COVANCE
THE DEVELOPMENT SERVICES COMPANY

Covance Laboratories, Inc.

Preliminary Development Plan
PDP Submittal
July 6, 2006

Chandler Campus
Chandler, Arizona

I. INTRODUCTION

Covance Laboratories, Inc. ("Covance") is submitting this application for approval of Planned Area Development zoning for a 38.4 acre parcel and Preliminary Development Plan (PDP) approval for a project located south of the southwest corner of Germann and Price Roads.

Covance is one of the world's leading drug development service companies with over 7,300 employees worldwide in more than 20 countries, Covance's mission is to help our clients bring the miracles of medicine to market in accordance with Federal regulations and requirements.

The Chandler facility is envisioned as a state-of- the-art research campus offering industry leading services for the purpose of developing new medicines to treat serious diseases. Covance performs federally-mandated medical research for our pharmaceutical and biotech clients to ensure that these new medicines they are bringing to the market are safe and effective for adults, children, and even pets around the world.

Covance has a proven track record of developing life-saving and life-enhancing medicines to treat diseases like Alzheimer's, diabetes, heart disease, cancer, deadly infections, and other disabling diseases.

This Development Booklet provides an overview of the intended uses for the project, design considerations, and infrastructure information to allow City staff to analyze this request and make its recommendation regarding consistency of this application with the City's development criteria.

II. SITE DESCRIPTION

This 38.4 acre site is currently zoned AG-1 and located south of the southwest corner of Germann and Price Roads (as shown on the Aerial). The subject site is located within the South Price Road Campus Employment Corridor and designated as "high-tech campus employment" in the City's General Plan.

The site is bounded by Price Road on the east, the Gila River Indian Community on the west, vacant undeveloped (proposed T-SYS Western Operations Center) on the south and vacant undeveloped land to the north.

III. ZONING INTENT

The purpose of this application is to (i) obtain approval of PAD zoning to allow for the uses proposed and described in this Development Booklet, and (ii) obtain PDP approval for the project described in this Development Booklet.

IV GENERAL PLAN COMPLIANCE

The proposed development is consistent with the San Tan Freeway Corridor Area Plan and the City's General Plan Land Use Element. The San Tan Freeway Corridor Area Plan, which was adopted in 1999, designates the property as "Commercial/Office Business Park."

The San Tan Freeway Corridor Area Plan defines "Commercial/Office Business Park" as major, campus-like employment centers. Permitted uses include retail services, research and development or office/showroom development.

South Price Road Campus Employment Corridor

This rezoning request also complies with the South Price Road Campus Employment Corridor as depicted on the Chandler Land Use Map. This Corridor Plan anticipates development as Chandler's premier employment area. Its environment is one that is defined by single users such as high-tech manufacturing, research and development, and corporate offices in integrated campus-like settings.

V. PRELIMINARY DEVELOPMENT PLAN

This application includes a request for Preliminary Development Plan approval for the 38.4 acre site.

Further strengthening Chandler's focus on clean, research-based industries, the initial Phase One development will include a 282, 000 square foot research facility that will house 355 employees and approximately 50 guests. Similar to Covance laboratory sites in other states, this facility will be open 24 hours a day, 7 days a week and include office areas, meeting, training and seminar rooms, biomedical and chemistry research laboratories. All of Covance facilities are designed under strict adherence to specific industry requirements and all medical research performed in Covance facilities is regulated and audited by the FDA and USDA to assure appropriate federal regulations are met. Laboratories are designed to align with local requirements, as well as national and international standards, codes and guidelines for safe operation.

The ultimate potential build-out of the campus will total 591,000 square feet with 1200 employees and include an 800 car parking-ramp at the southern portion of the site. Covance leadership has envisioned an environment that stimulates creative thinking and focused science by further advancing the high design standards established by the City of Chandler. The result is a research community set in a park-like setting that is consistent with other South Price Road Corridor campus designed facilities.

Architectural Standards

The facility fits well within Chandler's focus to diversify its economy and put the city in the forefront of Arizona's biosciences roadmap. It will be a state-of-the art facility that incorporates the city's vision of an enhanced living and working environment as well as its sense of community enrichment.

The scale of the facility is minimized by the design of multiple 1, 2 and 3 story components. This allows the facility to embrace the site integrating landscaping and staff amenities into an orchestrated design. Exterior materials reflect existing facilities in the area to present a cohesive character to the neighboring vernacular. The architecture is rational in its expression of its structure and passionate in its ability to enhance this structural rhythm by the use of contrasting curvilinear elements.

Each major function, drug development research, chemistry, office and support is grouped into individual components allowing each to retain its own recognized identity within the campus.

The massing of the facility allows for a gradual increase in height proceeding into the center of the site. The tallest element is the research component at the central area of the site.

The structure is steel. The exterior materials integrate with the surrounding building sites and incorporate glass, metal panel and accented stone panels.

The color palette includes the brushed metal finish of the metal panels set off by the desert red colored sandstone panels. This allows the materials to develop visual strength by sensitive juxtaposition. This ties the building to the site visually and further creates a connection between the landscape and the material nature of the building.

The design intent for the site is to create a campus style setting that will be consistent with the Price Road corridor and the City's design policies for this area. The campus style setting is created by locating the buildings, pedestrian walkways and seating areas with berming and landscaping across the site. The objective is to create an environment that is appealing and attractive to employees and the public from Price Road. To support this objective, and introduce an enhanced streetscape, the site design includes landscaping and building setbacks that meet or exceed the City's Ordinance requirements.

REVISIONS

NO.	DESCRIPTION	DATE

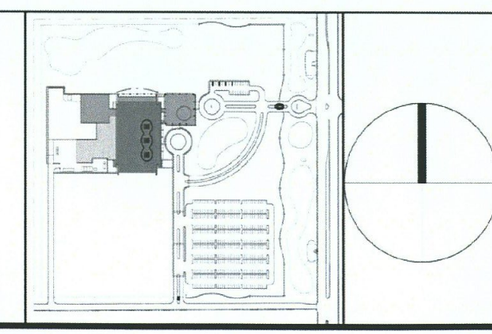
DATE ISSUED: 07.06.06

COVANCE LABORATORIES, INC.

PLANNED AREA DEVELOPMENT (PAD)

And

PRELIMINARY DEVELOPMENT PLAN (PDP)



SHEET TITLE

Project Narrative

SHEET NUMBER

A1.0

PAD/PDP SUBMITTAL

The site is defined by a stone and ornamental metal fence integrated into the landscape to show the limits of the campus and provide a sense of entry at each access point. By designing it in this manner the security stations for the site are elements in the landscape and provide a safe, secure and friendly face to the surrounding community.

Each vista of the building is a framed visual corridor seen through the landscape. The eastern side facing Price Road gets special attention with water features, tree lined drives and pedestrian pathways. These pedestrian pathways interconnect the parking areas with the facility entrances, they wind around allowing for jogging paths on the North side of the site near the outdoor dining area and provide special shade nodes between the staff and visitor entrances reflecting on the main water feature.

VI. ACCESS

This site has two points of access from Price Road. One is directly across the street from the Motorola site entrance and shares its median cuts. This entrance is the campus visitor entrance. The other point of access from Price Road is at the southern most portion of the site. This access point is designated for both staff and service use.

Each point of campus access has a security gate for controlled entry. Gatehouses are provided for visitor and staff entries.

City Code Section 35-1902(8)(d) requires deceleration lanes for each perimeter curb cut. In compliance with this section, we are providing deceleration lanes at each driveway to allow better traffic circulation along the arterial street and into the site. All deceleration lanes will meet City Standards.

VII. PARKING

Site parking is located in the southeast quadrant of the site with a small portion of parking for special guests at the visitor entrance. Each drive is lined with shade giving trees and landscaped to minimize the impact of the sun on those utilizing the parking areas.

VIII. LANDSCAPE CONCEPT

Landscaping for the site has been developed around a xeriscape design philosophy, where areas of greatest use are coupled with vibrant colors, oasis plantings and higher water-usage. Lesser-used areas, further from the campus center, utilize more drought-tolerant plant materials and take care in portraying the desert-themed environment for which the Southwest is known. The design concept is envisioned to allow for 'pockets of focus' and view-sheds to/from the site. It is integrated with a serpentine perimeter fence made of stone and ornamental metal. The frontage along Price road is enhanced with a landscape buffer mirroring the Motorola site across the street. Overall, the site has been designed to provide a safe, secure working environment while balancing the need for an aesthetically pleasing project, conforming with the City of Chandler General Plan.

While the parking areas are located in the southeastern quadrant of the site, the northern portion of the site is aligned with the staff cafeteria and is reserved for site amenities. These include: outdoor seating areas for staff, multi-use pedestrian pathways with shade nodes and natural open spaces coupled with desert-themed retention areas.

The site includes retention areas and drainage catch basins to ameliorate storm water run-off on site.

Two reclaimed water ponds are included in the project site and are designed to enhance the overall character of the site as developed water features. One at the visitor entrance to the facility on Price Road, provides a glimpse of the entire campus. The second water feature is within the main portion of the campus and completes the staff and visitor entrances with a common visual node. The entry drives provide a strong visual identity through a formal alignment of palms, desert-adapted trees and stunning geometric accents, such as agaves, cacti and yuccas.

The campus is further enhanced through: decorative paving patterns, colored concrete banding, large-scale street trees, turf areas, water features and pedestrian shade nodes. Multi-use pedestrian paths, comprised of stabilized decomposed granite provide recreational opportunities to staff and visitors alike.

IX. SIGN CONCEPT

The visitor's entry is integrated with the main portion of the site with high-quality corporate/directional signage and entry gates to allow for the pleasant community experience of a good corporate neighbor. Signs are designed with regional stone accents and maintain a simple visual line that does not compete with the landscape but becomes a part of the overall concept.

X. DEVELOPMENT PHASING

Covance envisions this project to develop as the business opportunities require. Phase one includes all the primary business units and includes, Biomedical Research Laboratories, Chemistry Research Laboratories, Offices, Seminar and Conference Rooms, Cafeteria, Staff Fitness Center, Physical Plant and a Pathological waste thermal destruction unit.

Phase One area calculations include the following:

38,810 NSF Office areas
9,943 NSF Training / Conference Areas
29,070 NSF Chemical research laboratories
55,613 NSF Biomedical research laboratories
8,676 NSF Cafeteria
8,065 NSF Building Support
9,672 NSF Storage
159,849 NSF Total Net Square Feet

Phase One building area: 281,319 GSF Total Gross Square Feet
Total Site area: 1,683,795 Sq. Ft.; 38.6546 Acres

Future Full Build-out
Covance projects the business to grow and has planned the site to accommodate a full 591,000 GSF plus an 800 car parking structure. This future, full build-out campus expands on the functions listed above and adds both a clinical research unit for 80 volunteers, and biotechnology research laboratories to further strengthen the biotech resources already present in the region.

XI COMPLIANCE WITH MID-RISE POLICY

It is anticipated that the Chandler City Council will adopt Resolution No. 3952 concerning the City's Mid-Rise Development Policy. This Resolution has an effective date of May 13, 2006. As part of the PAD/PDP Application, the Applicant specifically requests that the building height in excess of 45 feet, as determined by Chandler's Zoning Code Sections 35-200 and 35-2201, be approved. The Project's location is consistent with the locations eligible for consideration under the Mid-Rise Development Policy. The South Price Road Campus Employment Corridor is an area specifically targeted for mid-rise development. Based on the site design standards and architectural design criteria, the Project also satisfies the performance characteristics required by the Mid-Rise Development Policy.

