



Agenda

Call to Order

Agenda Adjustment

Approval of Minutes

1. June 25th, 2024 Regular Meeting Minutes
2. August 13th, 2024 Regular Meeting Minutes
3. December 10, 2024 - Regular Meeting Minutes

Requests and Communications

Consent Agenda

Other Business

4. Amgen Phase 2 Development Plan 21-DP-08-A02 (Project Bengal)

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: June 25th, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve June 25, 2024 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRC_Minutes_20242506



Development Review Committee Minutes: June 25, 2024

The Development Review Committee met virtually on Tuesday, June 25, 2024 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: Call to Order

Agenda Item 2: Agenda Adjustment

Agenda Item 3: Approval of Minutes

a. June 11, 2024 Regular Meeting Minutes

Motion: Daniel Weeks
Second: LeeAnn Plumer
Vote: Unanimous

Agenda Item 4: Requests and Communications

Agenda Item 5: Consent Agenda

Agenda Item 6: Other Business

a. TriCity Family Medicine 23-DP-05

Brett Gosney presented the Committee with an overview of the project.

Thompson & Associates has submitted a request for a Development Plan for approval of TriCity Family Medicine (1000 S Main St). Tricity Family Medicine is a 1.5± acre development located along the north side of S Main St. The site will contain a 19,162-sf medical building and the associated site improvements.

Motion/Action Requested:

Motion that the DRC approve Development Plan 23-DP-05 (PLDP202300099) for TriCity Family Medicine as submitted by Thompson & Associates, dated 05/15/2024, with the following conditions:

1. All previous conditions of approval for 1000 S Main Street Rezoning (21-REZ-06) 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. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Chapter 8 shall be submitted to and approved by Development Services.
3. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Provide additional trees for the Active Recreation Space (near seating area and tables) to provide shade.
 - b. 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.

4. A FIL will be required for the construction of the 250' through/right-turn lane and signal upgrade at Piney Grove Wilbon Road/Ralph Stephens Road/ and S Main Street in the amount of \$3,105.
5. All previous conditions of approval for the rezoning petition 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.
6. 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.
7. ALL recommendations from the TAR, 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.
8. The Build-out analysis in the Traffic assessment report (TAR) 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 TAR unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
9. This project is responsible for paying a fee-in-lieu of traffic signal improvements proportionate to project impact at the intersection of S. Main St/Ralph Stephens Rd.
10. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA 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.
11. All Special Studies must be finalized prior to being approved.

Motion: J. Scott Chase
Second: Paul Liquorie
Vote: Unanimous

Agenda Item 7: Adjournment

Motion: J. Scott Chase
Second: Paul Liquorie
Vote: Unanimous

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: August 13th, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve August 13, 2024 Minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRC_Minutes_20241308



Development Review Committee Minutes: August 13, 2024

The Development Review Committee met virtually on Tuesday, August 13, 2024 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: Call to Order

Agenda Item 2: Agenda Adjustment

Agenda Item 3: Approval of Minutes

a. June 25, 2024 Regular Meeting Minutes

There was no motion to approve the June 25th, 2024 minutes. These minutes will reappear before the Development Review Committee at the next regular scheduled meeting.

Agenda Item 4: Requests and Communications

Agenda Item 5: Consent Agenda

Agenda Item 6: Other Business

a. OG Prime Development Plan 24-DP-02

Cheryl Caines presented the Committee with an overview of the project.

Bobbit Design-Build, Inc. has submitted a Development Plan (24-DP-02) request for approval of OG Prime, an 8,700 sf. restaurant located at 4951 Linkland Dr. The 1.48-acre parcel is located in the Sunset Ridge North Planned Unit Development (PUD).

Motion/Action Requested:

Motion that the DRC approve Development Plan 24-DP-02 (PLDP202400037) for OG Prime as submitted by Bobbit Design-Build Inc., dated 7/30/2024, with the following conditions:

1. All previous conditions of approval for Sunset Ridge North Planned Unit Development 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. Raceway to serve EVSE-Ready spaces must be shown at time of Construction Drawing submittal.
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 proposed sidewalks adjacent to parking stalls must meet the minimum width within the Town's Engineering Design & Construction Standards prior to Construction Drawing Approval.

Motion: Daniel Weeks
Second: Leroy Smith
Vote: Unanimous

b. Fifth Third Bank Development Plan 24-DP-04

Cheryl Caines presented the Committee with an overview of the project.

Moody Nolan has submitted a request for a Development Plan (24-DP-04) for approval of Fifth Third Bank at 7004 GB Alford Hwy. Fifth Third Bank is a 1.5± acre development located along the west side of GB Alford Hwy, within the Shoppes at Holly Springs (Walmart) Master Plan. The site will contain a 1,900 sf bank and the associated site improvements.

Motion/Action Requested:

Motion that the DRC approve Development Plan 24-DP-04 (PLDP202400065) for Fifth Third Bank as submitted by Moody Nolan, dated 07/08/2024, with the following conditions:

1. All previous conditions of approval for the PUD 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. With the first submittal of Construction Drawings, the following items must be addressed:
 - a. 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.
 - b. Crosswalks crossing the drive aisles to be decorative.
 - c. Signs posts, bollards, etc. are all finished in a black color.
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. The cost estimate for the FIL for the burial of overhead power must accompany the first Construction Drawing Submittal for review, and be paid no later than prior to Construction Drawing Approval.
5. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
6. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
7. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
8. 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.
9. 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.
10. 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.
11. 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.

Development Review Committee Minutes: August 13, 2024

12. Applicant shall satisfy the UDO requirement of having only underground utility lines on site by ensuring that all utility service lines are buried to the structure(s) and by paying a fee in lieu calculated at a linear footage amount to be determined at construction drawing approval to satisfy the requirement of underground utilities for any remaining overhead utilities remaining on the Applicant's property.

Motion: J. Scott Chase
Second: Randy Harrington
Vote: Unanimous

c. Town of Apex Big Branch 2 Forcemain Civil Construction Drawings

Catherine Jacobs presented the Committee with an overview of the project.

The Town of Apex has submitted a request for Civil Construction Drawing approval for the Big Branch 2 Forcemain. The Big Branch 2 Forcemain project includes two parallel forcemains connecting the Western Wake Regional Water Reclamation Facility and the new Big Branch 2 Pump Station. The entire route is roughly 5 miles total, with approximately 1 mile within both the Holly Springs' town limits and Extraterritorial Jurisdiction (ETJ). The section of forcemain proposed within Town limits follows the northern side of US 1 and the remainder passes through a section of ETJ.

Motion/Action Requested:

Motion that the DRC approve Civil Construction Drawings for the Town of Apex's Big Branch 2 Forcemain as submitted by CJS Conveyance, dated 07/08/2024.

Motion: Randy Harrington
Second: J. Scott Chase
Vote: Unanimous

Agenda Item 7: Adjournment

The meeting adjourned at 4:13 PM

Mackenzie Fretz
DRC Clerk

The Development Review Committee met virtually on Tuesday, December 10, 2024 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1:

Approval of Minutes – Moved to next meeting

Agenda Item 2: Development Projects

Utle Creek Water Reclamation Facility (150 Treatment Plant Road) 24-DP-06
(PLDP202400175)

Planner Grayson Taylor presented the Committee with an overview of the project.

Michelle Mayes with Hazen & Sawyer, on behalf of the Town of Holly Springs, has submitted a request for a Development Plan for approval of the Utle Creek Water Reclamation Facility (UCWRF) at 150 Treatment Plant Road. UCWRF is the existing sewage treatment plant for the Town of Holly Springs. This application proposes improvements to the site to accommodate facility expansion to treat an additional two million gallons per day. These improvements include a Lab & Operators Building, and various new structures. In addition, the applicant is requesting a Waiver to Sign Regulations to allow a larger logo sign.

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 Lab & Operators building and various treatment facility structures.
2. The Development Application does not include Special Use Permits.
3. The Development Application meets the applicable standards under the Holly Springs UDO.
4. A Sign Waiver for a Holly Springs Logo Sign is attached.

Motion/Action Requested

- Motion to make and accept the Findings of Fact for consideration of and to approve the Waiver of Sign Regulations.
- Motion to approve Development Plan 24-DP-06 (PLDP202400175) for Utle Creek Water Reclamation Facility as submitted by Michelle Mayes, dated November 2024, with the following conditions:

1. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Chapter 8 shall be submitted to and approved by Development Services.
2. On-site right-of-way dedication for CTP Roads will be required in the form of a recorded plat prior to receiving construction drawing approval.
3. All Special Studies must be finalized prior to being scheduled for Development Review Committee.
4. On the construction drawing submittal, show anticipated sight distance triangles for the future driveway accesses off of the SAR based on the available information.
5. On the construction drawing submittal, 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.
6. On the construction drawing submittal, provide a WB-50 turning template to verify proposed emergency access route is viable.
7. On the construction drawing submittal, please show the back-to-back dimensions of the SAR and Evergreen View drive in accordance with the CTP cross section.
8. Modifications can be made to the Utley Creek Water Reclamation Facility during the construction drawing process.

Motion: J Scott Chase

Second: Randy Harrington

Agenda Item 3: Adjournment

The meeting adjourned at 4:17 PM

Mackenzie Fretz
DRC Clerk



Subject Title: Amgen Phase 2 (Project Bengal) Development Plan Major Amendment
Meeting Date: January 14, 2025
Presenter: Cheryl Caines, Catherine Jacobs, Development Services
Attachments: Development Plan Application and Plans

Project Overview/Summary

Kimley Horn has submitted a request for a Development Plan Major Amendment for approval of the Amgen Phase 2 project located at 4130 Friendship Rd. within the Friendship Innovation Park. The proposal is to construct three (221,903 sq ft) additional buildings for manufacturing, central utility, and manufacturing support/office space.

This amendment qualifies for administrative approval in accordance with the project's approved Economic Development Agreement. A Phase 1 warehouse addition of 44,084 square feet is currently being reviewed through the Construction Drawing review process per the approved agreement.

Development Standards

Total Site Area: 108.94± acres

Proposed Building Height: 79 ft.

Required Building Setbacks: The proposed buildings exceed the required setbacks.

North: 10 Ft

West (Freeway Hwy 1): 100 ft

East (Thoroughfare Friendship Rd.): 30 Ft

South: 50 Ft adjacent to residential zoning

Landscaping:

Minimum Landscape Buffers:

Highway 1: 100' undisturbed B-75

Adjacent to Residential: 50' Type C-225

Friendship Road: 50' Type B-75

All other yards: 10' Type A-20

Foundation Landscaping:

Foundation landscaping is not required for Employment/Campus Districts where buildings are located greater than 300 feet from the street and separated from the street by a Type B buffer.

Interior Vehicle Parking Area Landscaping:

1 island that includes 1 tree and 4 shrubs is required for every 10 parking spaces. The applicant has provided parking lot islands and landscaping but not adequate calculations to determine if requirements are met. The applicant is conditioned to provide calculations to demonstrate full compliance.

Total Proposed Building Footprint Area:

Building Footprint: 221,903 sq ft

Parking Requirements

Total Required Parking for Phase 2

Required Parking Spaces: 151 spaces

Provided Parking Spaces: 160 spaces

Required Bicycle Parking for expansion

Required: 9 Bicycle Spaces (manufacturing square footage exempt)

Provided: 12 Bicycle Spaces

Electric Vehicle Parking

Required: EV spaces 10% of provided spaces; EV Ready 5% of provided spaces

Provided: Provided spaces were based on required parking for Phase 2 and not on the number of provided spaces in Phase 2. The applicant is conditioned to revise the plans to satisfy the minimum EV and EV ready parking space requirements.

Parks & Recreation

The site is not within a Park Search Area and no greenway trails or sidepaths are identified for this site within the Parks, Recreation, and Greenways Master Plan.

Civil ImprovementsTransportation

Transportation improvements for Phase 2 were considered in the Traffic Impact Analysis (TIA) completed with Phase 1 of the project. A Traffic Verification Memo will be provided with the first Construction Drawing submittal to confirm Phase 2 is consistent with the original TIA.

Improvements triggered by the construction of Phase 2 will be implemented with the first Construction Drawing submittal.

Utilities

Public utility needs for Phase 2 were considered with Phase 1 of the project. Phase 2 is consistent with the approved Phase 1 plans and changes to the public systems are not anticipated. A Sewer Verification Memo and Fire Flow Analysis will be provided with the first Construction Drawing submittal to verify Phase 2 does not warrant any additional improvements or upgrades to the Town's systems.

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

DRC Decision:

This Development Plan has been reviewed by staff (Land Development, Parks & Recreation, Utilities & Infrastructure, and Fire & Rescue) and has been found to be compliant with applicable development standards of the UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 21-DP-08-A02 (PLDP202400256) for Amgen Phase 2 Development Plan as submitted by Kimley Horn, dated 12/06/2024, Project # 011175074 with the following conditions:

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 and Amgen Development 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.

Planning Comments and Conditions**Cover Page**

1. Update plan title to include the Development Plan 21-DP-01-A02 and remove Master Plan 21-MAS-04.
2. Update reference plans to the latest version: Master Plan 21-MAS-04-A02.
3. Update Site Data Table as follows:
 - a. Active Recreation Space Required (2%) and Provided; include percent and acreage
 - b. Flexible Space Required (1%) and Provided; include type (Tree Preservation or Active Recreation), percentage, and acreage
 - c. Provided parking. Please break out Phase 1, Phase 2 and Total for the overall site parking and carshare/accessible/ADA spaces.
 - d. Update EV parking information based on Off-Street Parking conditions under Site Plan.
 - e. Revise Bike Parking Minimum to 9 (5 spaces for every 50).
 - f. Revise floor area information to reflect correct square footage; it appears that some Phase 1 square footage may have been double counted and included in Phase 2.
4. The Development Plan conditions block can be removed.

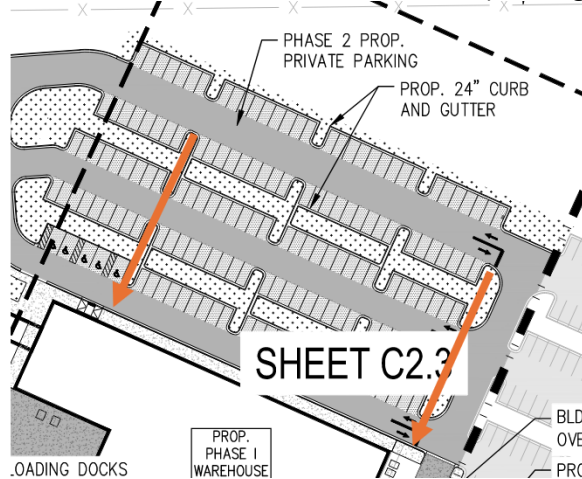
Existing Site Plans

1. Ensure that Phase 1 additions are shown.
2. Remove Yard type from the setbacks (e.g. Type A-20 Yard or Buffer) since perimeter yards and setbacks are two different requirements and have different widths.

Site Plan

1. Remove "prop." From phase 1 warehouse addition since this will be considered existing under Ph 1 approvals. Shade footprint gray.
2. District Standards (UDO Chapter 2)
 - a. Building Setbacks – clearly dimension proposed building setbacks on the plan from each property line to the closest point of the building.
3. Use Provisions (UDO Chapter 3)
 - a. Fencing: show any new fencing proposed with Phase 2 and provide a typical detail with fence height and materials.
4. Open Space & Conservation (UDO Chapter 3)

- a. Label areas of Active Recreation Space instead of open space or amenity. Provide the square footage of each space. Do not label or include landscaped areas as Active Recreation Space.
- b. Provide details of how Active Recreation Space will be developed, activated, and landscaped. Future amenity spaces will not count toward minimums. If they are being proposed, then please remove the term "future."
5. Off-street Parking (*UDO Chapter 6*)
 - a. Show accessible routes from accessible spaces to entrances and exists.
 - b. Electric vehicle Parking Spaces (*UDO Section 6.6*)
 - i. EVSE Spaces shall be Level 2 charging
 - ii. Accessible EV spaces must be provided.
 - iii. EV and EV Ready minimums are based on provided parking for Phase 2. Revise plans to show how EV and EV Ready minimum parking will be provided.
 - iv. Show location of EV and EV Ready charging stations to ensure no conflicts with pedestrian circulation, landscaping, or other required elements.
6. Site Design (*UDO Chapter 8*)
 - a. Pedestrian Circulation (*UDO Section 8.4.B*)
 - i. Any parking area containing over 100 parking spaces shall include a lengthwise pedestrian island including a walkway and landscape strip. Add pedestrian circulation within the Phase 2 north parking lot to satisfy UDO standards.



- ii. Show curb ramps at all pedestrian crossings
- iii. Provide decorative identifiable pedestrian crossing treatments along 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*). Show these on the plans.

Landscaping Plan (*UDO Chapter 5*)

1. 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. Base percentages on the entire site.
 - b. Confirm that 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.
2. Perimeter Buffers
 - a. Remove "as per Development Plan: PLDP20210058/21-DP-08". Buffers are from either the Friendship Master Plan or Amgen Development Plan. This language is unnecessary.

3. Interior Parking Area Landscaping (*Refer to UDO Section 5.3.3*)- provide calculation of the number of parking islands required and the number provided to satisfy the 1 island for every 10 spaces.
4. Add a note to the table regarding Foundation Landscaping not required in Employment / Campus Use districts where Buildings are located greater than 300 feet from the street and are separated from the street by a Type B perimeter buffer.

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

1. A point-by-point photometric plan was not provided. Please submit a site lighting plan with the next submittal, in compliance with *UDO Section 8.4.E*. If this is not submitted, a condition of approval will be made that the lighting plan must be submitted with the first review of construction drawings.
2. Light fixtures shall be Black Shoe Box LED per Friendship Innovation Park Master Plan.

Building Elevations (refer to UDO Chapter 8 or Project Master Plan)

1. Continue to provide elevations in color and sealed by the design professional.
2. Primary Façade Requirements (elevations 1, 2, and 3 based on orientation to Friendship Road and Hwy 1). Please indicate if Alternate Compliance as allowed by the UDO for some requirements is being sought.
 - a. Façade Materials (*UDO section 8.2.G.4.a.*)- provide material callouts on elevations.
 - b. Horizontal Variations - Base, Middle, Top (*UDO section 8.2.G.4.b.*)
 - i. Clearly dimension the base, middle, and top on façades. Please include the total vertical height and percent of building height for each requirement.
 - c. Vertical Variation (*UDO section 8.2.G.4.b.*)
 - i. Building walls shall consist of a building bay or structural building system based on building size. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than 12 inches in width and four (4) inches in depth. Please demonstrate compliance with this requirement and provide all horizontal building dimensions.
 - d. Roof Expression (*UDO Section 8.2.G.4.c*)
 - i. Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a maximum continuous plane based on building size.
 - e. Façade Activation – Blank Walls (*UDO Section 8.2.G.4.d*)
 - i. Expanses of blank walls (i.e., without articulation or windows) may not exceed 20 feet in any direction.
 - f. Façade Activation – Transparency (*UDO Section 8.2.G.4.d*)
 - i. Please provide transparency calculations. Windows and glass doors shall be provided on a minimum of 2 building facades based on highest levels of pedestrian traffic and vehicular visibility (north and east facing façade of Manufacturing), as follows:
 - (1). Ground level (first ten (10) feet measured vertically at street level): ten percent (10%) of surface area.
 - g. Human Scale Design Elements (*UDO section 8.2.G.4.e.*)
 - i. Please clearly indicate Human Scale Elements provided for each façade. Façades shall incorporate a minimum of 2 continuous or repeating details refined to the scale of 12 inches or less within the first 15 feet of the building facade, measured vertically from grade (e.g. quoins, change in brick pattern/belt course, decorative light fixtures, trim or molding, medallions, or sign frieze).
3. Other Façade Requirements (non-primary façades)
 - a. Façade Materials (*UDO section 8.2.G.4.a.*) – provide material callouts on elevations.

4. Additional Elevation Comments
 - a. 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.

Details

1. Traffic control bollards and sign pole bollards shall be black or painted to match the primary color scheme of the façade.

Civil Improvements Comments and Conditions

GENERAL COMMENTS:

1. Show boundary of tract by courses and distances with references and benchmarks.
2. Provide containment structures around above ground tanks in compliance with State (and other) laws. Please verify the Diesel Storage Tank is the only above ground tank requiring containment.
3. Is there a planned use of chemicals or gas on this site? If so, please provide detailed information.
4. Thank you for providing a completed Industrial Waste survey short form. Note that information on this form may result in additional permitting or information being required.

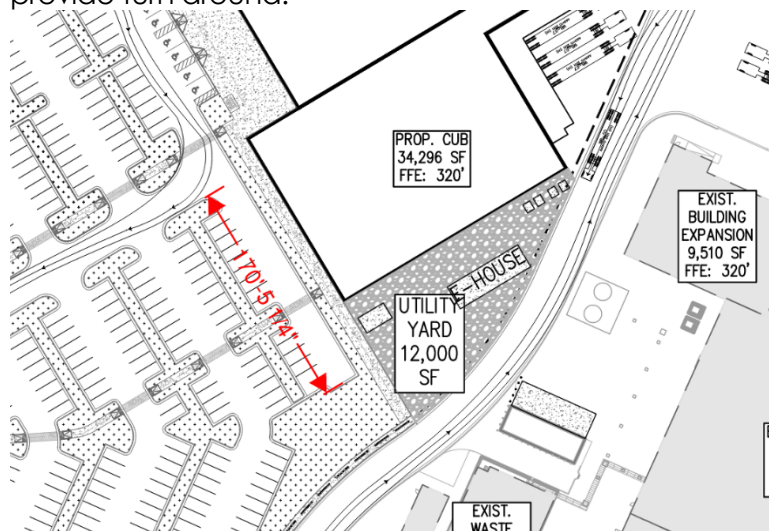
COVERSHEET REQUIREMENTS:

1. List the following information on a cover sheet:
 - a. On the 500-scale vicinity map show entire project boundary, but shade only the Phase 2 portion for consideration with this Development Plan.
 - b. Indicate proposed sanitary sewer flow in GPD on cover sheet – show calculations of how average daily flow (ADF) was derived (i.e. square footage, number of units, number of students, etc.) in accordance with the ED&CS and the NCDENR 2T rules.
 - i. There appears to be a discrepancy between the Utility Demand table and the peak flow provided in the Site Data Table on the cover sheet. The Utility Demand table provides ranges for average daily sewer flow with a note indicating sanitary discharge is only estimated at this time, but the Site Data Table provides a more specific peak flow value.
2. Monument Control Points:
 - a. Identify the monument control points for this project on the cover sheet of this plan. Town of Holly Springs monuments are greater than 2,000 feet from project site and are not required to be referenced, however, the control point utilized for this site should be referenced.
3. The following notes must be included on the cover sheet of the plan:
 - a. Construction drawing approval is required before construction on this project may begin. Development fees are due before construction drawing approval.

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

1. **Traffic Study (ED&CS Section 3.02):** Traffic Verification Memo
 - a. A Traffic Verification Memo is required with this development plan and should be submitted as a separate Special Study application in CityView with the first Construction Drawing submittal. The Traffic Memo submitted with this project is required to be finalized prior Construction Drawing approval. Please address all Traffic Memo review comments received from the Town in writing and re-submit the comment responses with the revised Traffic Memo. This report must be finalized prior to Construction Drawing approval.

- b. ALL recommendations from the Traffic Study must be incorporated into the plans no later than with the next submittal.
2. **Adjacent Public Streets (ED&CS Section 3.0): Friendship Road**
 - a. ED&CS Section 3.02.A - If a 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 if it is their facility or the Town if you are evaluating a Town facility.
3. **Interior Streets (ED&CS Section 3.0)**
 - a. Provide the pavement cross-section detail for each interior street type and include the Triassic Soil special requirement for pavement cross-section for fire lanes. Include the following pavement design information on the cross-section detail:
 - i. Show minimum pavement design for each proposed street cross section as shown on the standard details provided in the Engineering Design and Construction Standards.
 - ii. The following note is required on the road cross-section detail: This site is in the Triassic basin. All roadways will be required to meet all special design requirements as outlined in the Engineering Design and Construction Standards Section 3.02J.
 - iii. The most restrictive cross-section between the minimum design for pavement in Triassic Basin (EDCS 3.02J) or calculated pavement design will apply.
 - b. 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.
 - i. The drive aisle directly adjacent to the Proposed CUB and Utility Yard is greater than 150' and is a dead-end. Please modify this drive aisle to be less than 150' or provide turn around.



4. **Parking Lots (ED&CS Section 3.0)**
 - a. Identify travel lanes for access by emergency vehicles and waste management trucks (minimum pavement cross section 8" ABC and 3" of S9.5B). Show typical pavement cross section for any non-travel lane and note that the minimum cross-section consists of a woven geo-fabric HP 270 or equivalent, 7" ABC, 2.5" I-19, and 3" S9.5C (Section 3.02J).
 - b. Show existing and proposed building dimensions.

