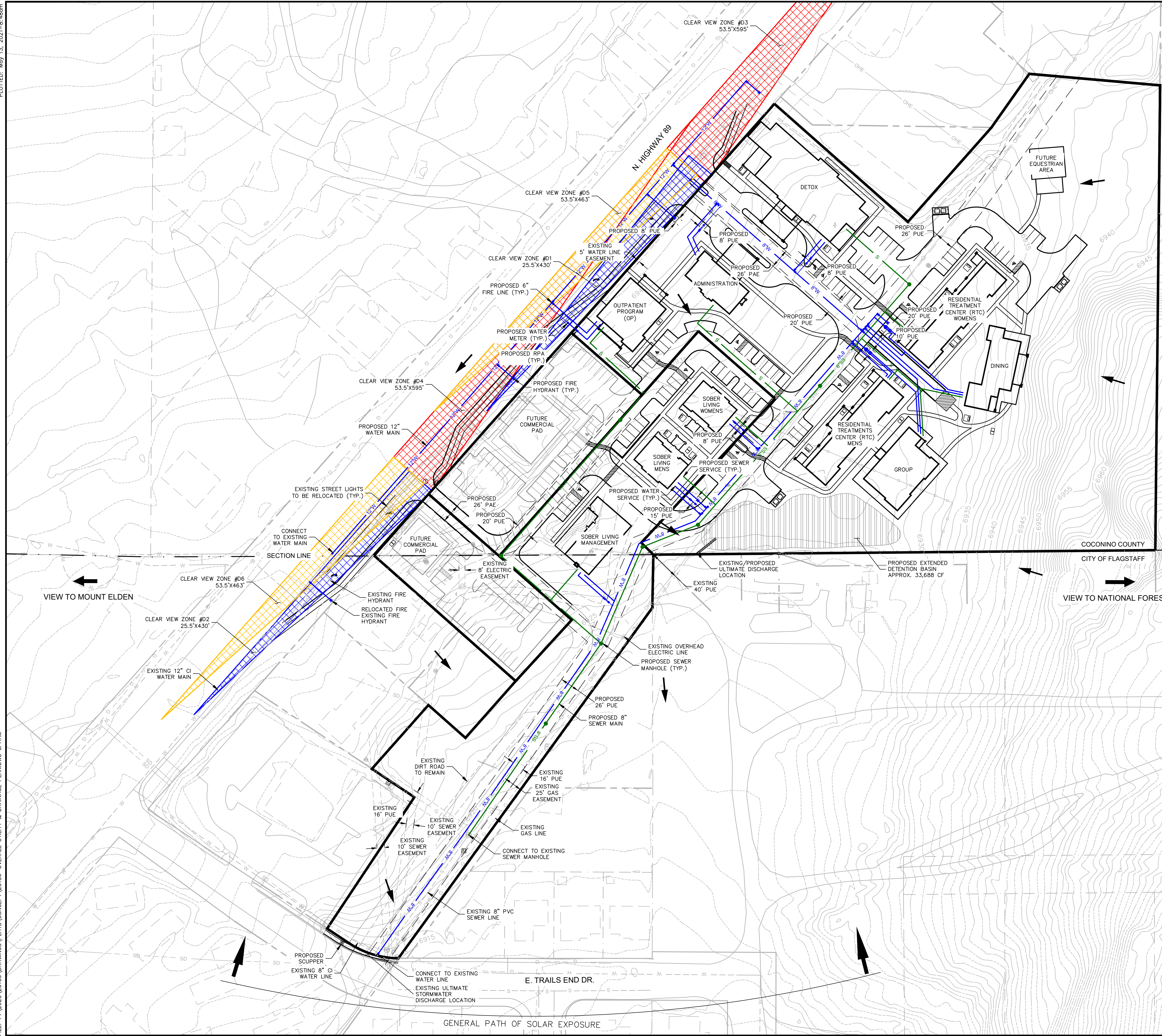


C.O.F. Project # PZ 20-00164

DRAWING NO.	CP01
SHT NO.	2
OF	6

PLOTTED: May 13, 2021 - 8:48am

FILE: P:\2020\20136 DRAWINGS\PLATS\CONCEPT\20136-OVERALL UTILITY & DRAINAGE PLAN.DWG OPHAM



SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 24.99%.

B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.

C. EXISTING VEGETATION IS PONDEROSA PINE TREES AS SHOWN AND VIEWABLE FROM NORTH HIGHWAY 89.

D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE RESIDENTIAL COMMUNITY OF MOUNT ELDEN TO THE WEST AND THE RESIDENTIAL COMMUNITY OF NATIONAL FOREST TO THE EAST. THE SITE IS ACCESSIBLE AND VIEWABLE FROM NORTH HIGHWAY 89.

