

Lot#73 Broadmoor West Exterior



FRONT ELEVATION



SW 7636

Siding & Trim

Origami White

Ranchwood
CC-500

Possible shutter and/or
Accent color

Special Walnut
Front Door



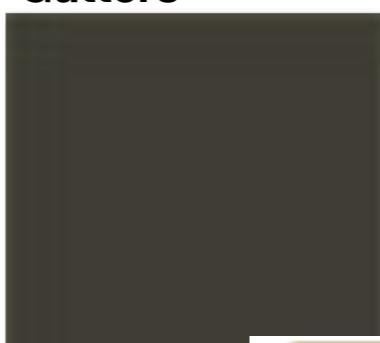
Gutters



Triangle Brick
Oyster Bay



Natural Ledgestone



Dark Bronze



Tan
Windows



Weather Wood
Shingles

PRELIMINARY

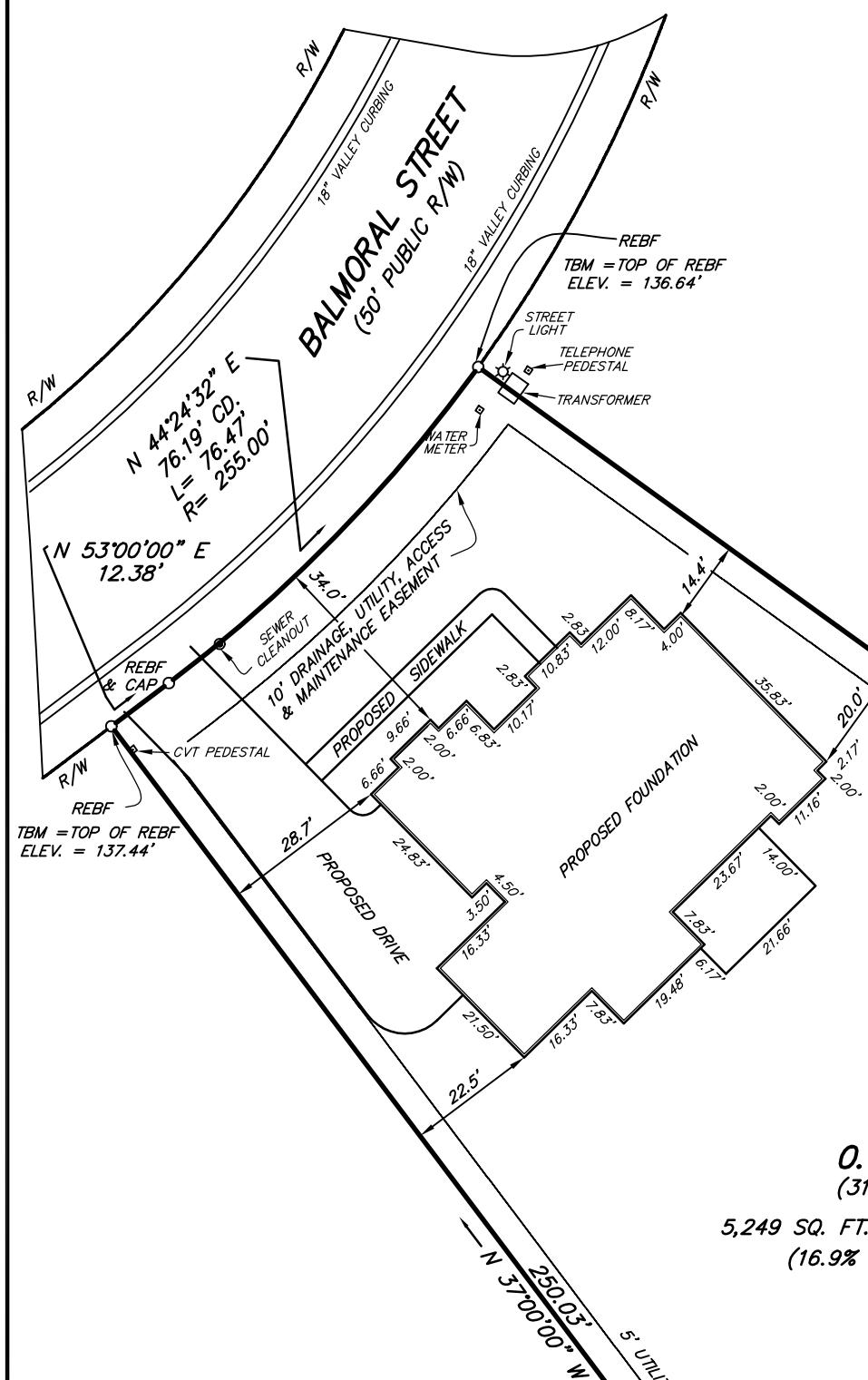
THIS IS A PRELIMINARY DRAWING
AND IS NOT TO BE USED AS A
SURVEY OR TO TRANSFER ANY
PROPERTY SHOWN HEREON.

74

BROADMOOR WEST SECTION TWO A

P.B. 70, PGS. 252-253

PLAT NORTH
PLAT BOOK 70, PG. 252



72

BROADMOOR WEST SECTION TWO A

P.B. 70, PGS. 252-253

73

0.713 ACRE
(31,061 SQ. FT.)

5,249 SQ. FT. PROPOSED IMPERVIOUS
(16.9% OF TOTAL AREA)

50' RIPARIAN BUFFER
(AS MEASURED 50' FROM TOP OF BANK)

TURNER SMITH BRANCH IS PROPERTY LINE
L5
L1
EIP
EIP
L1
FLOW

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

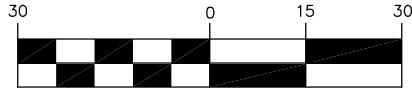
★ = STREET LIGHT

◎ = 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 ADDL IMPERVIOUS

REQ'D STORAGE: 1 YR. 24 HR STORM P=32"

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

USE 3' WIDE X 2' DEEP STONE TRENCH TO PROVIDE STORAGE. STONE SHALL BE 1/2" TO 2" CRUSHED STONE: $e = 0.5$ (VOID RATIO)

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

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

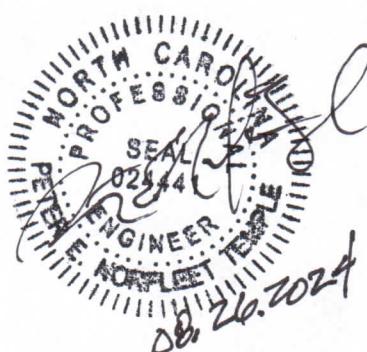
SOL TYPES ON LOT CoC $K_{SAT} = 0.6 \text{ IN/HR}$
RnF $K_{SAT} = 0.6 \text{ IN/HR}$
SHWT C 80" +

DRAIN 1500 SF OF ROOF TO IMP. DRAINS

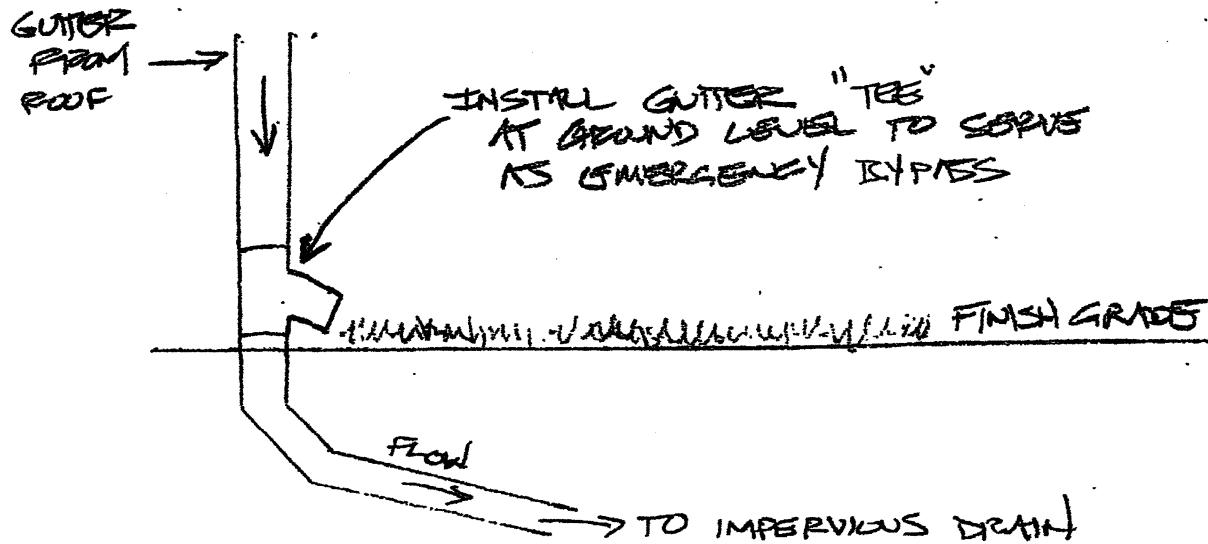
NOTE: IMPERVIOUS DRAIN SYSTEM
MUST BE SET BACK FROM
SEPTIC SYSTEM & SEPTIC
PERMIT AREA BY A
50' MINIMUM.

F FLEET TEMPLE
ENGINEERING
PLLC

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GUTTER DOWNSPOUT OVERFLOW



STONE SECTION

1" = 1'-0"

