



### **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.

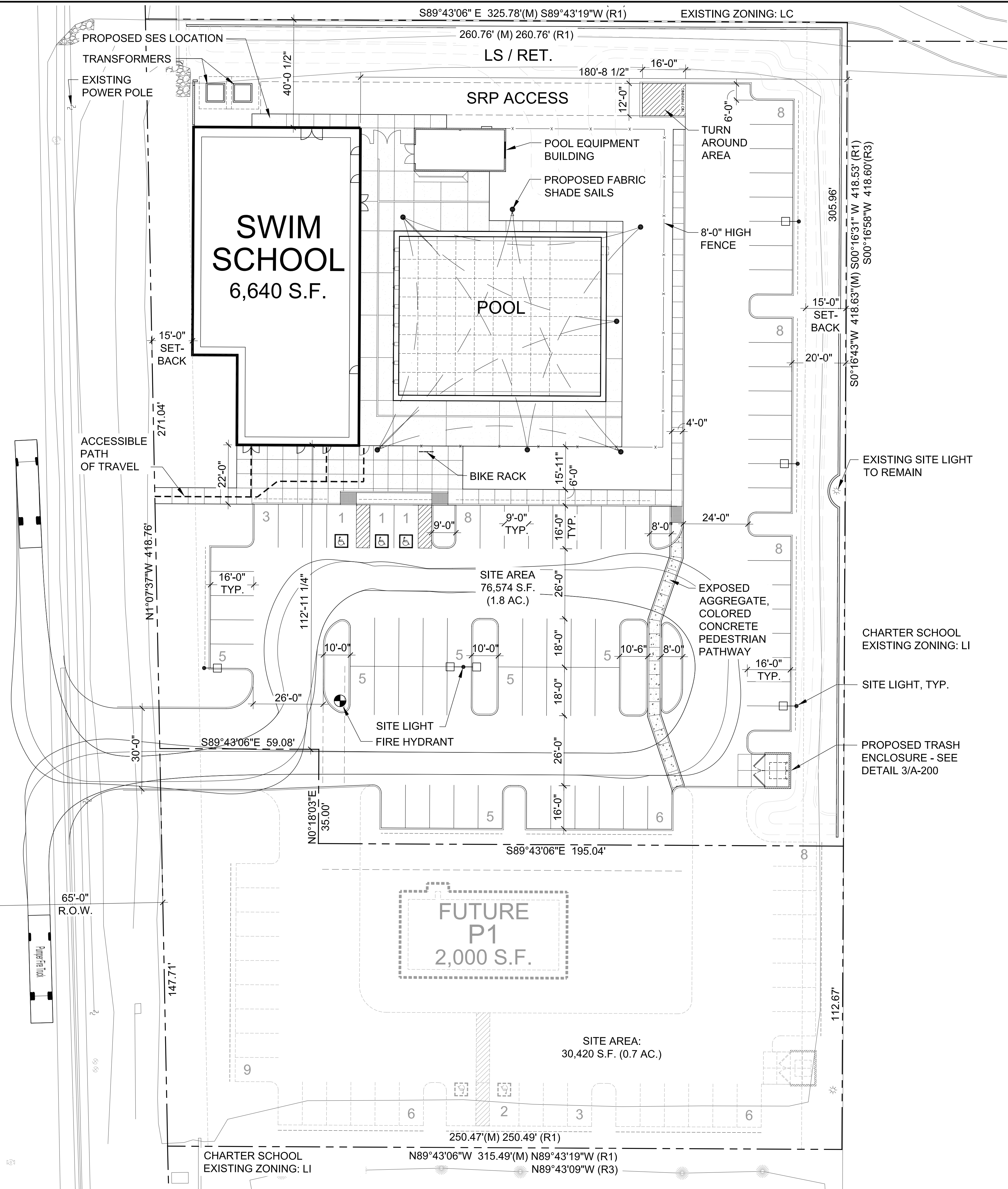
We also work to enhance awareness and education of water safety. This along with the valuable services we render to the community made EVO Swim School an ideal choice for the City of Mesa.

Thank You,

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

**Where Learning to Swim Has Evolved**

POWER ROAD



**SITE PLAN**  
SCALE: 1"=20'-0"

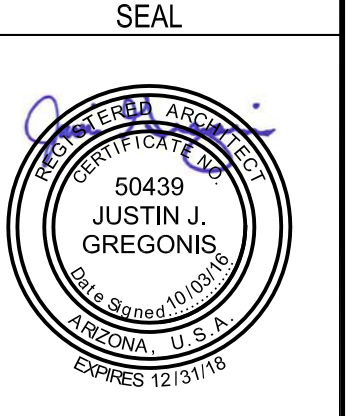
**PROJECT DESCRIPTION**

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 (61-75) = 3 SPACES
	TOTAL = 74 SPACES
BICYCLE PARKING REQUIRED	TOTAL = 6 SPACES
BICYCLE PARKING PROVIDED	TOTAL = 7 SPACES

ARCHITECT



CONSULTANT

OWNER

**PROJECT DESCRIPTION**

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

**DATE:**  
**REVISIONS**

NO.	DATE	ISSUE

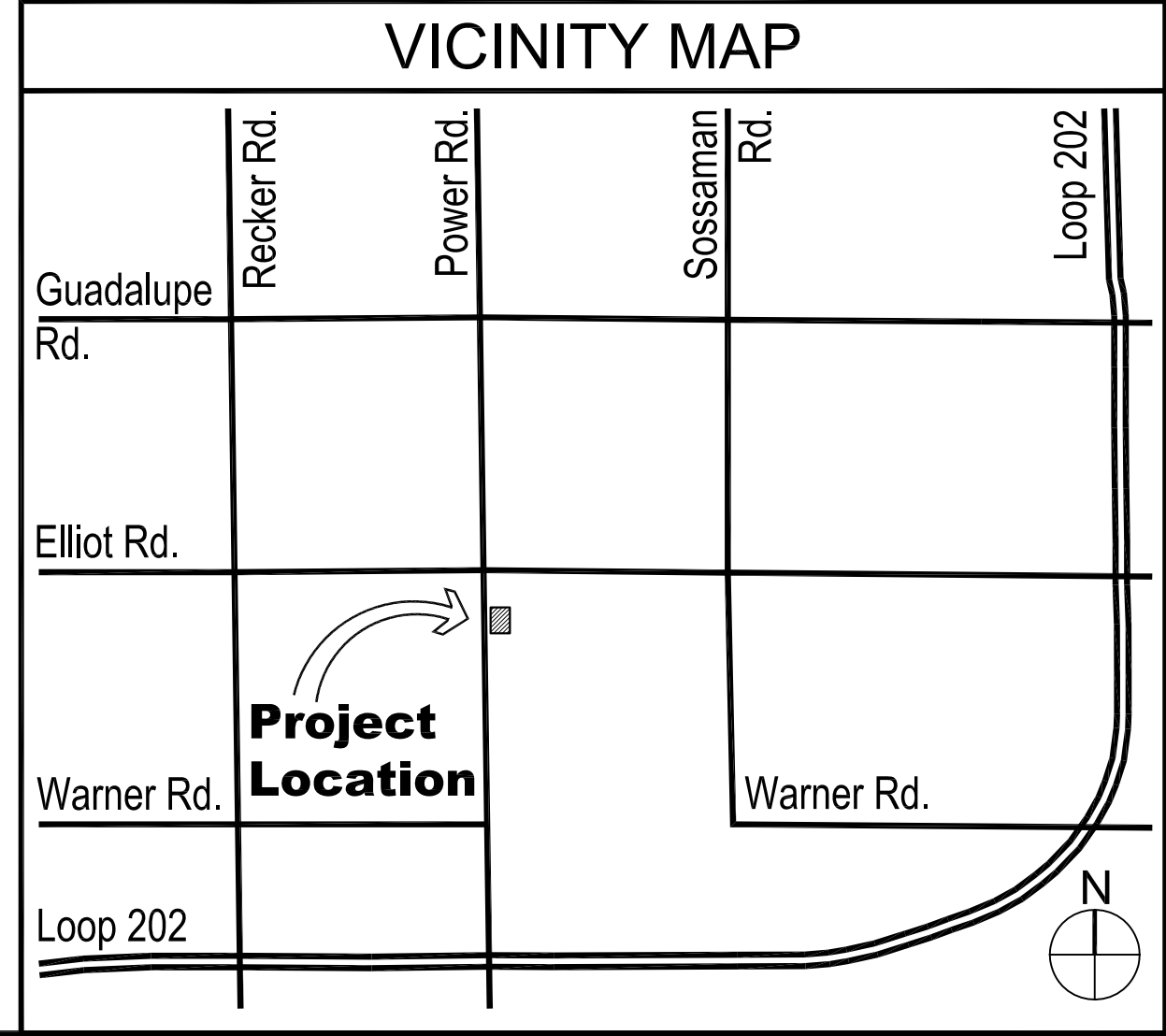
THIS DOCUMENT IS THE PROPERTY OF VERTICAL DESIGN STUDIOS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.

