SITE PERMIT REVIEW SUBMITTAL FOR:

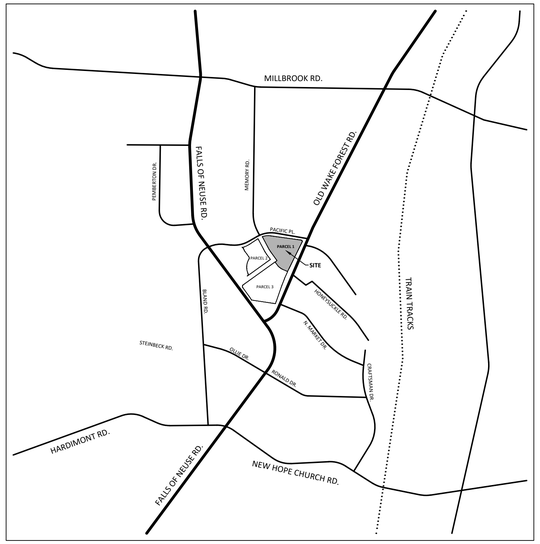
FALLS CENTRE - MULTIFAMILY DEVELOPMENT

SPR-0176-2026 01

4500 & 4408 FALLS OF NEUSE RD. RALEIGH, NC 27609

VICINITY MAP

1"=1,000'



SURVEY DISCLAIMER
BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY BOLTON & MENK, 1628 S MAIN STREET, SUITE 200 WAKE FOREST, NC 27587, PH: 919.554.0902

CONTACT INFORMATION

OWNER
FAIRWAY - FALLS LLC
728 SHADES CREEK PARKWAY, SUITE 210
BIRMINGHAM, AL 35209
PHONE: (205) 802-7202

DEVELOPER
FAIRWAY INVESTMENTS
728 SHADES CREEK PARKWAY, SUITE 210
BIRMINGHAM, AL 35209
PHONE: (205) 802-7202

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
WILL SWARINGEN, P.E. ; EMAIL: WILL.SWARINGEN@BOLTON-MENK.COM
BOLTON & MENK
418 S. DAWSON ST
RALEIGH, NC 27601
PHONE: (919) 719-1800

ARCHITECT
BB+M ARCHITECTURE
1900 WEST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28208
PHONE: (704) 334-1716

SURVEY
BOLTON & MENK
1628 S MAIN STREET, SUITE 200
WAKE FOREST, NC 27587
PHONE: (919) 554-0902

NOTES

GENERAL
1. SEE ARCHITECTURE PLANS FOR BUILDING(S) INFORMATION.

STORMWATER NOTES
1. THIS PROPERTY WAS DEVELOPED IN 1993, PRIOR TO THE ADOPTION OF THE NEUSE NUTRIENT MANAGEMENT STRATEGY BY THE CITY OF RALEIGH. AS SUCH, THE SITE IS EXEMPT FROM THE ACTIVE STORMWATER CONTROL MEASURE REQUIREMENTS OUTLINED IN UDO SECTION 9.2.2.A. ALL LOTS INCLUDED IN THIS SUBDIVISION ARE OVER ONE ACRE IN SIZE, AND THE PROPOSED IMPERVIOUS BUILT-UPON AREA (BUA) IS LESS THAN THE EXISTING BUA. PLEASE NOTE THAT THE SOUTHWEST OUTPARCELS SHOWN ON THE PLAN ARE NOT PART OF THIS SUBDIVISION SUBMITTAL.

TREE PROTECTION NOTES
1. TREES WITHIN FRONTAGES ARE EXEMPT FROM TREE PROTECTION ORDINANCES PER SECTION 9.1.3.A.2 OF THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE: ANY ELIGIBLE TREE CONSERVATION PRIORITY IN CONFLICT WITH A BUILD-TO REQUIREMENT ESTABLISHED BY A ZONING FRONTAGE IS NOT REQUIRED TO BE PROTECTED.
2. PER SECTION 9.1.4.C TREE CONSERVATION AREAS EXCLUDE:
   - 2.1. ANY AREA DEVOTED TO STREETS. THIS IS APPLICABLE TO THE PROPOSED RIGHT-OF-WAY THROUGH THE SITE.
   - 2.2. ANY TREE THAT HAS 30% OR MORE OF ITS CRITICAL ROOT ZONE DISTURBED BY EXISTING IMPERVIOUS SURFACE. THIS IS APPLICABLE TO EXISTING INTERNAL PARKING LOT TREES.

BLOCK PERIMETER NOTES
1. BLOCK PERIMETER REQUIREMENTS PER SECTION 8.3.2. OF THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SATISFIED FOR PARCELS A & C USING A PEDESTRIAN PASSAGE.
   - 1.1. SECTION 8.3.2.B.3 THE MAXIMUM BLOCK PERIMETER SHALL BE PERMITTED TO EXTEND BY 100% WHERE THE BLOCK INCLUDES A PEDESTRIAN PASSAGE (SEE SEC. 8.4.8.)
2. SEE SUB-0053-2025 FOR PLAN AND CALCULATION SHOWING BLOCK PERIMETER COMPLIANCE.

SIGNS
1. ALL SIGNS SHALL BE PERMITTED SEPARATELY.

WASTE WILL SERVE LETTER 01



August, 11, 2026

Mr. Andrew Houck
Woodfield Development, LLC.

RE: Service availability 4500 & 4408 Falls of Neuse Rd.
Raleigh, NC. 27609

To whom it may concern:

The purpose of this letter is to confirm that Waste Management can provide or arrange for the provision of waste and Cardboard services for the proposed complex located at the referenced address when such services are ordered by property management, pursuant to an entered upon agreement for future service.

We are currently in the Raleigh area R-F between the hours of 7 AM and 4 PM.

A final site visit will be required upon completion to verify safe access to the waste containers without customer vehicle or structural limitations.

Sincerely,

Rob Wiseman
Senior Account Executive
Waste Management
Rmwise@wm.com

T: 919.824.7998
Customer Svc: 888.964.9730
10411 Globe Road
Morrisville, NC 27560

THINK GREEN®

SOLID WASTE MANAGEMENT NOTE:
COLLECTION MUST OCCUR OFF THE PUBLIC ROW IN A SERVICE AREA THAT ENSURES THE PROTECTION OF PROTECTS PUBLIC HEALTH, PUBLIC SAFETY, VEHICULAR TRAFFIC, PEDESTRIAN TRAFFIC, AND BIKE TRAFFIC. IF ANOTHER MEANS OF STORAGE AND DISPOSAL WILL BE UTILIZED BESIDES A DUMPSTER FOR GARBAGE AND RECYCLING - THIS MUST BE INDICATED INCLUDING THE POINT OF COLLECTION AND WHERE WASTE/RECYCLING CONTAINERS WILL BE STORED AS WELL AS HOW THEY WILL GET TO THE POINT OF COLLECTION.

PROJECT DATA

PARCEL INFORMATION	
PROJECT NAME:	FALLS CENTRE - PHASE 2 MULTIFAMILY REDEVELOPMENT
PROJECT LOCATION:	4500 & 4408 FALLS OF NEUSE RD RALEIGH, NC 27609
PINs:	1716523039 1716419785
CURRENT USE:	RETAIL
PROPOSED USE:	COMMERCIAL & MULTIFAMILY
EXISTING BUA:	9.65 AC (420,354 SF)
EXISTING BUA TO REMAIN:	0.89 AC (38,780 SF)
PHASE 2 ALLOCATED BUA:	2.55 AC (111,078 SF) 01
SITE AREA	
EXISTING (GROSS) SITE AREA	TRACT 1A: 10.767 AC (469,010.52 SF)
	LOT 3 S: 1.664 AC (72,483.84)
	TOTAL: 12.431 AC (541,494.36 SF)
DEDICATED RIGHT-OF-WAY	2.042 AC (88,951.88 SF)
PROPOSED (NET) SITE AREA	PARCEL A: 3.427 AC (149,289.76 SF)
	PARCEL B: 2.256 AC (98,256.23 SF)
	PARCEL C: 4.706 AC (204,996.49 SF)
	TOTAL: 10.389 AC (452,542.48 SF)
IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA	9.65 AC / (420,354 SF)
PROPOSED IMPERVIOUS AREA	PHASE 1 ROW - 1.77 AC (77,101 SF)
	PHASE 2 MULTIFAMILY - 2.43 AC (105,851 SF)
	PHASE 3 RETAIL - 5.38 AC (234,353 SF)
	TOTAL - 9.58 AC (417,305 SF)
ZONING	
CURRENT ZONING: CX-5-PL-CU (COMMERCIAL MIXED-USE, PARKING LIMITED, CONDITIONAL USE)	
REZONING CASES: **Z-42-91** FALLS OF NEUSE ROAD, EFFECTIVE 02/04/1992 **Z-61-22** – 4500 FALLS OF NEUSE ROAD, ADOPTED 03/07/2023	
BUILDING SETBACKS	
FROM PRIMARY STREET:	5 FT.
FROM SIDE STREET:	5 FT.
FROM SIDE LOT LINE:	0' OR 6'
FROM REAR LOT LINE:	0' OR 6'
PARKING SETBACKS	
FROM PRIMARY STREET:	10 FT.
FROM SIDE STREET:	10 FT.
FROM SIDE LOT LINE:	0' OR 3'
FROM REAR LOT LINE:	0' OR 3'
FRONTAGE REQUIREMENTS: PARKING LIMITED	
PRIMARY STREETS:	MAX BUILD-TO: 100' MIN. BUILDING WIDTH IN BUILD-TO: 50%
SIDE STREETS:	MAX BUILD-TO: 100' MIN. BUILDING WITH IN BUILD-TO: 25%
PARKING LIMITATIONS:	A MAX OF 2 BAYS OF PARKING BETWEEN THE BUILDING FRONTAGE AND STREET.

PARKING

VEHICLE PARKING

MAX ALLOWED	CALCULATION & PROVIDED
PARCEL A MULTIFAMILY BUILDING *1 BR: 1.5 SP/UNIT* *2 BR: 2.25 SP/UNIT* *3 BR: 3 SP/UNIT* *4 BR: 4 SP/UNIT* *5+BR: 5 SP/UNIT*	1BR UNITS: 144 X 1.5 = 216 2BR UNITS: 101 X 2.25 = 227.25 3BR UNITS: 5 X 3 = 15 MAX ALLOWED: 458.25 SPACES PROVIDED : 355 SPACES (16 ADA SPACES PROVIDED, 3 ARE VAN ACCESSIBLE ON THE FIRST FLOOR OF DECK) ALL SPACES WITHIN PARKING DECK 03

SHORT-TERM BICYCLE PARKING

REQUIRED	CALCULATION & PROVIDED
PARCEL A MULTIFAMILY *1 SPACE/20 UNITS*	250/20 = 12.5 REQUIRED SHORT-TERM SPACES PROVIDED: 13

LONG-TERM BICYCLE PARKING

REQUIRED	CALCULATION & PROVIDED
MULTIFAMILY *1 SPACE/7 BEDROOMS*	361 BEDROOMS / 7 = 51.5 REQUIRED LONG-TERM SPACES PER UDO SEC 7.1.7.J, NO MORE THAN 50 SPACES ARE REQUIRED FOR MIXED-USE DEVELOPMENTS PROVIDED: 50 WITHIN THE PARKING DECK. REFER TO ARCHITECTURE PLANS.

BUILDING INFORMATION 03

MULTIFAMILY BUILDING	453,652 GROSS FLOOR AREA, 250 UNITS
BUILDING HEIGHT	
REQUIRED	PROVIDED
MAXIMUM MULTIFAMILY HEIGHT: 5 STORIES	5 STORIES
	SEE ARCHITECTURE SHEETS FOR MORE BUILDING INFORMATION

SHEET INDEX

Sheet Number	Sheet Title
G0.00	COVER SHEET
G0.01	LETTERS & NOTES
C1.00	SURVEY
C1.10	OVERALL REMOVALS PLAN
C1.11	PHASE II EXISTING CONDITIONS
C2.00	SITE PLAN
C2.01	SITE PLAN AREA A
C2.02	ACCESSIBILITY PLAN
C2.03	WASTE MANAGEMENT PLAN 01
C3.00	GRADING PLAN
C3.01	GRADING PLAN AREA A
C3.02	STORM STRUCTURE TABLES 01
C3.03	CURB INSET PLAN
C4.00	UTILITY PLAN
C4.01	UTILITY PLAN AREA A
C7.00	EROSION CONTROL STAGE II - PHASE I
C7.01	EROSION CONTROL STAGE II - PHASE I AREA A
C7.02	EROSION CONTROL STAGE II - PHASE II
C7.03	EROSION CONTROL STAGE II - PHASE II AREA A
C7.04	NPDES STABILIZATION PLAN
C7.05	NPDES STABILIZATION DETAILS
C8.00	SITE DETAILS I
C8.01	SITE DETAILS II
C8.10	EROSION DETAILS
C8.11	EROSION DETAILS II
C8.20	WATER & SEWER DETAILS
C8.22	STORM DETAILS
L0.00	TREE CONSERVATION PLAN
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN AREA A
L1.02	PLANTING DETAILS
C-A1.01	ZONING DIAGRAMS - PLANS
C-A1.02	ZONING DIAGRAMS - ELEVATIONS
C-A1.03	OVERALL BUILDING ELEVATIONS
C-01.04	OVERALL BUILDING ELEVATIONS

JAN2025

INFRASTRUCTURE INSPECTIONS QUANTITIES TABLE

Phase Number(s)	PHASE 1 - PUBLIC INFRASTRUCTURE	PHASE 2 - MULTIFAMILY	PHASE 3 - RETAIL
Number of Lot(s)	0	0	0
Lot Number(s) by Phase	0	0	0
Number of Units	0	250	0
Livable Buildings	0	1	0
Open Space?	0	0	0
Number of Open Space Lots	0	0	0
Public Water (LF)	0	0	0
Private Water* (LF)	0	4" PVC - 29 6" PVC - 216	0
Public Sewer (LF)	0	0	0
Public Force Main (LF)	0	0	0
Private Sewer** (LF)	0	8" PVC - 161	0
Public Street (LF) - FULL	0	0	0
Public Street (LF) - PARTIAL	0	0	0
Public Sidewalk (LF) - FULL	0	0	0
Public Sidewalk (LF) - PARTIAL	0	0	0
Multi-Use Path*** (LF)	0	0	0
Public Stormdrain (LF)	0	0	0
Street Signs (LF)	0	0	0
Water Service Stubs	0	1	0
Sewer Service Stubs	0	2	0
Average Daily Flow per Phase****	0		0

*Water mains 4" and larger.
**Sewer mains and manholes as part of a collection system.
***10 or 12 ft wide path in lieu of sidewalk or a multi-use path as part of a development amenity.
****Entire Project Flow. Based on 75gpd per bedroom for residential (apartments, single family dwelling, townhouse, condos), or based on 15A NCAC 02T .0114 Wastewater Design Flow Rates for Commercial and Industrial.

Traffic Control and Pedestrian Plan (TCPED) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's Jurisdiction.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
  - Manual on Uniform Traffic Control (MUTCD);
  - Public Rights-of-Way Accessibility Guidelines (PROWAG);
  - American Disability Act (ADA) requirements;
  - Raleigh Street Design Manual (RSDM).
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

JAN2025

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

JAN2025

Public
Sewer Collection / Extension System

Raleigh Water consents to the connection and extension of the City's public sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the Raleigh Water Handbook.

Raleigh Water Permit # _____

JAN2025

Public
Water Collection / Extension System

Raleigh Water consents to the connection and extension of the City's public water system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the Raleigh Water Handbook.

Raleigh Water Permit # _____

Project Data Sheet

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

GENERAL INFORMATION

Development Name: Falls Centre Redevelopment - Phase 2	Proposed Use: Multifamily
Property Address(es): 4500 & 4408 Falls of Neuse Rd Raleigh, NC 27609	
Approved Site Plan or Subdivision case #: SUB-0053-2025 , ASR-0054-2025	
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:	

PIN #: 1716523039	PIN #:	PIN #:	PIN #:
☐ Apartment	☐ Frequent Transit Development Option	☐ Congregate care	☐ Hospital
☐ Hotel/Motel	☐ Industrial building	☑ Mixed residential	☐ Non-residential condo
☐ Office	☐ Religious institution	☐ Residential condo	☐ Retail
☐ School	☐ Shopping center	☐ Single-family residential	☐ Telecommunication tower
☐ Townhouse	☐ Civic use: Park, community center, museum or government facility		☐ Other

What is the project type?

Scope of work: Existing retail buildings to be removed along with parking lot curb, gutter and pavement. A new multifamily building is being proposed with an associated parking desk, driveway and trash area. For utilities, there will be proposed water and sewer stubs to the building.

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY

1. Total number of townhouse lots: 0 Number attached: 0 Number detached: 0
2. Total number of apartment or condominium units: 250
3. Total number of Congregate Care or Life Care Dwelling units: 0
4. Overall total number of dwelling units (from 1-3 above): 250
5. Number of bedroom units: 1BR: 150 2BR: 83 3BR: 17 4BR or more: 0
6. Overall unit(s) per acre densities per zoning district(s): 72.95

DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)

Zoning Information	Building Information
Zoning district(s): CX-5-PL-CU	Proposed use of building(s): Multifamily
If more than one district, provide acreage of each: 01	Proposed sq. ft. of building(s) gross: 454,000 sf
Overlay district(s): N/A	Existing sq. ft. of building(s) gross: 0
Total site acreage: 3.427	Total sq. ft. gross (existing and proposed): 454,000
Off street parking: Required: N/A Provided: 42 01	Proposed height of building(s): 66'-8"
COA (Certificate of Appropriateness) case #: N/A	FAR (floor area ratio) %: 3.04
BOA (Board of Adjustment) case # A - N/A	Building lot coverage %: 60.70
CUD (Conditional Use District) case # Z - N/A	Inside City Limits? Yes ☑ No ☐

PAGE 1 OF 2

REVISION 07.09.25
raleighnc.gov

STORMWATER INFORMATION

Existing impervious surface: 2.43 / 105,851 acres/square feet			
Proposed impervious surface: 2.43 / 105,851 acres/square feet			
Neuse River buffer: Yes ☐ No ☑		Wetlands: Yes ☐ No ☑	
Flood Hazard Area: Yes ☐ No ☑	If yes, Alluvial soils:		
Flood Study: N/A		FEMA Map Panel #: 3720171600K	
Total disturbed area: 3.36 / 146,362 acres/square feet 01			

BOLTON & MENK

418 SOUTH DAWSON STREET
RALEIGH, NC 27601
Phone: (919) 719-1800
Email: Raleigh@bolton-menk.com
www.bolton-menk.com

FAIRWAY INVESTMENTS

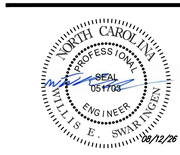
728 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

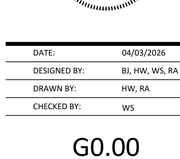
FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

COVER SHEET

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS





DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

G0.00

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ADMINISTRATIVE APPROVAL ACTION LETTER

Administrative Approval Action

Case File / Name: ASR-0054-2025
DSLC - FALLS CENTRE REDEVELOPMENT

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 12.43-acre site is located north of the intersection of Old Wake Forest Road and Falls of Neuse Road. It is currently developed as a shopping center, known as The Falls Centre. It is zoned CX-5-PL-CU.

REQUEST: This plan proposes a mixed use development for retail and multi-unit living on 3 lots. Parcel A is 3.427 acres, Parcel B is 2.256 acres and Parcel C is 4.706 acres for a total site area of 10.389 acres after right-of-way dedication. Parcel A will be developed for multi-unit living with structured parking and Parcels B and C will be developed for retail uses with surface and parallel parking.
All existing buildings will be demolished except the building currently addressed as 4412 Falls of Neuse Road. This building will be renovated to be 28,527 SF space. Six new one-story general buildings for retail uses are proposed with a total of 46,132 SF. A five-story, 83,251 SF apartment building with structured parking is proposed with 250 units and 361 vehicle parking spaces.
The plan proposes providing 29 short-term and 50 long-term bicycle parking spaces for the overall development. The overall development plan proposes a building area of approximately 129,383 SF of new construction. A total of 58,266.21 SF (1.34 acres) of outdoor amenity area is proposed on the site with each lot meeting the minimum outdoor amenity area requirements (minimum 10% net site area per lot required). New right-of-way is proposed through the site connecting Falls of Neuse Road to Pacific Drive. The new right-of-way will also provide a connection to Old Wake Forest Road. Surface, parallel and structured parking is proposed on site with a total of 685 spaces.
There are three outparcels associated with the existing shopping center that are not part of this subdivision. A separate subdivision plan, case SUB-0053-2025, was reviewed concurrently with this site plan for creation of the three lots and street right-of-way.

Z-61-22
Z-42-91

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SUB-0053-2025: DSLC - Preliminary Subdivision/Preliminary Subdivision

FINDINGS: **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated April 13, 2026 by Fairway Investments.**

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Administrative Approval Action
Case File / Name: ASR-0054-2025
DSLC - FALLS CENTRE REDEVELOPMENT

General

1. Plans shall demonstrate compliance with standards for proposed retaining walls per UDO Section 7.2.8. Permits will be applied prior to SPR approval retaining walls. Walls less than 5 feet in height will be issued zoning permits and walls greater than 5 feet in height, may be issued building permits.

2. All buildings shall demonstrate compliance with transparency and blank wall standards for all street-facing facades for non-residential uses (UDO Sections 1.5.9, 1.5.10, 3.2.2, 3.2.5, and others as applicable). This also should include showing the opaqueness of the glass proposed per UDO Section 1.5.9.B.4.

3. Include building elevations in plan set. Elevations shall demonstrate compliance with all applicable standards including, but not limited to, building height (including the table showing post-development average grade calculations), transparency, blank wall, and foundation walls. (UDO Sections 1.5.7, 1.5.9, 1.5.10, and 7.2.8.)

4. Demonstrate compliance with build-to requirements for Parcel B along Proposed Street 1.

5. Label loading/service area between the multi-family building and Pacific Drive and Old Wake Forest Drive. If service area, relocate in compliance with UDO Section 7.2.5.

6. Label all decorative fences and/or walls. Demonstrate compliance with UDO Section 7.2.8. for eac

Stormwater

7. A Sediment and Erosion Surety associated with the land disturbance grading permit shall be paid to the City (UDO 9.4.4).

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☑ Slope Easement Deed of Easement Required	

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

Administrative Approval Action
Case File / Name: ASR-0054-2025
DSLC - FALLS CENTRE REDEVELOPMENT

1. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

2. All required stormwater easements shall be shown on all plats for recording (UDO 9.2 and Stormwater Design Manual Chapter 7).

☑ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The subdivision plan associated with this development (SUB-0053-2025) shall be recorded prior to issuing building permits for this project.

Urban Forestry

2. A public infrastructure surety for 98 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure. The public infrastructure surety required for 33 understory trees shall be equivalent to 16 Street Tree (Tree Lawn) cost along Old Wake Forest Road.

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Falls of Neuse Road, 20 street trees along Pacific Drive, 33 understory street trees along Old Wake Forest Road, 17 street trees along Street 1, and 24 street trees along Street 2.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

Administrative Approval Action
Case File / Name: ASR-0054-2025
DSLC - FALLS CENTRE REDEVELOPMENT

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: June 14, 2029
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov DN: cn=Keegan.McDonald@raleighnc.gov Date: 2026.06.14 12:00:25-04'00' Date: 06/14/2026
Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin

ZONING CONDITIONS & NARRATIVE

The Site is zoned CX-5-PL-CU in two different conditional districts, as shown on Raleigh's Official Zoning Map. Zoning conditions associated with Z-61-22 apply to approximately 10.75 acres on the current tax parcel 4500 Falls of Neuse Road (PIN 1716523039). Zoning conditions associated with Z-42-91 apply to approximately 1.67 acres on the current tax parcel 4408 Falls of Neuse Road (PIN 1716419785).

Z-61-22 ZONING CONDITIONS

1. Mixed Office and Retail Use: There may be mixed use of office and retail space not to exceed 240,000 square feet of total gross building space;
   1.1. There may be no more than 140,000 square feet of retail building space in one and/or two story structures;
   1.2. There may be no more than 100,000 square feet of gross building space for office use.

Condition 1 Response: *The proposed office and retail space on this parcel shall not exceed 240,000 square feet. The gross nonresidential building space, which could contain retail or small-scale office tenants as permitted in CX, is only 67,834 SF (Building 1 GFA, 11,424 SF; Building 2 GFA, 4,608 SF; Building 3 GFA, 8,4335; Building 4 GFA, 6,591 SF; Building 5 GFA, 7,554 SF; Building 7 GFA, 29,224 sf). Thus, the total gross retail building space will not exceed 140,000 SF, and the total gross office space will not exceed 100,000 SF.*

2. Not more than 250 dwelling units shall be permitted.
Condition 2 Response: *The proposed multi-family building will include only 250 dwelling units.*

Z-42-91 ZONING CONDITIONS

1. Petitioner shall construct along the entire frontage a fight turn lane for northbound traffic on Falls of the Neuse Road to exit onto Pacific Avenue; said lane to be constructed within the existing right-of-way and in accordance with the standards of the City of Raleigh and North Carolina Department of Transportation;

Condition 1 Response: *This condition was satisfied with the original development of the Falls Centre Shopping Center in the 1990s.*

2. A fifty-foot landscaped buffer strip shall be installed along the right-of-way of Falls of the Neuse Road, equivalent in intent to Code Section 10-2022 Conservation Buffer District, permitting all uses set forth in said section, except that such buffer strip SHALL NOT deprive the subject property of vehicular access to and from Falls of the Neuse Road; said buffer shall incorporate a berm, or berms, large trees and vegetation to restrict the view of parked cars from vehicular passengers on Falls of the Neuse Road at a minimum, meeting the standard set forth in section 10-2068.5(b)(2)d].

Condition 2 Response: *An existing 50' foot buffer will remain along the frontage of Falls of Neuse Road. Additionally, some existing trees within this buffer will remain and shrubs are proposed along the entire length of the parking lot which fronts Falls of Neuse.*

3. Petitioner shall dedicate a thirty-five foot multi-purpose easement (sidewalk, utility traffic control sign, etc.) parallel and adjacent to Falls of the Neuse Road.

Condition 3 Response: *This condition was satisfied with the original development of the Falls Centre Shopping Center in the 1990s. A 35' multi-purpose easement was dedicated to the City along the frontage of Falls of Neuse Road as shown on "The Falls Centre" Subdivision Plat recorded in BM 1993 Page 1015.*

4. Transportation improvements shall meet the requirements contained in the SC-5-90 approval documents, approved by Council on June 18, 1991.

Condition 4 Response: *This condition was satisfied with the original development of the Falls Centre Shopping Center in the 1990s.*

5. Prohibited Uses: There may be all uses permitted in a Shopping Center District except for residential dwellings, automotive service and repair facilities, mini-warehouse storage facilities, grocery stores larger than 20,000 square feet, restaurants with drive-in, drive-through service, adult establishments, riding stables, movie theatres seating more than two hundred (200) persons, pool halls, game rooms or arcades, laundromats, or convenience food products stores with accompanying gas pumps.

Condition 5 Response: *The plan complies with this zoning condition as it proposes none of these prohibited uses on this portion of the site.*

6. Property fronting Falls of the Neuse Road shall be limited to one (1) right-in, right-out only access. Said access shall be designed to prohibit left turns onto and off of Falls of the Neuse Road.

Condition 6 Response: *Access from Falls of Neuse Road will remain as one (1) right-in, right-out access.*

7. Petitioner shall construct, at their cost, an additional lane off-site at the intersection with and south of the intersection of Old Wake Forest Road with Falls of the Neuse Road, as depicted by approved transition improvements plans contained in SC-5-90. This lane shall be within right-of-way provided by the City of Raleigh and in accordance with the standards of the City of Raleigh and the North Carolina Department of Transportation.

Condition 7 Response: *This condition was satisfied with the original development of the Falls Centre Shopping Center in the 1990s.*

8. Mixed Office and Retail Use: There may be mixed use of office and retail space not to exceed 240,000 square feet of total gross building space;
   8.1. There may be no more than 140,000 square feet of retail building space in one and/or two story structures;
   8.2. There may be no more than 100,000 square feet of gross building space for office use, in no more than five stones;
   8.3. If a parking structure is built, it will be partly subterranean and no more than three stories may be above ground level;

Condition 8 Response: *Only one building is proposed on this parcel (Building 6) that is 5,400 SF. Sub-section c is not applicable because no parking structure will be built on the parcel.*

9. Storm Water Management Plan: Petitioner will prepare a storm water management plan, including an evaluation of the offsite, downstream drainageways and receiving facilities and have such plan reviewed by the Conservation Officer and incorporate specific conditions in development plans as necessary to alleviate potentially negative impact downstream

Condition 9 Response: *This condition is preempted by current stormwater regulations and is not enforceable.*

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

BOLTON & MENK

418 SOUTH DAWSON STREET
RALEIGH, NC 27601
Phone: (919) 719-1800
Email: Raleigh@bolton-menk.com
www.bolton-menk.com

FAIRWAY INVESTMENTS

728 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

LETTERS & NOTES

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

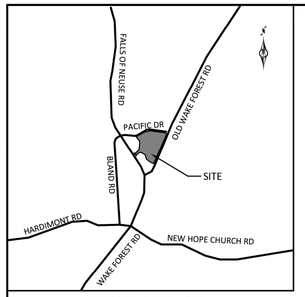
NORTH CAROLINA PROFESSIONAL SEAL 051705 ENGINEER WILLIS E. SWAIN, JR.
08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

G0.01

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VICINITY MAP - NTS

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM REFERENCES SITED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)

F. WILLIAM FAIREY, IV, P.L.S. L-4972 — DATE 04/14/2026

I, F. WILLIAM FAIREY, IV, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE ELEVATIONS REPRESENTED BY ANY CONTOUR LINE AS PLOTTED DO NOT HAVE A VERTICAL ERROR GREATER THAN 0.5' OVER 90% OF THE AREA COVERED. ALL LOCATIONS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

F. WILLIAM FAIREY, IV, P.L.S. L-4972 — DATE 04/14/2026

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4972 F. WILLIAM FAIREY, IV

I, F. WILLIAM FAIREY, IV, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A
(2) POSITIONAL ACCURACY: 0.05'
(3) TYPE OF GPS FIELD PROCEDURE: STATIC
(4) DATES OF SURVEY: 12/27/2024
(5) DATUM/EPOCH: NAD83:2011, NAVD88/2010
(6) PUBLISHED/FIXED-CONTROL USE:
(7) GEOID MODEL: 18 (CONUS)
(8) COMBINED GRID FACTOR(S): NA
(9) UNITS: U.S. SURVEY FOOT

NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA. IT IS DESIGNATED AS ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3710463000K DATED 09/02/2015.
4. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS OFFICE.

