



7-27-2021

CHANDLER AIRPARK 202

NWC NORTHROP AND GERMANN Chandler Airport Center

**Preliminary Development Plan
Case Number: PLH21-0043**

REVISED



Project Team

Owner / Developer

CHANDLER AIRPORT CENTER CAC, INC
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Kaeco
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85226

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01 Narrative

A. Introduction

i. Request

The applicant seeks approval for a specific Development within the existing Chandler Airport Center Planned Area Development (PAD) to construct four 1-story speculative office / warehouse / manufacturing buildings on a vacant lot on the north side of Germann Road, west of Northrop Boulevard.

ii. Site Context

The site is an irregular shaped property abutting the canal paseo. The site is bounded on the north by the 202 Freeway, and multi-family on the west. Industrial development is across the street to the south and east. On the east is also an existing one story and two story offices.



iii. Chandler Airpark Area Plan

This site lies in the northwestern portion of the Chandler Airpark Area Plan and is designated as a Commercial / Office / Business Park zone as referenced on the Final Land Use Plan.

The PDP request is consistent with the Chandler Airpark Area Plan in that it proposes a mix of business, light industrial, warehousing, back office and limited showroom retail uses, which will serve as a transition area between the adjacent land uses.

The PAD may serve the needs of a single user for each building on the site, or multi-tenant users in one or both building(s), or any combination thereof. All scenarios address the need to be flexible based on market conditions and support employment opportunities that are consistent with the City's plan for the airpark area.

B. Proposed Land Uses

All uses permitted under the I-1 District on the "Table of Permitted Uses for Nonresidential Districts" in chapter 35 of the City of Chandler Code of Ordinances, which are designated by either an "X" or "UP" are allowed within the Chandler Airpark 202 Development.

In addition to the I-1 uses, the Property is Zoned PAD for Commerce-Midrise, Office, Showroom, Light Industrial, and Adult Vocational/Educational uses

C. Project Description

The site consists of four concrete tilt buildings which fronts face north and south, respectively. A central, screened truck yard is shared by each group buildings.

The building A fronting Germann Road is 60,450 square feet, building B facing north is 74,843 square feet, building C is 90,113 square feet and building D, facing the Freeway is 171,117 square feet; for a total of 397,177 +/- square feet. The approximate site area is 26.30 acres (net), which results in a lot coverage of 34.7%.

Parking is located on the perimeter of the building with a total of 699 parking spaces, which exceeds base zoning requirements. Accessible parking spaces are scattered throughout the site, and each building has its own bicycle parking area. Two electric vehicle (EV) charging spaces are provided on site with power stubs for an additional 4 charging spaces.

D. Commercial Design Standards

The following sections outline the development standards for Chandler Airport Center

i. Development Standards

- a. Building Height: Maximum of 45'; two stories.

- Some Architectural elements may project higher to create skyline character
- b. Front Yard (south): 50' from the right of way line.
 - c. Side Yard (west): 10' from the property line.
 - d. Side Yard (east): 30' from the property line.
A minor encroachment into the east side yard at building C will occur, however, there is an average yard much greater than the required setback
 - e. Rear Yard (north): 10' from the rear property line.
 - f. Intensity of Lot Use: 40% of the lot area maximum.
 - g. Building separation: Per City of Chandler Building Code.
 - h. Drive aisles: 24' minimum-26' at Fire Lanes
 - i. Required Parking: Minimum parking shall be determined using a 25% office / 75% flex office / industrial/ warehouse occupancy factor. Office shall be determined at a 1 space / 250 s.f. ratio. Flex - industrial shall be determined at a rate of 20 spaces for the first 10,000 s.f. of space per building. The remaining cumulative flex – industrial space will be calculated using a ratio of 1 space / 5,000 square feet.
 - j. Accessible Parking Spaces: Quantity to be equivalent to the current minimum ADA Accessibility Guidelines.
 - k. Parking Space Size
 - Standard Space: 9' x 19' (16.5' with 2.5' overhang),
 - Accessible Space: 11' x 19' (16.5' with 2.5' overhang) with shared 5' access aisle
 - l. Bicycle Parking: 4 spaces per building

Landscape Design

The development will provide a landscape palette that is sensitive to the existing environment through the use of regionally appropriate, low water use plant materials. The Landscaping will tie to the Park's existing perimeter landscaping and transition to xeriscape on site.

Building Design and Materials

Architectural façade elements such as glass entries with horizontal metal accents, metal soffit faces above glass and an articulated roof line. Walls

will be concrete tilt panel construction with architectural scoring and contrasting colors. The buildings utilize a hybrid wood panelized roof with a reflective spray foam roof system.

Parking screen walls are made of single score concrete masonry units to tie into the CAC standards

Color Palette

Four complementary paint colors are planned for the development. All of the buildings, and the parking screening will share the same color and material palette to unify the design theme on site.

a. Glass & Frame

Viracon – 1" insulated glass and matching spandrel glass, or equal
Clear anodized aluminum frame, 2" x 4.5" outsize glazed

Retention

The initial intent of the development is to provide a combination of surface retention and drywells for the project. This is accomplished through a combination of retained water on asphalt paving areas and retention basins. Multiple drywells are located in the base of the retention basins. Rainwater gathering in truck wells will be pumped to the retention basins.

Traffic & Circulation

The main traffic flow will be from Cooper Road either down Northrop or from Germann. There is a shared drive on Northrop with the office site to the east.

Pedestrian access to the site is provided from Germann and from Northrop. All buildings will connect to the Northrop sidewalk and the Paseo.

E. Development Schedule

All buildings and all onsite and offsite improvements are anticipated to be built simultaneously. Under current market conditions, the project is anticipated to be substantially complete with eighteen months of City approvals of the PDP applications.

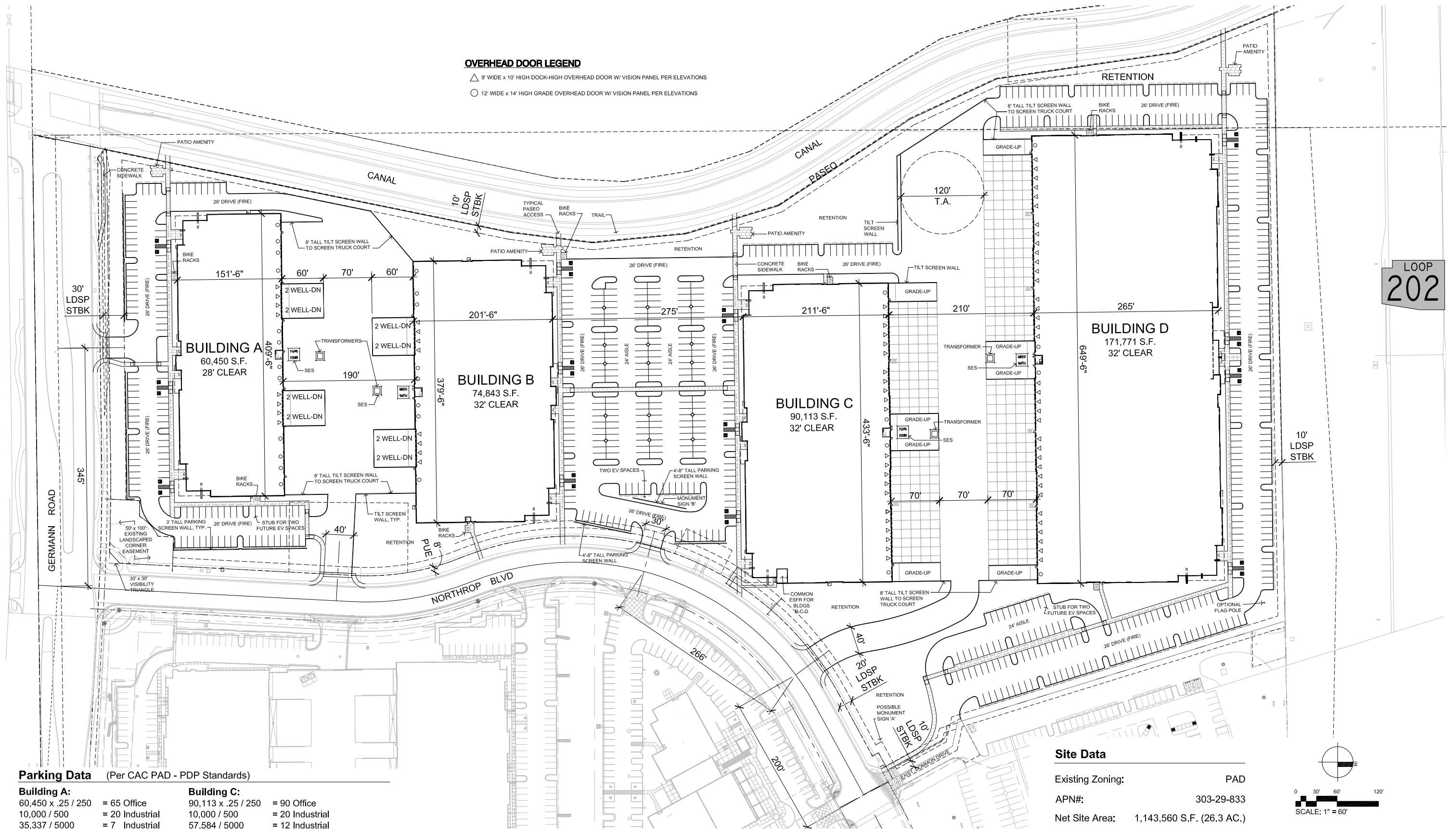
F. Signage

Signage shall be per the CAC Master Signage Program and City of Chandler Standards.

See Monument sign Exhibit based on minor modification to the original PAD/PDP. Monument and Directional sign locations are slightly modified from those shown on the existing CAC PAD Development site signage plan and are optional.

OVERHEAD DOOR LEGEND

- △ 9' WIDE x 10' HIGH DOCK-HIGH OVERHEAD DOOR W/ VISION PANEL PER ELEVATIONS
○ 12' WIDE x 14' HIGH GRADE OVERHEAD DOOR W/ VISION PANEL PER ELEVATIONS



LOOP
202

Parking Data (Per CAC PAD - PDP Standards)

Building A: 60,450 x .25 / 250 10,000 / 500 35,337 / 5000 Required Provided	Building B: 74,843 x .15 / 250 10,000 / 500 55,132 / 5000 Required Provided	Building C: 90,113 x .25 / 250 10,000 / 500 57,584 / 5000 Required Provided	Building D: 171,117 x .25 / 250 10,000 / 500 127,337 / 5000 Required Provided
= 65 Office = 20 Industrial = 7 Industrial = 92 spaces = 123 spaces	= 75 Office = 20 Industrial = 11 Industrial = 106 spaces = 121 spaces	= 90 Office = 20 Industrial = 12 Industrial = 122 spaces = 144 spaces	= 171 Office = 20 Industrial = 26 Industrial = 217 spaces = 311 spaces

Total Parking Required:
Total Parking Provided:

537 CARS
699 CARS

CHANDLER AIRPARK 202

NWC Germann Road & Northrop Blvd.
Chandler, Arizona

US CAPITAL
DEVELOPMENT

Site Data

Existing Zoning:	PAD
APN#:	303-29-833
Net Site Area:	1,143,560 S.F. (26.3 AC.)
Building Area:	397,177 S.F.
Coverage:	34.7%
Parking Provided:	699 Spaces
Parking Ratio:	1.76 / 1,000 S.F.
EV Charging Spaces:	2 Provided / 4 Future

