

Citizen Participation Report

ZON23-00355/DRB23-00335

**Brightpath Daycare
NEC of Signal Butte Road and Guadalupe Road
August 14, 2023**

INTRODUCTION:

This Citizen Participation Report outlines the correspondence and communication with the neighboring citizens and property owners of the development applications (ZON23-00355/DRB23-00355) that were filed to the City of Mesa for the development of a new Brightpath Daycare Center located at 10920 E. Guadalupe Road Mesa, AZ. The content of this report includes correspondence with neighbors and property owners, neighborhood meeting summary and the fulfilled project schedule of notifications and sign posting information for hearings.

CONTACT INFORMATION:

The coordinators of the Citizen Participation Report are listed below:

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Terrascope Consulting, LLC
645 E. Missouri Ave. Suite 420
Phoenix, Arizona 85012
Phone: (623)776-5666
Email: skrous@terrascope.us

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Buttry & Brown Development, LLC
5801 Tennyson Parkway, Suite 150
Plane, Texas 75024
Phone: (214) 296-4989
Email: sbuttry@buttry-brown.com

Neighborhood Meeting – August 3, 2023 at 6:30pm

The applicant held an online neighborhood meeting to inform property owners of the proposed development. The Neighborhood Meeting was held on August 3, 2023 at 6:30pm via Teams. To inform nearby property owners of the Neighborhood Meeting, a notification letter was sent to all property owners within 1,000 ft. of the project site. Included with the notification letter was a copy of the proposed site plan and building elevations. A copy of the Neighborhood Meeting documents including Meeting Summary, the Notification Letter that was sent and correspondence can be found in **Exhibit A - Neighborhood Meeting Documents**.

Design Review Board Hearing – August 8, 2023 at 4:30pm

1. On July 18, 2023, the City of Mesa provided the applicant with a template copy of the DRB Notification Letter. Upon receipt of the DRB notification template, applicant then ran a buffer map of all property owners within 1,000 feet and all registered neighborhood/homeowner associations within 1 mile of the project site using the Maricopa County Parcel Buffer tool.
2. Upon receipt of the property owner and HOA lists (as described previously), applicant

prepared the DRB Hearing Mailing package which included the following:

- DRB Notification Letter (per Mesa provided template)
 - Planning Staff and Applicant Contact Information (for any questions and comments)
 - The nature of the requested application
 - Date and Time of the scheduled Design Review Board
 - A copy of the site plan and building elevations
3. Upon finalization of the notification letters, applicant delivered said mailing letters to the City of Mesa on Monday, July 24, 2023 for send out by the City of Mesa. This meets the 15-day notification requirement.
 4. A copy of the DRB notification letter (w attachments) was also uploaded to the City of Mesa's DIME portal.

To view the DRB Notification Package please see **Exhibit B – DRB Notification Documents**

Planning and Zoning Board Hearing – August 23, 2023 at 4:00pm

1. On August 1, 2023, the City of Mesa provided the applicant with a template copy of the PZ Notification Letter as well as the signage posting instructions.
2. Upon receipt of the PZ notification template and sign posting instructions, applicant ordered the notification signage to be posted using a 3rd party sign company (Dynamite Signs). The sign posting instructions as well as a copy of the sign posting affidavit were provided to Dynamite Signs and the sign was posted on Friday, August 04, 2023. The signed notarized affidavit for the sign posting as well as a photo of the isgn posting can be viewed in Exhibit C – PZ Notification Documents.
3. In addition to the sign posting, applicant also prepared the mailing package for the PZ Notification using the PZ letter template that was provided by the City of Mesa and the 1,000 ft Property Owner and 1-mile HOA buffer lists acquired previously by the Maricopa County Parcel Assessor. The PZ Hearing Mailing package included the following:
 - PZ Notification Letter (per Mesa provided template)
 - Planning Staff and Applicant Contact Information (for any questions and comments)
 - The nature of the requested application
 - Date and Time of the scheduled Design Review Board
 - Project Vicinity Map
 - A copy of the site plan and building elevations
4. PZ Notification Letters were finalized and delivered to City of Mesa on Monday, August 7, 2023 for sending out by the City of Mesa.

To view the PZ Notification Package please see **Exhibit C – PZ Notification Documents**

FULLFILED SCHEDULE SCHEDULE:

The following Schedule outlines the dates of the notification mail outs, sign posting and proposed hearings dates for this project.

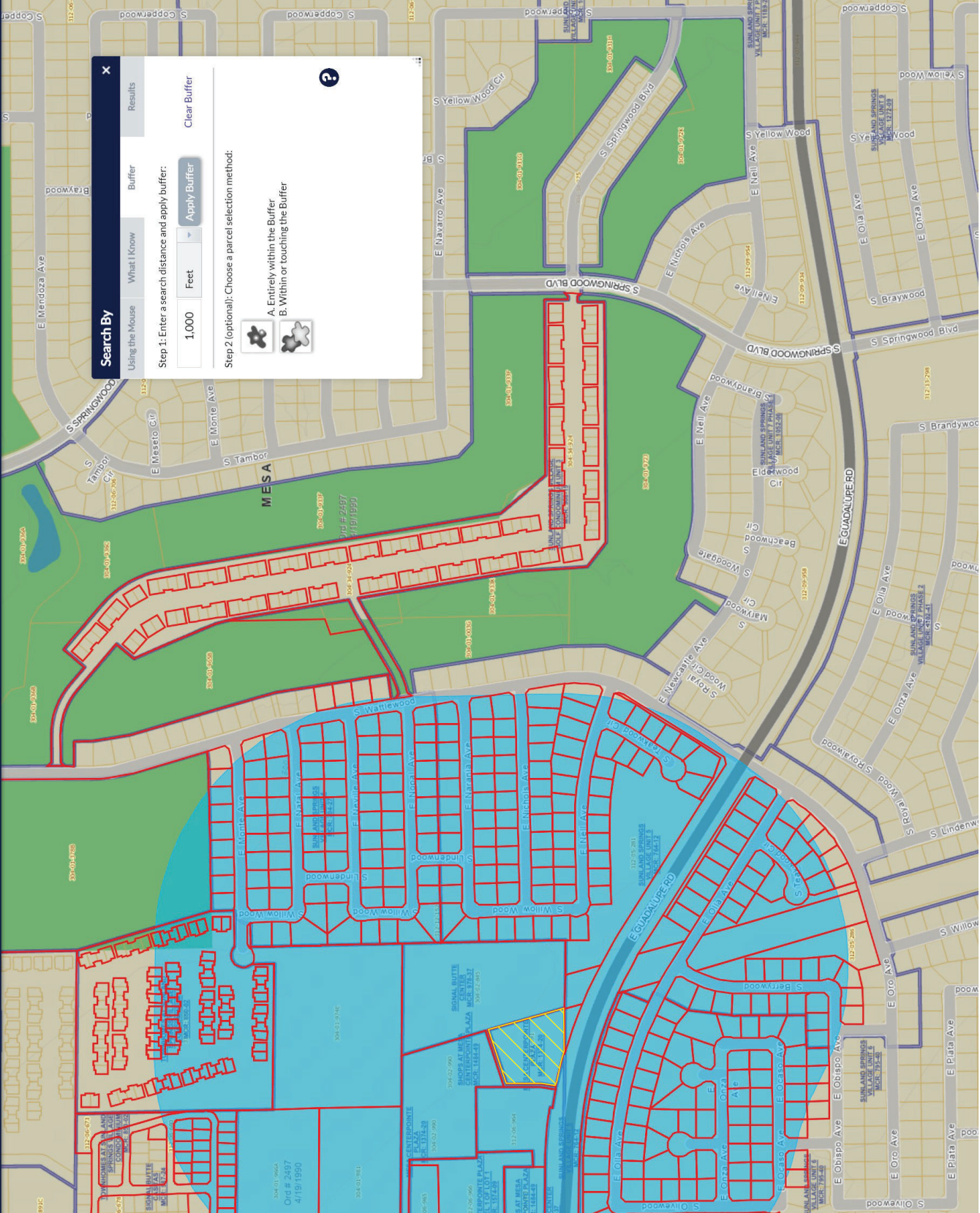
Formal Submittal to the City	April 27, 2023
Resubmittal of Site Plan/DR	June 5, 2023
Neighborhood Meeting Notification Mail Out	July 20, 2023
Neighborhood Meeting	August 3, 2023 at 6:30pm
DRB Notification Delivery to City of Mesa	July 24, 2023
PZ Hearing Sign Posting	August 4, 2023
DRB Hearing	August 8, 2023 at 4:30pm
PZ Notification Delivery to City of Mesa	August 7, 2023
PZ Hearing	August 23, 2023

ATTACHED EXHIBITS:

- Exhibit ANeighborhood Meeting Documents
- Exhibit BDRB Notification Documents
- Exhibit CPZ Notification Documents
- Exhibit DDocumentation of Received Correspondence

EXHIBIT A
Neighborhood Meeting Documents

Address or Intersection
E. Mendoza Ave



Search By

Using the Mouse What I Know Buffer Results

Step 1: Enter a search distance and apply buffer:
1,000 Feet Apply Buffer Clear Buffer

Step 2 (optional): Choose a parcel selection method:
A. Entirely within the Buffer
B. Within or touching the Buffer

?

300ft

NEIGHBORHOOD MEETING NOTIFICATION

Dear Neighbor,

We have applied for a Design Review and Site Plan application for the property located within 10900 block of East Guadalupe Road (north side). Located east of Signal Butte Road on the north side of Guadalupe Road. This request is for development of a new Brightpath Daycare Center. The case number assigned to this project is DRB23-00335/ZON23-00335.

In an effort to ensure appropriate citizen participation, Terrascape will be holding an online meeting (via Teams) on August 3rd, 2023 at 6:30pm in order to answer any questions you may have or information you may want know before our public meeting with the Mesa Design Review Board.

Our neighborhood meeting will be held using the following information:

Date/Time: August 3, 2023 @ 630pm
Microsoft Teams link: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
Meeting ID: 225 009 021 808
Passcode: i2CqSF

Hearing information for the Design Review and Site Plan applications are forthcoming in a separate notification. This notification only encompasses information for the Neighborhood Meeting.

Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (623)776-5666 or e-mail me at skrous@terrascape.us.

Respectfully,

Scott Krous, Project Manager



civil engineering • surveying • urban planning
Office 602.612.8894 ext. 127 ✦ Mobile 623.776.5666
645 E Missouri Ave., Ste 420, Phoenix, AZ 85012
skrous@terrascape.us

SITE PLAN FOR BRIGHTPATH DAYCARE

EAST OF THE NEC OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD
MESA, ARIZONA
A PORTION OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

KEY NOTES

1. 10,000 S.F. (MIN) FENCED PLAYGROUND AREA
2. 6" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR PERIMETER FENCING FOR PLAYGROUND. (SEE DETAIL ON SHEET 2)
3. 4" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR SIDEWALK FENCING AND PLAYGROUND GROUP UNITS AND GATES. (SEE DETAIL ON SHEET 2)
4. SHADE STRUCTURES. SEE DETAILS ON SHEET 3
5. 3" HIGH SCREEN WALL. SEE DETAIL ON LANDSCAPE PLAN AND SHEET 2
6. ADA PARKING STALL
7. ADA RAMP
8. NEW AC PAVEMENT
9. 6" CONCRETE SINGLE CURB
10. 3" CONCRETE VALLEY GUTTER
11. CONCRETE SIDEWALK WIDTH PER PLAN
12. STRIPED CROSSWALK
13. 8" X 18" BICYCLE PAOK
14. REFUSE ENCLOSURE PER COM. DETAILS M-62.01-M-62.02.2 AND M-62.03.3. MATCH BUILDING GATE TO BE SOLID. RECYCLING RECYCLOLOGUE METAL FRAME WITH VENT/OSCURBING MATERIAL THAT MATCHES THE BUILDING. SEE DETAIL ON SHEET 2
15. FIRE RISER ACCESS ROOM W/ KNOX BOX
16. FDC LOCATION
17. KNOX BOX LOCATION
18. FIRE DEPARTMENT TURNING RADIUS (50' OUTER RADIUS AND 30' INNER RADIUS)
19. FIRE LANE SIGN
20. PEDESTRIAN GATE WITH KNOX PADLOCK
21. EXISTING AC PAVEMENT TO REMAIN
22. EXISTING CONCRETE VALLEY GUTTER TO REMAIN
23. EXISTING CURB TO REMAIN
24. EXISTING CURB TO BE REMOVED
25. EXISTING CURB TO BE RELOCATED
26. EXISTING FIRE HYDRANT TO BE REMOVED
27. EXISTING FIRE HYDRANT TO REMAIN
28. EXISTING FIRE HYDRANT TO BE RELOCATED
29. EXISTING AREA LIGHT TO BE RELOCATED
30. MATCH EXISTING
31. RELOCATED FIRE HYDRANT
32. 8'-8" HIGH SCREEN WALL