ADDITIONAL REFERENCES
MB. 63, PG. 61
DB. 30556, PG. 856
DB. 6345, PG. 292 (ADJOINER)
DB. 37914, PG. 732 (ADJOINER)
DB. 5491, PG. 740 (ADJOINER)
DB. 5491, PG. 743 (ADJOINER)
DB. 36060 PG. 962 (ADJOINER)

SANITARY SEWER TABLE

STRUCTURE	RIM	INVERT IN	PIPE SIZE	TYPE	FROM	INVERT OUT	PIPE SIZE	TYPE	TO	NOTES
SSMH-1	339.67	327.67	12"	PVC	SSMH-2	327.57	12"	PVC	SE	*NOT FOUND, SHOWN PER RECORD
SSMH-2	340.02	328.17	12"	PVC	SSMH-3	328.02	12"	PVC	SSMH-1	
SSMH-3	341.80	330.4	8"	PVC	SSMH-4	330.35	8"	PVC	SSMH-2	
SSMH-4	338.61	332.71	12"	PVC	N	332.31	12"	PVC	SSMH-3	
SSMH-5	342.68	336.38	8"	PVC	SW	332.08	12"	PVC	SSMH-3	
SSMH-6	342.63	336.13	8"	PVC	NW	335.91	8"	PVC	SSMH-9	
SSMH-7	343.16					337.12	8"	PVC	SSMH-6	
SSMH-8	337.04	331.24	4"	PVC	E	330.24	12"	HDPE	SE	
SSMH-9										LOCATED, FILLED IN, REFER TO PHOTO
SSMH-10										LOCATED, UNABLE TO OPEN
SSMH-11	336.02					327.72	8"	RCP	S	

STORM SEWER TABLE

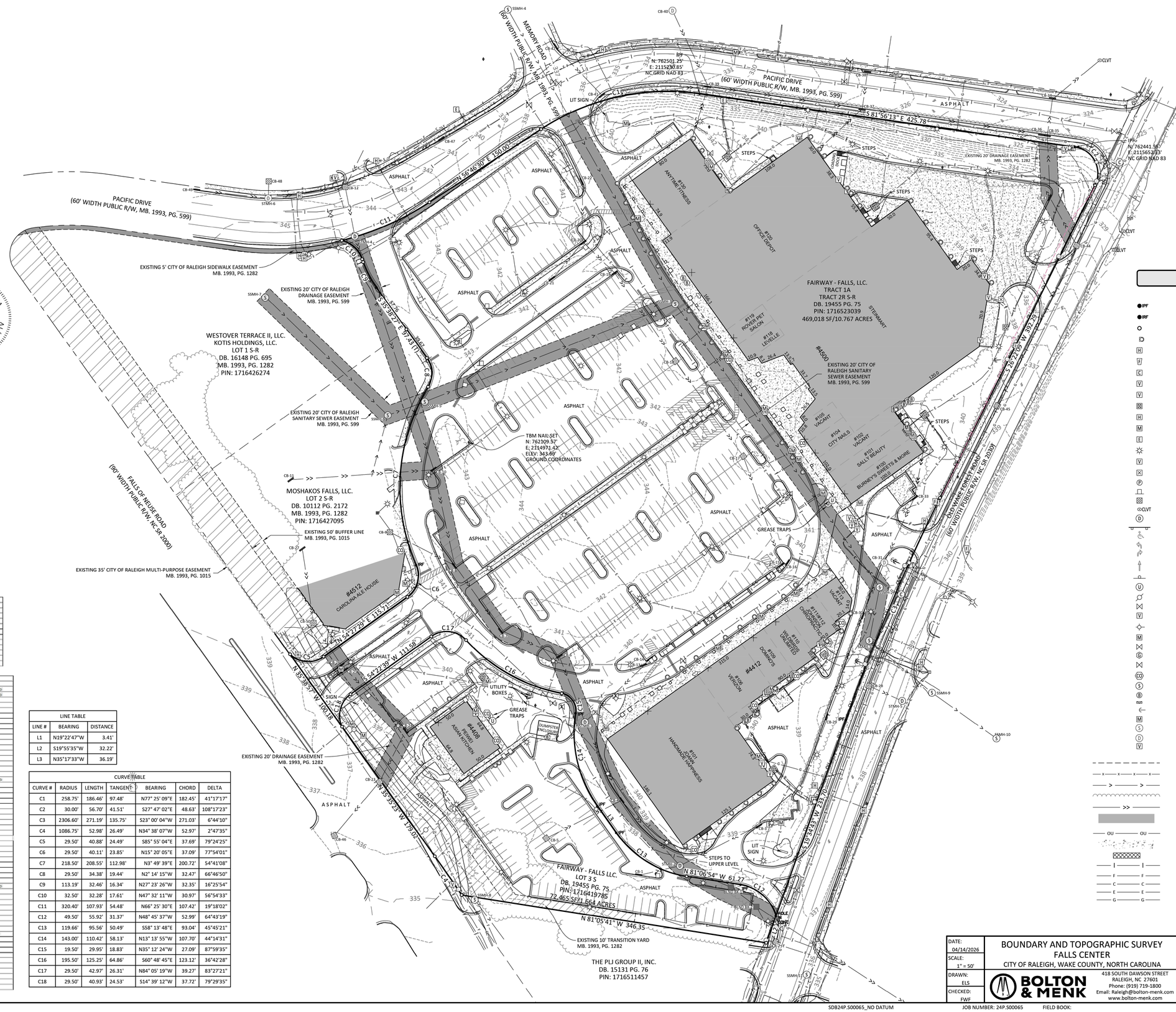
STRUCTURE	RIM/TOP OF GRATE	INVERT IN	PIPE SIZE	TYPE	FROM	INVERT OUT	PIPE SIZE	TYPE	TO	NOTES
BLND BX 1					STMH-1				BLND BX 2	*NOT FOUND, SHOWN PER RECORD
BLND BX 2					BLND BX 1					*NOT FOUND, SHOWN PER RECORD
STMH-1	339.07	328.22	36"	RCP	CB-6	328.17	36"	RCP	BLND BX 1	SLIP LINED
CB-1	337.71					335.31	15"	RCP	STMH-1	SLIP LINED
CB-2	335.88					333.88	12"	CMP	BLND BX 2	
CB-3	339.38					334.58	12"	RCP	STMH-1	SLIP LINED
CB-4	337.34	329.66	36"	RCP	STMH-2	329.19	36"	RCP	STMH-1	SLIP LINED
CB-5	337.66					334.06	24"	RCP	CB-4	SLIP LINED
STMH-7	339.75	330.75	36"	RCP	CB-8	330.65	36"	RCP	CB-4	SLIP LINED
CB-6	339.99	331.09	36"	RCP	CB-7	330.99	36"	RCP	STMH-2	SLIP LINED
CB-7	340.82	331.62	30"	RCP	CB-8	331.52	36"	RCP	CB-6	SLIP LINED
CB-8	341.73	331.73	30"	RCP	CB-10	331.63	30"	RCP	CB-7	SLIP LINED
CB-9	340.16					337.91	12"	RCP	CB-8	SLIP LINED
CB-10	342.08	332.53	30"	RCP	STMH-3	332.48	30"	RCP	CB-8	
STMH-3	343.13	334.03	24"	RCP	CB-12	333.93	30"	RCP	CB-10	SLIP LINED
CB-11	340.57					334.17	18"	RCP	CB-10	SLIP LINED
CB-12	343.06	334.09	24"	RCP	STMH-3	334.10	24"	RCP	STMH-3	
STMH-6			24"	RCP	CB-19		24"	RCP	CB-17	*NOT FOUND, SHOWN PER RECORD
CB-13	338.50	331.7	30"	RCP	CB-16	331.1	30"	RCP	STMH-3	SLIP LINED
CB-14	338.82	330.82	30"	RCP	CB-15	330.62	30"	RCP	CB-13	SLIP LINED
CB-15	338.78	332.68	30"	RCP	CB-17	332.28	30"	RCP	CB-14	SLIP LINED
CB-16	338.62					334.32	12"	RCP	CB-15	SLIP LINED
CB-17	340.77	333.17	24"	RCP	CB-18	332.87	30"	RCP	CB-15	
CB-18	340.69	333.64	18"	RCP	CB-19	333.49	24"	RCP	CB-17	
CB-19	341.05	334.35	18"	RCP	CB-20	334.16	18"	RCP	CB-18	
CB-20	342.81	334.81	15"	RCP	CB-22	334.51	18"	RCP	CB-19	
CB-21	343.42					334.62	15"	RCP	CB-20	
CB-22	339.76					337.06	15"	RCP	CB-20	
CB-23	339.43	334.03	18"	RCP	CB-24	333.75	18"	RCP	CB-46	
CB-24	339.01		18"	RCP	CB-25	335.51	18"	RCP	CB-23	
CB-25	338.68	335.88	18"	RCP	CB-26	335.78	18"	RCP	CB-24	SLIP LINED
CB-26	338.79	336.09	18"	RCP	CB-50	335.99	18"	RCP	CB-25	SLIP LINED
CB-27	339.30					338.40	12"	RCP	CB-26	SLIP LINED
STMH-8	337.87	331.37	15"	RCP	CB-28	330.27	24"	RCP	SE	SLIP LINED
CB-28	338.47	333.97	12"	RCP	CB-30	333.77	15"	RCP	STMH-8	SLIP LINED
CB-29	337.79									ROUND, R/L/I / OR SITS/MNT
CB-30	338.27	334.77	12"	RCP	CB-29	334.87	12"	RCP	CB-31	SLIP LINED
CB-31			12"	RCP	CB-33		12"	RCP	CB-32	*NOT FOUND, SHOWN PER RECORD
CB-32	339.38		12"	RCP	CB-31		12"	RCP	CB-28	ROUND, R/L/I / OR SITS/MNT
CB-33	339.91		10"		N		12"	RCP	CB-31	ROUND, FULL OR SED/MENT
CB-34	321.05	319.05	30"	RCP	CB-35	318.35	30"	RCP	NE	
CB-35	323.19	319.29	24"	RCP	CB-36	319.29	30"	RCP	CB-34	
CB-36	323.09	319.49	24"	RCP	CB-37	319.29	24"	RCP	CB-35	
CB-37	326.50	322.13	24"	RCP	CB-39	322.43	18"	RCP	CB-36	
CB-38	326.60					322.52	18"	RCP	CB-27	
CB-39	330.65	327.75	18"	RCP	CB-41	327.65	18"	RCP	CB-37	
CB-40			15"	RCP	N		18"	RCP	CB-39	*FOUND, BURIED UNDERGROUND
CB-41	334.79	331.5	18"	RCP	CB-42	331.3	18"	RCP	CB-39	
CB-42	334.82	333.42	15"	RCP	MW	333.22	18"	RCP	CB-41	
CB-43	333.55	329.45	24"	RCP	CB-44	329.45	24"	RCP	CB-35	
CB-44	330.24	327.14	18"	RCP	CB-45	327.04	24"	RCP	CB-43	SLIP LINED
CB-45	338.34					334.94	18"	RCP	CB-44	SLIP LINED
CB-46	335.88	332.08	18"	RCP	CB-23				SE	
CB-47	340.55					337.7	15"	RCP	CB-12	
CB-48	343.77					335.57	15"	RCP	STMH-5	
CB-49	343.63	330.18	24"	RCP	W	335.13	24"	RCP	STMH-5	
CB-50	340.36	336.71	12"	RCP	CB-27	336.56	18"	RCP	CB-26	

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N19°22'47"W	3.41'
L2	S19°55'35"W	32.22'
L3	N35°17'33"W	36.19'

CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	258.75'	186.46'	97.48'	N77° 25' 09"E	182.45'	41°17'17"
C2	30.00'	56.70'	41.51'	S27° 47' 02"E	48.63'	108°17'23"
C3	2306.60'	271.19'	135.75'	S23° 00' 04"W	271.03'	6°44'10"
C4	1086.75'	52.98'	26.49'	N34° 38' 07"W	52.97'	2°47'35"
C5	29.50'	40.88'	24.49'	S85° 55' 04"E	37.69'	79°24'25"
C6	29.50'	40.11'	23.85'	N15° 20' 05"E	37.09'	77°54'01"
C7	218.50'	208.55'	112.98'	N3° 49' 39"E	200.72'	54°41'08"
C8	29.50'	34.38'	19.44'	N2° 14' 15"W	32.47'	66°46'50"
C9	113.19'	32.46'	16.34'	N27° 23' 26"W	32.35'	16°25'54"
C10	32.50'	32.28'	17.61'	N47° 32' 11"W	30.97'	56°54'33"
C11	320.40'	107.93'	54.48'	N66° 25' 30"E	107.42'	19°18'02"
C12	49.50'	55.92'	31.37'	N48° 45' 37"W	52.99'	64°43'19"
C13	119.66'	95.56'	50.49'	S58° 13' 48"E	93.04'	45°45'21"
C14	143.00'	110.42'	58.13'	N13° 13' 55"W	107.70'	44°14'31"
C15	19.50'	29.95'	18.83'	N35° 12' 24"W	27.09'	87°59'35"
C16	195.50'	125.25'	64.86'	S60° 48' 45"E	123.12'	36°42'28"
C17	29.50'	42.97'	26.31'	N84° 05' 19"W	39.27'	83°27'21"
C18	29.50'	40.93'	24.53'	S14° 39' 12"W	37.72'	79°29'35"



LEGEND

- IPF — MONUMENT FOUND - IRON PIPE
- IRF — MONUMENT FOUND - IRON REBAR
- CALCULATED POINT
- DOWN SPOUT
- H — HAND HOLE FIBER OPTIC
- F — UTILITY MARKER FIBER OPTIC
- C — UTILITY PEDESTAL COMMUNICATION
- V — VAULT COMMUNICATIONS
- V — VAULT FIBER OPTIC
- TRANSFORMER ELECTRIC
- H — HAND HOLE ELECTRIC
- M — UTILITY METER ELECTRIC
- E — UTILITY PEDESTAL ELECTRIC
- POLE - LIGHT POLE
- V — VAULT ELECTRIC
- IRRIGATION CONTROL VALVE
- P — POST
- SIGN
- CATCH BASIN RECTANGULAR CASTING
- CLVT — CULVERT END
- D — MANHOLE STORM
- PERMANENT BARRICADE
- HANDICAPPED SYMBOL
- LEFT TURN ARROW
- RIGHT TURN ARROW
- THRU ARROW
- TRAFFIC SIGN
- U — MANHOLE UTILITY
- UTILITY POLE
- VALVE (UNKNOWN UTILITY)
- V — VAULT (UNKNOWN UTILITY)
- FIRE HYDRANT
- M — UTILITY METER WATER
- VALVE WATERMAIN
- G — REGULATOR GAS
- VALVE GAS
- CO — CLEANOUT SANITARY
- S — MANHOLE SANITARY
- B — BOLLARD
- MAILBOX
- POLE - GUY WIRE/ANCHOR
- M — UTILITY METER NATURAL GAS
- S — RECORD SANITARY MANHOLE
- D — RECORD STORM MANHOLE
- V — VAULT - WATER
- BUILDING OVERHANG (CANOPY)
- FENCELINE
- SANITARY SEWER
- BUSH SHRUB OR HEDGE LINE
- STORM SEWER
- EXISTING BUILDINGS
- OU — OVERHEAD UTILITY
- CONCRETE
- CURB INLET
- WATER SYSTEM
- F — FIBER UNDERGROUND
- C — COMMUNICATION UNDERGROUND
- E — ELECTRIC UNDERGROUND
- G — GAS UNDERGROUND

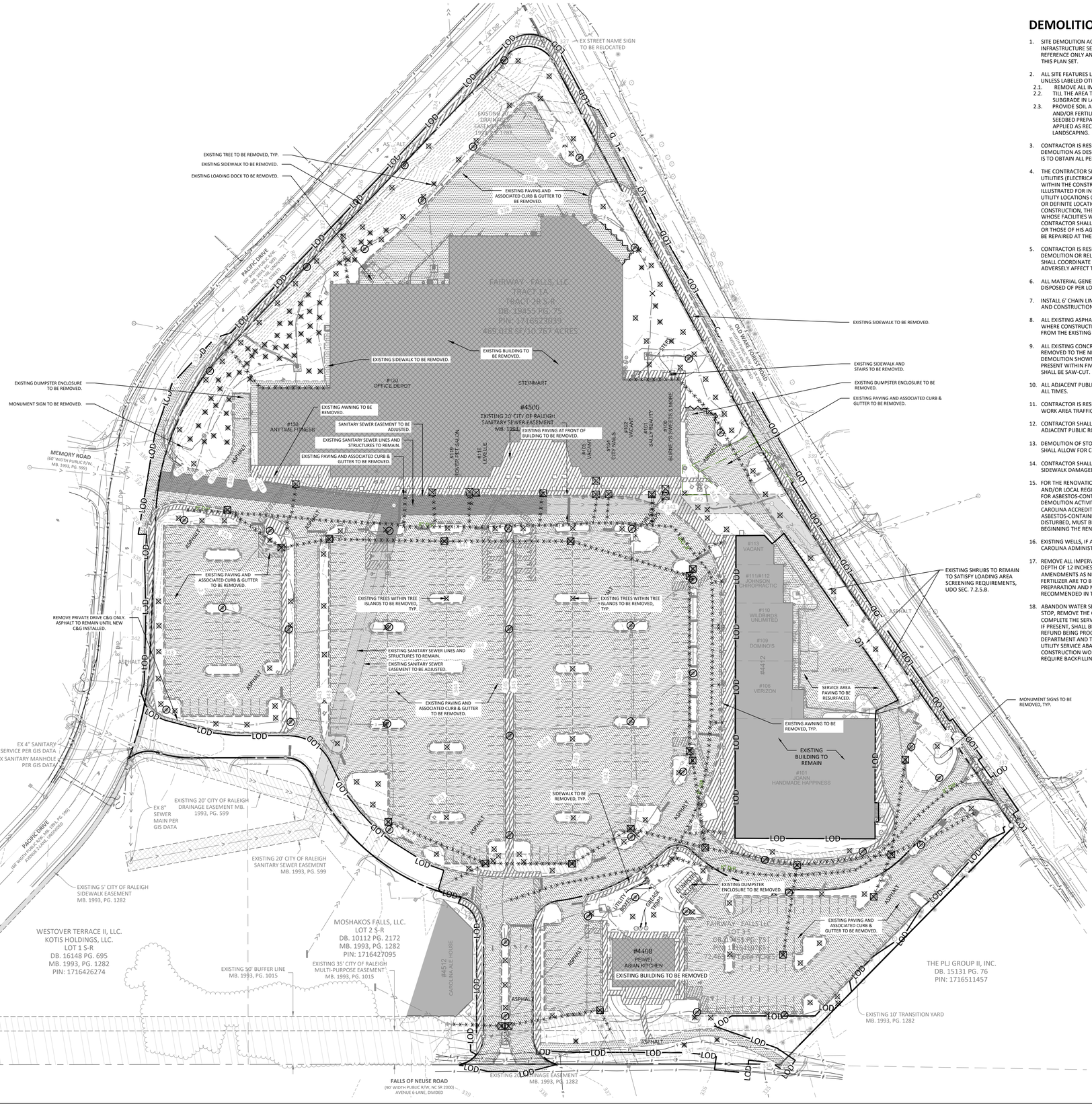
DATE:	04/14/2026
SCALE:	1" = 50'
DRAWN:	ELS
CHECKED:	FWF

BOUNDARY AND TOPOGRAPHIC SURVEY
FALLS CENTER
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

BOLTON & MENK
418 SOUTH DAWSON STREET
RALEIGH, NC 27601
Phone: (919) 719-1800
Email: Raleigh@bolton-menk.com
www.bolton-menk.com

TOWNSHIP: RALEIGH
COUNTY: WAKE
PARCEL REID: 0180708, 0204681, 0115638
PARCEL PIN: 1716523039, 1716419785, 1716511457
ZONING: CX; COMMERCIAL MIXED USE
SURVEY DATE: 12/27/2024
FIRM LICENSE: F-1409

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SDB24P.S00065_NO DATUM
JOB NUMBER: 24P.S00065
FIELD BOOK:



DEMOLITION NOTES

1. SITE DEMOLITION ACTIVITIES SHALL BE PERFORMED AS PART OF THE PHASE 1 - PUBLIC INFRASTRUCTURE SET (SPR-0143-2026). THIS DEMOLITION PLAN SHEET IS FOR REFERENCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR PERMITTING UNDER THIS PLAN SET.
2. ALL SITE FEATURES LOCATED WITHIN HATCHED AREA ON THIS PLAN ARE TO BE REMOVED UNLESS LABELED OTHERWISE. SEE LEGEND ON THIS SHEET FOR HATCH PATTERN.
   - 2.1. REMOVE ALL IMPERVIOUS SURFACES FROM THE SUBJECT AREA.
   - 2.2. TILL THE AREA TO A DEPTH OF 12 INCHES BELOW THE TOP OF THE COMPACTED SUBGRADE IN LANDSCAPE AREAS.
   - 2.3. PROVIDE SOIL AMENDMENTS AS NEEDED IN ACCORDANCE WITH SOIL TESTS. IF LIME AND/OR FERTILIZER ARE TO BE USED, IT SHALL BE APPLIED UNIFORMLY DURING SEEDBED PREPARATION AND MIXED WELL IN THE TOP 4 TO 6 INCHES OF SOIL OR APPLIED AS RECOMMENDED IN THE PLANTING SPECIFICATIONS FOR PROPOSED LANDSCAPING.
3. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
4. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ALL BURIED UTILITIES (ELECTRICAL, MECHANICAL, WATER, SEWER, TELECOMMUNICATION, GAS, ETC.) WITHIN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION. UTILITIES ARE ILLUSTRATED FOR INFORMATION PURPOSES ONLY. THE OMISSION OF, OR INCLUSION OF, UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OR DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND MEET WITH ALL UTILITY OWNERS WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY LOCATIONS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY REQUIRED UTILITY DEMOLITION OR RELOCATION WITH THE APPLICABLE UTILITY OWNER. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE RESPECTIVE UTILITY OWNERS SO AS NOT TO ADVERSELY AFFECT THE PROJECT SCHEDULE.
6. ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES.
7. INSTALL 6' CHAIN LINK FENCE AROUND PERIMETER OF PROPERTY DURING DEMOLITION AND CONSTRUCTION.
8. ALL EXISTING ASPHALT PAVEMENT SHALL BE SAW-CUT AT THE LIMIT OF DEMOLITION WHERE CONSTRUCTION PLANS SHOW TIE-INS. SAW-CUT JOINT SHALL BE ONE FOOT FROM THE EXISTING EDGE OF PAVEMENT, MINIMUM.
9. ALL EXISTING CONCRETE PAVEMENT, SIDEWALK AND/OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST EXISTING CONTROL JOINT BEYOND THE LIMIT OF DEMOLITION SHOWN ON THE PLAN. WHERE NO EXISTING CONTROL JOINTS ARE PRESENT WITHIN FIVE FEET OF THE LIMIT OF DEMOLITION, CONCRETE PAVEMENTS SHALL BE SAW-CUT.
10. ALL ADJACENT PUBLIC ROADS SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WORK AREA TRAFFIC CONTROL HANDBOOK STANDARDS. (W.A.T.C.H.)
12. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OR INSTALLATION WORK ALONG ALL ADJACENT PUBLIC ROADS WITH THE CITY OF RALEIGH
13. DEMOLITION OF STORM DRAINAGE AND SANITARY SEWER SYSTEM(S) BY CONTRACTOR SHALL ALLOW FOR CONTINUOUS USE OF THE SYSTEM(S).
14. CONTRACTOR SHALL REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.
15. FOR THE RENOVATION OR DEMOLITION OF BUILDINGS OR OTHER STRUCTURES, FEDERAL AND/OR LOCAL REGULATIONS REQUIRE THAT A THOROUGH INSPECTION BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY.
16. EXISTING WELLS, IF ANY, SHALL BE ABANDONED IN ACCORDANCE WITH NORTH CAROLINA ADMINISTRATIVE CODE 15A NCAC 02C.0113.
17. REMOVE ALL IMPERVIOUS SURFACES FROM THE SUBJECT AREA. FILL THE AREA TO A DEPTH OF 12 INCHES BELOW THE TOP OF THE COMPACTED SUBGRADE. PROVIDE SOIL AMENDMENTS AS NEEDED IN ACCORDANCE WITH SOIL TESTS. IF LIME AND/OR FERTILIZER ARE TO BE USED, IT SHALL BE APPLIED UNIFORMLY DURING SEEDBED PREPARATION AND MIXED WELL IN THE TOP 4 TO 6 INCHES OF SOIL OR APPLIED AS RECOMMENDED IN THE PLANTING SPECIFICATIONS FOR PROPOSED LANDSCAPING.
18. ABANDON WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION STOP, REMOVE THE CORPORATION STOP, AND PLACE A REPAIR CLAMP OVER THE HOLE. COMPLETE THE SERVICE/LATERAL TERMINATION FORM FOR EACH SERVICE. THE METER, IF PRESENT, SHALL BE RETURNED TO CITY OF DURHAM. PRIOR TO ANY CREDIT OR REFUND BEING PROCESSED THE METER MUST BE RETURNED TO WATER MANAGEMENT DEPARTMENT AND THE METER NUMBER VERIFIED AND CODED PROPERLY AS RETURNED. UTILITY SERVICE ABANDONMENT WILL TAKE PLACE PRIOR TO BEGINNING UTILITY CONSTRUCTION WORK. ANY EXCAVATION AS PART OF ABANDONING UTILITIES WILL REQUIRE BACKFILLING PER CITY OF DURHAM STANDARDS.

LEGEND

SYMBOL	
	CONCRETE TO BE REMOVED
	ASPHALT TO BE REMOVED
	BUILDING TO BE REMOVED
	SANITARY SEWER EASEMENT
	CURB TO BE REMOVED
	FENCE/RAIL TO BE REMOVED
	TREE TO BE REMOVED
	LIGHT FIXTURE TO BE REMOVED
LOD	PROJECT LIMIT
X X X X X X X X	UTILITY PIPE TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED

HORZ. SCALE: 0, 50, 100 FEET

BOLTON & MENK

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Email: Raleigh@bolton-menk.com
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FAIRWAY INVESTMENTS

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

OVERALL REMOVALS PLAN

PROJECT NO: 50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

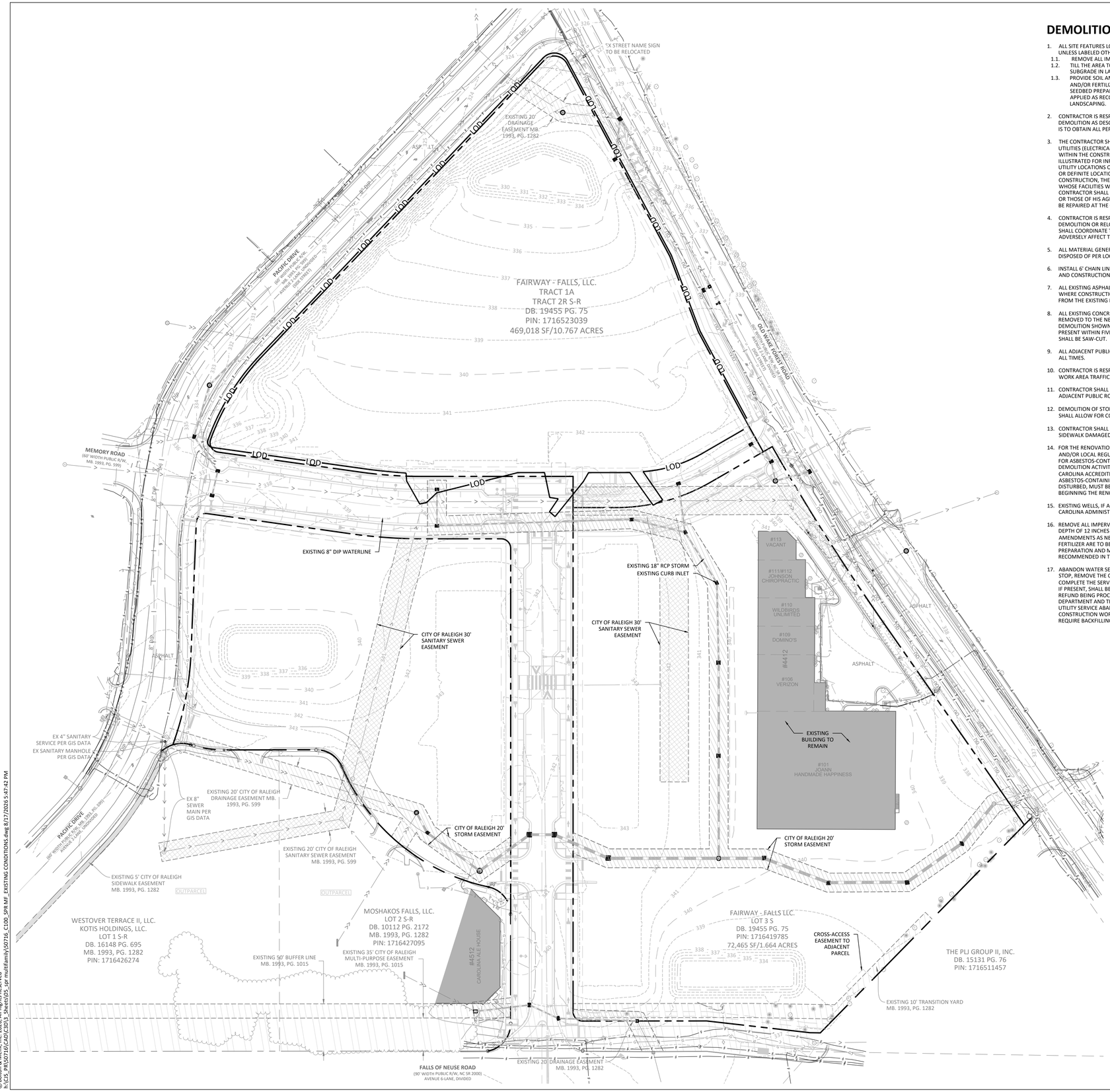
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN 08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

C1.10

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LEGEND

SYMBOL	
	CONCRETE TO BE REMOVED
	ASPHALT TO BE REMOVED
	BUILDING TO BE REMOVED
	SANITARY SEWER EASEMENT
	CURB TO BE REMOVED
XXXXXXXXXXX	WALL TO BE REMOVED
	FENCE/RAIL TO BE REMOVED
	TREE TO BE REMOVED
	LIGHT FIXTURE TO BE REMOVED
SF	SILT FENCE
	TREE PROTECTION FENCING
LOD	PROJECT LIMIT
	CONSTRUCTION FENCE
	CONCRETE TRAFFIC BARRICADES
S	SIDEWALK CLOSED SIGN
X-X-X-X-X-X-X-X	UTILITY PIPE TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED

BOLTON & MENK

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FAIRWAY INVESTMENTS

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

PHASE II EXISTING CONDITIONS

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE 0 50 100 FEET

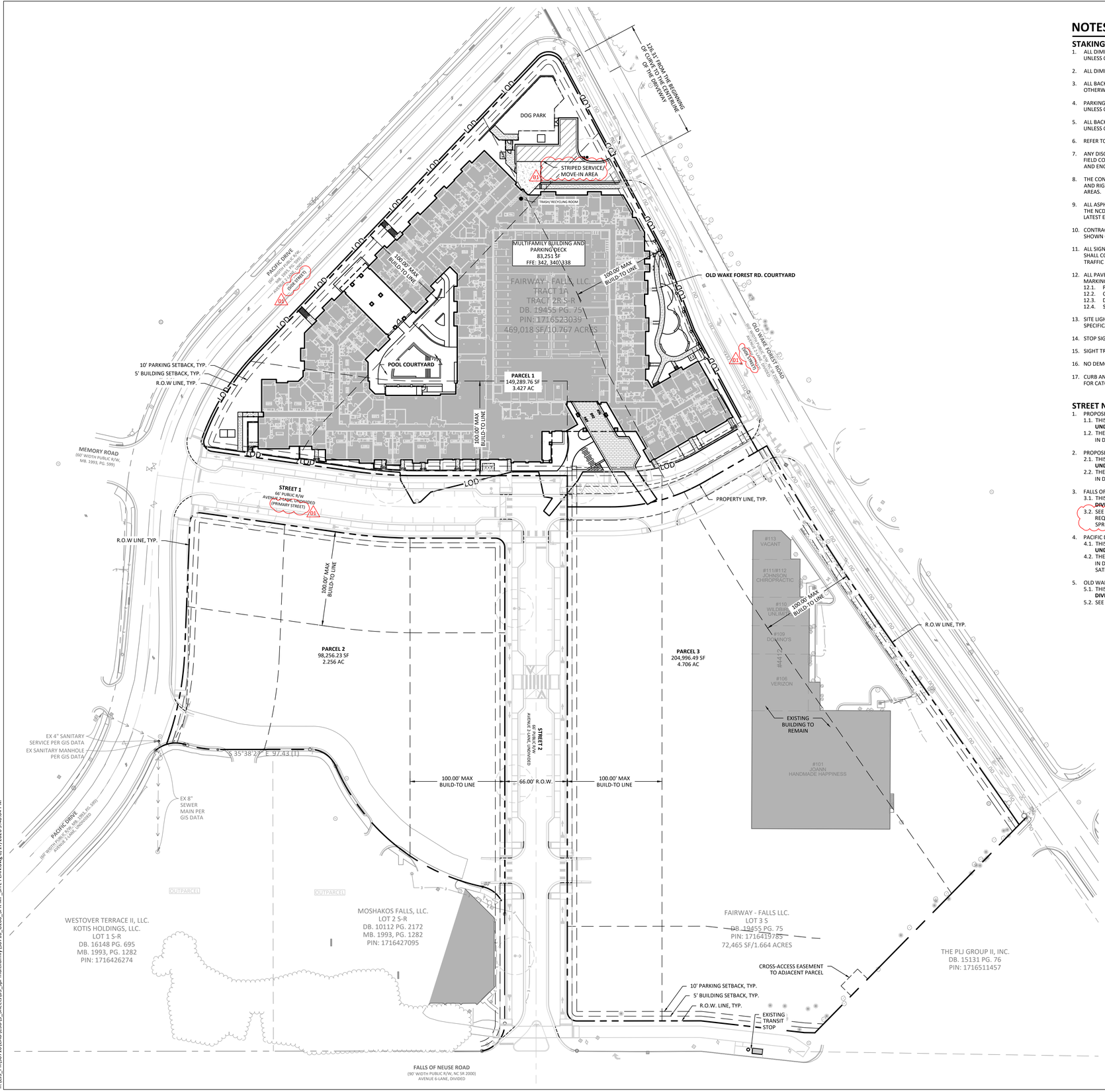
NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWARINGEN
08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

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NOTES

STAKING AND MATERIALS NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL BACK OF CURB RADII AT PARKING LOT ISLANDS ARE 4.5-FEET UNLESS OTHERWISE NOTED.
4. PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 8.5' WIDE UNLESS OTHERWISE NOTED.
5. ALL BACK OF CURB RADII AT ROADWAY INTERSECTIONS SHALL BE 20-FEET UNLESS OTHERWISE NOTED.
6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
7. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
9. ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
11. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. ALL PAVEMENT MARKINGS ARE TO BE AASHTO M 248, ALKYD TRAFFIC MARKING PAINT AND SIZED AS FOLLOWS, UNLESS OTHERWISE NOTED:
    - 12.1. PARKING LINES: 4" WIDE, WHITE
    - 12.2. CROSS WALKS: 24" WIDE, WHITE, SPACED 24" APART
    - 12.3. DROP OFF: 6" WIDE, WHITE
    - 12.4. STOP BAR: 24" WIDE, WHITE
13. SITE LIGHTS SHOWN FOR LOCATION PURPOSES ONLY. SEE M.E.P. PLANS FOR SPECIFICATION AND DETAILS.
14. STOP SIGNS SHALL BE R1-1, 30"x30".
15. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
16. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
17. CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAIL 4/C8.00 FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.

