PROJECT NARRATIVE
4 SONS GAS STATION AND CAR WASH
SEC HAYDEN ROAD AND THOMPSON PEAK PARKWAY
CASE NO.'S: 15-UP-2005 AND 16-UP-2005

Applicant has conducted extensive community outreach in conjunction with its requested Use Permits relating to the gas station and car wash which are proposed to be incorporated into Applicant's Hayden Peak Crossing Shopping Center located at the southeast corner of Hayden Road and Thompson Peak Parkway. In addition to many modifications that have been made by Applicant to the originally proposed plans, Applicant has changed its proposed operator to Kent Bro of 4 Sons, who is willing to limit operations at the gas station and car wash as requested by the neighbors, such that the operating hours will not be earlier than 5:00 a.m., and will not be later than 11:00 p.m. The proposed gas station, car wash and convenience store has been designed to the highest standard, similar to the other Grayhawk gas station developed by Applicant at its Grayhawk Plaza Shopping Center located at the southeast corner of Scottsdale Road and Grayhawk Drive. Kent Bro and 4 Sons are also the developers of the gas station facility at the southwest corner of Cave Creek Road and Carefree Highway, which was also designed to the highest standard. The subject facility has been designed with the same architectural features, materials and colors as are utilized in the balance of Hayden Peak Crossing. As was done in the other Grayhawk fuel facility developed by Applicant, the canopy for the subject facility will have a very unique design, with significant articulations, as well as a connection to the convenience store building which will provide a shaded path for customers. A significant landscaped setback is provided at the corner which will include mounds and a significant number of native trees. The car wash is attached to the back of the convenience store building, and will not be visible from the corner. This will be a self-service car wash with no attendants. Both the entrance and exit to the car wash will be screened with native trees.

Pederson GROUP, INC.

0' 100' 50' 200'

