

SITE PLAN FOR BRIGHTPATH DAYCARE

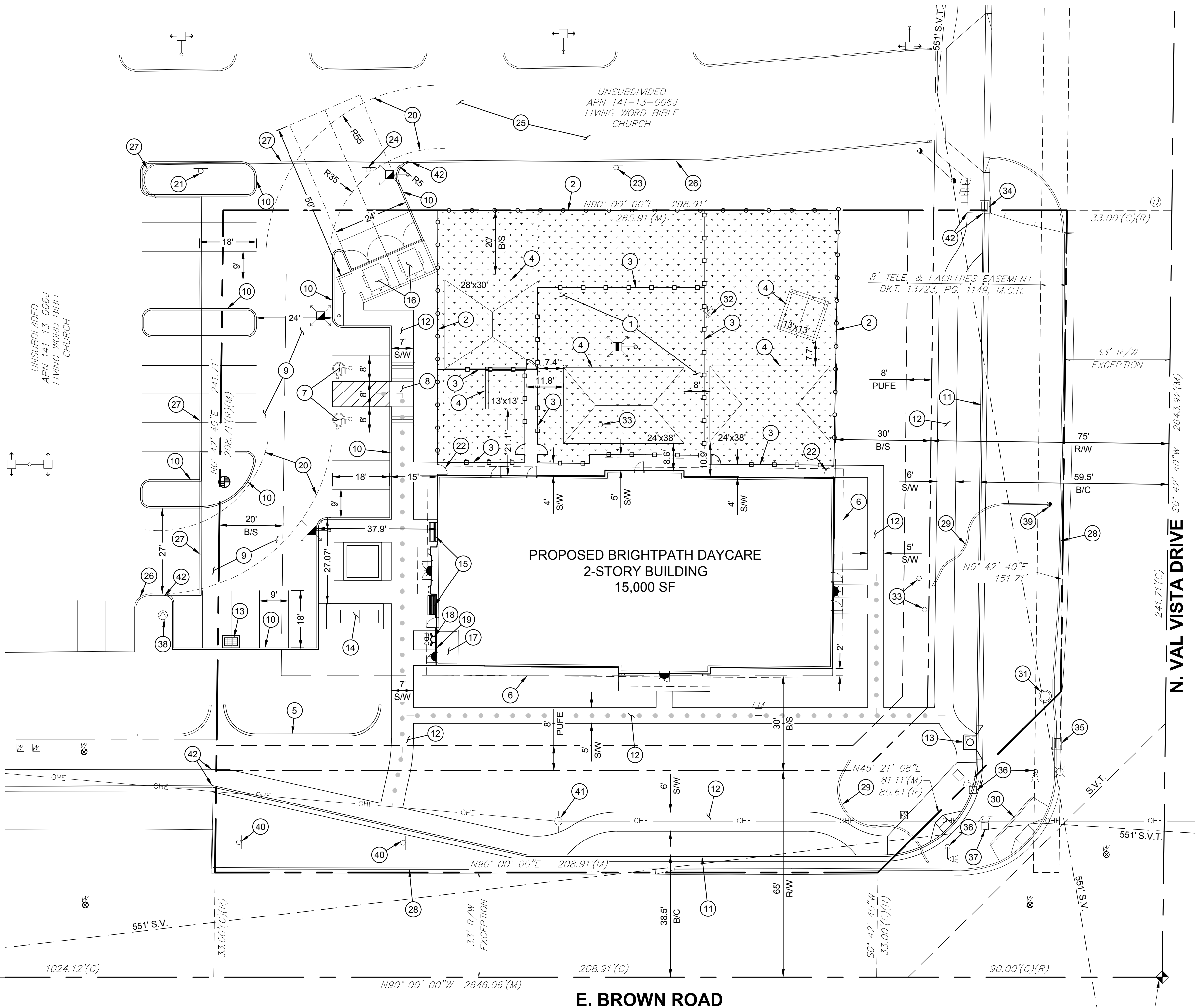
NWC OF BROWN ROAD AND VAL VISTA DRIVE

MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

KEY NOTES

- 10,400 S.F. (MIN) FENCED PLAYGROUND SURFACE AREA
- 6'-0" ORNAMENTAL METAL (BLACK) FENCE (OR SIMILAR) FOR PERIMETER FENCING FOR PLAYGROUND. SEE DETAIL ON SHEET 2
- 4'-0" COATED (BLACK) CHAIN LINK FENCE (OR SIMILAR) FOR SIDEWALK FENCE AND PLAYGROUND GROUP DIVIDERS AND GATES. SEE DETAIL ON SHEET 2
- DESERT SAND COLORED SHADE STRUCTURES. SEE DETAILS ON SHEET 3
- 3' HIGH SCREEN WALL TO MATCH ADJACENT CHURCH PROPERTY SCREEN WALL. SEE DETAIL ON LANDSCAPE PLAN
- BUILDING OVERHANG
- ADA PARKING STALL
- ADA RAMP
- NEW AC PAVEMENT
- CONCRETE SINGLE CURB
- CONCRETE CURB & GUTTER
- CONCRETE SIDEWALK. WIDTH PER PLAN
- CATCH BASIN
- 8' X 18' BICYCLE RACK. SEE DETAIL ON SHEET 2
- BENCHES. SEE DETAIL ON SHEET 2
- REFUSE ENCLOSURE PER COM DETAILS M-62.01 THRU 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.
- FIRE RISER ACCESS ROOM W/KNOX BOX
- FDC LOCATION
- KNOX BOX LOCATION
- FIRE DEPARTMENT TURNING RADII (55' OUTER RADIUS, 35' INNER RADIUS)
- FIRE LANE SIGN
