



Our Story:

EVO Swim School opened its doors in 2007, the first indoor swim school of its kind in Gilbert, Arizona. EVO started from the ground up with its own approach, philosophy, and curriculum. Since then EVO has proven to be one of the most successful programs in the area, expanding to serve over 3,000 students per week across a wide range of swimming programs for toddlers, children, teenagers, and adults. Our name is derived from our mantra, “Where Learning to Swim has Evolved”.

EVO Swim School is owned and operated by David Tait. David is an accomplished athlete in the sport of swimming. He was a three time Arizona State Champion and state record holder, a Junior National Champion, National qualifier, and competitor at the 2000 US Olympic Trials. David has coached a number of high school athletes to State, Junior National, National, and Olympic Trial levels as well. He brings over 20 years of experience teaching children, teenagers, and adults how to be safe in the water and swim fast. David’s real passion is helping kids learn how to swim and how to enjoy the sport that has brought him a lifetime of rewarding experiences.

In 2008 EVO acquired the RIO Salado Swim Club. David was the Head Coach of this club since the year 2000 and brought much more to the team than his coaching skills. His business skills and competitive nature brought these two companies together to create a unique business model that has proven successful over time.

Along with EVO’s first location in north Gilbert, we also have two other main facilities. Our seasonal facility opened in Queen Creek in 2010 and our newest location in the SanTan Gilbert area off of Pecos and Greenfield roads opened in 2016. We also utilize pools in Chandler (Hamilton & Chandler High Pools), and Tempe (McClintock High).

Our successes since 2007 have been many. We have taught thousands of children to swim and be safe in the water, introduced hundreds to swimming as a sport promoting healthy lifestyles, helped dozens of high school graduates go to college on swimming scholarships, and helps hundreds of adults to get in better shape or prepare for triathlons and other competitive events. Our ultimate goal would be to teach a child how to swim at a young age, see them through our youth sport programs, help them compete that the highest possible level in high school, and then usher them off to college as a student athlete on scholarship in the sport of swimming. Several that have come through our ranks, starting as non-swimmers, who are now highly competitive age group and high school athletes. In the next few years this goal will become a reality and solidify our mantra, “Where Learning to Swim has Evolved”.

Our Project:

We propose a new 6640 SF single story swim school facility. There will be both an indoor & outdoor pool used for instructional & competitive purposes.

Where Learning to Swim Has Evolved



The site has existing zoning of LC for Limited Commercial use with an existing general plan of mixed use activity/employment. The 2.5 acre property will be split to accommodate the Swim school needs of 1.8 acre.

This special use facility will be occupied by EVO Swim School for the purpose of 1) teaching infants, children, and adults how to swim, 2) developmental competitive swim team, and 3) adult fitness swimming. Ancillary services such as birthday parties or small swimming competitions may be also part of the services offered to the community.

The indoor pool will have an adjacent indoor viewing room for parents to observe the instruction of their children. This viewing room will also include lines of sight to the outdoor pool as well for the same purpose. Indoor and outdoor showers are planned along with ample changing stalls, changing tables, and bathroom facilities for our customers.

Community members can join our classes at monthly tuition rates and receive lessons as they desire. The facility will not be open to the general public although a portion of the outdoor pool will be made available on Saturdays for customers and their friends and family members to use the pool free of charge for extra practice, play, or relaxation.

Special Use Permit

We will be seeking a special use permit for the outdoor swimming pool. I have mentioned this here not knowing exactly what that entails other than city staff has indicated that this type of permit will be required. Please provide additional details on how this permit can be obtained.

Power Line Pole Request

There is one power line pole located in the very northwest corner of our property. We have incorporated plans to bury existing power lines. However, we are requesting that this particular pole be allowed to stay. The next pole to the north is a significant distance away and removing this pole will add significant cost to our small business project. SRP stated, "Customer is responsible to convert lines up to 50 feet either side of property line, or as dictated by the Authority Having Jurisdiction."

Due to the location of this pole we feel it reasonable to allow it to stay in place and are requesting permission to do so. Please see attached SRP map of current pole locations.

Where Learning to Swim Has Evolved



Parking

Currently our general plan exceeds the maximum number of parking allowed. We are requesting that the outdoor pool area be considered when conducting parking calculations.

The outdoor pool is an eight lane, 25 yard pool. We can safely put up to eight children in each lane for a maximum of 64 children. We propose that the square footage of our pool area be included with the square footage of the building when calculating parking to accommodate our parking needs, thus enabling us to provide the parking needed for the services rendered on site.

We currently have an existing facility in the Town of Gilbert. This project is modeled exactly off of that existing facility. We built that facility with 50 parking spaces and it has been far from adequate. We consistently park 25 cars per night on a dirt lot next door that we currently own.

This project is planned for 75 parking spaces. We feel this will be adequate to serve our needs. As a result we ask that City staff consider and grant our request to enable us to operate with the parking we need without limiting the total number of parking stalls for the overall master plan.

Community Value and Out Reach

As you know, learning to swim is a critical part of every child's life. We have proven very successful in teaching children how to swim. We have also been very successful in introducing children to swimming for sport. This is great exercise, keeps children out of trouble, and helps them to set goal, work towards those goals, and experience success in a healthy and safe environment.

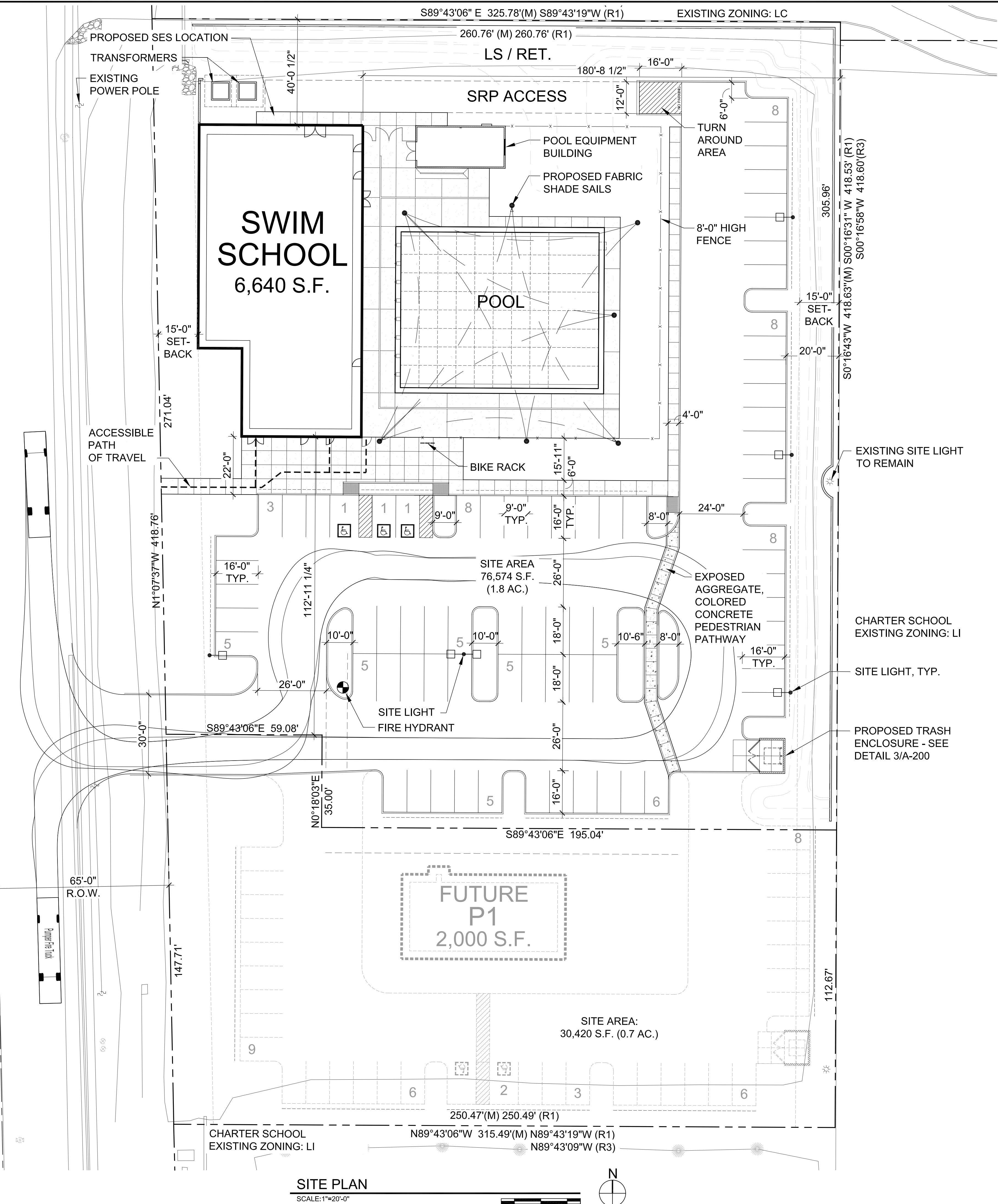
We also work to enhance awareness and education of water safety. This along with the valuable services we render to the community made EVO Swim School an ideal choice for the City of Mesa.

