

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: _____

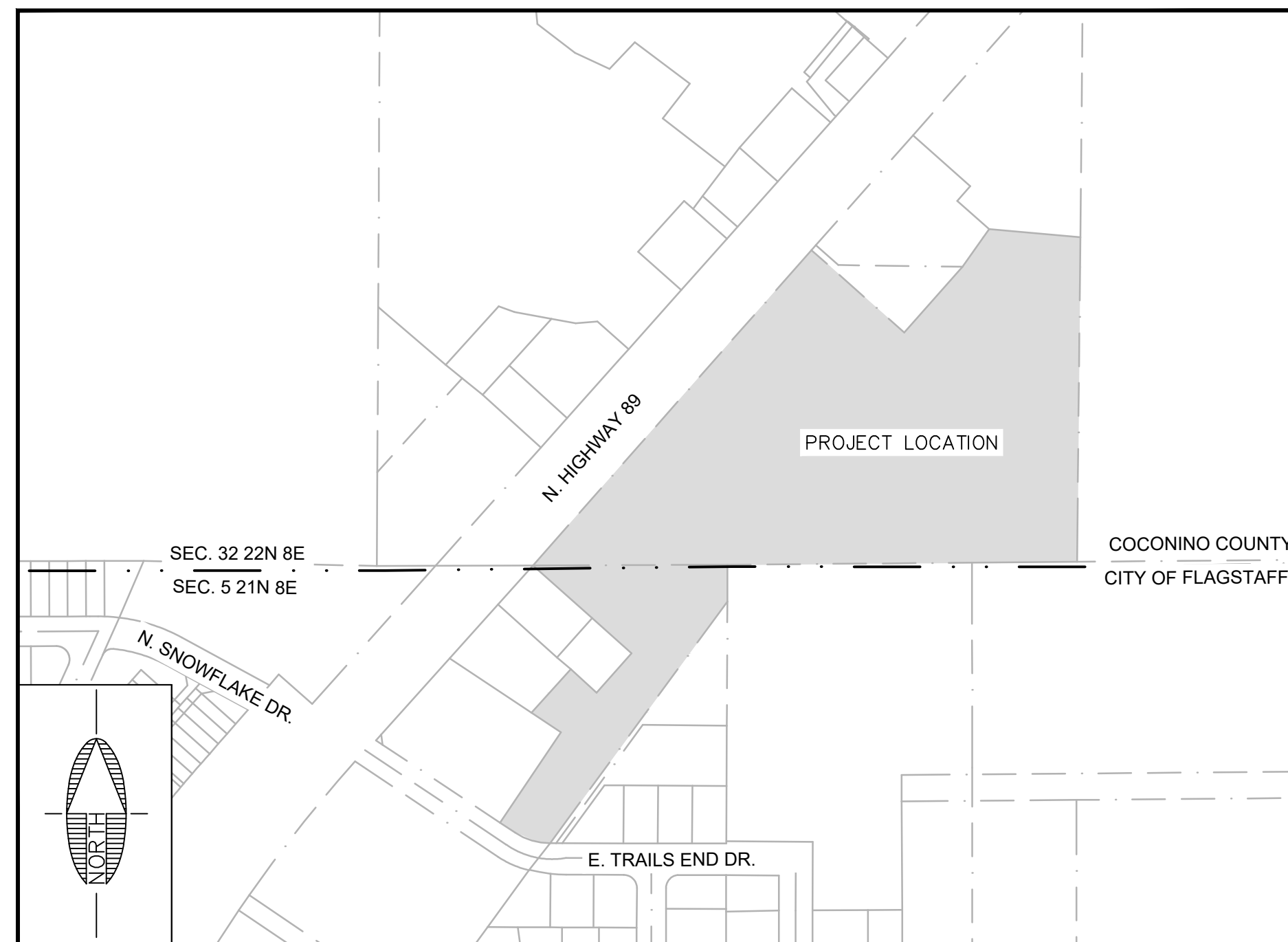
UTILITY COMPANY CONTACTS

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	---	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
⊗	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