LEGEND

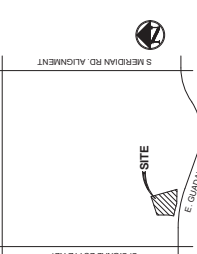
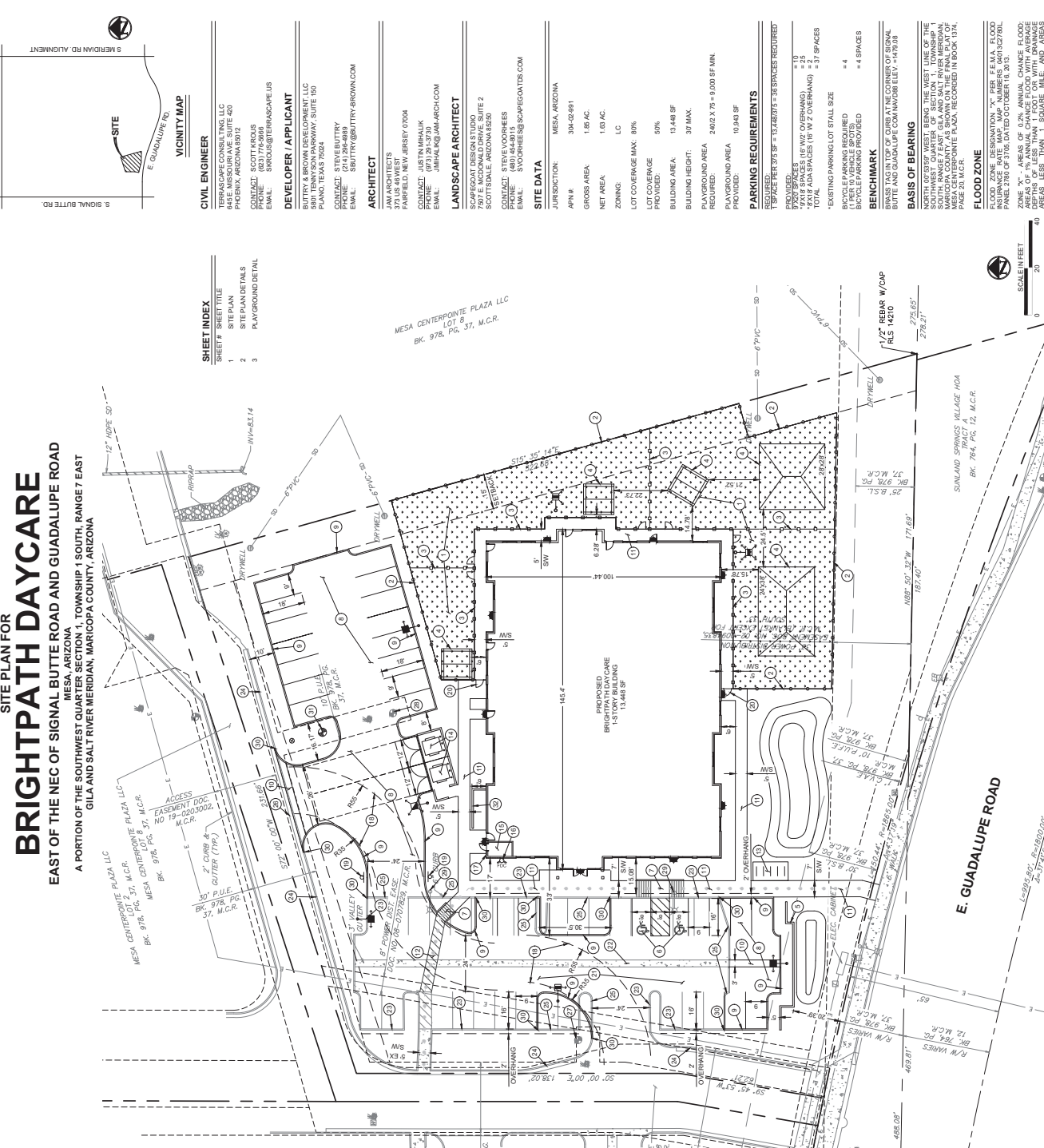
- BOUNDARY
- CENTELINE
- SETBACK
- EASEMENT
- FENCE
- ACCESSIBLE ROUTE
- SIDEWALK RAMP
- AREA LIGHTS

ABBREVIATIONS

- B.G. BACK OF CURB
- B.S. BUILDING SETBACK LINE
- E.O.P. EDGE OF PAVEMENT
- E.M. EXISTING METEORITE
- L.C. LANDSCAPE
- M.A.D. MARICOPA WATER DISTRICT
- M.A. MARICOPA WATER DISTRICT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.P. PROPOSED
- S.W. SIDEWALK

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- S.W. SIDEWALK



SHEET INDEX

SHEET #	SHEET TITLE
1	SITE PLAN
2	STEP PLAN DETAILS
3	PLAYGROUND DETAIL

CIVIL ENGINEER

TERRESCOPE CONSULTING LLC
1400 W. BUCKLEBOURNE DRIVE, SUITE 400
PHOENIX, ARIZONA 85027
CONTACT: SCOTT KROUSE
PHONE: (602) 776-8604
EMAIL: SKROUSE@TERRESCOPE.US

DEVELOPER / APPLICANT

BUTTRY & BROWN ARCHITECTS, LLC
5801 TERRYSON PARKWAY, SUITE 150
PLANO, TEXAS 75084
CONTACT: STEVE BUTTRY
PHONE: (972) 420-1100
EMAIL: SBUTTRY@BUTTRYBROWN.COM

ARCHITECT

JAM ARCHITECTS
1400 W. BUCKLEBOURNE DRIVE, SUITE 400
PHOENIX, ARIZONA 85027
CONTACT: JAMAL MAHAK
PHONE: (602) 291-3730
EMAIL: JMAHAK@JAM-ARCH.COM

LANDSCAPE ARCHITECT

SCOTT KROUSE LANDSCAPE ARCHITECTS
7907 E. MCCOY DRIVE, SUITE 2
SCOTTSDALE, ARIZONA 85260
CONTACT: STEVE VOORHEES
PHONE: (480) 348-8888
EMAIL: SVORHEES@SCAPEGOLDS.COM

SITE DATA

JURISDICTION: MESA, ARIZONA
APN#: 304-02-0911
GROSS AREA: 1.88 AC.
NET AREA: 1.03 AC.
ZONING: LC
LOT COVERAGE MAX: 80%
LOT COVERAGE PROVIDED: 50%
BUILDING AREA: 13,448 SF
BUILDING HEIGHT: 30' MAX.
PLAYGROUND AREA: 2,602 X 75 = 6,000 SF MIN.
PLAYGROUND AREA PROVIDED: 10,843 SF

PARKING REQUIREMENTS

PROVIDED: 38 SPACES REQUIRED
PROVIDED: 38 SPACES REQUIRED
PROVIDED: 38 SPACES REQUIRED
PROVIDED: 38 SPACES REQUIRED

BENCHMARK

BRASS TAG IN TOP OF CURB AT NE CORNER OF SIGNAL BUTTE AND GUADALUPE CONTAINING ELEV. 1479.98

BASIS OF BEARING

NORTH 02°03'00" WEST, BEING THE WEST LINE OF THE SOUTH RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MESA CENTERPOINT PLAZA, M.C.R. NO. 19-00-003002, PAGE 20, M.C.R.

FLOOD ZONE

FLOOD ZONE DESIGNATION: "X" PER FEMA FLOOD INSURANCE RATE MAP. MAP NUMBER: 160102780L
FLOOD ZONE: "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE AREAS LESS THAN 1' SQUARE MILE, AND AREAS AFFECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SITE PLAN

SHEET NO. 1 of 3
PROJECT NO. 1623

CHECKED BY: SKK
DRAWN BY: GRS
TITLE: SITE PLAN



DATE: 08/26/23
DESCRIPTION: 2ND SUBMITTAL
DATE: 04/27/23
DESCRIPTION: 1ST SUBMITTAL



445 East River Street, Suite 400 Phoenix, Arizona 85004
602.777.8700 - terr@terrascope.com



10/10/2023 10:10:00 AM
C:\Users\skrouse\OneDrive\Documents\1623\1623.dwg

W:\Projects\1623\1623.dwg
10/10/2023 10:10:00 AM
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BRIGHTPATH DAYCARE

SITE PLAN



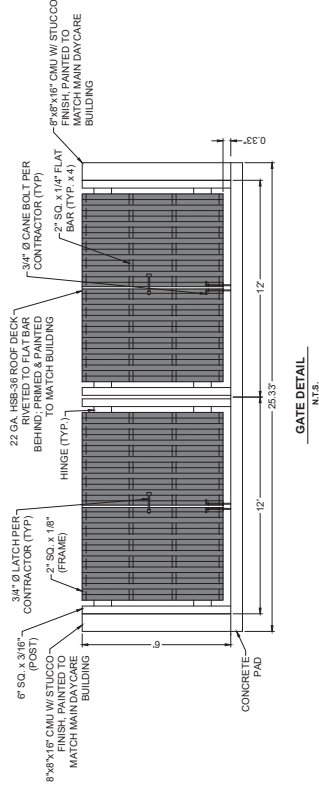
DATE	DESCRIPTION
04/27/2023	1ST SUBMITTAL
08/09/2023	2ND SUBMITTAL
08/30/2023	3RD SUBMITTAL

CHECKED BY: SMK
 DRAWN BY: GRS

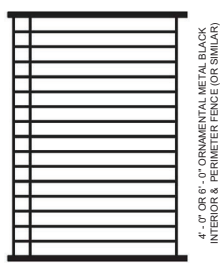
**SITE PLAN
 DETAILS**

SHEET No. 2 of 3

PROJECT No. 1823



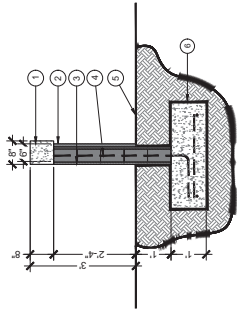
GATE DETAIL
 N.T.S.



FENCE DETAILS
 N.T.S.

KEYED NOTES:

- 8"x8"x16" PRECAST WALL CAP, STUCCO COLOR SEDONA FINISH
- CULTURED LEDGESTONE STONE COLOR SEVILLA FINISH ON INTERIOR
- 6"x6"x16" CMU BLOCK, STUCCO COLOR SEDONA FINISH
- PER STRUCTURAL ENG.
- COMPACTED SUBGRADE PER SOILS REPORT
- CONCRETE FOOTING PER STRUCTURAL ENG.



SCREEN WALL DETAIL
 N.T.S.