STREET NOTES

1. PROPOSED STREET 1
   - 1.1. THIS STREET IS CALLED OUT AS A MIXED USE STREET, **AVENUE 2-LANE UNDIVIDED STREET TYPE** ON THE RALEIGH STREET PLAN.
   - 1.2. THE POSITION OF THE REQUIRED STREETSCAPE ELEMENTS IS INCLUDED IN DETAIL 7/C2.31
2. PROPOSED STREET 2
   - 2.1. THIS STREET IS CALLED OUT AS A MIXED USE STREET, **AVENUE 2-LANE UNDIVIDED STREET TYPE** ON THE RALEIGH STREET PLAN.
   - 2.2. THE POSITION OF THE REQUIRED STREETSCAPE ELEMENTS IS INCLUDED IN DETAIL 7/C2.31
3. FALLS OF NEUSE ROAD
   - 3.1. THIS STREET IS CALLED OUT AS A MAJOR STREET, **AVENUE 6-LANE DIVIDED STREET TYPE** ON THE RALEIGH STREET PLAN.
   - 3.2. SEE DETAIL 3/C2.31 FOR STANDARD CROSS-SECTION. STREETSCAPE REQUIREMENTS SATISFIED BY REALIGNED MULTI-USE PATH WITHIN SPR-0143-2026. (01)
4. PACIFIC DRIVE
   - 4.1. THIS STREET IS CALLED OUT AS A MIXED USE STREET, **AVENUE 2-LANE UNDIVIDED STREET TYPE** ON THE RALEIGH STREET PLAN.
   - 4.2. THE POSITION OF THE REQUIRED STREETSCAPE ELEMENTS IS INCLUDED IN DETAIL 1/C2.31. A 12' MULTI-USE PATH IS BEING PROPOSED TO SATISFY STREETSCAPE REQUIREMENTS.
5. OLD WAKE FOREST ROAD
   - 5.1. THIS STREET IS CALLED OUT AS A MIXED USE STEER, **AVENUE 2-LANE DIVIDED STREET TYPE** ON THE RALEIGH STREET PLAN
   - 5.2. SEE DETAIL 2/C2.31 FOR STANDARD CROSS-SECTION.

LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	8/C8.01
	PROPOSED ACCESSIBLE RAMP	1-4/C8.01
	PROPOSED ACCESSIBLE SPACE	-/-
VAN	PROPOSED ACCESSIBLE VAN SPACE	-/-
	PROPOSED ACCESSIBLE SIGN	-/-
S	PROPOSED STOP SIGN	-/-
	LIGHT DUTY BITUMINOUS CONCRETE	2/C8.00
	HEAVY DUTY BITUMINOUS CONCRETE	1/C8.00
	HEAVY DUTY CONCRETE	9/C8.00
	LIIGHT-DUTY CONCRETE	-/-
	DECORATIVE LIGHT-DUTY CONCRETE	-/-
	PEDESTRIAN GRADE UNIT PAVERS	-/-
	PROPOSED 1'-6" CURB & GUTTER	6/C8.00
	PROPOSED 2'-6" CURB & GUTTER (WITHIN R.O.W.)	3/C8.00
	PROPOSED LIGHTING	-/-

(01)

PL BUILD-TO FRONTAGE REQUIREMENTS

STREET FRONTAGE	CALCULATIONS
PARCEL 1 (MULTI-FAMILY)	
PROPOSED STREET 1 PRIMARY STREET MIXED-USE STREET 1.5.4.C.1.D	FRONTAGE LENGTH: 395' LENGTH OF FACADE IN BUILD-TO: 330' % OF BUILDING FRONTAGE WITHIN BUILD-TO REQUIRED: 50% PROVIDED: 84%
PACIFIC DR. PRIMARY STREET MIXED-USE STREET 1.5.4.C.1.D	FRONTAGE LENGTH: 566' LENGTH OF FACADE IN BUILD-TO: 365' % OF BUILDING FRONTAGE WITHIN BUILD-TO REQUIRED: 50% PROVIDED: 65%
OLD WAKE FOREST RD. SIDE STREET MIXED-USE STREET 1.5.4.C.1.D	FRONTAGE LENGTH: 479' LENGTH OF FACADE IN BUILD-TO: 314' % OF BUILDING FRONTAGE WITHIN BUILD-TO REQUIRED: 25% PROVIDED: 66%

NOTE: PER UDO SEC. 1.5.4.C, FOR MULTIPLE STREET FRONTAGE LOTS WITH THREE STREETS THAT MEET THE SAME NUMBER OF PRIMARY STREET CRITERIA, THE APPLICANT MAY CHOOSE TWO PRIMARY STREETS. ALL OF THE STREETS MEET ONE PRIMARY STREET CRITERIA.

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SITE PLAN

PROJECT NO:
50716

REVISIONS:
(01) 01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE: 0 50 100 FEET

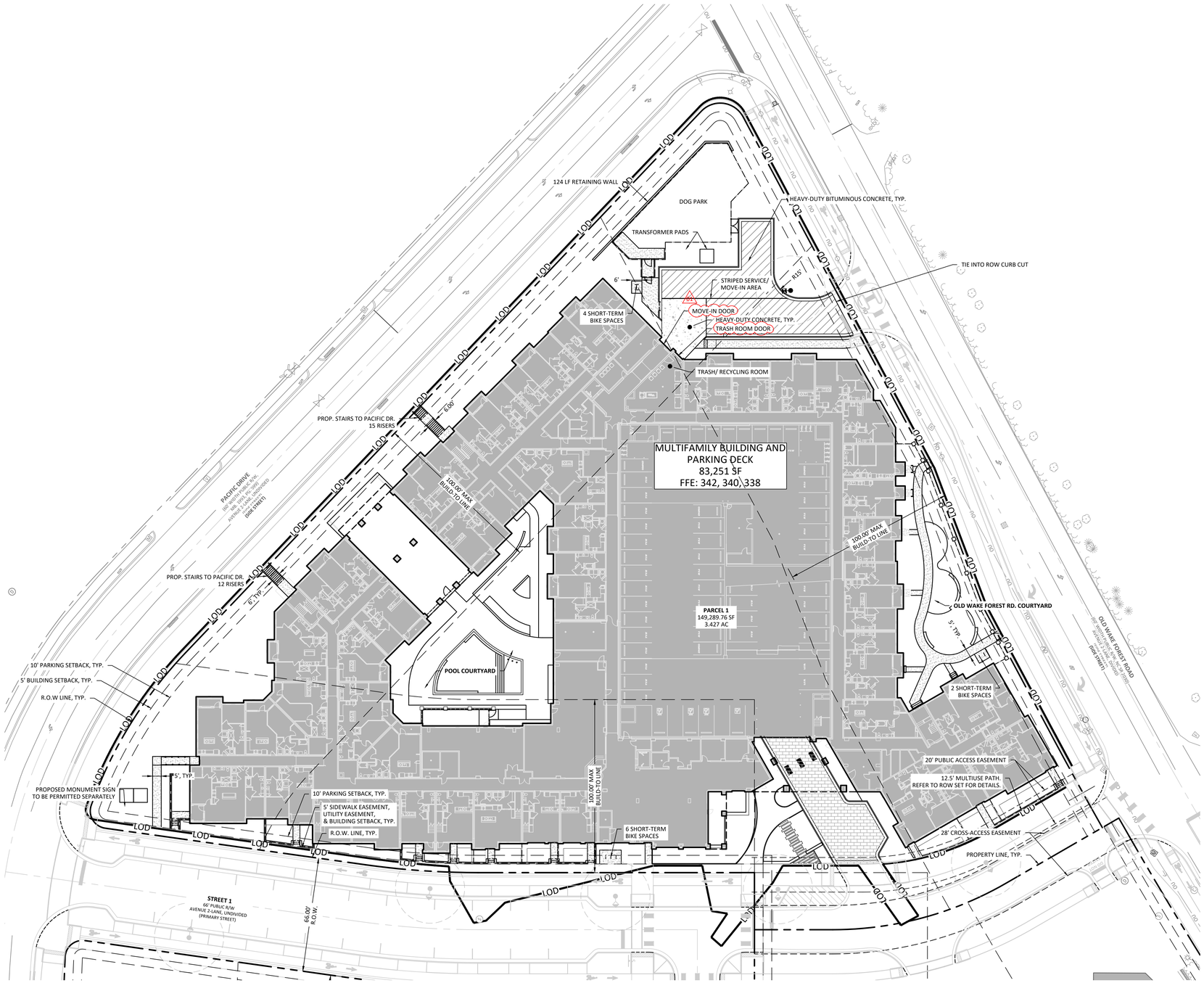
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CHECKED BY:	WS

C2.00

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LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	8/C8.01
	PROPOSED ACCESSIBLE RAMP	1-4/C8.01
	PROPOSED ACCESSIBLE SPACE	-/-
VAN	PROPOSED ACCESSIBLE VAN SPACE	-/-
	PROPOSED ACCESSIBLE SIGN	-/-
S	PROPOSED STOP SIGN	-/-
	LIGHT DUTY BITUMINOUS CONCRETE	2/C8.00
	HEAVY DUTY BITUMINOUS CONCRETE	1/C8.00
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	PROPOSED 2'-6" CURB & GUTTER (WITHIN R.O.W.)	3/C8.00
	PROPOSED LIGHTING	-/-

SEE SHEET C2.00 FOR STANDARD NOTES

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SPR-0176-2026
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SITE PLAN AREA A

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE 0 30 60 FEET

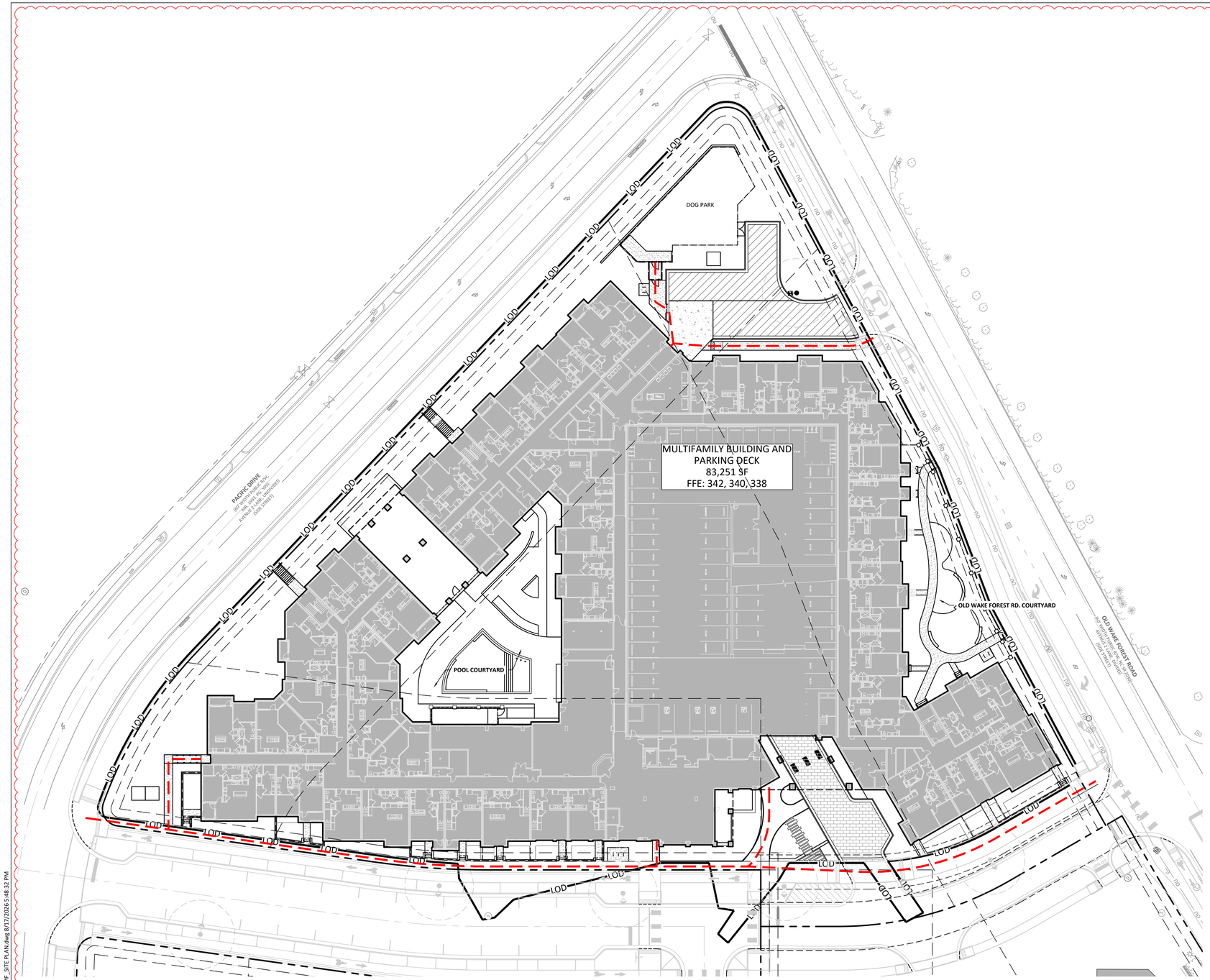
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BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

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LEGEND

SYMBOL	
	ADA COMPLIANT PATHWAYS

BOLTON & MENK

418 SOUTH DAWSON STREET
RALEIGH, NC 27601
Phone: (919) 719-1800
Email: Raleigh@bolton-menk.com
www.bolton-menk.com

FAIRWAY INVESTMENTS

728 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

ACCESSIBILITY PLAN

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE 0 30 60 FEET

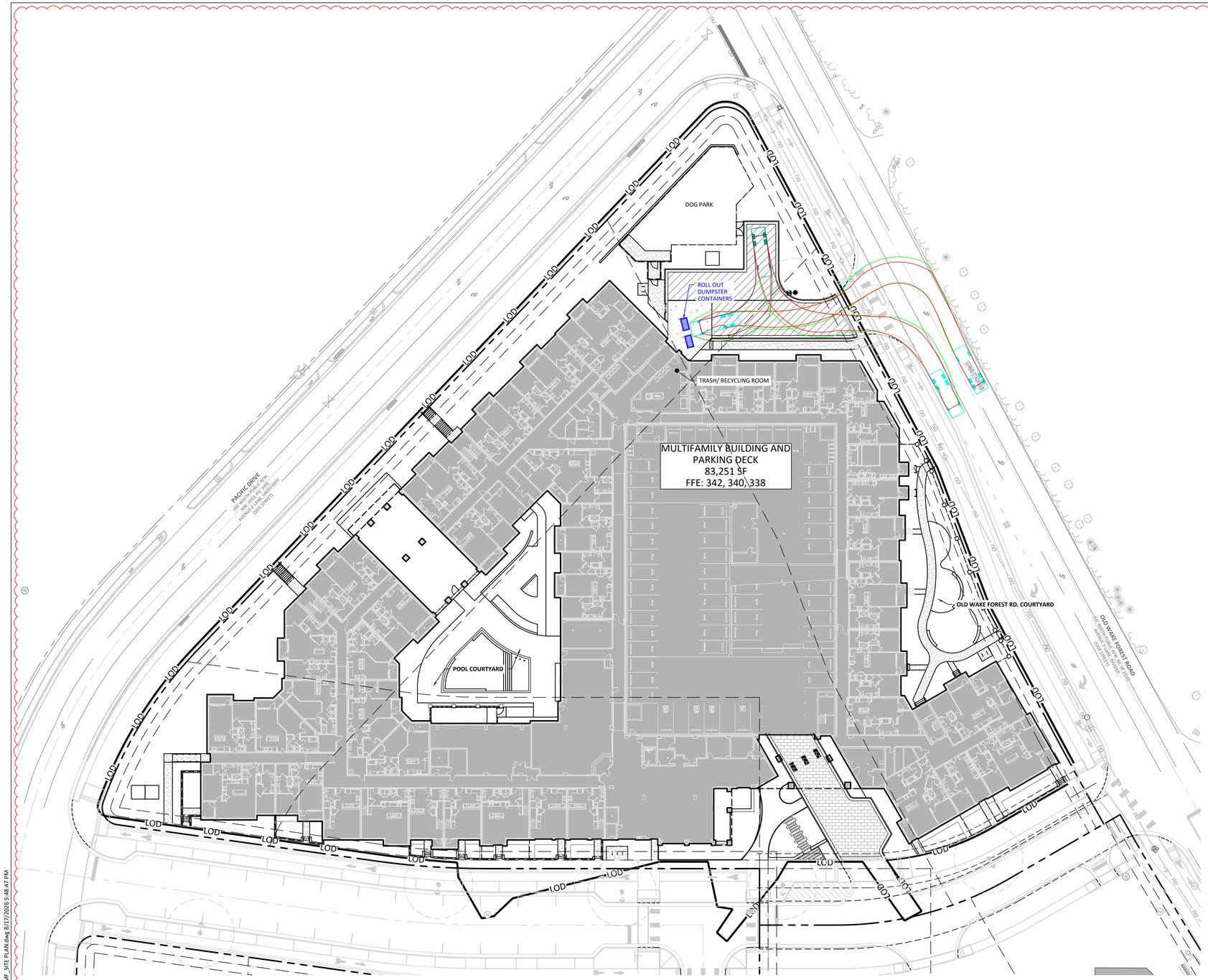
NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWARINGEN
08/12/26

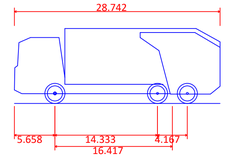
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Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd

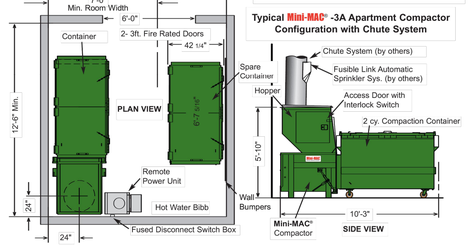
Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft

Specifications:	Model 3A	Model 5A
Charge Box Capacity		
Mfrs. rating	0.39 cu yd	0.39 cu yd
WASTEC rating	0.28 cu yd	0.28 cu yd
Clear Top Opening	22.5"L x 28"W	22.5"L x 28"W
Capacity Per Hour	.37 cu yd	74 cu yd
Performance Characteristics:		
Cycle Time	28 sec	14 sec
Minimum Normal Force	13,900 lb	13,900 lb
Minimum Pack-Out Force	16,400 lb	16,400 lb
Min. Normal Ram Face Force	23.2 psi	23.2 psi
Min. Pack-Out Ram Face Force	27.3 psi	27.3 psi
Ram Penetration	4"	4"
Electrical Equipment:		
Tri-volt Motor: 208/230/460, 3-phase	3 hp	5 hp
Control Voltage	120 VAC	120 VAC
UL Label Control Box: Remote Power Unit with controls mounted in the face of the box NEMA 3 Type, All circuits fused; Standard Controls: Keylock Start/Stop/Reverse;		
Hydraulic Equipment:		
Hydraulic Pump Capacity	3 gpm	6 gpm
Normal System Pressure	1650 psi	1650 psi
Maximum System Pressure	1950 psi	1950 psi
2 - Hydraulic Cylinders	2.5" Bore, 1.25" Rod	
Weight (does not include remote power unit)	1600 lbs	1600 lbs.

RAM JET
Mini-MAC®
Marathon Apartment Compactor

Standard Features:

- Remote power unit
- Convenient, single side ratchet
- **CYCON Life-Xtender®** Cyclic Control System that offers reliable, solid state circuitry elimi-nating pressure and limit switches
- Push button controls mounted in the panel box face
- Hopper with access door and interlock for hand feed or chute feed applications
- Photoelectric cycle control
- Full container light
- Unit is **UL Listed**
- Single phase power units available



Typical Mini-MAC® -3A Apartment Compactor Configuration with Chute System

Visit our web site: **www.MarathonEquipment.com**

MARATHON® A DOVER COMPANY

MARATHON EQUIPMENT COMPANY
P.O. Box 1798 • Vernon, AL 35592-1798 USA • (205) 695-9105 **fax** (205) 695-7250 **1-800-633-8974**
130 Hwy. 339 • Yerington, NV 89447 USA • (775) 463-4030 **fax** (775) 463-4531 **1-800-624-5724**
1102 Industrial Park Rd. • Clearfield, PA 16830 USA • (814) 765-0200 **fax** (814) 765-2072 **1-800-822-7062**

Pictures in this literature are illustrative only. Specifications are subject to change without notice in order to accommodate improvements to the equipment. Certified in compliance with ANSI Regulation Z245.2, all OSHA standards, and certified under WASTEC's Stationary Compactor Certification Program. Products must be used with safe practice and in accordance with said regulations and standards.

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

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4500 & 4408 FALLS OF NEUSE RD.
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WASTE MANAGEMENT PLAN

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE 0 30 60 FEET

NORTH CAROLINA PROFESSIONAL SEAL 057703 ENGINEER WILLIS E. SWARINGEN
08/12/26

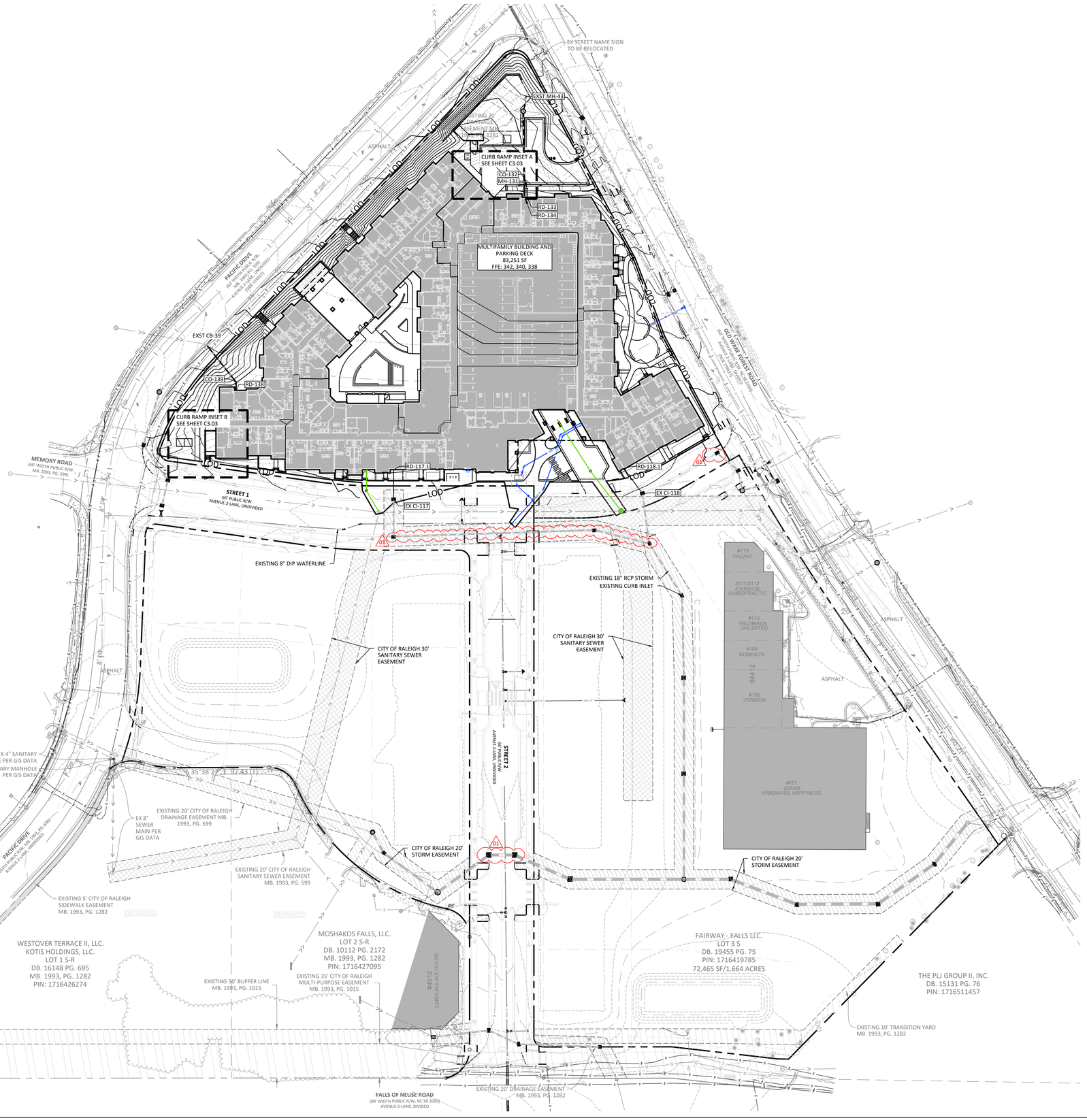
BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

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LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
100	PROPOSED INDEX CONTOUR	-/-
>>	EXISTING STORM DRAINAGE	-/-
	PROPOSED STORM DRAINAGE	1/C8.22
CI	PROPOSED CURB INLET	2&3/C8.22
DI	PROPOSED DROP INLET	4/C8.22
AD	PROPOSED AREA DRAIN	-/-
	30' SEWER EASEMENT	-/-
	20' STORM DRAINAGE EASEMENT	-/-

STORM DRAIN SCHEDULE NOTES

1. "AD" STRUCTURES TO BE AREA DRAINS (REFERENCE DETAIL 15/C-803)
2. "CB" STRUCTURES TO BE CATCH BASINS (NCDOT STD. 840.02).
3. "DI" STRUCTURES TO BE DROP INLETS (NCDOT STD. 840.14).
4. "MH" STRUCTURES TO BE MANHOLES (NCDOT STD. 840.52).
5. "RCP" TO BE REINFORCED CONCRETE PIPE (ASTM C 76), CLASS III UNLESS NOTED OTHERWISE.
6. US GRATE ELEVATION FOR CB IS AT EDGE OF PAVEMENT.
7. US GRATE ELEVATION FOR MH OR JB IS AT TOP OF LID.

