

ZONING LEGEND

- RURAL RESIDENTIAL (RR), 94.7 ACRES WITHIN NAH PROPERTY
- ESTATE RESIDENTIAL (ER), 77.2 ACRES WITHIN NAH PROPERTY
- SINGLE FAMILY RESIDENTIAL (R1), 0.6 ACRES WITHIN NAH PROPERTY
- MEDIUM DENSITY RESIDENTIAL (MR)
- HIGHWAY COMMERCIAL (HC)
- RESEARCH AND DEVELOPMENT (RD)

Image 5



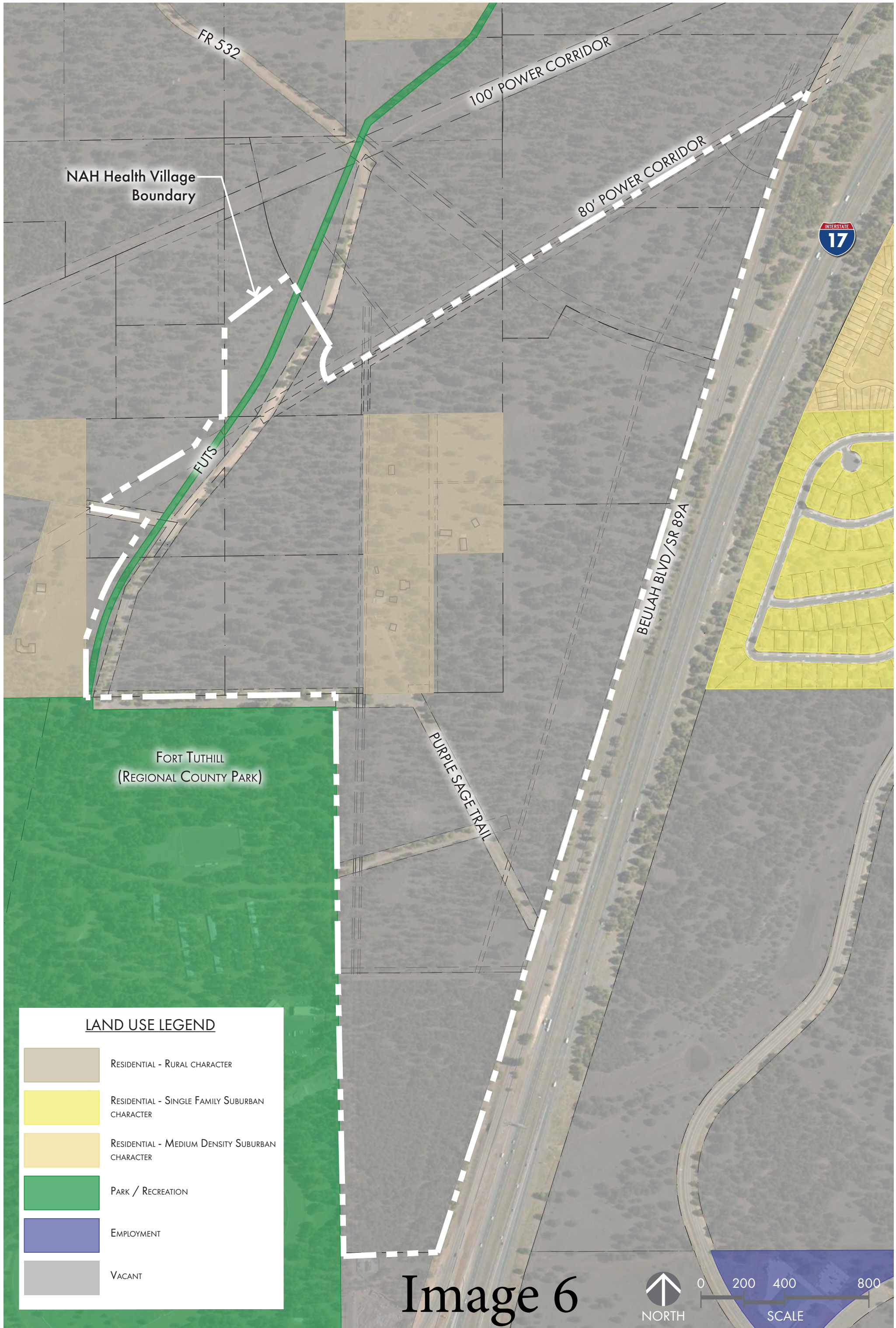
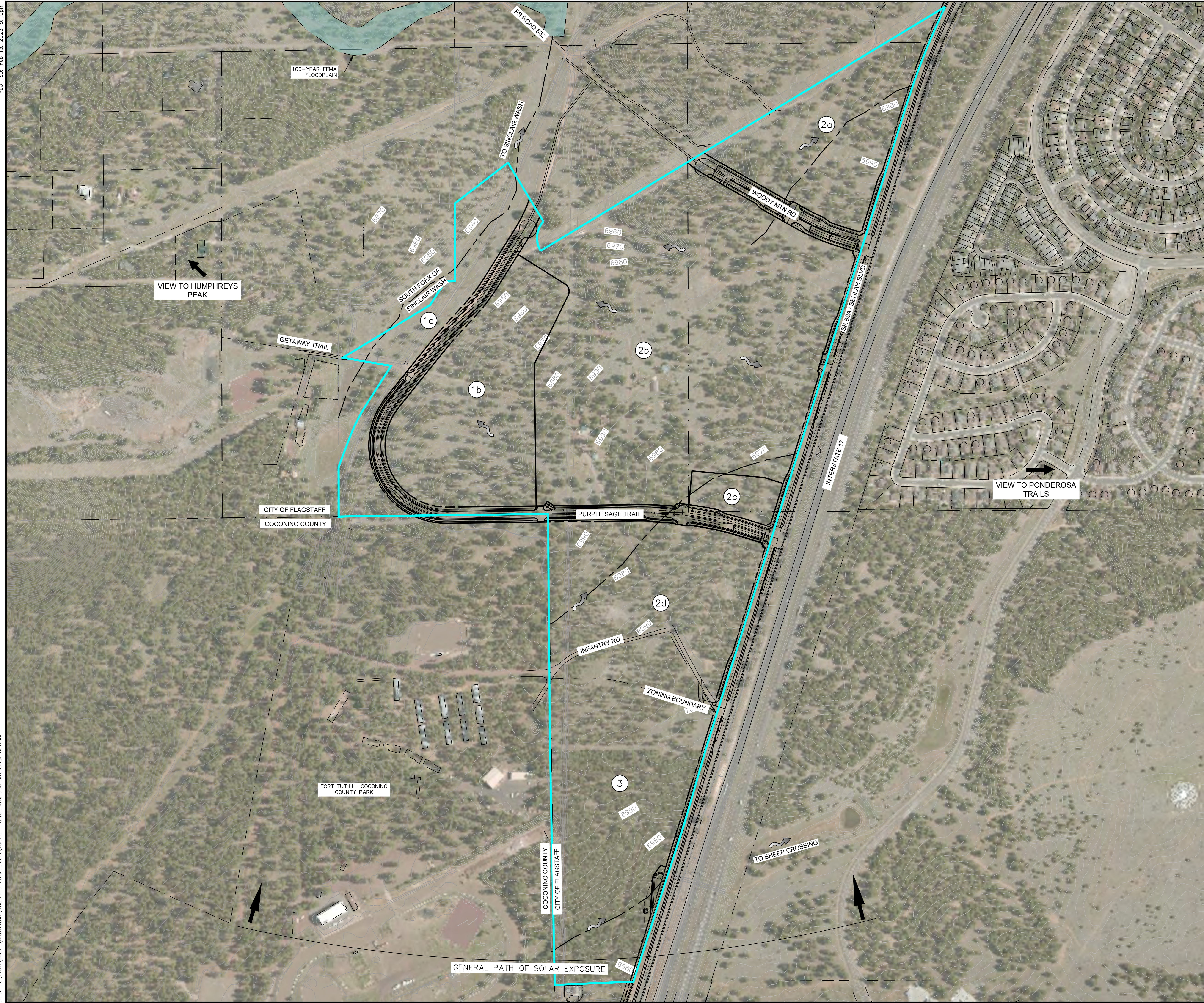


Image 6

PLOTTED: Feb. 13, 2023 - 5:10pm

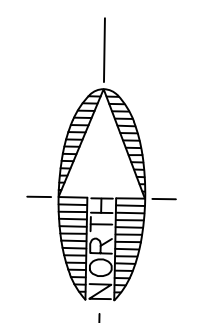
FILE: P:\2018\18214\DRAWINGS\CONCEPT_ZONE_PLAN\18214 - SITE ANALYSIS MAP.DWG CPHAM



