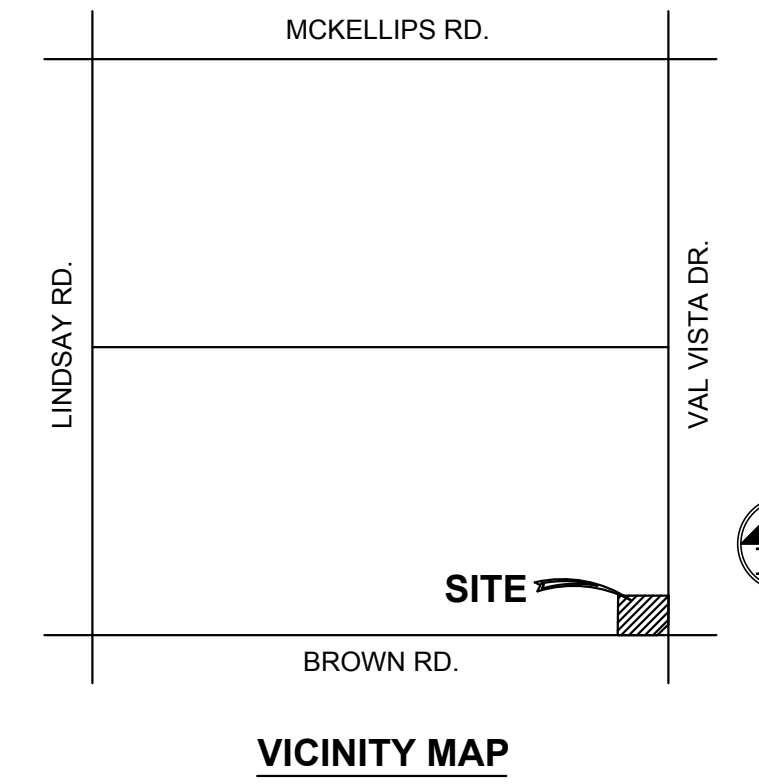


# PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN FOR BRIGHTPATH DAYCARE

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



### 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@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:	37%
BUILDING AREA:	14,280 SF
BUILDING HEIGHT:	30' MAX.
PLAYGROUND AREA REQUIRED:	240/2 X 75 = 9,000 SF MIN.
PLAYGROUND AREA PROVIDED:	9,136 SF

### BENCHMARK

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

### BASIS OF BEARING

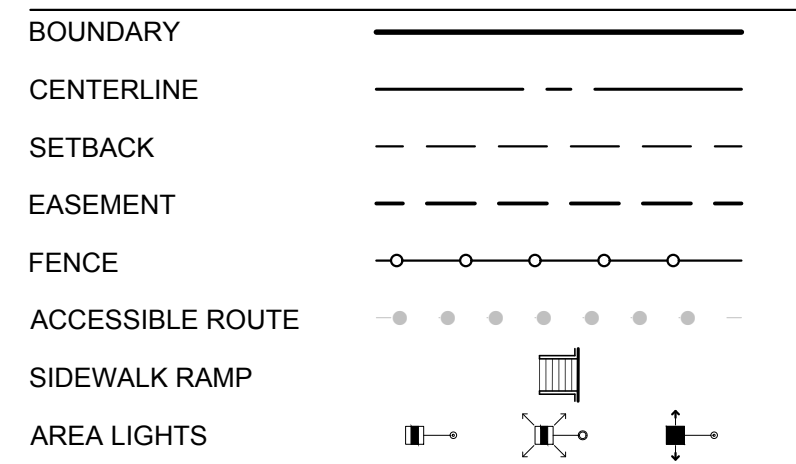
NORTH 90°00'00" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, PER SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2018-0955864, M.C.R.

