

# Gilbert Crossing Shops D

2. Prior to the issuance of a building permit, the applicant shall submit a revised landscape plan to reflect the following:
  - a. Specify the color, size, manufacturer, and supplier of the proposed interlocking concrete pavers placed at the entrance of the subdivision.
  - b. Use a concrete header to show the end of the landscape easement on Sheet L-2.
  - c. Add a note to the plans, stating: "All plant material shall not block views of the "Welcome to Gilbert" sign area".
  - d. Cut sheets and details for the proposed accent lighting shall be provided at the time of construction document review, and approved by the Planning Department prior to the issuance of a building permit.

**DR02-55 - Approval of the site plan, grading and drainage, architecture, landscaping, elevations, lighting and signage for (DR02-55) Shops "D" in the Gilbert Crossings shopping center located east of the NEC of Guadalupe and Gilbert Roads.**

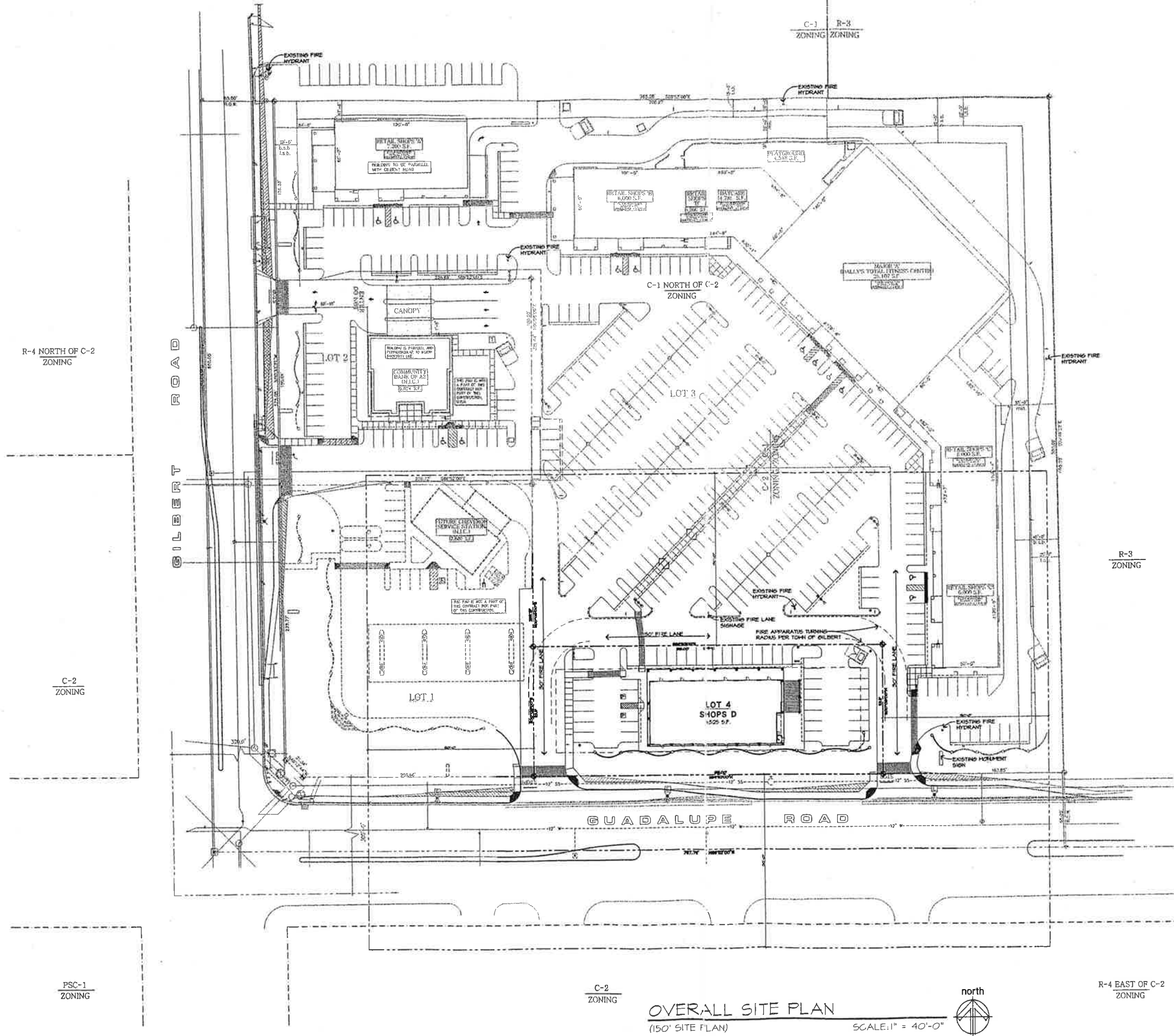
Approval of the site plan, grading and drainage, architecture, landscaping, elevations, lighting and signage for (DR02-55) the Shops "D" building at Gilbert Crossings subject to the following conditions:

1. Construction of the Shops "D" building project shall conform to the exhibits approved at the public meeting on September 12, 2002.
2. Each individual 20-foot wide tenant space shall be allowed a maximum of 16 square feet of signage.
3. Prior to the issuance of any permits, the applicant shall submit for review by the Planning Department, a revised landscape plan with the following corrections:
  - a. Revise the landscaped plan so that future plantings will not interfere with runoff into the retention basin directly from the existing concrete drainage swale along the east driveway.
4. Add additional shrubs in the parking lot planters for added buffering.
5. The construction site plan document submittal shall include the list of Standard Commercial and Industrial Site Plan Notes.

