

SITE PLAN 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

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7114 E. STETSON, SUITE 350
SCOTTSDALE, AZ 85251
(602) 882-7451

PROJECT ENGINEER:

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

PROPERTY DATA:

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

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001
(928) 774-3444

ASSESSOR'S PARCEL NO.
113-17-011A (±2.15 AC) &
301-50-005G (±10.05 AC)

ZONING
APN 113-17-011A: HIGHWAY COMMERCIAL (HC)
APN 301-50-005G: HIGHWAY COMMERCIAL (HC) &
RURAL RESIDENTIAL (RR)

PROJECT DATA:

PROPOSED BUILDING SQUARE FOOTAGE
MAIN CAMPUS:
DETOX (BUILDING & PATIO): (11,550 SF + 1,191 SF) = 12,741 SF TOTAL
LOBBY/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

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

BUILDING HEIGHT
BUILDING HEIGHT FOR HC: 60' 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
LOBBY/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: 82 SPACES (INCLUDING 8 ADA SPACES)

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE & OFFSITE) = 84,763 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE & OFFSITE) = 251,192 SF

LID IS REQUIRED FOR THIS SITE AND IS PROVIDED BY THE RETENTION BASIN.

PRE VS. POST RETENTION IS REQUIRED AS SELECTED IN THE DIA AND IS PROVIDED IN THE RETENTION BASIN.

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.

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: _____

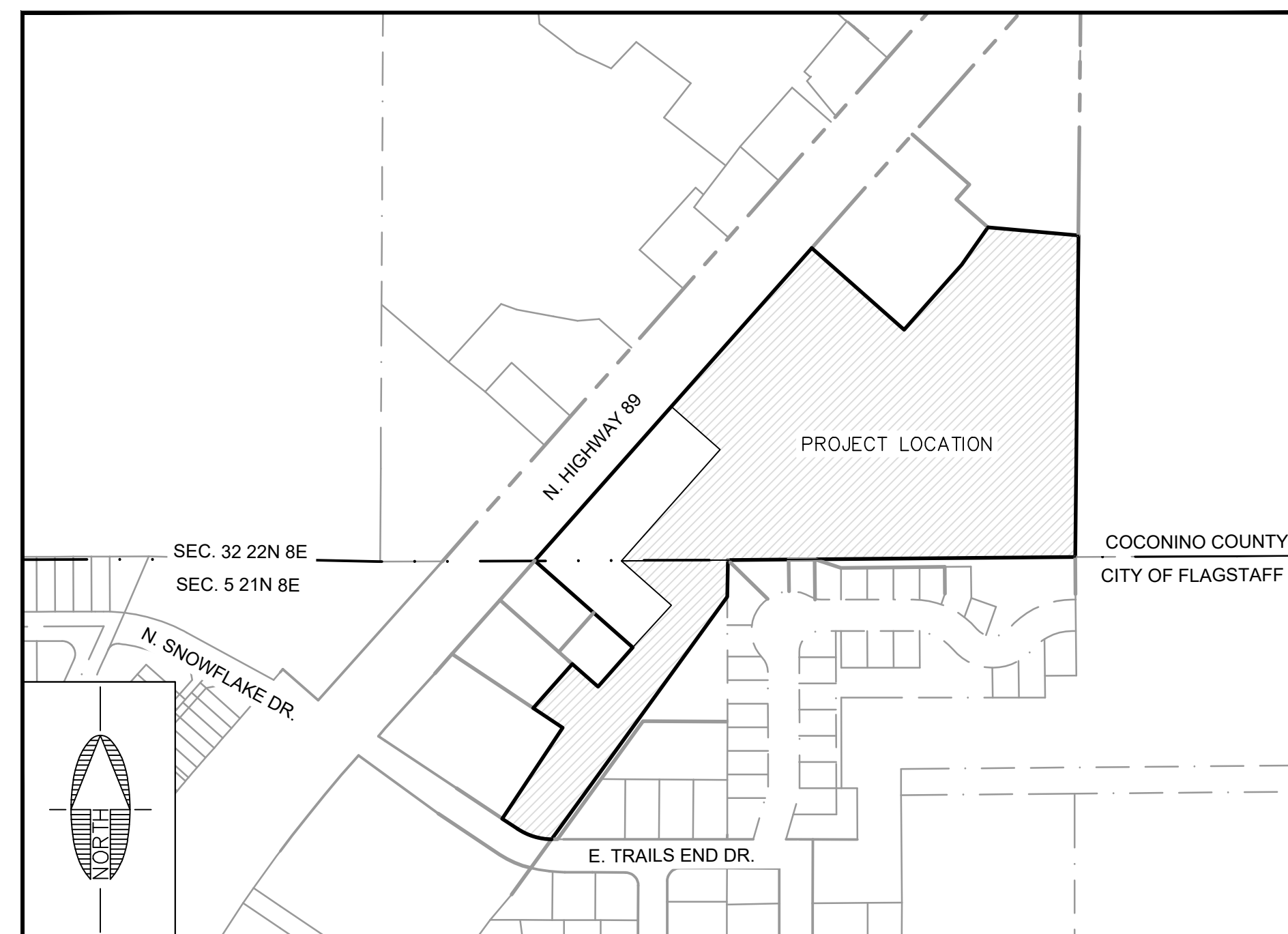
UTILITY COMPANY CONTACTS

APS
CONTACT: RYAN WIESNER
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
RYAN.WIESNER@APS.COM
PHONE: (928) 773-6447

CENTURYLINK/LUMEN
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.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	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
X	GATE VALVE	---	EX. ROAD STRIPING
→	DRAINAGE ARROW	WV	EX. WATER VALVE
---	PROPOSED SEWER SERVICE	---	EX. SIGNAGE
---	PROPOSED WATER SERVICE	---	EX. LIGHT POLE
		EB	EX. ELECTRIC BOX
		→	EX. DRAINAGE ARROW

SHEET INDEX		
SHT NO.	DWG NO.	DESCRIPTION
1	CVR	COVER SHEET
2	SP01	OVERALL SITE PLAN
3	SP02	SITE PLAN
4	GD01	GRADING & DRAINAGE PLAN
5	NRPP	NATURAL RESOURCE PROTECTION PLAN
6	AR01	ADA ACCESSIBLE ROUTES

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

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

FLAGSTAFF ARIZONA

FLAGSTAFF REHAB CENTER

COVER SHEET

JOB NO.	20136
DATE	SEP 22
SCALE	N/A
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