SEE SHEET C3.02 FOR STANDARD NOTES AND STORM STRUCTURE AND PIPE DATA TABLES

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

GRADING PLAN

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE: 0 50 100 FEET

NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWAIRINGEN 08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

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LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
100	PROPOSED INDEX CONTOUR	-/-
>>	EXISTING STORM DRAINAGE	-/-
	PROPOSED STORM DRAINAGE	1/C8.22
CI	PROPOSED CURB INLET	2&3/C8.22
DI	PROPOSED DROP INLET	4/C8.22
AD	PROPOSED AREA DRAIN	-/-
	30' SEWER EASEMENT	-/-
	20' STORM DRAINAGE EASEMENT	-/-

STORM DRAIN SCHEDULE NOTES

1. "AD" STRUCTURES TO BE AREA DRAINS (REFERENCE DETAIL 15/C-803)
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GRADING PLAN AREA A

PROJECT NO:
50716

REVISIONS:
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HORZ. SCALE 0 30 60 FEET

NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWAIN JR.
04/03/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

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Structure Table			
Structure Name	Structure Details	HEIGHT	SUMP/INV
CO-139	RIM = 339.956 RD-138 INV IN = 337.320 EXST CB-39 INV OUT = 331.848	8.11	331.85
RD-138	RIM = 339.233 CO-139 INV OUT = 338.000		
RD-134	RIM = 331.054 MH-131 INV OUT = 329.250		
MH-131	RIM = 336.670 RD-134 INV IN = 329.712 CO-132 INV IN = 331.890 MH-130 INV OUT = 325.794	10.88	325.79
EXST CB-39	RIM = 329.233 CO-139 INV IN = 328.000		
EXST MH-43	RIM = 326.804		
CO-132	RIM = 336.543 RD-133 INV IN = 332.113 MH-131 INV OUT = 332.110	4.43	332.11
RD-133	RIM = 333.396 CO-132 INV OUT = 332.830		
RD-118.1	RIM = 340.137 EX CI-118 INV OUT = 339.750		
RD-117.1	RIM = 338.387 EX CI-117 INV OUT = 338.000		
EX CI-117	RIM = 337.107 RD-117.1 INV IN = 336.720		
EX CI-118	RIM = 335.637 RD-118.1 INV IN = 335.250		

Pipe Table			
Pipe Name	Size	Length	Slope
RD-134 TO MH-131	18.00	8.96	-5.157%
MH-131 TO MH-130	18.00	79.43	1.000%
RD-138 TO CO-139	12.00	8.50	8.000%
CO-139 TO EXST CB-39	12.00	48.10	8.000%
RD-133 TO CO-132	6.00	8.96	8.000%
CO-132 TO MH-131	6.00	2.75	8.000%
RD-118.1 TO EX CI-118	4.00	31.53	14.272%
RD-117.1 TO EX CI-117	4.00	30.72	4.167%

GRADING AND EARTHWORK NOTES

1. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
2. REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS.
3. ON-SITE BURIAL PITS REQUIRE A PERMIT.
4. ANY GRADING BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
9. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
10. ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING.
11. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALK AREAS REFLECT FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
12. GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO INLETS.
13. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE INLETS, OR SHEET OVERLAND.
14. ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2.0% MAXIMUM.
15. BOLTON & MENK HAS NOT PERFORMED ANY GEOTECHNICAL EVALUATIONS OF THE SUBJECT PROPERTY AND HAS NOT MADE ANY DETERMINATIONS AS TO THE SUITABILITY OF SITE SOILS FOR USE AS FILL BENEATH PROPOSED BUILDINGS, DRIVEWAYS, PARKING AREAS, OR FOR OTHER USES. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL BE RETAINED BY THE OWNER.
16. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 12 INCHES AND A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY BELOW 12-INCH DEPTH. FILL WITHIN LANDSCAPED AREAS SHALL BE COMPACTED TO MINIMUM 90% OF MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 698. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR ADDITIONAL EARTHWORK SPECIFICATIONS AND REQUIREMENTS.
17. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER AND EXCEEDING 5 FEET IN VERTICAL HEIGHT, THE CONTRACTOR SHALL COORDINATE WITH A GEOTECHNICAL ENGINEER ON THE SUITABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SUCH SLOPES SHALL BE TRACKED TOP TO BOTTOM AND STABILIZED WITH A ROLLED EROSION CONTROL BLANKET CONSISTING OF POLYPROPYLENE NETTING AND A STRAW/COCONUT FIBER MATRIX, STAKED TO MANUFACTURER'S RECOMMENDATIONS. TOP SOIL PLACEMENT ON SLOPES SHALL BE INSTALLED IN A BENCHED PATTERN.
18. ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. IF THE GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARIFIED AND AIR DRIED, LIME STABILIZED, OR REMOVED AND REPLACED.
20. CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SUMP PUMPS, TEMPORARY SHORING, ETC., TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
21. CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
22. OWNER SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY CONTROL TESTING. TESTING AGENCY SHALL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D2922 AND ASTM D2937, AS APPLICABLE. TEST SHALL BE PERFORMED AT EACH COMPACTED BACKFILL LAYER AT A RATE OF NOT LESS THAN ONE TEST FOR EACH 2500 SF OF FILL AREA OR ONE TEST PER EACH 100 LF OF WALL OR TRENCH LENGTH.
23. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER THE LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEEDED IN ACCORDANCE WITH THE SEEDING SPECIFICATION. CONTRACTOR SHALL MAINTAIN SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

STORM DRAINAGE NOTES

1. ALL PIPE TO BE INSTALLED AND BEDDED PER MANUFACTURER'S SPECIFICATIONS. REFERENCE DETAIL 1, SHEET C8.02.
2. NO VEHICULAR TRAFFIC SHALL BE ALLOWED ACROSS PIPES UNTIL A MINIMUM OF 2' OF COMPACTED COVER HAS BEEN INSTALLED.
3. ALL CONSTRUCTION TO MEET OR EXCEED NCDOT AND LOCAL STANDARDS.

STORM DRAIN SCHEDULE NOTES

1. "AD" STRUCTURES TO BE AREA DRAINS (REFERENCE DETAIL 15/C-803)
2. "CB" STRUCTURES TO BE CATCH BASINS (NCDOT STD. 840.02).
3. "DI" STRUCTURES TO BE DROP INLETS (NCDOT STD. 840.14).
4. "MH" STRUCTURES TO BE MANHOLES (NCDOT STD. 840.52).
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6. US GRATE ELEVATION FOR CB IS AT EDGE OF PAVEMENT.
7. US GRATE ELEVATION FOR MH OR JB IS AT TOP OF LID.

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

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STORM STRUCTURE TABLES

PROJECT NO:
50716

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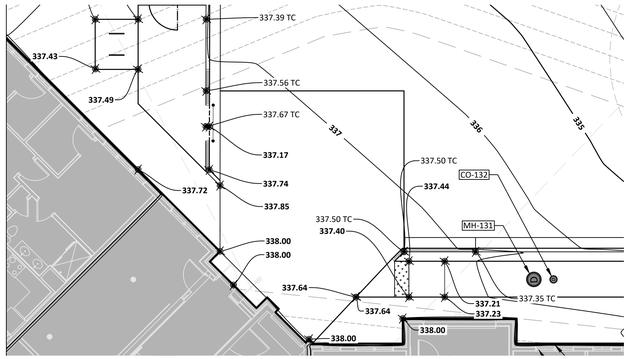
NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWARINGEN
28/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
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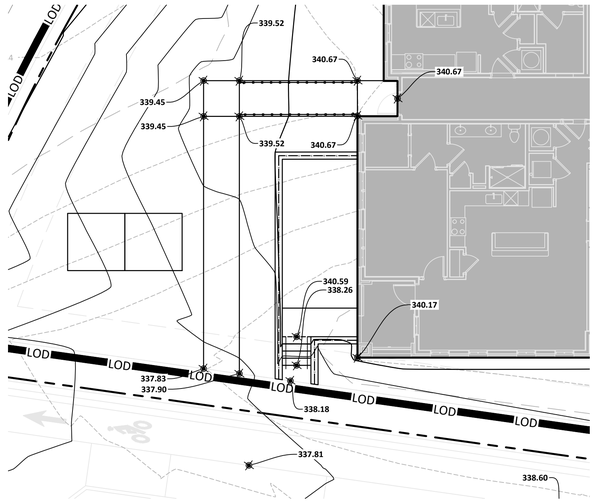
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HORZ. 0 10 20
SCALE FEET

CURB RAMP INSET A



HORZ. 0 10 20
SCALE FEET

CURB RAMP INSET B

BOLTON & MENK

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RALEIGH, NC 27609

CURB INSET PLAN

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

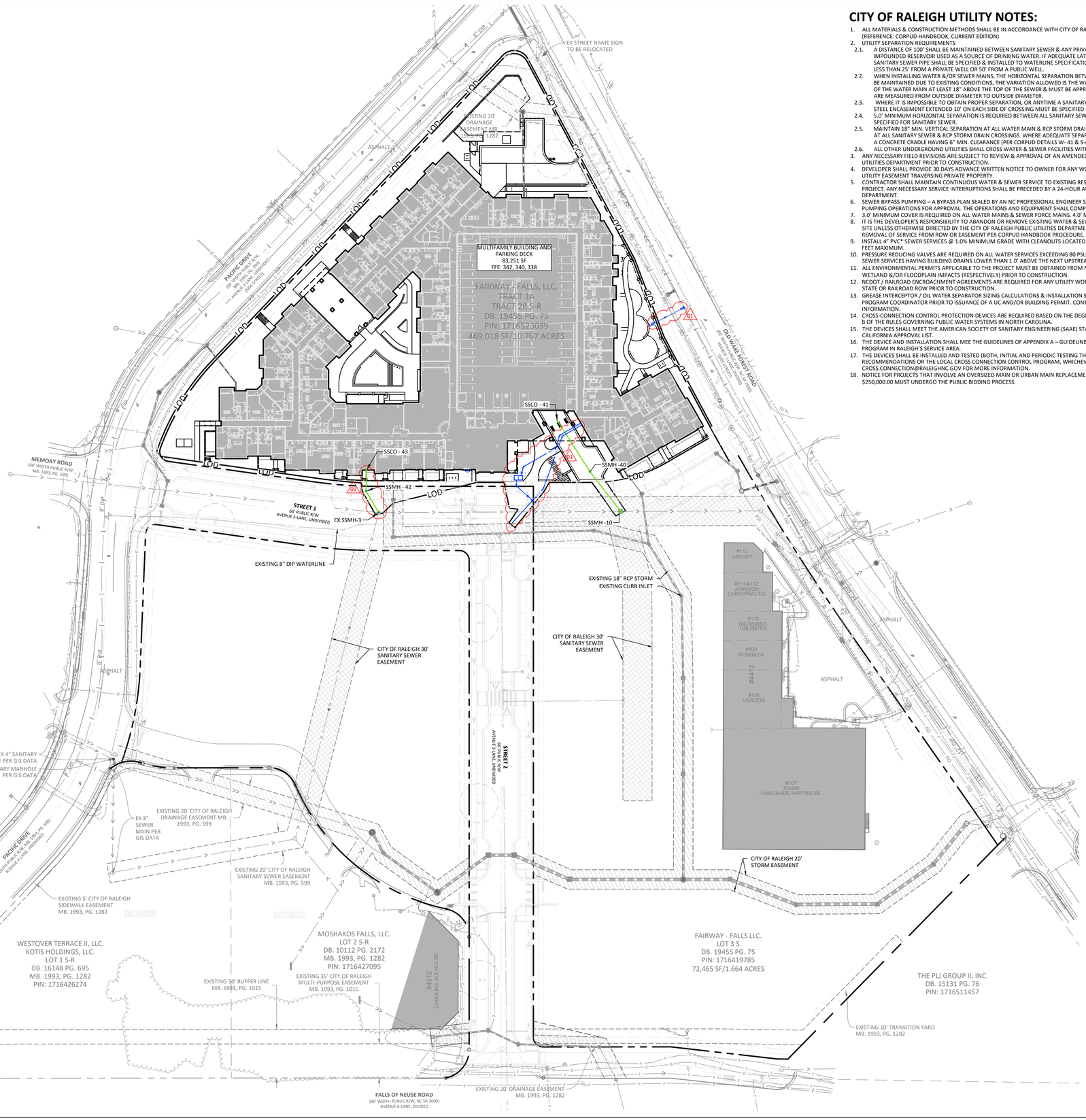
NORTH CAROLINA PROFESSIONAL SEAL 057703 ENGINEER WILLIS E. SWAIN JR.
28/12/26

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CITY OF RALEIGH UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS
   - 2.1. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL 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.
   - 2.2. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING 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 & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   - 2.3. 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 CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   - 2.4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   - 2.5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W- 41 & S-49).
   - 2.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING – A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
15. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (SAAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
16. THE DEVICE AND INSTALLATION SHALL MEE THE GUIDELINES OF APPENDIX A – GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
17. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
18. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.

UTILITY LEGEND

SYMBOL		DETAIL
	EXISTING WATER MAIN	-/-
	EXISTING SAN. SWR. LINE AND MANHOLE	-/-
	PROPOSED WATER LINE	1/C8.21
SSMH	PROPOSED SANITARY SEWER MANHOLE	1/C8.20
	PROPOSED FIRE HYDRANT	2/C8.21
	EXISTING FIRE HYDRANT	-/-
	30' SEWER EASEMENT	-/-
	20' STORM DRAINAGE EASEMENT	-/-

JAN2025

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

HORZ. SCALE 0 50 100 FEET

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Email: Raleigh@bolton-menk.com
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728 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

UTILITY PLAN

PROJECT NO: 50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

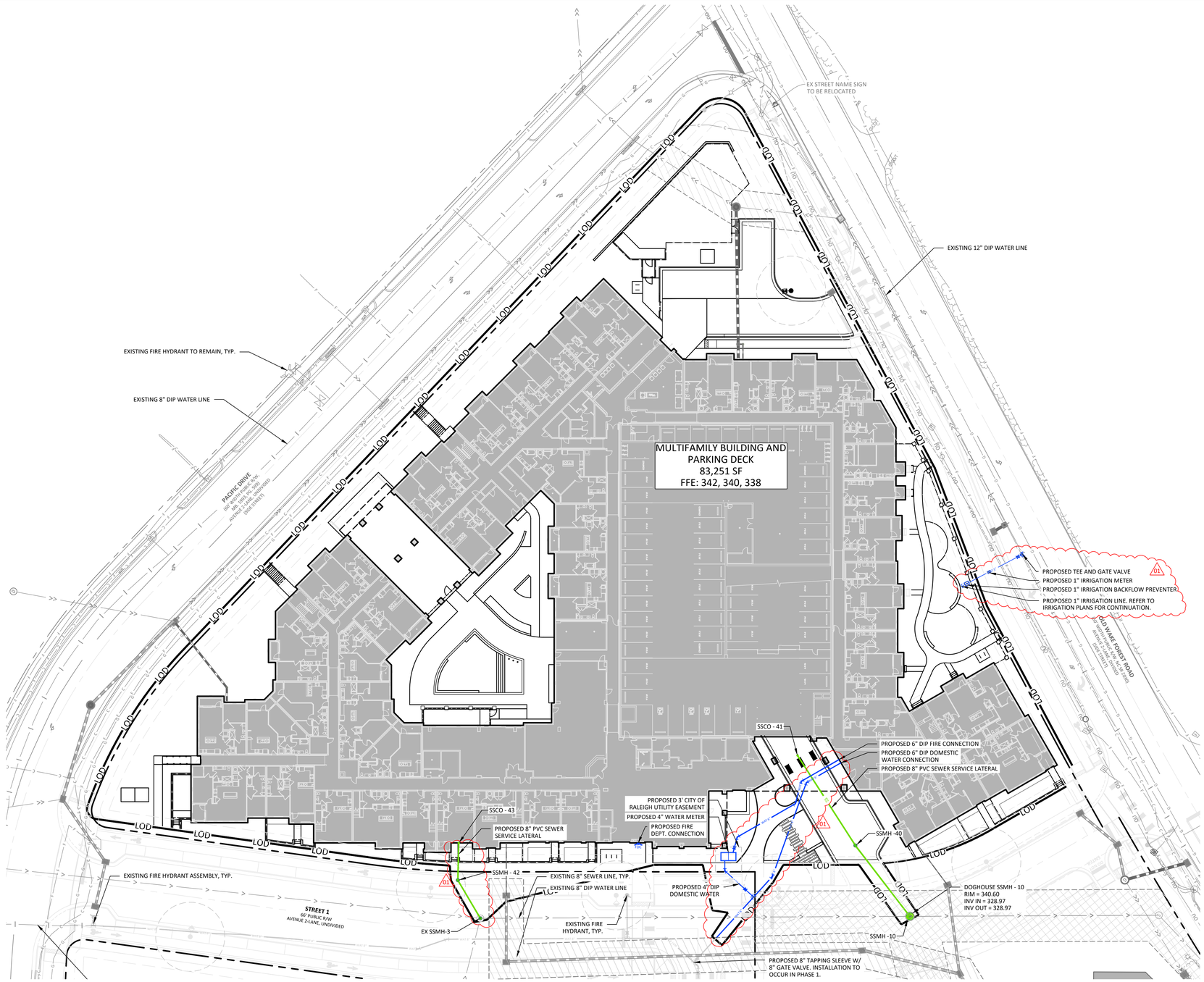
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN 08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

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UTILITY LEGEND

SYMBOL		DETAIL
	EXISTING WATER MAIN	-/-
	EXISTING SAN. SWR. LINE AND MANHOLE	-/-
	PROPOSED WATER LINE	1/C8.21
SSMH	PROPOSED SANITARY SEWER MANHOLE	1/C8.20
	PROPOSED FIRE HYDRANT	2/C8.21
	EXISTING FIRE HYDRANT	-/-
	30' SEWER EASEMENT	-/-
	20' STORM DRAINAGE EASEMENT	-/-

Structure Table			
Structure Name	Structure Details	HEIGHT	SUMP/INV
SSMH - 42	RIM = 340.535 SUMP = 332.283 SSCO - 43 INV IN = 333.766 EX SSMH-3 INV OUT = 332.283	8.25	332.28
SSCO - 41	RIM = 341.884 SUMP = 331.687 SSMH -40 INV OUT = 332.170	10.20	331.69
SSMH -40	RIM = 341.262 SUMP = 331.166 SSCO - 41 INV IN = 331.170 SSMH -10 INV OUT = 331.166	10.10	331.17
SSCO - 43	RIM = 335.226 SUMP = ??? SSMH - 42 INV OUT = 334.500	???	???

Pipe Table			
Pipe Name	Size	Length	Slope
SSMH - 42 TO EX SSMH-3	8.00	25.67	5.000%
SSCO - 41 TO SSMH -40	8.00	61.94	1.614%
SSMH -40 TO SSMH -10	8.00	51.75	1.500%
SSCO - 43 TO SSMH - 42	8.00	21.57	3.405%

HORZ. SCALE 0 30 60 FEET

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FAIRWAY INVESTMENTS

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SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

UTILITY PLAN AREA A

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

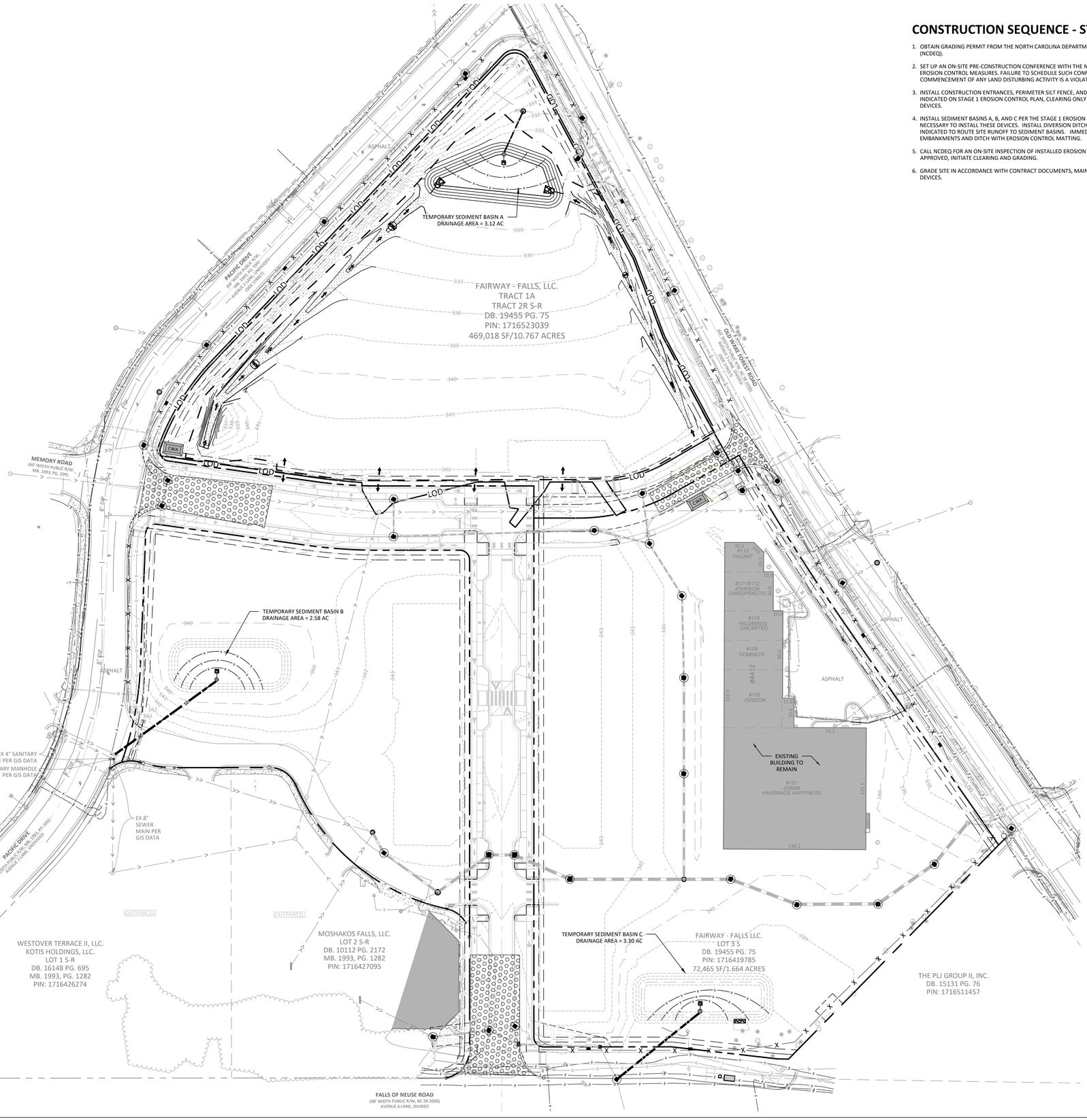
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN
04/03/26

BOLTON & MENK CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
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CONSTRUCTION SEQUENCE - STAGE 1

1. OBTAIN GRADING PERMIT FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ).
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE NCDEQ INSPECTOR TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY IS A VIOLATION AND IS SUBJECT TO A FINE.
3. INSTALL CONSTRUCTION ENTRANCES, PERIMETER SILT FENCE, AND TREE PROTECTION FENCE AS INDICATED ON STAGE 1 EROSION CONTROL PLAN, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. INSTALL SEDIMENT BASINS A, B, AND C PER THE STAGE 1 EROSION CONTROL PLAN, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. INSTALL DIVERSION DITCHES, PIPING, AND RIP RAP PADS AS INDICATED TO ROUTE SITE RUNOFF TO SEDIMENT BASINS. IMMEDIATELY STABILIZE BASIN EMBANKMENTS AND DITCH WITH EROSION CONTROL MATTING.
5. CALL NCDEQ FOR AN ON-SITE INSPECTION OF INSTALLED EROSION CONTROL MEASURES. WHEN APPROVED, INITIATE CLEARING AND GRADING.
6. GRADE SITE IN ACCORDANCE WITH CONTRACT DOCUMENTS, MAINTAINING ALL EROSION CONTROL DEVICES.

LEGEND

SYMBOL		DETAIL
	SEDIMENT BASIN	SW-20.08.1/C8.10
	OUTLET STRUCTURE WITH SKIMMER	SW-20.09/C8.10
	TREE TO BE REMOVED	-/-
	TREE TO BE TRANSPLANTED	-/-
X	SILT FENCE	SW-20.02/C8.10
	TREE PROTECTION FENCING	TPP-01/C8.10
	INLET PROTECTION	SW-20.19 & SW-20.22/C8.10
	STONE INLET SEDIMENT TRAP	-/-
	CATCH BASIN INLET PROTECTION	-/-
	FLEXIBLE PIPE SLOPE DRAIN	1/C8.11
	PROPOSED STORM DRAINAGE	-/-
	STABILIZED CONSTRUCTION ENTRANCE	SW-20.12/C8.10
	GRAVEL RIP RAP APRON	2/C8.11
LOD	PROJECT LIMIT	-/-
	DIVERSION DITCH	SW-20.15/C8.10
	ROCK CHECK DAM	4/C8.11
	DRAINAGE AREA	-/-
	SPILLWAY	-/-
	GRAVEL AND RIP RAP FILTER BERM BASIN	-/-
	RIDGE LINE	-/-
	PROPOSED TREELINE	-/-
CWA	PROPOSED CONCRETE WASHOUT	SW-20.14/C8.10
	PROPOSED SILT FENCE OUTLET	SW-20.04/C8.10
	PROPOSED DIVERSION DITCH LINER	-/-

HORZ. SCALE 0 50 100 FEET

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

EROSION CONTROL STAGE II - PHASE I

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

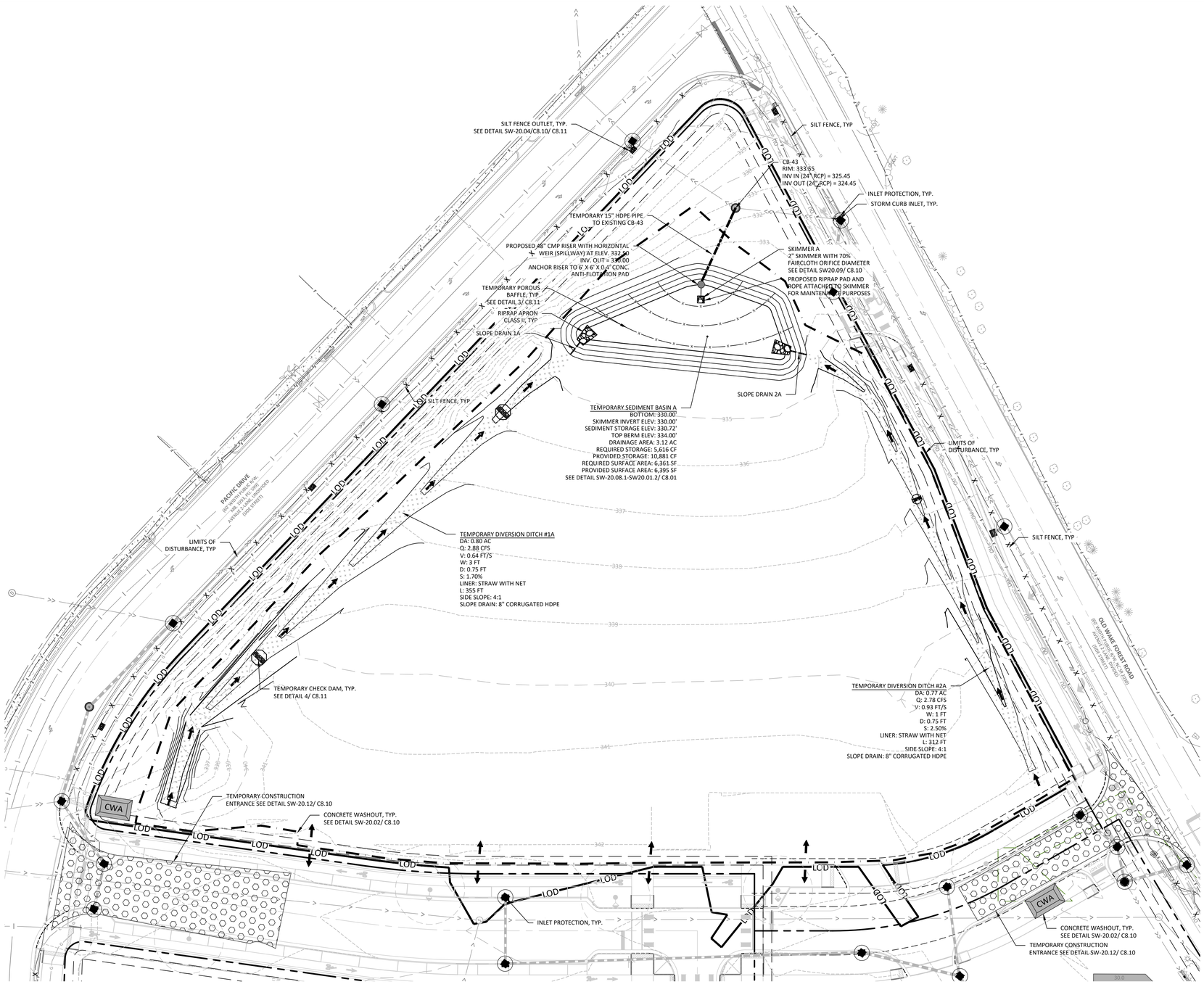
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN 03/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
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LEGEND

SYMBOL		DETAIL
	SEDIMENT BASIN	SW-20.08.1/C8.10
	OUTLET STRUCTURE WITH SKIMMER	SW-20.09/C8.10
	TREE TO BE REMOVED	-/-
	TREE TO BE TRANSPLANTED	-/-
X	SILT FENCE	SW-20.02/C8.10
	TREE PROTECTION FENCING	TPP-01/C8.10
	INLET PROTECTION	SW-20.19 & SW-20.22/C8.10
	STONE INLET SEDIMENT TRAP	-/-
	CATCH BASIN INLET PROTECTION	-/-
	FLEXIBLE PIPE SLOPE DRAIN	1/C8.11
	PROPOSED STORM DRAINAGE	-/-
	STABILIZED CONSTRUCTION ENTRANCE	SW-20.12/C8.10
	GRAVEL RIP RAP APRON	2/C8.11
	PROJECT LIMIT	-/-
	DIVERSION DITCH	SW-20.15/C8.10
	ROCK CHECK DAM	4/C8.11
	DRAINAGE AREA	-/-
	SPILLWAY	-/-
	GRAVEL AND RIP RAP FILTER BERM BASIN	-/-
	RIDGE LINE	-/-
	PROPOSED TREELINE	-/-
CWA	PROPOSED CONCRETE WASHOUT	SW-20.14/C8.10
	PROPOSED SILT FENCE OUTLET	SW-20.04/C8.10
	PROPOSED DIVERSION DITCH LINER	-/-

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

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RALEIGH, NC 27609

EROSION CONTROL STAGE II - PHASE I AREA A

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE 0 30 60 FEET

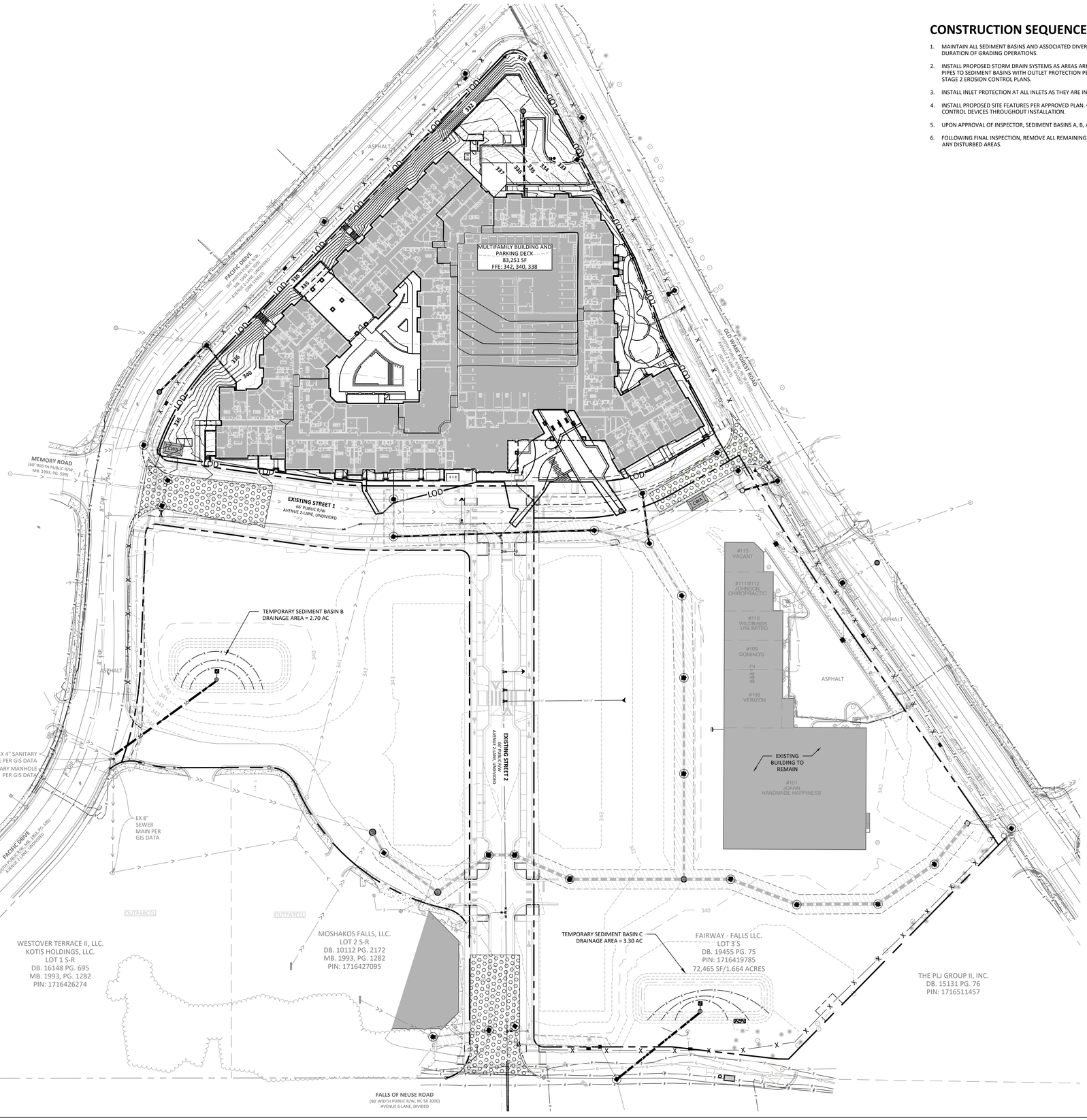
NORTH CAROLINA PROFESSIONAL SEAL 051708 ENGINEER WILLIS E. SWARINGEN 08/12/26

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CONSTRUCTION SEQUENCE - STAGE 2

1. MAINTAIN ALL SEDIMENT BASINS AND ASSOCIATED DIVERSION DITCHES THROUGHOUT THE DURATION OF GRADING OPERATIONS.
2. INSTALL PROPOSED STORM DRAIN SYSTEMS AS AREAS ARE BROUGHT TO FINAL GRADE. OUTLET ALL PIPES TO SEDIMENT BASINS WITH OUTLET PROTECTION PER THE GRADING AND DRAINAGE AND STAGE 2 EROSION CONTROL PLANS.
3. INSTALL INLET PROTECTION AT ALL INLETS AS THEY ARE INSTALLED.
4. INSTALL PROPOSED SITE FEATURES PER APPROVED PLAN. CONTINUOUSLY MAINTAIN EROSION CONTROL DEVICES THROUGHOUT INSTALLATION.
5. UPON APPROVAL OF INSPECTOR, SEDIMENT BASINS A, B, AND C MAY BE REMOVED.
6. FOLLOWING FINAL INSPECTION, REMOVE ALL REMAINING EROSION CONTROL DEVICES AND RE-SEED ANY DISTURBED AREAS.