SITE ANALYSIS:



- A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 16.99% PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.050. THE TOPOGRAPHY DOES NOT CONTAIN AT LEAST 17% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO AT LEAST ONE COMMON CONTOUR LINE.
- B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
- C. EXISTING VEGETATION IS PONDEROSA PINE TREES AS SHOWN.
- D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE HUMPHREYS PEAK TO THE NORTHWEST AND THE RESIDENTIAL COMMUNITY OF PONDEROSA TRAILS TO THE EAST. THE SITE IS ACCESSIBLE AND VIEWABLE FROM INTERSTATE 17 AND PURPLE SAGE TRAIL.
- 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 WESTERN SIDE OF THE SITE AND ULTIMATELY TO THE SINCLAIR WASH OR TO THE EASTERN SIDE OF THE SITE AND ULTIMATELY INTO BOX CULVERTS UNDER INTERSTATE 17.
- F. 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. EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT ARE SHOWN HEREON. THE SOUTH FORK OF SINCLAIR WASH RUNS THROUGH THE SITE AND DRAINS TO THE NORTH TOWARD THE MOUNTAIN DELL SUBDIVISION AND SINCLAIR WASH. REFER TO THE DRAINAGE IMPACT ANALYSIS FOR MORE INFORMATION ON THE FOUR ULTIMATE STORMWATER DISCHARGE LOCATIONS.
- H. THE PROJECT IS SURROUNDED BY A RESIDENTIAL COMMUNITY TO THE NORTH, EAST, AND WEST, AND FORT TUTHILL COCONINO COUNTY PARK TO THE SOUTH.

Image 7



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

JOB NO: 18214		DATE: FEB 23		SCALE: AS SHOWN		DRAWN: HAS		DESIGN: CNP		CHECKED: GEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax		www.swi.coz.com						REVISIONS NO. DESCRIPTION DATE BY		DRAWING NO. CP02	
FLAGSTAFF ARIZONA NAH HEALTH VILLAGE		SHEPHARD WESNITZER, INC.		ARIZONA 800 ARIZONA BLUE SLATS, INC.		Call at least two full working days before you begin excavation. 800 84-11 or 1-800-514-6111 (782-5348)		SHT NO. OF 3 OF 12		FLAGSTAFF ARIZONA	

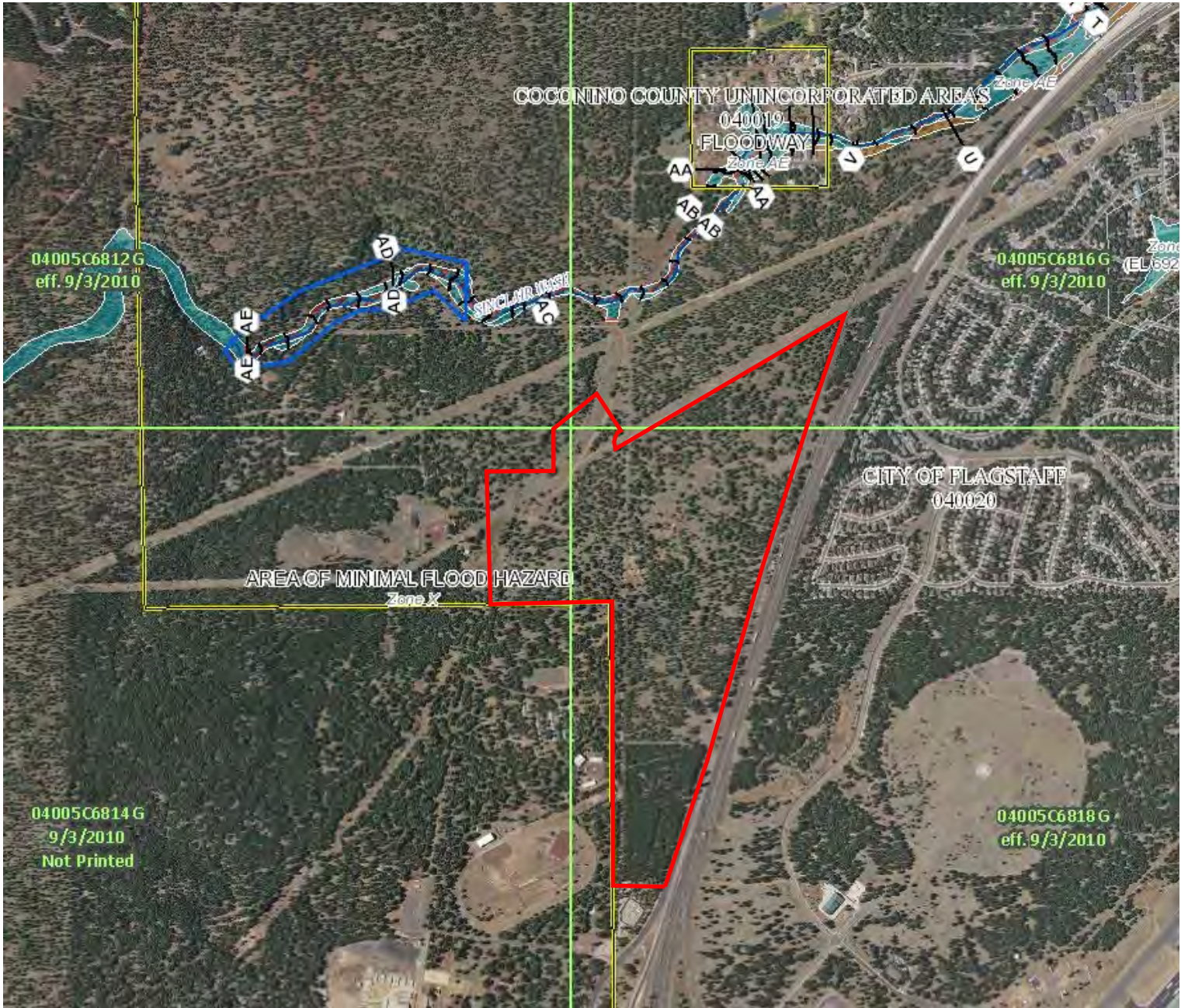
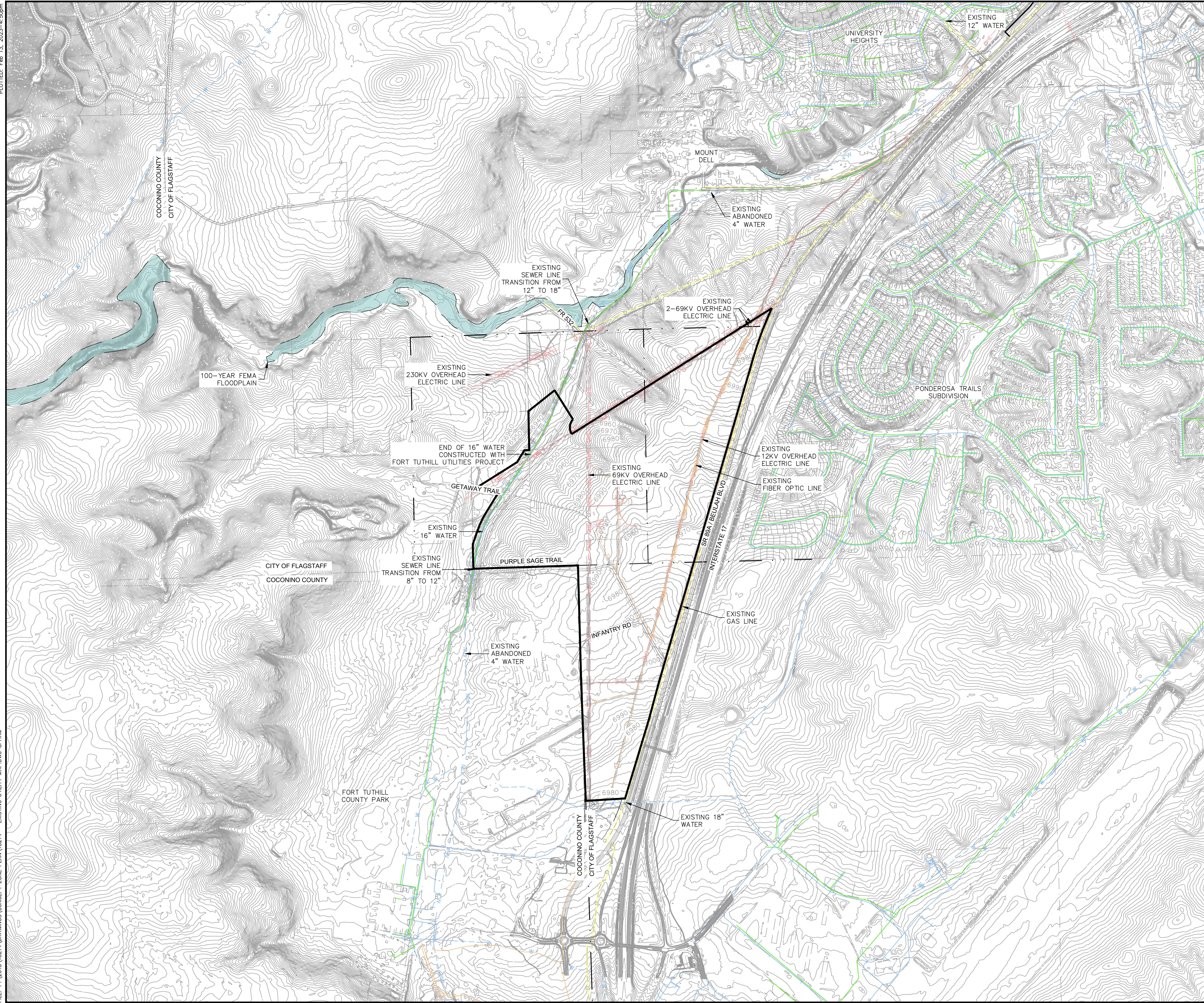