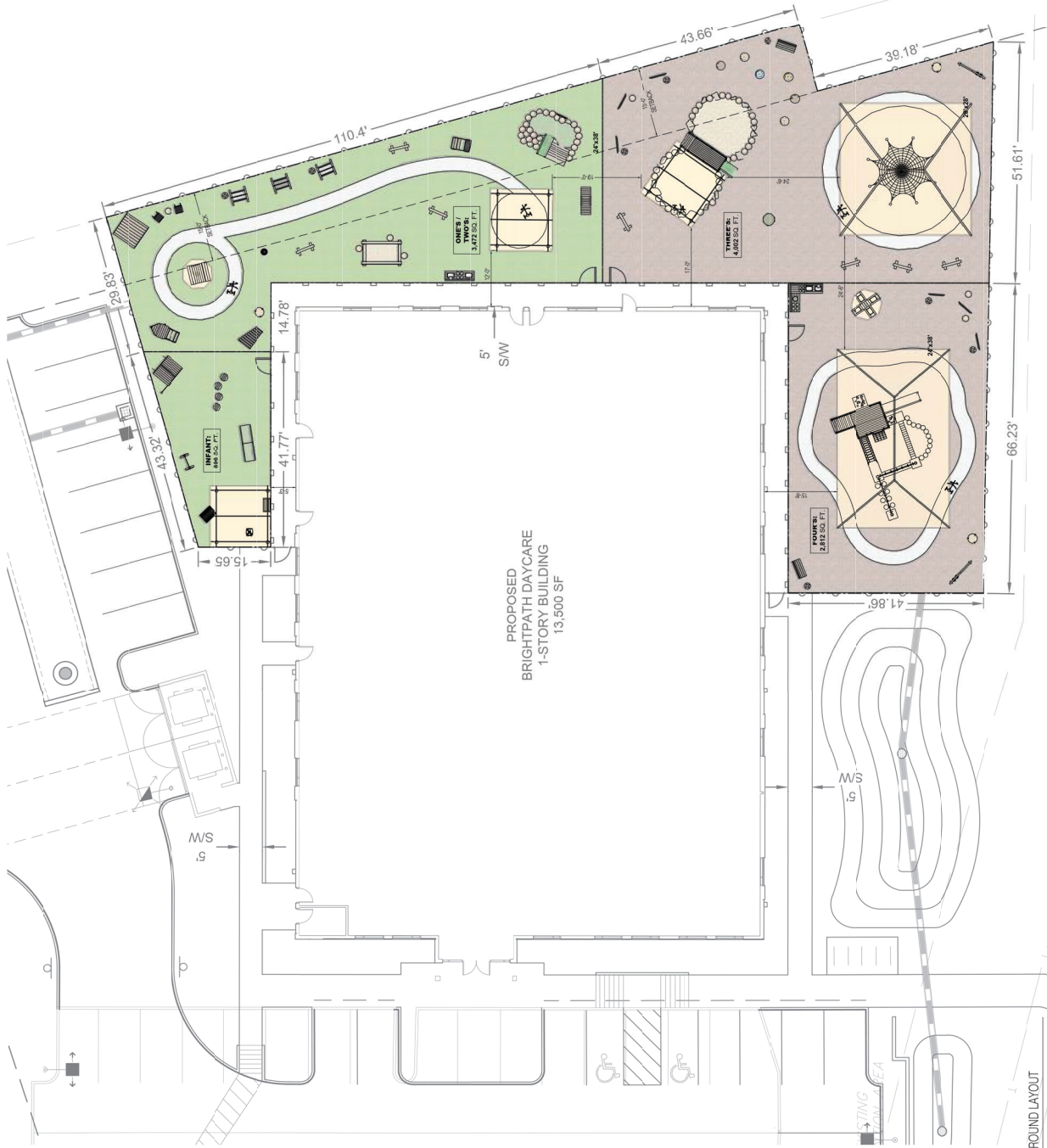
PROJECT:
 BRIGHTPATH KIDS - GUADALUPE
 GUADALUPE DR
 MESA, AZ

DESIGNER:
 300 S WHITING ST, WINSTED, CT

DATE:
 19 APRIL 2023
 REVISED 26 APRIL 2023
 REVISED 30 MAY 2023
 REVISED 1 JUNE 2023

MESA CENTERPOINTE PLANNING
 LOT 8
 BK. 978, PG. 37, M.C.R.

RETENTION AREA

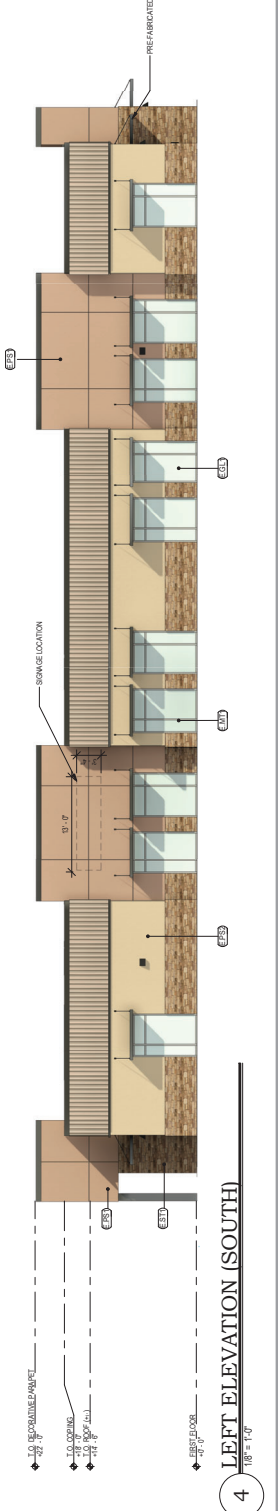
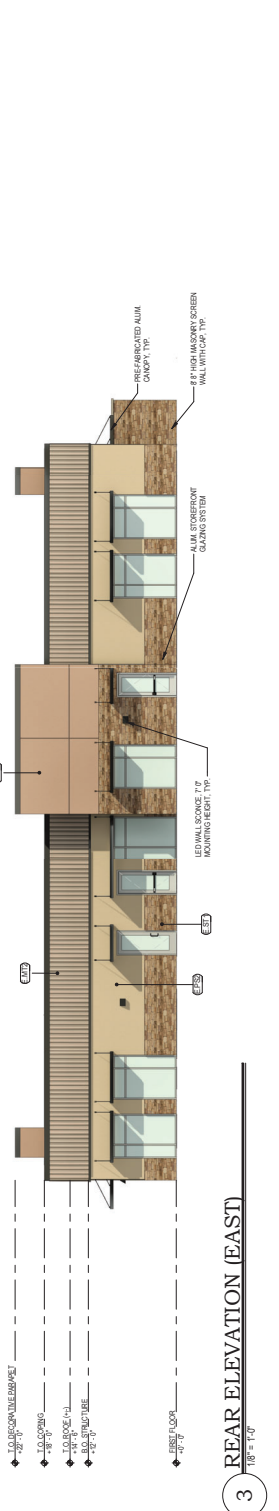
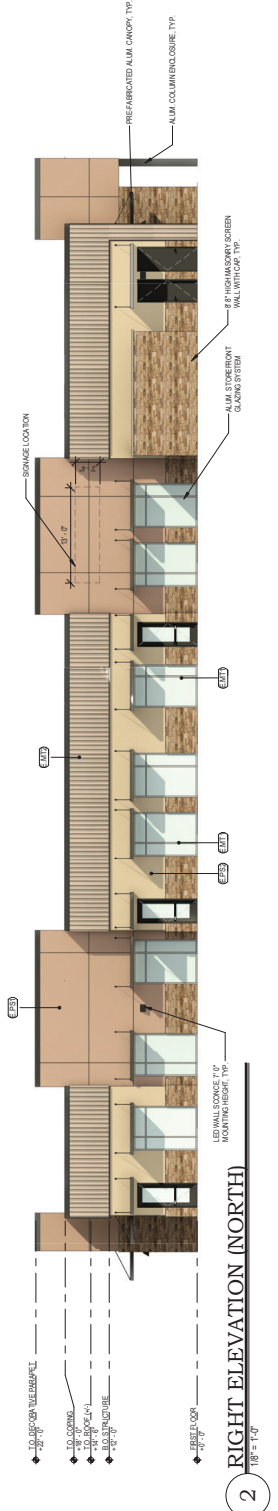
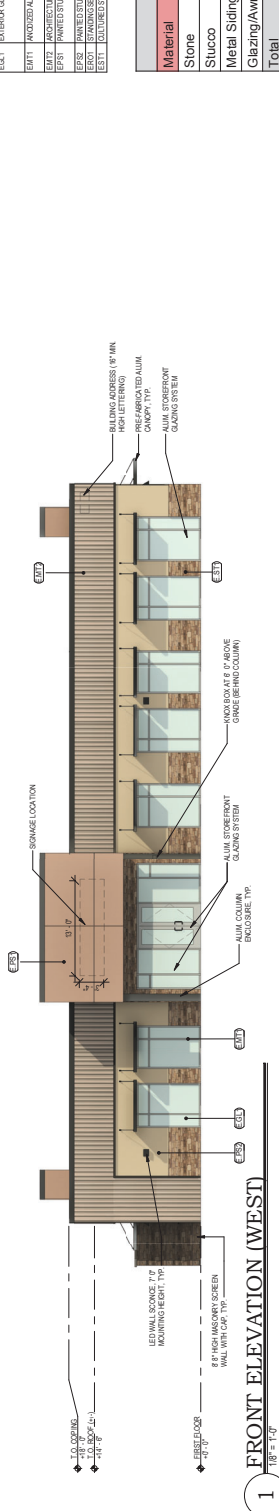


1. PROPOSED PLAYGROUND LAYOUT
 SCALE: 1/8" = 1'-0"

PROPOSED PROJECT AREA: 13448 SF

Mark	Description	Manufacturer	Finish/Specification	Comments
E-01	EXTERIOR GLAZING: 1" INSULATED	REFERENCE SPEC FOR GLAZING	COLOR: CLEAR	PROVIDE TEMPERED GLAZING
E-02	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	REQUIRED BY MANUFACTURER AND
E-03	ARCHITECTURAL METAL	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-04	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-05	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-06	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-07	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-08	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
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E-54	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
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E-79	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-80	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-81	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-82	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-83	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-84	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-85	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-86	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-87	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-88	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-89	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-90	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-91	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-92	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-93	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-94	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-95	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-96	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-97	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-98	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-99	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	
E-100	PAVING: POLISHED CONCRETE	REFERENCE SPEC FOR	COLOR: CLEAR/RODDED	

Material	West %	North %	East %	South %
Stone	11.83%	16.03%	19.38%	17.23%
Stucco	30.64%	42.93%	36.84%	48.62%
Metal Siding	27.37%	21.41%	23.74%	20.87%
Glazing/Awning	30.16%	19.63%	20.04%	13.28%
Total	100.00%	100.00%	100.00%	100.00%



J.A. Mihalik, Architect
373 US Route 46 West
Building D, Suite 240
Fallsfield, New Jersey 07004
ph: (973) 281-3700 fax: (973) 281-3740
www.jam-arch.com

NEW CONSTRUCTION OF: BRIGHTPATH KIDS
PR02: PROPOSED BUILDING ELEVATIONS
10920 E GUADALUPE RD
MESA, AZ 85212
ISSUED ON: 06/30/23

11/03/23 06:24 PM
C:\Users\jmalik\Documents\BRIGHTPATH KIDS\PR02\PROPOSED BUILDING ELEVATIONS\PR02\PROPOSED BUILDING ELEVATIONS.dwg

10/29/23
AZ LIC #
ISSUED UNDER AUTHORITY OF JAS IN A MHAANK, AZ
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
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BrightPath
The best start in life
JOB NUMBER: 2023-02-04
JAM ARCH
DRAWN BY: JAE

Brightpath Neighborhood Meeting Minutes

ZON23-00355/DRB23-00335

Project : Brightpath Daycare NEC of Signal Butte Road and Guadalupe Road
Meeting Date: August 3, 2023
Meeting Time: 6:30pm (AZ)

List of Attendees:

Attendee Name	Attendee Role	Contact Info
Kevin Zenk	Coordinator (Applicant) – ScapeGOAT Design Studio	kzenk@scapegoatds.com
Chuck Kellam	Attendee – Resident	
Bob H	Attendee – Resident	
Justin Mihalik (JAM-ARCH)	Presenter (Applicant) – Project Architect (JAM Architects)	
Scott Krous	Presenter (Applicant) – Terrascope Consulting	
Steve Buttry	Attendee (Applicant) – Developer	sbuttry@buttry-brown.com
Donna (Guest)	Attendee – Resident	
Debra White	Attendee (Applicant) – Daycare Representative	DWhite@valleylearningcenters.com
Kwasi Abebrese	Attendee – Planner (City of Mesa)	Kwasi.Abebrese@mesaaz.gov
Kevin M, JAM-ARCH	Attendee (Applicant) – Architect (JAM Architects)	

Meeting Summary:

The neighborhood meeting commenced punctually at 6:30pm through the Teams platform. To accommodate attendees, a brief initial period was allotted for logging in and settling in. A total of 10 participants were present, including three (3) active neighbors. The session was initiated by Scott Krous, a civil engineer, and the project development team, who introduced themselves formally and established meeting protocols. Notably, the development team's proposal was to be presented, followed by an opportunity for residents to pose questions and offer feedback.

