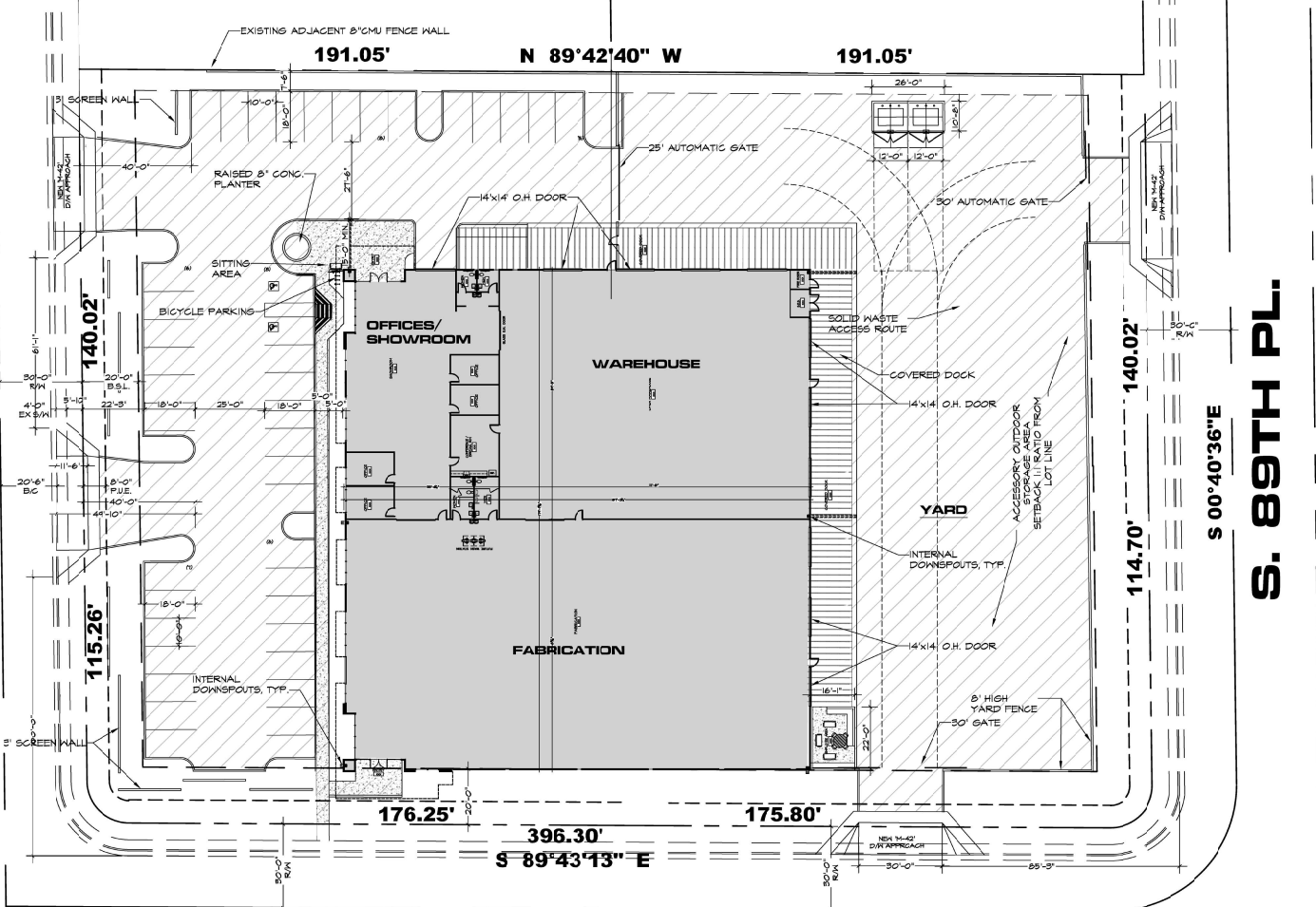


S. ATWOOD
S 00°40'36"E



E. WINNSTON AVE.

S. 89TH PL.
S 00°40'36"E

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: 24,821 S.F.
Total Bldg Area: 29,777 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: 81,922 / 103,054 = 79.4%

