CF Evans Logistics Plans

CF EVANS CONSTRUCTION

FALLS CENTRE MULTIFAMILY

RALEIGH, NC

APPROVED SITE PLAN OR SUBDIVISION CASE #: SUB-0053-2025 , ASR-0054-2025



BB+M ARCHITECTURE, PLLC
CERT. NO. S1476
NORTH CAROLINA
CHARLOTTE, NC

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

08.17.2026

100% CONSTRUCTION DOCUMENTS SET

08.17.2026

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, 8,433SF; Building 4 GFA, 6,581 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 transportation 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 stories;
   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).

PROJECT DATA

PARCEL INFORMATION	
PROJECT NAME:	FALLS CENTRE - PHASE 2 MULTIFAMILY REDEVELOPMENT
PROJECT LOCATION:	4500 & 4408 FALLS OF NEUSE RD RALEIGH, NC 27609
PIN:	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) ⚠

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*	188 UNITS: 144 X 1.5 = 216 288 UNITS: 101 X 2.25 = 227.25 388 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 ⚠
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 LDO SEC 7.1.7.1, NO MORE THAN 50 SPACES ARE REQUIRED FOR MIXED-USE DEVELOPMENTS PROVIDED: 50 WITHIN THE PARKING DECK. REFER TO ARCHITECTURE PLANS.

BUILDING INFORMATION	
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	

FAIRWAY INVESTMENTS
WOODFIELD DEVELOPMENT

OWNERS
Fairway Investments
728 Shades Creek Parkway, Suite 210
Birmingham, AL 35209
vc 205|802|7202
contact: Paul Darden

Woodfield Development, LLC
850 Morrison Drive, Suite 700
Charleston, SC 29403
443|307|3386
contact: Scott Underwood and Andrew Houck

BB+M ARCHITECTURE

ARCHITECTURAL
BeachamBunce+Manley ARCHITECTURE pllc
1900 West Morehead Street, Suite 200
Charlotte, North Carolina 28208
vc 704|334|1716
contact: Hong Choe

BOLTON & MENK

CIVIL
Bolton & Menk, Inc.
418 S Dawson St.
Raleigh, NC 27601
vc 919|719|1800
contact: Chris Glass

E+M STRUCTURAL

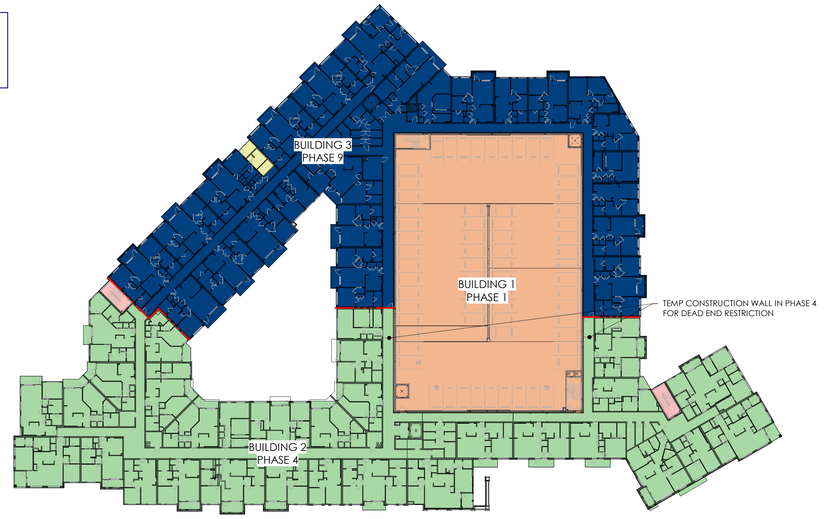
STRUCTURAL
E+M Structural
4208 Six Forks Road, Suite 830
Raleigh, NC 27609
vc 919|322|5550
contact: Kristopher W. Morrison

LIGHTHOUSE ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL
Lighthouse Engineering
1101 Haynes Street Suit 108
Raleigh, NC 27604
vc 919|835|9781
contact: Scott A. Brown

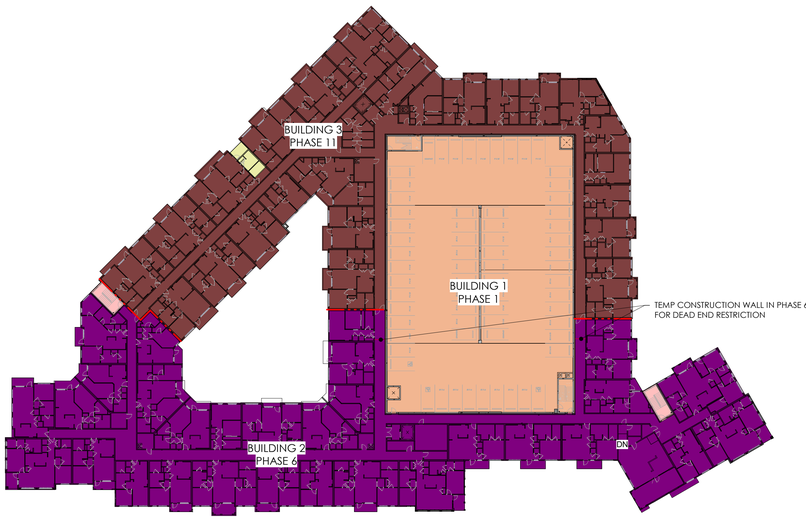
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Phasing Plan