**DR02-56 - Approval of (4) four standard plans, Plans 1529, 1784, 1862, and 1955 proposed by Highland Ranch Homes located in Neighborhood 6 of Power Ranch. Neighborhood 6 of Power Ranch is located at the southeast corner of Germann Road and Coronado Ranch and is zoned P.A.D. with underlying zoning designation of R-TH (Townhouse Residential).**

Approval of DR02-56, (4) four standard plans, Plans 1529, 1784, 1862, and 1955 located in Neighborhood 6 of Power Ranch. Subject to the following conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public hearing of September 12, 2002 subject to staff stipulations and any additional conditions imposed by the Board at said meeting.



**PROJECT DATA:**

<b>APPLICABLE BUILDING CODES</b>	
INTERNATIONAL BUILDING CODE (IBC)	2000 EDITION W/ AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE (IRC)	1994 EDITION W/ STATE PLUMBING
UNIFORM PLUMBING CODE (UPC)	COMMISSION AMENDMENTS
INTERNATIONAL MECHANICAL CODE (IMC)	2000 EDITION W/ AMENDMENTS
UNIFORM FIRE CODE (UFC)	1997 EDITION W/ AMENDMENTS
NATIONAL ELECTRIC CODE (NEC)	1994 EDITION W/ AMENDMENTS
THE ARIZONA WITH DISABILITIES ACT AND IMPLEMENTING RULES	STANDARDS VOLUME 2
<b>ZONING:</b>	P.A.D. C-1 and C-2
<b>SITE AREA:</b>	49.5 ACRES
<b>LOT 4 BUILDINGS AREA:</b>	35,200 S.F.
<b>SHOPS 'D' CANOPY AREA:</b>	6,525 S.F.
<b>TOTAL BUILDINGS AREA:</b>	1,216 S.F.
<b>PARKING:</b>	
HANDICAP STALLS	2 STALLS
REQUIRED PROVIDED (ALL VAN ACCESSIBLE)	2 STALLS
<b>REQUIRED PARKING:</b>	
SHOPS 'D' (1 SPACE PER 2255 S.F.)	29 SPACES
(1 SPACE, OUTDOOR SEATING)	1 SPACE
TOTAL REQUIRED	30 SPACES
<b>PARKING PROVIDED:</b>	
SHOPS 'D'	42 SPACES
REQUIRED BIKE SPACES (1 PER 3000 S.F.)	6525 S.F.
REQUIRED BIKE SPACES:	3 SPACES
PROVIDED BIKE SPACES:	3 SPACES
<b>BUILDING SETBACKS:</b>	
NORTH / EAST AT R-3 ZONING	40'-0"
STREET FRONTAGE	20'-0"
NORTH AT C-1 ZONING	0'-0"
<b>LANDSCAPE SETBACK (BUFFER):</b>	
NORTH / EAST AT R-3 ZONING	25'-0"
NORTH AT C-1 ZONING	15'-0"
STREET FRONTAGE	20'-0"
<b>MAXIMUM BUILDING HEIGHT:</b>	30'-0"
<b>CONSTRUCTION TYPE:</b>	
SHOPS 'D'	V-1-HOUR FULLY SPRINKLERED
<b>OCCUPANCY:</b>	M (RETAIL SHOPS)
<b>BUILDINGS COVERAGE:</b>	
LOT 4	10.5% TOTAL NET SITE
TOTAL SITE	16.5% TOTAL NET SITE

**LEGAL DESCRIPTION:**

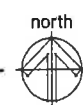
LOT 4 OF GILBERT CROSSING BOOK 519 PAGE 38

**LEGEND:**

- B.S.D. BUILDING SETBACK
- L.S.D. LANDSCAPE SETBACK
- R.O.W. RIGHT OF WAY



**OVERALL SITE PLAN**  
(150' SITE PLAN) SCALE: 1" = 40'-0"



**ROBERT KUBICEK ARCHITECTS AND ASSOCIATES, INC.**  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 FAX NO. (602) 955-0496  
 (602) 955-3900

HARVEY G. UNITI  
 11571  
 10-10-02  
 PROFESSIONAL SEAL

date 6-7-02  
 OVERALL SITE PLAN

GILBERT CROSSING  
 SHOPS D  
 60 EAST GUADALUPE ROAD  
 GILBERT, ARIZONA

design RWK  
 drawn FWB  
 check RWK

**SP-1**  
 job 02093