

## Preliminary Concept Plan

# BUILDERS FIRSTSOURCE

US Highway 64 East, Town of Apex  
Chatham County, North Carolina

## Project Description

**Project Description:** Builders FirstSource, a national building supply company, intends to expand its current location at 23 Red Cedar Way. The expansion will include three storage shelters and additional outdoor storage for building materials. The project will be located on the northern portion of two parcels located adjacent to and directly east of the current facility. The expansion comprises a total of approximately 8 acres out of a total proposed lot area of 18.15 acres. As a part of the project, the developer will record a conservation easement on an additional tract within the same watershed such that the total impervious area is less than 36% of the total acreage.

**Existing Conditions:** The site is currently split-zoned R-1 and CD-IL. The developer will be applying for rezoning for the entire site to CD-IL. The site is undeveloped with the exception of two aging wood-frame residential structures and five dilapidated storage structures. The southeastern portion of the property is utilized as a septic spray field for the existing Builders FirstSource facility. The proposed development will not impact the spray field. There is an old farm pond on the site that will be filled as a part of the project. Both Chatham County and the US Army Corps of Engineers have evaluated the pond and deemed it as non-jurisdictional. There are two pockets of wetlands and a buffered stream on the southern portion of the property. These features will not be impacted as a result of the development. Vegetation on the site is described as a combination of managed herbaceous cover, mixed hardwoods and conifers, and southern yellow pine.

**Site Plan:** A conceptual site plan is attached and shows the proposed structures, gravel access and storage areas, security fencing, lighting fixture locations, schematic stormwater plan, landscape buffers, and planting details.

**Visual Impact of the Project:** The project proposes a 20-foot and a 40-foot Type A buffer along US Highway 64 East and a 40-foot Type A buffer along the east side of the property. Existing vegetation within the buffers will be protected and preserved. Each storage shelter is proposed to be one-story with a low-pitched (1:10) metal roof. Siding for the buildings will be either Star Building Systems Signature 200 in Saddle Tan or Signature 300 in Classic Green, both of which will blend in with the proposed and existing vegetation. Therefore, it is projected that the project will have very limited visual impact on the adjacent property owners and public roads.

**Lighting:** Each building will have two surface mounted fixtures directed to the interior of the site. There will also be six free-standing area fixtures also directed toward the interior of the site. All fixtures will be full cutoff and will meet the requirements of Section 13 of the Chatham County Zoning Ordinance.

## Site Information

Total Area of Site: 18.15 Acres (Proposed)  
Parcel Identification Number: 0712-23-2904  
A portion of 0712-13-5591

Property Address: US Hwy 64 East, Apex, NC

Proposed Building Use: Storage  
Building Area:  
Pro. Building Footprint: 10,000 SF @ 3 = 30,000 SF

Parking Requirements: N/A

Property Zoned as: R-1/CD-IL

### Building Setbacks

Front = 50'  
Side = 50'  
Rear = 50'

Existing Impervious Area: 0.88 acres – approximate  
Proposed Impervious Area: 7.64 acres +/-  
3 Storage Buildings @ 10,000 SF each = 30,000 SF/0.69 acres  
Gravel Loading Area = 355,885 SF/6.95 acres +/-

Total Impervious Area (Post-construction)= 35.99% of the site  
(including offsite Conservation Easement)

Total Disturbed Area: 11.00 Acres +/-

## Sheet Index

- C-1 Cover Sheet
- C-2 Existing Conditions and Demolition Plan
- C-3 Site, Lighting and Landscaping Plan
- C-4 Rezoning Map

## Owner:

Goldston Apex Properties, LLC  
7728 Grace Cove Lane  
Wake Forest, NC 27587-3734

## Legend:

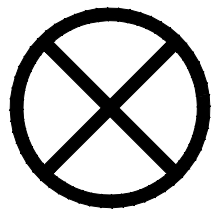
Existing	Proposed
Pro.	Proposed
Ex.	Existing
s.f.	Square Feet
c.	Circa
	Sanitary Sewer
	Light
	Sign
	Utility Pole
	Subject Property Line
	Property Line to be Null and Void
	Adjoining Property Line
	Right-of-Way
	Fence
	MBL – Minimum Building Line
	Contours
	Edge of Gravel
	Overhead Utility Line
	Gravel
	Existing Tree
	Flow Direction of Stormwater Runoff