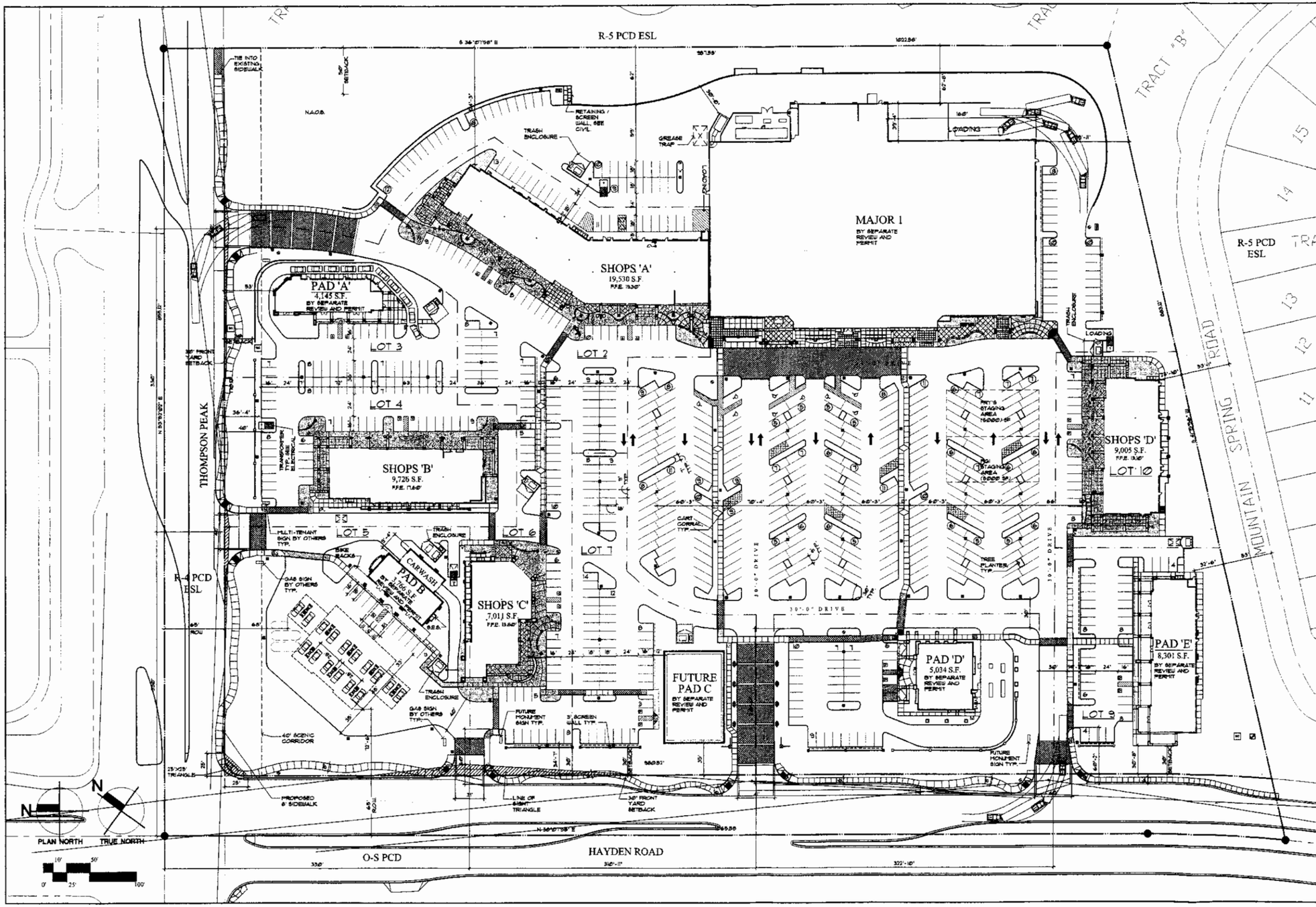
HAYDEN PEAK CROSSING

S.E.C. HAYDEN & THOMPSON PEAK
SCOTTSDALE, ARIZONA

CONTEXT AERIAL

Butler Design Group, Inc

15-UP-2005 & 16-UP-2005
1-26-06



PROJECT DATA

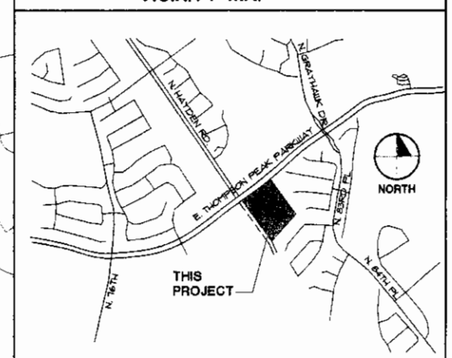
GROSS SITE AREA	: 956,488 S.F. (21.96 AC.)
NET SITE AREA	: 826,326 S.F. (18.97 AC.)
MAJOR PARCEL AREA	: 377,895 S.F. (8.67 AC.)
BUILDING AREA	
MAJOR 1	: 74,994 S.F.
SHOPS A	: 19,530 S.F.
SHOPS B	: 9,726 S.F.
SHOPS C	: 7,011 S.F.
SHOPS D	: 9,005 S.F.
PAD A	: 4,145 S.F.
PAD B	: 3,766 S.F.
PAD C	: 7,000 S.F.
PAD D	: 5,034 S.F.
PAD E	: 8,301 S.F.
TOTAL BUILDING AREA	148,312 S.F.
ZONING	: C-3 PCD ESL
% COVERAGE	: 17.9%
PARKING :	
SHOPS + PADS	: 383 SPACES
MAJOR 1 PARCEL	: 321 SPACES
TOTAL PARKING	: 704 SPACES
PARKING RATIO	: 4.74 / 1,000
ACCESSIBLE PARKING :	
REQUIRED	: 15 SPACES
PROVIDED	: 26 SPACES
ACCESSIBLE STALL SIZE:	11'X18' AND 5' AISLE
BIKE PARKING :	
REQUIRED	: 10% OF 704 = 71 SPACES
PROVIDED	: 10% OF 704 = 75 SPACES
(BIKE SPACES DISTRIBUTED EQUALLY BETWEEN MAJOR AND SHOPS)	

FAR:
(NET LOT AREA X .5)
MAX ALLOWED : 661,220.8 S.F. (15.18 AC.)

