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4-12-06

Roberson Square Mixed Use Building

(Formerly Andrews-Riggsbee Hardware Store)

Board of Aldermen Meeting 4-18-06

The owners of the property formerly known as the Andrews-Riggsbee Hardware Store intend to build a mixed use, multi-story building called Roberson Square on the site. Prior to the submission of any plans, they would like clarification on two issues which may affect the size of their proposed building.

1. Projections into the newly proposed Right-of-Way along Roberson Street:

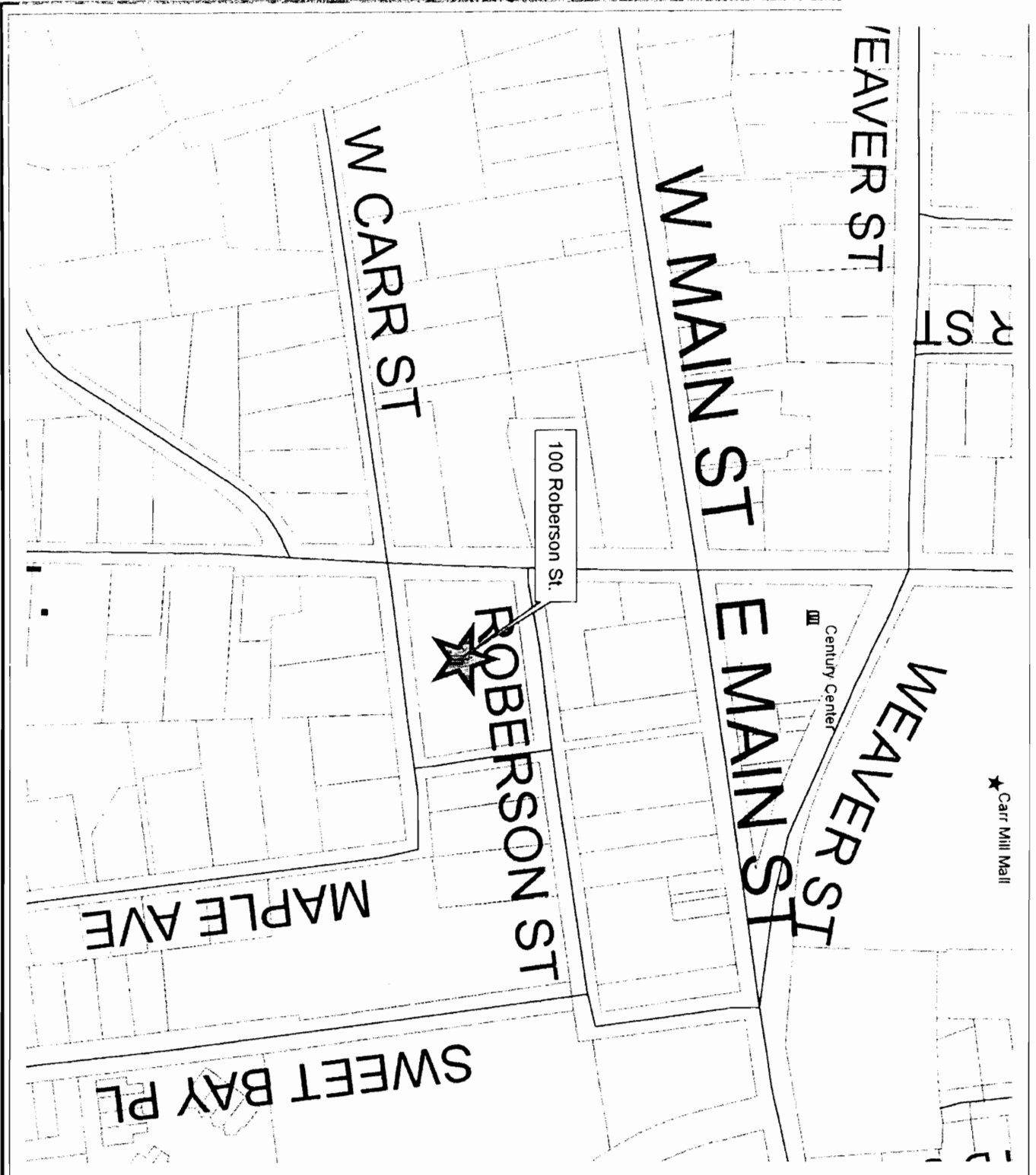
Schematic plans show 2 projections of 5 feet, and 1 projection of 8 feet into the 68' Right-of-Way along Roberson Street. The architect and owners feel these elements add a great deal of aesthetic value to the project, and would prefer to project into the Right-of-Way rather than move their entire building back into the site. Currently, 14% of the site is reserved for new Right-of-Way dedication.

2. Modification of the landscape and sidewalk elements of the Roberson Street ROW

Plan: Schematic plans show a sidewalk of 5' adjacent to the on-street parking, a 10' landscape strip within the Roberson Street ROW, as well as a 7' wide sidewalk/colonnade within the site proper. The architect and owners prefer this arrangement rather than the town's plan which calls for a 5' wide landscaped strip, and a 10' wide sidewalk.