Scott Krous initiated the presentation by outlining the site plan, project location, and pertinent site particulars. Screen sharing was enabled, allowing attendees to view the presentation details. Subsequently, Justin Mihalik, representing the architect team, proceeded to showcase the architectural drawings and elevations. Following the conclusion of the presentation, Scott Krous opened the floor for inquiries and comments.

During the session, the three attending residents expressed concerns primarily focused on traffic dynamics, particularly the ingress and egress from the site onto Guadalupe Road. They elaborated on potential congestion issues at the median due to daycare customers traveling eastbound on Guadalupe Road and entering the daycare center. Moreover, one resident emphasized that the driveway along Guadalupe Road constituted the sole exit point for the entire shopping complex in the northeast quadrant. This, they contended, could lead to complications for oncoming traffic on Guadalupe Road, as not only daycare

customers but various shoppers might utilize the same exit. Another resident added to these concerns, drawing parallels to the pickup/drop-off congestion experienced near the Legacy school situated diagonally across from the site, which has persistently generated traffic problems.

In response to these resident concerns, the development team articulated their view that the daycare center's traffic patterns significantly differ from those of school drop-offs and pick-ups. They emphasized that the projected traffic buildup of the nature described is improbable. The three residents acknowledged this explanation and voiced their overall support for the project. However, they reiterated that their traffic-related concerns were a general apprehension they held, even as they endorsed the venture as a whole.

A resident inquired about lighting arrangements and whether the building would effectively redirect light away from traffic and neighboring residences. In response, the architect explained that a photometric plan had been executed and that the luminosity of the lighting aligns with the City's regulations for lighting shielding.

No further comments were recorded from residents. Scott, representing the development team, announced that they would remain online for an additional 5 minutes, until 7:00pm, to address any potential late-joining neighbors' questions or comments. The present neighbors indicated that they had no further inquiries and proceeded to log off, concluding the meeting at 7:00pm.

EXHIBIT B
DRB Notification Documents

NOTIFICATION OF DESIGN REVIEW BOARD HEARING

Dear Neighbor,

We have applied for a design review for the property located within 10900 block of East Guadalupe Road (north side). Located east of Signal Butte Road on the north side of Guadalupe Road. This request is for development of a new Daycare Center. The case number assigned to this project is DRB23-00335.

This letter is being sent to all property owners within 500 or 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (623)776-5666 or e-mail me at skrous@terrascape.us.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on August 8th, 2023 in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting:

<https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **530 123 2921** and **following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Kwasi Abebrese of their Planning Division staff. He can be reached at (480)-644-2764 or Kwasi.Abebrese@mesa.az.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Scott Krous, Project Manager



civil engineering • surveying • urban planning
Office 602.612.8894 ext. 127 ✦ Mobile 623.776.5666
645 E Missouri Ave., Ste 420, Phoenix, AZ 85012
skrous@terrascape.us



Address or Intersection
E. Mendoza Ave



Search By [X]

Using the Mouse What I Know Buffer Results

Step 1: Enter a search distance and apply buffer:
1,000 Feet Apply Buffer Clear Buffer

Step 2 (optional): Choose a parcel selection method:
A. Entirely within the Buffer
B. Within or touching the Buffer

[?]

SITE PLAN FOR BRIGHTPATH DAYCARE

EAST OF THE NEC OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD
MESA, ARIZONA
A PORTION OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

KEY NOTES

- 10,000 S.F. (MIN) FENCED PLAYGROUND AREA
- 6" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR PERIMETER FENCING FOR PLAYGROUND. (SEE DETAIL ON SHEET 2)
- 4" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR SIDEWALK FENCING AND PLAYGROUND GROUP UNITS AND GATES. (SEE DETAIL ON SHEET 2)
- SHADE STRUCTURES. SEE DETAILS ON SHEET 3
- HIGH SCREEN WALL. SEE DETAIL ON LANDSCAPE PLAN AND SHEET 2
- ADA PARKING STALL
- ADA RAMP
- NEW AC PAVEMENT
- CONCRETE SINGLE CURB
- CONCRETE VALLEY GUTTER
- CONCRETE SIDEWALK WIDTH PER PLAN
- STRIPED CROSSWALK
- 8" X 18" BICYCLE RACK
- REFUSE ENCLOSURE PER COM. DETAILS M-62.01-M-62.02.2 AND M-62.03
- EXISTING CONCRETE VALLEY GUTTER TO BE RELOCATED TO MATCH EXISTING CONCRETE VALLEY GUTTER TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB & GUTTER TO BE RELOCATED
- EXISTING CURB & GUTTER TO BE REMOVED
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING FIRE HYDRANT TO BE RELOCATED
- EXISTING AREA LIGHT TO BE RELOCATED
- MATCH EXISTING
- RELOCATED FIRE HYDRANT
- 8"-8" HIGH SCREEN WALL

LEGEND

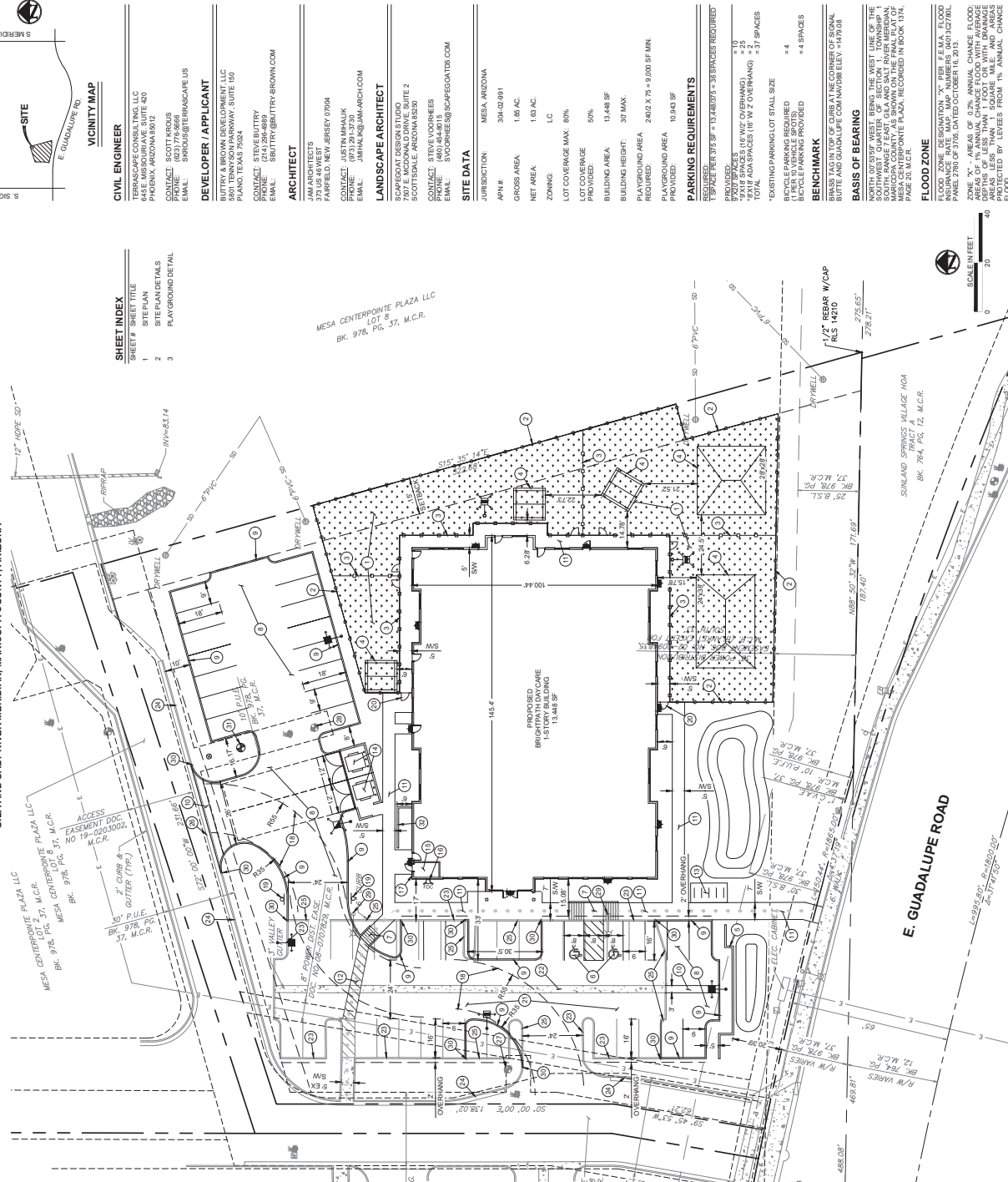
- BOUNDARY
- CENTELINE
- SETBACK
- EASEMENT
- FENCE
- ACCESSIBLE ROUTE
- SIDEWALK RAMP
- AREA LIGHTS

ABBREVIATIONS

- B.G. BACK OF CURB
- B.S. BUILDING SETBACK LINE
- E.O.P. EDGE OF PAVEMENT
- E.M. EXISTING
- F.C. FACE OF CURB
- L.C. LANDSCAPE CURB
- M.W.D. MARICOPA WATER DISTRICT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.P. PROPOSED
- S.W. SIDEWALK

ABBREVIATIONS

- B.G. BACK OF CURB
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- P.P.P. PROPOSED
- S.W. SIDEWALK



SHEET INDEX

SHEET #	SHEET TITLE
1	SITE PLAN
2	STEP PLAN DETAILS
3	PLAYGROUND DETAIL

CIVIL ENGINEER

TERRASCOPE CONSULTING LLC
1000 W. BROADWAY, SUITE 400
PHOENIX, ARIZONA 85017
CONTACT: SCOTT KROUSE
PHONE: (602) 776-8604
EMAIL: SKROUSE@TERRASCOPE.US

DEVELOPER / APPLICANT

BUTTRY & BROWN ARCHITECTS, LLC
5801 TERRYSON PARKWAY, SUITE 150
PLANO, TEXAS 75084
CONTACT: STEVE BUTTRY
PHONE: (972) 420-1100
EMAIL: SBUTTRY@BUTTRYBROWN.COM

ARCHITECT

JAM ARCHITECTS
1400 W. BROADWAY, SUITE 400
PHOENIX, ARIZONA 85017
CONTACT: JAMAL MAHAK
PHONE: (602) 291-3730
EMAIL: JMAHAK@JAM-ARCH.COM

LANDSCAPE ARCHITECT

SCOTT STEVE VOORHEES
7907 E. MCCOY DRIVE, SUITE 2
SCOTTSDALE, ARIZONA 85260
CONTACT: STEVE VOORHEES
PHONE: (480) 348-8888
EMAIL: SVOORHEES@SCAPEGOLDS.COM

SITE DATA

JURISDICTION: MESA, ARIZONA
APN#: 304-02-8911
GROSS AREA: 1.88 AC.
NET AREA: 1.03 AC.
ZONING: LC
LOT COVERAGE MAX: 80%
LOT COVERAGE PROVIDED: 50%
BUILDING AREA: 13,144 SF
BUILDING HEIGHT: 30' MAX.
PLAYGROUND AREA: 2,602 X 75 = 6,000 SF MIN.
PLAYGROUND AREA PROVIDED: 10,843 SF

PARKING REQUIREMENTS

PROVIDED: 38 SPACES REQUIRED
PROVIDED: 38 SPACES REQUIRED
9,200 SQUARE FEET (18' W/2' OVERHANG) = 10 SPACES
7,500 SQUARE FEET (18' W/2' OVERHANG) = 9 SPACES
TOTAL = 19 SPACES
EXISTING PARKING LOT STALL SIZE = 4 SPACES
PROPOSED VEHICLE SPACES = 4 SPACES
BICYCLE PARKING PROVIDED = 4 SPACES

BENCHMARK

BRASS TAG IN TOP OF CURB AT NE CORNER OF SIGNAL BUTTE AND GUADALUPE CORNER ELEV. +1479.98

BASIS OF BEARING

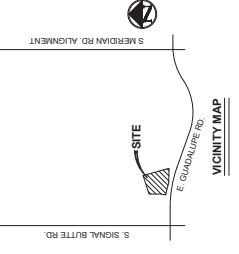
NORTH 02°03'00" WEST, BEING THE WEST LINE OF THE SOUTH RIVER MERIDIAN, CORNER OF THE SOUTH RIVER MERIDIAN AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MESA CENTERPOINTE PLAZA, BLOCK 978, M.C.R. PAGE 20, M.C.R.