VOLUME RATIO:
(NET LOT AREA X 2.6)
MAX ALLOWED : 7,934,649.6 CU. S.F.

REQUIRED OPEN SPACE:
MAX BLDG HT. = 36'
FIRST 12' OF HT. = 10% OF NET LOT
= .10 X 826,326
= 82,632.6 S.F.
NEXT 22' OF HT. = 22' X .0014 X 826,326
= 12,734 S.F.
OPEN SPACE REQ.: = 82,632.6 + 12,734
= 195,367
OPEN SPACE PROVIDED: = 195,438 S.F.
FRONT OPEN SPACE: = (1/2 REQ'D OPEN SPACE)
= 195,367 S.F. X .5
= 117,633.5 S.F.
PKG LOT LANDSCAPING REQ.: = PARKING LOT AREA X 15%
= 214,336 S.F. X 15%
= 32,151 S.F.
PKG LOT LANDSCAPING PROV.: = 34,711 S.F.

VICINITY MAP



LEGAL DESCRIPTION

TRACT 3F, AS SHOWN ON STATE PLAT NO. 37 AMENDED CORE NORTH, ACCORDING TO BOOK 352 OF MAPS, PAGE 28, RECORDS OF THE MARICOPA COUNTY RECORDER'S OFFICE.

DATE: 01.18.06

JOB NUMBER: 03093.03
03093-MASTER-GAS

DEVELOPED BY:
Pederson GROUP INC.

HAYDEN PEAK CROSSING

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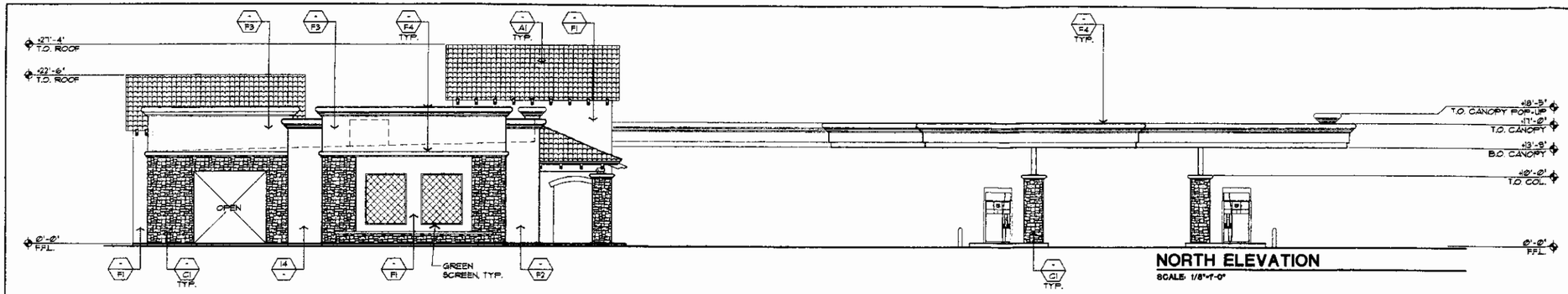
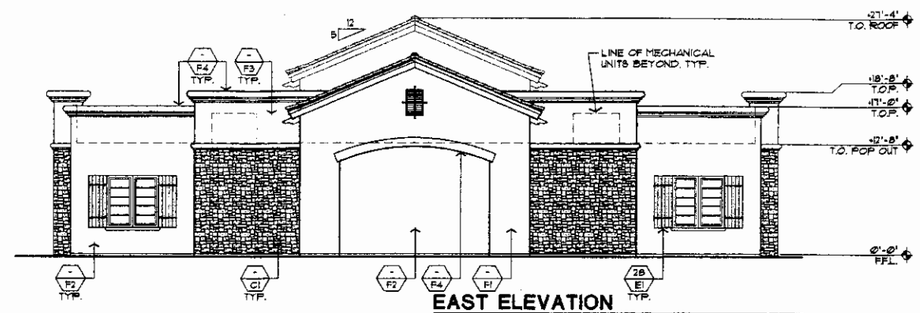