**SHEET TITLE**

**SITE PLAN**

**PROJECT NUMBER**  
16036.00

**A-001**



# 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

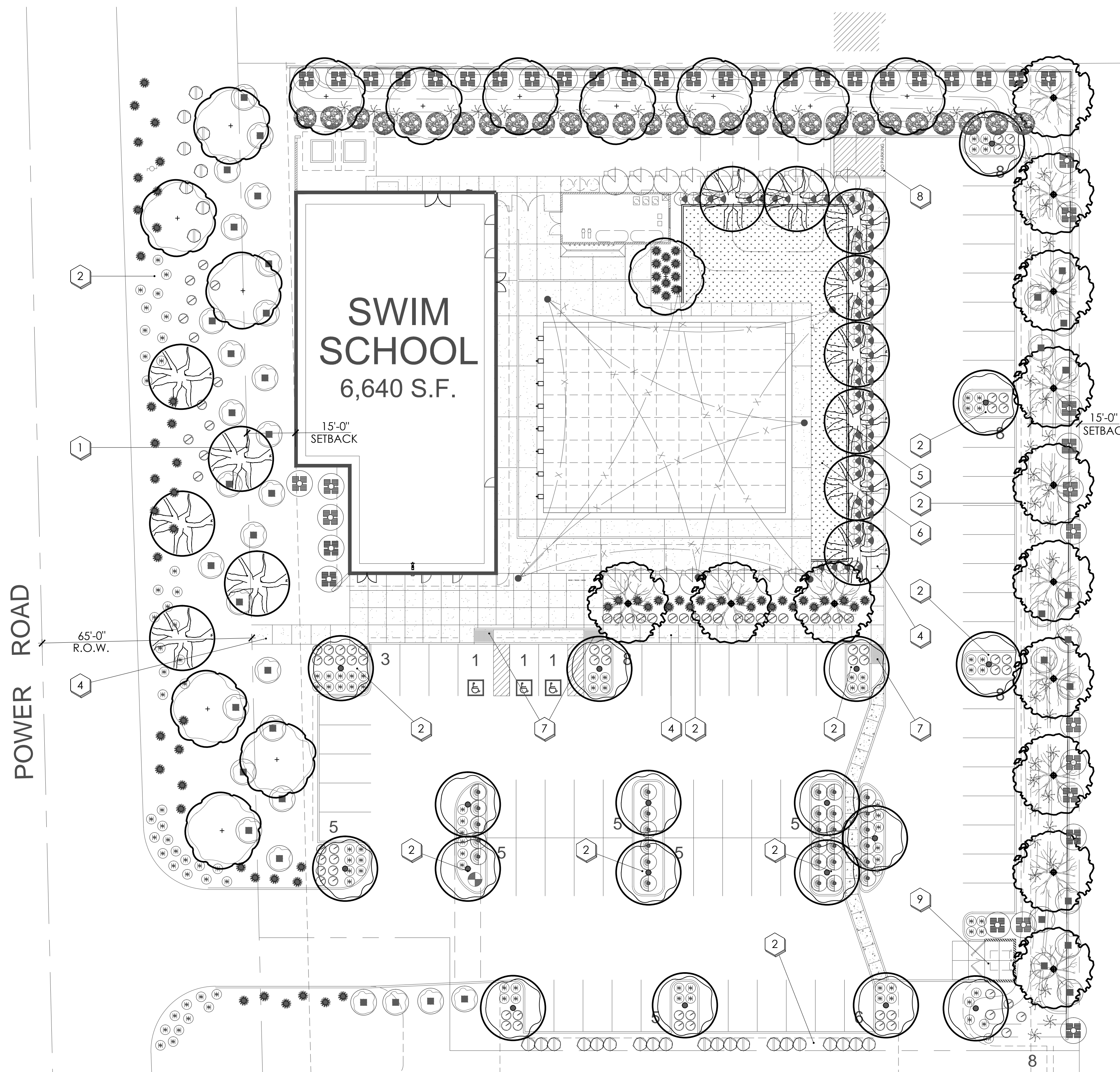
ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

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.

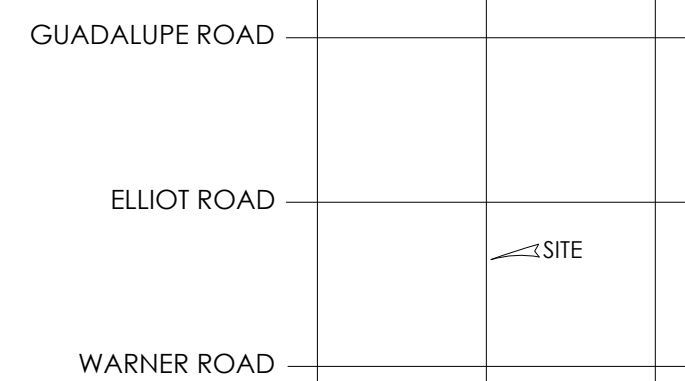


## plant legend

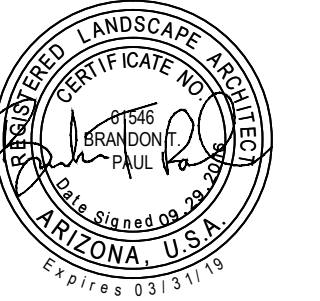
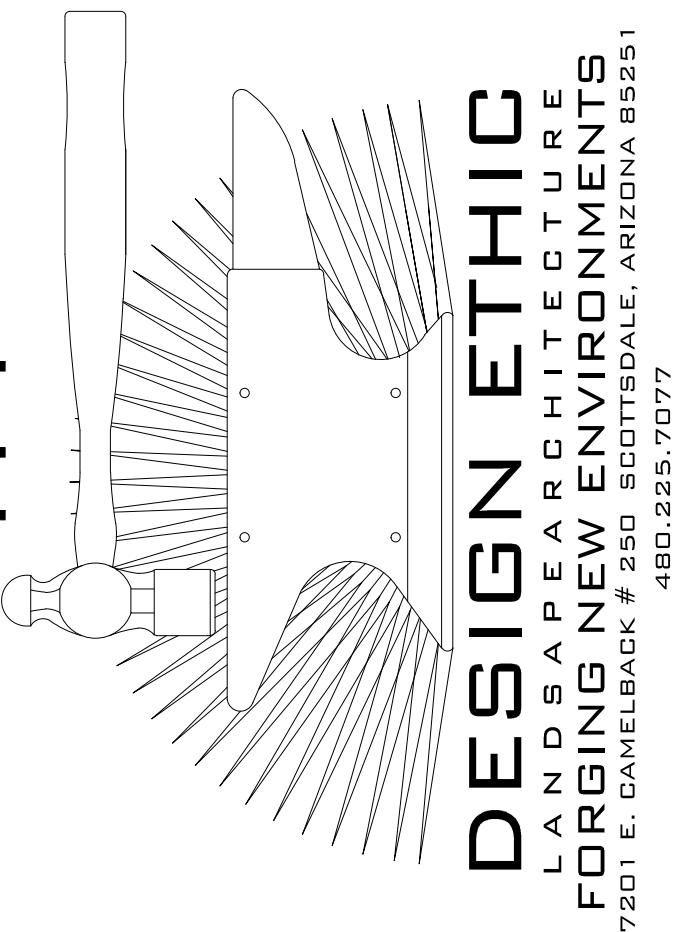
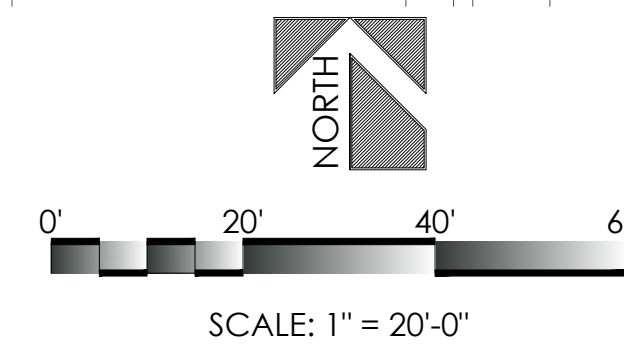
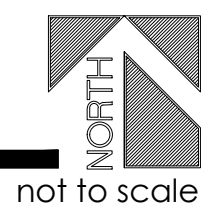
	botanical name common name	emitters	size	qty
<b>trees</b>				
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX	14
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	18
	ULMUS PARVIFOLIA EVERGREEN ELM	(6 @ 2.0 GPH)	24" BOX	13
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX	13
<b>accents</b>				
	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
	MYRTUS 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
<b>accents</b>				
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	57
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	72
<b>groundcover</b>				
	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
<b>inerts</b>				
	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

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 4 SIDEWALK.
- 5 6" x 6" CONCRETE HEADER
- 6 TURF
- 7 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 8 CURB. SEE CIVIL ENG. PLANS.
- 9 TRASH RECEPTACLE



