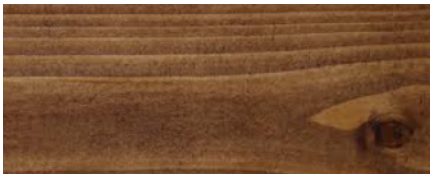


Lot#73 Broadmoor West Exterior



FRONT ELEVATION
1/8\"/>

Special Walnut
Front Door



SW 7636

Siding & Trim

Origami White

Ranchwood

Possible shutter and/or
Accent color

CC-500

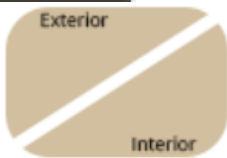
Natural Ledgerstone



Gutters



Dark Bronze



Tan
Windows

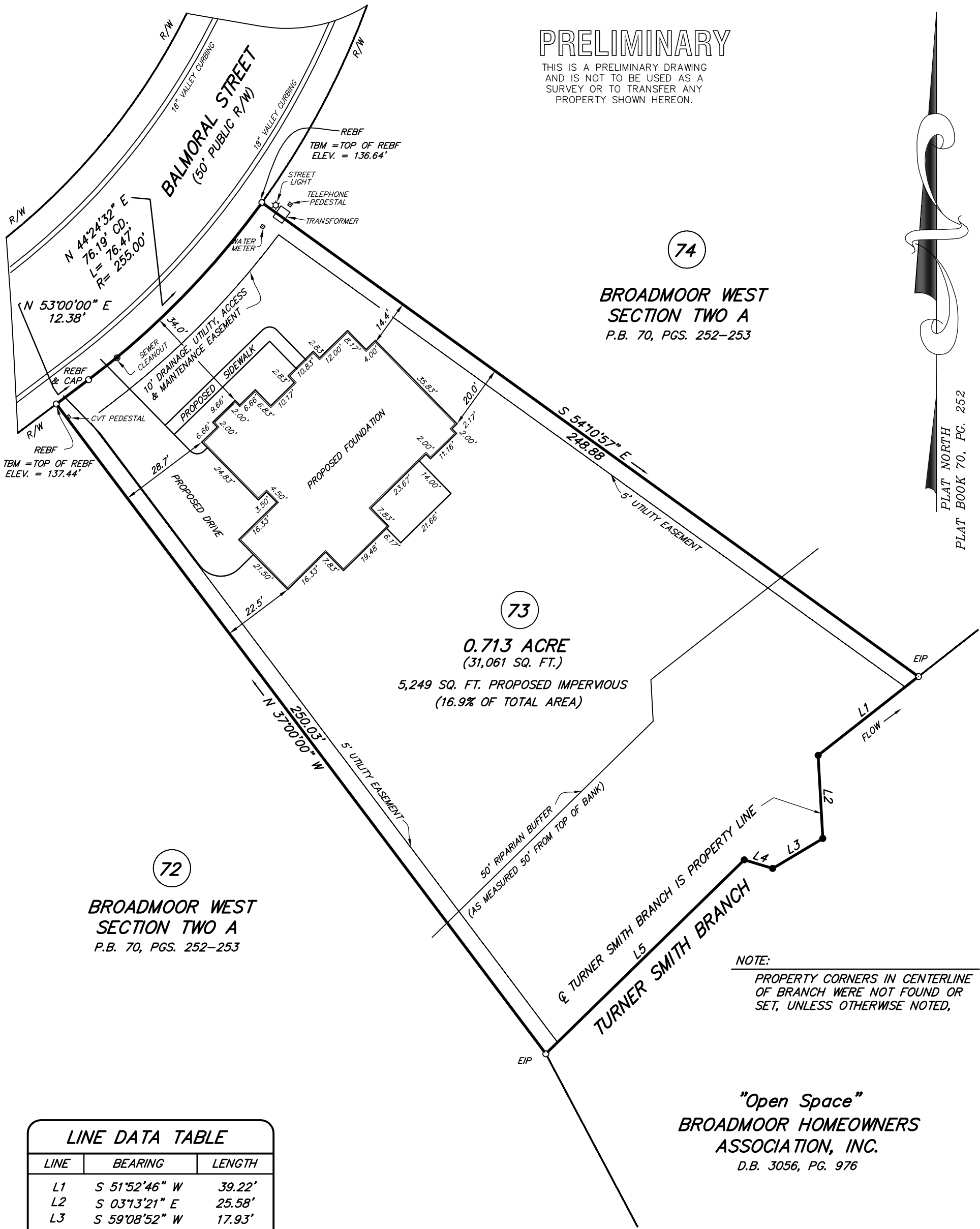
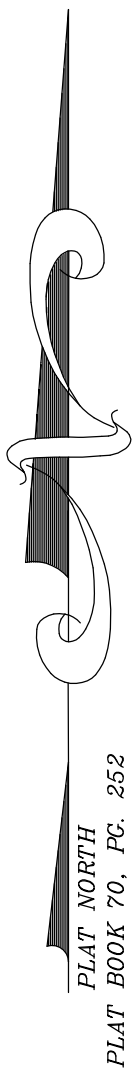
Triangle Brick
Oyster Bay



Weather Wood
Shingles

PRELIMINARY

THIS IS A PRELIMINARY DRAWING
AND IS NOT TO BE USED AS A
SURVEY OR TO TRANSFER ANY
PROPERTY SHOWN HEREON.



**BROADMOOR WEST
SECTION TWO A**
P.B. 70, PGS. 252-253

**BROADMOOR WEST
SECTION TWO A**
P.B. 70, PGS. 252-253

NOTE:
PROPERTY CORNERS IN CENTERLINE
OF BRANCH WERE NOT FOUND OR
SET, UNLESS OTHERWISE NOTED,

"Open Space"
**BROADMOOR HOMEOWNERS
ASSOCIATION, INC.**
D.B. 3056, PG. 976

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	S 51°52'46" W	39.22'
L2	S 03°13'21" E	25.58'
L3	S 59°08'52" W	17.93'
L4	N 73°12'33" W	9.14'
L5	S 45°39'28" W	85.27'

THIS SURVEY WAS BALANCED USING THE COMPASS RULE ADJUSTMENT.
ALL DISTANCES ARE U.S. SURVEY FEET HORIZONTAL GROUND
MEASUREMENTS.
AREA DETERMINED USING COORDINATE METHOD.

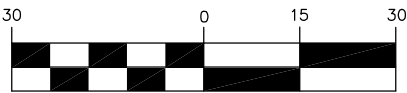
REFERENCES: DEED BOOK 5816, PAGE 251
PLAT BOOK 70, PAGES 252-253
PROPERTY IS ZONED: AR (JOHNSTON COUNTY)
PROPERTY ADDRESS: 669 BALMORAL STREET
CLAYTON, N.C. 27520

ELEVATIONS AND CONTOURS BASED ON AN ASSUMED ELEVATION OF 100'.

REVISED 08-13-2024 ---- FLIPPED PROPOSED FOUNDATION & REVISED FRONT SETBACK.

LEGEND:

- SURVEYED LINE
- RIGHT-OF-WAY LINE
- UNSURVEYED LINE
- EIP = EXISTING IRON PIPE FOUND
- SIP = NEW IRON PIPE SET
- REBF = REBAR FOUND
- R/W = RIGHT OF WAY
- ☆ = STREET LIGHT
- = SEWER CLEANOUT
- IRON SET UNLESS OTHERWISE NOTED
- IRON FOUND UNLESS OTHERWISE NOTED
- P— OVER-HEAD UTILITY LINE
- TL = TOTAL LENGTH OF LINE



(IN FEET)
1 inch = 30 ft.

SURVEY & MAP BY
BOBBY FUQUAY and ASSOCIATES
6525 MAL WEATHERS RD. RALEIGH N.C. 27603 (919) 880-3309

SITE PLAN FOR

PORTER BUILT HOMES

CLEVELAND TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA

PIN: 164600-04-4152

SCALE: 1" = 30'

ZONE: AR

DATE: 08-07-2024

DRAWING: 202433

IMPERVIOUS DRAIN CALCULATIONS

MAX IMPERVIOUS AREA PER LOT ALLOWED: 4,000 SF

ADDING 1,500 SF ADD'L IMPERVIOUS

REQ'D STORAGE: 1 YR. 24 HR STORM $P=3.2"$

$$\frac{3.2"}{12"} \times 1500 \text{ SF} = 400 \text{ CF}$$

USE 3' WIDE X 2' DEEP STONE TRENCH TO PROVIDE STORAGE. STONE SHALL BE $\frac{1}{2}$ " TO 2" CRUSHED STONE: $e \leq 0.5$ (VOID RATIO)

STONE SECTION PER FOOT = $3' \times 2' = 6 \text{ SF}$ VOL. VOIDS PER FOOT = $6 \text{ SF} \times 0.5 = 3 \text{ SF}$ REQ'D LENGTH OF TRENCH = $\frac{400 \text{ CF}}{3 \text{ SF}} = 135 \text{ LF}$

135 LF OF 3' W X 2' D STONE TRENCH
TO BE INSTALLED (OR EQUIVALENT VOLUME)

SOIL TYPE ON LOT CoC $K_{SAT} = 0.6 \text{ in/hr}$
RnF $K_{SAT} = 0.6 \text{ in/hr}$

SHWT @ 80" +

DRAIN 1500 SF OF ROOF TO IMP. DRAINS

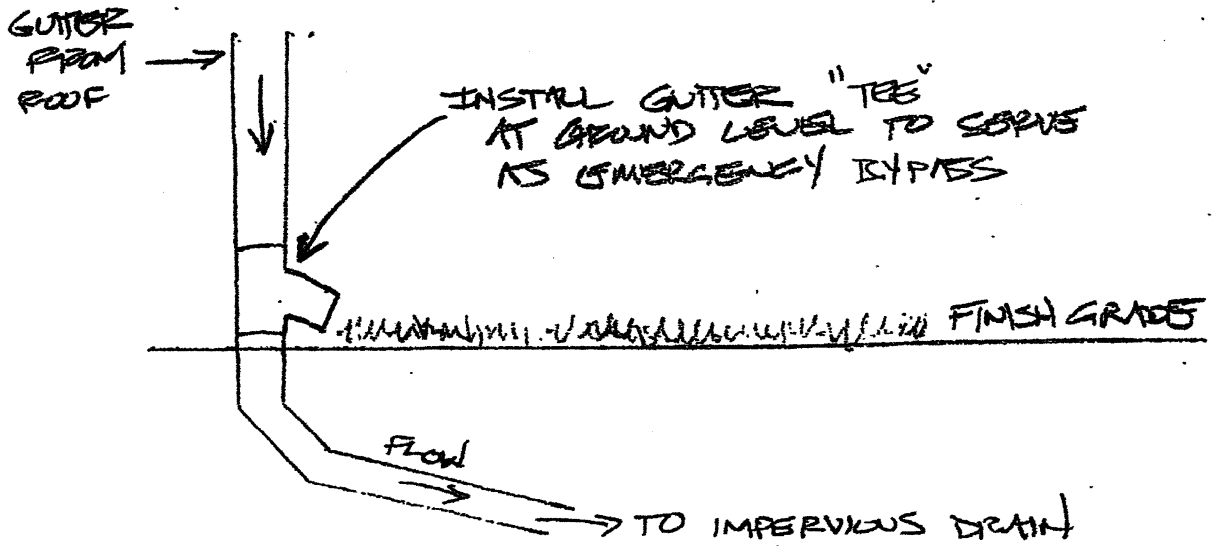
NOTE: IMPERVIOUS DRAIN SYSTEM
MUST BE SET BACK FROM
SEPTIC SYSTEM & SEPTIC
REPAIR AREA BY A
50' MINIMUM.

FLEET TEMPLE
ENGINEERING
PLLC

5245 Red Hill Church Road - Coats, NC 27521
910.658.2646 • fleet@fleettempleengineering.com • P-2357



GUTTER DOWNSPOUT OVERFLOW



STONE SECTION

1" = 1'-0"

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