



Town of Holly Springs
Development Review Committee
3:00 PM **Tuesday, September 9, 2025**

Regular Meeting
Holly Springs Town Hall
128 S. Main Street

Agenda

Call to Order

Agenda Adjustment

Approval of Minutes

1. May 5, 2025 Regular Meeting Minutes

Requests and Communications

Consent Agenda

Other Business

2. 25-DP-07 Genentech Development Plan

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.gov 919-557-3900



Holly Springs Development Review Committee

Development Review Committee Agenda Cover Sheet

Agenda Item#: 1.

Development Services

Title: May 5, 2025 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve May 5, 2025 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRC Minutes_20250505



Development Review Committee Minutes: May 5, 2025

The Development Review Committee met virtually on Monday, May 5, 2025 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: Approval of Minutes

Motion to approve minutes of:

1. April 22, 2025 Regular Meeting Minutes

as submitted.

Motion: Daniel Weeks
Second: Paul Liquorie
Vote: Unanimous

Agenda Item 2: New Business

Planner Conor Ryan began presenting to the Committee.

TMTLA Associates has submitted a request for a Development Plan for approval for a 6,733 sq. ft. office/integrated center building located at 451 Commons Dr., a 1.33-acre parcel within the Arbor Creek Planned Unit Development between Commons Dr. and N. Main St. Arbor Creek was originally approved in 1995 as a master planned development containing a mix of commercial and residential land uses.

This project qualifies for administrative approval in accordance with the adopted standards in the Unified Development Ordinance (UDO). The UDO allows administrative approval for all Development Plans not involving properties in the DMX Downtown Mixed-Use zoning district, buildings over 40,000 sf., or Special Use Permits.

1. The proposed use in the Development Application is for a 6,733-sf building.
2. The site is zoned Planned Unit Development (PUD).
3. The Development Application does not include Special Use Permits.
4. The Development Application meets the applicable standards under the Holly Springs UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 25-DP-03 (PLDP202500035) for 451 Commons Drive Development Plan as submitted by TMTLA Associates, dated 3/21/2025, with the following conditions:

- 1. All previous conditions of approval for Arbor Creek Planned Unit Development apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.*
- 2. Prior to being scheduled for DRC, the Development Agreement (if any) associated with this development plan must be finalized.*
- 3. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.*
- 4. ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for DRC.*
- 5. Per the Traffic Study, this development is responsible for the design and installation of the identified pedestrian facilities at the intersection of Commons Drive and Hazelmere Drive.*
- 6. All Special Studies must be finalized prior to being scheduled for DRC.*
- 7. The cross-access design and cross section to the southern property line is subject to further collaboration with the Town and outcome will be required to be shown on the first Civil Construction Drawing submittal.*
- 8. Approval of Erosion Control Plan is required prior to issuance of a land disturbance permit or construction drawing approval.*
- 9. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.*
- 10. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.*
- 11. Multi-tenant buildings require the Knox box to be centrally located at the entry doors. The Knox box location shall be revised accordingly with the first CCD submittal.*



Development Review Committee Minutes: May 5, 2025

Motion: Daniel Weeks
Second: LeeAnn Plumer
Vote: Unanimous

Agenda Item 3: Adjournment

The meeting adjourned at 3:18 PM

Mackenzie Fretz
DRC Clerk



Holly Springs Development Review Committee

Development Review Committee Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: 25-DP-07 Genentech Development Plan

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Cheryl Caines, Development Services, Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

Approve Development Plan for Genentech 25-DP-07 with the conditions listed in Exhibit A of the Staff Report.

Explanation:

- The Genentech Development Plan (25-DP-07) proposes to construct a 608,850 sq. ft. office, manufacturing, and warehouse campus at 4001 Friendship Road.
- The project site is 102 acres and located within the Friendship Innovation Park Master Plan.

Background:

- The project qualifies for administrative approval in accordance with the approved Economic Development Agreement (EDA).
- The project meets the applicable standards of the Unified Development Ordinance (UDO), Friendship Innovation Master Plan, and IVMX Conditional Zoning District.

Funding Source(s):

N/A

Attachment(s):

1. 25DP07_Genentech_DRCStaffReport_09092025
2. 25DP07_Genentech_Petition
3. 25DP07_Genentech_Plans



Project Type: Development Plan

Concurrent Applications:

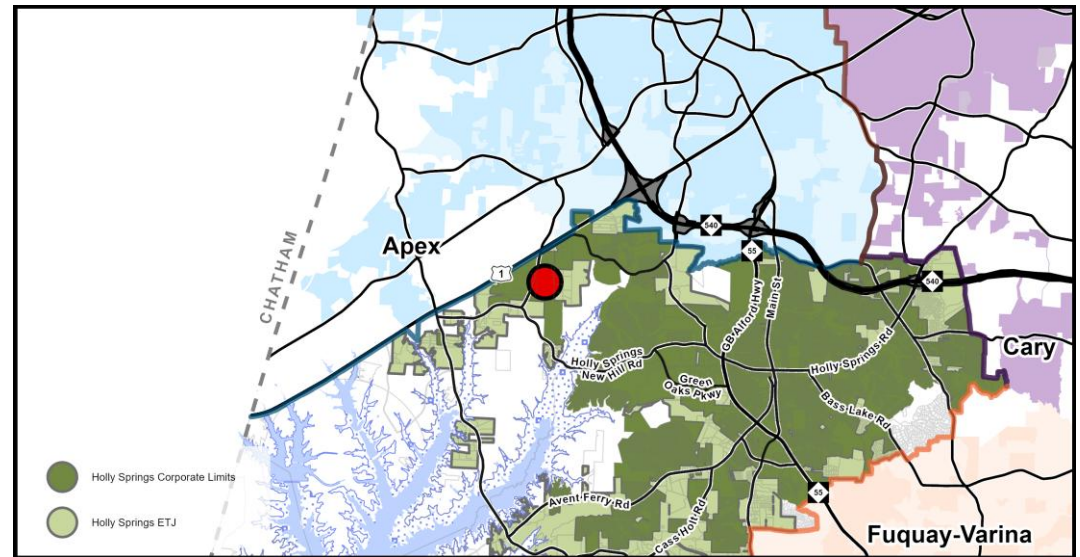
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Jacobs Engineering Group, Inc.
2 Ash St., Ste. 3000
Conshohocken, PA 19428

Property Address: 4001 Friendship Road

Property Area: 102 ac.



Located in: ☒ Holly Springs Corporate Limits ☐ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

A Development Plan for 608,850 sq. ft. office, manufacturing, and warehouse campus within the Friendship Innovation Park Master Plan.

Requested Action:

Administrative Decision: The Development Review Committee must review the application for consistency with the applicable UDO provisions and shall approve the Development Plan when the applicant has demonstrated full compliance with the UDO.

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Case Summary

Current Zoning:

IVMX Innovation Village Mixed-Use

☒ Conditional Zoning District

Current Major Subdivision Plan:

Friendship Innovation Park

Subarea 1 - Research & Manufacturing Area



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Innovation Village

Staff Analysis:

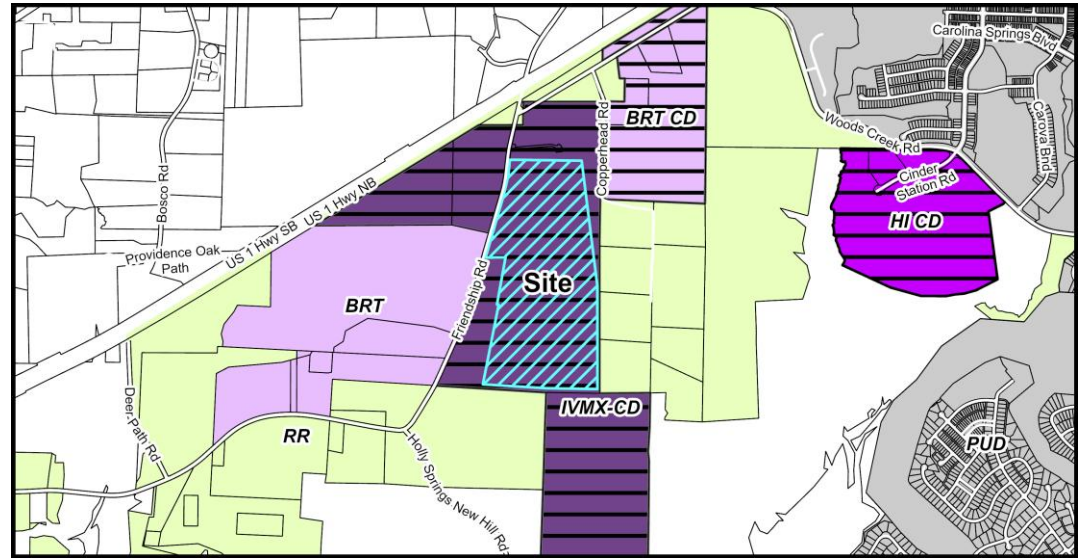
The Development Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Development Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0720908783	IVMX-CD	102 ac.
Total Area		102 ac.



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	IVMX-CD	Vacant
North	IVMX-CD	Vacant
South	IVMX-CD & RR	Vacant
East	IVMX-CD & RR	Vacant; Residential
West	IVMX-CD	Vacant

Parcel Rezoning History

Rezoning Number: 21-REZ-03

Original Zoning: R-30

Approved Zoning: RT & CB

Approval Date: 10/19/2021

Rezoning Number: 22-REZ-17

Original Zoning: RR, BRT, CB

Approved Zoning: IVMX-CD & BRT

Approval Date: 11/21/2023



Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO), IVMX-CD Innovation Village Mixed-Use Conditional Zoning District, and Friendship Innovation Master Plan (21-MAS-04-A02).

Development Standards Summary

Development Standards (UDO Section 2 & Master Plan):

Building Placement	UDO Standard	Proposed
Thoroughfare Setback (front)	30'	769'
All Other Setbacks (Side and Rear)	5'	North: 1593.6' South: 334.9' East: 557.1' West: 333.7'

Building Height	UDO Standard	Proposed
Maximum Building Height	100'	72'

Landscaping (UDO Section 5 & Master Plan):

	Standard	Proposed
Perimeter Buffers		
Thoroughfare Buffer (West)	10' Type B	30'
North	5' Type A	25'
South	5' Type A	50'
East	5' Type A	50'

Buffer widths were provided but not Type. The applicant is conditioned to show the on-site and Master Plan perimeter buffers, label buffer types, and provide detailed planting/preservation information with the Construction Documents to demonstrate full compliance.

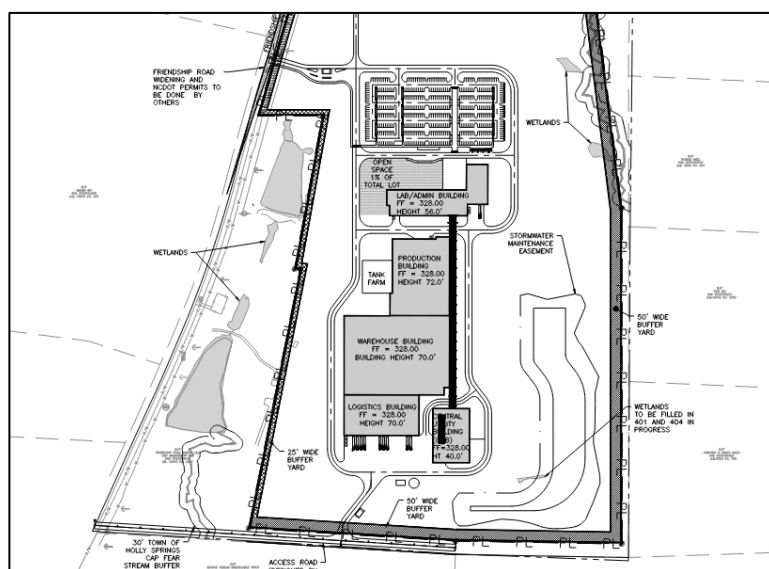
Parking (UDO Section 6):

	UDO Standard	Proposed
Vehicle Parking Locations	Unrestricted	North of the proposed buildings approximately 350' from the front property line
Minimum Parking	392 spaces	396 spaces
Maximum Parking	N/A	N/A



	UDO Standard	Proposed
Bike Parking	32 spaces	32 spaces
EV Parking	5% EVSE: 20 spaces 15% EV-Ready: 60 spaces	60 total spaces EVSE: 26 spaces EV-Ready: 34 spaces
Updated parking calculations and parking layouts will be provided with the Construction Documents to demonstrate full compliance.		

Proposed Site Design (UDO Section 8, Friendship Innovation Master Plan, and IVMX Conditional Zoning District)



Site Design Highlights

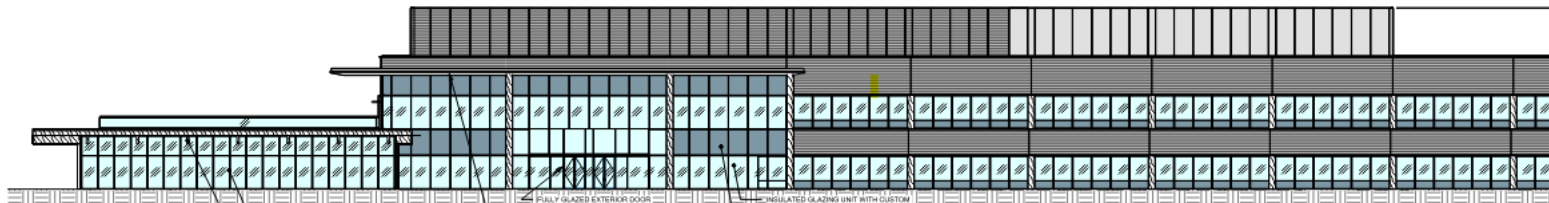
- Five-building campus comprised of:
 - 49,000 sq. ft. CUB building,
 - 113,150 sq. ft. lab/admin building
 - 158,702 sq. ft. warehouse building
 - 57,998 sq. ft. logistics building
 - 224,000 sq. ft. production building
- Open space area is configured in front of the main entrance between the lab/admin building and the parking lot.
- Internal amenities include cafeteria and gymnasium.
- Enhanced design pedestrian walkway leading from the parking to the main entrance.



Building Elevations (UDO Section 8, Friendship Innovation Master Plan, and IVMX Conditional Zoning District)

As part of the Economic Development Agreement, the administrator may exempt the project from UDO Section 8.2 Building Design Standards. These standards relate to building material, facade activation, transparency that add visual interest. This exemption does not eliminate the need to meet the purpose and intent in overall building design that is compatible with nearby properties and natural features, reinforces public spaces, and visually enhances the development and site design.

In addition, the Friendship Master Plan requires architectural elements be added to create a sense of place and provide visual wayfinding from the parking area to the building entrance. These can include but not limited to a canopy or architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry. The applicant has provided elevations showing some variety in building design, especially for the administration building. Additional details and narratives will be provided with the Construction Drawing submittal to demonstrate full compliance.



- Significant use of glazing on all lab/admin building façades.
- Projecting canopy supported by wood columns accentuating the main entrance. A wide pedestrian promenade leads from the parking area to the front entry.
- Wood columns are repeated to provide breaks along the façade.
- Potential greenroof over the one-story portion of the building.

Streets, Utilities, & Other Infrastructure (UDO Section 7, Friendship Innovation Master Plan, and IVMX Conditional Zoning District)

Transportation

Frontage widening along Friendship Road will be completed by Camp Helix. Additionally, Camp Helix will be constructing an access road on the southern side of the Genentech parcel from which Genentech will connect their southern driveway.



A Traffic Verification Memo is required to be submitted and approved prior to Civil Construction Drawing (CCD) approval. The Verification Memo is expected to confirm consistency with the previously approved Traffic Impact Analysis (TIA) associated with the Friendship Innovation Master Plan and identify which of the transportation mitigation improvements outlined in that TIA must be implemented with this development plan. Any identified transportation improvements are required to be designed and constructed concurrently with the Genentech project. The improvements are likely to be dedicated turn lanes associated with the Genentech site access drives.

Utilities

Genentech is proposing to utilize public water and sewer. Public water and reclaimed water currently exist within Friendship Road along the Amgen property frontage across Friendship Road, which includes a portion of the Genentech property frontage. Extension of water and reclaimed water across the remainder of the Genentech parcel is a requirement. However, there are currently plans in review for extending public water and reclaimed water from Amgen to the existing infrastructure at Woods Creek Elementary. This extension includes the remainder of the Genentech project frontage and will be completed by others ahead of the Genentech development.

The Friendship Innovation Master Plan identified public sewer concepts to install a pump station and gravity sewer on the east and south sides of the Genentech parcel. The current plans do not reflect consistency with the Friendship Innovation Master Plan with respect to sewer. However, staff was informed during the Developer Conference on 9/3/2025 that it is Genentech's intention to construct a public pump station on the south side of the site. Staff will continue to coordinate with this project to meet the sewer needs of the site and ensure sewer connectivity to upstream adjacent parcels is provided in accordance with the Friendship Innovation Master Plan during CCD review.

The project is not subject to the Town's Water Resource Management Policy.

Development Standards Staff Analysis

The Development Plan is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The Development Plan has been reviewed by staff (Development Services, Parks & Recreation, Utilities & Infrastructure, and Fire & Rescue) and has been found to be in compliance with applicable development standards of the Master Plan and UDO.



Decision-Making Information

Unified Development Ordinance Consistency Summary Table

Unified Development Ordinance	
Conditional Zoning District Standards/Ordinances	☒ Consistent ☐ Inconsistent

Development Plan Staff Analysis

The applicant must demonstrate that the proposed Development Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

The Development Plan complies with minimum requirements specified in Town adopted land development policies and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting

The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 8/4/2025

Summary of Issues:

Questions

- Number of trucks for delivery/pick-up and what time do these occur. Approximately 5 – 9 trucks during business hours.
- Building height – 50 to 75 feet depending on the building.
- What type of drugs are manufactured – GLP-1.
- Future expansion – nothing specific planned yet, but there is space to the east to site more buildings.
- Hiring pre-requisites – at least a 2-year college degree.

Community Request

- Use New Route 1 interchange for both deliveries and construction vehicles. There is concern for damaging the new pavement installed on Old Route 1 to the site (Apex). The applicant will discuss construction logistics with both Holly Springs and Apex town staff.



Development Review Committee Consideration & Action

This project qualifies for administrative approval in accordance with the approved Economic Development Agreement (EDA).

1. The Development Plan is allowed DRC review through an Economic Development Agreement.
2. The Development Application does not include Special Use Permits.
3. The Development Application meets the applicable standards under the Holly Springs UDO.

Administrative Decision

The Development Review Committee must review the application for consistency with the applicable UDO provisions and shall approve the Development Plan when the applicant has demonstrated full compliance with the UDO.

Potential Development Plan Motion

Motion to approve Development Plan 25-DP-07 for Genentech as submitted by Jacobs Engineering Group, dated 8/15/2025, with the conditions in Exhibit A.

Exhibit A: Conditions of Approval
Development Review Committee Staff Report
Genentech Development Plan 25-DP-07

General Conditions

1. All first review staff comments and requested revisions shall be addressed in writing with the first Civil Construction Drawing Submittal.
2. All previous conditions of approval for Friendship Innovation Park Master Plan apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.

BUILDING SAFETY & INSPECTIONS COMMENTS

REVISION COMMENTS:

1.) To facilitate site accessibility and egress requirements required by the North Carolina State Building Codes, the Town requests an accessibility site plan. The plan shall contain and identify elements such as site arrival points, accessible routes within a site, building accessible entrances and exits, and accessible exit discharge components to comply with the 2018 North Carolina Building Code and amendments (NCBC).

2.) NCBC 1009.2 and NCBC 1028 Accessible Means of Egress and Exit Discharge
Identify the location of required accessible exits of the buildings and the accessible means of egress routes from those exits to the public way.

3.) NCBC 1009.2 and NCBC 1028 Accessible Means of Egress and Exit Discharge
Provide an estimated occupancy load for each facility to determine the design basis for sizing the exit discharge components. Directional paths can be provided to establish what direction is anticipated for proper sizing of the egress component. This can be similar to a life safety plan.

4.) NCBC 1104.1 Site arrival points.
Currently, there appears to be 4 site arrival points consisting of the public sidewalk on the east Friendship Rd., "regular" vehicle parking, EV parking, bike racks, and possibly a drop off zone north of the Lab Admin Building. Ensure all site arrival points are connected to an accessible route.

5.) NCBC 1104.1 Site arrival points.
If the access road to the south requires public sidewalks, it becomes a site arrival point and accessible sidewalks into the facility are required.

6.) NCBC 1104.1 Site arrival points.
If EV parking is provided and the signs indicate EV parking only, then accessible EV parking is required. Otherwise, EV parking can be provided in the existing accessible and van accessible parking spaces to meet the requirements of NCBC.

7.) NCBC 1104.1 Site arrival points.
It appears no parking is provided near each guard shack. Provide assessment of the anticipated site arrival point and accessible access required.

8.) NCBC 1104.1 Site arrival points.
It appears no additional parking is provided other the parking on the North side of the Lab/Admin. While this is certainly not a violation of the Building Code, just confirm no additional parking will be provided at or near other secure entry points of the facility. If provided, each separate parking location will require compliance with NCBC 1106.1

9.) NCBC 1104.2 Within a site.

Provide accessible routes to connect all accessible buildings, facilities, elements and spaces within the site. If a building or facility is to be exempt, provide a statement indicating the exceptions used.

10.) NCBC 1104.2 Within a site.

Typically, amenities are provided within the site. If the amenity is not fully designed at this time, provide the amenity location and anticipated accessible route connection point. (Example: greenways, outside picnic areas, recreation areas, etc.)

11.) NCBC 1105 Accessible Entrances

Identify locations of entrances, exits, or combination entrance/exit of each building and an assessment of compliance with this section.

12.) NCPC Chapter 11 Storm Drainage

Provide anticipated roof area calculations and horizontal storm drain sizing found with the Civil Construction Drawings from the building edge to the first storm structure accepting the roof drainage.

13.) As a note, the Lab Admin grease interceptor sizing and design is deferred from the NC Plumbing Code and will be approved by the Town of Holly Springs Utilities and Infrastructure team.

14.) Provide an analysis as to the reason for use of a private lift station for this project. Where gravity systems are available, they shall be used.

15.) NCPC Chapter 7 Sanitary Drainage

Provide anticipated DFU's, pipe sizes and sloping requirements for each individual building with accumulative directional calculations to the point of conveyance to the public utility. Actual DFU's may be differed to building permit submittal. It is considered continuing at risk.

16.) NCPC Chapter 11 Storm Drainage

As a note, the Town Municipal Code prohibits condensation discharge into the sanitary system. Ensure condensation is neutralized and designed to enter the storm water system if so chosen.

17.) Anticipated outside agency reviews: Wake County Environmental Health - Food Service: Required to apply directly with them and required prior to fit-up permit release.

INFORMATION ONLY: The 2018 NC Building Codes were used at time of review. These comments are only for preliminary use and do not constitute final Building Code Approval.