Image 8

PLOTTED: Feb 13, 2023--4:50pm

FILE: P:\2018\18214\DRAWINGS\CONCEPT_ZONE_PLAN\18214 - EXISTING UTILITY MAP.DWG CPHAM



LEGEND

- SS --- SS EXISTING SEWER
- W --- W EXISTING WATER
- G --- G EXISTING GAS
- OHE --- OHE EXISTING OVERHEAD ELECTRIC
- TL --- TL EXISTING TELEPHONE
- OVERALL PROJECT BOUNDARY
- FEMA FLOODPLAIN LIMITS

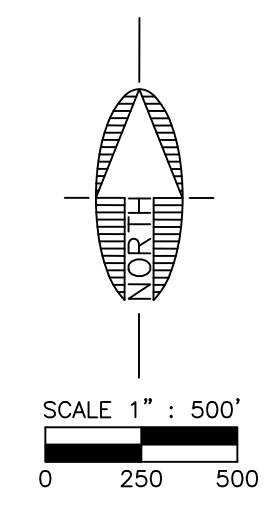
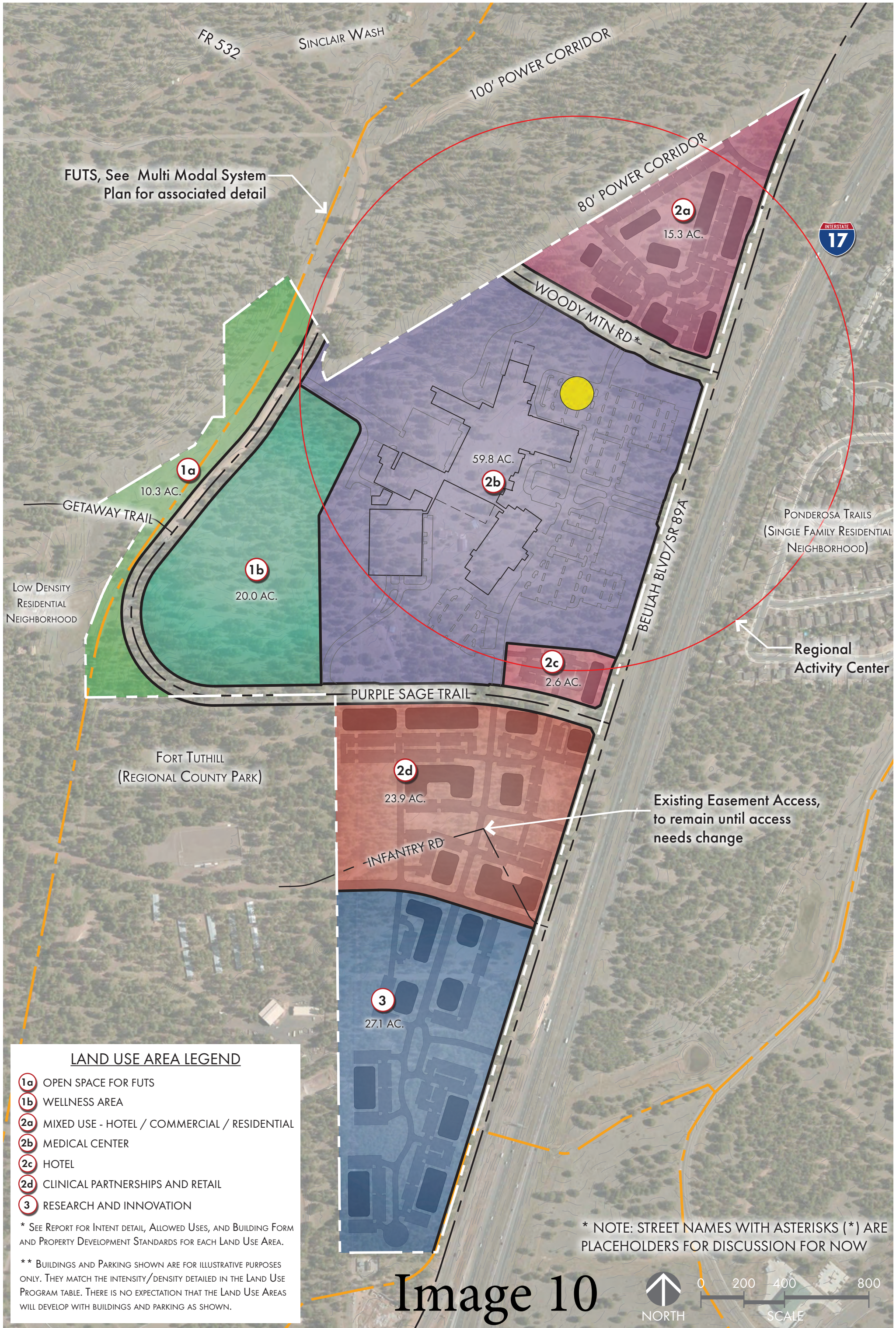


Image 9

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C.O.F. Project # PZ-21-00126

		110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.az.com		JOB NO: 18214 DATE: FEB 23 SCALE: AS SHOWN DRAWN: HAS DESIGN: CNP CHECKED: GEC	FLAGSTAFF ARIZONA NAH HEALTH VILLAGE EXISTING UTILITY MAP
NO.	DESCRIPTION	DATE	BY		
Call at least two full working days before you begin excavation. 		DRAWING NO. CP03		SHT NO. OF 4 OF 12	C.O.F. Project # PZ-21-00126



FUTS, See Multi Modal System Plan for associated detail



Low Density Residential Neighborhood

PONDEROSA TRAILS (SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD)

Regional Activity Center

FORT TUTHILL (REGIONAL COUNTY PARK)

Existing Easement Access, to remain until access needs change

LAND USE AREA LEGEND

- 1a** OPEN SPACE FOR FUTS
- 1b** WELLNESS AREA
- 2a** MIXED USE - HOTEL / COMMERCIAL / RESIDENTIAL
- 2b** MEDICAL CENTER
- 2c** HOTEL
- 2d** CLINICAL PARTNERSHIPS AND RETAIL
- 3** RESEARCH AND INNOVATION