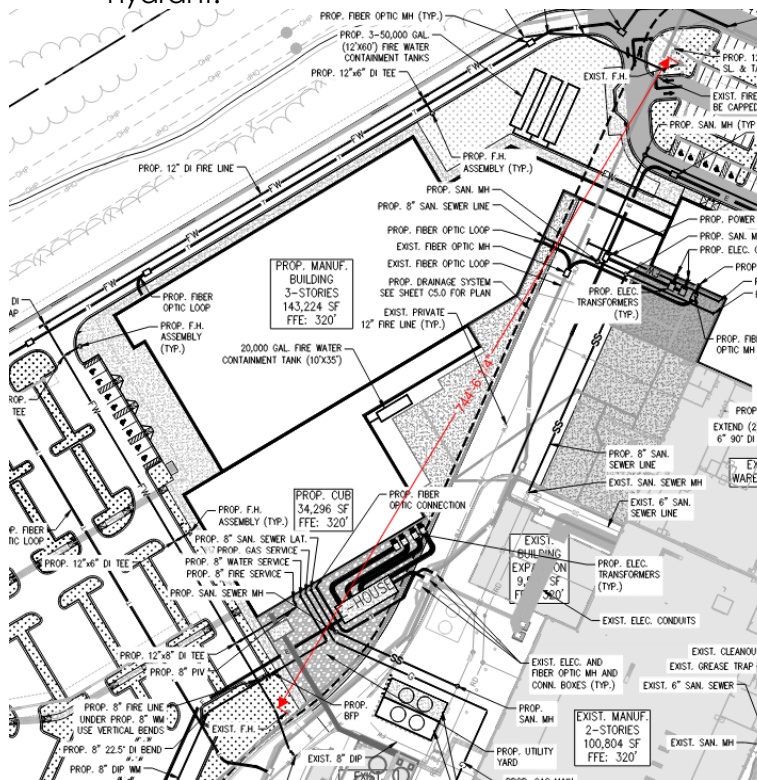
UTILITY PLAN (ED&CS Section 2.0, 6.0 and 7.0):

1. Identify potential utility conflicts and provide a plan for any associated relocation.
2. **Water Distribution (ED&CS Section 6.00)**

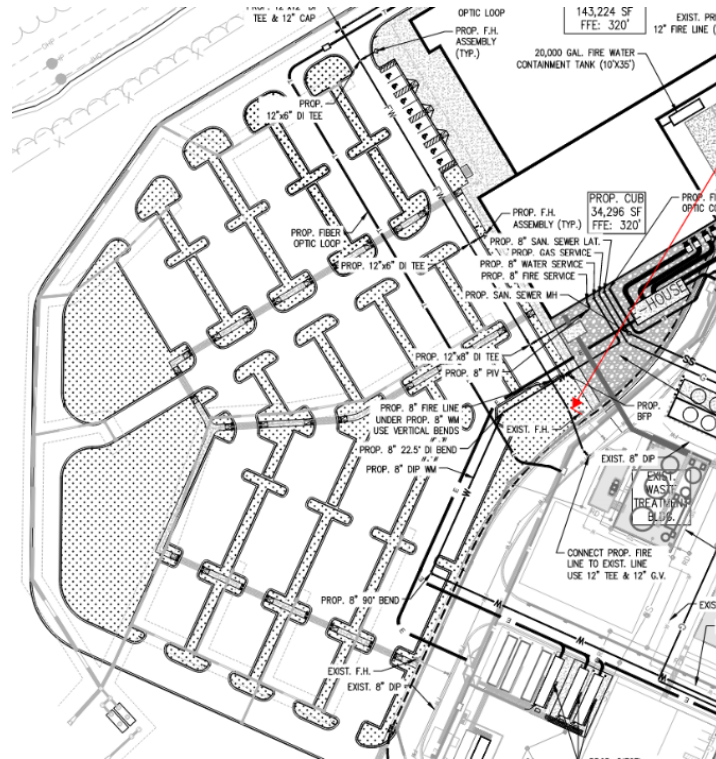
- a. **Fire Flow Analysis (FFA):** A fire flow analysis is required with this development plan and should be submitted as a separate Special Study application in CityView with the first Construction Drawing submittal.
 - i. Once submitted, the Report will be reviewed by the Town and third-party review consultant. Review comments will be issued under a separate cover. Please address all review comments in writing and re-submit the comment responses and revised Water System Hydraulic Report and associated model files so that it continues to track along with the Development Plan/Construction Drawings for approval. This report must be provided prior to the next submittal. This report must be finalized prior to Construction Drawing approval.
- b. Verify that the following items are shown and labeled clearly on the plans (including size, material and required easements – Section 6.01):
 - i. Fire Protection:

- a. Fire hydrants at proper spacing and at property lines(Section 6.02).

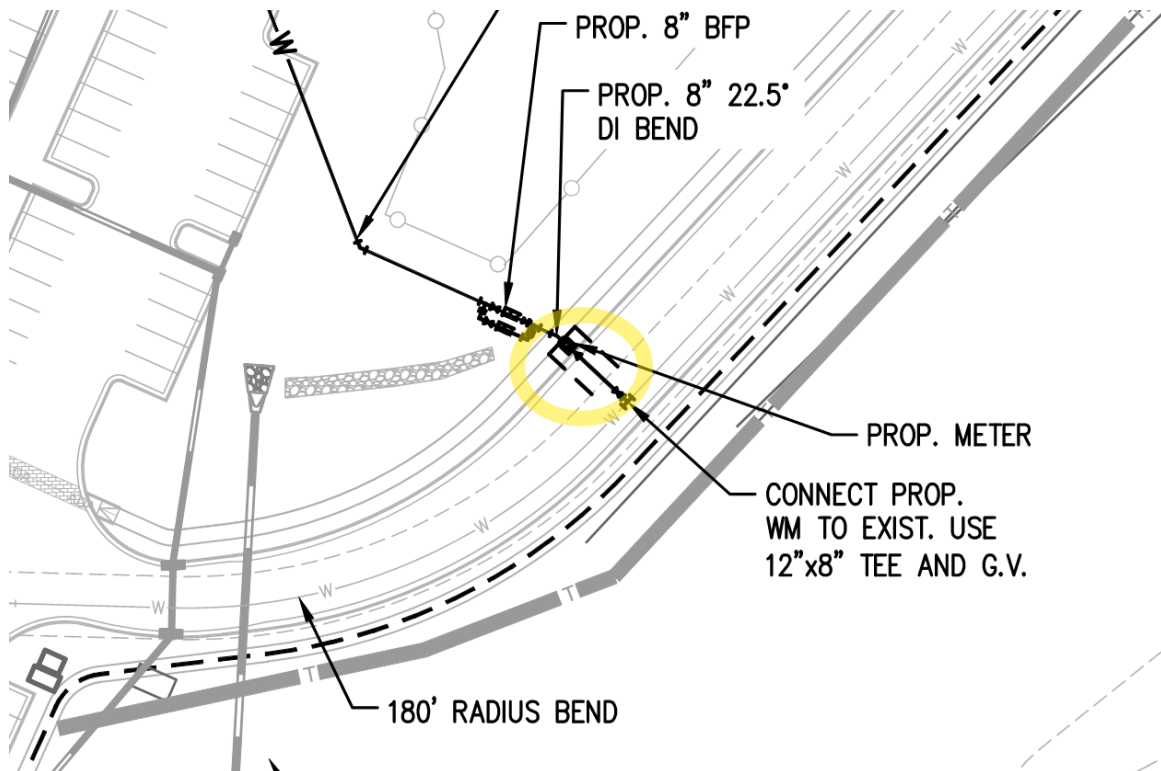
- (1) There does not appear to be a hydrant located along the eastern side of the new buildings. "When a fire access lane is provided then all portions of exterior walls are required to be within 300' of a hydrant."



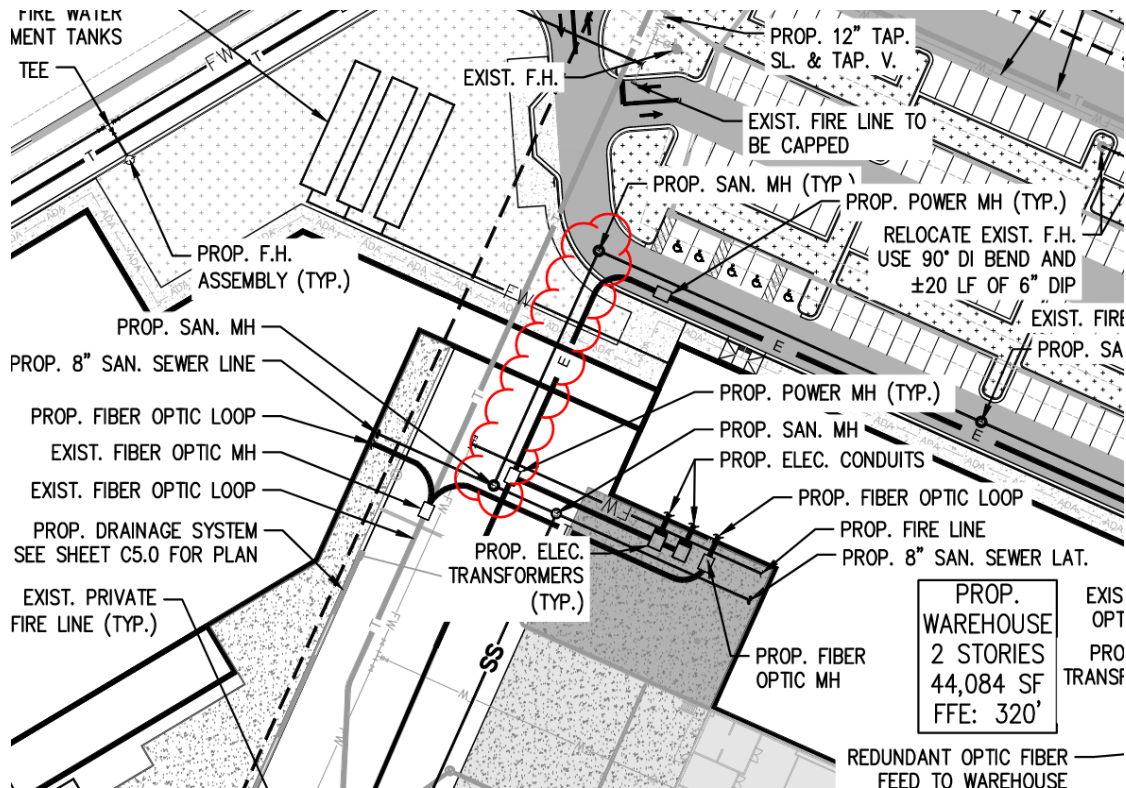
- (2) Fire department may require hydrant(s) within parking lot on west side of project, which would require water main looped through portions of parking lot.



- b. Show sprinkler vaults, Riser Room, Knox Box (Section 6.07).
- c. Fire department connection (FDC) shown within proper spacing from fire hydrant. (Section 6.07). There does not appear to be an FDC for the Manufacturing Building or CUB.
- d. A backflow device is needed for all fire lines – it must be an RPZ type backflow. Please verify this is satisfied with the existing BFP in the existing Pump House.
- e. What is the "type of construction" for each of these buildings? Please provide a written response and refer to E-1 in the ED&CS Section 6.02.E.
- ii. Are there proposed irrigation systems? If so, please show including meters and backflow preventers (Section 6.10).
- iii. Show and label easement widths for all waterlines. New easement shown below but dimensions not labeled.



- c. 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.***
3. **Sanitary Sewer System (Section 7.00)**
 - d. **Upstream Sewer**
 - i. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. [If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development. ***This will become a condition of approval.***
 - e. **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. Sewer main material not labeled. Please show on CCD submittal.
 - b. Future maintenance should be considered for sewer main proposed under walkway between Warehouse and Manufacturing Building. Final feasibility will be determined during Construction Drawing review.



f. **Downstream Sewer (ED&CS Section 7.01)**

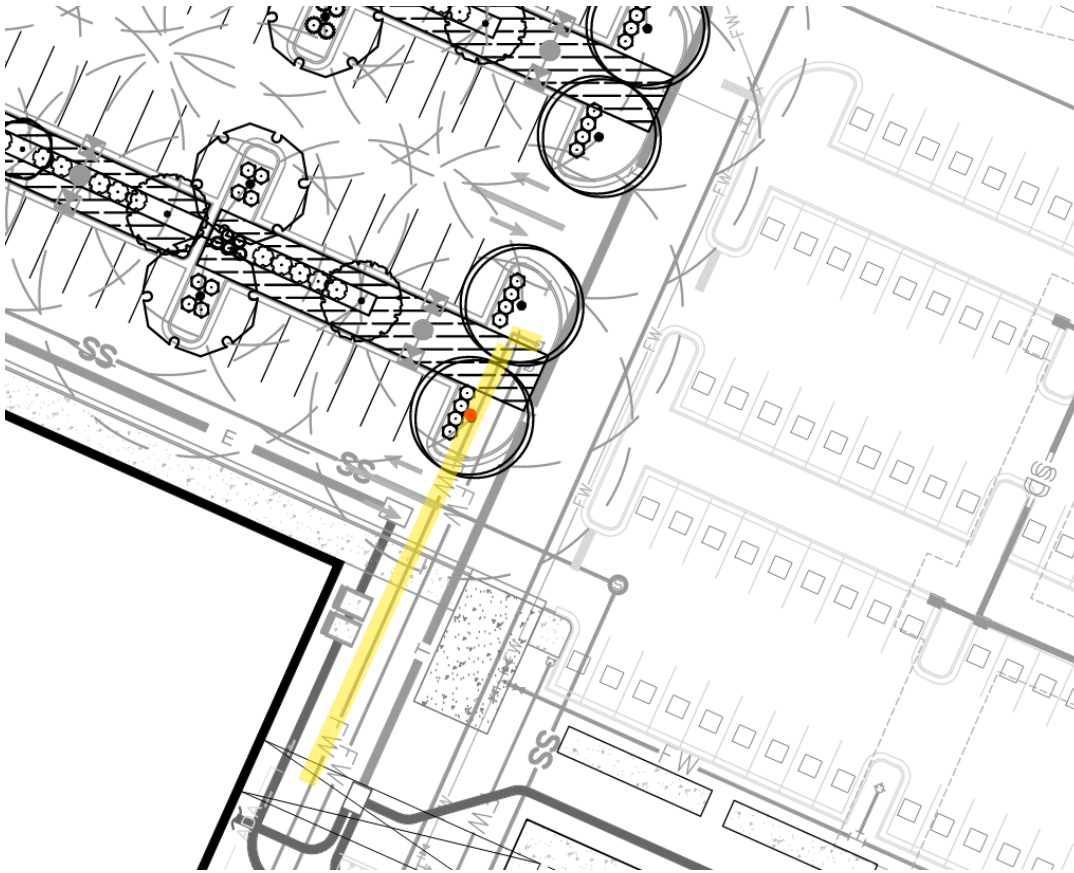
- i. Sanitary Sewer Study – A sewer verification memo is required with this development plan and should be submitted with the first Construction Drawing application as a separate Special Study application in CityView.
 - a. Once submitted, the report will be reviewed by the Town and third-party review consultant. Review comments will be issued under a separate cover. Please address all review comments in writing and re-submit the comment responses and revised Sewer Study and associated model files so that it continues to track along with the Development Plan/Construction Drawings for approval. This report must be provided with the first Construction Drawing submittal. This report must be finalized prior to Construction Drawing approval.
- g. Grease Trap – please use the Town's grease trap detail showing the sampling vault.

4. Reclaimed Water System (Section 11)

- a. It does not appear an extension of reclaimed water main is proposed with this plan. Please verify this is correct.

LANDSCAPE PLAN

1. Thank you for providing a separate landscaping plan showing proposed landscaping. This same sheet (after approval) will need to be submitted along with construction drawings.
2. Verify that all easements (utility, drainage, etc.) are shown on the Landscape Plan and that proposed landscaping does not conflict with these areas.
 - a. There is a conflict with a tree and the FW line from the FDC



ADDITIONAL CONDITIONS OF APPROVAL:

1. 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. This must be finalized prior to this project receiving Construction Drawing Approval.
2. 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.
3. A new traffic signal is warranted at the intersection of Friendship Road and New Hill Holleman Road. This development is responsible for traffic signal design and installation, including mast arm pole construction and fiber connection/extension, in accordance with Town standards.
4. 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 Construction Drawing submittal for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
5. All Special Studies must be finalized prior to Construction Drawing approval.
6. 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. This will become a condition of approval.

7. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
8. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
9. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
10. 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.
11. 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.
12. 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.
13. 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 Special Studies:**
 - a. The special studies listed below are required to be finalized prior to Construction Drawing approval. Please refer to the [Approved Development Review Schedules](#) on the Town's website.
 - i. Transportation Verification Memo
 - ii. Sewer Verification Memo
 - iii. Hydraulic Water Model and Analysis/Fire Flow Analysis (FFA)
 - iv. See Utilities & Infrastructure section for details on required Stormwater/Environmental studies
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).

Water Resources Comments and Conditions

1. Label the proposed grease trap on the Utility Plan. Use Town of Holly Springs standard detail HS725 for grease trap showing sampling vault.
2. Industrial Waste Survey (IWS) Long Form must be completed.

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: [Jordan Brewer, PE](#)

Company: [Kimley-Horn and Associates, Inc.](#)

Mailing Address: [300 S Main Street, Suite 212](#)

City, State, Zip: [Holly Springs, NC, 27540](#)

Telephone: [\(919\) 653-6654](#)

E-Mail: jordan.brewer@kimley-horn.com

Design Professional

Name: [Jordan Brewer, PE](#)

Company: [Kimley-Horn and Associates, Inc.](#)

Mailing Address: [300 S Main Street, Suite 212](#)

City, State, Zip: [Holly Springs, NC, 27540](#)

Telephone: [\(919\) 653-6654](#)

E-Mail: jordan.brewer@kimley-horn.com

Developer

Name: [Parag Sane](#)

Company: [Amgen, Inc.](#)

Mailing Address: [1 Amgen Center Dr](#)

City, State, Zip: [Thousand Oaks, CA, 91320](#)

Telephone: [\(805\) 447-1000](#)

E-Mail: psane@amgen.com

Architect

Name: [Tapati Bose](#)

Company: [CRB ARCHITECTS - ENGINEERS, INC.](#)

Mailing Address: [110 Washington street, Suite 600](#)

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

Telephone: [\(610\) 717-8049](#)

E-Mail: TAPATI.BOSE@CRBGROUP.COM

Landscape Architect

Name: [Matt Gross, RLA](#)

Company: [Kimley-Horn and Associates, Inc.](#)

Mailing Address: [421 Fayetteville Street, Suite 600](#)

City, State, Zip: [Raleigh, NC, 27601](#)

Telephone: [\(919\) 677-2000](#)

E-Mail: matt.gross@kimley-horn.com

Financially Responsible Party (REQUIRED)

Name: [Paul Lewus](#)

Company: [Amgen, Inc.](#)

Mailing Address: [4130 Friendship Road](#)

City, State, Zip: [Holly Springs, NC 27539](#)

Telephone: [\(720\) 491-9534](#)

E-Mail: plewus@amgen.com

Property Owner (REQUIRED)

Name: [Paul Lewus](#)

Company: [Amgen, Inc.](#)

Mailing Address: [4130 Friendship Road](#)

City, State, Zip: [Holly Springs, NC 27539](#)

Telephone: [\(720\) 491-9534](#)

E-Mail: plewus@amgen.com

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 land uses and development the proposed expansion has been designed to ensure that they will not have significant adverse impacts on adjacent properties. The project aligns with the character of the Zoning District and adheres to the land uses authorized within it. By maintaining consistency with the existing zoning regulations, the proposed development supports the intended vision for the area while preserving the integrity and character of neighboring properties. This approach ensures integration of the project into the surrounding environment.

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 meets or exceeds environmental requirements of NCDEQ and the Town of Holly Springs with great emphasis on the buffer areas near the adjacent streams. It also provides multiple amenity and open spaces for the employees that will be on-site. The site is not within a Town Park Search Area.

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 layout of streets, lots, utilities, water metering, and public improvements has been thoughtfully designed to align with the topography of the land. This ensures that the development can be efficiently served by the Town's public services, minimizing costs and maximizing functionality. Additionally, the design is conducive to the future development of adjacent properties, supporting both current and future growth in a sustainable and accessible manner. The integration of these elements enhances the overall feasibility and long-term viability of the area, benefiting both the Town and its residents.

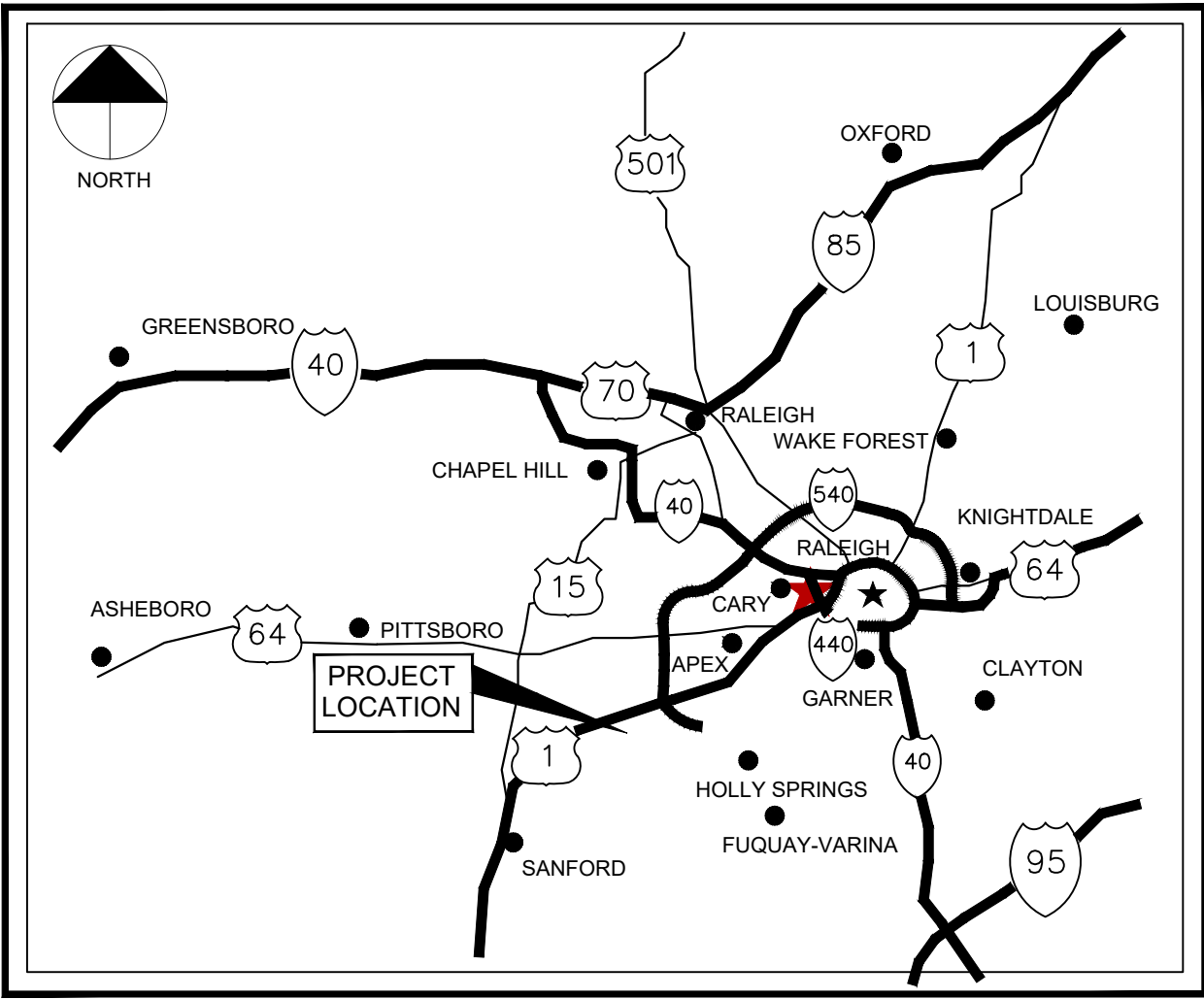
4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

The proposed buildings and site design builds upon existing site entry sequences. The site design improves circulation by providing a loop road, walking paths, and a gracious personnel courtyard between buildings. Truck docks and central utilities are inherently concealed by their location interior to the surrounding ring of buildings. The buildings are networked by enclosed pedestrian connectors to shelter occupants from inclement weather. Building elevations promote views to nature and access to natural light. Building materials are founded in the building material palette of the recently constructed buildings on site.