E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE SOUTHEAST SIDE OF THE SITE. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

G. THERE ARE NO EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT.

H. THE PROJECT IS SURROUNDED BY NATIONAL FOREST TO THE EAST, A RV PARK ACROSS HIGHWAY 89 TO THE WEST, A RESIDENTIAL COMMUNITY TO THE SOUTH AND A CAFE AND GAS STATION TO THE NORTH.

Impervious Area & LID Analysis					
LID Required Depth (ft)					0.0833
Basin ID	Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	Required LID Volume (sf)
A1	380,661	9,634	144,191	134,557	11,213
B1	155,022	38,540	38,079	-461	-38
C1	25,540	6,515	14,815	8,300	692

- NOTES:**
1. SHARED PARKING AGREEMENTS AND CROSS ACCESS EASEMENTS ARE NEEDED FOR THIS PROJECT AND WILL BE PROVIDED WITH FUTURE SUBMITTALS.
 2. CLEAR VIEW ZONE CALCULATIONS ARE SHOWN ON SHEET CP04.
 3. THE REQUIRED DETENTION/LID FOR PARCEL NO. 4 WILL BE DETERMINED ONCE THE PARCEL DEVELOPS.

FLAGSTAFF
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

OVERALL UTILITY & DRAINAGE PLAN
& SITE ANALYSIS

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.coz.com

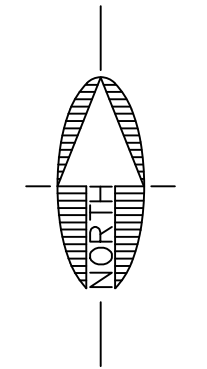
SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc.

088 88-11 or 1-800-514-1111 (Toll-Free)



SCALE: 1" = 60'