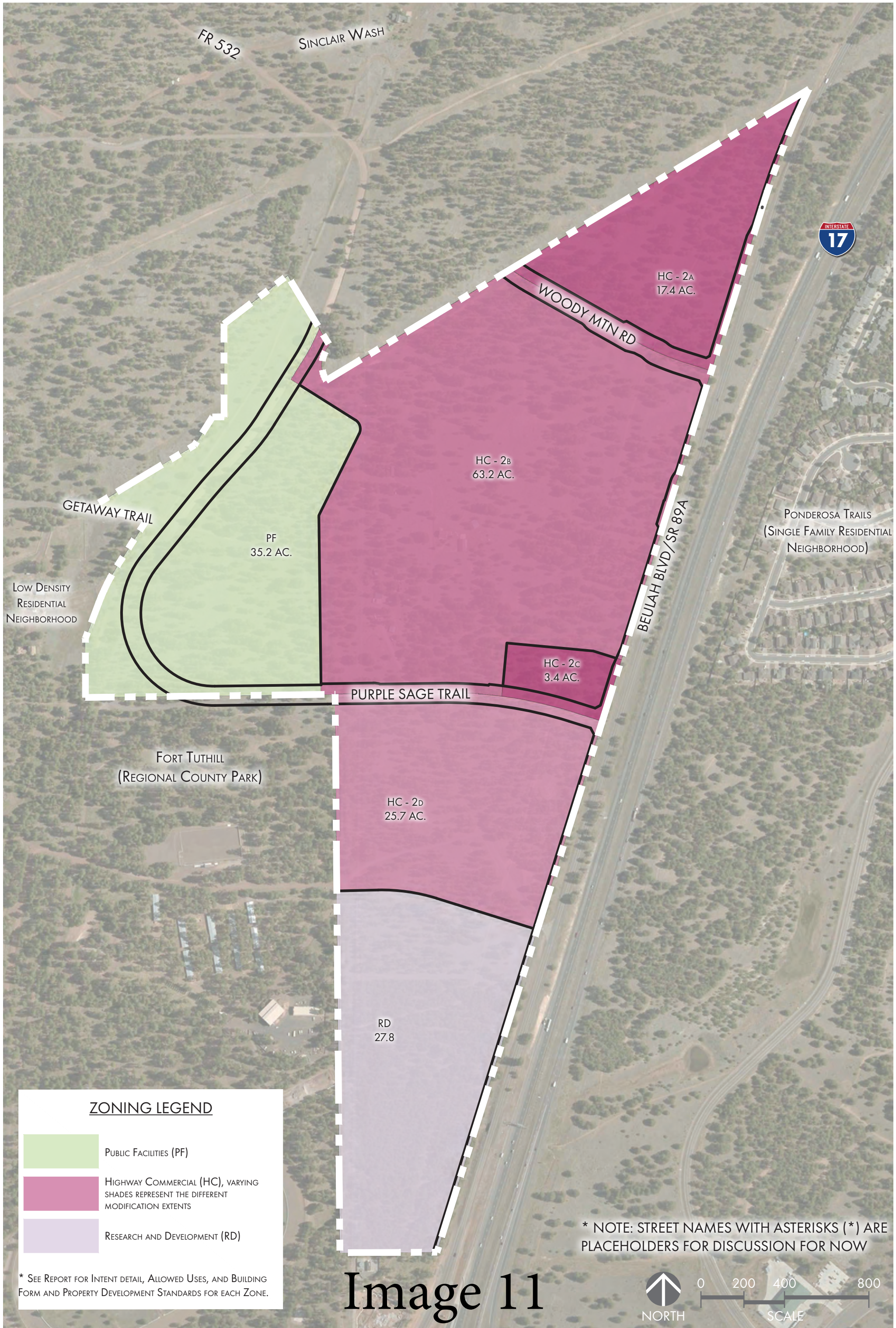
* SEE REPORT FOR INTENT DETAIL, ALLOWED USES, AND BUILDING FORM AND PROPERTY DEVELOPMENT STANDARDS FOR EACH LAND USE AREA.

** BUILDINGS AND PARKING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MATCH THE INTENSITY/DENSITY DETAILED IN THE LAND USE PROGRAM TABLE. THERE IS NO EXPECTATION THAT THE LAND USE AREAS WILL DEVELOP WITH BUILDINGS AND PARKING AS SHOWN.

* NOTE: STREET NAMES WITH ASTERISKS (*) ARE PLACEHOLDERS FOR DISCUSSION FOR NOW

Image 10





ZONING LEGEND

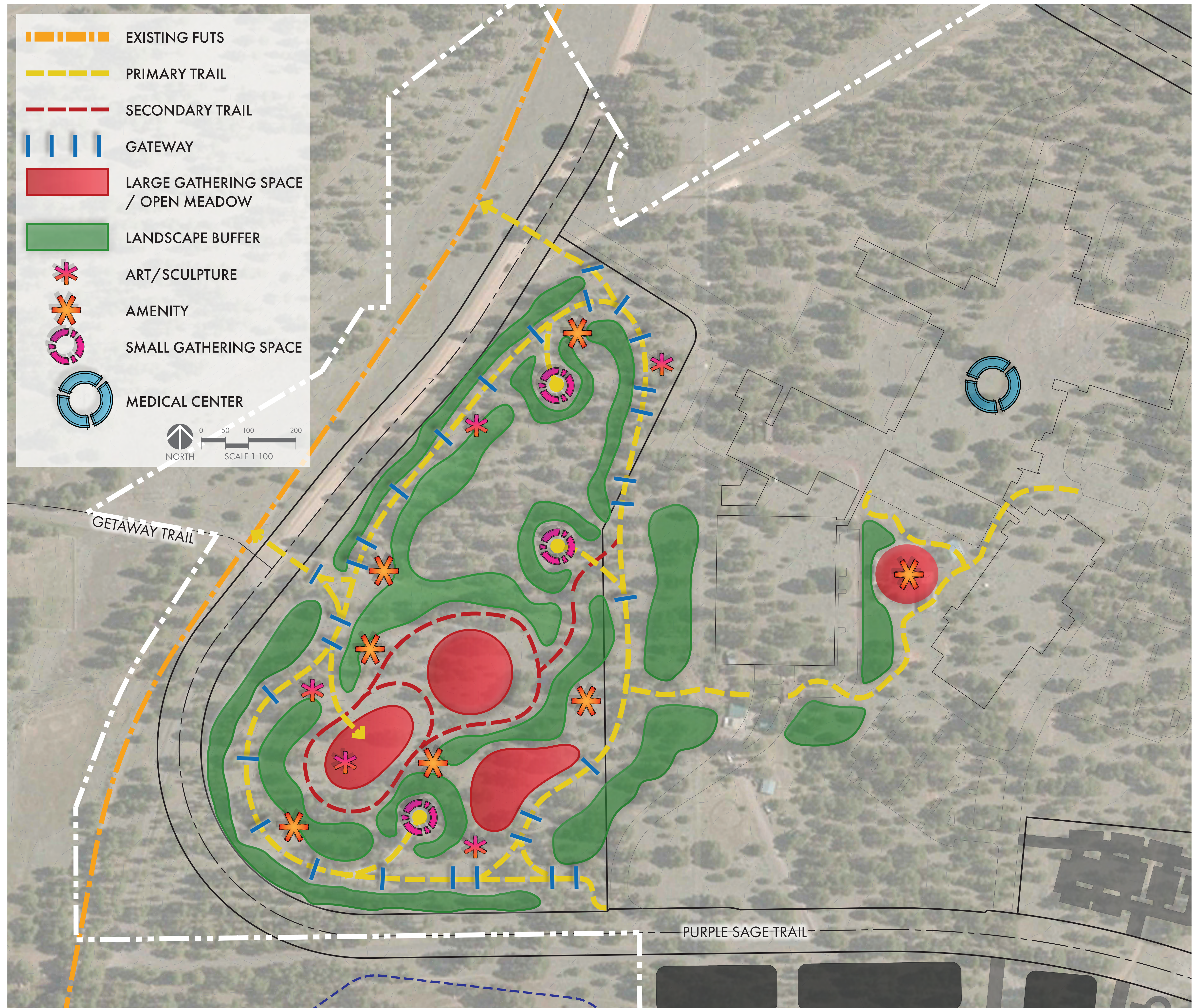
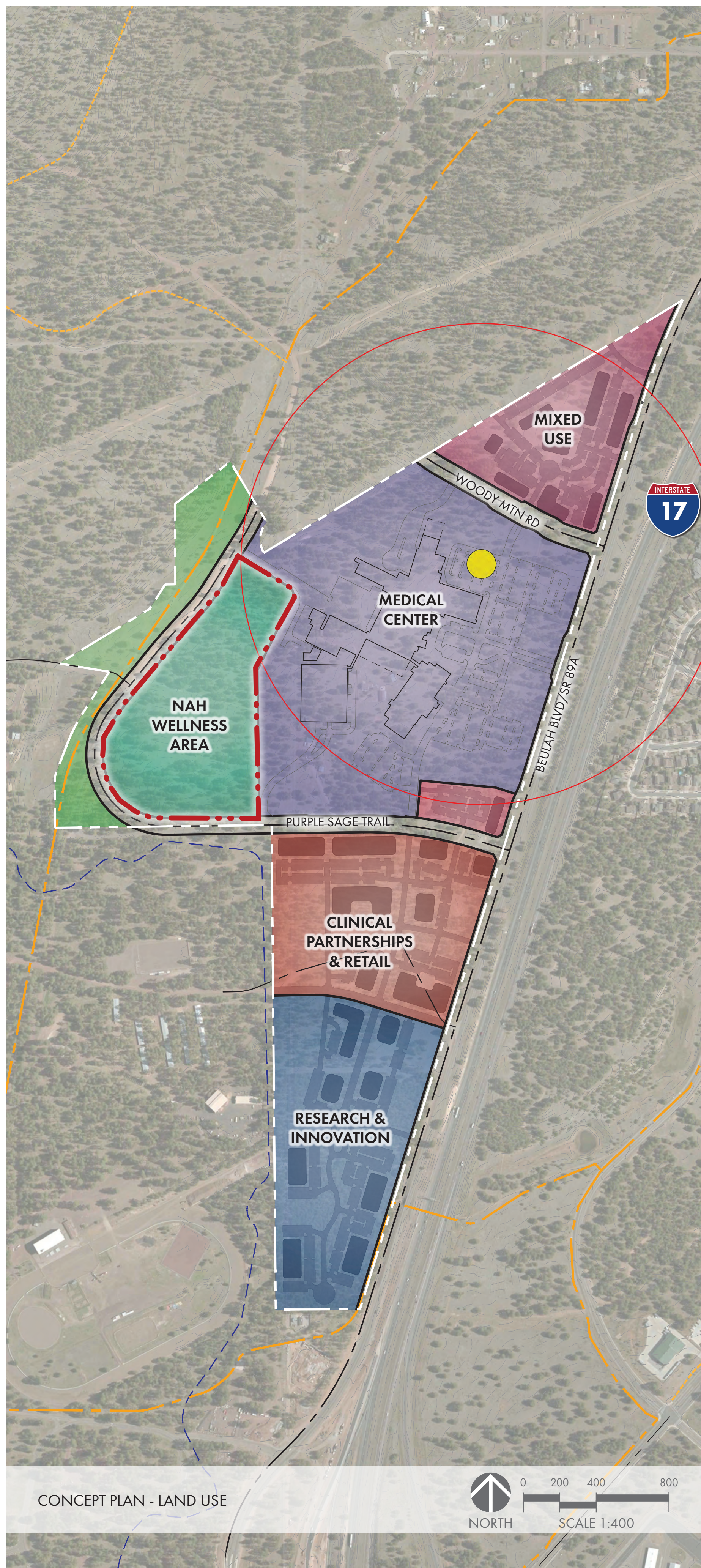
- PUBLIC FACILITIES (PF)
- HIGHWAY COMMERCIAL (HC), VARYING SHADES REPRESENT THE DIFFERENT MODIFICATION EXTENTS
- RESEARCH AND DEVELOPMENT (RD)