REVISIONS

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PLANNED AREA DEVELOPMENT (PAD)

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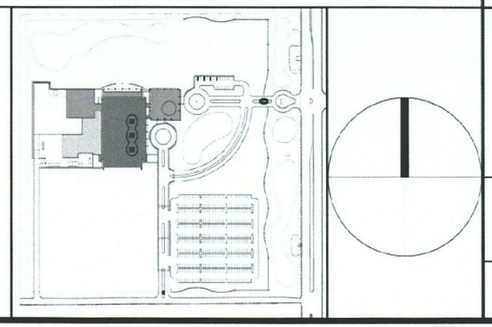


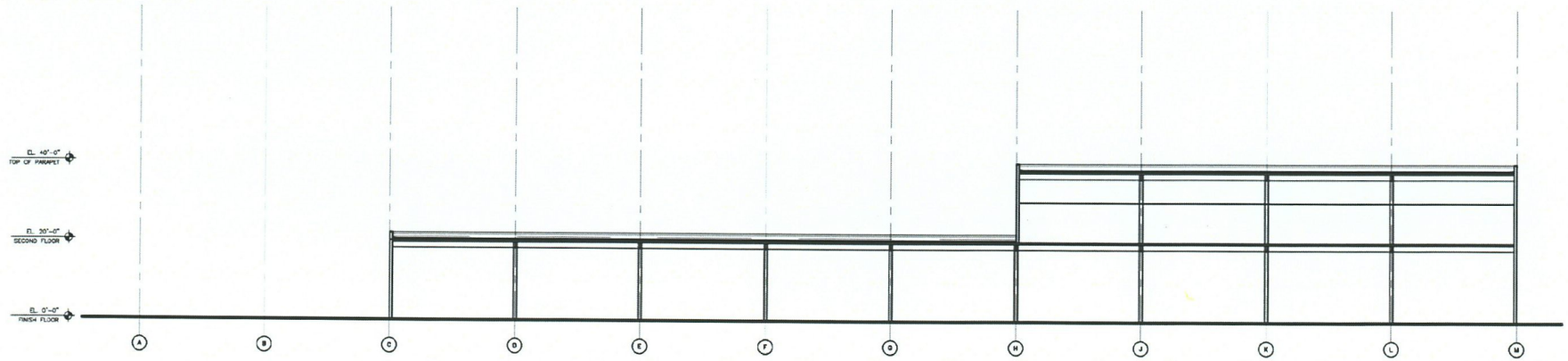
SHEET TITLE

Project Narrative

SHEET NUMBER

A1.1

PAD/PDP SUBMITTAL



1/1.9 **CROSS SECTION A**
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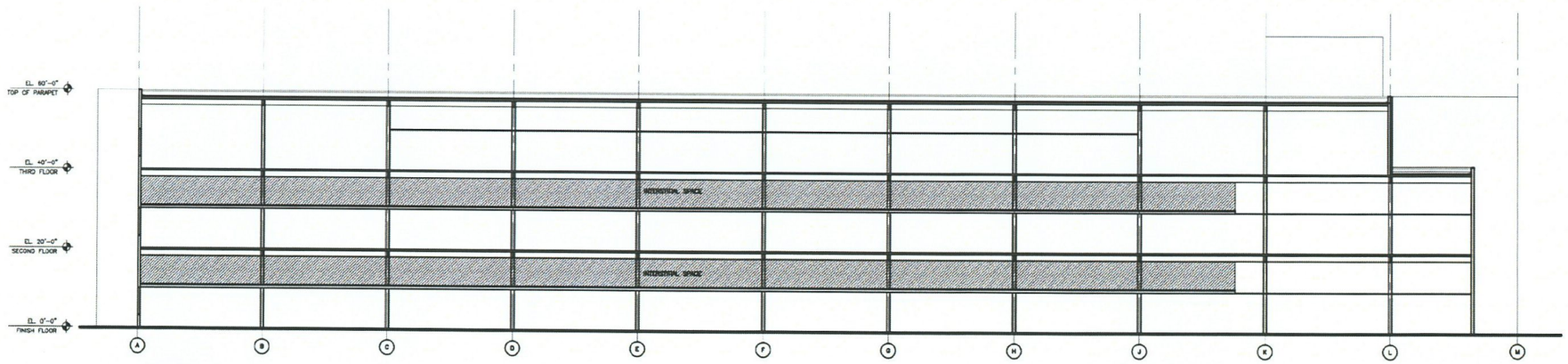
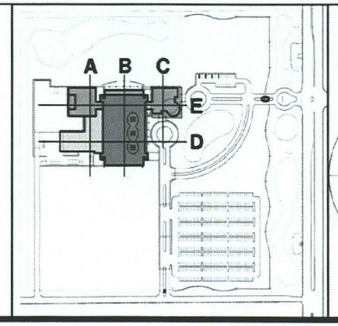
8 16 32 1/16"



2/1.9 **CROSS SECTION B**
SCALE: 1/16"=1'-0"

8 16 32 1/16"

Phase One - Building Sections



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

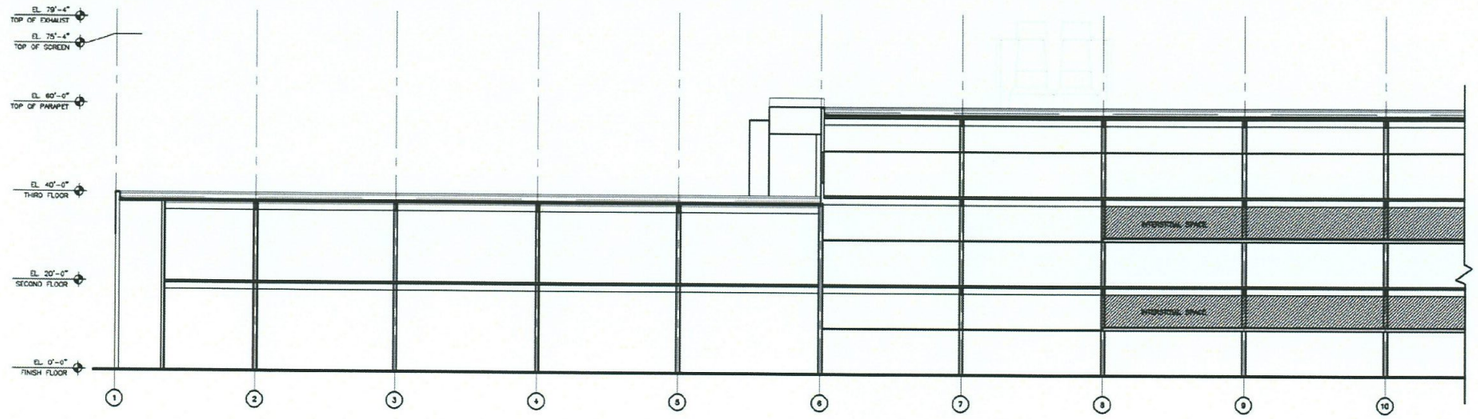
SHEET TITLE

Phase One
Building
Sections

SHEET NUMBER

A1.10

PAD/PDP SUBMITTAL



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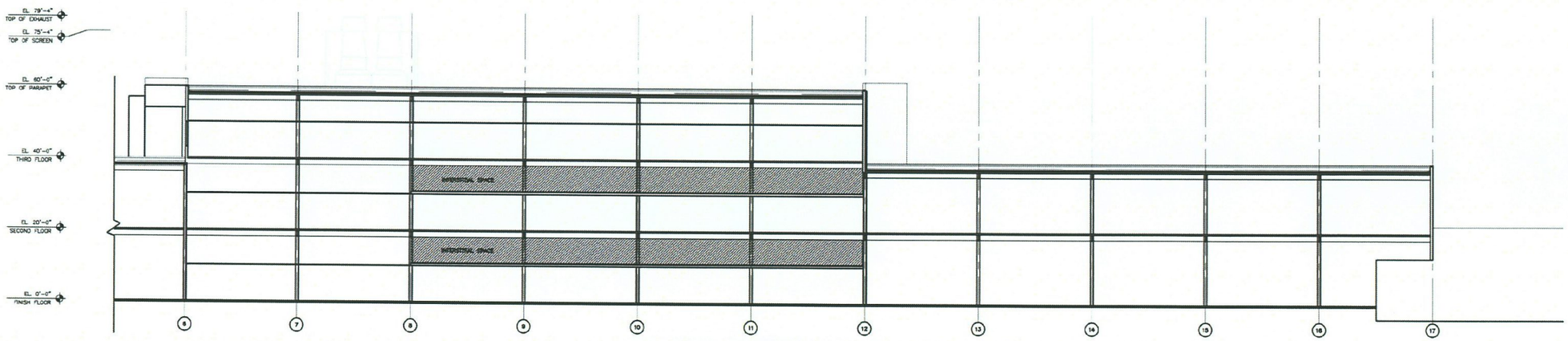
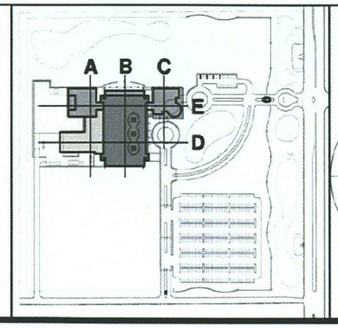


1/1.11 **CROSS SECTION E**
SCALE: 1/16"=1'-0"

Phase One - Building Sections



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

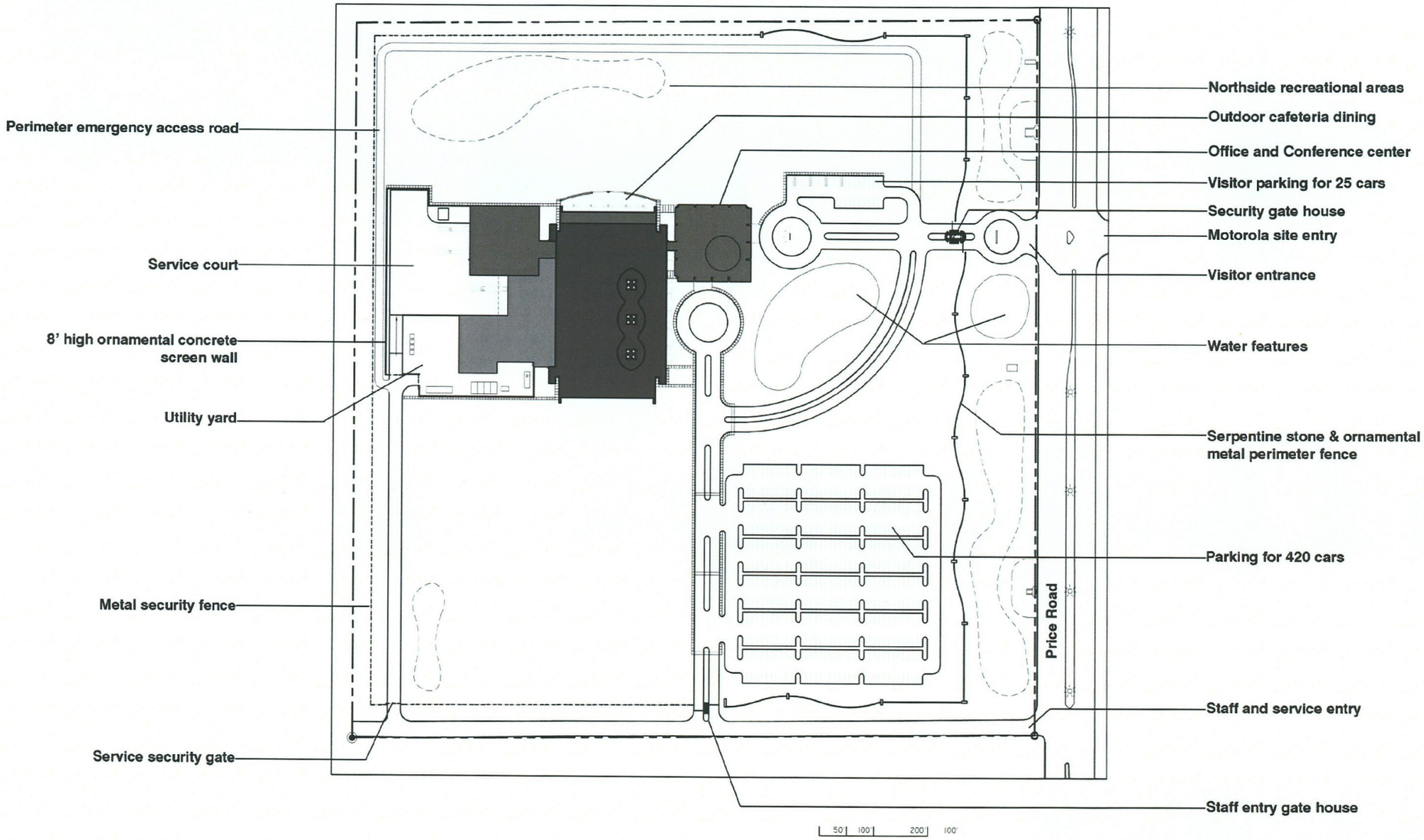
SHEET TITLE

Phase One
Building
Sections

SHEET NUMBER

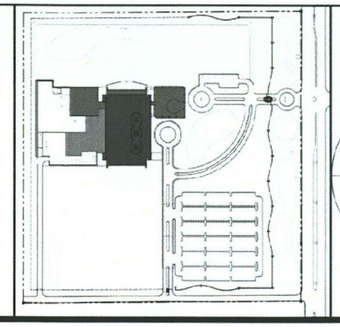
A1.12

PAD/PDP SUBMITTAL



Phase One - Site Plan

- Site parking for 445 cars
- 282,000 SqFt. research facility
- 355 Employees/24hrs/7 days a week operation
- See Landscape and Civil drawings for site design



