

	BOUNDARY CORNER FOUND
	BOUNDARY CORNER SET
	MONUMENT FOUND
	COMPUTED POINT
	SITE BENCHMARK
	UTILITY MANHOLE
	UTILITY METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	GENERATOR
	A/C UNIT
	CATCH BASIN
	CLEAN OUT
	FIRE HYDRANT
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
DB	DEED BOOK
BM	BOOK OF MAPS
PG	PAGE
N/F	NOW OR FORMERLY
SW	CONCRETE SIDEWALK
CP	COVERED PORCH
SP	SCREENED PORCH
DW	CONCRETE DRIVEWAY
WD	WOOD DECK
G	GAS METER
E	ELECTRIC METER
CB	CATCH BASIN
TYP	TYPICAL

 PROPERTY LINE
 RIGHT OF WAY LINE
 ADJOINER LINE
 SETBACKS
 EASEMENTS
 SIGHT TRIANGLE EASEMENT
 FENCE

 OPEN SPACE

OWNER: ELM STREET BUILDERS LLC
OWNER ADDRESS: 3434 KILDAIRE FARM RD
STE 240
CARY, NC 27518

SITE ADDRESS: 3332 COLBY CHASE DR
APEX, NC 27539

PIN: 0750275225
DEED: DB 19743 PG 2460
PLAT: BM 2024 PGS 1860-1862 (LOT 3)

LAND USE: RESIDENTIAL
ETJ: APEX
ZONING: MD-CZ

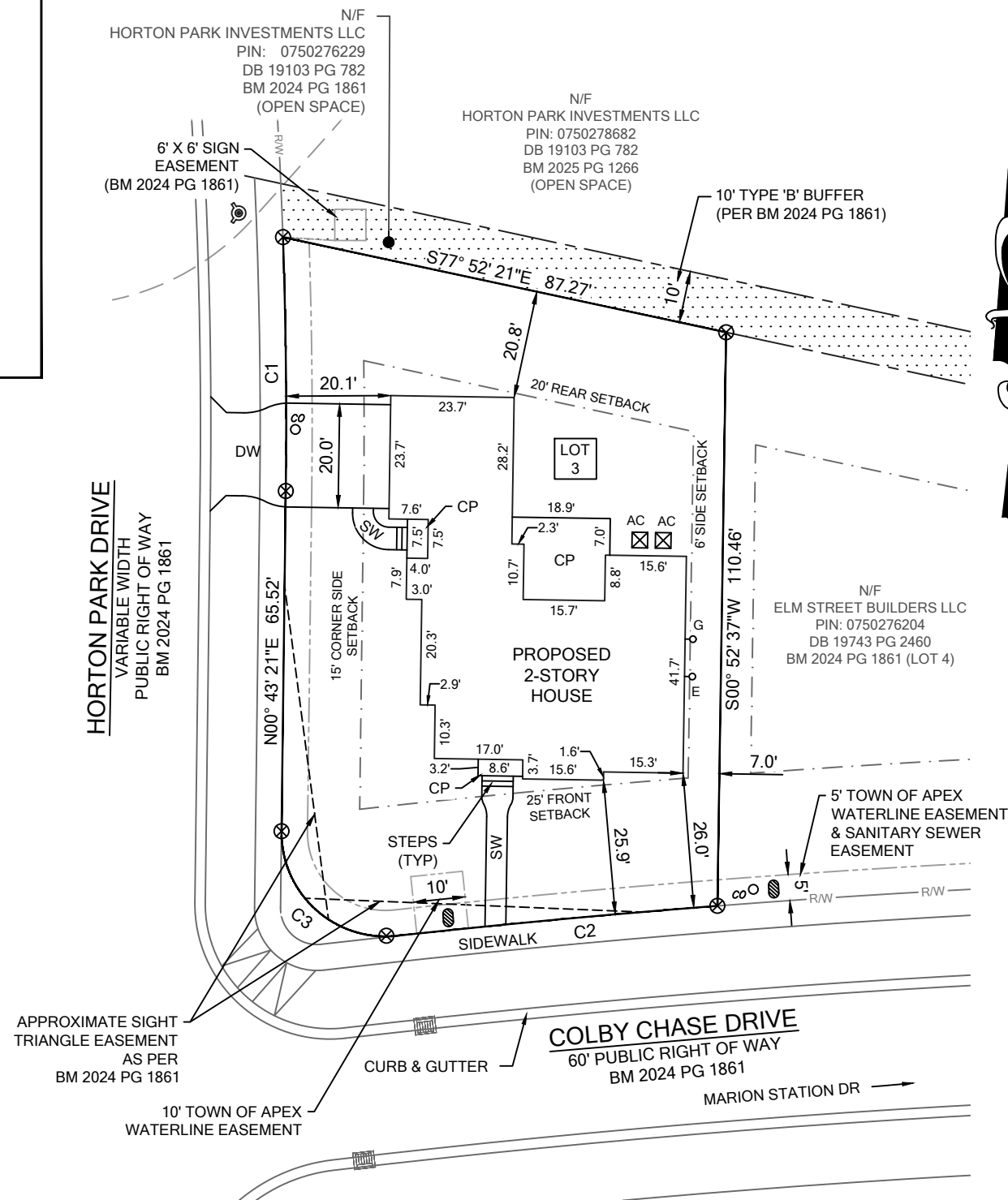
LOT AREA: 10,298 SF / 0.236 AC
MAX IMPERVIOUS: NONE *(SEE NOTE #13)