* SEE REPORT FOR INTENT DETAIL, ALLOWED USES, AND BUILDING FORM AND PROPERTY DEVELOPMENT STANDARDS FOR EACH ZONE.

* NOTE: STREET NAMES WITH ASTERISKS (*) ARE PLACEHOLDERS FOR DISCUSSION FOR NOW

Image 11





PRIMARY TRAIL



MULTI DIRECTIONAL PATH



RAISED PATHWAY AND SEATING AREA



WIDE PATHWAY

SECONDARY TRAIL



SERIES OF BRIDGES AND TOPOGRAPHY CHANGES



NATURAL PATHWAY

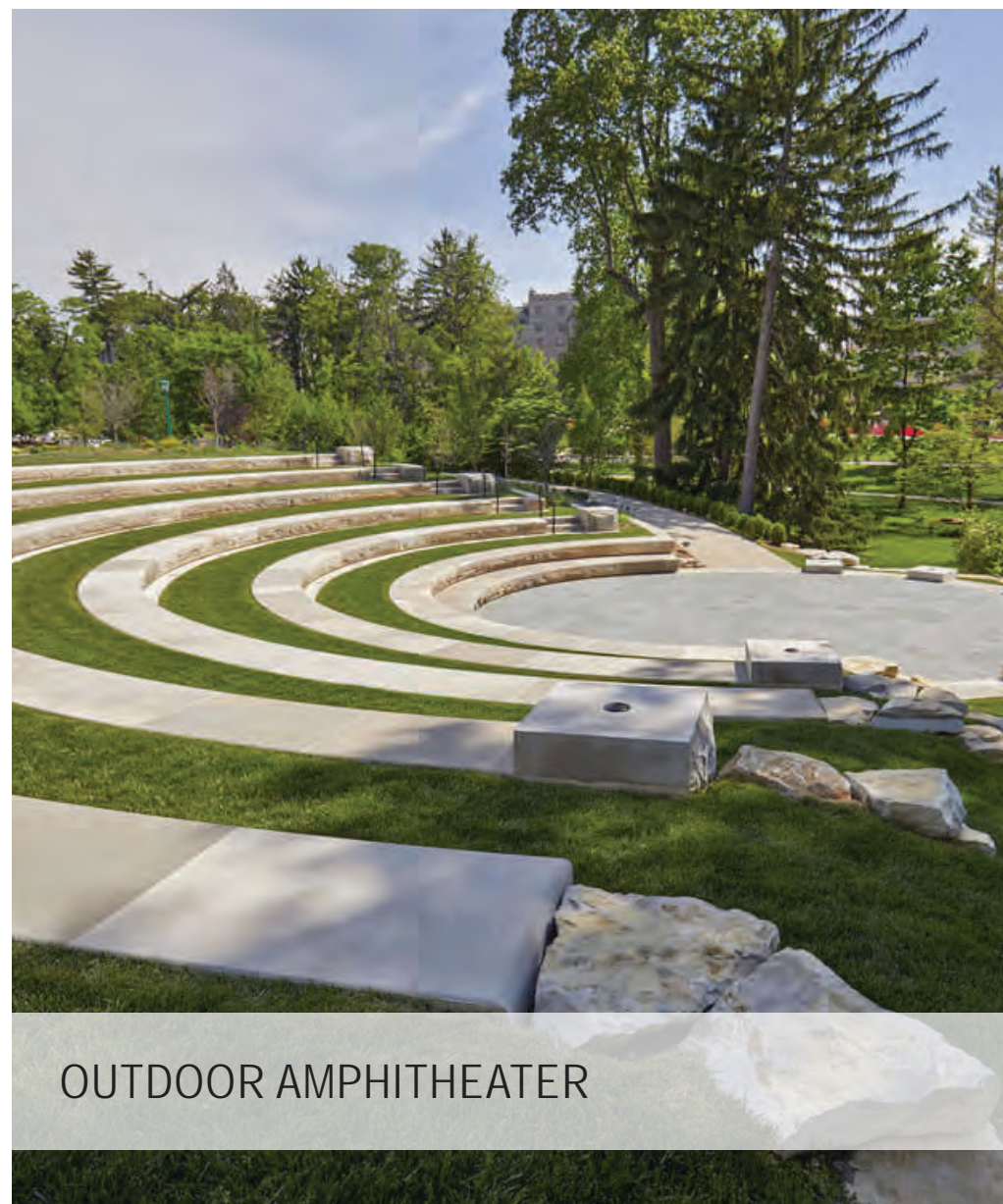
LARGE GATHERING SPACE / OPEN MEADOW



FLEXIBLE OPEN SPACE FOR GATHERINGS



OPEN AIR STRUCTURE



OUTDOOR AMPHITHEATER

SMALL GATHERING SPACE



RAISED PLATFORM IN THE FOREST



MULTI USE PLATFORM

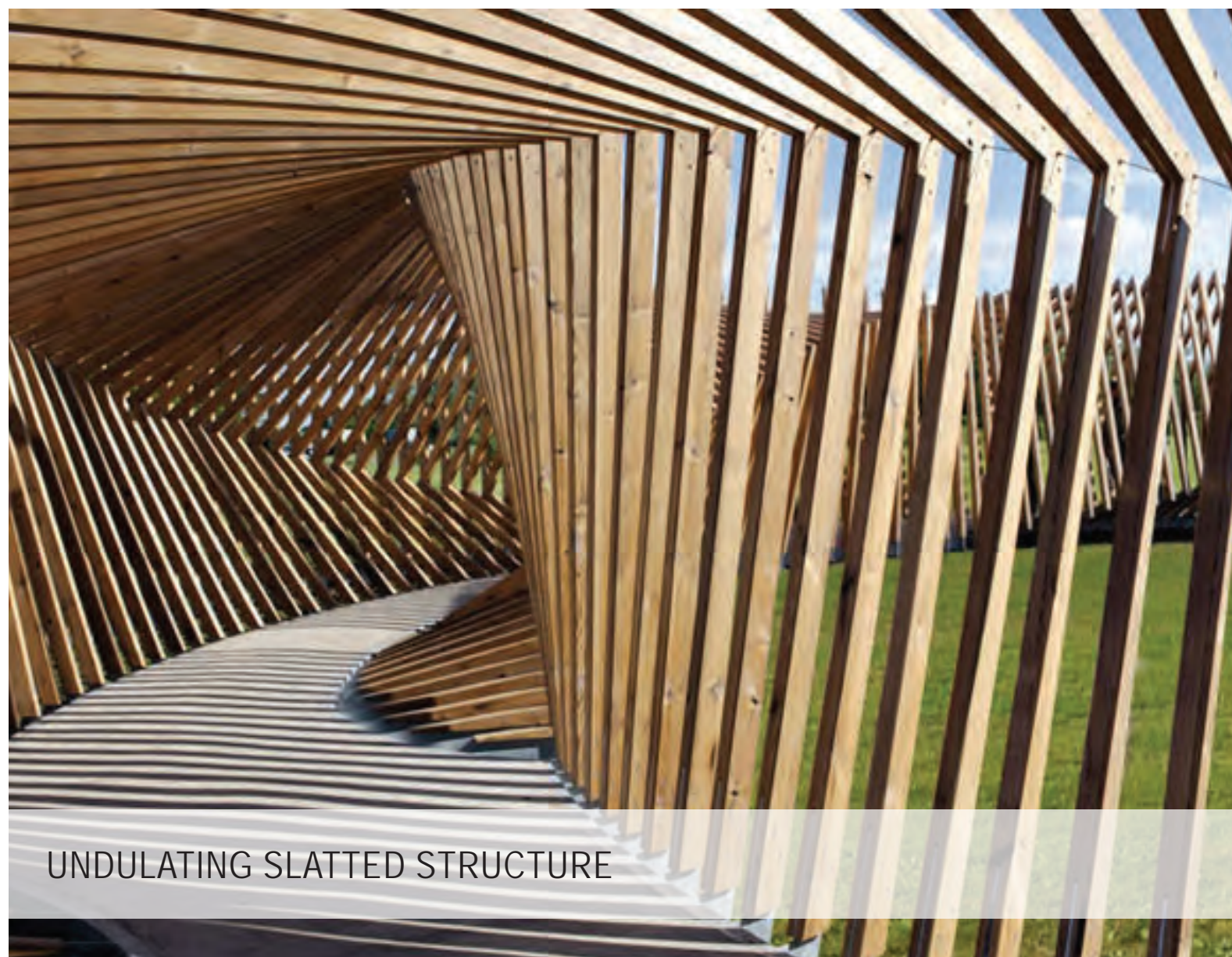


FIRE PIT AREA

GATEWAY