### 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.

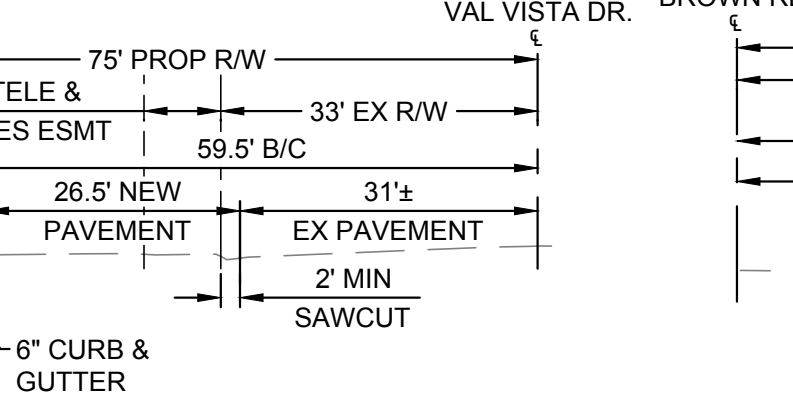
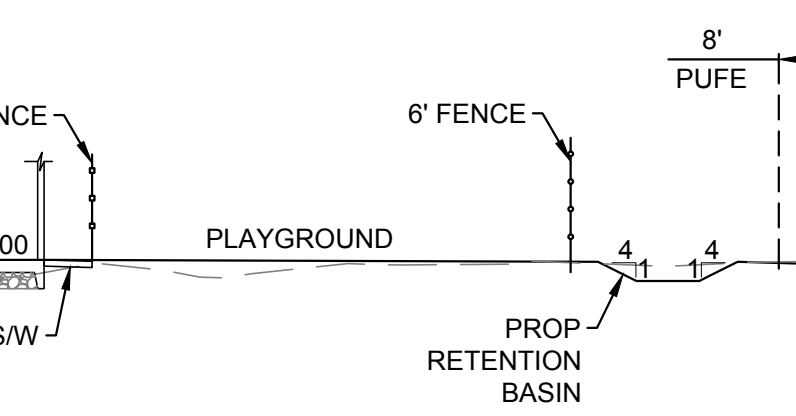
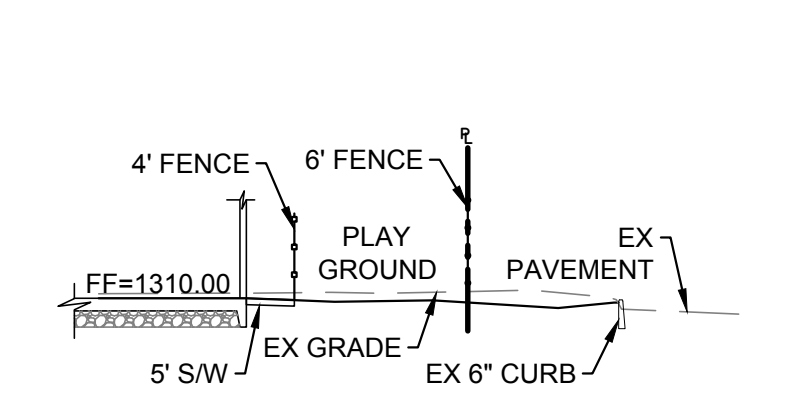
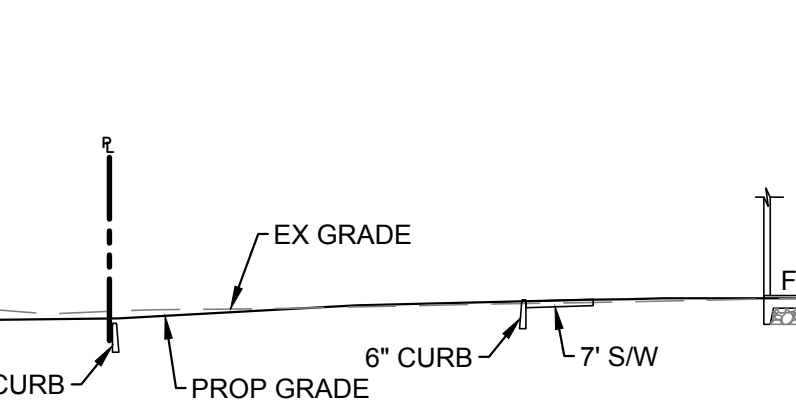
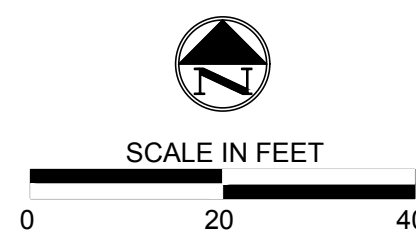
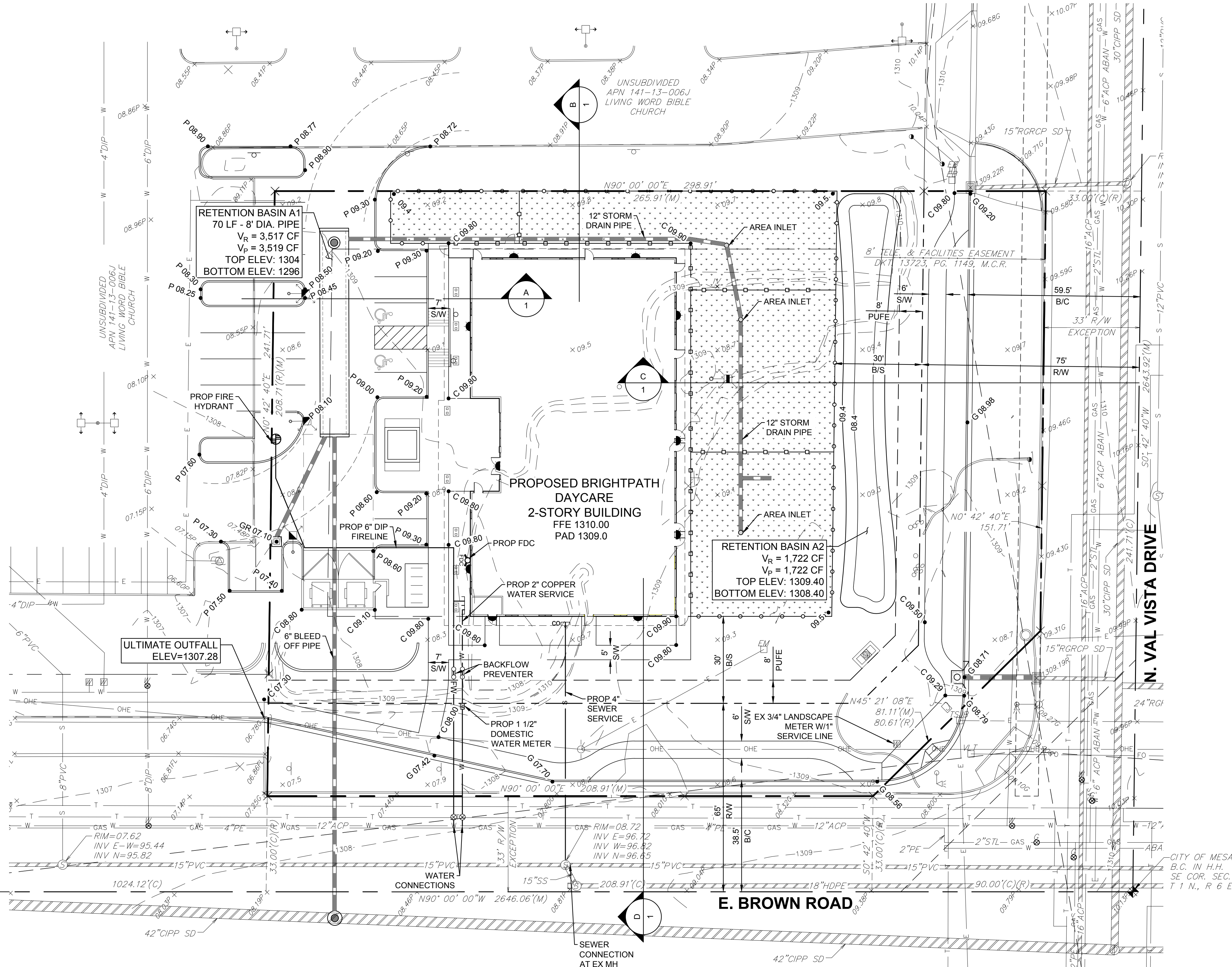
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### LEGEND



### 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
S/W	SIDEWALK
TYP	TYPICAL



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

645 East Missouri Ave, Suite 420, Phoenix, Arizona 85012  
P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com

## BRIGHTPATH DAYCARE

### PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

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

Call 811 or click Arizona811.com

DATE	DESCRIPTION
03/16/2023	1ST SUBMITTAL
4/24/2023	2ND SUBMITTAL
5/18/2023	3RD SUBMITTAL
07/17/2023	4TH SUBMITTAL

CHECKED BY: SAK

DRAWN BY: CRS

### TITLE: PRELIM GRADING & UTILITY PLAN

SHEET No. 1 of 1

PROJECT No. 1521

Printed: 07/17/2023 - 1:28 PM By: cadash@terra.com  
 File: 141-13-006B.dwg (Preliminary Grading, Drainage & Utility Plan)