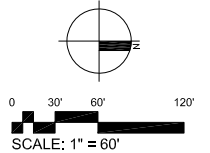


EXHIBIT A



27JULY21

EXHIBIT B
BUILDING D

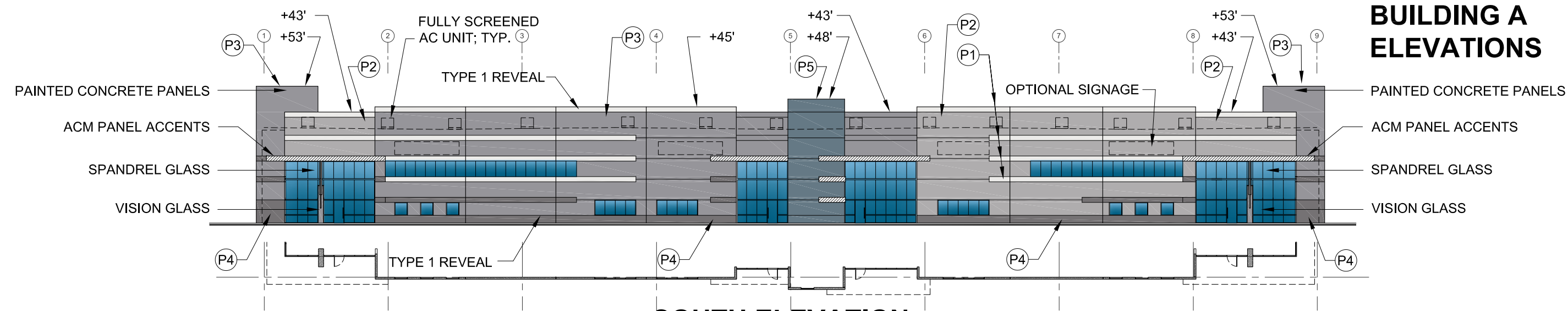


CHANDLER AIRPARK 202
NWC GERMANN BOULEVARD AND NORTHROP


US CAPITAL
DEVELOPMENT



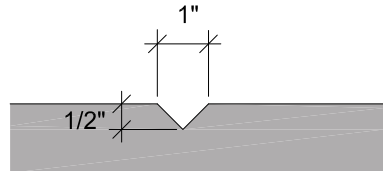
BUILDING A
ELEVATIONS



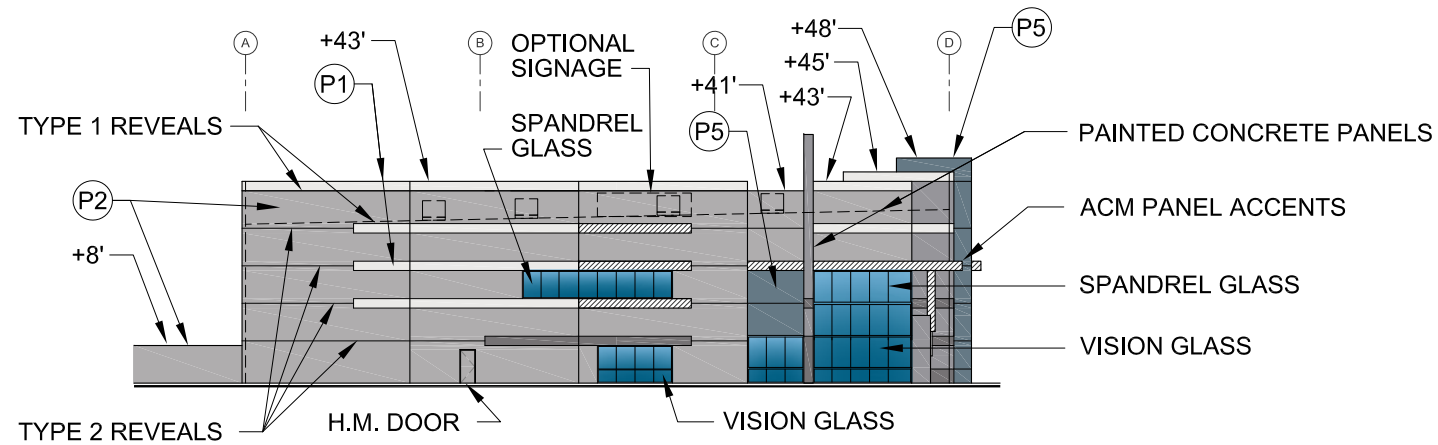
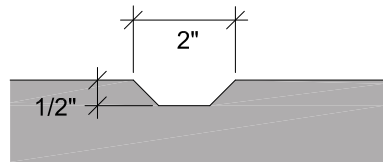
SOUTH ELEVATION

REVEALS TYPES:

TYPE 1 REVEAL AT ALL PAINT TRANSITIONS



TYPE 2 REVEAL W/ ACCENT PAINT

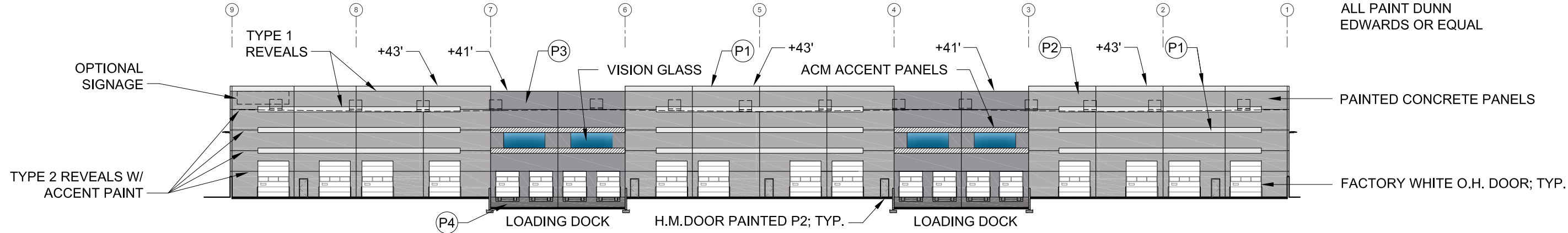


WEST ELEVATION
(EAST OPP.)

PAINT LEGEND:

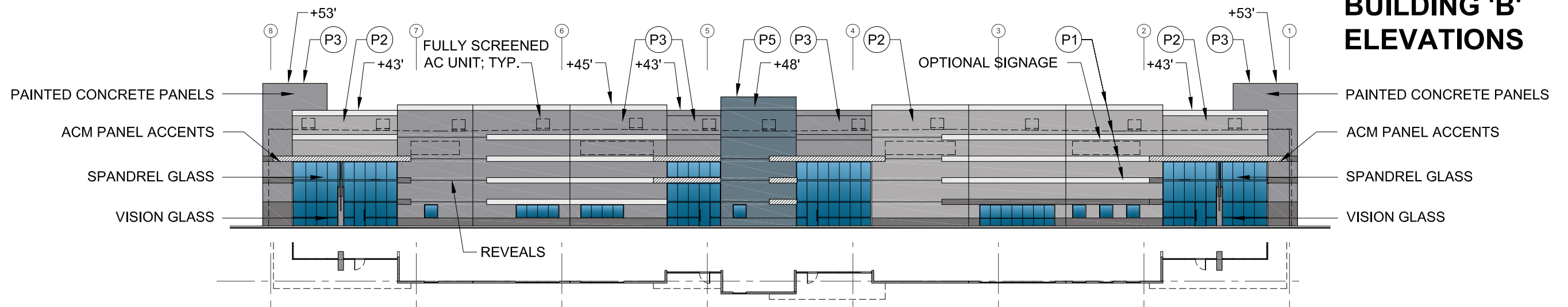
P1	'LACE VEIL' DE 6372
P2	'INDUSTRIAL AGE' DET 618
P3	'FORMAL GRAY' DE 6382
P4	'BANK VAULT' DE 6383
P5	'BLUE MONDAY' DET 568

ALL PAINT DUNN
EDWARDS OR EQUAL

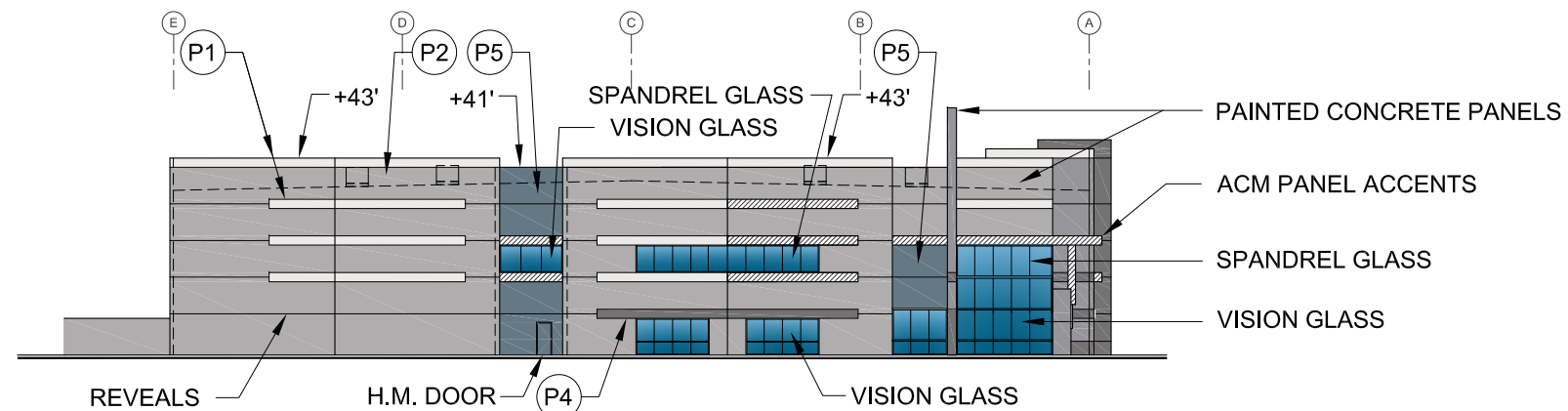


NORTH ELEVATION

BUILDING 'B' ELEVATIONS



NORTH ELEVATION

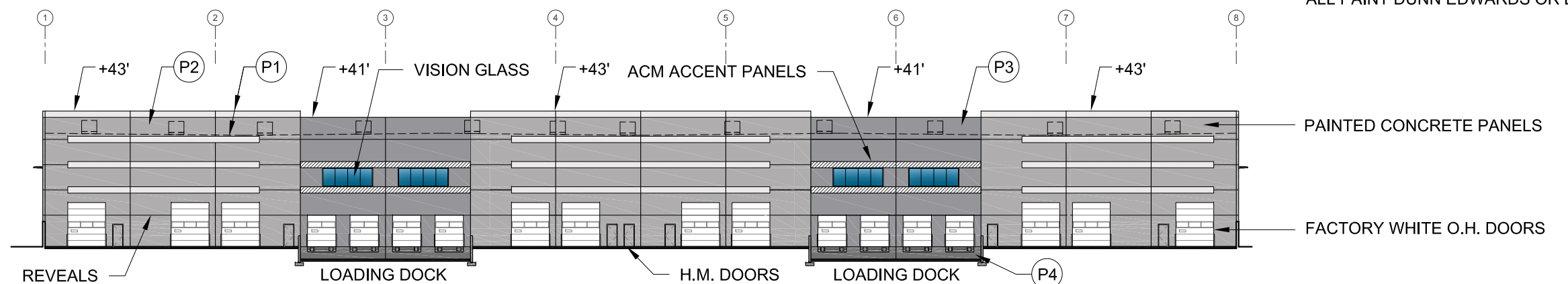


EAST ELEVATION
(WEST OPP.)

PAINT LEGEND:

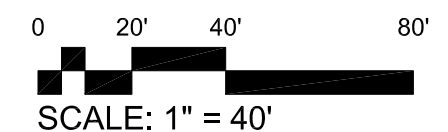
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P2	'INDUSTRIAL AGE' DET 618
P3	'FORMAL GRAY' DE 6382
P4	'BANK VAULT' DE 6383
P5	'BLUE MONDAY' DET 568

ALL PAINT DUNN EDWARDS OR EQUAL



SOUTH ELEVATION

CHANDLER AIRPARK 202
NWC Germann Road & Northrop Blvd.
Chandler, Arizona

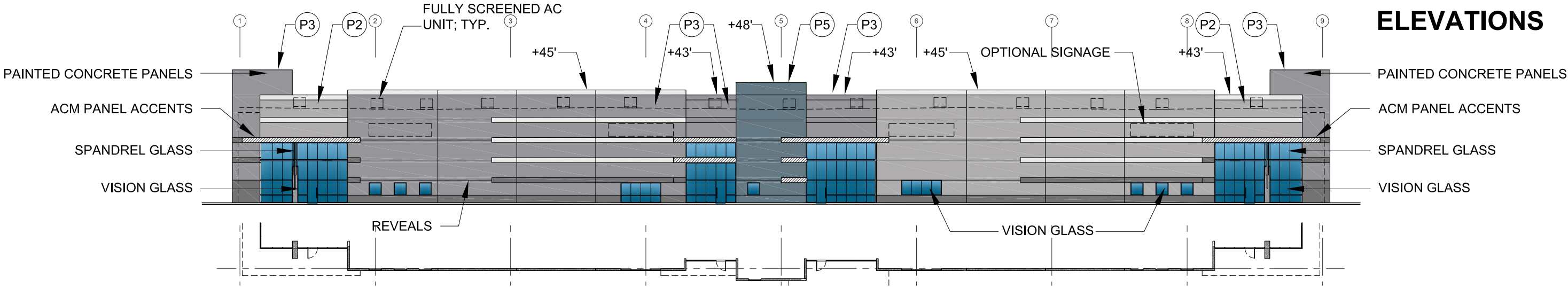


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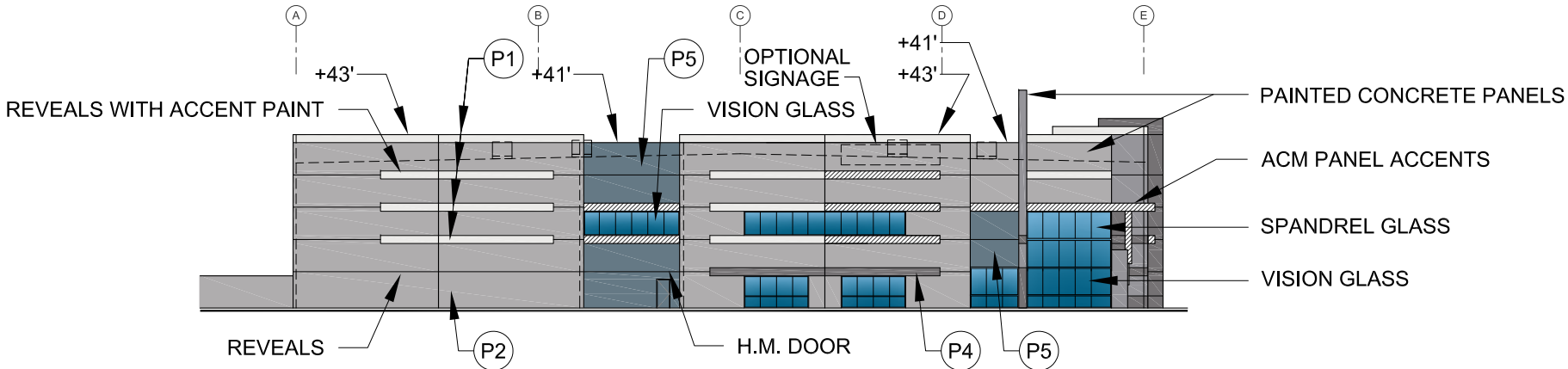
EXHIBIT D



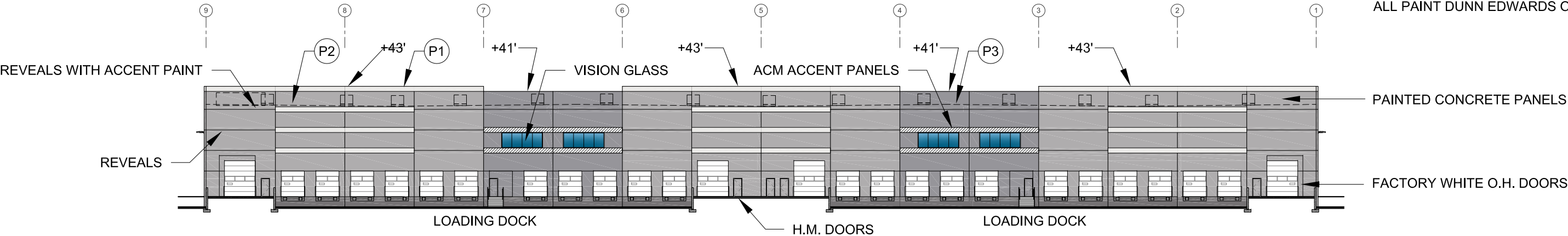
BUILDING C
ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION
(EAST OPP.)