TRADITIONAL PATTERN SCREENS

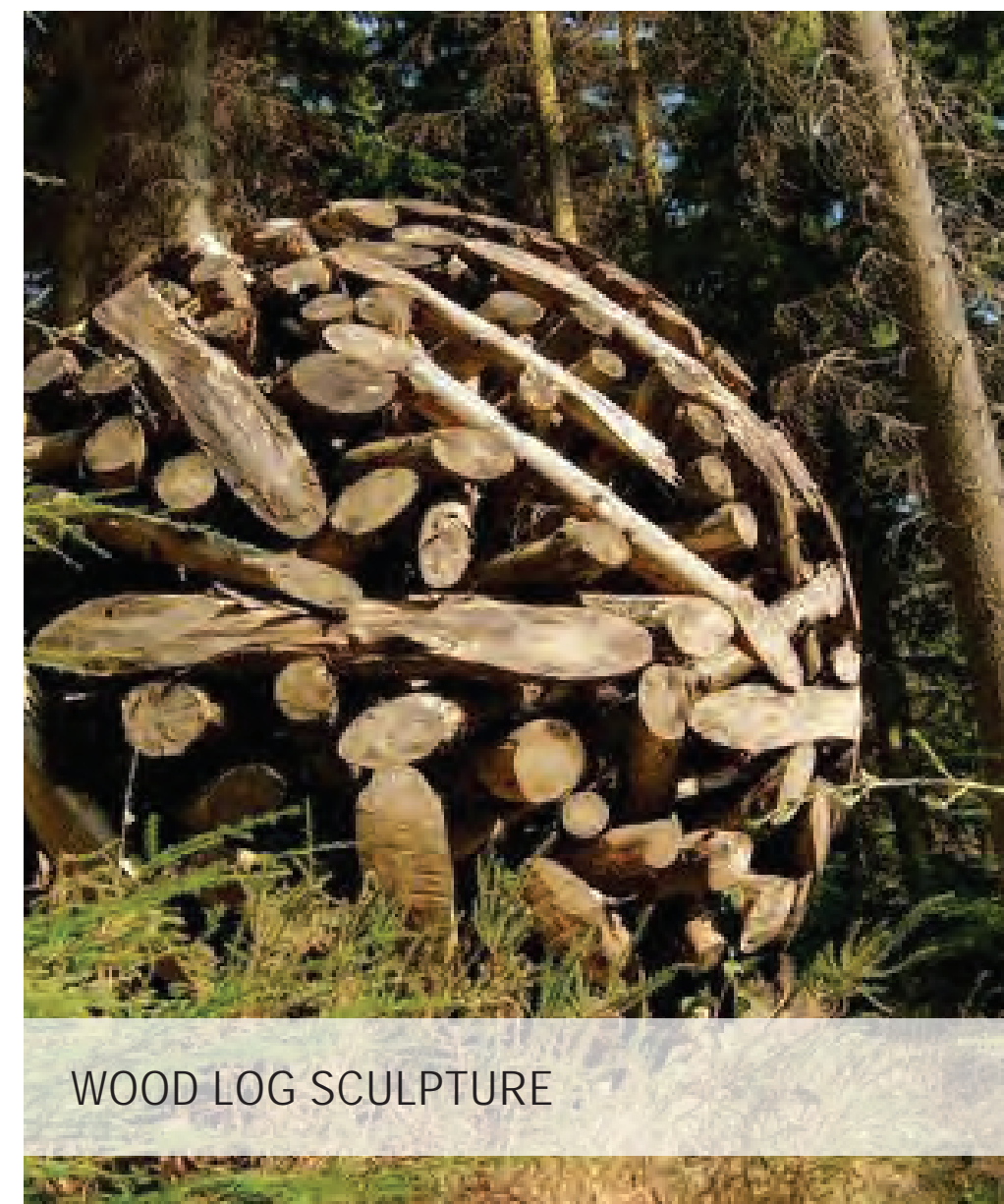


UNDULATING SLATTED STRUCTURE



SEQUENCED ARCHES

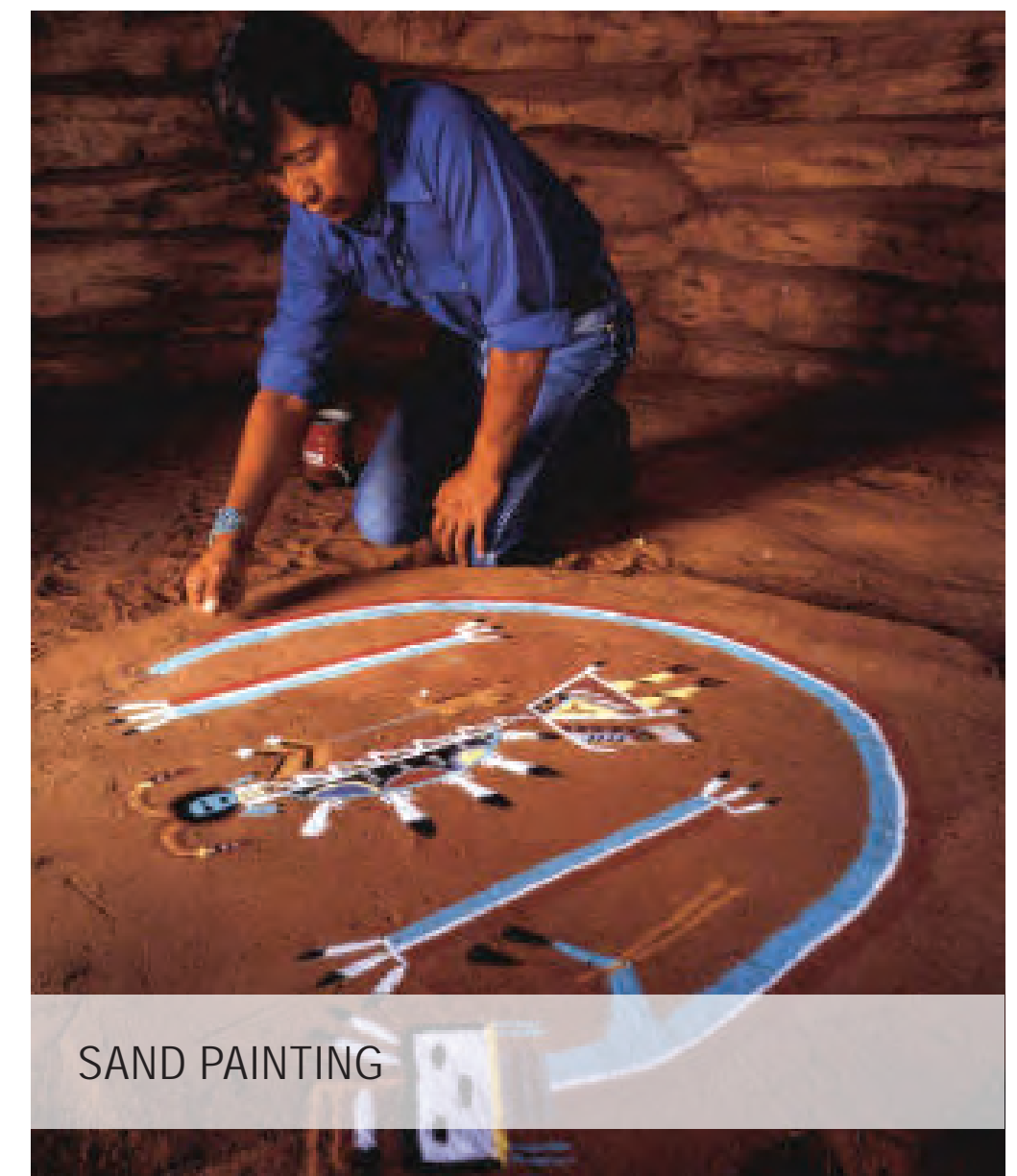
ART/SCULPTURE



WOOD LOG SCULPTURE



RAINWATER SCULPTURE



SAND PAINTING

AMENITY - SENSORY



HEARING AND SIGHT



SMELL AND TOUCH



TASTE

AMENITY - BAREFOOT PATH



NATURAL BAREFOOT PATH EDGE



SMALL SCALE BAREFOOT PATH



VARYING GROUND COVER MATERIALS

AMENITY - FITNESS



YOGA DECK



FITNESS STATIONS

AMENITY - NATURAL PLAY



DECORATIVE PLAY STRUCTURES

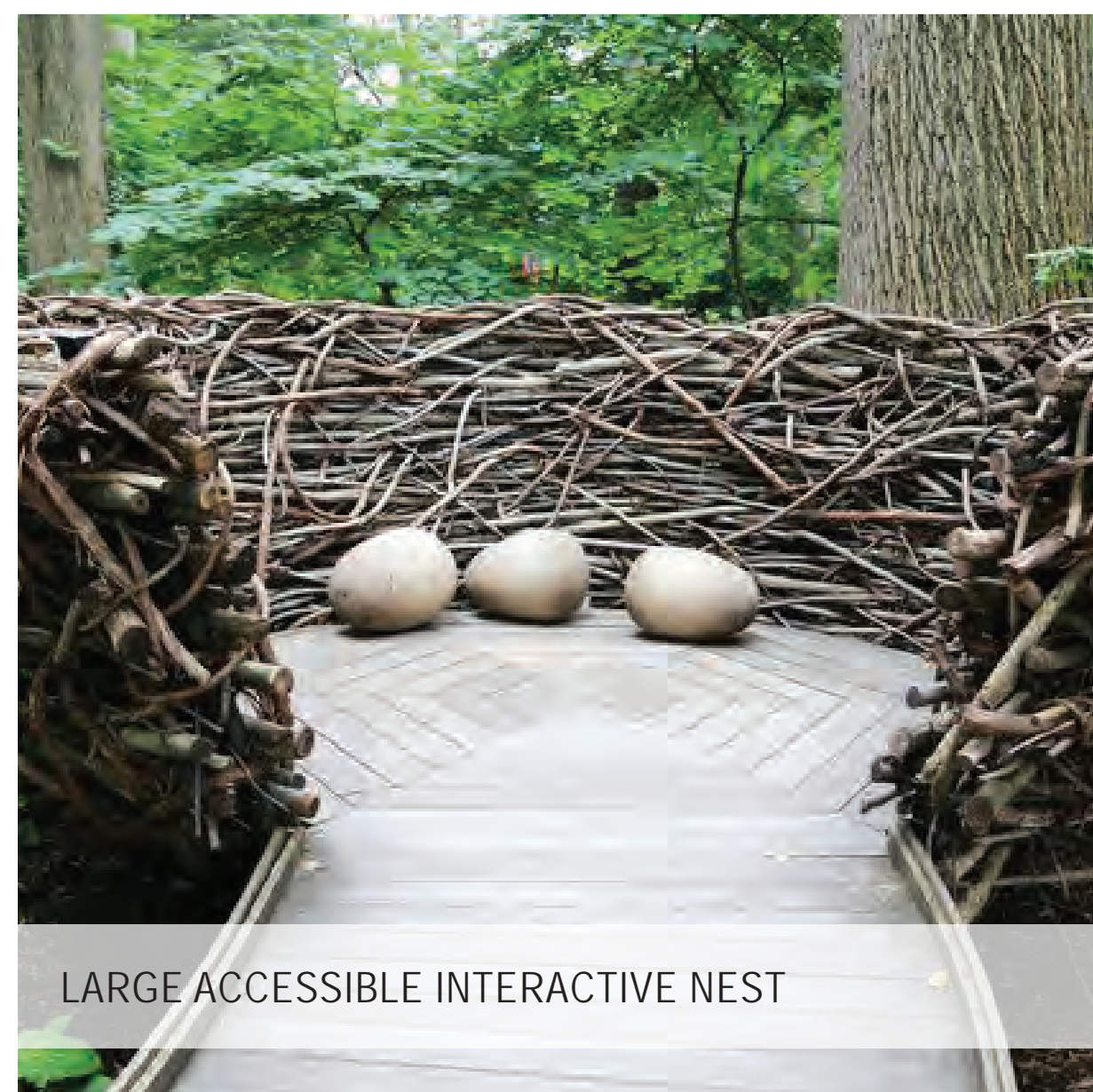


NATURAL LOG INTERPRETIVE PLAY

AMENITY - INTERACTIVE NEST



PLAY AREA WITH MULTIPLE NESTS



LARGE ACCESSIBLE INTERACTIVE NEST