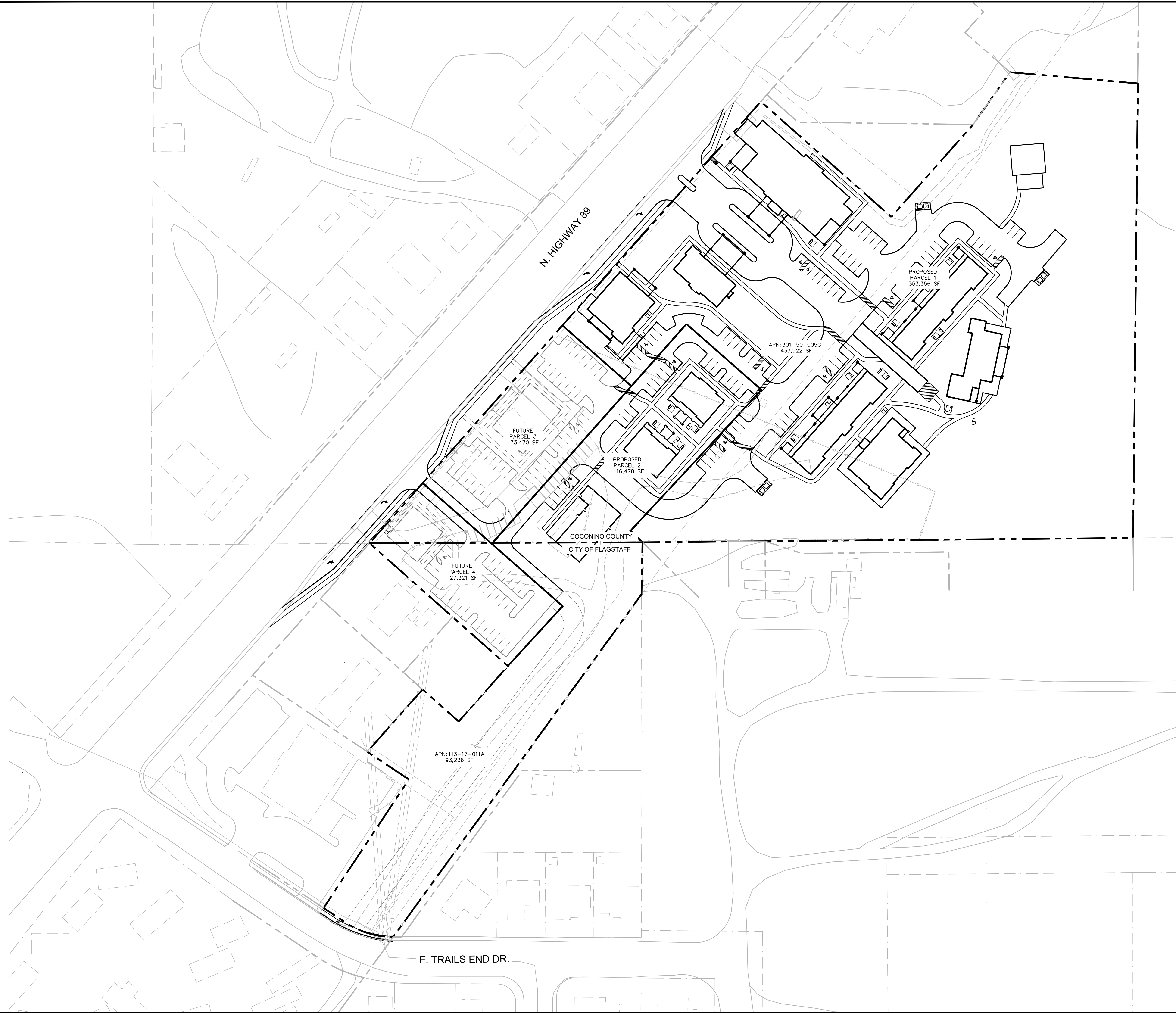
SWI
Shepard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