FLOOD ZONE

FLOOD ZONE DESIGNATION: "X" PER FEMA FLOOD INSURANCE RATE MAP. MAP NUMBER: 160102781L
FLOOD ZONE: "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE AREAS LESS THAN 1' SQUARE MILE, AND AREAS AFFECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



VICINITY MAP



445 East McDowell Ave., Suite 400 Phoenix, Arizona 85004
602.777.8700 - terrascope.us - info@terrascope.us

Civil engineering • surveying • urban planning



BRIGHTPATH DAYCARE

SITE PLAN

DATE	DESCRIPTION
08/26/2023	2ND SUBMITTAL
04/27/2023	1ST SUBMITTAL
03/03/2023	3RD SUBMITTAL



SITE PLAN

SHEET NO.	1 of 3
PROJECT NO.	1623

CHECKED BY: SKK
DRAWN BY: GRS
TITLE:



**BRIGHTPATH
 DAYCARE**

SITE PLAN



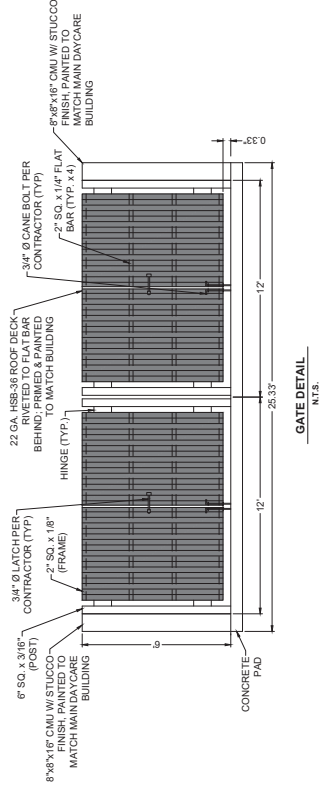
DATE	DESCRIPTION
04/27/2023	1ST SUBMITTAL
08/02/2023	2ND SUBMITTAL
08/30/2023	3RD SUBMITTAL

CHECKED BY: SMK
 DRAWN BY: GRS

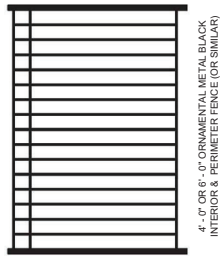
TITLE: **SITE PLAN
 DETAILS**

SHEET No. **2** of **3**

PROJECT No. **1823**



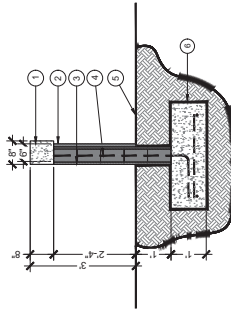
GATE DETAIL
 N.T.S.



FENCE DETAILS
 N.T.S.

KEYED NOTES:

- 8"x8"x16" PRECAST WALL CAP, STUCCO COLOR SEDONA FINISH
- CULTURED LEDGESTONE STONE COLOR SEVILLA FINISH ON INTERIOR
- 6"x6"x16" CMU BLOCK STUCCO COLOR SEDONA FINISH
- PER STRUCTURAL ENG.
- COMPACTED SUBGRADE PER SOILS REPORT
- CONCRETE FOOTING PER STRUCTURAL ENG.



SCREEN WALL DETAIL
 N.T.S.

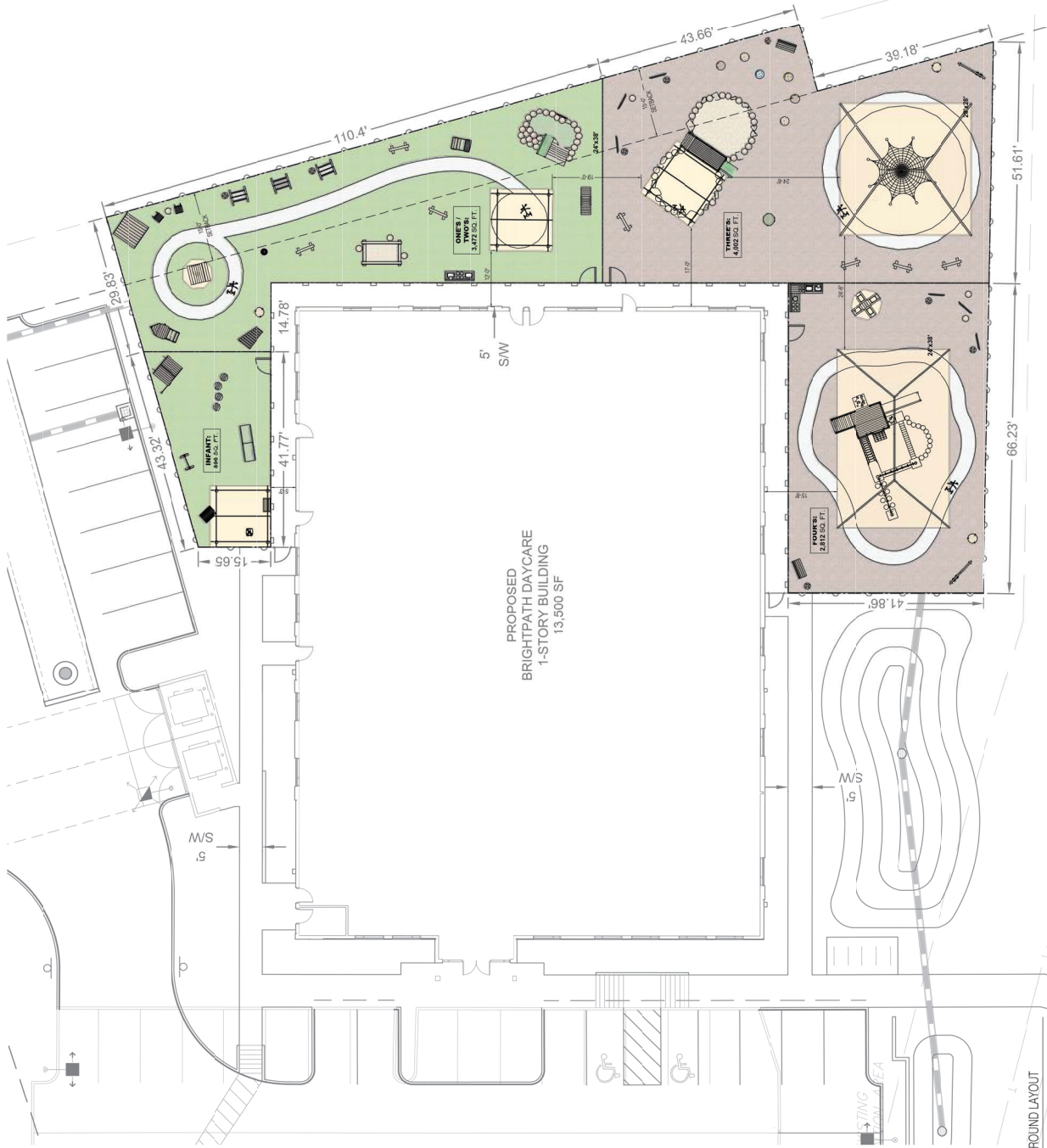
PROJECT:
 BRIGHTPATH KIDS - GUADALUPE
 GUADALUPE DR
 MESA, AZ

DESIGNER:
 300 S WHITING ST, WINSTED, CT

DATE:
 19 APRIL 2023
 REVISED 26 APRIL 2023
 REVISED 30 MAY 2023
 REVISED 1 JUNE 2023

MESA CENTERPOINTE PLANNING
 LOT 8
 BK. 978, PG. 37, M.C.R.

RETENTION AREA

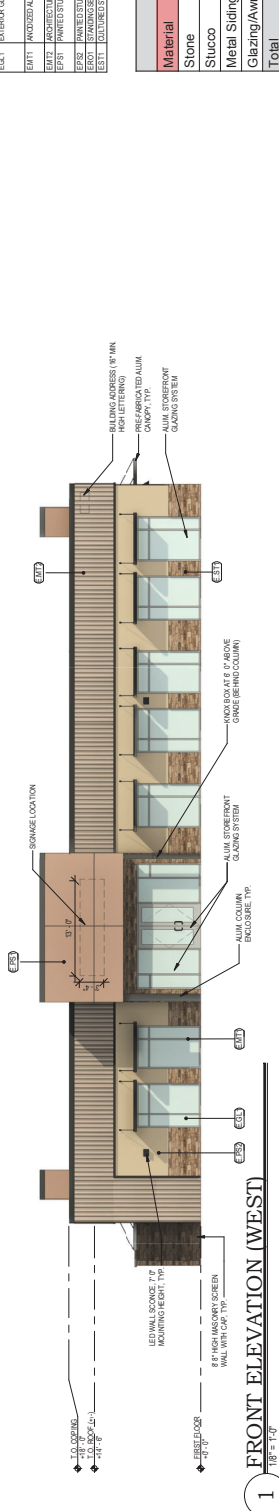


1. PROPOSED PLAYGROUND LAYOUT
 SCALE: 1/8" = 1'-0"

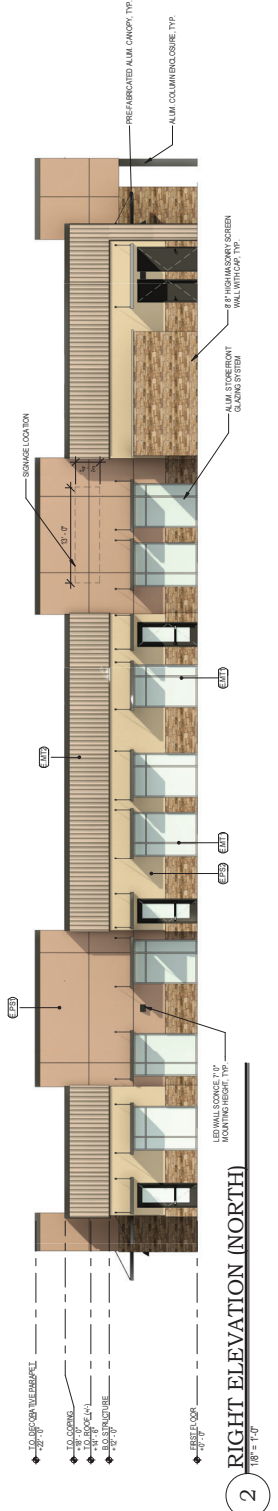
PROPOSED PROJECT AREA: 13448 SF

Mark	Description	Manufacturer	Finish/Specification	Comments
E-01	EXTERIOR GLAZING: 1" INSULATED	REFERENCE SPEC FOR GLAZING	COLOR: CLEAR	PROVIDE TEMPERED GLAZING AS REQUIRED BY MANUFACTURER AND LOCAL CODES
E-02	PAVING: ALUMINUM	REFERENCE SPEC FOR	COLOR: CLEAR ANODIZED	
E-03	ARCHITECTURAL METAL	REFERENCE SPEC FOR METAL	FINISH: BRUSHED ALUMINUM	
E-04	PAVING: STUCCO	STUCCO COMP.	2017 AIA AND 2020 OR SOUTHWEST FINE	
E-05	STAINLESS STEEL METAL ROOFING	STAINLESS STEEL	2017 AIA AND 2020 OR SOUTHWEST FINE	
E-06	PAVING: STUCCO	STUCCO COMP.	2017 AIA AND 2020 OR SOUTHWEST FINE	
E-07	PAVING: STUCCO	STUCCO COMP.	2017 AIA AND 2020 OR SOUTHWEST FINE	

