

**Property Description**  
 Owners: Alan Fakhoury, Janice Fakhoury, Mahmoud Fakhoury, Mazouz Fakhoury  
 Site Location: tracts 1 & 2, D.B. 3242, Pg. 185  
 pin #: 0778-85-5892 & 0778-85-5886 (combined)  
 100 Roberson Street  
 Carrboro, North Carolina  
 Chapel Hill Township, Orange County

Address: to be determined; site bounded by S. Greensboro St, Roberson St, Maple Ave, E. Carr St.  
 Area: 0.853-acres (38,163.48-sf)  
 Zoning: B1G; Overlay District: DNP  
 Setbacks: 0-ft  
 Floor Area: 93,962-sf (proposed)

**40% Open Space Requirement**

It is our understanding that the requirement for 40% Open Space for projects with a residential component is being replaced by "Liability Provisions". We also understand that the "Liability Provisions" have not yet been finalized. It is our intent to comply with them once they have been incorporated into the Carrboro Land Use Ordinance.

**Recreation Space Requirement**

We intend to comply with the requirements for Recreation Space for projects with a residential component. We believe that there will be some overlapping of amenities between the Recreation Space and "Liability Provisions". Therefore, we would prefer to wait until the "Liability Provisions" have been adopted before proposing anything which meets the Recreation Space Requirement.

**Signage**

Sign disclosure requirements of Sections 15-83.1 and 15-83.2 of the LUO will be observed. No signage is proposed at this time for this development.

**Trees (see sheet SP-2 and Architectural Drawings)**

Per section 15-315 of LUO - plant or retain trees in irregular pattern along public rights-of-way so that there is at least one tree per 100 linear ft and an average of one deciduous tree for every 30-ft of street frontage. All deciduous trees should have potential diameter of at least 12-in when mature. Species should be selected from Town list.

**Streetlights**

Public streetlight type and installation location will be coordinated between Architect, Town of Carrboro DPW and Duke Power.

**Grading (see sheet C-1)**

1. Cut or fill slopes shall not be steeper than 2.5:1 (h:v).
2. All disturbed areas shall be stabilized within 10 days of completion of activity using seasonally appropriate temporary vegetation, permanent vegetation or as otherwise designated.
3. All grades shall slope away from buildings at minimum rate 20(v):1(h) for at least 10-ft.

**Erosion Control**

1. Land disturbing activities shall be conducted in accordance with requirements of NCDENR Land Quality Division and/or Orange County Erosion Control Division. Owner/contractor is required to prevent offsite migration of sediments, debris and other pollutants.
2. Construction entrances shall be located, installed and maintained as shown on sheet C-3.
3. Contractor shall install approved sediment collection bags in all area inlets or install sedimentation control barriers around perimeter of entrance to each area inlet. He shall install check dams in all roadside ditches around perimeter of site.
4. Collected surface or ground water that is removed by pumping shall be pumped through sediment filter bag or approved equivalent.

**Sidewalk**

1. All sidewalks shall be minimum 5-ft wide or as indicated otherwise and constructed with concrete in accordance with specifications set forth in Appendix C, Town of Carrboro LUO.
2. Sidewalks along the southern side of Roberson St. and the west side of Maple Ave. shall be constructed to width indicated or to alternate width approved by owner and Town.
3. Note sidewalk thickness should be increased to at least 6-in at all driveways, and at all other areas subject to vehicular loading.

**Traffic Control**

1. Use recommended two-lane controls for traffic closure (layout to be determined) whenever construction activities impact or take place upon E. Carr St, Maple Ave, Roberson Street or S. Greensboro St.
2. Contractor shall coordinate parking closures, alterations to traffic movement or flow controls with Town of Carrboro and owner/contractor.

**Streets and Surfaces**

1. The developer/owner is required to re-surface a minimum of one-half of the existing street width for Roberson Street, E. Carr Street, Maple Ave, and S. Greensboro St for the length of the proposed property improvements inclusive of up to 50-ft beyond each end of the property frontage to insure positive drainage and smooth transition within the improved street section. Additional grading and paving on the opposite side of the right-of-way will be required along the Maple Ave frontage.
2. See typical asphalt pavement repair detail on sheet C-5.
3. All-weather travel surfaces must be in place prior to receiving a building permit.

**Orange County Solid Waste**

1. By Orange County (OC) ordinance, clean wood waste, scrap metal and corrugated cardboard present in construction waste must be recycled.
2. By OC ordinance, all haulers of construction waste must be properly licensed.
3. Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes OC Solid Waste staff. This meeting may be held concurrently with other pre-construction site meetings.

**Utilities**

1. All new utilities will be installed underground.
2. Existing utilities will be removed where feasible. Closures shall be performed in accordance with rules and guidelines as specified by OWASA, Duke Power or other applicable utility owner.
3. Existing overhead lines will be removed or, where feasible, moved underground.

**Setbacks**

1. There are no building setback requirements in the B1(g) zoning district

**Access**

1. All HC access ramps at corners and sidewalk ramps at building entrances and parking garage driveway shall be maximum slope 12(h):1(v).

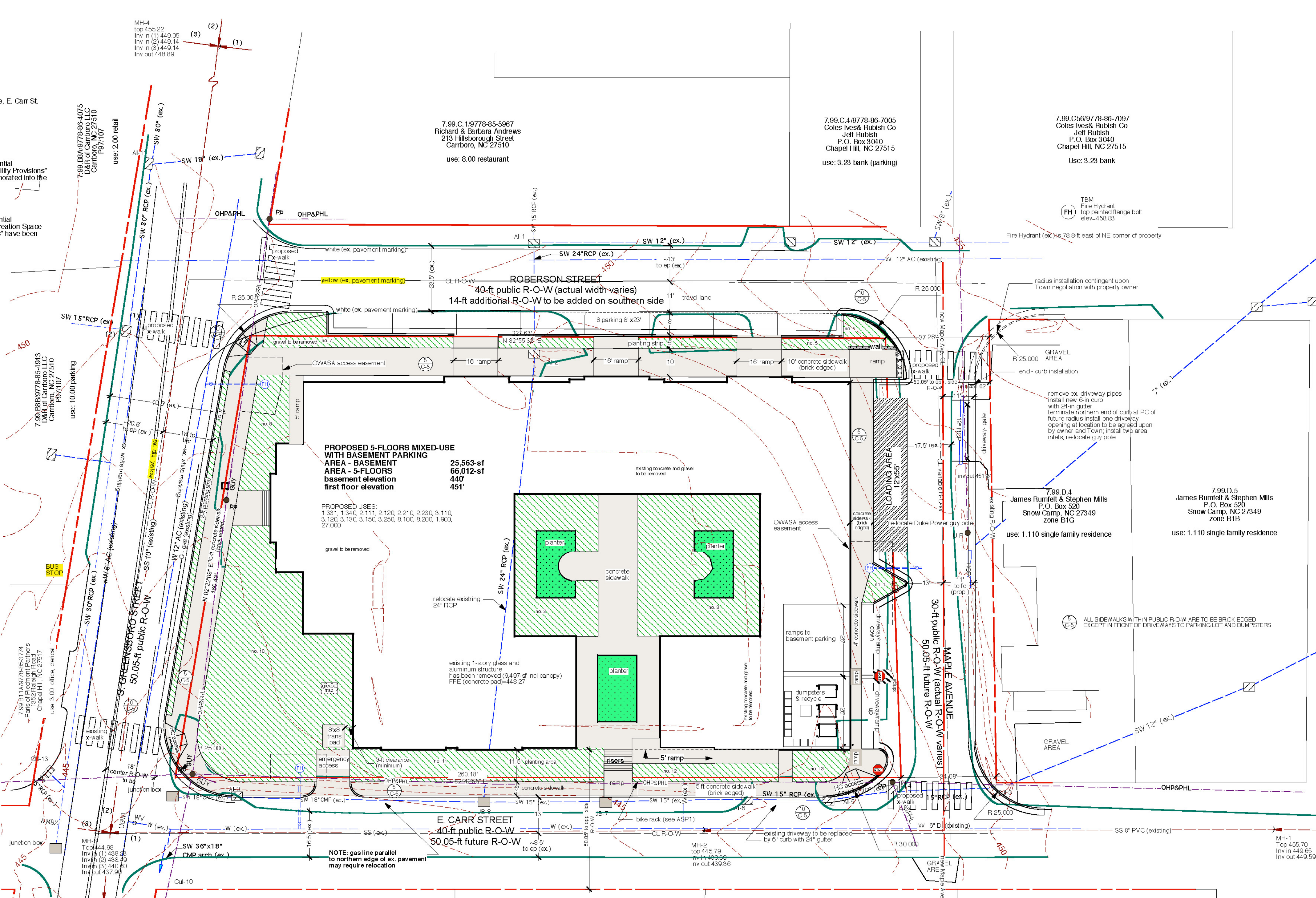
**NCDDOT**

1. All curb and gutter, drainage, sidewalk and wheel chair ramps, etc. within the NCDDOT right of way shall meet NCDDOT standards.
2. No work shall be performed prior to issuance of approved NCDDOT encroachment agreements. Encroachment agreements shall be issued upon receipt of approved plans and any necessary performance bonds.