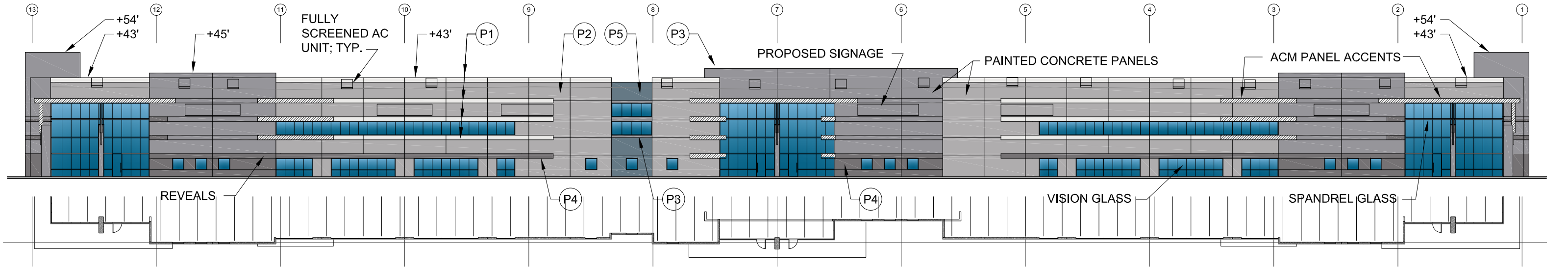
NORTH ELEVATION

PAINT LEGEND:

P1	'LACE VEIL' DE 6372
P2	'INDUSTRIAL AGE' DET 618
P3	'FORMAL GRAY' DE 6382
P4	'BANK VAULT' DE 6383
P5	'BLUE MONDAY' DET 568

ALL PAINT DUNN EDWARDS OR EQUAL

BUILDING D ELEVATIONS

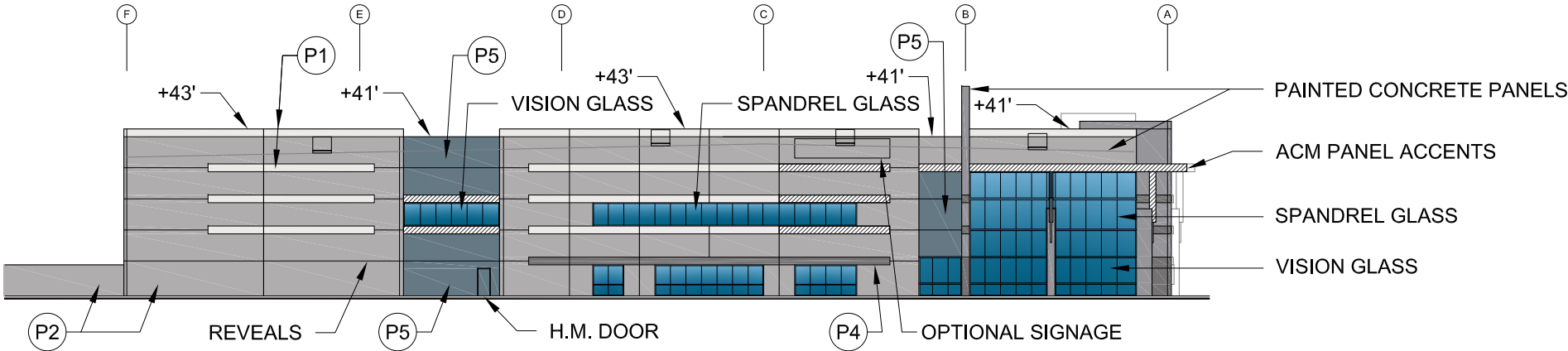


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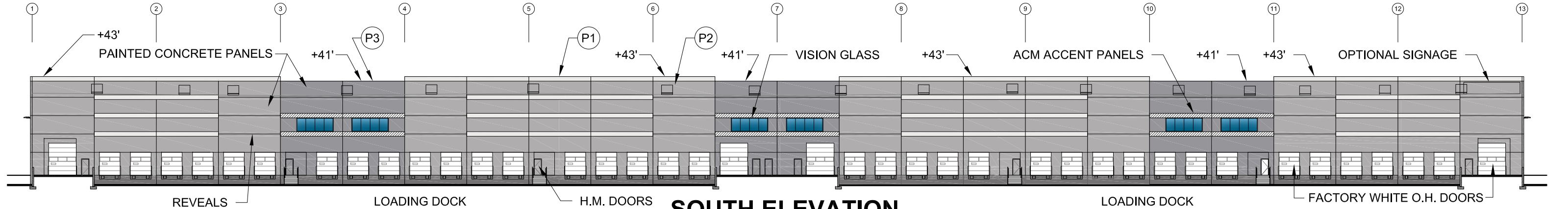
- P1** 'LACE VEIL' DE 6372
- P2** 'INDUSTRIAL AGE' DET 618
- P3** 'FORMAL GRAY' DE 6382
- P4** 'BANK VAULT' DE 6383
- P5** 'BLUE MONDAY' DET 568

ALL PAINT DUNN EDWARDS OR EQUAL

NORTH ELEVATION



EAST ELEVATION
(WEST OPP.)



SOUTH ELEVATION



CHANDLER AIRPARK 202
NWC Germann Road & Northrop Blvd.
Chandler, Arizona

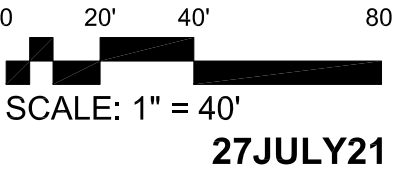
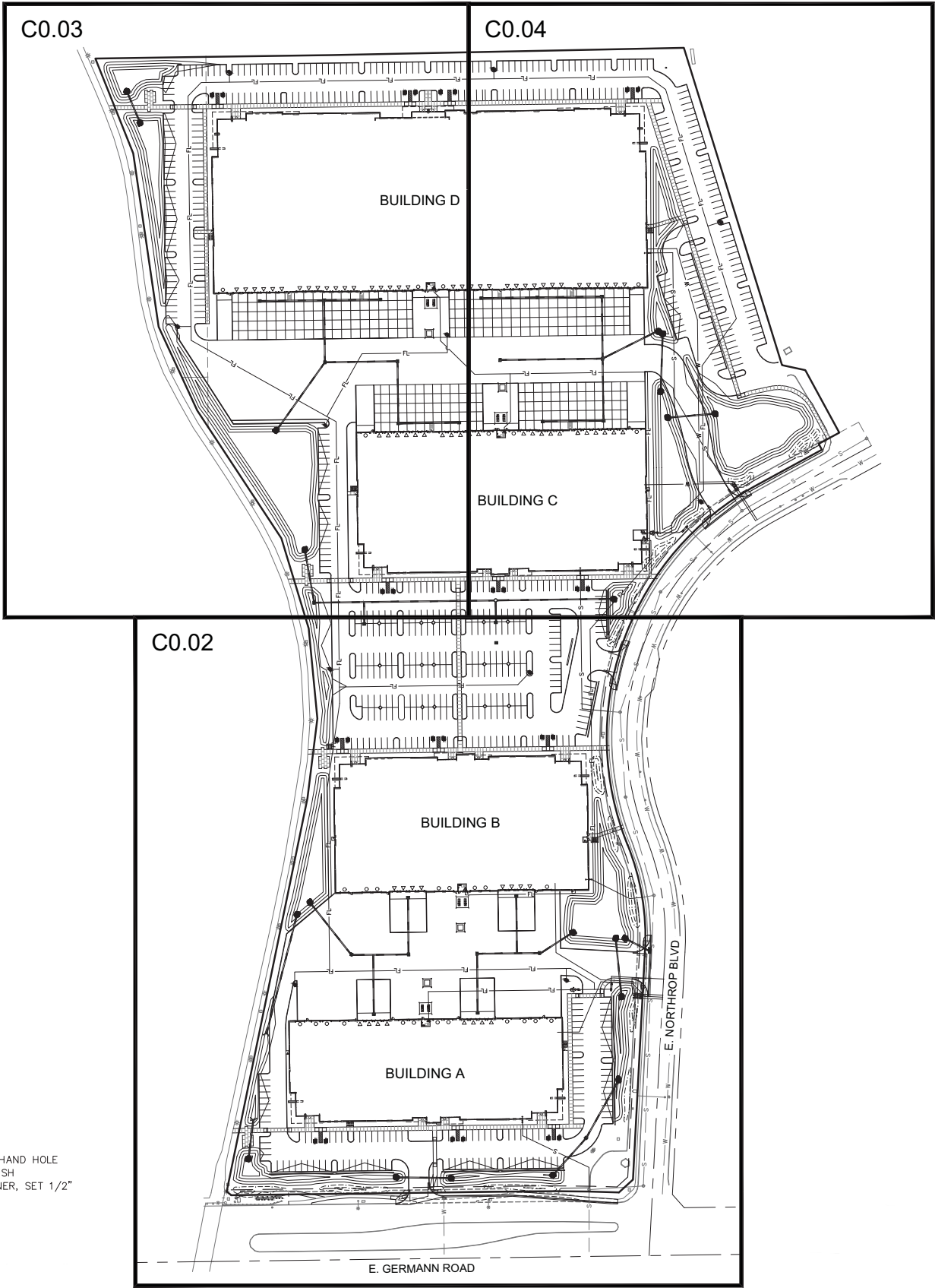


EXHIBIT F



PRELIMINARY GRADING & DRAINAGE PLAN

FOR
CHANDLER AIRPARK 202
E. GERMANN & E. NORTHROP BLVD
CHANDLER, ARIZONA



RETENTION CALCULATIONS
100% OF 100-YR, 2-HR, 2.20" RAINFALL
RUNOFF COEFF: 0.90 (ENTIRE SITE)

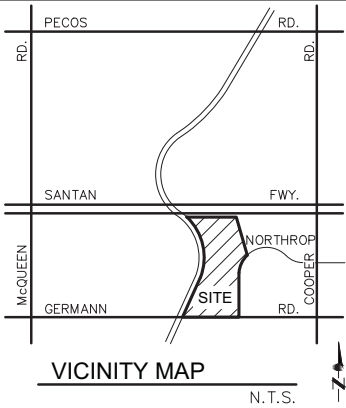
DRAINAGE AREA D1	115,990 SF
BASIN D1-A	
VOLUME PROVIDED:	9,648 CF
BASIN D1-B	
VOLUME PROVIDED:	17,395 CF
Evp	27,043 CF
VOLUME REQUIRED	21,052 CF
DRAINAGE AREA D2	323,290 SF
BASIN D2-A	
VOLUME PROVIDED	53,591 CF
BASIN D2-B	
VOLUME PROVIDED	4,439 CF
BASIN D2-C	
VOLUME PROVIDED:	3,876 CF
Evp	61,906 CF
VOLUME REQUIRED:	58,677 CF
DRAINAGE AREA D3	349,966 SF
BASIN D3-A	
VOLUME PROVIDED:	12,325 CF
BASIN D3-B	
VOLUME PROVIDED:	23,381 CF
BASIN D3-C	
VOLUME PROVIDED:	35,953 CF
Evp	71,656 CF
VOLUME REQUIRED	63,519 CF
DRAINAGE AREA D4	352,044 SF
BASIN D4-A	
VOLUME PROVIDED:	16,944 CF
BASIN D4-B	
VOLUME PROVIDED	2,613 CF
BASIN D4-C	
VOLUME PROVIDED	9,455 CF
BASIN D4-D	
VOLUME PROVIDED	6,515 CF
BASIN D4-E	
VOLUME PROVIDED	6,717 CF
BASIN D4-F	
VOLUME PROVIDED:	23,743 CF
Evp	65,986 CF
VOLUME REQUIRED	63,896 CF
SITE TOTAL PROVIDED	226,590 CF
SITE TOTAL REQUIRED	207,144 CF

ABBREVIATION

AC	ACRE	G	GROUND	SW	SIDEWALK
APN	ASSESSOR PARCEL NUMBER	GUT	GUTTER	T	TOWNSHIP
APS	ARIZONA PUBLIC SERVICE	HW	HIGH WATER LEVEL	VG	VALLEY GUTTER
BC	BACK OF CURB	IN	INCH	VOL	VOLUME
BOT	BOTTOM	INV	INVERT	Vp	VOLUME PROVIDED
C	CONCRETE	L	LENGTH	Vr	VOLUME REQUIRED
CO	CURB OPENING	LF	LINEAR FEET	W	WEST
C.O.G.	CITY OF GOODYEAR	LSE	LANDSCAPE EASEMENT	WO	WALL OPENING
CF	CUBIC FEET	N	NORTH		
DE	DRAINAGE EASEMENT	P	PAVEMENT		
E	EAST	PUE	PUBLIC UTILITY EASEMENT		
EX	EXISTING	R/W	RIGHT OF WAY		
Evp	EQUALIZED VOLUME PROVIDED	S	SOUTH		
FDC	FIRE DEPARTMENT CONNECTION	SE	SOUTH EAST		
FFE	FINISH FLOOR ELEVATION	SF	SQUARE FEET		
FG	FINISHED GROUND				

LEGEND

MONUMENT LINE	FIRE HYDRANT/PROPOSED	BRASS CAP IN HAND HOLE
PROPERTY LINE	SAN. SEWER M.H.	BRASS CAP FLUSH
EASEMENT LINE	LIGHT POLE	PROPERTY CORNER, SET 1/2"
EXISTING CONTOUR	WATER VALVE	RIP-RAP
PROPOSED CONTOUR	FLOW DIRECTION	PAVEMENT
GRADE BREAK	WATER METER	CONCRETE
ELECTRICAL BOX	PRESSURE BACKFLOW PREVENTER	
BOLLARD	TRANSFORMER	
GRATE	SIGN	
PK FOUND	ELECTRIC POLE	
REBAR FOUND	SEWER CLEANOUT	
BRASS CAP SURVEY MONUMENT	FIRE RISER	
STORM DRAIN MANHOLE	FIRE DEPARTMENT CONNECTION	
	ELECTRICAL MANHOLE	



SHEET INDEX

1	COVER SHEET
2	PRELIMINARY GRADING & DRAINAGE
3	PRELIMINARY GRADING & DRAINAGE
4	PRELIMINARY GRADING & DRAINAGE

SITE AREA

GROSS AREA	1,244,604 S.F. (28.572 AC.)
NET AREA	1,143,515 S.F. (26.253 AC.)