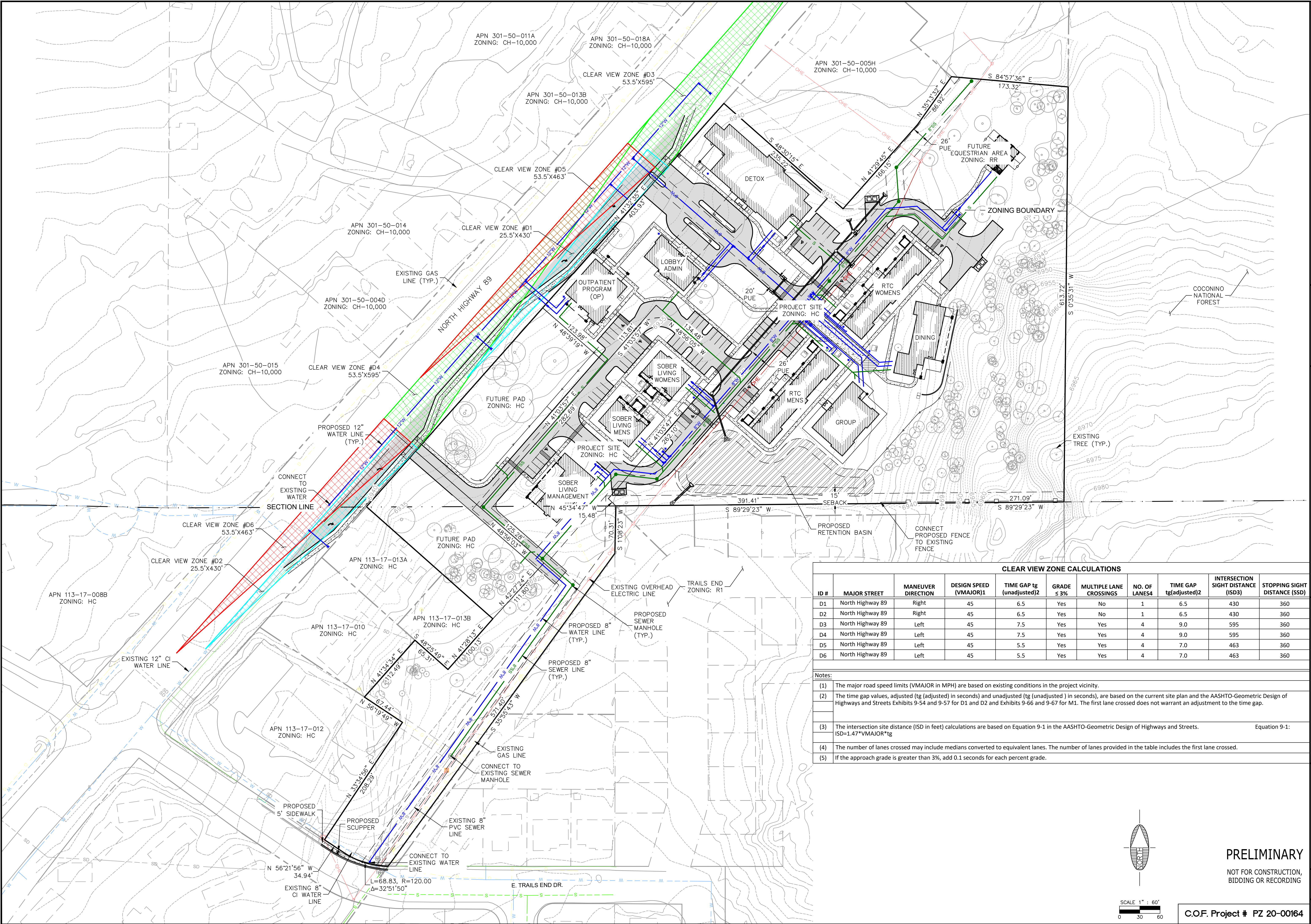
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.wz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

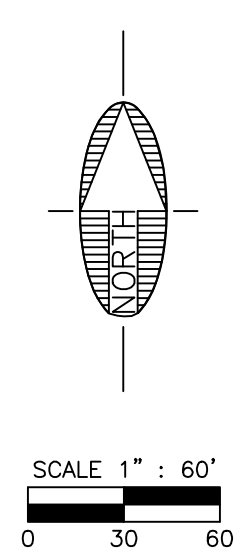
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
888-841-1 or 1-800-541-1111

DRAWING NO.	CVR
SHT NO.	1
OF	6



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 LANES4	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:
- (1) The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
 - (2) 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.
 - (3) The intersection sight distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: $ISD = 1.47 * VMAJOR * tg$
 - (4) 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.
 - (5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

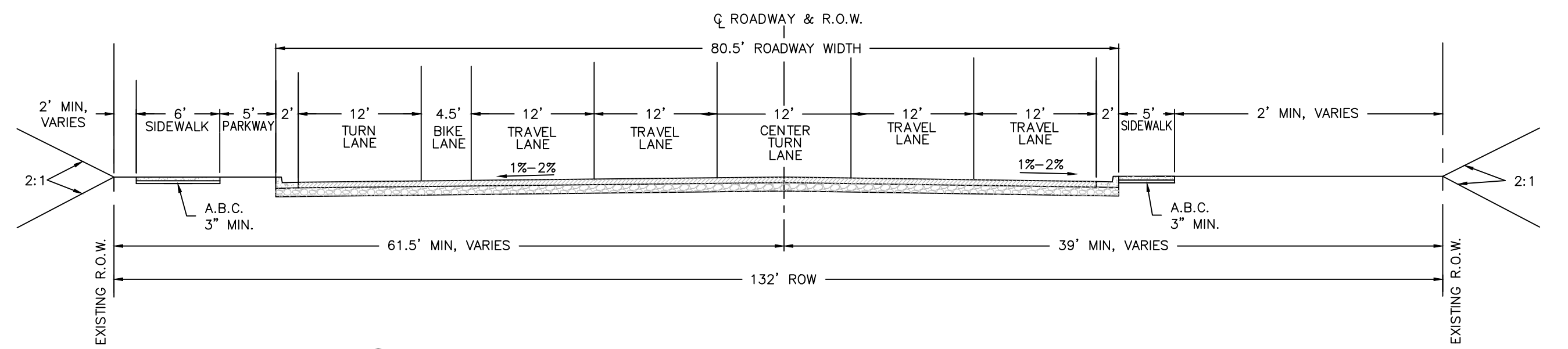
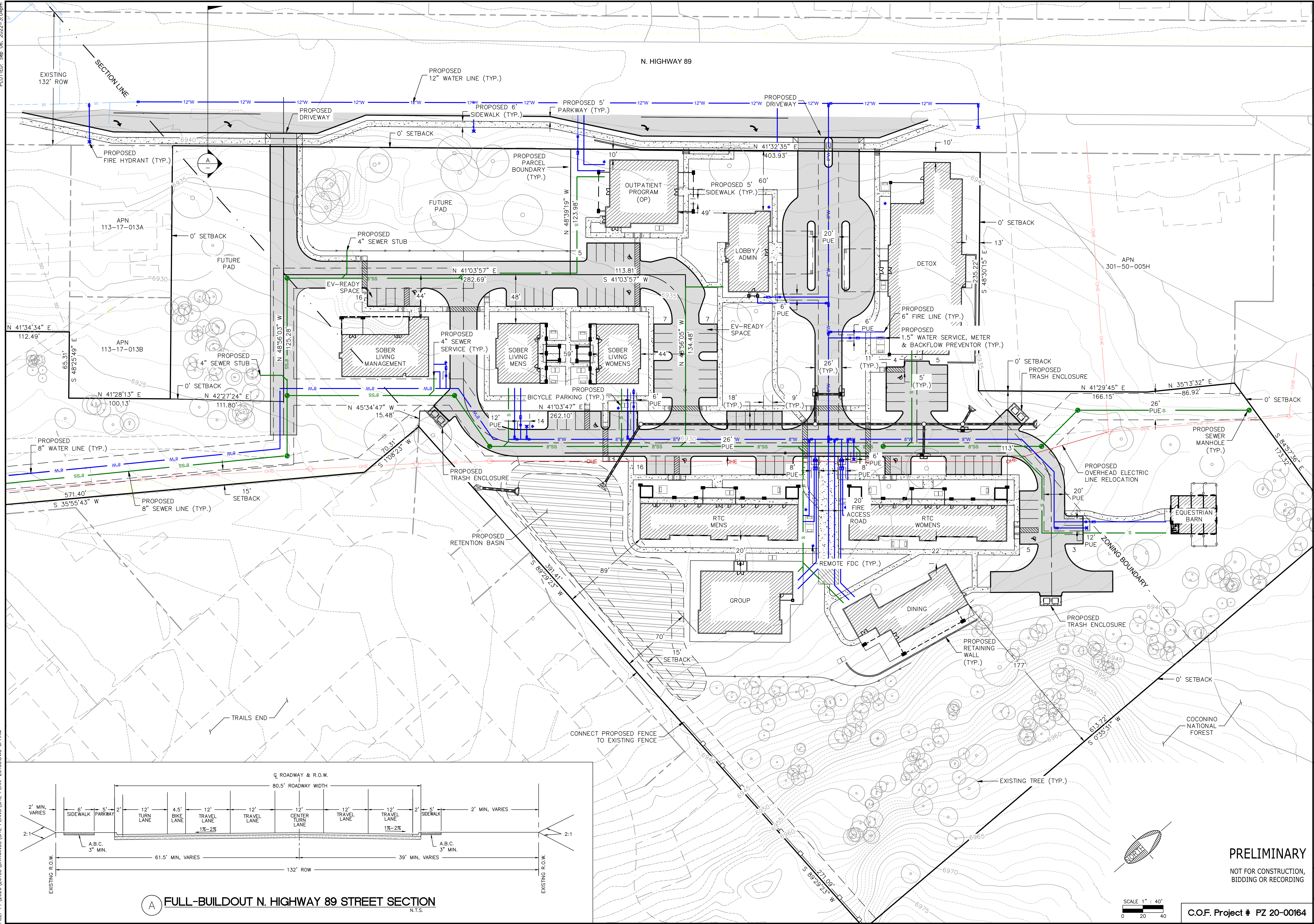


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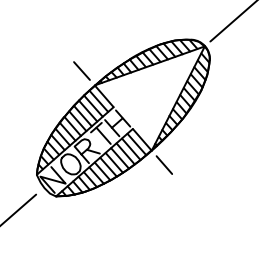
C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA	
FLAGSTAFF REHAB CENTER	
JOB NO: 20136	DATE: SEP 22
SCALE: AS SHOWN	DESIGN: CNP
DRAWN: CNP	CHECKED: SCI
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.az.com	
 Shephard Wesnitzer, Inc.	
BY:	DATE:
REVISIONS:	DESCRIPTION:
NO.	
DRAWING NO. SP01	
SHT NO. 2	OF 6

PLOTTED: Sep 06, 2022 - 3:04pm
 FILE: P:\2020\20136 DRAWINGS\SITE PLANS\SITE PLAN-20136.DWG CPHAM



A FULL-BUILDOUT N. HIGHWAY 89 STREET SECTION
 N.T.S.