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

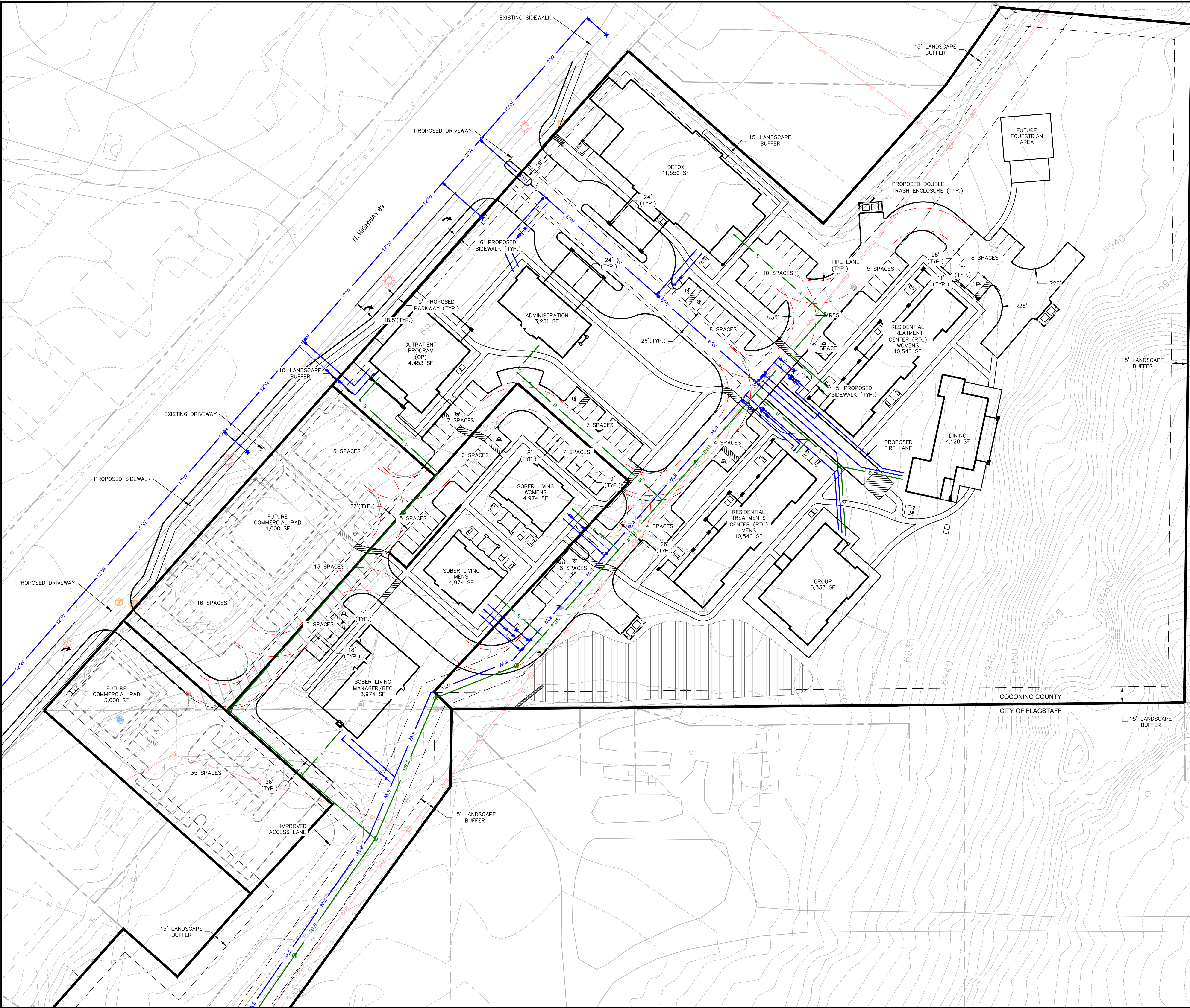
C.O.F. Project # PZ 20-00164

DRAWING NO.
CP02

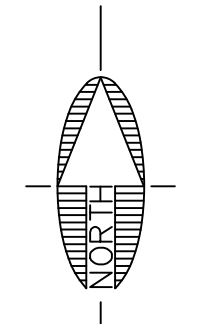
SHT NO. OF
3 OF 6

PLOTTED: May 13, 2021 - 8:48am

FILE: P:\2020\20136 DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG OPHAM



NOTES:
 1. LANDSCAPE AND PARKING CALCULATIONS ARE SHOWN ON SHEET CP04.



SCALE: 1" = 40'
 0 20 40

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO: 20136		DATE: MAY 21		SCALE: AS SHOWN		DRAWN: HAS		DESIGN: CNP		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.coz.com											
SWI Shephard Wesnitzer, Inc.											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
					FLAGSTAFF ARIZONA PRELIMINARY LANDSCAPE PLAN						
				DRAWING NO.		CP03					
				SHT NO.		4 OF 6					

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 1 & 2		
SECTION	REQUIREMENTS	QUANTITY
STREET BUFFER REQUIREMENT (WEST- 767 L.F. AND 72 SOUTH - L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	34
SHRUBS	2 PER PROPOSED TREE REQUIRED	67
GROUND COVER	2 PER PROPOSED TREE REQUIRED	67
EXISTING TREES REMAINING		0
PERIPHERAL BUFFER REQUIREMENT (NORTH - 652 L.F., EAST - 585 L.F., SOUTH - 1307 L.F. AND WEST- 809 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	134
SHRUBS	2 PER PROPOSED TREE REQUIRED	268
GROUND COVER	2 PER PROPOSED TREE REQUIRED	268
EXISTING TREES REMAINING		71
PARKING LANDSCAPE MEDIAN (11 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	22
SHRUBS	2 PER PROPOSED TREE REQUIRED	44
GROUND COVER	2 PER PROPOSED TREE REQUIRED	44
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	2,490
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (3274 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	131
SHRUBS	2 PER PROPOSED TREE REQUIRED	262
GROUND COVER	2 PER PROPOSED TREE REQUIRED	262
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	43
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		321
SHRUBS		642
GROUND COVER		642
EXISTING TREES REMAINING		116
LANDSCAPE AREA		2,490

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 3		
SECTION	REQUIREMENTS	QUANTITY
STREET BUFFER REQUIREMENT (NORTHWEST- 284 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUND COVER	2 PER PROPOSED TREE REQUIRED	24
EXISTING TREES REMAINING		1
PARKING LANDSCAPE MEDIAN (6 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUND COVER	2 PER PROPOSED TREE REQUIRED	24
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,350
EXISTING TREES REMAINING		0
BUILDING FOUNDATION LANDSCAPING (270 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	11
SHRUBS	2 PER PROPOSED TREE REQUIRED	22
GROUND COVER	2 PER PROPOSED TREE REQUIRED	22
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	1
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		35
SHRUBS		70
GROUND COVER		70
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1350

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 4		
SECTION	REQUIREMENTS	QUANTITY
STREET BUFFER REQUIREMENT (NORTHWEST- 109 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	5
SHRUBS	2 PER PROPOSED TREE REQUIRED	10
GROUND COVER	2 PER PROPOSED TREE REQUIRED	10
EXISTING TREES REMAINING		0
PARKING LANDSCAPE MEDIAN (5 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	10
SHRUBS	2 PER PROPOSED TREE REQUIRED	20
GROUND COVER	2 PER PROPOSED TREE REQUIRED	20
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,050
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (236 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	9
SHRUBS	2 PER PROPOSED TREE REQUIRED	19
GROUND COVER	2 PER PROPOSED TREE REQUIRED	19
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	0
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		24
SHRUBS		49
GROUND COVER		49
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1050