Thank You,

David Tait
Owner, EVO Swim School
480-404-6191

Where Learning to Swim Has Evolved

POWER ROAD



PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW +/-6,640 SF SWIM SCHOOL, +/-4,426 SF POOL AND ASSOCIATED SITE WORK ON A 1.78 AC SITE LOCATED SOUTH OF ELLIOT ON THE EAST SIDE OF POWER ROAD. THE ONE-STORY BUILDING WILL BE PRIMARILY MASONRY CONSTRUCTION.

SITE DATA

PARCEL NUMBER	: 304-17-008J
SITE AREA	: 76,574 SF (1.78 AC, NET)
	: 94,192 SF (2.16 AC, GROSS)
ZONING	: LC (LIMITED COMMERCIAL)
CONSTRUCTION TYPE	: VB W/ A.F.E.S.
PROPOSED OCCUPANCY	: A-4
BUILDING AREA	: 6,640 SF
POOL EQUIPMENT BUILDING AREA	: 544 SF
POOL AREA	: 4,977 SF
LOT COVERAGE (ALLOW)	: 25%
LOT COVERAGE (ACTUAL)	: 9%
LANDSCAPE AREA	: -
FRONT YARD SETBACK (ALLOW)	: 15'-0"
FRONT YARD SETBACK (ACTUAL)	: 15'-0"
SIDE YARD SETBACK (ALLOW)	: 15'-0"
SIDE YARD SETBACK (ACTUAL)	: 15'-0"
REAR YARD SETBACK (ALLOW)	: 15'-0"
REAR YARD SETBACK (ACTUAL)	: 28'-4"
BUILDING HEIGHT (ALLOW)	: 40'-0"
BUILDING HEIGHT (ACTUAL)	: 24'-4"
PARKING REQUIRED	: 6,640 SF @ 1/100 = 66 SPACES
PARKING PROVIDED	: STANDARD (9'x18') = 71 SPACES
	: ACCESSIBLE (51'-75') = 3 SPACES
	: TOTAL = 74 SPACES
BICYCLE PARKING REQUIRED	: TOTAL = 6 SPACES
BICYCLE PARKING PROVIDED	: TOTAL = 7 SPACES

ARCHITECT



SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

EVO Swim School
Power Rd. South of Elliot Rd.
Mesa, Arizona

LEGAL NOTES:

DATE:
REVISIONS

NO.	DATE	ISSUE

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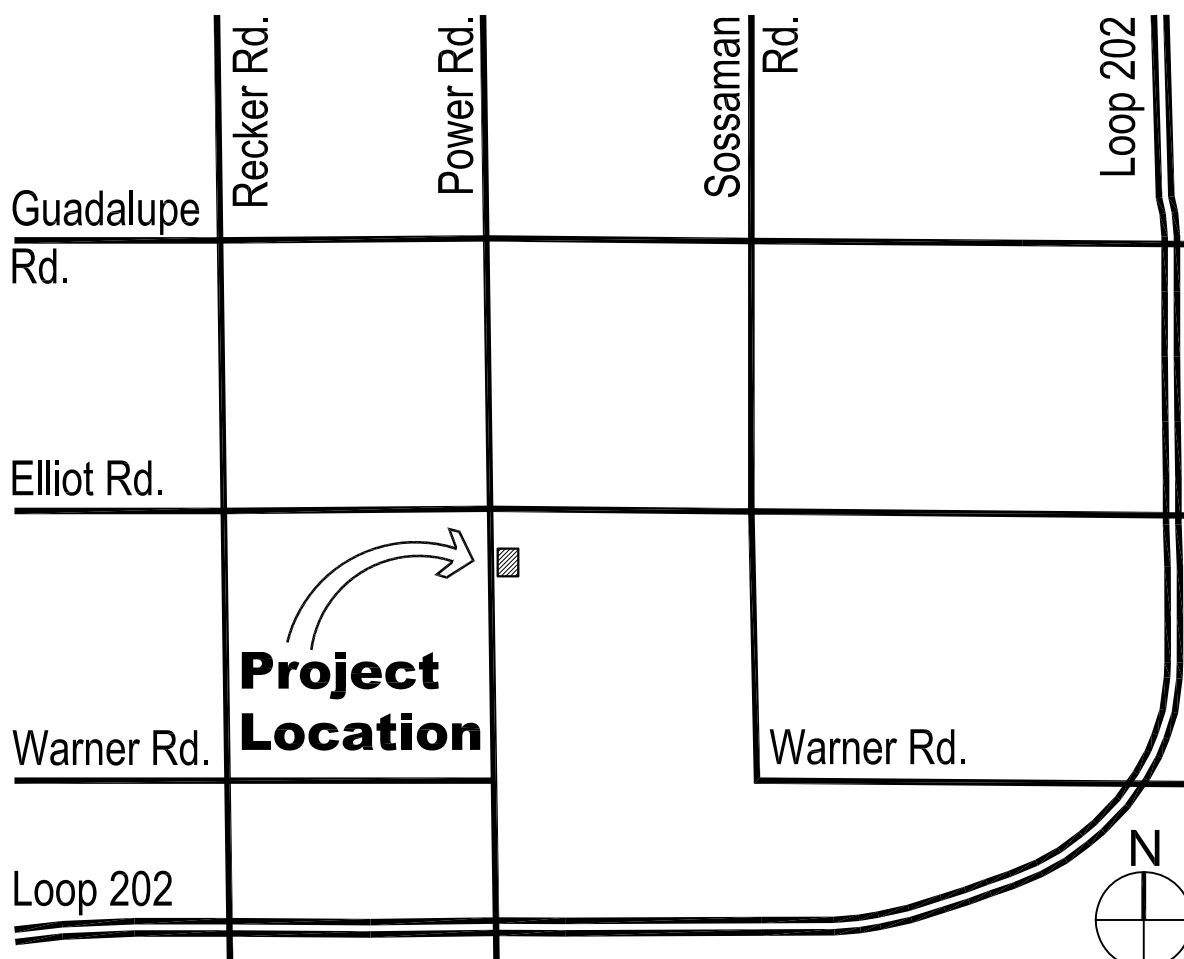
SHEET TITLE

SITE PLAN

PROJECT NUMBER
16036.00

A-001

VICINITY MAP



EVO SWIM SCHOOL

(preliminary landscape plan)

project consultants

architecture:

VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BLVD. #130
PHOENIX, ARIZONA 85040
PROJECT CONTACT: JUSTIN GREGONIS
PHONE: 602.395.1000
EMAIL:jgregonis@verticaldesignstudios.com

landscape architecture:

DESIGN ETHIC, LLC
7201 EAST CAMELBACK ROAD #250
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077

civil engineering:

SLATER HANIFAN GROUP
11201 N. TATUM BLVD. #250
PHOENIX, ARIZONA 85028
PROJECT CONTACT: PAT LOWRY
PHONE: 602.687.9664
EMAIL:plowry@shg-inc.com

city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

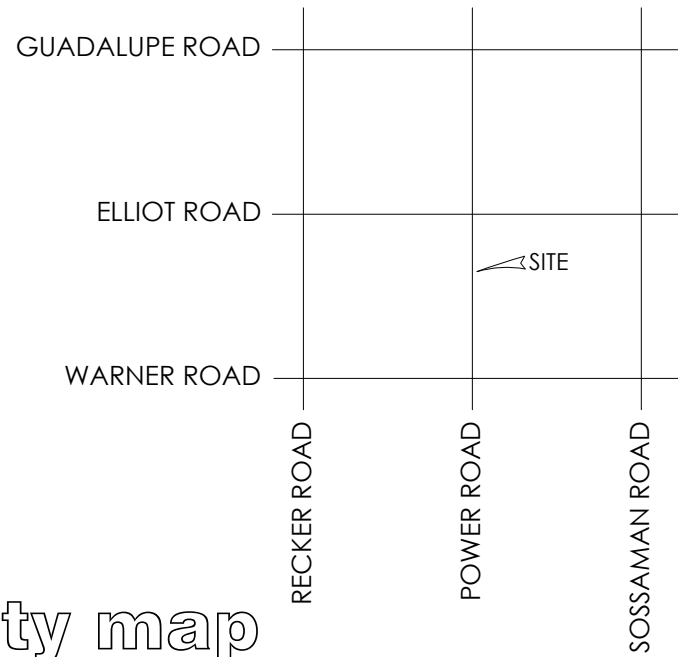
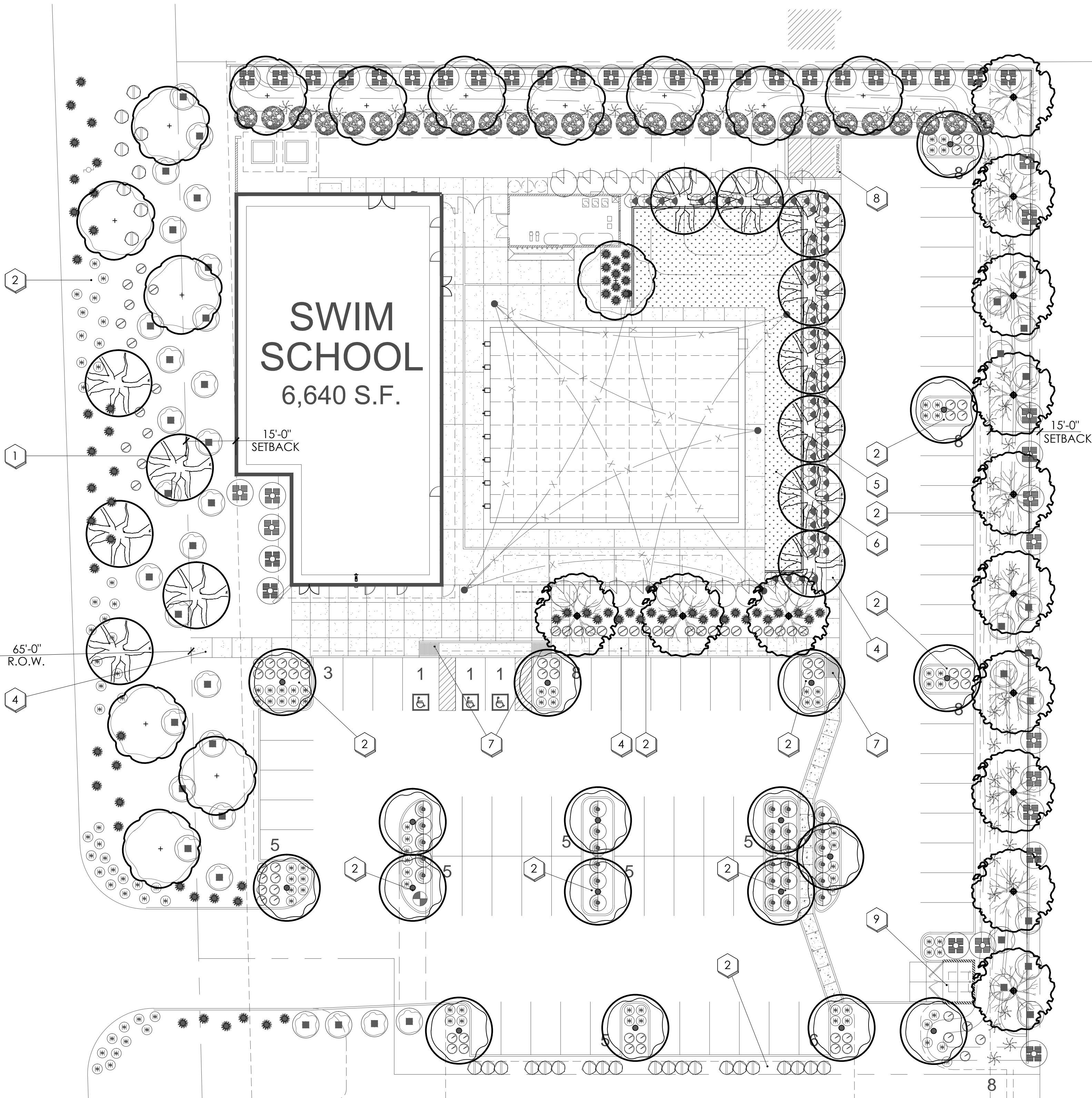
ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSEY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.

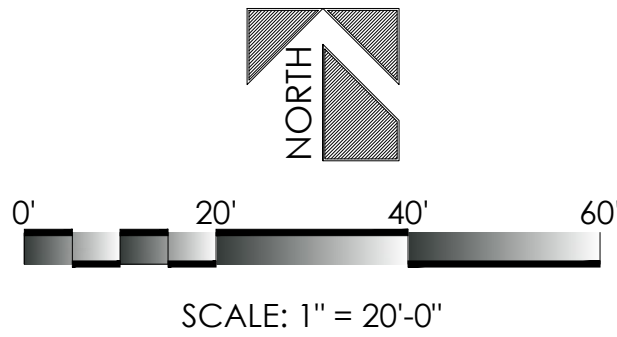
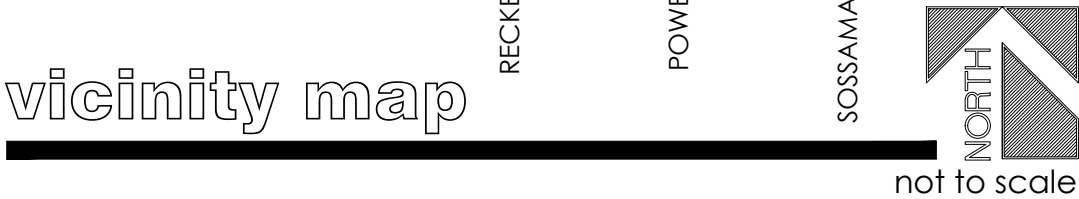
ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'

ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.

POWER ROAD



vicinity map



plant legend

	botanical name common name	emitters	size	qty
trees				
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX	14
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	18
	ULMUS PARVIFOLIA EVERGREEN ELM	(6 @ 2.0 GPH)	24" BOX	13
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX	13

accents				
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	55
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON CIMARRON SAGE	(1 @ 1.0 GPH)	5 GAL.	32
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	43
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	29
	MYRTLE COMMUNIS COMMON MYRTLE	(1 @ 1.0 GPH)	5 GAL.	64
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	42
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	20
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	28
accents				
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	57
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	72
groundcover				
	ACACIA REDOLENS DESERT CARPET	(1 @ 1.0 GPH)	5 GAL.	28
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	5 GAL.	116
	TURF BERMUDA HYBRID			2,394 SF
inerts				
	1" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		1"-MINUS	34,930 SF
	CONCRETE HEADER EXTRUDED CONCRETE		6" X 6"	174 L.F.

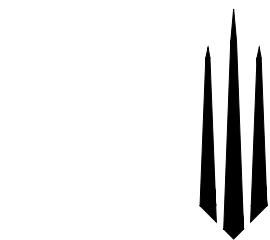
planting key notes

- PROPERTY LINE / RIGHT OF WAY LINE
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- SIDEWALK.
- 6" x 6" CONCRETE HEADER
- TURF
- ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- CURB. SEE CIVIL ENG. PLANS.
- TRASH RECEPTACLE

PROJECT:

JOB NO: 16-001
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 09.29.2016
REVISED:

SHEET



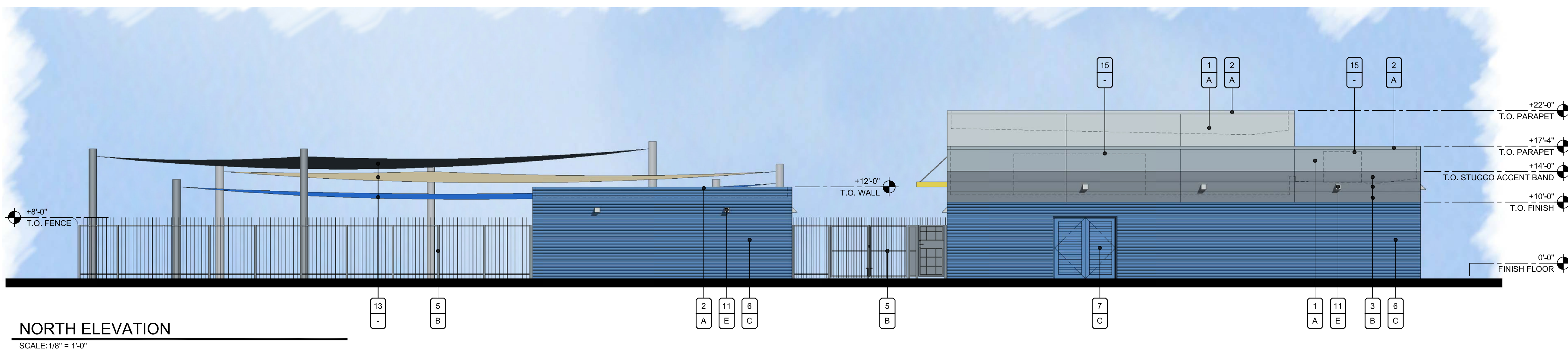
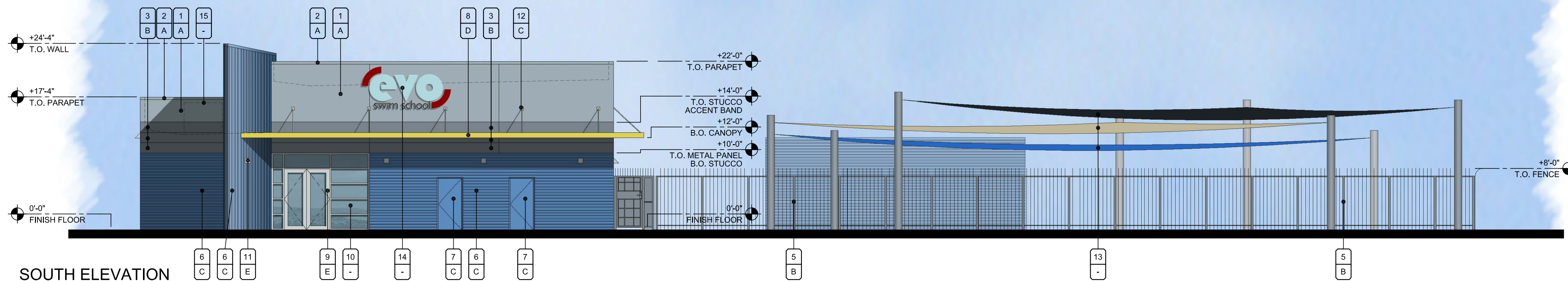
VERTICAL






DESIGN STUDIOS

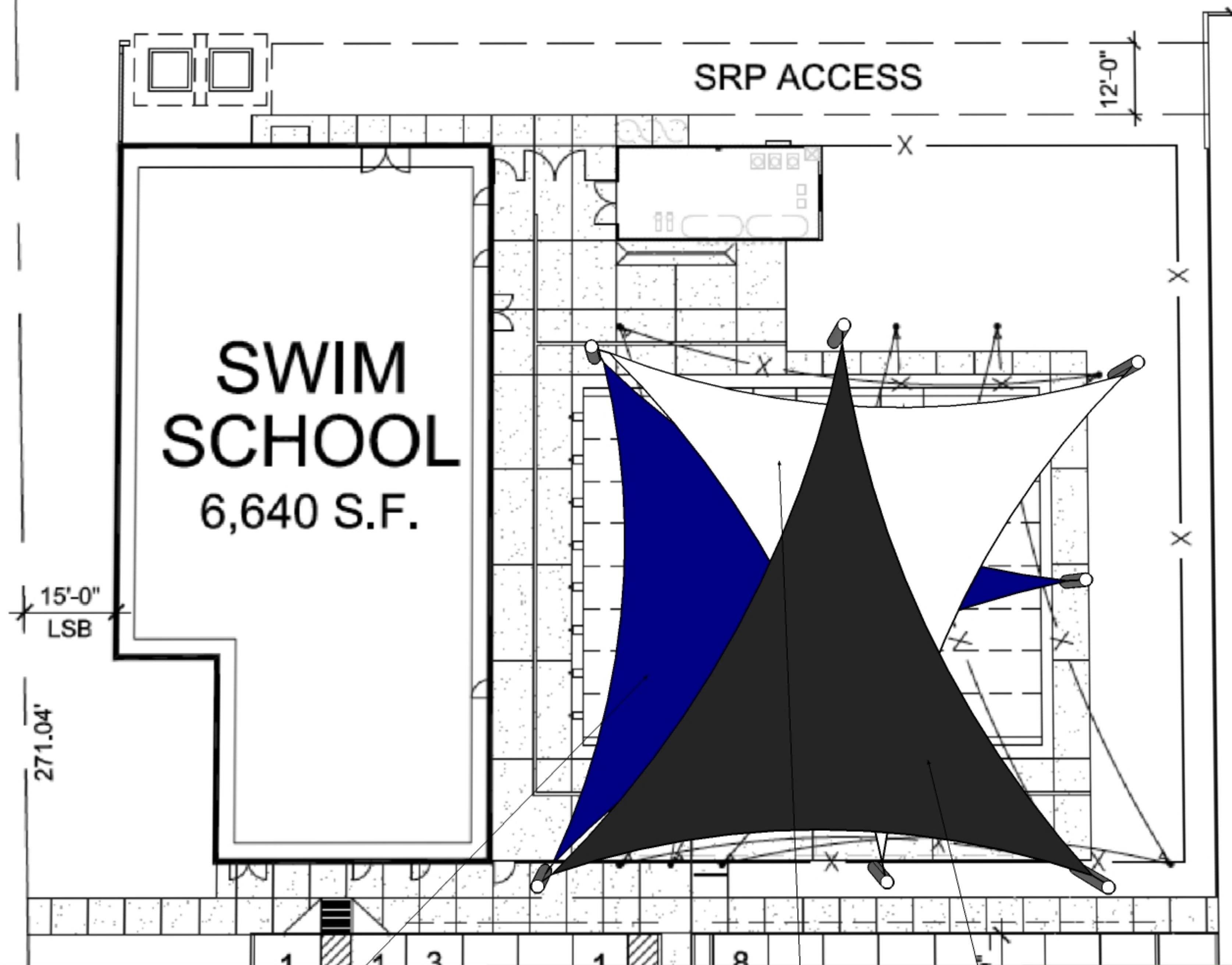
4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona 85040
Ph 602.395.1000 · Fax 602.395.1005

EVO SWIM SCHOOL
POWER ROAD SOUTH OF ELLIOT
MESA, ARIZONA

SHEET TITLE:



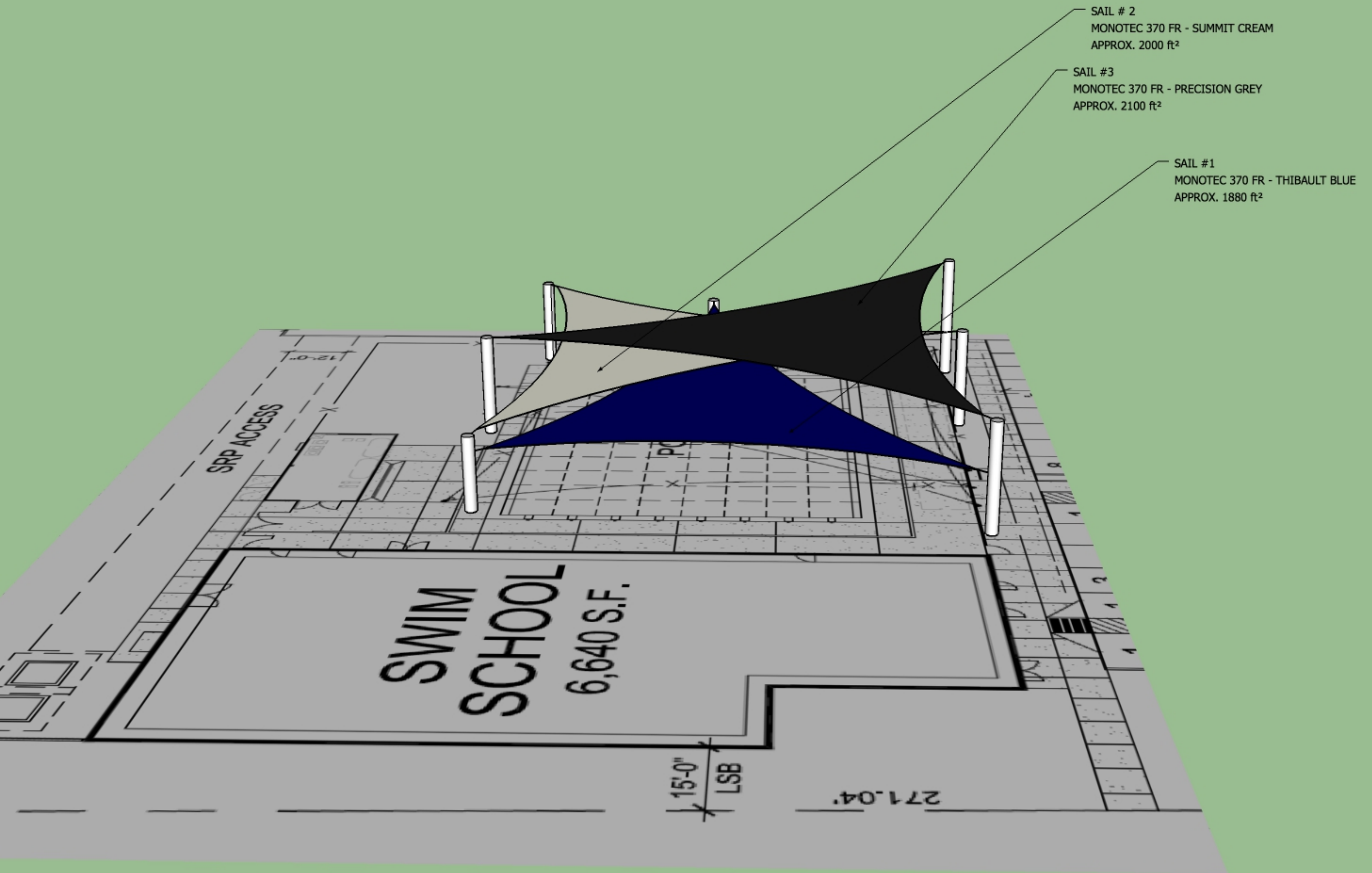
<h2 style="margin: 0;">MATERIALS</h2>	
<ol style="list-style-type: none"> 1. STUCCO 2. METAL PARAPET CAP 3. STUCCO ACCENT BAND 4. SITE SCREEN WALLS 5. METAL FENCE 6. ARCHITECTURAL METAL SIDING 7. HOLLOW METAL DOOR 8. STEEL CANOPY 9. ALUMINUM STOREFRONT FRAME 10. GLAZING BY PPG 'GRAYLITE' 11. LIGHT FIXTURE 12. STEEL TIE ROD AND ANCHOR PLATE 	<ol style="list-style-type: none"> 13. SHADE SAILS- UNDER SEPARATE REVIEW & PERMIT 14. SIGNAGE - UNDER SEPARATE REVIEW & PERMIT 15. LINE OF FULLY SCREENED MECHANICAL UNIT BEYOND
<h2 style="margin: 0;">COLORS</h2>	
<ol style="list-style-type: none"> A. DE6332 'GLEN FALLS' BY DUNN EDWARDS B. CL 3154M - GOTHAM BY FRAZEE COLOR LIFE C. DE5844 'SPLISH SPLASH' BY DUNN EDWARDS D. DE5397 - RADIANT SUNRISE BY DUNN EDWARDS E. CLEAR ANODIZED/MILL FINISH 	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>A.</p> </div> <div style="width: 50%;">  <p>D.</p> </div> <div style="width: 50%;">  <p>B.</p> </div> <div style="width: 50%;">  <p>E.</p> </div> <div style="width: 50%;">  <p>C.</p> </div> </div>
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">MATERIAL</div> <div style="border: 1px solid black; padding: 2px; text-align: center;">#</div> </div> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">FINISH</div> <div style="border: 1px solid black; padding: 2px; text-align: center;">X</div> </div>	

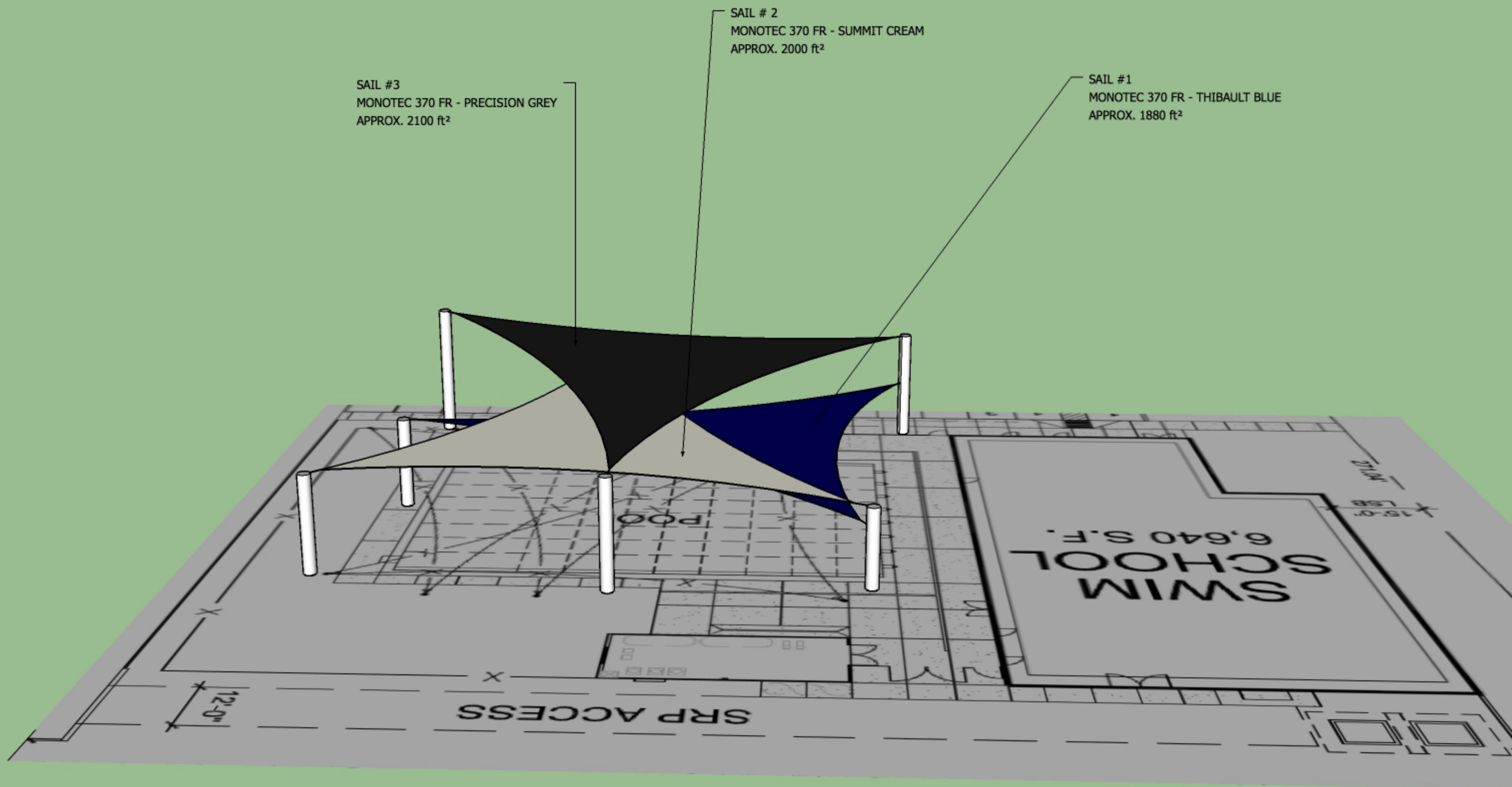


SAIL #1
MONOTEC 370 FR - THIBAULT BLUE
APPROX. 1880 ft²

SAIL #2
MONOTEC 370 FR - SUMMIT CREAM
APPROX. 2000 ft²

SAIL #3
MONOTEC 370 FR - PRECISION GREY
APPROX. 2100 ft²

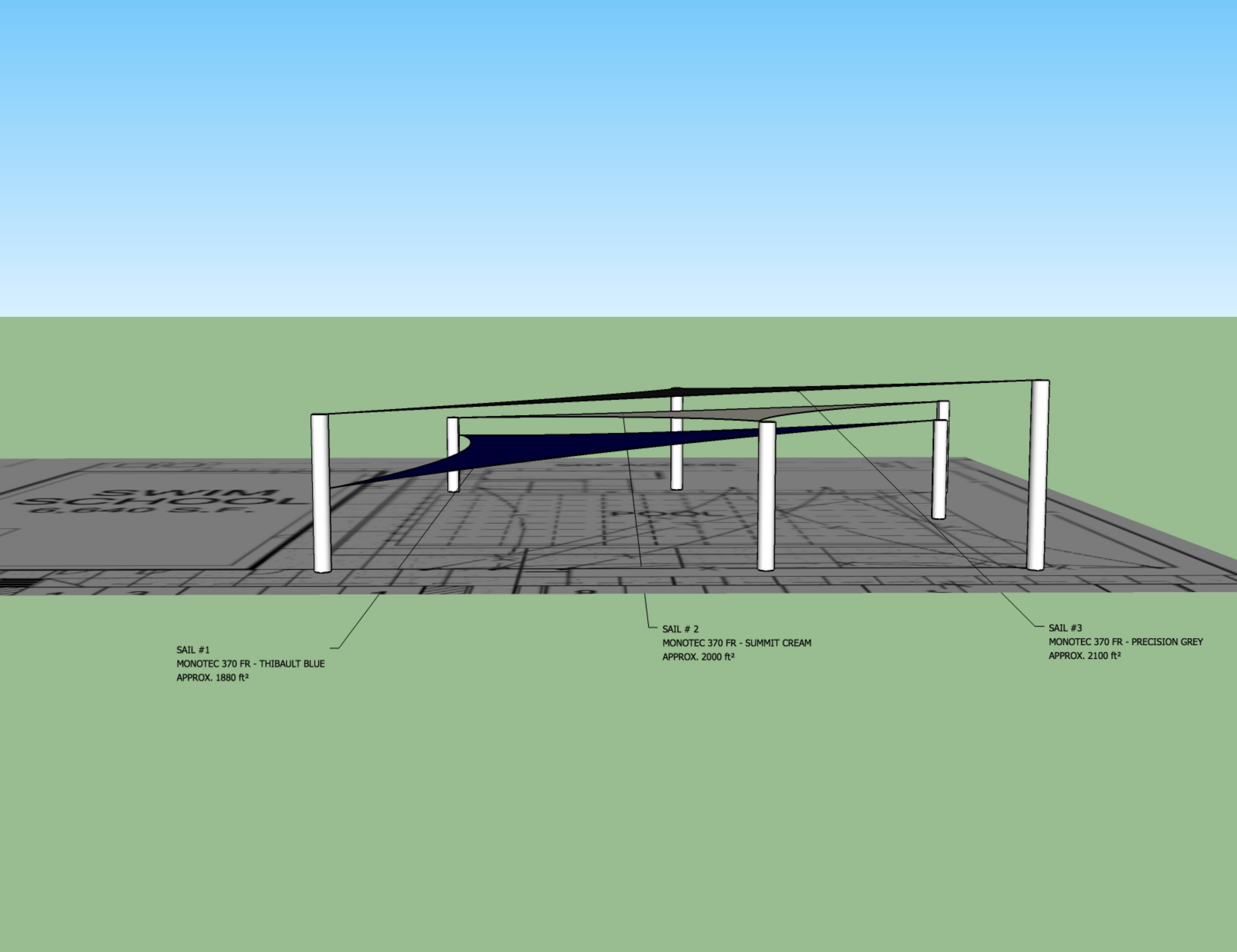




SAIL #3
MONOTEC 370 FR - PRECISION GREY
APPROX. 2100 ft²

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MONOTEC 370 FR - SUMMIT CREAM
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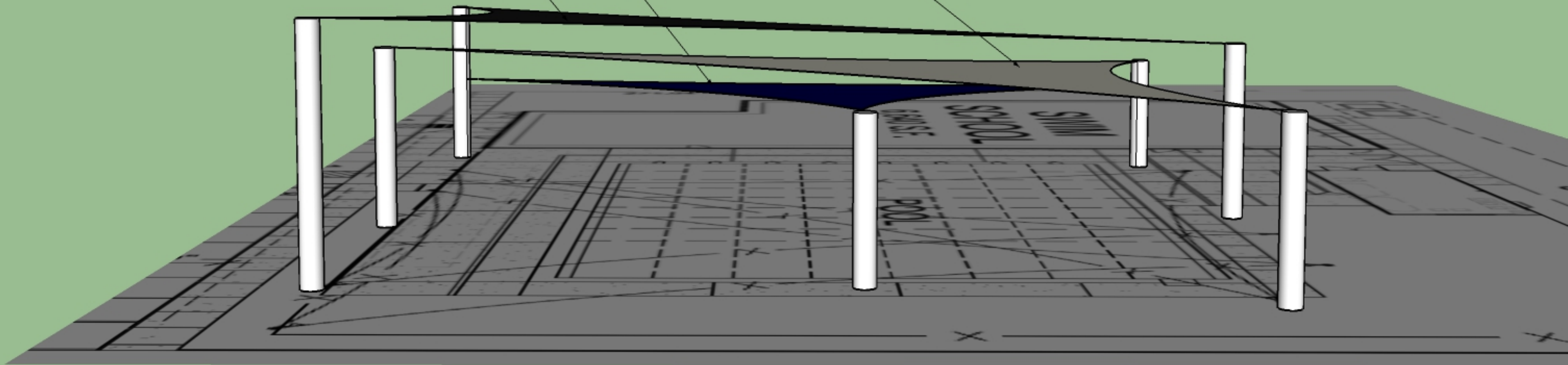
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APPROX. 1880 ft²





A. DE6332 'GLEN FALLS'
BY DUNN EDWARDS



D. DE5397 'RADIANT SUNRISE'
BY DUNN EDWARDS



B. CL 3154M 'GOTHAM'
BY FRAZEE COLOR LIFE



E. CLEAR ANODIZED/MILL FINISH



C. DE5844 'SPLISH SPLASH'
BY DUNN EDWARDS



C. ARCHITECTURAL METAL SIDING

EVO Swim School
Power Rd South of Elliot Rd.
Mesa, Arizona





**SWIM TEAM
ENTRANCE**





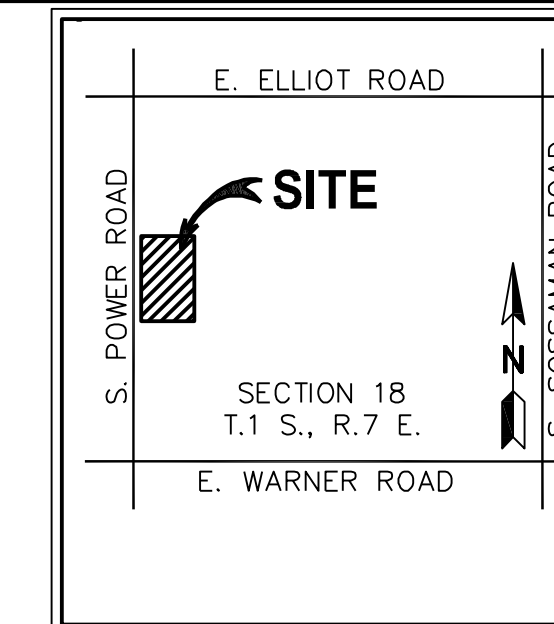


TYPICAL POLE MOUNTED FIXTURE
SCALE: NONE

LOCATED AT SOUTH EAST CORNER OF POWER ROAD AND ELLIOT ROAD,
MESA, ARIZONA

NORTH WEST CORNER
OF SECTION 18
FOUND MCDOT BRASS
CAP IN HANDHOLE

E. ELLIOT ROAD



VICINITY MAP
NOT TO SCALE

SLATER HANIFAN GROUP
11201 N. TATUM BLVD. STE 250
PHOENIX, AZ 85028
PHONE: (602) 687-9664
CONTACT: JOE PETRUCCI, P.E.

VERTICAL DESIGN STUDIOS
4650 E. COTTON CENTER BLVD SUITE
200
PHOENIX, AZ 85040
PHONE: (602) 395-1000
CONTACT: JUSTIN GREGONIS

HUNTER ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
PHONE: 480 991 3985
FAX: 480 991 3986
CONTACT: JERRY HEATH

WATER, SEWER AND FIRE: CITY OF
MESA WATER RESOURCES
TELEPHONE: CENTURYLINK
ELECTRIC: SRP
GAS: SW GAS
RECLAIMED WATER: CITY OF MESA
WATER RESOURCES
CABLE T.V.: COX COMMUNICATIONS
CENTURYLINK
TELE COMMUNICATIONS: COX
COMMUNICATION, CENTURYLINK
IRRIGATION: SRP

FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT AND POWER ROAD, ELEVATION =1325.854 (NAVD) PER MARICOPA COUNTY GDAC SYSTEM.

BASIS OF BEARING IS A BEARING OF SOUTH 01°07'37" EAST, ALONG THE
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE LAND SPLIT
MAP FOR HILLCREST ACADEMY AS RECORDED IN BOOK 1203 OF MAPS,
PAGE 26 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA.

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

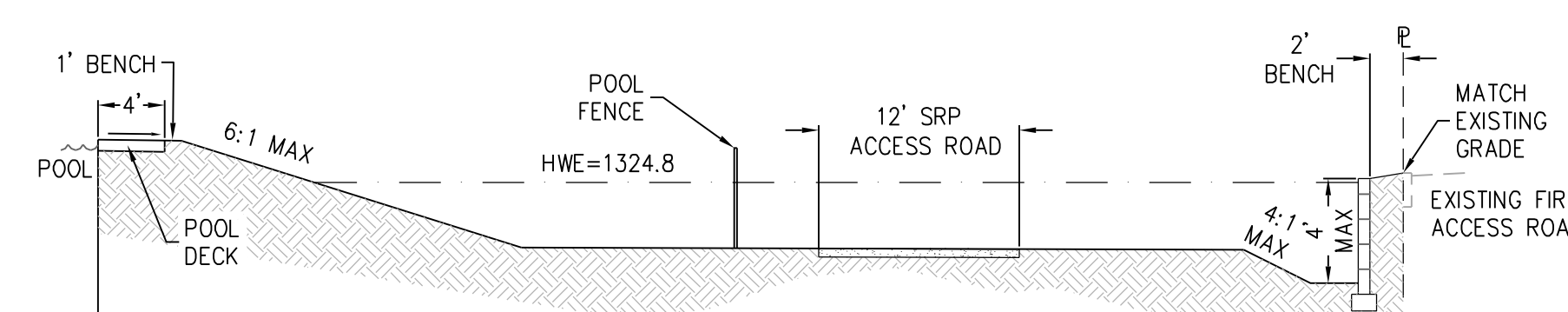
ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ONSITE
 $V_r = (0.76) (2.2/12) (1.8)$
 $V_r = 0.25 \text{ AC/FT}$