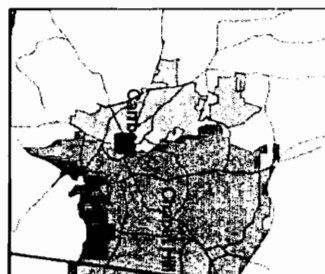
2. Parking along Carr Street:

During a Development Review Board Meeting, a representative from Public Works suggested having on-street parking along Carr Street. This would allow for 8 more parking spaces for the site. The owners are in favor of this suggestion, and would like to proceed knowing that either this would or would not be allowed.



Vicinity Map

100 Robertson St.



- Streets
- NC Floodmapping Floodplains
- Cape Fear/Neuse River Basin
- 100 YR Floodplain
- 100 YR Floodway
- 500 YR Floodplain
- Parcels

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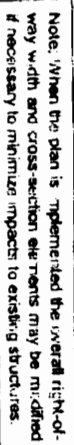
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Carboro, NC 27510

Printed May 15, 2006

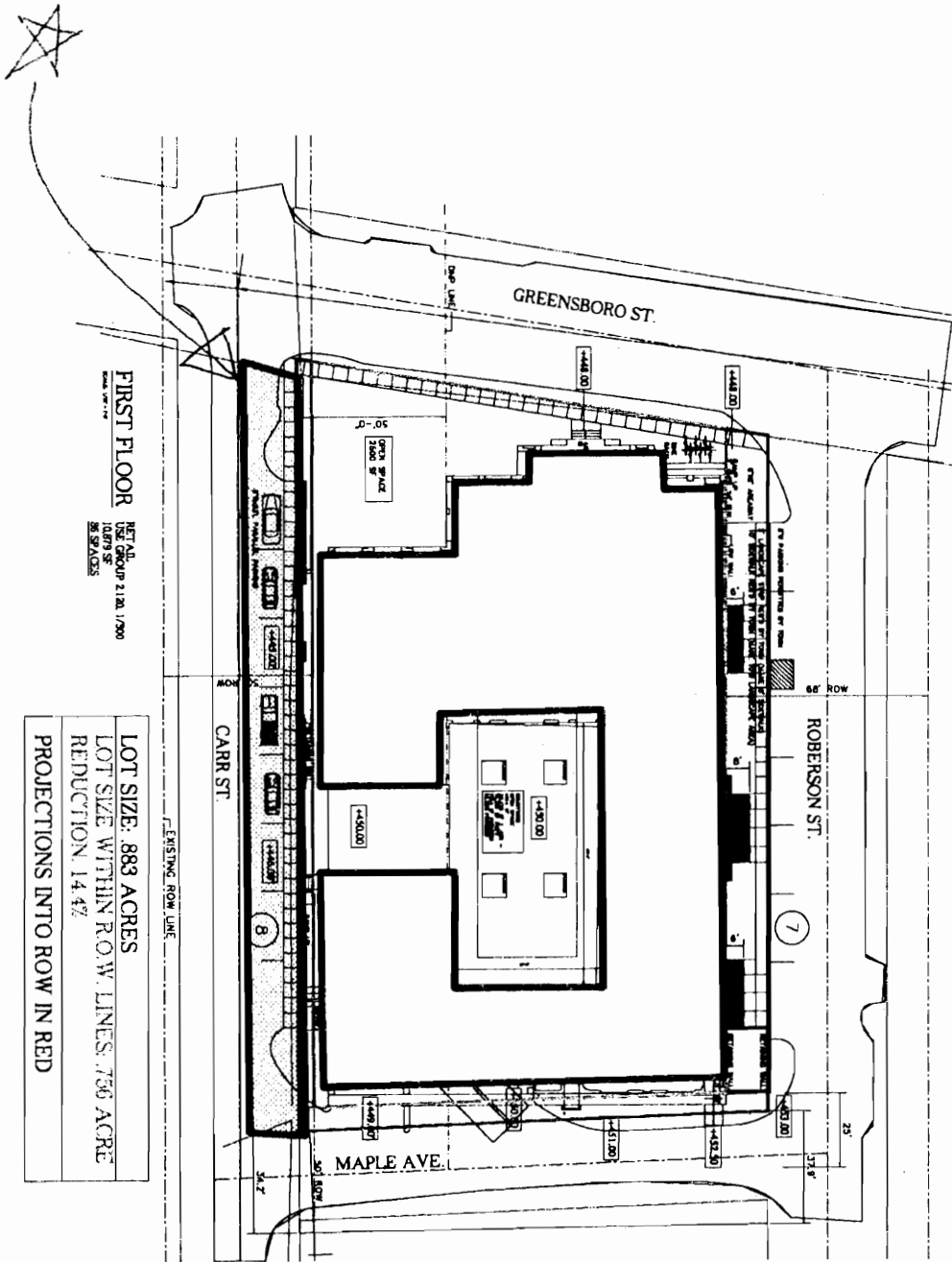
Projections into Right of Way – With Aerial Photo



Modified Roberson St. Improvements



Parking along Carr Street



LOT SIZE: 883 ACRES
LOT SIZE WITHIN ROW LINES: 736 ACRES
REDUCTION: 14.4%
PROJECTIONS INTO ROW IN RED

FIRST FLOOR
NET AREA
10,879 SF
25 SPACES