**Pre-Construction Meeting**

Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes representatives of OC Solid Waste, OC Erosion Control Division, NCDDOT, Town of Carrboro DPW, Town of Carrboro Inspections and Zoning, the mechanical grading and utility contractors, the Project Engineer and Architect, and other involved parties.

See SPECIAL NOTES FROM TOWN OF CARRBORO on sheet SP-2



**PROPOSED 5-FLOORS MIXED-USE WITH BASEMENT PARKING AREA - BASEMENT AREA - 5-FLOORS**  
 basement elevation  
 first floor elevation

25,563-sf  
 66,012-sf  
 440'  
 451'

PROPOSED USES:  
 1,331, 1,340, 2,111, 2,120, 2,210, 2,230, 3,110,  
 3,120, 3,130, 3,150, 3,250, 3,100, 6,200, 1,900,  
 27,000

**SUMMARY**

FLOOR	USE	SQUARE FOOTAGE	PARKING REQUIRED (104) (AFTER REDUCTION FACTORS)	PARKING PROVIDED (see sheet A1.0)
BASEMENT	PARKING	25,563 SF gross		
1ST	RETAIL	12,301 SF		
2ND	OFFICE	19,171 SF		
3RD	RESIDENTIAL	16,405 SF		
4TH	RESIDENTIAL	10,556 SF		
5TH	RESIDENTIAL	7,079 SF		

**DETERMINATION OF PARKING REQUIREMENTS AND ASSOCIATED CALCULATIONS ARE SHOWN ON SHEET A1.0**

ALL INFORMATION REGARDING DESIGN AND CONSTRUCTION OF DUMPSTER/TRASH RECYCLING AREAS MAY BE FOUND ON SHEET ASP.1

ALL INFORMATION ADDRESSING SIZING OF AND CONSTRUCTION OF OPEN SPACE AND RECREATIONAL FACILITIES IS LOCATED ON SHEET ASP.2

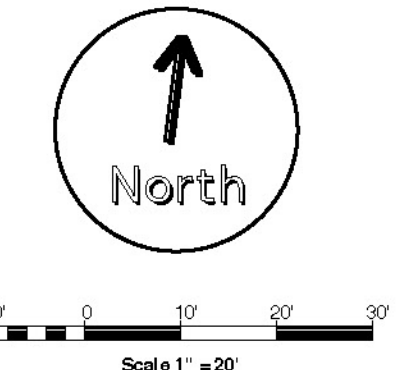
**SOUTH GREENSBORO STREET** pavement width - Developer is proposing an 18-ft cross-section from back of curb on the eastern side to the center of R-O-W. This is approximately equal to the existing pavement on the opposite side of the street. The total, 36-ft botch, is equal to the width of the 3-lane section on S. Greensboro St as it approaches E. Main St.

**PAVEMENT MARKINGS** - Lane widths and pavement markings will be as designated by NCDDOT. Existing pavement markings damaged must be restored to original condition. Markings will be restored or added using NCDDOT 30 mil thermoplastic pavement markings.

**STREETS AND SURFACES** - Asphalt milling will be required as determined prior to resurfacing to insure pavement surface cross-slopes are maintained for positive drainage and smooth transition from new to existing pavement surfaces. Asphalt resurfacing layer shall conform to NCDDOT superpave asphalt mix 9.5A or approved equivalent and placed minimum of 1.5" thickness. All surface utility access points (manholes, valves, etc) shall be adjusted prior to resurfacing as needed to match with restored pavement surfaces. Some paving work may need to be conducted at night due to potential impacts to public.

**OVERHEAD UTILITIES** - Location and feasibility of re-locating existing overhead utilities underground will be resolved with providers. Note that Duke Power has requested that conduit be installed to provide subgrade, single and three phase service along the northern side of E. Carr Street from the S. Greensboro St intersection to the E. Carr-Maple St. intersection. This would include installing a small transformer and subsurface single phase service connections to several residences on the southern side of E. Carr St. Along the S. Greensboro St frontage, an existing pole will be relocated. However, Duke Power cannot move the existing services underground. For locations of existing poles and street lighting, see Existing Conditions drawing.

**FIRE HYDRANT CONNECTIONS INSTALLED OUTSIDE THE PUBLIC R-O-W WILL REQUIRE 20-FT WIDTH ACCESS EASEMENTS FOR OWASA PERSONNEL.**



**LEGEND**

- landscaped area
- spot elevations - existing
- spot elevations - proposed
- existing contours
- proposed contours
- pole - light, guy, utility, power
- fire hydrant
- plants, screening
- clearing limits
- tree protection, temporary fence
- silt fence
- check dam
- existing pipe
- proposed pipe
- roof drain
- bicycle rack
- stormwater drainage
- sanitary drainage
- water
- gas
- overhead line

Topographic and boundary information is from survey drawings provided by Ken Close Surveys, Inc. and others. Prior to beginning field activities, contractor should verify locations of all existing utilities, structures, and other appurtenances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

**PRELIMINARY - NOT FOR CONSTRUCTION**

**SGI Technical Services**  
 200 North Greensboro Street Suite B-13A  
 Carrboro, NC 27510  
 phone: (919) 942-7612 fax: (919) 942-3647  
 email: sgia@earthlink.net

Project Name:  
**ROBERSON SQUARE**  
 100 Roberson Street  
 Conditional Use Permit (CUP)

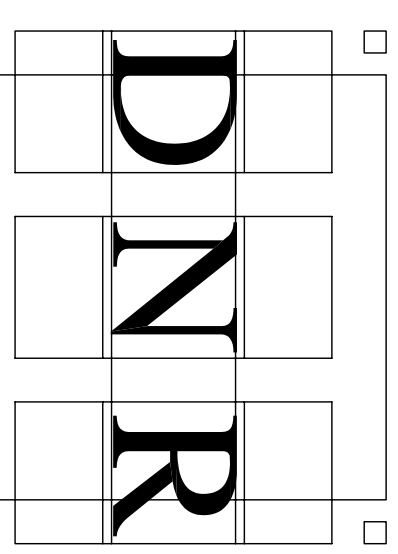
Developer/Owner/Applicant:  
**DARCON OF NC, Inc.**  
 7000 Harps Mill Rd. Suite 201  
 Raleigh, NC 27615  
 (919) 868-0179

Drawing Title:  
**SITE PLAN**

Revisions:

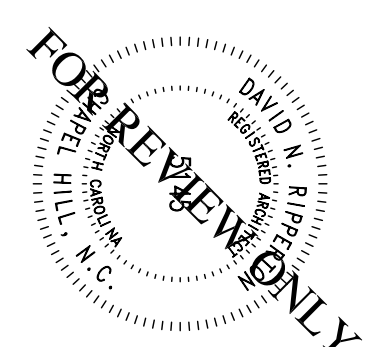
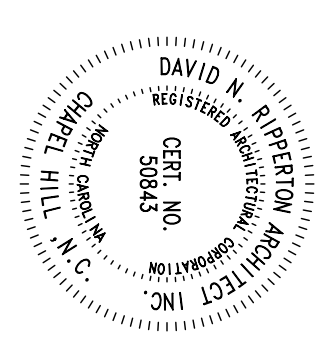
Number	Description	Date
1	submittal 2	Apr 2007
2	submittal 3	Sept 2007
3	submittal 4	Nov 2007

Drawn by: SAA  
 Checked by: \_\_\_\_\_  
 Date: 20 Nov 2007  
 Sheet \_\_\_\_\_ of \_\_\_\_\_  
 Scale: 1"=20'  
**SP-1**



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Architect  
Inc.