APN:

303-29-833

LEGAL DESCRIPTION

LOT 15 OF CHANDLER AIRPARK CENTER PHASE 2.
BOOK 858 PAGE 43

BENCHMARK

SECTION 10, T2S, R4E, CITY OF CHANDLER BRASS
CAP IN HAND HOLE AT THE INTERSECTION OF
TUMBLEWEED PARK RD, AND PIONEER PARKWAY;
1300' SOUTH OF GERMANN RD. AND 700' WEST OF
McQUEEN RD. (NORTHING, 827154.945, EASTING,
727632.268)
BENCHMARK NO. 40A, NAVD88, ELEV.=1224.41.

BASIS OF BEARING

N00°09'08"W ALONG THE WEST LINE, EAST HALF,
SECTION 1, T2S, R5E, PER ALTA SURVEY RECORDED
IN BOOK 675 PG 501, MCR

FLOOD INFO. - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP
NO. 04013C2737M & 04013C2739M DATED
NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS
LOCATED IN ZONE X. ZONE X IS DESCRIBED AS:
"AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR
FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1
FOOT OR WITH DRAINAGE AREAS LESS THAN 1
SQUARE MILE; AND AREAS PROTECTED BY LEVEES
FROM 100-YEAR FLOOD."

OWNER

DEVELOPER

DRAWN BY: KCS
CHECKED BY: N/C
DATE: 07/06/21
SCALE: 1"=100'
PROJECT #: 7021031
PURPOSE:

COVER
FOR
CHANDLER AIRPARK 202
NWC E. GERMANN RD & E. NORTHROP BLVD
CHANDLER, AZ
APN: 303-29-833

12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008

SHEET 1 OF 4

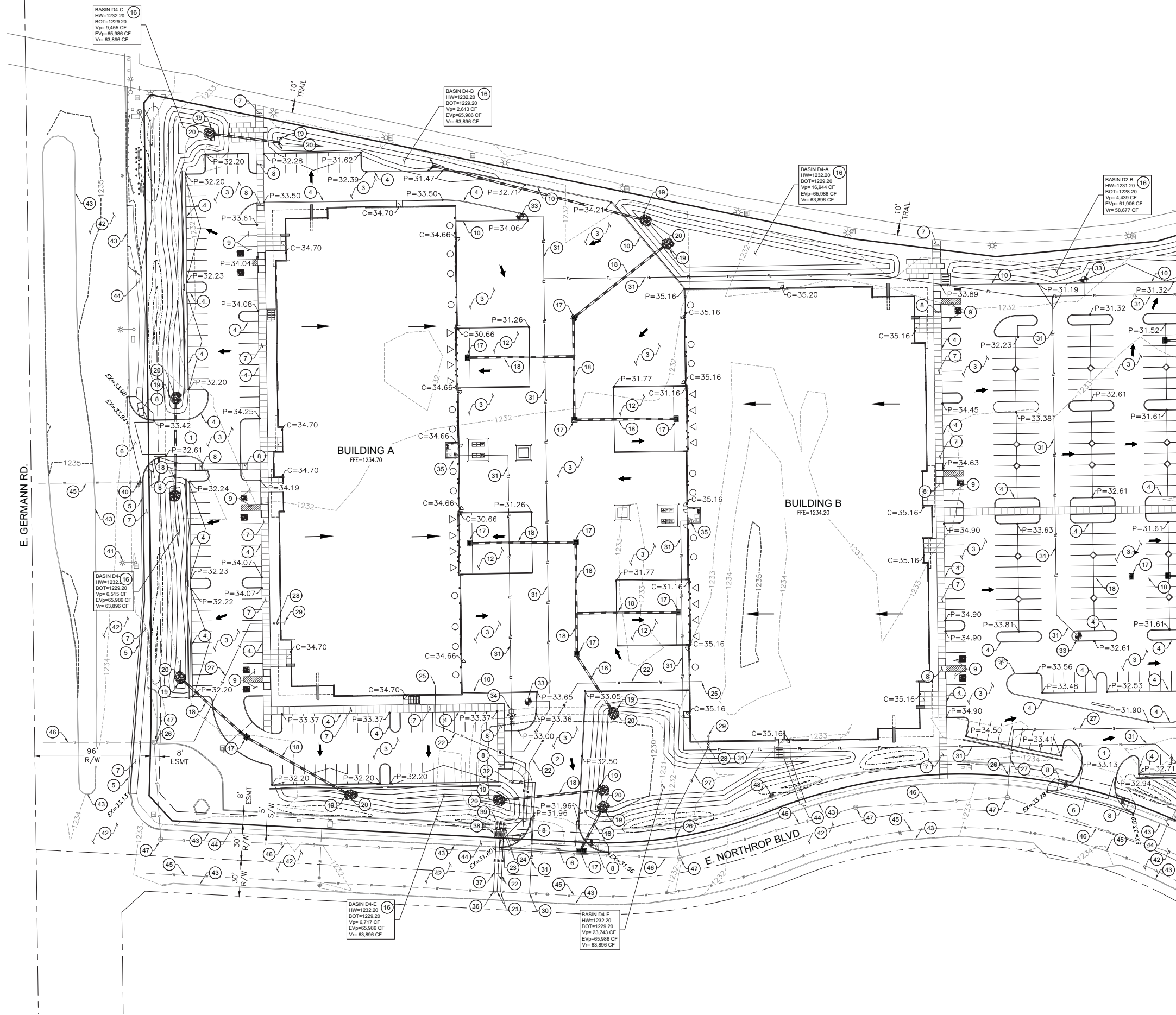
C0.01

EHIBIT G1



SCALE: 1" = 100'

Q:\Current Projects\7021031 Germann & Northrop - US Capital\DWG\7021031_CO.02.dwg Nathan Cottrell



MATCH LINE - SEE SHEET C0.03

CONSTRUCTION KEYNOTES

1. NEW 30' DRIVEWAY ENTRANCE
2. NEW 40' DRIVEWAY ENTRANCE
3. NEW ASPHALT PAVEMENT
4. NEW 6" CONCRETE CURB
5. NEW 6" CONCRETE CURB & GUTTER
6. NEW VALLEY GUTTER
7. NEW CONCRETE SIDEWALK
8. NEW A.D.A. RAMP
9. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
10. NEW 6' SCREEN WALL
11. NEW 3' SCREEN WALL
12. NEW CONCRETE TRUCKWELL
13. NEW TRASH REFUSE
14. NEW GATE WITH FIRE DEPARTMENT ACCESS
15. NEW SURFACE GRADE BREAK
16. NEW BASIN
17. NEW STORM DRAIN CATCH BASIN
18. NEW H.D.P.E. STORM DRAIN PIPE
19. NEW CONCRETE HEADWALL
20. NEW RIP-RAP
21. NEW DOMESTIC WATER CONNECTION TO MAIN
22. NEW DOMESTIC WATER LINE
23. NEW DOMESTIC WATER METER
24. NEW DOMESTIC WATER BACKFLOW DEVICE
25. NEW DOMESTIC WATER BUILDING CONNECTION
26. NEW PUBLIC SEWER CONNECTION TO MAIN
27. NEW PUBLIC SEWER LINE
28. NEW PUBLIC SEWER CLEANOUT
29. NEW PUBLIC SEWER BUILDING CONNECTION
30. NEW FIRE LINE CONNECTION TO MAIN
31. NEW FIRE LINE
32. NEW FIRE LINE BACKFLOW DEVICE
33. NEW FIRE HYDRANT
34. NEW FIRE DEPARTMENT CONNECTION (FDC)
35. NEW FIRE SPRINKLER RISER
36. NEW LANDSCAPE CONNECTION TO MAIN
37. NEW LANDSCAPE LINE
38. NEW LANDSCAPE METER
39. NEW LANDSCAPE BACKFLOW DEVICE & STUB
40. RELOCATE EXISTING FIRE HYDRANT
41. RELOCATE EXISTING STREET LIGHT
42. EXISTING ASPHALT PAVEMENT
43. EXISTING CURB & GUTTER
44. EXISTING SIDEWALK
45. EXISTING WATER LINE
46. EXISTING SEWER LINE
47. EXISTING SEWER MANHOLE
48. EXISTING FIRE HYDRANT

EHIBIT G2



SCALE: 1" = 40'

OWNER	
DEVELOPER	
DRAWN BY: KCS	CHECKED BY: NUC
DATE: 07/06/21	SCALE: 1"=40'
PROJECT #: 7021031	PURPOSE:

PRELIMINARY GRADING & DRAINAGE
FOR
CHANDLER AIRPARK 202
NWC E. GERMANN RD & E. NORTHROP BLVD
CHANDLER, AZ
APN: 303-29-833

12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008

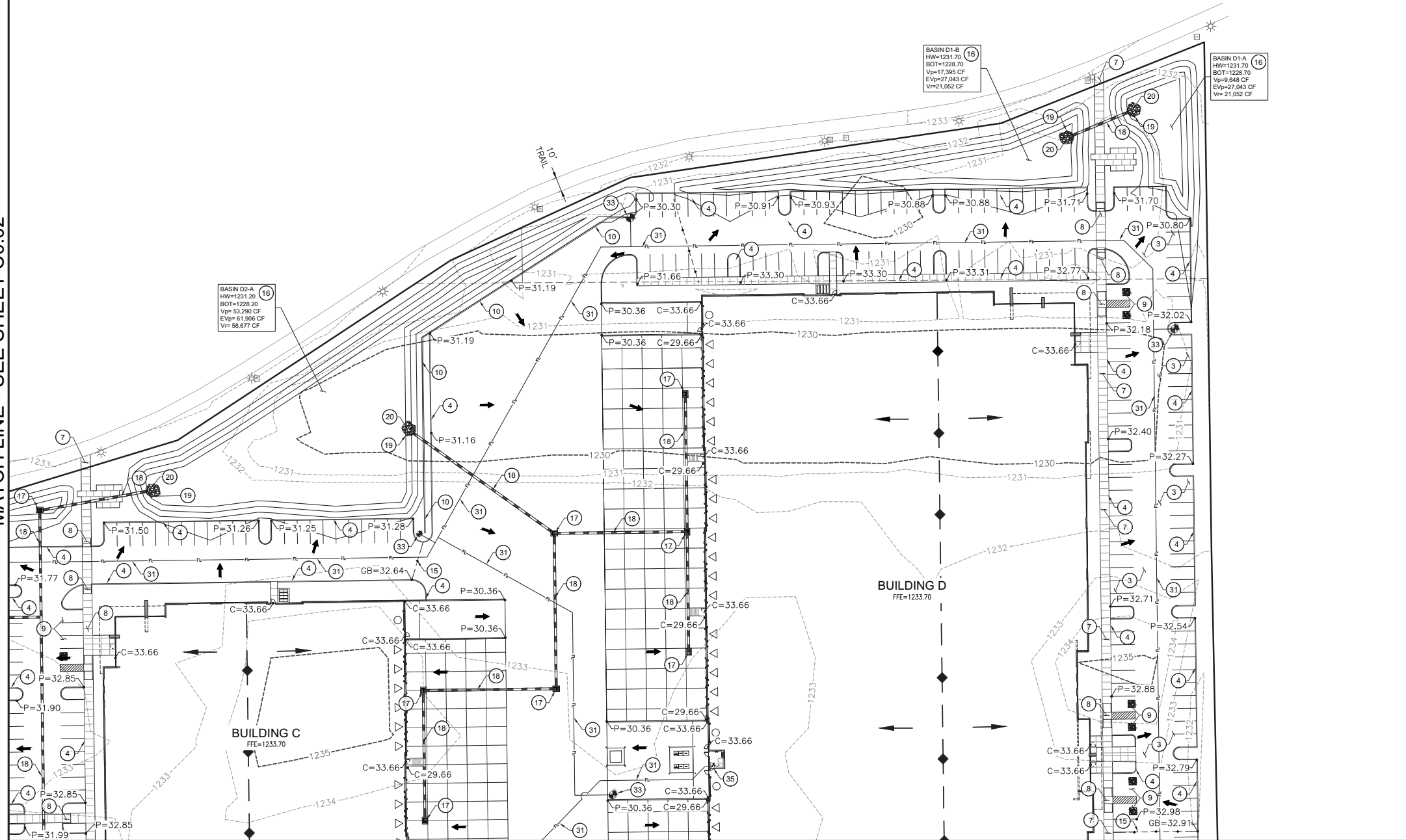
KA EKO

34081
NATHAN J
COTTRELL
07/06/21

SHEET 2 OF 4
C0.02

Q:\Current Projects\7021031_Germann & Northrop - US Capital\DWG\7021031_CO.02.dwg Nathan Cottrell