- PEDESTRIAN GATE WITH KNOX PADLOCK
- EXISTING FIRE LANE SIGN TO REMAIN
- EXISTING FIRE LANE SIGN TO BE RELOCATED
- EXISTING AC PAVEMENT TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- EXISTING CURB & GUTTER TO BE REMOVED
- EXISTING LANDSCAPE CURB TO BE REMOVED
- EXISTING SIDEWALK RAMP TO BE REMOVED AND REBUILT AT NEW CURB RETURN
- EXISTING IRRIGATION STRUCTURE TO BE RELOCATED OR REMOVED
- EXISTING IRRIGATION VALVE TO BE REMOVED
- EXISTING WATER SPIGOTS TO BE REMOVED
- EXISTING CATCH BASIN TO REMAIN
- EXISTING CATCH BASIN TO BE RELOCATED
- EXISTING TRAFFIC SIGNAL AND TRAFFIC JUNCTION BOX TO BE RELOCATED
- EXISTING FIBER OPTIC VAULT TO BE RELOCATED
- EXISTING TRANSFORMER TO REMAIN
- EXISTING BOLLARD TO BE REMOVED
- EXISTING SIGNS TO BE RELOCATED
- EXISTING POWER POLE TO REMAIN
- MATCH EXISTING



ABBREVIATIONS

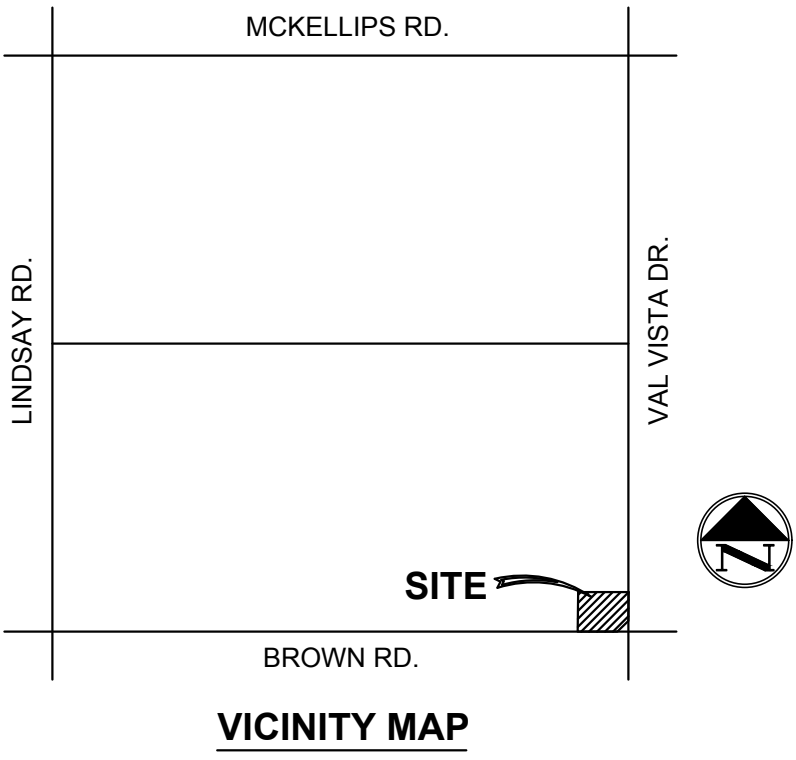
B/C	BACK OF CURB
BLDG	BUILDING
B/S	BUILDING SETBACK LINE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
L/S	LANDSCAPE SETBACK
MWD	MARICOPA WATER DISTRICT
OS	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
PROP	PROPOSED
R/W	RIGHT OF WAY
SW	SIDEWALK
TYP	TYPICAL