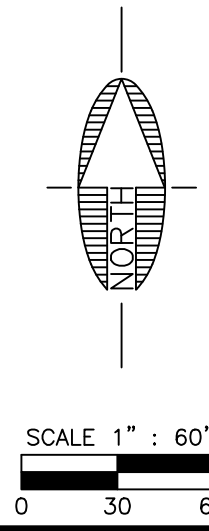
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
088 8-1-1 or 1-800-514-1111 (928-5348)

DRAWING NO.
CVR

SHT NO. OF
1 5



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

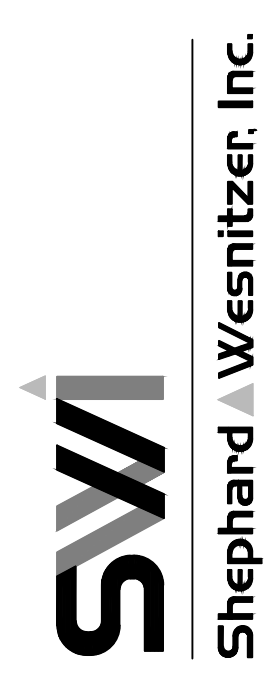


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FLAGSTAFF
 ARIZONA
 SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

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.swiagz.com



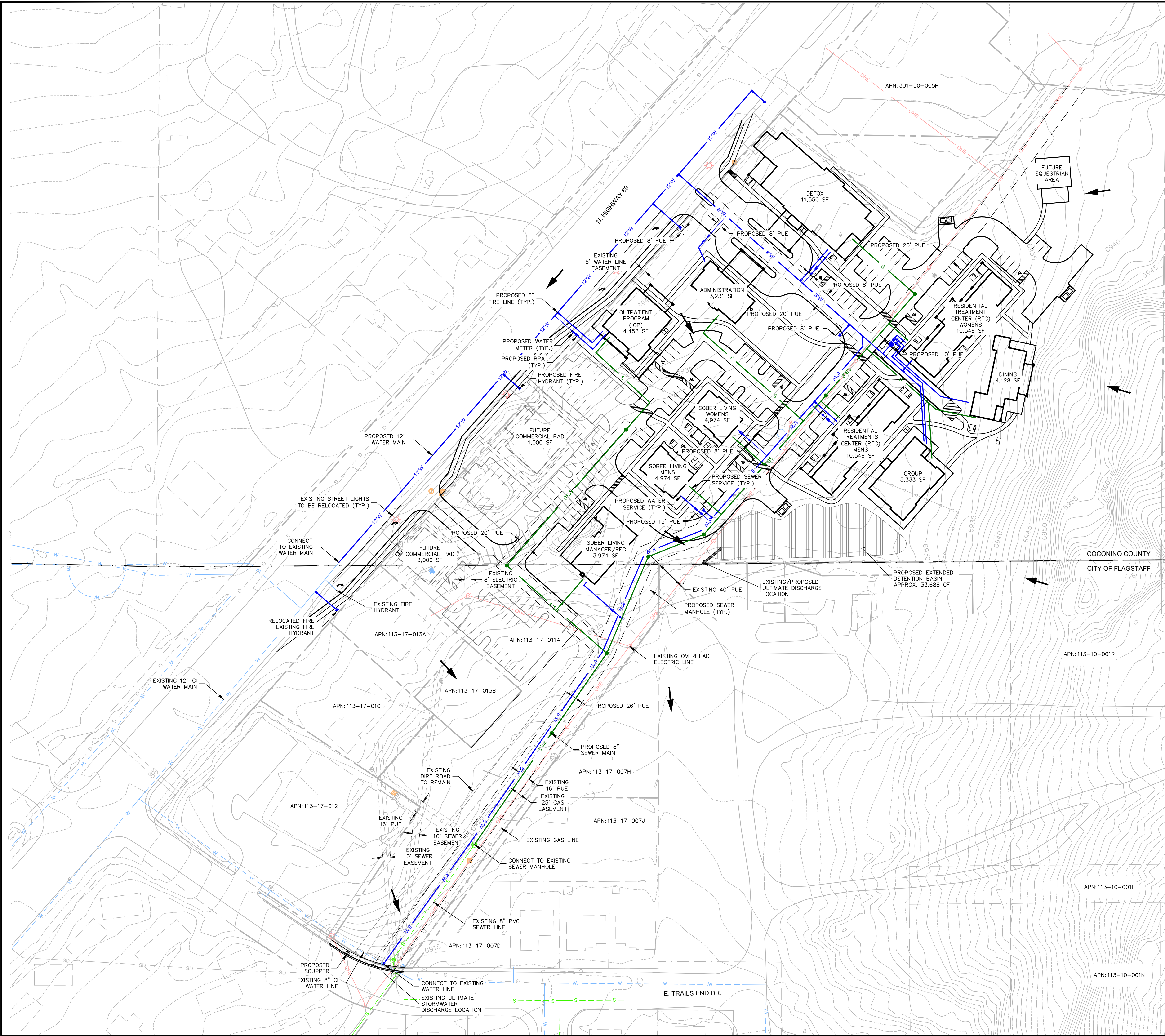
NO.	DESCRIPTION	DATE	BY

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. OF
 2 5

PLOTTED: Feb. 18, 2021 - 10:56am

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



Impervious Area & LID Analysis					
Basin ID	Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	LID Required Depth (ft)	
				Net Impervious Area (sf)	Required LID Volume (sf)
A1	376,136	9,115	139,898	130,783	10,899
B1	155,022	39,059	38,260	-799	-67
C1	25,540	6,515	14,815	8,300	692

NOTE:
 1. CROSS ACCESS EASEMENTS ARE NEEDED FOR THIS PROJECT AND WILL BE PROVIDED WITH FUTURE SUBMITTALS.

FLAGSTAFF ARIZONA
 SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
 OVERVIEW UTILITY AND DRAINAGE PLAN

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

110 W. Dole Avenue
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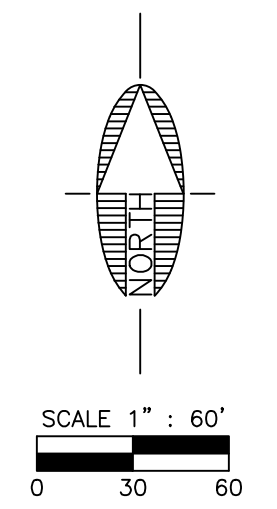
SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stake, Inc. (928-5348)
 800-841-1111 or 1-800-514E-11 (928-5348)