DEVELOPMENT SERVICES – STORMWATER COMMENTS

REVISION COMMENTS:

Stormwater:

1. Please update the grading plan sheets to clearly label all proposed stormwater pipes in accordance with the storm pipe schedule. For each pipe run, include on the plan:
 - o Pipe ID (matching the schedule)
 - o Size (diameter)
 - o Material
 - o Length
 - o Slope

2. Town of Holly Springs Standard Details are available on the Town website. Please provide all relevant Town details.
3. It appears that the stormwater wetpond outlets discharge over fill slopes. Please revise to discharge onto natural ground.
4. For wetponds provide armored emergency spillway to the toe-of slope or existing ground.
5. Provide Cross sections of all SCMS on Construction Drawings.
6. Ensure riser structures are located at the edge of the stormwater pond where it can be inspected on foot.
7. Confirm that 10' min. access path with <15% slope is maintained around pond perimeter and to outlet structures per EDCS requirements.
8. Please note that all submitted reports must be sealed by a North Carolina Professional Engineer (PE).

Environmental:

1. Please provide the status of the 401/404 permits.
2. Provide completed Operation and Maintenance (O&M) forms and attachments which can be found on the Town of Holly Springs website.
3. Provide a Flood Study in accordance with EDCS Section 8.07. The final Flood Study must be based on surveyed cross-section data; GIS-derived topography is not acceptable for use at the Construction Plan Review stage. Additionally, please note that per EDCS Section 8.08, fill is not permitted within any floodplain for the purpose of residential development or the construction of stormwater control measures.
4. Clearly show the 100-year water surface elevation for the entire site on all relevant plan sheets.

Erosion Control: It is understood that DEQ is the approving party for the Erosion Control Plan.

1. Please provide a detailed construction sequence describing the transition from Erosion Control Phase II to the permanent wetponds. The sequence must clearly address the following:

Decommissioning of Temporary Diversion Ditches:

- o Clearly state how and when the temporary diversion ditches will be taken out of service.
- o Identify any interim measures needed to maintain drainage and erosion control during this transition.
- o Show how final drainage patterns will be established and managed prior to or during the decommissioning of the ditches.
- o

Removal of Temporary Skimmer Basins:

- Be specific about the exact point in the construction sequence when Temporary Skimmer Basins will be removed.
 - This must be in full compliance with the DEQ and Town of Holly Springs Engineering Design and Construction Standards.
 - Basin removal can only occur after all sediment-producing areas have been permanently stabilized and approval by the erosion control inspector is acquired.
- Please ensure that the narrative or staging plan includes sufficient detail to demonstrate continuous erosion and sediment control, slope stability, and regulatory compliance throughout the transition from Erosion Control Phase II to permanent wetponds.
2. Ensure all required calculations and supporting documentation are included with the Erosion Control Plan submittal to DEQ.
 3. Sheet C2.4
 - a. The plan references dewatering an existing pond—please clarify which pond is being dewatered.
 - b. Identify and clearly locate all stream crossings on the plan.
 - c. Clarify culvert information—e.g., the 24" RCP in the road leading to the Duke pad.
 4. Sheet C2.5
Temporary Diversion A appears to pass through a fill slope. Please evaluate and provide appropriate slope stability measures.
 5. Sheet C2.7
The "Rip Rap Lined Transition Area" should be evaluated for the use of slope drains, which may be more appropriate for this condition.
 6. Temporary Skimmer Basin 3
 - a. Basin outlets into fill.
 - b. Emergency Spillway for Skimmer Basin 3 is located at the intersection of two fill slopes—reevaluate for potential erosion or slope instability.
 7. Temporary Diversion J
Consider using a slope drain for this diversion to avoid potential erosion and instability.
 8. There appear to be conflicts between the spoils area and the proposed contours. Please revise to ensure consistency and compliance with grading and drainage requirements.
 9. DEQ is the permitting authority for this site. Please reference DEQ in all erosion control construction sequencing notes and erosion control plan references, not the Town of Holly Springs.

FIRE & RESCUE COMMENTS

REVISION COMMENTS:

1. A minimum of 6" address, building numbers or suite numbers are required. NCFPC Section 505.1
2. Fire apparatus access roads and drive aisles shall be designed and to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Heavy duty asphalt or concrete. HSED&CS Section 6.08 A.

3. FDC's shall be located within 100' of a fire hydrant, that wouldn't obstruct drive access. HSED&CS Section 6.07 E. Indicate location of all remote FDC's.
4. Fire apparatus access roads (aisles, private alleys, etc.) shall be a minimum of 20' unobstructed with and a vertical clearance of not less than 13' 6". HSED&CS Section 6.08 A.
Indicate clearance dimension for pipe rack at CUB building.
Aerial access roads are required for buildings over 30' in height. They shall be a minimum of 26' unobstructed width and shall be located not less than 15' and no greater than 30' from the building and shall be parallel to one entire side of the building and shall be marked.
5. Need to submit a WB50 turning template for fire apparatus access roads and aisles. This includes all drive aisles. HSED&CS Section 3.02
6. Indicate tank sizes, chemical names for tank farm.
7. The minimum fire flow requirements shall be in accordance with HSED&CS Section 6.02 Table E1. If a reduction in the minimum required fire flow is being requested, then a letter shall be submitted request a reduction. the letter shall contain the construction type; square footage and any hazards located in each building.
8. Indicate location of Sprinkler Riser Rooms with exterior door. HSED&CS Section 6.07 F. (Detail 626)
9. Indicate square footage on all buildings and note if any special hazards.
10. Install fire hydrant at fire pump house on public water line.

WATER RESOURCES COMMENTS

REVISION COMMENTS: 1.) We will need a Long Form IWS (Industrial Waste Survey) to be submitted.

PLANNING COMMENTS

General

1. Please number each sheet for ease of reference for future comments.
2. Please update the property lines and measurements along Friendship Road on all sheets. They do not seem to reflect the new property line after right-of-way dedication.
3. Comments include requirements and standards from the Unified Development Ordinance (UDO), Friendship Innovation Park Master Plan (Master Plan), and Friendship Innovation Zoning (Zoning).
4. Please combine all sheets into one plan set.

Cover Page

1. Please remove references to Apollo 11 since this is no longer part of the official project name.
2. Update plan title Development Plan Permit Package to Development Plan 25-DP-07/PLDP202500195.
3. Site Data:
 - a. Change Property Owner Address to Site Address
 - b. Add numbers for Zoning 22-REZ-17 and Master Plan 21-MAS-04-A02.
 - c. Add Minimum Setbacks
 - d. Add Maximum Building Height Allowed and Proposed
 - e. Add Urban Civic Space (200 sf or 0.5% whichever is greater) and Proposed: include percent and acreage

- f. Add Flexible Space Required (0.5%) and Proposed; include type (Tree Preservation or Active Recreation), percentage, and acreage.
- g. Add Perimeter Buffers Required and Proposed.
- 4. Parking Data Table
 - a. Please label this table.
 - b. Total Required Minimum Parking appears to be 391 spaces; please double check.
 - c. Accessible Parking is 4% of the total parking (16 spaces); please update.
 - d. EV Parking – include 15% EVSE Ready Required. It appears that the proposed EV parking does not cover the EVSE Ready required. Please demonstrate how the EVSE Ready minimum will be met by identifying those on the Site Plan.
 - a. There is a minimum amount of EVSE and EV-Ready spaces that are required to be ADA-accessible. Please consult the NC building code and/or reach out to David Ivey (the building code reviewer for this project) to determine the amount of ADA spaces required for each EV type.
- 5. Building Information Table
 - a. The square footages in this table do not match those in the Parking Data Table. Which is correct and what is the difference?
 - b. Update the Parking Data Table based on correct square footages. If this information is provided in Site Data Table or Parking Data Table, then this table can be eliminated.

Site Plan

- 1. General Comments:
 - a. Include building square footage on each building.
 - b. Label on CUB building is not legible on sheet 6, please revise.
 - c. Include site data table. Height can be listed within this table rather than on each building.
- 2. District Standards (UDO Chapter 2)
 - a. Building Setbacks – clearly dimension proposed building setbacks on the plan to the front property line.
- 3. Use Provisions (UDO Chapter 3 & Master Plan)
 - a. Accessory Use Standards
 - i. Guard House
 - 1. Please provide a detail for the Guard House, including elevations, materials, and dimensions.
 - ii. Emergency Generators
 - 1. Are the emergency generators called out in the Duke Substation area going to be installed with this development? If so, please provide details for them and demonstrate how they are compliant with UDO Section 8.2.G.2. If not, please gray them, as well as all other items being completed “by others” out on the plans in order to make clear what is to be constructed under this development plan.
 - iii. Fencing: Show the location of all fencing, including information on fence height and materials. Provide a typical detail of all fence types and should match the details in the Master Plan.
 - 1. Fencing in a front yard must be ornamental.
 - 2. Control of Access fencing must be ornamental.
 - iv. Outdoor Storage
 - 1. Show and label the location of any outdoor storage areas.

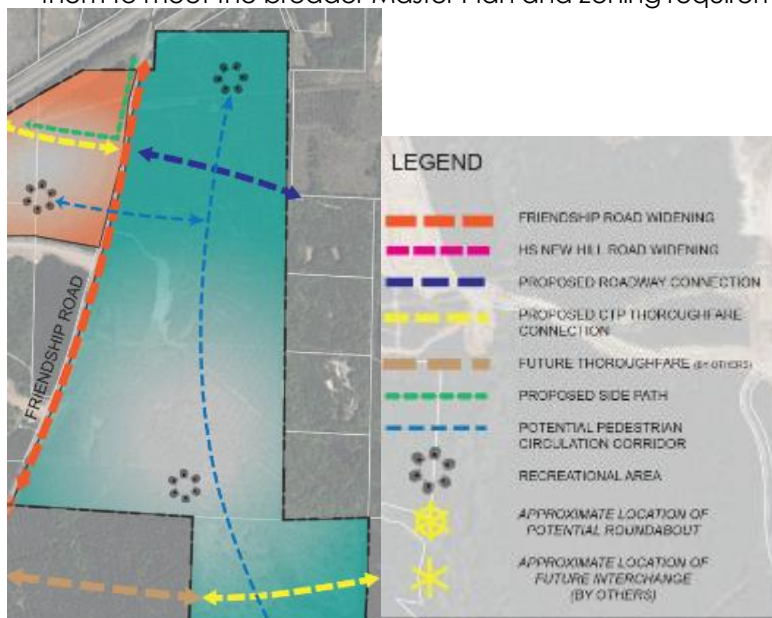
2. Provide information and details on the plans to demonstrate compliance with the additional standards of UDO Section 3.4.3.F.2 (proximity to residential, enclosures, and fencing).

v. Trash/Recycling Containers:

1. Show location of trash and recycling enclosures and provide standard details showing materials, dimensions, etc. to show compliance with UDO Section 3.4.3.J.
2. Trash Recycling containers shall not be located in the Front Yard. Please continue to coordinate with staff on the proposed location as the proposed road to the south may impact if the current location is a front yard.
3. Please be advised that opaque gates cannot be made of wood. Provide foundation landscaping around the base of the structure (UDO Section 3.4.3.J).

4. Open Space (UDO Chapter 4 & Master Plan)

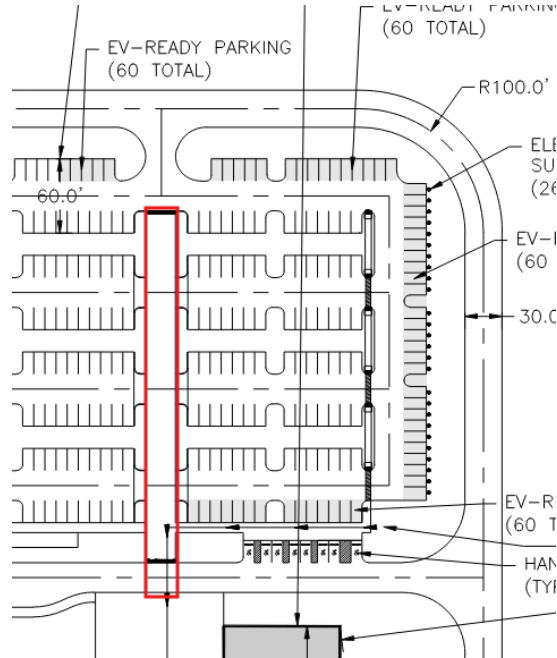
- a. The Master Plan and Zoning was approved for development of an employment center that includes an integrated, connected open spaces as envisioned by the Innovation Village character area. These open spaces are to be connected by a network of pathways, sidewalks, and sidepaths that are in addition to the public sidewalks along Friendship Road. Please show shared open spaces and pedestrian facilities that connect them to meet the broader Master Plan and Zoning requirements.



- b. Thank you for showing the general area where open space is being provided. Please label and provide square footage of the two types of open space on the plan.
- c. Flexible Space is either Active Recreation Space or Tree Preservation. It appears that the area proposed is Active Recreation. Please note which type is being proposed and provide details on how the area will be designed and programmed to meet the requirements of UDO Chapter 4.
- d. Urban Civic Space – please call out the features provided to meet the Minimum Elements and General Design Standards of UDO 4.6.

5. Off-street Parking (UDO Chapter 6)

- a. Location
 - i. It is unclear what the purpose of the access road is separating the parking lot from the primary building. There seems to be an increased risk to pedestrians crossing from the parking lot, a separation of parking areas for ADA spaces that will also result in increased risk for the disabled, and an increased need for wayfinding signage given the inability for vehicles to access the parking lot from anywhere but the North side. Is it possible to push the parking lot closer to the primary building, removing the access road and integrating the ADA spaces into the larger parking lot? The current parking layout does not appear to be compatible with UDO Section 8.4.D.
- b. Show accessible routes from accessible spaces to entrances and exits.
- c. Bicycle Parking Space Standards (UDO Section 6.5)
 - i. Per UDO Section 6.5.3.A, "Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 100 feet walking distance of the main entrance, but shall not interfere with pedestrian movements." Please demonstrate compliance with this standard. Also, please see comment above regarding parking lot location adjustments.
 - ii. Please provide the following:
 - 1. A detail showing the type of bike racks to be installed.
 - 2. A detail for the "three sided enclosure" holding the bike racks, including elevations, materials, and dimensions. Please also provide foundation landscaping around said enclosure.
 - 3. Please show the layout of the bike racks on the site plan demonstrating compliance with UDO Section 6.5.3.E.
- d. Electric vehicle Parking Spaces (UDO Section 6.6)
 - i. Please label EVSE & EVSE Ready Spaces separately. It appears that some of the EVSE Ready Spaces are being provided as EVSE spaces with the equipment already provided. That is allowable.
 - ii. EVSE Spaces shall be Level 2 charging
- 6. Site Design (UDO Chapter 8)
 - a. Public Realm
 - i. Please select and identify the required public realm standard provided for this project. Please include the chosen standard in the Site Data Table and label on the plans.
 - b. Pedestrian Circulation (UDO Section 8.4.B)
 - i. Functionally connect front doors, storefronts, or primary building entries with planned or existing public sidewalks, sidepath, or greenway on each public street frontage of the project.
 - ii. Any parking area containing over 100 parking spaces shall include a lengthwise pedestrian island including a walkway and landscape strip. Additional lengthwise pedestrian island(s) shall be included for every additional 200 parking spaces.
 - iii. Please show curb ramps at all pedestrian crossings.
 - iv. Please provide decorative identifiable pedestrian crossing treatments along functional pedestrian routes wherever a private walkway or pedestrian/bikeway system crosses an interior access drive or interior access driveway (refer to UDO Section 8.4.B.3.b.iii).
 - v. How will this central pedestrian be designed and what materials will be used? Is there a way to tie it to the gathering space design at the main entrance through paving materials or other design elements?



c. Off-Street Loading (*UDO Section 8.4.C.2*)

- i. Please continue to work with staff on how the proposed road could impact the location (within a front yard; only side and rear permitted).

7. Signage (*UDO Chapter 9 and Master Plan*)

- a. The Master Plan requires that "...main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park." Please provide a detail for the monument sign to be erected along Friendship Road and delineate its location on the site plan.

Landscaping Plan (*UDO Chapter 5*)

1. General

- a. Please provide a Landscape Plan.

2. Plant List

- a. No single species of landscape material, except grass shall constitute more than 25 percent of the plant material of its type installed on a single development site. Please provide the percent of landscaping material type provided for each species.
- b. The Master Plan notes that native species will be encouraged to create a uniform look and reflect the natural surroundings of Holly Springs.
- c. Plant materials located within 5 feet of the back of curb / edge of pavement of an interior landscape island located at a critical turning point within a parking area shall be selected or maintained with a growth pattern not to exceed 36 inches above grade. Verify all species for these areas meet this requirement.

3. Perimeter Buffers

- c. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.

Lighting Plan (Refer to UDO Section 8.4.E. & Master Plan)

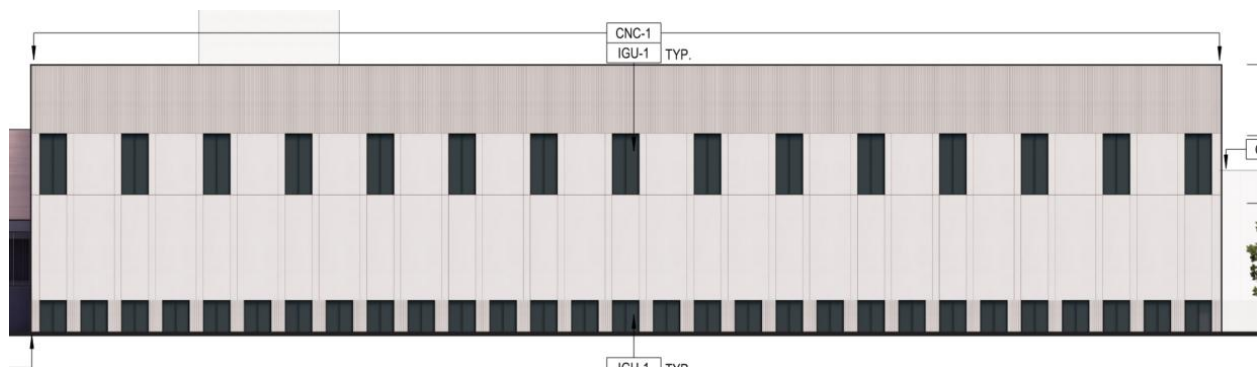
1. A point-by-point photometric plan was provided but light levels were not shown along site boundaries. Please submit a site lighting plan with the construction drawing submittal, in compliance with UDO Section 8.4.E.
2. Per the Master Plan, "Black Shoe Box LEDs, or Gardco Form 10 round LEDs (black anodized finish) will be used for lighting. Lighting details shall be provided in a lighting plan per UDO Section 8.4.E(17)." Please include details for the lighting that follow this requirement.

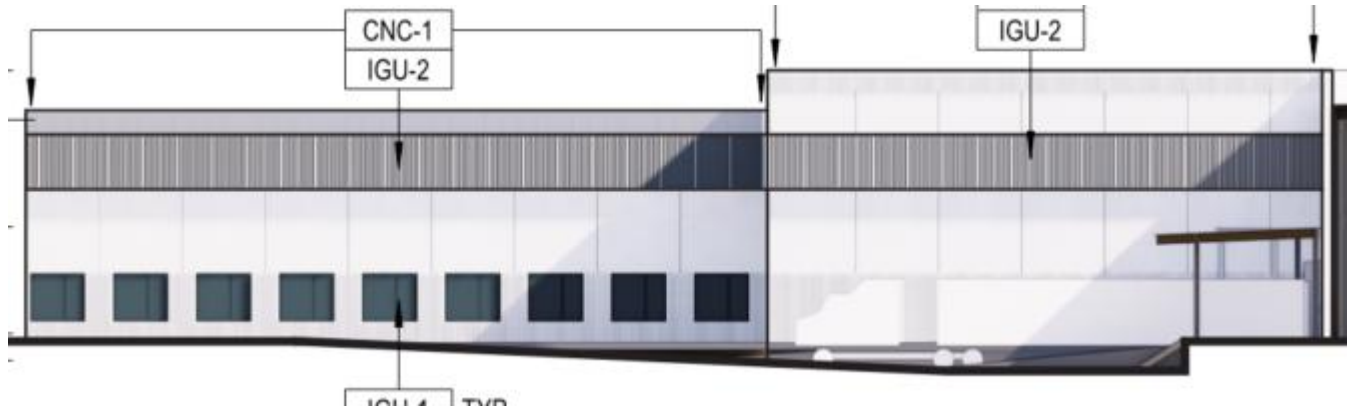
Building Elevations (Project Master Plan)

1. Thank you for providing preliminary elevations showing how the various buildings will be designed and appear to site visitors. Continue to provide elevations in color and sealed by the design professional.
2. The Economic Development Agreement notes that the UDO Administrator may exempt the Project from the Building Design Standards contained in UDO Section 8.2. This may exempt the building design from individual architectural standards but does not eliminate the need to meet the purpose and intent in overall building design. These include compatibility with nearby properties and natural features, reinforce public spaces, and visually enhance the development and site. To support this waiver request, please provide a narrative outlining how the proposed architectural treatment meets or exceeds the individual primary façade requirements listed in the UDO and provide additional information as requested.

It is understood that the manufacturing and warehouse buildings are large and serve a particular need or purpose for the users. However, these buildings will still be visible to on-site visitors and from adjacent areas. Other large manufacturing have utilized changes in materials or patterns, windows, vents, etc. to add interest and mimic façade breaks/projections. Some examples are provided below:

Use of metal panels, glass, or various textures in concrete panels.





3. Master Plan Elevation Comments

- a. Per the Master Plan, "At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to; a canopy or similar architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry." Please call out the features on the elevations that demonstrate compliance with this requirement.

4. Additional Elevation Comments

- a. Building Height – Maximum
 - i. Clearly show and label proposed building height on each elevation. The information is there and inferred, but please label with building height call out, show where measured to, and include height. This will ensure that anyone can quickly identify the overall building height.
 - ii. Please ensure that the Site Data Table proposed building height matches the building height shown on the elevations.
- b. If signage is shown, please include a note that all signs are for illustrative purposes and subject to a separate sign permit.

- c. Show any traffic control bollards around the primary facades of the building. The color of the bollards shall be black or painted to match the primary color scheme of the façade.
- d. Please include the "covered walkway" called out on the site plan in the elevations, including dimensions, colors, and materials.
- e. Cooling Tower Screening
 - i. Per UDO Section 8.2.G, "Rooftop mechanical equipment shall not be visible from any Street or adjacent Residential Use District." Please either screen the cooling towers on the CUB building or demonstrate that they will not be visible from the adjacent residentially-zoned property. A rendering showing the building and tower visibility from the adjoining property line that accounts for grade and the proposed buffer may help define the compliance with this section.

CIVIL IMPROVEMENTS COMMENTS & CONDITIONS

REVISION COMMENTS:

GENERAL COMMENTS:

1. Provide detailed responses to all Revision Comments in writing. Please also acknowledge the Draft Conditions of Approval and Information Only comments in writing.
2. Return Engineering Certification of plan revision with each submittal noting changes.
3. The design of streets, water systems, sanitary sewer systems, storm drainage systems, dam design, and grading plans shall be signed and sealed by a licensed North Carolina Professional Engineer in accordance with N.C. General Statute 89. With the next submittal, please verify all sheets are signed and sealed by the appropriate design professional.
4. Provide containment structures around above ground tanks in compliance with State (and other) laws. (tank farm?)
5. Is there a planned use of chemicals or gas on this site? If so, please provide detailed information.
6. Thank you for providing the completed Industrial Waste survey short form. Note that information on this form may result in additional permitting or information being required.
 - a. The IWS form states 215,000 GPD will be discharged. Other forms indicated 180,000 GPD. Please resolve discrepancy.