SCALE 1" = 40'
 0 20 40

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

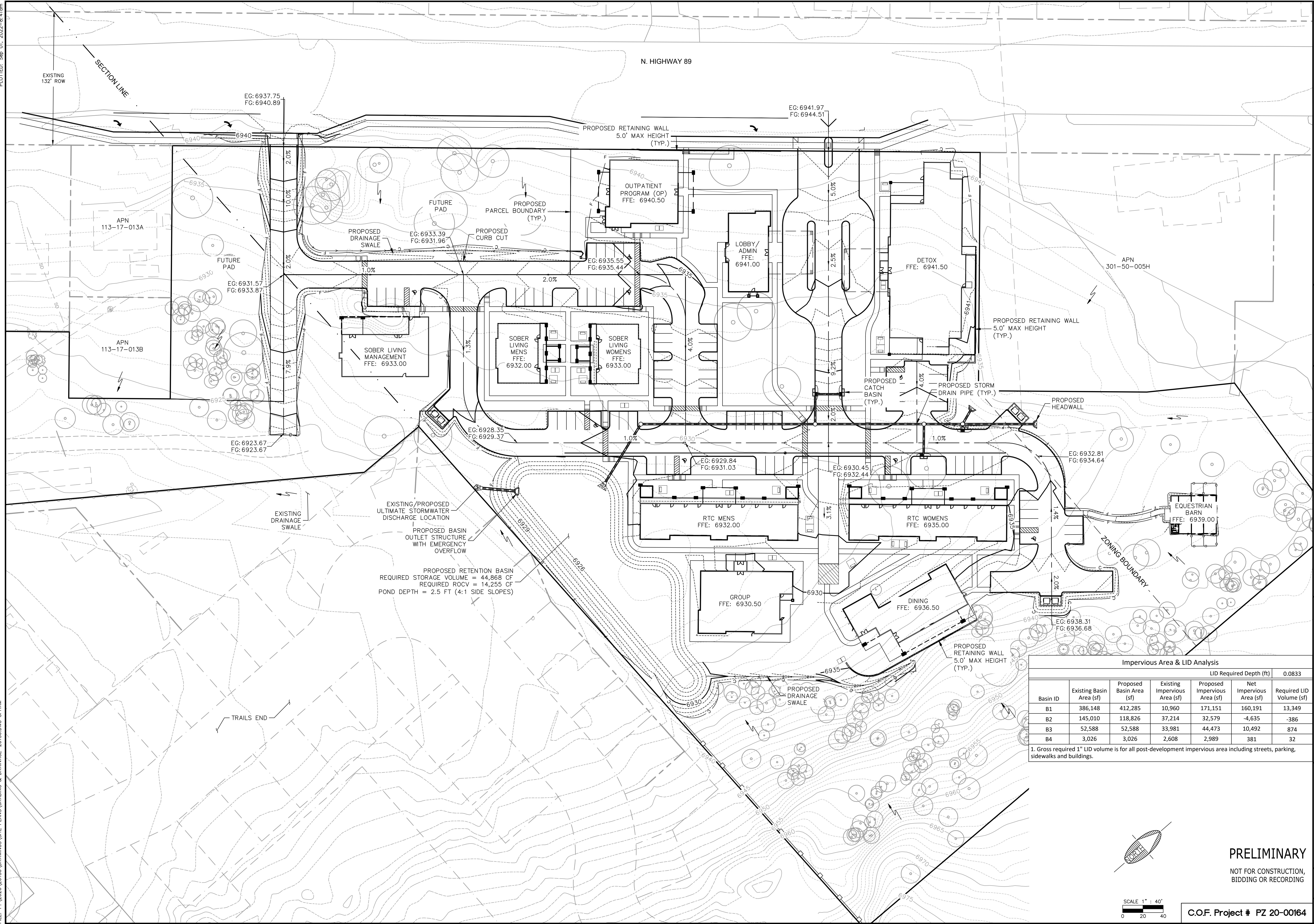
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110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.com											
SWI Shephard Westnizer, Inc.											
NO.	DESCRIPTION	DATE	BY								
<p>Call at least two full working days before you begin excavation.</p> <p>ARIZONA811 Arizona Blue Stakes, Inc. (928-5348) 088 84-1 or 1-800-514-1111 (928-5348)</p>											
DRAWING NO. SP02		SHT NO. 3		OF 6							

FLAGSTAFF REHAB CENTER
 FLAGSTAFF ARIZONA

SITE PLAN

PLOTTED: Sep 01, 2022 - 8:41am

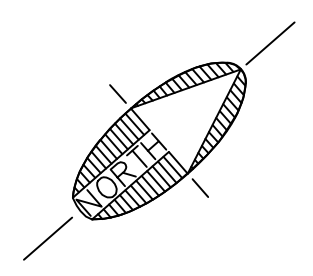
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PROPOSED RETENTION BASIN
 REQUIRED STORAGE VOLUME = 44,868 CF
 REQUIRED ROCV = 14,255 CF
 POND DEPTH = 2.5 FT (4:1 SIDE SLOPES)

Impervious Area & LID Analysis						
Basin ID	Existing Basin Area (sf)	Proposed Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	LID Required Depth (ft)
						0.0833
						Required LID Volume (sf)
B1	386,148	412,285	10,960	171,151	160,191	13,349
B2	145,010	118,826	37,214	32,579	-4,635	-386
B3	52,588	52,588	33,981	44,473	10,492	874
B4	3,026	3,026	2,608	2,989	381	32

1. Gross required 1" LID volume is for all post-development impervious area including streets, parking, sidewalks and buildings.