REVISIONS

NO.	DESCRIPTION	DATE

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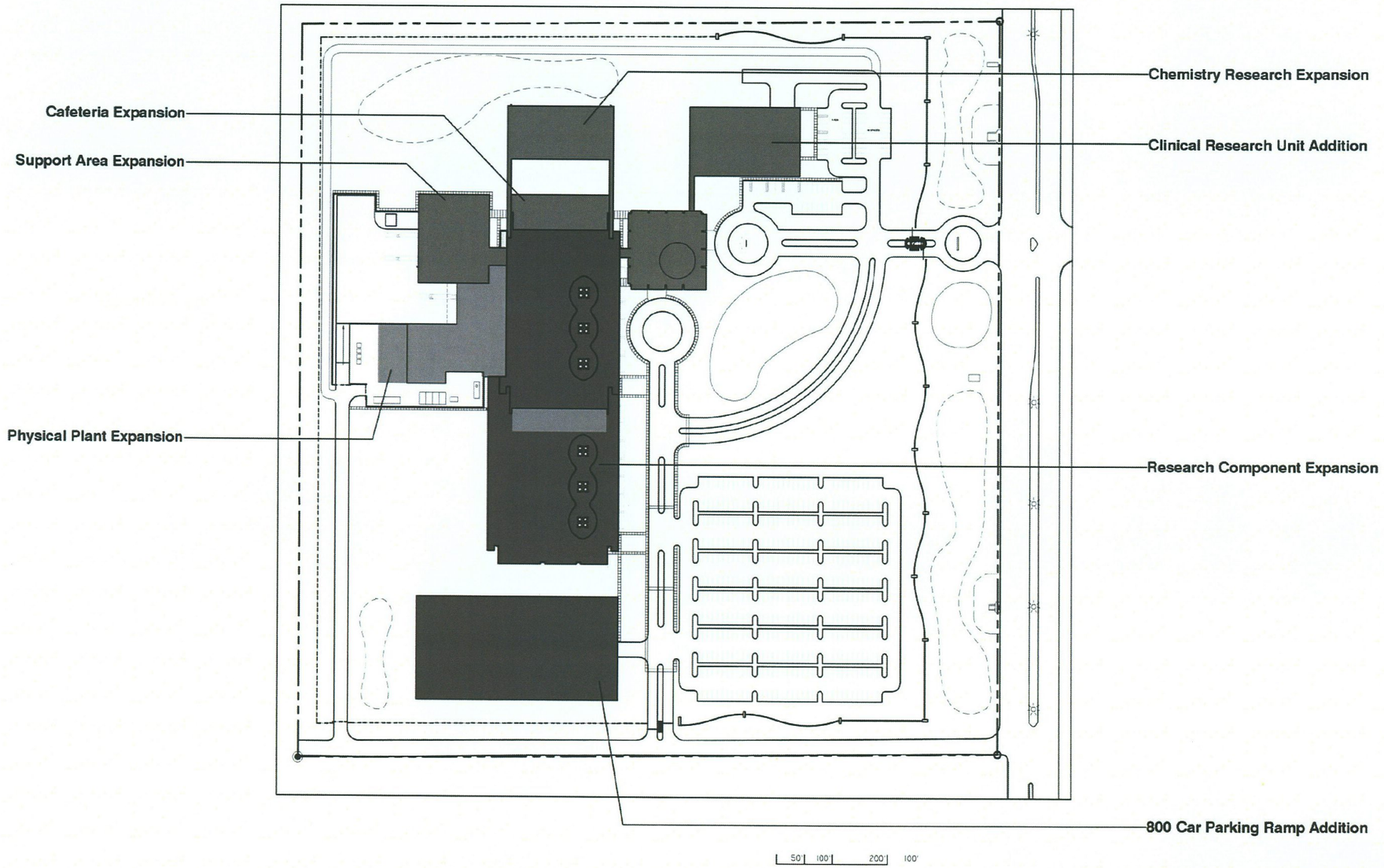
SHEET TITLE

Phase One
Site Plan

SHEET NUMBER

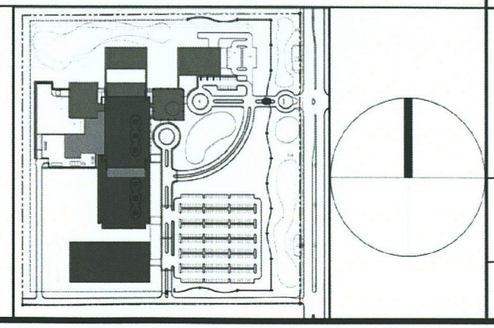
A1.5

PAD/PDP SUBMITTAL



Future Buildout - Site Plan

- Total campus buildout - 591,000SqFt. plus parking ramp
- 800 car parking ramp addition
- 1200 Total employee projection



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

SHEET TITLE

Future Build Out Site Plan

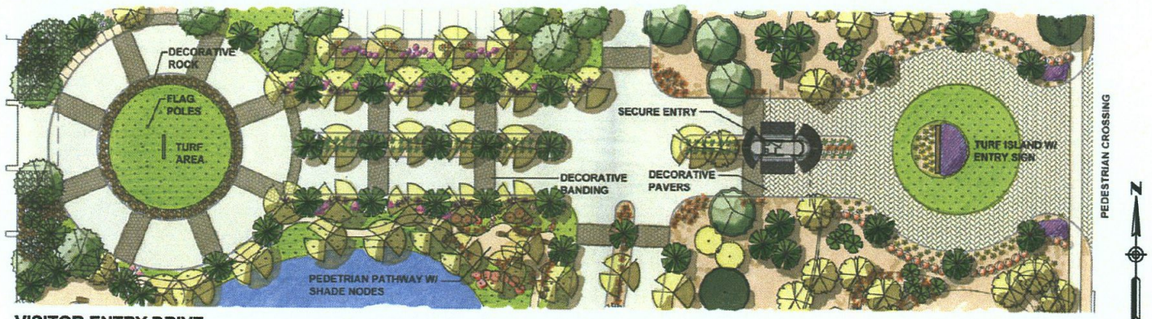
SHEET NUMBER

A1.6

PAD/PDP SUBMITTAL

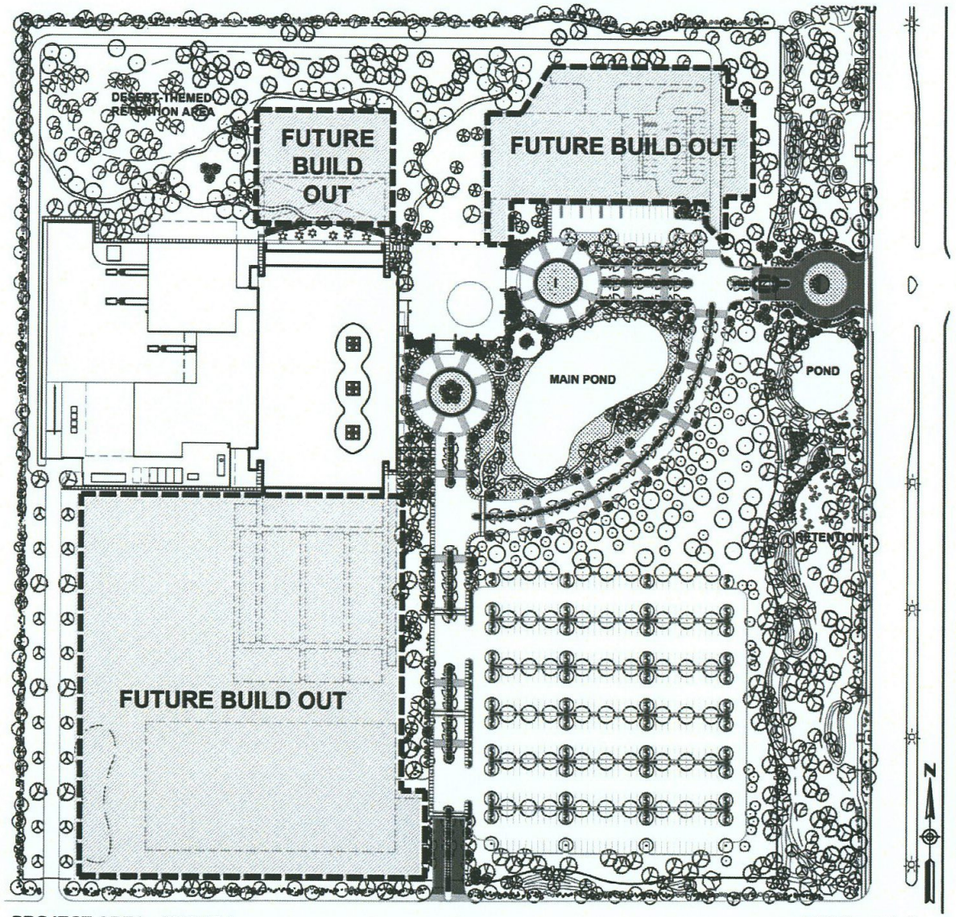
PLANT LEGEND

Symbol	Botanical Name / Common Name	Quantities	Size
TREES			
	Acacia smallii Sweet Acacia		
	Dalbergia sissoo Sisso Tree		
	Chitalpa		
	Acacia salicina Willow Acacia		
	Parkinsonia hybrid Desert Museum Palo Verde		
	Phoenix dactylifera Date Palm		
	Fraxinus velutina 'Fan-tex' Fan-tex Ash		
	Tipuana Tipu Tipu Tree		
	Jacaranda mimosifolia Jacaranda		
	Eucalyptus papuana Ghost Gum		
	Cercidium praecox Palo Brea		
	Chamaerops humilis Mediterranean Fan Palm		
	Prosopis chilensis Thornless Chilean Mesquite		
SHRUBS & ACCENTS			
	Agave vilmoriniana Octopus Agave		
	Agave geminiflora Twin-flowered Agave		
	Agave desmettiana Smooth Agave		
	Eremophila maculata 'Valentine' Valentine Emu Bush		
	Calliandra californica Baja Fairy Duster		
	Ruellia Penisularis Desert Ruellia		
	Dodonaea viscosa Hop Bush		
	Bougainvillea 'Torch Glow' Torch Glow Bougainvillea		
	Dasylirion longissima Toothless Sotol		
	Leucophyllum zygophyllum 'Cimarron' Blue Ranger		
	Hesperaloe parviflora Red Yucca		
	Caesalpinia pulcherrima Red Bird of Paradise		
	Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Texas Ranger		
	Tagetes lemmonii 'Compacta' Compact Mt. Lemmon Marigold		
	Muhlenbergia capillaris Regal Mist Grass		
	Senna lindheimeriana Lindheimer Senna		
	Nerium oleander 'Petite Pink' Petite Pink Oleander		
	Gaura lindheimeri 'Siskiyou Pink' Pink Gaura		
	Tecoma x 'Sunrise' Sunrise Yellow Bells		
GROUND COVER			
	Acacia redolens 'Desert Carpet' Desert Carpet Acacia		
	Dalea capitata 'Sierra Gold' Dalea		
	Annual Flower Bed		
	Ruellia brittoniana 'Katie' Blue Dwarf Ruellia		
	Lantana 'New Gold' New Gold Lantana		
DG	Decomposed Granite		
	Site Boulders		



VISITOR ENTRY DRIVE

SCALE 1" = 40'-0"
0 20' 40' 80'



PROJECT AREA - PHASE 1

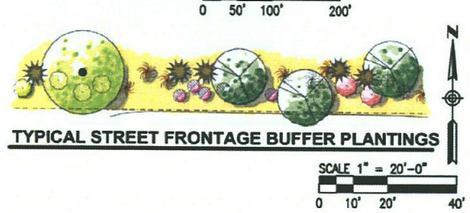
SCALE 1" = 100'-0"
0 50' 100' 200'

MAIN POND WITH TURF AREA AND PEDESTRIAN PATHWAY

SCALE 1" = 30'-0"
0 15' 30' 60'

CITY OF CHANDLER DEVELOPMENT STANDARDS

1. A minimum of one (1) tree and six (6) shrubs will be provided per 30 linear feet of frontage in addition to sufficient ground cover to provide a combined coverage of 50%.
2. Other perimeter landscape areas shall be landscaped at a rate of one (1) tree and six (6) shrubs per 30 linear feet.
3. Frontage area at Price Road shall have landscaping placed in accordance with City of Chandler development standards. 50% of all trees in this area shall be sized to a minimum 24" box, 25% shall be 36" box, and the remaining 25% shall be 48" box or larger.



TYPICAL STREET FRONTAGE BUFFER PLANTINGS

SCALE 1" = 20'-0"
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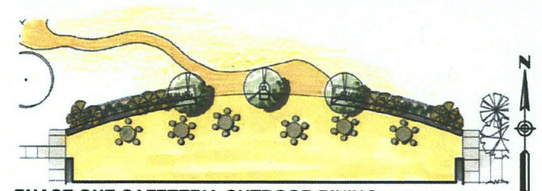

PHASE ONE CAFETERIA OUTDOOR DINING

SCALE 1" = 40'-0"
0 10' 40' 80'

GENERAL CONCEPT PLAN NOTES:

1. All retention basins shall have a minimum of one tree and six shrubs per 500 square feet of open space, plus additional vegetative groundcovers and/or turf necessary to provide for 50% total coverage of the total landscape areas.
2. All common interior open space shall have a minimum of one tree and six shrubs per 750 square feet of open space, plus additional vegetative groundcovers and/or turf necessary to provide for 50% total coverage of the total landscape areas.
3. Setback areas along Price Road shall have no more than 20% of the total area used for stormwater retention purposes. The remainder will contain earthen berms (max. 24" in height), right-of-way plantings, serpentine screen walls, small reclaimed water ponds and 6' wide curvilinear sidewalks.
4. Architecturally enhanced security gatehouses and driveway entry islands provide landscape focal points at both visitor and staff entry points.
5. Recreational amenties include areas of turf and two stabilized dg pathways with shade nodes and ample seating.
6. This project is to be phased for future expansion. Note areas shown on plan as Future Build-Out.
7. Two ponds have been proposed as reclaimed water holding areas which also serve aesthetic and recreational purposes.