NORTH ELEVATION

SCALE: 1/8"=1'-0"

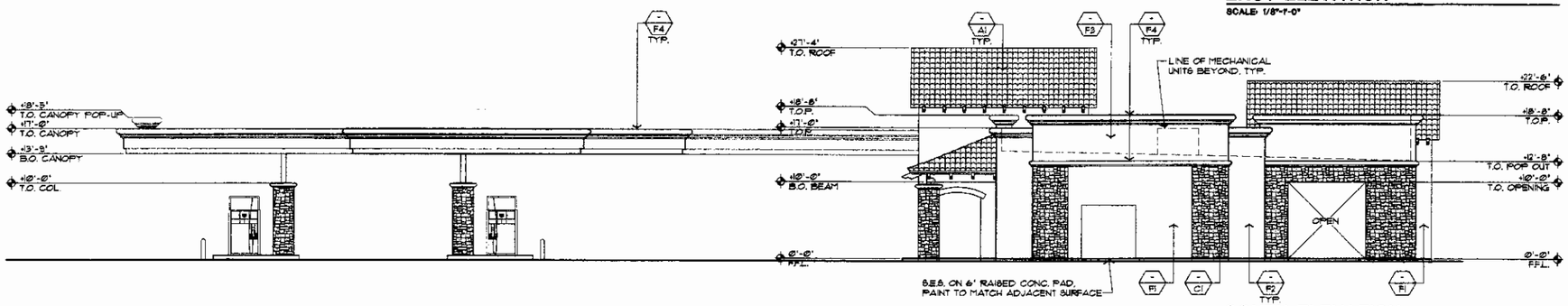
WEST ELEVATION W/O CANOPY

SCALE: 1/8"=1'-0"



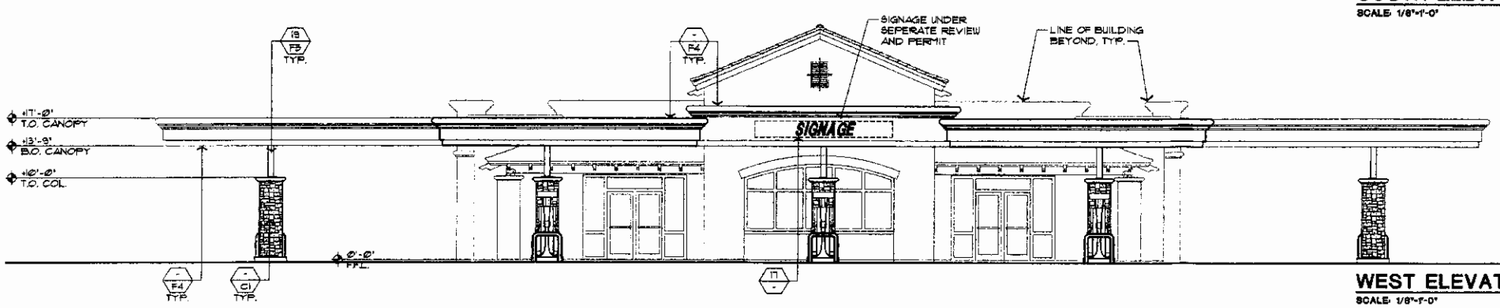
EAST ELEVATION

SCALE: 1/8"=1'-0"



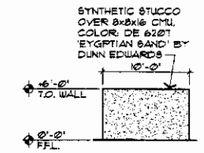
SOUTH ELEVATION

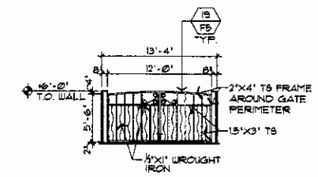
SCALE: 1/8"=1'-0"



WEST ELEVATION W/ CANOPY

SCALE: 1/8"=1'-0"





FRONT & SIDE TRASH ENCL. ELEV.