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

Proposed site development will stimulate economic growth by providing employment in operations, management, and technology fields. This fits with the Comprehensive Plan's emphasis on diversifying the town's economy. Development would ensure that the infrastructure for transport is well-developed and that the facilities have direct access and optimize logistics without burdening surrounding areas with truck access.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION
NTS

DEVELOPMENT PLAN CONDITIONS

- THE TOWN COUNCIL APPROVED DEVELOPMENT PLAN 21-0P-08 FOR AMGEN PROJECT FLEX BATCH, DATE REVISED 10-06-2021, PROJECT NUMBER 19199 WITH CONDITIONS AS FOLLOWS:
- CONDITIONS OF APPROVAL:
- ALL PREVIOUS CONDITIONS OF APPROVAL FOR 21-MAS-04 FRIENDSHIP INNOVATION PARK MASTER PLAN 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
 - THE FOLLOWING MUST BE SUBMITTED WITH THE FIRST CONSTRUCTION DRAWING SUBMITTAL:
 - ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM #16003.
 - PRIOR TO CONSTRUCTION DRAWING APPROVAL, THE FOLLOWING ITEMS MUST BE ADDRESSED:
 - PAYMENT OF THE STORMWATER FEE-IN-LIEU.
 - APPROVAL OF STORMWATER MANAGEMENT PLAN.
 - ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED FOR THE ENTIRE PROJECT.
 - 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 BMP IS REQUIRED AT THE END OF THE PERFORMANCE MONITORING PERIOD FOR THE PROJECT.
 - PRIOR TO THE SUBMITTAL OF ANY UDO PERMIT FOR SIGN INSTALLATION FOR PERMANENT SIGNAGE, A MASTER SIGN PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL.
 - PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS, THE PETITIONER SHALL PROVIDE 100 FOOT LANDSCAPE INCREMENT CALCULATIONS SHOWING HOW THE FUV IS SATISFIED AND A PLAN SHOWING WHERE THE SAMPLE SURVEYS WERE TAKEN.
 - PRIOR TO THE APPROVAL OF CONSTRUCTION DRAWINGS, THE PETITIONER SHALL AMEND THE FRIENDSHIP DEVELOPMENT MASTER PLAN TO INCLUDE THESE ALTERNATIVE LIGHT FIXTURES OR PROPOSE BLACK, SHOEBOX STYLE LIGHTING PER THE APPROVED MASTER PLAN DETAIL.
 - THIS PROJECT IS REQUIRED TO MEET THE TOWN OF HOLLY SPRINGS NPDES PH. 2 POST CONSTRUCTION ORDINANCE.
 - IF BUILD OUT EXCEEDS THE ANTICIPATED TIME FRAME IN THE APPROVED TIA, AN UPDATE OF THE TIA 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.
 - 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.
 - THIS PROJECT IS DEPENDENT OF THE TOWN'S OFF SITE UTILITY EXTENSION PROJECT. TYPICALLY, WATER, SEWER AND RECLAIMED WATER FACILITIES NEEDED TO SERVE THIS PROJECT MUST BE COMPLETED PRIOR TO CONSTRUCTION DRAWING APPROVAL UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITIES & INFRASTRUCTURE. CONTINUE TO COORDINATE WITH THE TOWN IN THE SCHEDULE OF BOTH PROJECTS TO ENSURE MILESTONES CAN BE MET.
 - THE FRIENDSHIP MASTER PLAN FIRE FLOW ANALYSIS REPORT AND HYDRAULIC MODEL ASSOCIATED WITH THIS DEVELOPMENT MUST BE COMPLETED PRIOR TO THE FIRST CONSTRUCTION DRAWING SUBMITTAL, UNLESS OTHERWISE APPROVED BY TOWN MANAGEMENT.
 - FENCING TYPE/MATERIALS SHALL MEET THE UNIFORM DEVELOPMENT STANDARDS IN PLACE AT THE TIME OF FENCE INSTALLATION.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN

REFERENCE PLANS: MASTER PLAN 21-MAS-04 AND DEVELOPMENT PLAN PLDP20210509/21-0P-08

APPLICANT/DEVELOPER:
AMGEN INC.
1 AMGEN CENTER DR,
THOUSAND OAKS, CA 91320
PHONE: (805) 447-1000
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PSANE@AMGEN.COM

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PHONE: (919) 677-2000
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MATT.GROSS@KIMLEY-HORN.COM

OWNER:
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PSANE@AMGEN.COM

CIVIL ENGINEER:
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PHONE: (919) 653-6654
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ARCHITECT:
CRB ARCHITECTS - ENGINEERS, INC.
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CONSHOHOCKEN, PA 19428
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ATTN: TAPATI BOSE
TAPATI.BOSE@CRBGROUP.COM

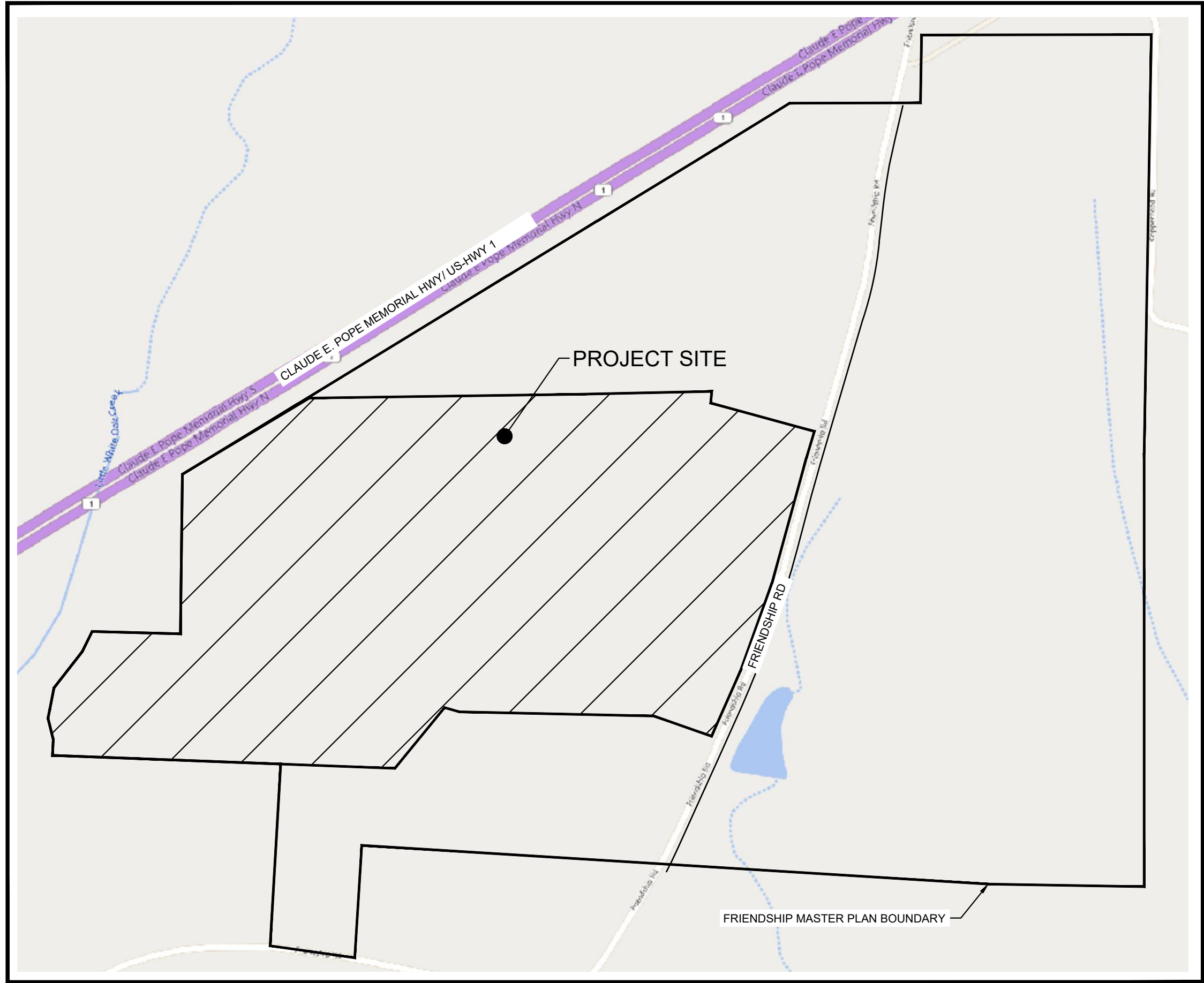
SURVEYOR:
SURVEYING AND MAPPING, LLC
2641-116 SUMNER BLVD.
RALEIGH, NC 27616
PHONE: (919) 752-8319
ATTN: JOSHUA LEONARD, PLS
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GEOTECH:
S&ME
3201 SPRING FOREST ROAD
RALEIGH, NC 27616
PHONE: (919) 872-2660
ATTN: KEVIN A. NADEAU, P.E.
KNADEAU@SMEINC.COM

DEVELOPMENT PLAN SUBMITTAL FOR

AMGEN PROJECT BENGAL

4130 FRIENDSHIP ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27539
MASTER PLAN: 21-MAS-04



VICINITY MAP
1"=500'

CONTACTS

REFERENCE PLANS: MASTER PLAN 21-MAS-04 AND DEVELOPMENT PLAN PLDP20210509/21-0P-08

UTILITY DEMANDS			
		PHASE 1 (FLEXBATCH)	PHASE 1 & PHASE 2 (BENGAL)
WATER DEMAND			
TOTAL AVG	GAL/DAY	100,000	180,000 - 250,000
PEAK HOURLY	GAL/HOUR	10,000	20,000
SANITARY DEMAND			
TOTAL AVG	GAL/DAY	100,000	140,000 - 200,000
PEAK HOURLY	GAL/HOUR	8,000	20,000
RECLAIM WATER			
TOTAL AVG	GAL/DAY	50,000	100,000

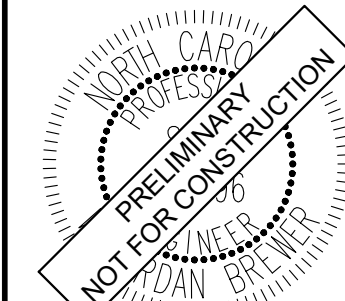
NOTES:

- TABLE PROVIDES DEMANDS FOR PHASE 1, PREVIOUSLY PERMITTED. PLUS PHASE 2, PROJECT BENGAL. DAILY AVERAGE DEMANDS FOR THE FULL CAMPUS ARE ILLUSTRATED AS RANGES BASED ON PRELIMINARY MODELS OF WATER DEMAND AND SANITARY DISCHARGE ESTIMATES DETERMINED FROM AMGEN FACILITIES OF SIMILAR SIZE AND USAGE.
- THE WATER DEMAND NUMBERS ARE NOT ANTICIPATED TO REACH THE UPPER END OF THE RANGE UNTIL PROJECT COMPLETION. THE OFFSITE WATER LOOP COMPLETION IN FRIENDSHIP ROAD IS ANTICIPATED FOR 2026 AND BENGAL COMPLETION AND OPERATIONAL START IS ANTICIPATED FOR 2029.
- THE PEAK HOURLY WATER DEMAND NUMBERS ARE FOR NORMAL OPERATION. THESE NUMBERS DO NOT CONSIDER A FIRE FLOW SCENARIO. REFER TO FIRE FLOW ANALYSIS REPORT PROVIDED UNDER SEPARATE COVER FOR THOSE SCENARIOS.
- THE SANITARY DEMAND NUMBERS ILLUSTRATE THE FULL SANITARY LOAD ESTIMATED FOR THE SITE. HOWEVER, THE ON-SITE WASTEWATER TREATMENT PLANT WILL BE EXPANDED AND CAPACITY PROVIDED TO CONTROL THE FLOWS OFF-SITE TO EVNSURE 150,000 GAL/DAY TOTAL AVERAGE LIMIT IS NOT EXCEEDED. IT IS UNDERSTOOD THAT THE SITE DEMANDS WILL NOT EXCEED EDA NUMBERS UNTIL COMPLETION OF OFF-SITE WATER LOOP AT WHICH TIME NEW THRESHOLDS MAY BE NEGOTIATED BETWEEN OWNER AND TOHS TO MEET CAMPUS PRODUCTION DEMANDS AT THAT TIME.

Sheet List Table	
Sheet Number	Sheet Title
00-C-33600-101	CIVIL COVER SHEET
00-C-33600-102	CIVIL SYMBOLS & ABBREVIATIONS
00-C-33600-103	CIVIL PROJECT NOTES
00-C-33601-100	EXISTING SITE SURVEY (TOPO & BOUNDARY)
00-C-33601-101	EXISTING SITE (MASTER PLAN)
00-C-33602-101	OVERALL SITE LAYOUT PLAN
00-C-33602-102	SITE LAYOUT PLAN
00-C-33602-103	SITE LAYOUT PLAN
00-C-33602-004	SITE LAYOUT PLAN
00-C-33602-105	SITE LAYOUT PLAN
00-C-33602-106	SITE ACCESS TRACT 1A
00-C-33603-101	SITE UTILITY PLAN
00-C-33606-101	SITE GRADING AND DRAINAGE PLAN
00-C-33657-101	SITE DETAILS SHEET 1
00-C-33657-102	SITE DETAILS SHEET 2
00-C-33657-103	SITE DETAILS SHEET 3
00-C-33657-105	SITE STORM DRAINAGE DETAILS
00-C-33657-110	SITE STORMWATER CONTROL DETAILS
00-C-33657-113	UTILITY DETAILS

SITE DATA TABLE	
PROJECT NAME	PROJECT BENGAL
OWNER / APPLICANT	AMGEN INC
JURISDICTION	TOWN OF HOLLY SPRINGS
COUNTY	WAKE
PIN(S)	0720702658
CURRENT ZONING	BRT (BUSINESS, RESEARCH & TECHNOLOGY)
WATERSHED	HARRIS LAKE
RIVER BASIN	CAPE FEAR RIVER BASIN
FLOOD HAZARD AREA	THIS SITE IS LOCATED WITHIN A MINIMAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP 3720072000J DATED 05/02/2006.
OVERLAY DISTRICTS	GATEWAY CORRIDOR
PARCEL AREA	108.94 ACRES
DISTURBED AREA	9.10 AC (396,458 SF)
CURRENT LAND USE	INDUSTRIAL
PROPOSED LAND USE AND BUILDING USES	INDUSTRIAL
EXISTING IMPERVIOUS SURFACE AREA	18.78 AC
PROPOSED IMPERVIOUS SURFACE AREA	28.86 AC
REQUIRED OPEN SPACE	3% OF TOTAL SITE ACREAGE = 3.27 AC
PROVIDED OPEN SPACE	9.41 AC
REQUIRED RECREATIONAL OPEN SPACE	N/A
PROVIDED RECREATIONAL OPEN SPACE	N/A
FLOOR AREA	PHASE 1: 290,130 SF PHASE 1 WAREHOUSE: 44,084 SF PHASE 2: 230,222 SF TOTAL: 524,456 SF
MAXIMUM BUILDING HEIGHT ALLOWED	100'-0"
PROPOSED BUILDING HEIGHT AND # OF STORIES	MANUFACTURING SUPPORT BUILDING: HEIGHT: 3 STORIES APPROX. 48'-0" MANUFACTURING AND WAREHOUSE BUILDING: HEIGHT: 3 AND 2 STORIES APPROX. 79'-0" AND 35'-0"
SETBACKS AND BUFFERS	FREEWAY - NC540 / US-1: 100' THOROUGHFARE: 50' MINIMUM SIDE YARD: 10' MINIMUM REAR YARD: 10' MINIMUM YARD: 50'
EXISTING PARKING	PHASE 1: 457 SPACES TOTAL: 457 SPACES (INCLUDING 5 CARSHARE SPACES, 10 ADA SPACES, AND 2 VAN ACCESSIBLE)
REQUIRED PARKING	PHASE 2: MANUFACTURING: 1 SPACE / 3,000 SF X 143,224 SF = 48 SPACES OFFICE: 2 SPACES / 1,000 SF X 44,383 SF = 89 SPACES WAREHOUSE: 1 SPACE / 3,000 SF X 44,084 SF = 15 SPACES TOTAL REQUIRED: 151 SPACES
PROVIDED PARKING	TOTAL: 998 SPACES (INCLUDING 5 CARSHARE SPACES, 20 ADA SPACES, AND 2 VAN ACCESSIBLE)
REQUIRED ELECTRIC VEHICLE (EV) PARKING SPACES	8% OF ALL SPACES SHALL HAVE EVSE & ADDITIONAL 15% SHALL BE EVSE-READY 160 REQUIRED SPACES X 8% = 8 ESVE 160 REQUIRED SPACES X 15% = 24 ESVE-READY TOTAL REQUIRED: 32 SPACES
PROVIDED ELECTRIC VEHICLE (EV) PARKING SPACES	65 SPACES
REQUIRED BICYCLE PARKING	5 SPACES MINIMUM
PROVIDED BICYCLE PARKING	12 SPACES
PROPOSED PEAK SANITARY SEWER FLOW (PH 2)	197,000 GPD
TREE COVERAGE DATA	TREE PRESERVATION REQUIRED: 0% TOTAL TREE COVERAGE: N/A
FRIENDSHIP INNOVATION PARK	POD D

Kimley»Horn



KHA PROJECT
011175074
DATE
12/06/2024
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY WJR
CHECKED BY JP

CIVIL COVER SHEET

PROJECT BENGAL
PREPARED FOR
AMGEN

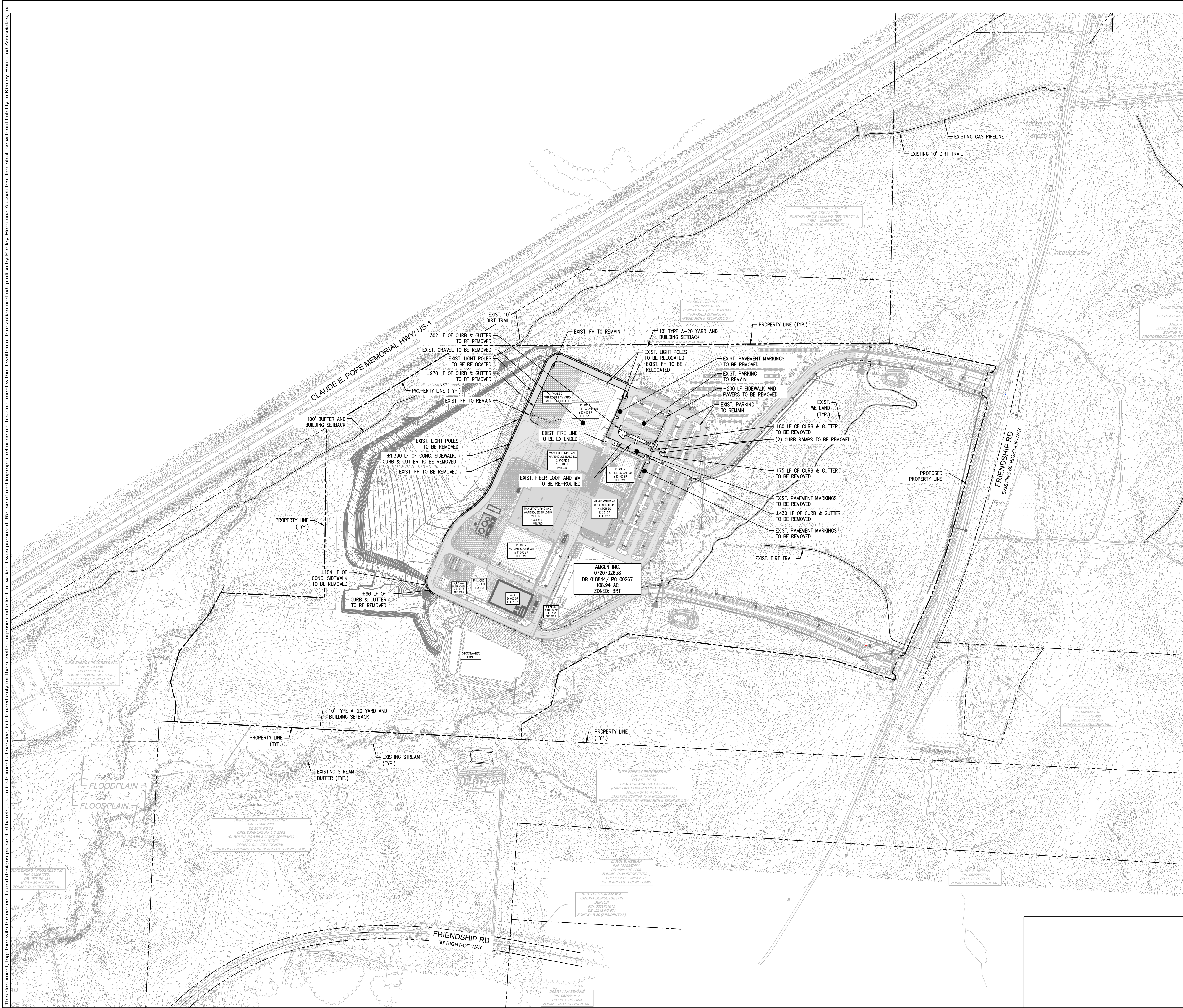
NORTH CAROLINA
HOLLY SPRINGS

SHEET NUMBER
00-C-33600-101

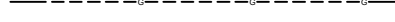
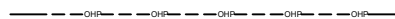
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SURVEY LEGEND

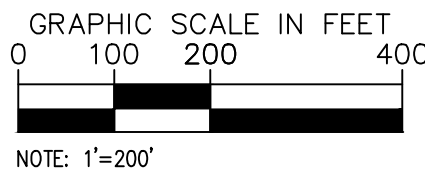
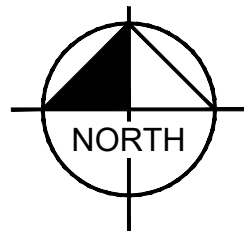
- | | |
|---|------------------------|
|  | PROPERTY LINE |
|  | TREE LINE |
|  | STREAM |
|  | WATER LINE |
|  | RECLAIM WATER |
|  | ELECTRIC LINE |
|  | FIBER OPTIC CABLE |
|  | GAS LINE |
|  | OVERHEAD POWER |
|  | ACCESS EASEMENT |
|  | SANITARY SEWER |
|  | FORCE MAIN |
|  | SANITARY SEWER MANHOLE |
|  | LIFT STATION |
|  | CATCH INLET |
|  | SHRUB |
|  | WETLAND |

DEMOLITION LEGEND

-

DEMOLITION NOTES

1. THE ITEMS IDENTIFIED FOR DEMOLITION ARE INTENDED TO AID THE CONTRACTOR. THE ITEMS IDENTIFIED MAY NOT INCLUDE ALL ASPECTS OF DEMOLITION REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY DEMOLITION TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
2. VEGETATION SHALL NOT BE CLEARED UNTIL EROSION CONTROL MEASURES ARE INSTALLED AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY THE TOWN OF HOLLY SPRINGS EROSION CONTROL INSPECTOR.
3. CLEAR VEGETATION TO LIMITS SHOWN ON PLAN.
4. THE LOCATIONS OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW GROUND UTILITIES ARE IDENTIFIED ON THE PLANS AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND DEPTHS/ELEVATIONS OF SUCH PRIOR TO BEGINNING CONSTRUCTION.
5. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
6. NO SOIL DISTURBANCE, SOIL COMPACTION, CONSTRUCTION MATERIALS, OR CONSTRUCTION TRAFFIC ALLOWED BEYOND THE TREE PROTECTION BARRICADES OR WITHIN TREE PROTECTION ZONE.
7. TREE PROTECTION BARRICADES MUST BE INSTALLED PRIOR TO ANY GRADING, DEMOLITION OR CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL PROJECT IS COMPLETED.



REFERENCE PLANS:
MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN

SURVEY NOTE:
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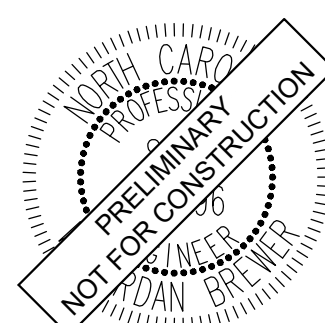


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3300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540



KHA PROJECT 011175074	DATE 12/06/2024	SCALE	AS SHOWN	DESIGNED BY	JP	DRAWN BY	WR	CHECKED BY	JP
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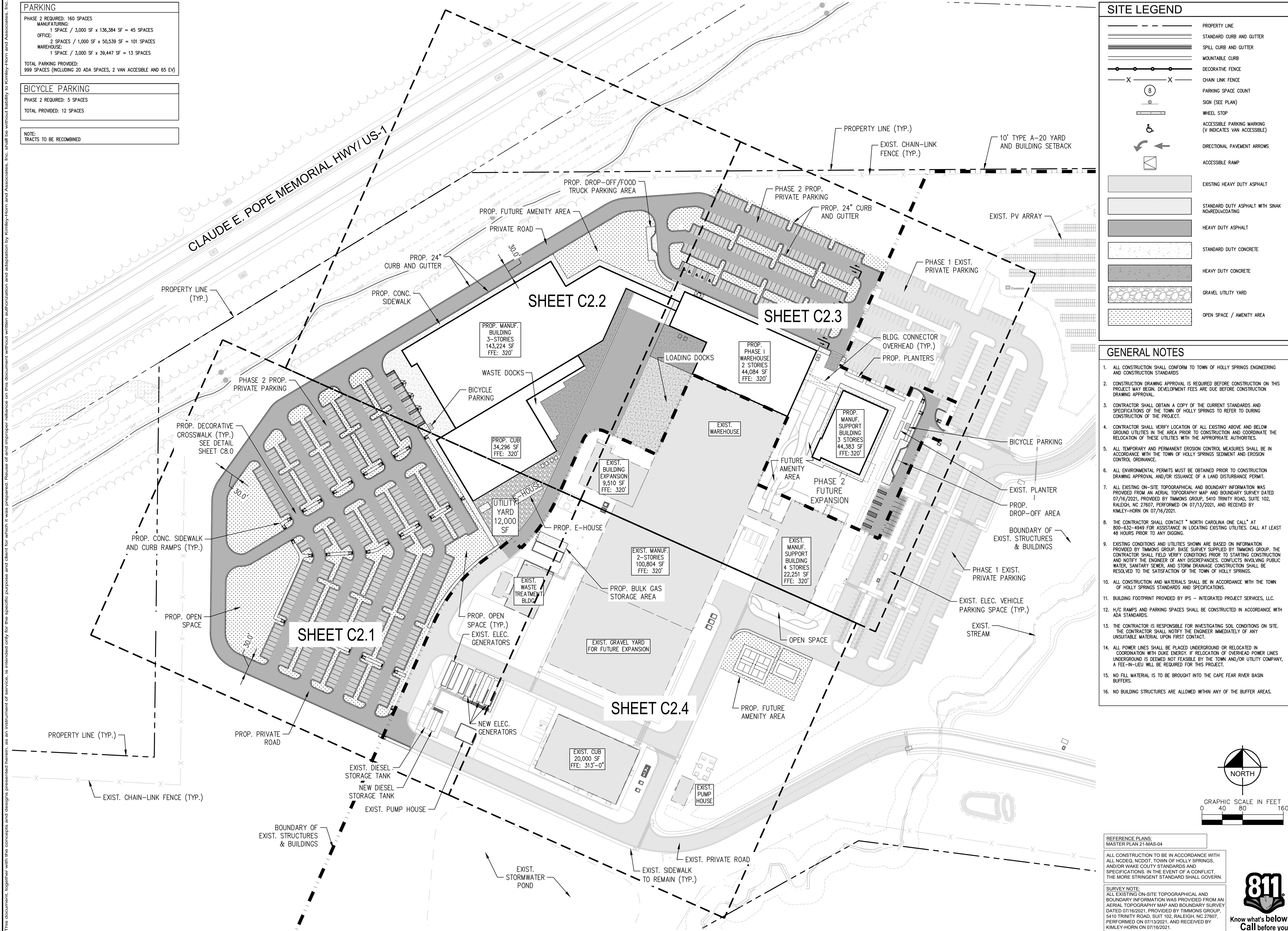
EXISTING SITE
(MASTER PLAN)

PROJECT BENGAL
PREPARED FOR
AMGEN

SHEET NUMBER
00-C-33601-101

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PARKING
PHASE 2 REQUIRED: 160 SPACES
MANUFACTURING:
1 SPACE / 3,000 SF x 136,384 SF = 45 SPACES
OFFICE:
2 SPACES / 1,000 SF x 50,539 SF = 101 SPACES
WAREHOUSE:
1 SPACE / 3,000 SF x 39,447 SF = 13 SPACES
TOTAL PARKING PROVIDED:
999 SPACES (INCLUDING 20 ADA SPACES, 2 VAN ACCESSIBLE AND 65 EV)
BICYCLE PARKING
PHASE 2 REQUIRED: 5 SPACES
TOTAL PROVIDED: 12 SPACES
NOTE:
TRACTS TO BE RECOMBINED



SITE LEGEND	
	PROPERTY LINE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	MOUNTABLE CURB
	DECORATIVE FENCE
	CHAIN LINK FENCE
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	EXISTING HEAVY DUTY ASPHALT
	STANDARD DUTY ASPHALT WITH SINK AND REDUC COATING
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL UTILITY YARD
	OPEN SPACE / AMENITY AREA

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING AND CONSTRUCTION STANDARDS.
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 - CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO DURING CONSTRUCTION OF THE PROJECT.
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 - NO FILL MATERIAL IS TO BE BROUGHT INTO THE CAPE FEAR RIVER BASIN BUFFERS.
 - NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.