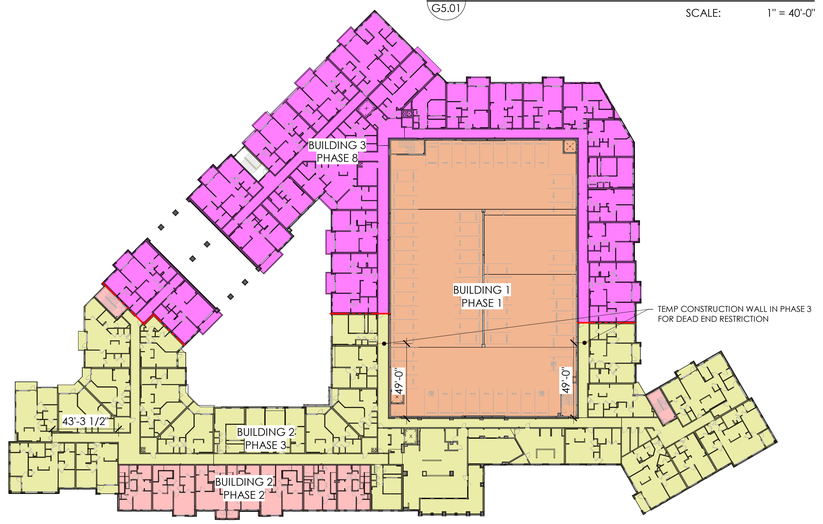
3 G5.01 LEVEL 3 PHASING PLAN

SCALE: 1" = 40'-0"



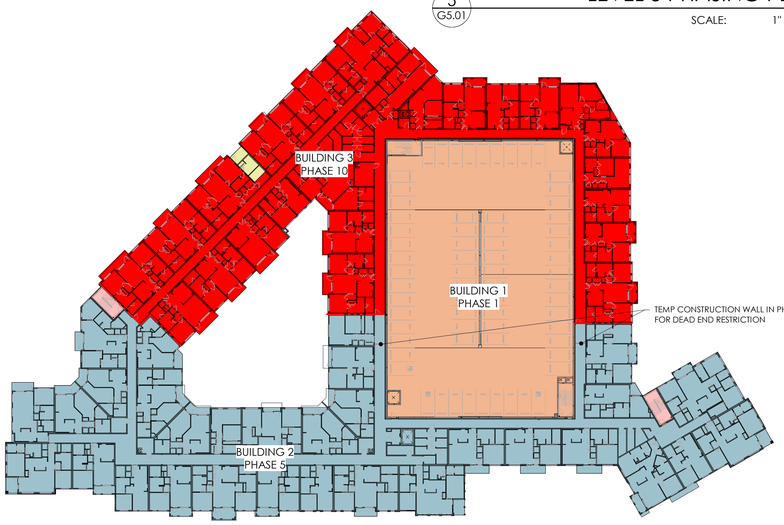
5 G5.01 LEVEL 5 PHASING PLAN

SCALE: 1" = 40'-0"



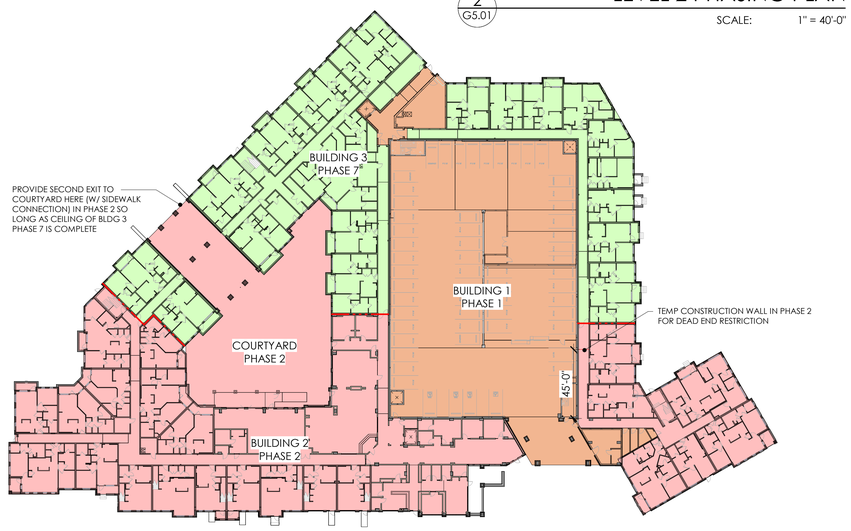
2 G5.01 LEVEL 2 PHASING PLAN

SCALE: 1" = 40'-0"



4 G5.01 LEVEL 4 PHASING PLAN

SCALE: 1" = 40'-0"



1 G5.01 LEVEL 1 PHASING PLAN

SCALE: 1" = 40'-0"

PHASING PLAN LEGEND:

PHASE 1 - PARKING DECK - BUILDING 1
PARKING DECK AND HORIZONTAL EXITS THROUGH RATED PASSAGEWAY

PHASE 2 - BUILDING 2
LEVEL 1 & GROUND LEVEL RESIDENTIAL UNITS **(22 UNITS)**
LEVEL 1 AMENITIES : LEASING, MAIL, CLUBHOUSE, FITNESS
STAIR AND ELEVATOR TO BE COMPLETED FOR ALL FLOORS. POOL COURTYARD AND EXITS REQUIRED THROUGH/UNDER BUILDING 3

PHASE 3 - BUILDING 2
LEVEL 2 RESIDENTIAL UNITS **(23 UNITS)**
LEVEL 2 AMENITIES + OUTDOOR LOUNGE
LEVEL 1 SERVICES: TRASH ROOM , MOVE IN ELEVATOR
STAIRS TO BE COMPLETED FOR ALL FLOORS

PHASE 4 - BUILDING 2
LEVEL 3 RESIDENTIAL UNITS **(31 UNITS)**

PHASE 5 - BUILDING 2
LEVEL 4 RESIDENTIAL UNITS **(31 UNITS)**

PHASE 6 - BUILDING 2
LEVEL 3 RESIDENTIAL UNITS **(30 UNITS)**

PHASE 7 - BUILDING 3
LEVEL 3 RESIDENTIAL UNITS **(19 UNITS)**

PHASE 8 - BUILDING 2
LEVEL 4 RESIDENTIAL UNITS **(22 UNITS)**

PHASE 9 - BUILDING 3
LEVEL 4 RESIDENTIAL UNITS **(24 UNITS)**

PHASE 10 - BUILDING 2
LEVEL 5 RESIDENTIAL UNITS **(24 UNITS)**

PHASE 11 - BUILDING 3
LEVEL 5 RESIDENTIAL UNITS **(24 UNITS)**

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1900 WEST MOREHEAD STREET
SUITE 200
CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM

BB+M ARCHITECTURE, PLLC REGISTERED ARCHITECTURAL CORPORATION NORTH CAROLINA CERT. NO. 51476 CHARLOTTE, NC

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

08.17.2026

100% CONSTRUCTION DOCUMENTS SET

FALLS CENTRE
MULTIFAMILY

WOODFIELD DEVELOPMENT

FAIRWAY INVESTMENTS

LOCATION / RALEIGH, NC
PROJECT # / 24FW1100
DATE / 08.17.2026
DRAWN / BBM

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REVISIONS		
NO.	DESCRIPTION	DATE

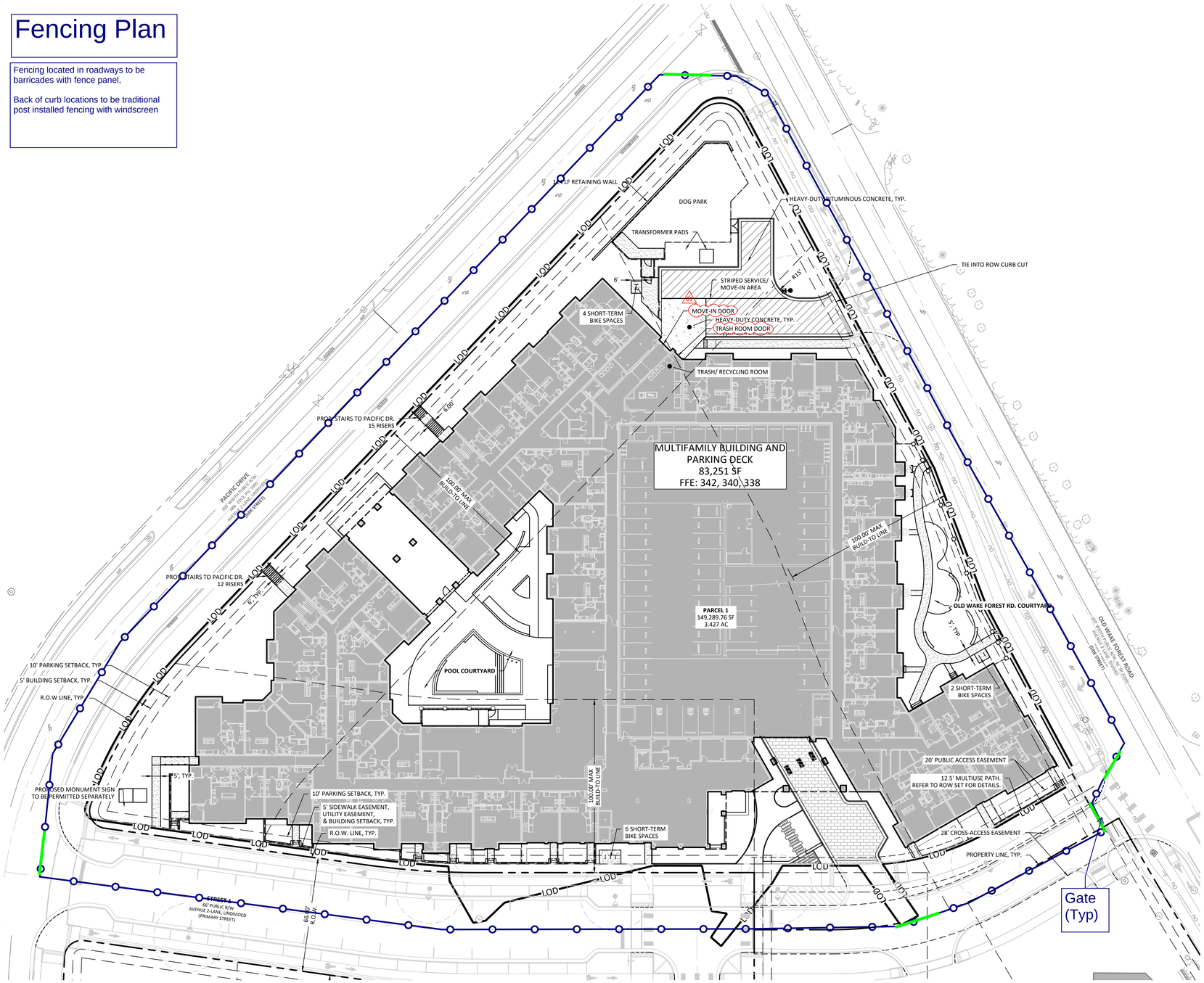
PHASING PLAN

G5.01

Fencing Plan

Fencing located in roadways to be barricades with fence panel,

Back of curb locations to be traditional post installed fencing with windscreen



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	-/-

SEE SHEET C2.00 FOR STANDARD NOTES

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

SITE PLAN AREA A

PROJECT NO:
50716

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

HORZ. SCALE 0 30 60 FEET

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 057703 WILLIS E. SWARINGEN
06/12/26

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

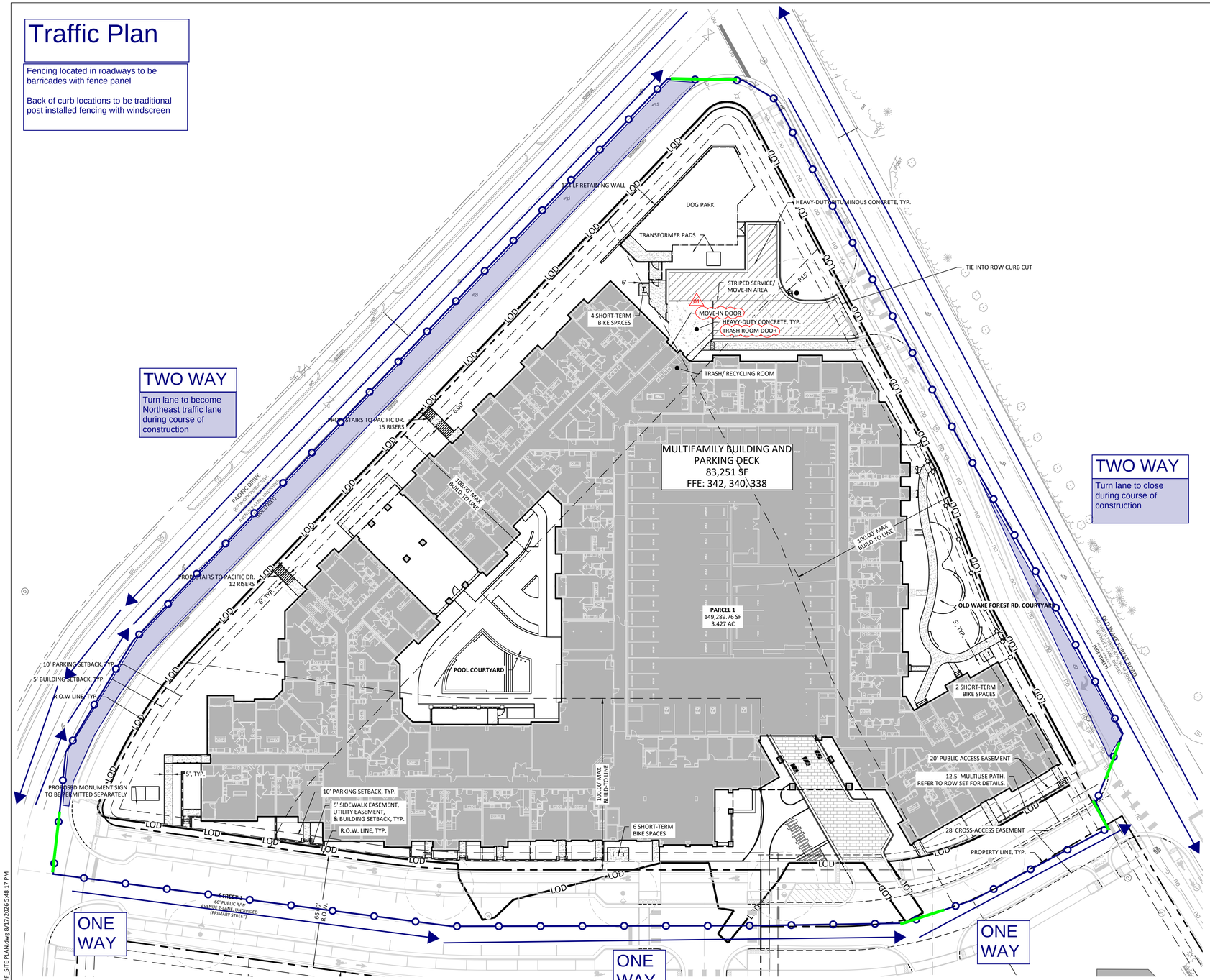
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Traffic Plan

Fencing located in roadways to be barricades with fence panel

Back of curb locations to be traditional post installed fencing with windscreen



LEGEND

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	PROPOSED SIDEWALK	8/C8.01
	PROPOSED ACCESSIBLE RAMP	1-4/C8.01
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	PROPOSED ACCESSIBLE SIGN	-/-
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	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	-/-

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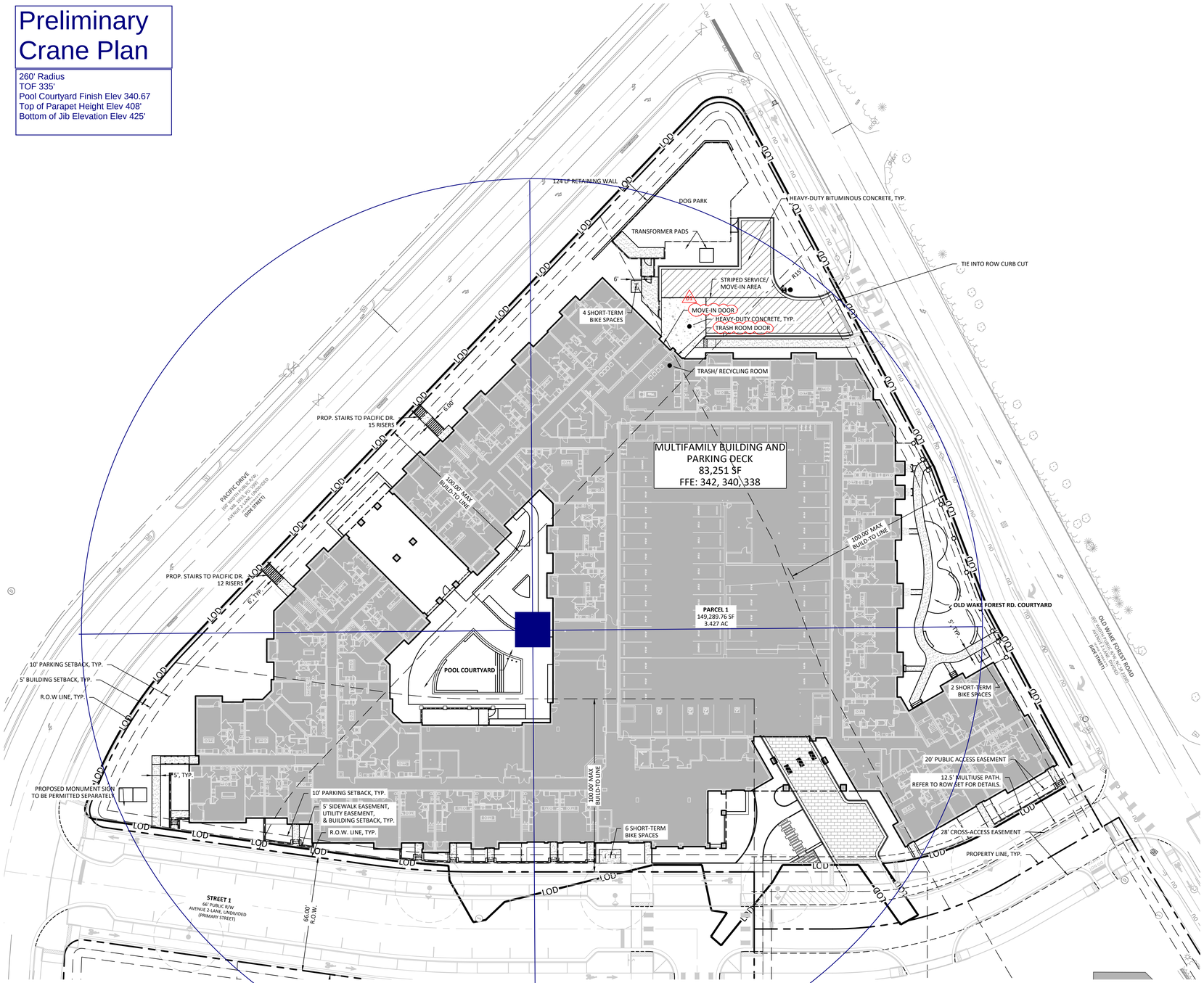
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DRAWN BY:	HW, RA
CHECKED BY:	WS

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Preliminary Crane Plan

260' Radius
TOF 335'
Pool Courtyard Finish Elev 340.67
Top of Parapet Height Elev 408'
Bottom of Jib Elevation Elev 425'



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	-/-
	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	-/-
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	PROPOSED LIGHTING	-/-

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08/12/26

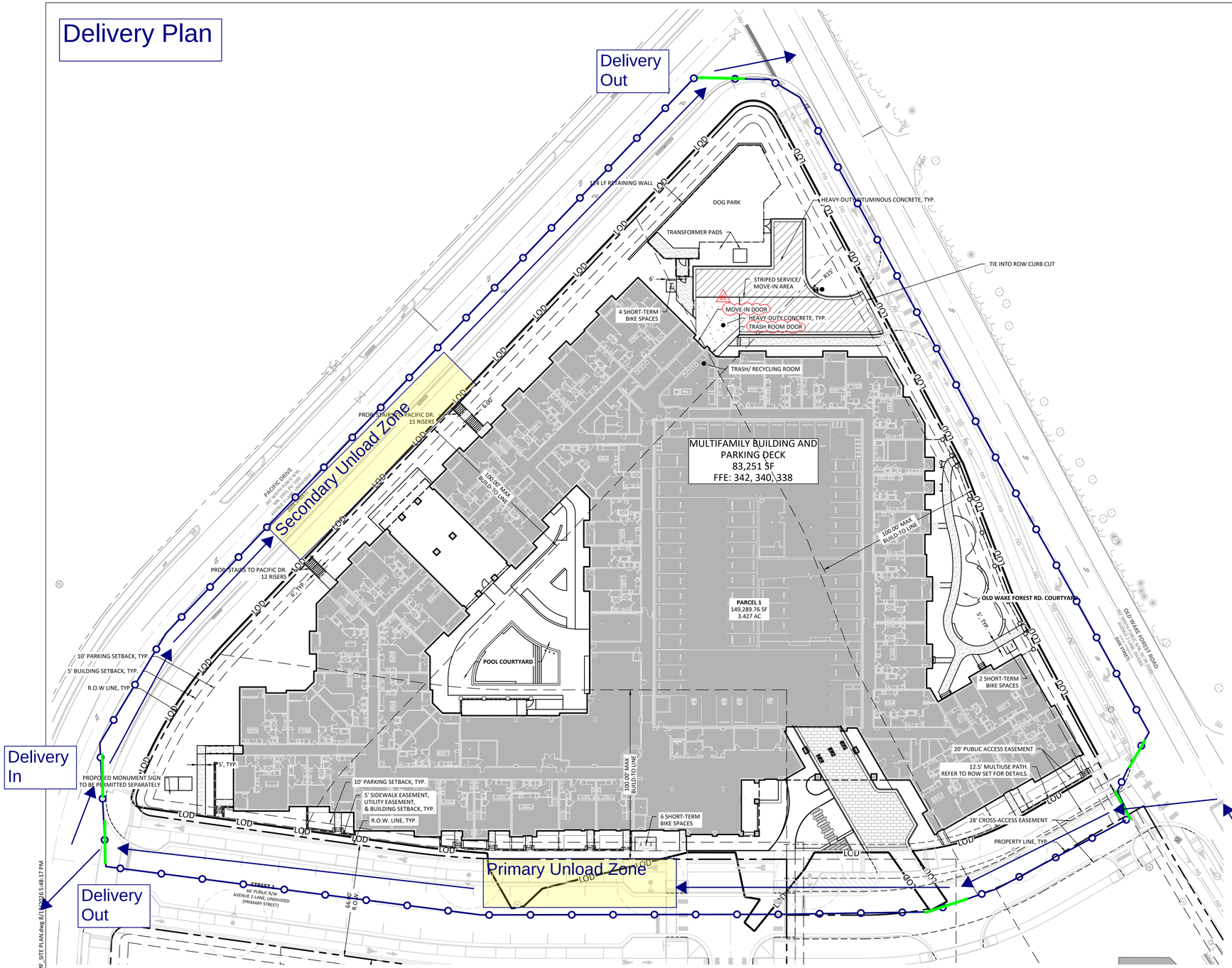
BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

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

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Delivery Plan



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	-/-
	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	-/-

SEE SHEET C2.00 FOR STANDARD NOTES

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

SITE PLAN 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
04/03/26

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

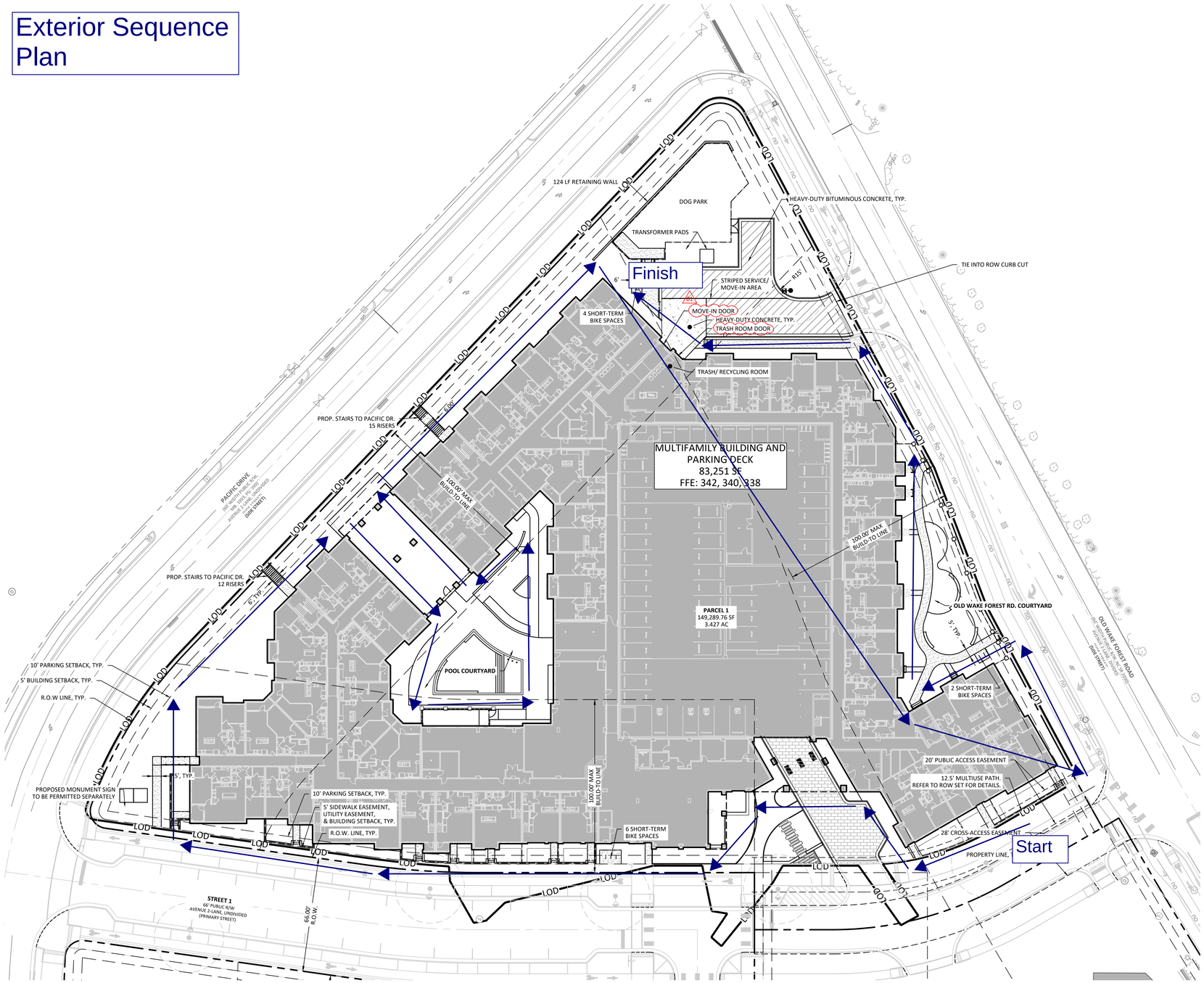
DATE:	04/03/2026
DESIGNED BY:	BJ, HW, WS, RA
DRAWN BY:	HW, RA
CHECKED BY:	WS

C2.01

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Exterior Sequence Plan



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	-/-
STOP	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
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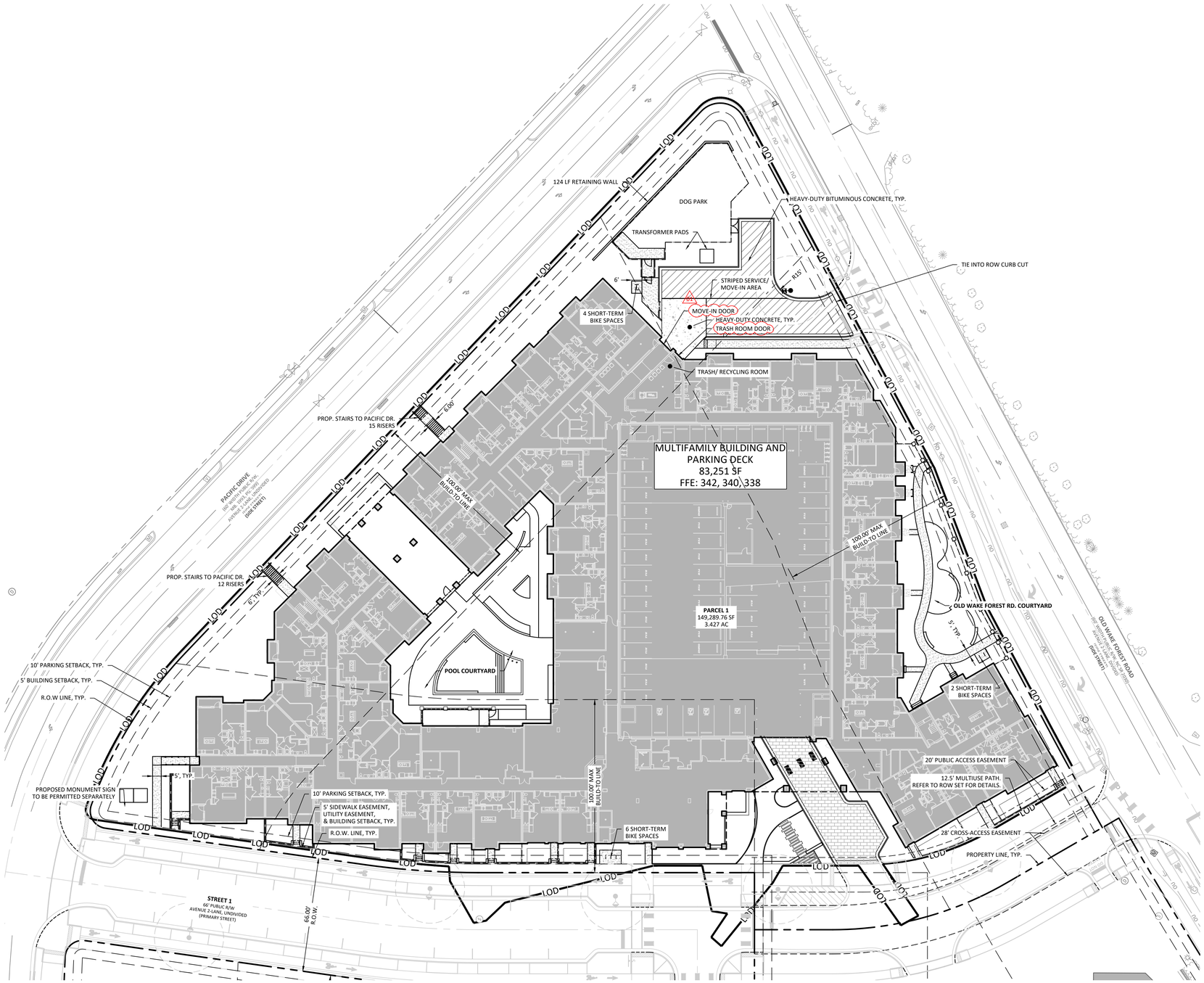
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 057703 WILLIS E. SWARINGEN
8/12/26

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
	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	-/-
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	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	-/-

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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 PLAN AREA A

PROJECT NO:
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REVISIONS:
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HORZ. SCALE 0 30 60 FEET

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

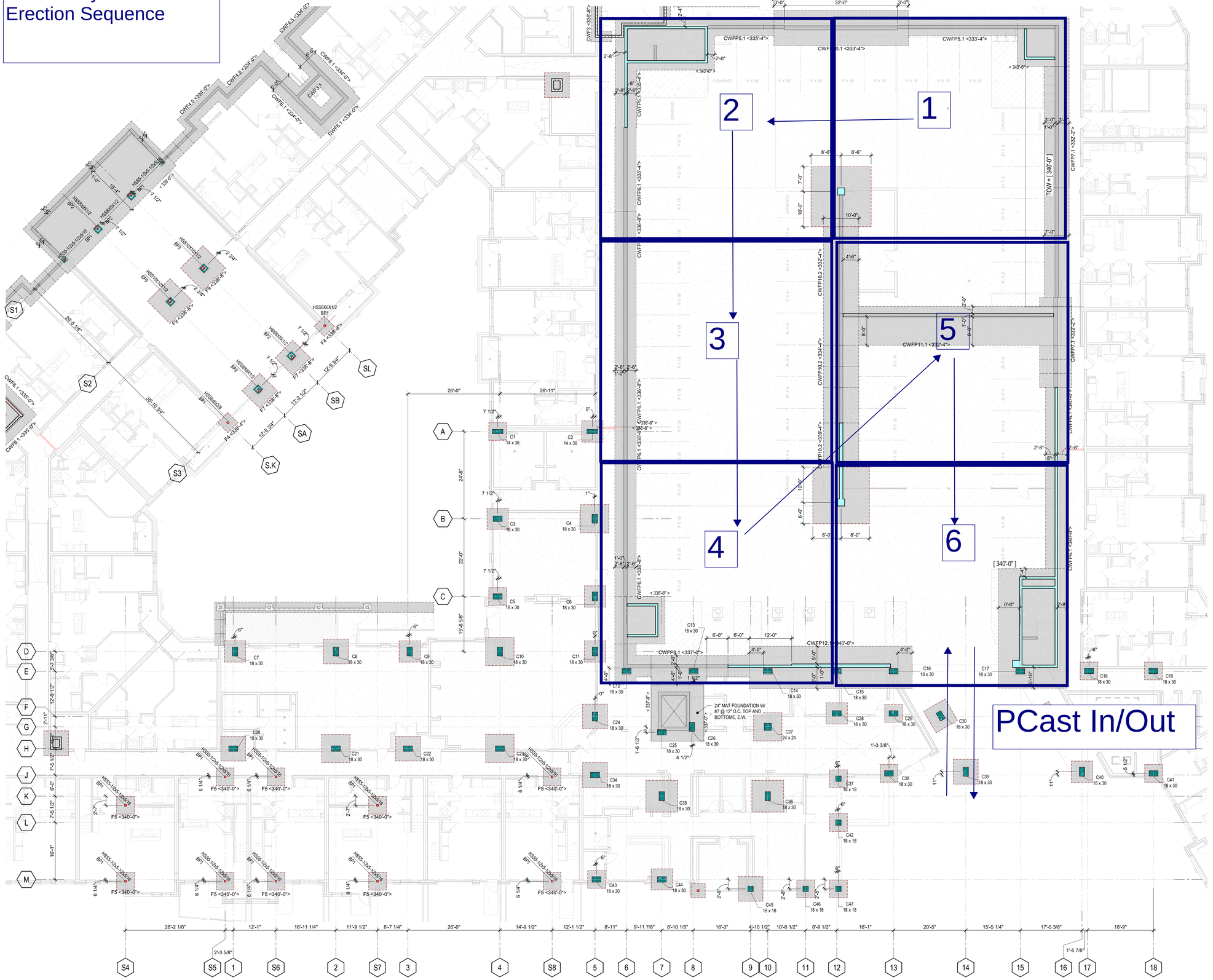
BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

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

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Preliminary Precast Erection Sequence



1 00 - COLUMN DIMENSIONING PLAN

SCALE: 3/32" = 1'-0"

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1900 WEST MOREHEAD STREET
SUITE 200
CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM

EM STRUCTURAL
CONSULTING ENGINEERS
4208 SIX FORKS ROAD,
SUITE 830
RALEIGH, NC 27609
PHONE: (919) 322-5550
www.emstructural.com
EM PROJECT #: 2419004

EM STRUCTURAL, PLLC — P-1423 — NORTH CAROLINA PROFESSIONAL ENGINEERING CORPORATION — RALEIGH, N.C.

NORTH CAROLINA — SEAL — PROFESSIONAL ENGINEER — Christopher M. Manley — 049481 — REGISTERED — August 17, 2026

100% CONSTRUCTION DOCUMENT SET

FALLS CENTRE MULTIFAMILY

WOODFIELD DEVELOPMENT

FAIRWAY INVESTMENTS

LOCATION / 4500 FALLS OF NEUSE RD RALEIGH, NC 27609
PROJECT # / 24FWI100
DATE / 08.17.2026
DRAWN / AMH

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REVISIONS

NO.	DESCRIPTION	DATE

COLUMN DIMENSIONING PLAN

S0.23