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN PHASE I

SHEET NUMBER

L1.1

PAD/PDP SUBMITTAL

PLANT LEGEND

TREES

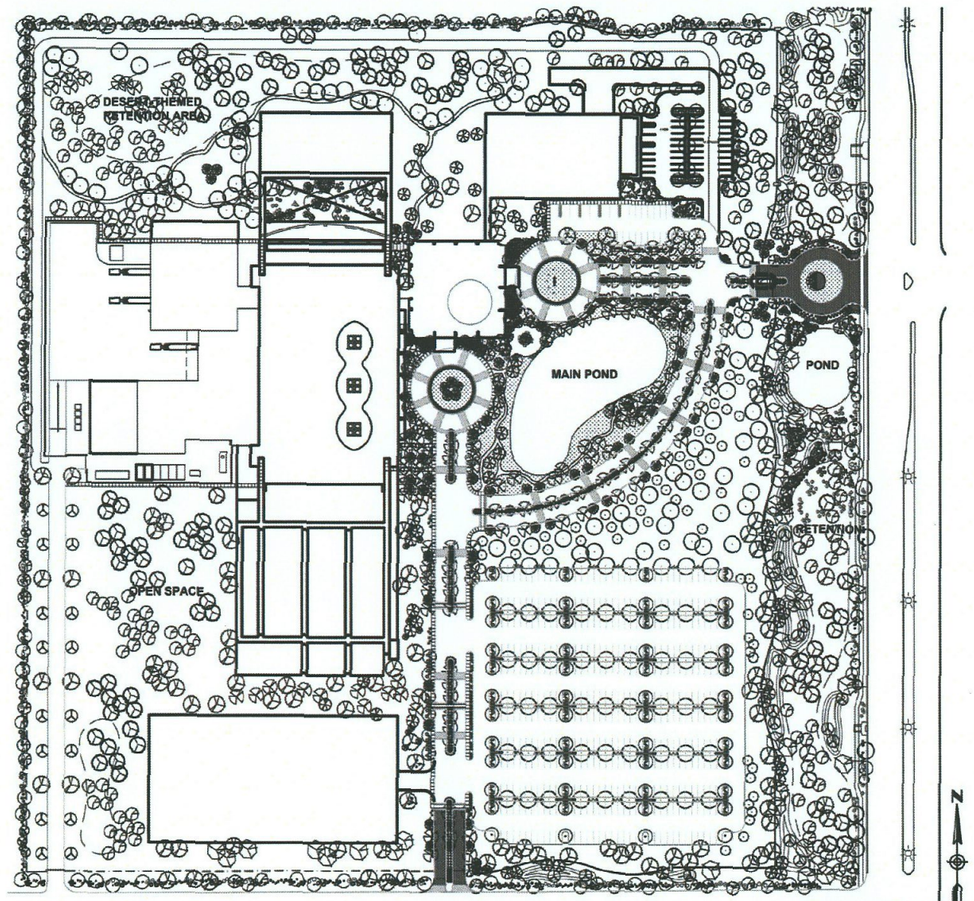
Symbol	Botanical Name / Common Name	Quantities	Size
	Acacia smallii Sweet Acacia		
	Dalbergia sissoo Sisso Tree		
	Chitalpa		
	Acacia salicina Willow Acacia		
	Parkinsonia hybrid Desert Museum Palo Verde		
	Phoenix dactylifera Date Palm		
	Fraxinus velutina 'Fan-tex' Fan-tex Ash		
	Tipuana Tipu Tipu Tree		
	Jacaranda mimosifolia Jacaranda		
	Eucalyptus papuana Ghost Gum		
	Cercidium praecox Palo Brea		
	Chamaerops humilis Mediterranean Fan Palm		
	Prosopis chilensis Thornless Chilean Mesquite		

SHRUBS & ACCENTS

- Agave vilmoriniana — Octopus Agave
- Agave geminiflora — Twin-flowered Agave
- Agave desmettiana — Smooth Agave
- Eremophila maculata 'Valentine' — Valentine Emu Bush
- Calliandra californica — Baja Fairy Duster
- Ruellia Penisularis — Desert Ruellia
- Dodonaea viscosa — Hop Bush
- Bougainvillea 'Torch Glow' — Torch Glow Bougainvillea
- Dasylirion longissima — Toothless Sotol
- Leucophyllum zygophyllum 'Cimarron' — Blue Ranger
- Hesperaloe parviflora — Red Yucca
- Caesalpinia pulcherrima — Red Bird of Paradise
- Leucophyllum x 'Heavenly Cloud' — Heavenly Cloud Texas Ranger
- Tagetes lemmonii 'Compacta' — Compact Mt. Lemmon Marigold
- Muhlenbergia capillaris — Regal Mist Grass
- Senna lindheimeriana — Lindheimer Senna
- Nerium oleander 'Petite Pink' — Petite Pink Oleander
- Gaura lindheimeri 'Siskiyou Pink' — Pink Gaura
- Tecoma x 'Sunrise' — Sunrise Yellow Bells

GROUND COVER

- Acacia redolens 'Desert Carpet' — Desert Carpet Acacia
- Dalea capitata — 'Sierra Gold' Dalea
- Annual Flower Bed
- Ruellia brittoniana 'Katie' — Blue Dwarf Ruellia
- Lantana 'New Gold' — New Gold Lantana
- DG — Decomposed Granite
- Site Boulders



FULL BUILD-OUT SCENARIO

SCALE 1" = 100'-0"
0 50' 100' 200'

GENERAL CONCEPT PLAN NOTES:

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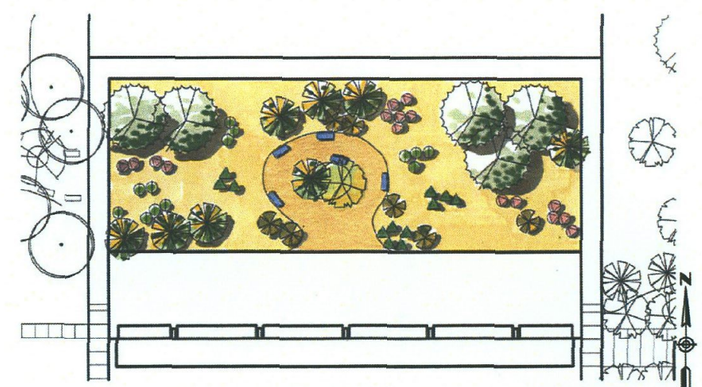
7. Two ponds have been proposed as reclaimed water holding areas which also serve aesthetic and recreational purposes.

CITY OF CHANDLER DEVELOPMENT STANDARDS

1. A minimum of one (1) tree and six (6) shrubs will be provided per 30 linear feet of frontage in addition to sufficient ground cover to provide a combined coverage of 50%.
2. Other perimeter landscape areas shall be landscaped at a rate of one (1) tree and six (6) shrubs per 30 linear feet.
3. Frontage area at Price Road shall have landscaping placed in accordance with City of Chandler development standards. 50% of all trees in this area shall be sized to a minimum 24" box, 25% shall be 36" box, and the remaining 25% shall be 48" box or larger.



FUTURE BUILD-OUT CAFETERIA COURTYARD

SCALE 1" = 30'-0"
0 15' 30' 60'

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN FUTURE BUILD-OUT

SHEET NUMBER

L2.1

PAD/PDP SUBMITTAL

IMPROVEMENT PLANS
FOR
COVANCE
PLANNED AREA DEVELOPMENT
OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION
7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEERS NOTES

THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATLEY, IF THERE ARE ANY DISCREPANCIES ON THESE PLANS THAT COME TO HIS ATTENTION PRIOR TO CONSTRUCTION.

ALL CONDUITS (I.E. BOX CULVERTS, REINFORCED CONCRETE PIPE, CAST-IN-PLACE PIPE, HDPE PIPE, AND/OR CORRUGATED METAL PIPE) SHOWN ON THESE PLANS ARE DESIGNED FOR STANDARD HIGHWAY LOADING. THE STANDARD MINIMUM COVER REQUIREMENTS, AS ESTABLISHED BY THE CONDUIT MANUFACTURER, MAY NOT ALWAYS BE SUFFICIENT FOR LOADING CONDITIONS IMPOSED BY CONSTRUCTION ACTIVITY. IF CONSTRUCTION EQUIPMENT WILL BE DRIVEN CLOSE TO OR OVER THE BURIED CONDUIT, THE CONTRACTOR SHALL PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE CONDUIT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ANALYZE AND CHECK THE ADEQUACY OF THE ADDITIONAL COVER REQUIREMENTS, ASSOCIATED WITH LOADING CONDITIONS IMPOSED BY CONSTRUCTION ACTIVITIES.

NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.

THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDER-GROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA, HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES, PRIOR TO ANY EXCAVATION, TO VERIFY THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF THEIR UTILITIES.

ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSO-CIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERE TO AND THE SOILS REPORT PREPARED BY:

CONSTRUCTION INSPECTION AND TESTING CO.

JOB# 05-035-01

DATA FOR EARTHWORK CALCULATIONS IS PROVIDED IN THE SOILS REPORT AND (IF APPLICABLE) ANY SUPPLEMENTS THERE TO.

THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

THE CONTRACTOR SHALL BEGIN ALL GRAVITY DRAIN LINE CONSTRUCTION FROM THE MOST DOWNSTREAM MANHOLE OR STUB. PRIOR TO INSTALLATION THE CONTRACTOR SHALL EXCAVATE, EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF CONNEC-TION. SHOULD THE EXISTING CONDITION VARY FROM THE DESIGN PLANS, THE CON-TRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.

CONTRACTOR WILL NOT BEGIN CONSTRUCTION UNLESS ALL NECESSARY APPROVALS ARE OBTAINED.

PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIM-SELF AS TO THE ACTUAL CONDITIONS AND EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER/DEVELOPER OR THE ENGINEER REGARDING ANY ALLEGED INACCURACIES OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAIN-TAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN, IF, IN THE OPINION OF THE ENGINEER, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK IN THIS DEVELOPMENT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

ALL COMPACTION IN STREETS TO BE PER M.A.G. SPECS. SECTION 601.

ALL SEWER SERVICES WILL BE STATIONED FROM NEAREST DOWNSTREAM MANHOLE.

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, PROTECTIVE BERMS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.

THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE E.P.A.'S OR THE STATE'S REQUIREMENTS FOR AN N.P.D.E.S. AZ PPES PERMIT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED MAG SPECIFICATIONS AND STANDARD DETAILS AS MODIFIED BY THE CITY OF CHANDLER

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY UTILITY COMPANIES. NO GUARANTEE ON LOCATIONS OR ACCURATENESS IS IMPLIED OR GIVEN.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE (263-1100) AND OTHER INVOLVED AGENCIES TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.

ALL DRYWELLS MUST BE REGISTERED WITH THE ARIZONA DEPARTMENT OF WATER QUALITY AND DRILLING LOGS SHALL BE PROVIDED TO THE CITY OF CHANDLER. THE PERCOLATION RATE SHALL BE TESTED AND THE RESULTS PROVIDED TO THE CITY OF CHANDLER BEFORE THE DRYWELL IS ACCEPTED.

THE OWNER/DEVELOPER SHALL CONTRACT WITH THE ENGINEER OF RECORD TO MAKE FIELD RECORD MEASUREMENTS, OR PROVIDE TO THE ENGINEER OF RECORD CERTIFIED COPIES, SEALED BY A REGISTERED LAND SURVEYOR, OF THE FIELD RECORD MEASUREMENTS, OF THE WORK UPON NOTIFICATION BY THE WATER/SEWER CONTRACTOR THAT THE PIPE WORK IS COMPLETE AND IS READY FOR RECORD DRAWING SURVEY. IF THE CONTRACTOR DOES NOT LEAVE THE TRENCHES OPEN SO THE ACTUAL PIPELINE AND SERVICES CAN BE OBSERVED, THE RECORD DRAWING MEASUREMENTS WILL REFLECT THE TRENCH LOCATION ONLY. IF THE TRENCHES ARE BACKFILLED AND OBSCURED TO THE POINT THAT RECORD DRAWING MEASUREMENTS CANNOT BE PERFORMED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ACCURATE RECORD DRAWING MEASUREMENTS AND SECURING THE ACCEPTANCE OF THE RECORD DRWAING BY THE JURISDICTIONAL AGENCY.

THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE PARTY FOR THE FIELD RECORD MEASUREMENTS, BEFORE FITTINGS ARE COVERED SO RECORD DRAWING MEASUREMENTS MAY BE TAKEN. FITTINGS SHALL NOT BE COVERED UNTIL SURVEYS HAVE BEEN COMPLETED.