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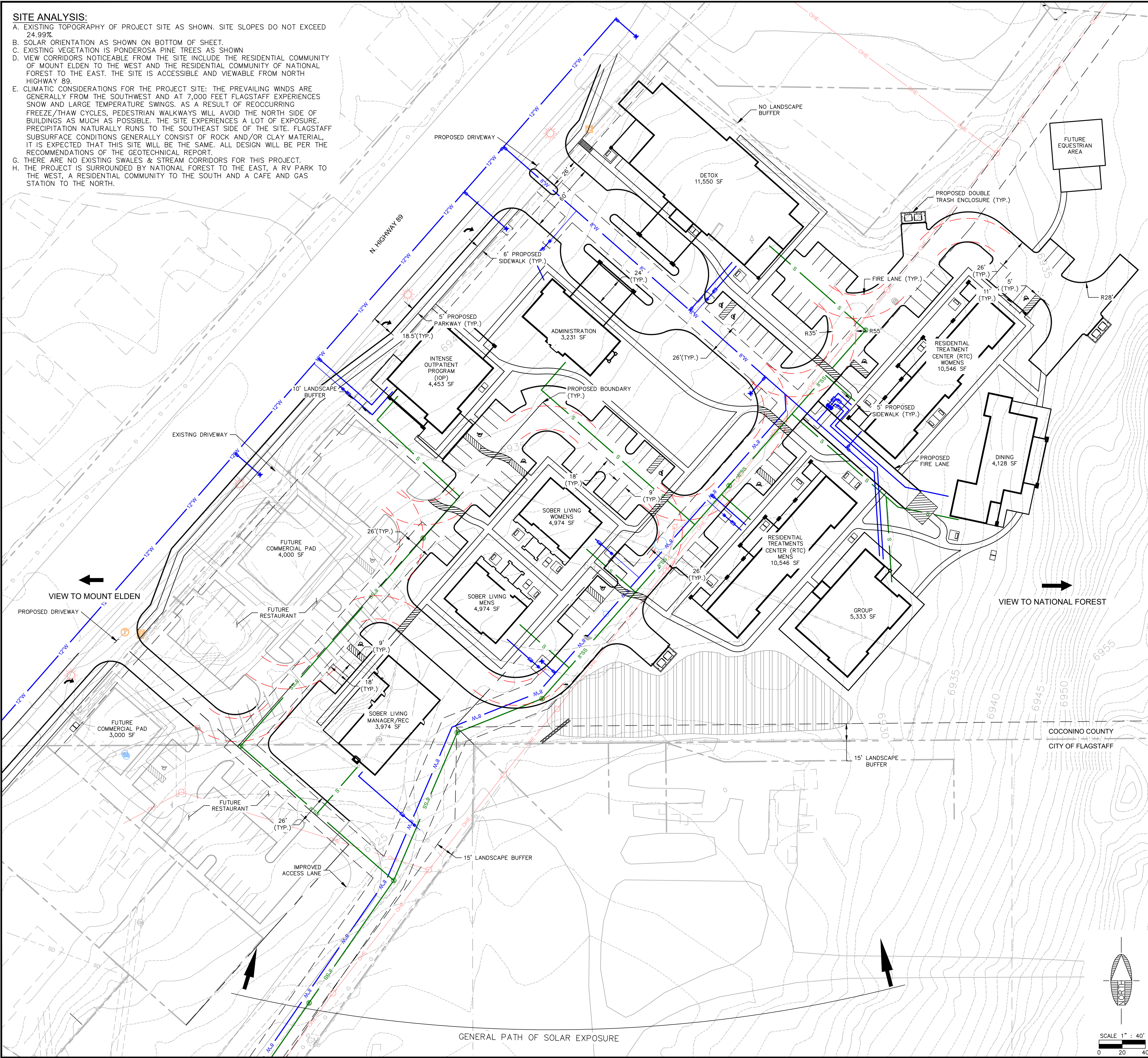
DRAWING NO. **CP02**
 SHT NO. 3 OF 5



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 PLOTTED: Feb 18, 2021 - 10:56am

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.
- 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 TO THE WEST, A RESIDENTIAL COMMUNITY TO THE SOUTH AND A CAFE AND GAS STATION TO THE NORTH.



CONCEPT PLAN LANDSCAPE CALCULATIONS- ARC		
SECTION	REQUIREMENTS	QUANTITY
STREET BUFFER REQUIREMENT (NORTHWEST- 418 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	17
SHRUBS	2 PER PROPOSED TREE REQUIRED	33
GROUND COVER	2 PER PROPOSED TREE REQUIRED	33
EXISTING TREES REMAINING		0
PERIPHERAL BUFFER REQUIREMENT (EAST - 600 L.F. AND SOUTH AND SOUTHWEST- 1309 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	76
SHRUBS	2 PER PROPOSED TREE REQUIRED	153
GROUND COVER	2 PER PROPOSED TREE REQUIRED	153
EXISTING TREES REMAINING		25
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	4,650
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (3626 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		246
SHRUBS		492
GROUND COVER		492
EXISTING TREES REMAINING		70
LANDSCAPE AREA		4,650

CONCEPT PLAN LANDSCAPE CALCULATIONS PARCEL-3		
SECTION	REQUIREMENTS	QUANTITY
STREET BUFFER REQUIREMENT (NORTHWEST- 270 L.F.)		
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		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	990
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		34
SHRUBS		67
GROUND COVER		67
EXISTING TREES REMAINING		2
LANDSCAPE AREA		990

CONCEPT PLAN LANDSCAPE CALCULATIONS PARCEL-4		
SECTION	REQUIREMENTS	QUANTITY
STREET BUFFER REQUIREMENT (NORTHWEST- 109 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	4
SHRUBS	2 PER PROPOSED TREE REQUIRED	9
GROUND COVER	2 PER PROPOSED TREE REQUIRED	9
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	1,020
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		48
GROUND COVER		48
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1020

NOTE:
 1. THESE CALCULATIONS ARE MADE FOR THE AREA THAT ENCOMPASSES THE PROPOSED ARC AND THE FUTURE PARCELS SEPARATELY AS OF 02-17-2021.