REFERENCE PLANS:
MASTER PLAN 21-MAS-04

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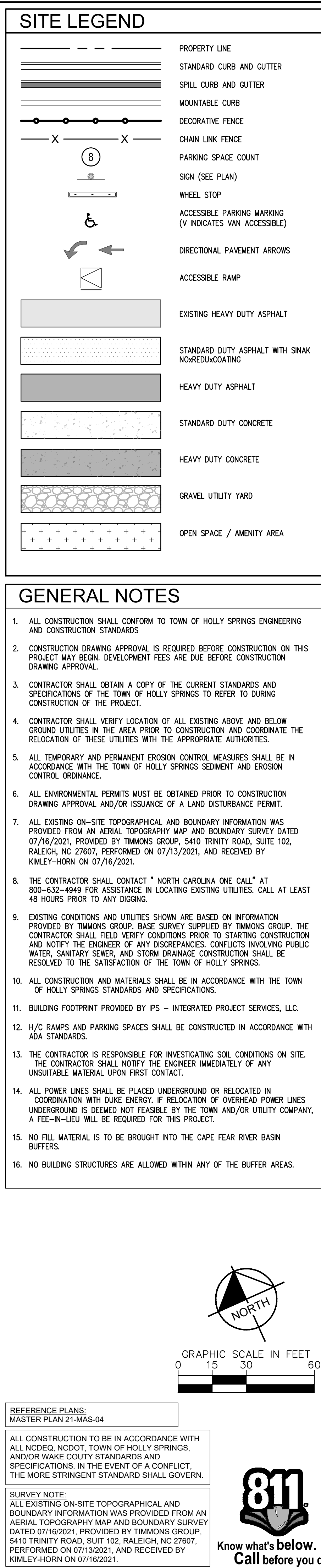
NORTH

0 40 80 160
GRAPHIC SCALE IN FEET

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KHA PROJECT 011175074		DATE 12/06/2024		SCALE AS SHOWN		DESIGNED BY JP		DRAWN BY WR		CHECKED BY JP	
OVERALL SITE LAYOUT PLAN											
PROJECT BENGAL PREPARED FOR AMGEN											
SHEET NUMBER 00-C-33602-101											
NORTH CAROLINA HOLLY SPRINGS											
BY DATE											
REVISIONS No.											

Kimley»Horn
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#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-877-2000 FAX: 919-877-2050
300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

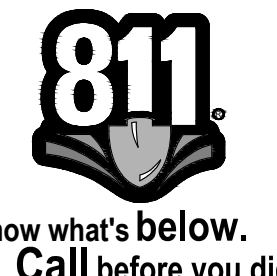
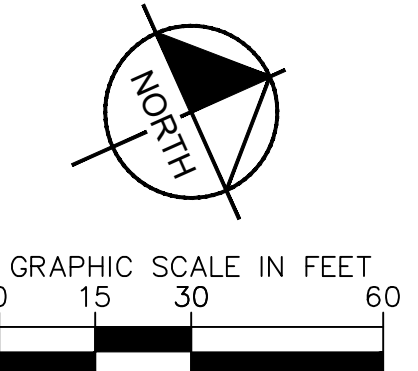
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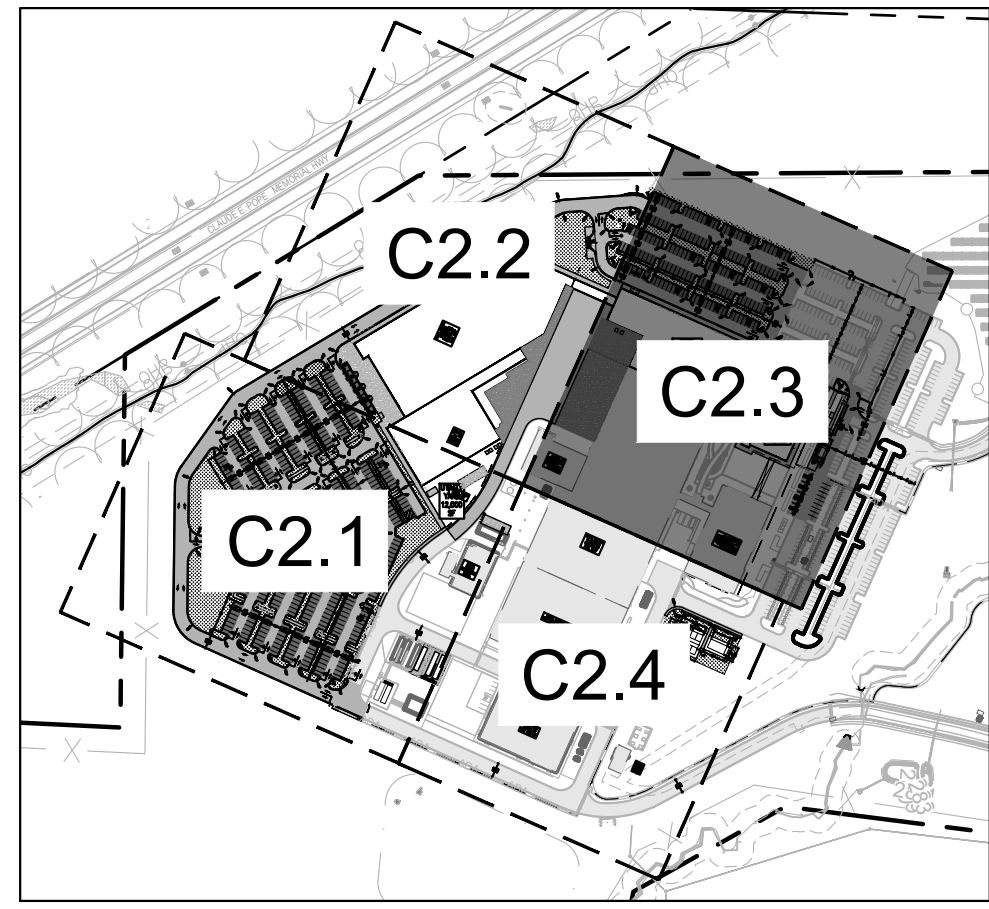
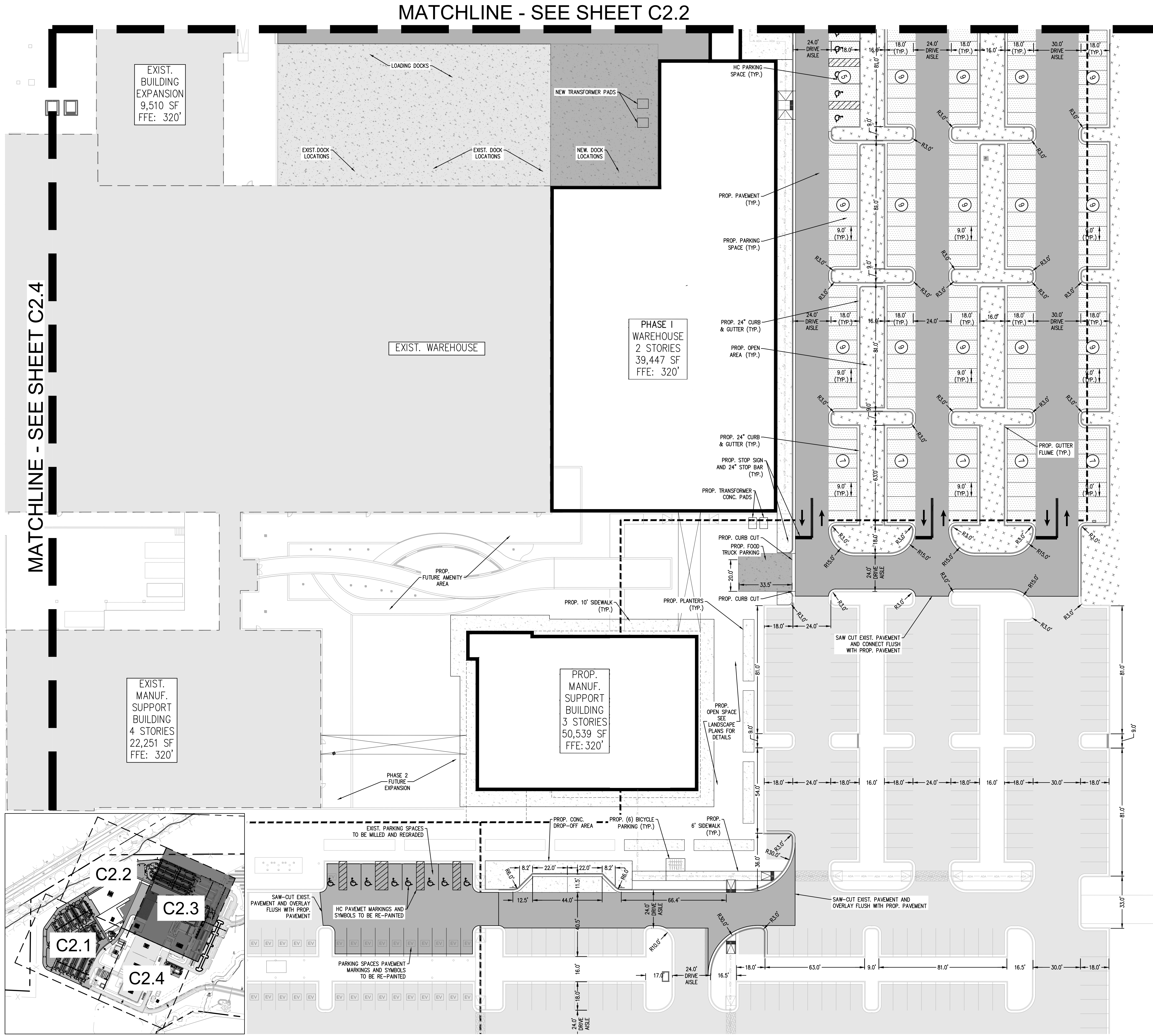
	PROPERTY LINE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	MOUNTABLE CURB
	DECORATIVE FENCE
	CHAIN LINK FENCE
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP

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[Symbol]	PROPERTY LINE
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[Symbol]	MOUNTABLE CURB
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SURVEY NOTE:
ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.

GRAPHIC SCALE IN FEET
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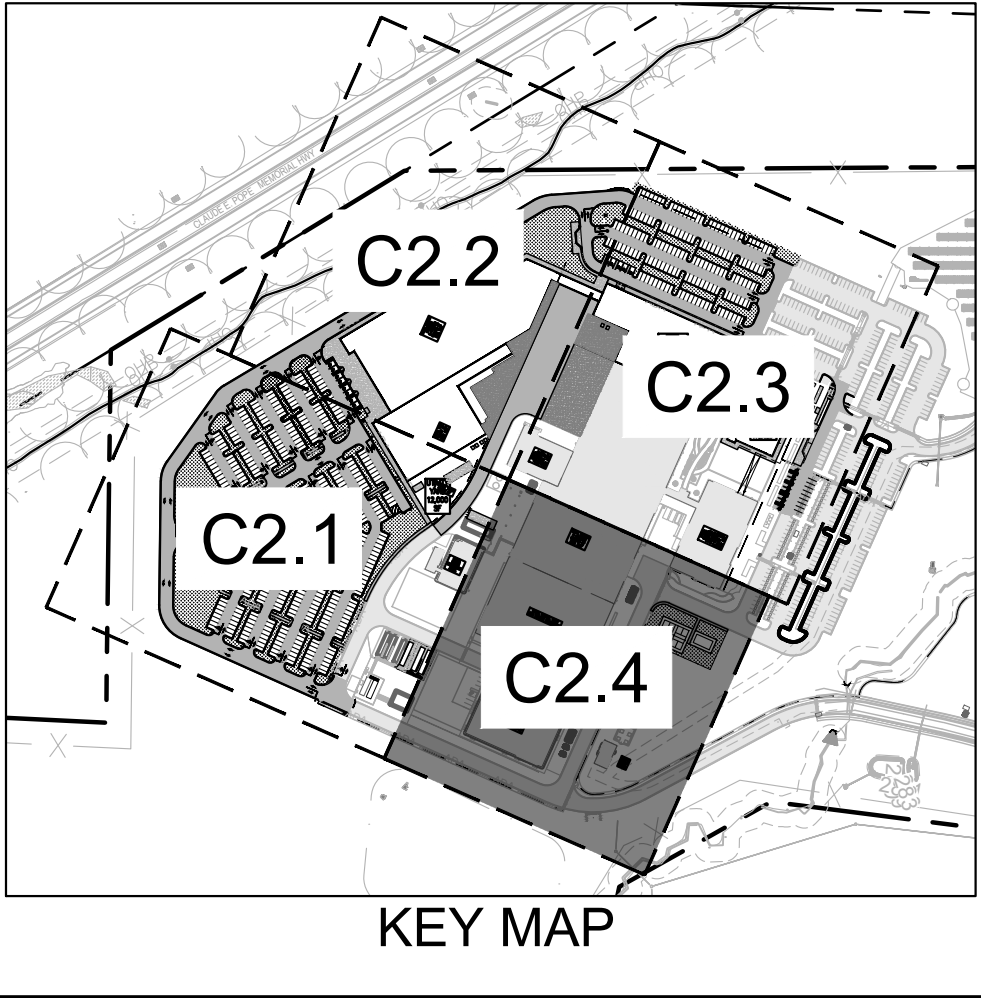
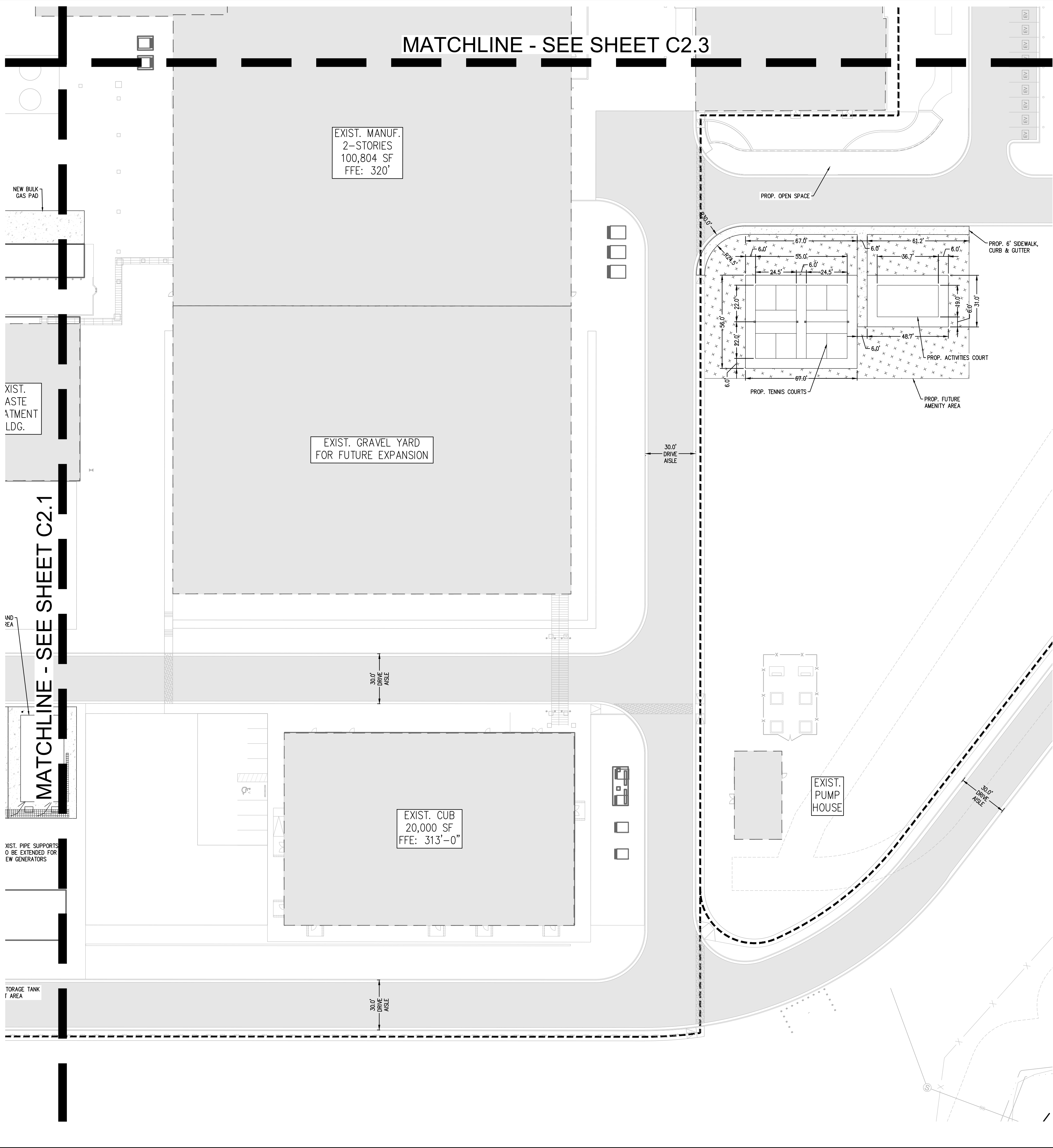
811
Know what's below.
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PROJECT BENGAL PREPARED FOR AMGEN		SHEET NUMBER 00-C-33602-004	
NORTH CAROLINA		HOLLY SPRINGS	
DATE 12/06/2024		BY [Signature]	
SCALE AS SHOWN		REVISIONS	
DESIGNED BY JIP		[Table with 2 columns: No., Description]	
DRAWN BY WR		[Table with 2 columns: No., Description]	
CHECKED BY JIP		[Table with 2 columns: No., Description]	

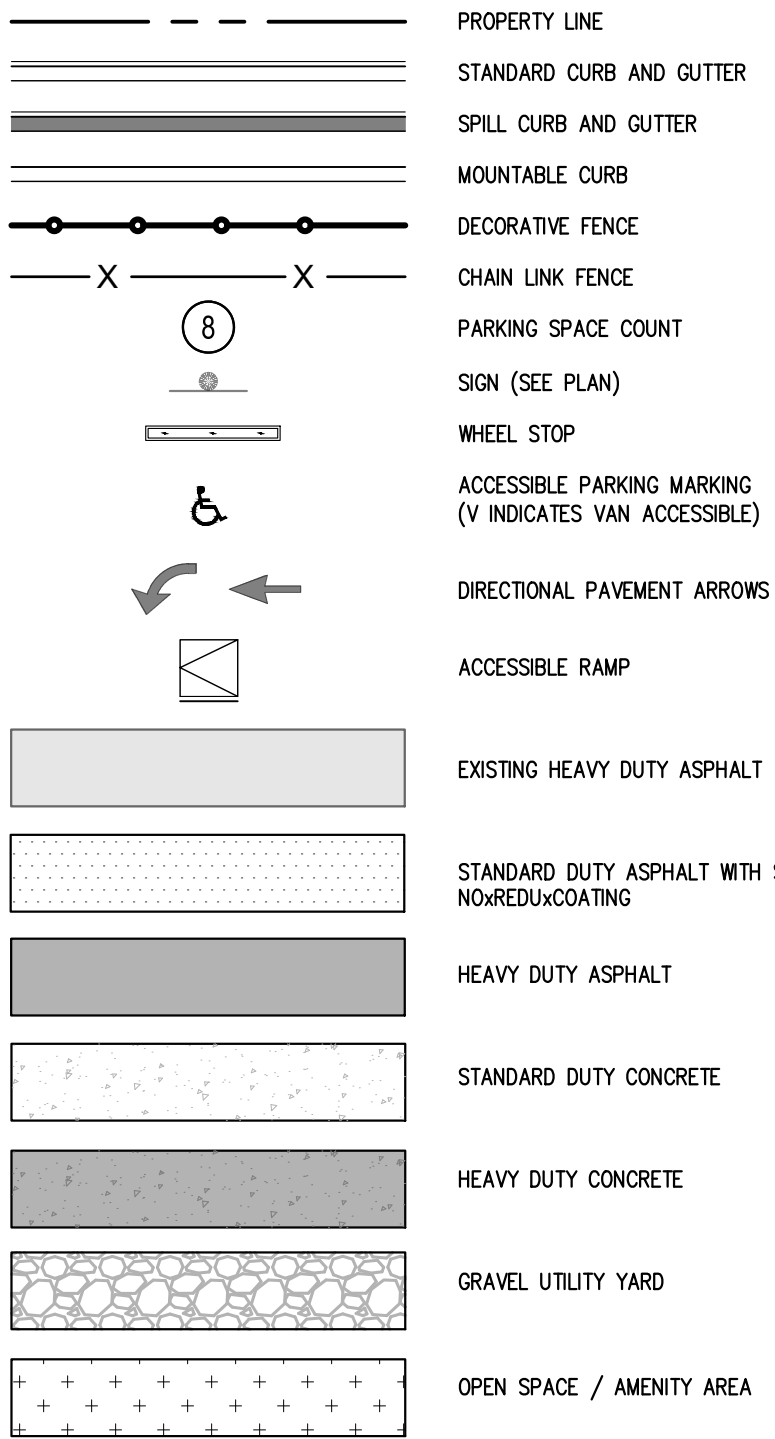
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

NOT FOR CONSTRUCTION
NORTH CAROLINA
PROJECT BENGAL
PREPARED FOR AMGEN

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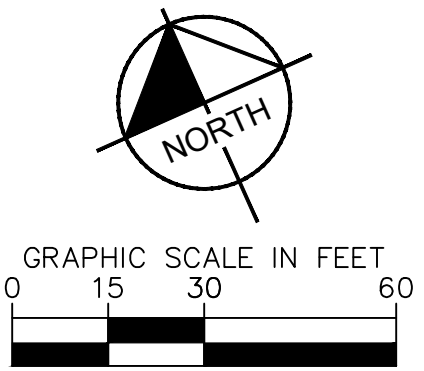


SITE LEGEND



GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING AND CONSTRUCTION STANDARDS
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO DURING CONSTRUCTION OF THE PROJECT.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE THE RELOCATION OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
5. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL ORDINANCE.
6. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT.
7. ALL EXISTING SITE-ON SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/14/2021, PROVIDED BY TIMMONS GROUP, 6410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.
8. THE CONTRACTOR SHALL CONTACT " NORTH CAROLINA ONE CALL " AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES, CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
9. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY TIMMONS GROUP. BASE SURVEY SUPPLIED BY TIMMONS GROUP. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
10. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
11. BUILDING FOOTPRINT PROVIDED BY IPS - INTEGRATED PROJECT SERVICES, LLC.
12. H/C RAMP AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
14. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEMAED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
15. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CAPE FEAR RIVER BASIN BUFFERS.
16. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.



REFERENCE PLANS:
MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
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PROJECT BENGAL PREPARED FOR AMGEN		NORTH CAROLINA	
HOLLY SPRINGS		NORTH CAROLINA	
SHEET NUMBER			
00-C-33602-105			
SITE LAYOUT PLAN			
KHA PROJECT 011175074		DATE 12/06/2024	
SCALE AS SHOWN		DESIGNED BY JP	
DRAWN BY WFR		CHECKED BY JP	
			
Kimley»»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212 HOLLY SPRINGS, NC 27540			
No.		REVISIONS	
DATE		BY	

CLAUDE E. POPE MEMORIAL HWY/US-1

PROPERTY LINE (TYP.)

SCOPE BREAK LINE

RIGHT-OF-WAY LINE

50' TYPE B-75 THOROUGHFARE YARD BUFFER

BRENDA W BLALOCK
TERESA W KOEPPEN
0720700500
DB 002173/ PG 00-E-
121.27 AC
ZONED: RT

FRIENDSHIP RD
110' PUBLIC RIGHT-OF-WAY BY
OTHERS, TRUSTWELL SCOPE

NCSR 1146
60' ROW

EXISTING STORMWATER POND

PROPERTY LINE (TYP.)

