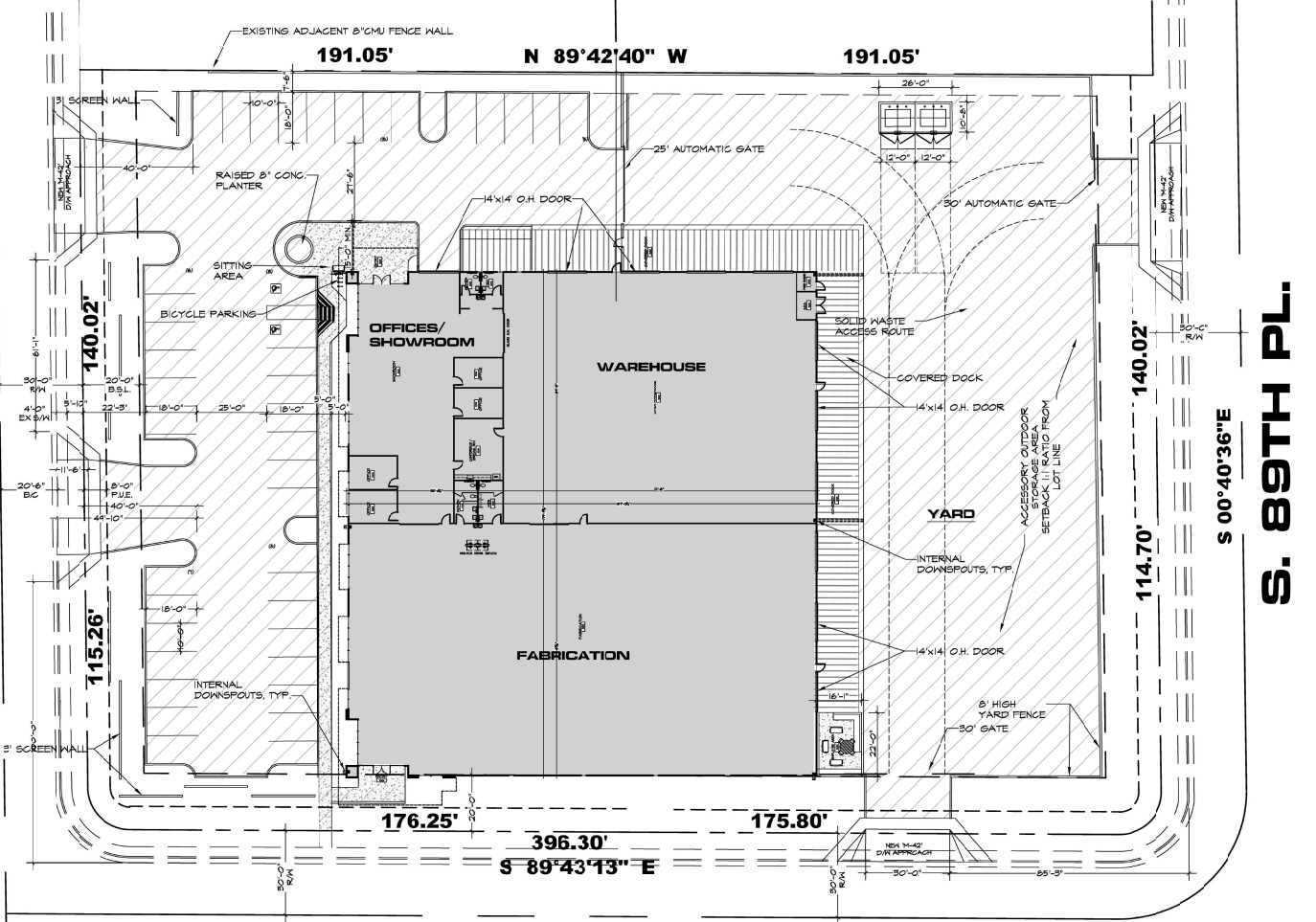


**S. ATWOOD**  
S 00°40'36"E



**E. WINNSTON AVE.**

**S. 89TH PL.**

**Project Data**

**Applicant:**  
Tim Nielsen, Architect  
Phone: 480-797-7548  
Email: tnrnarch@gmail.com  
Farnsworth Construction Co.  
4441 E. Broadway Rd. Suite 104  
Mesa, AZ 85206

**Owner:**  
TMW Offroad, LLC  
1148 S. Lewis  
Mesa, AZ 85210

**Project Location:**  
7453 S. Atwood Mesa 85212  
(West of NKC Ellsworth Rd. & Germann Rd.)

**Parcel Numbers:**  
APN 304-62-164 / 304-62-165  
304-62-180 / 304-62-181

**Project Narrative:**  
Site plan review for the development of a  
UTV fabrication & customization facility.  
(Use classification: "Handicraft/Custom  
Manufacturing")

**Case Numbers:**  
PS22-01104

**Existing Zoning:**  
Light Industrial (LI)

**Site Area:**  
Lot 31: 24,774 S.F.  
Lot 32: 26,740 S.F.  
Lot 41: 26,748 S.F.  
Lot 48: 24,781 S.F.  
Total (gross): 103,054 S.F. (231 AC)  
(net): 103,050 S.F. (236 AC)