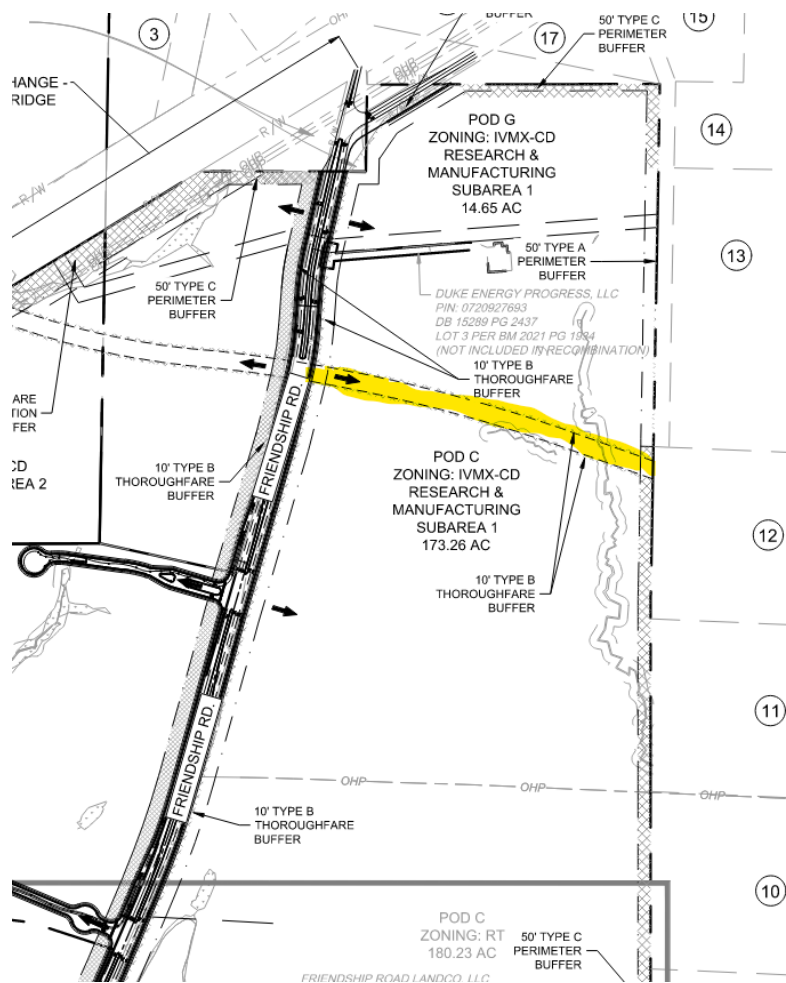
COVERSHEET REQUIREMENTS:

1. Match sewer flow amounts on cover sheet with other documents being provided.

SITE PLAN & TRANSPORTATION PLAN (ED&CS Section 3.0):

2. **Traffic Study (ED&CS Section 3.02):** –
 - a. A Traffic Verification Memo is required with this development plan but has not yet been received. Ideally, the Traffic Memo will be finalized prior to this project being approved by DRC, but at the latest, will be required to be finalized prior to construction drawing (CD) approval. This report must be provided prior to/with the next submittal.
 - b. ALL recommendations from the Traffic Study and Transportation Mitigation Agreement must be incorporated into the plans with the Development Plan, but no later than with CD approval. Ideally, this will be finalized prior to this project being approved by DRC, but at the latest, will be required to be finalized prior to construction drawing (CD) approval. **This will become a condition of approval.**
3. **Adjacent Public Streets (ED&CS Section 3.0)** Friendship Road

- a. Show existing road back-to-back and full right-of-way dimensions on the plan as well as show and label the existing centerline of the roadway. At a minimum, provide a set of dimensions from the centerline to back of curb/ edge of pavement and right-of-way line on project side of the road.
 - i. Existing conditions of Friendship Rd do not match existing conditions sheets (or other site plan sheets).
 - b. Location and dimension of all existing and proposed curb cuts for this and adjacent properties (include properties across roadways from this property)
 - i. Amgen driveways not shown.
 - c. ED&CS Section 3.02.A - If project frontage is within 1,000 of a major intersection, additional turn lanes and right-of-way may be required. There are other circumstances that may require turn lanes as well. Please determine what is needed to adequately serve your site with NCDOT.
 - d. ED&CS Section 3.03 – Sight Distance Triangles
 - i. Thank you for showing sight distance triangles for the northern entrance. They appear correct. Please verify with road widening plans and landscape plans the SDT are maintained at this entrance.
 - ii. SDT not shown at southern driveway.
 - iii. During construction drawing review, calculations and vertical roadway design information will be required.
 - e. Widening of Friendship Road is required with this development plan. The project frontage is considered to also include that portion of Friendship Rd that was subdivided off the Genentech parcel, where the two ponds exist across from Amgen.
 - i. While the widening may be designed and constructed by others, the plans should reflect the widening (can be shown in gray-scale).
 - f. Show roadway improvements in accordance with the Town Comprehensive Transportation Plan (CTP) for the full frontage of this property from the centerline of the existing street (show proposed back-to-back, right-of-way, sidewalk, median and appropriate taper dimensions). Construct improvements in accordance with the Town of Holly Springs and NCDOT standards. This must include tapers and needed right-of-way (if any) for taper construction beyond property lines. Also provide taper length calculations.
 - i. Thoroughfare/Road widening as required per the Town's Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP) must be identified in the Traffic Study memo.
 - g. Sidewalks are required on both sides of the streets for commercial projects. (this is more of an FYI as it is applicable to the access road on south side of site designed by others).
 - h. Show dimensions and radii of all access points to existing/proposed public roads (ED&CS Section 3.02.F). Please provide width dimensions and curb radii of the proposed driveway(s).
- 4. Interior Streets (ED&CS Section 3.0)**
- a. Public access must be provided to all abutting properties. This shall be accomplished via a public street and/or by joining adjacent parking lots and sharing driveways (Section 3.02N). The Friendship Master Plan included an east-west connector to the north of the project site. This development plan needs to resolve where this connection will be located.



- b. Applicable to southern access road by others: For any street stub or drive aisle that exceeds 150', an all-weather turnaround suitable for fire and rescue equipment must be provided (Section 3.02). The turnaround must accommodate a WB50 vehicle as shown in the Engineering Design and Construction Standards.

5. Parking Lots (ED&CS Section 3.0)

- a. Label as private.
- b. Show how the site's sidewalk/pedestrian network will connect to public sidewalks.
 - i. Proposed sidewalks are shown on the north side of site through parking lot and to building and there is also a proposed covered walkway under pipe rack to southern side of site. However, there is no sidewalk connection from southern access road into the site.
- c. Please provide width dimensions and curb radii of the proposed driveway(s).
- d. A minimum throat distance of 80 feet is required at all egress and ingress points from thoroughfares (Section 3.02.H) – unless a more restrictive requirement has been identified during the Traffic study or driveway permit review. The 80' minimum is met, however, please dimension the throat length.
- e. Identify travel lanes for access by emergency vehicles and waste management trucks. Provide the pavement cross-section detail for fire lanes (pavement thickness). The following note is required on the road cross-section detail: This project is in the Triassic basin. All

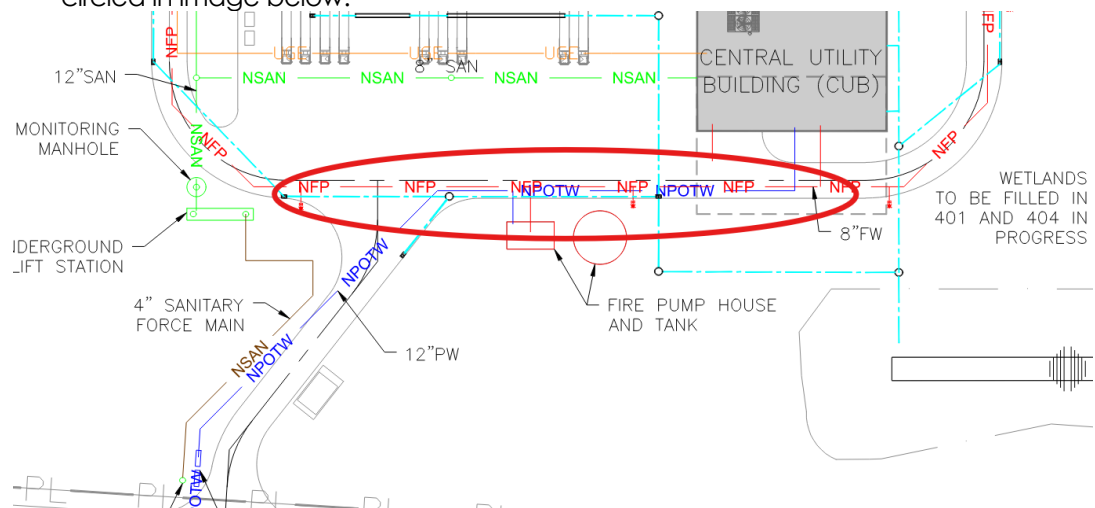
firelanes will be required to meet all special design requirements as outlined in the Engineering Design and Construction Standards Section 3.02J.

- i. Show typical pavement cross section for any non-travel lane and note that the minimum cross-section is 6" ABC and 2" 9.5B (Section 3.02H).
- f. WB-50 turning template for fire lanes is required.
- g. Show traffic patterns/flow including directional arrows and stop locations. If this project is a portion of a large plan, show surrounding drives and properties to ensure safe internal traffic patterns.
- h. Show proposed building dimensions on CUB.

UTILITY PLAN (ED&CS Section 2.0, 6.0 and 7.0):

1. **(ED&CS Section 2.0 & UDO Section 7.08)** - Show location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. Existing overhead power lines within the right-of-way along the property frontage must be relocated underground. If the relocation underground is deemed not feasible by the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval. **This will become a condition of approval.**
2. Fiber utility connection/extension is required with this project associated with the pump station installation and construction. Please continue to coordinate with Staff during construction drawings. **This will become a condition of approval.**
3. **Water Distribution (ED&CS Section 6.00)**
 - a. Waterline shall be extended to and across the entire property frontage of the development. If this is being performed by others, it should still be shown on the plans (can be in gray-scale).
 - b. The minimum waterline size must be 8 inches. The FFA may determine a larger size.
 - c. **Fire Flow Analysis (FFA):** –
 - i. An FFA is required with this development plan, but has not yet been received. Ideally, the FFA will be finalized prior to this project being approved by DRC, but at the latest, will be required to be finalized prior to construction drawing (CD) approval. This report must be provided prior to/with the next submittal. Failure to provide this report could result in delayed approval.
 - d. The following items are required to be shown and labeled clearly on the plans (including size, material and required easements – Section 6.01):
 - i. Show existing and proposed water mains (including size, material, and location – which side of the road).
 - ii. Label as public or private.
 - iii. Show valves & appurtenances (Section 6.03).
 - iv. Specifically call out backflow preventers as RPZ type on all non-residential water services (Section 6.06).
 - v. Fire Protection:
 - a. Confirm the only two Riser Rooms planned are on Warehouse and Lab/Admin building. Show/ provide callout for Knox Box on Riser Room door (Section 6.07).
 - b. Shown Post indicator valve (PIV) (Section 6.07).
 - c. Confirm there is a backflow device for fire lines (in fire pump house?) – it must be an RPZ type backflow.
 - d. The backflow (RPZ) must be above ground if outside or located in a riser room if inside. Please label clearly if outside or inside.
 - e. Confirm all buildings are sprinkled.

- f. What is the "type of construction" for each of these buildings? Please provide a written response and refer to Tabel E-1 in the ED&CS Section 6.02.E.
- vi. Are there proposed irrigation systems (or other use of reclaimed water)? If so, show meters and backflow preventers (Section 6.10).
- vii. Show and label easement widths for all public waterlines.
- e. Verify that proper clearance is provided between water main, sanitary sewer, reclaimed water and storm sewer lines. (Section 6.05).
 - i. Only conflict for horizontal clearance appears to be at southern portion of site as circled in image below:



- f. Similarly to the roadway connections to adjacent parcels, public water line extension is required in all streets to adjacent properties.
 - g. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for the completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. ***This will become a condition of approval.***
4. **Sanitary Sewer System (Section 7.00)**
- a. Conform to Town's Approved Sanitary Sewer Map and Long-Range Wastewater Capital Improvement Map published on the Town's website as a design reference.
 - b. Submit a Sewer Basin Map (to be included as a plan sheet in the preliminary plan set). For all new outfalls and pump stations, provide a detailed drainage area map showing the project boundary and all upstream tributary areas of sewer. The sewer basin map must show drainage basin, the whole project, proposed sewer lines, topography, property lines of adjacent properties, environmental features, and sewer lines and stub out locations to serve all upstream tributary areas. Identify any reaches that may require line sizes more than 8".
 - c. **Upstream Sewer**
 - i. Verify that each upstream adjacent property has been provided a sewer stub at a location suitable to serve entire upstream tributary area in addition to the adjacent properties. (This is to include main draws for immediately adjacent properties as well as all upstream tributary properties.)

- ii. Provide a Preliminary Gravity Sewer Line Sizing report within the required Sewer Study including design with minimum slope. This must be completed prior to preliminary plan approval. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development. Include maximum manhole elevation of the most upstream sewer stubs.
 - iii. In the Sewer Study required with this project, include calculations to document line sizes, minimum slope, adequacy of proposed sanitary sewer lines to serve all future upstream development. Include maximum manhole elevation of the most upstream sewer stubs.
- d. **Onsite sewer layout**
- i. Verify that the following items are clearly shown and labeled on the plans (including size, material and required easements) – Horizontal design only.
 - a. Existing and proposed sewer mains (Section 7.01).
 - b. Manholes (Section 7.03).
 - c. Pump stations (Section 7.07).
 - d. Force mains (Section 7.02).
 - e. Typical sewer service and cleanout spacing - include cleanouts at edge of easement (Section 7.04).
 - f. Verify that sewer service can be constructed without private sewer easements crossing other properties.
- e. **Downstream Sewer (ED&CS Section 7.01)**
- i. **Sanitary Sewer Study**
 - a. A Sewer Study is required with this development plan, but has not yet been received. Ideally, the Sewer Study will be finalized prior to this project being approved by DRC, but at the latest, will be required to be finalized prior to construction drawing (CD) approval. This report must be provided prior to/with the next submittal.
 - ii. **New Downstream Pump Station, Force Main, and Gravity Sewer Lines (ED&CS Section 7.07)**
 - a. A pump station is required to serve this site. In accordance with the Friendship Master Plan, any proposed pump station should be public, and located such that it can be taken offline in the future. Please continue discussions with Town staff on how to serve the site and upstream adjacent properties with sewer.
 - b. With a public pump station, the following items are required. **Ideally, these would be provided prior to next submittal, but we may need to jump straight to final pump station design and final design report to accommodate your schedule:**
 - (1) A "Pre-design Pump Station Meeting" is required per Engineering Design and Construction Standards section 13.01B with the developer, the developer's engineer and Town Staff prior to submitting the Preliminary Pump Station Site Plan. The timing of this meeting should allow time for site plan revisions to occur so that the plan submitted for approval accurately represents the pump station location.
 - (a) Note that this meeting has not occurred at the time of this submittal and that may cause a delay in your project.
 - (2) A New Pump Station Preliminary Design Report is required. The engineer's sealed report is required; however, since it has not

been provided with this review, please note that it may cause delay in the project.

- (3) A Preliminary Pump Station Site Plan is required. Please note that it must be provided prior to the next submittal so that it does not further delay the project.
- c. Show existing vehicular access to pump station site and note that access must be maintained to pump station throughout construction.
- d. The following items will become conditions of approval on this plan:
 - (1) In accordance with Engineering Design & Construction standards (ED&CS) Section 13, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
 - (2) The following note must be clearly reflected on the plats and construction drawings for the adjacent lots "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."

iii. Offsite Sewer Infrastructure and Easements

- a. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to construction drawing approval. **This will become a condition of plan approval.**
- b. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of the Development Plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for the completion of offsite sewer facilities and will not guarantee completion of such facilities by any other party. **This will become a condition of plan approval.**
- c. Show sewer easement for future gravity outfall from new pump station to property line to allow for future downstream pump station to take this pump station offline.

5. Reclaimed Water System (Section 11)

- a. It did not appear this project is proposing to tap or extend the Town's reclaimed water system for cooling or irrigation uses. Please confirm.

LANDSCAPE PLAN

1. Provide a separate landscaping plan showing proposed landscaping, stream buffers, street trees, sight distance, easements, etc. This same sheet (after approval) will need to be submitted along with construction drawings.
2. Show INTERSECTION Sight Distance triangles at all intersections and entrances and verify that no landscaping is located in these areas per Engineering Design and Construction Standards Section 3.03.
3. Verify that all easements (utility, drainage, etc.) are shown on the Landscape Plan and that proposed landscaping does not conflict with these areas.
4. Verify that no landscaping will be planted on the dam of any pond.

DRAFT CONDITIONS OF APPROVAL:

1. All previous conditions of approval for *Friendship Rezoning and Friendship Master Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. **ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This includes, but is not limited to, traffic signals, pedestrian facilities, fees-in-lieu of intersection improvements. Ideally, the traffic study will be finalized prior to this project being approved by DRC, but at the latest, will be required to be finalized prior to construction drawing (CD) approval.**
4. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
5. Existing overhead power lines within the right-of-way along the property frontage must be relocated underground. If the relocation underground is deemed not feasible by the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.
6. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
7. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
8. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
9. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. In accordance with Engineering Design & Construction standards (ED&CS) Section 13, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
11. The following note must be clearly reflected on the plats and construction drawings for the adjacent lots: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
12. Fiber utility connection/extension is required with this project associated with the pump station installation and construction. Please continue to coordinate with Staff during construction drawings.
13. All Special Studies must be finalized prior to being scheduled for Planning Board.

14. Preliminary Pump Station Site Plan is required to be on the same Town Council Meeting agenda as this plan.
15. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
16. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this Development Plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.
17. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
18. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
19. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
20. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
21. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
22. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
23. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
24. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

INFORMATION ONLY:

1. Please review the Town's Development Services website for helpful information on [For Development & Design Professionals](#). Including the Town's plans, rules and regulations; forms, review schedules and fee sheets; digital submittal process; and sureties process.
2. Utility & Transportation Studies:
 - a. Once the special studies listed below are finalized, this project will be scheduled for Planning Board and Town Council. Please refer to the [Approved Development Review Schedules](#) on the Town's website.
 - i. Transportation Memo
 - ii. Downstream Sewer Study, Pump Station Design Report
 - iii. Hydraulic Water Model and Analysis/Fire Flow Analysis (FFA)
 - iv. See Utilities & Infrastructure section for details on required Stormwater/Environmental studies

- b. Special Studies submittal fees can be found on the Town's Development Services website. Please be aware that the Town outsources review to a third party consultant.
 - i. Total review costs will be billed in accordance with the Town's fee schedule and must be paid prior to first Construction Drawing Submittal, but no later than prior to Construction Drawing Approval. ***This will become a condition of approval.***
- 3. Following are additional permits or approvals which may be required for this project (note that this listing may or may not be complete—it is the developer's responsibility to verify and obtain required permits for the project):
 - a. NCDENR-DEM Public Sanitary Sewer Extension Permit
 - b. NCDENR-DEM Private Sanitary Sewer Extension Permit
 - c. NCDENR-DHS Public Water Extension Permit
 - d. NCDENR Reclaim Water Extension Permit
 - e. NCDOT Encroachment Agreement
 - f. NCDOT Driveway Permit
 - g. NCDENR Transportation Facilities Permit (Parking Lot greater than 1500 spaces)
 - h. TOHS Grading Permit and Certificate of Compliance (projects ≥ 20,000 ft² of disturbed area)
 - i. Town of Holly Springs Sign Permit
 - j. Specialty Street Sign Approval
 - k. Specialty Street Lighting Approval
 - l. Industrial Discharge Permit (1 Short Form, 0 Long Form or 0 NCDENR-DEM)
 - m. Colonial Pipeline Encroachment Agreement
 - n. Individual Permit, Nationwide 404 Permit USACE and 401 Certification from DWQ and/or Neuse Buffer Impacts
 - o. Dam Safety Act
 - p. NPDES General Permit (land disturbance > 1 acre) [Issued by the TOHS w/ Erosion Control Plan]
- 4. Note that all retaining walls require a building permit. Walls greater than 4' in height will require engineering design approval at construction drawing review as well as a building permit. Ensure that no utilities will be in conflict with structural reinforcement of the wall.
- 5. If this private development project anticipates encroachment of dry utilities that conflict with an active Town project, it is the responsibility of the private developer to coordinate utility location and/or relocation with the Town.
- 6. Note that during construction drawing review, a Street Lighting Plan for interior streets, adjacent public streets and thoroughfares (if applicable) will be required. Required street lights shall be installed with the project at the developer's expense, in accordance with the Town's Unified Development Ordinance (UDO).

DEVELOPMENT PETITION PACKET

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

Pre-Submittal Requirements

- ☒ Special Study Scoping meetings for Traffic and Water Resources are required to occur prior to your Sketch Plan (pre-application) meeting. These meetings will be held virtually. Please review the Town's [Water Resource Management Policy](#). Complete the [Traffic Scoping and Water Resource Inventory Request Forms](#) and email to DSIntake@hollyspringsnc.gov to schedule your scoping meeting.
- ☒ A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the [Unified Development Ordinance \(UDO\)](#). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.
- ☒ A Sketch Plan Review (Pre-Application) Meeting must be held a minimum of five (5) business days prior to but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar.

To schedule a Sketch Plan (Pre-Application) Meeting, register for an account on the [Portal](#) and apply for a Planning & Zoning Review ~> Pre-Application Meeting.

The full review procedures for Major Subdivisions, Development Plans, and Special Use Permits can be found in the Town of Holly Springs [Unified Development Ordinance \(UDO\)](#).

Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule and review calendars.

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the [Portal](#). All complete applications submitted by Noon on Friday will be reviewed by staff the following Monday. If your application is deemed complete and can move forward, you will be notified of any fees to be paid no later than Noon on Wednesday. Fees must be paid before your project is routed for review:

- Completed, Signed Petition
- All items listed on the submittal checklist
- Special Study reviews must be submitted concurrently with your Development Plan review.

For questions about your submittal, please review our [Digital Submittals Webpage](#) and reach out to DSIntake@hollyspringsnc.gov

PETITION TYPE	
☐	Major Subdivision ☐ Residential ☐ Non-Residential ☐ New ☐ Major Amendment ☐ Minor Amendment
☒	Development Plan ☐ Residential ☐ Non-Residential ☒ New ☐ Major Amendment ☐ Minor Amendment

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the [Portal](#).