WB-50 TRUCK CROSS SECTION DETAIL

WB-50 - Intermediate Semi-Trailer

Overall Length	55.00ft
Overall Width	8.50ft
Overall Body Height	12.05ft
Min Body Ground Clearance	1.34ft
Max Truck Width	8.50ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

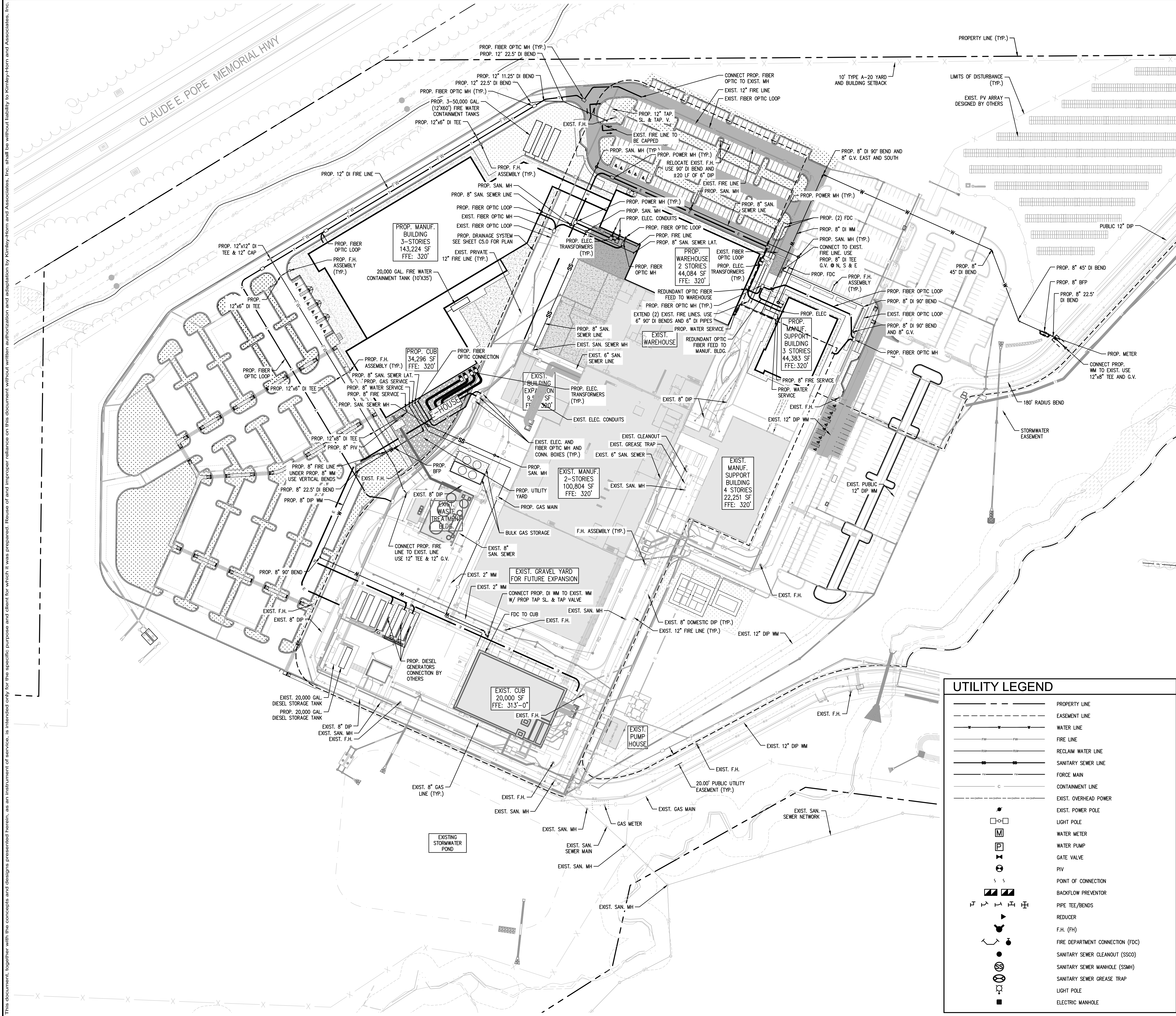
REFERENCE PLANS:
MASTER PLAN 21-MAS-04

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811
Know what's below.
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[illegible]



UTILITY NOTES

- 1 ALL POOLS AND FOUNTAIN DRAINS ARE TO BE DISCHARGED INTO THE STORM SEWER SYSTEM
2 AFTER DECHLORINATION AND LIMITED TO 50 GPM. FLOW REDUCTION MAY BE ACHIEVED
3 THROUGH CONTROL VALVES AND/OR PUMP PLACEMENTS TO BE DESIGNED.
4 ALL NEW WATER AND SANITARY SEWER LINES MUST BE UNDERGROUND.
5 SEWER CONNECTIONS ARE SHOWN 5' FROM THE BUILDING, REFER TO PLUMBING PLANS FOR
6 CONNECTION TO THE BUILDING.
7 SANITARY SEWER MAINS ARE TO BE PVC SDR-35 UNLESS OTHERWISE SPECIFIED.
8 ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE WITHIN 150' OF A F.H.
9 CONTRACTOR TO ENSURE GATE VALVES WILL NOT BE CONSTRUCTED WITHIN LIMITS OF CURB
10 AND GUTTER.
11 CONTRACTOR TO ENSURE EXIST. SERVICES CONTINUE TO ADJACENT DEVELOPMENTS WHILE
12 CONSTRUCTION IS ONGOING.
13 ALL SERVICE LINES WILL BE PROVIDED TO TRANSFORMER LOCATION AS PER THE SITE PLAN,
14 AND TO THE BUILDING PER THE ELECTRICAL PLANS, TO BE COORDINATED WITH THE POWER
15 SUPPLIER BY THE CONTRACTOR.
16 ALL SHALL BE CONFORMED TO MEET THE CITY OF HOLLY SPRINGS STANDARDS AND
17 SPECIFICATION AND SUPPLIED BY DUKE. REFERENCE LIGHTING PLAN FOR ADDITIONAL DETAILS.
18 CONTRACTOR TO COORDINATE LIGHTING BASE LOCATION TO ENSURE NO CONFLICTS WITH
19 OTHER UNDERGROUND UTILITIES.
20 TRUNK LINES MUST BE REMOVED. CONTRACTOR TO COORDINATE WITH EXIST.
21 PLANS AND SITE ELECTRICAL PLANS.
22 ALL CLEANOUT TOPS IN WALKWAYS WILL BE BRASS. ALL CLEANOUTS LOCATED IN VEHICULAR
23 TRAVEL AREAS MUST BE BRASS. ALL EXIST. MASTER PIPES, GRASS LOCATIONS OF CLEANOUTS
24 WILL BE PVC WITH CONCRETE COLLAR.
25 THIS PROJECT WILL HAVE SEWER CONNECTION THROUGH THE TOWN'S DESIGN-BUILD
26 PROGRAM. THE TOWN WILL BE PROVIDING THE SEWER MAINS TO THE 12" WATERLINE.
27 WATERLINE AND FIRE PROTECTION FOR THIS SITE WILL BE PROVIDED THROUGH CONNECTION TO
28 THE 12" WATERLINES PROPOSED BY OTHERS IN THE PRIVATE DRIVEWAYS. LINES IN PRIVATE
29 DRIVEWAYS TAP MAIN LINE IN FRIENDSHIP DRIVE.
30 FIRE FLOW FOR THE PROJECT IS 2,750 GPM.
31 OFFSITE WATER AND SEWER FACILITIES ARE NEEDED TO SERVE THE PROJECT AND MUST BE
32 COMPLETED AND ACCEPTED PRIOR TO CONSTRUCTION DRAWING APPROVAL UNLESS OTHERWISE
33 STATED BY THE DESIGN PROFESSIONAL. ALL EXIST. UTILITY RECORDS FOR WATER, GAS, ELECTRIC
34 UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED
35 AS PART OF THE FINAL PLAN.
36 FIRE INSURANCE POLICY MUST BE SUBMITTED TO THE DEVELOPMENT INSPECTOR FOR
37 APPROVAL PRIOR TO ORDERING.

1. NCDENR-DEM PUBLIC SANITARY SEWER EXTENSION PERMIT
2. NCDENR-DHS PUBLIC WATER EXTENSION PERMIT

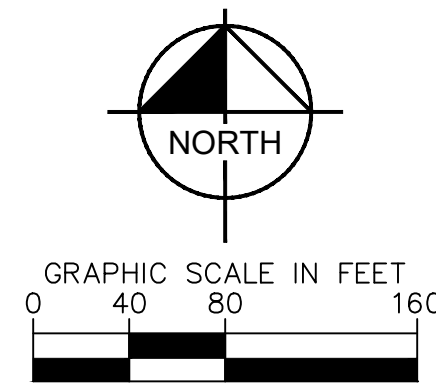
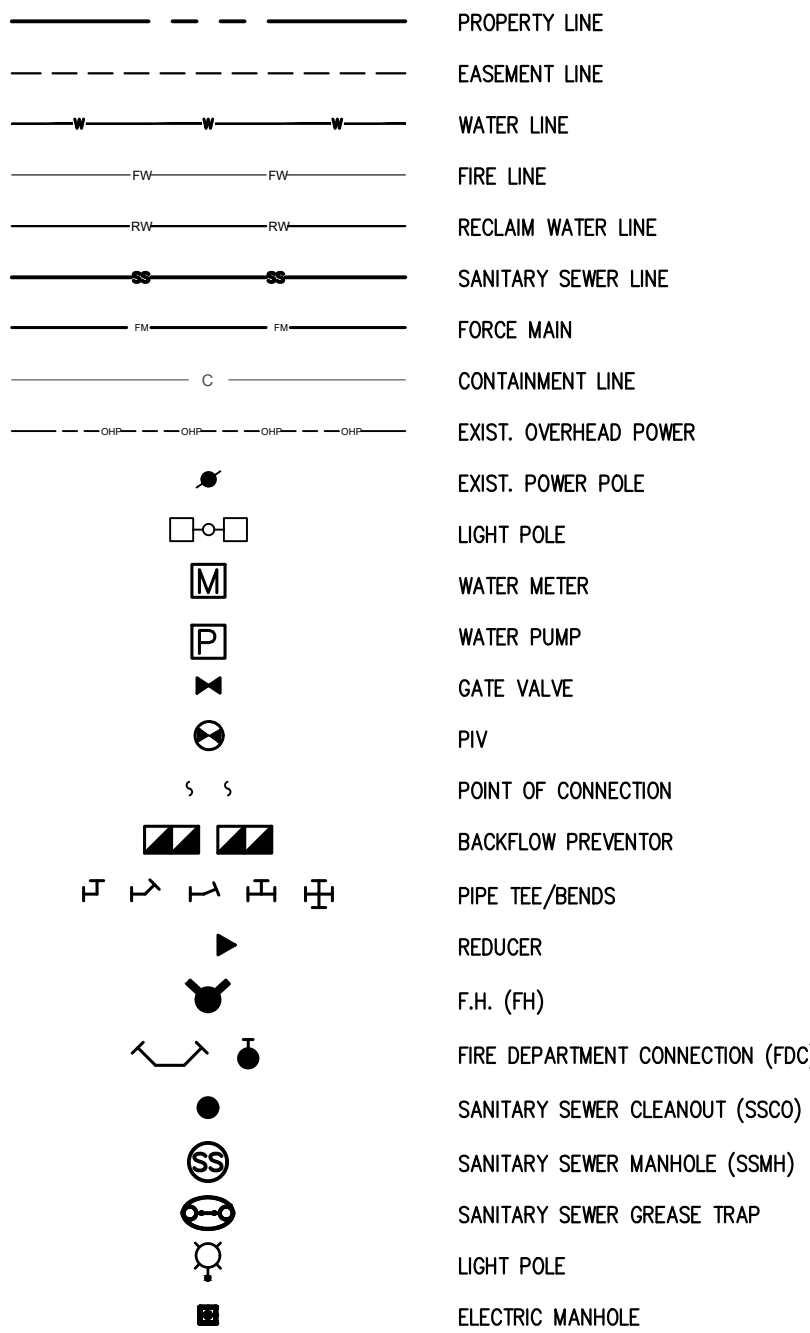
UTILITY SEPARATION REQUIREMENTS:

1. A DISTANCE OF "100" SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF ORIGIN FOR ANY WATER SUPPLY. WHEN SUCH SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
2. WHEN PLACING WATER MAINS OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN THE WATER MAINS AND SEWER MAINS CANNOT BE MAINTAINED DUE TO EXIST. CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE CITY ENGINEER/DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF THE WATER MAIN SHALL BE REQUIRED. THE MINIMUM SEPARATION SHALL BE A MINIMUM 50' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
4. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MINIMUM HORIZONTAL SEPARATION.
5. WATER MAINS AND STORM SEWER SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" AT CROSSINGS AND 24" WHEN HORIZONTAL SEPARATION IS LESS THAN 5'. WHERE A WATER MAIN AND SANITARY SEWER CROSS AND THE VERTICAL SEPARATION IS LESS THAN 18 INCHES, OR WHERE A WATER MAIN AND STORM SEWER CROSS AND THE VERTICAL SEPARATION IS LESS THAN 24 INCHES, THE SANITARY SEWER SHALL BE DUCTILE IRON.
6. WHERE SANITARY AND STORM CROSS WITH A VERTICAL SEPARATION OF LESS THAN 24" THE TOP OF THE SANITARY SEWER SHALL BE AT LEAST 18" ABOVE THE TOP OF THE STORM SEWER. WHERE SANITARY AND STORM CROSS WITH A VERTICAL SEPARATION OF LESS THAN 24" THE BOTTOM OF THE STORM SEWER SHALL BE AT LEAST 24" BELOW BOTTOM OF STORM WHEN HORIZONTAL SEPARATION BETWEEN CLOSE DENSES OF 2 PIPES IS 5' OR LESS. MINIMUM 5'.
7. WATERLINES SHALL HAVE A MIN COVER OF 3' TO FINISHED SUBGRADE. SEWERLINES SHALL HAVE A MIN COVER OF .45' TO FINISHED SUBGRADE OR 3' WHEN ABOVE A RIGHT OF WAY. STORM MAINS SHALL HAVE A MIN COVER OF 2' TO FINISHED SUBGRADE OR 1' WHEN ABOVE A LOAD-BEARING AREA.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- ON-SITE BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607, PERFORMED BY [REDACTED] AND REGISTERED PROFESSIONAL SURVEYOR NO. [REDACTED]. THIS SITE CONTAINS ZONE AE FLOOD ZONE PER FEMA MAP 37200Z700JQ EFFECTIVE DATE 5/1/2006.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION THE PROJECT CAN BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- CONTRACTOR TO ENSURE COORDINATION WITH PINE AND ARCH PLANS REGARDING STAKING, UTILITIES AND COORDINATION.
- ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND.
- CONTRACTOR TO PROVIDE CUT SHEETS FOR UTILITY VAULTS TO DEVELOPMENT INSPECTOR FOR APPROVAL.

UTILITY LEGEND



REFERENCE PLANS:
MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN

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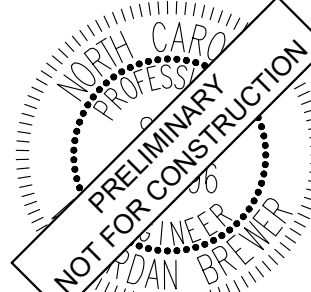


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3300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540



KHA PROJECT	DATE
011175074	12/06/2024
SCALE	AS SHOWN
DESIGNED BY	JP
DRAWN BY	WR
CHECKED BY	JP

SITE UTILITY PLAN

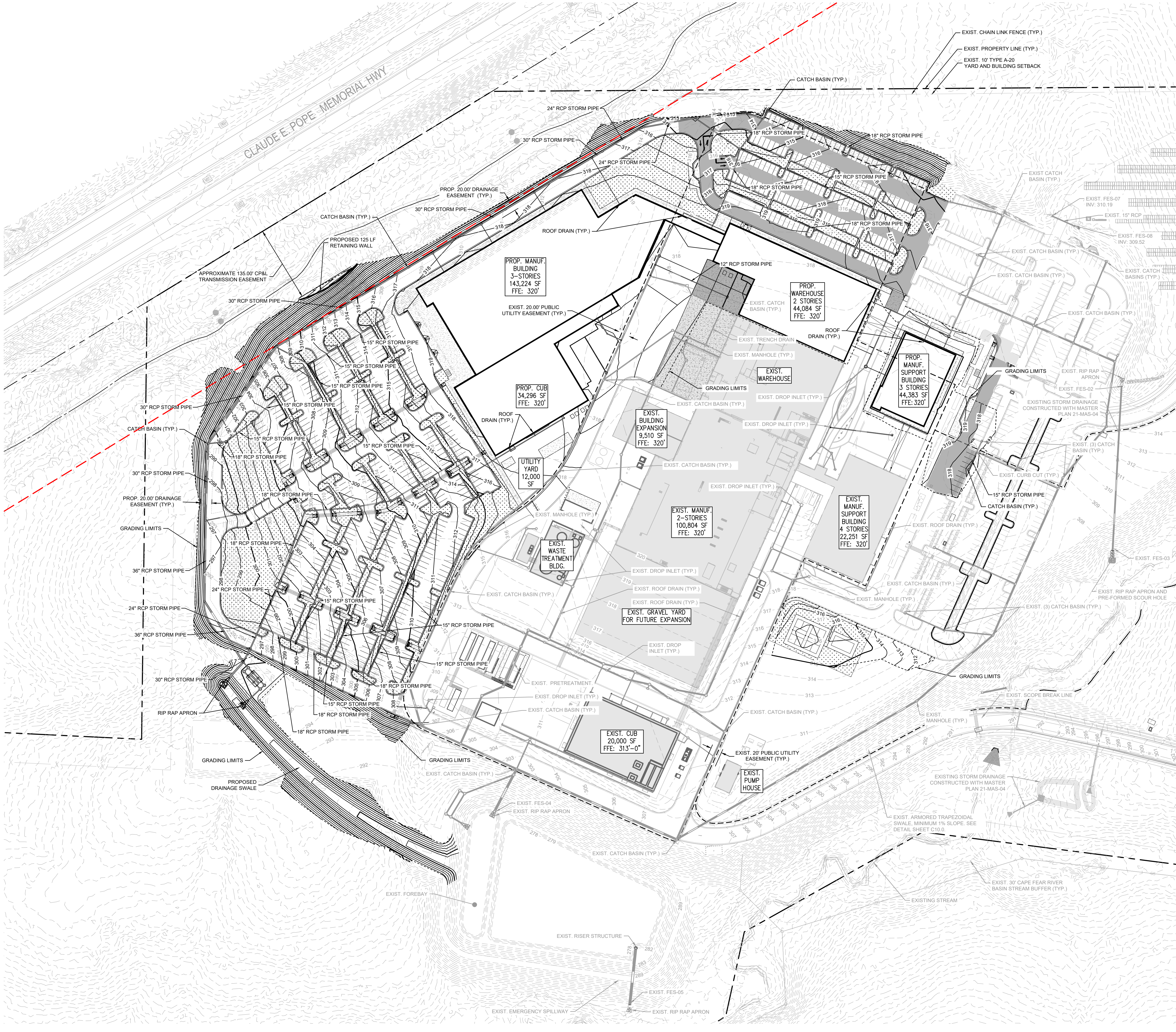
PROJECT BENGAL

PREPARED FOR
AMGEN

SHEET NUMBER

00-C-33603-101

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GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	STORM DRAIN (≥ 12 INCH)
	ROOF DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	MOUNTABLE CURB
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	RIP-RAP APRON
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY, PROVIDED BY TIMMONS GROUP, ADDRESSED: 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607. PHONE: 919-866-4951.
- THIS SITE CONTAINS NO FLOOD AREAS PER FEMA MAP 3720072000J EFFECTIVE DATE 05/22/2006.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THE PROJECT CAN BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- CONTRACTOR TO ENSURE COORDINATION WITH PME AND ARCH PLANS REGARDING STAKING, SERVICES AND COORDINATION BETWEEN SUBCONTRACTORS.

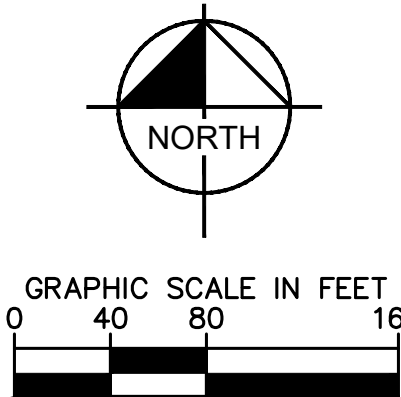
GRADING AND DRAINAGE NOTES

- STORMWATER MITIGATION REQUIRED ON THE SITE AND PROVIDED IN THE NORTHWEST QUADRANT OF THE PROJECT FOR THE AREA TO BE DEVELOPED. FUTURE FACILITIES WILL BE PROVIDED ON THE REMAINING OUTPARCEL (TRACT 1B) WHEN DEVELOPMENT PLANS COME IN FOR REVIEW.
- NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING THE BUILDING, THE GRADES SHOWN ON THE PLAN ARE "TOP OF MULCH" OR "TOP OF TOPSOIL". CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE (MIN 2%) FROM ALL BUILDING-ADJACENT AREAS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW TO MAINTAIN DRAINAGE AWAY FROM BUILDING.
- A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
- TREE PROTECTION FENCING MUST BE INSTALLED AS SHOWN PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 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 BUILDING PERMIT. ENSURE THAT NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF WALL.
- ALL POOLS AND FOUNTAIN DRAINS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM AFTER DECHLORINATION AND LIMITED TO 50 GALLONS PER MINUTE. FLOW REDUCTION MAY BE ACHIEVED THROUGH CONTROL VALVES, RESTRICTION PLATES OR PUMP DESIGN.
- REFERENCE CONSTRUCTION SEQUENCE ON COMPLETED CONSTRUCTION DRAWINGS.

REFERENCE PLANS:
MASTER PLAN 21-MAS-04

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT, NCDOT, TOWN OF HOLLY SPRINGS AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

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300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

NOT FOR CONSTRUCTION

KHA PROJECT 011175074	DATE 12/06/2024	SCALE AS SHOWN	DESIGNED BY JP	DRAWN BY WR	CHECKED BY JP
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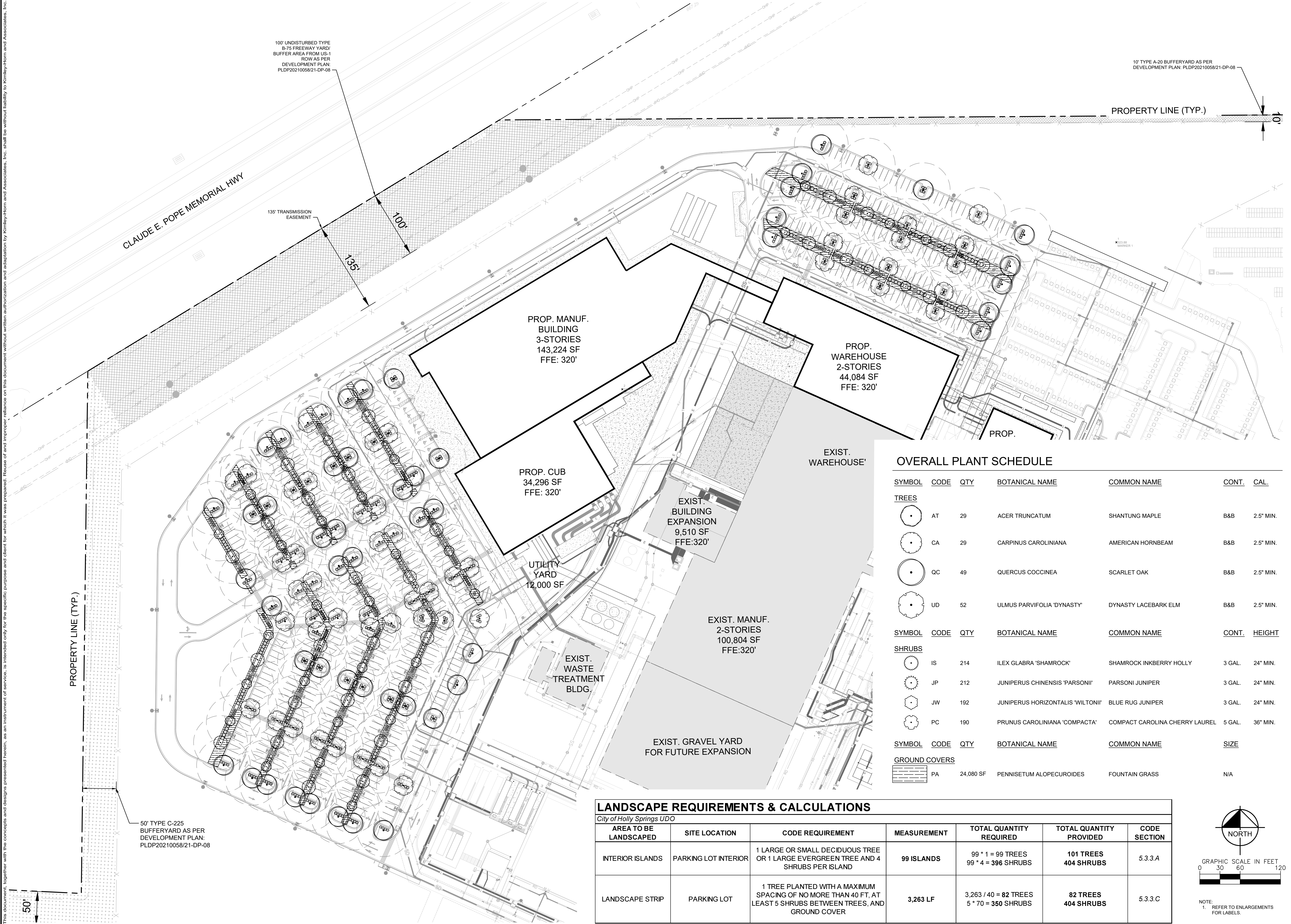
PROJECT BENGAL
PREPARED FOR
AMGEN

NORTH CAROLINA
HOLLY SPRINGS

SHEET NUMBER
00-C-33606-101

BY	DATE
REVISIONS	No.