PARKING TABLE	
PARCEL 1: MAIN CAMPUS	
INSTITUTIONAL RESIDENTIAL:	110 BEDS X 1 SPACE/6 BEDS= 19 SPACES
(MEN RTC, WOMENS RTC, DINING, GROUP, OUT PATIENT, LOBBY/ADMIN, DETOX, HOUSE KEEPING/ MAINTENANCE)	43 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 43 SPACES REQUIRED SPACES = 62 SPACES ADA SPACES REQUIRED= 4 SPACES
PARCEL 2: SOBER LIVING CAMPUS	
INSTITUTIONAL RESIDENTIAL:	64 BEDS X 1 SPACE/6 BEDS= 11 SPACES
(SOBER LIVING MANAGEMENT, SOBER LIVING WOMENS, SOBER LIVING MENS)	7 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 7 SPACES REQUIRED SPACES= 17 SPACES ADA SPACES REQUIRED= 1 SPACES
PARCEL 3: SMALL RESTAURANT	
FUTURE RESTAURANT:	4,000 SF X 1 SPACE/100 GSF = 40 SPACES
	6 EMPLOYEES X 1 SPACE/EMPLOYEE = 6 SPACES REQUIRED SPACES = 46 SPACES 46 SPACES X .95 = 44 REQUIRED SPACES 1 BIKE RACK PROVIDED
PARCEL 4: SMALL RESTAURANT	
FUTURE RESTAURANT:	3,000 SF X 1 SPACE/100 GSF = 30 SPACES
	5 EMPLOYEES X 1 SPACE/EMPLOYEE = 5 SPACES REQUIRED SPACES = 35 1 BIKE RACK PROVIDED
TOTAL CAMPUS SPACES REQUIRED=	79 SPACES PLUS 5 ADA SPACES
TOTAL CAMPUS SPACES PROVIDED=	83 SPACES PLUS 8 ADA SPACES
TOTAL PARKING PROVIDED =	165 SPACES
BIKE RACKS PROVIDED =	9 BIKE RACKS

CLEAR VIEW ZONE CALCULATIONS										
ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR) ¹	TIME GAP tg (unadjusted) ²	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES ⁴	TIME GAP tg(adjusted) ²	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D2	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D3	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D4	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D5	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360
D6	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360


Notes:

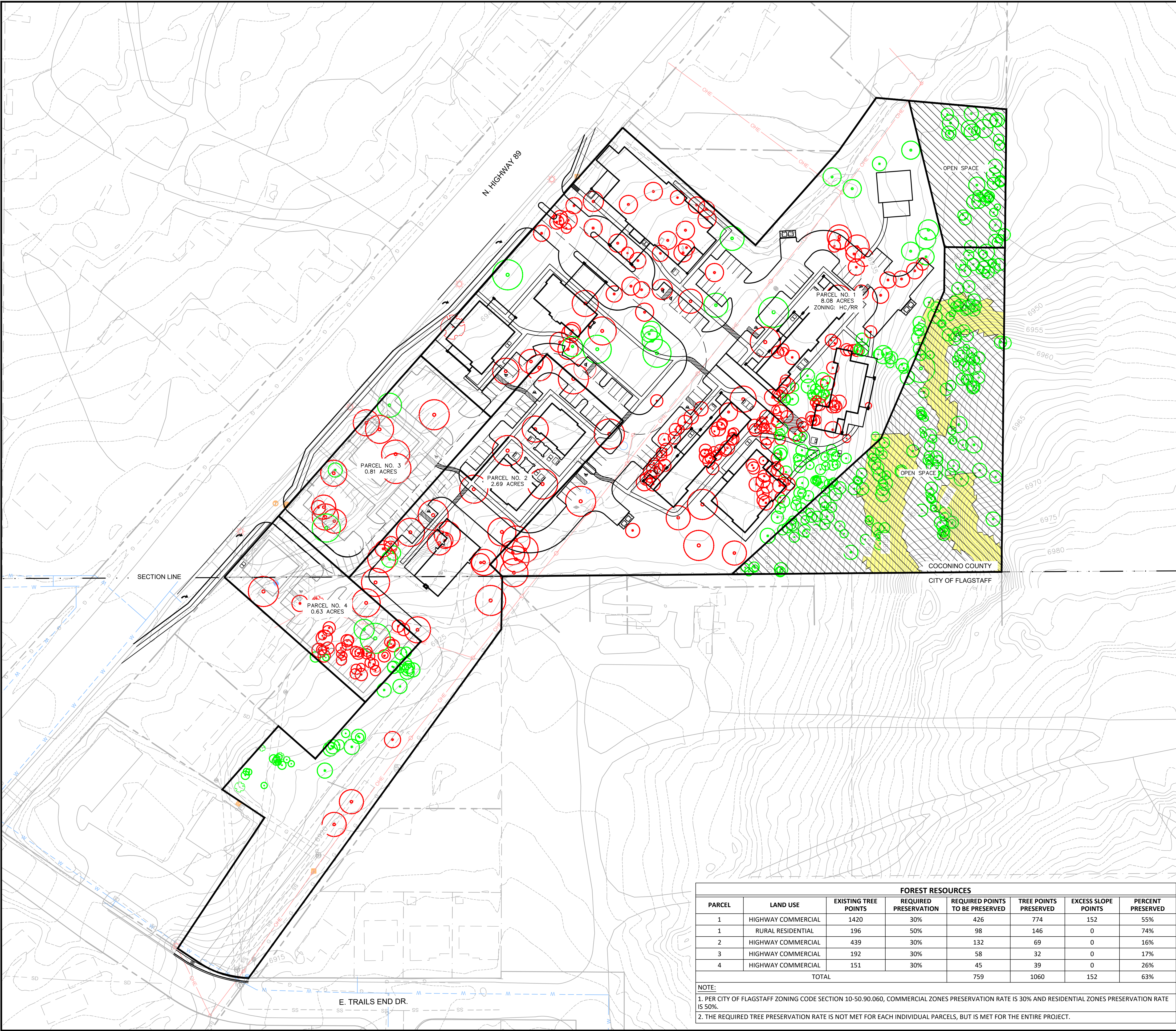
- The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
- The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
- The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
- If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO: 20136		DATE: MAY 21		SCALE: N/A		DRAWN: HS		DESIGN: CNP		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swiaz.com											
 Shephard Wesnitzer, Inc.											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
Call out least two full working days before you begin excavation. ARIZONA 811 Arizona One Stop, Inc. (928-5348) 088 8e-11 or 1-800-514E-11 (928-5348)											
DRAWING NO. CP04										SHT NO. OF 5 6	