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☒ Other

Name: [Joseph Ruggiero](#)

Company: [Jacobs](#)

Mailing Address: [2 Ash St Unit 3000](#)

City, State, Zip: [Conshohocken, PA 19428](#)

Telephone: [610-238-1000](#)

E-Mail: Joseph.ruggiero@jacobs.com

Design Professional

Name: [Ryan Arner](#)

Company: [Jacobs](#)

Mailing Address: [111 Corning Rd STE 200](#)

City, State, Zip: [Cary, NC 27518](#)

Telephone: [919-859-5000](#)

E-Mail: ryan.arner@jacobs.com

Developer

Name:

Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Architect

Name: [Christopher Silver](#)

Company: [Jacobs](#)

Mailing Address: [2 Ash St Unit 3000](#)

City, State, Zip: [Conshohocken, PA 19428](#)

Telephone: [610-238-1000](#)

E-Mail: Christopher.Silver@jacobs.com

Landscape Architect

Name: [Louis DiBello](#)

Company: [Jacobs](#)

Mailing Address: [2 Ash St Unit 3000](#)

City, State, Zip: [Conshohocken, PA 19428](#)

Telephone: [610-238-1000](#)

E-Mail: louis.dibello@jacobs.com

Financially Responsible Party (REQUIRED)

Name: [Jeff Baron](#)

Company: [Genentech](#)

Mailing Address: [1 DNA Way,](#)

City, State, Zip: [South San Francisco, CA 94080](#)

Telephone: [805-752-7762](#)

E-Mail: baron.jeffrey@gene.com

Property Owner (REQUIRED)

Name: [Jeff Baron](#)

Company: [Genentech](#)

Mailing Address: [1 DNA Way,](#)

City, State, Zip: [South San Francisco, CA 94080](#)

Telephone: [805-752-7762](#)

E-Mail: baron.jeffrey@gene.com



Affidavit of Owner's Consent

Before me personally appeared PAUL FLEMING who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

PIN: 0720904944, ALTERNATE PIN: 0489792	

and does hereby authorize JOSEPH RUGGIERO to act
(name of representative/applicant)
on their behalf as their agent with regard to the processing of said Development Project.

Paul Fleming
Signature of Owner

Sworn to or affirmed and subscribed before me this 06 day of
August, 2025.

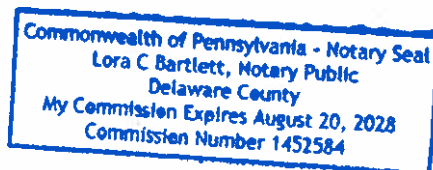
NOTARY PUBLIC:

Lora C. Bartlett
Official Signature of Notary

Lora C. Bartlett, Notary Public
Print Name

My commission expires: 8/20/2028

(Official Seal)



DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

The proposed "commercial/industrial life science campus" land uses and development intensity will not have significant adverse impacts on adjacent properties and are consistent with the character of the IVMX-CD zoning district by aligning with authorized research and development, light manufacturing, and office uses; providing enhanced building setbacks, screening and perimeter landscape buffers that preserve and protect relationships with adjacent properties; complying with the enclosed operational requirements; and adopting a design approach that integrates a campus-like setting for an industrial use. The proposed project complies with the provisions for IVMX-CD zoning district in the Holly Springs UDO.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

The proposed project provides a mix of open spaces to serve the campus, such as the front drop-off and arrival plaza, amenity building café area as well as primary and secondary pedestrian walking paths, which in total exceeds the minimum 1% required for IVMX-CD zoning district. Since this project is proposed "commercial/industrial life science campus" and not residential, there are no additional residential Dwelling Units. Therefore this project is exempt from public park land dedication requirements in UDO Section 4.7.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

The proposed project provides an efficient road network that allows for potential future phase expansion; central utility corridors to serve multiple buildings efficiently; building setbacks and landscape buffers that protect relationships to neighboring properties; new public street to service a secondary site entrance and potentially connect with future adjacent developments.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

The proposed project enhances the public realm by providing prominent entry feature establishing campus identity, as well as enhanced landscape along the roadway. The project maximizes natural surveillance and visibility by orienting buildings with visibility to parking areas and campus circulation; providing clear visibility of primary and secondary circulation; and minimizing blind spots through strategic landscape and lighting. The project facilitates pedestrian access and circulation by providing a primary pedestrian spine that connects parking, Amenity, Lab/Admin buildings and spaces; secondary walking paths for pedestrian safety and ADA-accessibility; and bicycle infrastructure for future regional multi-modal access. The project also reinforces Holly Springs' character with use of historic building materials and landscape that integrates with local ecology.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

the proposed site will ensure Promoting well-designed, context-sensitive development that enhances the town's identity thru open space, Preserving environmentally sensitive areas and promoting sustainable development. Coordinating water, sewer, and stormwater systems to meet future demand.

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the [Unified Development Ordinance \(UDO\)](#). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSintake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

NEIGHBORHOOD MEETING INFORMATION

Meeting Date:	08/04/2025
Meeting Time:	6:00 PM to 7:00 PM
Meeting Location:	Online Meeting (MS Teams)

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

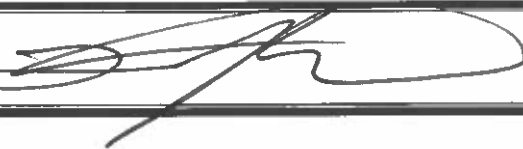
Summary of Issues:

Guests: Tom Bland, Beth Bland, Mike Andreas, Jon Keener, Chris Pilz, Fran West, Jeffrey Baron (client), Jeff Hastings, Joe Ruggiero (engineer), Dan Clifford (engineer)

- > Question: How far did the letter get sent to? Answer: 32 recipients along Friendship Rd
- > Question: How many trucks, when? Answer: 5-8 trucks, during business hours
- > Question: How tall are the buildings? Answer: Between 50 to 75ft depending on bldg
- > Question: Genentech drugs, future expansion? Answer: GLP-1, we have just-in-case space to the east site for more buildings, but nothing specific planned yet
- > Question: Hiring prereqs? Answer: For the most part at-least 2-year college degree

Changes made to the Petition as a result of the meeting:

> Truck Routes: community recommended usage of New Route 1 Interchange for both deliveries and for construction vehicles. There is concern for ruining newly paved road from Old Route 1 to the site. Since the construction logistics involve both Holly Springs and Apex, discussion on this topic with both towns will occur. Jeff Hastings and Beth Bland are the most affected by road damage.

Preparer's Signature: 

Date: 8/7/25

PROJECT APOLLO 11 GENENTECH

4001 FRIENDSHIP ROAD, APEX, NC 27539

HOLLY SPRINGS NORTH CAROLINA DEVELOPMENT PLAN PERMIT PACKAGE

DRAWING INDEX

DRAWING INDEX	
SHEET NUMBER	TITLE
270-C00-000	COVER SHEET
270-C00-001	GENERAL NOTES AND LEGEND
270-C01-001	EXISTING CONDITIONS OVERALL PLAN
270-C01-002	EXISTING CONDITIONS PLAN - AREA 1
270-C01-003	EXISTING CONDITIONS PLAN - AREA 2
270-C01-010	SITE LAYOUT PLAN - OVERALL
270-C01-011	SITE LAYOUT PLAN - AREA 1
270-C01-012	SITE LAYOUT PLAN - AREA 2
270-C02-001	GRADING AND STORM DRAINAGE PLAN - OVERALL
270-C02-002	GRADING AND STORM DRAINAGE PLAN - AREA 1
270-C02-003	GRADING AND STORM DRAINAGE PLAN - AREA 2
270-C06-001	UTILITY PLAN - OVERALL
270-C06-002	UTILITY PLAN - SHEET 1
270-C06-003	UTILITY PLAN - SHEET 2

SITE DATA

PROPERTY OWNER ADDRESS:	4001 FRIENDSHIP RD, APEX, NC 27539
SITE AREA:	101.90 ACRES
PIN NUMBER:	0720904944
DEED BOOK:	19010 PG 2625
DEED PAGE:	2023 PG 654
CURRENT ZONING:	IVMX-CD (INNOVATION VILLAGE MIXED-USE CONDITIONAL DISTRICT)
FUTURE LAND USE DESIGNATION:	INNOVATION VILLAGE
PROPOSED USE:	OFFICE/WAREHOUSE/MANUFACTURING
RELATED PLANS:	
* FRIENDSHIP INNOVATION PARK CONDITIONAL ZONING DISTRICT	
* FRIENDSHIP INNOVATION PARK MASTER PLAN	

OWNER / APPLICANT:

GENENTECH USA INC.
1 DNA WAY
SAN FRANCISCO, CA 94080-4990

ENGINEER:

JACOBS ENGINEERING GROUP, INC.
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA. 19428-2074

ARCHITECT:

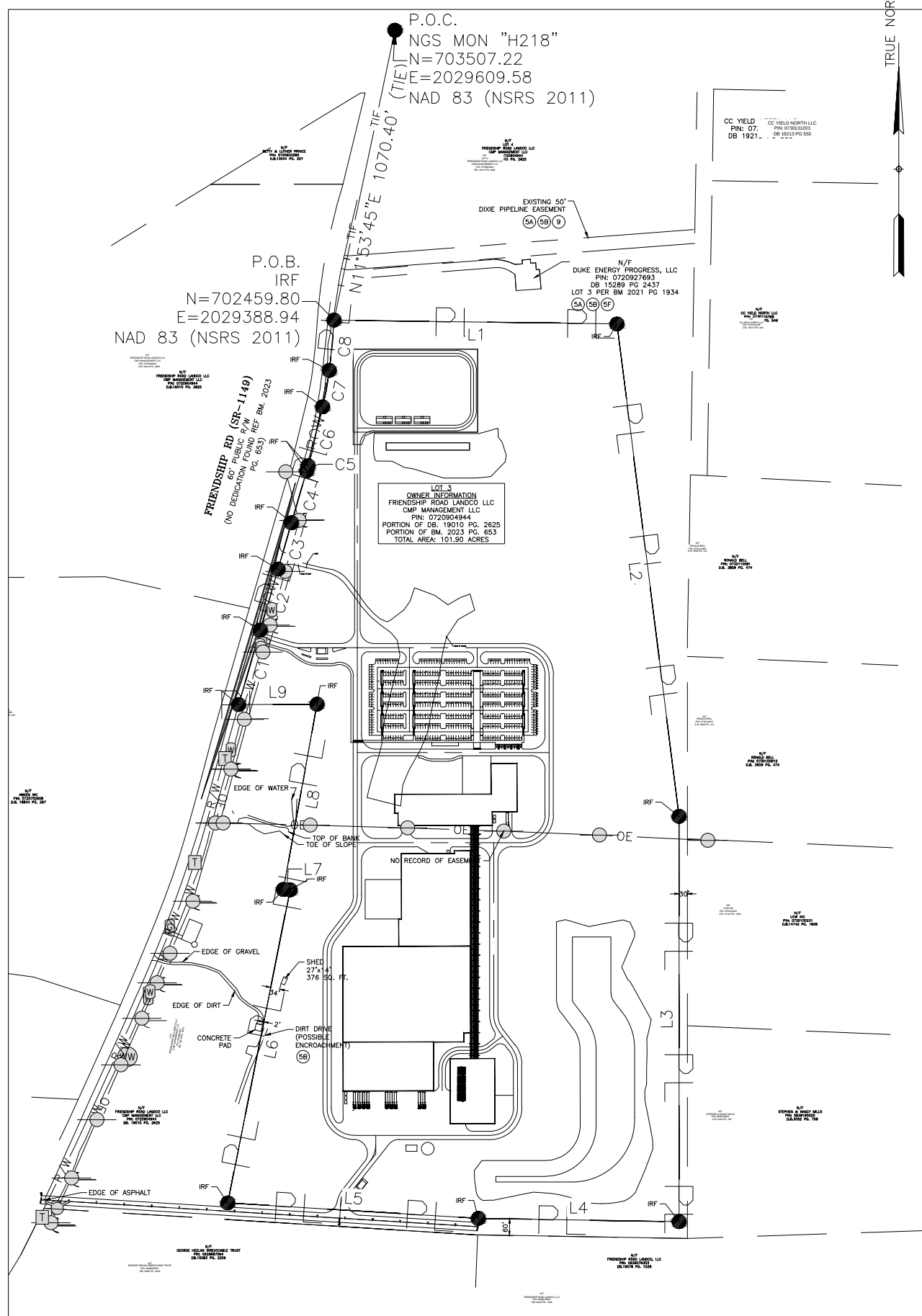
JACOBS ENGINEERING GROUP, INC.
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA. 19428

LANDSCAPE ARCHITECT:

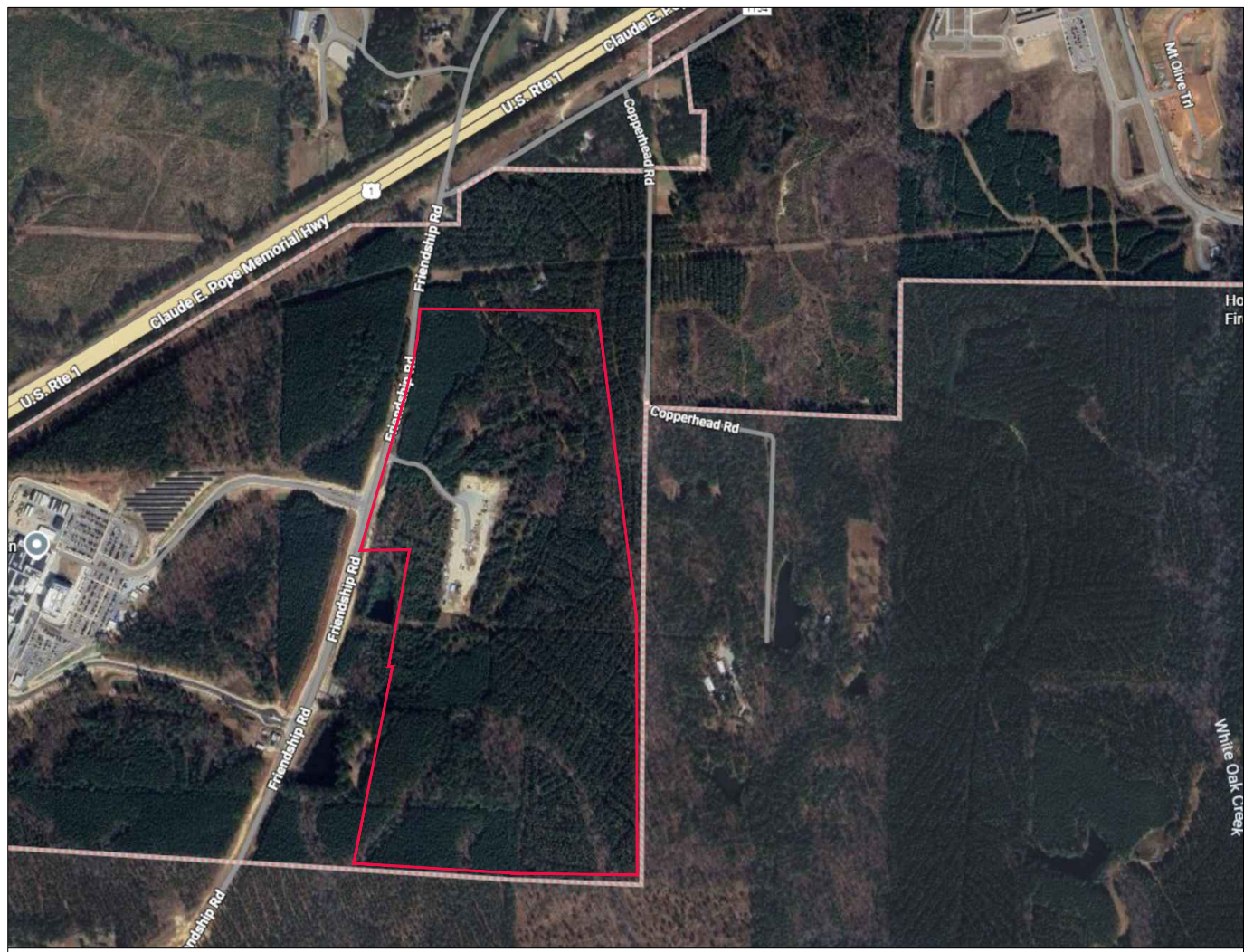
JACOBS ENGINEERING GROUP, INC.
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA. 19428

APOLLO 11 PROJECT BUILDING GROSS FLOOR AREA	PHASE 1 (SF)(2025)	
LAB/ADMINISTRATION	113,150	Phase 1: includes all spaces
PRODUCTION	224,000	Phase 1: includes all spaces
WAREHOUSE / LOGISTICS	222,700	Phase 1: includes all spaces
CENTRAL UTILITY BUILDING (CUB)	49,000	Phase 1: includes all spaces
ANCILLARY BUILDINGS	-	FIRE PUMP HOUSE, GUARD HOUSE
TOTAL	608,850	TOTAL BUILDING GROSS SQUARE AREA
BUILDING NET AREA (USED TO CALCULATE REQUIRED MINIMUM PARKING)		
APOLLO 11 PROJECT PARKING BASED ON FLOOR AREA	PHASE 1 (2025)	
LAB/ADMINISTRATION	113,150	NET BUILDING AREA
PRODUCTION	224,000	NET BUILDING AREA
WAREHOUSE / LOGISTICS	222,700	NET BUILDING AREA
CENTRAL UTILITY BUILDING (CUB)	49,000	NET BUILDING AREA
ANCILLARY BUILDINGS	-	BUILDING AREA IS INCLUDED IN MECHANICAL SPACE
TOTAL	608,850	TOTAL BUILDING GROSS SQUARE AREA
REQUIRED MINIMUM PARKING (UDO TABLE 6.4-A)		NOTES:
	PHASE 1 (2025)	
LAB/ADMINISTRATION	226	(OFFICE AND SERVICE USES)2 PARKING SPACE PER 1,000 NET BUILDING AREA
PRODUCTION	75	(MANUFACTURING) ONE PARKING SPACE PER 3,000 NET BUILDING AREA
WAREHOUSE / LOGISTICS	74	(WAREHOUSE) ONE PARKING SPACE PER 3,000 NET BUILDING AREA
CENTRAL UTILITY BUILDING (CUB)	16	(WAREHOUSE) ONE PARKING SPACE PER 3,000 NET BUILDING AREA
ANCILLARY BUILDINGS	-	NO PARKING REQUIRED
TOTAL REQUIRED	392	
REQUIRED MINIMUM BICYCLE PARKING (UDO TABLE 6.5-A)		NOTES:
	PHASE 1 (2025)	
	25	5 bicycle spaces / 50 Parking Spaces For the first 250 Vehicle Parking Spaces
For the first 250 Vehicle Parking Spaces	7	Spaces For the first 250 Vehicle Parking Spaces
For all additional Vehicle Parking Spaces over the first 250 spaces		For all additional Vehicle Parking Spaces over the first 250 spaces
TOTAL REQUIRED	32	
REQUIRED MINIMUM EV PARKING (UDO TABLE 6.6-A)		NOTES:
	PHASE 1 (2025)	
For the first 250 Vehicle Parking Spaces	20	5% of all spaces shall have EVSE
TOTAL REQUIRED	20	
PROPOSED PARKING SPACES AND OFF-STREET LOADING		NOTES:
	PHASE 1 (2025)	
TOTAL SITE PARKING	396	Including 8 ADA Accessible Parking Spaces (HC), 2 of which are Van Accessible
ADA Accessible Parking space (HC)	8	Including 2- Van Accessible Parking Spaces
TOTAL BIKE PARKING	32	
TOTAL ELECTRIC VEHICLE (EV) PARKING	60	

Buildings and Key sources of wastewater	Water Qty, Gallons Per Day	Waste Qty, Gallons Per Day
Admin/Lab Building		
	5,189	10,309
Amenities Building		
Cafeteria	9,000	9,000
Gymnasium	3,750	3,750
Production Building		
	8,774	17,304
Warehouse		
Logistics / AHUs	280	2,880
Humidifier		
CUB		
Cooling Towers (Outdoor)	360,000	123,552
AHUs		4,608
All Buildings - Sanitary Waste		
Domestic Sanitary Only Waste		
Entire site - All Buildings Phase 1	22,400	22,400
Including 3rd Production line.		
Safety Shower Testing		
Entire site	1,500	1,500
Total (+10% for change)	451,982	214,833



SITE PLAN
SCALE: 1"=500'



VICINITY PLAN
SCALE: 1"=1000'

GENERAL NOTES (AS APPLICABLE):

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- THE ESTIMATE SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
- THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "H218" PUBLISHED COORDINATES N=703504.45 E=2029605.47' ELEV.=352.72'.
- IF THERE IS A GEODETIC MONUMENT LOCATED IN THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
- ACCESS TO TOWN OF HOLLY SPRINGS PUMP STATION MUST BE MAINTAINED AT ALL TIMES, UNTIL ALTERNATE PUMP STATION ACCESS IS AVAILABLE FROM THE SOUTH.

MASS GRADING DISTURBANCE

63.0 ACRES

ADDITIONAL DISTURBANCE

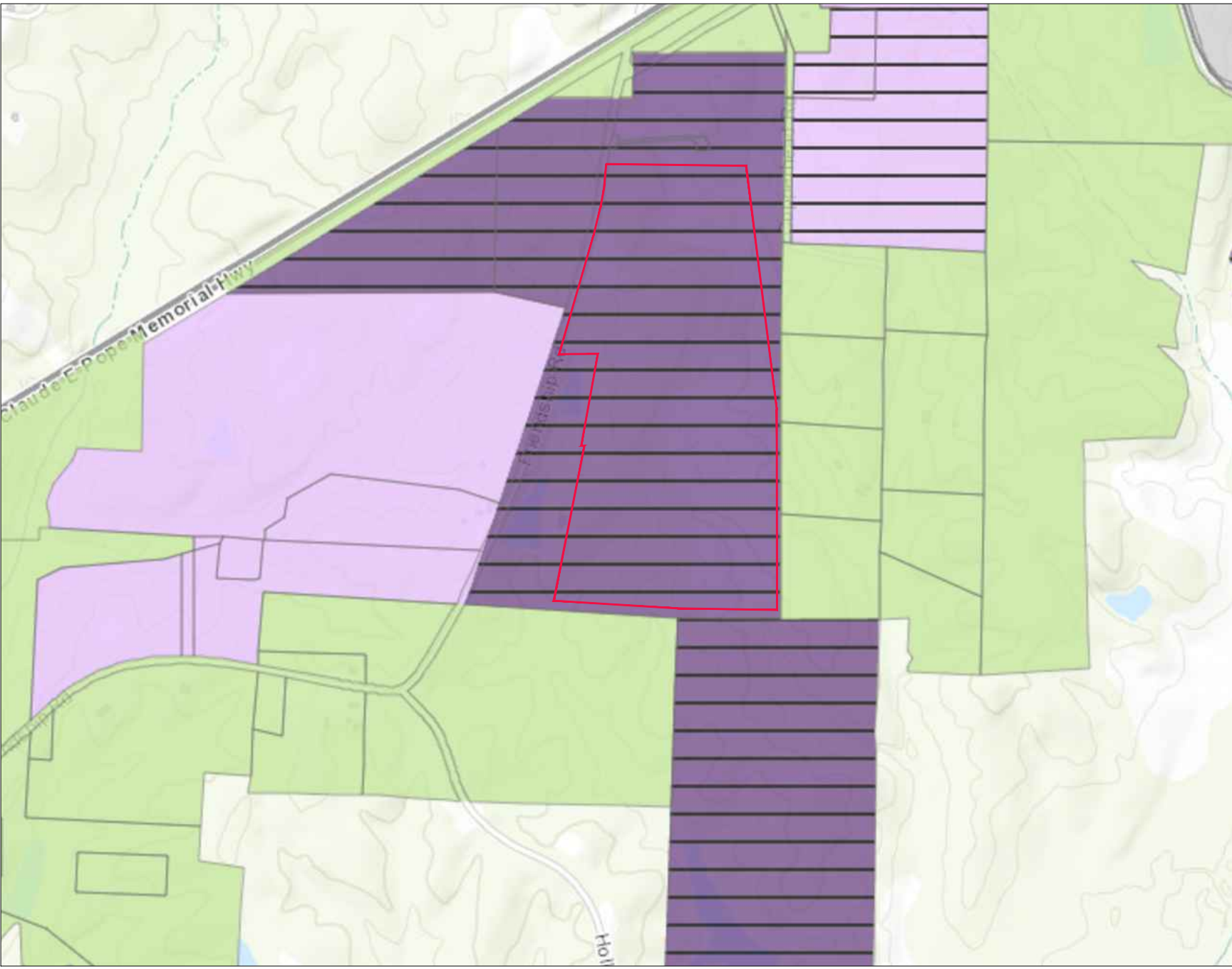
5.0 ACRES

TOTAL DISTURBANCE

68.0 ACRES

OVERALL PROPERTY

101.90 ACRES



ZONING PLAN
SCALE: 1"=1000'

REFERENCE DRAWING(S):

Genentech
A Member of the Roche Group

SCALE: N.T.S.