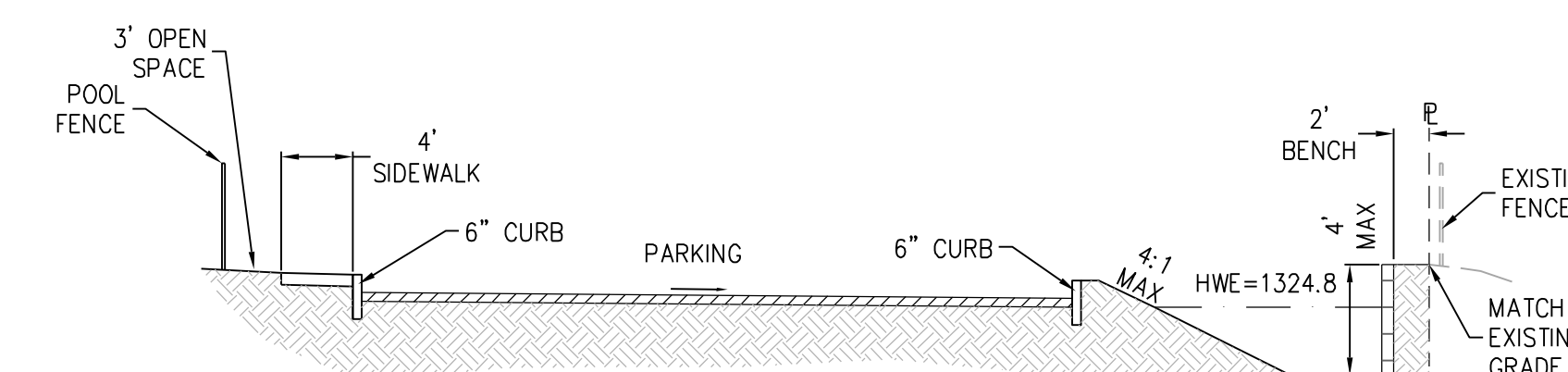
OFFSITE
 $V_r = (0.87) (2.2/12) (.4)$
 $V_r = 0.06 \text{ AC/FT}$

TOTAL VOLUME REQUIRED
 $V_r = 0.31 \text{ AC/FT}$
 VOLUME PROVIDED = 0.32 AC/FT

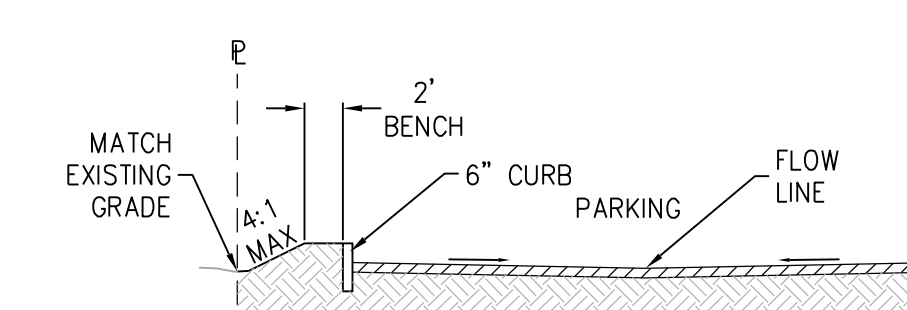
RIGHT OF WAY LINE
 PROPERTY LINE
 SECTION LINE
 EXISTING CONTOURS
 DRAINAGE FLOW
 EMERGENCY OVERTFLOW



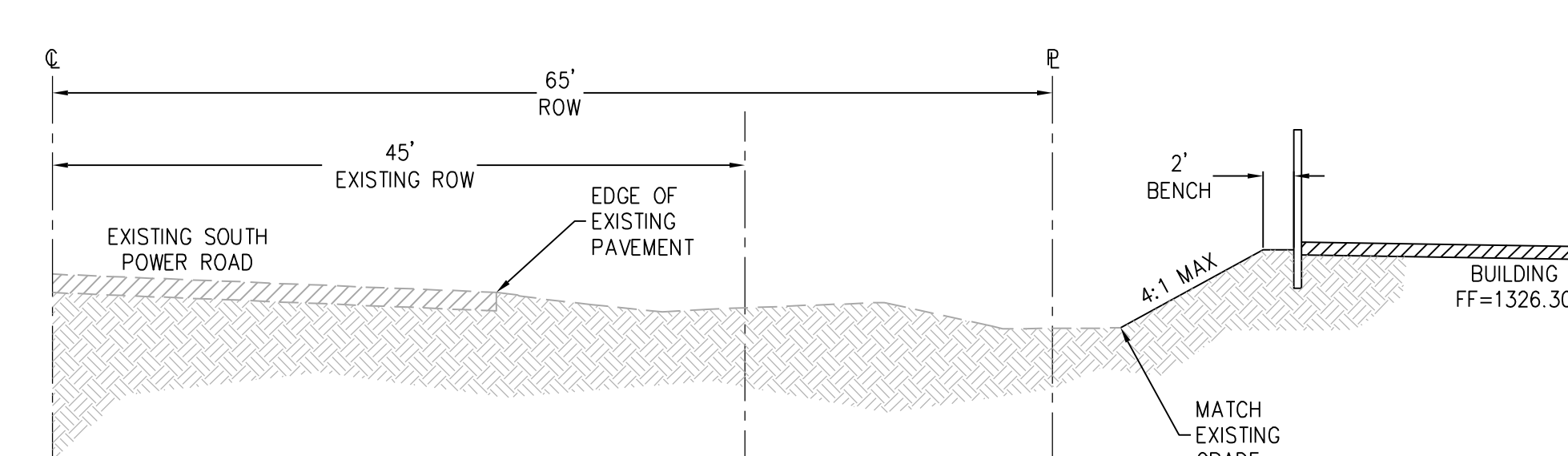
A NORTH RETENTION BASIN
NOT TO SCALE



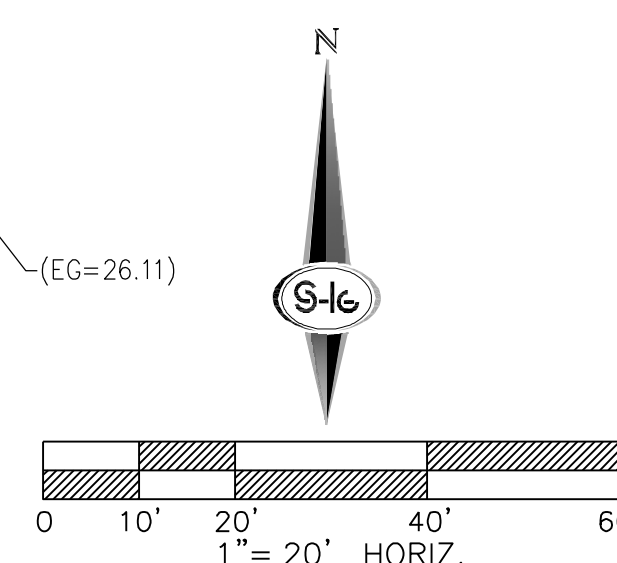
B EAST PARKING AND RETENTION
NOT TO SCALE



C SOUTH PARKING AND RETENTION
NOT TO SCALE



D EAST RETENTION AND ROW
NOT TO SCALE



SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BOULEVARD #250, PHOENIX, AZ 85028
PHONE (602) 687-9664

[illegible]

VERTICAL DESIGN STUDIOS

EVO SWIM SCHOOL

PRELIMINARY GRADING PLAN

SEC 18 15 7E	
DATE:	9/30/2016
DRAFTER:	SB
DESIGNER:	JP
CHECKED:	PL
PROJECT NO.	VDS1601-000



PG01
SHEET 1 OF -

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

ARIZONA 811
STATE STAKE INC.

Call 811 or call 1-800-ARIZONA811 or visit www.arizona811.com