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Project:

ROBERSON SQUARE  
MIXED USE DEVELOPMENT  
100 ROBERSON STREET  
CARRBORO, NC 27510

OWNER:  
DARCON OF N.C., INC.  
7000 HARPS MILL RD., STE. 201  
RALEIGH, N.C. 27615  
919.868-9179  
919.845-4761, FAX

APPLICANT:  
DARCON OF N.C., INC.  
7000 HARPS MILL RD., STE. 201  
RALEIGH, N.C. 27615  
919.868-9179  
919.845-4761, FAX

Drawing:

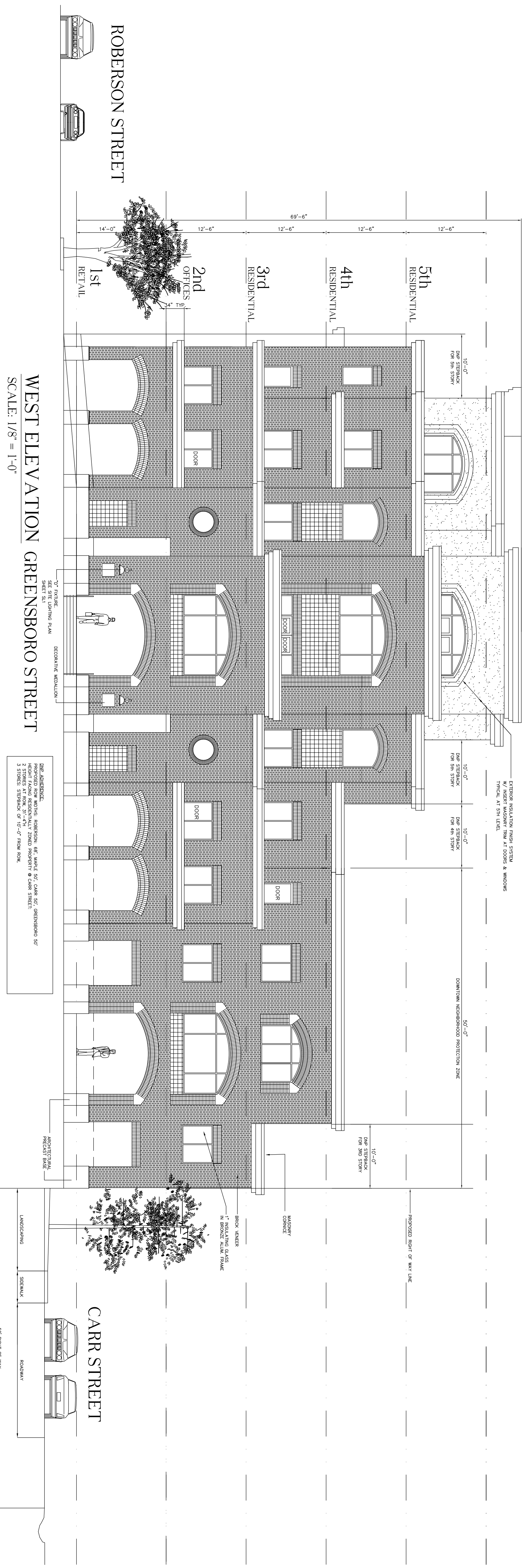
CONDITIONAL USE PERMIT  
WEST ELEVATION  
SOUTH ELEVATION

Date:

- 10-27-06
- 2ND CUP SUBMITTAL 4-16-07
- 3RD CUP SUBMITTAL 8-29-07
- 4TH CUP SUBMITTAL 11-22-07

Sheet No.

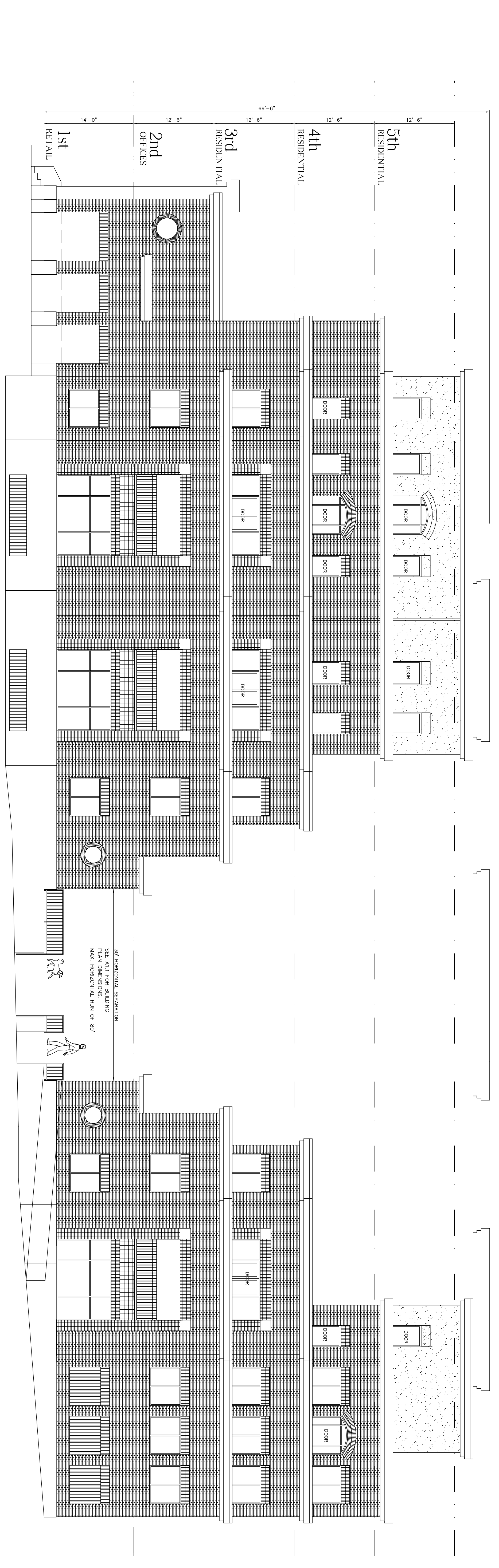
A2.1



WEST ELEVATION GREENSBORO STREET  
SCALE: 1/8" = 1'-0"

DATE: JUNE 2006.  
PROJECTED FROM WORKING DRAWINGS, 100 ROBERSON STREET, CARRBORO, NC 27510.  
2 STORES AT ROW, 3'-0" FROM ROW.  
3 STORES, 5'-0" FROM ROW.

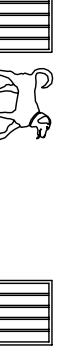
LANDSCAPING  
SIDEWALK  
ROADWAY  
SOI RIGHT OF WAY

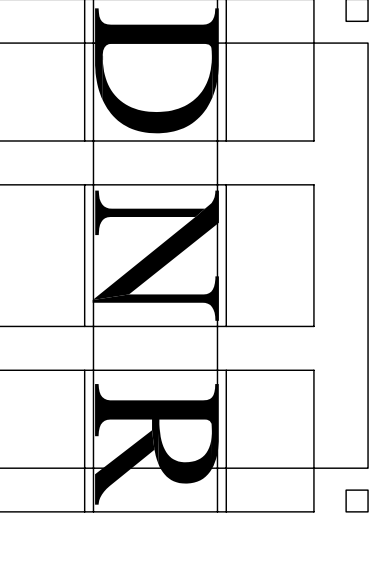


SOUTH ELEVATION CARR STREET  
SCALE: 1/8" = 1'-0"

SEE ALL FLOOR BUILDING  
PLAN. HORIZONTAL ALIGN OF 8'-0"

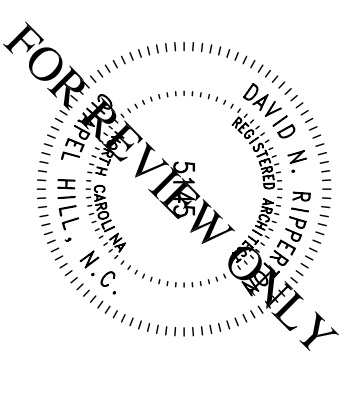
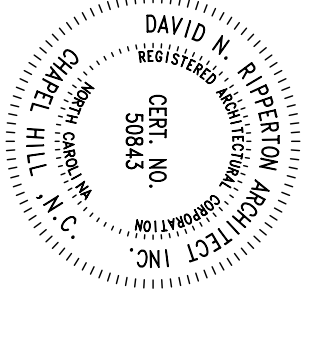
SEE HORIZONTAL SEPARATION





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Drawing:

CONDITIONAL USE PERMIT

NORTH ELEVATION  
EAST ELEVATION

Date:

10-27-06

2ND CUP SUBMITTAL 4-16-07

3RD CUP SUBMITTAL 8-29-07

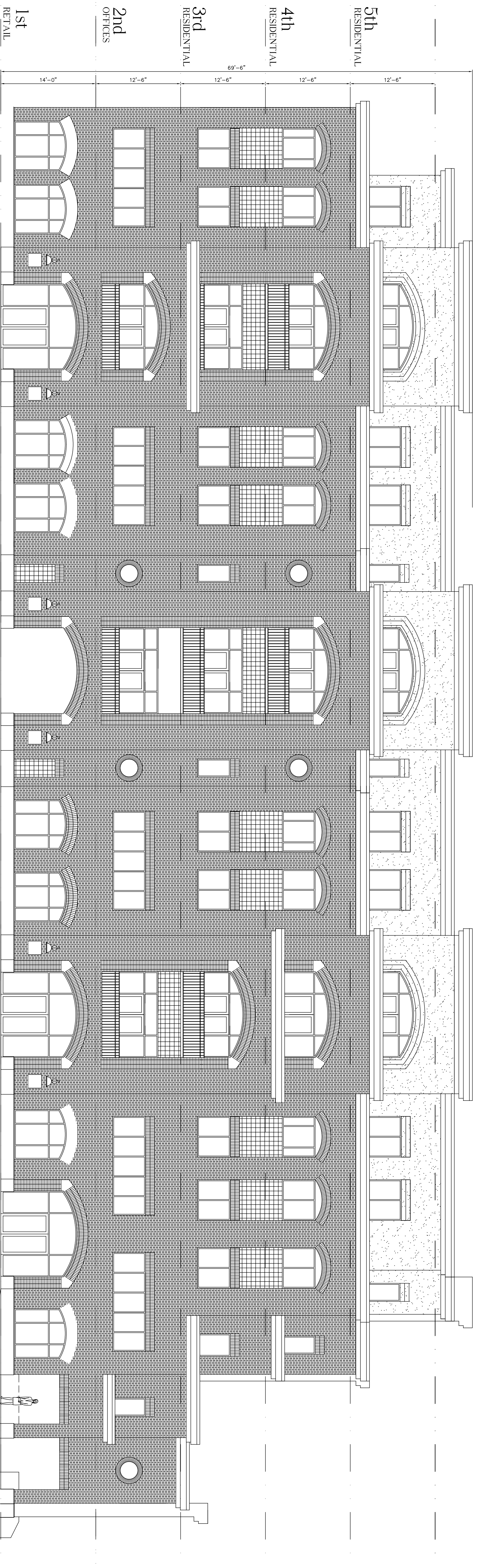
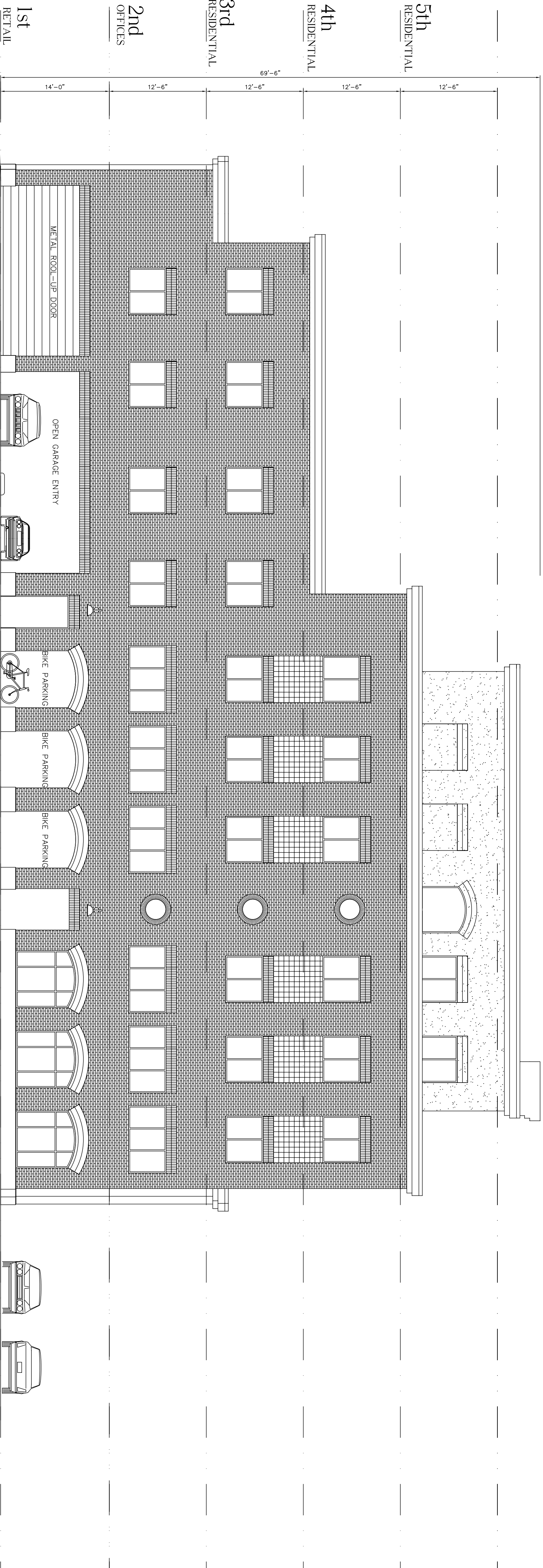
4TH CUP SUBMITTAL 11-22-07

Sheet No.

A2.2

EAST ELEVATION MAPLE AVE

SCALE: 1/8" = 1'-0"



NORTH ELEVATION ROBERSON STREET

SCALE: 1/8" = 1'-0"

EAST ELEVATION MAPLE AVE

SCALE: 1/8" = 1'-0"

EAST ELEVATION MAPLE AVE

SCALE: 1/8" = 1'-0"

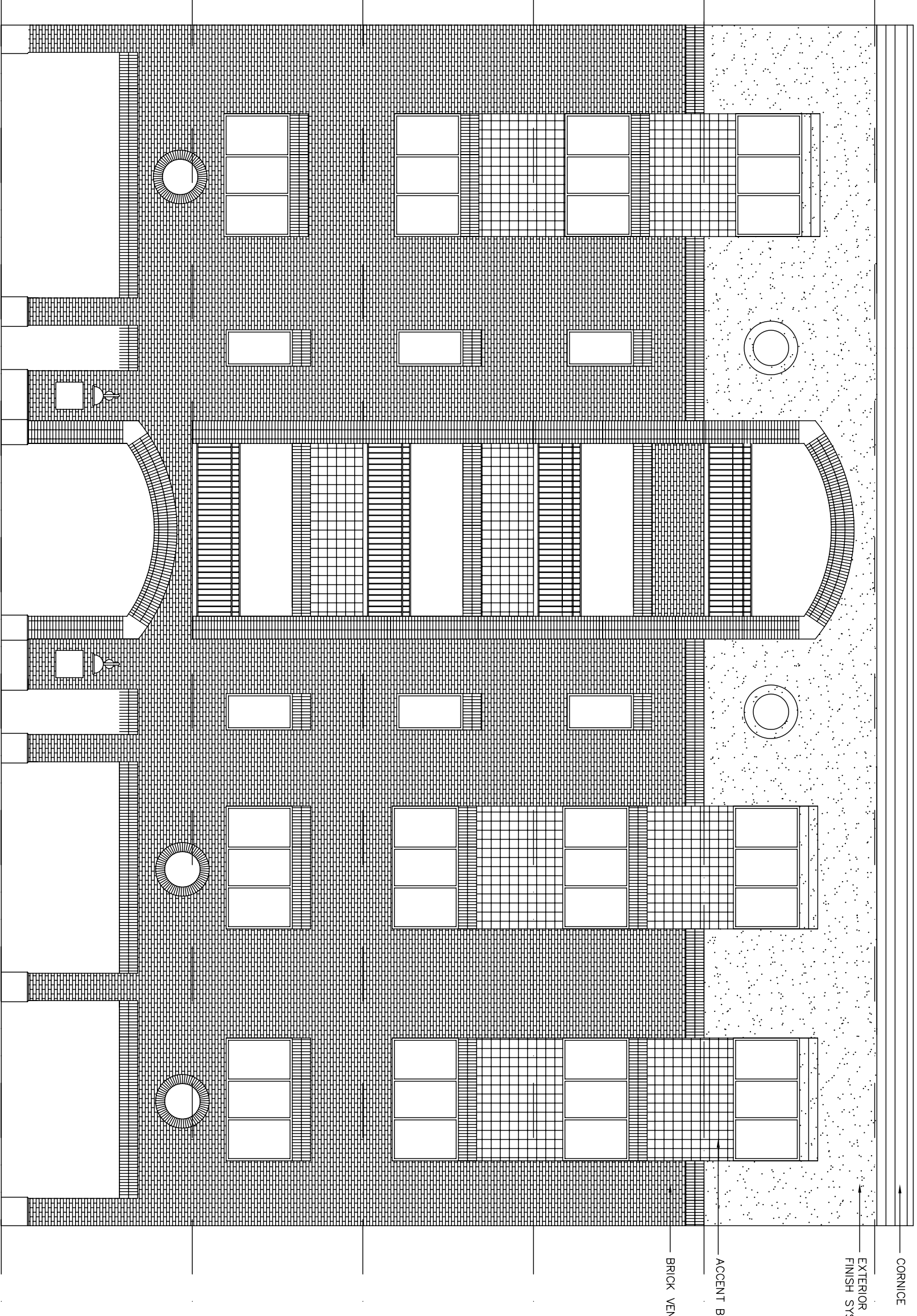
5th  
RESIDENTIAL 12'-6"