1 DNA WAY
SOUTH SAN FRANCISCO, CA

This drawing is the property of Genentech. The information is confidential and is to be used only in connection with work directed by Genentech. No part of this drawing is to be disclosed to others without written permission from Genentech.

TITLE:

FILENAME:

PROJECT APOLLO
COVER SHEET

DRAWING
NUMBER: 270-C00-000

REV: A

Jacobs

2 ASH ST. UNIT 3000 CONSHOHOCKEN, PA 19428
Phone: 610.238.1000
NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0267

VENDOR DRAWING NO.: N/A

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

DESIGNERS/APPROVERS

DATE

DESIGNED BY: DC

8-15-25

DRAWN BY: JR

8-15-25

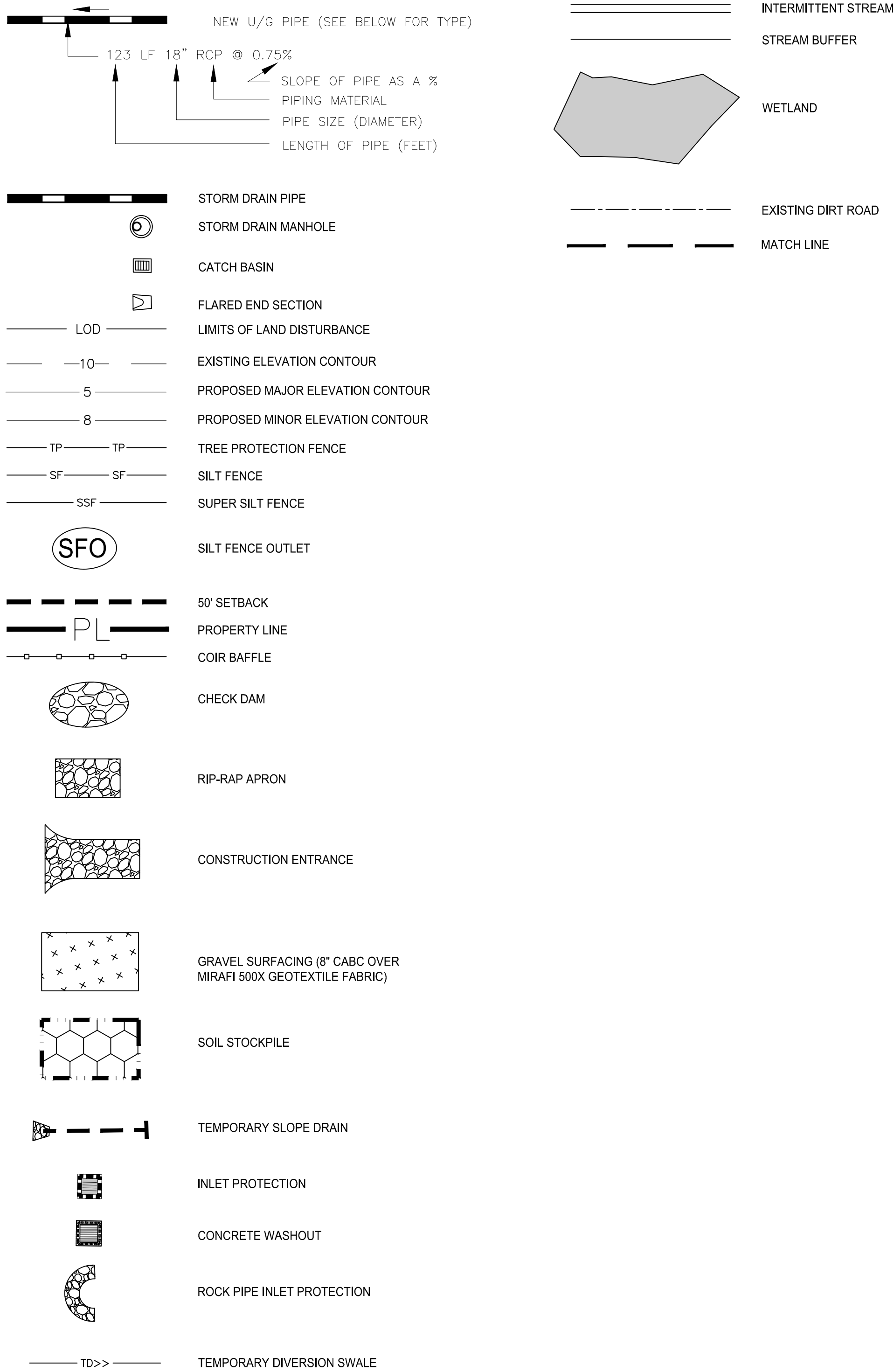
APPROVED BY: AR

8-15-25

APPROVED BY:

EDMS
DOC. NO.: N/A

LEGEND



GENERAL NOTES (AS APPLICABLE)

1. MAINTAIN UNIMPEDED GRAVELLED ACCESS TO THE TOWN OF HOLLY SPRINGS PUMP STATION AT ALL TIMES UNLESS/UNTIL THE TOWN HAS IN PLACE AN ALTERNATE MEANS OF EGRESS. CONTRACTOR SHALL COORDINATE CHANGES TO ACCESS ROUTE WITH THE TOWN OF HOLLY SPRINGS.
2. EXISTING CONDITIONS SHOWN ON DRAWINGS MAY NOT REFLECT CURRENT FIELD CONDITIONS. CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY DESIGN PROFESSIONAL OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. WORK SHALL ALSO BE PERFORMED IN ACCORDANCE WITH SITE SPECIFIC OWNER REQUIREMENTS AND OSHA REQUIREMENTS FOR EXECUTING THE WORK.
4. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE CIVIL ENGINEER OF RECORD. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF JACOBS OR THE ENGINEER OF RECORD. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE ENGINEER OF RECORD AND JACOBS SHALL BE CONSIDERED THE SAME ENTITY.
5. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT CONCRETE PADS AND FOUNDATIONS WITH APPROVED VENDOR SHOP DRAWINGS. AS DEEMED NECESSARY THE DIMENSIONS SHALL BE ADJUSTED BASED ON FINAL SHOP DRAWINGS. SUCH ADJUSTMENTS SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER OF RECORD.
6. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
7. ALL DISTANCES, ELEVATIONS, AND DIMENSIONS ARE EXPRESSED IN FEET, UNLESS NOTED OTHERWISE.
8. ALL MEASUREMENTS ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
9. CONTRACTOR SHALL SUBMIT ALL MATERIALS, INSPECTIONS REPORTS, TESTING REPORTS, ETC. TO THE ENGINEER FOR REVIEW.
10. JACOBS IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION. THE ENGINEER OF RECORD WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONSTRUCTION DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
11. CONTRACTOR SHALL USE THE CIVIL DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PROCESS, PIPING, ELECTRICAL, AND STRUCTURAL DRAWINGS. SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY JACOBS BEFORE ANY CONSTRUCTION BEGINS.
12. SUMPS OR MANHOLES REQUIRING INTERIOR LINING (ACID PROOFING, ETC.) SHOULD BE COATED WITH BITUMASTIC OR EQUAL ON THE OUTSIDE WALLS TO PREVENT SEEPAGE (WHICH WILL PROHIBIT INSTALLATION OF INTERIOR COATING) THROUGH HAIRLINE CRACKS CAUSED BY CONCRETE SHRINKAGE.
13. ALL PRECAST CONCRETE ITEMS SHALL HAVE LIFTING LUGS.
14. ANY CONCRETE PIPING SHALL BE BELL AND SPIGOT TYPE.
15. DRAWINGS TO BE CONSIDERED PRELIMINARY - NOT FOR CONSTRUCTION UNLESS PROPERLY SIGNED AND SEALED.
16. COORDINATE AND SCHEDULE CONSTRUCTION TO MAINTAIN ACCESS TO ALL ROADWAYS, BUILDING DOORS, AND SITE WORK AREAS.

GENERAL DEMOLITION NOTES (AS APPLICABLE)

1. VISIT SITE AND DETERMINE EXTENT OF DEMOLITION REQUIRED.
2. COORDINATE DEMOLITION WORK WITH WORK ALREADY UNDER CONTRACT AND SCHEDULE ACTIVITIES WITH OWNER. COORDINATE DEMOLITION TO ACCOMMODATE OWNER'S OPERATIONS AND MAINTAIN SITE SECURITY/SAFETY.
3. DISPOSE OF UNSALVAGED DEMOLISHED MATERIALS OFF SITE IN A LEGAL MANNER.
4. STOCKPILE SALVAGED DEMOLISHED MATERIALS ON SITE AS DIRECTED BY OWNER.
5. LOCATE AND MARK ALL EXISTING UTILITY LINES TO BE ABANDONED AND OBTAIN WRITTEN OWNER APPROVAL PRIOR TO DEMOLITION.
6. REMOVE EXISTING STRUCTURES TO AT LEAST 3' BELOW BOTTOM OF PROPOSED PAVEMENT AND STRUCTURES. BACKFILL REMAINING STRUCTURES OR EXCAVATIONS WITH COMPACTED SAND OR CRUSHED STONE. PLUG ABANDONED PIPE ENTRANCES INTO STRUCTURES WITH CONCRETE.
7. PLUG OPEN ENDS OF ABANDONED GRAVITY UTILITY LINES WITH CONCRETE. USE SUITABLE PLUG WITH CONCRETE THRUST BLOCKING (NFPA 24) FOR PRESSURE PIPE.
8. DEMOLISH EXISTING UNDERGROUND UTILITIES INDICATED TO BE ABANDONED AS NEEDED TO FACILITATE PROPOSED CONSTRUCTION.
9. DO NOT DISTURB EXISTING UTILITIES TO REMAIN IN SERVICE. DO NOT REMOVE EXISTING UTILITIES TO BE DEMOLISHED UNTIL PROPOSED UTILITY CONSTRUCTION IS COMPLETED AND IN SERVICE. DEMOLISH OR ABANDON EXISTING UTILITIES AS INDICATED AFTER PROPOSED UTILITY INSTALLATION IS TESTED AND ACCEPTED BY OWNER OR OWNER'S REPRESENTATIVE.
10. SAW CUT EXISTING PAVEMENT AT LIMITS OF DEMOLITION OR REMOVE TO NEAREST JOINT IF CONCRETE. REPLACE PAVEMENT WHEN REMOVAL EXTENDS BEYOND LIMITS OF DEMOLITION.
11. REPAIR OR REPLACE DAMAGED ITEMS NOT DESIGNATED TO BE DEMOLISHED. RESTORE TO ORIGINAL CONDITION AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

GENERAL UTILITY NOTES (AS APPLICABLE)

1. UTILITIES MAY EXIST (EITHER IN SERVICE OR ABANDONED) AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE TO IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION AREA TO AVOID DAMAGE IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS. DAMAGE TO UTILITIES DUE TO THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED OR REPLACED WITHOUT COST TO THE OWNER OR ENGINEER.

WHERE EXISTING UTILITIES ARE SHOWN IN THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES AND CONDUCTING WORK NEAR UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS.

THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANIES IN ANY ADJUSTMENT OPERATIONS SO THAT THESE OPERATIONS MAY PROGRESS, THE DUPLICATION OF ADJUSTMENT WORK MAY BE REDUCED, AND THAT SERVICES RENDERED BY THOSE PARTIES WILL NOT BE INTERRUPTED.

THE CONTRACTOR SHALL REVIEW ALL UTILITIES SHOWN IN THE PLANS AND COORDINATE WITH ALL UTILITY COMPANIES NECESSARY TO SCHEDULE WORK FOR ALL KNOWN AND POTENTIAL CONFLICTS. THE CONTRACTOR SHALL BE AWARE THAT UTILITY SERVICES ARE NOT ROUTINELY LOCATED OR SHOWN ON THE PLANS, HOWEVER MAY BE IN CONFLICT WITH THE WORK PERFORMED.
2. PROVIDE COMPLETE AS-BUILT MARKED DRAWINGS TO OWNER IMMEDIATELY AFTER UTILITIES ARE CONSTRUCTED. VERIFY AND INCLUDE ANY SPECIFIC MUNICIPALITY REQUIREMENTS.
3. WHERE PARALLEL, INSTALL SEWER LINES NO CLOSER THAN 10-0" CLEAR TO WATER LINES. WHERE SEWER CROSSES WATER, MAINTAIN MINIMUM OF 18" VERTICAL CLEARANCE (SEWER BELOW WATER).
4. ALL NECESSARY BENDS, COUPLINGS, OR SPECIAL FITTINGS REQUIRED TO CONNECT TO EXISTING UTILITIES ARE INCLUDE IN THE WORK.
5. OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE AND FROM THE UTILITY OWNERS PRIOR TO INTERRUPTING ANY EXISTING UTILITY (IE: WATER, SEWER, GAS, ELECTRICAL, OR TELEPHONE).
6. ACCEPTANCE CRITERIA, ALONG WITH THE SPECIFICATION CRITERIA WILL INCLUDE COMPLETE DOCUMENTATION OF COMPACTION TESTING IN LAYERS AS REQUIRED. THE UTILITY CONTRACTOR WILL COORDINATE WITH THE OWNER'S TESTING LAB TO ASSURE COMPLETE TESTING IS PERFORMED. FAILURE TO DOCUMENT COMPACTION TESTING WILL REQUIRE THE EXCAVATION, TESTING AND RE-COMPACTION OF AFFECTED SEGMENTS OF THE UTILITIES.

GENERAL GRADING NOTES (AS APPLICABLE)

1. EXISTING TOPOGRAPHY IS BASED ON LIDAR CONTOURS. PRIOR TO STAKING SEDIMENT TRAPS/BASINS/PONDS, CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL IMPACT DESIGN.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. GRADE EARTHEN, NON-PAVED SURFACES TO A SMOOTH FINISH.
3. FINISH GRADE ELEVATIONS MAY BE ADJUSTED IN THE FIELD BY THE CONSTRUCTION MANAGER IN COORDINATION WITH THE ENGINEER AS REQUIRED TO MEET FIELD CONDITIONS.
4. ADJUST ALL NEW AND EXISTING MANHOLES, JUNCTION BOXES, CLEANOUTS, VALVE BOXES, INLETS, MONITORING WELLS, ETC TO THE FINISHED GRADES ESTABLISHED BY THIS PROJECT.
5. ALL AREAS WITHIN THE PROJECT LIMITS THAT ARE NOT OCCUPIED BY BUILDINGS, PAVING OR OTHER SURFACES SHALL BE TOPSOILED AND SEEDED.
6. ALL AREAS OUTSIDE PROJECT LIMITS DISTURBED BY CONSTRUCTION OR MOBILIZATION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS SPECIFIED OTHERWISE.
7. ALL GRADING SHALL BE TRANSITIONED AT A CONSTANT SLOPE BETWEEN NEW GRADES AND NEW TO EXISTING GRADES, UNLESS SPECIFICALLY NOTED OTHERWISE.
8. GRADE BREAKS ARE LINES THAT REFLECT THE OCCURRENCE OF GRADE CHANGES IN THE PERPENDICULAR DIRECTION. THEY CAN ACT AS RIDGES WITH DIVERGING SLOPES ON EITHER SIDE, LOW POINTS WITH CONVERGING SLOPES ON EITHER SIDE OR THEY CAN REFLECT CHANGES IN GRADES IN THE SAME DIRECTION.
9. CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE.
10. ALL PLACEMENT OF FILL AND CONSTRUCTION OF SEDIMENT BASINS/SKIMMER BASINS/DAMS,ETC WILL BE OBSERVED BY QUALIFIED SOILS TECHNICIANS WORKING UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER. ANY OPERATIONS NOT PROVIDING HOMOGENEOUS COMPACTED FILL WILL BE MODIFIED IMMEDIATELY AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING REPORTS AND RECOMMENDATIONS, AS AVAILABLE.
12. FLOCCULANTS MAY BE USED IN ACCORDANCE WITH NCDEQ EROSION CONTROL MANUAL STANDARD 6.86 "FLOCCULANTS".

REFERENCE DRAWING(S):

Genentech
A Member of the Roche Group

SCALE: N.T.S

1 DNA WAY
SOUTH SAN FRANCISCO, CA

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TITLE: PROJECT APOLLO
GENERAL NOTES AND LEGEND

NOT FOR CONSTRUCTION

Jacobs

2 ASH ST. UNIT 3000, CONSHOHOCKEN, PA 19428
Phone: 610.238.1000
NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0287

VENDOR DRAWING NO.: N/A

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

DESIGNERS/APPROVERS

DATE

DESIGNED BY: DC

8-15-25

DRAWN BY: JR

8-15-25

APPROVED BY: AR

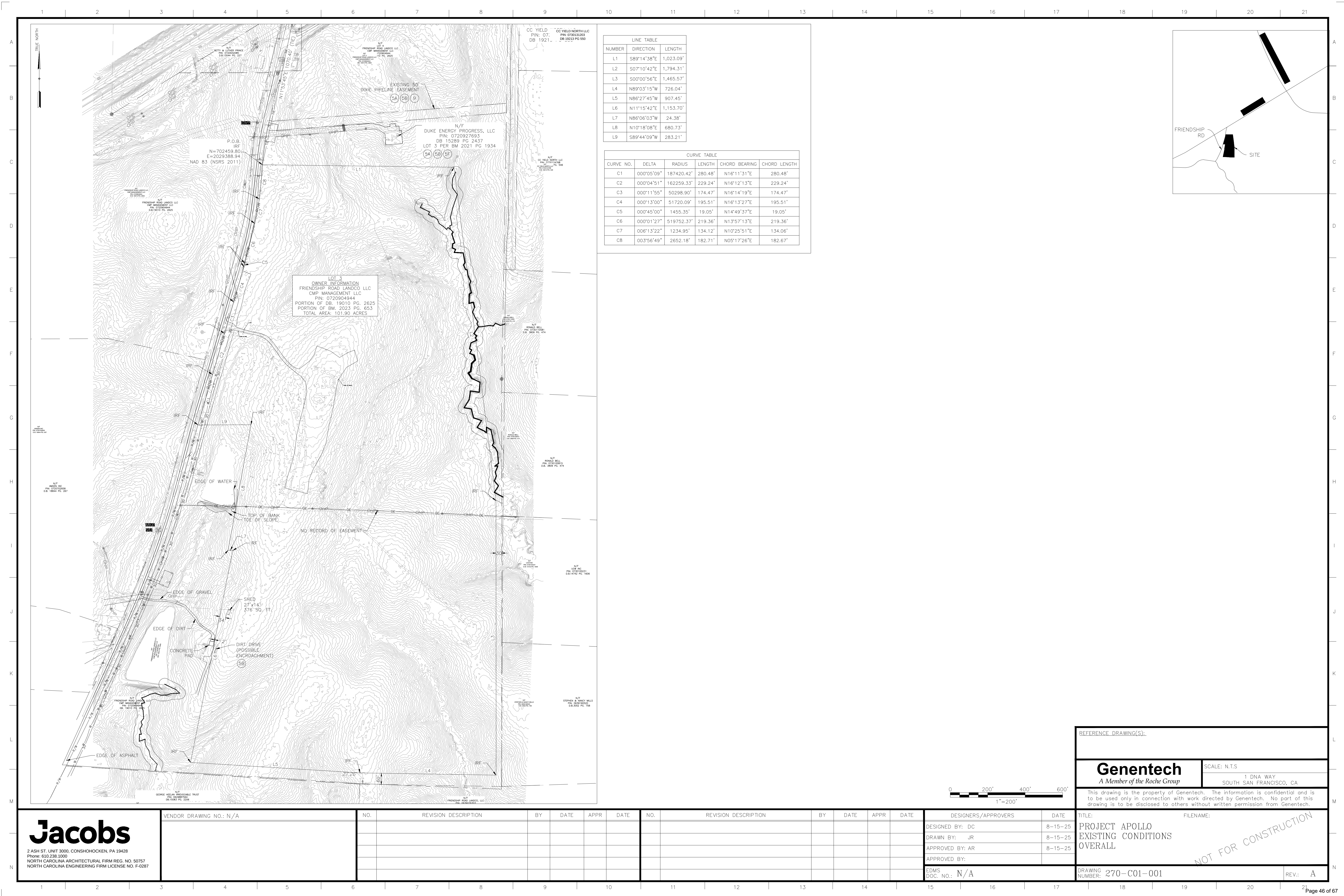
8-15-25

APPROVED BY:

EDMS
DOC. NO.: N/A

DRAWING
NUMBER: 270-C00-001

REV.: A



TRUE NORTH



N/F
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LOT 3 PER BM 2021 PG 1934

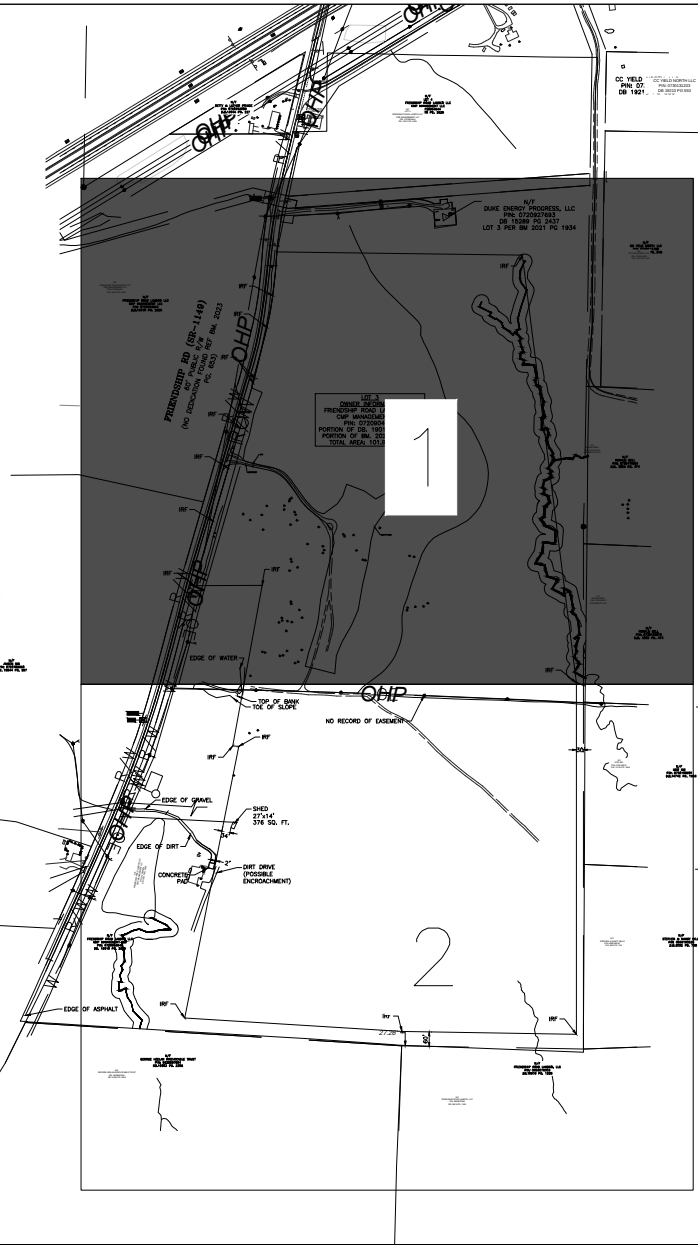
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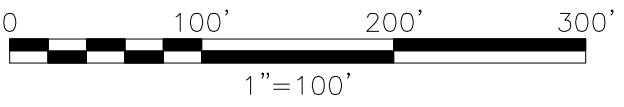
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D.B. 3809 PG. 474