ENCLOSED NEST

AMENITY - LABYRINTH

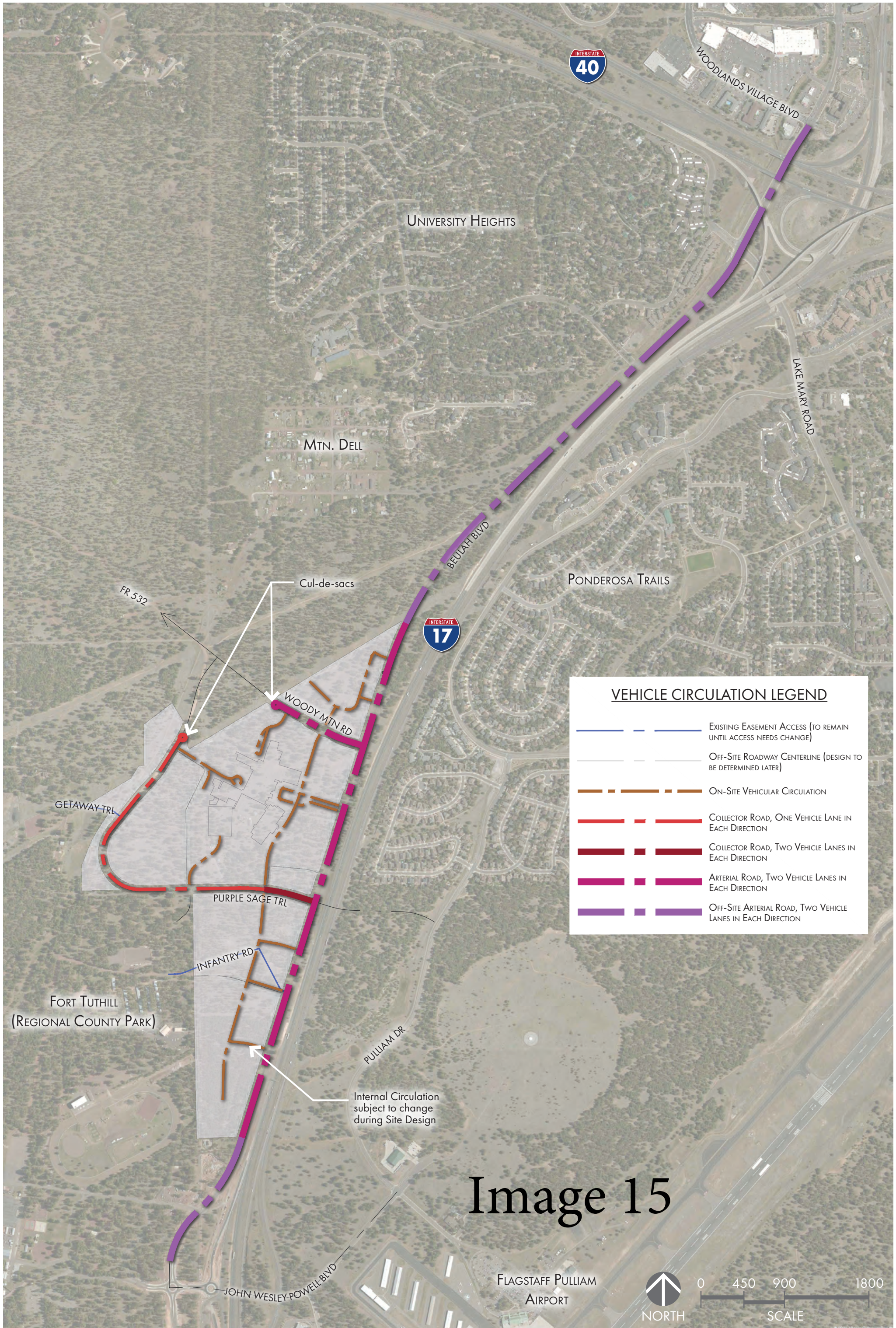


NATURAL EDGE LABYRINTH

AMENITY - SEATING



BENCHES FROM RECLAIMED WOOD



VEHICLE CIRCULATION LEGEND

	EXISTING EASEMENT ACCESS (TO REMAIN UNTIL ACCESS NEEDS CHANGE)
	OFF-SITE ROADWAY CENTERLINE (DESIGN TO BE DETERMINED LATER)
	ON-SITE VEHICULAR CIRCULATION
	COLLECTOR ROAD, ONE VEHICLE LANE IN EACH DIRECTION
	COLLECTOR ROAD, TWO VEHICLE LANES IN EACH DIRECTION
	ARTERIAL ROAD, TWO VEHICLE LANES IN EACH DIRECTION
	OFF-SITE ARTERIAL ROAD, TWO VEHICLE LANES IN EACH DIRECTION

Image 15

PLOTTED: Mar 01, 2023 - 2:15pm

FILE: P:\2018\18214\DRAWINGS\CONCEPT ZONE PLAN\18214 - CONCEPT ROADWAY PLAN.DWG CPHAM