LEGEND

SYMBOL		DETAIL
	SEDIMENT BASIN	SW-20.08.1/C8.10
	OUTLET STRUCTURE WITH SKIMMER	SW-20.09/C8.10
	TREE TO BE REMOVED	-/-
	TREE TO BE TRANSPLANTED	-/-
X	SILT FENCE	SW-20.02/C8.10
	TREE PROTECTION FENCING	TPP-01/C8.10
	INLET PROTECTION	SW-20.19 & SW-20.22/C8.10
	STONE INLET SEDIMENT TRAP	-/-
	CATCH BASIN INLET PROTECTION	-/-
	FLEXIBLE PIPE SLOPE DRAIN	1/C8.11
	PROPOSED STORM DRAINAGE	-/-
	STABILIZED CONSTRUCTION ENTRANCE	SW-20.12/C8.10
	GRAVEL RIP RAP APRON	2/C8.11
	PROJECT LIMIT	-/-
	DIVERSION DITCH	SW-20.15/C8.10
	ROCK CHECK DAM	4/C8.11
	DRAINAGE AREA	-/-
	SPILLWAY	-/-
	GRAVEL AND RIP RAP FILTER BERM BASIN	-/-
	RIDGE LINE	-/-
	PROPOSED TREELINE	-/-
CWA	PROPOSED CONCRETE WASHOUT	SW-20.14/C8.10
SF	PROPOSED SILT FENCE OUTLET	SW-20.04/C8.10
	PROPOSED DIVERSION DITCH LINER	-/-

HORZ. SCALE 0 50 100 FEET

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EROSION CONTROL STAGE II - PHASE II

PROJECT NO:
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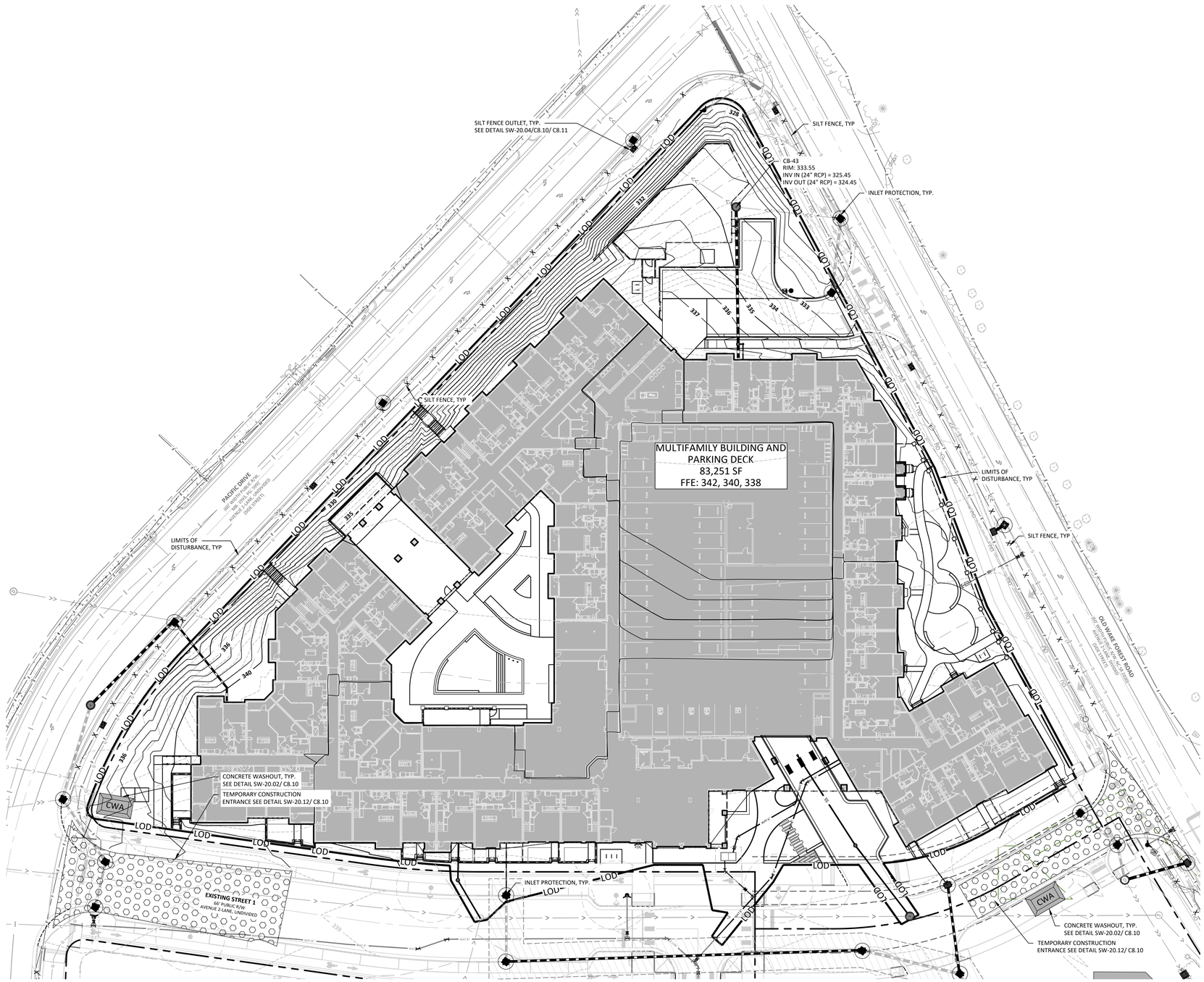
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN 08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

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LEGEND

SYMBOL		DETAIL
	SEDIMENT BASIN	SW-20.08.1/C8.10
	OUTLET STRUCTURE WITH SKIMMER	SW-20.09/C8.10
	TREE TO BE REMOVED	-/-
	TREE TO BE TRANSPLANTED	-/-
X	SILT FENCE	SW-20.02/C8.10
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	FLEXIBLE PIPE SLOPE DRAIN	1/C8.11
	PROPOSED STORM DRAINAGE	-/-
	STABILIZED CONSTRUCTION ENTRANCE	SW-20.12/C8.10
	GRAVEL RIP RAP APRON	2/C8.11
	PROJECT LIMIT	-/-
	DIVERSION DITCH	SW-20.15/C8.10
	ROCK CHECK DAM	4/C8.11
	DRAINAGE AREA	-/-
	SPILLWAY	-/-
	GRAVEL AND RIP RAP FILTER BERM BASIN	-/-
	RIDGE LINE	-/-
	PROPOSED TREELINE	-/-
CWA	PROPOSED CONCRETE WASHOUT	SW-20.14/C8.10
	PROPOSED SILT FENCE OUTLET	SW-20.04/C8.10
	PROPOSED DIVERSION DITCH LINER	-/-

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EROSION CONTROL STAGE II - PHASE II AREA A

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE 0 30 60 FEET

NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWARINGEN
08/12/26

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LEGEND

Table 3: Required Ground Stabilization Timeframes

SYMBOL	Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe Variations
	(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
	(b) High Quality Water (HQW) Zones	7	None
	(c) Slopes steeper than 3:1	7	• If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
	(d) Slopes 3:1 to 4:1	14	• 7 days for slopes greater than 50' in length and with slopes steeper than 4:1 • 7 days for perimeter dikes, swales, ditches, perimeter slopes, and HQW Zones • 10 days for the Falls Lake Watershed
	(e) Areas with slopes flatter than 4:1	14	• 7 days for perimeter dikes, swales, ditches, perimeter slopes, and HQW Zones • 10 days for the Falls Lake Watershed unless there is zero slope.

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FAIRWAY INVESTMENTS

728 Shades Creek Parkway, Suite 210
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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

NPDES STABILIZATION PLAN

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE: 0 50 100 FEET

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN 08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

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GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10 feet or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers. • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting (PRSM) • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

Note: The use of techniques listed above which promote and assist in establishment of vegetation does not consitute permanet stabilization prior to the establishment of permanent vegetation.

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

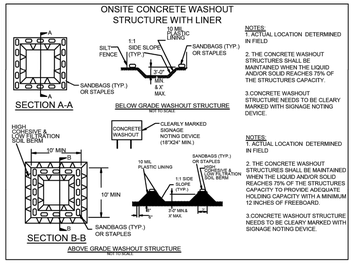
EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets and surface waters unless it can be shown no other alternatives are reasonably available. It is recommended to locate stockpile areas at least 50 feet away from skimmer basins and anywhere stormwater flow is concentrated.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3 CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

NORTH CAROLINA DEQ — Department of Environmental Quality

GROUND COVER & MATERIALS HANDLING

Effective: April 1, 2024

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend on holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "Zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the measures inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Indication of whether the measures were operatng properly 5. Description of maintenance needs for the measure 6. Description, Evidence, and date of corrective actions taken
(3) Stormwater discharge outfalls(SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the discharge outfalls inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration 5. Indication of visible sediment leaving the site 6. Description, Evidence, and date corrective actions taken
(4) Perimeter of Site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	If visible Sedimentation is found outside site limits, then record of the following shall be made: 1) Actions taken to clean up or stablize sediment that has left the site limits 2) Description, Evidence and date of corrective actions taken 3) An explanation as to the actions taken to control future releases
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	If the stream or wetland has increased visible sedimentation or has visible increased turbidity from the construction activity, then a record of the following shall be made: 1) Description, Evidence and date of corrective actions taken 2)Records of required reports to the appropriate Division Regional Office per Part III, Section C, Item(2)(a) of this permit
(6) Ground Stabilization Measures	After each phase of grading.	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation
The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Document Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site
In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years*
*All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported
Permittees shall report the following occurrences:
(a) Visible sediment deposition in a stream or wetland.
(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
(d) Anticipated bypasses and unanticipated bypasses.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframe (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• Within 24 hours, an oral or electronic notification. • Within 7 Calendar Days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related caused, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per item 1(b)-(c) above	• Within 24 Hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• *A report at least ten days before the date of the bypass, if possible.* The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• Within 24 Hours, an oral or electronic notification • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(l)(7)]	• Within 24 Hours, an oral or electronic notification • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NORTH CAROLINA DEQ — Department of Environmental Quality

INSPECTION, RECORD KEEPING AND REPORTING

Effective: April 1, 2024

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EROSION CONTROL NOTES

1. REFER TO THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR DETAILS OF STANDARD PRACTICES.
2. ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM AN APPROVED EROSION CONTROL PLAN SITE, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. DEBRIS FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF AT AN APPROVED FACILITY.
3. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF NCDEQ REGULATIONS AND IS SUBJECT TO A FINE.
4. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF NCDEQ REGULATIONS AND IS SUBJECT TO A FINE.
5. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. REFER TO GROUND STABILIZATION SCHEDULE FOR STABILIZATION REQUIREMENTS.
6. FINAL LOCATION OF SILT FENCE, DIVERSION DITCHES, ETC. SHALL BE ADJUSTED IN THE FIELD BY CONTRACTOR BASED ON SITE CONDITIONS AND INSPECTOR'S RECOMMENDATIONS.
7. THE SITE SHALL BE GRADED DURING CONSTRUCTION TO ALLOW ALL STORM WATER TO DRAIN TO EROSION CONTROL DEVICES.
8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF NCDEQ.
9. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING.
10. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
11. THE TOTAL SITE ACREAGE IS 12.4± ACRES. THE TOTAL DENUDED AREA IS 12.9± ACRES.
12. THE PROJECT SITE IS LOCATED WITHIN THE MARSH WATERSHED WITHIN THE NEUSE RIVER BASIN.
13. THE PROJECT SITE IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NO. 3720171600K, DATED 7/19/2022.
14. PERSONS RESPONSIBLE FOR LAND DISTURBING ACTIVITIES MUST INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES ON A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. SELF-INSPECTION REPORTS ARE REQUIRED. A SAMPLE SELF-INSPECTION REPORT, AS WELL AS DETAILS OF THE SELF-INSPECTION PROGRAM, CAN BE FOUND ON THE LAND QUALITY WEB SITE. AS A MINIMUM, THE INSPECTIONS SHALL BE PERFORMED AFTER EACH OF THE FOLLOWING PHASES OF A PLAN:
    a. INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.
    b. INSTALLATION OF SEDIMENT TRAPS/BASINS.
    c. CLEARING AND GRUBBING OF EXISTING GROUND COVER.
    d. COMPLETION OF ANY PHASE OF GRADING THAT REQUIRES PROVISION OF STABILIZATION.
    e. INSTALLATION OF MEASURES DURING ANY PHASE OF THE PROJECT.
    f. COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
    g. INSTALLATION OF STORMWATER RETENTION MEASURES.
    h. QUARTERLY UNTIL THE ESTABLISHMENT OF PERMANENT GROUND COVER IS FULLY ESTABLISHED.

THESE INSPECTION REQUIREMENTS ARE IN ADDITION TO NPDES INSPECTION REQUIREMENTS. FOR ANY QUESTIONS ABOUT THE SELF-INSPECTION PROGRAM, PLEASE CONTACT NCDEQ AT (704) 663-1699.

BOLTON & MENK

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FAIRWAY INVESTMENTS

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

NPDES STABILIZATION DETAILS

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

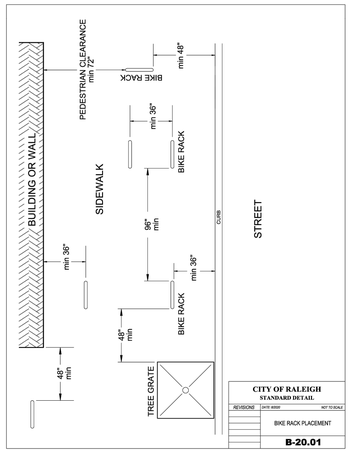
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NORTH CAROLINA PROFESSIONAL SEAL 05 1703 ENGINEER WILLIS E. SWARINGEN 08/12/26

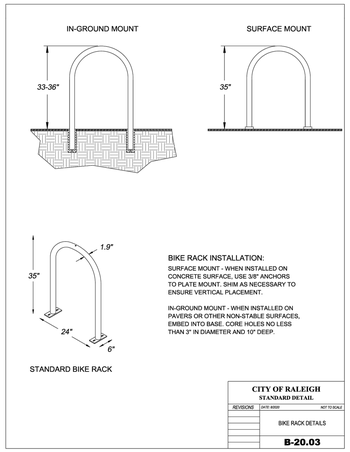
BOLTON & MENK INCORPORATED SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

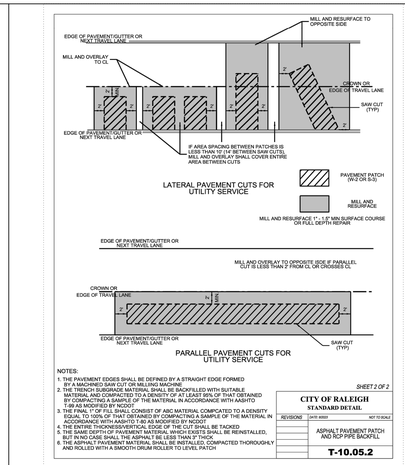
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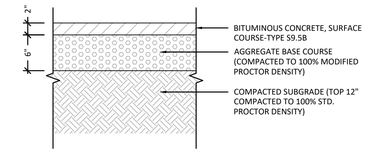
BIKE RACK PLACEMENT N.T.S. 11



SHORT-TERM BIKE RACK N.T.S. 8



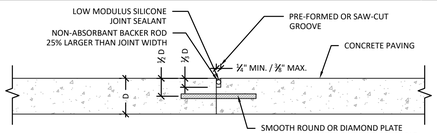
ASPHALT PAVEMENT PATCH N.T.S. 5



NOTES:

1. ALL ASPHALT MATERIALS, AGGREGATES, AND ACCESSORIES SHALL CONFORM WITH THE CURRENT VERSION OF NCDOT SSRS.

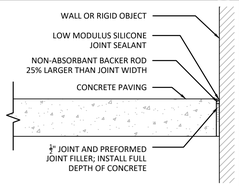
LIGHT DUTY BITUMINOUS CONCRETE SCALE: 1"=1' 2



SLAB THICKNESS (IN)	DOWEL DIMENSIONS (IN)		DOWEL CENTER-TO-CENTER SPACING (IN)	
	ROUND	DIAMOND	ROUND	DIAMOND
5 - 6	⅜ X 14	⅜ X 4-½ X 4-½	12	18
7 - 8	1 X 16	⅜ X 4-½ X 4-½	12	18
9 - 12	1-¼ X 18	⅜ X 4-½ X 4-½	12	20

TYPICAL CONSTRUCTION JOINT

TYPICAL SAW CUT CONTROL JOINT

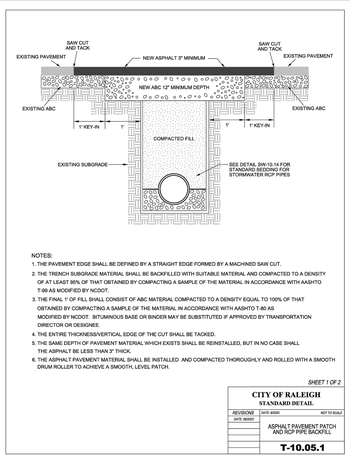


TYPICAL ISOLATION JOINT

NOTES:

1. THICKNESS OF SEALANT TO BE ½ OF JOINT WIDTH.
2. IF JOINTS ARE FORMED OR TOOLED; THE EDGES SHALL BE FINISHED WITH NO MORE THAN A ¼" RADIUS.
3. JOINT FILLER STRIPS TO BE ASTM 1751 ASPHALT-SATURATED CELLULOSIC FIBER.
4. CONCRETE TO BE CURED 28 DAYS, DRY, AND JOINT BLOWN CLEAN OF ALL DEBRIS WITH HIGH-PRESSURE AIR BEFORE INSTALLATION OF JOINT SEALANT MATERIAL.
5. PROVIDE ISOLATION JOINTS AT INTERSECTION OF PAVEMENT AND ALL STRUCTURES AND RIGID OBJECTS.
6. CONSTRUCTION JOINT SHALL BE USED AT ALL PLANNED OR UNPLANNED INTERRUPTIONS IN CONCRETE PLACEMENT, OR WHEREVER TYING NEW WORK INTO EXISTING WORK.
7. SAW CUT CONTROL JOINTS SHALL BE SPACED AT MAXIMUM 30 TIMES THE PAVEMENT THICKNESS, D, TYPICAL, CREATING NOMINALLY SQUARE PANELS NOT TO EXCEED A 15' X 15' GRID. THE GRID PATTERN SHALL BE UNIFORM THROUGHOUT THE PROPOSED PAVEMENT AREA. REFER TO SITE PLAN FOR PROPOSED JOINT PATTERN.

TYPICAL CONCRETE JOINT DETAILS SCALE: 1"=1' 10



ASPHALT PAVEMENT PATCH N.T.S. 7

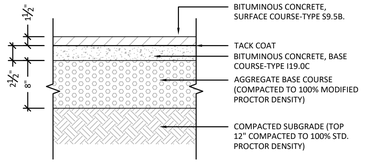


PLAN VIEW

NOTES:

1. TRANSITION TO BE ALONG BACK OF CURB.

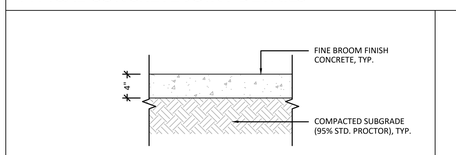
CURB TRANSITION FROM 2'-6" TO 2'-0" N.T.S. 4



NOTES:

1. ALL ASPHALT MATERIALS, AGGREGATES, AND ACCESSORIES SHALL CONFORM WITH THE CURRENT VERSION OF NCDOT SSRS.

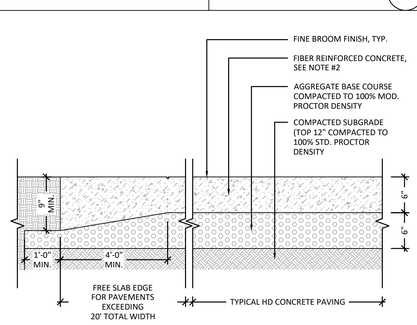
HEAVY DUTY BITUMINOUS CONCRETE SCALE: 1"=1' 1



NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED AT ENTER SIDEWALK WIDTH INTERVALS OR AS INDICATED ON PLANS. A SEALED 1/2" ISOLATION/EXPANSION JOINT WILL BE REQUIRED AT 90' INTERVALS AND WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI, IN 28 DAYS.
3. CONCRETE THICKNESS SHALL BE INCREASED TO 6" MINIMUM AT DRIVEWAYS, TYPICAL.
4. SIDEWALK WIDTH SHALL BE A MINIMUM OF X' AND SHALL MATCH SURROUNDING SIDEWALK PATTERNS AND WIDTHS IF GREATER THAN X'.
5. SIDEWALK CROSS SLOPE (PERPENDICULAR TO DIRECTION OF TRAVEL) SHALL BE 2% MAXIMUM IN ALL AREAS.
6. ZIP STRIPS SHALL BE USED DURING POUR AT EXPANSION JOINTS. AFTER STRIP IS REMOVED A SELF-LEVELING URETHANE CAULK SHALL BE USED TO FILL THE VOID.

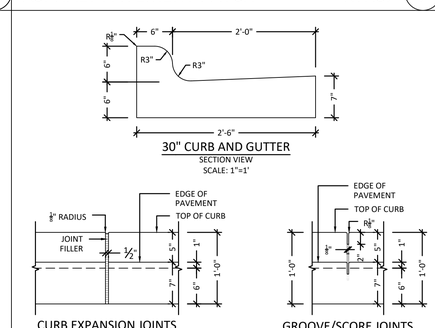
INTERNAL CONCRETE SIDEWALK SCALE: 1"=1' 12



NOTES:

1. ALL CONCRETE TO BE 4000 PSI, AIR ENTRAINED (6% ±1.5% FOR ¾" MAX. AGGREGATE).
2. SYNTHETIC MACRO-FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C1116/C1116M, TYPE III, 1 - 2-1/4" LONG, UNIFORMLY DISPERSED IN CONCRETE MIXTURE AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN A RATE OF 3.0 LB/CY.
3. REFER TO DETAIL #/C#.## FOR TYPICAL JOINT CONSTRUCTION.
4. THICKEN ALL FREE SLAB EDGES BY 50% (3" MIN.) WITH A 4' MIN. TAPER, TYPICAL.
5. EXTEND AGGREGATE BASE 12" BEYOND EDGE OF PAVEMENT OR 12" BEYOND BACK OF CURB WHERE CURB & GUTTER IS INCLUDED.

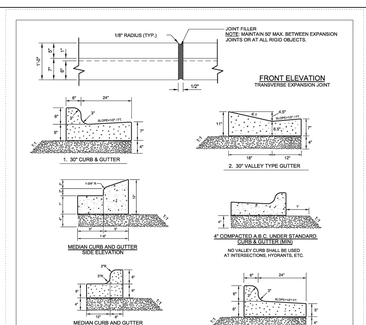
HEAVY DUTY CONCRETE PAVING SCALE: 1"=1' 9



NOTES:

1. 10' MAX. BETWEEN GROOVE/SCORE JOINTS
2. ¾" EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB ABUTS RIGID OBJECTS, BETWEEN CONCRETE POURS, AND AT 50' MAX. INTERVALS.
3. 3000 PSI CONCRETE MINIMUM, 4" MAX. SLUMP.
4. THE FOLLOWING SHALL COMPLY WITH THE CURRENT VERSIONS OF NCDOT DETAILS AND STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES:
   4.1. LIQUID MEMBRANE CURING COMPOUND
   4.2. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER
   4.3. JOINT AND SEALING MATERIALS

30" CURB AND GUTTER SCALE: 1"=1' 6



CURB AND GUTTER N.T.S. 3

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FAIRWAY INVESTMENTS

728 Shades Creek Parkway, Suite 210
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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

SITE DETAILS I

PROJECT NO:
50716

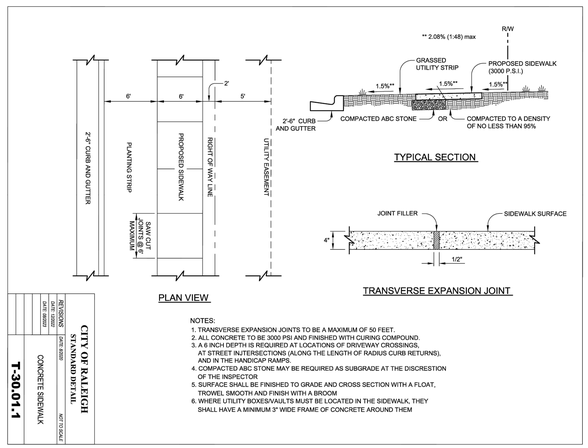
REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN 08/12/26

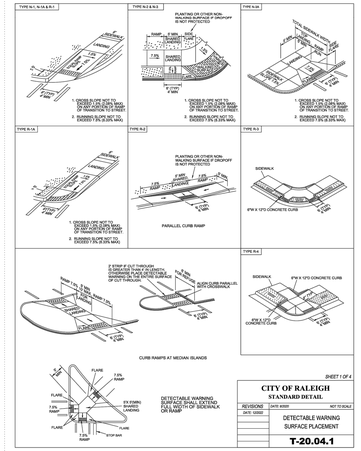
BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

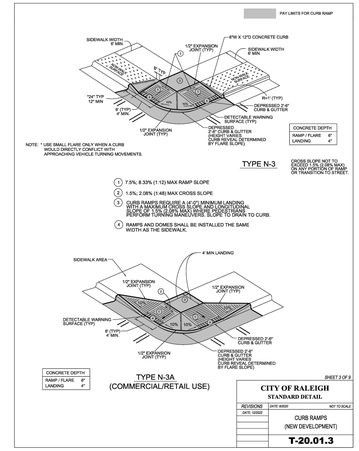
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CITY OF RALEIGH STANDARD CONCRETE SIDEWALK N.T.S. 8



DETECTABLE WARNING PLACEMENT N.T.S. 5



CURB RAMPS N.T.S. 2

NOTES:

1. SEE SITE PLAN FOR RAMP SIZES AND LOCATIONS.
2. RAMP CROSS-SLOPES SHALL NOT EXCEED 2%.
3. SEE 9/C8.01 FOR HANDRAIL DETAIL.

SIDEWALK RAMP WITH HANDRAILS **N.T.S.** 10

BIKE LANE MARKINGS N.T.S. 7

CURB RAMPS AT BIKEWAY CROSSINGS N.T.S. 4

CURB RAMPS N.T.S. 1

NOTES:

1. ALL CONCRETE TO BE 3000 PSI
2. ALL EXPOSED CONCRETE FACES TO RECEIVE A FINE BROOM FINISH.
3. REFER TO DTL. #/C#.## FOR TYPICAL JOINT CONSTRUCTION.
4. A 5' MIN. LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STEPS. LANDINGS SHALL HAVE 2% MAX. SLOPE IN ANY DIRECTION.
5. SEE SITE PLAN FOR NUMBER OF RISERS/TREADS.
6. SEE GRADING PLAN FOR TOP AND BOTTOM OF STAIR ELEVATIONS.

KEYNOTE	DESCRIPTION
1	¼" WIDE GROOVED CONCRETE STAIR NOSING. ½" DEEP x ½" WIDE GROOVES. PAINT GROOVES COLOR.
2	½" EXPANSION JOINT WHERE STEPS ARE ADJACENT TO A RIGID OBJECT. EXPANSION JOINTS SHALL BE PRE-MOLDED BITUMINOUS IMPREGNATED FIBER BOARD WITH BACKER ROD AND SEALANT AT THE SURFACE.
3	SHOP FABRICATED 1-¼" O.D. SCH. 40 MATERIAL PIPE RAIL (BOTH SIDES). GRIND SMOOTH ALL WELDS.
4	HANDRAIL POSTS AT 3'-0" O.C. MAX. CORE DRILL STEP TO RECEIVE POST, FILL VOID WITH NON-SHRINK GROUT

STEP ID	R	T	A	B	C
A	6"	15"	#4 @ 12" O.C. EA. WAY	#3 REBAR 2" CLR	#4 HOOK BAR @ 12" O.C. IN TURN DOWN. LAP 16" W/STAIR REINFORCEMENT

POURED IN PLACE CONCRETE STEPS **N.T.S.** 9

PEDESTRIAN CROSSWALK N.T.S. 6

CITY OF RALEIGH
CURB RAMPS
GENERAL NOTES

1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

CITY OF RALEIGH
STANDARD DETAIL
CURB RAMP NOTES
T-20.01.8
SHEET 8 OF 8

CURB RAMP NOTES N.T.S. 3

BOLTON & MENK

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FAIRWAY INVESTMENTS

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Birmingham, AL 35209

FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

SITE DETAILS II

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

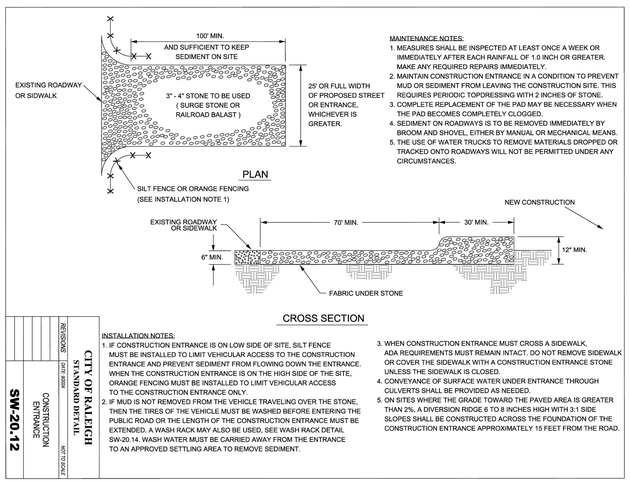
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN
08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

C8.01

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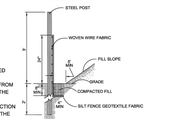


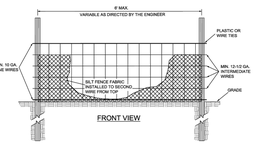
MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. MAINTAIN CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS REQUIRES PERIODIC TOPDRESSING WITH 2 INCHES OF STONE.
3. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
4. SEDIMENT ON ROADWAYS IS TO BE REMOVED IMMEDIATELY BY BROOM AND SHOVEL EITHER BY MANUAL OR MECHANICAL MEANS.
5. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.