THE CONTRACTOR SHALL BE REQUIRED A NIGHT TIE-IN FOR ANY NEW WATER LINE THAT WILL EFFECT EXISTING SERVICE TO WARRANT SAME IN THE OPINION OF THE TOWN OFF-SITE INSPECTOR.

LEGEND

● - PROPERTY CORNER SET #4 REBAR W/CAP STAMPED "RLS 27238"	⟵ - DOWNGUY
	☼ - LIGHT POLE
○ - PROPERTY CORNER FOUND AS NOTED	T - TRANSFORMER
◉ - BRASS CAP (FLUSH)	E - ELECTRIC VAULT
▣ - BRASS CAP IN HANDHOLE	E - ELECTRIC BOX
- FIRE HYDRANT	CATV - CATV BOX
⊗ - WATER VALVE	⊠ - TELEPHONE J-BOX
▭ - WATER METER	T - TELEPHONE MANHOLE
Ⓢ - SANITARY SEWER MANHOLE	(M) - MEASURED THIS SURVEY
⊗ - SEWER CLEANOUT	(R) - RECORD DIMENSION
- SIGN	- OVERHEADE ELECTRIC
- UTILITY POLE	6" W - WATER
-X-X- CHAIN LINK FENCE	8" S - SEWER
-3-3- BARB WIRE FENCE	- STORM DRAIN
1186 - EXISTING CONTOURS	- DIRT ROAD
- PALO VERDE TREE	- CONCRETE
- ULIMATE OUTFALL	-GRAVEL
- FLOW DIRECTION	

NOTES

THE FOLLOWING INSTALLATION PROCEDURE SHALL BE FOLLOWED ON ALL WATER LINE EXTENSIONS OF LINES OVER ELEVEN (11) MONTHS IN AGE:

A NEW VALVE OF LIKE SIZE SHALL BE INSTALLED IN THE NEW LINE EXTENSION AT THE POINT OF EXTENSION. A 2" SADDLE AND RISER SHALL BE INSTALLED IN THE LINE BETWEEN THE NEW VALVE AND THE FIRST EXISTING VALVE IN THE EXISTING SYSTEM. THIS LINE WILL BE FLUSHED AND TESTED BY THE CITY AND THE 2" NUT AND RISER REMOVED.

AFTER THE NEW WATER SYSTEM IS ACCEPTED BY THE CITY, AND THE NEW VALVE AND EXISTING VALVE ARE TURNED ON, THE OPERATING NUT SHALL BE REMOVED FROM ONE OR THE OTHER OF THE VALVES AND ABANDONED.

A RETAINING WALL WILL BE REQUIRED IF AT THE COMPLETION OF GRADING THERE EXISTS MORE THAN ONE FOOT OF DIFFERENCE IN ELEVATION BETWEEN THIS SITE AND ADJACENT PROPERTIES.

THE EXISTING RETENTION AND DRAINAGE FACILITIES ON THIS SITE WILL NOT BE REMOVED FROM SERVICE UNTIL THE PERMANENT RETENTION AND DRAINAGE FACILITIES ARE FUNCTIONAL.

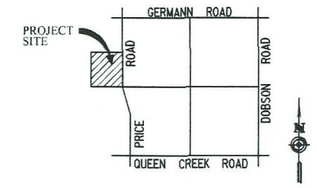
THIS SITE PLAN WILL NOT BE APPROVED. NOR WILL A CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING AND/ OR 69KV POLE RELOCATION REQUIREMENT HAS BEEN SATISFIED.

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

APPROVED FOR COMPLIANCE WITH THE CITY CODE:

REGISTERED CIVIL ENGINEER — DATE



VICINITY MAP N.T.S.

OWNER / DEVELOPER

COVANCE LABORATORIES, INC.
3301 KINSMONT BOULEVRD
MADISON, WISCONSIN 53704

FINISH GRADE CERTIFICATION:

THIS IS TO CERTIFY THAT THE FINISH GRADES SHOWN OR AS-BUILT ON THIS GRADING PLAN ARE IN COMPLIANCES WITH THE SOILS REPORT PREPARED BY:

REGISTERED CIVIL ENGINEER (OR REGISTERED LAND SURVEYOR) — DATE

REGISTRATION NUMBER

GRADE CERTIFICATION:

THIS IS TO CERTIFY THAT THIS GRADING PLAN IS IN COMPLIANCE WITH THE GRADE REQUIREMENTS OF THE SOILS REPORT PREPARED BY:

REGISTERED CIVIL ENGINEER — DATE

REGISTRATION NUMBER

FINISH GRADE CERTIFICATION:

THIS IS TO CERTIFY THAT THE FINISH GRADES SHOWN OR AS-BUILT ON THIS GRADING PLAN ARE IN COMPLIANCES WITH THE SOILS REPORT PREPARED BY:

REGISTERED CIVIL ENGINEER (OR REGISTERED LAND SURVEYOR) — DATE

REGISTRATION NUMBER

I HEREBY CERTIFY THE SETBACKS FOR UTILITY POLES, STRUCTURES, AND OTHER SIMILAR FACILITIES GREATER THAN 18 INCHES IN HEIGHT SHALL BE 5.5 FEET BACK OF CURB. IN CASES WHERE THE FACILITIES ARE ADJACENT TO A DECELERATION LANE OR BUS BAY, THE SET BACK CAN BE REDUCED TO 2.5 FEET BACK OF CURB.

REGISTERED CIVIL ENGINEER — DATE

SHEET INDEX

1	COVER SHEET
2	OVERALL SITE PLAN
3-6	PHASE I IMPROVEMENT PLANS
7-10	PHASE II IMPROVEMENT PLANS

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AND SURVEY MONUMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR EXIST AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR/ENGINEER — DATE

REGISTRATION NUMBER

APPROVALS

THE AUTHORIZED REPRESENTATIVES OF THE FOLLOWING AGENCIES HEREBY ACKNOWLEDGE OR HAVE ACKNOWLEDGED THEY HAVE REVIEWED AND APPROVED THE DESIGN SHOWN BY THESE DRAWINGS. CONSTRUCTION MAY BEGIN AFTER ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.

TOWN OF CHANDLER — DATE

TOWN OF CHANDLER FIRE DEPT. — DATE

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

COVER SHEET

SHEET NUMBER
C1.1

PAD/PDP SUBMITTAL

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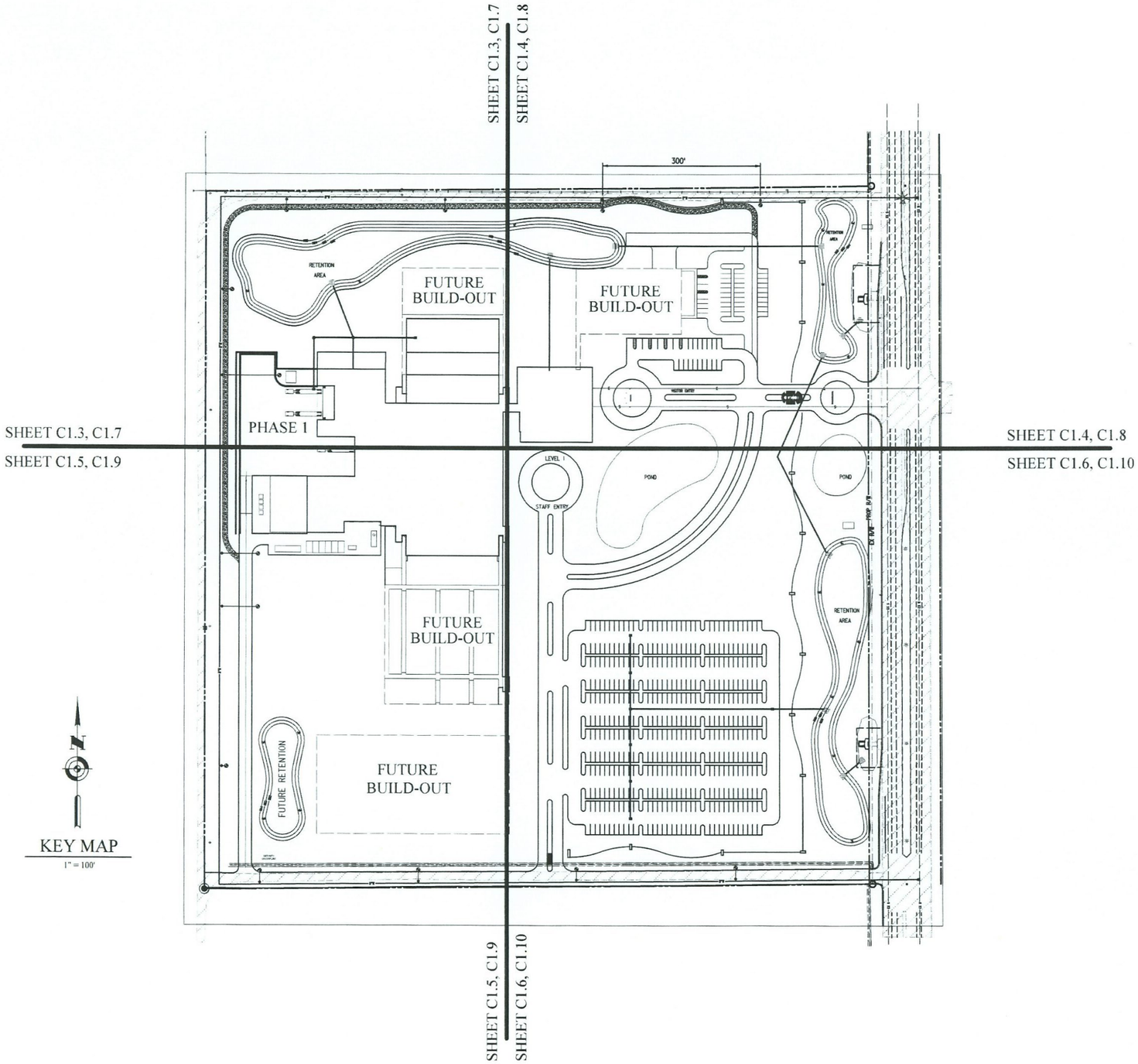

KEY MAP
1" = 100'

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

SITE PLAN

SHEET NUMBER
C1.2

PRELIMINARY NOT FOR CONSTRUCTION

PAD/PDP SUBMITTAL

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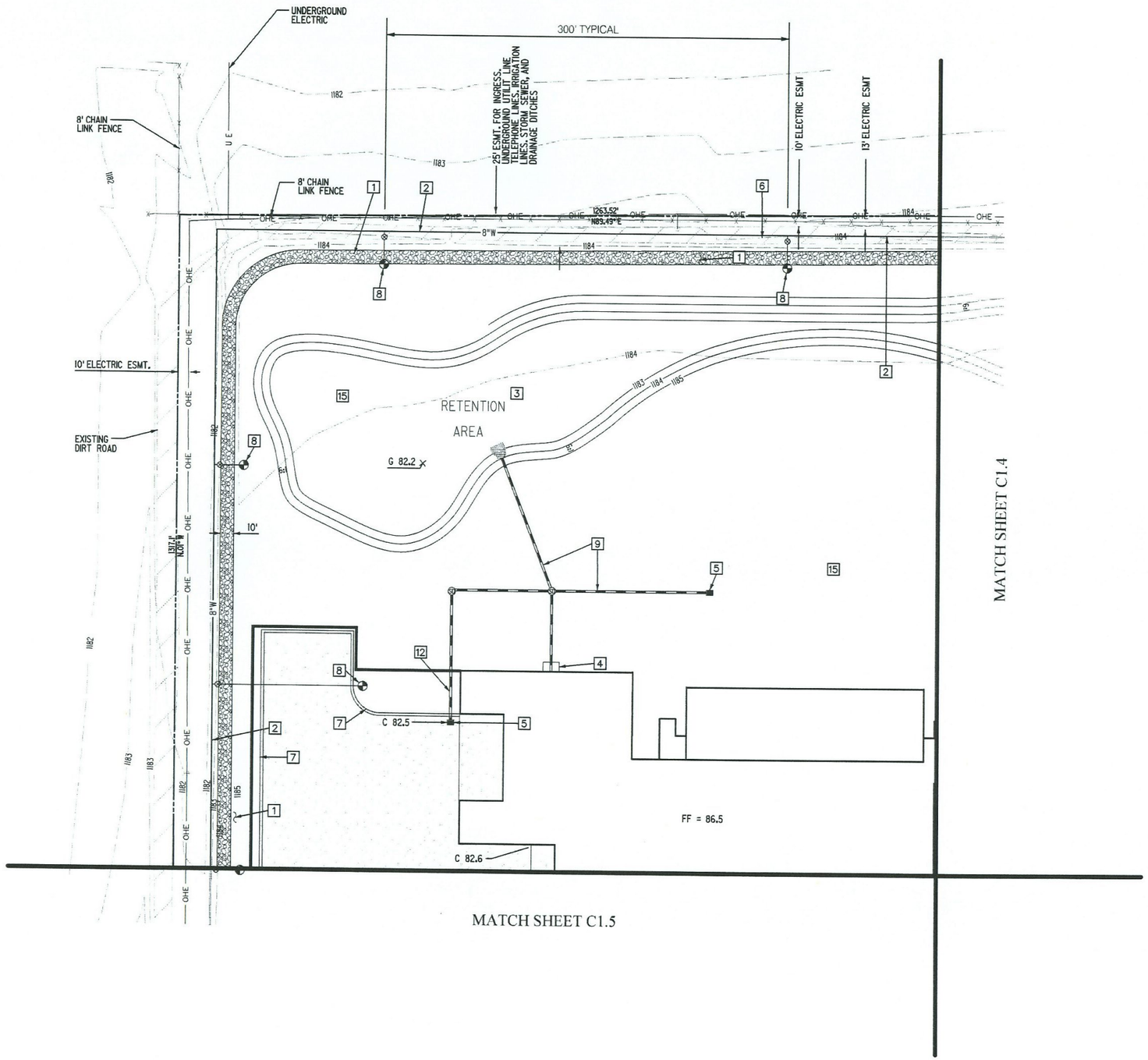