LOT 3
OWNER INFORMATION
FRIENDSHIP ROAD LANDCO LLC
CMP MANAGEMENT LLC
PIN: 0720904944
PORTION OF DB. 19010 PG. 2625
PORTION OF BM. 2023 PG. 653
TOTAL AREA: 101.90 ACRES



KEY MAP



REFERENCE DRAWING(S):

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SCALE: N.T.S.
1 DNA WAY
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TITLE:

FILENAME:

PROJECT APOLLO
EXISTING CONDITIONS
AREA 1

DRAWING NUMBER: 270-C00-002

REV.: A

Jacobs

2 ASH ST. UNIT 3000, CONSHOHOCKEN, PA 19428
Phone: 610.238.1000
NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0287

VENDOR DRAWING NO.: N/A

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

DESIGNERS/APPROVERS

DATE

DESIGNED BY: DC

8-15-25

DRAWN BY: JR

8-15-25

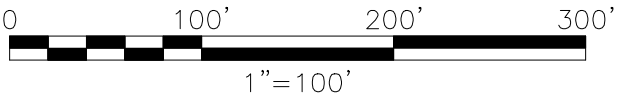
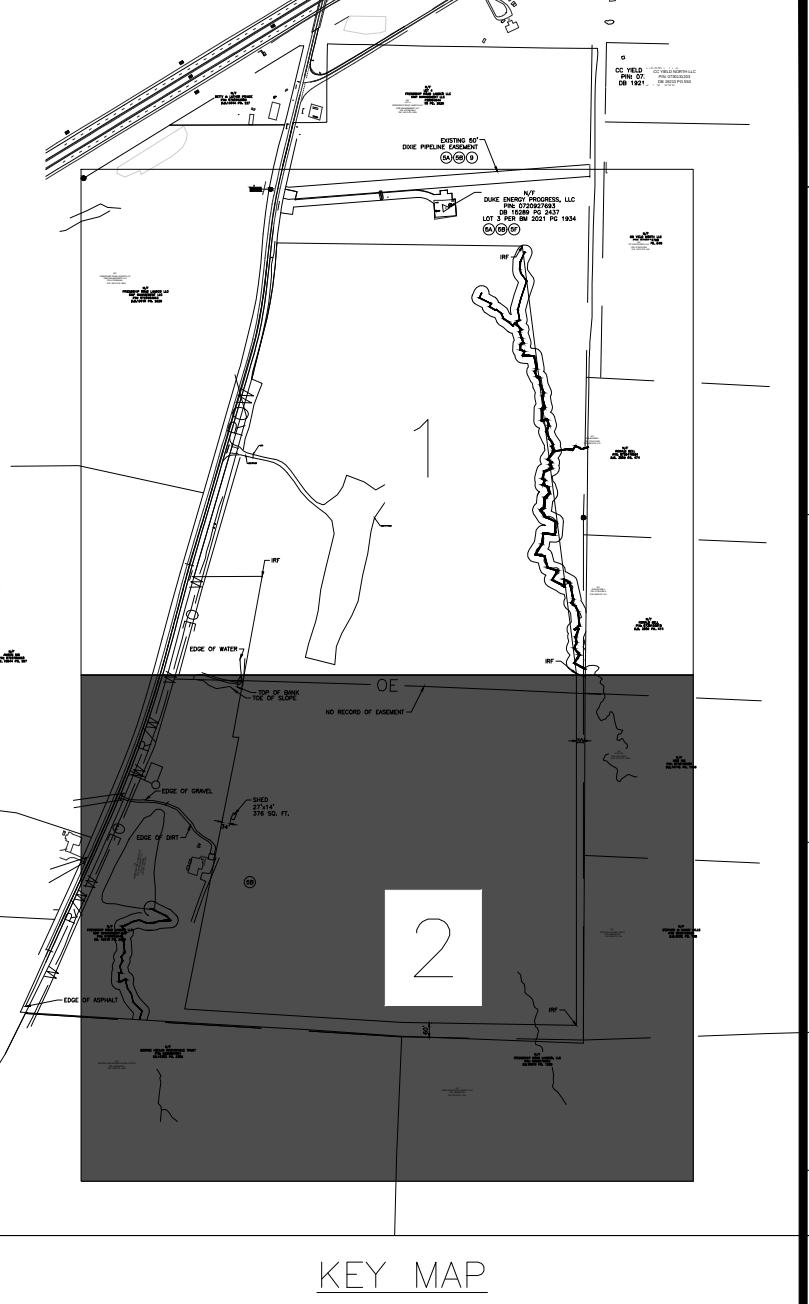
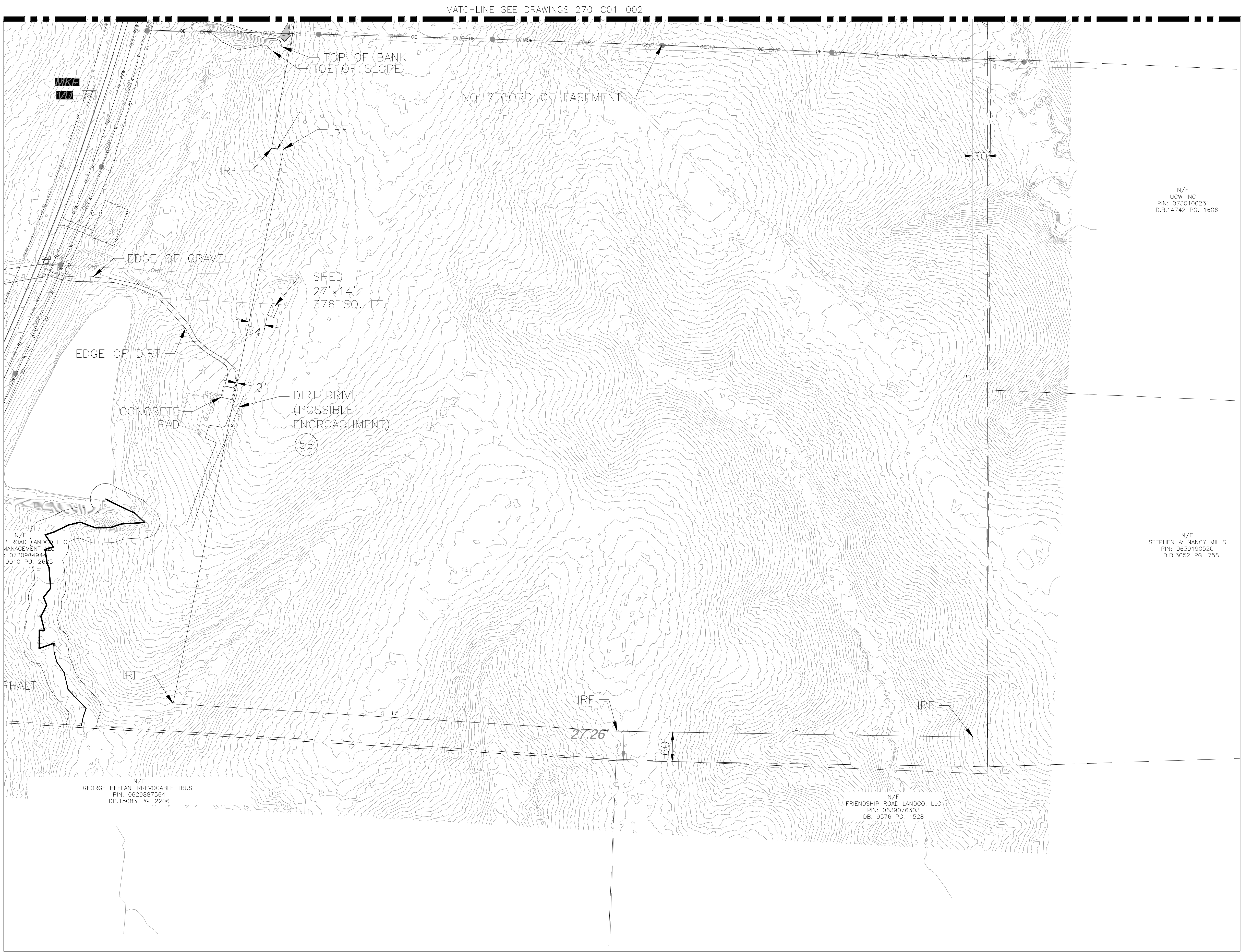
APPROVED BY: AR

8-15-25

EDMS

DOC. NO.: N/A

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SCALE: N.T.S.
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TITLE:	PROJECT APOLLO EXISTING CONDITION AREA 2	FILENAME:
DRAWING NUMBER:	270-C01-003	REV.: A

Jacobs

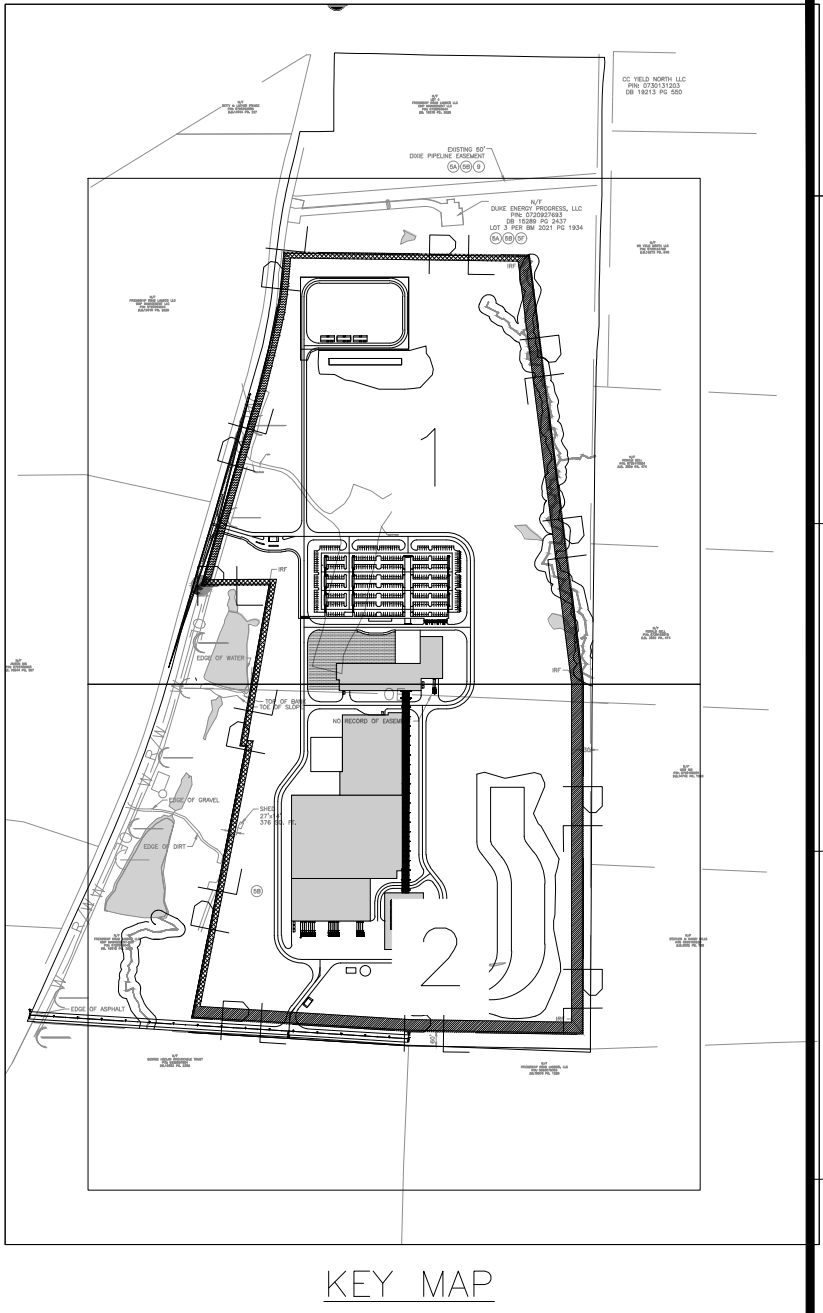
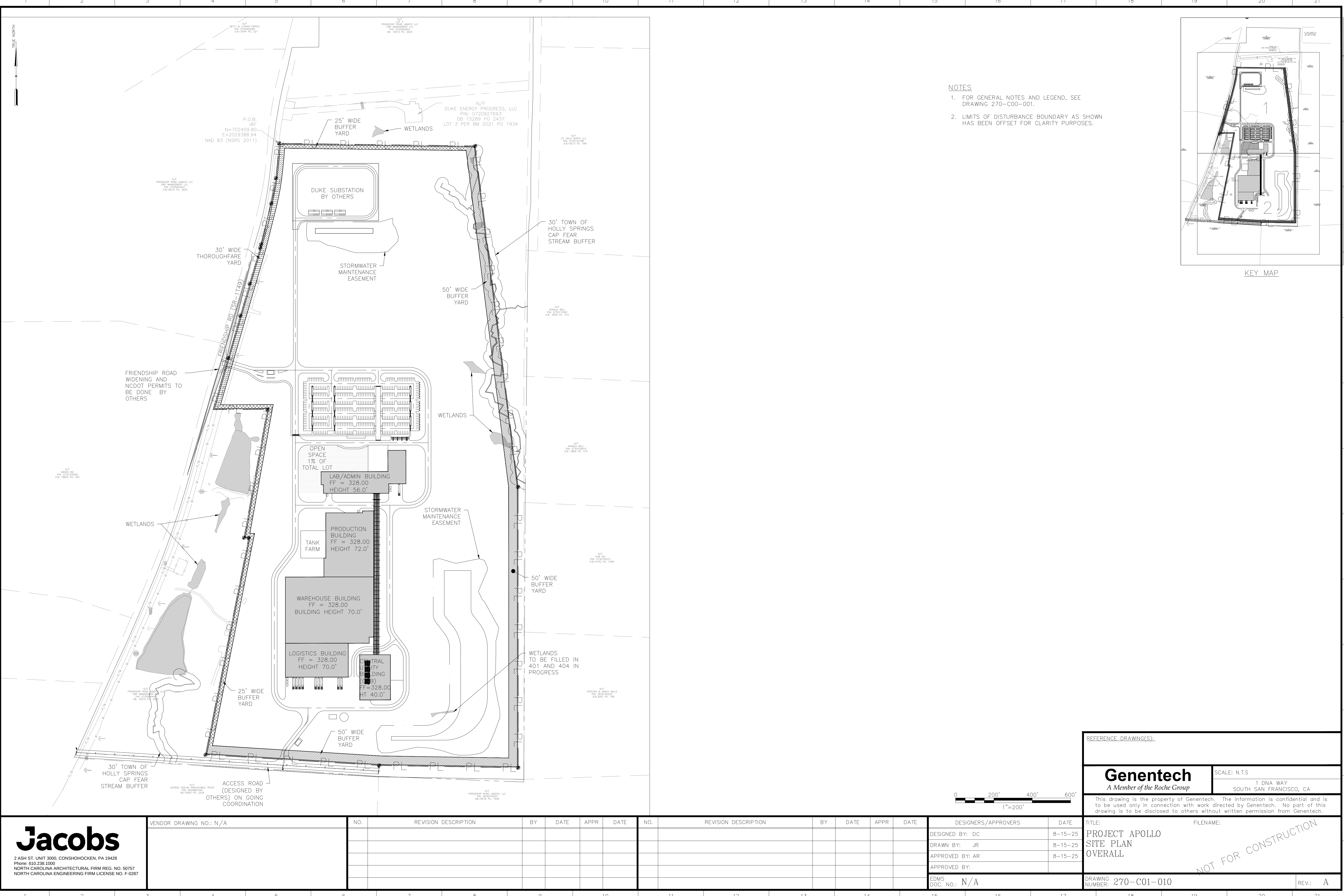
2 ASH ST. UNIT 3000, CONSHOHOCKEN, PA 19428
Phone: 610.238.1000
NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0287

VENDOR DRAWING NO.: N/A

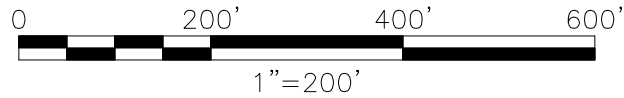
NO.	REVISION DESCRIPTION	BY	DATE	APPR	DATE

NO.	REVISION DESCRIPTION	BY	DATE	APPR	DATE

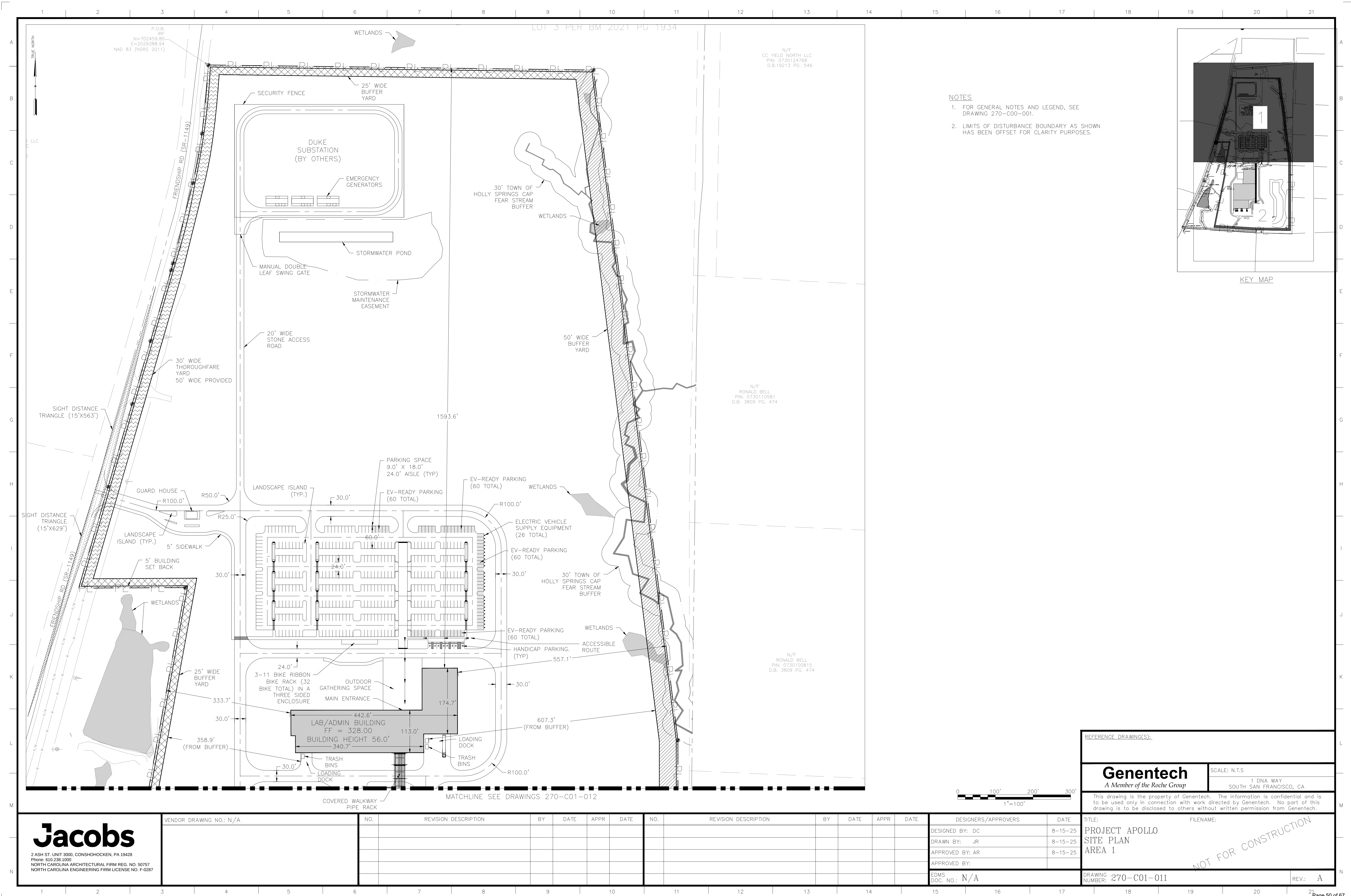
DESIGNERS/APPROVERS	DATE
DESIGNED BY: DC	8-15-25
DRAWN BY: JR	8-15-25
APPROVED BY: AR	8-15-25
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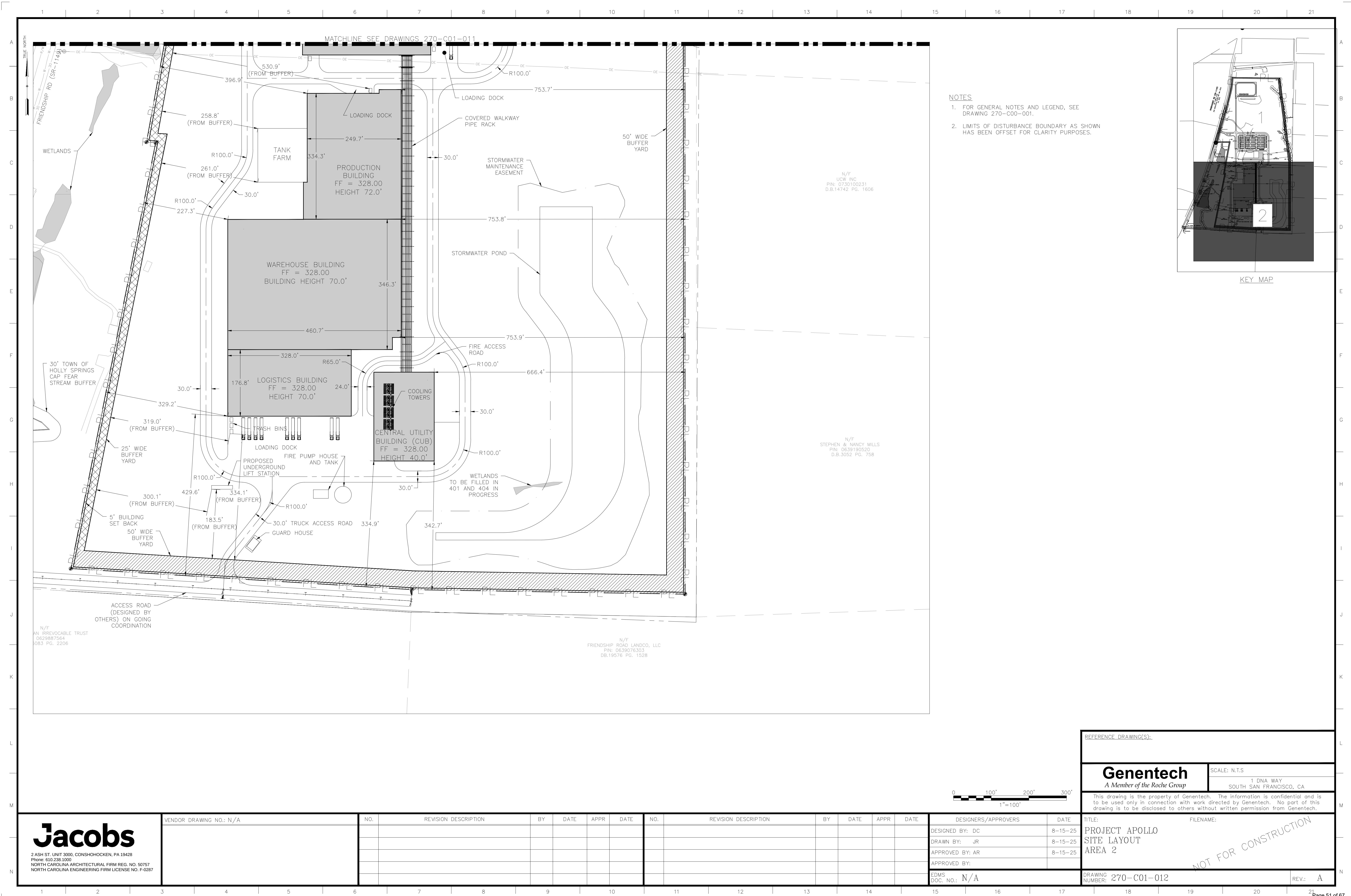