MATCH LINE - SEE SHEET C0.02



MATCH LINE - SEE SHEET C0.04

CONSTRUCTION KEYNOTES

1. NEW 30' DRIVEWAY ENTRANCE
2. NEW 40' DRIVEWAY ENTRANCE
3. NEW ASPHALT PAVEMENT
4. NEW 6" CONCRETE CURB
5. NEW 6" CONCRETE CURB & GUTTER
6. NEW VALLEY GUTTER
7. NEW CONCRETE SIDEWALK
8. NEW A.D.A. RAMP
9. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
10. NEW 6' SCREEN WALL
11. NEW 3' SCREEN WALL
12. NEW CONCRETE TRUCKWELL
13. NEW TRASH REFUSE
14. NEW GATE WITH FIRE DEPARTMENT ACCESS
15. NEW SURFACE GRADE BREAK
16. NEW BASIN
17. NEW STORM DRAIN CATCH BASIN
18. NEW H.D.P.E. STORM DRAIN PIPE
19. NEW CONCRETE HEADWALL
20. NEW RIP-RAP
21. NEW DOMESTIC WATER CONNECTION TO MAIN
22. NEW DOMESTIC WATER LINE
23. NEW DOMESTIC WATER METER
24. NEW DOMESTIC WATER BACKFLOW DEVICE
25. NEW DOMESTIC WATER BUILDING CONNECTION
26. NEW PUBLIC SEWER CONNECTION TO MAIN
27. NEW PUBLIC SEWER LINE
28. NEW PUBLIC SEWER CLEANOUT
29. NEW PUBLIC SEWER BUILDING CONNECTION
30. NEW FIRE LINE CONNECTION TO MAIN
31. NEW FIRE LINE
32. NEW FIRE LINE BACKFLOW DEVICE
33. NEW FIRE HYDRANT
34. NEW FIRE DEPARTMENT CONNECTION (FDC)
35. NEW FIRE SPRINKLER RISER
36. NEW LANDSCAPE CONNECTION TO MAIN
37. NEW LANDSCAPE LINE
38. NEW LANDSCAPE METER
39. NEW LANDSCAPE BACKFLOW DEVICE & STUB
40. RELOCATE EXISTING FIRE HYDRANT
41. RELOCATE EXISTING STREET LIGHT
42. EXISTING ASPHALT PAVEMENT
43. EXISTING CURB & GUTTER
44. EXISTING SIDEWALK
45. EXISTING WATER LINE
46. EXISTING SEWER LINE
47. EXISTING SEWER MANHOLE
48. EXISTING FIRE HYDRANT

OWNER

DEVELOPER

DRAWN BY: KCS

CHECKED BY: N/C

DATE: 07/06/21

SCALE: 1"=40'

PROJECT #: 7021031

PURPOSE:

PRELIMINARY GRADING & DRAINAGE

FOR
CHANDLER AIRPARK 202

NWC E. GERMAN RD & E. NORTHROP BLVD

CHANDLER, AZ

APN: 303-29-833

12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392

PHONE: 623.536.1993
FAX: 623.748.9008



EXHIBIT G3



40' 0' 40' 80'

SCALE: 1" = 40'

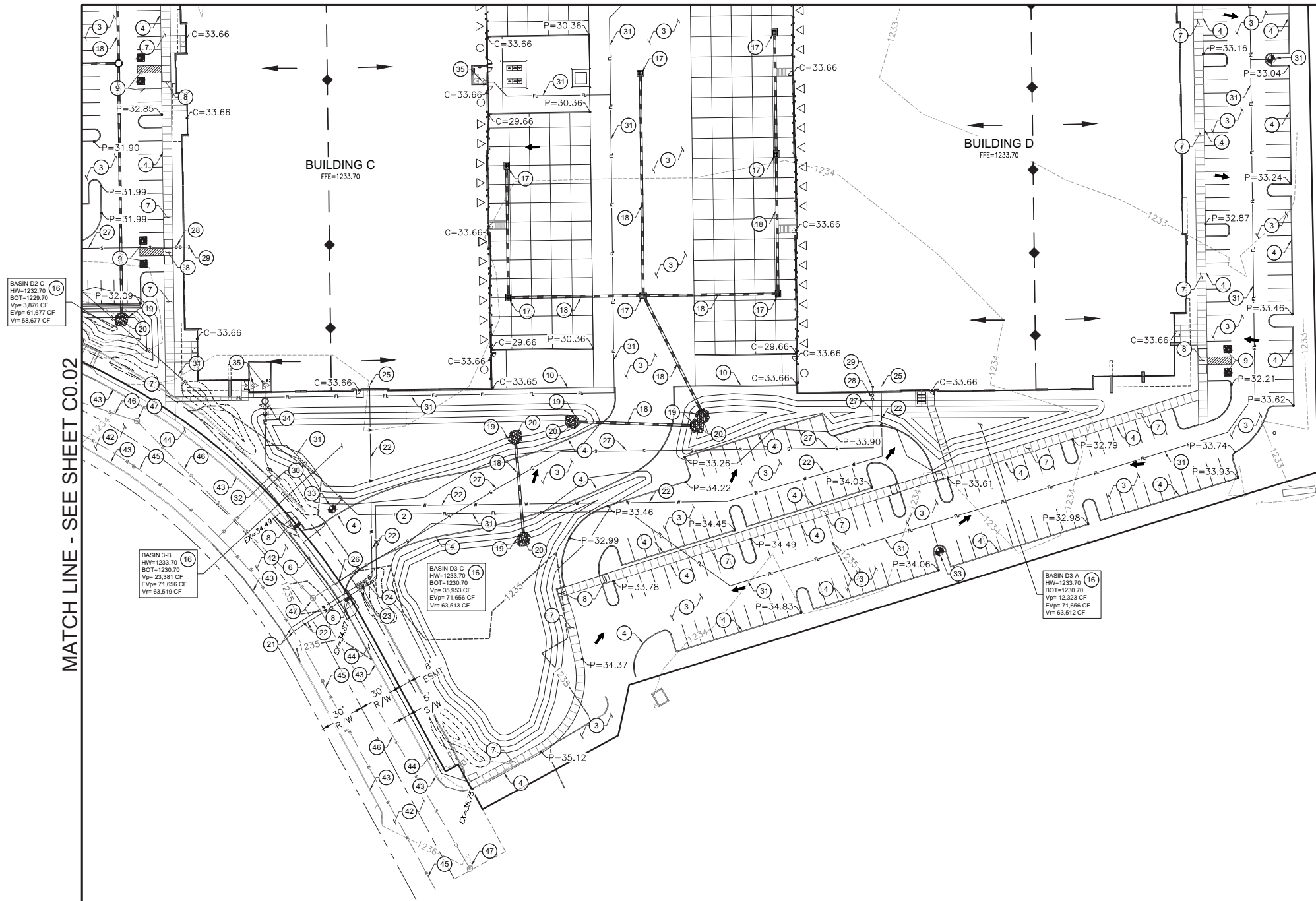
SHEET 3 OF 4

C0.03

Q:\Current Projects\7021031 Germann & Northrop - US Capital\DWG\7021031_C0.02.dwg Nathan Cottrell

MATCH LINE - SEE SHEET C0.02

MATCH LINE - SEE SHEET C0.03



CONSTRUCTION KEYNOTES

1. NEW 30' DRIVEWAY ENTRANCE
2. NEW 40' DRIVEWAY ENTRANCE
3. NEW ASPHALT PAVEMENT
4. NEW 6" CONCRETE CURB
5. NEW 6" CONCRETE CURB & GUTTER
6. NEW VALLEY GUTTER
7. NEW CONCRETE SIDEWALK
8. NEW A.D.A. RAMP
9. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
10. NEW 6' SCREEN WALL
11. NEW 3' SCREEN WALL
12. NEW CONCRETE TRUCKWELL
13. NEW TRASH REFUSE
14. NEW GATE WITH FIRE DEPARTMENT ACCESS
15. NEW SURFACE GRADE BREAK
16. NEW BASIN
17. NEW STORM DRAIN CATCH BASIN
18. NEW H.D.P.E. STORM DRAIN PIPE
19. NEW CONCRETE HEADWALL
20. NEW RIP-RAP
21. NEW DOMESTIC WATER CONNECTION TO MAIN
22. NEW DOMESTIC WATER LINE
23. NEW DOMESTIC WATER METER
24. NEW DOMESTIC WATER BACKFLOW DEVICE
25. NEW DOMESTIC WATER BUILDING CONNECTION
26. NEW PUBLIC SEWER CONNECTION TO MAIN
27. NEW PUBLIC SEWER LINE
28. NEW PUBLIC SEWER CLEANOUT
29. NEW PUBLIC SEWER BUILDING CONNECTION
30. NEW FIRE LINE CONNECTION TO MAIN
31. NEW FIRE LINE
32. NEW FIRE LINE BACKFLOW DEVICE
33. NEW FIRE HYDRANT
34. NEW FIRE DEPARTMENT CONNECTION (FDC)
35. NEW FIRE SPRINKLER RISER
36. NEW LANDSCAPE CONNECTION TO MAIN
37. NEW LANDSCAPE LINE
38. NEW LANDSCAPE METER
39. NEW LANDSCAPE BACKFLOW DEVICE & STUB
40. RELOCATE EXISTING FIRE HYDRANT
41. RELOCATE EXISTING STREET LIGHT
42. EXISTING ASPHALT PAVEMENT
43. EXISTING CURB & GUTTER
44. EXISTING SIDEWALK
45. EXISTING WATER LINE
46. EXISTING SEWER LINE
47. EXISTING SEWER MANHOLE
48. EXISTING FIRE HYDRANT

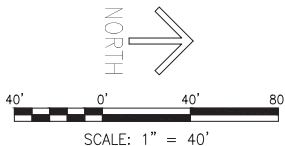
PRELIMINARY GRADING & DRAINAGE

FOR
CHANDLER AIRPARK 202
NWC E. GERMANN RD & E. NORTHROP BLVD
CHANDLER, AZ
APN: 303-29-833

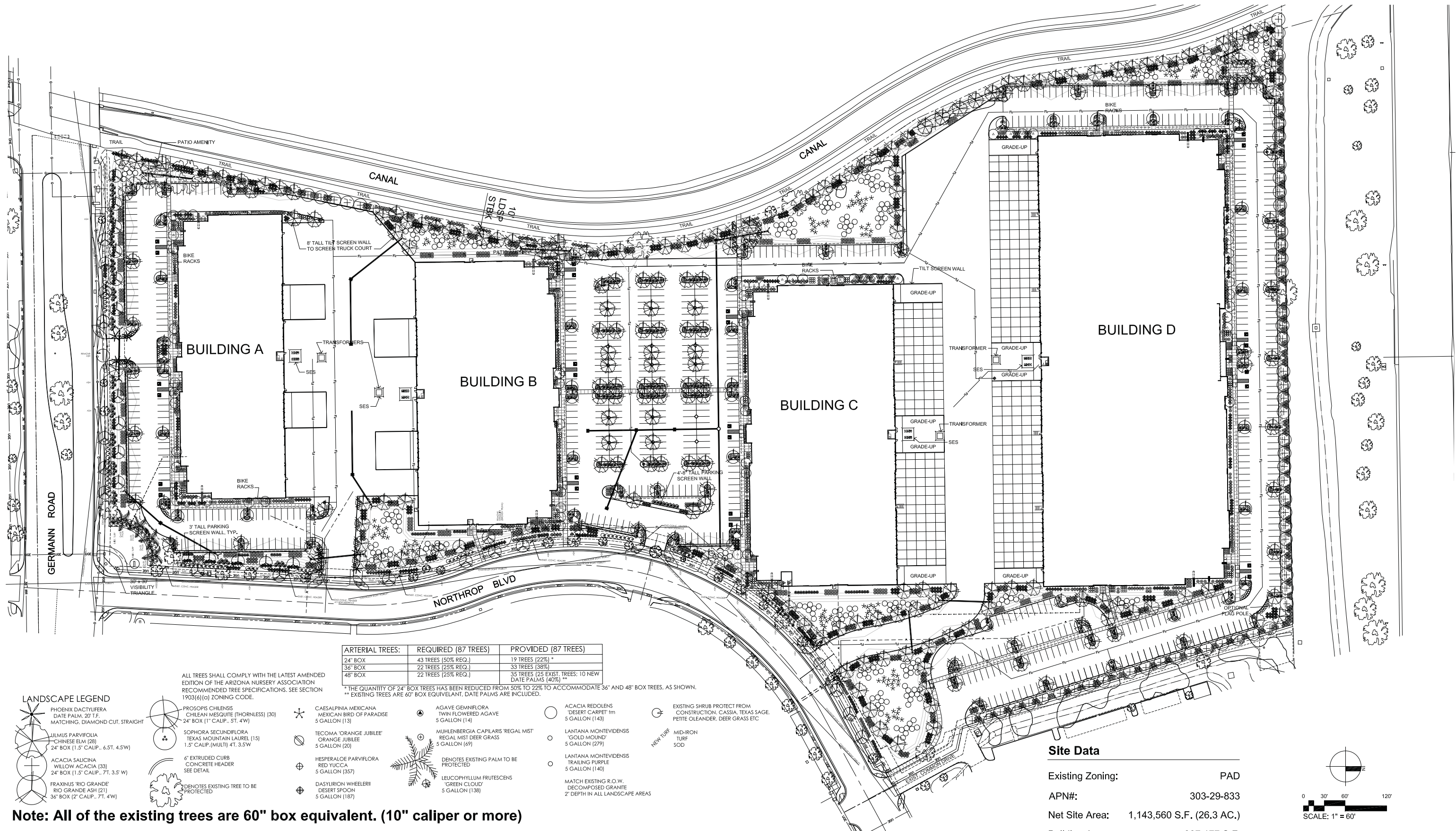
12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008



EXHIBIT G4



SHEET 4 OF 4
C0.04



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmqueen@tjma.net



CHANDLER AIRPARK 202

NWC Germann Road & Northrop Blvd.