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- EXISTING SLOPE 17-24.99%
- DISTURBED SLOPE 17-24.99%

- NOTES:**
- PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
 - EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
 - EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
 - PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	152

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630

- Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.
- Open space provided in Parcel No. 1 includes the required open space for the entire project site.

FOREST RESOURCES						
PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1420	30%	426	774	55%
1	RURAL RESIDENTIAL	196	50%	98	146	74%
2	HIGHWAY COMMERCIAL	439	30%	132	69	16%
3	HIGHWAY COMMERCIAL	192	30%	58	32	17%
4	HIGHWAY COMMERCIAL	151	30%	45	39	26%
TOTAL				759	1060	63%

NOTE:
 1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
 2. THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.

FLAGSTAFF ARIZONA
 SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
 PRELIMINARY NATURAL PROTECTION PLAN
 JOB NO: 20136
 DATE: MAY 21
 SCALE: AS SHOWN
 DRAWN: HAS
 DESIGN: CNP
 CHECKED: SCI
 110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi2.com
SWI
 Shephard Wesnitzer, Inc.
 REVISIONS
 NO. DESCRIPTION DATE BY
 ARIZONA 811
 Arizona Blue Stakes, Inc.
 Call at least two full working days before you begin excavation.
 088 84-11 or 1-800-544-1111 (782-5348)
 PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING OR RECORDING
 DRAWING NO. NRPP
 SHT NO. 6 OF 6
 C.O.F. Project # PZ 20-00164

CONCEPT ZONING MAP AMENDMENT FOR FLAGSTAFF REHAB CAMPUS FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH
HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22
NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA

RESOURCE PRESERVATION

APN 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DATA:

PROPOSED BUILDING SQUARE FOOTAGE

MAIN CAMPUS:
DETOX (BUILDING & PATIO): (11,550 SF + 1,191 SF) = 12,741 SF TOTAL
ADMINISTRATION: 3,231 SF
OUTPATIENT PROGRAM (BUILDING & PATIO): (4,453 SF + 1,627 SF) = 6,080 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) MENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
GROUP (BUILDING & PATIO): (5,333 SF + 3,116 SF) = 8,449 SF TOTAL
DINING/KITCHEN (BUILDING & PATIO): (4,128 SF + 1,670 SF) = 5,798 SF TOTAL

SOBER LIVING:
MANAGEMENT: 3,974 SF
MENS (1ST & 2ND FLOOR): 4,974 SF TOTAL
WOMENS (1ST & 2ND FLOOR): 4,974 SF TOTAL

EQUESTRIAN AREA (STABLE & PATIO): (1,800 SF + 700 SF) = 2,500 SF TOTAL

FLOOR AREA RATIO

FLOOR AREA RATIO (FAR) FOR HC: 3.0 MAX
PROPOSED MAIN CAMPUS FAR: 39,241 SF/303,838 SF = 0.13
PROPOSED SOBER LIVING FAR: 8,948 SF/116,842 SF = 0.08
PROPOSED FUTURE LOT 1 FAR: 4,000 SF/35,277 SF = 0.11
PROPOSED FUTURE LOT 2 FAR: 3,000 SF/27,328 SF = 0.11

LOT COVERAGE

LOT COVERAGE FOR RR: 20% MAX
PROPOSED EQUESTRIAN AREA LOT COVERAGE (INCLUDING PATIO): 2,500 SF / 47,697 SF = 5.24%

BUILDING CONSTRUCTION TYPE

V-B (1 HOUR, SPRINKLED)

BUILDING HEIGHT

BUILDING HEIGHT FOR HC: 60' MAX
BUILDING HEIGHT FOR RR: 35' MAX
PROPOSED BUILDING HEIGHT FOR DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN: 2 STORIES
ALL OTHER BUILDING HEIGHT: SINGLE STORY