LEGEND

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

SHEET INDEX

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



CIVIL ENGINEER

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PHOENIX, ARIZONA 85012

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PHONE: (602) 776-5666
EMAIL: SKROUS@TERRASCAPE.US

DEVELOPER / APPLICANT

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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@SCAPEGOATDS.COM

SITE DATA

JURISDICTION:	MESA, ARIZONA
APN #S:	141-13-006B, 141-13-006G
GROSS AREA:	1.66 AC.
NET AREA:	0.90 AC.
ZONING:	OC
LOT COVERAGE MAX:	80%
LOT COVERAGE PROVIDED:	43%
BUILDING AREA:	15,000 SF
BUILDING HEIGHT:	30' MAX.
PLAYGROUND AREA REQUIRED:	240/2 X 75 = 9,000 SF MIN.
PLAYGROUND AREA PROVIDED:	10,480 SF

PARKING REQUIREMENTS

REQUIRED:
1 SPACE PER 375 SF = 15,000/375 = 40 SPACES REQUIRED

PROVIDED:	
9'X18' SPACES	= 40
8'X18' ADA SPACES	= 2
TOTAL	= 42 SPACES

*INCLUDES 17 NEW SPACES AND 23 SHARED SPACES FROM ADJACENT CHURCH SITE

BICYCLE PARKING REQUIRED (1 PER 10 VEHICLE SPOTS)	= 5
BICYCLE PARKING PROVIDED	= 5 SPACES

BENCHMARK

BRASS TAG IN HEADWALL AT SW CORNER OF VAL VISTA DRIVE AND BROWN ROAD COM NAVD88 ELEV. = 1309.68

BASIS OF BEARING

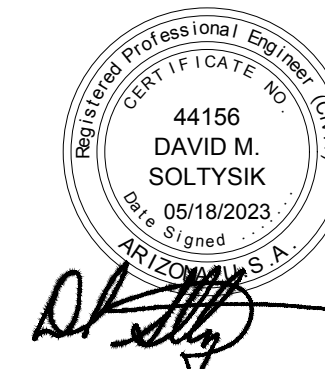
NORTH 90°00'00" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, PER SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2018-0955864, M.C.R.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2260L, PANEL 2260 OF 4425, 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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

consulting
Terrascope
civil engineering • surveying • urban planning



BRIGHTPATH DAYCARE

SITE PLAN

Contact Arizona 811 at least two full working days before you begin excavation



DATE DESCRIPTION

03/16/2023	1ST SUBMITTAL
04/24/2023	2ND SUBMITTAL
05/18/2023	3RD SUBMITTAL

CHECKED BY: SAK

DRAWN BY: CRS

TITLE:

SITE PLAN

SHEET No.