4th  
RESIDENTIAL 12'-6"

3rd  
RESIDENTIAL 12'-6"

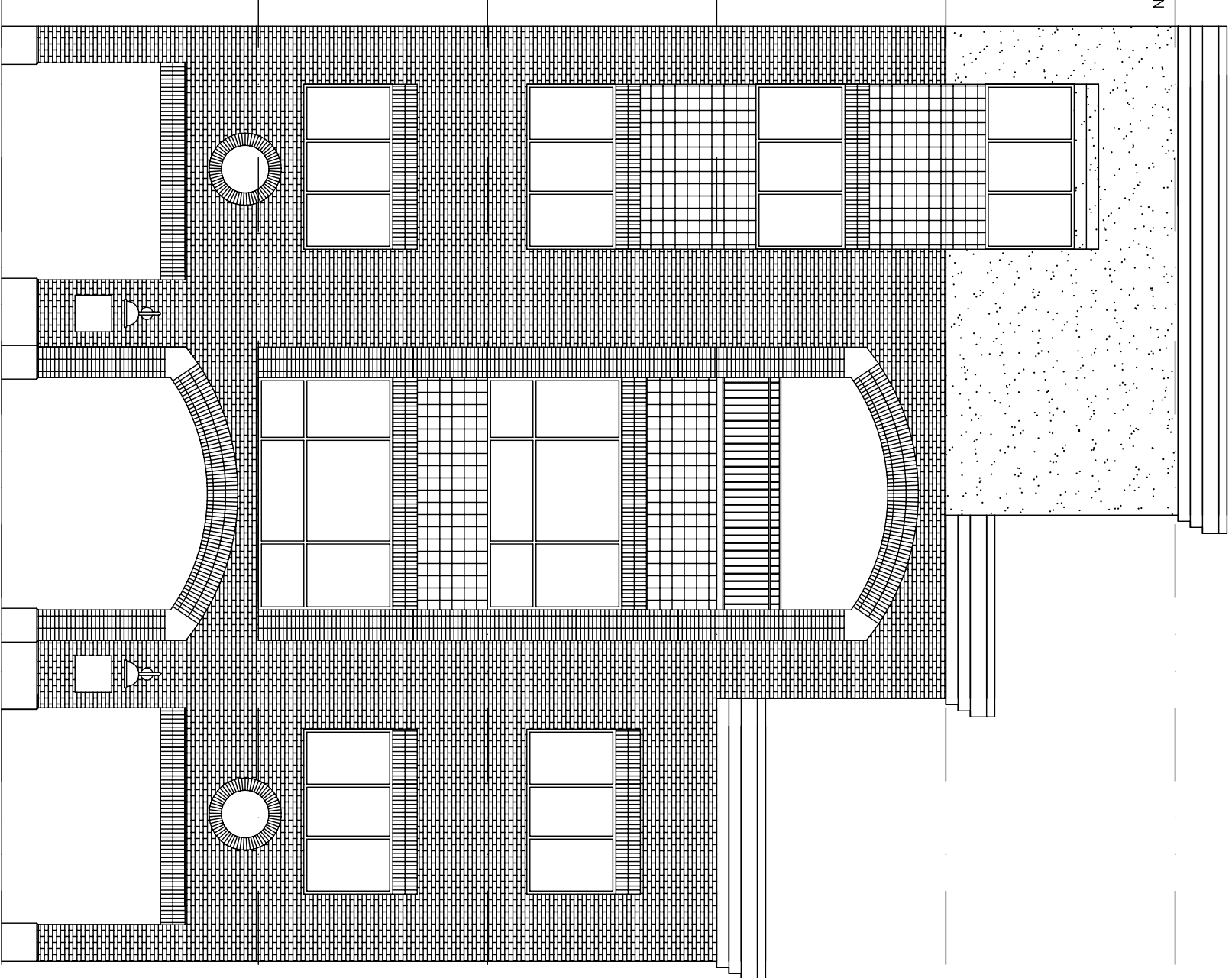
2nd  
OFFICES 12'-6"

1st  
RETAIL 14'-0"



COURTYARD NORTH ELEVATION

SCALE: 1/8" = 1'-0"



COURTYARD EAST ELEVATION

SCALE: 1/8" = 1'-0"



COURTYARD WEST ELEVATION

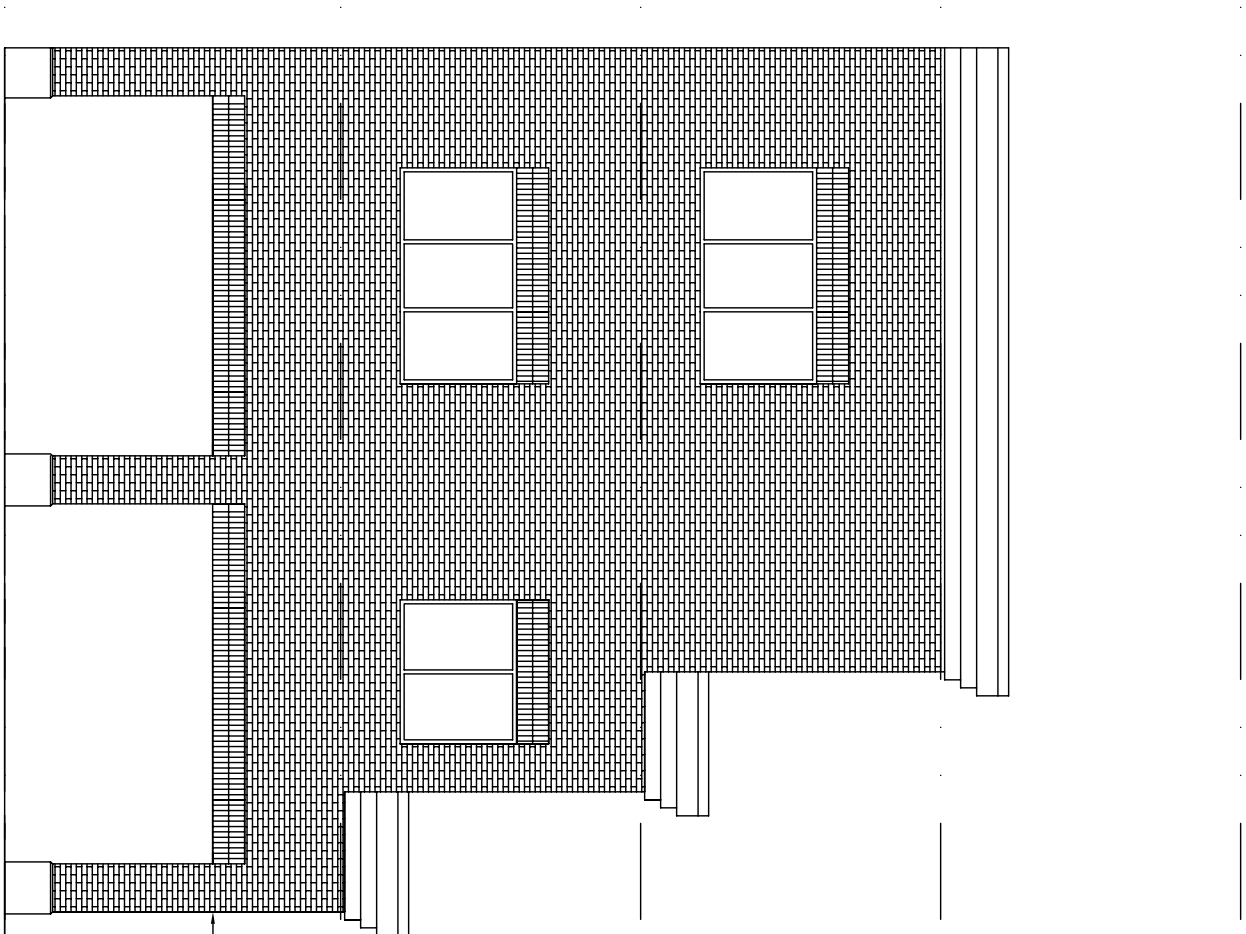
SCALE: 1/8" = 1'-0"

4th  
RESIDENTIAL 12'-6"

3rd  
RESIDENTIAL 12'-6"

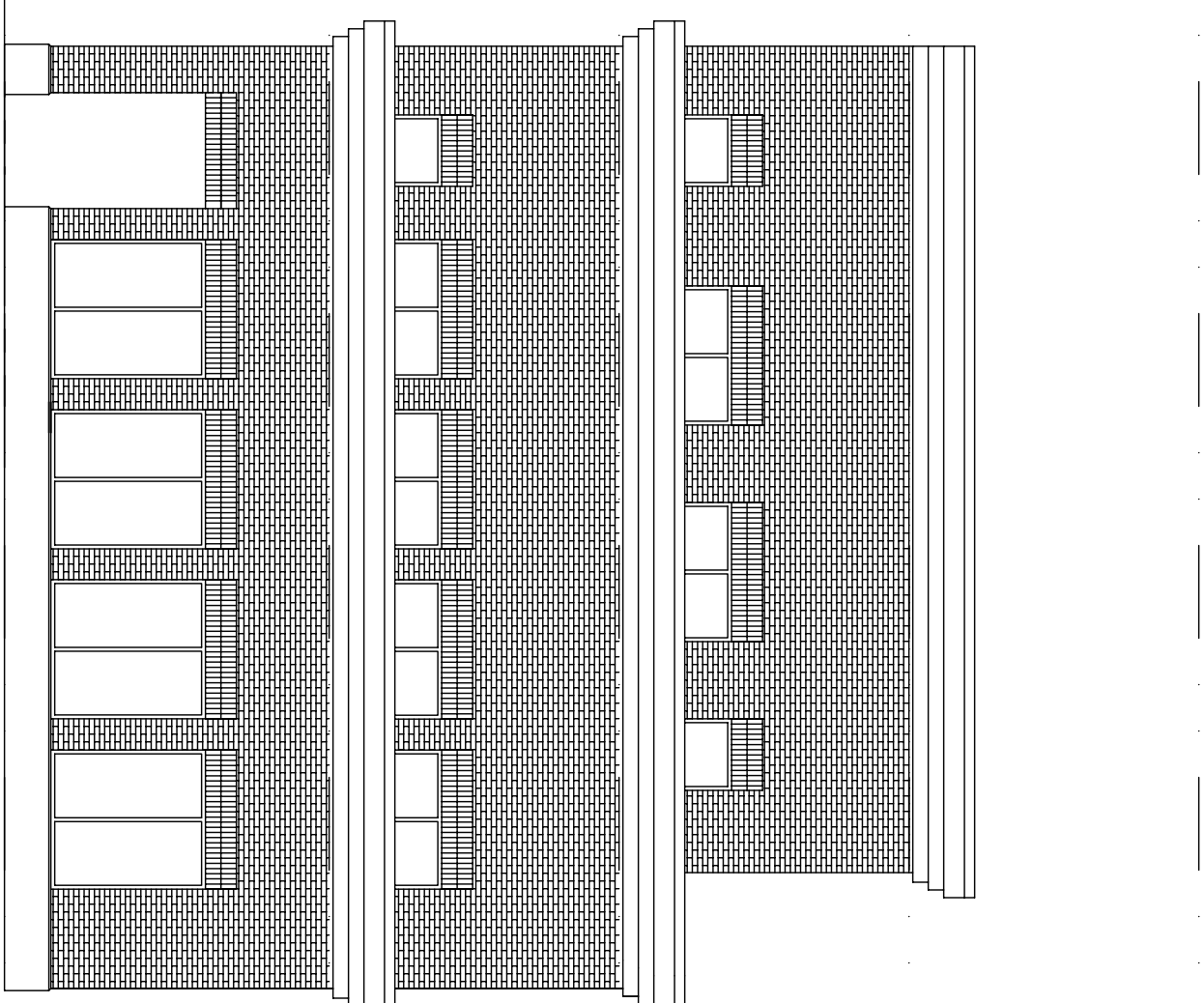
2nd  
OFFICES 12'-6"

1st  
RETAIL 14'-0"



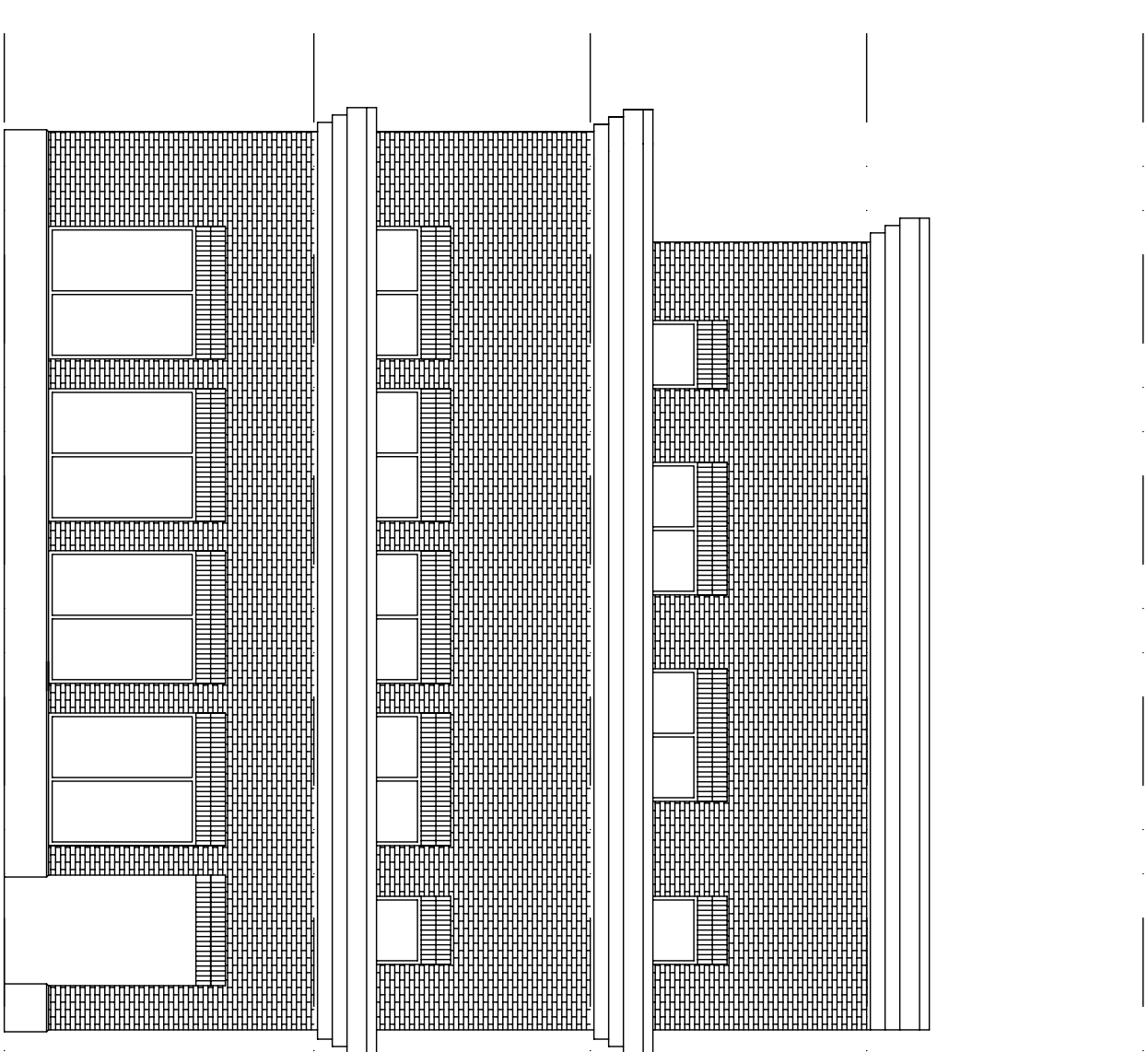
COURTYARD SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



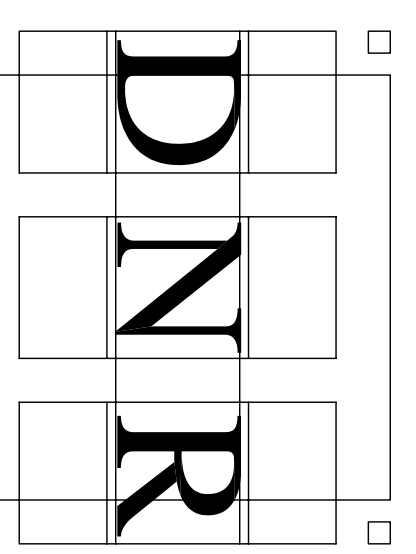
ENTRYWAY FROM CARR ST. - EAST ELEVATION

SCALE: 1/8" = 1'-0"



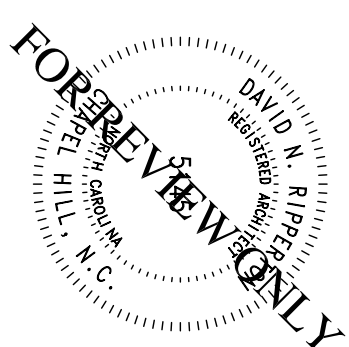
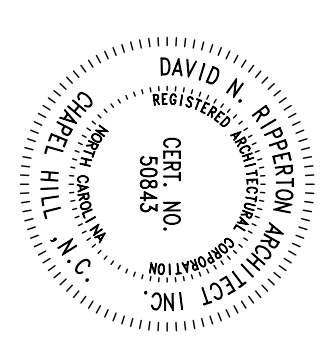
ENTRYWAY FROM CARR ST. - WEST ELEV.

SCALE: 1/8" = 1'-0"



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Project:

ROBERSON SQUARE  
MIXED USE DEVELOPMENT  
100 ROBERSON STREET  
CARRBORO, NC 27510

OWNER:  
DARCON OF N.C., INC.  
7000 HARRIS MILL RD., STE. 201  
RAVENHILL, N.C. 27615  
919.845-4761, FAX

APPLICANT:  
DARCON OF N.C., INC.  
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Drawing:

CONDITIONAL USE PERMIT

COURTYARD ELEVATIONS

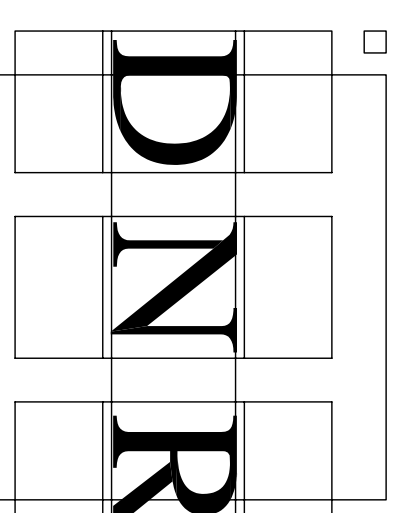
Date:

- 10-27-06
- 2ND CUP SUBMITTAL 4-16-07
- 3RD CUP SUBMITTAL 8-29-07
- 4TH CUP SUBMITTAL 11-22-07

Sheet No.

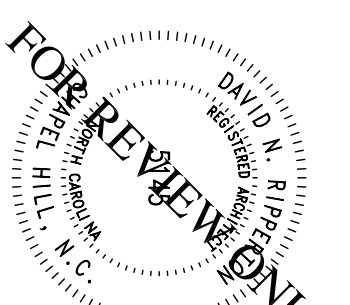
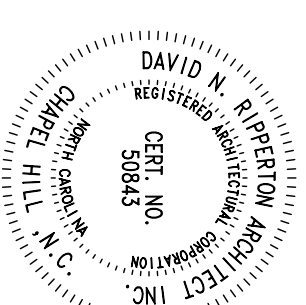
A2.3

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7000 HARPS MILL RD., STE. 301  
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919-868-9179  
919-868-4761, FAX

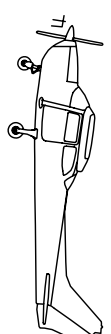
APPLICANT:

DARGON OF N.C., INC.  
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RALEIGH, N.C. 27615  
919-868-9179, FAX

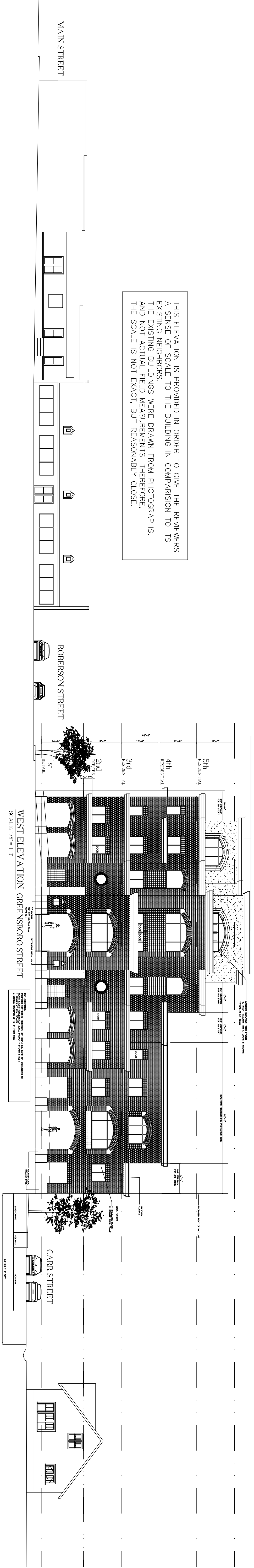
Drawing:

CONDITIONAL USE PERMIT

SCALE ELEVATION



THIS ELEVATION IS PROVIDED IN ORDER TO GIVE THE REVIEWERS A SENSE OF SCALE TO THE BUILDING IN COMPARISON TO ITS EXISTING NEIGHBORS. THE EXISTING BUILDINGS WERE DRAWN FROM PHOTOGRAPHS, AND NOT ACTUAL FIELD MEASUREMENTS. THEREFORE, THE SCALE IS NOT EXACT, BUT REASONABLY CLOSE.

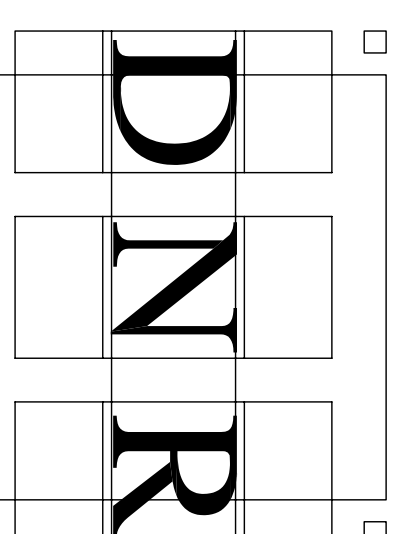


- Date: \_\_\_\_\_
- 2ND CUP SUBMITTAL 4-16-07
- 3RD CUP SUBMITTAL 8-29-07
- 4TH CUP SUBMITTAL 11-22-07

Sheet No. \_\_\_\_\_

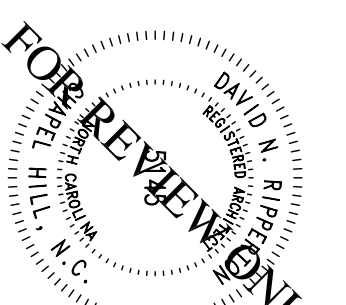
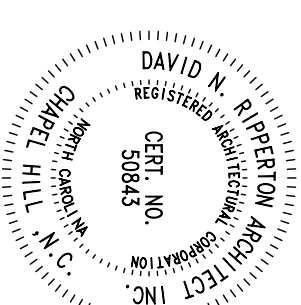
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A2.4