INSTALLATION NOTES:
1. IF CONSTRUCTION ENTRANCE IS ON LOW SIDE OF SITE, SILT FENCE MUST BE INSTALLED TO LIMIT VEHICULAR ACCESS TO THE CONSTRUCTION ENTRANCE AND PREVENT SEDIMENT FROM FLOWING DOWN THE ENTRANCE. WHEN THE CONSTRUCTION ENTRANCE IS ON THE HIGH SIDE OF THE SITE, ORANGE FENCING MUST BE INSTALLED TO LIMIT VEHICULAR ACCESS TO THE CONSTRUCTION ENTRANCE ONLY.
2. IF MUD IS NOT REMOVED FROM THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLE MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD OR THE LENGTH OF THE CONSTRUCTION ENTRANCE MUST BE EXTENDED. A WASH RACK MAY ALSO BE USED, SEE WASH RACK DETAIL SW-20.14. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO AN APPROVED SETTLING AREA TO REMOVE SEDIMENT.
3. WHEN CONSTRUCTION ENTRANCE MUST CROSS A SIDEWALK, ADA REQUIREMENTS MUST REMAIN INTACT. DO NOT REMOVE SIDEWALK OR COVER THE SIDEWALK WITH A CONSTRUCTION ENTRANCE STONE UNLESS THE SIDEWALK IS CLOSED.
4. CONVEYANCE OF SURFACE WATER UNDER ENTRANCE THROUGH CULVERTS SHALL BE PROVIDED AS NEEDED.
5. ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION OF THE CONSTRUCTION ENTRANCE APPROXIMATELY 15 FEET FROM THE ROAD.

CITY OF RALEIGH STANDARD DETAIL — CONSTRUCTION ENTRANCE — SW-20.12 — NOT TO SCALE — REVISIONS | DATE 9/2024

INSTALLATION NOTES:
1. SEE NCDEQ SEDIMENT DESIGN MANUAL FOR CONSTRUCTION SPECIFICATIONS, WHERE PRACTICE APPLIES AND PLANNING CONSIDERATIONS.
2. FLOW SHALL NOT RUN PARALLEL WITH THE FENCE.
3. END OF SILT FENCE MUST BE TURNED UPHILL.
4. UV RESISTANCE GEOTEXTILE MUST BE USED.
5. NOT FOR USE IN AREAS OF CONCENTRATED FLOW.
6. THE TRENCH SHALL BE BACKFILLED, AND THE SOIL COMPACTED OVER THE GEOTEXTILE.
7. TO JOIN TWO ROLLS OF GEOTEXTILE, PLACE THE END STAKE FROM ONE ROLL OF SILT FENCE ON THE TOP OF THE END PIECE OF THE OTHER ROLL, ROTATE BOTH STAKES IN THE SAME DIRECTION, TOGETHER, AT LEAST 180 DEGREES TO FORM A TIGHT CONNECTION AND THEN DRIVE TWO STAKES, NOW STUCK TOGETHER, INTO THE GROUND.

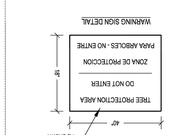


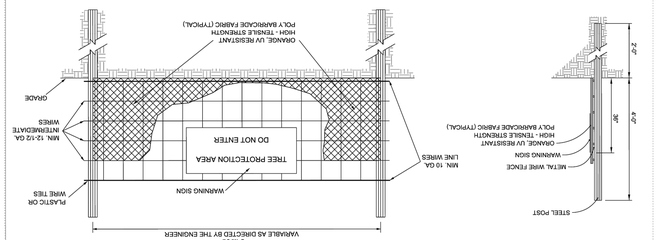


MAINTENANCE NOTES:
1. SILT FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK, OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. SHOULD SILT FENCE UNDERMINE, REINSTALL SILT FENCE ENSURING THAT SILT FENCE IS TRENCHED, BACKFILLED AND COMPACTED.
4. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. WHEN REMOVING SEDIMENT AVOID UNDERMINING THE SILT FENCE AND ENSURE THAT GEOTEXTILE IS NOT DAMAGED. CLEAN OUT IS REQUIRED WHEN SILT FENCE IS AT 50% CAPACITY.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED AND SEEDED.

CITY OF RALEIGH STANDARD DETAIL — STANDARD TEMPORARY (SEDIMENT/SILT) FENCE — SW-20.02 — NOT TO SCALE — REVISIONS | DATE 9/2024

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

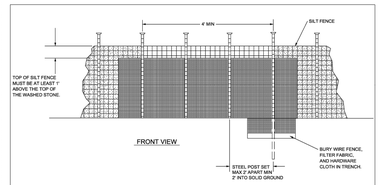


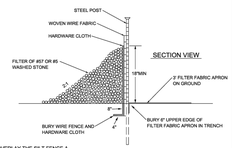


NOTE: FOR TREE PROTECTION ONLY

NOTES:
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (CRZ) DETAIL TPP-02 PER CITY CODE.
2. TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE SITE DISTURBANCE.
3. APPROVED IMPACT PROTECTION DEVICES MUST BE RECORDED AFTER CONSTRUCTION WHEN APPLICABLE.
4. ANY PROPOSED IMPACT TO CRZ REQUIRES BY CITY OF RALEIGH ARBORIST PRIOR TO IMPACT.
5. ALL OTHERWISE UNLESS NOTED ON PLAN, ALL TREES A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 60' ON CENTER FOR TREE REMARKS.
6. FOR TREE PROTECTION AREAS LESS THAN 200' THAN ONE SIGN PER PROTECTED AREA.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
8. SIGNS SHALL BE MADE OF DURABLE, WEATHER-RESISTANT MATERIAL WITH LETTERS A MINIMUM 1/2" HIGH. CLEARLY LEGIBLE AND SPACED AS SHOWN.

CITY OF RALEIGH STANDARD DETAIL — STANDARD TREE PROTECTION DETAIL — TPP-01 — NOT TO SCALE — REVISIONS | DATE 8/2009

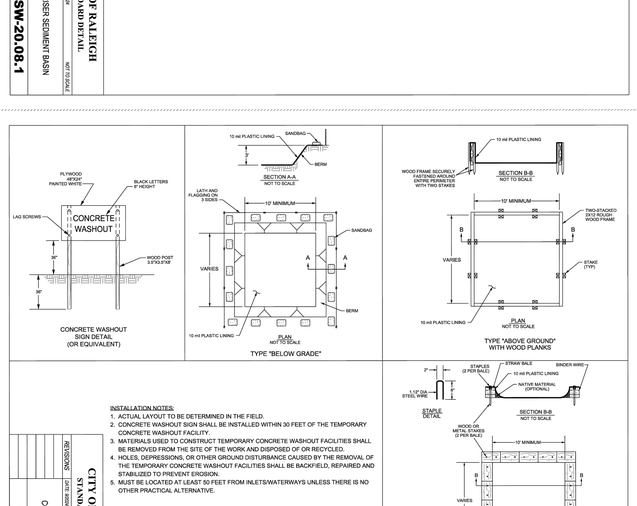




INSTALLATION NOTES:
1. HARDWARE CLOTH AND GRAVEL SHOULD OVERLAY THE SILT FENCE A MINIMUM OF 12 INCHES.
2. STONE OUTLETS SHOULD BE PLACED ON LOW ELEVATION AREAS OF SILT FENCE AND BASED ON FIELD CONDITIONS.

MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. KEEP HARDWARE CLOTH FREE OF DEBRIS TO PROVIDE ADEQUATE FLOW.
3. FRESHEN STONE WHEN SEDIMENT ACCUMULATION EXCEEDS 6 INCHES.
4. REMOVE SEDIMENT AND REPLACE WITH NEW STONE WHEN HALF OF THE STONE OUTLET IS COVERED.
5. REPLACE STONE AS NEEDED TO FACILITATE DEWATERING.

CITY OF RALEIGH STANDARD DETAIL — STANDARD SILT FENCE OUTLET — SW-20.04 — NOT TO SCALE — REVISIONS | DATE 8/2024

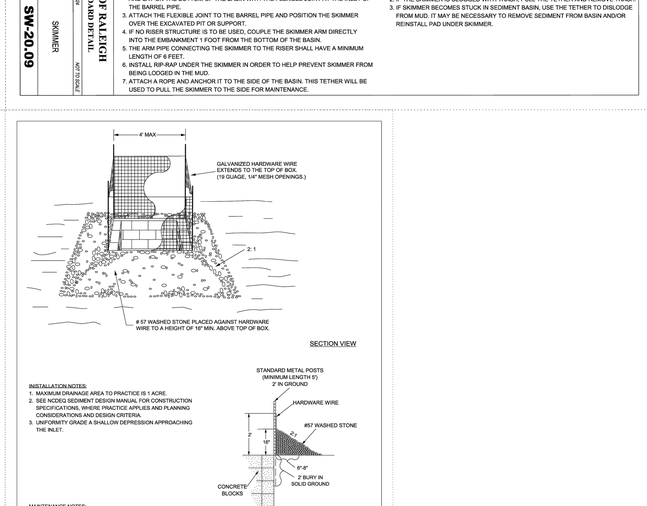


CITY OF RALEIGH STANDARD DETAIL — RISER SEDIMENT BASIN — SW-20.08.1 — NOT TO SCALE — REVISIONS | DATE 9/2024

INSTALLATION NOTES:
1. REFER TO MOST RECENT VERSION OF NCDEQ EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR DESIGN CRITERIA.
2. LOCATE SEDIMENT INFLOW TO THE BASIN AWAY FROM THE DAM TO PREVENT SHORT CIRCUITS FROM INLETS TO OUTLETS.
3. A MINIMUM OF 3 POROUS BAFFLES BETWEEN INLET AND OUTLET REQUIRED INSTALLED PERPENDICULAR TO FLOW. BASINS LESS THAN 20 FEET IN LENGTH MAY USE 2 BAFFLES. EACH BAFFLE ZONE SHOULD COVER AN EQUAL AMOUNT OF BASIN SURFACE AREA.
4. POINTS OF ENTRANCE OF SURFACE RUNOFF INTO SEDIMENT BASIN MUST TRANSITION TO THE BASE OF THE SEDIMENT BASIN VIA STABLE TRANSITION (E.G., RIP RAP, SLOPE DRAIN, ETC.).
5. SAFETY FENCING (MIN. 3-FOOT HEIGHT) TO BE INSTALLED SURROUNDING THE BASIN.
6. SECURELY ATTACH THE RISER TO THE BARREL OR BARREL STUB TO MAKE A WATERTIGHT STRUCTURAL CONNECTION. ALL CONNECTIONS SHOULD BE MADE USING APPROVED WATERTIGHT ASSEMBLIES.
7. THE ARM PIPE CONNECTING THE SKIMMER TO THE RISER SHALL HAVE A MINIMUM LENGTH OF 6 FEET.
8. PLACE BARREL AND RISER ON A FIRM, SMOOTH FOUNDATION OF IMPERVIOUS SOIL.
9. ANCHOR RISER IN PLACE BY CONCRETE OR OTHER SATISFACTORY MEANS TO PREVENT FLOATATION.
10. BASINS MUST BE STABILIZED IMMEDIATELY UPON CONSTRUCTION AND PRIOR TO SITE INSPECTION APPROVAL.

MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SEDIMENT SHALL BE REMOVED FROM EACH CHAMBER WHEN IT REACHES ONE-HALF THE DEPTH OF THE BAFFLE. REMOVE SEDIMENT AND RESTORE BASIN TO ITS ORIGINAL DIMENSIONS. REINSTALL BAFFLES WHEN DAMAGED.
3. ENSURE THE SKIMMER IS NOT CLOGGED WITH TRASH OR DEBRIS. IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, REMOVE ORIFICE AND CLEAR DEBRIS WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH CLEAN WATER. BE SURE TO REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.
4. CHECK THE EMBANKMENT, SPILLWAY, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT.
5. CHECK FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT.
6. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA.
7. IF DEWATERING SEDIMENT BASIN IS NECESSARY, NOTIFY NCDENR AND THE CITY PRIOR TO DEWATERING AND PUMP SILT BAG PER SILT BAG FOR DEWATERING ACTIVITIES DETAIL SW-20.04.
8. UNLESS CONVERSION TO PERMANENT DEVICE IS NECESSARY, AFTER ALL THE DISTURBED AREA DRAINING TO THE BASIN HAS BEEN PERMANENTLY STABILIZED, REMOVE THE BASIN AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND AND STABILIZE.

CITY OF RALEIGH STANDARD DETAIL — RISER SEDIMENT BASIN — SW-20.08.2 — NOT TO SCALE — REVISIONS | DATE 9/2024

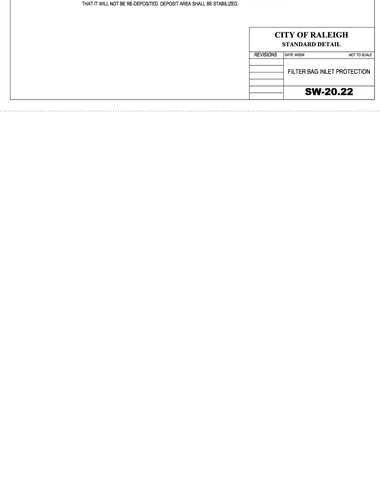


NOTE: SKIMMER TO BE TETHERED

INSTALLATION NOTES:
1. SEE NCDEQ SEDIMENT DESIGN MANUAL FOR CONSTRUCTION SPECIFICATIONS, WHERE PRACTICE APPLIES AND PLANNING CONSIDERATIONS AND DESIGN CRITERIA.
2. ASSEMBLE THE SKIMMER FOLLOWING MANUFACTURER'S INSTRUCTIONS OR AS DESIGNED AND LAY ON THE BOTTOM OF THE BASIN WITH THE FLEXIBLE JOINT AT THE INLET OF THE BARREL PIPE.
3. ATTACH THE FLEXIBLE JOINT TO THE BARREL PIPE AND POSITION THE SKIMMER OVER THE EXCAVATED PIT OR SUPPORT.
4. IF NO RISER STRUCTURE IS TO BE USED, COUPLE THE SKIMMER ARM DIRECTLY INTO THE EMBANKMENT 1 FOOT FROM THE BOTTOM OF THE BASIN.
5. THE ARM PIPE CONNECTING THE SKIMMER TO THE RISER SHALL HAVE A MINIMUM LENGTH OF 6 FEET.
6. INSTALL RIP-RAP UNDER THE SKIMMER IN ORDER TO HELP PREVENT SKIMMER FROM BEING LOGGED IN THE MUD.
7. ATTACH A ROPE AND ANCHOR IT TO THE SIDE OF THE BASIN. THIS TETHER WILL BE USED TO PULL THE SKIMMER TO THE SIDE FOR MAINTENANCE.

MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. IF THE SKIMMER IS CLOGGED WITH TRASH, PULL THE TETHER AND REMOVE TRASH.
3. IF SKIMMER BECOMES STUCK IN SEDIMENT BASIN, USE THE TETHER TO DISLODGE FROM MUD. IT MAY BE NECESSARY TO REMOVE SEDIMENT FROM BASIN AND/OR REINSTALL PAD UNDER SKIMMER.

CITY OF RALEIGH STANDARD DETAIL — SKIMMER — SW-20.09 — NOT TO SCALE — REVISIONS | DATE 9/2024



INSTALLATION NOTES:
1. FILTER BAGS SHALL NOT BE ALLOWED ON PUBLIC OR PRIVATE ROADS TO HELP PREVENT FLOODING.

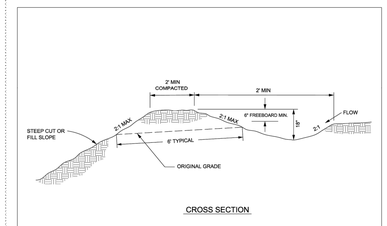
MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. CLEAN AND REPLACE BAG WHEN IT IS HALF FULL WITH SEDIMENT AND/OR CONSTRUCTION DEBRIS OR IS INCAPABLE OF DRAINING.
3. WHEN MAINTAINING AND REMOVING INLET PROTECTION DEVICES, MINIMIZE SEDIMENT FALLING INTO THE INLET. IMMEDIATELY REMOVE ALL MATERIALS THAT HAVE FALLEN INTO INLETS.
4. DEPOSIT SEDIMENT REMOVED FROM THE DEVICE IN A SUITABLE AREA AWAY FROM THE DEVICE SO THAT IT WILL NOT BE RE-DEPOSITED. DEPOSIT AREA SHALL BE STABILIZED.

CITY OF RALEIGH STANDARD DETAIL — FILTER BAG INLET PROTECTION — SW-20.22 — NOT TO SCALE — REVISIONS | DATE 9/2024

INSTALLATION NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILED, REPAIRED AND STABILIZED TO PREVENT EROSION.
5. MUST BE LOCATED AT LEAST 50 FEET FROM INLETS/WATERWAYS UNLESS THERE IS NO OTHER PRACTICAL ALTERNATIVE.

MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. REMOVE LIQUID AND/OR SOLID MATERIAL WHEN IT REACHES 75% CAPACITY TO LIMIT OVERFLOW EVENTS.
3. REPLACE STRUCTURAL COMPONENTS AS NEEDED.

CITY OF RALEIGH STANDARD DETAIL — CONCRETE WASHOUT — SW-20.27 — NOT TO SCALE — REVISIONS | DATE 9/2024



INSTALLATION NOTES:
1. STABILIZE IMMEDIATELY UPON CONSTRUCTION AND PRIOR TO SITE INSPECTION APPROVAL.
2. STABILIZE DIVERSION DITCH BASED ON DESIGN VELOCITY. IF DESIGN VELOCITIES (Q2) IN BARE EARTH CONDITIONS EXCEED 2 FEET/SECOND, A TEMPORARY LINER IS REQUIRED.
3. TEMPORARY DIVERSIONS ARE TO ONLY BE USED FOR DRAINAGE AREAS OF 5 ACRES OR LESS TO INTERCEPT FLOW AND/OR DIVERT TO A SEDIMENT CONTROL MEASURE.
4. RIDGES WILL HAVE A 2 FEET MINIMUM TOP WIDTH, 2:1 OR FLATTER SIDE SLOPES AND A MINIMUM OF 6 INCHES OF FREEBOARD.
5. CHANNELS WILL HAVE A PARABOLIC, TRAPEZOIDAL, OR V SHAPE WITH SIDE SLOPES OF 2:1 OR FLATTER.
6. ANY POINT WHERE VEHICLES WILL BE CROSSING SHOULD HAVE 3:1 OR FLATTER SIDE SLOPES.
7. PROVIDE SUFFICIENT ROOM AROUND DIVERSIONS TO PERMIT MACHINE RE-GRADING AND CLEANOUT.

MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER.
2. SILT SHALL BE REMOVED WHEN DIVERSION DITCH IS ONE-HALF FULL.
3. DITCH SHALL BE RECONSTRUCTED BEFORE THE END OF THE WORKDAY WHEN DAMAGE BY EQUIPMENT OR COVERED BY FILL.

CITY OF RALEIGH STANDARD DETAIL — DIVERSION DITCH — SW-20.15 — NOT TO SCALE — REVISIONS | DATE 9/2024

INSTALLATION NOTES:
1. MAXIMUM DRAINAGE AREA TO PRACTICE IS 1 ACRE.
2. SEE NCDEQ SEDIMENT DESIGN MANUAL FOR CONSTRUCTION SPECIFICATIONS, WHERE PRACTICE APPLIES AND PLANNING CONSIDERATIONS AND DESIGN CRITERIA.
3. UNIFORMITY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.

MAINTENANCE NOTES:
1. MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR IMMEDIATELY AFTER EACH RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. CLEAN THE WIRE MESH OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAIN EVENTS. SEDIMENT REMOVAL IS REQUIRED WHEN STONE IS 50% FULL. REMOVE SEDIMENT CAREFULLY NOT TO DAMAGE WIRE MESH. REPLACE STONE AS NEEDED TO FACILITATE DE-WATERING.

CITY OF RALEIGH STANDARD DETAIL — STANDARD CATCH BASIN YARD INLET PROTECTION — SW-20.19 — NOT TO SCALE — REVISIONS | DATE 9/2024

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FAIRWAY INVESTMENTS

728 Shades Creek Parkway, Suite 210
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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

EROSION DETAILS

PROJECT NO: 50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

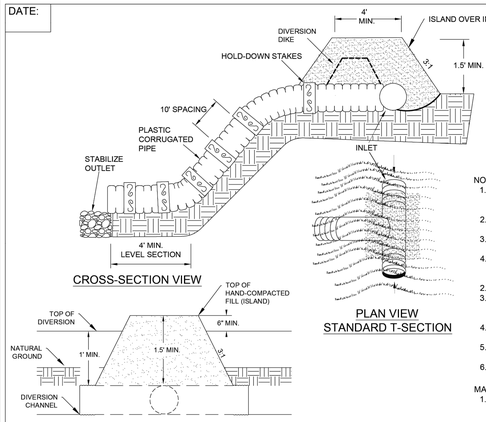
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051703 WILLIS E. SWARINGEN 08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

C8.10

DATE: PAGE:



Size of Slope Drain	
Max. Drainage Area per Pipe (Acres)	Pipe Diameter (Inches)
0.50	12
0.75	15
1.00	18
>1.00*	as designed
* Inlet design becomes more complex beyond this size.	

NOTES:
1. Place slope drains on undisturbed soil or well compacted fill at locations and elevations shown on the plan.
2. Slightly slope the section of pipe under the dike toward its outlet.
3. Hand tamp the soil under and around the entrance section in lifts not to exceed 6 inches.
4. Fill over the drain at the top of the slope to a minimum of 1.5 feet depth, 4 feet top width and 3:1 side slopes.
5. Ensure all slope drain connections are watertight.
6. Compact fill material and securely fasten the exposed section of the drain with grommets or stakes spaced no more than 10 feet apart.
7. Extend the drain beyond the toe of the slope, and adequately protect the outlet from erosion.
8. Make the compacted, settled dike ridge no less than 1 foot above the top of the pipe at every point.
9. Immediately stabilize all disturbed areas following construction.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater; repair immediately.

DEQ

TEMPORARY SLOPE DRAINS

Effective Date: 9/1/2023

TEMPORARY SLOPE DRAINS N.T.S. 1

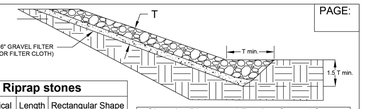
DATE: PAGE:

Subgrade Preparation:
1. Prepare the subgrade for riprap and filter to the required lines and grades shown on the plans.
2. Compact any fill required in the subgrade to a density approximating that of the surrounding undisturbed material or overfill depressions with riprap.
3. Remove brush, trees, stumps, and other objectionable material.

Sand and Gravel Filter Blanket:
1. Place the filter blanket immediately after the ground foundation is prepared.
2. When using gravel, spread filter stone in a uniform layer to the specified depth.
3. When more than one layer of filter material is used, spread the layers with minimal mixing.

Synthetic Filter Fabric:
1. Place the cloth filter directly on the prepared foundation.
2. Overlap the edges by at least 12 inches, and space anchor pins every 3 feet along the overlap.
3. Bury the upstream end of the cloth a minimum of 12 inches below ground and bury the lower end of the cloth or over lap with the next section as required.
4. If damage occurs while placing riprap, remove the riprap, and repair the sheet by adding another layer of filter material with a minimum overlap of 12 inches around the damaged area. If damage is extensive, remove and replace the entire sheet.
5. If placing large stones or machine placing is difficult, a 4 inch layer of fine gravel or sand may be needed to protect the filter cloth.

Maintenance:
In general, once a riprap installation has been properly designed and installed it requires very little maintenance. Riprap should be inspected periodically for scour or dislodged stones. Control of weed and brush growth may be needed in some locations.



Size of Riprap stones			
Weight (lb)	Mean Spherical Diameter (ft)	Length (ft)	Rectangular Shape Width/Height (ft)
50	0.8	1.4	0.5
100	1.1	1.8	0.6
150	1.3	2.0	0.7
300	1.6	2.6	0.9
500	1.9	3.0	1.0
1000	2.2	3.7	1.3
1500	2.6	4.7	1.5
2000	2.8	5.4	1.8
4000	3.6	6.0	2.0
6000	4.0	6.9	2.3
8000	4.5	7.6	2.5
20,000	6.1	10.0	3.3

Sizes for Riprap and Erosion Control Stone Specified by NCDOT			
Riprap		Erosion Control	
Class 1	Class 2	Class A	Class B
5-200 lb	25-250 lb	2"-6"	5"-15"
30% shall weigh a minimum of 60 lbs each	60% shall weigh a minimum of 100 lbs each		
No more than 10% shall weigh less than 15 lbs each	No more than 5% shall weigh less than 50 lbs each	10% tolerance top and bottom sizes	
		Equally distributed, no gradation specified	Equally distributed, no gradation specified

Riprap should be a well-graded mixture with 50% by weight larger than the specified design size.
Diameter of the largest stone size in the mix should be 1.5 times the d_{50} size with smaller sizes grading down to 1 inch.

Stone Placement:
1. Placement of riprap should follow immediately after placement of the filter.
2. Place so that riprap forms a dense, well-graded mass of stone with a minimum of voids.
3. Place to its full thickness in one operation.
4. Do not place by dumping through chutes or other methods that cause segregation of stone sizes.
5. Take care not to dislodge underlying base or filter when placing stone.
6. The toe of the riprap slope should be keyed to a stable foundation at its base.
7. The toe should be excavated to a depth about 1.5 times the design thickness of the riprap and extend horizontally from the slope, as shown above.
8. Hand placing may be necessary to achieve the proper distribution of stone sizes to produce a relatively smooth, uniform surface.

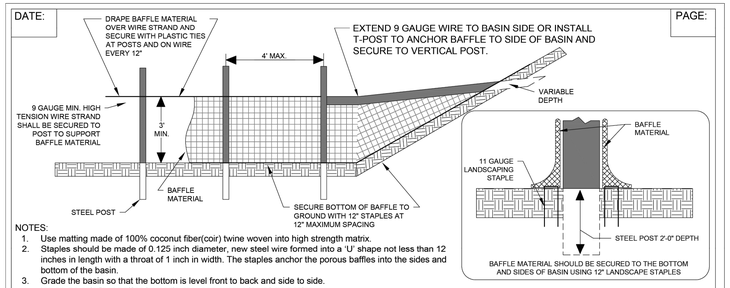
DEQ

RIP RAP

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

RIP RAP N.T.S. 2

DATE: PAGE:



NOTES:
1. Use matting made of 100% coconut fiber(coir) twine woven into high strength matrix.
2. Staples should be made of 0.125 inch diameter, new steel wire formed into a 'U' shape not less than 12 inches in length with a throat of 1 inch in width. The staples anchor the porous baffles into the sides and bottom of the basin.
3. Grade the basin so that the bottom is level front to back and side to side.
4. Install the coir fiber baffles immediately upon excavation of the basins.
5. Install posts across the width of the sediment trap.
6. Steel posts should be driven to a depth of 24 inches and spaced in a maximum of 4 feet apart. The top of the fabric should be a minimum of 6 inches higher than the invert of the spillway. Tops of the baffles should be a minimum of 2 inches lower than the top of the earthen embankment.
7. Install 3 coir fiber baffles in basins at drainage outlets with a spacing of 1/4 the basin length. 2 coir fiber baffles can be installed in the basins less than 20 feet in length with a spacing of 1/3 the basin length.
8. Attach a 9-gauge high tension wire strand to the steel posts at a height of 6 inches above the spillway elevation with plastic ties or wire fasteners to prevent sagging. If the temporary sediment basin will be converted to a permanent stormwater basin of a greater depth, the baffle height should be based on the pool depth during use as a temporary sediment basin.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater and repair immediately.
2. Maintain access to baffles. If the fabric collapses, tears, decomposes, or becomes ineffective, replace immediately.
3. Remove sediment deposits when it reaches half full. Replace if baffle fabric is damaged during clean-out operations. Sediment depth should never exceed half the designed storage depth.

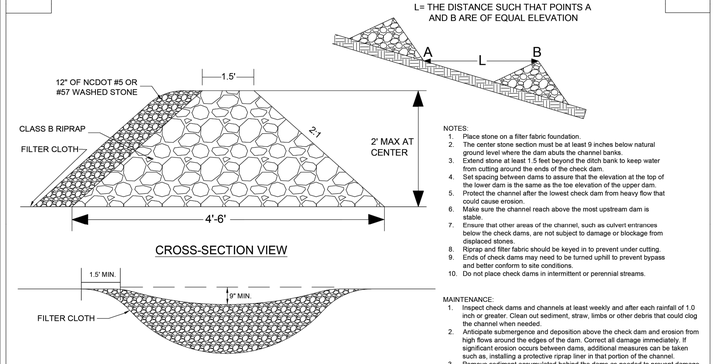
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POROUS BAFFLES

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

BAFFLES N.T.S. 3

DATE: PAGE:



NOTES:
1. Place stone on a filter fabric foundation.
2. The center stone section must be at least 9 inches below natural ground level where the dam abuts the channel banks.
3. Extend stone at least 1.5 feet beyond the ditch bank to keep water from cutting around the ends of the check dam.
4. Set spacing between dams to assure that the elevation at the top of the lower dam is the same as the toe elevation of the upper dam.
5. Protect the channel after the lowest check dam from heavy flow that could cause erosion.
6. Make sure the channel reach above the most upstream dam is stable.
7. Ensure that other areas of the channel, such as culvert entrances below the check dams, are not subject to damage or blockage from displaced stones.
8. Riprap and filter fabric should be keyed in to prevent under cutting.
9. Ends of check dams may need to be turned uphill to prevent bypass and better conform to site conditions.
10. Do not place check dams in intermittent or perennial streams.

MAINTENANCE:
1. Inspect check dams and channels at least weekly and after each rainfall of 1.0 inch or greater. Clean out sediment, straw, limbs or other debris that could clog the channel when needed.
2. Anticipate submergence and deposition above the check dam and erosion from high flows around the edges of the dam. Correct all damage immediately. If significant erosion occurs between dams, additional measures can be taken such as, installing a protective riprap liner in that portion of the channel.
3. Remove sediment accumulated behind the dams as needed to prevent damage to channel vegetation, allow the channel to drain through the stone check dam, and prevent large flows from carrying sediment over the dam. Add stones to the dams as needed to maintain design height and cross section.