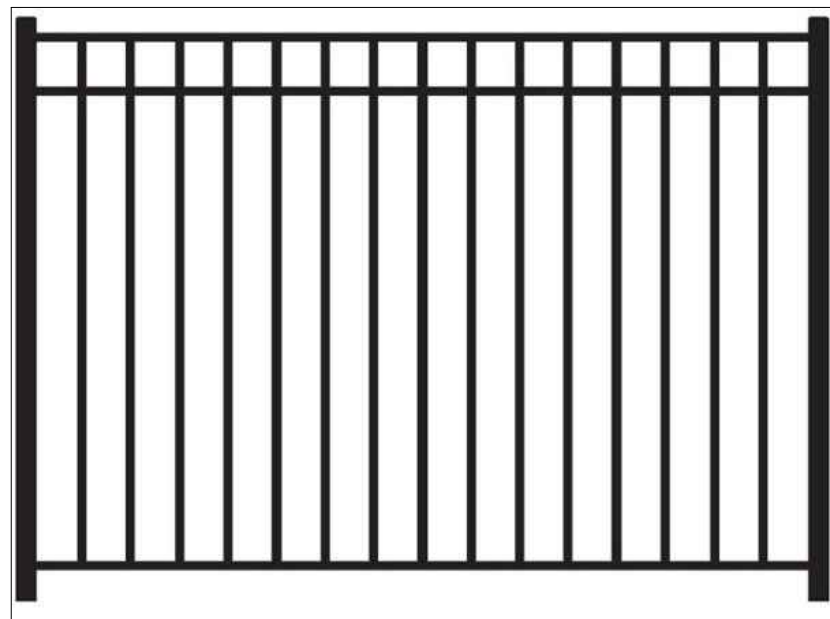
1 of 3

PROJECT No.

1521

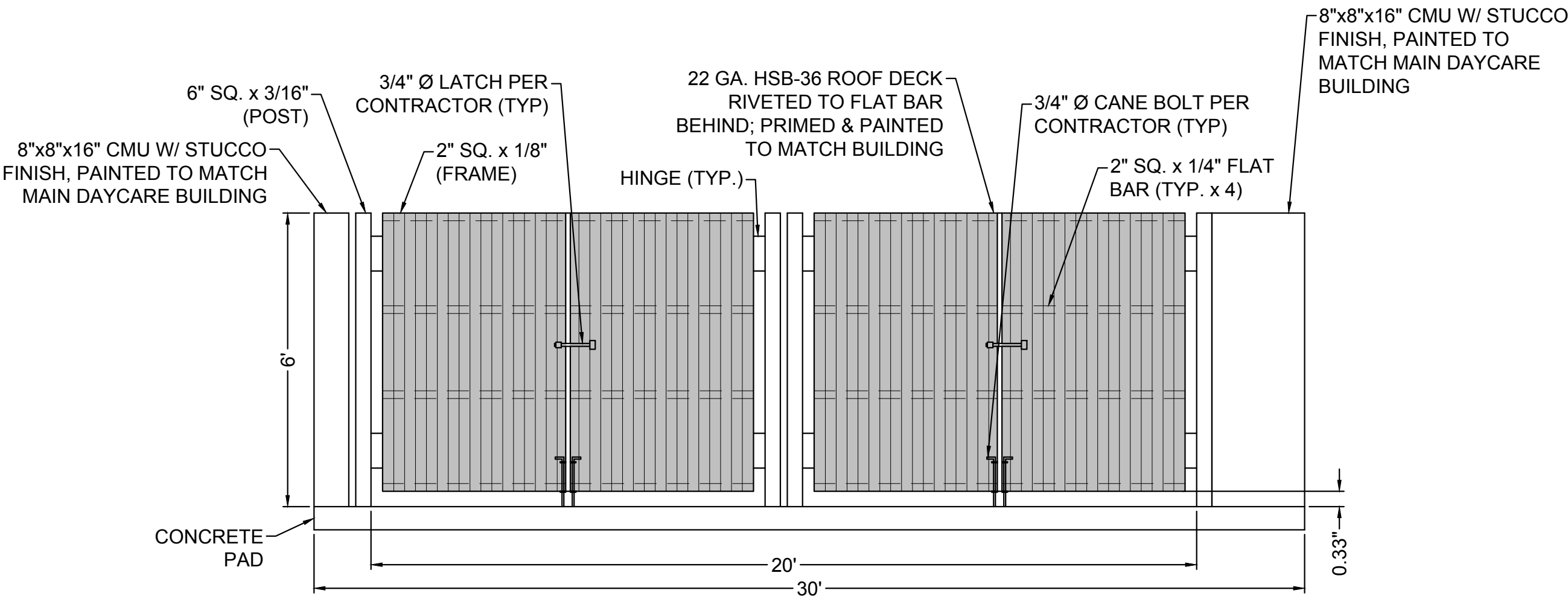


4' - 0" COATED (BLACK) CHAIN LINE
INTERIOR FENCE (OR SIMILAR)