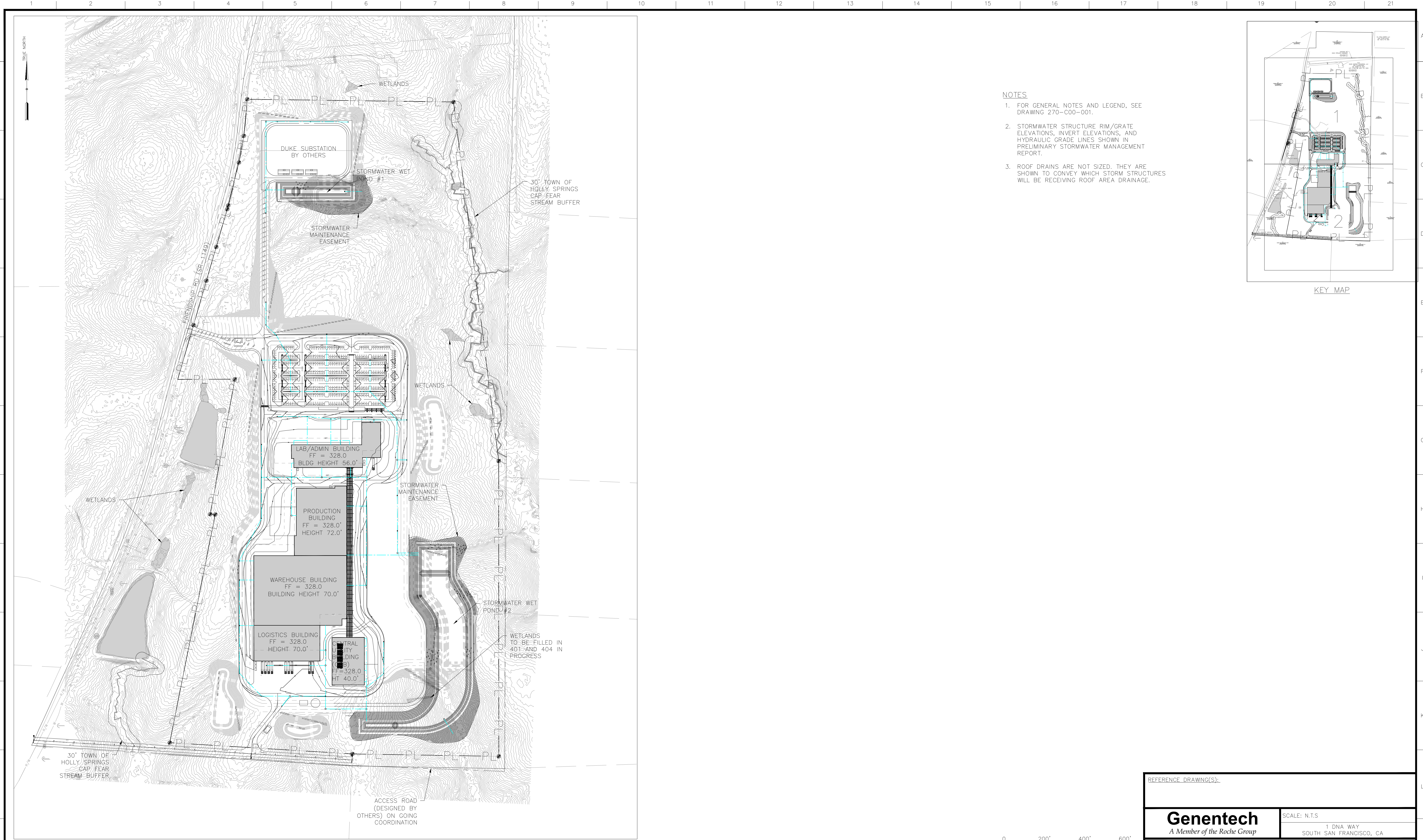
- NOTES
- FOR GENERAL NOTES AND LEGEND, SEE DRAWING 270-C00-001.
 - LIMITS OF DISTURBANCE BOUNDARY AS SHOWN HAS BEEN OFFSET FOR CLARITY PURPOSES.



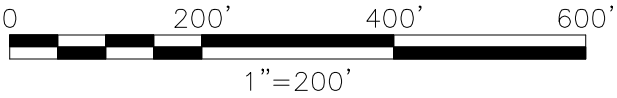
Jacobs 2 ASH ST. UNIT 3000, CONSHOHOCKEN, PA 19428 Phone: 610.238.1000 NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757 NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0287		VENDOR DRAWING NO.: N/A		NO.		REVISION		DESCRIPTION		BY	DATE	APPR	DATE	NO.		REVISION		DESCRIPTION		BY	DATE	APPR	DATE	DESIGNERS/APPROVERS		DATE	TITLE:		FILENAME:	
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																								DRAWN BY: JR		8-15-25				
																								APPROVED BY: AR		8-15-25				
																								APPROVED BY:						
																								EDMS DOC. NO.: N/A		DRAWING NUMBER: 270-C01-010		REV.: A		







- NOTES
- FOR GENERAL NOTES AND LEGEND, SEE DRAWING 270-C00-001.
 - STORMWATER STRUCTURE RIM/GRATE ELEVATIONS, INVERT ELEVATIONS, AND HYDRAULIC GRADE LINES SHOWN IN PRELIMINARY STORMWATER MANAGEMENT REPORT.
 - ROOF DRAINS ARE NOT SIZED. THEY ARE SHOWN TO CONVEY WHICH STORM STRUCTURES WILL BE RECEIVING ROOF AREA DRAINAGE.

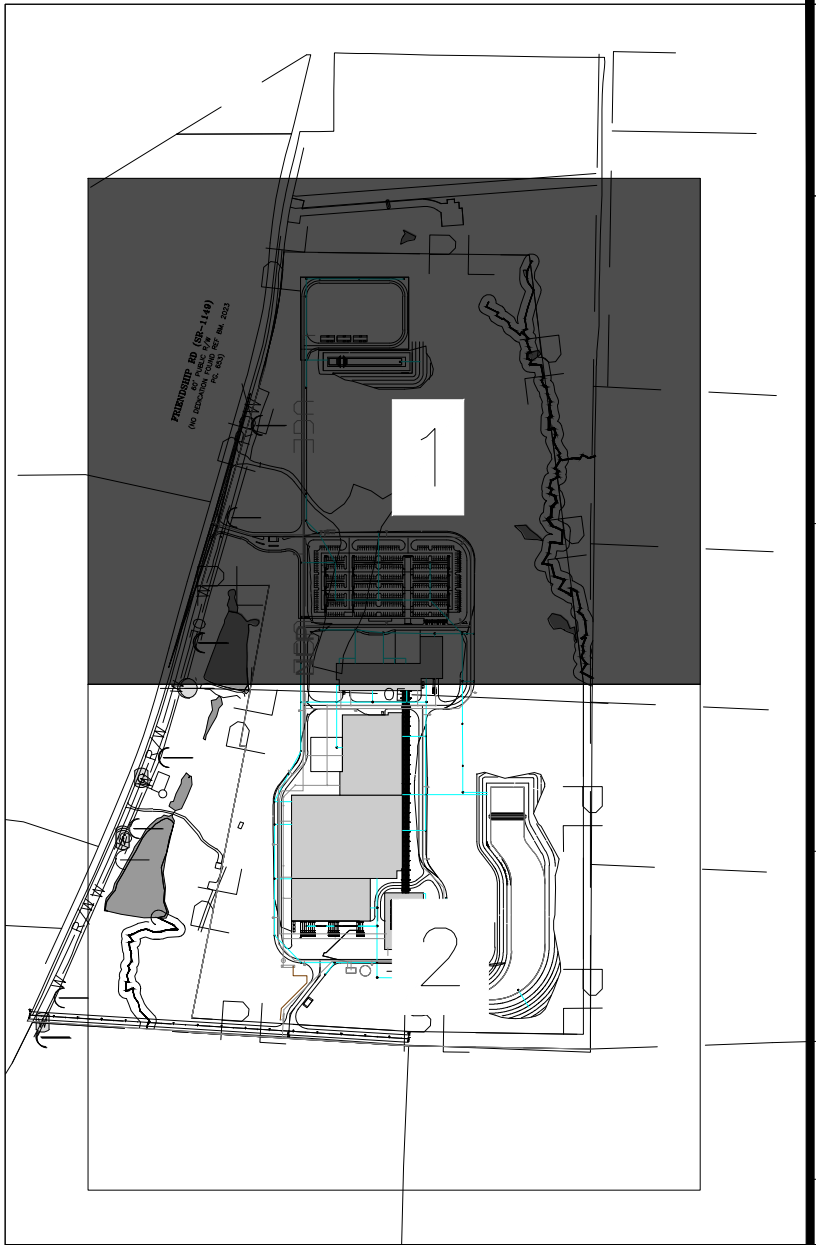


Jacobs 2 ASH ST. UNIT 3000, CONSHOHOCKEN, PA 19428 Phone: 610.238.1000 NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757 NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0287	VENDOR DRAWING NO.: N/A				NO. REVISION DESCRIPTION BY DATE APPR DATE				NO. REVISION DESCRIPTION BY DATE APPR DATE				DESIGNERS/APPROVERS		DATE	TITLE: PROJECT APOLLO SITE GRADING AND DRAINAGE OVERALL		FILENAME:	
													DESIGNED BY: DC		8-15-25	NOT FOR CONSTRUCTION			
													DRAWN BY: JR		8-15-25				
													APPROVED BY: AR		8-15-25				
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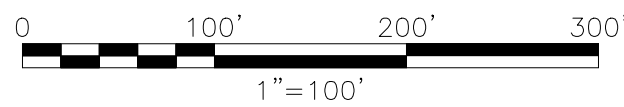


NOTES

1. FOR GENERAL NOTES AND LEGEND, SEE DRAWING 270-C00-001.
2. STORMWATER STRUCTURE RIM/GRATE ELEVATIONS, INVERT ELEVATIONS, AND HYDRAULIC GRADE LINES SHOWN IN PRELIMINARY STORMWATER MANAGEMENT REPORT.
3. ROOF DRAINS ARE NOT SIZED, THEY ARE SHOWN TO CONVEY WHICH STORM STRUCTURES WILL BE RECEIVING ROOF AREA DRAINAGE.



KEY MAP

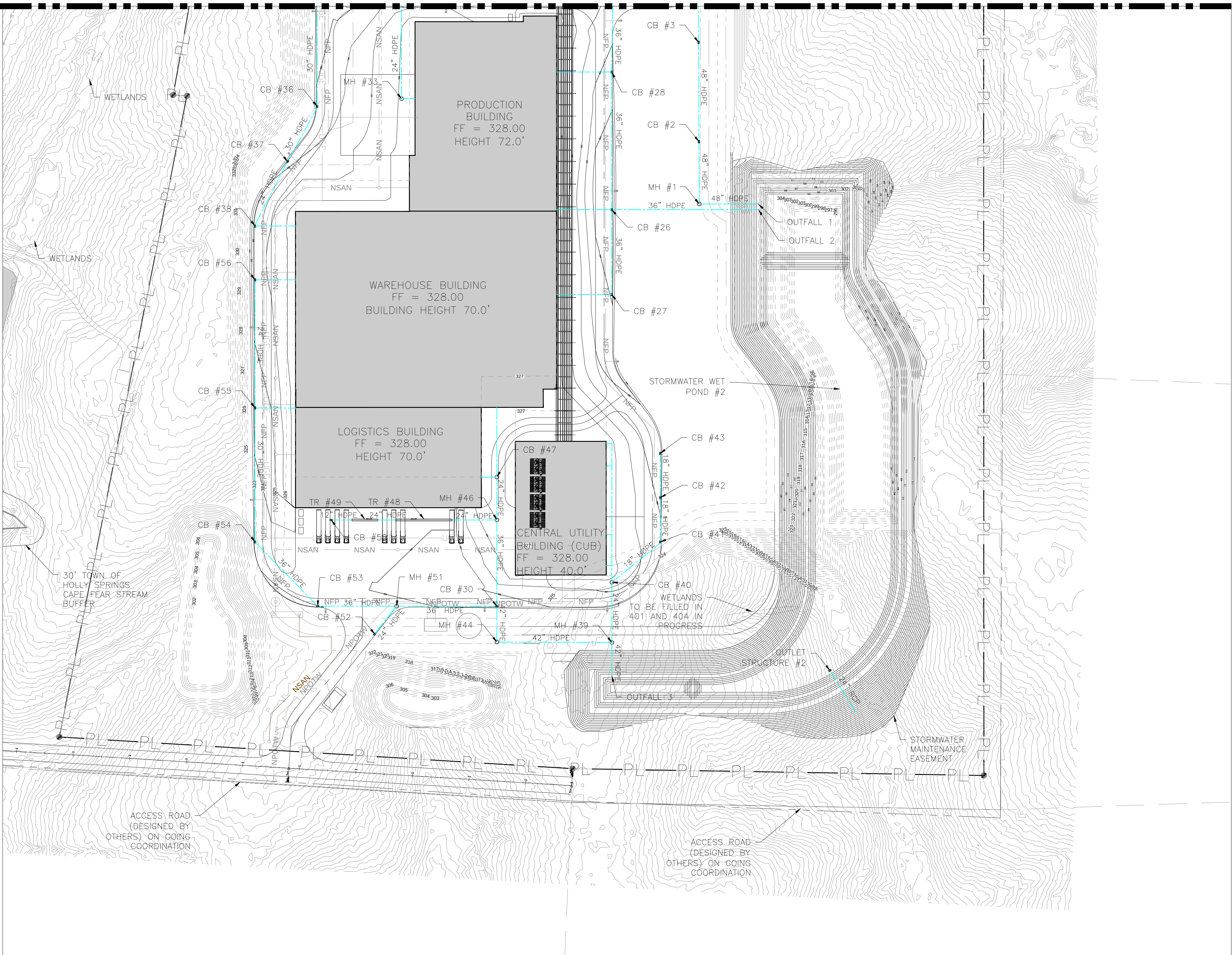


Jacobs 2 ASH ST. UNIT 3000, CONSHOHOCKEN, PA 19428 Phone: 610.238.1000 NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757 NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0287	VENDOR DRAWING NO.: N/A	NO.	REVISION	DESCRIPTION	BY	DATE	APPR	DATE	NO.	REVISION	DESCRIPTION	BY	DATE	APPR	DATE	DESIGNERS/APPROVERS		DATE	TITLE: PROJECT APOLLO SITE GRADING AND DRAINAGE AREA 1		FILENAME:		
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																	DRAWN BY: JR	8-15-25					
																	APPROVED BY: AR	8-15-25					
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NOT FOR CONSTRUCTION

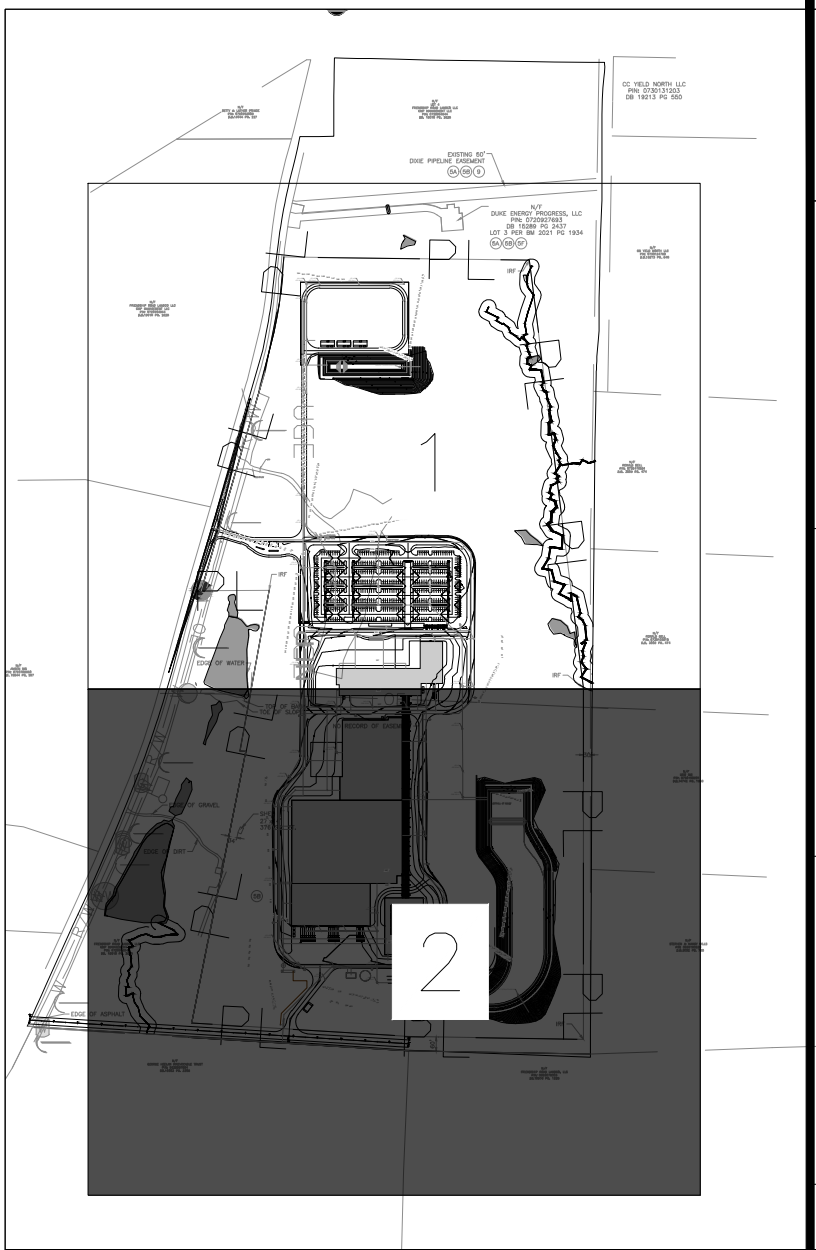


MATCHLINE SEE DRAWINGS 270-C02-002

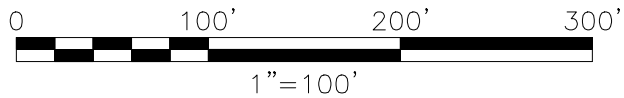


NOTES

1. FOR GENERAL NOTES AND LEGEND, SEE DRAWING 270-C00-001.
2. STORMWATER STRUCTURE RIM/GRATE ELEVATIONS, INVERT ELEVATIONS, AND HYDRAULIC GRADE LINES SHOWN IN PRELIMINARY STORMWATER MANAGEMENT REPORT.
3. ROOF DRAINS ARE NOT SIZED, THEY ARE SHOWN TO CONVEY WHICH STORM STRUCTURES WILL BE RECEIVING ROOF AREA DRAINAGE.



KEY MAP



Jacobs

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Phone: 610.238.1000
NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0287

VENDOR DRAWING NO.: N/A

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

NO.

REVISION DESCRIPTION

BY

DATE

APPR

DATE

DESIGNERS/APPROVERS

DATE

DESIGNED BY: DC

8-15-25

DRAWN BY: JR

8-15-25

APPROVED BY: AR

8-15-25

APPROVED BY:

EDMS
DOC. NO.: N/A

REFERENCE DRAWING(S):

Genentech
A Member of the Roche Group

SCALE: N.T.S.