SCALE 1" = 40'
 0 20 40

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

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

FLAGSTAFF ARIZONA

GRADING & DRAINAGE PLAN

JOB NO. FLAGSTAFF REHA CENTER
 DATE: SEP 22
 SCALE: AS SHOWN
 DRAWN: BH
 DESIGN: BH/QNP
 CHECKED: SCI

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

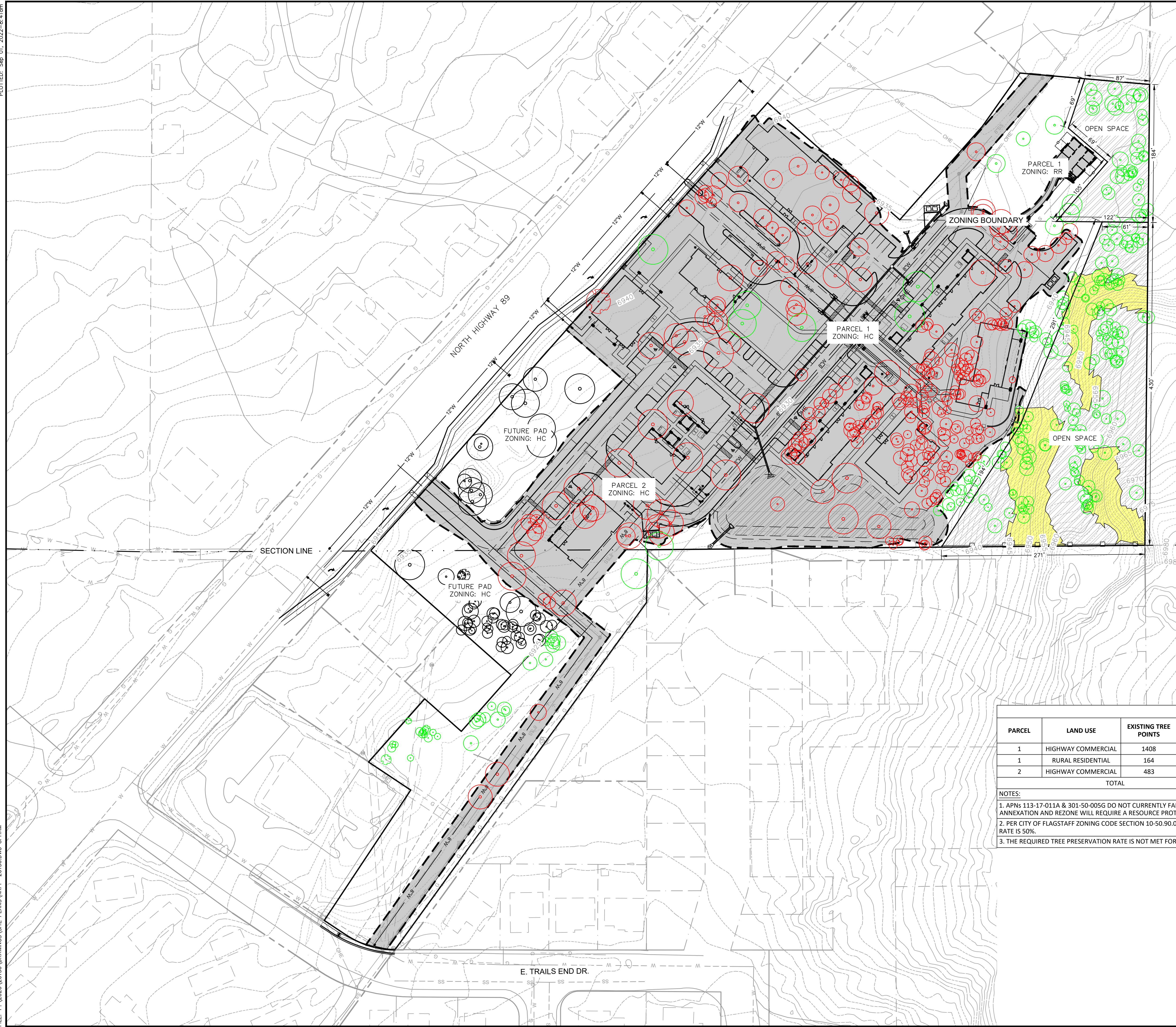
SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 888 84-1111 or 1-800-514-1111 (AZ-5148)

DRAWING NO. **GD01**

SHT NO. 4 OF 6



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- TREES WITHIN FUTURE PARCELS
- EXISTING SLOPE 17-24.99%
- DISTURBED SLOPE 17-24.99%
- DISTURBED AREA
- OPEN SPACE

- NOTES:**
- PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
 - 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.

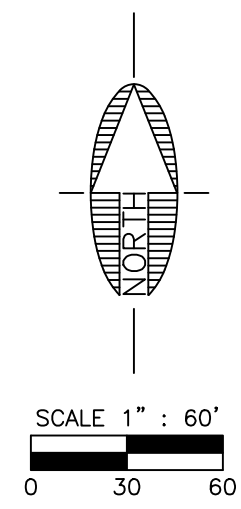
STEEP SLOPE RESOURCES	
REQUIRED PRESERVATION RATE FOR 17-24.99%	COMMERCIAL 60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50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

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	469,141
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	70,371
REQUIRED OPEN SPACE (SF)	70,371
PROVIDED OPEN SPACE (SF)	80,218
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)	19,442

1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.
 2. 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	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1408	30%	422	666	152	47%
1	RURAL RESIDENTIAL	164	50%	82	134	0	82%
2	HIGHWAY COMMERCIAL	483	30%	145	109	0	23%
TOTAL				759	1060	152	63%

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



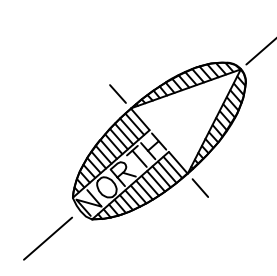
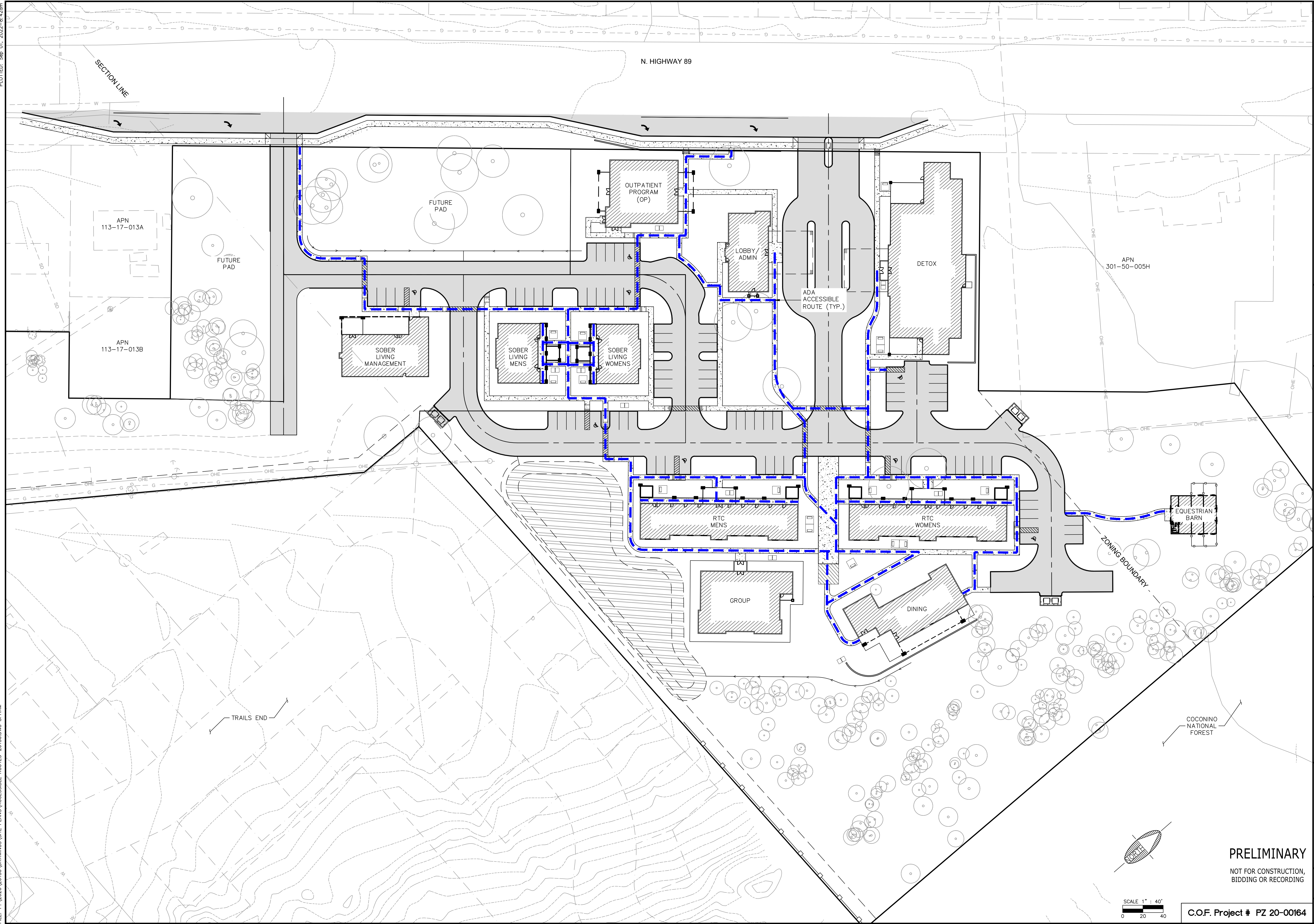
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C.O.F. Project # PZ 20-00164