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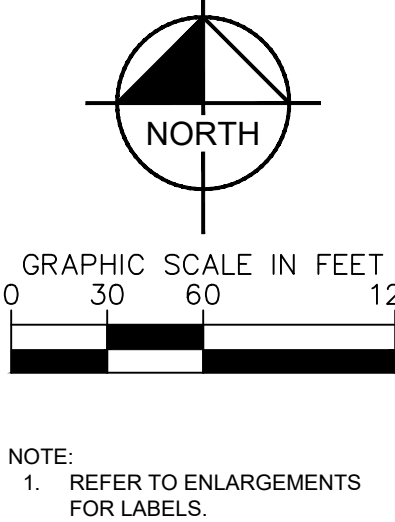


OVERALL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.
TREES						
	AT	29	ACER TRUNCATUM	SHANTUNG MAPLE	B&B	2.5" MIN.
	CA	29	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2.5" MIN.
	QC	49	QUERCUS COCCINEA	SCARLET OAK	B&B	2.5" MIN.
	UD	52	ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY LACEBARK ELM	B&B	2.5" MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT
SHRUBS						
	IS	214	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	24" MIN.
	JP	212	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	3 GAL.	24" MIN.
	JW	192	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	3 GAL.	24" MIN.
	PC	190	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	5 GAL.	36" MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
GROUND COVERS						
	PA	24,080 SF	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	N/A	

LANDSCAPE REQUIREMENTS & CALCULATIONS

City of Holly Springs UDO						
AREA TO BE LANDSCAPED	SITE LOCATION	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
INTERIOR ISLANDS	PARKING LOT INTERIOR	1 LARGE OR SMALL DECIDUOUS TREE OR 1 LARGE EVERGREEN TREE AND 4 SHRUBS PER ISLAND	99 ISLANDS	99 * 1 = 99 TREES 99 * 4 = 396 SHRUBS	101 TREES 404 SHRUBS	5.3.3.A
LANDSCAPE STRIP	PARKING LOT	1 TREE PLANTED WITH A MAXIMUM SPACING OF NO MORE THAN 40 FT, AT LEAST 5 SHRUBS BETWEEN TREES, AND GROUND COVER	3,263 LF	3,263 / 40 = 82 TREES 5 * 70 = 350 SHRUBS	82 TREES 404 SHRUBS	5.3.3.C



NOTE:
1. REFER TO ENLARGEMENTS
FOR LABELS.

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300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

KHA PROJECT
011175074

DATE
12/06/2024

SCALE
AS SHOWN

DESIGNED BY
JP

DRAWN BY
WR

CHECKED BY
JP

OVERALL
LANDSCAPE PLAN

PROJECT BENGAL
PREPARED FOR
AMGEN

NORTH CAROLINA
HOLLY SPRINGS

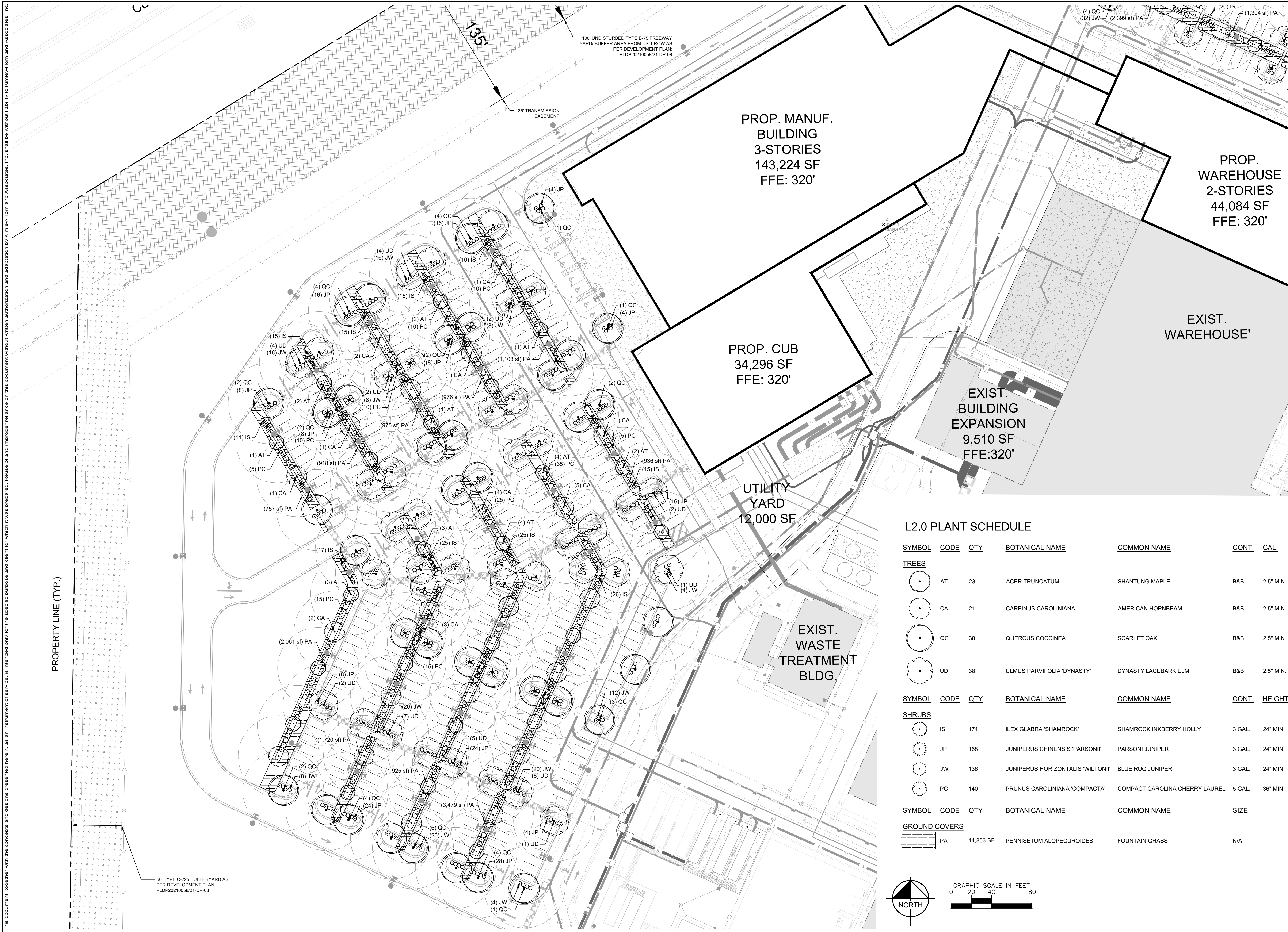
SHEET NUMBER
L1.0

REVISIONS

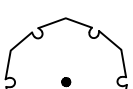
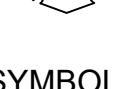
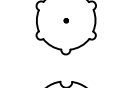
BY

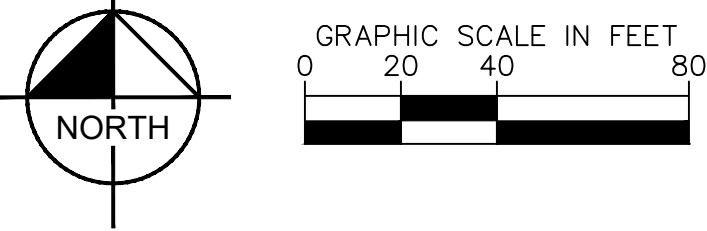
DATE

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L2.0 PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>
TREES						
	AT	23	ACER TRUNCATUM	SHANTUNG MAPLE	B&B	2.5" MIN.
	CA	21	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2.5" MIN.
	QC	38	QUERCUS COCCINEA	SCARLET OAK	B&B	2.5" MIN.
	UD	38	ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY LACEBARK ELM	B&B	2.5" MIN.
SHRUBS						
	IS	174	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	3 GAL.	24" MIN.
	JP	168	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	3 GAL.	24" MIN.
	JW	136	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	3 GAL.	24" MIN.
	PC	140	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	5 GAL.	36" MIN.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	
GROUND COVERS						
	PA	14,853 SF	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	N/A	



	SHEET NUMBER	L2.O	HOLLY SPRINGS NORTH CAROLINA	ENLARGED LANDSCAPE PLAN	KHA PROJECT 011717507/4 DATE 12/06/2024 SCALE AS SHOWN DESIGNED BY JP DRAWN BY WR CHECKED BY JP	 PRELIMINARY NOT RELEASED FOR CONSTRUCTION NEW R. CROSS		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-877-2000 FAX: 919-877-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540	No.	REVISIONS	DATE	BY
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10' TYPE A-20 BUFFERYARD AS PER DEVELOPMENT PLAN: PLDP20210058/21-DP-08

PROPERTY LINE (TYP.)

10'

1 X323.88 MARKER 1

PROP. WAREHOUSE
2-STORIES
44,084 SF
FFE: 320'

EXIST. WAREHOUSE'

PROP. MANUF. SUPPORT BUILDING
3-STORIES
44,383 SF
FFE: 320'

BUILDING

L3.0 PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.
TREES						
	AT	6	ACER TRUNCATUM	SHANTUNG MAPLE	B&B	2.5" MIN.
	CA	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2.5" MIN.
	QC	11	QUERCUS COCCINEA	SCARLET OAK	B&B	2.5" MIN.
	UD	14	ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY LACEBARK ELM	B&B	2.5" MIN.
SHRUBS						
	IS	40	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	24" MIN.
	JP	44	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	3 GAL.	24" MIN.
	JW	56	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	3 GAL.	24" MIN.
	PC	50	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	5 GAL.	36" MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
GROUND COVERS						
	PA	9,227 SF	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	N/A	

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH



1 EXTERIOR CONCEPT RENDERING - 14-MSB - SOUTHWEST - DAY



3 EXTERIOR CONCEPT RENDERING - 14-MSB - NORTHWEST - DAY



5 EXTERIOR CONCEPT RENDERING - 14-MSB - SOUTHEAST - DAY



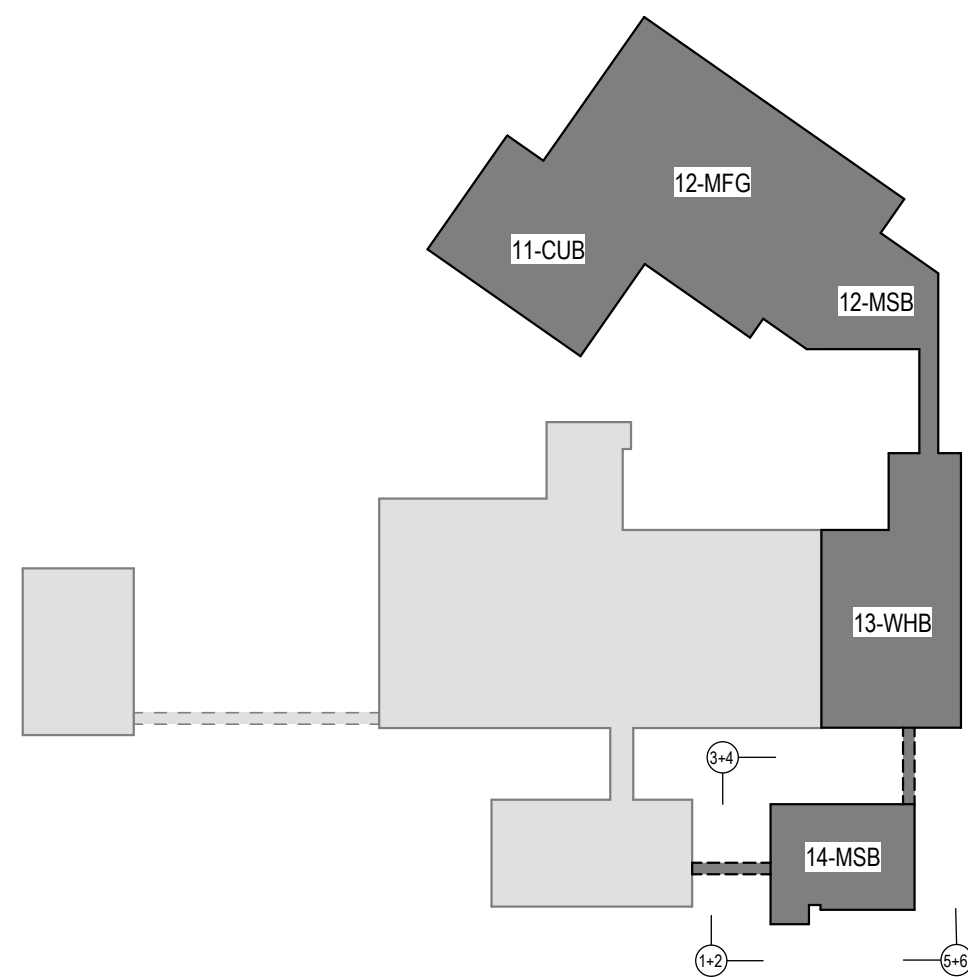
2 EXTERIOR CONCEPT RENDERING - 14-MSB - SOUTHWEST - NIGHT



4 EXTERIOR CONCEPT RENDERING - 14-MSB - NORTHWEST - NIGHT



6 EXTERIOR CONCEPT RENDERING - 14-MSB - SOUTHEAST - NIGHT



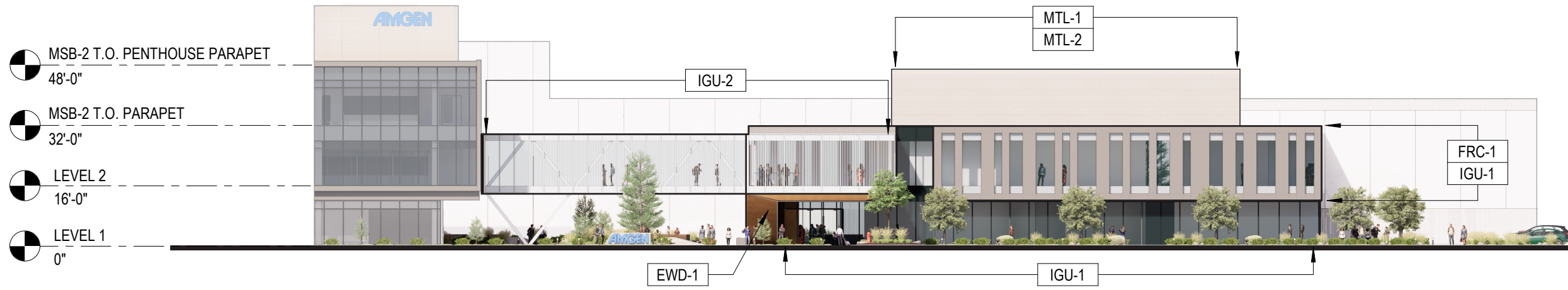
NOT FOR CONSTRUCTION



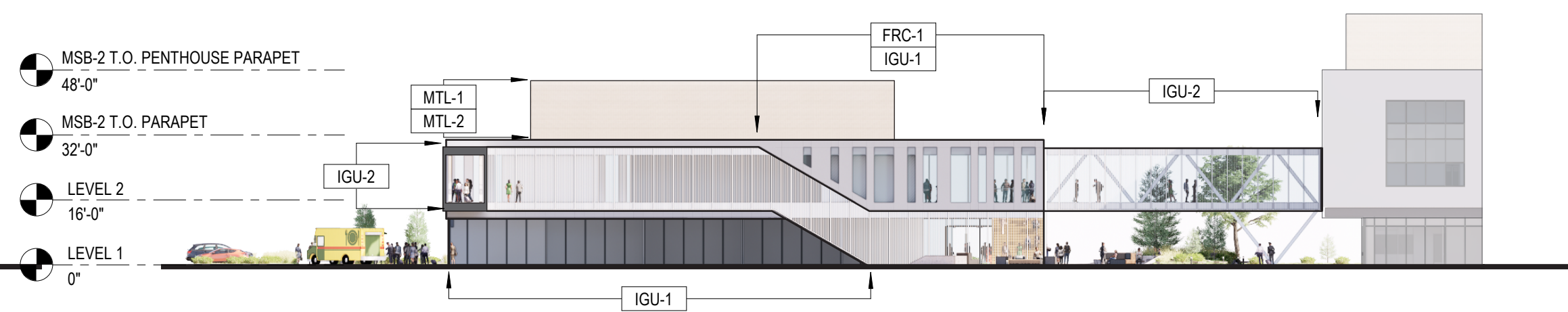
ARCHITECTURAL - EXTERIOR RENDERINGS

PROJECT NAME	PROJECT BENGAL	DRAWING NO	REV
PROJECT NO	PROJECT NUMBER	00-A-33590-001	
SCALE	NOT TO SCALE		
SHEET SIZE	24x36		

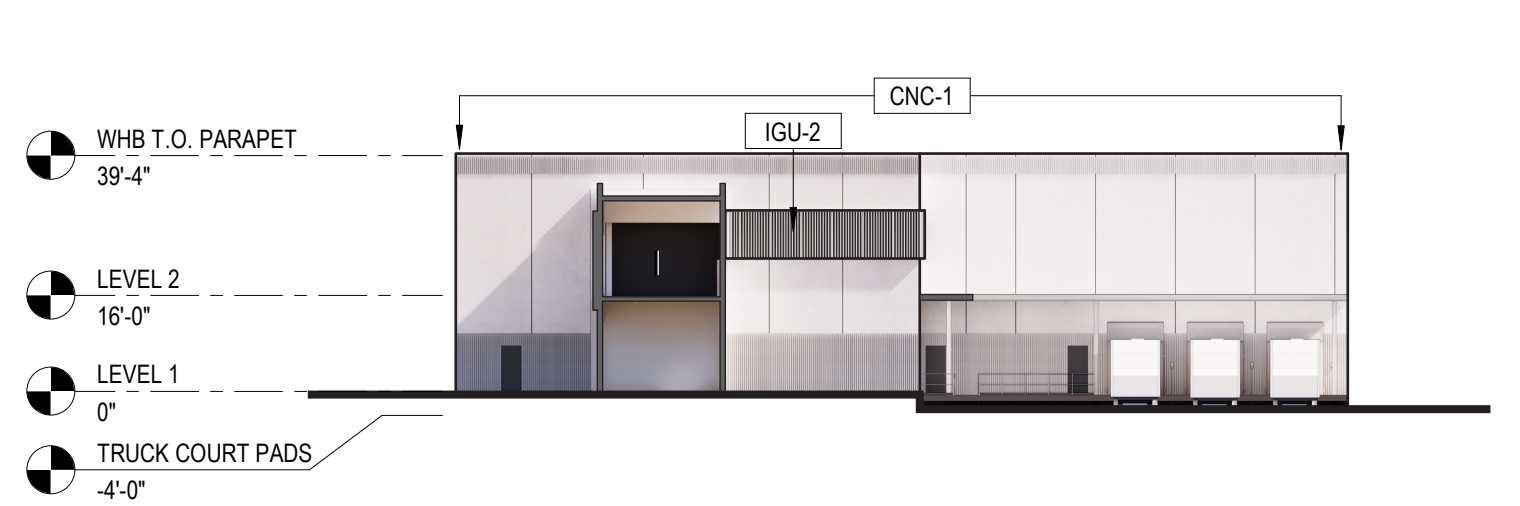




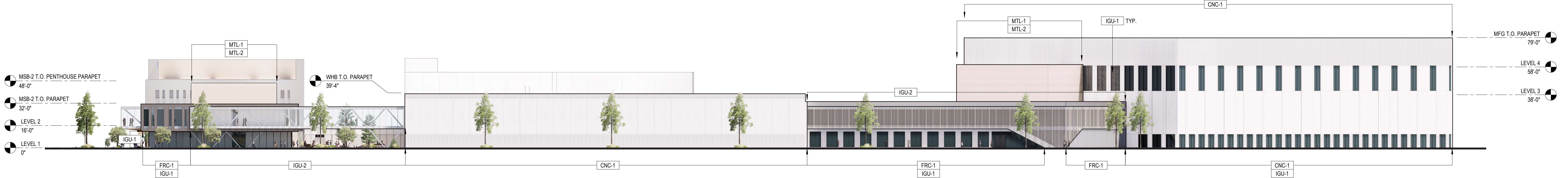
1 LDP - EXTERIOR ELEVATION - OVERALL CAMPUS - SOUTH
1/32" = 1'-0"



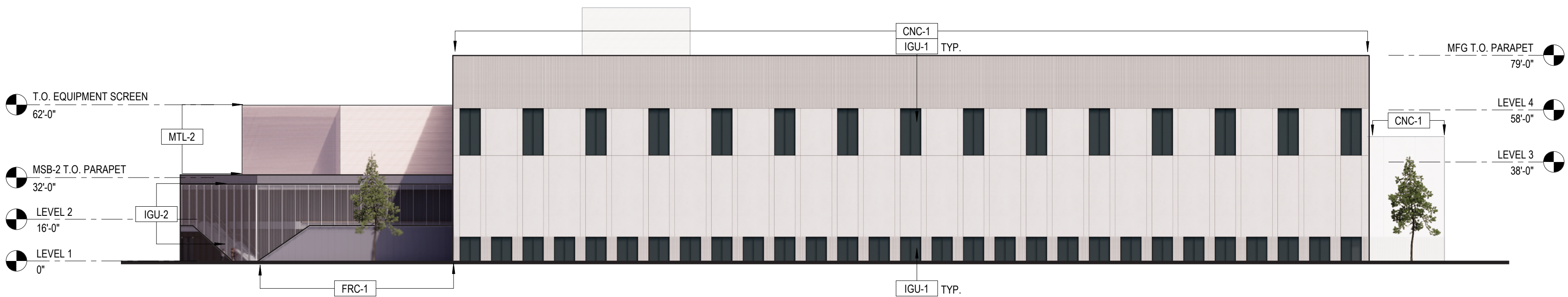
7 LDP - EXTERIOR ELEVATION - OVERALL CAMPUS - COURTYARD
1/32" = 1'-0"



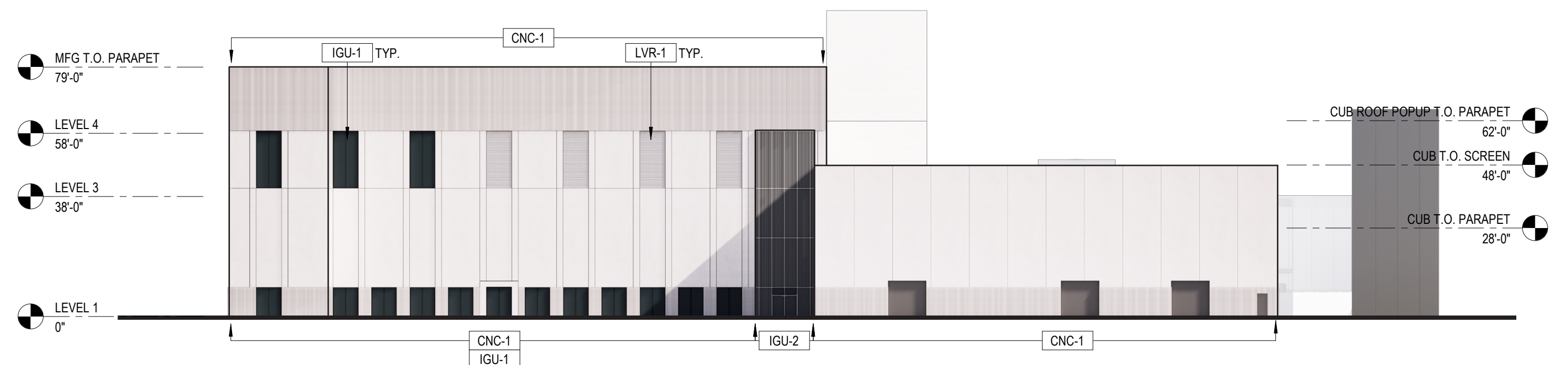
8 EXTERIOR ELEVATION - WHB-2 - NORTH
1/32" = 1'-0"



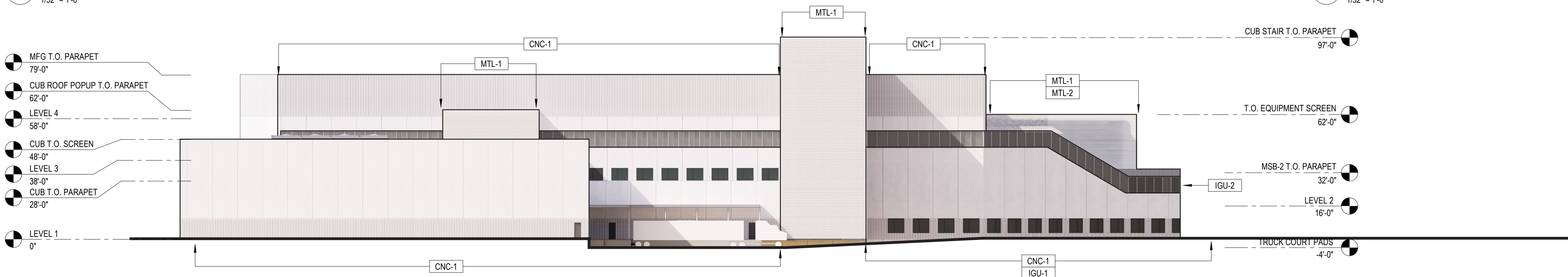
2 LDP - EXTERIOR ELEVATION - OVERALL CAMPUS - EAST
1/32" = 1'-0"



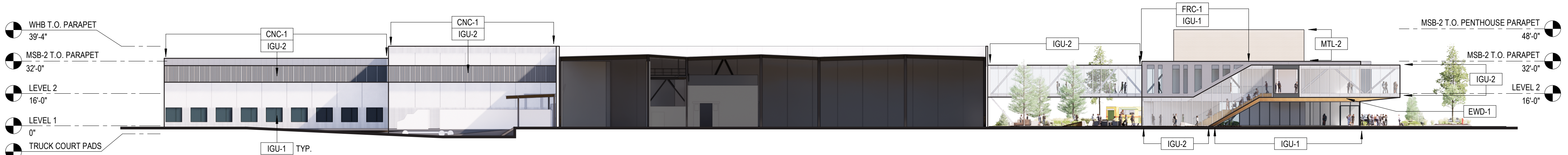
3 LDP - EXTERIOR ELEVATION - OVERALL CAMPUS - NORTH
1/32" = 1'-0"



4 LDP - EXTERIOR ELEVATION - OVERALL CAMPUS - WEST
1/32" = 1'-0"



5 EXTERIOR ELEVATION - MFG-2 - CUB - SOUTH
1/32" = 1'-0"



6 LDP - EXTERIOR ELEVATION - OVERALL CAMPUS - WEST 2
1/32" = 1'-0"

ENVELOPE - MATERIAL SF TAKEOFFS											
	11-CUB-2		12-MFG-2		12-MSB-2		13-WHB-2		14-MSB-2		TOTAL:
	AREA (SF)	% OF ENVELOPE	AREA (SF)	% OF ENVELOPE	AREA (SF)	% OF ENVELOPE	AREA (SF)	% OF ENVELOPE	AREA (SF)	% OF ENVELOPE	AREA (SF) % OF ENVELOPE
CNC-1	25,688	66%	63,382	84%	6,107	23%	24,935	97%	0	0%	120,112 61.6%
FRC-1	0	0%	0	0%	3,226	12%	0	0%	2,263	8%	5,489 2.8%
MTL-1	13,133	34%	0	0%	5,131	20%	0	0%	3,236	11%	21,500 11.0%
MTL-2	0	0%	0	0%	2,931	11%	0	0%	2,337	8%	5,268 2.7%
IGU-1	0	0%	8,529	11%	2,356	9%	0	0%	6,950	25%	17,835 9.1%
IGU-2	0	0%	3,311	4%	6,519	25%	887	3%	11,078	39%	21,805 11.2%
EWD-1	0	0%	0	0%	0	0%	0	0%	2,500	9%	2,500 1.3%
LVR-1	0	0%	580	1%	0	0%	0	0%	0	0%	580 0.3%
TOTAL:	38,821	-	75,802	-	26,270	-	25,832	-	28,964	-	195,689 -

EXTERIOR WALL SYSTEMS LEGEND

CNC-1 - PRECAST CONCRETE PANELS WITH LOCALIZED RIBBED PATTERN.