## vicinity map



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

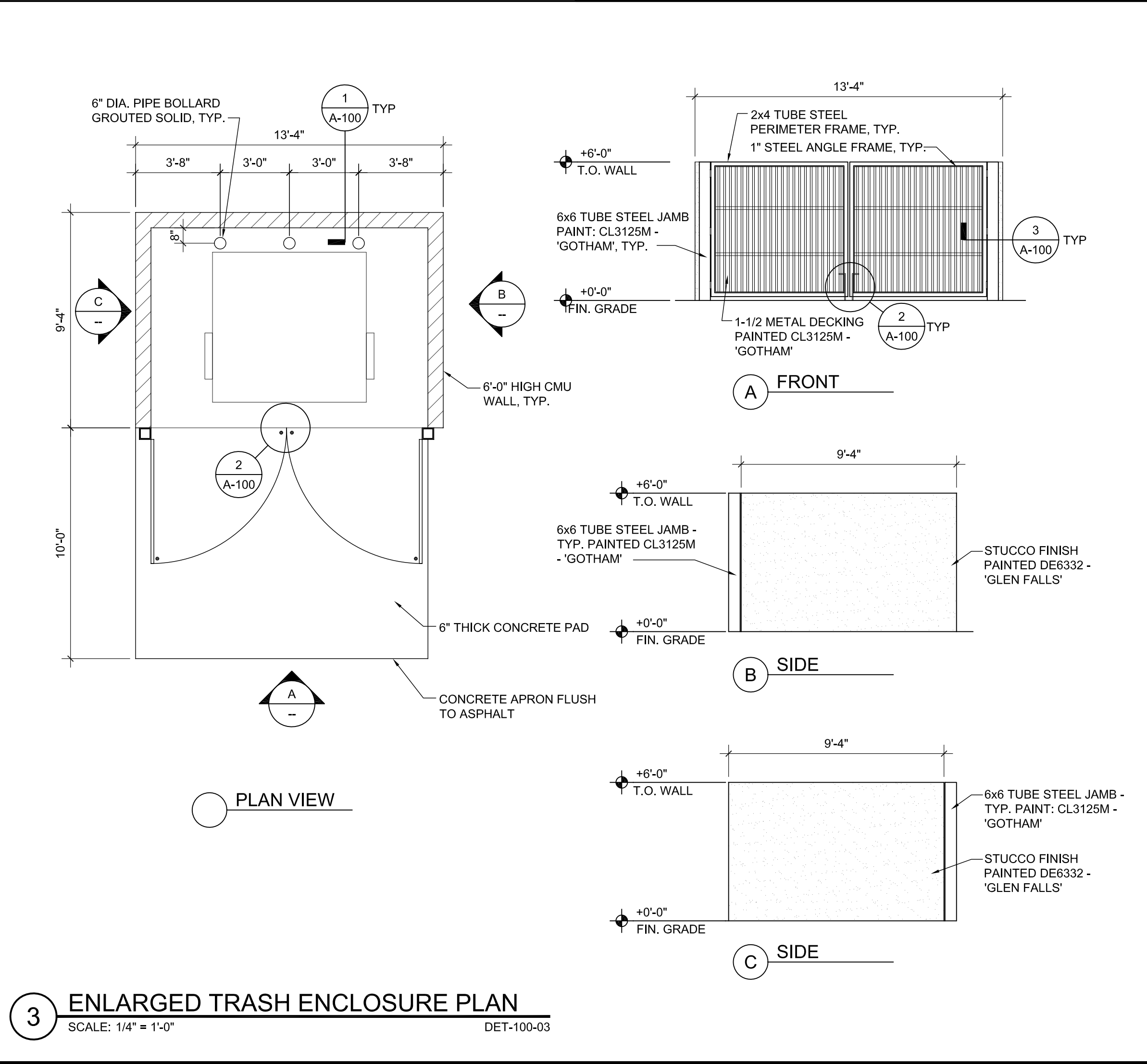
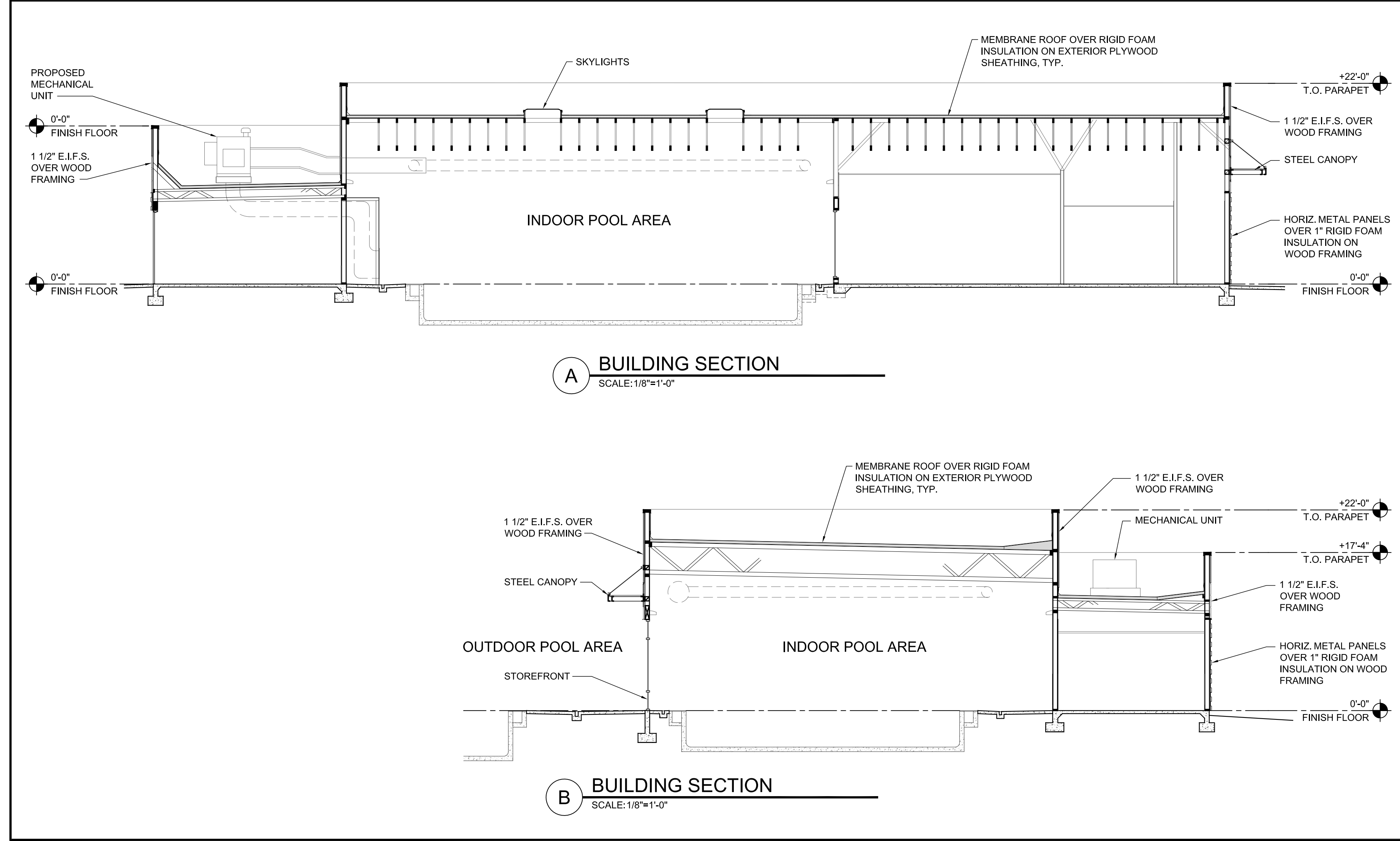