PROPOSED IMPERVIOUS:

HOUSE: 2,629 SF
DRIVEWAY: 400 SF
SIDEWALKS: 158 SF
PORCHES: 324 SF
STEPS: 21 SF
AC PADS: 18 SF

TOTAL IMPERVIOUS: 3,550 SF
PERCENT IMPERVIOUS: 34.47%

CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	48.90'	1030.00'	N 00°38'16" W	48.90'
C2	62.02'	2013.45'	S 84°40'16" W	62.02'
C3	33.84'	20.00'	N 47°44'40" W	29.94'



0 15 30
SCALE:
1" = 30'

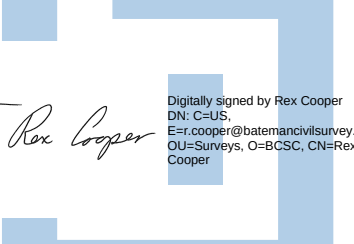
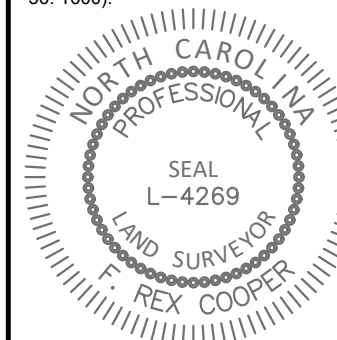


2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

VICINITY MAP - NTS

The map shows the project location at the intersection of Horton Park Pl and Marion Station Dr. Other nearby streets include Wickham Ridge Rd, Colby Chase Dr, Straywhite Ave, and Smith Rd. A north arrow is located in the upper right corner.

I, F. REX COOPER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE PROPERTY LINES SHOWN ARE BASED ON DEEDS OR PLATS AS REFERENCED IN THE TITLE BLOCK; THAT THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).



F. Rex Cooper

Digitally signed by Rex Cooper
DN: C=US,
E=r.cooper@batemancivilsurvey.com,
OU=Surveys, O=BCSC, CN=Rex
Cooper

F. REX COOPER, PLS
NC LICENSE NO. L-4269

DATE _____

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION,
CONVEYANCE, OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED
SURVEYOR

THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY
INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS
NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

EXCLUSIVELY FOR

ELM STREET BUILDERS, LLC

COLBY CROSSING SUBDIVISION - LOT 3
3332 COLBY CHASE DRIVE, APEX, NC
WHITE OAK TOWNSHIP, WAKE COUNTY

DATE: 08/18/25

DRAWN BY: JKF

CHECKED BY: FRC

BCS# 241027

REFERENCE: BM 2024 PG 1861

SCALE: 1" = 30'