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FLAGSTAFF ARIZONA
 SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
 CONCEPT PLAN

JOB NO: 20136
 DATE: FEB 21
 SCALE: AS SHOWN
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 DESIGN: CNP
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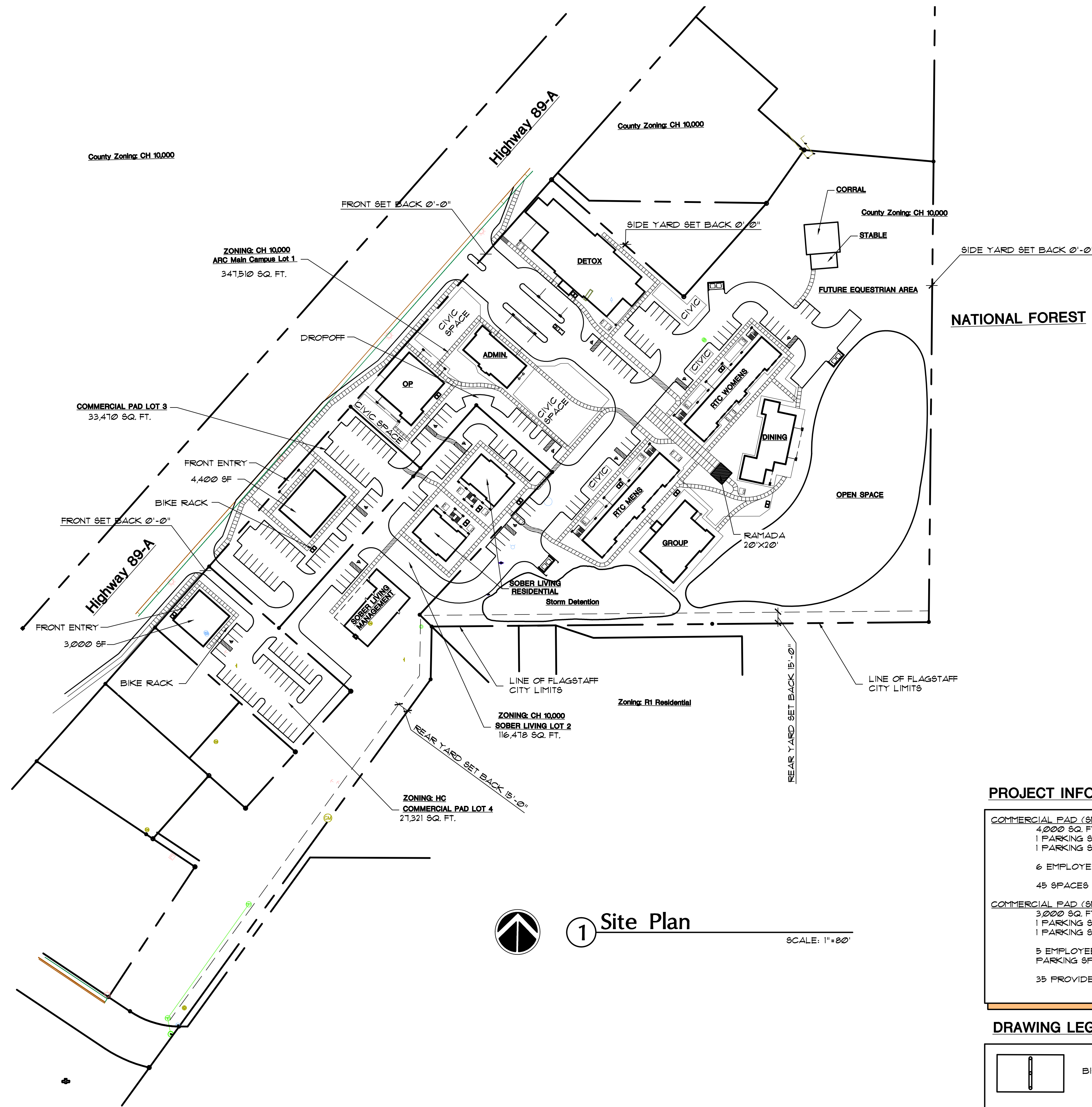
SWI
 Shephard Wesnitzer, Inc.