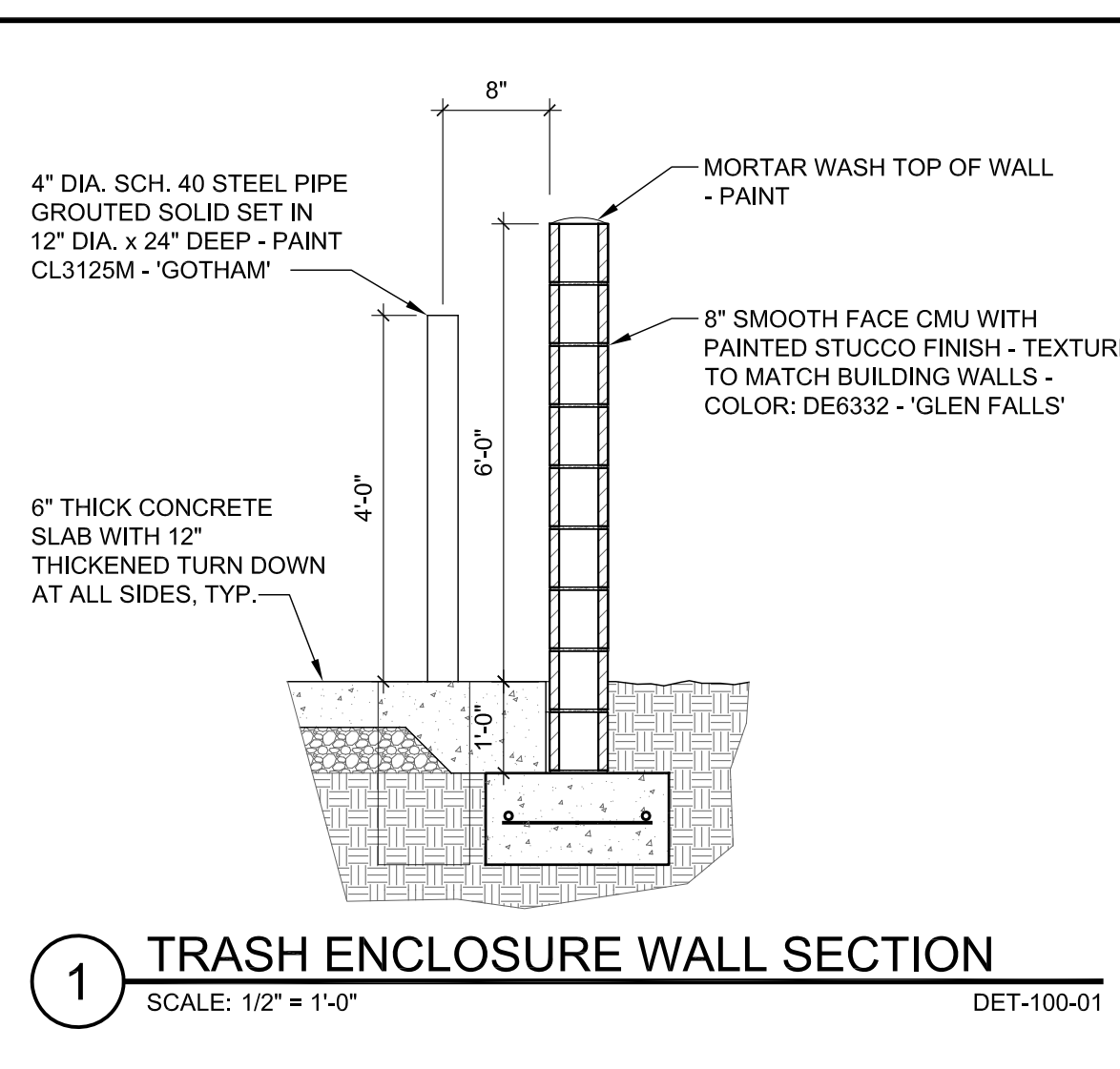
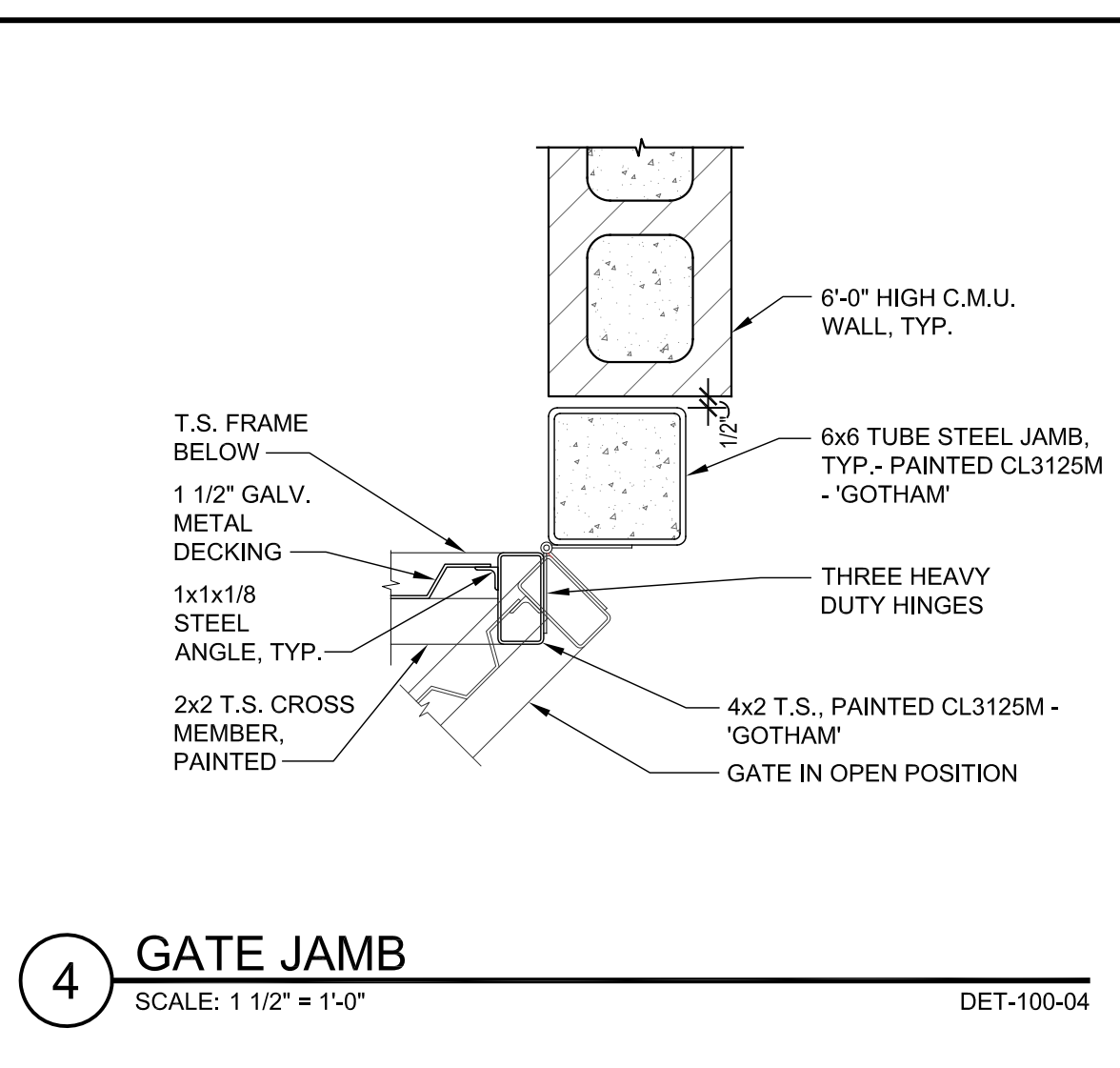
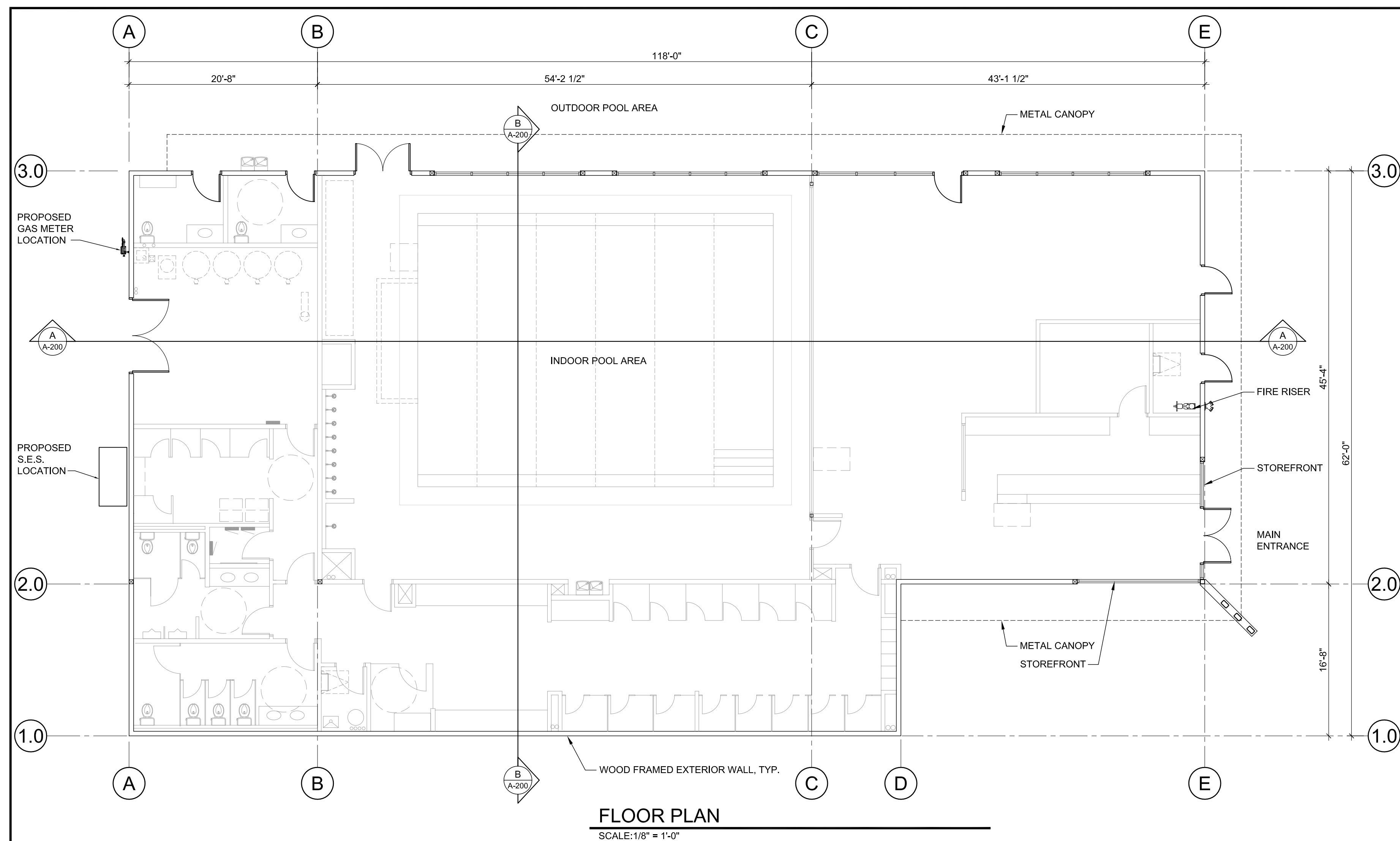
PROJECT:

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

SHEET

L.01 of L.01

CALL TWO WORKING DAYS  
 BEFORE YOU DIG  
 602-263-1100  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)



ARCHITECT

**VERTICAL**  
DESIGN STUDIOS  
4650 E. Cotton Center Blvd., Ste. 130  
Phoenix, Arizona, 85040  
Ph: 602.395.1000, Fax: 602.395.1005

SEAL  
JUSTIN J. GREGONIS  
REGISTERED ARCHITECT  
ARIZONA, U.S.A.  
EXPIRES 12/31/16

CONSULTANT

OWNER

PROJECT DESCRIPTION

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

LEGAL NOTES:

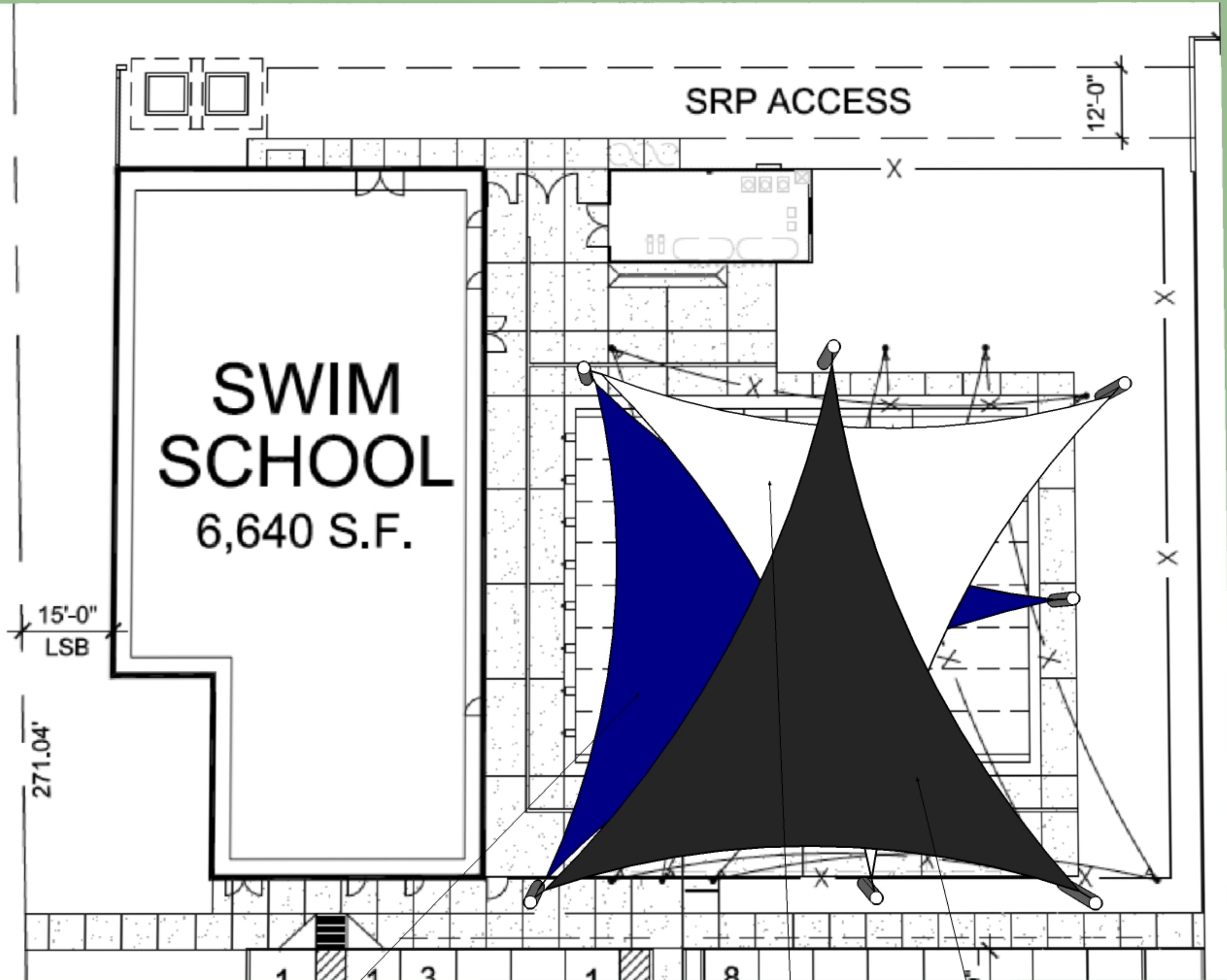
DATE:		
REVISIONS		
NO.	DATE	ISSUE

NEEDS APPROVED AND THE APPROVED BY ARCHITECT AND THE PROJECT OR OTHER PROFESSIONAL REGISTERED ARCHITECTS. ANY REVISIONS TO THESE PLANS MUST BE MADE AND APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DETAILS NOT SHOWN HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DETAILS NOT SHOWN HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DETAILS NOT SHOWN HEREIN.