JOB NO: 20136 DATE: SEP 22 SCALE: AS SHOWN DRAWN: CNP DESIGN: CNP CHECKED: SCI	FLAGSTAFF REHAB CENTER 110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8354 928.774.8334 fax www.swi@z.com	SWI Shephard Wesnitzer, Inc.	FLAGSTAFF ARIZONA NATURAL RESOURCE PROTECTION PLAN	REVISIONS NO. DESCRIPTION DATE BY	DRAWING NO. NRPP SHT NO. OF 5 6
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SCALE 1" = 40'
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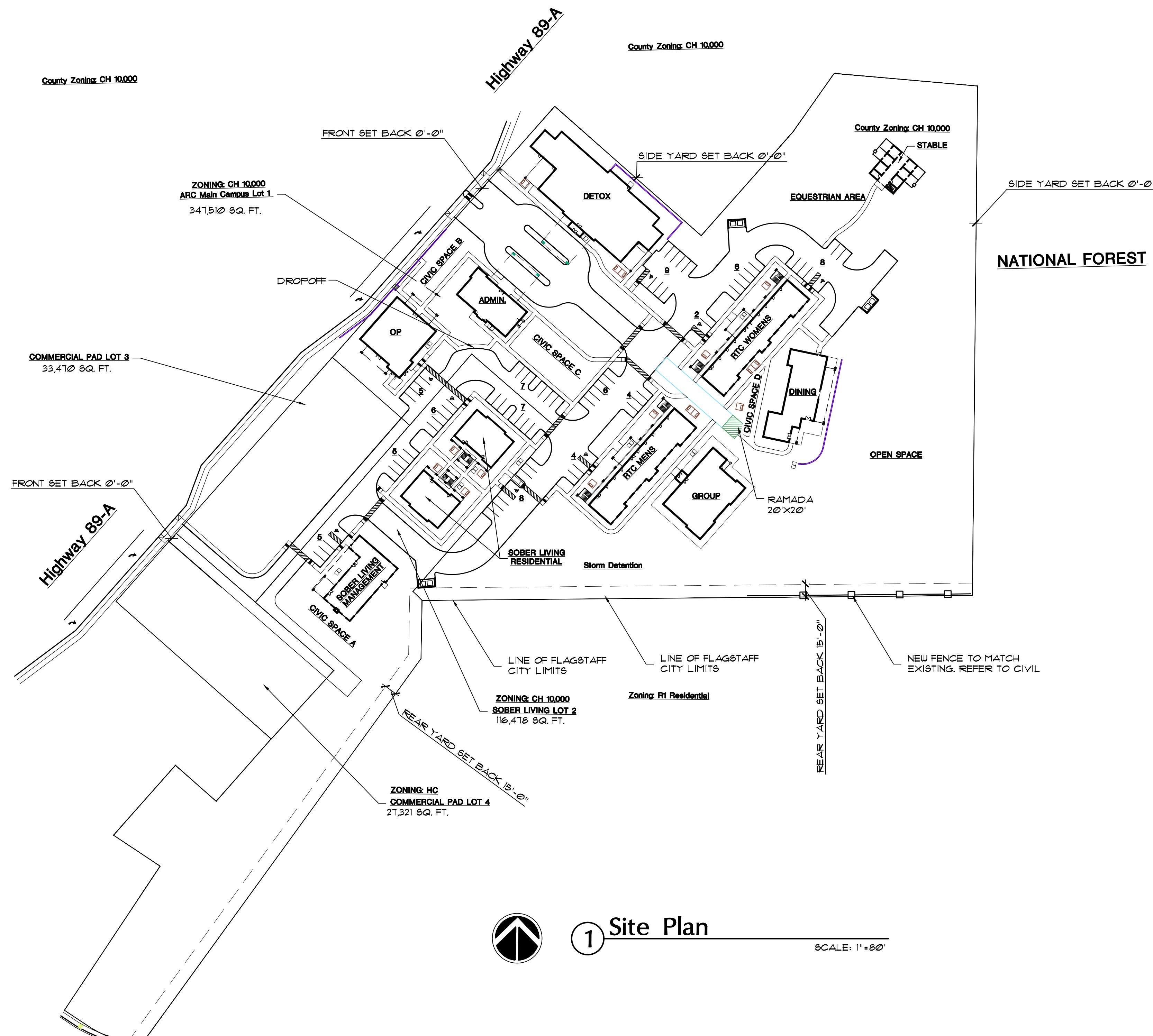
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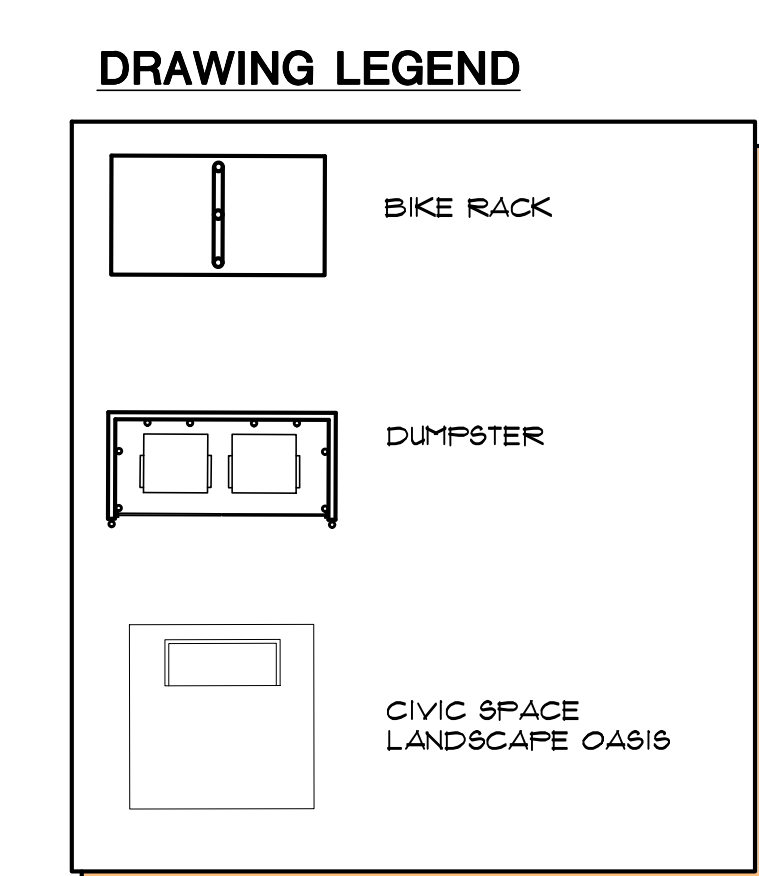
JOB NO: 20136		DATE: SEP 22		SCALE: AS SHOWN		DRAWN: CNP		DESIGN: CNP		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.com											
 Shephard Wesnitzer, Inc.											
NO.	DESCRIPTION	DATE	BY								
DRAWING NO. AR01											
SHT NO. 6 OF 6											

FLAGSTAFF REHAB CENTER
ADA ACCESSIBLE ROUTES

FLAGSTAFF ARIZONA

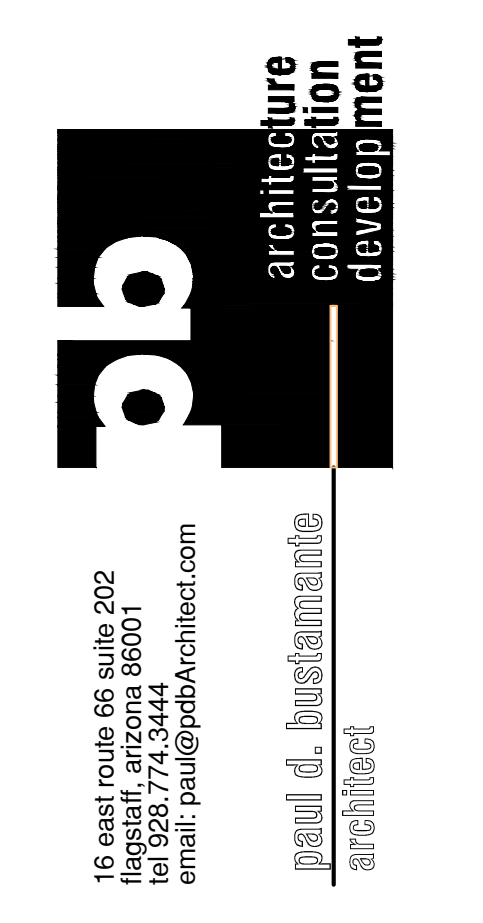


1 Site Plan SCALE: 1"=80'



PROJECT INFORMATION:

<p>PROJECT SUMMARY: SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY LOCATION: HIGHWAY 89-A APN: 301-50-000, 113-11-011A SIZE AREA: 10.05 ± 2.15 ACRES LIGHTING ZONE 3</p>
<p>BUILDING SQ. FOOTAGE:</p> <p>MAIN CAMPUS: DETOX: BUILDING - 11,550 PATIO - 1,191 (OPEN SPACE) TOTAL = 12,741</p> <p>ADMINISTRATION: 3,231</p> <p>OP: (OUT PATIENT) BUILDING - 4,453 PATIO - 1,621 (OPEN SPACE) TOTAL = 6,074</p> <p>RTC MEN: (1ST & 2ND FLOOR) = 10,546 RTC WOMEN: (1ST & 2ND FLOOR) = 10,546</p> <p>GROUP: BUILDING - 5,333 PATIO - 3,116 (OPEN SPACE) TOTAL = 8,449</p> <p>DINING/KITCHEN: BUILDING - 4,128 PATIO - 1,610 (OPEN SPACE) TOTAL = 5,738</p> <p>SOBER LIVING MANAGEMENT: 3,914 SOBER LIVING WOMEN: (1ST & 2ND FLOOR) = 4,914 SOBER LIVING MEN: (1ST & 2ND FLOOR) = 4,914</p> <p>STABLE: 1,110</p> <p>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</p> <p>MEN RTC: 40 BEDS = 1 SPACES REQUIRED 3 STAFF = 3 SPACES</p> <p>WOMEN'S RTC: 40 BEDS = 1 SPACES REQUIRED 3 STAFF = 3 SPACES</p> <p>DINING: 5 STAFF = 5 SPACES</p> <p>GROUP: 6 STAFF = 6 SPACES</p> <p>OUT PATIENT (OP): 5 STAFF = 5 SPACES</p> <p>LOBBY/ADMIN: 6 STAFF = 6 SPACES</p> <p>DETOX: 30 BEDS = 5 SPACES REQUIRED 1 STAFF = 1 SPACES</p> <p>HOUSE KEEPING/MAINTENANCE: 8 STAFF = 8 SPACES REQUIRED</p>
<p>SOBER LIVING MANAGEMENT: 3 STAFF = 3 SPACES</p> <p>SOBER LIVING WOMEN: 32 BEDS = 6 SPACES REQUIRED 2 STAFF = 2 SPACES</p> <p>SOBER LIVING MEN: 32 BEDS = 6 SPACES REQUIRED 2 STAFF = 2 SPACES</p>
<p>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</p> <p>83 X 05 = 4 BIKE RACKS REQUIRED 9 BIKE RACKS PROVIDED (3 COVERED)</p>
<p>1. SIZE OF LOTS: MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES SOBER LIVING LOT 2 = 116,418 SQ. FT. / 43,560 = 2.68 ACRES</p> <p>2. FAR FOR HC MAX 3.0: CAMPUS TOTAL BUILDING SF. = 48,189 FAR = 48,189 / 43,560 = 0.11</p> <p>3. HC SETBACKS: FRONT SET BACK - 0'-0" MIN SIDE SET BACK - 0'-0" MIN REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN</p> <p>4. OPEN SPACE CAMPUS OVERALL SQ. FOOTAGE = 353,256 15% REQUIRED OPEN SPACE = 53,000 SQ. FT. PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE = 74,885</p> <p>BUILDING FORM: HEIGHT 2 STORIES OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES ALL OTHERS, SINGLE STORY.</p> <p>CIVIC SPACE INFORMATION (LANDSCAPE OASIS): MAIN CAMPUS SITE = 10.05 ACRES = 431,118 SQ. FT. 431,118 X 05 = 2,155,590 REQUIRED, 2,191,118 SQ. FT. PROVIDED</p> <p>SOBER LIVING CAMPUS SITE = 2.15 ACRES = 93,654 93,654 X 05 = 4,683 REQUIRED, 4,120 SQ. FT. PROVIDED</p>



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 email paul@pobarchitect.com

Paul D. Bustamante
 architect

**Flagstaff Rehab Campus
 Highway 89-A
 Flagstaff, AZ**

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 CONSTRUCTION**

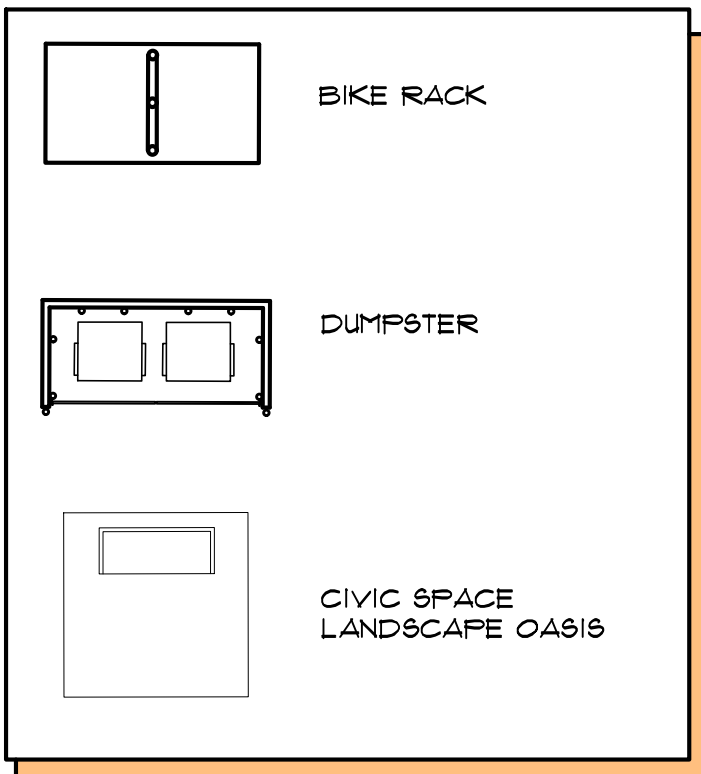
Revisions	By

Drawn: LJ, JM, AH
 Date: September 13, 2022
 Job No:

**SHEET
 A-SITE**

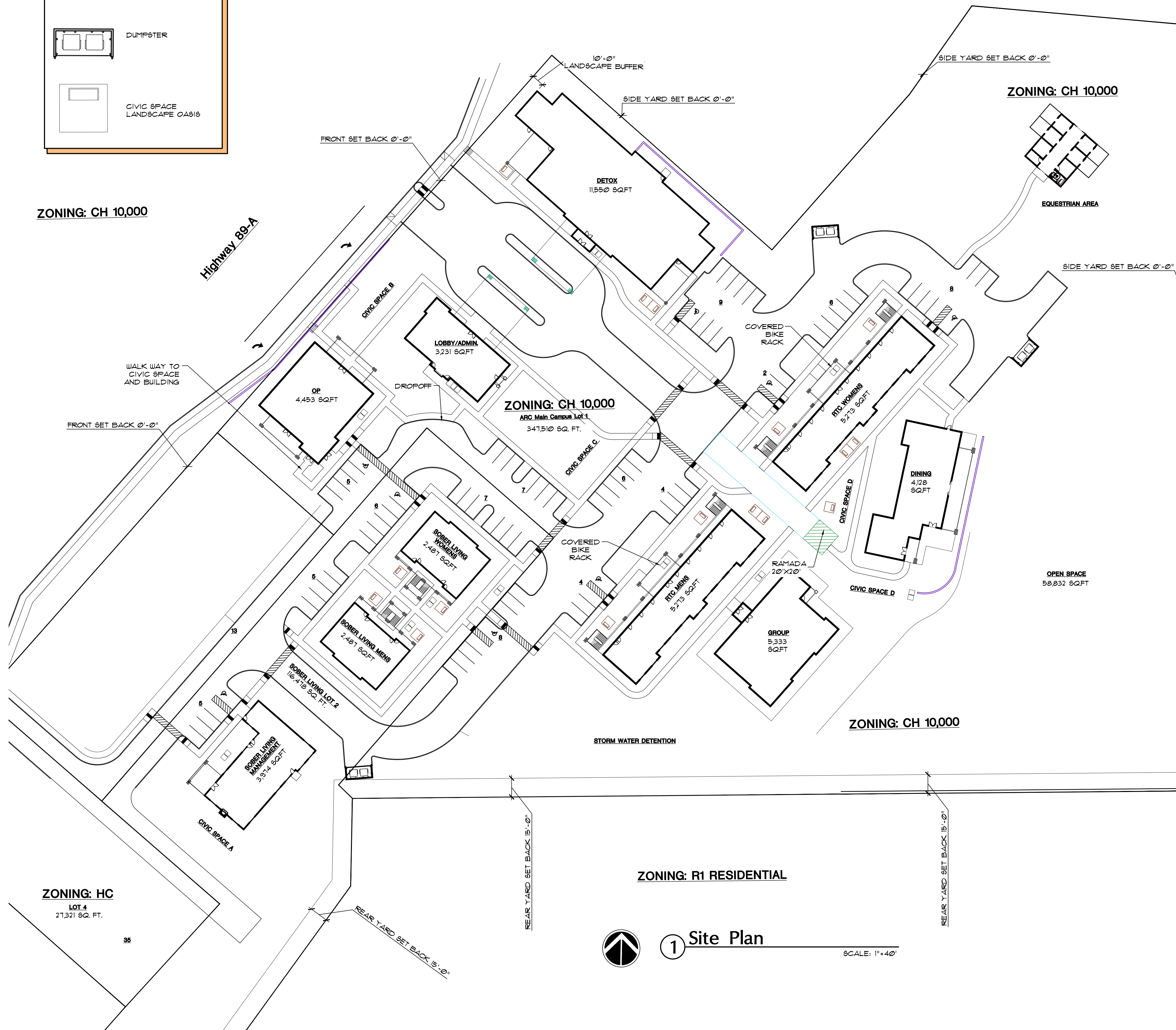
SITE PLAN
 SCALE: 1"=80'