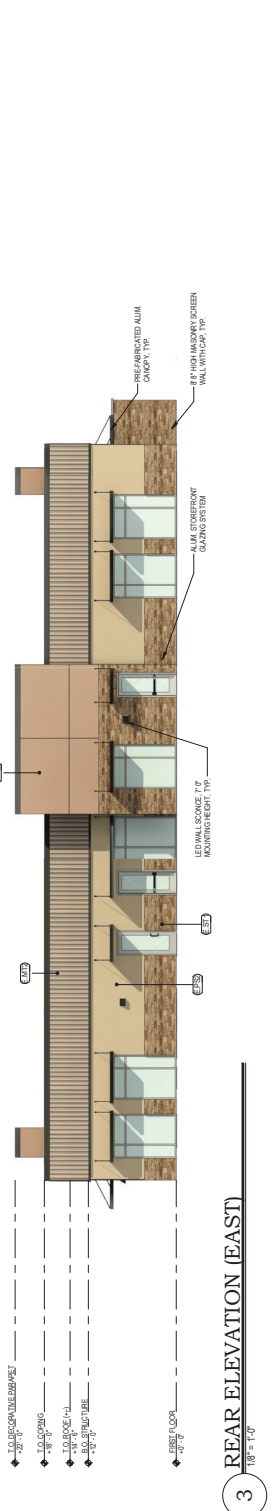
Material	West %	North %	East %	South %
Stone	11.83%	16.03%	19.38%	17.23%
Stucco	30.64%	42.93%	36.84%	48.62%
Metal Siding	27.37%	21.41%	23.74%	20.87%
Glazing/Awning	30.16%	19.63%	20.04%	13.28%
Total	100.00%	100.00%	100.00%	100.00%



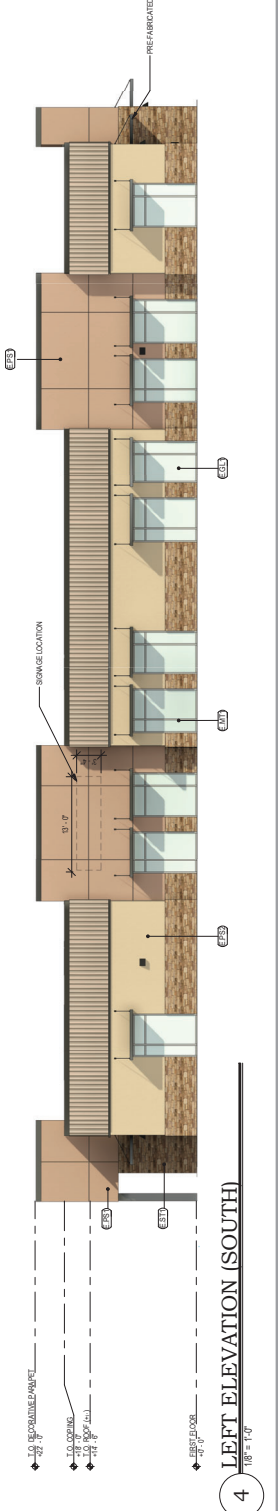
1 FRONT ELEVATION (WEST)
1/8" = 1'-0"



2 RIGHT ELEVATION (NORTH)
1/8" = 1'-0"



3 REAR ELEVATION (EAST)
1/8" = 1'-0"



4 LEFT ELEVATION (SOUTH)
1/8" = 1'-0"

J.A. Mihalik, Architect
373 US Route 46 West
Building D, Suite 240
Fellfield, New Jersey 07004
ph: (973) 281-3700 fax: (973) 281-3740
www.jam-arch.com

NEW CONSTRUCTION OF: BRIGHTPATH KIDS
PR02: PROPOSED BUILDING ELEVATIONS
10920 E GUADALUPE RD
MESA, AZ 85212
ISSUED ON: 06/30/23

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTIONS AS AN ARCHITECTURAL WORK UNDER SEC. 11 US.C. AS AMENDED. REGISTER, PH AND KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1909.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

JOB NUMBER: 2023-02-04
DRAWN BY: JAE

BrightPath
The best start in life

EXHIBIT C
PZ Notification Documents

Address or Intersection
E. Mendoza Ave



Search By

Using the Mouse What I Know Buffer Results

Step 1: Enter a search distance and apply buffer:
1,000 Feet Apply Buffer Clear Buffer

Step 2 (optional): Choose a parcel selection method:
A. Entirely within the Buffer
B. Within or touching the Buffer

?

Planning & Zoning Board Hearing - Notification Letter

Dear Neighbor,

We have applied for a major site plan modification and zoning amendment for the property located within the 10900 block of East Guadalupe Road (east of Signal Butte Road on the North side of Guadalupe Road). This request is for development of a new Daycare Center. The case number assigned to this project is ZON23-00355

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the vicinity map aerial, site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (623) 776-5666 or e-mail me at skrous@terrascape.us

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 23, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Kwasi Abebrese of their Planning Division staff. He can be reached at (480) 644-2764 or Kwasi.Abebrese@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Scott Krous, Project Manager

civil engineering • surveying • urban planning
Office 602.612.8894 ext. 127 ✦ Mobile 623.776.5666
645 E Missouri Ave., Ste 420, Phoenix, AZ 85012
skrous@terrascape.us



Plotted: 07/28/23 - 11:17 AM. By: cspaulding
File: MA1523_BBD_Brightpath-Signal Butte & Guadalupe_MesaDWG\Exhibits\1523_EXH-Nearmap.dwg --> TSC-8.5X11



645 East Missouri Ave, Suite 420
Phoenix, Arizona 85012
P: 602.297.8732

AERIAL MAP

BRIGHTPATH DAYCARE

GUADALUPE ROAD EAST
OF SIGNAL BUTTE

Project No: 1523
Date Month: 7/28/2023

SITE PLAN FOR BRIGHTPATH DAYCARE

EAST OF THE NEC OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD
MESA, ARIZONA
A PORTION OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

KEY NOTES

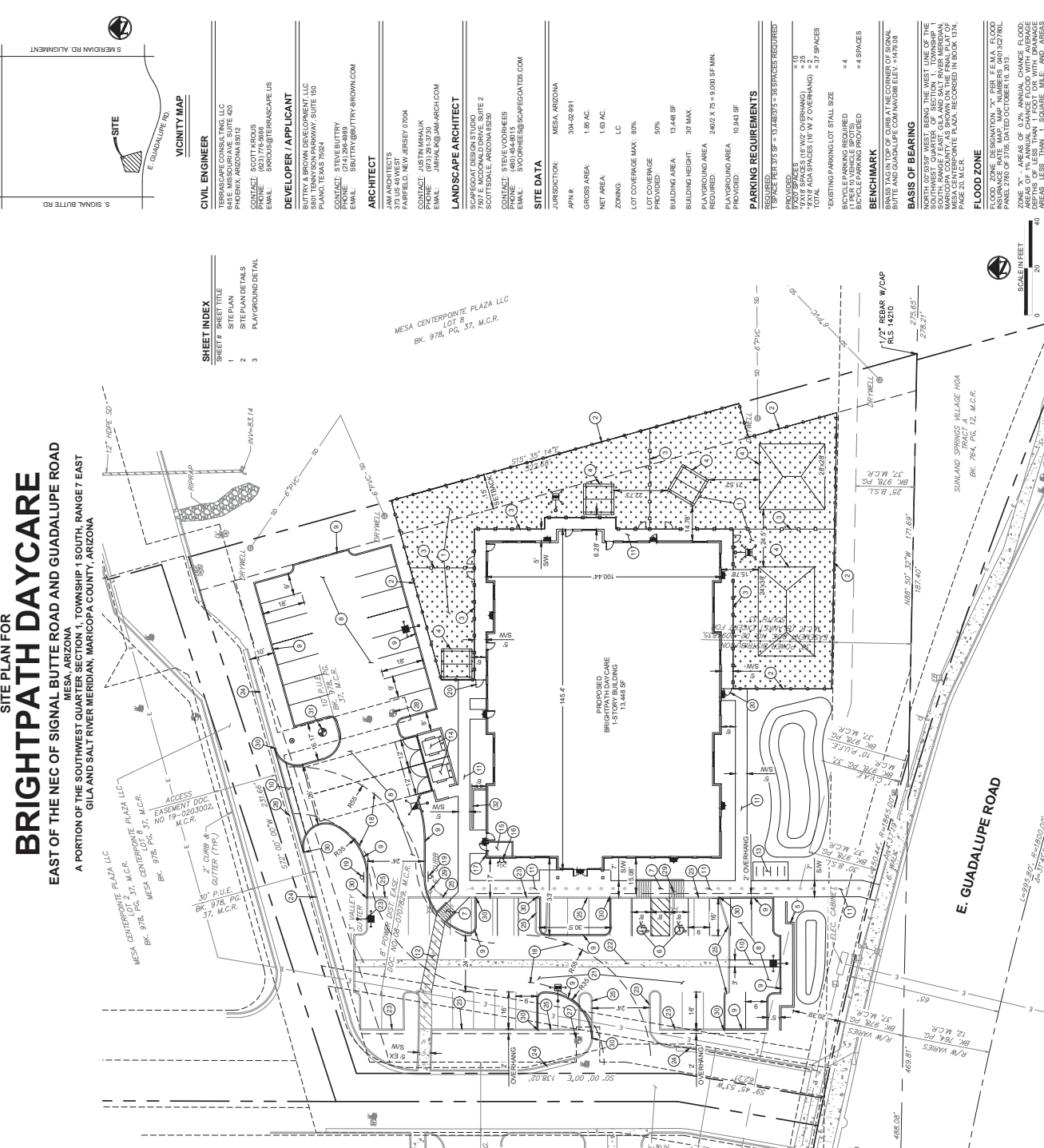
1. 10,000 S.F. (MIN) FENCED PLAYGROUND AREA
2. 6" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR PERIMETER FENCING FOR PLAYGROUND. (SEE DETAIL ON SHEET 2)
3. 4" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR SIDEWALK FENCING AND PLAYGROUND GROUP UNITS AND GATES. (SEE DETAIL ON SHEET 2)
4. SHADE STRUCTURES. SEE DETAILS ON SHEET 3
5. 3" HIGH SCREEN WALL. SEE DETAIL ON LANDSCAPE PLAN AND SHEET 2
6. ADA PARKING STALL
7. ADA RAMP
8. NEW AC PAVEMENT
9. 6" CONCRETE SINGLE CURB
10. 3" CONCRETE VALLEY GUTTER
11. CONCRETE SIDEWALK WIDTH PER PLAN
12. STRIPED CROSSWALK
13. 8" X 18" BICYCLE PAOK
14. REFUSE ENCLOSURE PER COM. DETAILS M-62.01-M-62.02.2 AND M-62.03.2. MATCH BUILDING GATE TO BE SOLD. RECYCLING RECYCLOUSE METAL FRAME WITH VENT/OSCURBING MATERIAL THAT MATCHES THE BUILDING. SEE DETAIL ON SHEET 2
15. FIRE RISER ACCESS ROOM W/ KNOX BOX
16. FDC LOCATION
17. KNOX BOX LOCATION
18. FIRE DEPARTMENT TURNING RAMP (50' OUTER RADIUS AND 30' INNER RADIUS)
19. FIRE LANE SIGN
20. PEDESTRIAN GATE WITH KNOX PAD LOCK
21. EXISTING AC PAVEMENT TO REMAIN
22. EXISTING CONCRETE VALLEY GUTTER TO REMAIN
23. EXISTING CURB TO REMAIN
24. EXISTING CURB & GUTTER TO REMAIN
25. EXISTING CURB TO BE RELOCATED
26. EXISTING CURB & GUTTER TO BE REMOVED
27. EXISTING FIRE HYDRANT TO BE REMOVED
28. EXISTING FIRE HYDRANT TO BE RELOCATED
29. EXISTING AREA LIGHT TO BE RELOCATED
30. MATCH EXISTING
31. RELOCATED FIRE HYDRANT
32. 8'-8" HIGH SCREEN WALL

LEGEND

- BOUNDARY
- CENTERLINE
- SETBACK
- EASEMENT
- FENCE
- ACCESSIBLE ROUTE
- SIDEWALK RAMP
- AREA LIGHTS

ABBREVIATIONS

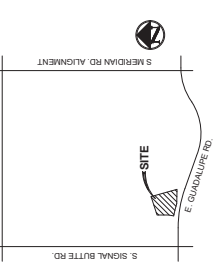
- B.G. BACK OF CURB
- B.S. B.S. BEL
- B.L. BUILDING SETBACK LINE
- E.O.P. EDGE OF PAVEMENT
- E.O.P. EDGE OF PAVEMENT
- EXIST. EXISTING
- F.A.C. FACE OF CURB
- L.C. LANDSCAPE
- M.A.D. MARICOPA WATER DISTRICT
- M.A.D. MARICOPA WATER DISTRICT
- P.U.E. PUBLIC UTILITY AND FACILITIES EASEMENT
- PROP. PROPOSED
- S.W. SIDEWALK
- S.W. SIDEWALK



SHEET INDEX

SHEET #	SHEET TITLE
1	SITE PLAN
2	STEP PLAN DETAILS
3	PLAYGROUND DETAIL

VICINITY MAP



CIVIL ENGINEER
 TERRASCOPE CONSULTING LLC
 445 EAST RIVERBLISS AVENUE, SUITE 400
 PHOENIX, ARIZONA 85012
 CONTACT: SCOTT KROUIS
 PHONE: (602) 776-8606
 EMAIL: SKROUIS@TERRASCOPE.COM

DEVELOPER / APPLICANT
 BUTTRY & BROWN CONSULTING LLC
 5801 TERRYSON PARKWAY, SUITE 150
 PLANO, TEXAS 75084
 CONTACT: STEVE BUTTRY
 PHONE: (972) 420-8800
 EMAIL: SBUTTRY@BUTTRYBROWN.COM

ARCHITECT
 JAM ARCHITECTS
 1400 N. CENTRAL AVENUE, SUITE 200
 PHOENIX, ARIZONA 85004
 CONTACT: JAMIE HALL
 PHONE: (602) 251-7230
 EMAIL: JAMIE@JAM-ARCH.COM

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTS
 7901 E. MCCOY DRIVE, SUITE 2
 SCOTTSDALE, ARIZONA 85260
 CONTACT: STEVE VOORHEES
 PHONE: (480) 348-8888
 EMAIL: SVORHEES@CAPSQUAD.COM

SITE DATA
 JURISDICTION: MESA, ARIZONA
 APN #: 304-02-0911
 GROSS AREA: 1.88 AC.
 NET AREA: 1.03 AC.
 ZONING: LC
 LOT COVERAGE MAX: 80%
 LOT COVERAGE PROVIDED: 50%
 BUILDING AREA: 13,448 SF
 BUILDING HEIGHT: 30' MAX.
 PLAYGROUND AREA: 2,602 X 75 = 9,000 SF MIN.
 PLAYGROUND AREA PROVIDED: 10,843 SF

PARKING REQUIREMENTS
 PROVIDED: 38 SPACES REQUIRED
 9,200 SQUARE FEET (15 W/2 OVERHANG) = 10 SPACES
 7,416 SQUARE FEET (16 W/2 OVERHANG) = 8 SPACES
 TOTAL = 18 SPACES
 *EXISTING PARKING LOT STALL SIZE = 4 SPACES
 BICYCLE PARKING PROVIDED = 4 SPACES

BENCHMARK
 BRASS TAG IN TOP OF CURB AT NE CORNER OF SIGNAL BUTTE AND GUADALUPE CORNER ELEV. +1479.98

BASIS OF BEARING
 NORTH 02°03'00" WEST, BEING THE WEST LINE OF THE NORTH 1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON MESA CENTERPOINT PLAZA LLC RECORDS, BOOK 978, PAGE 37, M.C.R. PAGE 20, M.C.R.

FLOOD ZONE
 FLOOD ZONE DESIGNATION "X" PER FEMA FLOOD INSURANCE RATE MAP. MAP NUMBER: 160102781L
 FLOOD ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE AREAS LESS THAN 1' SQUARE W/LE, AND AREAS AFFECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



BRIGHTPATH DAYCARE

SITE PLAN



DATE	DESCRIPTION
04/27/23	1ST SUBMITTAL
08/28/23	2ND SUBMITTAL
08/30/23	3RD SUBMITTAL
07/28/24	4TH SUBMITTAL

CHECKED BY: SKK
 DRAWN BY: GRS
 TITLE:

SITE PLAN
 SHEET NO. 1 of 3
 PROJECT NO. 1623



BRIGHTPATH DAYCARE

SITE PLAN



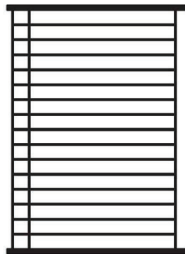
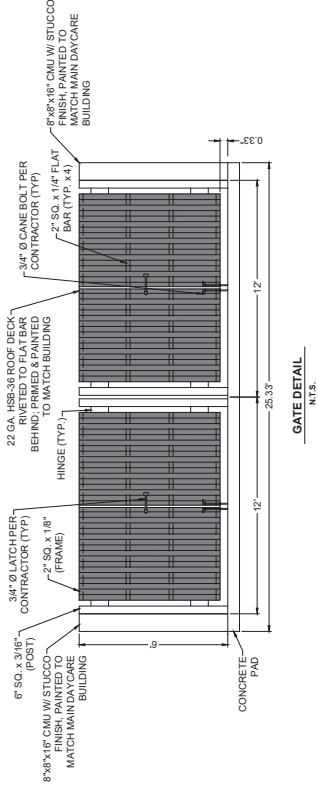
DATE	DESCRIPTION
04/27/2023	1ST SUBMITTAL
05/05/2023	2ND SUBMITTAL
06/30/2023	3RD SUBMITTAL
07/05/2023	4TH SUBMITTAL

CHECKED BY: SMK
 DRAWN BY: OSB

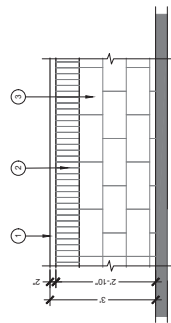
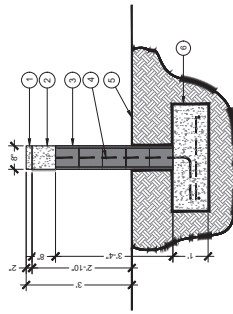
TITLE: **SITE PLAN DETAILS**

SHEET No. **2** of **3**

PROJECT No. **1623**



- KEYED NOTES:**
- 2' PRECAST CONCRETE CAP
 - 8"x8"x16" FLUTED CMU BLOCK
 - 2" COMPACTED SUBGRADE PER WALL ELEVATION
 - 2" COMPACTED SUBGRADE PER STRUCTURAL ENG.
 - 2" COMPACTED SUBGRADE PER SOILS REPORT
 - CONCRETE FOOTING PER STRUCTURAL ENG. MATCH EXISTING COLOR.



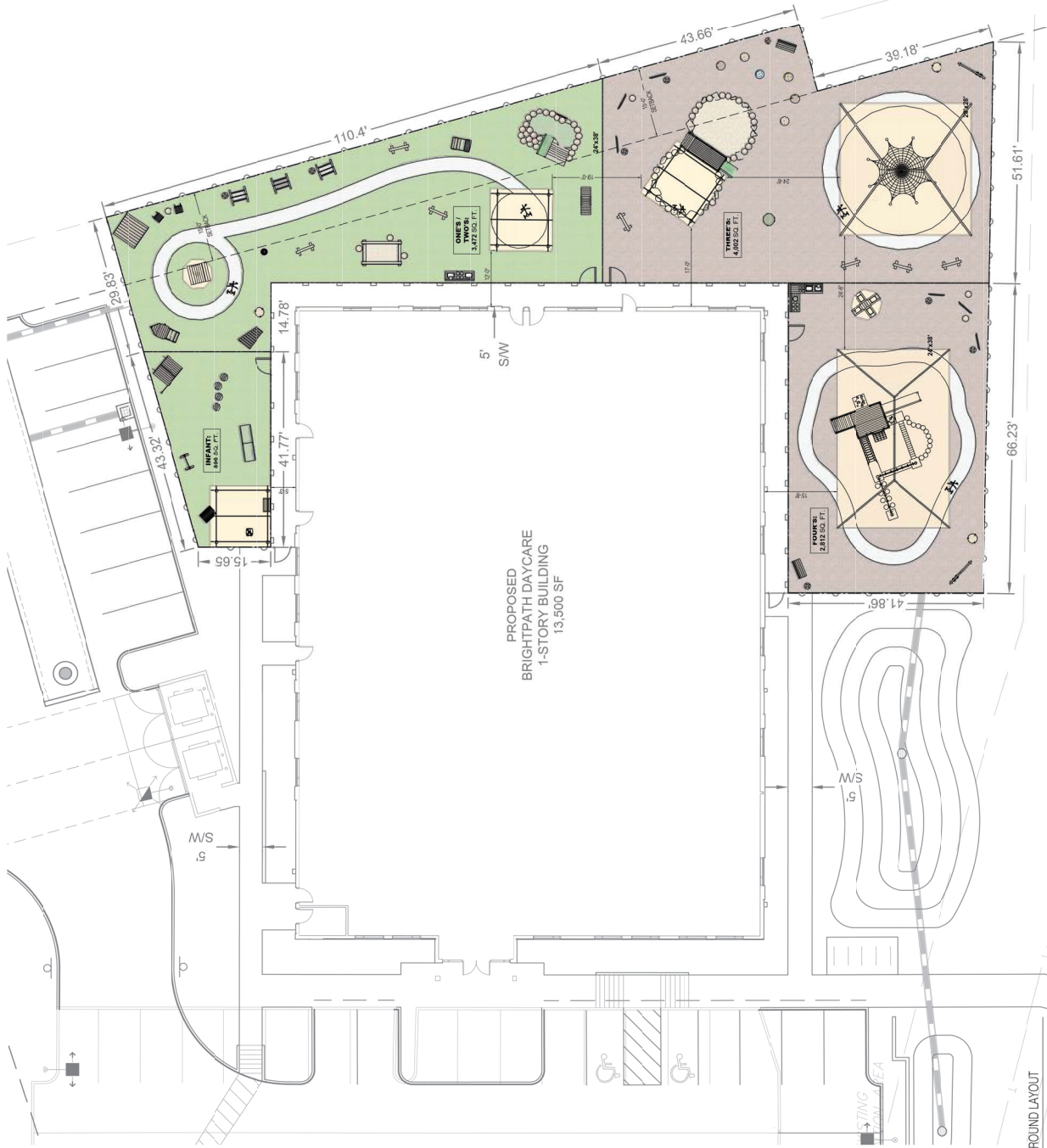
PROJECT:
 BRIGHTPATH KIDS - GUADALUPE
 GUADALUPE DR
 MESA, AZ

DESIGNER:
 300 S WHITING ST, WINSTED, CT

DATE:
 19 APRIL 2023
 REVISED 26 APRIL 2023
 REVISED 30 MAY 2023
 REVISED 1 JUNE 2023

MESA CENTERPOINTE PLANNING
 LOT 8
 BK. 978, PG. 37, M.C.R.