**SHEET TITLE**  
**FLOOR PLAN, BLDG. SECTIONS AND TRASH ENCLOSURE DETAILS**  
PROJECT NUMBER  
16036.00

**A-200**



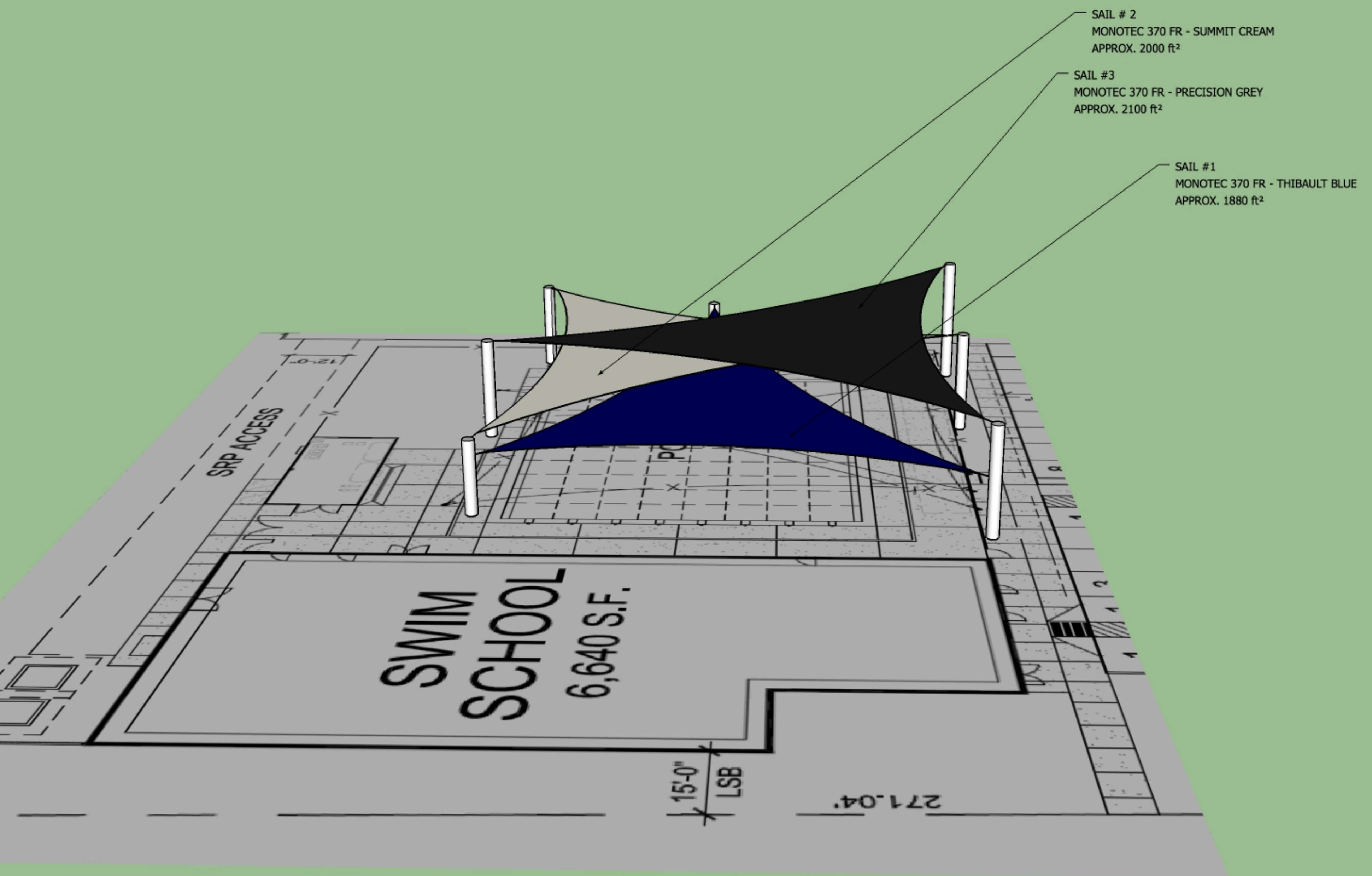


SAIL #1  
 MONOTEC 370 FR - THIBAULT BLUE  
 APPROX. 1880 ft<sup>2</sup>

SAIL # 2  
 MONOTEC 370 FR - SUMMIT CREAM  
 APPROX. 2000 ft<sup>2</sup>

SAIL #3  
 MONOTEC 370 FR - PRECISION GREY  
 APPROX. 2100 ft<sup>2</sup>

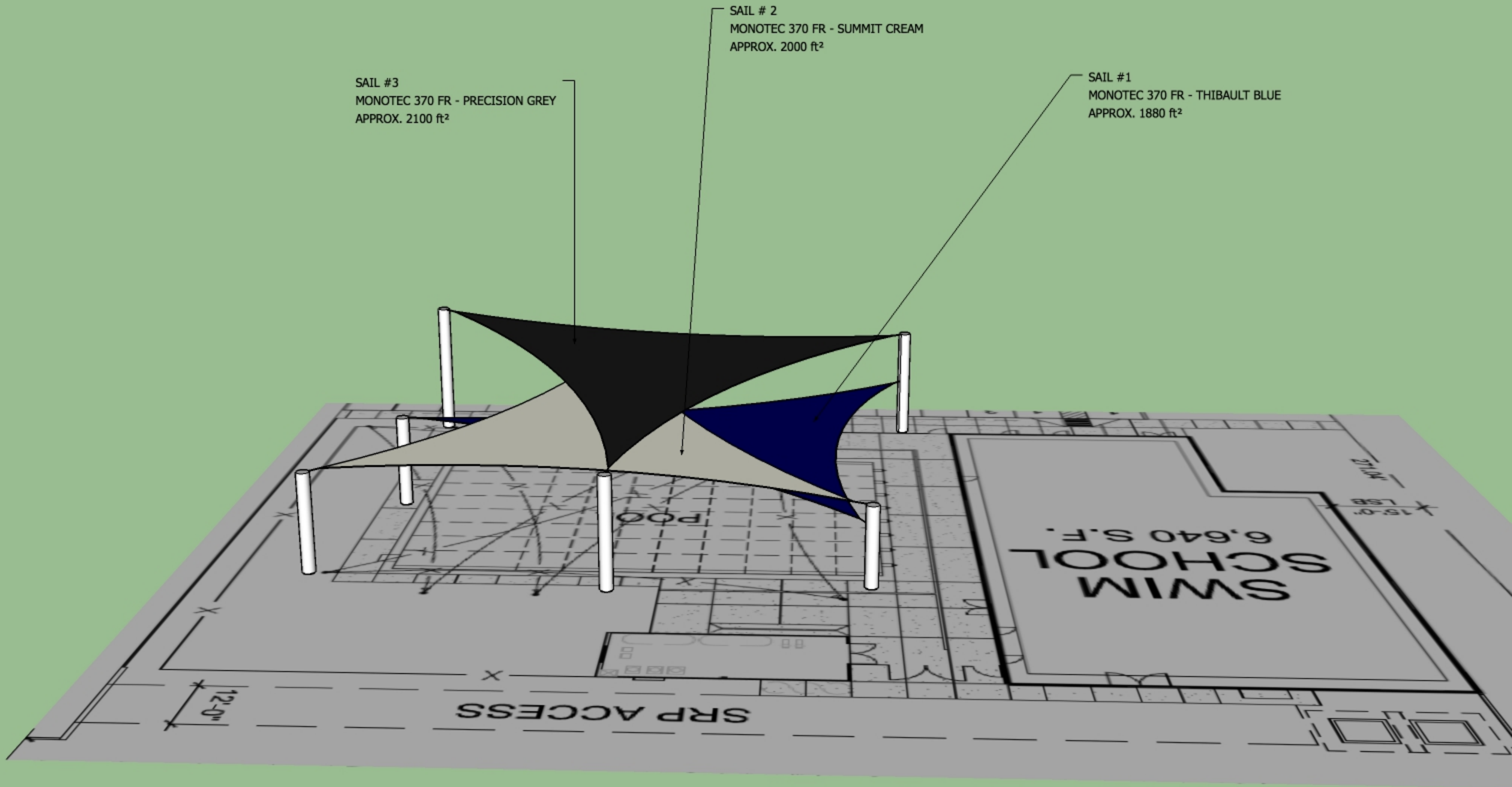


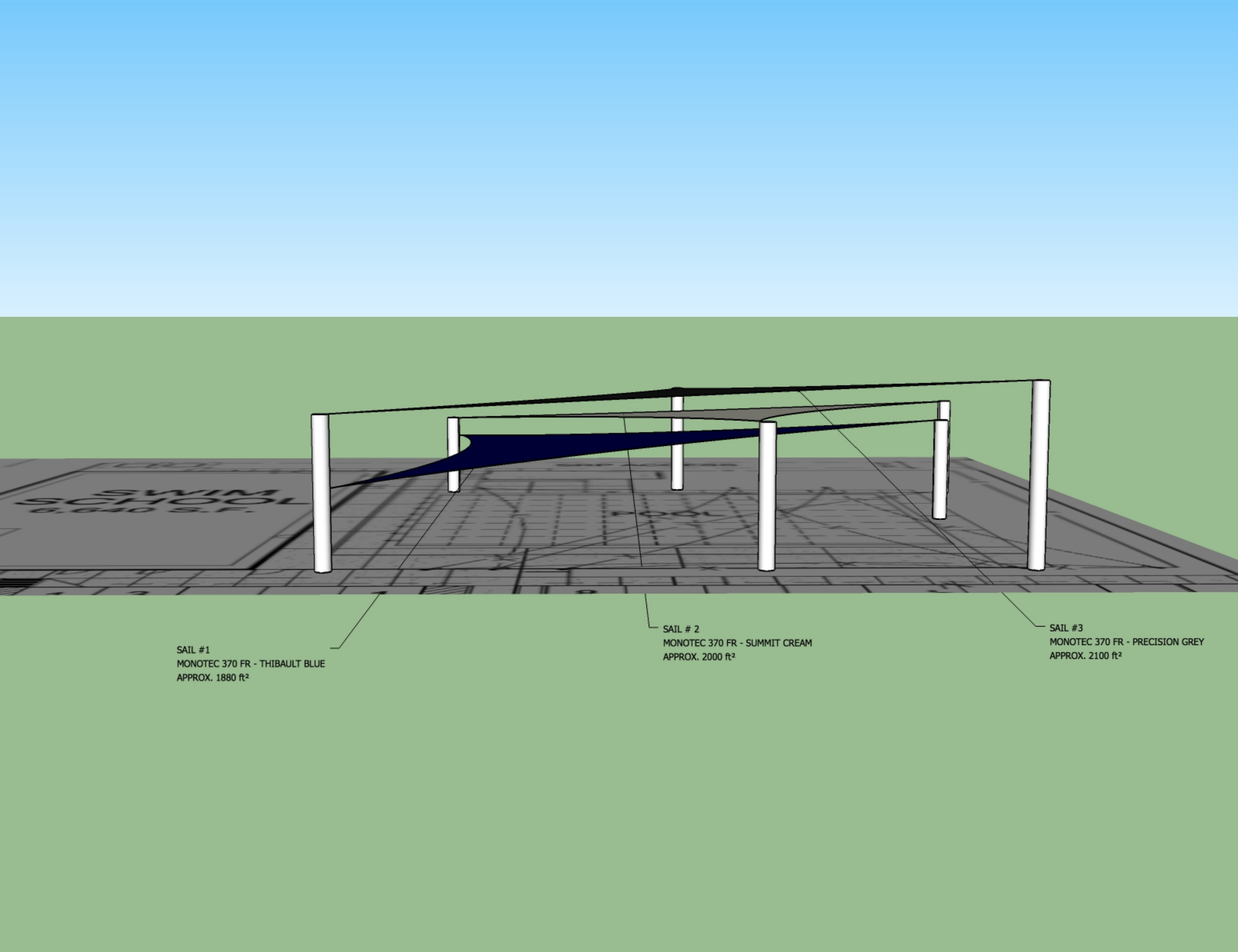


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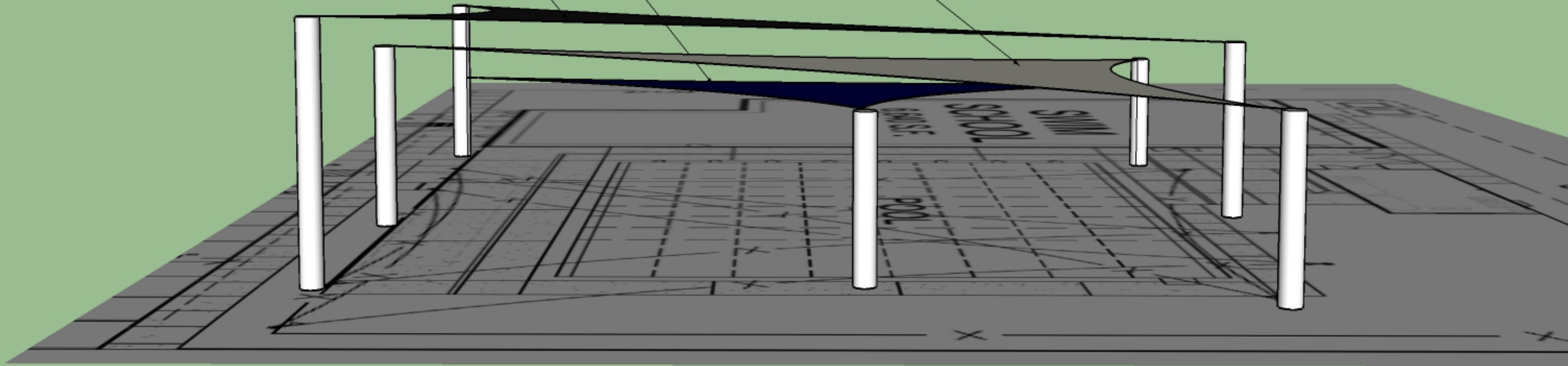
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SAIL #1  
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APPROX. 1880 ft<sup>2</sup>





A. DE6332 'GLEN FALLS'  
BY DUNN EDWARDS



D. DE5397 'RADIANT SUNRISE'  
BY DUNN EDWARDS



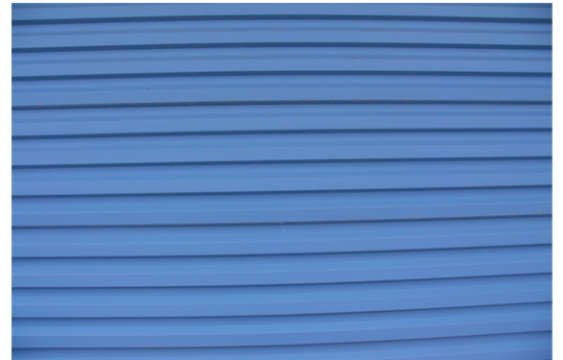
B. CL 3154M 'GOTHAM'  
BY FRAZEE COLOR LIFE