SCALE: 1/8"=1'-0"

MATERIAL / COLOR SCHEDULE

MATERIALS	COLORS
1. CLAY ROOF TILE W/ 2. FOAM E.I.F.S. CORNICE OVER MASONRY 3. FOAM E.I.F.S. CORNICE OVER WOOD FRAME 4. METAL TRELLIS - PAINTED 5. SYNTHETIC STUCCO SYSTEM OVER PORTLAND CEMENT BROWN COAT ON MASONRY - I.C.B.O. #ER-3850 6. FOAM E.I.F.S. OVER EXT. GRADE PLYWOOD SHEATHING ON WOOD FRAME - I.C.B.O. #ER-3850 7. PRE-CAST CONCRETE 8. EXPOSED WOOD 9. SYNTHETIC STONE VENEER OVER MASONRY 10. SYNTHETIC STONE VENEER OVER MORTAR SETTING BED AND METAL LATH ON MOISTURE RESISTANT BARRIER OVER EXT. GRADE PLYWOOD SHEATHING ON FRAME 11. ALUM. STOREFRONT - FACTORY APPLIED FINISH 12. WOOD STOREFRONT ENTRANCE DOOR 13. HOLLOW METAL DOOR AND FRAME - PAINTED 14. WALL MOUNTED LT. FIXTURE - SEE ELEC. DWGS. 15. BUILDING ADDRESS - NUMBERS SHALL BE 12" HIGH REVERSE PAN CHANNEL IN CONTRASTING COLOR 16. 4" HIGH ADHESIVE APPLIED VINYL SUITE NUMBER 17. TENANT SIGNAGE - N.I.C. 18. SHEET METAL FLASHING - PAINTED 19. EXPOSED METAL - PAINTED 20. ROOF AND OVERFLOW DRAIN - SEE PLUMB. DWGS. 21. S.E.S. (SERVICE ENTRANCE SECTION) - PAINTED - SEE ELEC. DWGS. 22. PIPE BOLLARD - PAINTED 23. LANDSCAPE PLANTER - SEE LANDSCAPE DWGS. 24. STEEL RAILING - PAINTED 25. FOAM E.I.F.S. MASTIC APPLIED TO MASONRY 26. SEAT WALL 27. CONCRETE SEAT CUBE 28. WOOD SHUTTER	29. EXPOSED CONCRETE 30. STONE VENEER TO COMPLY WITH 2003 IBC SECTIONS 1405 & 1405.5. 31. PROVIDE OPENING ONLY. TENANT TO PROVIDE FINAL ENCLOSURE. *ROOFING SYSTEM A1. CLAY ROOF TILE - 'BACON BLEND' BY REDLAND CLAY TILE *WINDOW MULLIONS B1. DE 1037 'NUTMEG TI' BY DUNN EDWARDS *STONE VENEER C1. OLD COUNTRY FIELDSTONE W/ OVERGROUTED JOINTS. COLOR 'CHARDONNAY' BY CULTURED STONE *CONCRETE D1. ~~'BAYOU' BY DAVIS COLORS~~ OMITTED D2. STANDARD GRAY *WOOD STAIN E1. SW3512 'CIDER MILL' BY SHERWIN WILLIAMS *PAINT/E.I.F.S. F1. DE 1037 'NUTMEG TI' BY DUNN EDWARDS F2. DE 3180 'WILD DUNES' BY DUNN EDWARDS F3. DE 6207 'EGYPTIAN SAND' BY DUNN EDWARDS F4. DEC 771 'SHAGGY BARKED' BY DUNN EDWARDS F5. 530-7 'PHANTOM MIST' BY PITTSBURG PAINTS LRV = 6 F6. DE 6228 'PLAY ON GRAY' BY DUNN EDWARDS F7. SW7029 'AGREEABLE GRAY' BY SHERWIN WILMS. ABBREVIATIONS: M.C.J. = MASONRY CONTROL JOINT

DATE: 11/08/05

JOB NUMBER: 03093.03

DEVELOPED BY:

Pederson GROUP, INC.