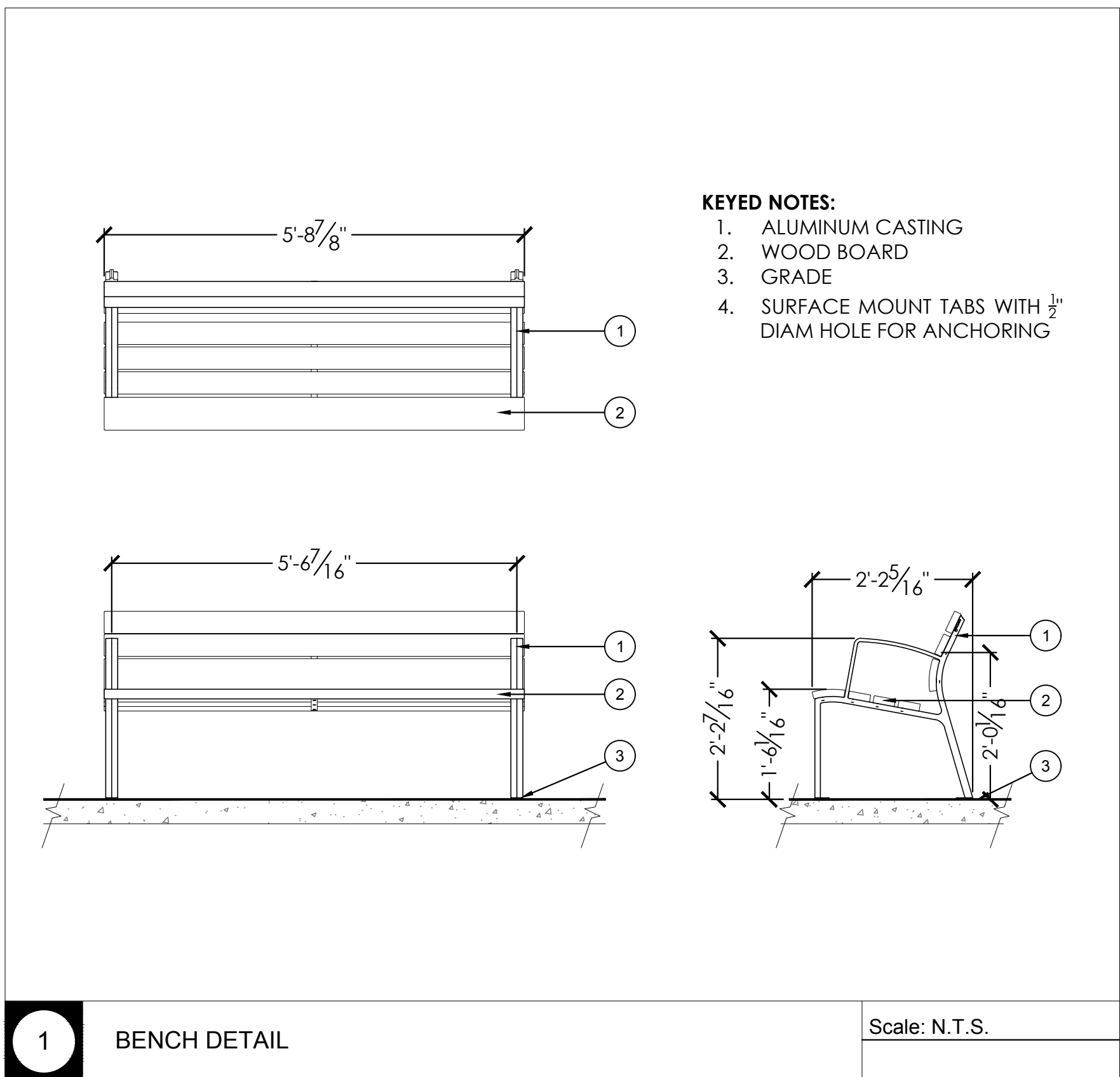


6' - 0" ORNAMENTAL METAL BLACK
PERIMETER FENCE (OR SIMILAR)

