

**KEY NOTES**

- 10,800 S.F. (MIN) FENCED PLAYGROUND AREA
- 6'-0" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR PERIMETER FENCING FOR PLAYGROUND. SEE DETAIL ON SHEET 2
- 4'-0" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR SIDEWALK FENCE AND PLAYGROUND GROUP DIVIDERS AND GATES. SEE DETAIL ON SHEET 2
- SHADE STRUCTURES. SEE DETAILS ON SHEET 3
- 3' HIGH SCREEN WALL. SEE DETAIL ON LANDSCAPE PLAN AND SHEET 2
- ADA PARKING STALL
- ADA RAMP
- NEW AC PAVEMENT
- 6" CONCRETE SINGLE CURB
- 3" CONCRETE VALLEY GUTTER
- CONCRETE SIDEWALK WIDTH PER PLAN
- STRIPED CROSSWALK
- 8' X 15' BICYCLE RACK
- REFUSE ENCLOSURE PER COM DETAILS M-62.01-M-62.02.2 AND M-62.03, M-62.04 AND M-62.04.2. CONCRETE BLOCK W/STUCCO EXTERIOR PAINTED TO MATCH BUILDING. GATE TO BE SOLID, DECORATIVE HEAVY-GAUGE METAL FRAME WITH VIEW-OBSCURING MATERIAL THAT MATCHES THE BUILDING. SEE DETAIL ON SHEET 2
- FIRE RISER ACCESS ROOM W/KNOX BOX
- FDC LOCATION
- KNOX BOX LOCATION
- FIRE DEPARTMENT TURNING RADI (55' OUTER RADIUS AND 35' INNER RADIUS)
- FIRE LANE SIGN
- PEDESTRIAN GATE WITH KNOX PADLOCK
- EXISTING AC PAVEMENT TO REMAIN
- EXISTING CONCRETE VALLEY GUTTER TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB TO BE REMOVED
- 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