HAYDEN PEAK CROSSING

S.E.C. HAYDEN & THOMPSON PEAK

SCOTTSDALE, ARIZONA

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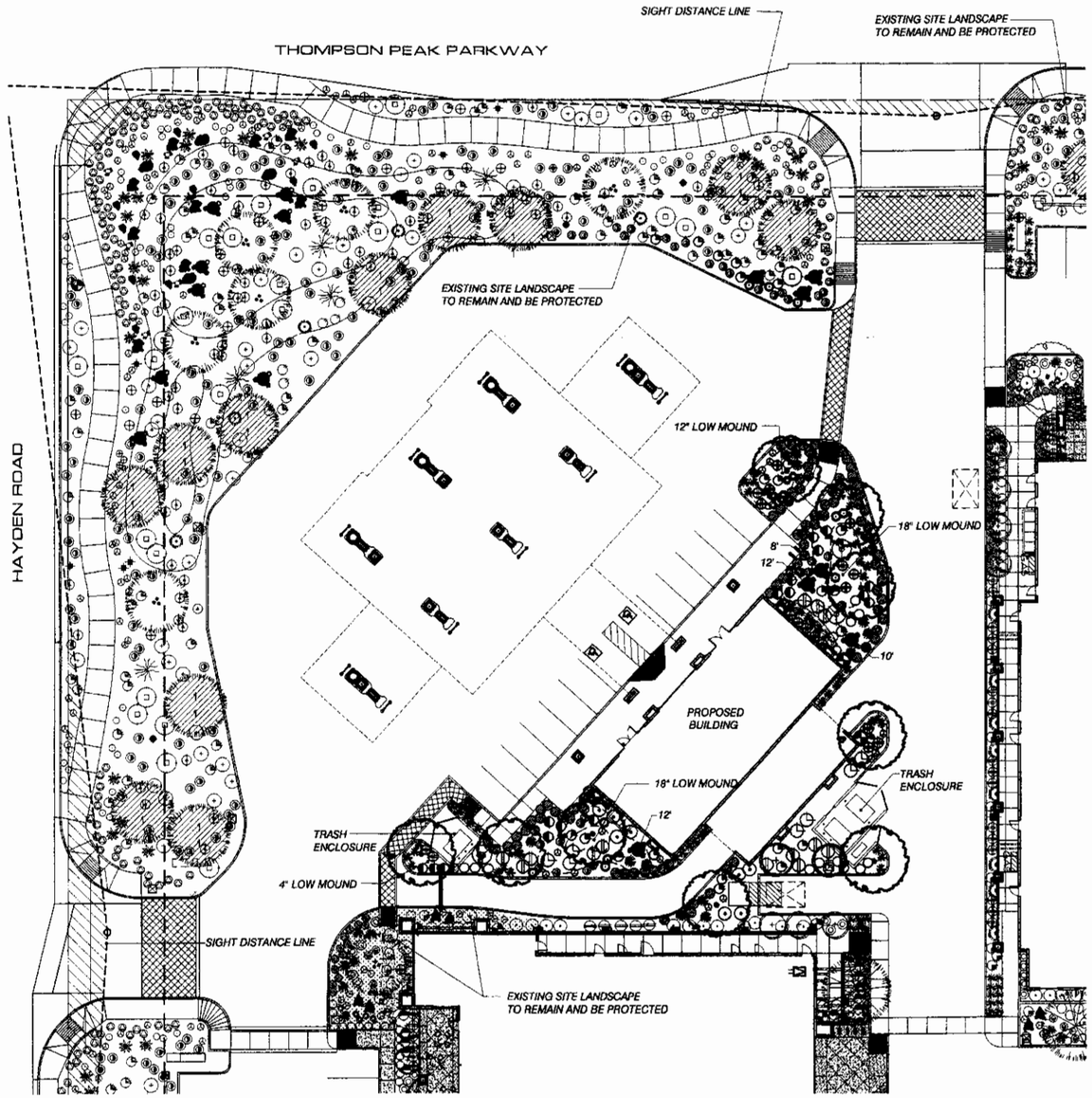


CONCEPTUAL LANDSCAPE PLAN

Scale: 1" = 20' - 0"

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)
50% to be a 2" min caliper size

TREES	Caliper	Size	Qty.
Cercidium hybrid 'Desert Museum'	2.5"	*standard 36" Box u.o.n.*	9
Caesalpinia mexicana Mexican Bird of Paradise (from Desierto Verde)	1"	*24" box Multi Trunk*	2
Carnegia gigantea Saguaro		*no holes or scars 8' spear u.o.n. see plans for sizes*	7

SHRUBS/ ACCENTS	Size	Qty.
Caesalpinia mexicana Mexican Bird of Paradise	*15 gallon*	3
Calliandra eriophylla Pink Fairy Dustar	*5 gallon*	22
Salvia greggii Autumn Sage	*5 gallon*	n/a
Cassia phyllodenia Silver Cassia	*5 gallon*	7
Salvia chamaedryoides Mexican Blue Sage	*5 gallon*	n/a
Leucophyllum zygophyllum 'Cimaron' Sage	*5 gallon*	19
Larrea tridentata Creosote Bush	*5 gallon*	1
Psilostrope cooperi Paperflower	*5 gallon*	13
Ruellia penninsularis Ruellia	*5 gallon*	14
Leucophyllum frutescens Green Cloud Sage	*5 gallon*	8
Leucophyllum candidum 'Thunder Cloud' Sage	*5 gallon*	15
Hesperaloe parviflora Red Yucca	*5 gallon*	50
Yucca elofolia Spanish bayonett	*15 gallon multi*	4
Agave gamniflora Twin Flower Agave (for use at buildings only)	*5 gallon*	5
Agave desmettiana Agave Desmettiana	*5 gallon*	13
Desyliron longissimum Toothless Desert Spoon	*5 gallon u.o.n.*	17
Ambrosia deltoidea Bursage	*5 gallon*	32

GROUNDCOVERS	Size	Qty.
Baileya multiradiata Desert Marigold	*1 gallon*	8
Lantana montevidensis Purple Trailing Lantana	*1 Gallon*	88
Decomposed Granite 2" minus EXPRESS NATIVE, 2" min thickness in all on-site landscape areas Submit samples to Landscape Architect		

Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.

50% of all trees will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

Decomposed granite, 2" minimum thickness (submit sample to Landscape Architect for approval).

Place in all non-river rock and non-lawn landscape areas. (color to match existing)

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.

Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.

2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, (minimum 48" box). At no additional cost to owner. Palms that die shall be replaced with like type, height and size. All shrubs and groundcover shall be replace with 5 gallon plants.

3. Landscape areas disturbed by new construction shall be repaired with sod in turf areas and new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.

4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to; hand watering, temporary above ground irrigation, existing system ,.. etc.

5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.

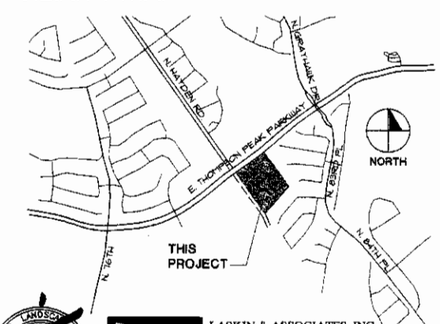
6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction % coverage. and guarantee 100

7. All existing trees to remain, shall be selectively pruned per Landscape Architects direction.

8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30".

9. All trees shall be lifted to clear height of 7'.

VICINITY MAP



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