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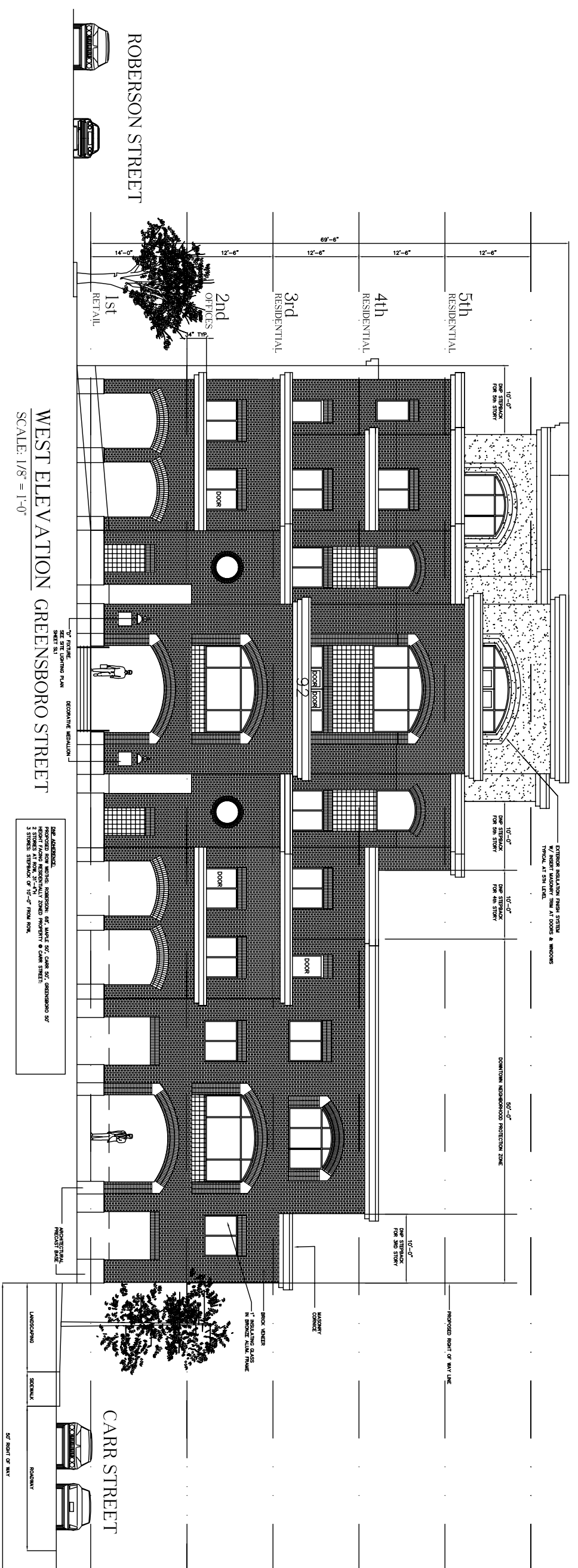
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RALEIGH, N.C. 27615  
919.868-9179  
919.845-4761, FAX

Drawing:

CONDITIONAL USE PERMIT

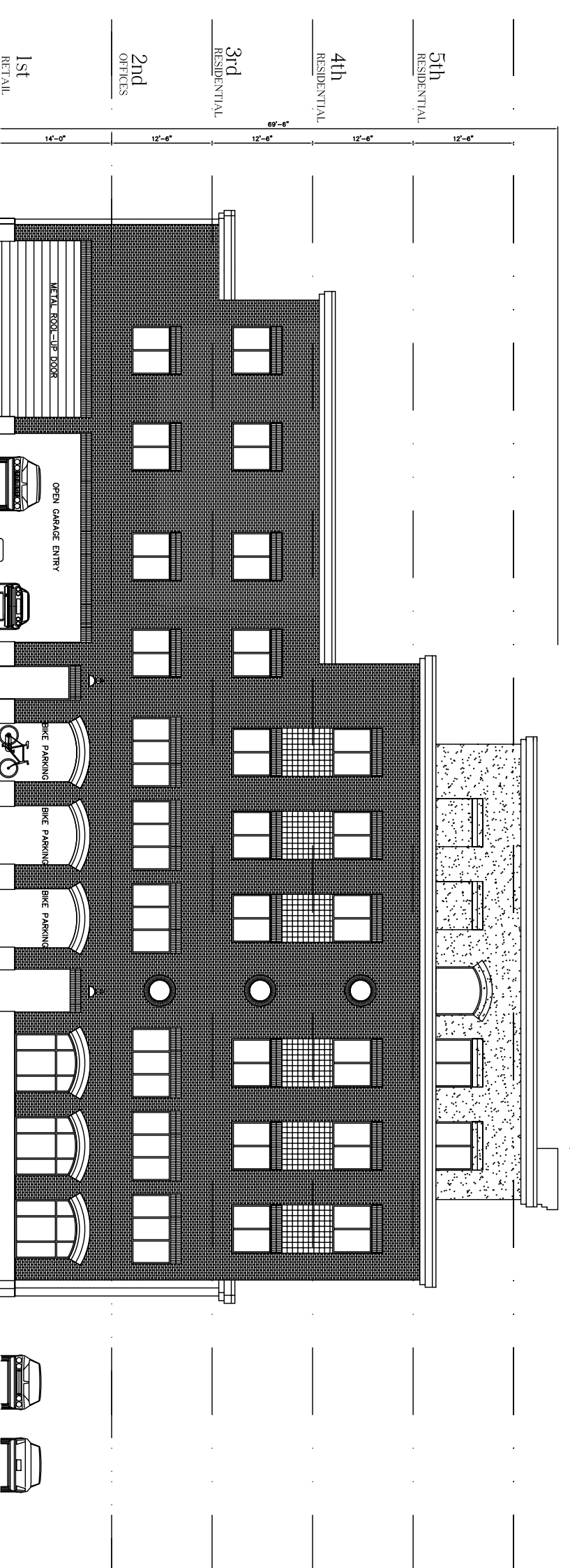
ARCHITECTURAL STANDARDS



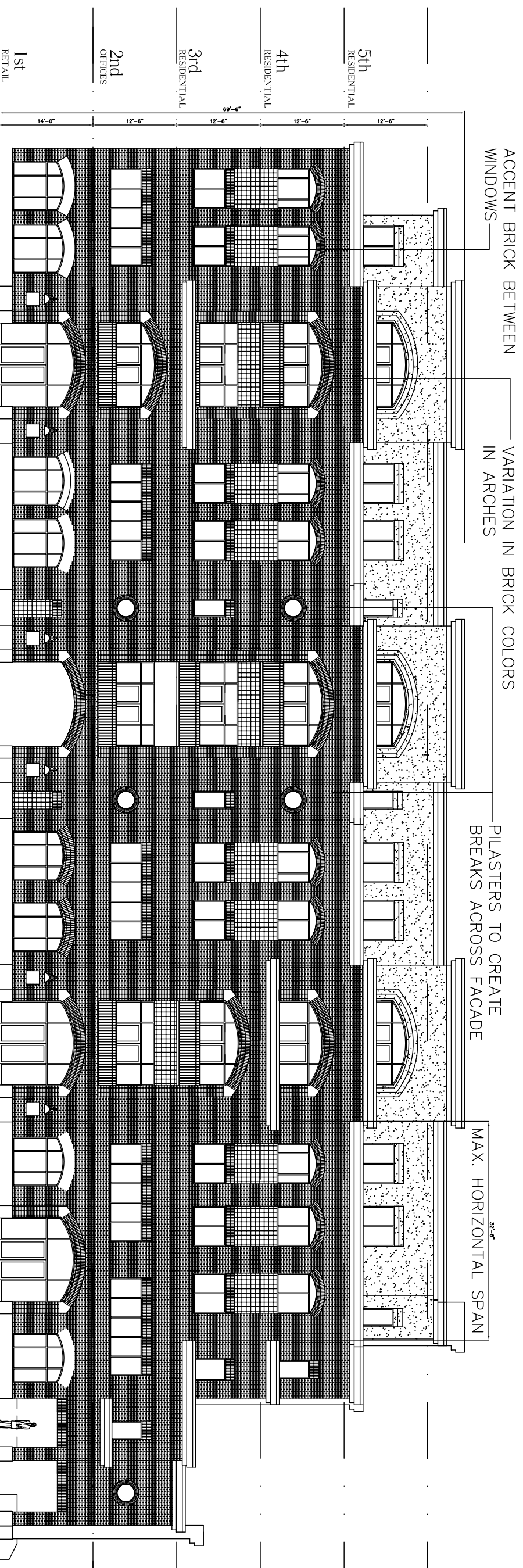
WEST ELEVATION GREENSBORO STREET  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION CARR STREET  
SCALE 1/8" = 1'-0"



EAST ELEVATION MAPLE AVE  
SCALE 1/8" = 1'-0"



NORTH ELEVATION ROBERSON STREET  
SCALE 1/8" = 1'-0"

Sheet No.

Date: \_\_\_\_\_  
2ND CUP SUBMITTAL 4-16-07  
3RD CUP SUBMITTAL 8-29-06  
4TH CUP SUBMITTAL 11-22-07

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