

**Unit Table:**

UNIT #	S.F.
101	4,352
102	2,100
103	4,352
TOTAL	11,222

Volume: 3 sheets

**Owner**  
APN NO. 141-35-011  
DCA LLC  
1304 E. DORADO  
MESA, ARIZONA 85203  
PHONE: (480) 219-8825  
FAX: (480) 219-8821  
ATTN: CORY SMITH

**Land Surveyor**  
STANDAGE & ASSOCIATES  
400 S. E. DORADO ROAD  
MESA, ARIZONA 85202  
PHONE: (480) 882-8000  
FAX: (480) 882-8045  
CONTACT: BILL STANDAGE  
Email: billstandage@standage.com

# PRELIMINARY PLAT FOR ROSEMONT DEVELOPMENT

A REPLAT OF LOT 6 OF "MESA INTERNATIONAL BUSINESS CENTER" AS RECORDED IN BOOK 320, PAGE 15, M.C.R., BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

## Basis of Bearing

A BEARING OF SOUTH 00 DEGREES 55 MINUTES 30 SECONDS WEST WAS USED FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10 AS SHOWN ON THE TRAIL PLAT FOR MESA INTERNATIONAL BUSINESS CENTER UNIT 1 AS RECORDED IN BOOK 320 OF MAPS, PAGE 15, RECORDED OF MARICOPA COUNTY, ARIZONA.

## Site Data

GENERAL PLAN DESIGNATION ..... LIGHT INDUSTRIAL  
GROSS AREA ..... 1.243 Ac.  
TOTAL LOTS ..... 3 EA.  
Zoning ..... U  
APN ..... 141-35-011

## Parent Legal Description

Lot 6 of MESA INTERNATIONAL BUSINESS CENTER UNIT 1, according to the Plat of Record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 320 of Maps, Page 15 and Abstract of Conveyance and Distribution of Plat recorded December 12, 1995 in 95-0762603 of Official Records.

## Retention Calculations

**RETENTION PROPOSED (NEW 10' X 2' RET. WALL)**

1. CALCULATED RET. WALL IN EXIST. FILL  
2. EXIST. RET. WALL  
3. EXIST. RET. WALL  
4. EXIST. RET. WALL

**RET. WALL - EXISTING RETENTION WALL:**

1. EXIST. RET. WALL - 1.5' HIGH  
2. EXIST. RET. WALL - 1.5' HIGH  
3. EXIST. RET. WALL - 1.5' HIGH  
4. EXIST. RET. WALL - 1.5' HIGH

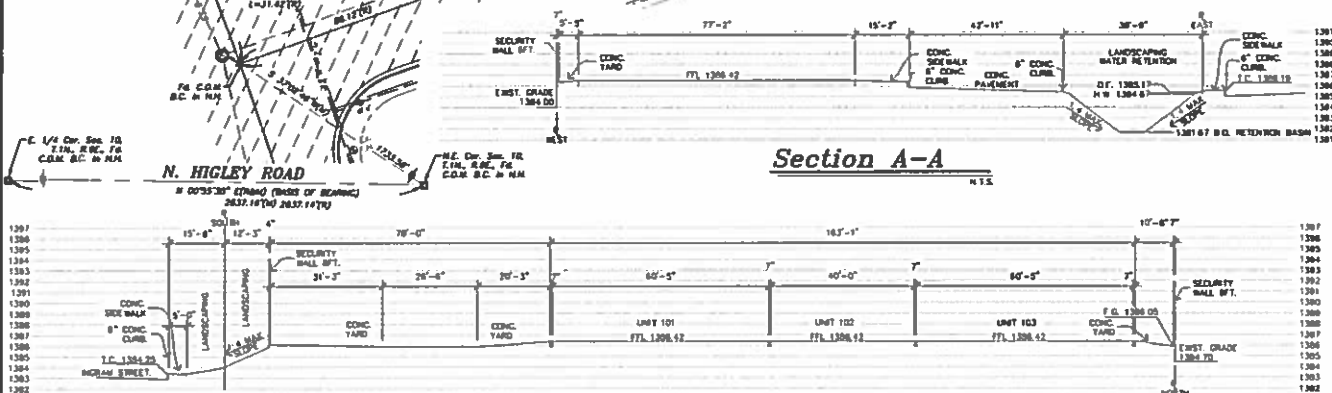
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4. EXIST. RET. WALL - 1.5' HIGH

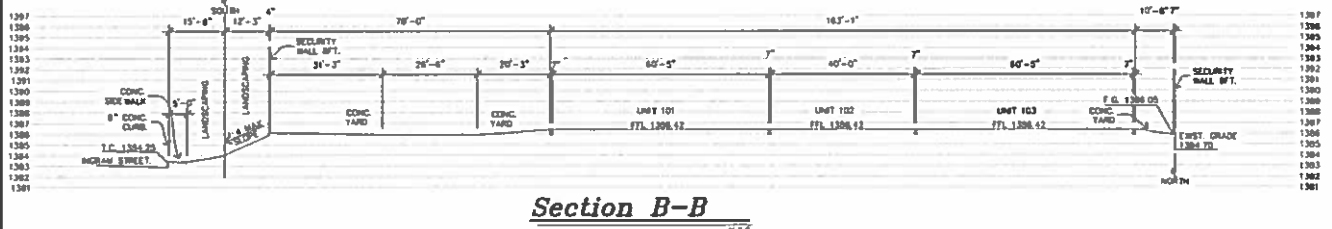
## FEMA Flood Zone

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS DESIGNATED IN FEMA FLOOD MAP 0401122200, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS: "AREAS OF 0.5% ANNUAL CHANCE FLOOD AREAS". 0.5% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE. AREAS PROTECTED BY LEVEES FROM 1.0% FLOOD CHANCE.

## Section A-A



## Section B-B



## Areas

Gross Area: 1.243 Acres (54,149 S.F.)  
Net Area: 1.024 Acres (44,590 S.F.)  
(Excludes 30' R/W for N. Rosemont & E. Ingram Street)

TRACT NAME	AREA (S.F.)	AREA (AC.)
TRACT "A" (COMMON ELEMENTS)	11,222	0.258
UNITS	44,590	1.024
TOTAL		

APPROVED PLANS  
PLANNING AND ZONING BOARD  
DATE: November 19, 2014  
WITH STIPS: YES ☒ NO ☐

REVISIONS:

PRELIMINARY PLAT  
ROSEMONT DEVELOPMENT

Standage & Associates, Ltd.  
Consulting Engineers  
400 S. E. DORADO  
MESA, ARIZONA 85203  
(480) 882-8000

SWET 1  
OF 1  
140815  
SCALE 1"=20'  
DWG BVB/VHS