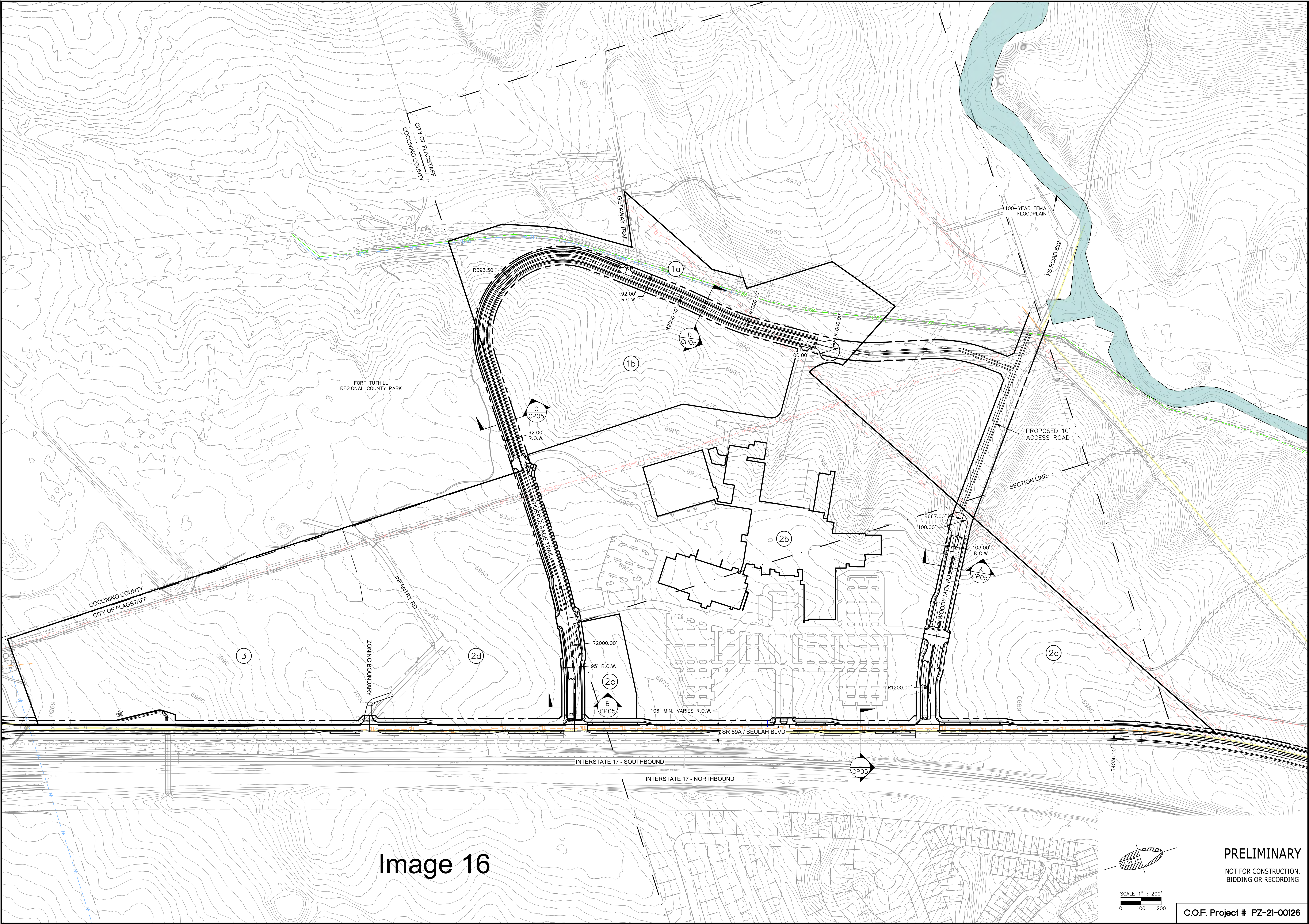
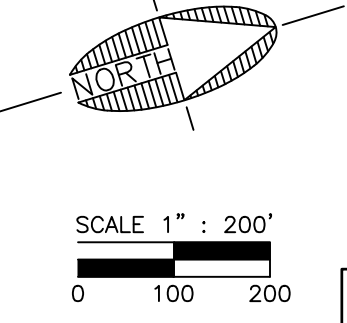



Image 16



PRELIMINARY
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BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

JOB NO: 18214		DATE: MAR 23		SCALE: AS SHOWN		DRAWN: CNP		DESIGN: SCI		CHECKED: GEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swi.az.com		NAH HEALTH VILLAGE		CONCEPT ZONING MAP		CONCEPTUAL ROADWAY PLAN		FLAGSTAFF ARIZONA			
 Shephard Wesnitzer, Inc.		REVISIONS NO. DESCRIPTION DATE BY		ARIZONA 801 Arizona Blue Stakes, Inc. <small>Call at least two full working days before you begin excavation. DBS 84-1 or 1-800-514-1111 (AZ-5348)</small>		DRAWING NO. CP04		SHT NO. OF 5 OF 12			