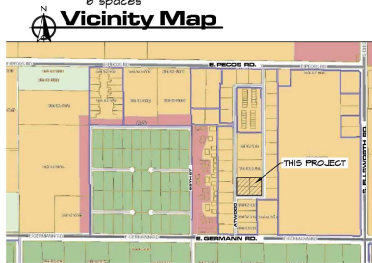
Setbacks Required:
Front: 20'
Sides: 0' (Adj. to LI)
Rear: 15' (Adj. to LI)

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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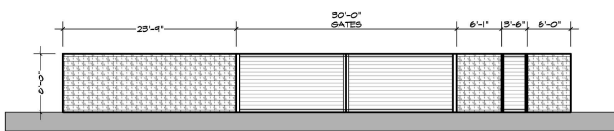
FARNSWORTH CONSTRUCTION CO.
4447 E. Broadway Rd. Ste. 108
Mesa, Arizona 85206

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

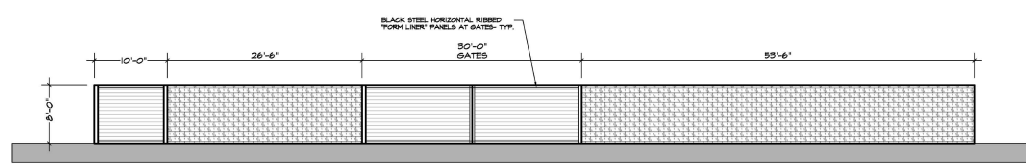
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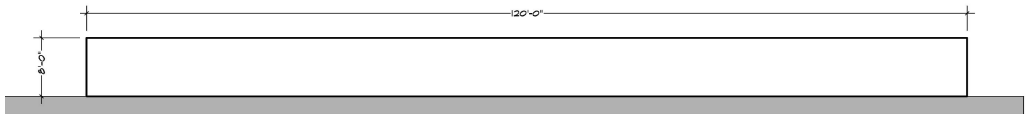
SPLIT FACE CMU SCREEN WALL FENCE & GATES - YARD ENTRY FACING S. ATWOOD



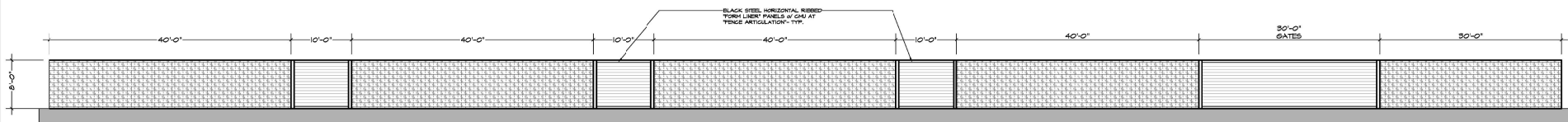
STUCCO or CMU PARKING SCREEN WALLS - FACING S. ATWOOD



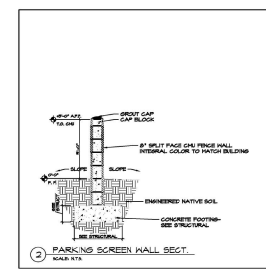
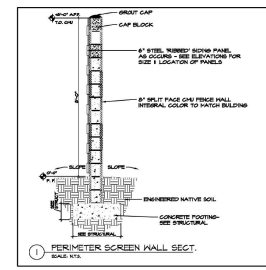
SPLIT FACE CMU SCREEN WALL FENCE & GATES - WINSTON AVE.



EXISTING CMU SCREEN WALL FENCE - NORTH NEIGHBORING PROPERTY



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



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

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