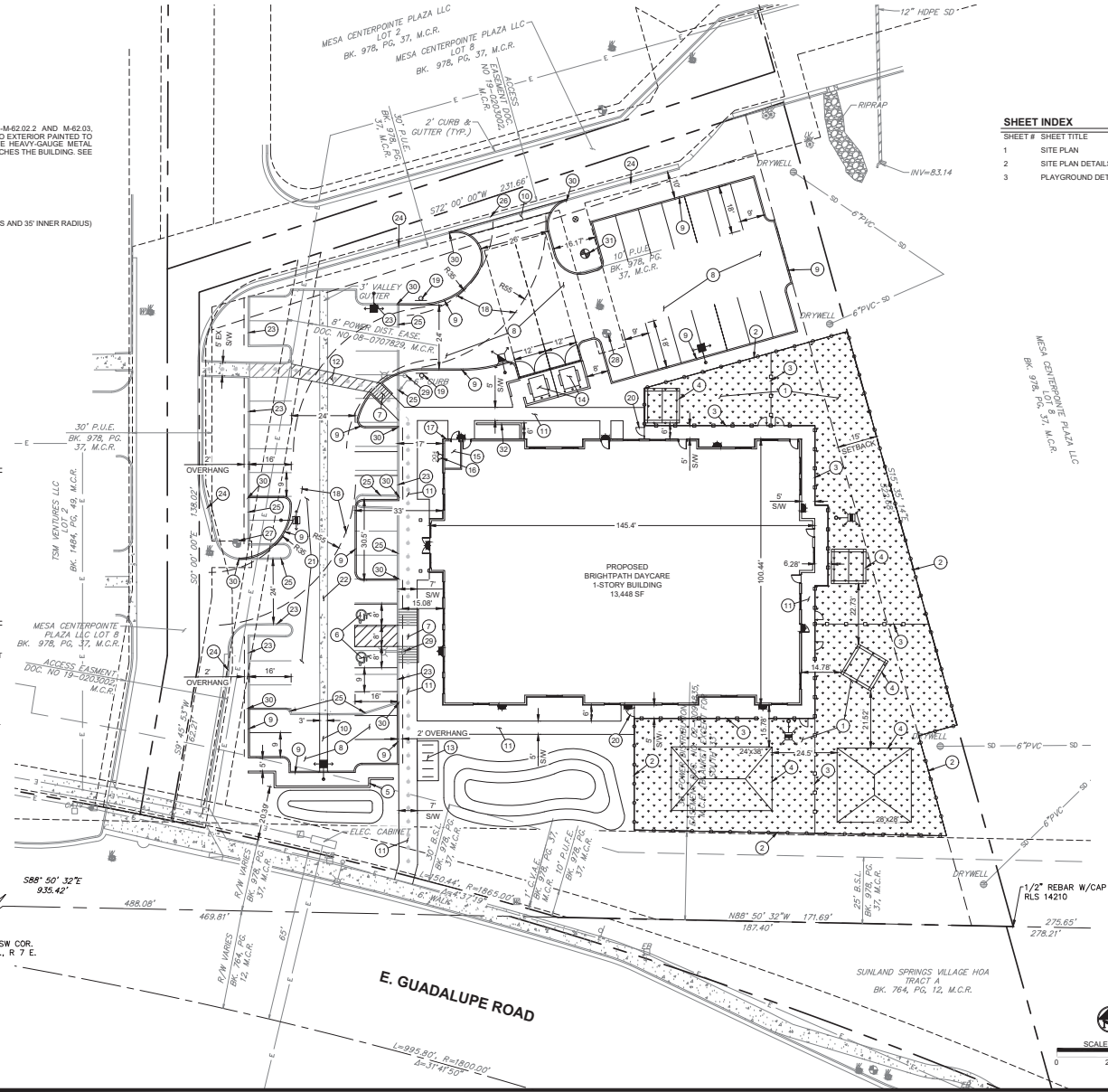
**LEGEND**

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

**ABBREVIATIONS**

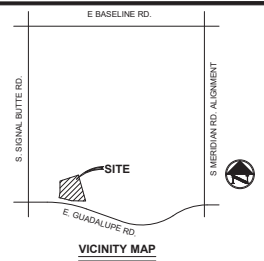
- B/C BACK OF CURB
- B/CB BUILDING
- B/S/BSL BUILDING SETBACK LINE
- CVAE CONTROLLED VEHICLE ACCESS EASEMENT
- EOP EDGE OF PAVEMENT
- ESMT/EASE EASEMENT
- EX EXISTING
- F/C FACE OF CURB
- L/S LANDSCAPE SETBACK
- OS MARIPOSA WATER DISTRICT
- MWD OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- PUEF PUBLIC UTILITY AND FACILITIES EASEMENT
- PROP PROPOSED
- R/W RIGHT OF WAY
- SW SIDEWALK

**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  
GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**SHEET INDEX**

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



**CIVIL ENGINEER**  
TERRASCOPE CONSULTING, LLC  
645 E. MISSOURI AVE., SUITE 420  
PHOENIX, ARIZONA 85012  
**CONTACT: SCOTT KROUS**  
PHONE: (623) 776-5666  
EMAIL: SKROUS@TERRASCOPE.US

**DEVELOPER / APPLICANT**  
BUTTRY & BROWN DEVELOPMENT, LLC  
5801 TENNYSON PARKWAY, SUITE 150  
PLANO, TEXAS 75024  
**CONTACT: STEVE BUTTRY**  
PHONE: (214) 296-4989  
EMAIL: SBUTTRY@BUTTRY-BROWN.COM

**ARCHITECT**  
JAM ARCHITECTS  
373 US 46 WEST  
FAIRFIELD, NEW JERSEY 07004  
**CONTACT: JUSTIN MIHALIK**  
PHONE: (973) 291-3730  
EMAIL: JMIHALIK@JAM-ARCH.COM

**LANDSCAPE ARCHITECT**  
SCAPEGOAT DESIGN STUDIO  
7507 E. McDONALD DRIVE, SUITE 2  
SCOTTSDALE, ARIZONA 85250  
**CONTACT: STEVE VOORHEES**  
PHONE: (480) 454-8015  
EMAIL: SVOORHEES@SCAPEGOATSD.COM

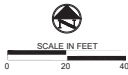
**SITE DATA**  
JURISDICTION: MESA, ARIZONA  
APN #: 304-02-991  
GROSS AREA: 1.85 AC.  
NET AREA: 1.63 AC.  
ZONING: LC  
LOT COVERAGE MAX: 80%  
LOT COVERAGE PROVIDED: 50%  
BUILDING AREA: 13,448 SF  
BUILDING HEIGHT: 30' MAX.  
PLAYGROUND AREA REQUIRED: 2402 X 75 = 9,000 SF MIN.  
PLAYGROUND AREA PROVIDED: 10,943 SF

**PARKING REQUIREMENTS**  
REQUIRED: 1 SPACE PER 375 SF = 13,448/375 = 36 SPACES REQUIRED  
PROVIDED:  
8'X20' SPACES = 10  
8'X18 SPACES (16' W/ 2' OVERHANG) = 25  
8'X18 ADA SPACES (16' W/ 2' OVERHANG) = 2  
TOTAL = 37 SPACES  
EXISTING PARKING LOT STALL SIZE  
BICYCLE PARKING REQUIRED (1 PER 10 VEHICLE SPOTS) = 4  
BICYCLE PARKING PROVIDED = 4 SPACES

**BENCHMARK**  
BRASS TAG IN TOP OF CURB AT NE CORNER OF SIGNAL BUTTE AND GUADALUPE COM NAVD88 ELEV. +1479.08

**BASIS OF BEARING**  
NORTH 00°53'59" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, AS SHOWN ON THE FINAL PLAT OF MESA CENTERPONTE PLAZA, RECORDED IN BOOK 1374, PAGE 20, M.C.R.

**FLOOD ZONE**  
FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04013C2780L, PANEL 2780 OF 3705, DATED OCTOBER 16, 2013.  
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AREAS ARE PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**consulting**  
**TerrascopE**  
civil engineering • surveying • urban planning

445 East Alhambra Ave. Suite 400 Phoenix, Arizona 85012  
602.287.2076 • terrascopE.com • terrascopE@terrascopE.com



**BRIGHTPATH DAYCARE**

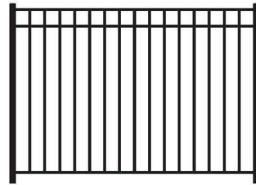
**SITE PLAN**



DATE	DESCRIPTION
04/27/2023	1ST SUBMITTAL
06/09/2023	2ND SUBMITTAL
06/30/2023	3RD SUBMITTAL
07/28/2023	4TH SUBMITTAL

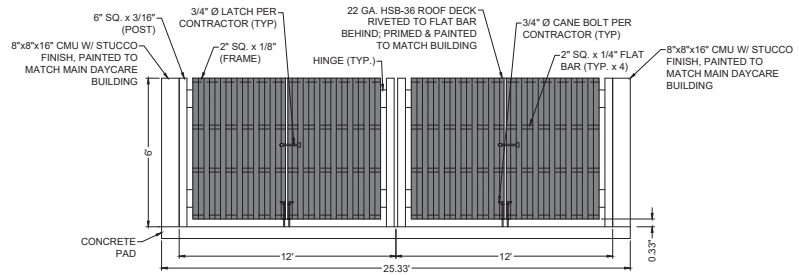
CHECKED BY: SAK  
DRAWN BY: CRS  
TITLE: **SITE PLAN**

SHEET No. **1** of **3**  
PROJECT No. **1523**



4" - 0" OR 6" - 0" ORNAMENTAL METAL BLACK  
INTERIOR & PERIMETER FENCE (OR SIMILAR)

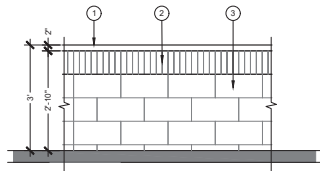
**FENCE DETAILS**  
N.T.S.



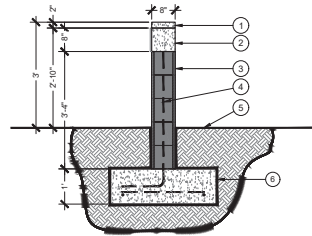
**GATE DETAIL**  
N.T.S.

**KEYED NOTES:**

1. 2" PRECAST CONCRETE CAP
2. 8"x8"x16" FLUTED CMU BLOCK
3. 8"x8"x16" CMU BLOCK PER WALL ELEVATION PER STRUCTURAL ENG.
4. COMPACTED SUBGRADE PER SOILS REPORT
5. CONCRETE FOOTING PER STRUCTURAL ENG. \*MATCH EXISTING COLOR.



**SCREEN WALL DETAIL**  
N.T.S.



**BRIGHTPATH DAYCARE**

**SITE PLAN**



DATE	DESCRIPTION
04/27/2023	1ST SUBMITTAL
06/09/2023	2ND SUBMITTAL
06/30/2023	3RD SUBMITTAL
07/28/2023	4TH SUBMITTAL

CHECKED BY: SAK

DRAWN BY: CRS

TITLE:  
**SITE PLAN  
DETAILS**

SHEET No.

2 of 3

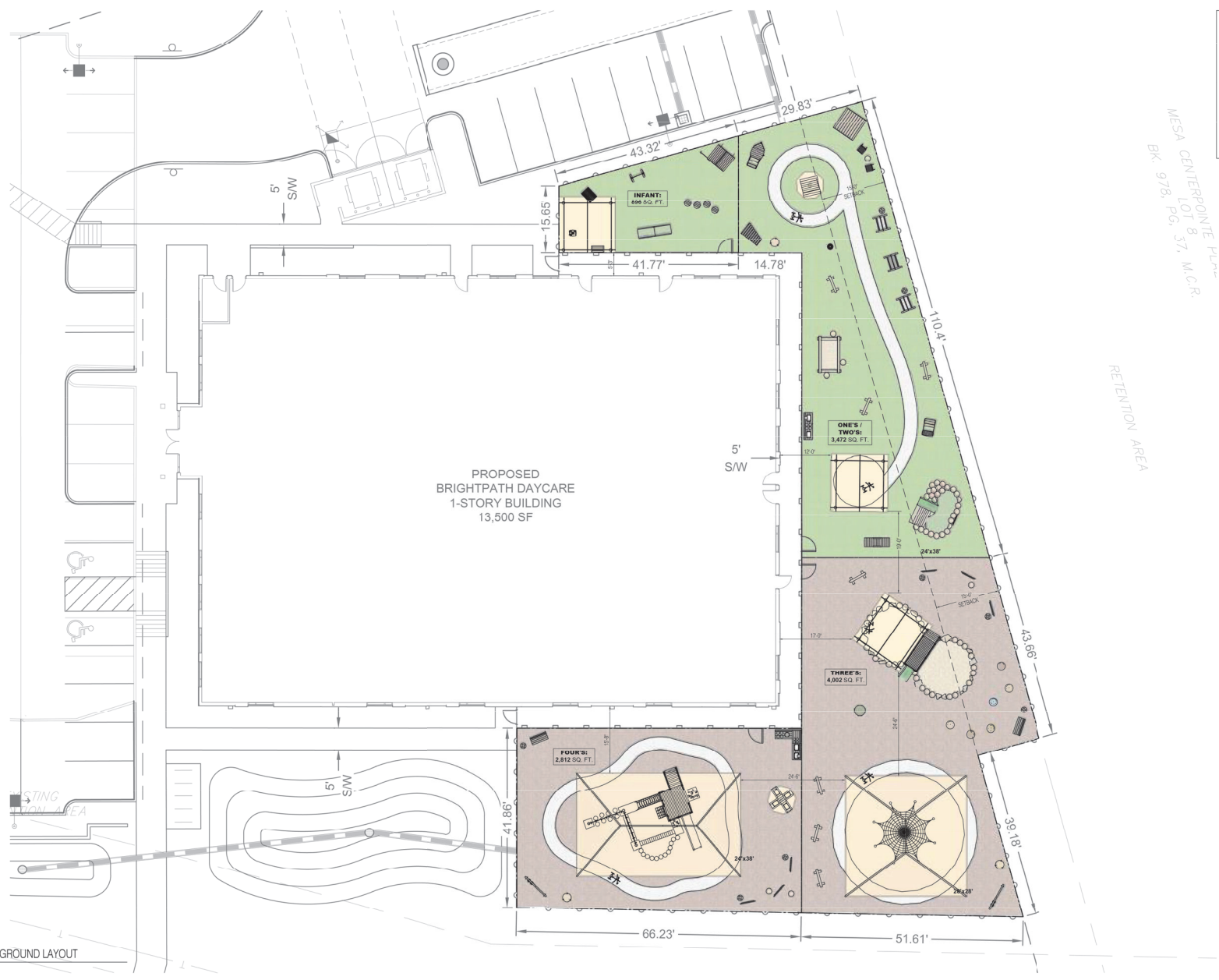
PROJECT No.  
1523

PROJECT:  
 BRIGHTPATH KIDS - GUADALUPE  
 E GUADALUPE DR  
 MESA, AZ

DESIGNER:  
 K-PLAY  
 300 S WHITING ST, WINSTED, CT

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

MESA CENTERPONTI PLAZA  
 LOT 8  
 BK. 978, PG. 57, M.C.R.



1 PROPOSED PLAYGROUND LAYOUT  
 SCALE 3/8" = 1'-0"