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



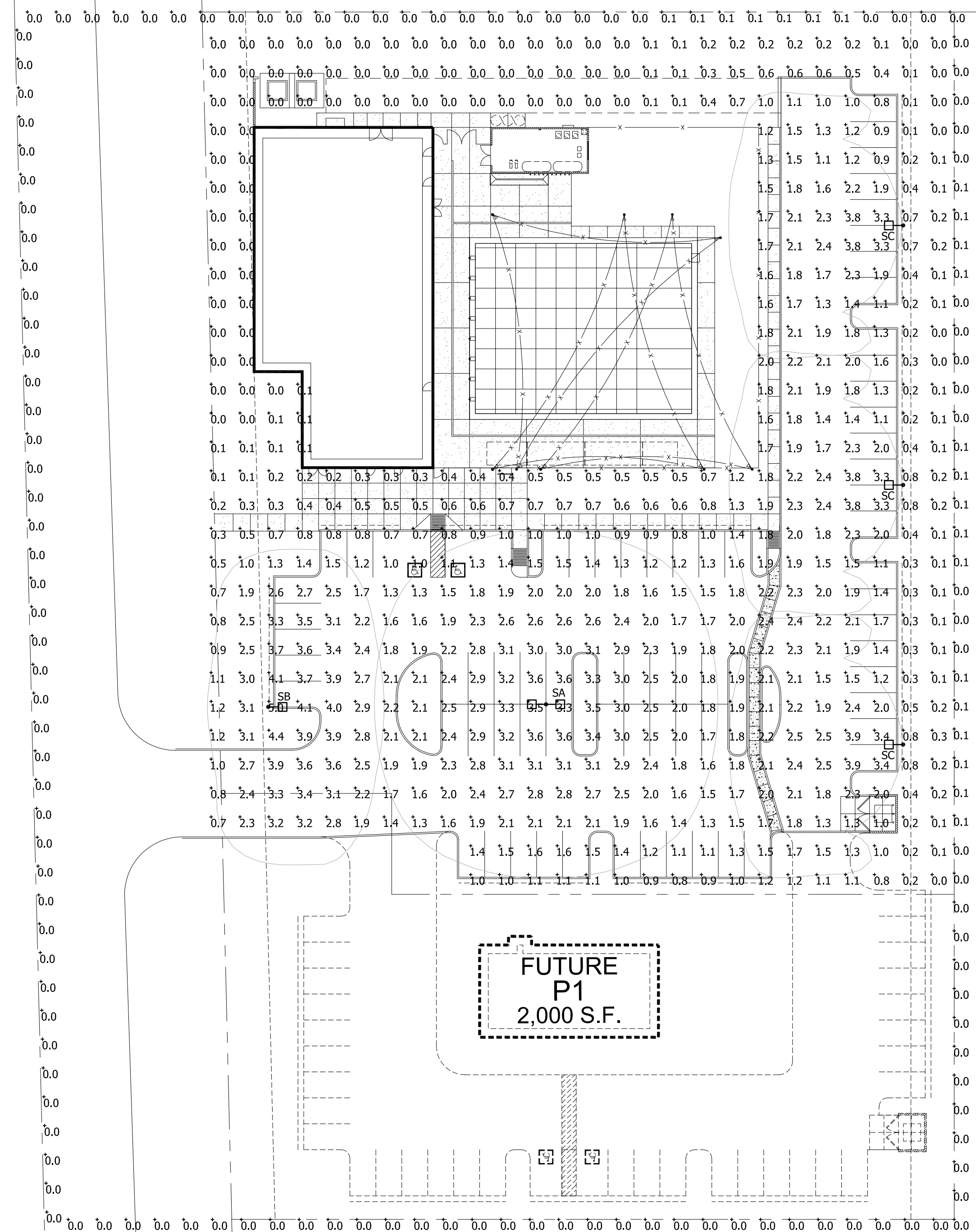


**SWIM TEAM  
ENTRANCE**

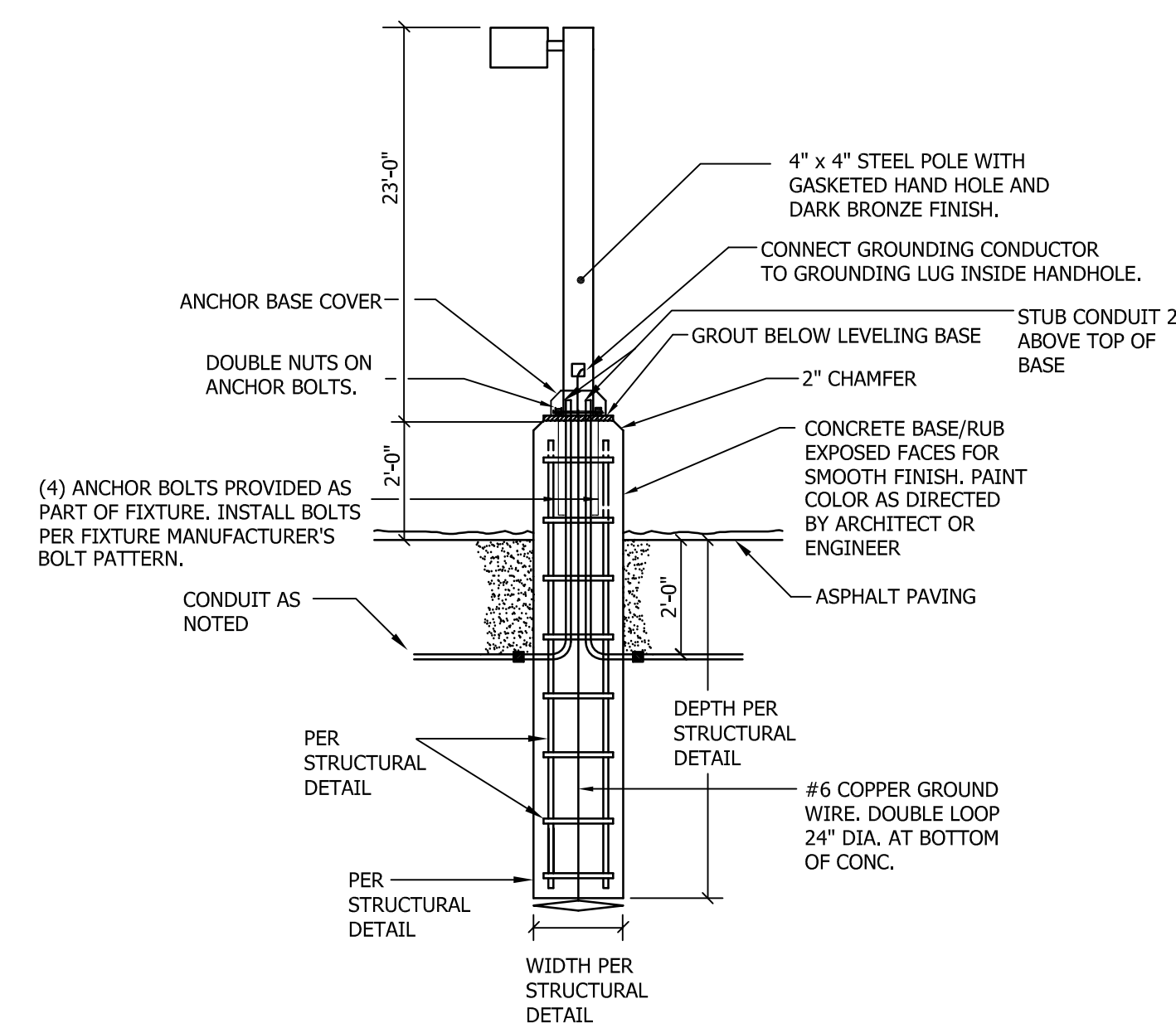
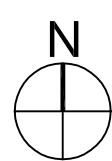








PHOTOMETRIC SITE PLAN  
SCALE: 1" = 30'-0"



TYPICAL POLE BASE DETAIL  
SCALE: NONE

### McGraw-Edison

**DESCRIPTION**  
The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL listed for wet locations.

**DESCRIPTION**  
The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

**Optics**  
Choice of twelve patented, high-efficiency AcuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AcuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion. All fixtures are shipped standard with 10kV/10kA common - and differential - mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

**Mounting**  
Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

**Finish**  
Housing and arm finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**  
Five-year warranty.

**1-6 LightBARs  
Solid State LED  
ARCHITECTURAL AREA  
LUMINAIRE**

**TLM  
TALON MEDIUM  
LED**

**CERTIFICATION DATA**  
UL/cUL Listed  
LM79 / LM80 Compliant  
#168 LightBARs  
5G Vibration Rated  
ISO 9001  
DesignLights Consortium™ Qualified\*

**ENERGY DATA**  
Electronic LED Driver  
≥0.9 Power Factor  
≥20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
40°C Minimum Temperature  
40°C Ambient Temperature Rating

**EPA**  
Effective Projected Area (Sq. Ft.)  
1.59 with 8" Arm

**SHIPPING DATA**  
Approximate Net Weight:  
42 lbs. (19.09 kgs.)

**130000106N**  
2016-01-13 14:20:24

TYPICAL POLE MOUNTED FIXTURE  
SCALE: NONE

GENERAL NOTES:

- THE PHOTOMETRIC CALCULATIONS WERE GENERATED IN OUR OFFICE UTILIZING PHOTOMETRIC DATA FILES FURNISHED BY THE LIGHT FIXTURE MANUFACTURERS. TO THE BEST OF OUR KNOWLEDGE THIS PHOTOMETRIC CALCULATION REPRESENTS THE PROPOSED HORIZONTAL INITIAL LIGHTING LEVELS AT GRADE, MAINTAINED LIGHTING LEVELS WILL BE SLIGHTLY LOWER.

Symbol	Label	Description	Arrangement	Lum. Watts	Lum. Lumens	LLF
□→□	SA	McGRAW_EDISON TLM-E06-LED-E1-SWQ-7050 - TWIN	D180°	150.5 EACH	19602 EACH	0.950
□→□	SB	McGRAW_EDISON TLM-E06-LED-E1-T3-7050 - SINGLE	SINGLE	150.5	18987	0.950
□→□	SC	McGRAW_EDISON TLM-E06-LED-E1-SL4-HSS-7050 - SINGLE	SINGLE	150.5	12528	0.900

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE AT GRADE	Illuminance	Fc	1.39	5.0	0.0	N.A.	N.A.
PROPERTY LINE AT GRADE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PAVED AREA AT GRADE	Illuminance	Fc	2.06	4.1	0.7	2.94	5.86

ARCHITECT

**VERTICAL**  
DESIGN STUDIOS  
4850 E. Cotton Center Blvd. Ste. 130  
Phoenix, Arizona 85040  
PH 602.935.1000 • FAX 602.935.1005

SEAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT

OWNER

PROJECT DESCRIPTION

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

DATE:  
REVISIONS

NO.	DATE	ISSUE

SHEET TITLE  
**PHOTOMETRIC  
SITE  
PLAN**

PROJECT NUMBER  
16036.00

**PH-100**

Kraemer Consulting Engineers, PLLC  
Mechanical and Electrical Engineers  
2050 West Whispering Wind Dr., Suite 150  
Phoenix, AZ 85028 85085-2864  
(602) 285-1661  
(602) 285-4450 - fax  
KCE # 16-219

# PRELIMINARY GRADING PLAN EVO SWIM SCHOOL

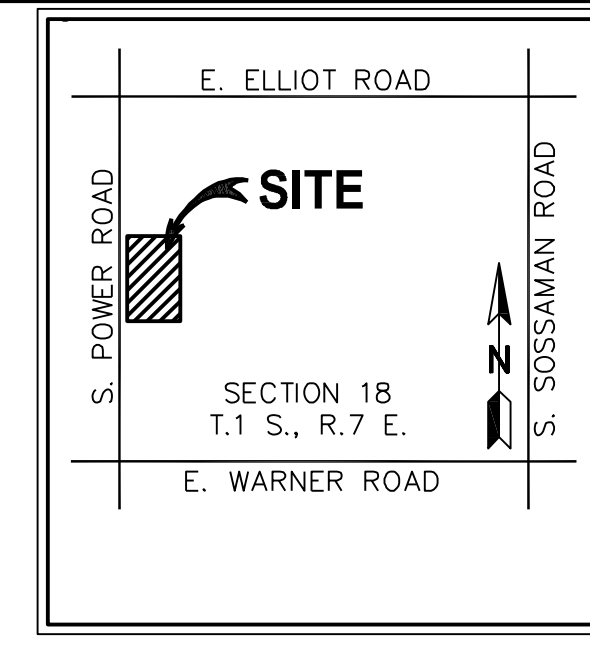
LOCATED AT SOUTH EAST CORNER OF POWER ROAD AND ELLIOT ROAD,  
MESA, ARIZONA

A PORTION OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

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

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

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



**VICINITY MAP**  
NOT TO SCALE

**BENCHMARK INFORMATION**

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**

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.

**FLOOD ZONE INFORMATION**

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.

**RETENTION CALCULATIONS:**

VOLUME REQUIRED (Vr) = CIA

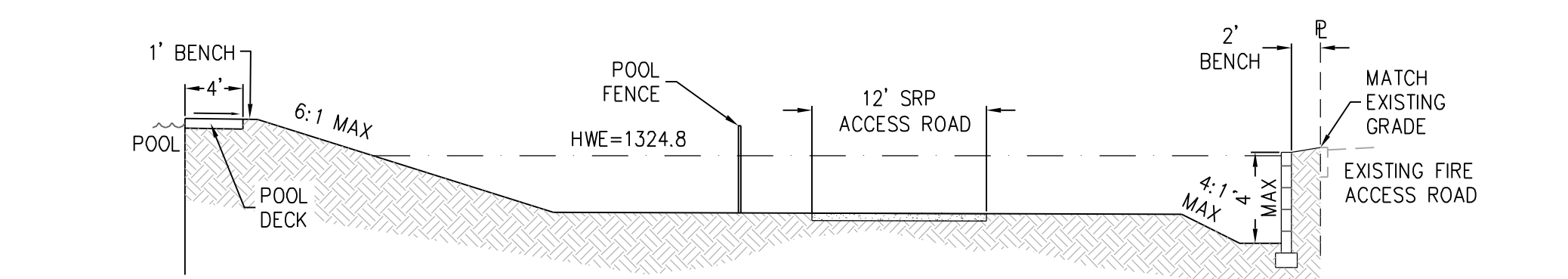
**ONSITE**  
Vr = (0.76) (2.2/12) (1.8)  
Vr = 0.25 AC/FT