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000



ZONING: R1 RESIDENTIAL



1 Site Plan

SCALE: 1"=40'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-00G, 113-17-011A

SIZE AREA: 10.05 & 2.15 ACRES

LIGHTING ZONE 3

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:

DETOX:
BUILDING - 11,550
PATIO - 1,181 (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: 3,974

SOBER LIVING WOMENS: (1ST & 2ND FLOOR) = 4,914

SOBER LIVING MENS: (1ST & 2ND FLOOR) = 4,914

STABLE: 1,710

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

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 = 6 SPACES REQUIRED
2 STAFF = 2 SPACES

SOBER LIVING MENS:
32 BEDS = 6 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 05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:

MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES
SOBER LIVING LOT 2 = 116,842 SQ. FT. / 43,560 = 2.68 ACRES

2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING SF. = 48,189
FAR = 48,189 / 43,560 = 1.1

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 = 16,053, PLUS 58,832 OPEN SPACE = 74,885

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 = 10.05 ACRES = 431,118 SQ. FT.
431,118 X 05 = 2,155,590 REQUIRED, 2,181,118 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 ACRES = 93,654 SQ. FT.
93,654 X 05 = 4,682,700 REQUIRED, 4,710,000 SQ. FT. PROVIDED

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Revisions	By

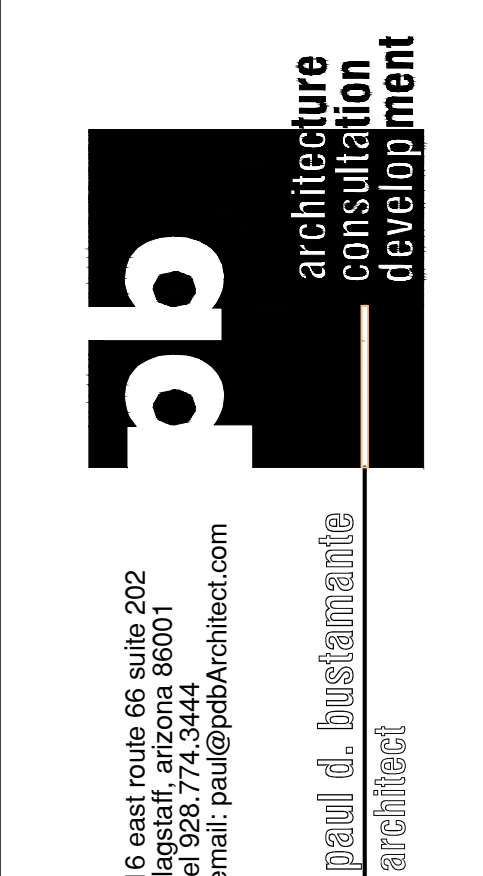
Drawn: LJ, JM, AH

Date: September 13, 2022

Job No:

**SHEET
A-SITE**

SITE PLAN
SCALE: 1"=40'



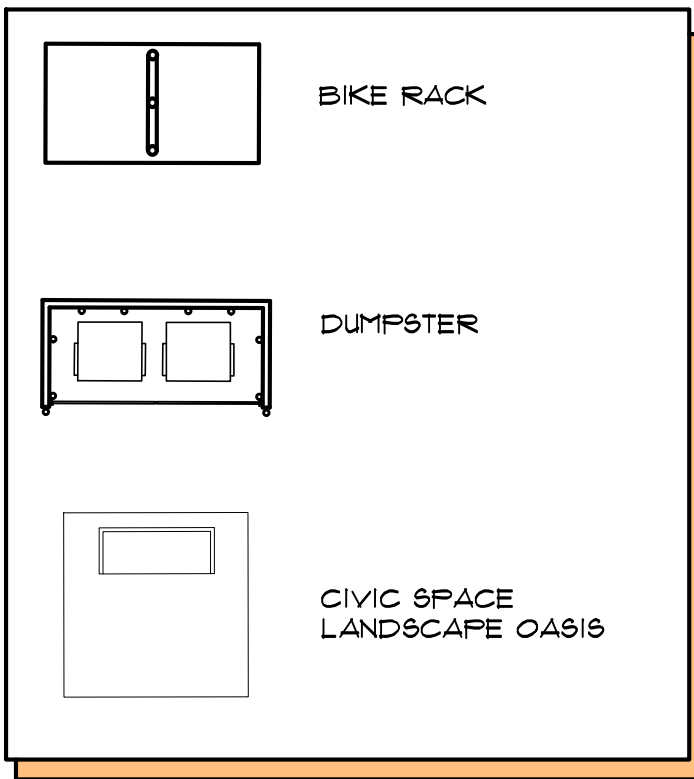
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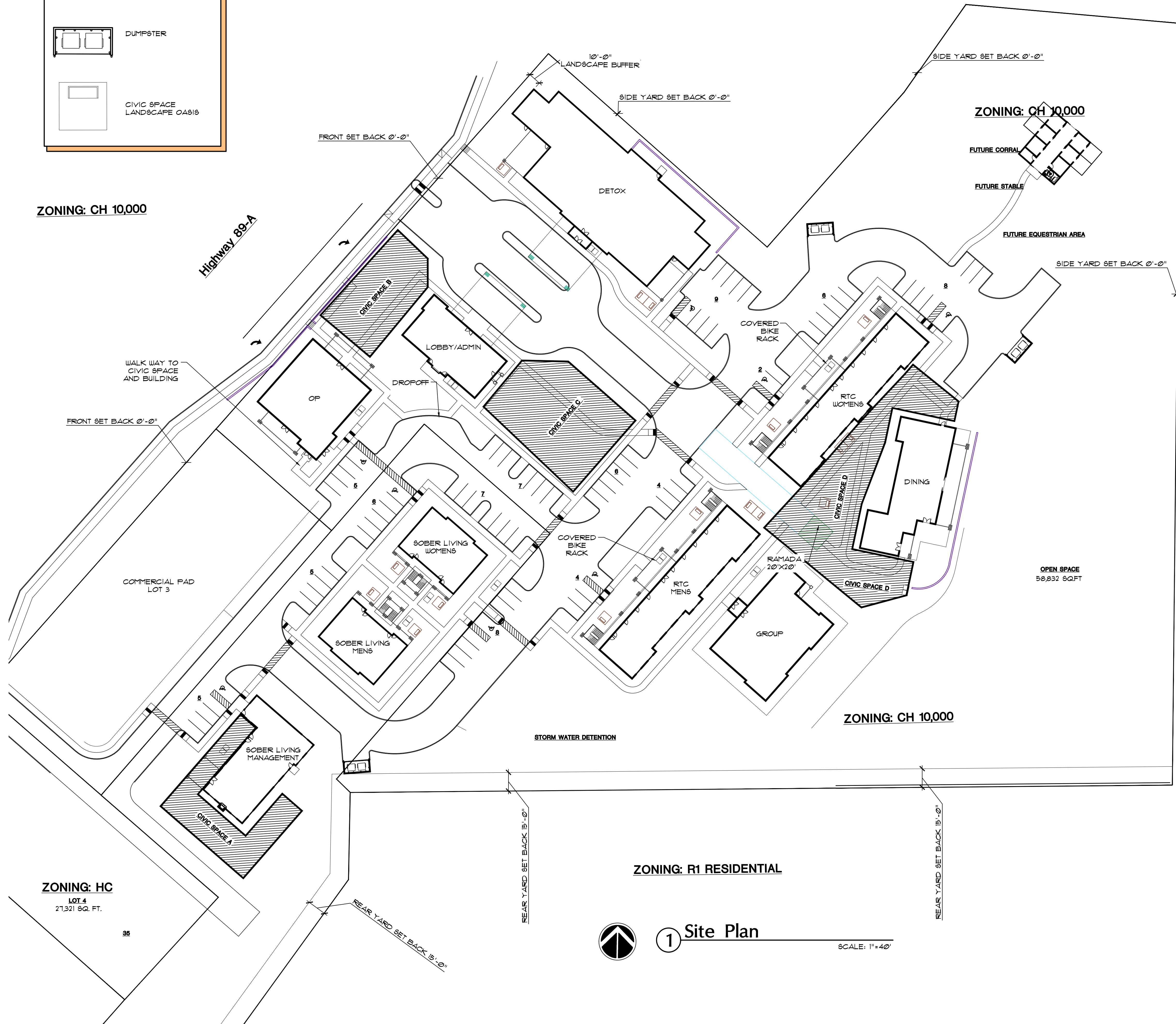
**Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ**

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000



ZONING: CH 10,000

ZONING: CH 10,000

ZONING: R1 RESIDENTIAL

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, 113-17-011A
SIZE AREA: 10.05 ± 2.15 ACRES

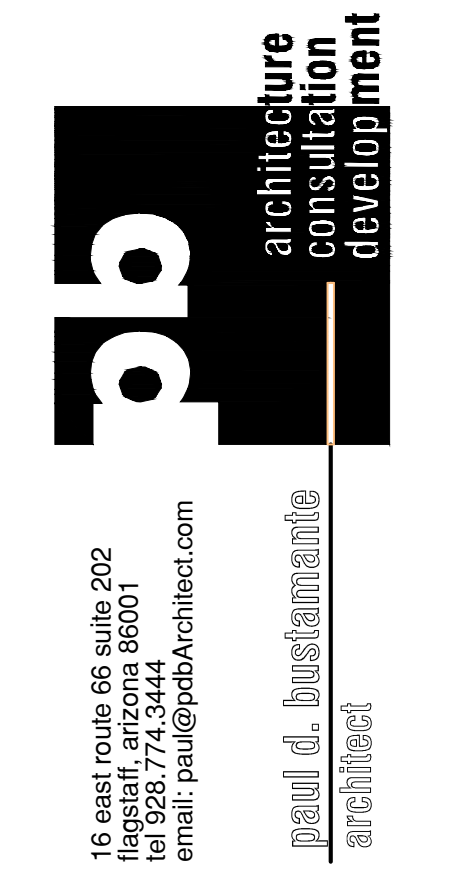
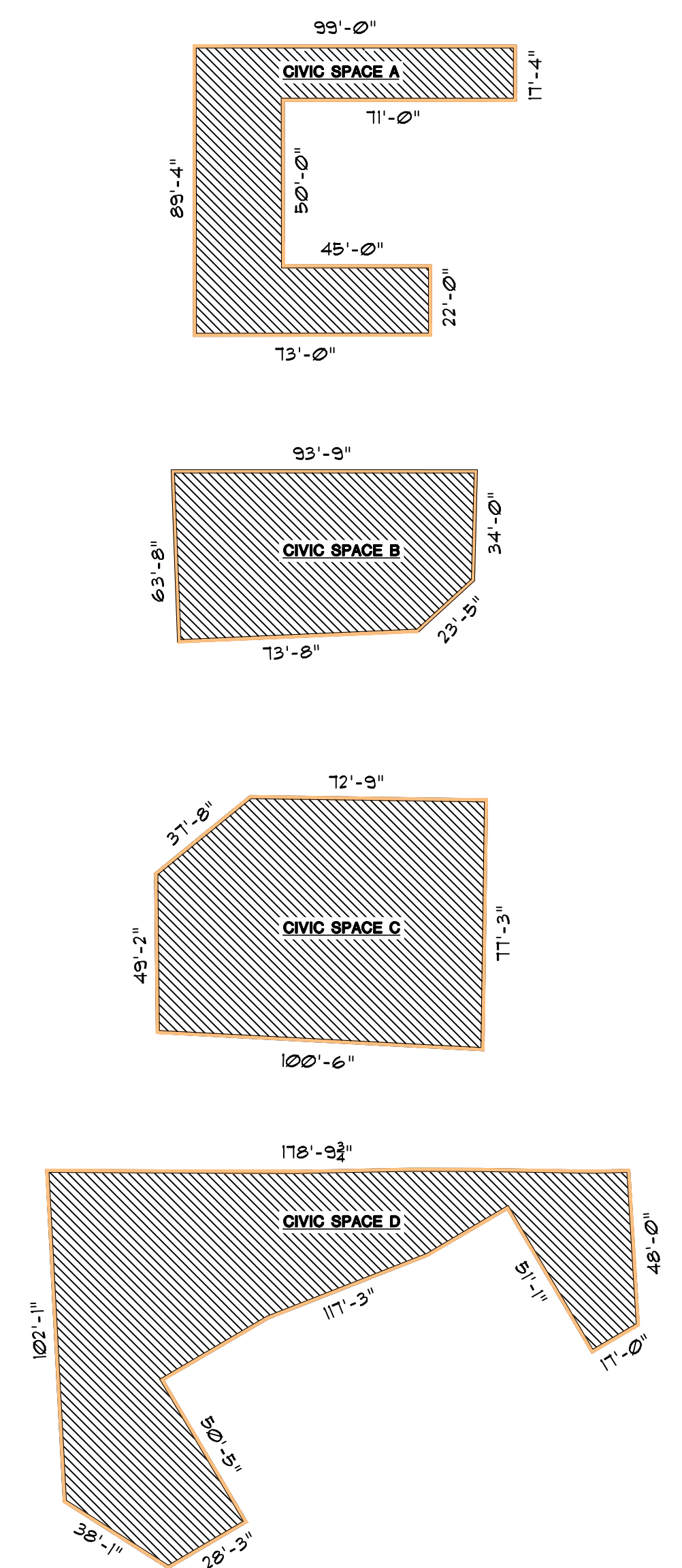
CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
MAIN CAMPUS SITE = 10.05 ACRES, 1 ACRE = 43,560 SQ. FT.
10.05 ACRES X (43,560 SQ. FT.) = 437,170 SQ. FT.
437,170 X .05 = 21,859 REQUIRED, 21,911 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 ACRES, 1 ACRE = 43,560 SQ. FT.
2.15 ACRES X (43,560 SQ. FT.) = 93,654 SQ. FT.
93,654 X .05 = 4,683 REQUIRED, 4,720 SQ. FT. PROVIDED

CIVIC SPACE AREA:
SOBER LIVING CAMPUS SITE:
CIVIC SPACE A = 4,720 SQ. FT.
TOTAL REQUIRED CIVIC SPACE AREA: 4,683 SQ. FT.
TOTAL PROVIDED CIVIC SPACE AREA: 4,720 SQ. FT.

MAIN CAMPUS SITE:
CIVIC SPACE B = 4,576 SQ. FT.
CIVIC SPACE C = 7,270 SQ. FT.
CIVIC SPACE D = 10,065 SQ. FT.
TOTAL REQUIRED CIVIC SPACE AREA: 21,889 SQ. FT.
TOTAL PROVIDED CIVIC SPACE AREA: 21,911 SQ. FT.

CIVIC SPACE DIMENSIONS:



Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ

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Revisions	By

Drawn: AH
Date: August 30, 2022
Job No:

SHEET
A-CIVIC

CIVIC SPACE
SITE PLAN
SCALE: 1"=40'