DEQ

CHECK DAM

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

CHECK DAM N.T.S. 4

BOLTON & MENK

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FAIRWAY INVESTMENTS

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

EROSION DETAILS II

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

NORTH CAROLINA PROFESSIONAL SEAL 051705 ENGINEER WILLIS E. SWAIN, JR.
08/12/26

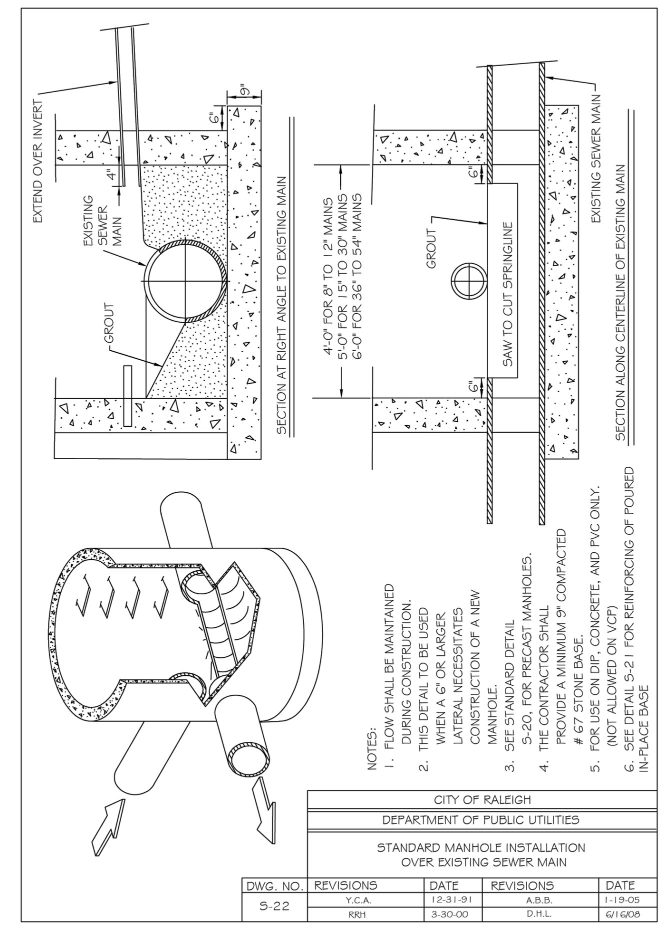
BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

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MANHOLE OVER EXISTING SEWER N.T.S. (8)

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 P.S.I.
ALL AREAS GIVEN IN SQUARE FEET.

SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	MODERATELY DRY CLAY 4000 LBS/FT2	SOFT CLAY 2000 LBS/FT2	1600 LBS/FT2 GRAVEL / COARSE SAND	8000 LBS/FT2 DRY CLAY - ALWAYS DRY	SAND, COMPACT FIRM 8000 LBS/FT2	SAND - CLEAN DRY 4000 LBS/FT2	SOIL 1000 LBS/FT2 QUICKSAND - VERY POOR	ROCK - POOR 10,000 LBS/FT2
6"									
11 1/4°	1,108	1	1	1	1	1	1	2	1
22 1/2°	2,207	1	2	2	1	1	1	3	1
45°	4,328	2	3	3	1	1	2	5	1
90°	7,996	2	4	5	1	1	2	8	1
PLUG	5,655	2	3	4	1	1	2	6	1
8"									
11 1/4°	1,970	1	1	2	1	1	1	2	1
22 1/2°	3,922	1	2	3	1	1	1	4	1
45°	7,694	2	4	5	1	1	2	8	1
90°	14,215	4	8	9	2	2	4	15	2
PLUG	10,053	3	5	6	2	2	3	10	1
12"									
11 1/4°	4,433	2	3	3	1	1	2	5	1
22 1/2°	8,826	3	5	6	2	2	3	9	1
45°	17,312	5	9	11	3	3	5	18	2
90°	31,983	8	16	19	4	4	8	32	4
PLUG	22,619	6	12	14	3	3	6	23	3
16"									
11 1/4°	7,881	2	4	5	1	1	2	8	1
22 1/2°	15,691	4	8	10	2	2	4	16	2
45°	30,779	8	16	19	4	4	8	31	4
90°	56,861	15	29	35	8	8	15	57	6
PLUG	40,213	10	21	25	5	5	10	41	5

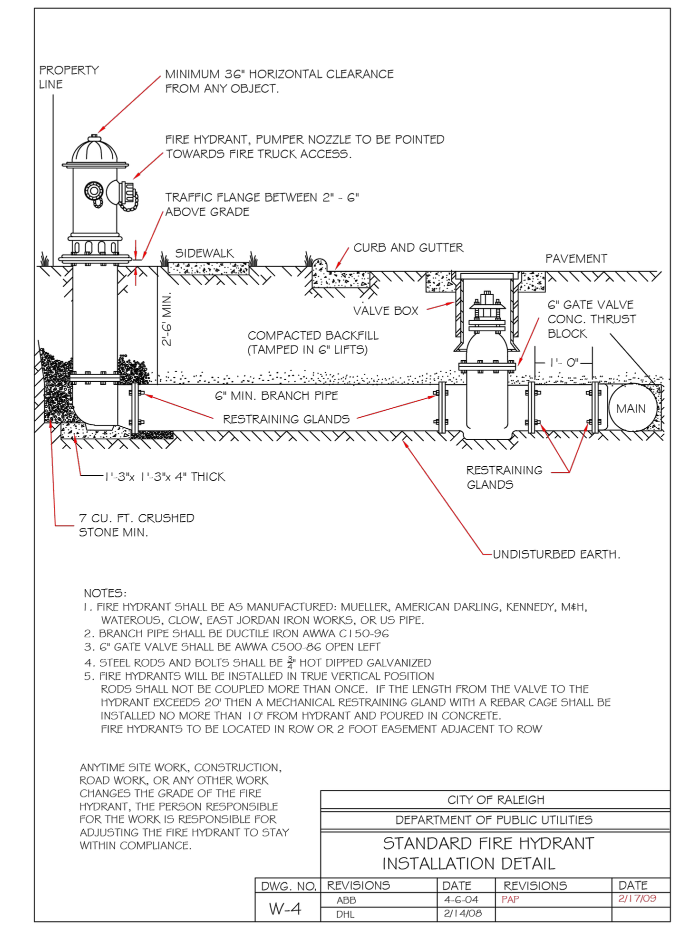
REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

USE 6" - 90 BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

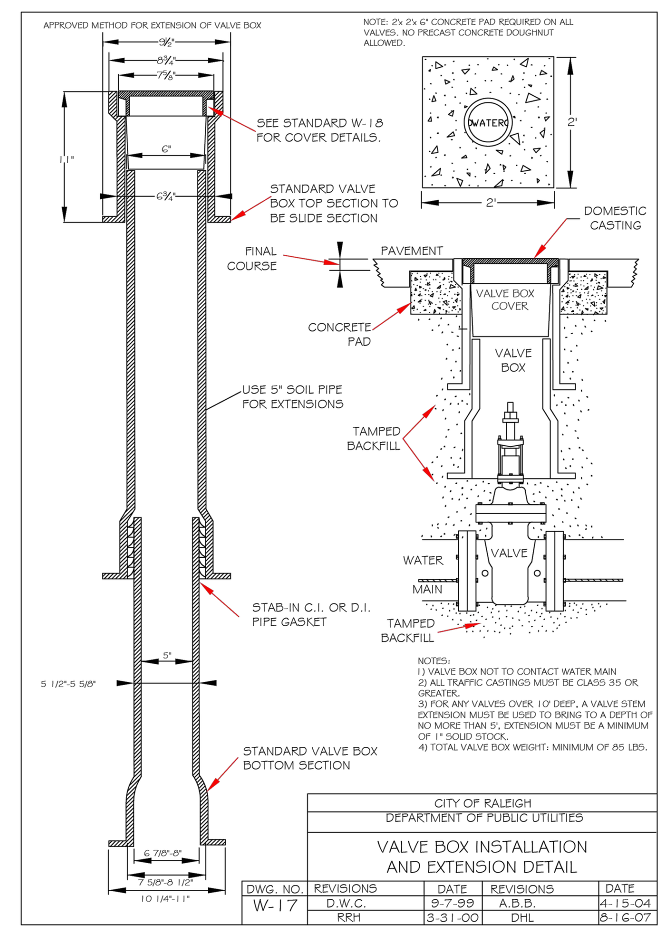
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
THRUST BLOCKING DESIGN QUANTITY TABLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
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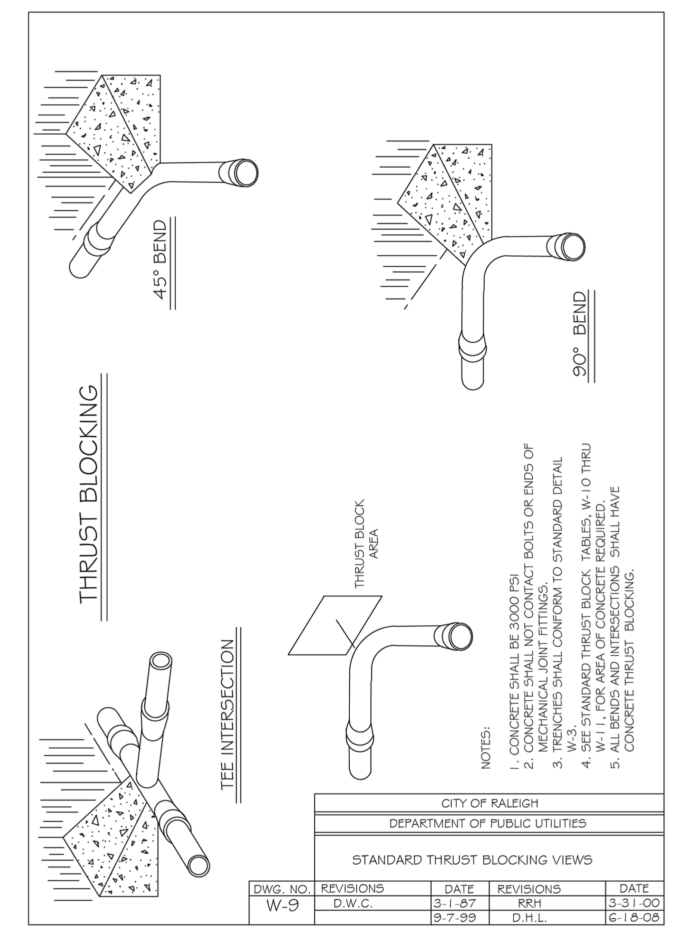
THRUST BLOCKING DESIGN QUANTITY N.T.S. (5)



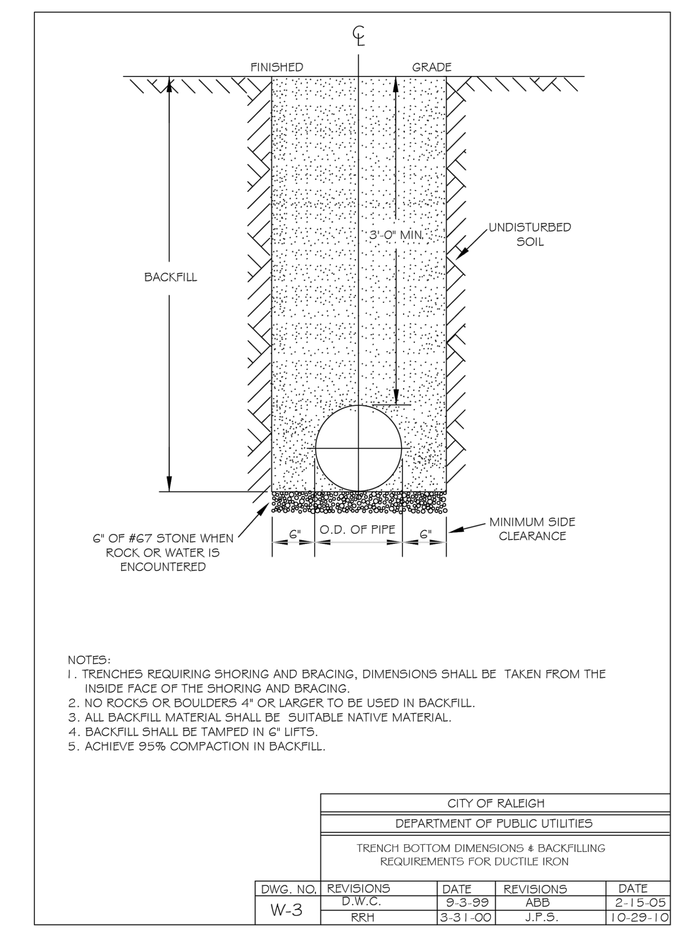
FIRE HYDRANT ASSEMBLY N.T.S. (2)



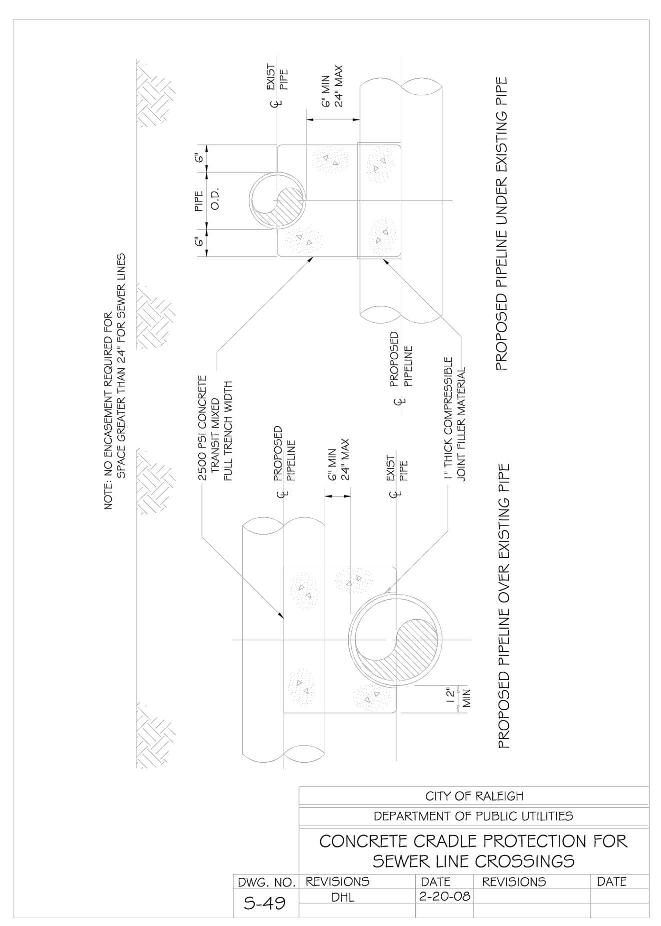
VALVE BOX N.T.S. (7)



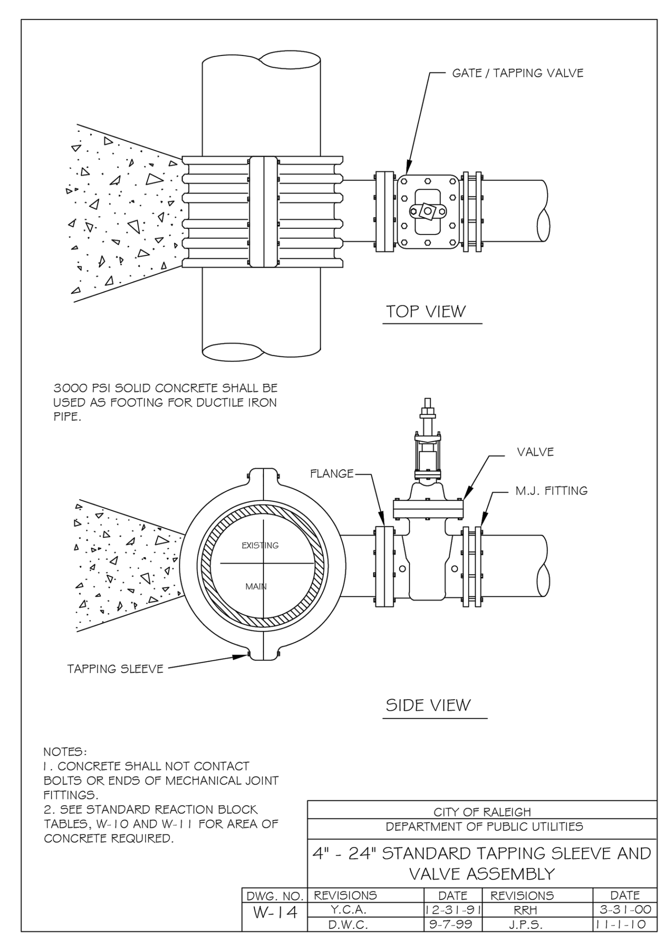
THRUST BLOCKING VIEWS N.T.S. (4)



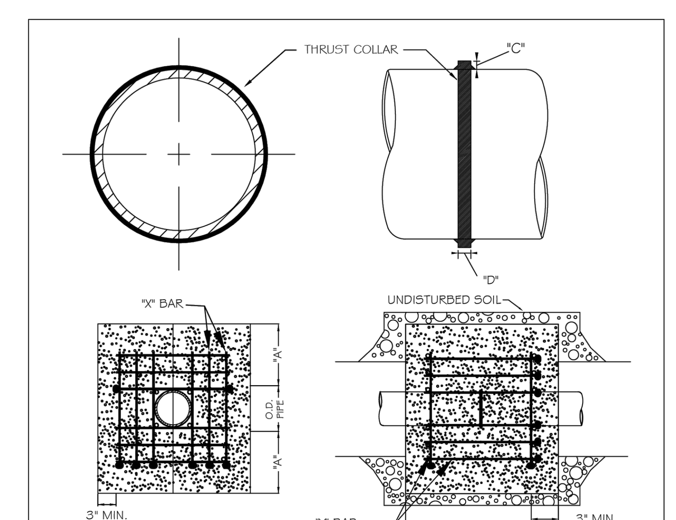
TRENCH FOR DIP WATERLINE N.T.S. (1)



CONCRETE CRADEL N.T.S. (9)



TAPPING SLEEVE AND VALVE N.T.S. (6)



REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2"+ O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0"+ O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

THRUST COLLAR, AND THRUST SCHEDULE

I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

NOTES:
1. SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
2. CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
3. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
4. TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
5. BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3.
6. THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
THRUST BLOCKING DESIGN DATA FOR WATER MAINS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	1-21-00	J.P.S.	11-1-10
	D.H.L.	6-18-08		

THRUST BLOCKING DESIGN DATA N.T.S. (3)

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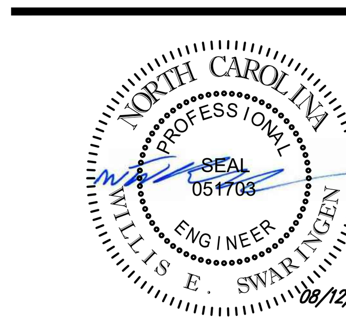
FAIRWAY INVESTMENTS
728 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

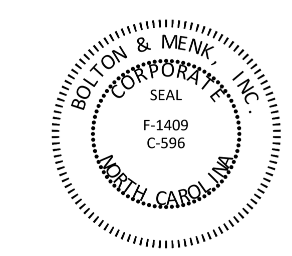
FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

WATER & SEWER DETAILS

PROJECT NO:
50716

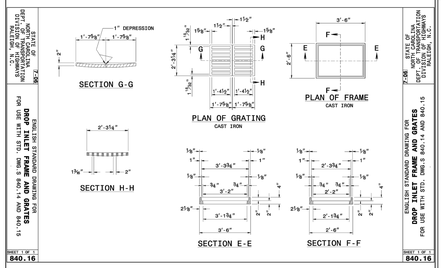
REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS



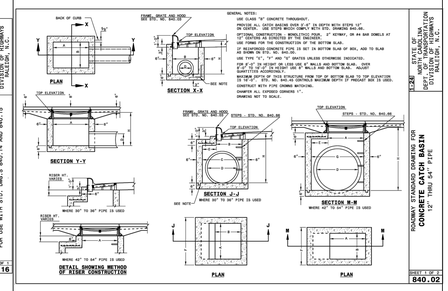


DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

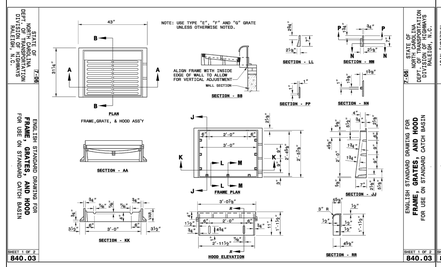
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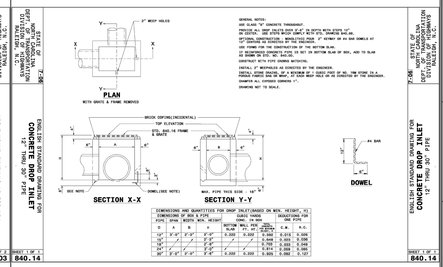
DROP INLET FRAME AND GRATE N.T.S. 5



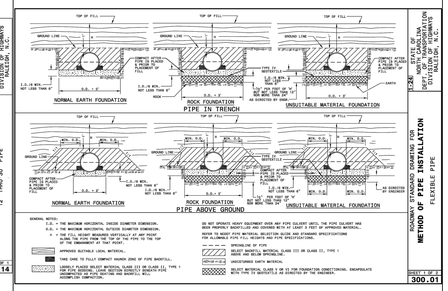
CONCRETE CATCH BASIN N.T.S. 2



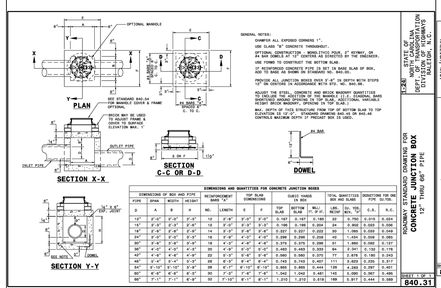
CATCH BASIN FRAME, GRATES, HOOD N.T.S. 7



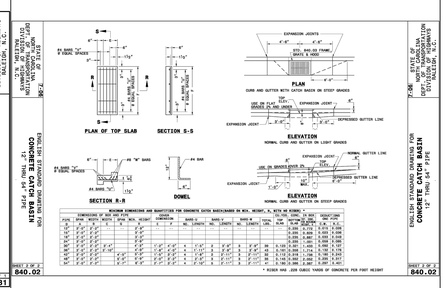
CONCRETE DROP INLET N.T.S. 4



STORM PIPE INSTALLATION N.T.S. 1



CONCRETE JUNCTION BOX N.T.S. 6



CONCRETE CATCH BASIN N.T.S. 3

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BOLTON & MENK

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www.bolton-menk.com

FAIRWAY INVESTMENTS

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Birmingham, AL 35209

FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

STORM DETAILS

PROJECT NO:
50716

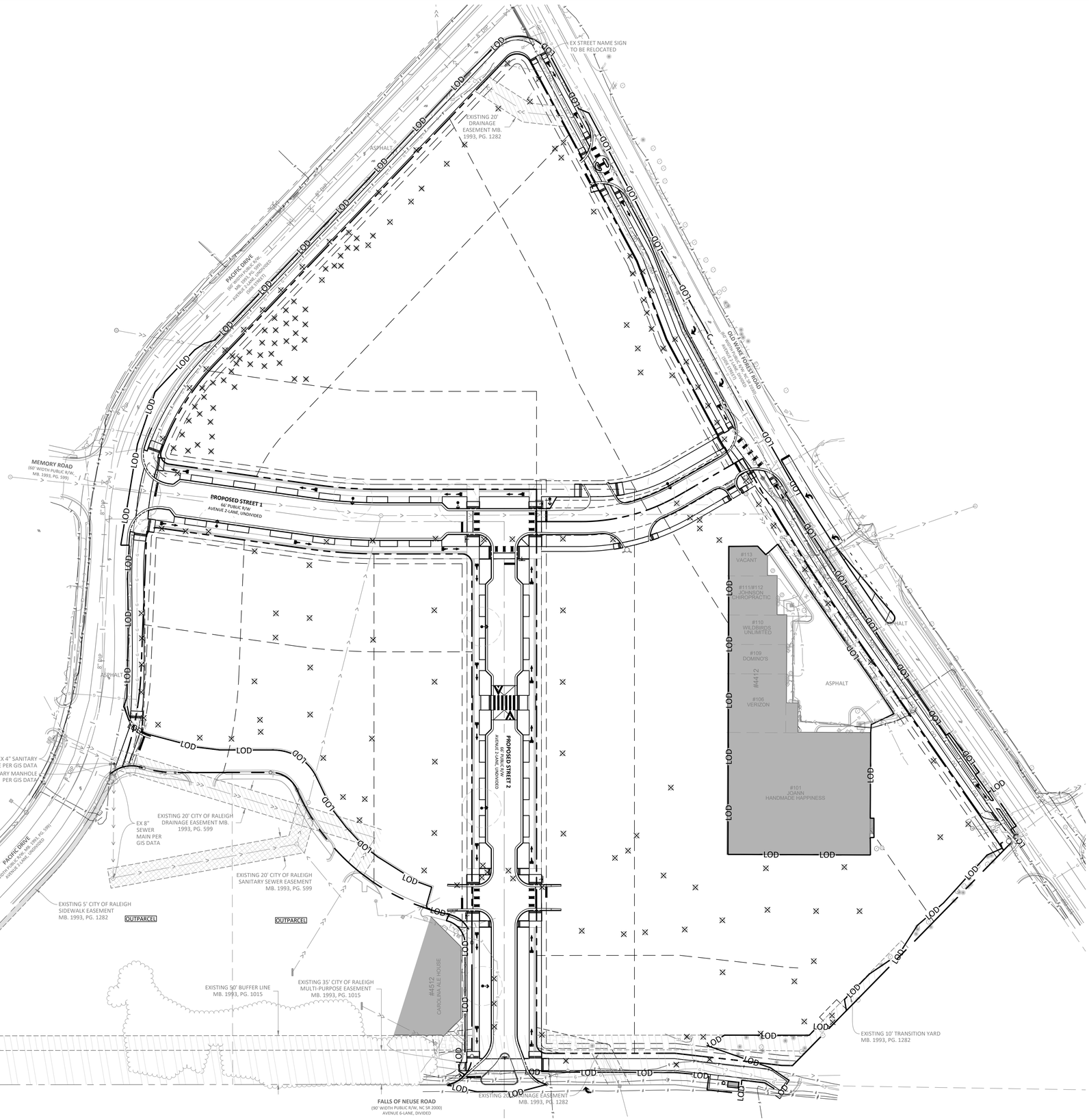
REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 057705 WILLIS E. SWARINGEN 08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

C8.21



Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: FALLS CENTRE REDEVELOPMENT

Gross Site Acres:	12.431	ac
Right-of-way to be dedicated with this project:	1.728	ac
Net Site Acres:	10.703	ac

	Number of Acres		Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas				
1. Primary Tree Conservation Area - SHOD 1		ac		%
1. Primary Tree Conservation Area - SHOD 2		ac		%
2. Primary Tree Conservation Area - Parkway Frontage		ac		%
3. Primary Tree Conservation Area - CM		ac		%
4. Primary Tree Conservation Area - MPOD		ac		%
5. Primary Tree Conservation Area - Champion Tree .XX" dbh species		ac		%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2		ac		%
7. Primary Tree Conservation Area - 45% Slopes		ac		%
8. Primary Tree Conservation Area -Thoroughfare		ac		%
Subtotal of Primary Tree Conservation Areas:	0.0%	ac	0.0%	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		ac		%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		ac		%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		ac		%
Subtotal of Secondary Tree Conservation Areas:	0.0%	ac	0.0%	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.0%	ac	0.0%	%
UDO 9.1.9. Watershed Protection Overlay Districts				
UWPOD - Wooded Area (preserved)		ac		%
UWPOD - Wooded Area (planted)		ac		%
FWPOD - Wooded Area (preserved)		ac		%
FWPOD - Wooded Area (planted)		ac		%
SWPOD - Wooded Area (preserved)		ac		%
SWPOD - Wooded Area (planted)		ac		%

LEGEND

SYMBOL	
	EXISTING TREE
	EXISTING TREE TO BE REMOVED REFER TO SHEET C1.10 - REMOVALS PLAN

NOTES

1. TREES WITHIN FRONTAGES ARE EXEMPT FROM TREE PROTECTION ORDINANCES PER SECTION 9.1.3.A.2 OF THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE: ANY ELIGIBLE TREE CONSERVATION PRIORITY IN CONFLICT WITH A BUILD-TO REQUIREMENT ESTABLISHED BY A ZONING FRONTAGE IS NOT REQUIRED TO BE PROTECTED.
2. PER SECTION 9.1.4.C TREE CONSERVATION AREAS EXCLUDE:
   - 2.1. ANY AREA DEVOTED TO STREETS. THIS IS APPLICABLE TO THE PROPOSED RIGHT-OF-WAY THROUGH THE SITE.
   - 2.2. ANY TREE THAT HAS 30% OR MORE OF ITS CRITICAL ROOT ZONE DISTURBED BY EXISTING IMPERVIOUS SURFACE. THIS IS APPLICABLE TO EXISTING INTERNAL PARKING LOT TREES.