Chandler, Arizona

Conceptual Landscape Plan

27JULY21



Note: All of the existing trees are 60" box equivalent. (10" caliper or more)

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmlra.net



CHANDLER AIRPARK 202

NWC Germann Road & Northrop Blvd.

Chandler, Arizona

Conceptual Landscape Plan

Site Data

Existing Zoning:	PAD
APN#:	303-29-833
Net Site Area:	1,143,560 S.F. (26.3 AC.)
Building Area:	397,177 S.F.
Coverage:	34.7%
Parking Provided:	699 Spaces
Parking Ratio:	1.76 / 1,000 S.F.
EV Charging Spaces:	2 Provided / 4 Future

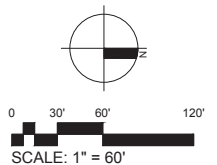


EXHIBIT H

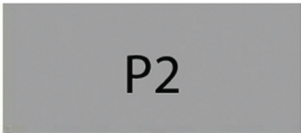


27JULY21

Paint Colors



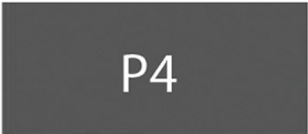
DE 6372 Lace Veil



DET 618 Industrial Age



DE 6382 Formal Gray

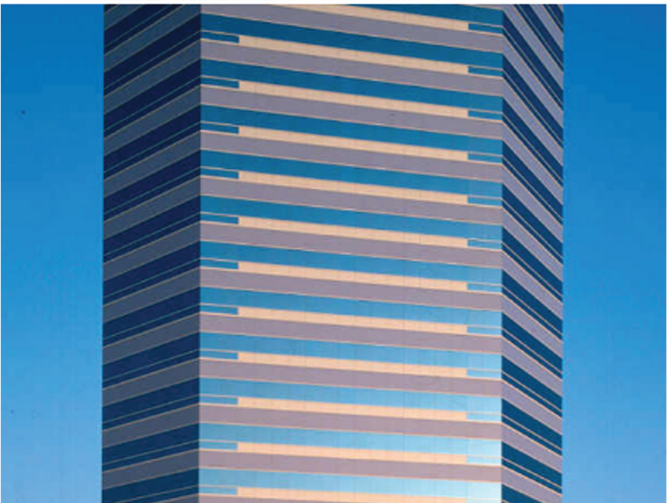


DE 6383 Bank Vault



DET Blue Monday

Storefront and Glass



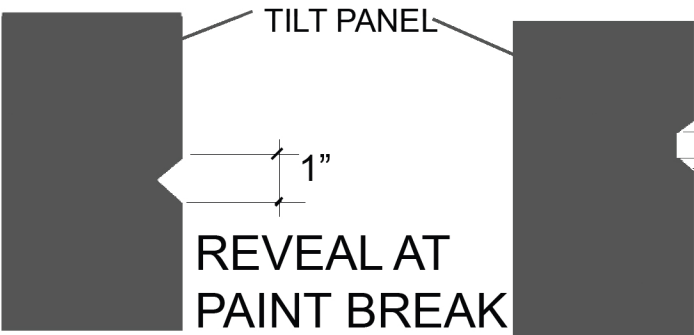
Viracon blue reflective 1" Insulated and spandrel
U-value 0.30 and SHGC of 0.20

Aluminum



ACCENT BANDS

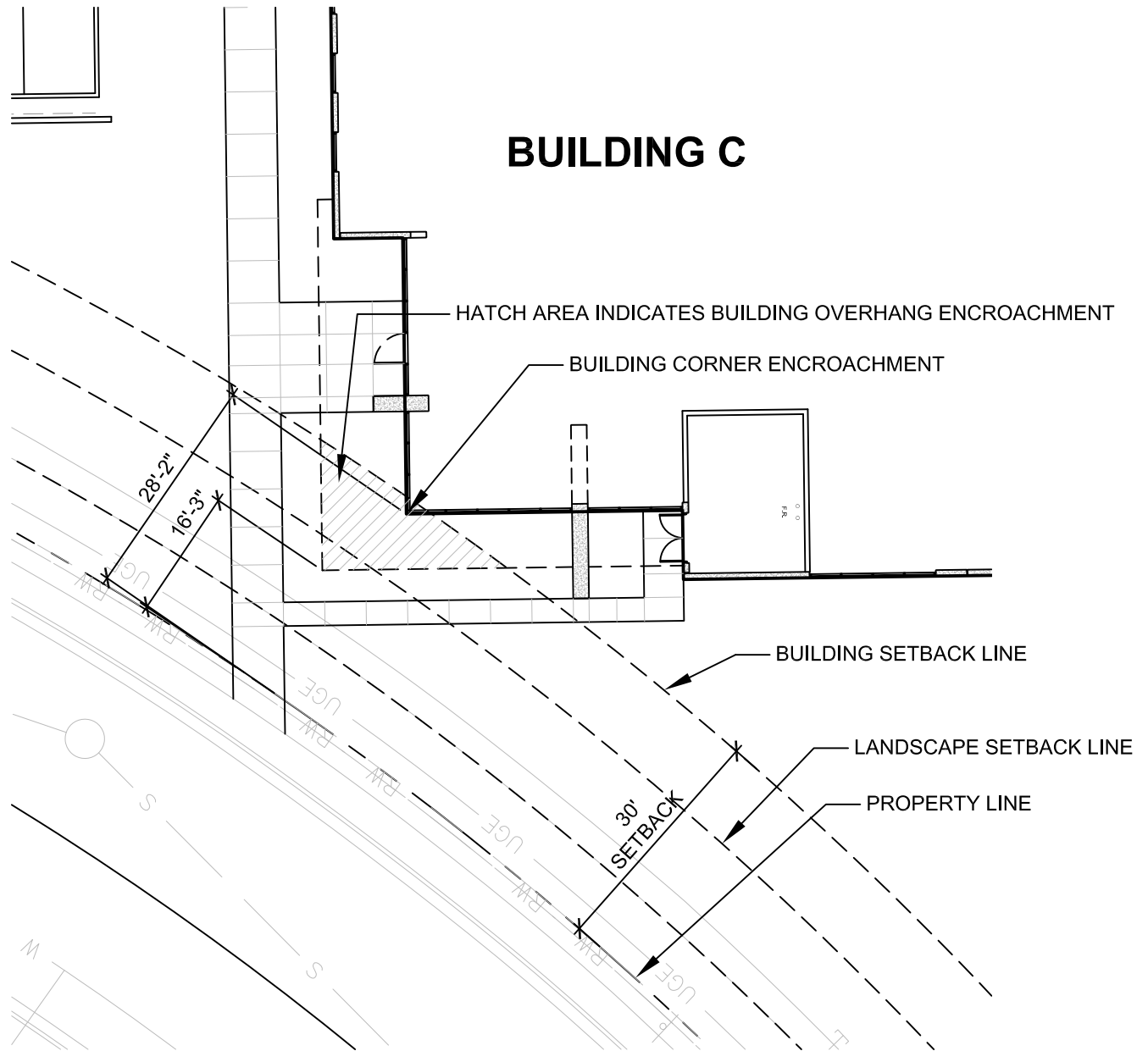
Clear Anodized Aluminum Frame
ACM bands / facias



REVEALS



Exhibit I – Materials and Color Palette



BUILDING C ENCROACHMENT EXHIBIT

CHANDLER AIRPARK 202

NWC Germann Road & Northrop Blvd.
Chandler, Arizona

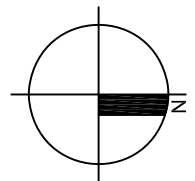
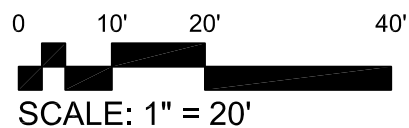


EXHIBIT J



27JULY21



EXHIBIT K

Cover Sheet Only Included in This Document as Reference

TRAFFIC IMPACT STUDY

Chandler Airpark 202
NWC Germann Road & Northrop Boulevard
Chandler, Arizona

May 27, 2021

PREPARED FOR

US Capital
7911 Forsyth Boulevard, Suite 200
St Louis, Missouri 63105

PREPARED BY



LEGAL DESCRIPTION
for APN 303-29-004A, 303-29-008B and 303-29-833

PARCEL NO. 1:

LOT 15, CHANDLER AIRPORT CENTER - PHASE 2, ACCORDING TO PLAT RECORDED IN BOOK 858 OF MAPS, PAGE 43, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE CONSOLIDATED CANAL AND LYING SOUTH OF THE EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROUTE 202L (SANTAN FREEWAY), DESCRIBED AS FOLLOWS:

EXISTING SOUTH RIGHT OF WAY LINE DESCRIPTION:

COMMENCING AT A REBAR MARKING THE CENTER OF SAID SECTION 2, BEING NORTH 89°17'08" EAST 2640.12 FEET FROM A CITY OF CHANDLER BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 2 SOUTH 0°23'23" EAST 843.78 FEET TO THE POINT OF BEGINNING ON SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROUTE 202L;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 89°09'30" WEST 310.96 FEET;

THENCE CONTINUING ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 89°32'25" WEST 1500.03 FEET;

THENCE CONTINUING ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 83°26'52" WEST 502.49 FEET;

THENCE CONTINUING ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 77°37'41" WEST 198.10 FEET;

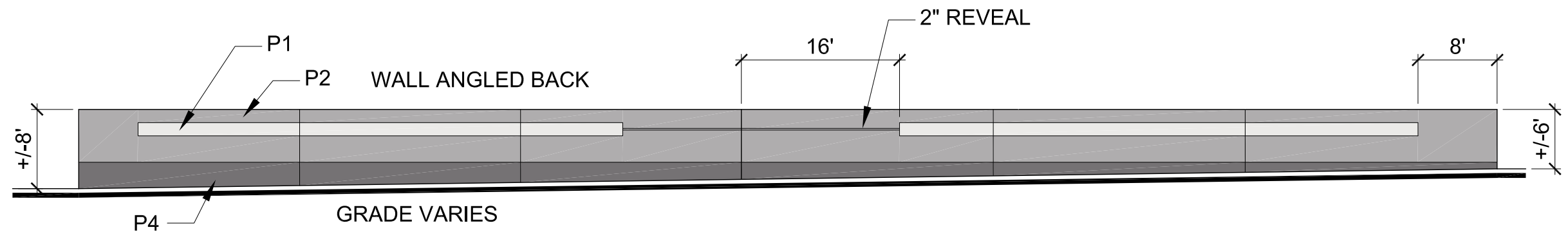
THENCE SOUTH 89°42'23" WEST 137.28 FEET TO THE POINT OF ENDING ON THE WEST LINE OF SAID SECTION 2, BEING NORTH 0°17'37" WEST 1721.00 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 2.

PARCEL NO. 3:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL.

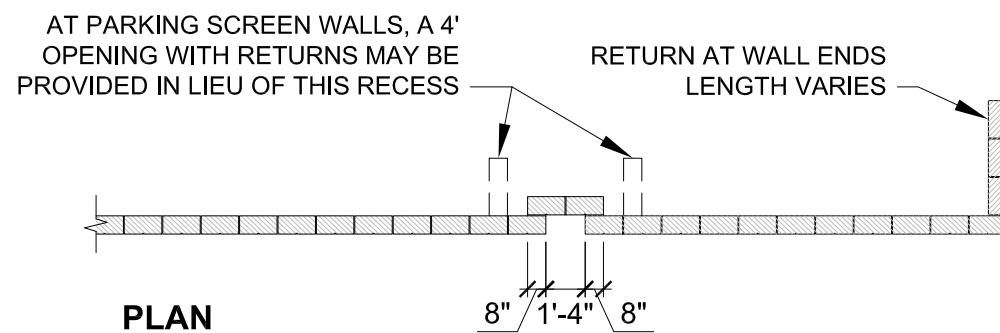
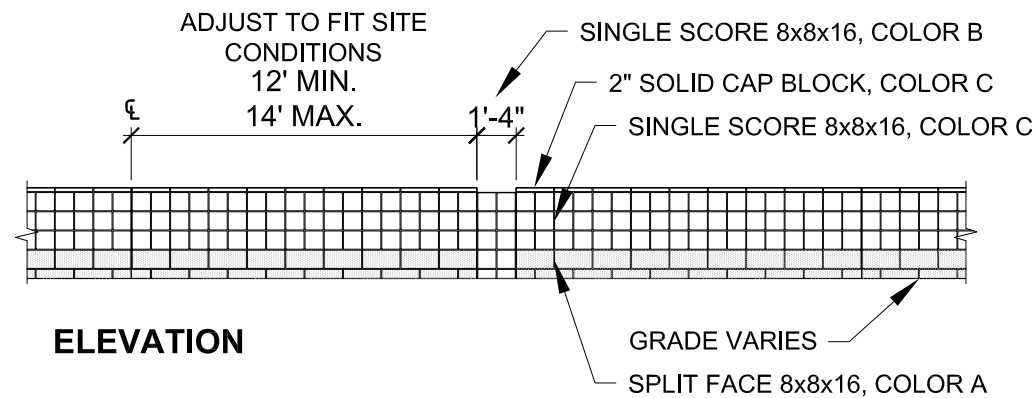
LEGAL DESCRIPTION PER FIDELITY NATIONAL TITLE AGENCY INC. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 71005440-071-CH1-SHA, HAVING AN EFFECTIVE DATE OF NOVEMBER 21, 2019 AT 7:30 A.M.

EXHIBIT M



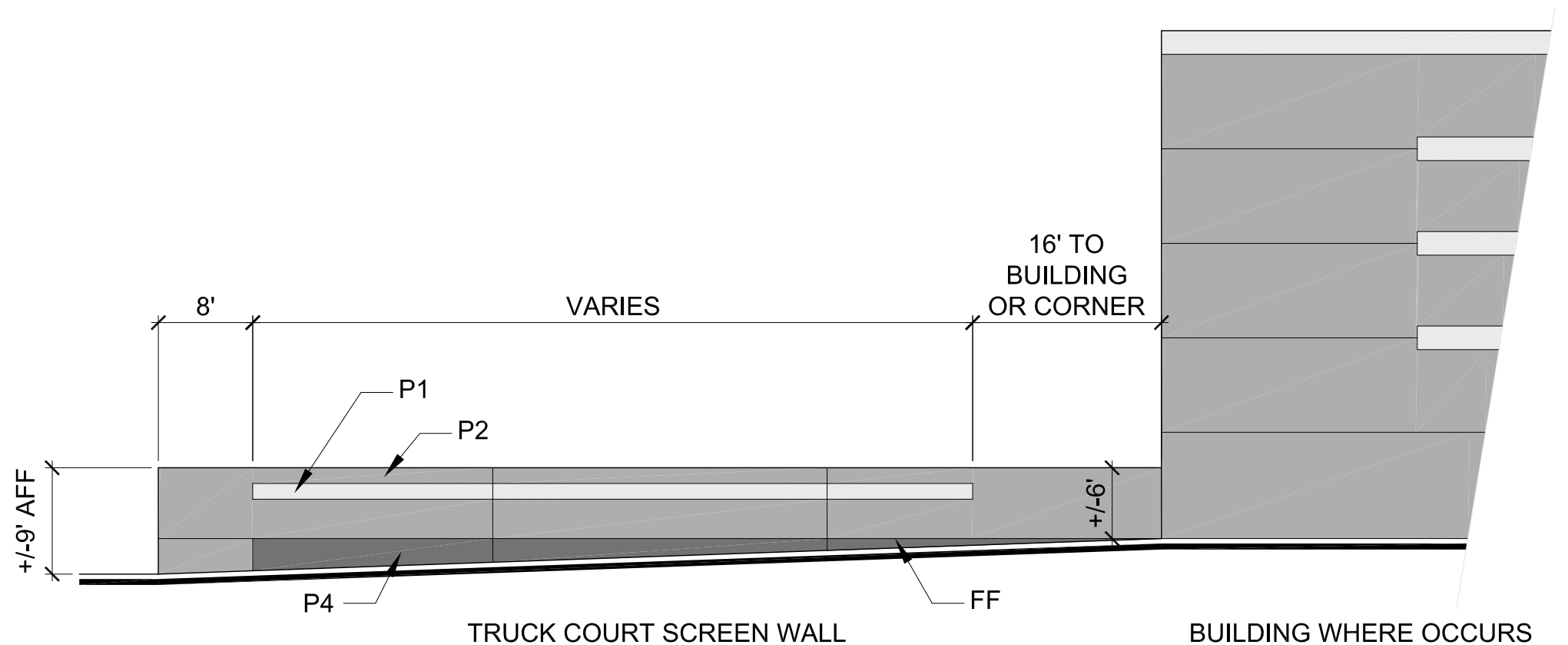
TYPICAL SCREEN WALL AT TRUCK COURT WEST SIDE

COLOR A - P4
COLOR B - P3
COLOR C - P2

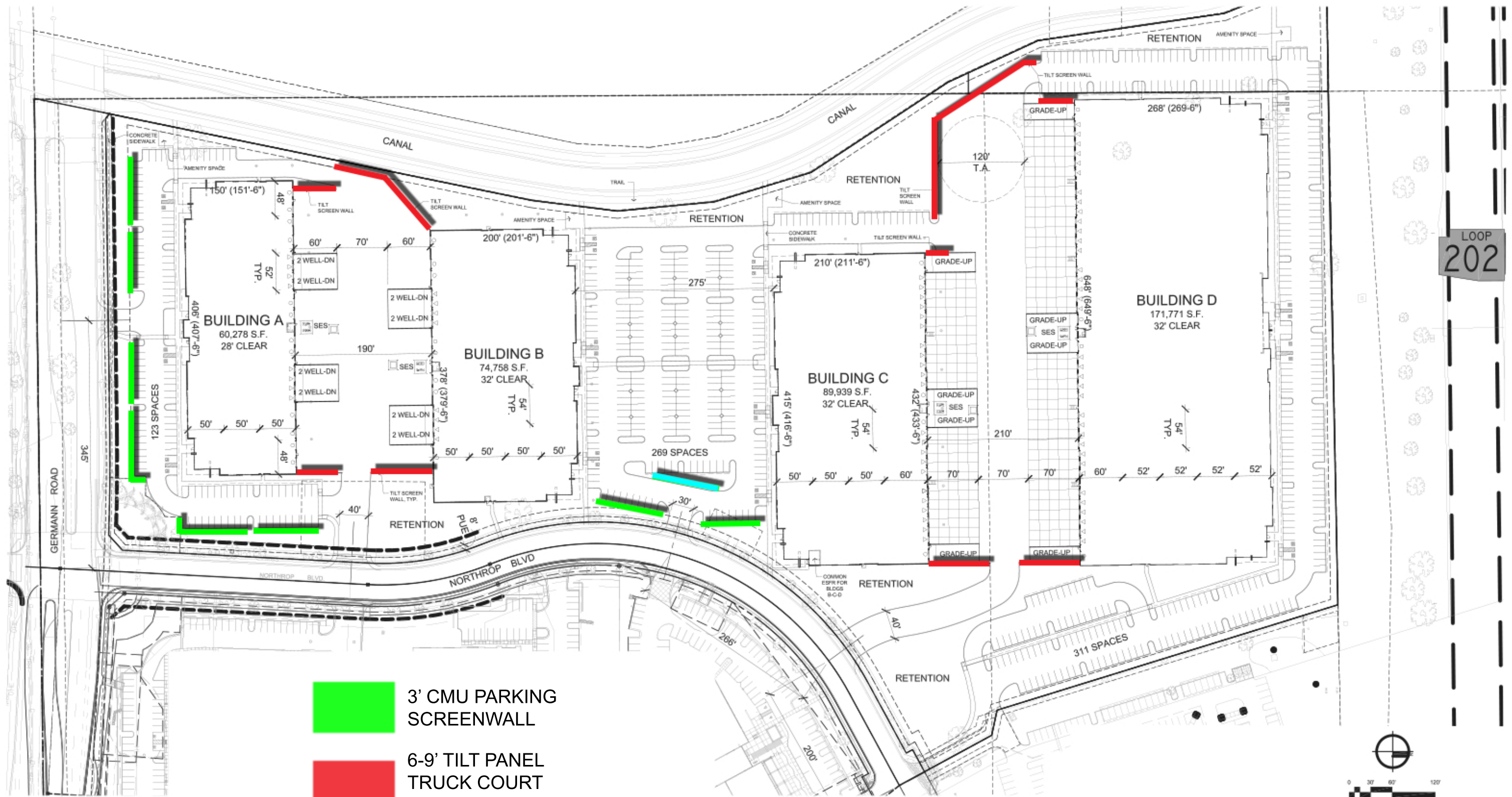


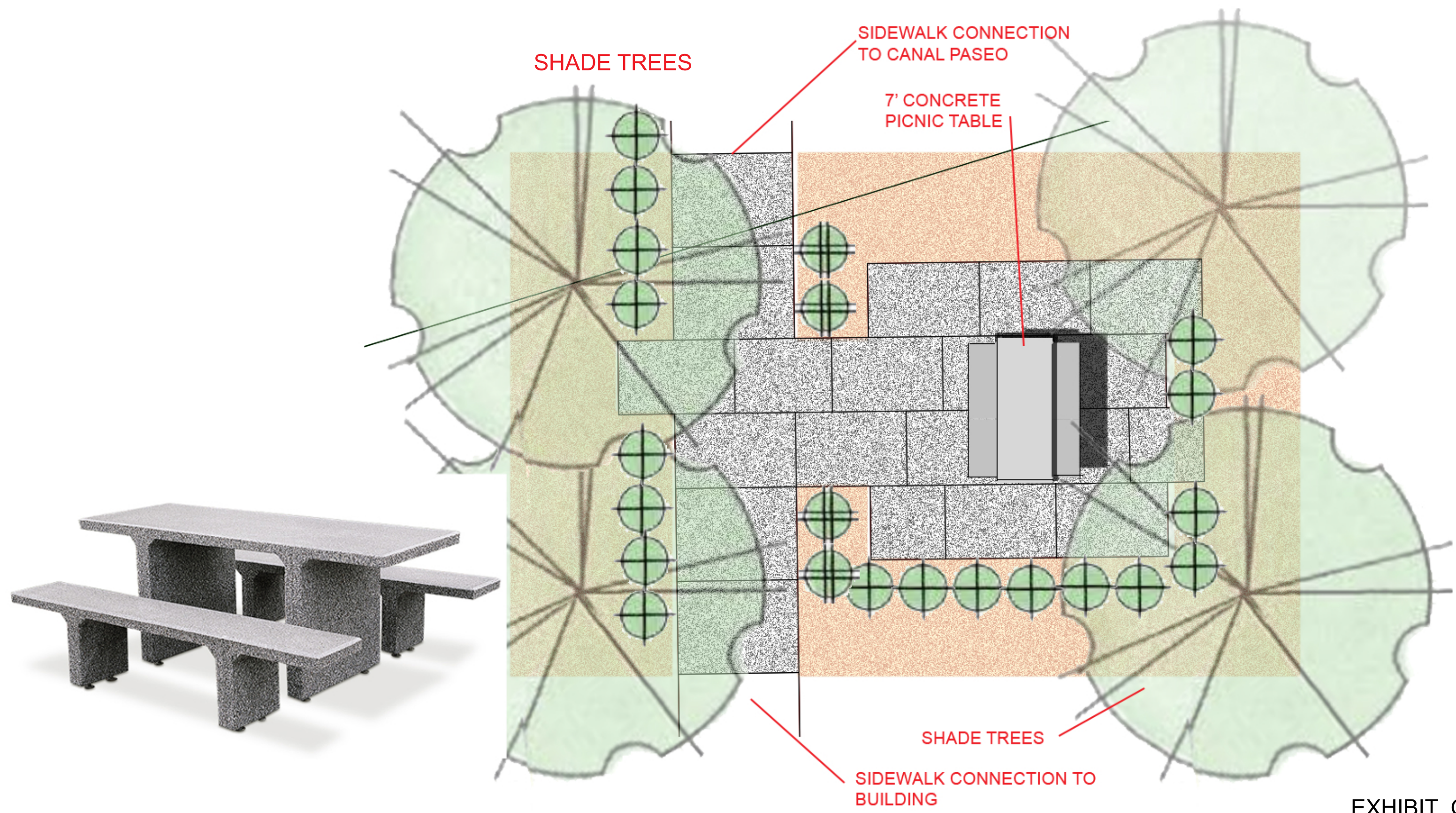
PARKING SCREEN WALLS

BASED ON ORIGINAL PDP WITH COLOR CHANGE



TYPICAL TILT SCREEN WALL AT TRUCK COURT



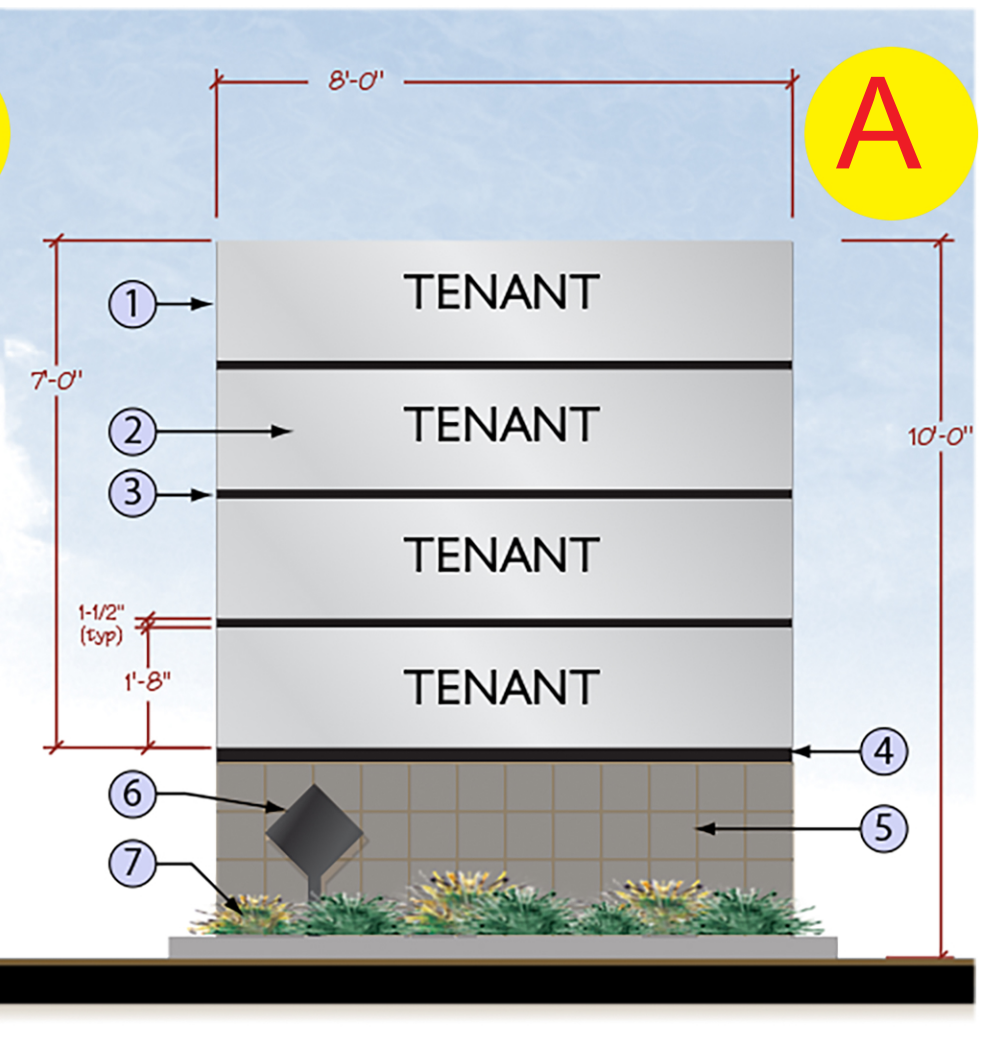
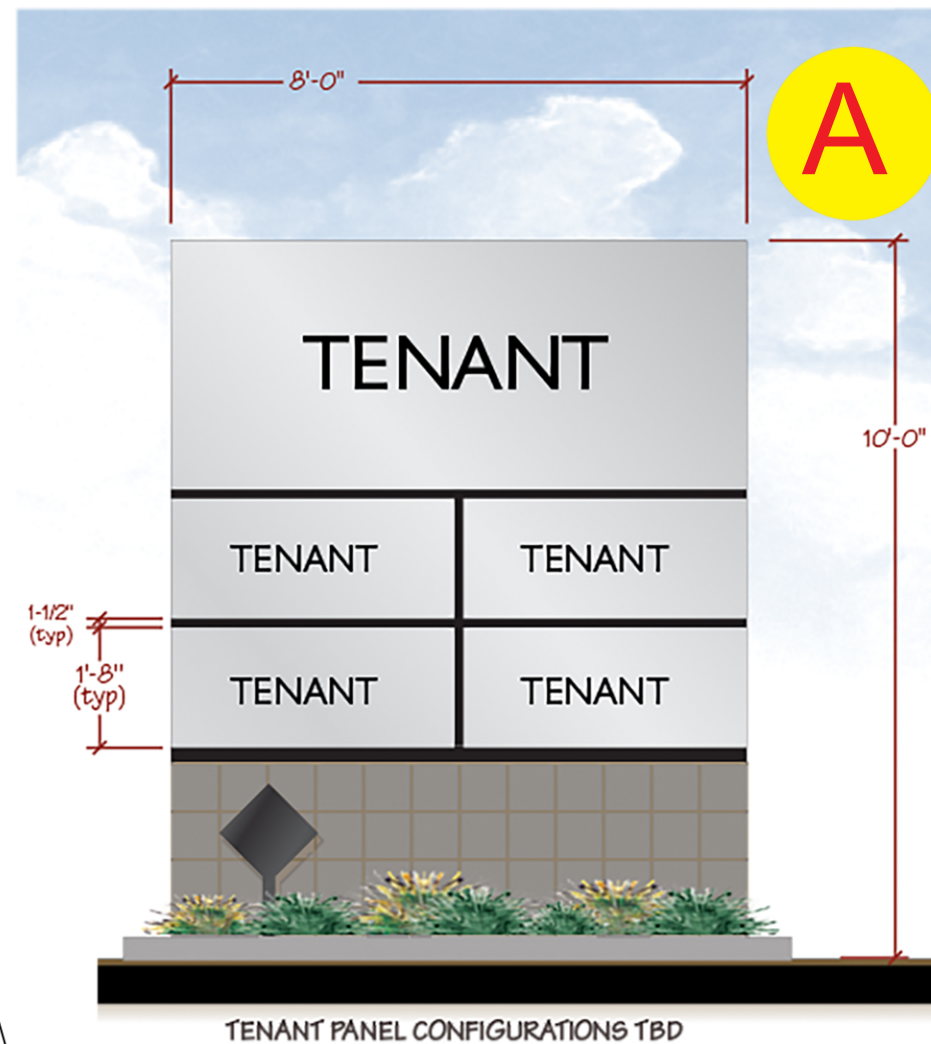
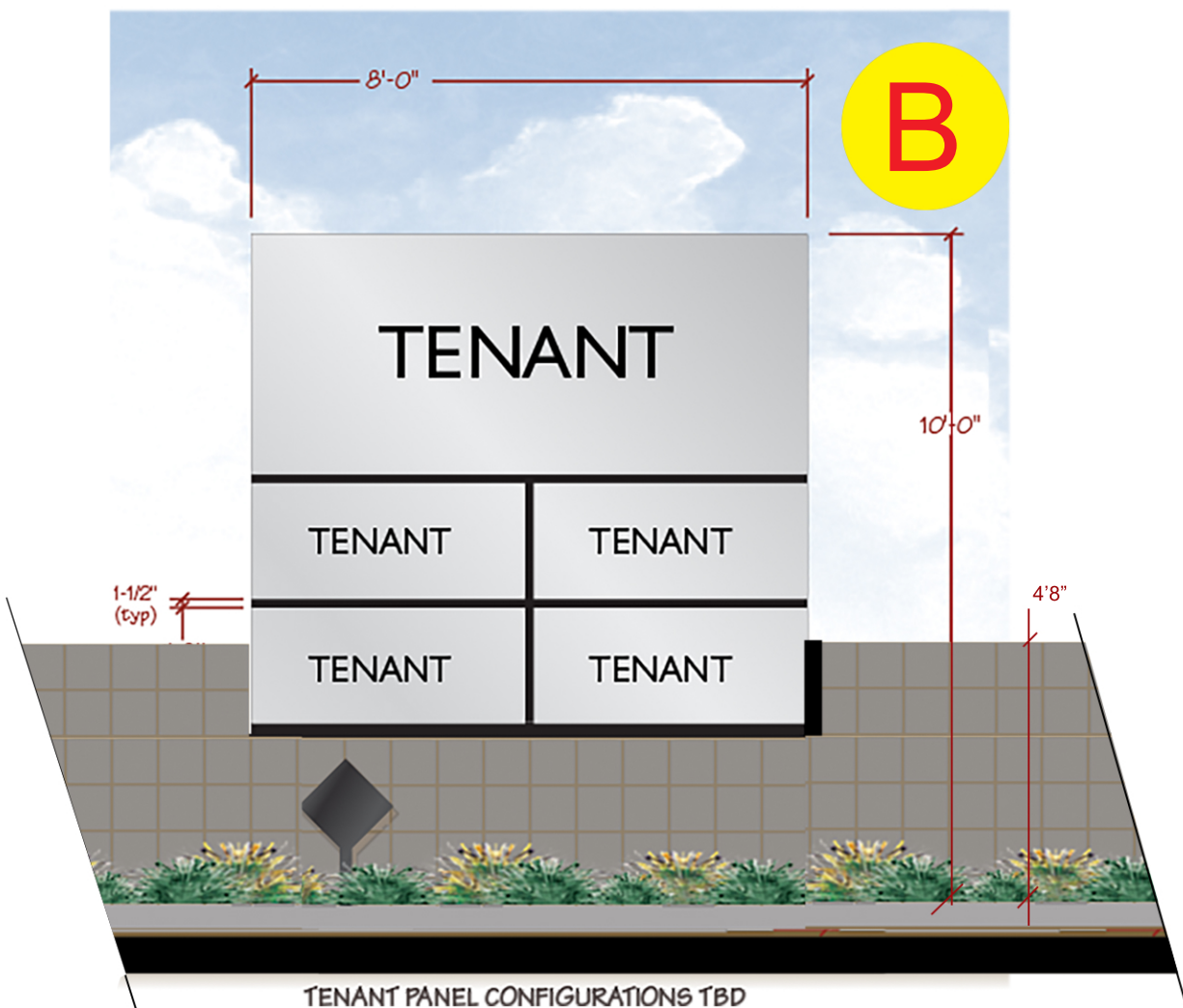


CHANDLER AIRPARK 202

NWC Germann Road & Northrop Blvd.
Chandler, Arizona

PATIO AMENITY

EXHIBIT O



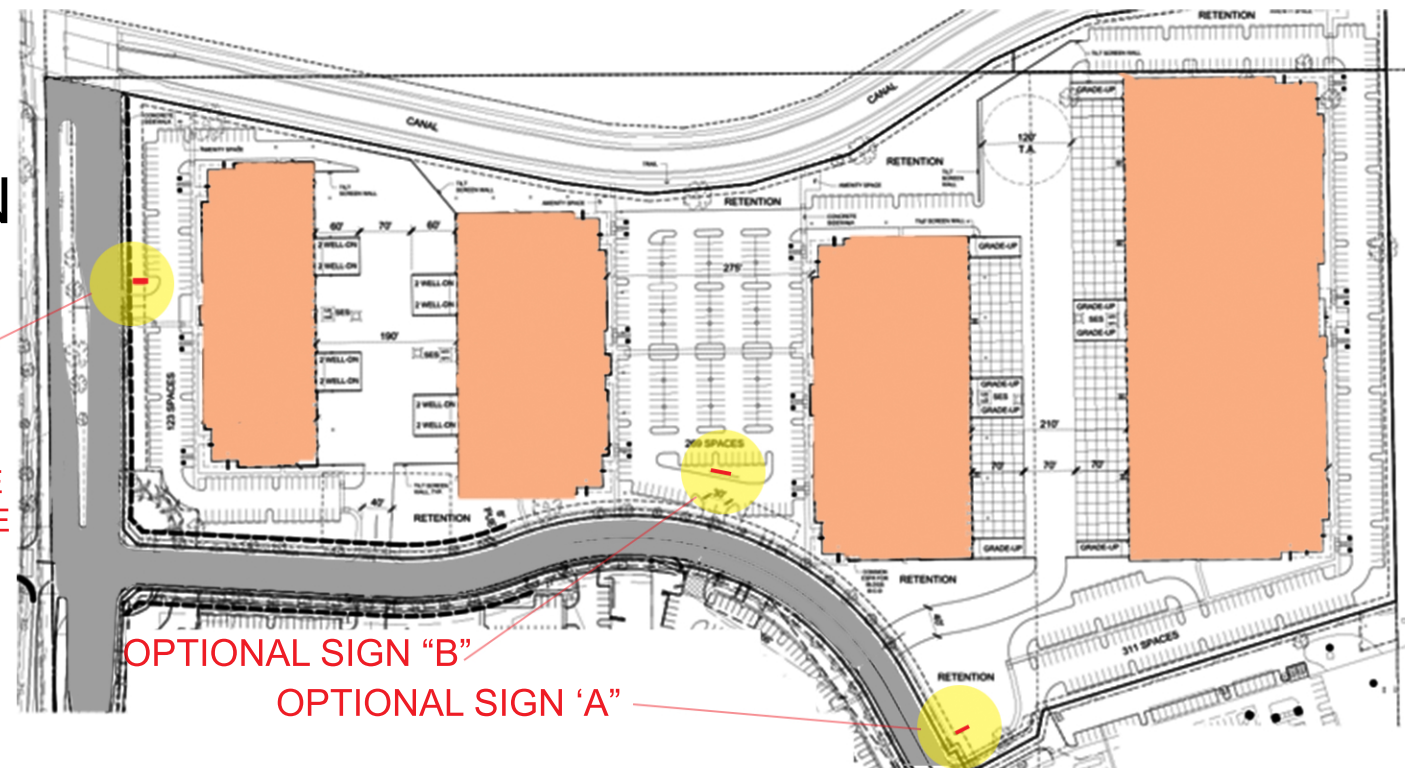
MONUMENT SIGN LOCATION MAP

OPTIONAL SIGN "A"

MONUMENT SIGNS SHALL BE 8' FROM PROPERTY LINE OUTSIDE VISION TRIANGLE AND ADJUSTED TO NOT INTERFERE WITH EXIST TREES

OPTIONAL SIGN "B"

OPTIONAL SIGN 'A'



- ① INTERNALLY ILLUMINATED SIGN CABINET
PAINTED MATTHEWS BRUSHED ALUMINUM
- ② TENANT PANEL PAINTED MATTHEWS BRUSHED ALUMINUM,
ROUTED GRAPHICS WITH ACRYLIC BACK-UP PER TENANT'S
COPORATE COLOR SPECIFICATIONS (LANDLORD APPROVAL REQUIRED)
- ③ 2" REVEAL BETWEEN TENANT PANELS
- ④ 3" REVEAL
- ⑤ SINGLE SCORE CMU WITH HONED FACE
- ⑥ FCO LOGO PAINTED BLACK
- ⑦ PLANTER AT SIGN BASE, PLANTING SHOWN FOR ILLUSTRATION
PURPOSES ONLY