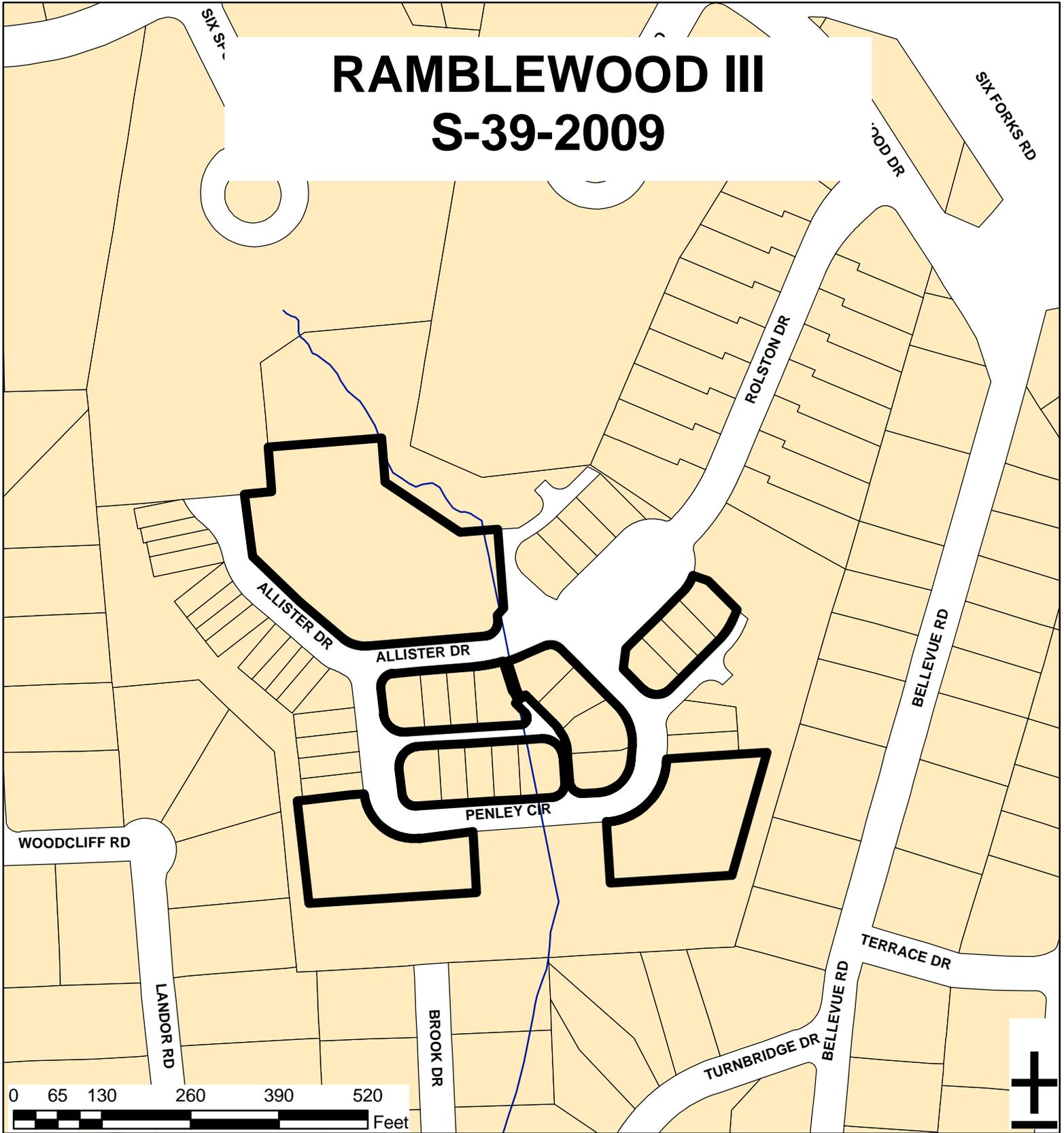


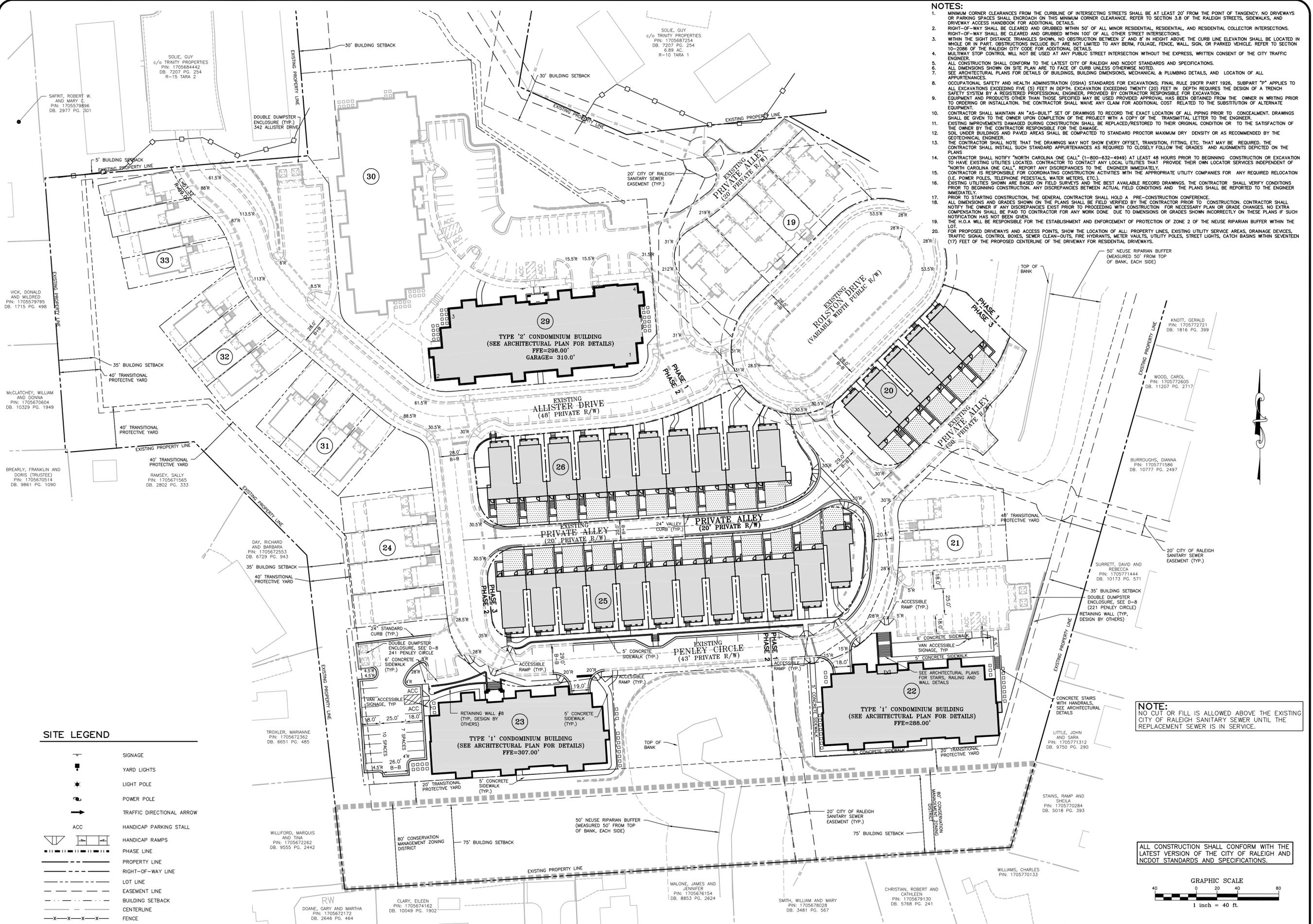
RAMBLEWOOD III

S-39-2009



Zoning: **R-10 CUD, SHOD-1, CM**
CAC: **Six Forks**
Drainage
Basin: **Crabtree Creek**
Acreage: **19.24**

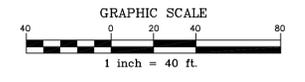
Total Lots/Units: **70/151**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **The John R. McAdams Co.**
Phone: **(919) 361-5000**



- NOTES:**
1. MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE. REFER TO SECTION 3.8 OF THE RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK FOR ADDITIONAL DETAILS.
 2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL AND RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100' OF ALL OTHER STREET INTERSECTIONS.
 3. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-2086 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
 4. MULTILANE STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE CITY TRAFFIC ENGINEER.
 5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 7. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS, BUILDING DIMENSIONS, MECHANICAL & PLUMBING DETAILS, AND LOCATION OF ALL APPURTENANCES.
 8. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
 9. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
 10. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
 11. SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
 12. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
 13. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
 14. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4849) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCAL SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
 15. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC).
 16. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 17. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE.
 18. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 19. THE H.O.A WILL BE RESPONSIBLE FOR THE ESTABLISHMENT AND ENFORCEMENT OF PROTECTION OF ZONE 2 OF THE NEUSE RIPARIAN BUFFER WITHIN THE LOT.
 20. FOR PROPOSED DRIVEWAYS AND ACCESS POINTS, SHOW THE LOCATION OF ALL: PROPERTY LINES, EXISTING UTILITY SERVICE AREAS, DRAINAGE DEVICES, TRAFFIC SIGNAL CONTROL BOXES, SEWER CLEAN-OUTS, FIRE HYDRANTS, METER VAULTS, UTILITY POLES, STREET LIGHTS, CATCH BASINS WITHIN SEVENTEEN (17) FEET OF THE PROPOSED CENTERLINE OF THE DRIVEWAY FOR RESIDENTIAL DRIVEWAYS.

NOTE:
NO CUT OR FILL IS ALLOWED ABOVE THE EXISTING CITY OF RALEIGH SANITARY SEWER UNTIL THE REPLACEMENT SEWER IS IN SERVICE.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	HANDICAP PARKING STALL
	HANDICAP RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK
	CENTERLINE
	FENCE

THE JOHN R. McADAMS COMPANY, INC.
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RALEIGH, NORTH CAROLINA 27609
PHONE: (919) 833-7755
FAX: (919) 833-2473

RAMBLEWOOD III
SUBDIVISION
RALEIGH, NORTH CAROLINA
SITE PLAN

PROJECT NO.: KAN-09020
FILENAME: KANG05060-S1
DESIGNED BY: -
DRAWN BY: MAG
SCALE: 1" = 40'
DATE: 12-29-09
SHEET NO.: C-3