PARKING

MAIN CAMPUS:
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
RTC MENS: (40/6 BEDS * 1) + (3 STAFF * 1) = 10 SPACES
RTC WOMENS: (40/6 BEDS * 1) + (3 EMPLOYEES * 1) = 10 SPACES
DINING/KITCHEN: (5 EMPLOYEES * 1) = 5 SPACES
GROUP: (6 EMPLOYEES * 1) = 6 SPACES
OUTPATIENT PROGRAM: (5 EMPLOYEES * 1) = 5 SPACES
ADMINISTRATION: (6 EMPLOYEES * 1) = 6 SPACES
DETOX: (30/6 BEDS * 1) + (7 STAFF * 1) = 12 SPACES
HOUSE KEEPING/MAINTENANCE: (8 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 62 SPACES
ADA PARKING REQUIRED: 4 SPACES

SOBER LIVING:

MANAGEMENT: (3 EMPLOYEES * 1) = 3 SPACES
MENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
WOMENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ADA PARKING REQUIRED: 1 SPACES

TOTAL MAIN CAMPUS & SOBER LIVING PARKING REQUIRED: 86 SPACES (INCLUDING 5 ADA SPACES)
TOTAL BIKE PARKING REQUIRED: 86 SPACES & 5% = 5 SPACES
TOTAL BIKE PARKING PROVIDED: 9 BIKE RACKS (INCLUDING 3 COVERED)
PARKING REDUCTION: 86 SPACES * 5% = 4.3 SPACES REDUCED
TOTAL MAIN CAMPUS & SOBER LIVING PARKING PROVIDED: 83 SPACES (INCLUDING 8 ADA SPACES)

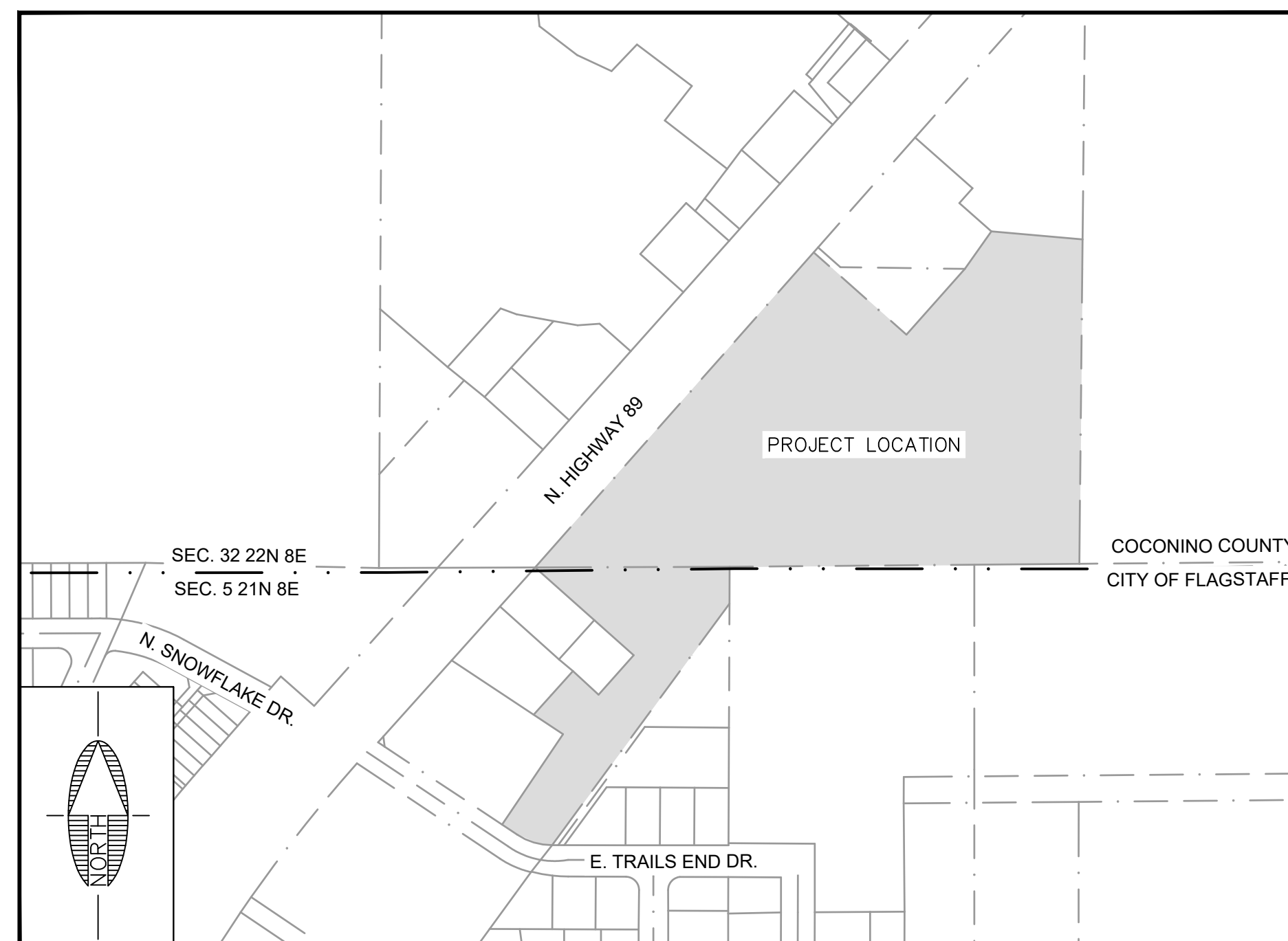
REQUIRED PARKING FOR FUTURE LOT 1 (4,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (4,000/100 GSF * 1) + (6 EMPLOYEES * 1) = 46 SPACES
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK
PARKING REDUCTION: 46 SPACES * 5% = 2.25 SPACES REDUCED
TOTAL PARKING PROVIDED: 45 SPACES (INCLUDING 1 ADA SPACE)