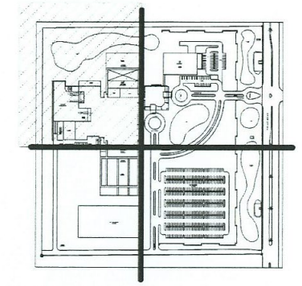

CONSTRUCTION NOTES

1 — 10' ACCESS ROAD 3' DECOMPOSED GRANITE OVER 6" ABC
2 — 6" C-900 PVC FIRE LINE
3 — DRY WELL LOCATION
4 — 8" ROOF DRAIN
5 — MAG S.D. CATCH BASIN
6 — REMOVE EX. IRRIGATION DITCH
7 — 6" VERTICAL CURB
8 — FIRE HYDRANT, VALVE & ASSEMBLY PER MAG S.D. 360
9 — 18" STORM DRAIN
10 — PAVEMENT 2" AC OVER 8" ABC
11 — PAVEMENT 4' AC OVER 8" ABC
12 — SUMP AND PUMP FOR DRAINAGE
13 — PROPOSED 6" SANITARY SEWER SERVICE SDR35 PVC
14 — PROPOSED ELECTRIC CONDUIT BY OTHERS
15 — SEE LANDSCAPING PLANS FOR SURFACE TREATMENT

N

0 20 40 80
SCALE: 1"=40'

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

PHASE 1
IMPROVEMENT PLANS

SHEET NUMBER
C1.3

PAD/PDP
SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

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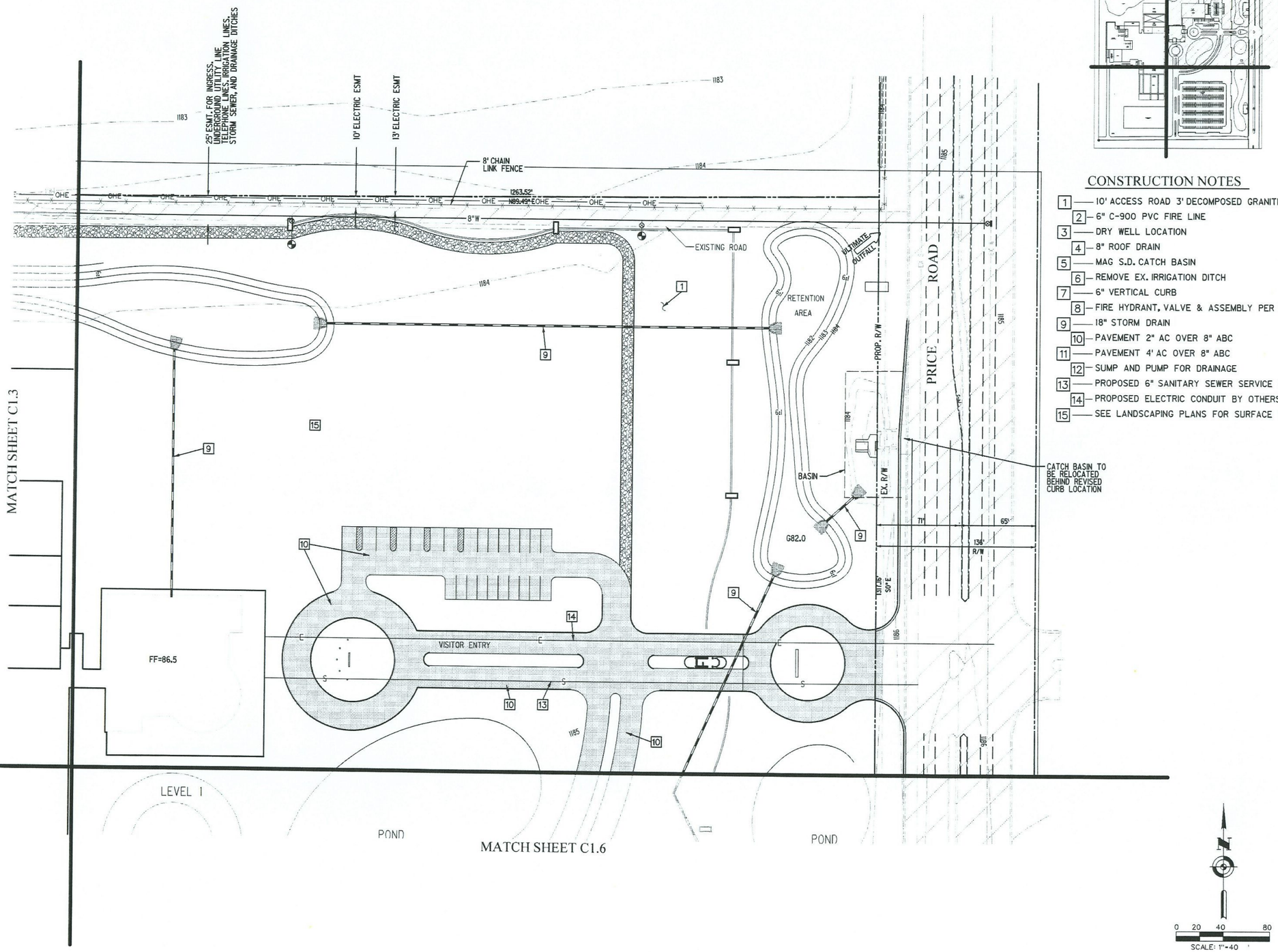

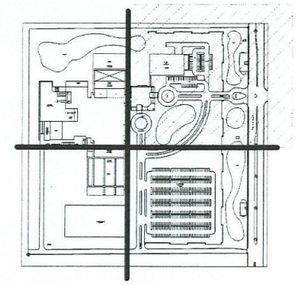

CONSTRUCTION NOTES

1. 10' ACCESS ROAD 3' DECOMPOSED GRANITE OVER 6" ABC
2. 6" C-900 PVC FIRE LINE
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N

0 20 40 80
SCALE: 1"=40'

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

PHASE I IMPROVEMENT PLANS

SHEET NUMBER C1.4

PAD/PDP SUBMITTAL

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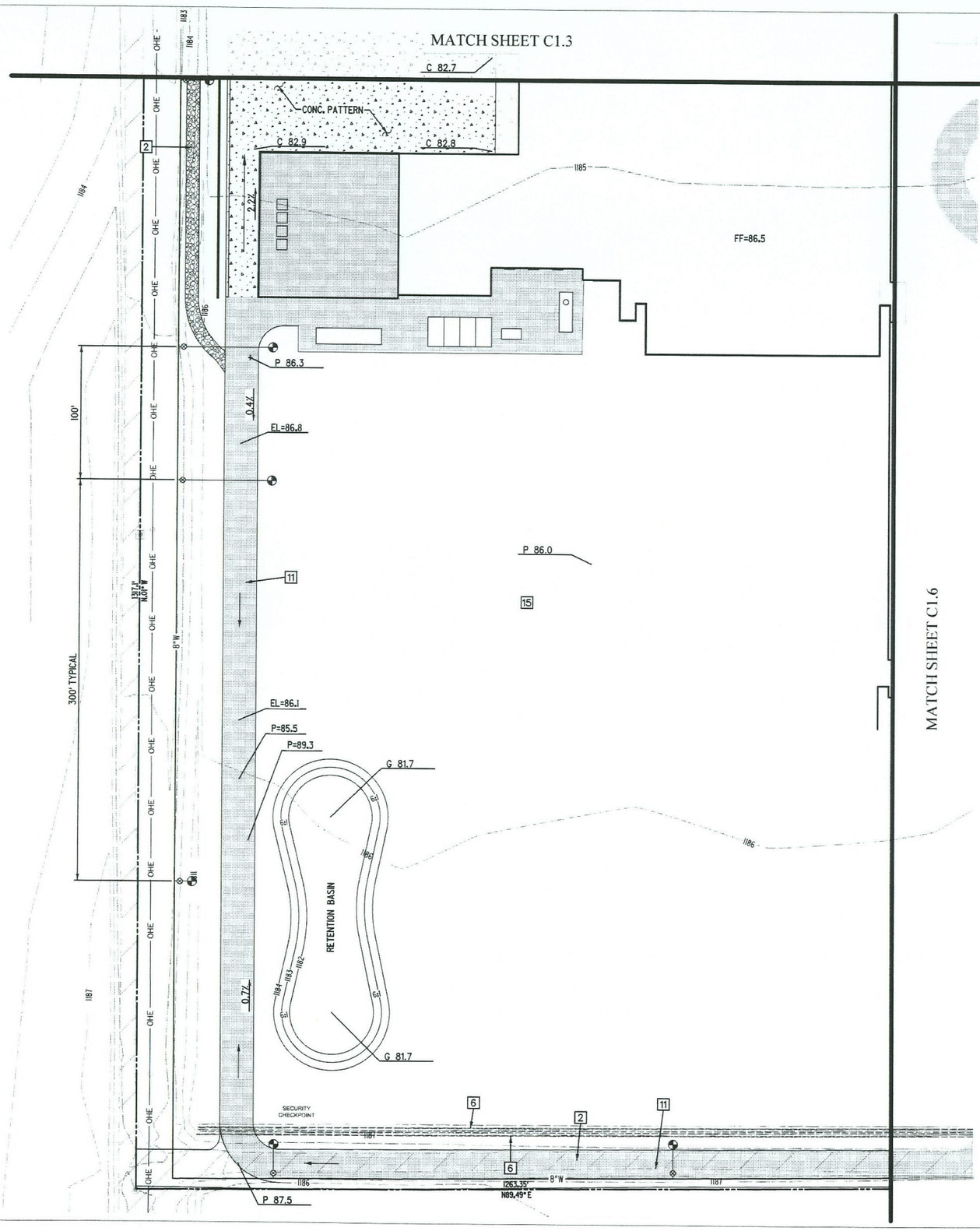

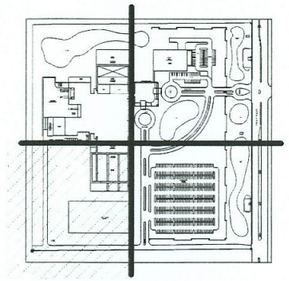

CONSTRUCTION NOTES

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N

0 20 40 80
SCALE: 1"=40'