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 1-800-5146-11 (888-5148)

DRAWING NO.
CP03

SHT NO. OF
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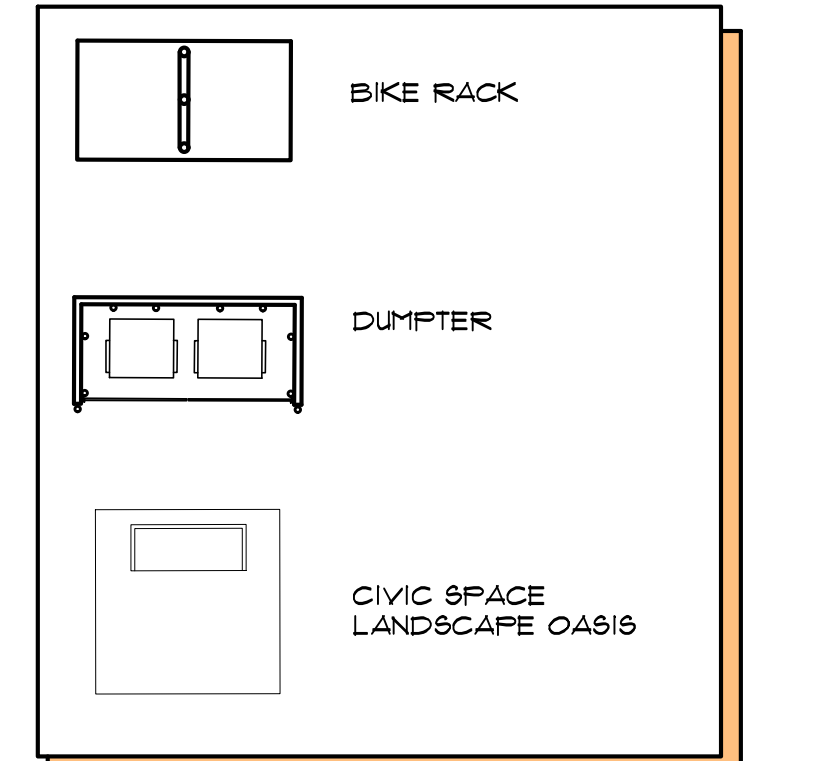
1 Site Plan
SCALE: 1"=80'

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 .05 = 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.

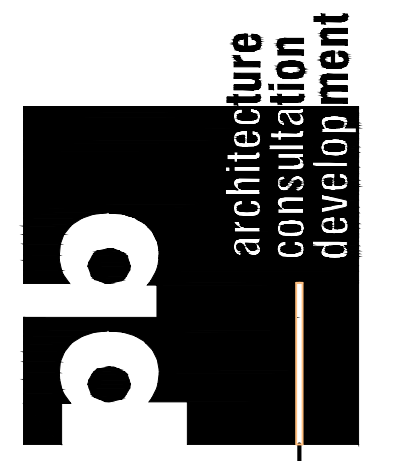
2. FAR FOR HC MAX 3.0:
CAMPUS TOTAL BUILDING SF. = 48,103
FAR = 48,103 / 431,309 = 0.11

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 .05 = 17,513 REQUIRED, 18,000 PLUS SQ. FT. PROVIDED
SOBER LIVING CAMPUS SITE SQ. FT. = 116,418
116,418 X .05 = 5,821 REQUIRED, 6,000 SQ. FT. PROVIDED



16 east route 616 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'