PROPOSED PARKING FOR FUTURE LOT 2 (3,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (3,000/100 GSF * 1) + (5 EMPLOYEES * 1) = 35 SPACES
TOTAL PARKING PROVIDED: 35 SPACES (INCLUDING 1 ADA SPACE)
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK

OPEN SPACE

TOTAL OPEN SPACE REQUIRED FOR HC: 45,576 SF
TOTAL OPEN SPACE PROVIDED FOR HC: 74,832 SF

TOTAL OPEN SPACE REQUIRED FOR RR: 7,155 SF
TOTAL OPEN SPACE PROVIDED FOR RR: 19,630 SF



VICINITY MAP
N.T.S.

LEGEND

---	LOT LINE	---	EX. LOT LINE
---	ROW	---	EX. EASEMENT
---	EASEMENT	---	EX. INDEX CONTOUR
8"SS	GRAVITY SEWER LINE	8"W	EX. WATER LINE
8"W	PUBLIC WATER LINE	---	EX. SEWER LINE
---	STORM DRAIN PIPE	G	EX. GAS
---	LOT BOUNDARY	S	EX. STORM DRAIN
W	FIRE HYDRANT	UGE	EX. UNDERGROUND UTIL.
W	WATER METER	OHE	EX. OVERHEAD UTIL.
S	SEWER MANHOLE	---	SECTION LINE
W	GATE VALVE	---	EX. ROAD STRIPING
---	DRAINAGE ARROW	WV	EX. WATER VALVE
---	PROPOSED SEWER SERVICE	---	EX. SIGNAGE
---	PROPOSED WATER SERVICE	---	EX. LIGHT POLE
---		---	EX. ELECTRIC BOX
---		---	EX. DRAINAGE ARROW

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY DATA:

FLAGSTAFF REHAB CAMPUS
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO.
113-17-011A (±2.15 AC) &
301-50-005G (±10.06 AC)

EXISTING ZONING

APN 113-17-011A: HIGHWAY COMMERCIAL (HC)
APN 301-50-005G: CH-10,000

PROPOSED ZONING

APN 301-50-005G: HIGHWAY COMMERCIAL (HC) &
RURAL RESIDENTIAL (RR)

SHEET INDEX

SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CM01	CONTEXT ANALYSIS MAP
3	SM01	SITE ANALYSIS MAP
4	CP01	CONCEPT ZONING PLAN
5	NRPP	NATURAL RESOURCE PROTECTION PLAN

PROJECT ENGINEER:

SHEPARD-WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

FLAGSTAFF ARIZONA

FLAGSTAFF REHAB CAMPUS

COVER SHEET

JOB NO.: 20136
DATE: JUL 21
SCALE: N/A
DRAWN: HAS
DESIGN: ONP
CHECKED: SGI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.coz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
888-84-1111 or 1-800-514-1111

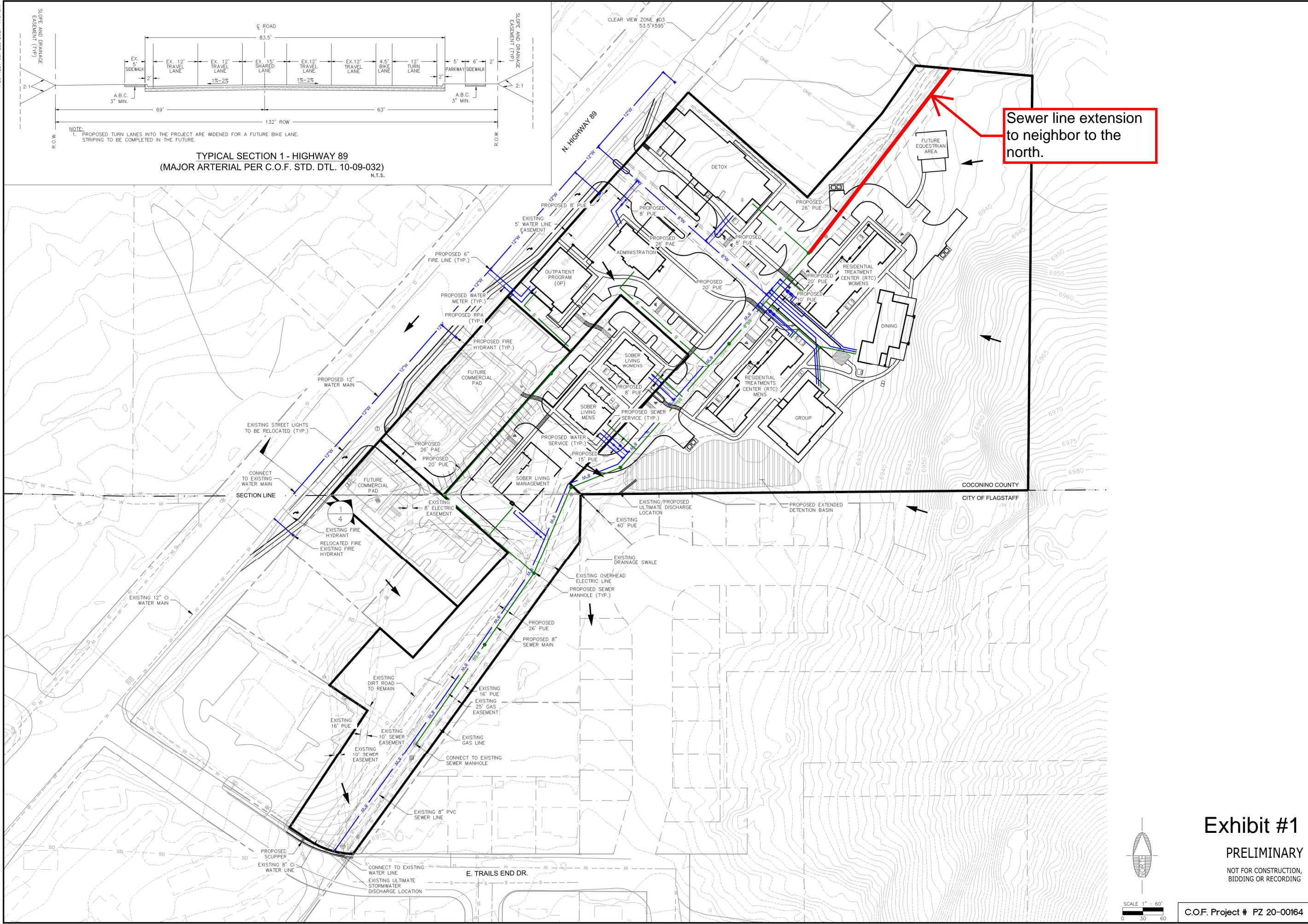
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

DRAWING NO.
CVR

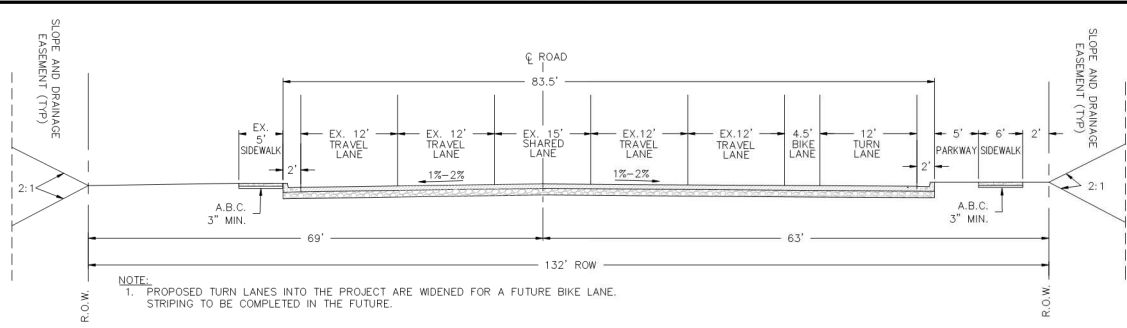
SHT NO. OF
1 5

C.O.F. Project # PZ 20-00164

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLANNING\CPHAM



Sewer line extension to neighbor to the north.



TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

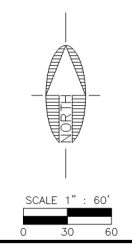


Exhibit #1
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO. 20136		DATE: JUL 21		SCALE: AS SHOWN		DRAWN: HAS		DESIGN: CNP		CHECKED: SCI	
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 Fax www.swi.coz.com											
SWI Shephard Wesnitzer, Inc.											
REVISIONS											
NO.		DESCRIPTION		DATE		BY					
DRAWING NO. CP01											
SHT NO.		OF									
4		5									

FLAGSTAFF
ARIZONA
FLAGSTAFF REHAB CAMPUS
CONCEPT ZONING PLAN