Cover Sheet

# BUILDERS FIRSTSOURCE

US Hwy 64, Apex, New Hope Township,  
Chatham County, North Carolina

Preliminary Drawing



Not for Construction

Vertical Scale: n/a

Horizontal Scale: n/a

Date: April 13, 2015

Drawn by: LFH

Sheet:

Checked by: KGC

C-1

Project: P140022

# MGA

Mack Gay Associates, P.A.

Engineering • Surveying • Planning

1667 Thomas A. Betts Pkwy., Rocky Mount, NC 27804

Phone: 252-446-3017 Fax: 252-446-7715

Firm License: C-0569 www.mackgaypa.com



Note: Structure dates per Chatham County tax records.



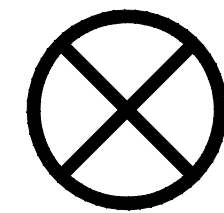
**MGA**  
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Existing Conditions Plan

**BUILDERS FIRSTSOURCE**

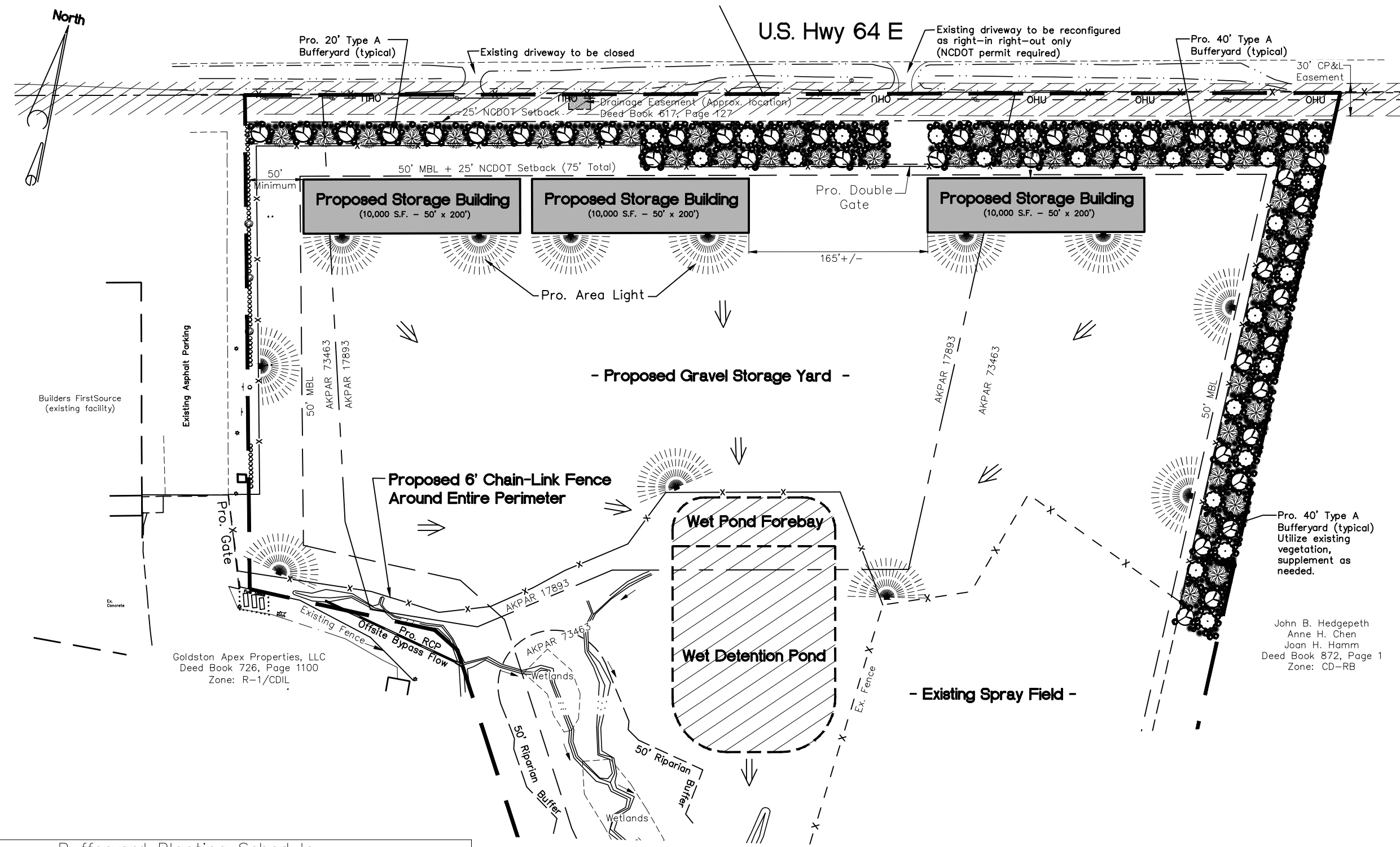
US Hwy 64, Apex, New Hope Township,  
 Chatham County, North Carolina