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

PHASE 1
IMPROVEMENT PLANS

SHEET NUMBER
C1.5

PAD/PDP
SUBMITTAL

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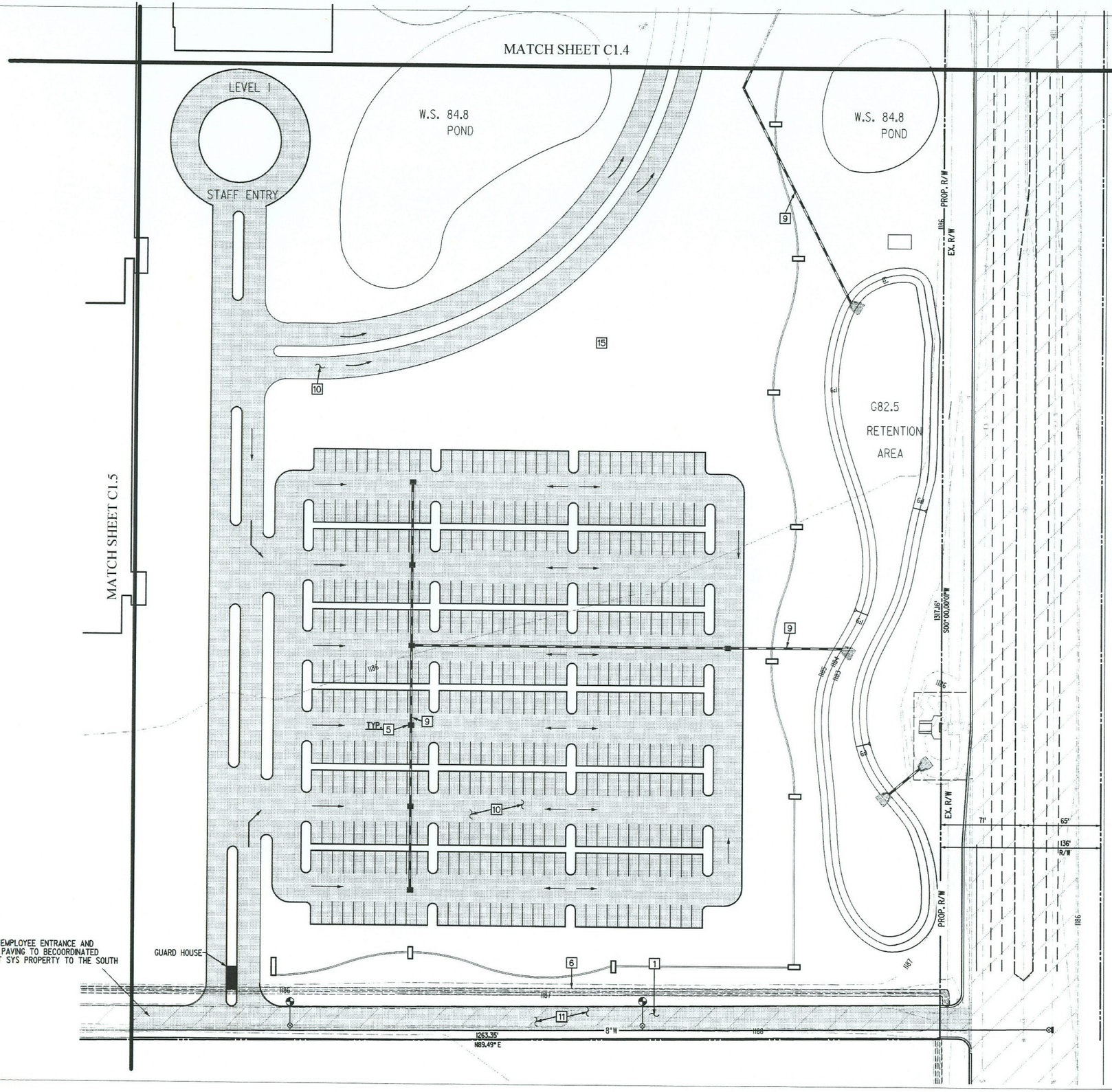

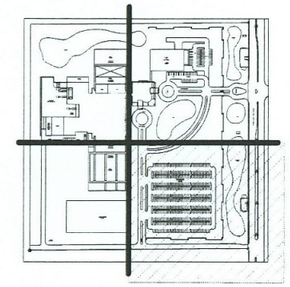

CONSTRUCTION NOTES

1 — 10' ACCESS ROAD 3' DECOMPOSED GRANITE OVER 6" ABC
2 — 6" C-900 PVC FIRE LINE
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15 — SEE LANDSCAPING PLANS FOR SURFACE TREATMENT

N

0 20 40 80
SCALE: 1"=40'

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

PHASE 1
IMPROVEMENT PLANS

SHEET NUMBER
C1.6

PAD/PDP
SUBMITTAL

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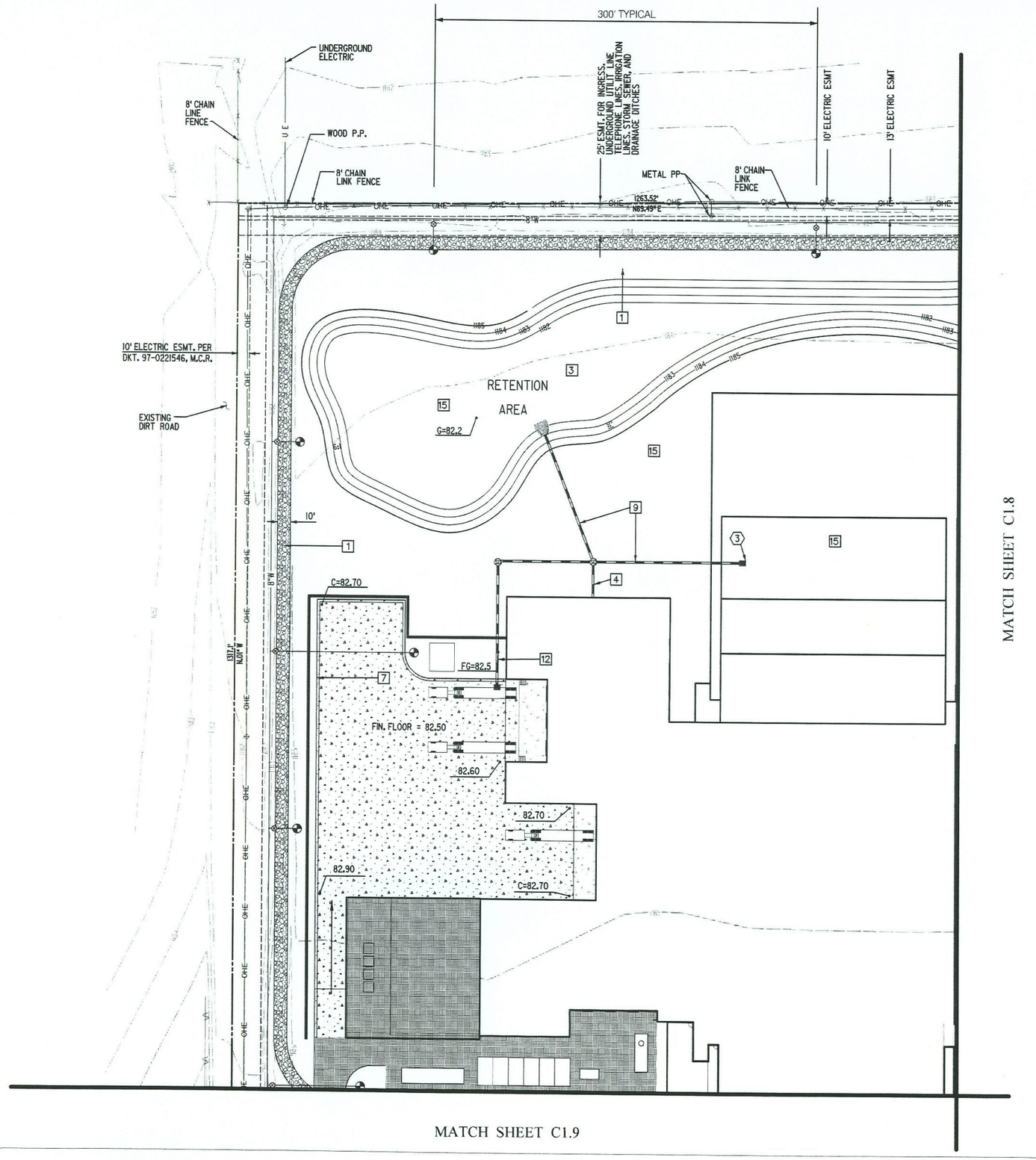

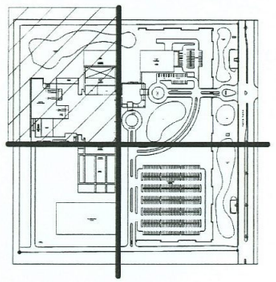

CONSTRUCTION NOTES

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3. DRY WELL LOCATION
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14. PROPOSED ELECTRIC CONDUIT BY OTHERS
15. SEE LANDSCAPING PLANS FOR SURFACE TREATMENT

0 20 40 80
SCALE: 1"=40'

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

FUTURE BUILDOUT IMPROVEMENT PLANS

SHEET NUMBER
C1.7

PRELIMINARY NOT FOR CONSTRUCTION

PAD/PDP SUBMITTAL

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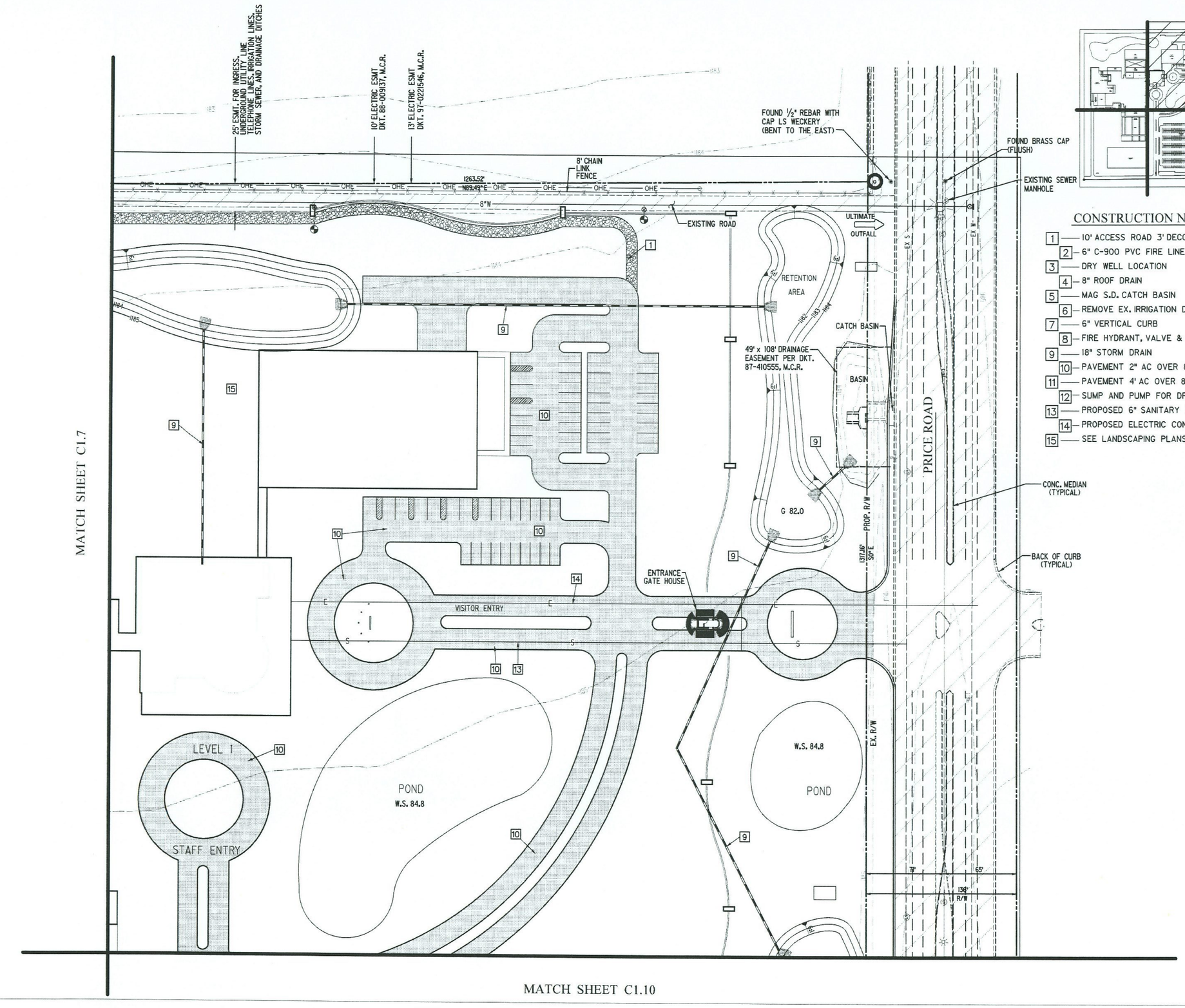

CONSTRUCTION NOTES

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14. PROPOSED ELECTRIC CONDUIT BY OTHERS
15. SEE LANDSCAPING PLANS FOR SURFACE TREATMENT

0 20 40 80
SCALE: 1"=40'