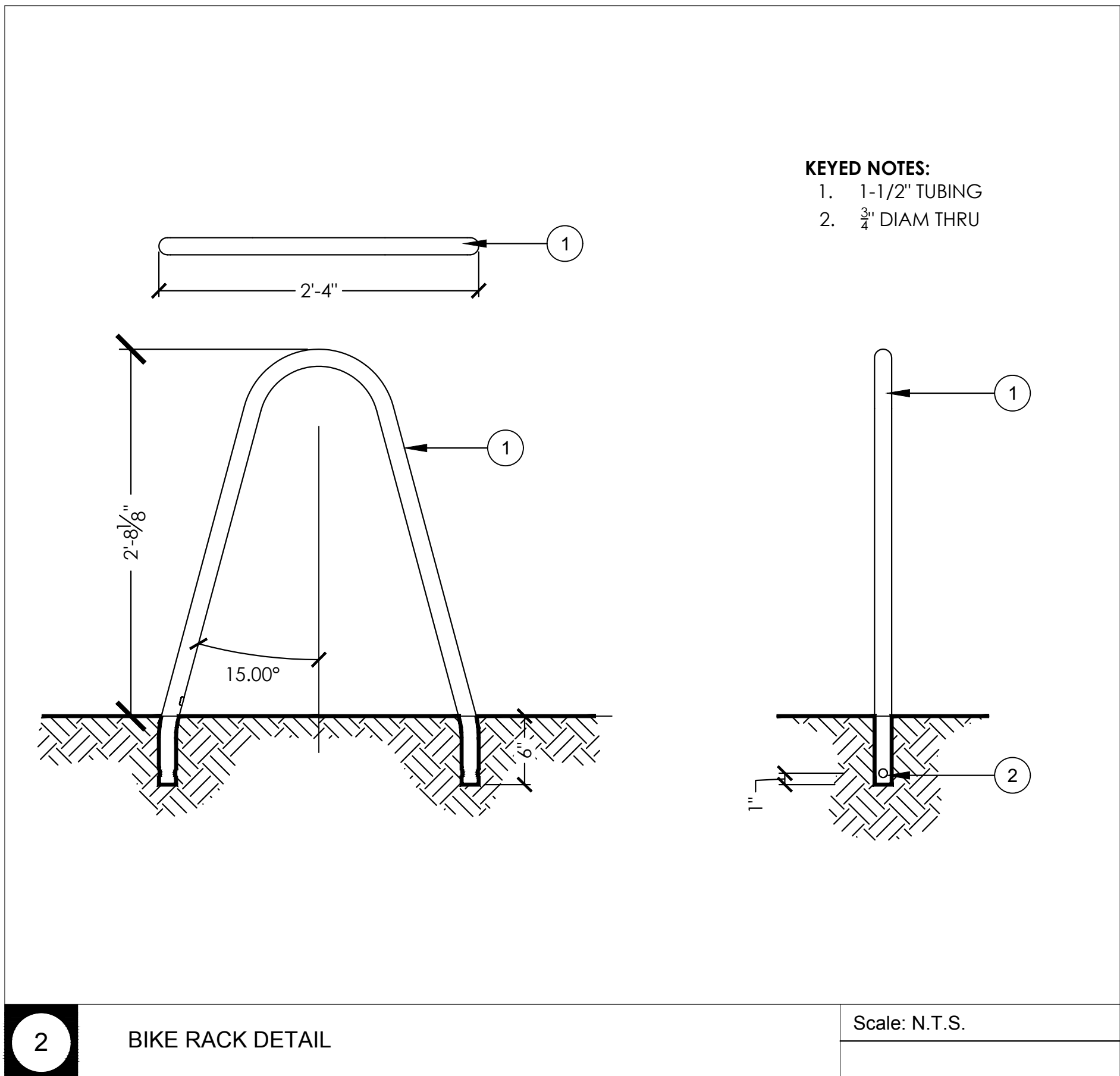
FENCE DETAILS
N.T.S.



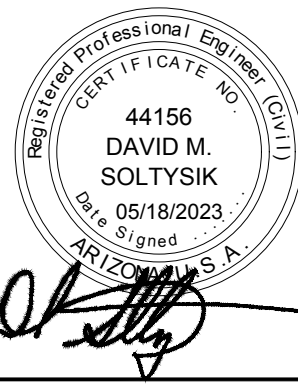
TRASH ENCLOSURE DETAIL
N.T.S.



1 BENCH DETAIL
Scale: N.T.S.



2 BIKE RACK DETAIL
Scale: N.T.S.



BRIGHTPATH
DAYCARE

SITE PLAN



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CHECKED BY: SAK

DRAWN BY: CRS

TITLE:
**SITE PLAN
DETAILS**

SHEET No.

2 of 3

PROJECT No.
1521

PROJECT:
BRIGHTPATH KIDS - VAL VISTA
N VAL VISTA DR & E BROWN RD
MESA, AZ

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

DATE:
18 APRIL 2023
REVISED 20 APRIL 2023
REVISED 17 MAY 2023
REVISED 23 MAY 2023