**Construction Type:**  
V-B

**Building Height:**  
30'-0" (40'-0" allowable)

**Building Area:**  
Bldg: Office: 4,956 S.F.  
Warehouse: 24,801 S.F.  
Total Bldg Area: 29,757 S.F.

**Covered Dock:** 4,545 S.F.  
Total Under Roof: 34,482 S.F.  
(34,000 S.F. allowable)

**Lot Coverage:**  
Building: 34,482 S.F.  
Paving: 47,540 S.F.  
Total: 82,022 / 103,054 = 79.4%

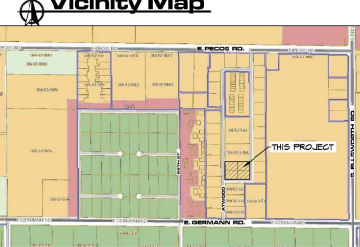
**Setbacks Required:**  
Front: 20'  
Sides: 0' (Adj. to LI)  
Rear: 15' (Adj. to LI)

**Parking Required:**  
Office (1/375): 13 spaces  
Warehouse: 1/400: 28 spaces  
Total: 40 spaces

**Parking Provided:**  
43 spaces

**Bicycle Parking Required:**  
5 spaces

**Bicycle Parking Provided:**  
6 spaces



**FINAL D.R.B. SITE PLAN**

Scale: 1 : 20

NOTE:  
COMPLY WITH CURRENT CCM SOLID WASTE STANDARDS  
M-62.01 THROUGH M-62.042

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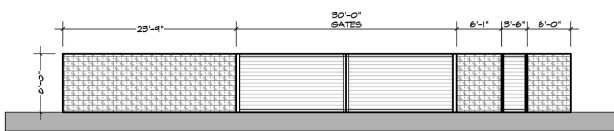
**FARNSWORTH CONSTRUCTION CO.**  
4447 E. Broadway Rd. Ste. 109  
Mesa, Arizona 85206

**A New Development for:**  
**TMW Offroad, LLC**  
**7453 South Atwood St.**  
**Mesa, Arizona**

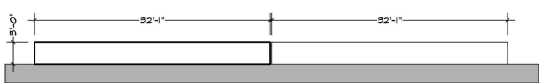


Job #: 22-000026  
Date: 10-10-2022  
Rev: 11-30-2022  
5-01-2023  
5-23-2023  
6-06-2023

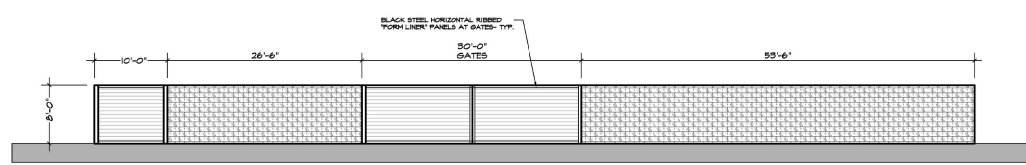
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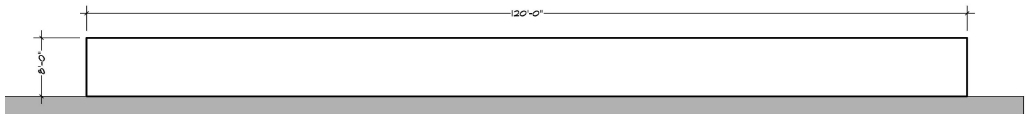
**SPLIT FACE CMU SCREEN WALL FENCE & GATES -  
 YARD ENTRY FACING S. ATWOOD**



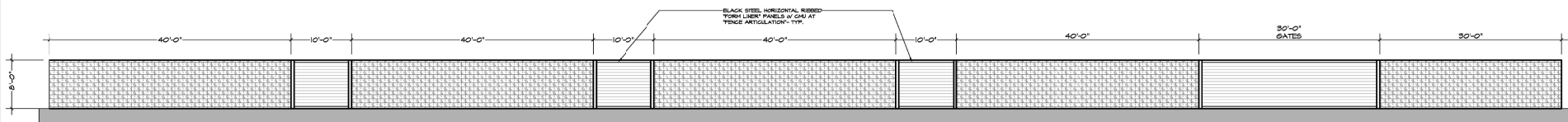
**STUCCO or CMU PARKING SCREEN WALLS -  
 FACING S. ATWOOD**



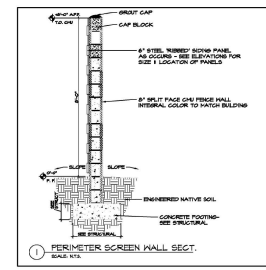
**SPLIT FACE CMU SCREEN WALL FENCE & GATES -  
 WINSTON AVE.**



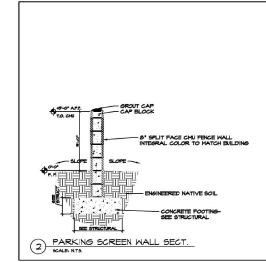
**EXISTING CMU SCREEN WALL FENCE -  
 NORTH NEIGHBORING PROPERTY**



**SPLIT FACE CMU SCREEN WALL FENCE & GATES -  
 89TH PL.**



**1 PERIMETER SCREEN WALL SECT.  
 SCALE: NTS**



**2 PARKING SCREEN WALL SECT.  
 SCALE: NTS**

**SITE WALLS**  
 Scale: 1/8" = 1'-0"

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