CITY OF RALEIGH NOTES

1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
2. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

BOLTON & MENK

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Email: Raleigh@bolton-menk.com
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FAIRWAY INVESTMENTS

728 Shades Creek Parkway, Suite 210
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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

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4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

TREE CONSERVATION PLAN

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. SCALE 0 50 100 FEET

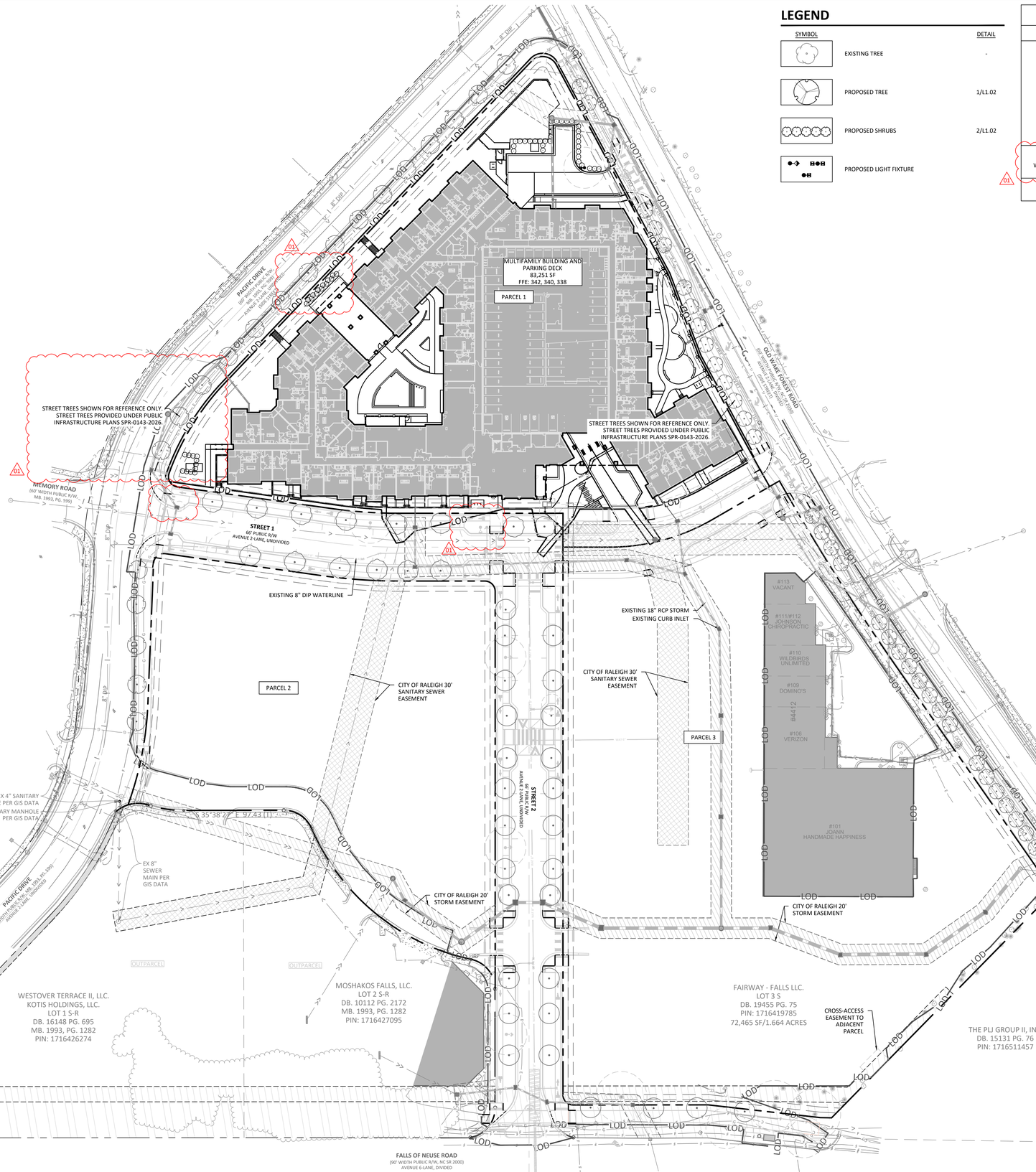
NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWARINGEN
28/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

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LEGEND

SYMBOL		DETAIL
	EXISTING TREE	-
	PROPOSED TREE	1/L1.02
	PROPOSED SHRUBS	2/L1.02
	PROPOSED LIGHT FIXTURE	

CODE LANDSCAPE COMPLIANCE TABLE

CODE/TYPE	REQUIREMENT	CALCULATION	PROVIDED
SEC. 7.2.5 SCREENING	B. LOADING AREA OUTDOOR LOADING AREAS MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY OR PUBLIC STREET RIGHT-OF-WAY FOR THEIR ENTIRE LENGTH. UNENCLOSED LOADING AREAS MUST BE SCREENED BY A WALL TOTALING 8 FEET IN HEIGHT OR EVERGREEN PLANT MATERIAL THAT CAN BE EXPECTED TO REACH A HEIGHT OF 8 FEET WITH A SPREAD OF 4 FEET WITHIN THREE YEARS OF PLANTING.		THE MULTI-FAMILY BUILDING LOADING AREA SHALL BE SCREENED BY A HEDGE OF SCHIPPA ENGLISH LAUREL.
	C. SERVICE AREA TRASH COLLECTION, TRASH COMPACTION, RECYCLING COLLECTION AND OTHER SIMILAR SERVICE AREAS MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY OR PUBLIC STREET RIGHT-OF-WAY.		ALL TRASH COLLECTION AREAS SCREENED BY WALL AND/OR HEDGE ROW FROM ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
	D. MECHANICAL EQUIPMENT GROUND-MOUNTED EQUIPMENT SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED. CAN BE ACCOMPLISHED WITH LANDSCAPING OR A FENCE/WALL		ALL MECHANICAL WILL WILL BE SCREENED BY PLANTING. AS MECHANICAL EQUIPMENT IS PROPOSED, SCREENING LANDSCAPE WILL BE ADDED.
SEC. 7.2.8 WALLS AND FENCES	E. BUILDING FOUNDATION WALLS BUILDING FOUNDATION WALLS WITHIN 30 FT OF A RIGHT OF WAY CAN EXCEED 5 FT IN HEIGHT IF SPECIAL TREATMENTS ARE APPLIED. TREATMENT: FOUNDATION PLANTINGS MIN. 3 FT TALL EVERGREEN SHRUBS PLANTED AT A MIN. RATE OF 3 SHRUBS PER 10 FT.	(42'/10) X 3 = 12.6 **13 REQUIRED SHRUBS** ALONG THE FOUNDATION WALL	**13 SHRUBS PROVIDED**
SEC. 8.5.5. STREET TREES	REFER TO PUBLIC IMPROVEMENT PLANS FOR STREET TREE PLANTINGS		

01

CODE REQUIRED PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
PARKING & LOADING AREA SCREENING		
	PRLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'

STREET TREES (FROM SPR-0143-2026)

SYMBOL	CODE	BOTANICAL NAME
STREET TREES		
	ACBA	ACER BUERGERIANUM 'ABMTF'
	PICH	PISTACIA CHINENSIS
	QUSH	QUERCUS SHUMARDII

01

NOTES

PLANTING NOTES

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, INC. (ANSI Z60.1).
2. HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
3. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
4. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 3" AGED TRIPLE SHREDDED HARDWOOD BARK. MAINTAIN 2" CLEAR OF BASE OF TRUNK OR STEM. CONTRACTOR SHALL MULCH ALL ANNUAL BEDS WITH $\frac{1}{2}$" PINE BARK FINES.
6. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED BY THE CONTRACTOR.
7. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
8. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
9. CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
10. SEE SPECIFICATIONS FOR SOIL AMENDMENT, PREPARATION AND FERTILIZER REQUIREMENTS. FERTILIZER RATES TO BE PER SOIL TEST REPORTS.
11. CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
12. BASIN SLOPES AND SWALES TO BE SEEDED AND STABILIZED. SEE EROSION CONTROL AND GRADING PLANS AND NOTES.
13. ANY AREA NOT DIRECTED TO RECEIVE SEED OR SOD SHALL BE MULCHED.
14. ADJUSTMENTS TO THE LOCATION OF PLANT MATERIAL MAY BE REQUIRED. NOTIFY BOLTON & MENK, INC. IF DISCREPANCIES OCCUR.
15. ALL STRAPPING AND TOP 1/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
16. FOR NEW TREE PLANTING AREAS WHERE THERE WAS EXISTING PAVEMENT, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW PLANTING SOIL, OR AMEND THE TOP 24" OF EXISTING SOIL, TO MEET SPECIFIED PLANTING SOIL STANDARDS FOR TREES.
17. LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
18. INSTALLER SHALL BE RESPONSIBLE TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD (ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER).
19. FOR SEEDED AREAS, AN ACCEPTABLE LAWN AT THE END OF THE MAINTENANCE PERIOD SHALL CONSIST OF A HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH TOTAL GRASS COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES, WITH AT LEAST 85% OF THE TOTAL GRASS COVERAGE CONSISTING OF THE SPECIFIED GRASS SPECIES.
20. PRIOR TO INSTALLATION OF PLANT MATERIAL CONTRACTOR SHALL COORDINATE A SITE MEETING WITH LANDSCAPE ARCHITECT TO REVIEW THE FINISH GRADE CONDITIONS AND CONFIRM THE INSTALLATION OF THE SPECIFIED PLANTING SOIL OR SOIL AMENDMENTS. INSTALLATION OF ANY PLANT MATERIAL THAT OCCURS PRIOR TO THE LANDSCAPE ARCHITECT'S APPROVAL OF THE SITE CONDITIONS WILL BE AT THE CONTRACTOR'S RISK AND THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL/ REPLACEMENT/ REINSTALLATION OF ANY PLANTINGS THAT NEED TO BE MOVED TO ADDRESS ANY DEFICIENCIES AT NO ADDITIONAL COST.
21. ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL RECIEVE 600 CUBIC FEET OF HIGH QUALITY SUBSURFACE STRUCTURAL SOIL UNDER SURROUNDING IMPERVIOUS SURFACES.
22. ALL STREET TREES WILL BE SINGLE-STEM. 01

IRRIGATION NOTES

1. CONTRACTOR SHALL PROVIDE A DESIGN-BUILD IRRIGATION SYSTEM WITHIN THE LIMITS SHOWN, INCLUDING PROVISIONS FOR FUTURE EXPANSION AS INDICATED.
2. CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE LOCATION OF THE PROPOSED CONTROLLER FOR THE IRRIGATION SYSTEM.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY CONTRACTOR SUCH THAT LAWN AREAS, SHRUB AREAS, ANNUAL/PERENNIAL BEDS, AND STREETSCAPE (TREES) ARE IRRIGATED BY SEPARATE ZONES.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATIONS.
5. CONTRACTOR SHALL SUBMIT DESIGN-BUILD CONSTRUCTION DOCUMENTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. ALL PROPOSED IRRIGATION SLEEVING SHALL BE TWO LINES OF 4" SCHEDULE 40 PVC.
7. CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO IRRIGATION SYSTEM INSTALLATION.

CITY OF RALEIGH NOTES

1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
2. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
3. MEDIUM SIZED TREES USED ALONG PACIFIC DRIVE DUE TO LIMITED WIDTH OF PLANTING STRIP.

BOLTON & MENK

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LANDSCAPE PLAN

PROJECT NO:
50716

REVISIONS:
02 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. 0 50 100
SCALE FEET

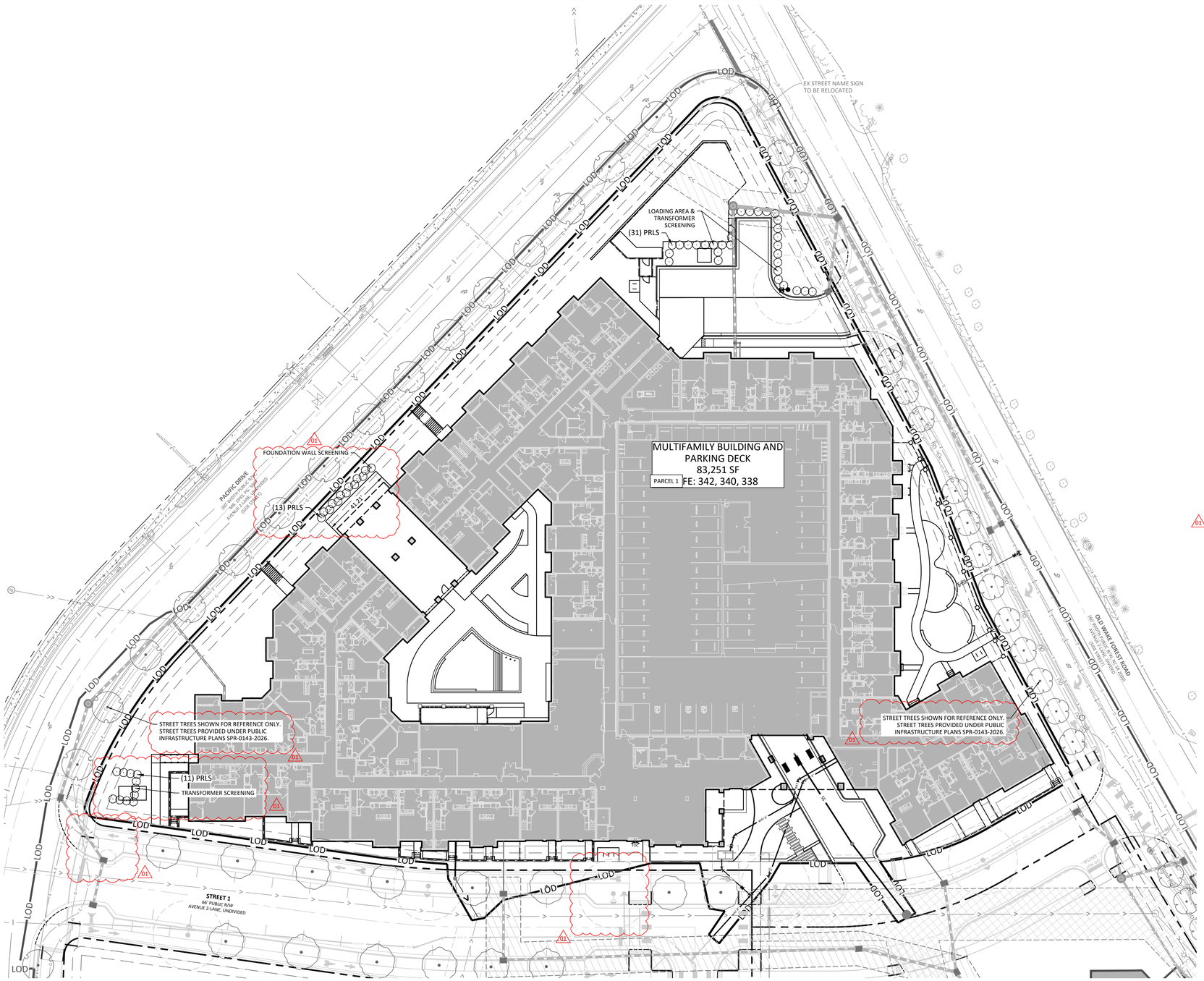
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051706 WILLIS E. SWARINGEN
08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

L1.00

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LEGEND

SYMBOL		DETAIL
	EXISTING TREE	-
	PROPOSED TREE	1/L1.02
	PROPOSED SHRUBS	2/L1.02
	PROPOSED LIGHT FIXTURE	

CODE REQUIRED PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
PARKING & LOADING AREA SCREENING		
	PRLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'

STREET TREES (FROM SPR-0143-2026)

SYMBOL	CODE	BOTANICAL NAME
STREET TREES		
	ACBA	ACER BUERGERIANUM 'ABMTF'
	PICH	PISTACIA CHINENSIS
	QUSH	QUERCUS SHUMARDII

01 01

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FAIRWAY INVESTMENTS

728 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW

SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

LANDSCAPE PLAN AREA A

PROJECT NO:
50716

REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

HORZ. 0 30 60
SCALE FEET

NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWARINGEN
08/12/26

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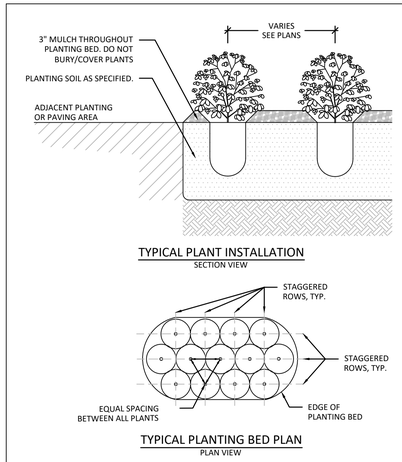
CODE REQUIRED PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT
PARKING & LOADING AREA SCREENING						
	PRLS	31	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	42 - 48" SPR.	4 - 5' HT.
		31	SUBTOTAL:			

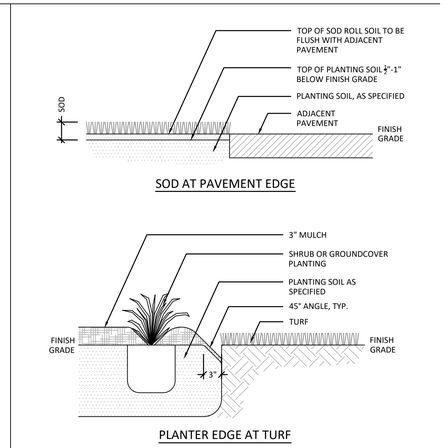
STREET TREES (FROM SPR-0143-2026)

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONTAINER	SPACING
STREET TREES								
	ACBA	15	ACER BUERGERIANUM 'ABMTF' SINGLE STEM	AERYN® TRIDENT MAPLE	3" CAL.	10 - 12` HT.	B&B	PER PLAN
	PICH	14	PISTACIA CHINENSIS SINGLE STEM	CHINESE PISTACHE	2" CAL.	7 - 8' HT.	B&B	PER PLAN
	QUSH	8	QUERCUS SHUMARDII SINGLE STEM	SHUMARD OAK	3" CAL.	10 - 12` HT.	B&B	PER PLAN
		37	SUBTOTAL:					

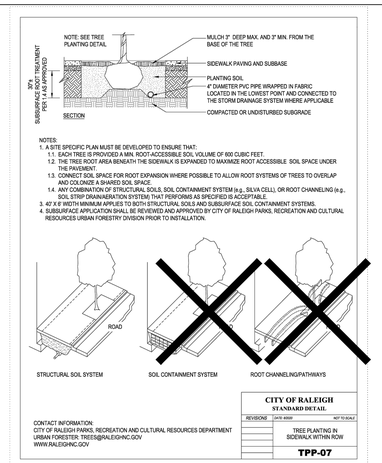
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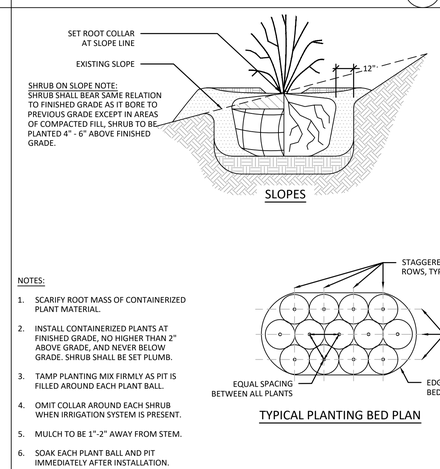
GROUNDCOVER PLANTING N.T.S. 6



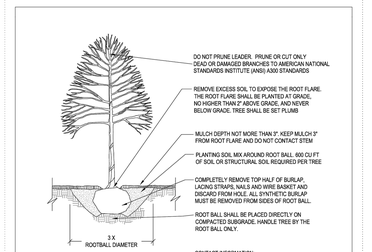
LANDSCAPE EDGES N.T.S. 3



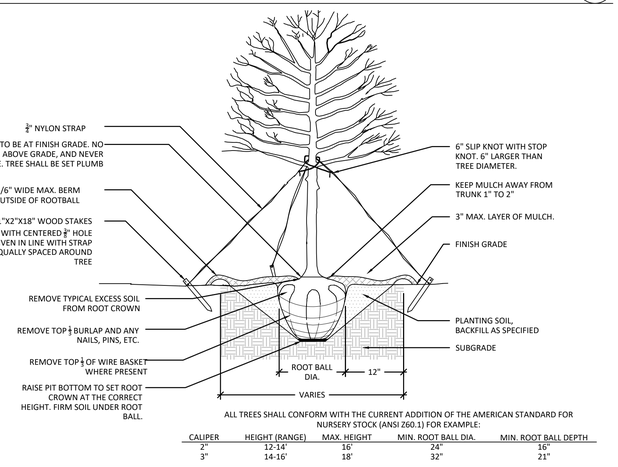
COR TREE PLANTING IN SIDEWALK N.T.S. 8



SHRUB PLANTING N.T.S. 2



COR TREE PLANTING N.T.S. 7



NOTES:
1. 3/4" NYLON STRAP IS USED (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE (ADJACENT UPHILL GRADE).
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. PLACE TWO(2) WOOD STAKES PARALLEL TO STREET.
6. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
7. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.
8. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.

ALL TREES SHALL CONFORM WITH THE CURRENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR EXAMPLE:

CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12-14'	16'	24"	16"
3"	14-16'	18'	32"	21"

TREE PLANTING N.T.S. 1

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FALLS CENTRE MULTI-FAMILY DEVELOPMENT SITE PERMIT REVIEW
SPR-0176-2026
4500 & 4408 FALLS OF NEUSE RD.
RALEIGH, NC 27609

PLANTING DETAILS

PROJECT NO: 50716

02 REVISIONS:
01 07/20/2026 - 1ST ROUND SPR COMMENTS

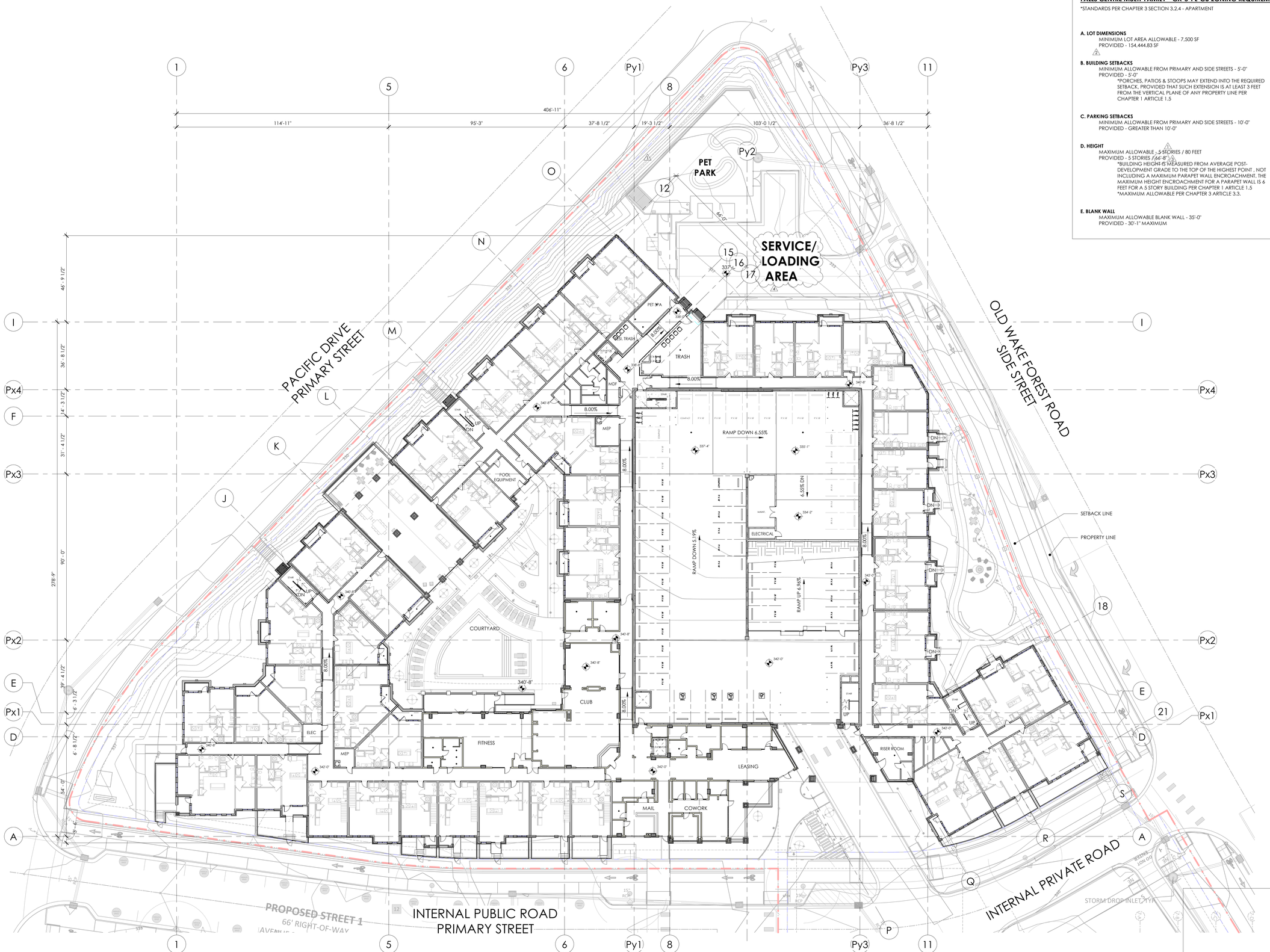
NORTH CAROLINA PROFESSIONAL SEAL 051703 ENGINEER WILLIS E. SWAIN JR.
08/12/26

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

L1.02

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NOTE: SEE CIVIL SET FOR LATEST SITE BACKGROUND

2 C-A1.01 ZONING DIAGRAM - LEVEL 1

SCALE: 1" = 20'-0"

PROJECT NORTH

TRUE NORTH

FALLS CENTRE MULTI-FAMILY - CX-5-PL-CU ZONING REQUIREMENTS

*STANDARDS PER CHAPTER 3 SECTION 3.2.4 - APARTMENT

A. LOT DIMENSIONS
MINIMUM LOT AREA ALLOWABLE - 7,500 SF
PROVIDED - 154,444.83 SF
2

B. BUILDING SETBACKS
MINIMUM ALLOWABLE FROM PRIMARY AND SIDE STREETS - 5'-0"
PROVIDED - 5'-0"
*PORCHES, PATIOS & STOOPS MAY EXTEND INTO THE REQUIRED SETBACK, PROVIDED THAT SUCH EXTENSION IS AT LEAST 3 FEET FROM THE VERTICAL PLANE OF ANY PROPERTY LINE PER CHAPTER 1 ARTICLE 1.5

C. PARKING SETBACKS
MINIMUM ALLOWABLE FROM PRIMARY AND SIDE STREETS - 10'-0"
PROVIDED - GREATER THAN 10'-0"

D. HEIGHT
MAXIMUM ALLOWABLE - 5 STORIES / 80 FEET
PROVIDED - 5 STORIES / 66'-8" 1 2
*BUILDING HEIGHT IS MEASURED FROM AVERAGE POST-DEVELOPMENT GRADE TO THE TOP OF THE HIGHEST POINT , NOT INCLUDING A MAXIMUM PARAPET WALL ENCROACHMENT. THE MAXIMUM HEIGHT ENCROACHMENT FOR A PARAPET WALL IS 6 FEET FOR A 5 STORY BUILDING PER CHAPTER 1 ARTICLE 1.5
*MAXIMUM ALLOWABLE PER CHAPTER 3 ARTICLE 3.3.

E. BLANK WALL
MAXIMUM ALLOWABLE BLANK WALL - 35'-0"
PROVIDED - 30'-1" MAXIMUM

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704.334.1716

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HONG CHEOL CHOE REGISTERED ARCHITECT 10156 NORTH CAROLINA CHARLOTTE, N. C.

100% CONSTRUCTION DOCUMENTS SET

FALLS CENTRE
MULTIFAMILY

WOODFIELD DEVELOPMENT

FAIRWAY INVESTMENTS

LOCATION / RALEIGH, NC
PROJECT # / 24FWI100
DATE / 08.17.2026
DRAWN / EB

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REVISIONS

NO.	DESCRIPTION	DATE
1	1st Round ASR Comments	12/9/25
2	2nd Round ASR Comments	3/18/26
3	Drawing Update	0/00/26
4	1st SPR Comments	0/00/26

ZONING DIAGRAMS - PLANS

C-A1.01



OVERALL ELEVATION - NORTHWEST (PACIFIC DRIVE)

3 C-A1.02

SCALE: 1/16" = 1'-0"

*PACIFIC DRIVE ELEVATIONS DO NOT INCLUDE ANY NON-RESIDENTIAL PROGRAMMING, THEREFORE TRANSPARENCY REQUIREMENTS DO NOT APPLY PER UDO SECTION 1.5.9



OVERALL ELEVATION - WEST (PACIFIC DRIVE) - TRANSPARENCY DIAGRAM

2 C-A1.02

SCALE: 1/16" = 1'-0"

*PACIFIC DRIVE ELEVATIONS DO NOT INCLUDE ANY NON-RESIDENTIAL PROGRAMMING, THEREFORE TRANSPARENCY REQUIREMENTS DO NOT APPLY PER UDO SECTION 1.5.9



OVERALL ELEVATION - SOUTH (INTERNAL PUBLIC ROAD) - TRANSPARENCY DIAGRAM

1 C-A1.02

SCALE: 1/16" = 1'-0"

*ALL GLASS ON GROUND STORY TO HAVE A TRANSPARENCY OF AT LEAST 80% AND AN EXTERNAL REFLECTANCE OF LESS THAN 15% PER UDO SECTION 1.5.9.B.4

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FALLS CENTRE MULTIFAMILY

WOODFIELD DEVELOPMENT

FAIRWAY INVESTMENTS

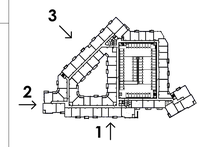
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PROJECT # / 24FWI100
DATE / 08.17.2026
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2	2nd Round ASR Comments	3/18/26
3	Drawing Update	0/00/26
4	1st SPR Comments	0/00/26

ZONING DIAGRAMS - ELEVATIONS



C-A1.02



OVERALL ELEVATION - NORTHWEST (PACIFIC DRIVE)

3 C-A1.03

SCALE: 1/16" = 1'-0"

*PRIMARY STREET FACING



OVERALL ELEVATION - WEST (PACIFIC DRIVE)

2 C-A1.03

SCALE: 1/16" = 1'-0"

*PRIMARY STREET FACING

AVERAGE GRADE CALCULATION (PACIFIC DR)	
HIGHEST GRADE	340.67'
LOWEST GRADE	331.38'
AVERAGE GRADE	**336' (336.025')**

*SEE CIVIL FOR GRADING



OVERALL ELEVATION - SOUTH (INTERNAL PUBLIC ROAD)

1 C-A1.03

SCALE: 1/16" = 1'-0"

*PRIMARY STREET FACING

*ENTIRE PARKING STRUCTURE IS SCREENED IN ACTIVE USES PER UDO SECTION 7.2.5.F.

*BOTH VEHICULAR AND PEDESTRIAN ACCESS OPENINGS ARE LESS THAN THEIR RESPECTIVE MAXIMUM WIDTHS AND THEREFORE DO NOT NEED SCREENING ELEMENTS PER UDO SECTION 7.2.5.F.4

AVERAGE GRADE CALCULATION (INTERNAL RD)	
HIGHEST GRADE	342'
LOWEST GRADE	340.17'
AVERAGE GRADE	**341'-1" (341.085')**

*SEE CIVIL FOR GRADING

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FALLS CENTRE
MULTIFAMILY

WOODFIELD DEVELOPMENT

FAIRWAY INVESTMENTS

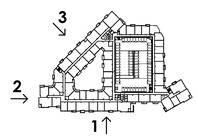
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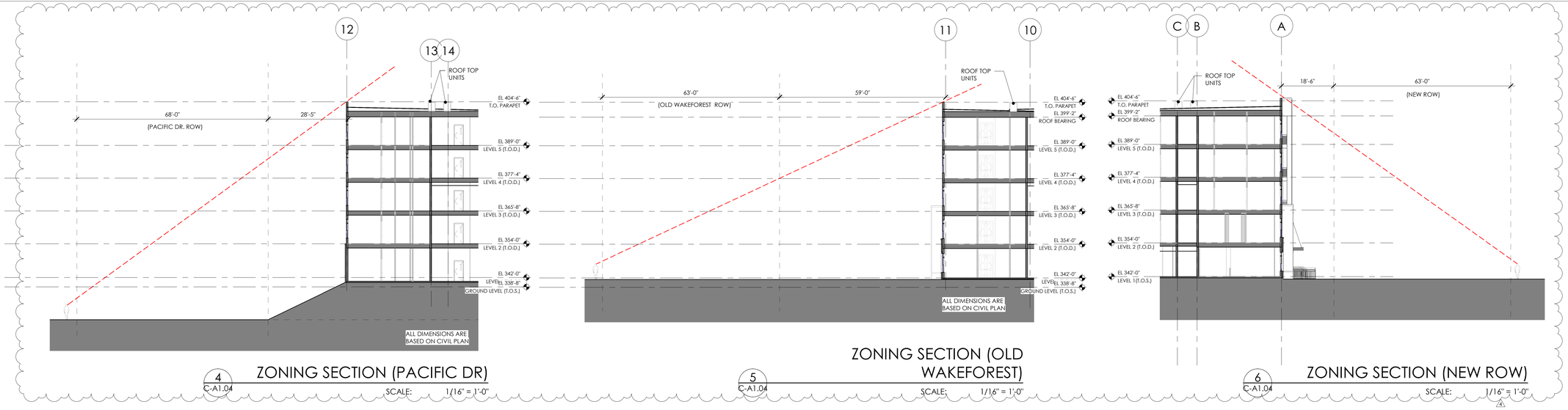
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1	1st Round ASR Comments	12/9/25
2	2nd Round ASR Comments	3/18/26
3	Drawing Update	0/00/26
4	1st SPR Comments	0/00/26

OVERALL BUILDING ELEVATIONS



C-A1.03



4 C-A1.04 ZONING SECTION (PACIFIC DR)
SCALE: 1/16" = 1'-0"

5 C-A1.04 ZONING SECTION (OLD WAKEFOREST)
SCALE: 1/16" = 1'-0"

6 C-A1.04 ZONING SECTION (NEW ROW)
SCALE: 1/16" = 1'-0"



2 C-A1.04 OVERALL ELEVATION - EAST (OLD WAKE FOREST ROAD)
SCALE: 1/16" = 1'-0"



1 C-A1.04 OVERALL ELEVATION - NORTH (SERVICE DRIVE)
SCALE: 1/16" = 1'-0"

*SEE CIVIL FOR GRADING

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FALLS CENTRE MULTIFAMILY

WOODFIELD DEVELOPMENT
FAIRWAY INVESTMENTS

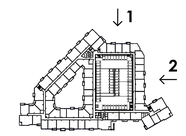
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OVERALL BUILDING ELEVATIONS



C-A1.04