FRC-1 - GLASS FIBER REINFORCED CONCRETE (GFR) RAINSCREEN SYSTEM.

MTL-1 - CORRUGATED METAL PANEL RAINSCREEN SYSTEM.

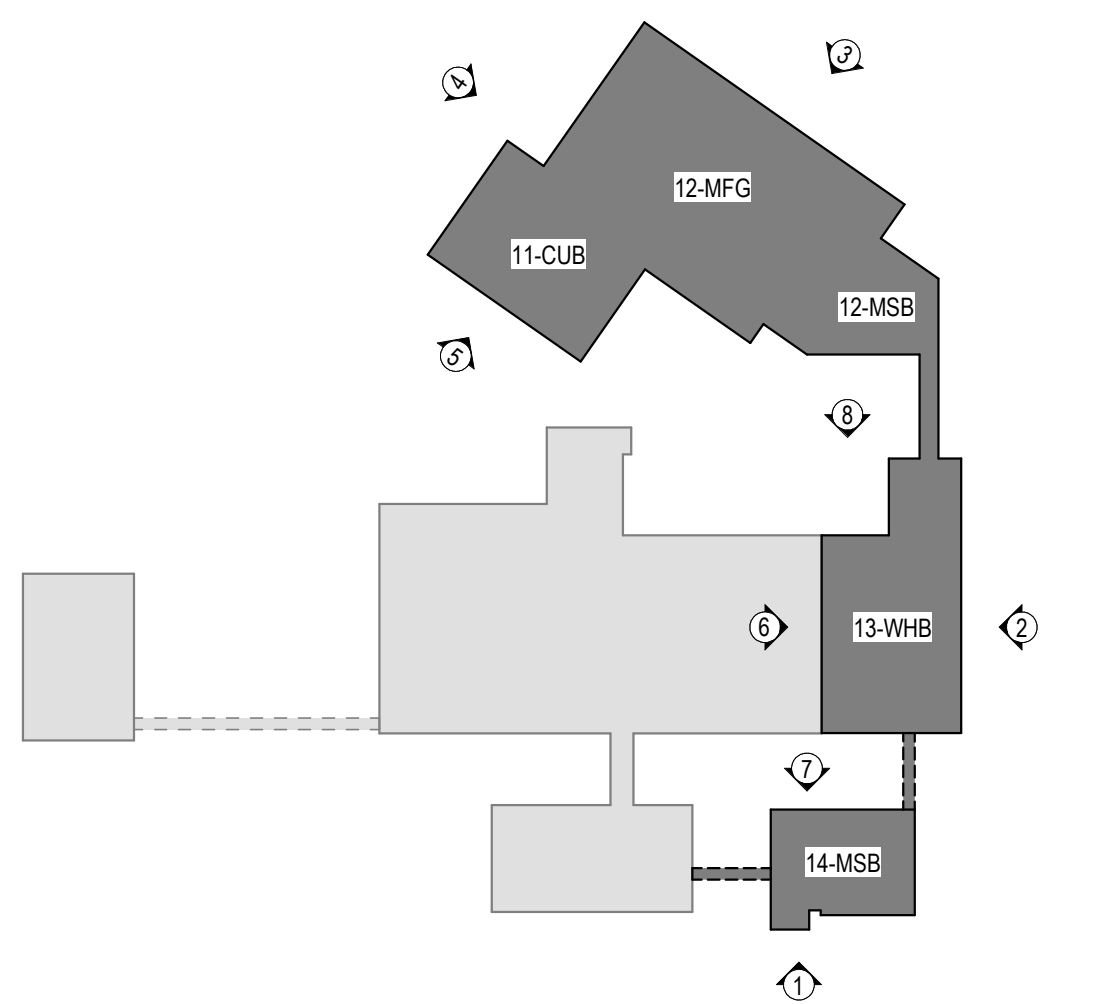
MTL-2 - CORRUGATED METAL PANEL ROOFTOP SCREEN SYSTEM. COLOR AND PATTERN TO MATCH MTL-1.

IGU-1 - 4-SIDED SSG GLASS CURTAINWALL SYSTEM WITH DYNAMIC ELECTROCHROMIC INSULATED GLASS UNITS (IGU).

IGU-2 - 4-SIDED SSG GLASS CURTAINWALL SYSTEM WITH INSULATED GLASS UNITS (IGU) WITH LOW-E COATING ON SURFACE #2 AND CERAMIC FRIT PATTERN ON SURFACE #3.

EWD-1 - EXTERIOR TREATED REPURPOSED WOOD RAINSCREEN SYSTEM.

LVR-1 - MECHANICAL LOUVER



NOT FOR CONSTRUCTION



DRAWING TITLE

ARCHITECTURAL - EXTERIOR ELEVATIONS

PROJECT NAME PROJECT BENGAL

DRAWING NO

REV

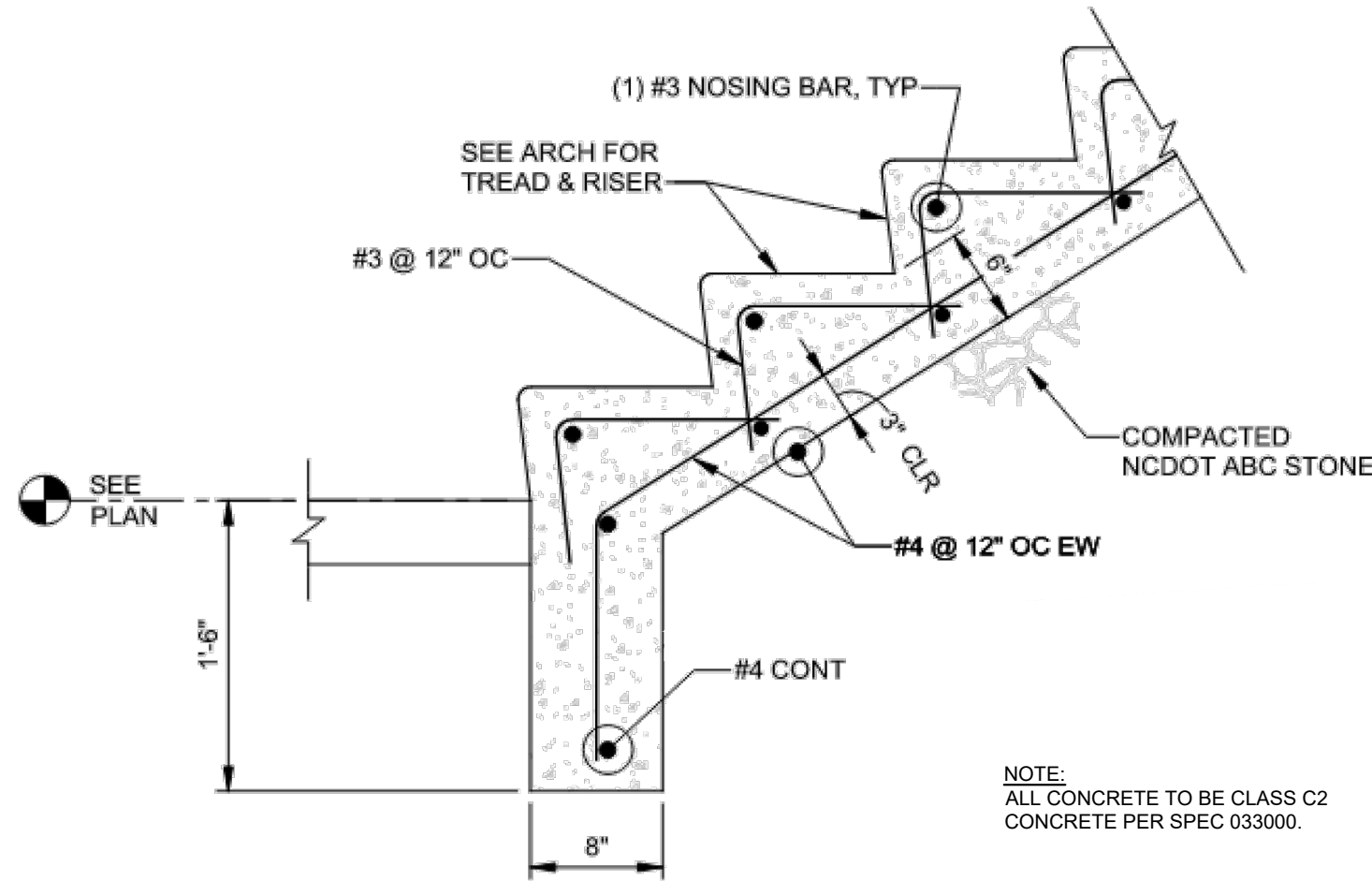
PROJECT NO
SCALE
SHEET SIZE

PROJECT NUMBER
AS INDICATED
24x36

00-A-33508-001

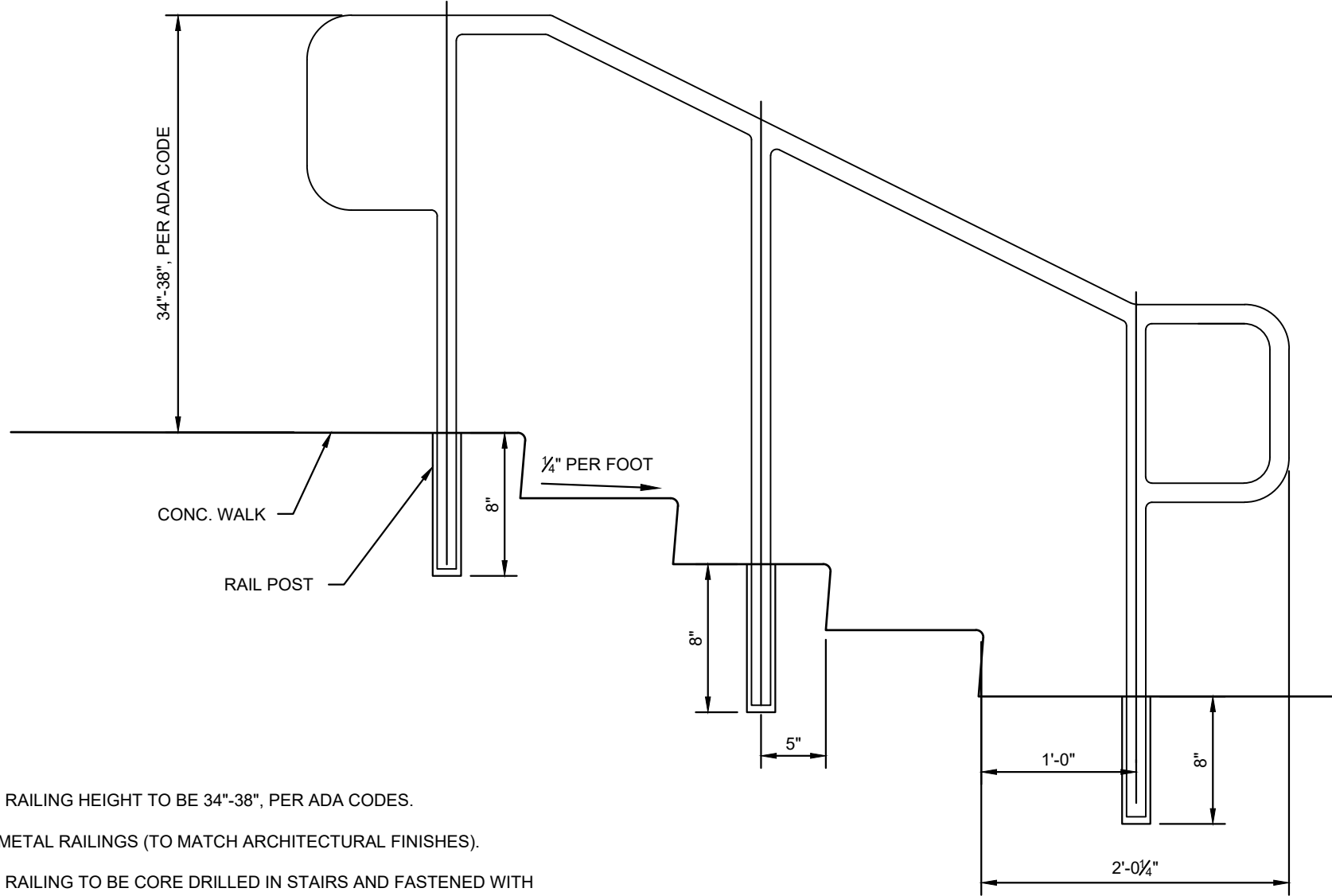


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TYPICAL STAIR SECTION

SCALE: 1" = 1'-0"

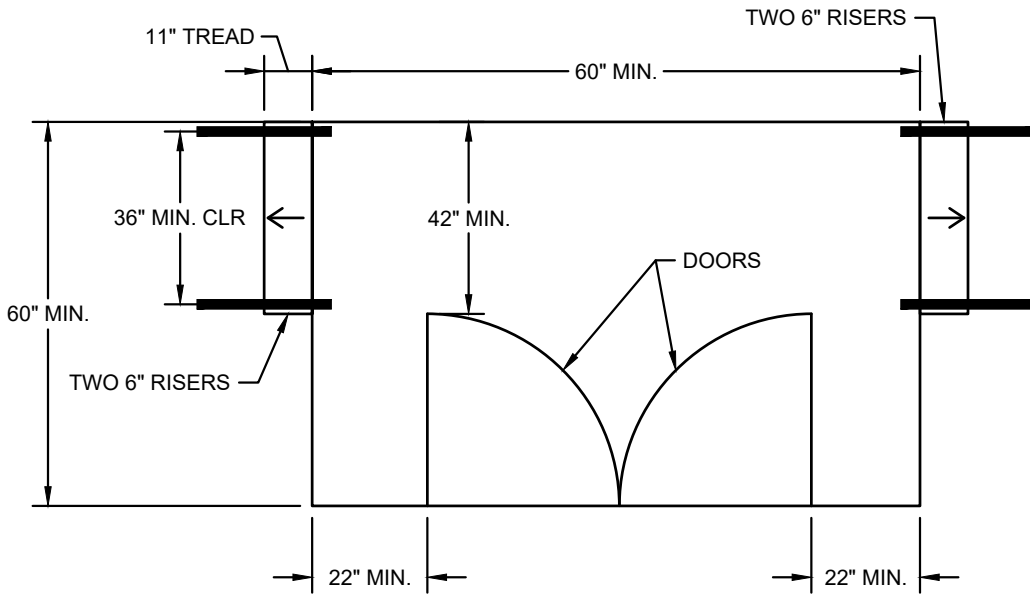


NOTES

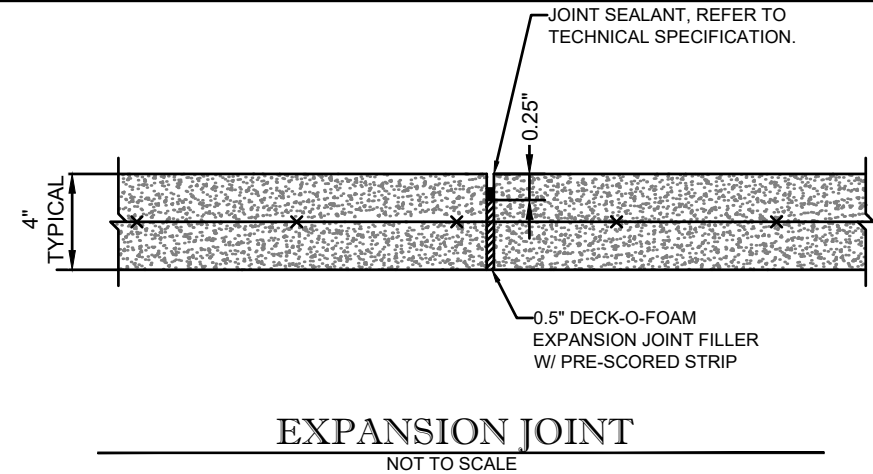
1. ALL METAL RAILING HEIGHT TO BE 34"-38", PER ADA CODES.
2. PAINT ALL METAL RAILINGS (TO MATCH ARCHITECTURAL FINISHES).
3. ALL METAL RAILING TO BE CORE DRILLED IN STAIRS AND FASTENED WITH NON-SHRINK GROUT.
4. RAILING SHALL BE CONSTRUCTED OF 1 1/2" SCH. 40 STEEL PIPE.
5. INSTALL RAILING 3" CLEAR FROM EDGE OF STAIRS.

HANDRAIL INSTALLED ON STAIRS
N.T.S.

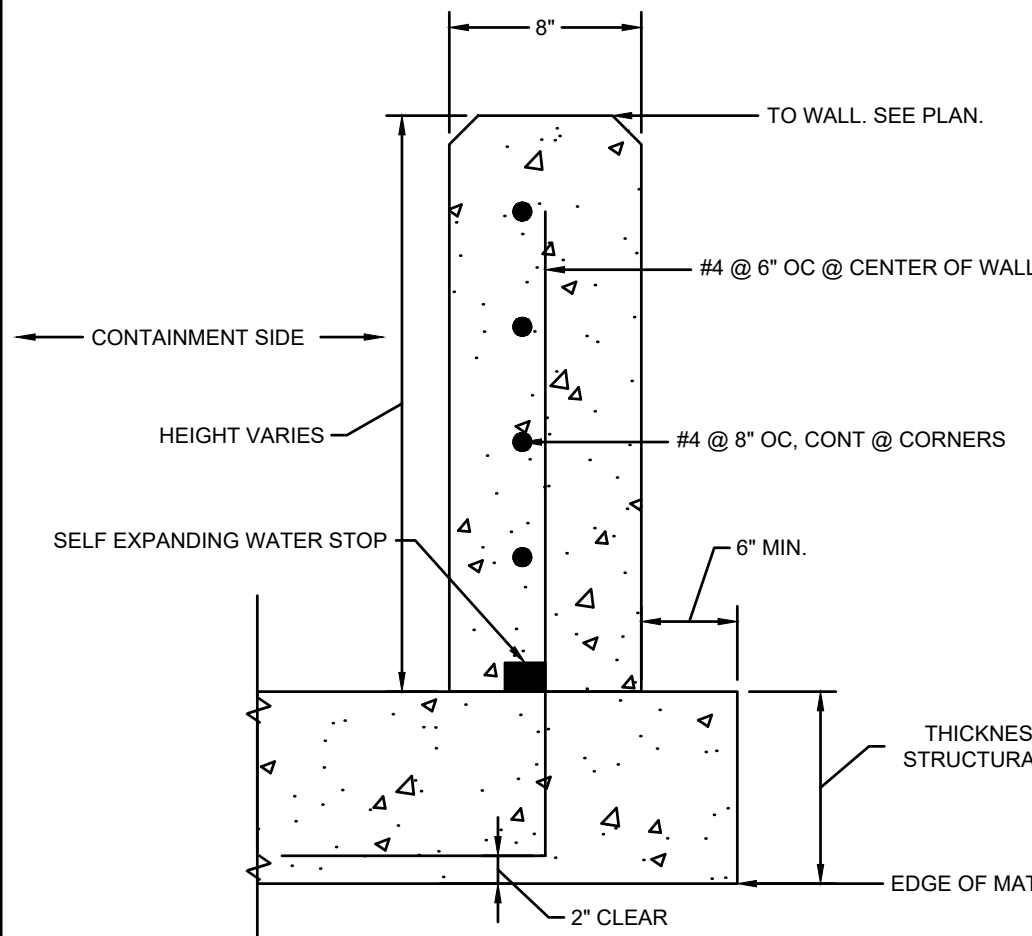
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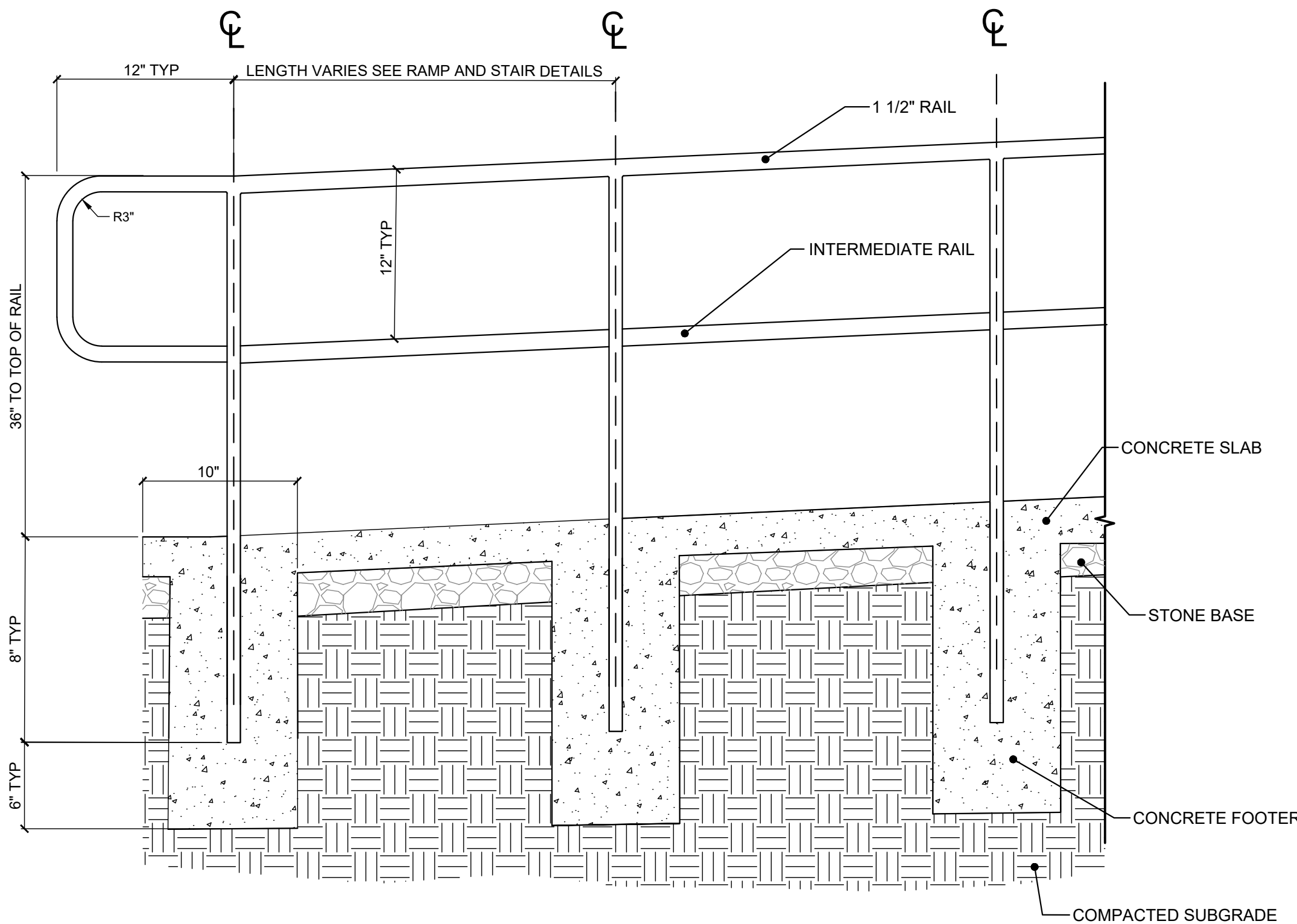
STAIRS FOR DOUBLE SWING DOOR
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE

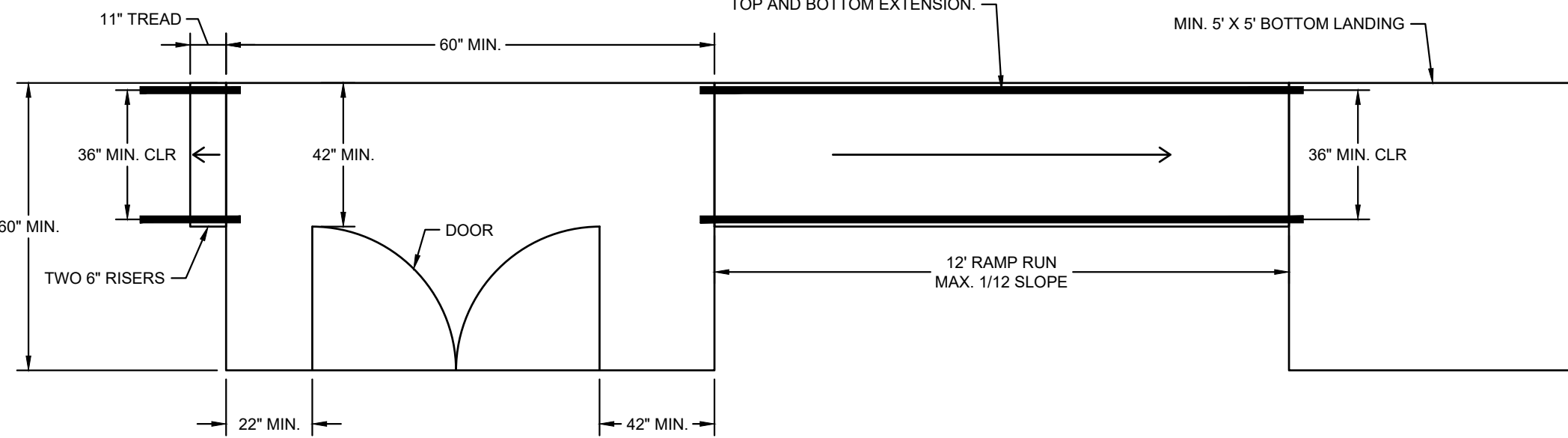


CONTAINMENT DIKE WALL DETAIL
NOT TO SCALE

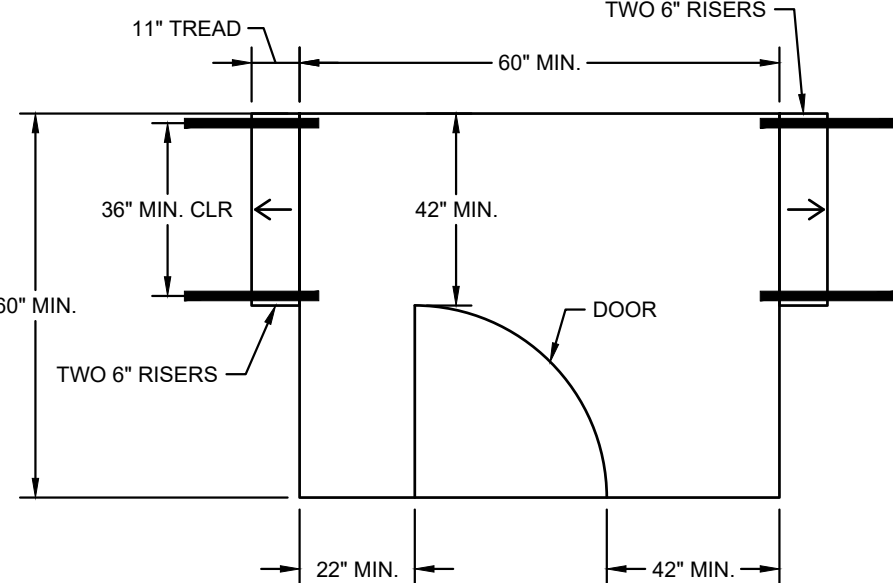


TYPICAL HANDRAIL SECTION

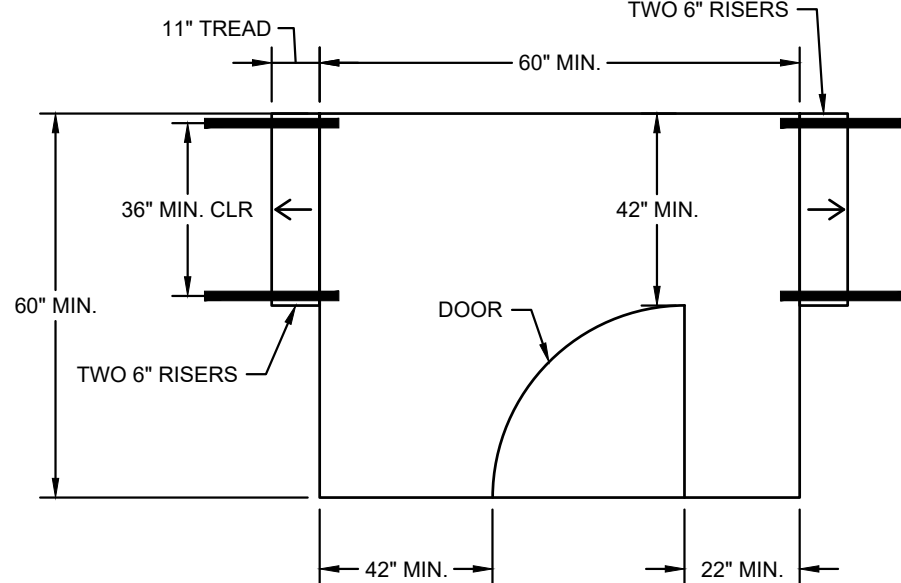
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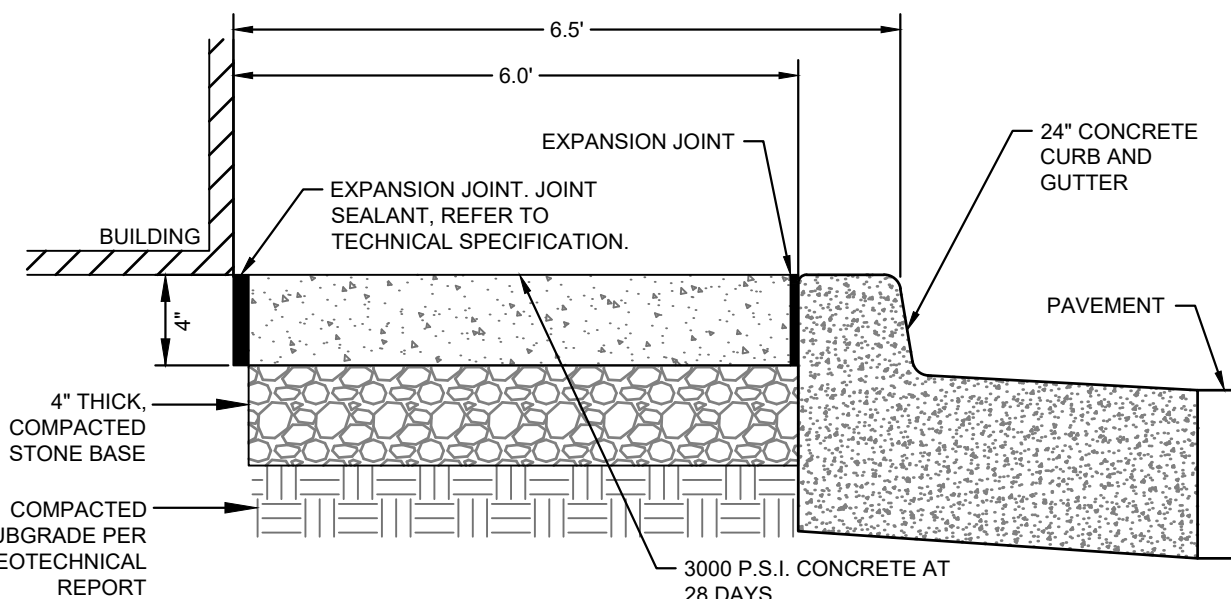
RAMP AND STAIR FOR SINGLE SWING DOOR
NOT TO SCALE



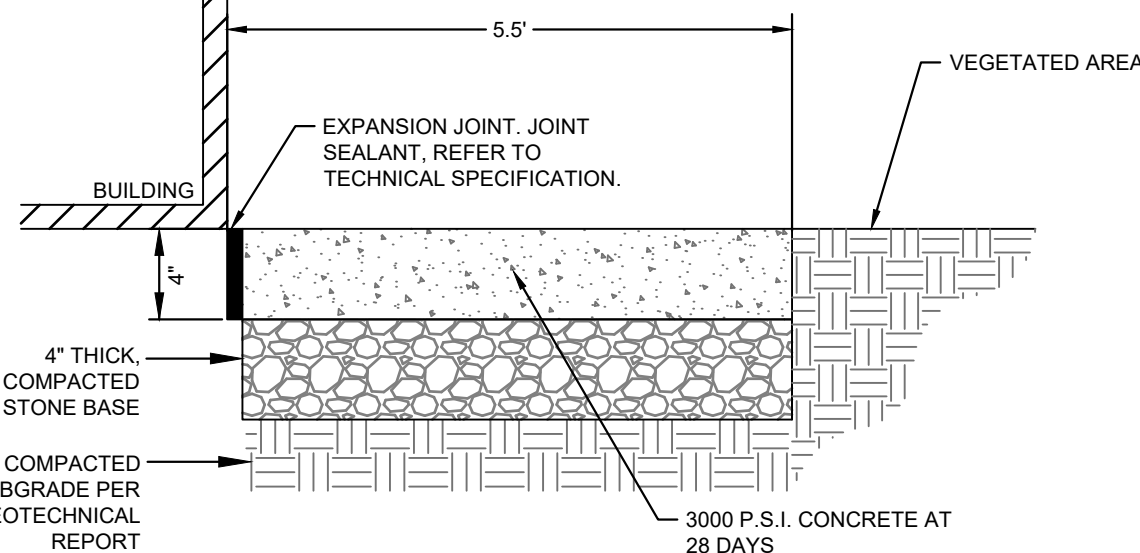
STAIRS FOR SINGLE LEFT SWING DOOR
NOT TO SCALE



STAIRS FOR SINGLE RIGHT SWING DOOR
NOT TO SCALE



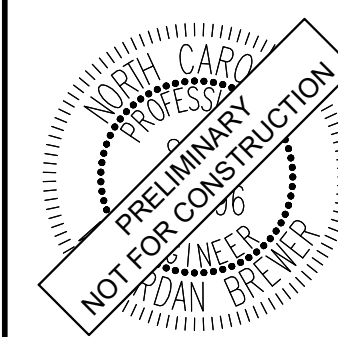
SIDEWALK WITH CURB
& GUTTER SECTION
NOT TO SCALE



SIDEWALK ADJACENT TO BUILDING
NOT TO SCALE

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300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540



KHA PROJECT	011175074
DATE	12/06/2024
SCALE	AS SHOWN
DESIGNED BY	JP
DRAWN BY	WR
CHECKED BY	JP

SITE DETAILS SHEET

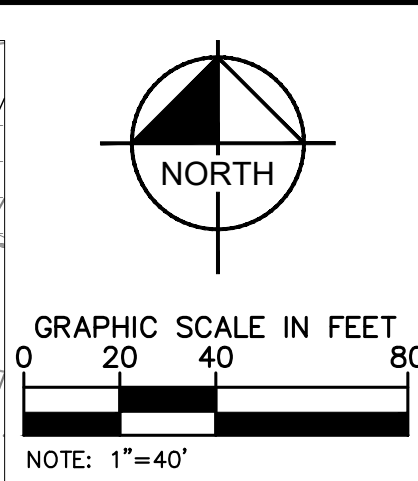
3

PROJECT BENGAL
PREPARED FOR
AMGEN

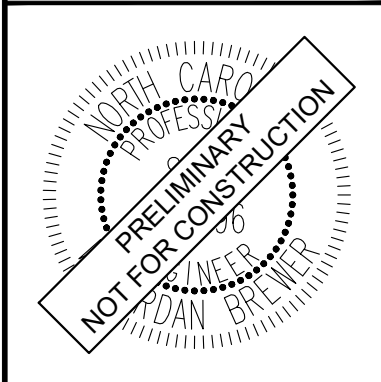
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
00-C-33657-103

REVISIONS	DATE	BY
No.		

[illegible]

Kimley»»Horn
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#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919.677-2000 FAX: 919.677-2050
300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540



KHA PROJECT 011175074	DATE 12/06/2024	SCALE AS SHOWN	DESIGNED BY JP	DRAWN BY WR	CHECKED BY JP
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SITE STORMWATER CONTROL DETAILS

PROJECT BENGAL
PREPARED FOR
AMGEN
NORTH CAROLINA
HOLLY SPRINGS
SHEET NUMBER
00-C-33657-110

REFERENCE PLANS:
MASTER PLAN 21-MAS-04

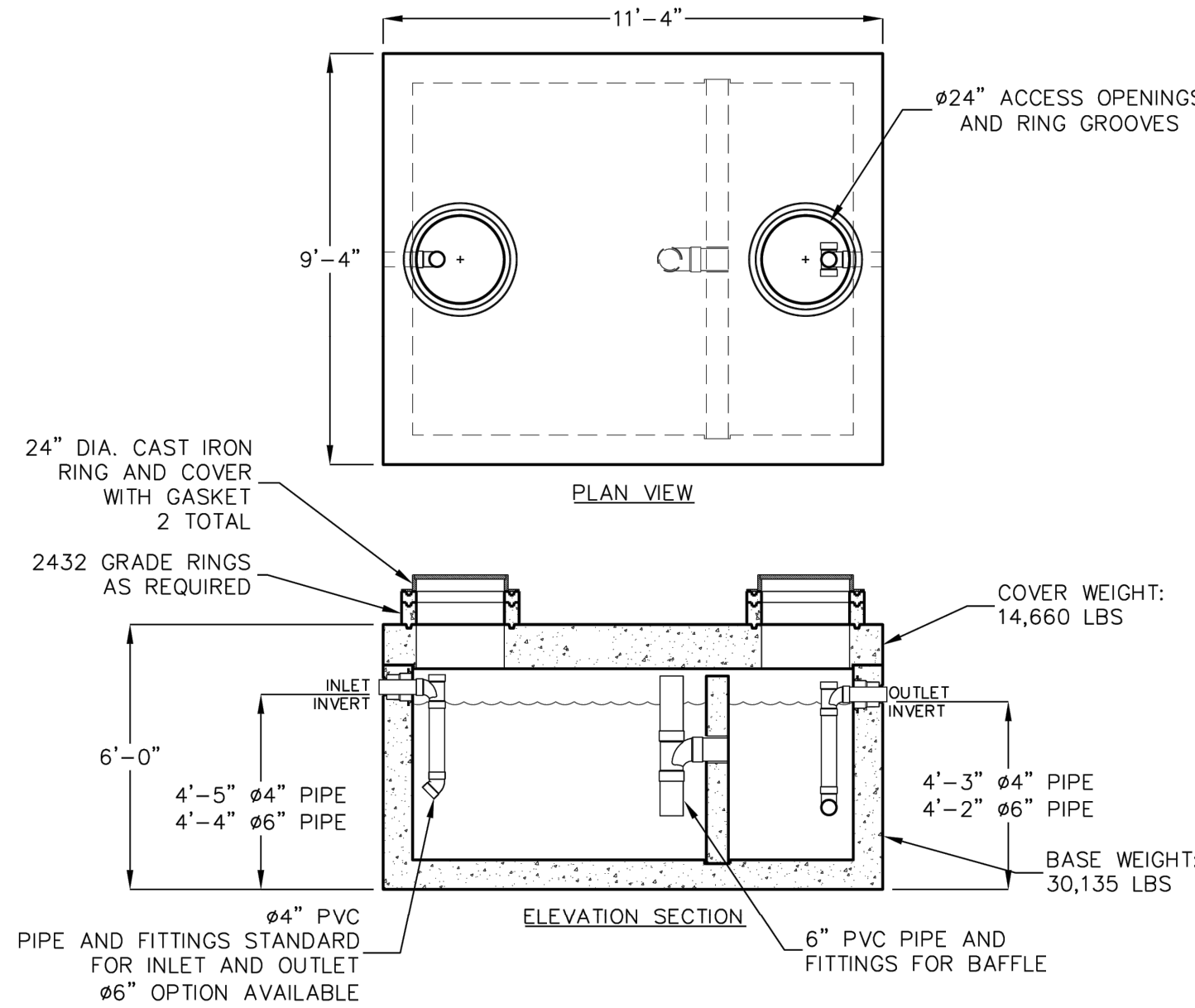
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, NCDOT, TOWN OF HOLLY SPRINGS, AND/OR WAKE COUNTY STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL GOVERN.

SURVEY NOTE:
ALL EXISTING ON-SITE TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED FROM AN AERIAL TOPOGRAPHY MAP AND BOUNDARY SURVEY DATED 07/16/2021, PROVIDED BY TIMMONS GROUP, 5410 TRINITY ROAD, SUIT 102, RALEIGH, NC 27607, PERFORMED ON 07/13/2021, AND RECEIVED BY KIMLEY-HORN ON 07/16/2021.



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2000 GALLON
GREASE INTERCEPTOR
MODEL MU-2000-EE-G2
SPECIAL LOADING CONDITIONS



OPERATING CAPACITY: 2000 GALLONS.
DESIGN LOADS:
CONDITION 1- H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 13 INCHES TO 14 FEET SOIL COVER.
CONDITION 2- H-20 TRAFFIC WITH WATER LEVEL 2 FEET BELOW GRADE AND 13 INCHES TO 9 FEET SOIL COVER.

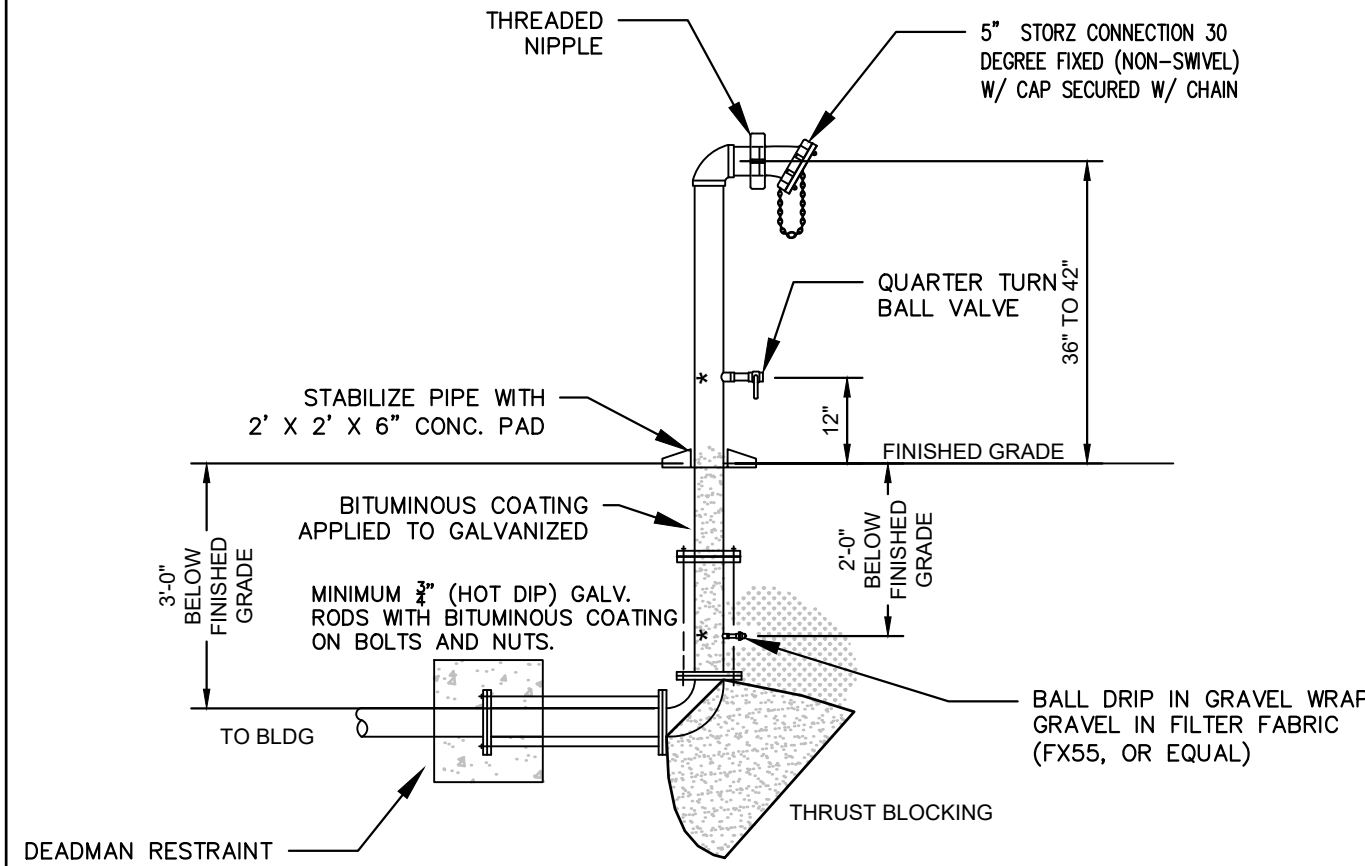
SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.
Jensen Precast reserves the right to make changes to product design and/or dimensions without notice.
Please contact Jensen Precast whenever necessary for confirmation or advice on product design.

10/21/2016
MU2000-EE-G2_BG.DWG
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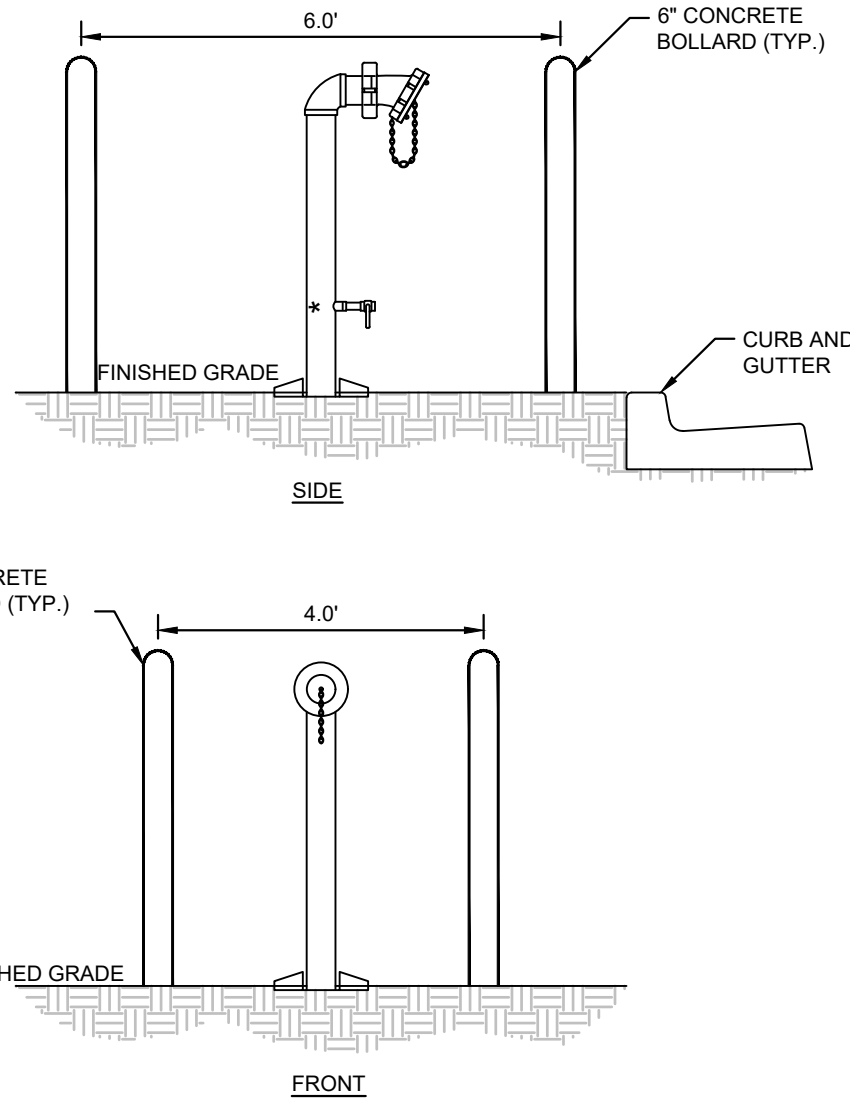
JENSEN
PRECAST
EST. 1968

MINIMUM EXCAVATION
10'-4" x 12'-4"
x REQ'D. DEPTH



GENERAL NOTES

- THE FDC SHALL BE EQUIPPED WITH A SINGLE FIVE (5) INCH THREAD-LESS STORZ BRAND CONNECTION AND SHALL HAVE A 30-45 DEGREE DOWNWARD DEFLECTION. THE STORZ CONNECTION SHALL CONNECT TO THE PIPE OUTLET FROM THE BUILDING USING NATIONAL STANDARD THREAD. THE FDC PIPING UNDERGROUND SHALL BE EQUIPPED WITH A BALL DRIP VALVE TO ENSURE FIRE DEPARTMENT CONNECTION HAS NO STANDING WATER IN THE CONNECTION AND THAT THE PIPING DOES NOT FREEZE.
- THE FDC SHALL BE ARRANGED TO FACE A PAVED ROADWAY, SIDEWALK OR OTHER APPROVED AREA AND SHALL BE INSTALLED SO THAT IT WILL NOT INTERFERE WITH ACCESS TO THE BUILDING WHEN HOSES ARE LAID FROM THE CLOSEST PUBLIC HYDRANT TO THE FDC.
- THE FDC SHALL BE ARRANGED SO THAT THE CONNECTION IS NO MORE THAN (48) INCHES ABOVE THE FINISHED GRADE, SIDEWALK OR LOCATION OF THE CONNECTION.
- WHERE THE FDC IS SUBJECT TO VEHICLE DAMAGE, THE CONNECTION SHALL BE PROTECTED PER THE FIRE CODE. (BOLLARD PROTECTION)
- A SIGN WITH LETTERS AT LEAST 8 INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS. (THE SIGN SHALL HAVE RED LETTERS ON A WHITE BACKGROUND.) WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING A SIGN SHALL BE PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED.
- FIRE DEPARTMENT CONNECTIONS SHALL BE AT LEAST 10 FEET AWAY FROM ALL UTILITIES (I.E. NATURAL GAS, LP GAS, ELECTRICAL METERS AND TRANSFORMERS).
- THREE (3) FEET OF CLEARANCE IS REQUIRED AROUND THE FIRE DEPARTMENT CONNECTION THIS INCLUDES BUSHES, WALLS, RETAINING WALLS, AND HOT BOXES UNLESS ATTACHED.



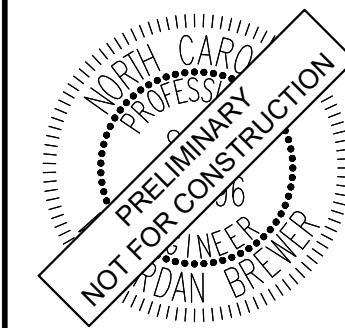
FREE STANDING FIRE DEPARTMENT CONNECTION
N.T.S.

KHA DETAIL NO: 05.208.R01

XX

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KHA PROJECT 011175074	DATE 12/06/2024	SCALE AS SHOWN	DESIGNED BY JP	DRAWN BY WR	CHECKED BY JP
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UTILITY DETAILS

PROJECT BENGAL
PREPARED FOR
AMGEN

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
00-C-33657-113

REVISIONS	BY
No.	DATE