Preliminary Drawing



Not for Construction

Vertical Scale:	n/a
Horizontal Scale:	1" = 100'
Date:	April 13, 2015
Drawn by:	LFH
Checked by:	KGC
Project:	P140022
Sheet:	<b>C-2</b>



Builders FirstSource  
(existing facility)

Goldston Apex Properties, LLC  
Deed Book 726, Page 1100  
Zone: R-1/CDIL

John B. Hedgepeth  
Anne H. Chen  
Joan H. Hamm  
Deed Book 872, Page 1  
Zone: CD-RB

Bufferyard Planting Schedule

		Common Name	Botanical Name
Deciduous Tree		Red Maple	Acer Rubrum
Deciduous Tree		Blackhaw Viburnum	Viburnum prunifolium
Evergreen Tree		Eastern Red Cedar	Juniperus virginiana
Evergreen Shrub		Convexa Japanese Holly	Ilex crenata 'convexa'
Evergreen Shrub		Wax Myrtle	Myrica cerifera

Landscaping Notes:

1. Maintain existing vegetation where possible
2. Type "A" Buffer shall provide a visual barrier such that there are no direct views from the street at any time of year.
3. Street trees to be 4" caliper or greater at planting with a maximum spacing of 40' on centers
4. Evergreen trees to be 3 1/2" caliper or greater at planting with a maximum spacing of 20' on centers
5. Evergreen shrubs to be 24" in height at planting with a maximum spacing of 5' on centers.