1 DNA WAY
SOUTH SAN FRANCISCO, CA

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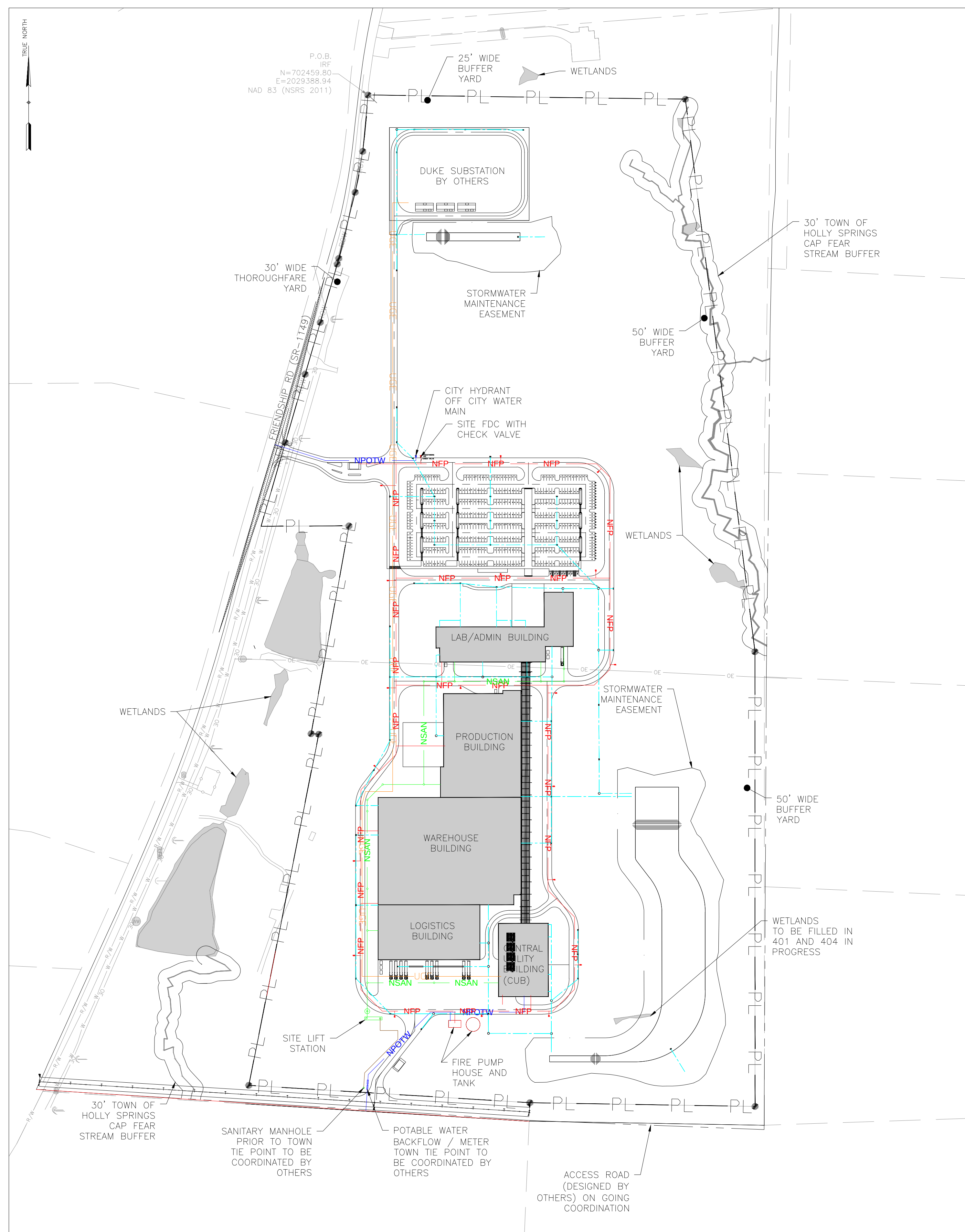
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PROJECT APOLLO
SITE GRADING AND DRAINAGE
AREA 2

DRAWING
NUMBER: 270-C02-003

REV.: A

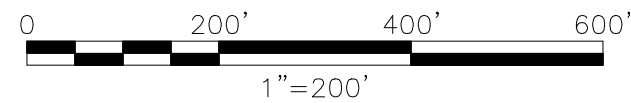
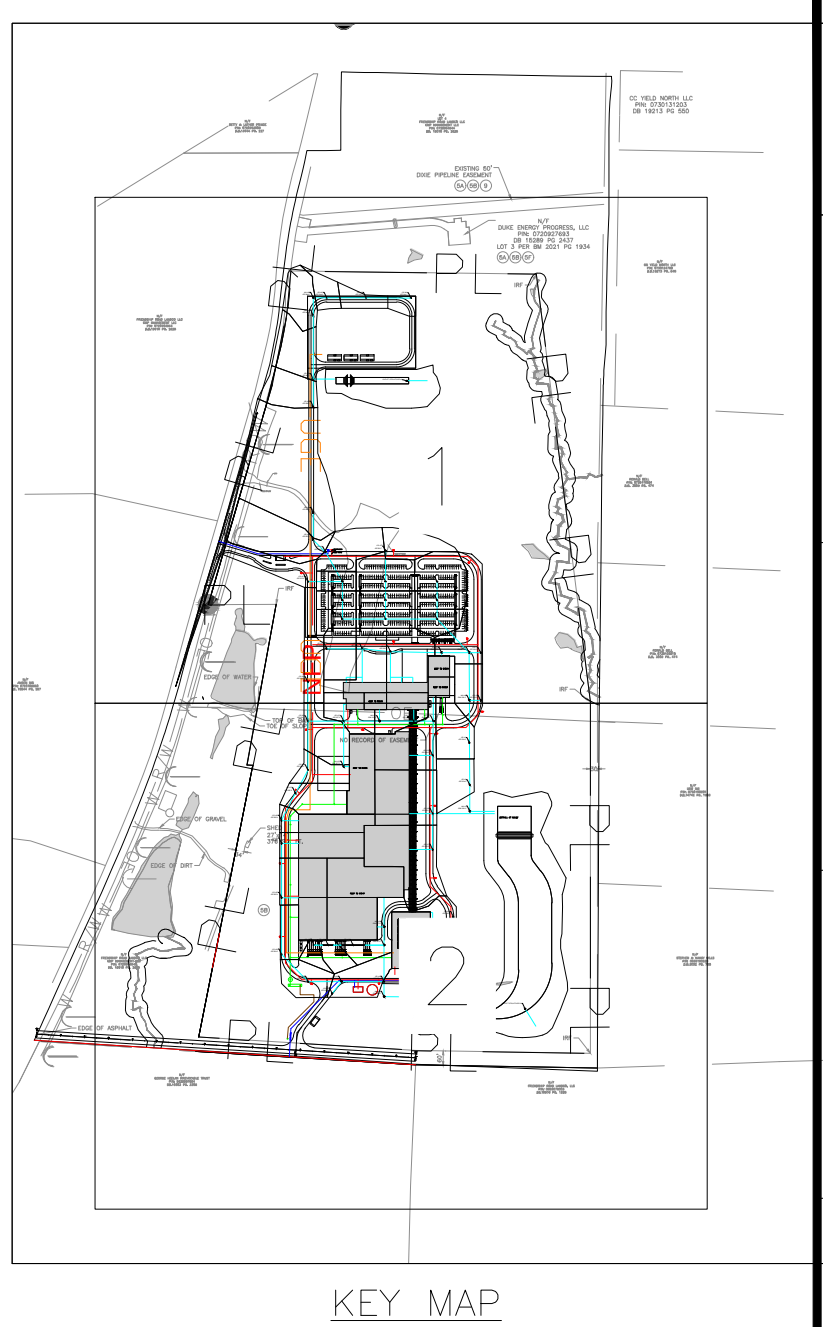
NOT FOR CONSTRUCTION



- ## NOTES
1. FOR GENERAL NOTES AND LEGEND, SEE DRAWING 270-C00-001.
 2. DUCTILE IRON PIPE MATERIAL SHALL BE USED FOR WATER, FIRE WATER, AND SANITARY SEWER MAIN, UNLESS OTHERWISE APPROVED BY THE TOWN.
 3. PVC PIPE SHALL BE USED FOR SANITARY SEWER LATERAL, UNLESS OTHERWISE APPROVED BY THE TOWN.
 4. ALL PROPOSED SANITARY SEWER IS PRIVATE
 5. ALL PROPOSED FIRE WATER SYSTEM IS PRIVATE
 6. ALL FIRE HYDRANTS PUBLIC AND PRIVATE SHALL HAVE 5" STORTZ STEAMER OUTLET AND 2- 2.5" NST OUTLETS INSTALLED IN ACCORDANCE WITH HSED&CS
 7. PUBLIC HYDRANTS SHALL BE YELLOW IN COLOR AND PRIVATE HYDRANTS SHALL BE RED AND SHALL BE SPACE NO FURTHER THAN 300' APART
 8. SITE FDC TO HAVE PROPER CHECK VALVES IN MANHOLES TO PROVIDE PROPER SYSTEM ISOLATION PER NFPA 24.

LEGEND

- | | |
|---|-------------------------------|
|  | NEW FIRE PROTECTION LINE |
|  | NEW SANITARY LINE |
|  | NEW FORCE SANITARY LINE |
| | NEW POTABLE WATER LINE |
|  | NEW STORMWATER LINE |
|  | NEW UNDERGROUND ELECTRIC LINE |

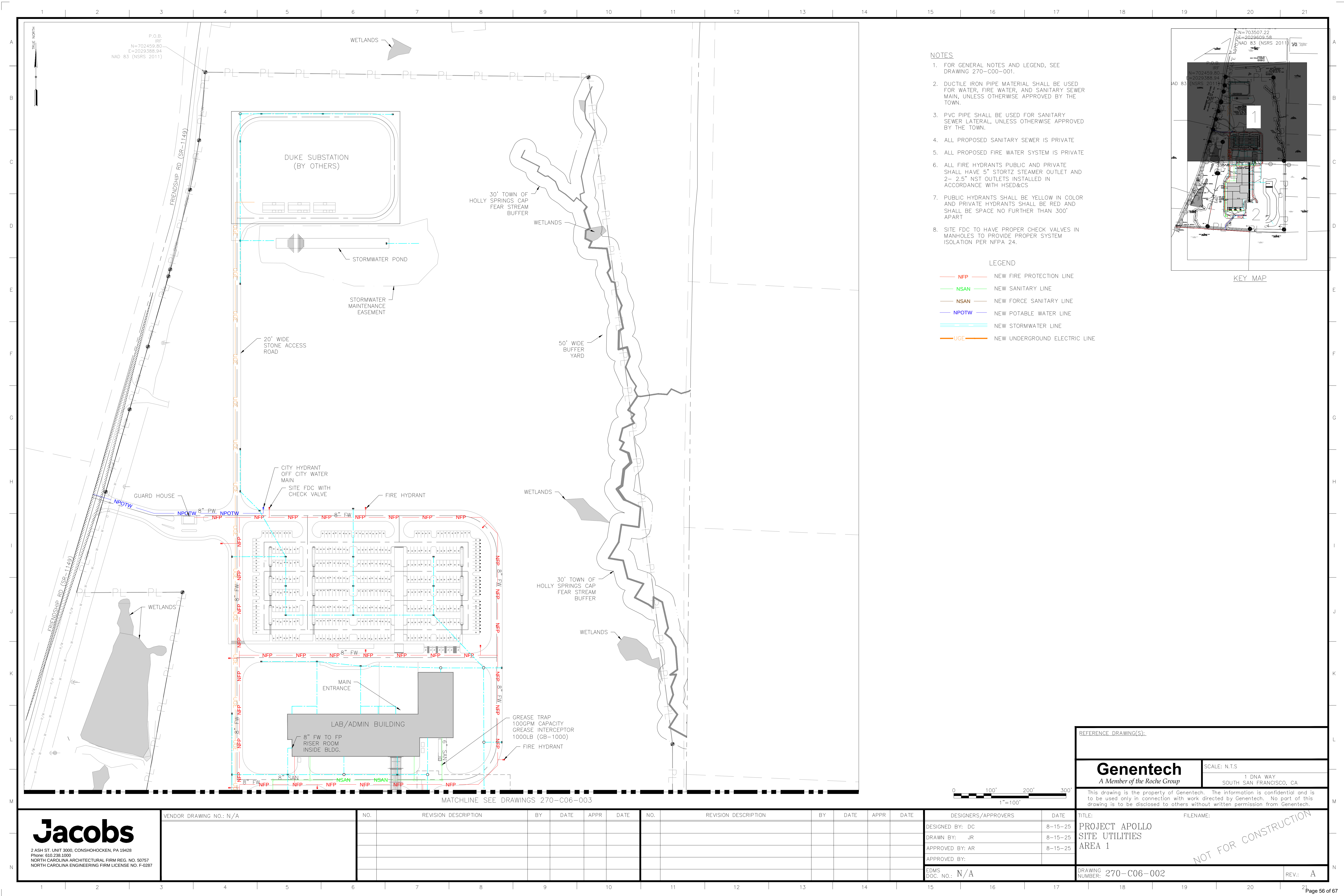


REFERENCE: DRAWING(S):	
Genentech <i>A Member of the Roche Group</i>	SCALE: N.T.S.
	1 DNA WAY SOUTH SAN FRANCISCO, CA
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TITLE:	FILENAME:
PROJECT APOLLO SITE UTILITIES OVERALL	NOT FOR CONSTRUCTION
DRAWING NUMBER:	REV.: A
270-C06-001	

Jacobs

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Phone: 610.238.1000
NORTH CAROLINA ARCHITECTURAL FIRM REG. NO. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE NO. F-0281

VENDOR DRAWING NO.: N/A	NO.	REVISION	DESCRIPTION	BY	DATE	APPR	DATE	NO.	REVISION	DESCRIPTION	BY	DATE	APPR	DATE	DESIGNERS/APPROVERS	DATE
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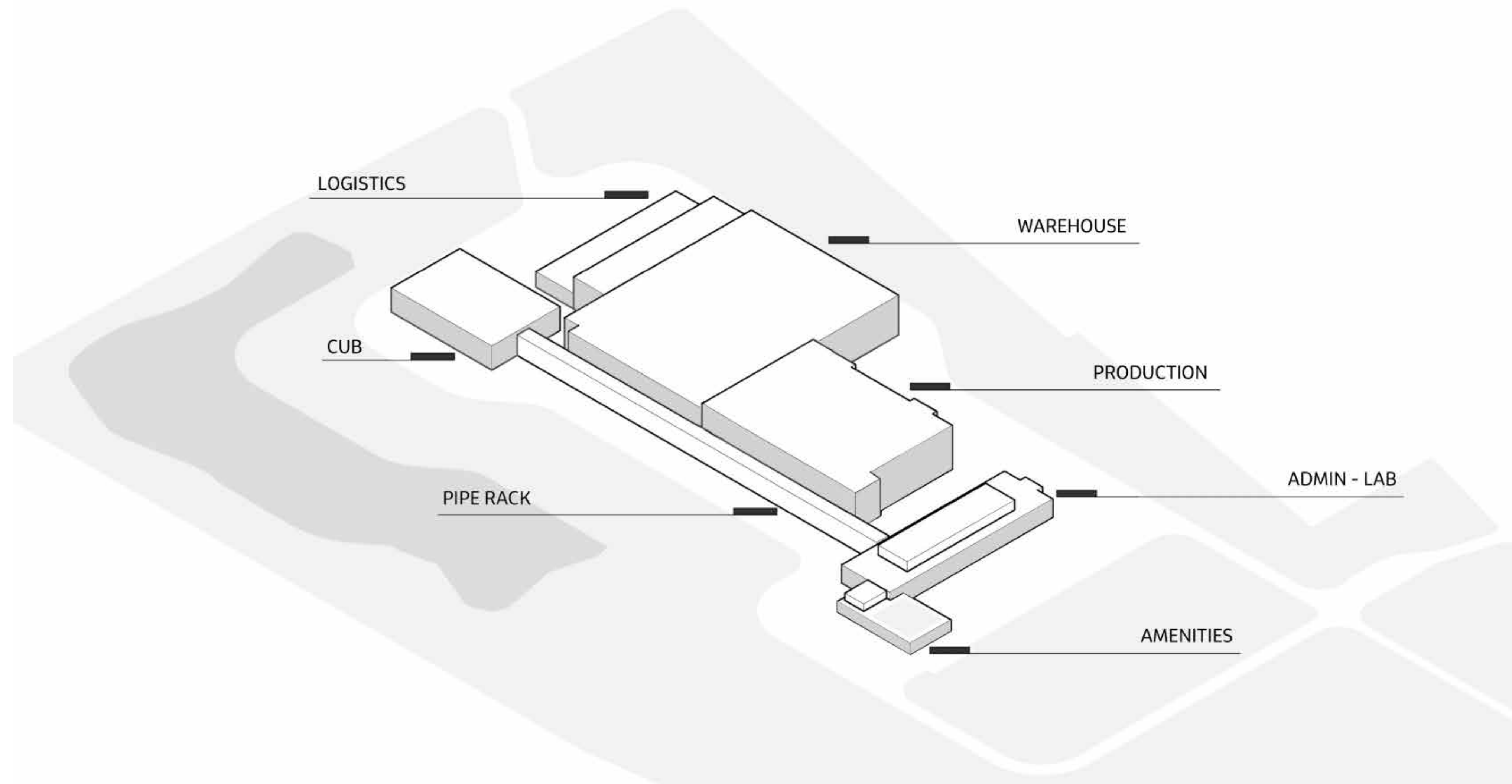
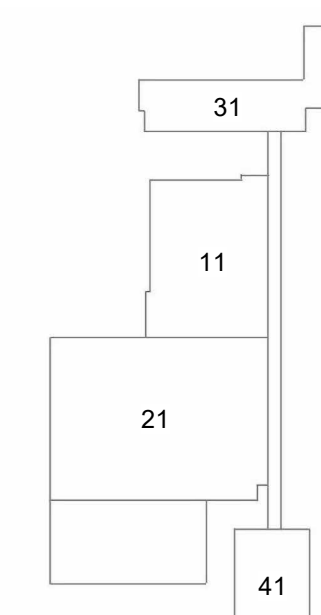
4001 FRIENDSHIP ROAD, APEX, NC 27539
HOLLY SPRINGS NORTH CAROLINA
DEVELOPMENT PLAN PERMIT PACKAGE

ISSUE FOR PERMIT 08/15/2025

DRAWING LIST

SHEET NO.	SHEET NAME	ISSUE FOR PERMIT 08/15/2025
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JSK-A-00-000	COVER SHEET	X
JSK-A-11-001	BUILDING 11 - PRODUCTION - NORTH AND SOUTH ELEVATIONS	X
JSK-A-11-002	BUILDING 11 - PRODUCTION - EAST AND WEST ELEVATIONS	X
JSK-A-21-001	BUILDING 21 - WAREHOUSE - EAST ELEVATIONS	X
JSK-A-21-002	BUILDING 21 - WAREHOUSE - WEST ELEVATIONS	X
JSK-A-21-003	BUILDING 21 - WAREHOUSE - NORTH AND SOUTH ELEVATIONS	X
JSK-A-31-001	BUILDING 31 - ADMIN - NORTH AND SOUTH ELEVATIONS	X
JSK-A-31-002	BUILDING 31 - ADMIN - EAST AND WEST ELEVATIONS	X
JSK-A-41-001	BUILDING 41 - CUB - SOUTH AND NORTH ELEVATIONS	X
JSK-A-41-002	BUILDING 41 - CUB - EAST AND WEST ELEVATIONS	X

[illegible]

KEY PLAN:

Genentech
A Member of the Roche Group

SCALE: 12" = 1'-0"

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TITLE:
COVER SHEET

FILE NAME: Autodesk Docs://US
NC 63KAMZ01 GNE Apollo-11/63KAMZ01 GNE 31-LAB AR R24.rvt

DRAWING NUMBER: JSK-A-00-000

REV: 0

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	IMP-1	FLAT METAL PANEL
	IMP-2	PERFORATED METAL PANEL
	IMP-3	FLAT METAL PANEL
	IMP-4	FLAT METAL PANEL
	MP-3	FLAT METAL PANEL

KEY PLAN:

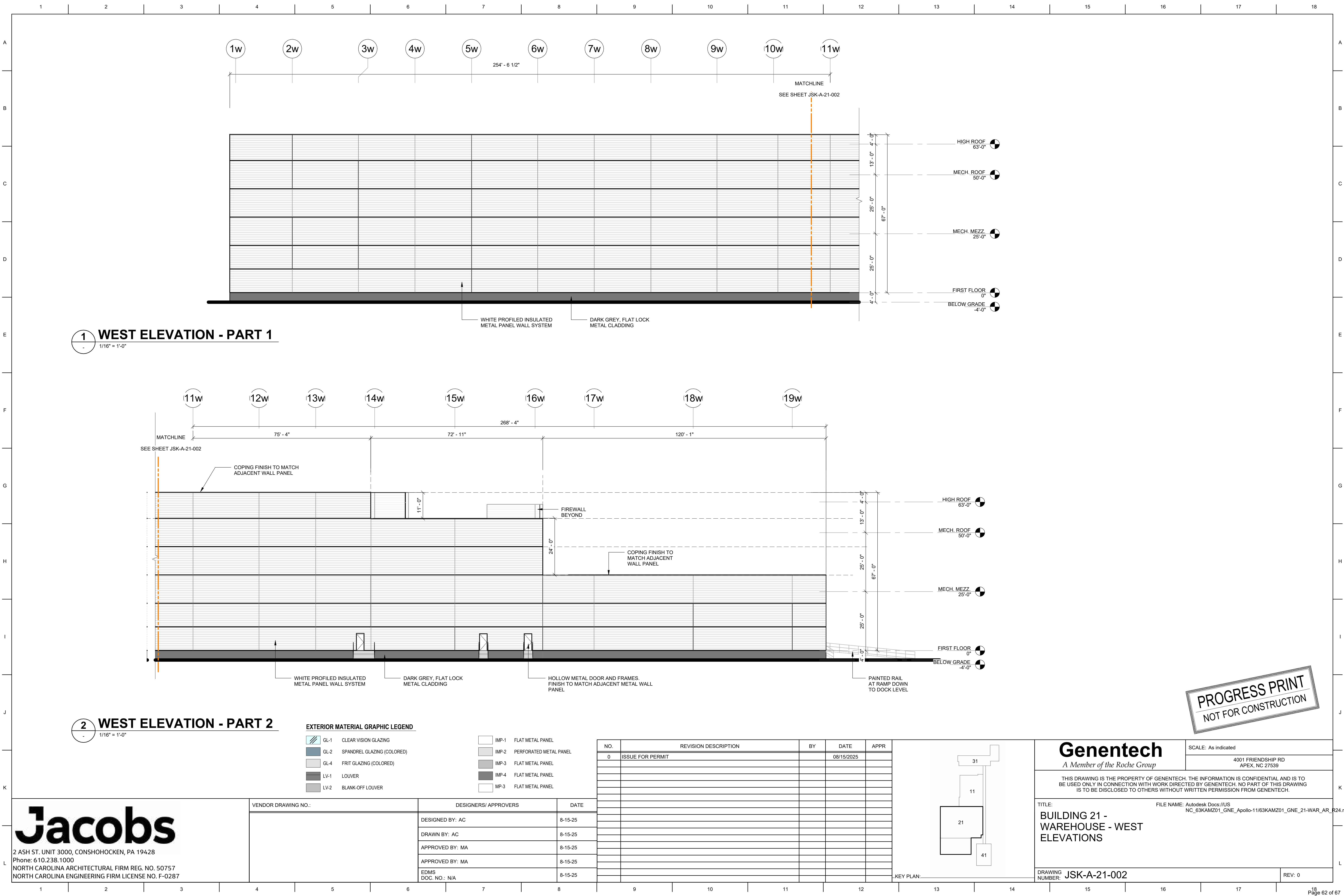


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TITLE:
BUILDING 21 -
WAREHOUSE - EAST
ELEVATIONS

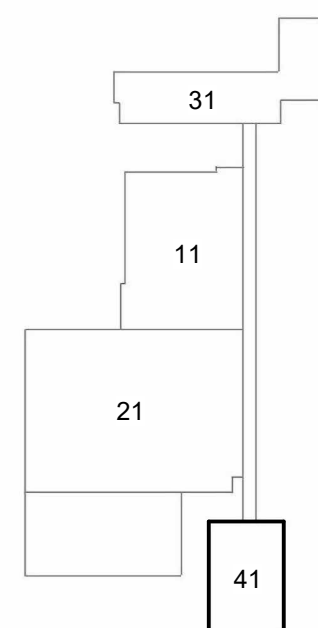
FILE NAME: Autodesk Docs://US
NC_63KAMZ01_GNE_Apollo-11/63KAMZ01_GNE_21-WAR_AR_R24.rvt

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KEY PLAN:

Genentech
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SCALE: As indicated

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TITLE:
BUILDING 41 - CUB -
SOUTH AND NORTH
ELEVATIONS

FILE NAME: Autodesk Docs://US
NC_63KAMZ01_GNE_Apollo-11/63KAMZ01_GNE_41-CUB_AR_R24.rvt

DRAWING NUMBER: JSK-A-41-001

REV: 0



	IMP-1	FLAT METAL PANEL
	IMP-2	PERFORATED METAL PANEL
	IMP-3	FLAT METAL PANEL
	IMP-4	FLAT METAL PANEL
	MP-3	FLAT METAL PANEL

A diagram of a 4x4 grid. The top row contains the number 31 in the second column. The second row contains the number 11 in the second column. The third row contains the number 21 in the second column. The bottom row contains the number 41 in the second column. The numbers are arranged vertically in the second column.

PROGRESS PRINT
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EV: 0