RETENTION AREA

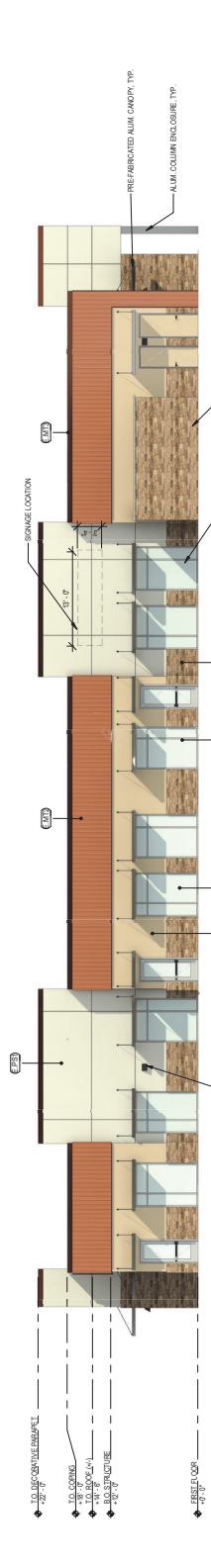


1. PROPOSED PLAYGROUND LAYOUT
 SCALE: 1/8" = 1'-0"

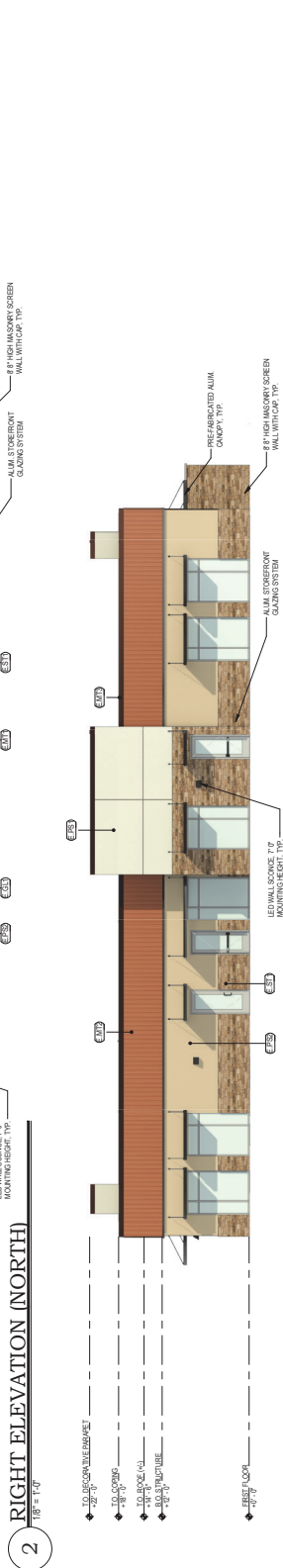
PROPOSED PROJECT AREA: 13448 SF

SCHEDULE - FINISH LEGEND				
Mark	Description	Manufacturer	Finish Specification	Comments
E.1	EXTERIOR GLAZING - INSULATED	REFERENCE SPEC FOR GLAZING	COLOR CLEAR	INCLUDE THERMALLY-BREAKING REQUIREMENTS BY MANUFACTURER AND PANEL
E.1F1	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F2	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F3	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F4	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F5	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F6	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F7	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F8	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F9	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F10	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F11	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
E.1F12	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
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E.1F18	PAINTED ALUMINUM	REFERENCE SPEC FOR ALUMINUM	COLOR CLEAR ANODIZED	
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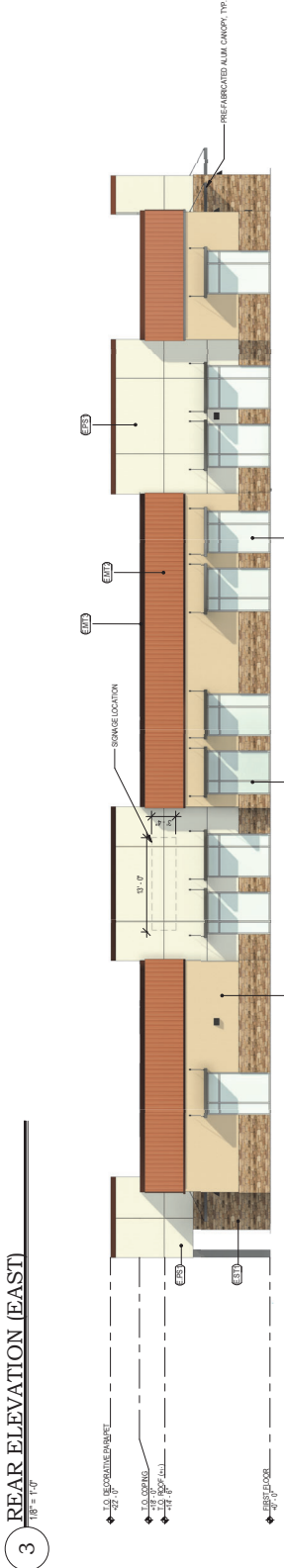
Material	West %	North %	East %	South %
Stone	11.83%	16.03%	19.35%	17.23%
Succo	30.64%	42.93%	36.84%	48.62%
Metal Sliding	27.37%	21.41%	23.74%	20.87%
Glazing/awning	30.16%	19.63%	20.04%	13.28%
Total	100.00%	100.00%	100.00%	100.00%



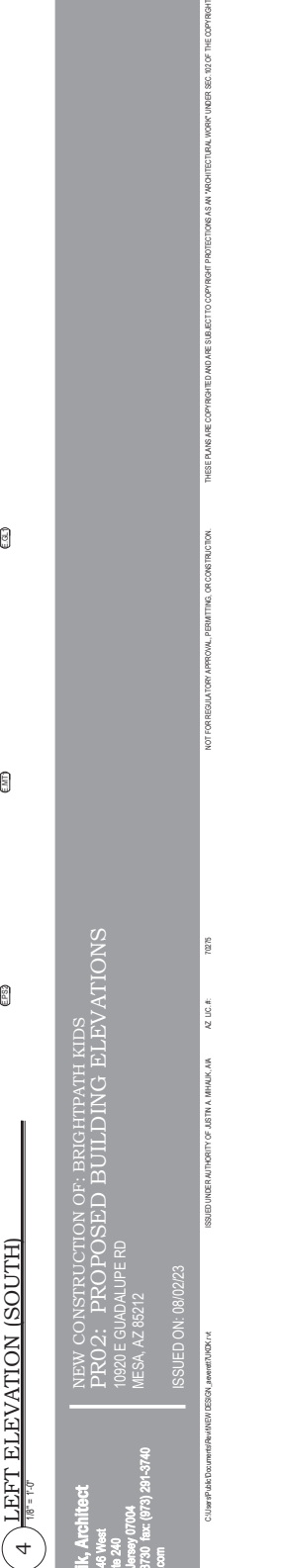
1 FRONT ELEVATION (WEST)
18" = 1'-0"



2 RIGHT ELEVATION (NORTH)
18" = 1'-0"



3 REAR ELEVATION (EAST)
18" = 1'-0"



4 LEFT ELEVATION (SOUTH)
18" = 1'-0"



BrightPath
The best start in life

JOB NUMBER: 2023.02.04

JAM ARCH

DESIGNER: JAE

J.A. Mihalik, Architect
373 US Route 46 West
Building D, Suite 240
Fallfield, New Jersey 07004
ph: (973) 281-3720 fax: (973) 281-3740
www.jam-arch.com

NEW CONSTRUCTION OF: BRIGHTPATH KIDS
PR02: PROPOSED BUILDING ELEVATIONS
10920 E GUADALUPE RD
MESA, AZ 85212
ISSUED ON: 08/02/23

8/20/23 12:32 PM C:\Users\jadm\Documents\BRIGHTPATH\PR02\PR02.dwg

ISSUED UNDER AUTHORITY OF JAS IN A MHAUK, AIA AZ, LIC. # 70279

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City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 08/04/2023

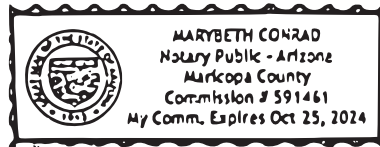
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00355, on 10920 E Guadalupe Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on 8/04/2023


Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: August 23, 2023
CASE: ZON23-00355

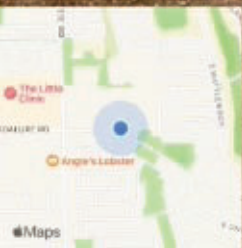
Request: Major Site Plan Modification and
amending the conditions of approval for
Case No. Z15-037. This request will allow for the
development of a day care facility.

APPLICANT: Terrascape Consulting

PHONE: (602) 612-8894

Planning Division: (480) 644-2385

Posting date: 8/7/2023



Aug 07, 2023 11:44AM
10904 E Guadalupe Rd
Maricopa County

EXHIBIT D

Documentation of Received Correspondence

From: Scott Krous
To: Kevin Zenk
Subject: FW: ZON23-00355 and DRB23-00335 - Architectural comments
Date: Monday, August 7, 2023 10:12:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Kevin,

Received this from Kwasi about some calls to the city regarding the Guadalupe project to be put in the notes. See below.

Thanks,

Scott Krous, Project Manager



civil engineering • surveying • urban planning
Office 602.612.8894 ext. 127 ✈ Mobile 623.776.5666
645 E Missouri Ave., Ste 420, Phoenix, AZ 85012
skrous@terrascope.us

From: Kwasi Abebrese <kwasi.abebrese@mesaaz.gov>
Sent: Thursday, August 3, 2023 7:13 PM
To: Scott Krous <skrous@terrascope.us>
Subject: RE: ZON23-00355 and DRB23-00335 - Architectural comments

EXTERNAL:

Hi Scott,

I just want to bring to your notice that I received phone calls yesterday from two property owners within a 1000 foot of the project site. The details are listed below:

1. Carol Mermon (Address: 2635 S Wattle Wood)
 - Carol called to indicate her support for the proposed development.
2. Gene Green
 - Gene had concerns about the traffic situation on Guadalupe Road

I keep you informed in case I receive any messages or concerns from residents on the proposed project.

Best,

Kwasi Abebrese
Planner I
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2764
Email: Kwasi.Abebrese@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Scott Krous <skrous@terrascope.us>
Sent: Thursday, August 3, 2023 2:23 PM
To: Kwasi Abebrese <kwasi.abebrese@mesaaz.gov>
Subject: RE: ZON23-00355 and DRB23-00335 - Architectural comments

Kwasi – will you be on the call tonight for the neighborhood meeting?

Thanks,

Scott Krous, Project Manager



civil engineering • surveying • urban planning
Office 602.612.8894 ext. 127 ✈ Mobile 623.776.5666
645 E Missouri Ave., Ste 420, Phoenix, AZ 85012
skrous@terrascope.us

From: Kwasi Abebrese <kwasi.abebrese@mesaaz.gov>
Sent: Thursday, August 3, 2023 8:25 AM
To: Scott Krous <skrous@terrascope.us>
Subject: RE: ZON23-00355 and DRB23-00335 - Architectural comments

EXTERNAL:

Yes, that works.

Kwasi Abebrese
Planner I
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2764
Email: Kwasi.Abebrese@mesaaz.gov

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From: Scott Krous <skrous@terrascope.us>

CALL PERTAINING
TO NEIGHBORHOOD
MEETINGS

RICHARD SIMMON
480-949-1110

NOT AGAINST -

LOT BACKS UP TO DOG PARK ON NELL
TRAFFIC LEGACY SCHOOL BACKS UP TRAFFIC @ SIGNAL BUTTE & GUADALUPE

WOULD HAVE PREFERRED
NEIGHBORHOOD MEETING IN PERSON IN ONE OF THE FACILITIES
OVERALL MAP

11033 EAST NELL AVENUE
MESA, AZ 85209

ISSUES WITH INTERSECTION AT SIGNAL BUTTE & GUADALUPE
TURNING LEFT TO SOUTH ON GUADALUPE

Project: 1523 - BUSY BEES Date: 8/1/23
GUADALUPE

12:47 PM
CALL FROM
PERTAINING TO
NEIGHBORHOOD
MEETING

CHUCK KELLAM
480-299-9076

2829 SOUTH ALDERWOOD CIRCLE
MESA, AZ 85212
480-299-9076

- TRAFFIC CONGESTION

- DOESN'T THINK DAYCARE IS APPROPRIATE FOR NEIGHBORHOOD

- CONCERNED ABOUT TRAFFIC @ SIGNAL BUTTE AND GUADALUPE