**OFFSITE**  
Vr = (0.87) (2.2/12) (.4)  
Vr = 0.06 AC/FT

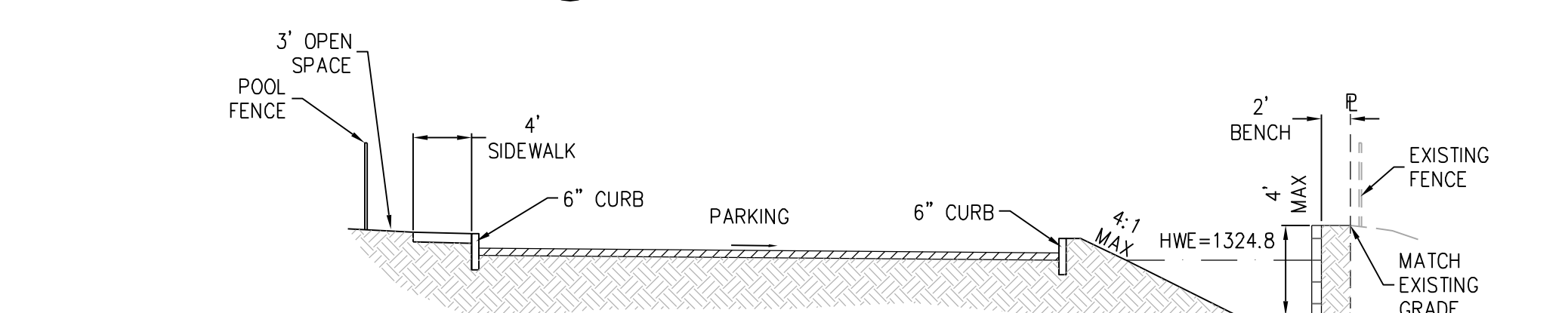
**TOTAL VOLUME REQUIRED**  
Vr = 0.31 AC/FT  
VOLUME PROVIDED = 0.32 AC/FT

**LEGEND**

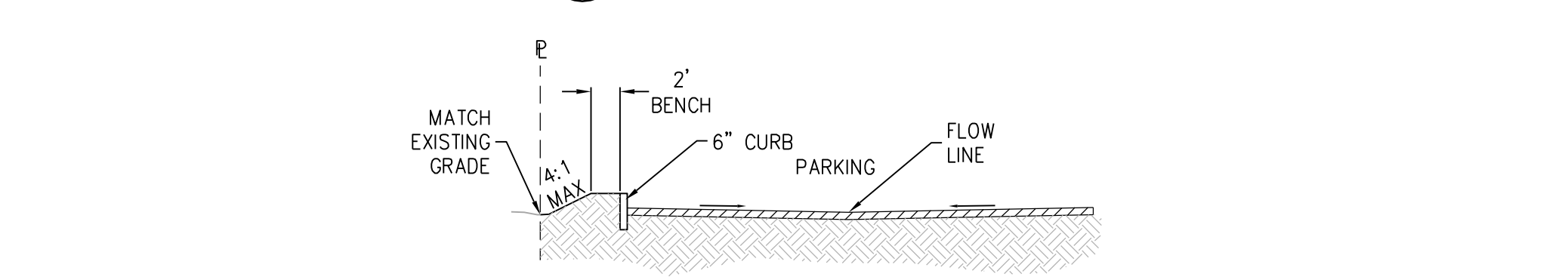
- RIGHT OF WAY LINE
- PROPERTY LINE
- SECTION LINE
- - - EXISTING CONTOURS
- 0.5% DRAINAGE FLOW
- EO.F. EMERGENCY OVERTFLOW



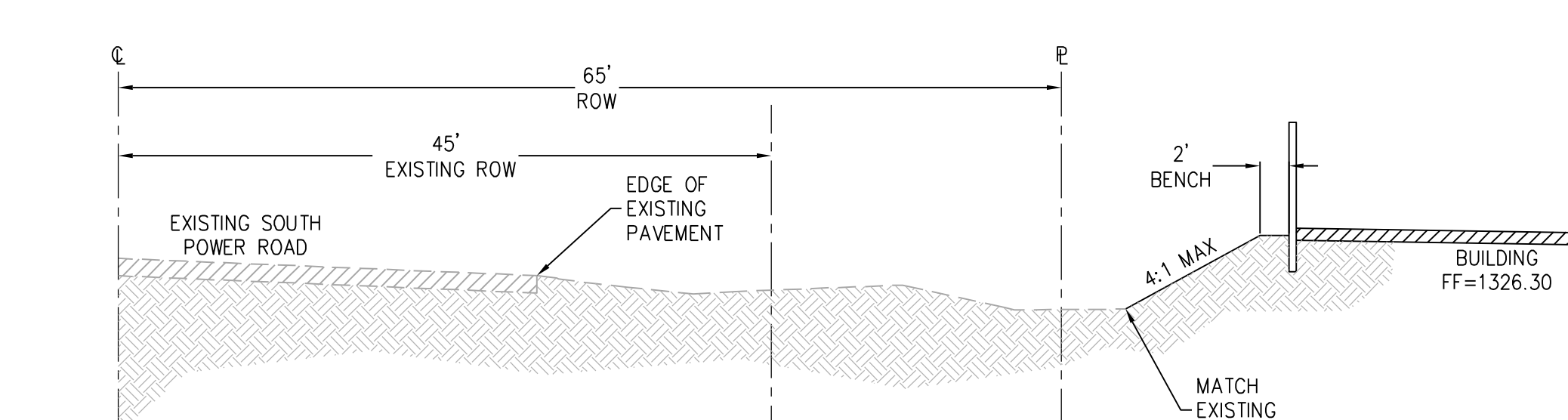
**A NORTH RETENTION BASIN**  
NOT TO SCALE



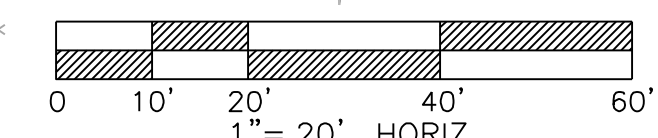
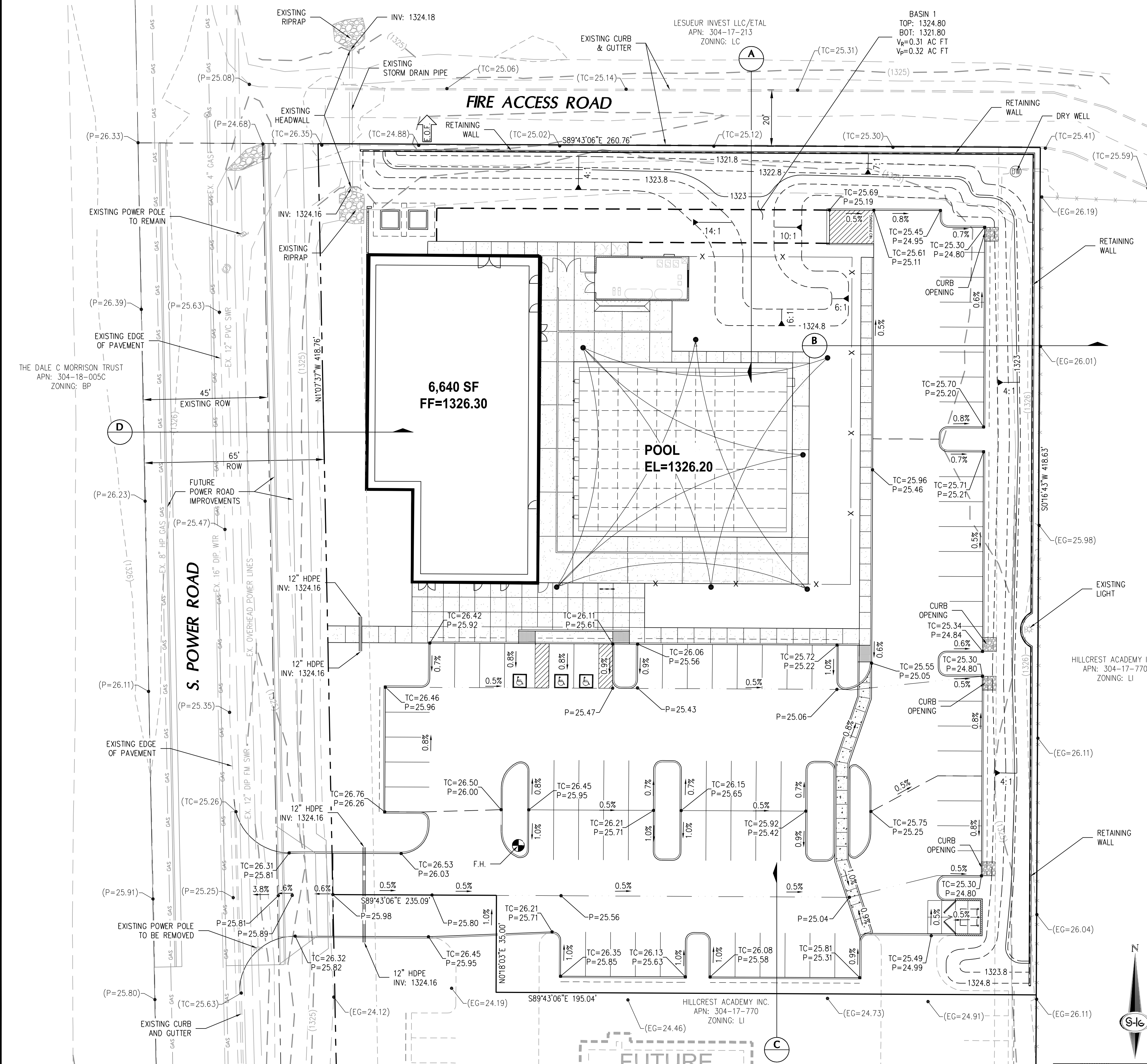
**B EAST PARKING AND RETENTION**  
NOT TO SCALE



**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

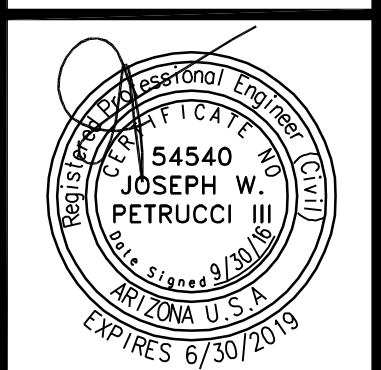
DATE	BY	APP.	DATE	DESCRIPTION

MESA, AZ

**VERTICAL DESIGN STUDIOS**  
**EVO SWIM SCHOOL**  
**PRELIMINARY GRADING PLAN**

DATE: 9/30/2016  
DRAFTER: SB  
DESIGNER: JP  
CHECKED: PL

PROJECT NO.  
**VDS1601-000**



**PG01**  
SHEET 1 OF -



I:\vds1601-000\_evo\_swim\_school\vertical\preliminary\evs1601-000\_grd01.dwg 9/30/2016 1:40 PM Joe Petrucci