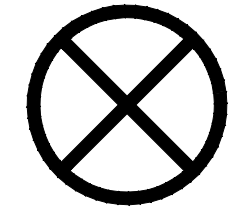


Conceptual Site, Lighting and Landscaping Plan

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Preliminary Drawing

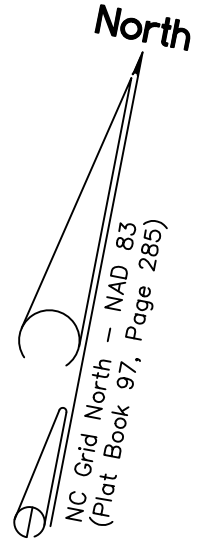
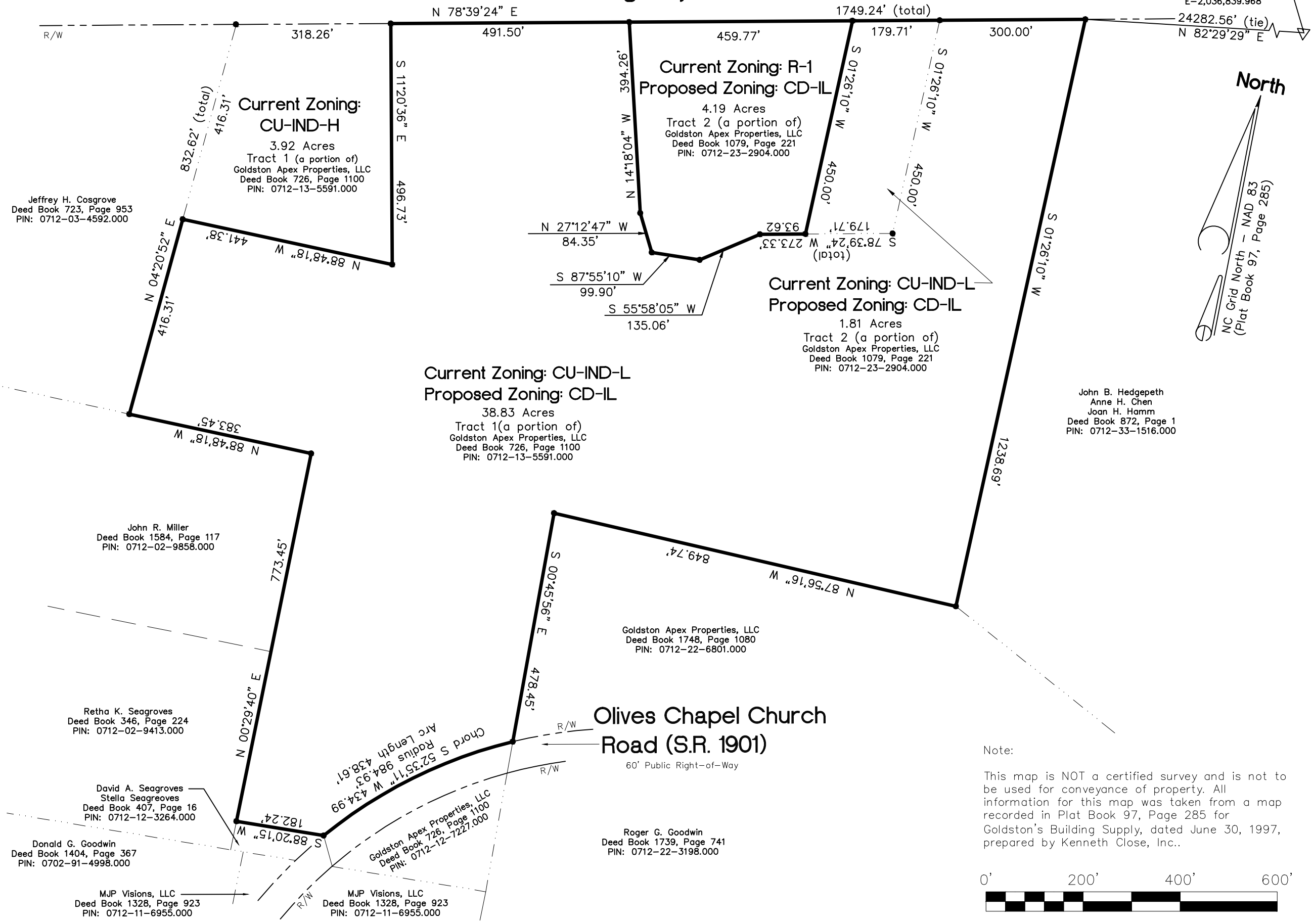


Not for Construction

Vertical Scale:	n/a
Horizontal Scale:	1" = 100'
Date:	April 13, 2015
Drawn by:	LFH
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Project:	P140022
Sheet:	<b>C-3</b>

U.S. Highway 64 200' Public Right-of-Way

N.C.G.S. "Junction 2"  
N-727,401.445  
E-2,036,839.968



Note:  
This map is NOT a certified survey and is not to be used for conveyance of property. All information for this map was taken from a map recorded in Plat Book 97, Page 285 for Goldston's Building Supply, dated June 30, 1997, prepared by Kenneth Close, Inc..



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**Rezoning Map**

**BUILDERS FIRSTSOURCE**  
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Preliminary Drawing

**Not for Construction**

Vertical Scale: n/a  
Horizontal Scale: 1" = 200'  
Date: April 13, 2015  
Drawn by: LFH Sheet:  
Checked by: KGC  
Project: P140022 **C-4**