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

FUTURE BUILDOUT IMPROVEMENT PLANS

SHEET NUMBER C1.8

PAD/PDP SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

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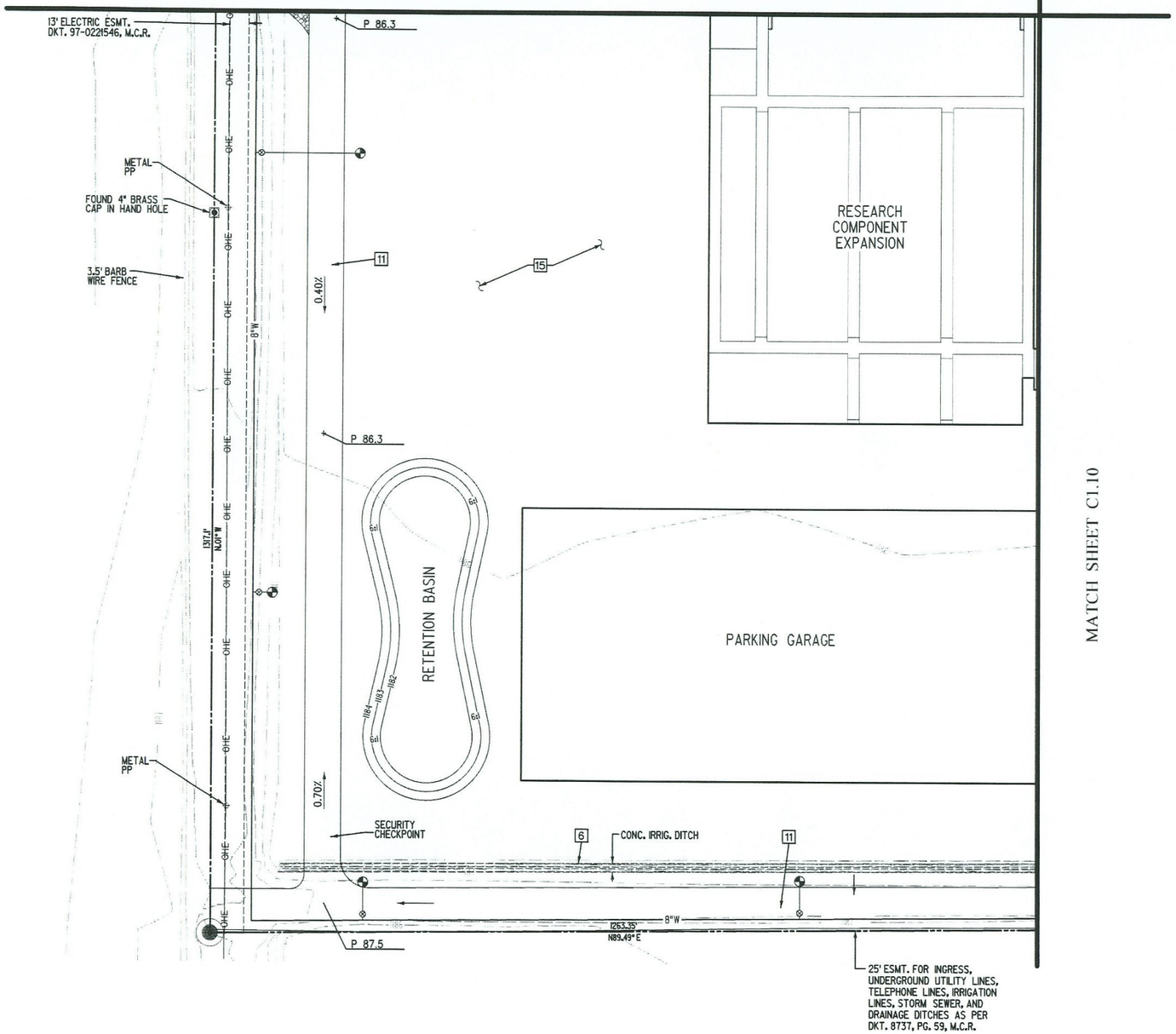
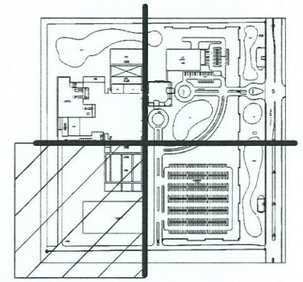
MATCH SHEET C1.7



MATCH SHEET C1.10



CONSTRUCTION NOTES

1 — 10' ACCESS ROAD 3' DECOMPOSED GRANITE OVER 6" ABC
2 — 6" C-900 PVC FIRE LINE
3 — DRY WELL LOCATION
4 — 8" ROOF DRAIN
5 — MAG S.D. CATCH BASIN
6 — REMOVE EX. IRRIGATION DITCH
7 — 6" VERTICAL CURB
8 — FIRE HYDRANT, VALVE & ASSEMBLY PER MAG S.D. 360
9 — 18" STORM DRAIN
10 — PAVEMENT 2" AC OVER 8" ABC
11 — PAVEMENT 4' AC OVER 8" ABC
12 — SUMP AND PUMP FOR DRAINAGE
13 — PROPOSED 6" SANITARY SEWER SERVICE SDR35 PVC
14 — PROPOSED ELECTRIC CONDUIT BY OTHERS
15 — SEE LANDSCAPING PLANS FOR SURFACE TREATMENT

N

0 20 40 80
SCALE: 1"=40'

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

FUTURE BUILDOUT IMPROVEMENT PLANS

SHEET NUMBER
C1.9

PAD/PDP SUBMITTAL

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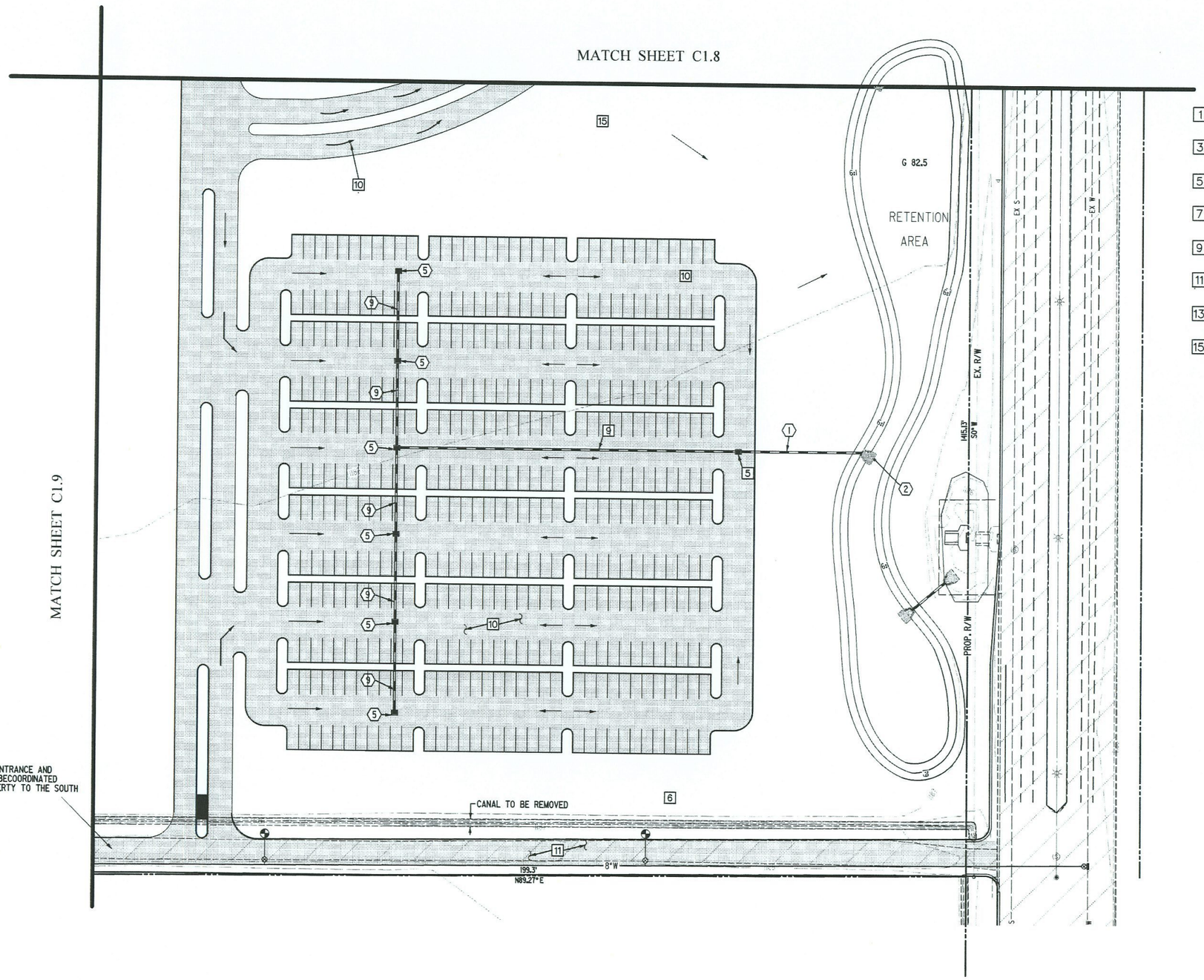

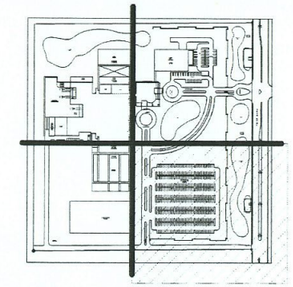

CONSTRUCTION NOTES

1. 10' ACCESS ROAD 3' DECOMPOSED GRANITE OVER 6" ABC
2. 6" C-900 PVC FIRE LINE
3. DRY WELL LOCATION
4. 8" ROOF DRAIN
5. MAG S.D. CATCH BASIN
6. REMOVE EX. IRRIGATION DITCH
7. 6" VERTICAL CURB
8. FIRE HYDRANT, VALVE & ASSEMBLY PER MAG S.D. 360
9. 18" STORM DRAIN
10. PAVEMENT 2" AC OVER 8" ABC
11. PAVEMENT 4' AC OVER 8" ABC
12. SUMP AND PUMP FOR DRAINAGE
13. PROPOSED 6" SANITARY SEWER SERVICE SDR35 PVC
14. PROPOSED ELECTRIC CONDUIT BY OTHERS
15. SEE LANDSCAPING PLANS FOR SURFACE TREATMENT

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

FUTURE BUILDOUT IMPROVEMENT PLANS

SHEET NUMBER
C1.10

PAD/PDP SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

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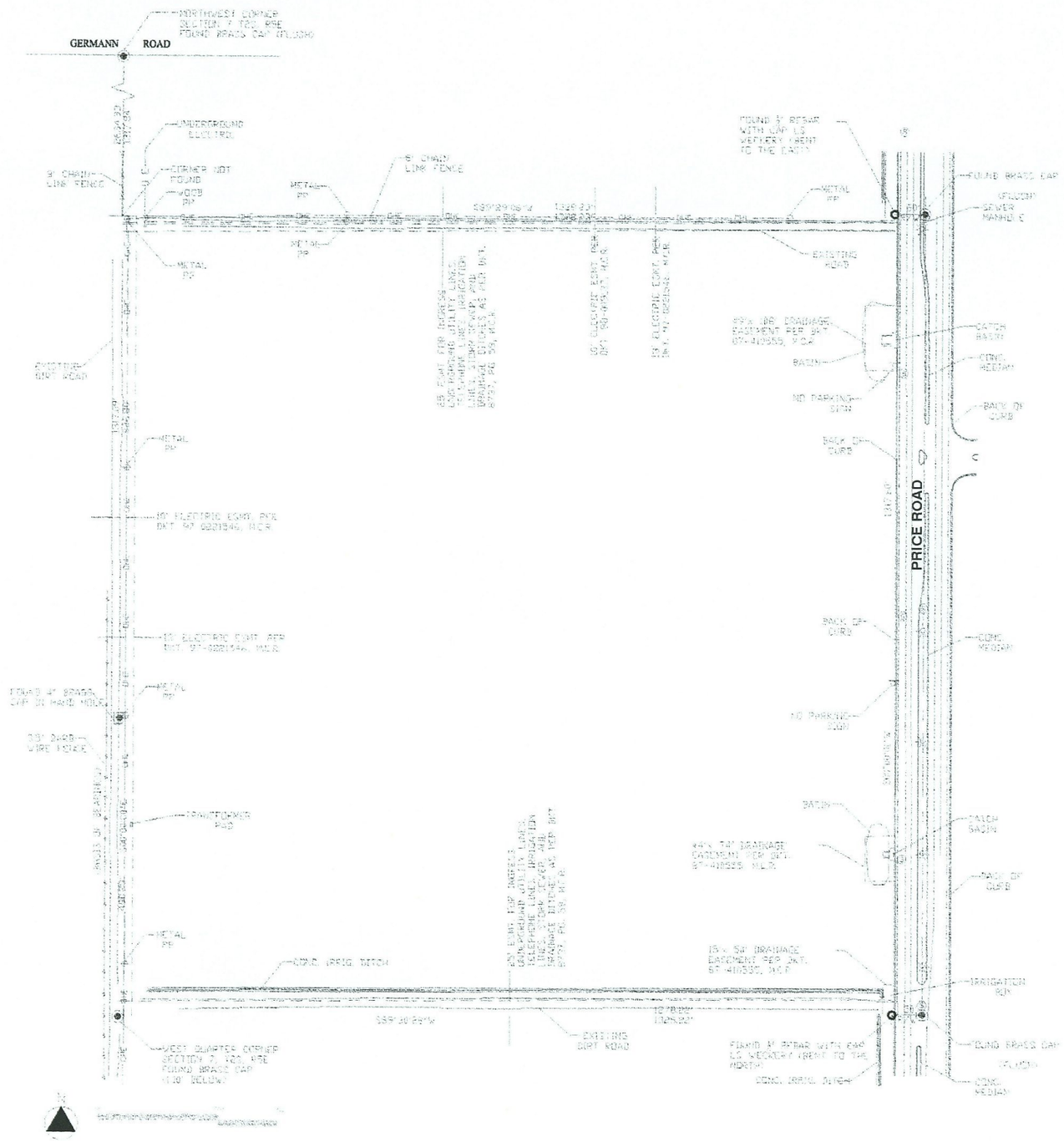

EXISTING SURVEY

REVISIONS		
NO	DESCRIPTION	DATE

DATE ISSUED: 07.06.06

SITE PLAN

SHEET NUMBER
C1.11

PAD/PDP SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION