URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
http://www.cityofmadison.com/planning/documents/UDCapplication.pdf

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: February 4, 2015	☐ Informational Presentation
UDC Meeting Date: February 11, 2015	☐ Initial Approval
Combined Schedule Plan Commission Date (if applicable): February 23, 2015	■ Final Approval

1. Project Address: 516 - 530 Cottage Grove Road
Project Title (if any): Royster Corners

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

☐ Project in an Urban Design District* (public hearing-$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) ($150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☐ Planned Development (PD)
  ☐ General Development Plan (GDP)
  ☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

☐ Comprehensive Design Review* (public hearing-$300 fee) ☐ Street Graphics Variance* (public hearing-$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-$300 fee)

C. Other:

■ Please specify: Public Building - Library

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Ruedebusch
Company: Ruedebush Development
Street Address: 4605 Dovetail Drive
City/State: Madison, WI Zip: 53704
Telephone: (608) 249-2012 Fax: (___) ___
Email: jeff@ruedebusch.com

Project Contact Person: J. Randy Bruce
Company: Knothe & Bruce Architects, LLC
Street Address: 7601 University Ave, Suite 201
City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: (___) ___
Email: rbruce@knothebruce.com

Project Owner (if not applicant): ___
Street Address: ___
City/State: ___ Zip: ___
Telephone: (___) ___ Fax: (___) ___
Email: ___

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin (name of staff person) on January 29, 2015 (date of meeting).

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Carl Ruedebusch Relationship to Property Owner

Authorized Signature [signature] Date 2/4/15

5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: UDCApplications@cityofmadison.com The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

Fees: Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

Project Plans: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation
   - ☐ Locator Map
   - ☐ Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
   - ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
   - ☐ Any and all relevant plans and information on which feedback from the UDC is requested.
2. Initial Approval
   - ☐ Locator Map
   - ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
   - ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
   - ☐ Landscape Plan and Plant List
   - ☐ Building Elevations for all building sides
   - ☐ PD text and letter of intent (if applicable)
3. Final Approval
   - ■ Locator Map
   - ■ Site Plan showing location of existing and proposed buildings
   - ■ Grading Plan
   - ■ Landscape Plan
   - ■ Plant List, including scientific name, size at planting, quantity and root condition for each species.
   - ■ Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
   - ■ Proposed Signage
   - ■ Lighting Plan, including fixture cut sheets and photometrics plan
   - ■ Utility/HVAC equipment location and screening details
   - ☐ PD text and letter of intent (if applicable)
   - ■ Samples of the exterior building materials (presented at the UDC meeting)

October 29, 2014 (Updated February 4, 2015)

Mr. Alan Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent – UDC Review
Royster Crossings
Royster Crossings Plat – Lot 2 & 3
Madison, WI
KBA Project # 1421

Mr. Alan Martin:

The following is submitted together with the plans and application for the staff and UDC consideration of approval.

Organizational Structure:

Owner/Developer: Ruedebusch Development
4605 Dovetail Drive
Madison, WI 53704
Phone: 608-249-2012
Contact: Jeff Ruedebusch
jeff@ruedebusch.com

Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Ste A
McFarland, WI 53558
Phone: 608-838-7750
Contact: Ryan Quam
rquam@quamengineering.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
Phone: 608-836-3690
Fax: 608-836-6934
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: The Bruce Company
2830 Parmenter Street
P.O. Box 620330
Middleton, WI 53562
Phone: 608-836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:

The proposed site, Lots 2 & 3 of the Royster Corners Plat, is located on the corner of Cottage Grove Road and Dempsey Road. The site is zoned TE. The proposed development plan will create a mixed-use building that will feature attractive architecture, landscaping, and amenities that will support the immediate neighborhood.

Project Description:

The new building will be four stories tall and will contain 89 apartment units above approximately 40,000 square feet of commercial space on the first floor. There will also be 104 enclosed parking spaces.

The building façades includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and metal paneling with a cast stone base. Vehicular access to the site is achieved from Dempsey Road, Pinney Street, and Royster Oaks Street, providing access to the surface level parking and lower level enclosed parking.

Conditional Use

With this application we are requesting a conditional uses for a Mixed Use Building with both Commercial and Multi-family uses. We believe that this development maintains the orderly development pattern set out by the neighborhood plan and the zoning code and that the conditional use standards can be met.

The proposed development will provide surface parking, activate the streetscape, and bring additional amenities to the Royster Corners area neighborhoods.

Site Development Data:

Densities:

Lot Area in S.F.	162,579 S.F.
Lot Area in Acres	3.74 acres
Dwelling Units	89 DU
Commercial Space	40,000 S.F.
Lot Area / D.U.	1,826 S.F./D.U.
Density	24 units/acre
Open Space	33,439 S.F.
Open Space / D.U.	375 S.F./D.U.
Lot Coverage	119,199 SF (73%)

Vehicle Parking:

Surface:	185 stalls
Underground:	104 stalls
Total	289 stalls

Bicycle Parking:

Garage – STD. 2'x6'	90 stalls
Exterior – STD. 2'x6'	94 stalls
Total	184 stalls

Gross Floor Areas:

Commercial Area	40,000 S.F.
Enclosed Parking Area	47,515 S.F.
Residential Area	104,465 s.f.
Total Gross Area	191,980 S.F.

Development GFA Total: 193,180 S.F.

Dwelling Unit Mix:

One Bedroom	48
Two Bedroom	41
Total Dwelling Units	89

Building Height: Four Stories

Project Schedule:

It is anticipated that construction will start in the spring of 2015 and will be completed in the spring of 2016.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member

MADISON
PUBLIC
LIBRARY
Central

201 W. Mifflin Street
Madison, WI 53703

608.266.6300 ph
608.266.4338 fax

Library Parking Considerations for Royster Corners

Members of the Urban Design and Planning Commissions:

A major consideration for Madison Public Library in the locating of our facilities is the ability to provide sufficient parking when we can for our patrons. In our discussions with the Royster Corners developers, we have consistently communicated this objective. Although Royster Corners is well positioned to provide bus, bicycle and pedestrian access, the vast majority of our users access our facilities by car.

Additional reasons that have factored into providing sufficient parking capacity:

Expanded Service Scope

In 2014, the current Pinney Library welcomed over 323,000 visitors. The new facility will double the square footage and allow us to expand our technology and programming options, and greatly increase our community meeting opportunities. We anticipate a minimum of a 30% increase in visitors.

Creating Additional Placemaking Opportunities

The Library envisions repurposing a portion of the parking lot as a key flex space for outdoor programming with our community partners. Several neighborhood and citywide plans have echoed this recommendation for more opportunities for outdoor public programming. We have asked the architects to incorporate this feature into the parking lot design by adding tent anchors, power access and landscaping. This event space will require the larger parking footprint to accommodate programming and parking needs.

Avoiding Parking Challenges

Even with the limited space for programming and community meetings at the current Pinney Library, we often exceed our parking capacity of 53 stalls. We cope with this issue through the generosity of Walgreens, who has allowed our patrons access to their parking, but it continues to be a concern for library users.

We have also learned from our experience at Sequoya Library. The limited parking capacity (96 stalls) at Sequoya Commons results in daily overflows and constant frustration for our patrons and the customers of our neighboring businesses.

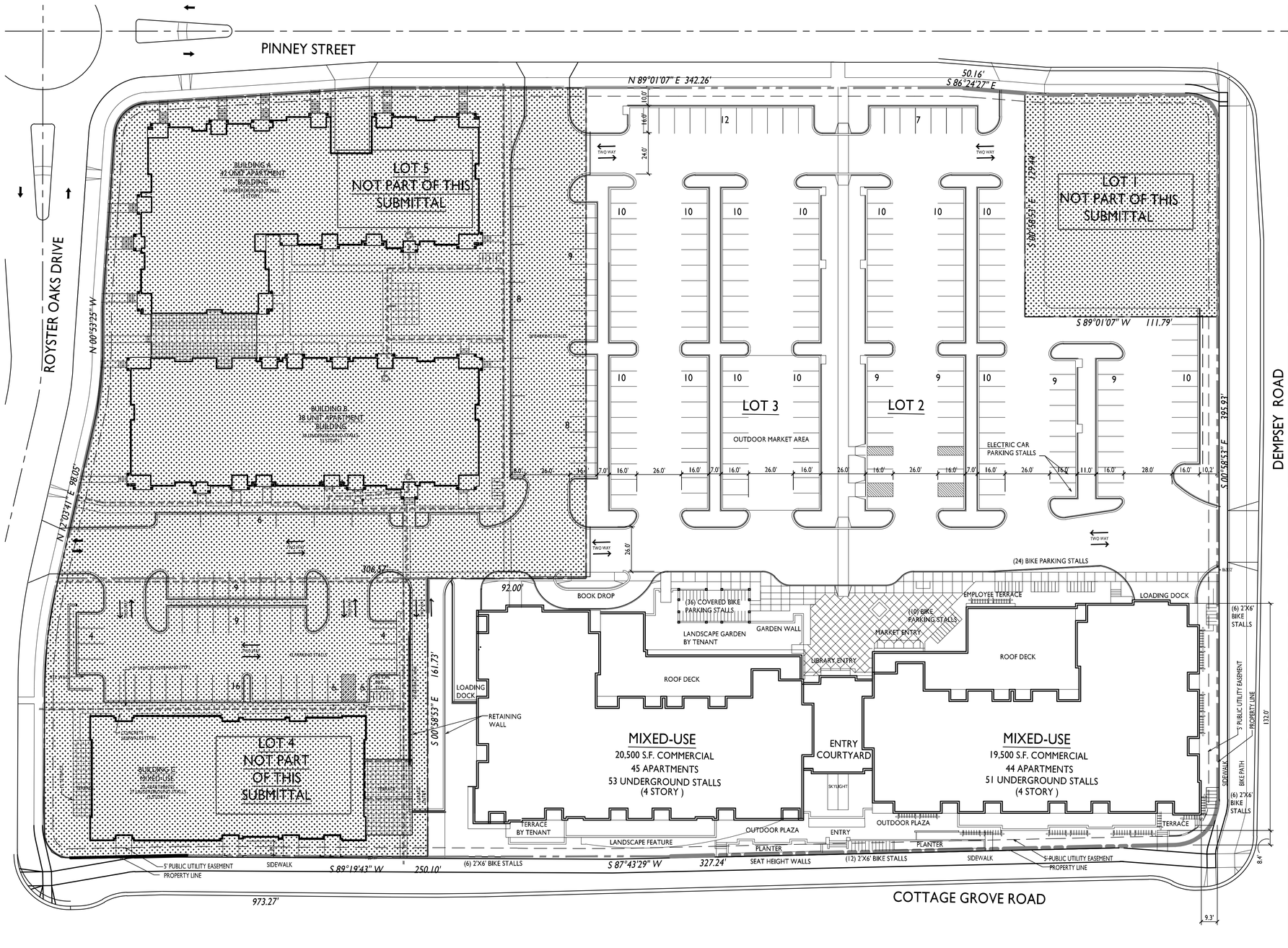
Library Usage

Libraries are destinations for many of our patrons who spend large blocks of time conducting research, enjoying programs, or attending meetings. Libraries also can become a quick stop in a daily chain of errands between groceries and children activities. The ability to accommodate all of our patrons parking needs can only be achieved with sufficient capacity.

Respectfully submitted,

G. Mickells

Greg Mickells, Library Director



1 C-1.1 SITE PLAN

1" = 30'-0"

SITE INDEX SHEET

SITE

C-1.1	SITE PLAN
C-1.0	SITE/FIRST FLOOR PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE PLAN
C-1.5	USABLE OPEN SPACE PLAN
C-2.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
C-2.1	PRELIMINARY UTILITY PLAN
L-1.0	LANDSCAPE PLAN

ARCHITECTURAL

A-1.1a	BASEMENT PLAN WEST WING
A-1.1b	BASEMENT PLAN EAST WING
A-1.2a	FIRST FLOOR PLAN WEST WING
A-1.2b	FIRST FLOOR PLAN EAST WING
A-1.3a	SECOND FLOOR PLAN WEST WING
A-1.3a	SECOND FLOOR PLAN EAST WING
A-1.4a	THIRD FLOOR PLAN WEST WING
A-1.4a	THIRD FLOOR PLAN EAST WING
A-1.5a	FOURTH FLOOR PLAN WEST WING
A-1.5a	FOURTH FLOOR PLAN EAST WING
A-2.1	EXTERIOR ELEVATIONS
A-2.2A	EXTERIOR ELEVATIONS
A-2.2B	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	EXTERIOR ELEVATIONS

SITE DEVELOPMENT STATISTICS LOTS 2 & 3

LOT AREA	162,579 S.F./ 3.74 ACRES	
DWELLING UNITS	89 D.U.	
LOT AREA/ D.U.	1,826 S.F./D.U.	
DENSITY	24 UNITS/ACRE	
BUILDING HEIGHT	4 STORIES	
GROSS FLOOR AREA		
Commercial Area		40,000 S.F.
Enclosed Parking Area (Basement)		47,515 S.F.
Residential Area		104,465 s.f.
Total Gross Area		191,980 S.F.
FLOOR AREA RATIO	1.12	
LOT COVERAGE	119,199 S.F.	73% (85% MAX)
UNIT MIX		
ONE BEDROOM	48	
TWO BEDROOM	41	
TOTAL	89	
VEHICLE PARKING		
SURFACE	185	
UNDERGROUND	104	
TOTAL	289	
BIKE PARKING		
FLOOR STALL, SURFACE		94
FLOOR STALL, UNDERGROUND		90
TOTAL		184
USABLE OPEN SPACE		
GROUND LEVEL	21,836 S.F.	
DECKS & PATIOS	11,603 S.F.	
TOTAL	33,439 S.F.	

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - September 10, 2014
Addendum #1 - October 22, 2014
Issued for UDC - October 29, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
ROYSTER CORNERS

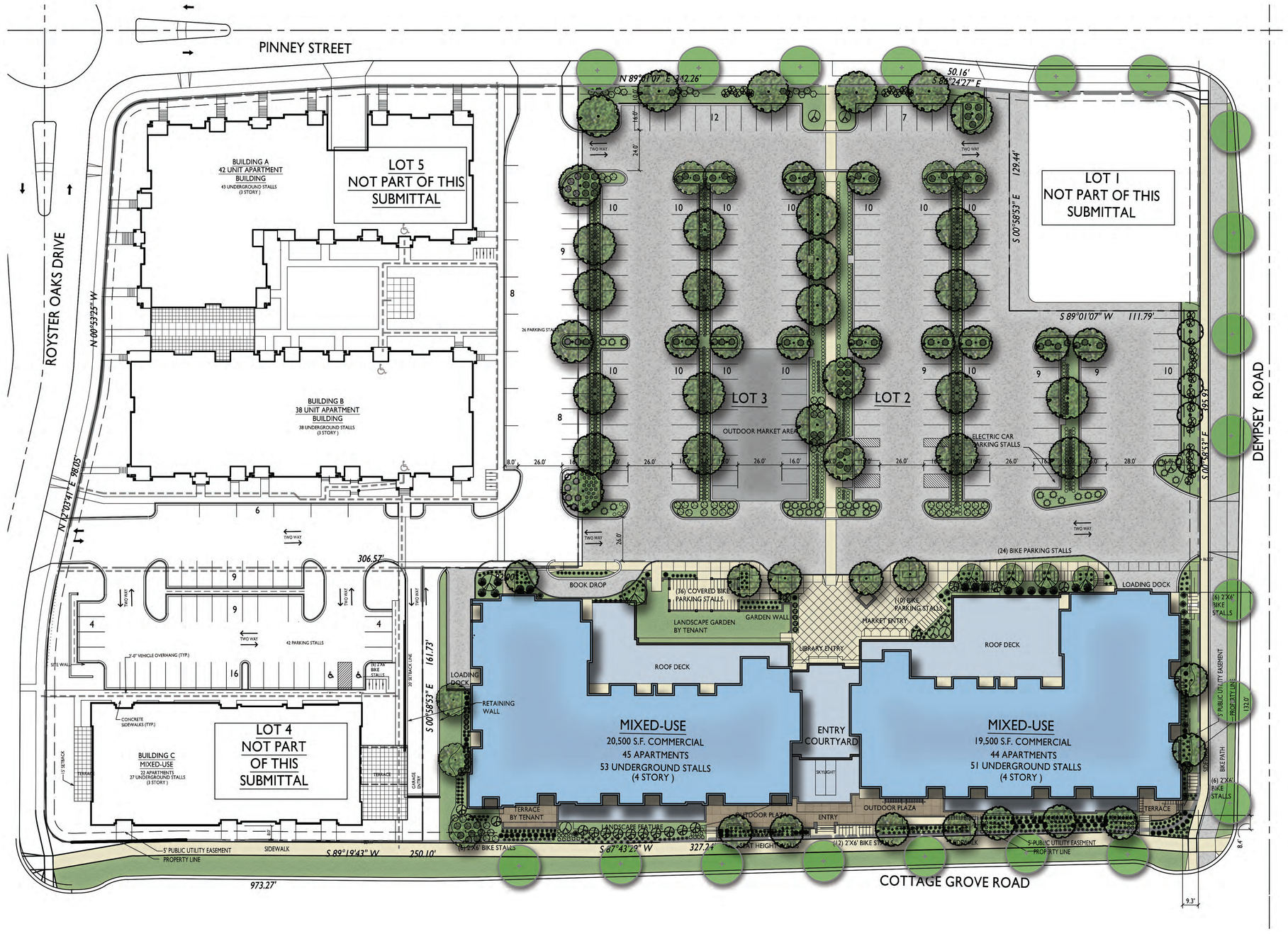
Lot 2 & 3 of Royster Corners Plat

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1421

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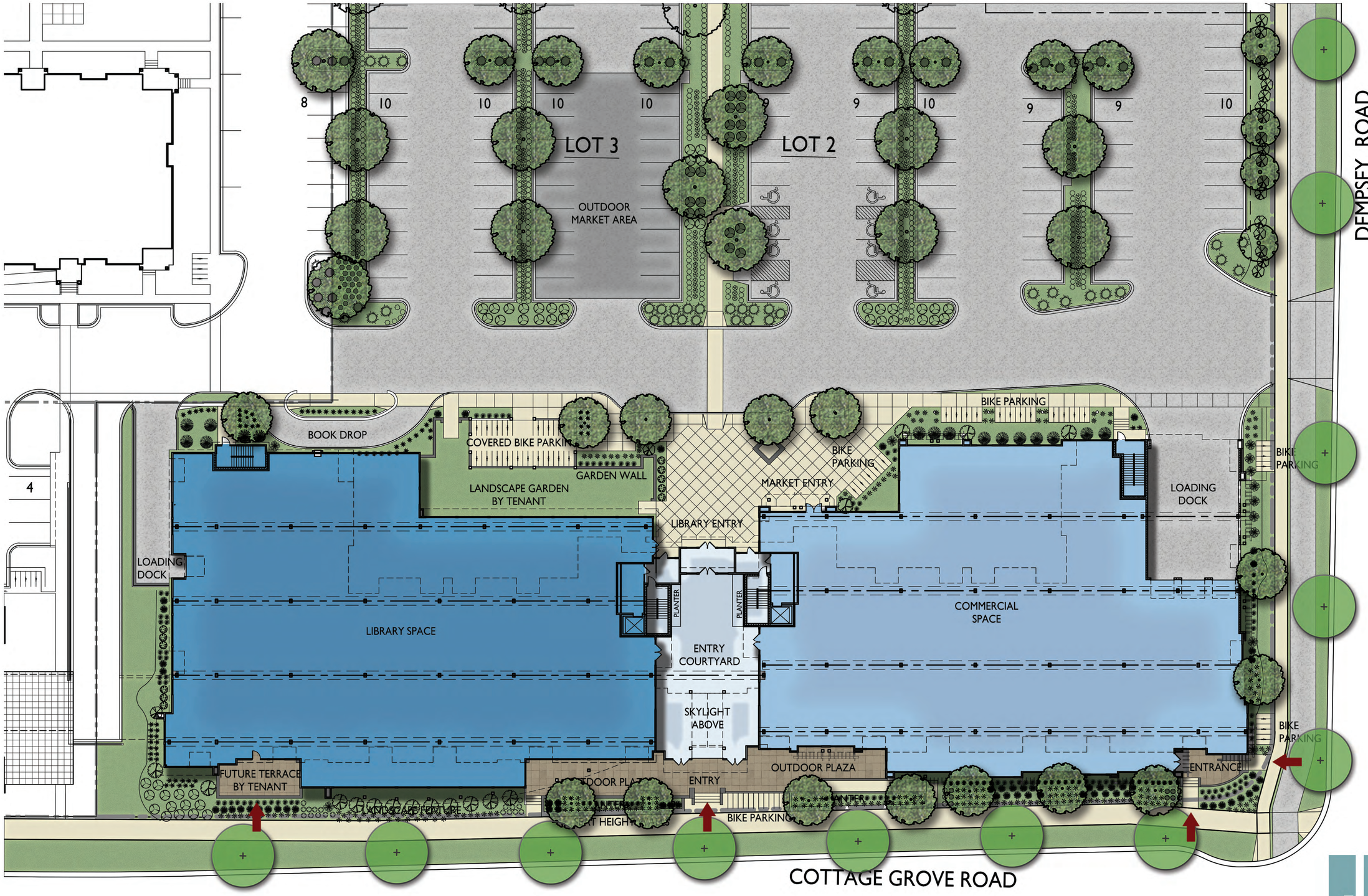


1 / C-1.1 SITE PLAN

1" = 30'-0"

Royster Corners
Site Plan
February 4, 2015

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1 / A-1.0 SITE / FIRST FLOOR PLAN

Royster Corners
Site / First Floor Plan
February 4, 2015

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GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Aluminum Edging" to be Curv Rite Aluminum Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
10% Palmer IV Perennial Ryegrass
20% Dragon Kentucky Bluegrass
20% Diva Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Vail II Perennial Ryegrass
15% Ginney Kentucky Bluegrass

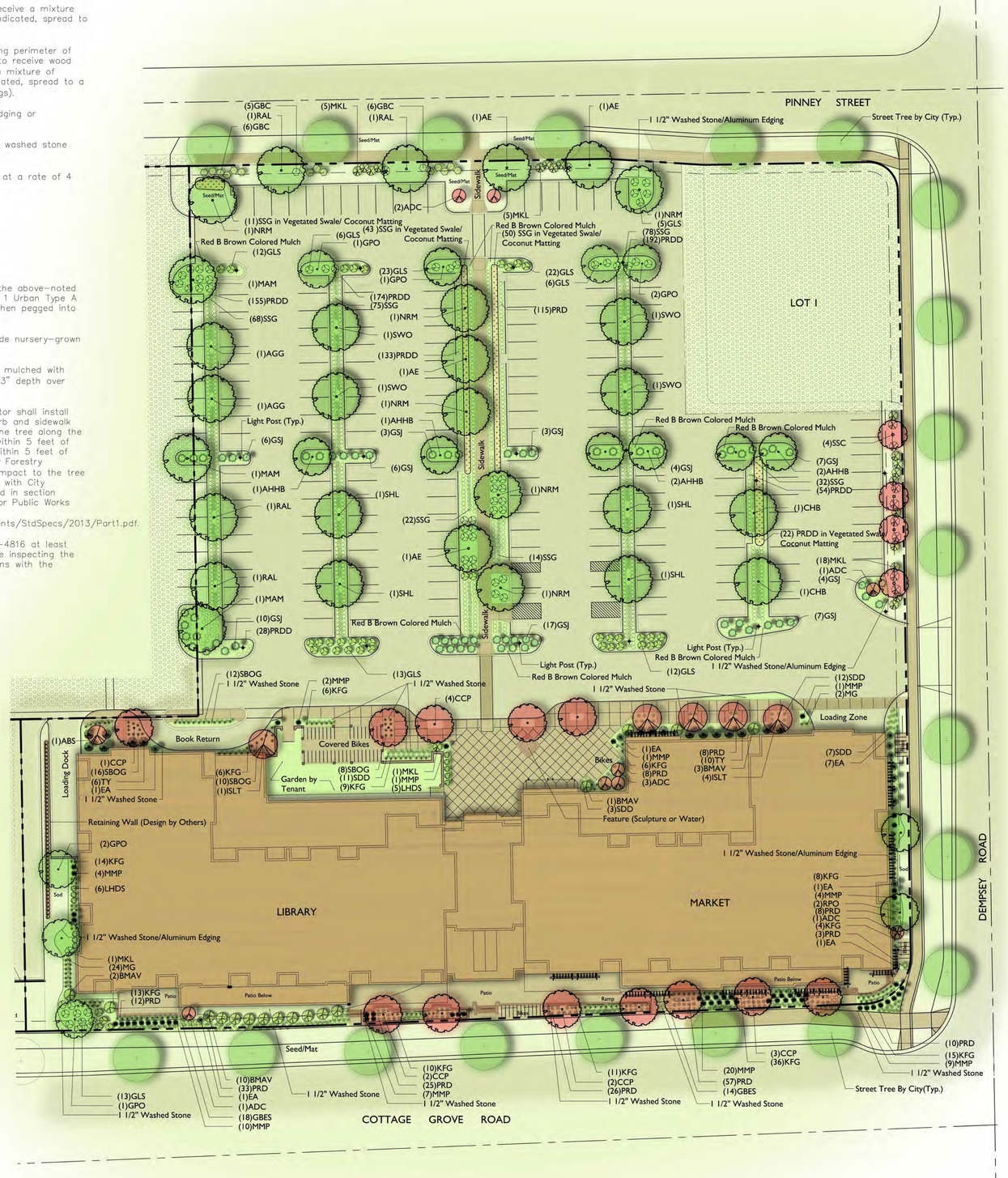
G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class 1 Urban Type A Biodgradable straw erosion control netting that is then pegged into the soil with biodegradable staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If Excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-
http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf.

K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.


PINNEY STREET
Street Tree by City (Typ.)
1 1/2" Washed Stone/Aluminum Edging
Seed/Mat
Sidewalk
LOT 1
Red B Brown Colored Mulch
Light Post (Typ.)
Red B Brown Colored Mulch
1 1/2" Washed Stone/Aluminum Edging
(22) PRDD in Vegetated Swale/ Coconut Matting
(43)SSG in Vegetated Swale/ Coconut Matting
(50) SSG in Vegetated Swale/ Coconut Matting
(11)SSG in Vegetated Swale/ Coconut Matting
Red B Brown Colored Mulch
Red B Brown Colored Mulch
Red B Brown Colored Mulch
Red B Brown Colored Mulch
Red B Brown Colored Mulch
Red B Brown Colored Mulch
Light Post (Typ.)
Light Post (Typ.)
Light Post (Typ.)
Light Post (Typ.)
Light Post (Typ.)
Light Post (Typ.)
1 1/2" Washed Stone
1 1/2" Washed Stone
1 1/2" Washed Stone



1 / A-2.2B NORTH ELEVATION - EAST WING
1/8"=1'-0"



2 / A-2.2B NORTH ELEVATION - WEST WING
1/8"=1'-0"

Royster Corners
Madison, WI
February 4, 2015

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1 A-2.3 EAST ELEVATION

1/8"=1'-0"



2 A-2.3 WEST ELEVATION

1/8"=1'-0"

Royster Corners
Madison, WI
February 4, 2015

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1 / A-2.2A SOUTH ELEVATION - WEST WING
1/8"=1'-0"



1 / A-2.2A SOUTH ELEVATION - EAST WING
1/8"=1'-0"

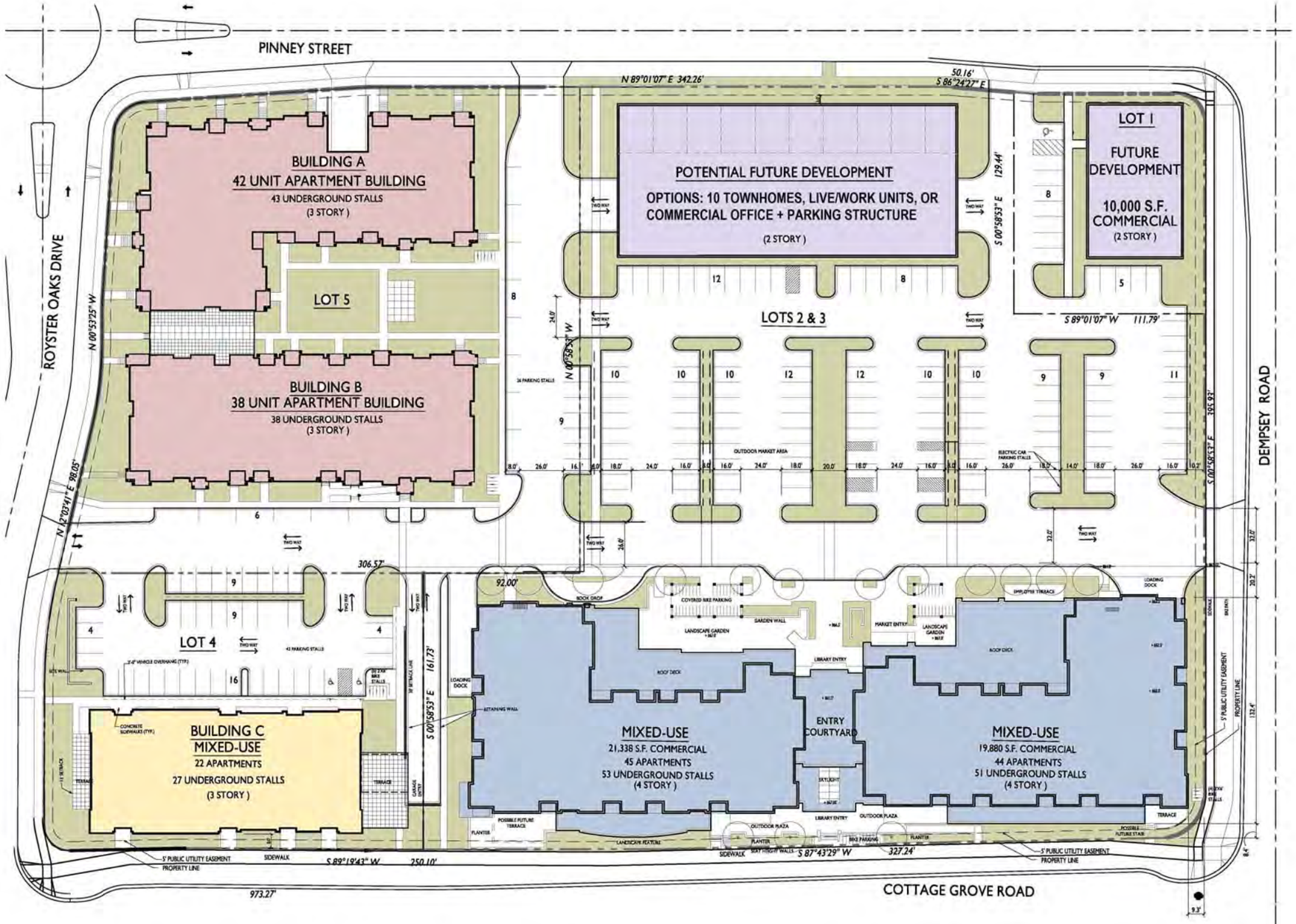
Royster Corners
Madison, WI
February 4, 2015

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Royster Corners
View from Cottage Grove Rd
February 4, 2015

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1 / C-1.1 SITE PLAN - POTENTIAL FOR FUTURE DEVELOPMENT

1" = 30'-0"

IN CONCEPT ONLY

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
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Issued for UDC - January 21, 2015

PROJECT TITLE
ROYSTER CORNERS

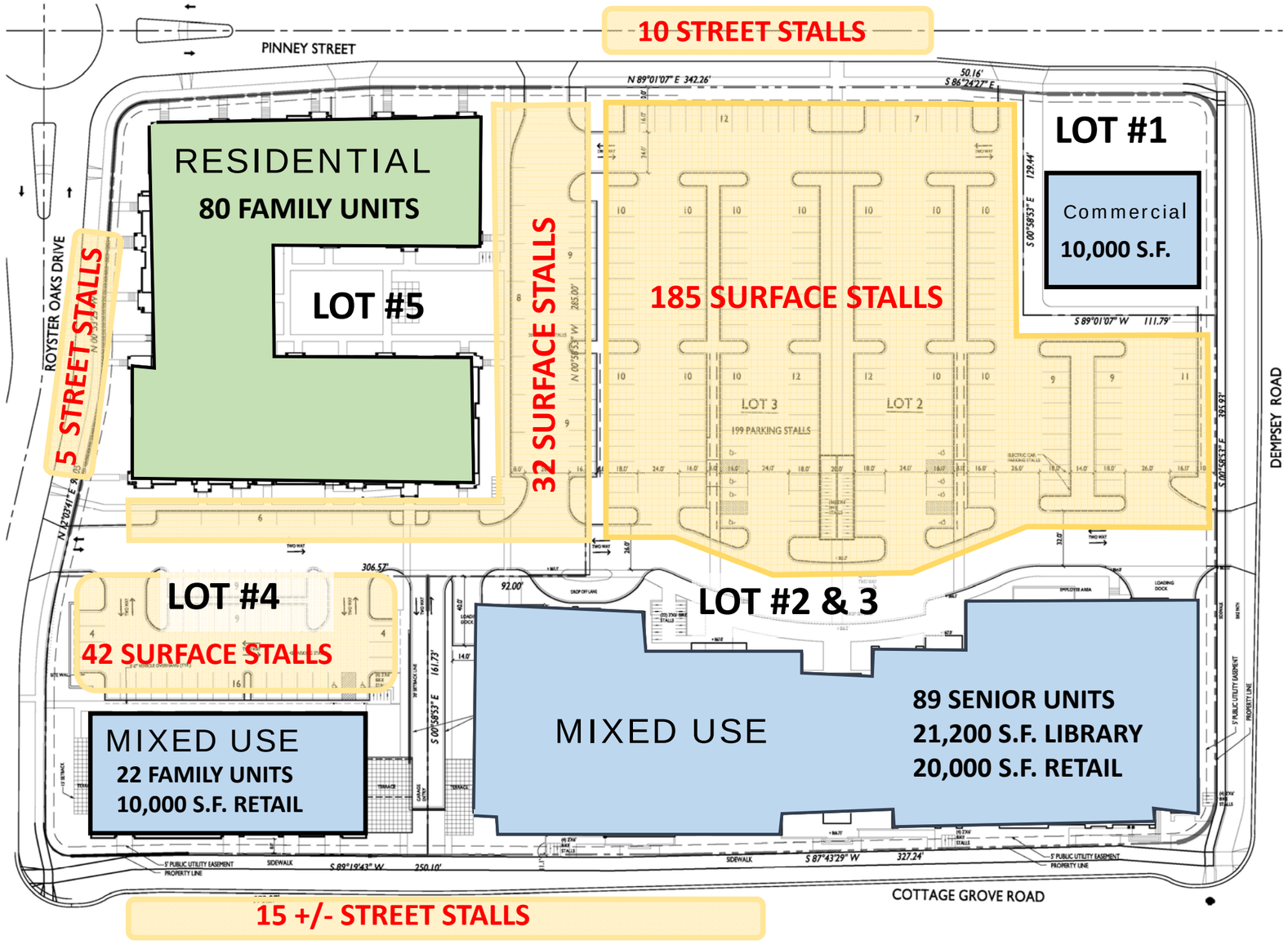
Lot 2 & 3 of Royster Corners Plat

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1B

PROJECT NO. 1421

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SHARED SURFACE PARKING

Lots # 1-5	PEAK MARKET DEMAND	PROVIDED
Retail / Library/ Commercial	244	193
Street		25
Residential	78	66
TOTAL	**303**	**284**

Table 28I-5 – Shared Parking Calculations

	RESIDENTIAL			RETAIL/ LIBRARY/ COMMERCIAL			PEAK DEMAND
	Min.	%	ADJ.	Min.	%	ADJ.	
WEEKDAY DAYTIME	78	60	**47**	244	90	**220**	267
WEEKDAY EVENING	78	100	**78**	244	80	**195**	273
WEEKEND DAYTIME	78	75	**59**	244	100	**244**	**303**
WEEKEND EVENING	78	90	**70**	244	60	**146**	216
NIGHT TIME	78	100	**78**	244	0	**0**	78
OVERALL PEAK DEMAND							**303**

ROYSTER CORNERS PARKING ANALYSIS

RUEDEBUSCH DEVELOPMENT
DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING

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TOTAL SITE SHARED PARKING

SURFACE + UNDER GROUND PARKING

Lots 1-5	Min.	Area or # Units	MARKET DEMAND		TOTAL SITE PROVIDED	TOTAL OFF STREET PROVIDED
Retail/Commercial	4/1000 s.f.	40,000 s.f.	60	**244 Surface**	**193 Surface** **25 Street**	**193 Surface**
Library	4/1000 s.f.	21,200 s.f.	84			
Residential Family Senior	 1.75/Unit 1.25/Unit	 102 Units 89 Units	179 111	212 Under Ground **78 Surface**	**212 Under Ground** **66 Surface**	**212 Under Ground** **66 Surface**
TOTAL			**534 Spaces**		**496 Spaces**	**471 Spaces**

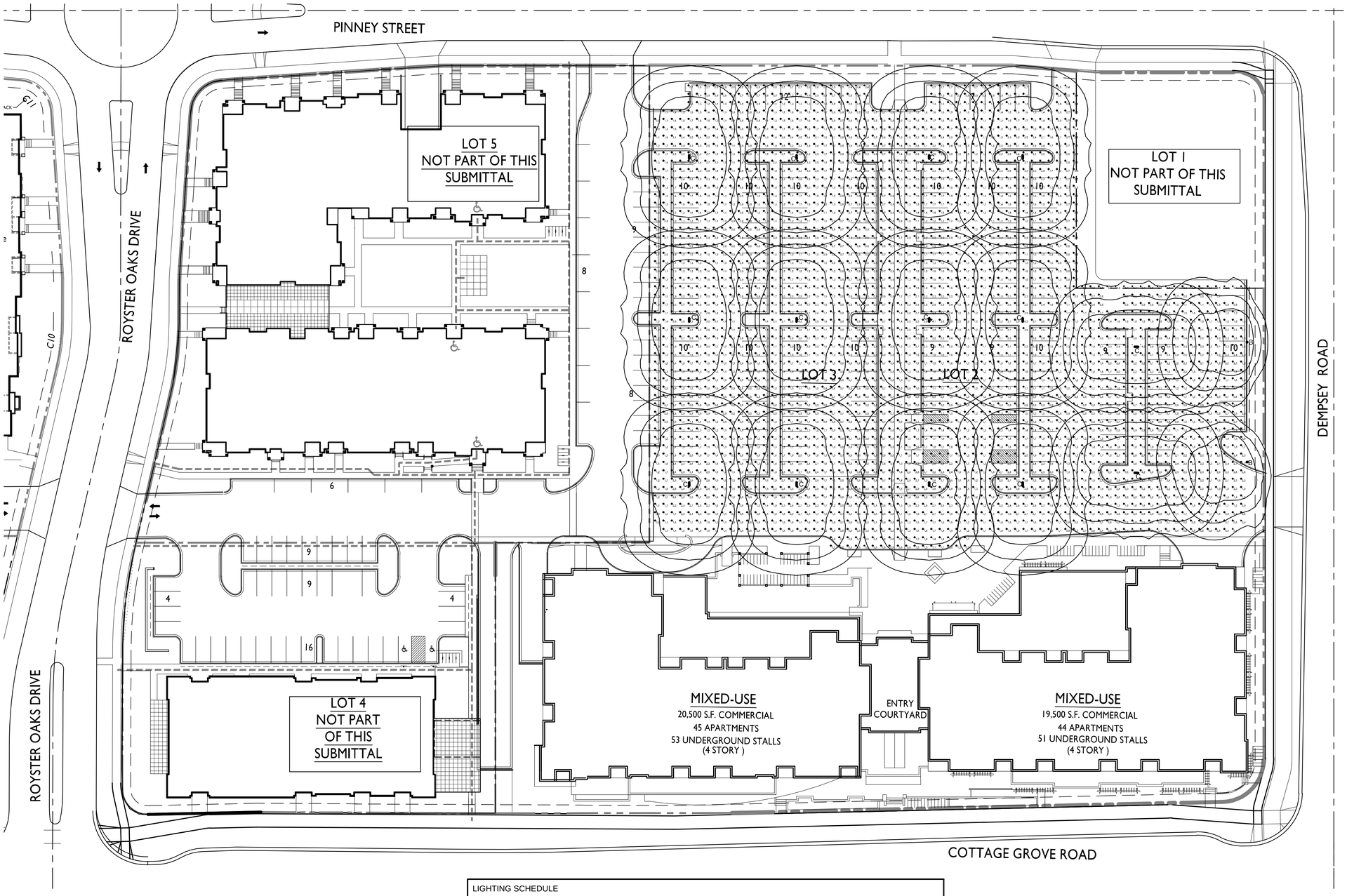
Table 28I-3 Off-Street Parking Requirements

	Parking Min.	Min. # of Spaces	Parking Max.	Max. # of Spaces
Retail	1/400 s.f.	100	1/200 s.f.	200
Library	0	0	1/400	53
Multi-Family	1/unit	191	2.5/unit	478
TOTALS	**Min. 291**		**Max 731**	

ROYSTER CORNERS PARKING ANALYSIS

RUEDEBUSCH DEVELOPMENT
DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING

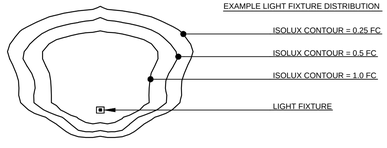
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LIGHTING SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
▭	A	1	RUUD LIGHTING	E8407	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT MH	E8507.IES	8'-0" AOVE GRADE ON SIDE OF BUILDING
○	B	2	RUUD LIGHTING	MAC615SBL	12" AREA CUTOFF w/ BACK LT. SHIELD	100W MH	MAC615SBL .ies	20'-0" POLE ON 2'-0" TALL CONC. BASE
○ □ ○	C	14	RUUD LIGHTING	(2) MAC615SBL	12" AREA CUTOFF w/ BACK LT. SHIELD	100W MH	MAC615SBL .ies	20'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 / C-1.2 SITE LIGHTING PLAN

1" = 30'-0"

LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING / DRIVE	+	1.4 fc	4.3 fc	0.4 fc	10.8:1	3.5:1

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1421

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ROYSTER CORNERS DEVELOPMENT – LOTS 2 & 3

GRADING AND EROSION CONTROL PLAN

DATED: FEBRUARY 3, 2015

C–2.0

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838–7750; Fax (608) 838–7752

LEGEND:

- 861 – EXISTING MINOR CONTOUR.
- 860 – EXISTING MAJOR CONTOUR.
- 861 – PROPOSED MAJOR CONTOUR.
- 860 – PROPOSED MAJOR CONTOUR.
- INSTALL WDOT TYPE D INLET PROTECTION.
- 860.00 – PROPOSED SPOT ELEVATION

N

0 30 60

PINNEY STREET

ROYSTER OAKS DRIVE

DEMPSEY ROAD

COTTAGE GROVE ROAD

LOT 1

LOT 2

PROPOSED BUILDING
FIRST FLOOR=867.50
GARAGE=856.50

LOT 3

PROPOSED BUILDING
FIRST FLOOR=867.50
GARAGE=856.50

LOT 4

LOT 5

FUTURE BUILDING

FUTURE ASPHALT PARKING LOT

ASPHALT PARKING LOT

ASPHALT DRIVE

CONCRETE SIDEWALK

SILT FENCE

RETAINING WALL (DESIGN BY OTHERS)

RETAINING WALLS (DESIGNS BY OTHERS)

UNDERGROUND GARAGE ENTRANCE EL=857.00

STONE CONSTRUCTION ENTRANCE

S-30A (CITY)

S-32 (CITY) W/ W-DOT TYPE "D" INLET FILTER

INLET S-17B (CITY)

CB #1 TC=862.20

CB #2 RIM=861.45

CB #3 RIM=862.65

CB #4 TC=861.80

CB #4.1 RIM=860.20

CB #5 TC=862.30

CB #6 TC=863.55

CB #7 TC=864.75

CB #8 TC=865.90

CB #10 TC=864.95

CB #2.1 RIM=861.40

INLET #1.1 TC=862.10

INLET #2.2 TC=862.90

INLET #3.1 RIM=862.10

INLET #3.2 TC=862.35

INLET #3.3 RIM=862.85

INLET #5.1 TC=862.55

INLET #6.1 TC=863.70

INLET #10.1 TC=865.20

EX. INLETS W/ W-DOT TYPE "D" INLET FILTERS

STMH #9 w/ PUMP (DESIGN BY OTHERS) RIM=856.60

21" ADS STORM SEWER

24" RCP STORM

24" ADS STORM

18" ADS STORM

15" ADS STORM SEWER

12" ADS STORM

5' CURB HEAD OPENING w/ CONCRETE FLUME TO VEGETATED SWALE

5' CURB HEAD OPENING w/ CONCRETE FLUME (TYP.) TO VEGETATED SWALE

VEGETATED SWALE

EROSION NOTES:

1. STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
3. INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE CITY HAS ACCEPTED THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
5. THE EROSION CONTROL MEASURES, METHODS AND STRUCTURES SHOWN IN THE PLANS SHALL BE CONSIDERED THE MINIMUM EROSION CONTROL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES UNTIL THE DISTURBED AREA IS STABILIZED. THE SITE WILL BE CONSIDERED STABLE WHEN NO SOIL LEAVES THE SITE AS A RESULT OF STORM EVENTS OR CONSTRUCTION DEWATERING ACTIVITIES. ADJUSTMENTS SHALL BE MADE TO THE EROSION CONTROL MEASURES AS REQUIRED. ANY COMMENTS OR CONDITIONS OF THE STATE NR 216 PERMIT, OR CITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER OF THIS PROJECT INCLUDING REQUIRED EROSION CONTROL INSPECTION LOGS.
6. ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.

TIME SCHEDULE:

APRIL 15, 2015	INSTALL STONE CONSTRUCTION ENTRANCE AND SILT FENCE.
APRIL 15, 2015 – APRIL 15, 2016	CONSTRUCT BUILDINGS AND PARKING LOT AND RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

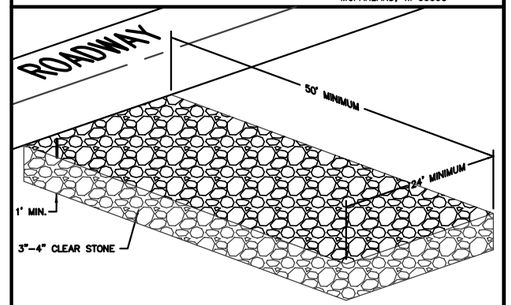
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

OWNER:

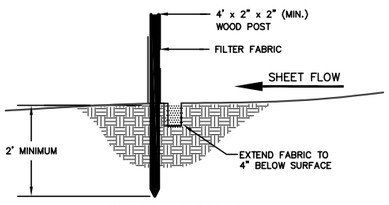
RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE



SILT FENCE DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \RD-07-12\RD07BASE.DWG

ROYSTER CORNERS DEVELOPMENT – LOTS 2 & 3

UTILITY AND FIRE LANE PLAN

DATED: FEBRUARY 3, 2015

C–2.1

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \RD–07–12\RD07BASE.DWG

PINNEY STREET

ROYSTER OAKS DRIVE

COTTAGE GROVE ROAD

DEMPSEY ROAD

SAS #11 (CITY)
S INV=855.47 (8")
SE INV=856.50 (4")

SAS #10 (CITY)
S INV=854.88(8")

S–30A (CITY)
S INV=855.71

HYDRANT (CITY)

S–32 (CITY)
S INV=856.85

HYDRANT (CITY)

CB #4.1 (2' DIA.)
RIM=860.20
INV=857.00

35'–12" ADS STORM SEWER @ 3.00%

24" RCP STUB
INV=856.95 (FIELD VERIFY)

INV=857.56(4")

24" RCP STUB @ 0.50%
INV=855.82 (FIELD VERIFY)

CB #4 (4' DIA.)
TC=861.80; N INV=855.84
E INV=856.84; S INV=856.09

8" PVC SANITARY STUB
INV=855.05 (FIELD VERIFY)

INLET #1.1
TC=862.10
INV=859.25

CB #1 (4' DIA.)
TC=862.20; N INV=856.95
S INV=857.10; W IE=858.20

16'–12" ADS STORM @ 1.0%

ASPHALT PARKING LOT

48'–24" ADS STORM SEWER @ 0.50%

60'–21" ADS STORM SEWER @ 1.00%

71'–12" ADS STORM @ 2.0%

FUTURE BUILDING

LOT 1

CB #2.1 (2' DIA.)
RIM=861.40
INV=858.60

INLET #2.2
TC=862.90
INV=859.86

CB #2 (4' DIA.)
RIM=861.45
N INV=857.34
S INV=857.44
E&W INV=858.44

16'–12" ADS STORM @ 1.0%

CB #5 (4' DIA.)
TC=862.30; N INV=856.69
E INV=857.44; S INV=856.94

INLET #5.1
TC=862.60
INV=858.24

8'–12" ADS STORM SEWER @ 10.00%

89'–18" ADS STORM @ 1.50%

242'–8" D.I. WATER MAIN

256'–8" PVC SANITARY @ 0.40%

FUTURE ASPHALT PARKING LOT

LOT 5

98'–24" ADS STORM SEWER @ 0.30%

CB #3 (4' DIA.)
RIM=862.90
N INV=857.73
E INV=858.23
S INV=858.73

64'–15" ADS STORM SEWER @ 0.30%

INLET #3.2
TC=862.35
W INV=858.93
S INV=859.03

CB #6 (4' DIA.)
TC=863.55; N INV=858.28
E INV=858.78; SW INV=858.38

INLET #6.1
TC=863.70
INV=859.58

135'–18" ADS STORM SEWER @ 0.30%

INLET #3.1
RIM=862.10
W INV=858.64
E INV=858.74

8'–12" ADS STORM SEWER @ 10.0%

171'–12" ADS STORM SEWER @ 1.50%

ASPHALT PARKING LOT

ASPHALT PARKING LOT

ASPHALT PARKING LOT

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CONCRETE SIDEWALK

20' FIRE LANE

FUTURE BUILDING

HYDRANT
30"–8" D.I. WATER MAIN w/ VALVE

EX. HYDRANT

INLET #10.1
TC=865.20
SW INV=861.94

CB #7 (4' DIA.)
TC=864.75; NE INV=859.75
SW & SE INV=860.25

114'–18" ADS STORM SEWER @ 1.20%

58'–12" ADS STORM SEWER @ 1.50%

55'–8" D.I. WATER SERVICE

26' FIRE LANE

120'–8" PVC SANITARY SEWER @ 0.40%

159'–12" ADS STORM SEWER @ 0.30%

EX. HYDRANT

ASPHALT DRIVE

20' FIRE LANE

ASPHALT DRIVE

ASPHALT DRIVE

CONCRETE SIDEWALK

SAN MH #2
RIM=865.45
W INV=856.66
S INV=856.76

26'

45'–12" ADS STORM @ 2.00%

117'–12" ADS STORM @ 1.50%

CB #10 (4' DIA.)
TC=864.95
W INV=860.57
NE INV=860.82

CB #8
TC=865.90
INV=861.40

SAN MH #1
RIM=865.25
FN INV=856.08
S&E INV=856.18

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

24'–15" RCP STUB @ 0.50%

15" RCP STUB @ 0.50%
INV=860.35 (FIELD VERIFY)

12" ADS STORM SEWER
(CONNECT TO ROOF PLUMBING)
INV=861.12

CB #3.3 (2' DIA.)
RIM=862.85
INV=859.51

INLET S–17B (CITY)
W INV=859.99(18")
E INV=860.24(15")

FUTURE ASPHALT PARKING LOT

20' FIRE LANE

61'–8" PVC SANITARY SEWER @ 0.50%
INV=856.49

CONNECT TO ROOF PLUMBING
INV=861.30

58'–8" PVC SANITARY SEWER @ 0.50%
INV=857.05

LOT 3

PROPOSED BUILDING
FIRST FLOOR=867.00
GARAGE=857.00

LOT 2

PROPOSED BUILDING
FIRST FLOOR=867.00
GARAGE=857.00

RETAINING WALL
(DESIGN BY OTHERS)

LOT 4

FUTURE BUILDING

STMH #9 w/ PUMP
(DESIGN BY OTHERS)

RETAINING WALLS
(DESIGNS BY OTHERS)

62' – 8" D.I. WATER SERVICE
w/ 8" VALVE

RELOCATED HYDRANT

EX. HYDRANT
(TO BE RELOCATED)

RELOCATED HYDRANT

EX. HYDRANT
(TO BE RELOCATED)

26' FIRE LANE

RELOCATED HYDRANT

EX. HYDRANT
(TO BE RELOCATED)

20' FIRE LANE

20' FIRE LANE

N

0 30 60

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Aluminum Edging" to be Curv Rite Aluminum Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
- 10% Palmer IV Perennial Ryegrass
- 20% Dragon Kentucky Bluegrass
- 20% Diva Kentucky Bluegrass
- 20% Foxy II Creeping Red Fescue
- 15% Vail II Perennial Ryegrass
- 15% Ginney Kentucky Bluegrass

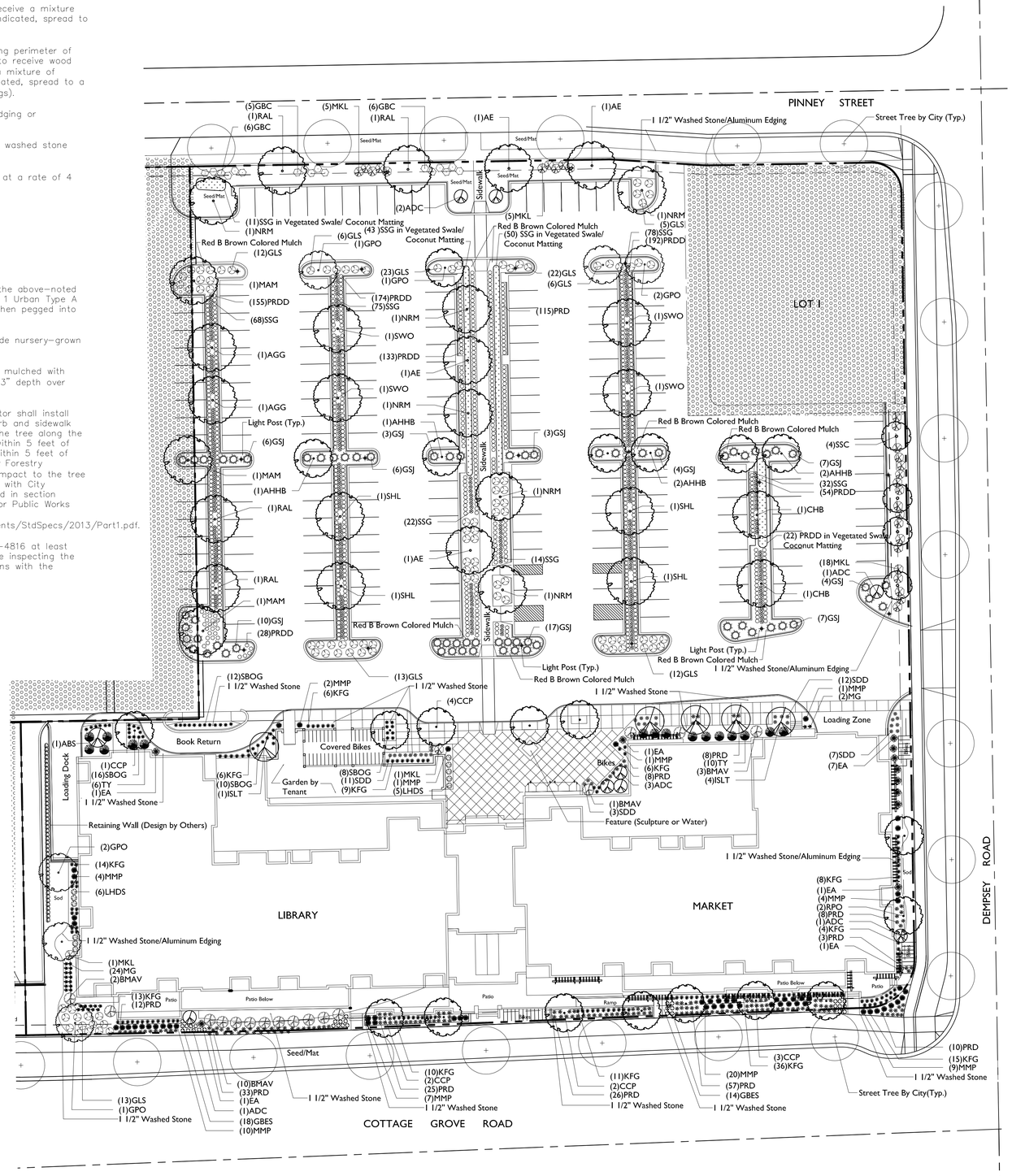
G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class 1 Urban Type A Biodgradable straw erosion control netting that is then pegged into the soil with biodegradable staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If Excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-
http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf.

K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.





Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
1	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
2	RPO	Regal Prince English Oak	Quercus Robur 'long'	2 1/2" B&B
3	MAM	Marmo Maple	Acer X Freemanii 'marmo'	2 1/2" B&B
4	RAL	Redmond Amer Linden	Tilia Americana 'redmond'	2 1/2" B&B
4	SSC	Spring Snow Crabapple	Malus 'spring Snow'	2" B&B
6	NRM	Northwood Red Maple	Acer Rubrum 'northwood'	2 1/2" B&B
7	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
12	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
2	CHB	Common Hackberry	Celtis Occidentalis	2 1/2" B&B
2	AGG	Autumn Gold Ginkgo	Ginkgo Biloba 'autumn Gold'	2 1/2" B&B
4	AE	Accolade Elm	Ulmus Japonica X Wilsoniana 'morton'	2 1/2" B&B
4	SWO	Swamp White Oak	Quercus Bicolor	2 1/2" B&B
8	ADC	Adirondack Crabapple	Malus 'adirondack'	2" B&B
6	AHHB	Amer Hophornbeam	Ostrya Virginiana	2 1/2" B&B
4	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
5	ISLT	Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'ivory Silk' (tf)	2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
59	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
16	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
67	GSJ	Green Sargent Juniper	Juniperus Chinen Var Sargentii 'viridis'	#3 CONT.
12	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
851	PRDD	Prairie Dropseed	Sporobolus Heterolepis	4 1/2" POT
32	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
26	MG	Maiden Grass	Miscanthus Sinensis 'gracillimus'	#1 CONT.
190	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
289	SSG	Shenandoah Switch Grass	Panicum Virgatum 'shenandoah'	4 1/2" POT
138	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
33	SDD	Stella De Oro Daylily	Hemerocallis 'stella De Oro'	#1 CONT.
46	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
11	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#2 CONT.
99	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#3 CONT.
17	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
16	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
30	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3' B&B

LANDSCAPE WORKSHEET

Zoning district is TE
Total square footage of developed area (Lots 2 and 3) ..... 115,847 SF
Total square footage of first 5 acres of developed area ÷ 300 square feet = ... 386 Landscape Units
Total square footage of 0 additional acres of developed area ÷ 100 square feet = ... 0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
335 Landscape Units x 5 landscape points for first 5 acres..... 1,930 points
__0 Landscpe Units x 1 landscape point for additional 0 acres..... 0 points
TOTAL LANDSCAPE POINTS REQURED..... 1,930 points

PLANT TYPE or ELEMENT	Point Value	NEW Qty.	NEW Points Achieved	EXISTING Qty.	EXISTING Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	44	1,540			
Tall Evergreen Tree : 5-6 feet tall	35	--	--			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	30	450			
Upright Evergreen Shrub : 3-4 feet tall	10	12	120			
Shrub, deciduous : 3 gallon / 12"-24"	3	173	519			
Shrub, evergreen : 3 gallon / 12"-24"	4	142	568			
Ornamental grass/perennial :1gallon / 8"-18"	2	465	930			
Ornamental / Decorative fencing or wall	4 per 10 l.f.	--	--			
Existing significant specimen tree	14 per Cal. In.	--	--			TOTAL POINTS PROVIDED
Landscape furniture for public seating and /or transit connections	5 per 'seat'	--	--			
	Sub Totals		4,007	+	0	= 4,007

LANDSCAPE PLAN Lots 2 and 3

SCALE: 1"=30'-0"

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

ROYSTER CROSSINGS
LOTS 2 AND 3 ROYSTER PLAT
MADISON, WISCONSIN

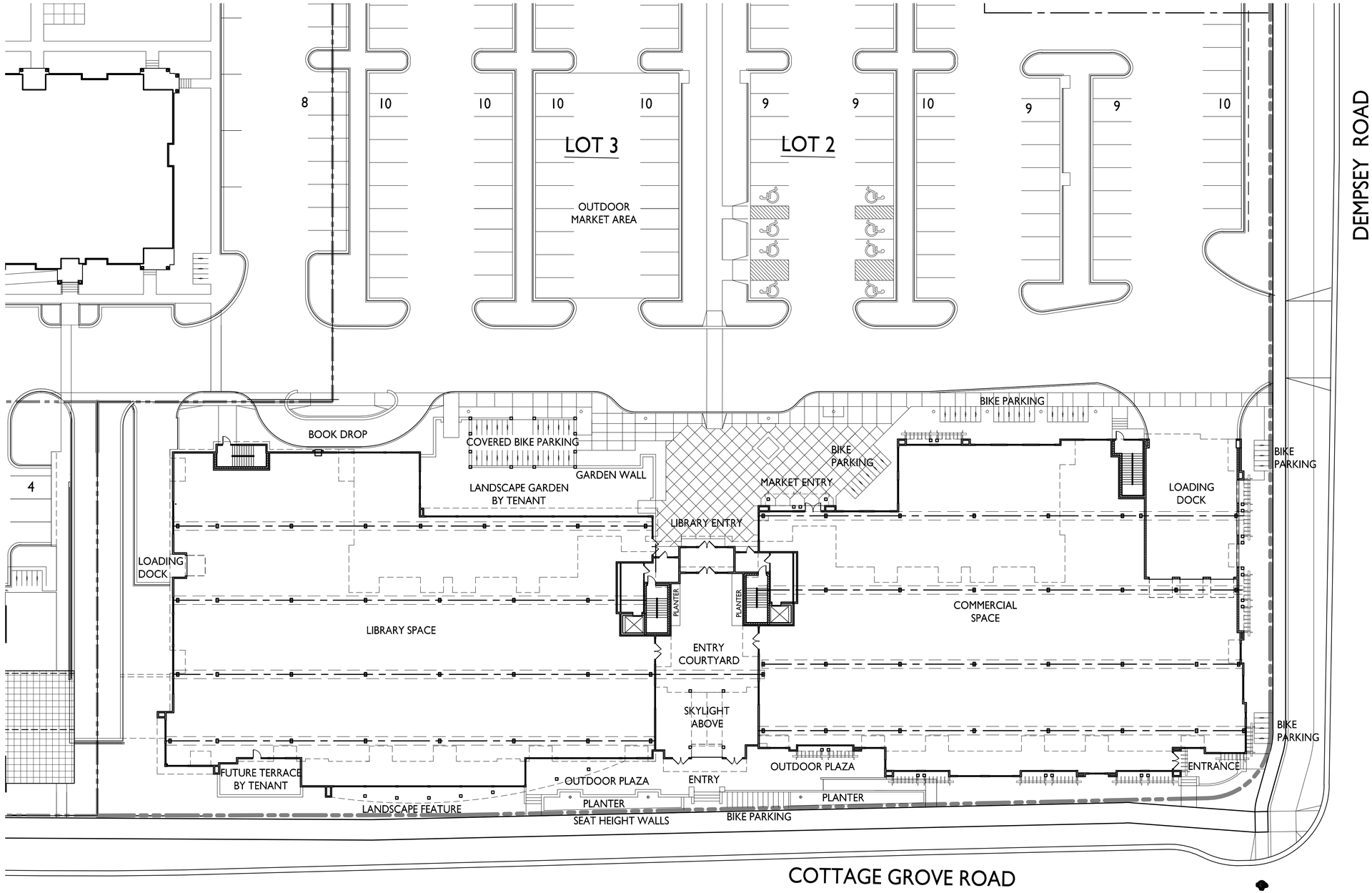
Checked By: SS
Drawn By: 9/0914 RS

Revised:
Revised:
Revised:
Revised: 10/29/14 RS
Revised: 12/11/14 RS
Revised: 2/03/15 RS
Revised:
Revised:
Revised:
Revised:

L-1.1
LANDSCAPE PLAN
Lots 2 and 3

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I:\2015 CAD\STEVE SHORT\ROYSTER CROSSINGS PHASE II\ROYSTER CROSSINGS 15CB.DWG Created: 1/30/2015, Saved: 2/3/2015, Printed: 2/3/2015

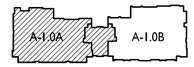


1 A-1.0 SITE / FIRST FLOOR PLAN

1" = 20'

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - December 10, 2014
Issued for UDC - Feb. 11, 2015

PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

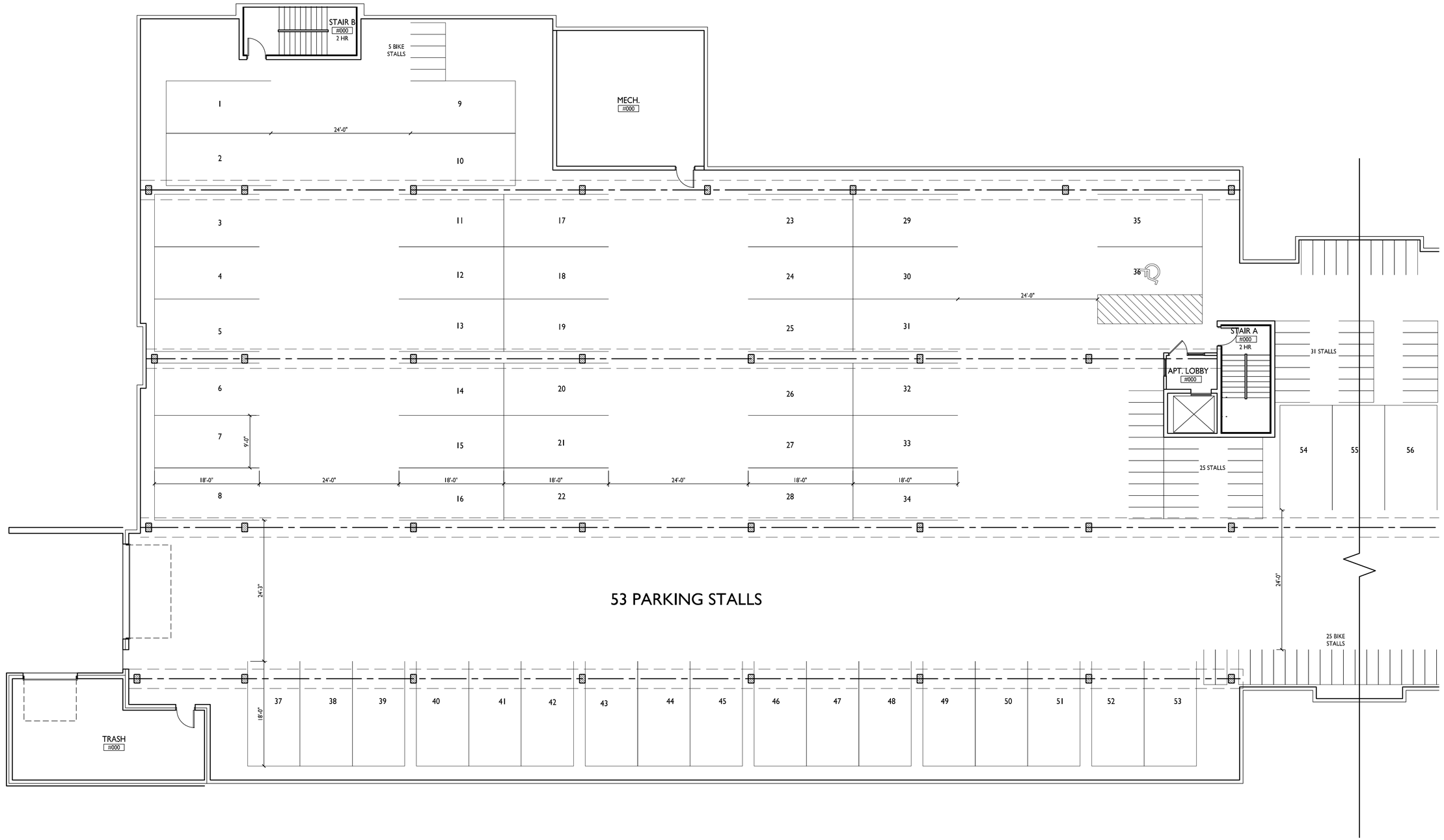
Site Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1421

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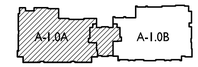


1 / A-1.0 BASEMENT FLOOR PLAN WEST

1/8"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

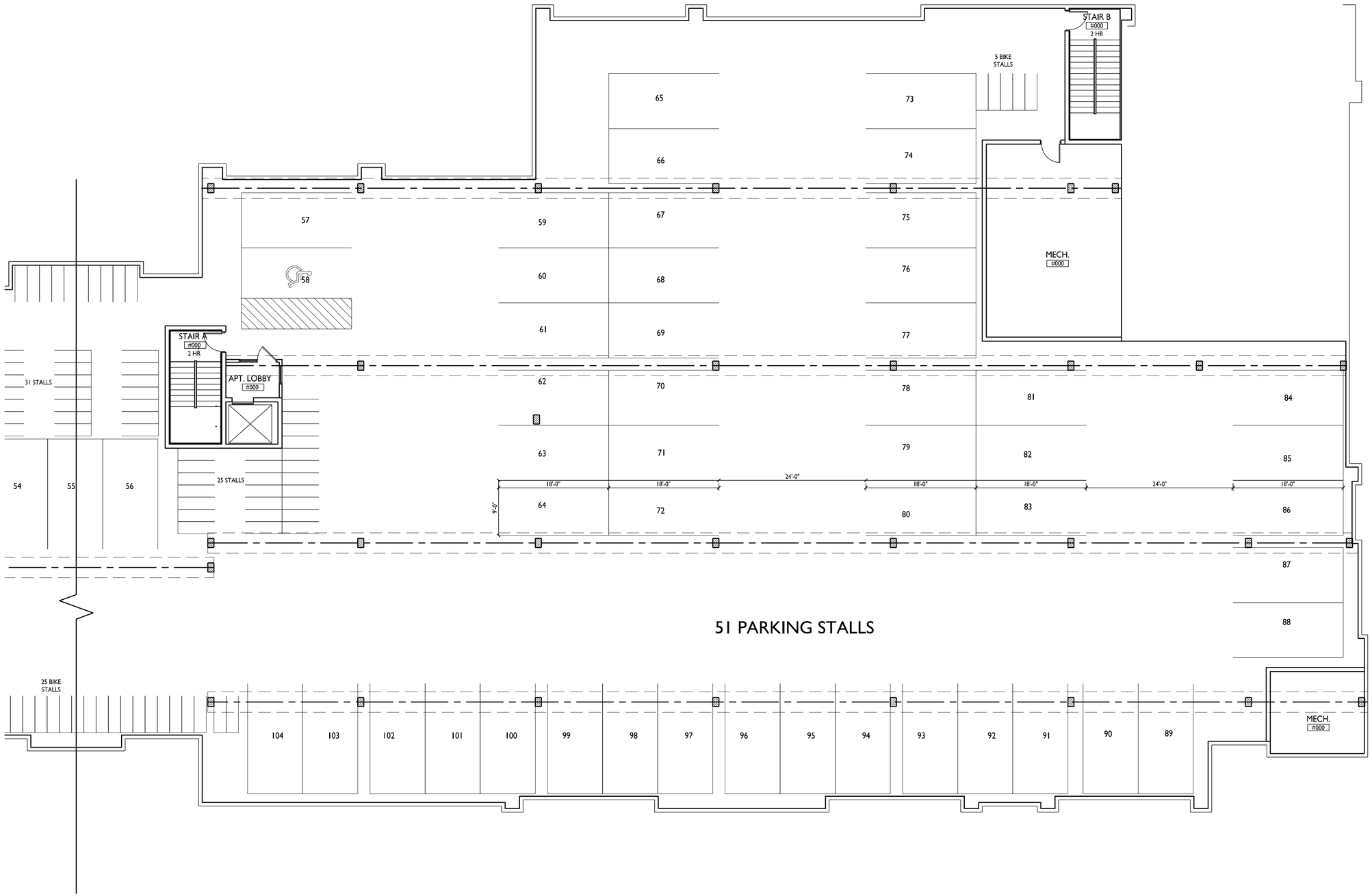
Basement Floor Plan

SHEET NUMBER

A-1.0A

PROJECT NO. 1421

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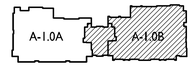


1 A-1.0 BASEMENT FLOOR PLAN EAST

1/8"=1'-0"

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7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

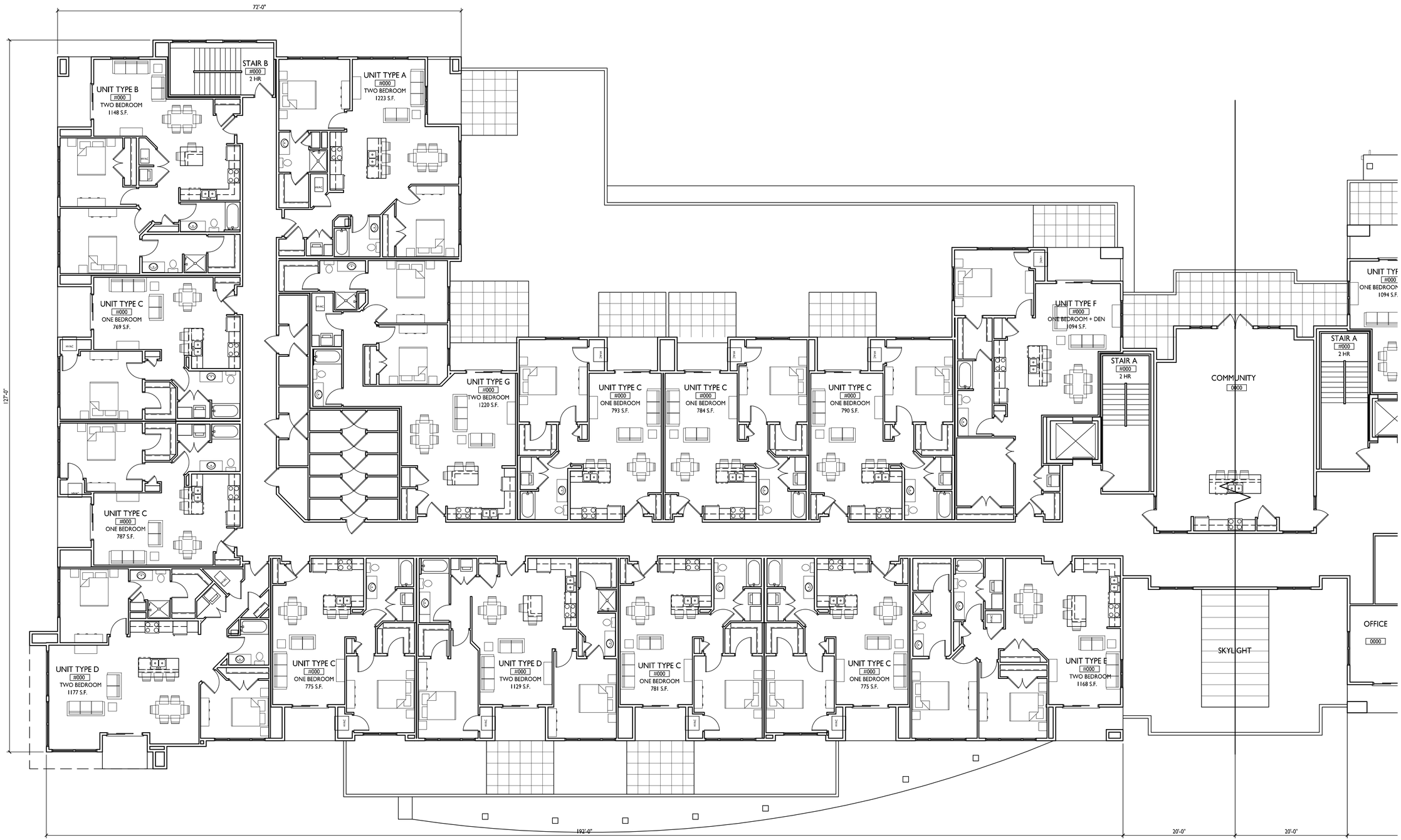
Basement Floor Plan

SHEET NUMBER

A-1.0B

PROJECT NO. 1421

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1 / A-1.2 SECOND FLOOR PLAN WEST

1/8"=1'-0"

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KEY PLAN



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PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

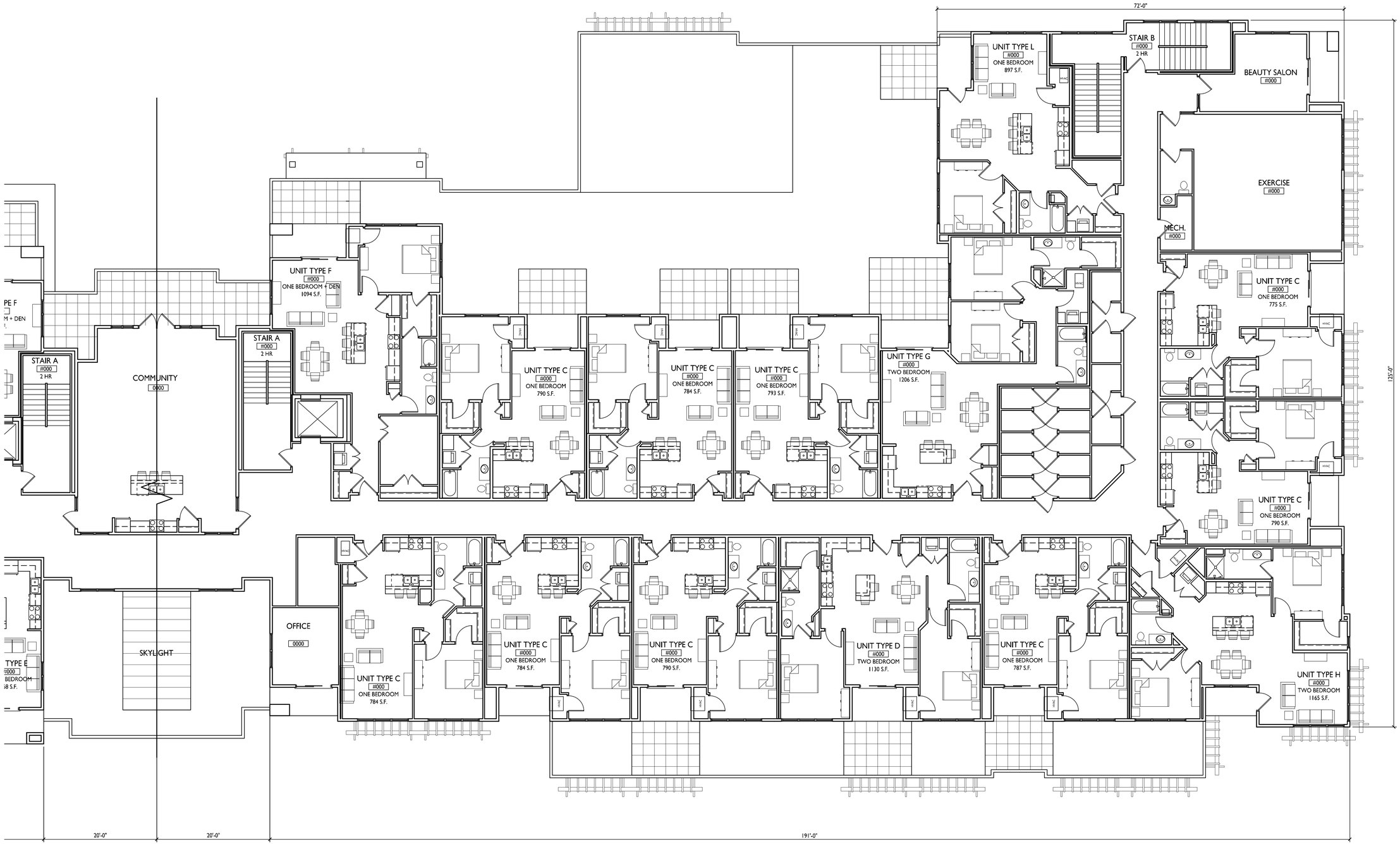
Second Floor Plan

SHEET NUMBER

A-1.2A

PROJECT NO. 1421

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1 / A-1.2 SECOND FLOOR PLAN EAST

1/8"=1'-0"

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KEY PLAN



ISSUED

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PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

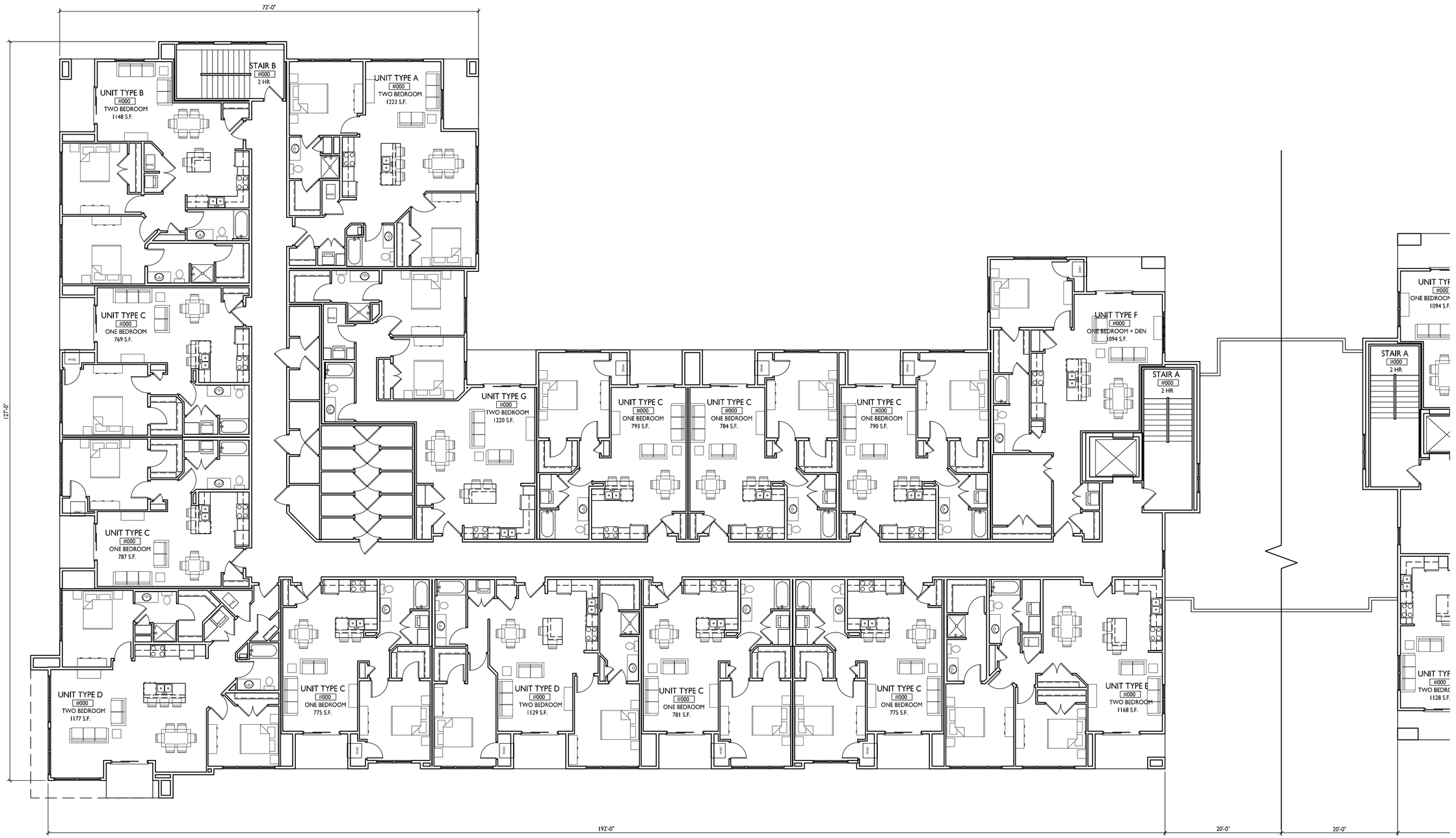
Second Floor Plan

SHEET NUMBER

A-1.2B

PROJECT NO. 1421

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1 A-1.3 THIRD FLOOR PLAN WEST

1/8"=1'-0"

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KEY PLAN



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PROJECT TITLE

ROYSTER CORNERS

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SHEET TITLE

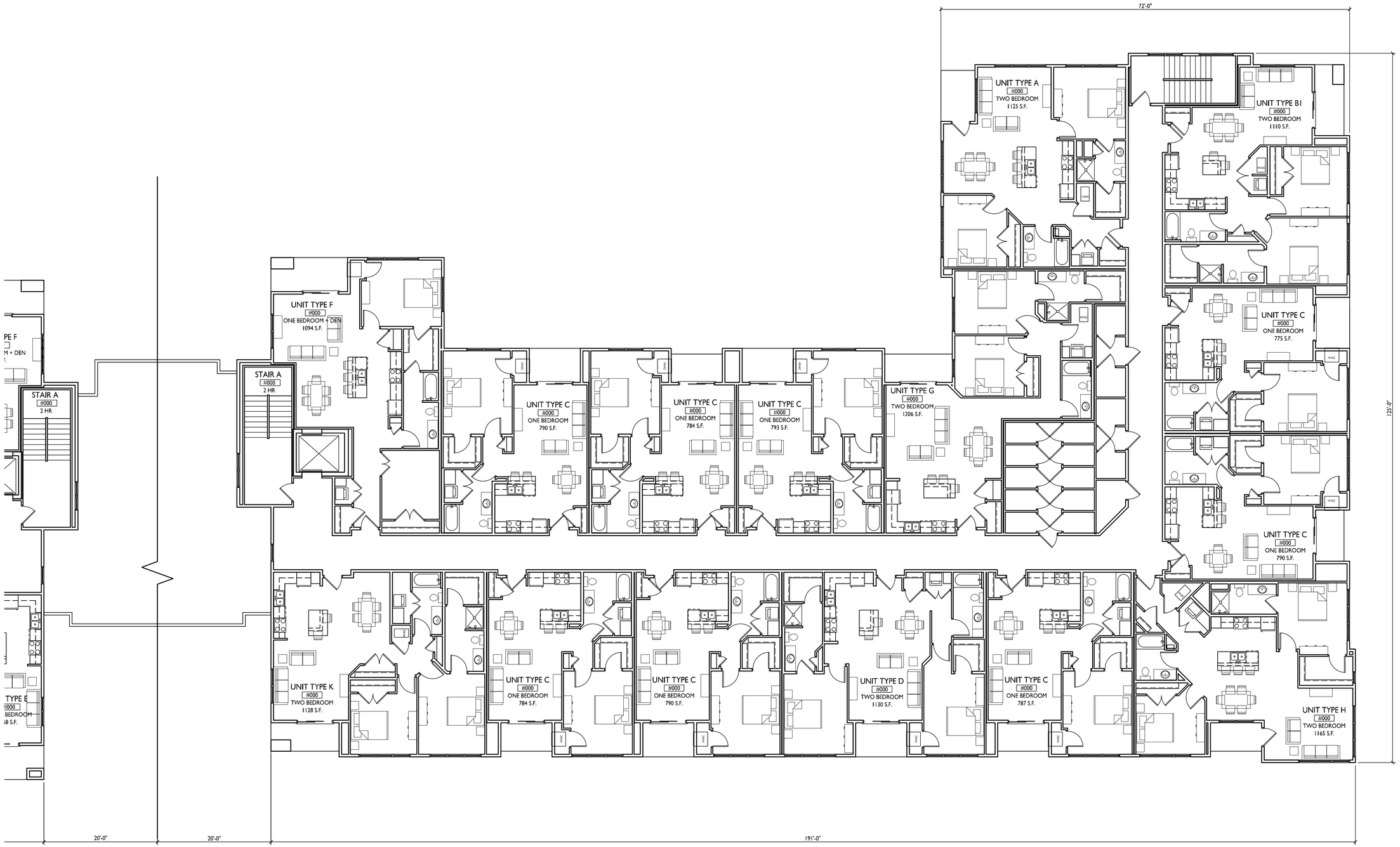
Third Floor Plan

SHEET NUMBER

A-1.3A

PROJECT NO. 1421

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1 / A-1.3 THIRD FLOOR PLAN EAST

1/8"=1'-0"

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KEY PLAN



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PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

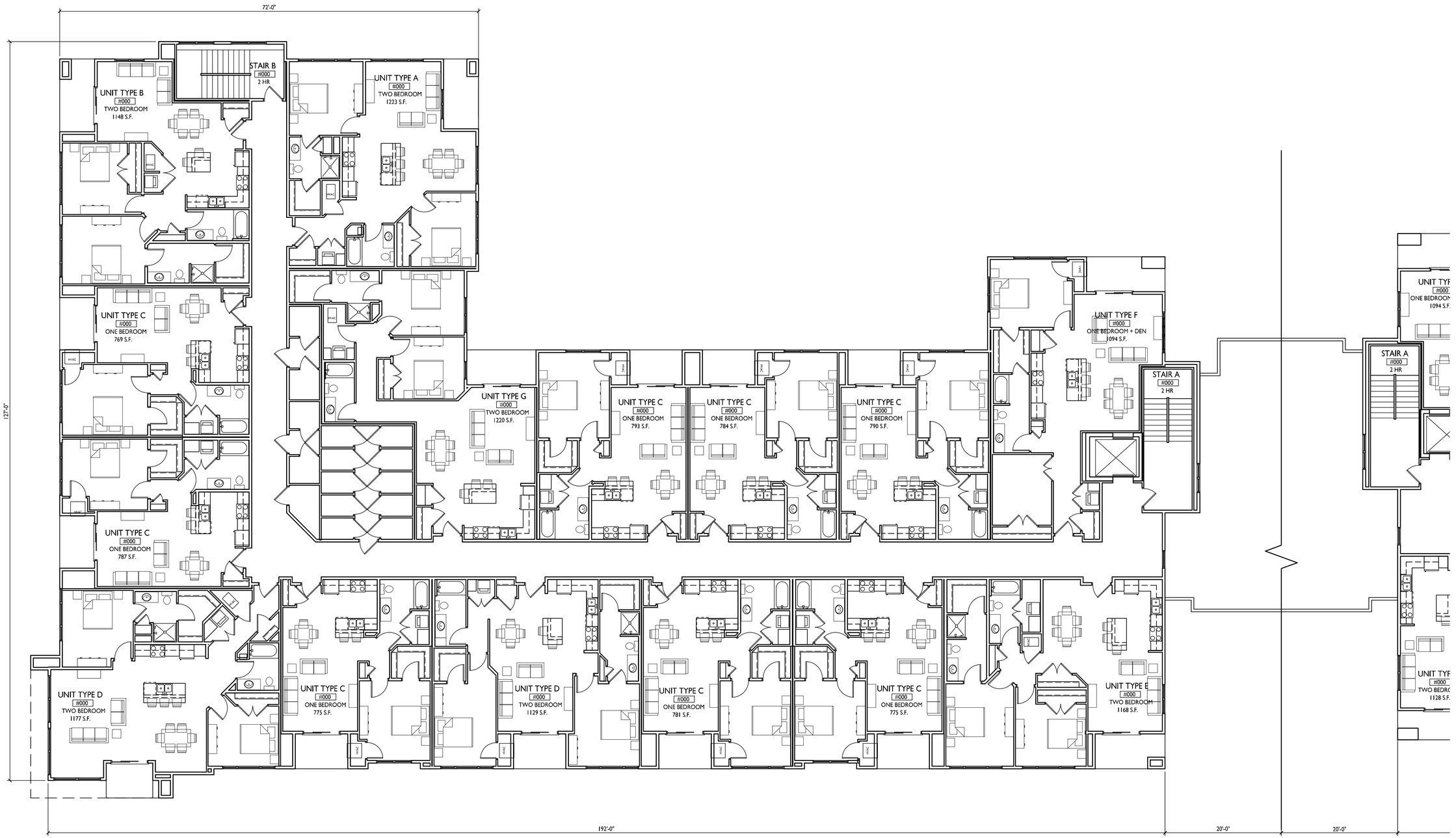
Third Floor Plan

SHEET NUMBER

A-1.3B

PROJECT NO. 1421

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1 A-1.4 FOURTH FLOOR PLAN WEST

1/8"=1'-0"

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PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

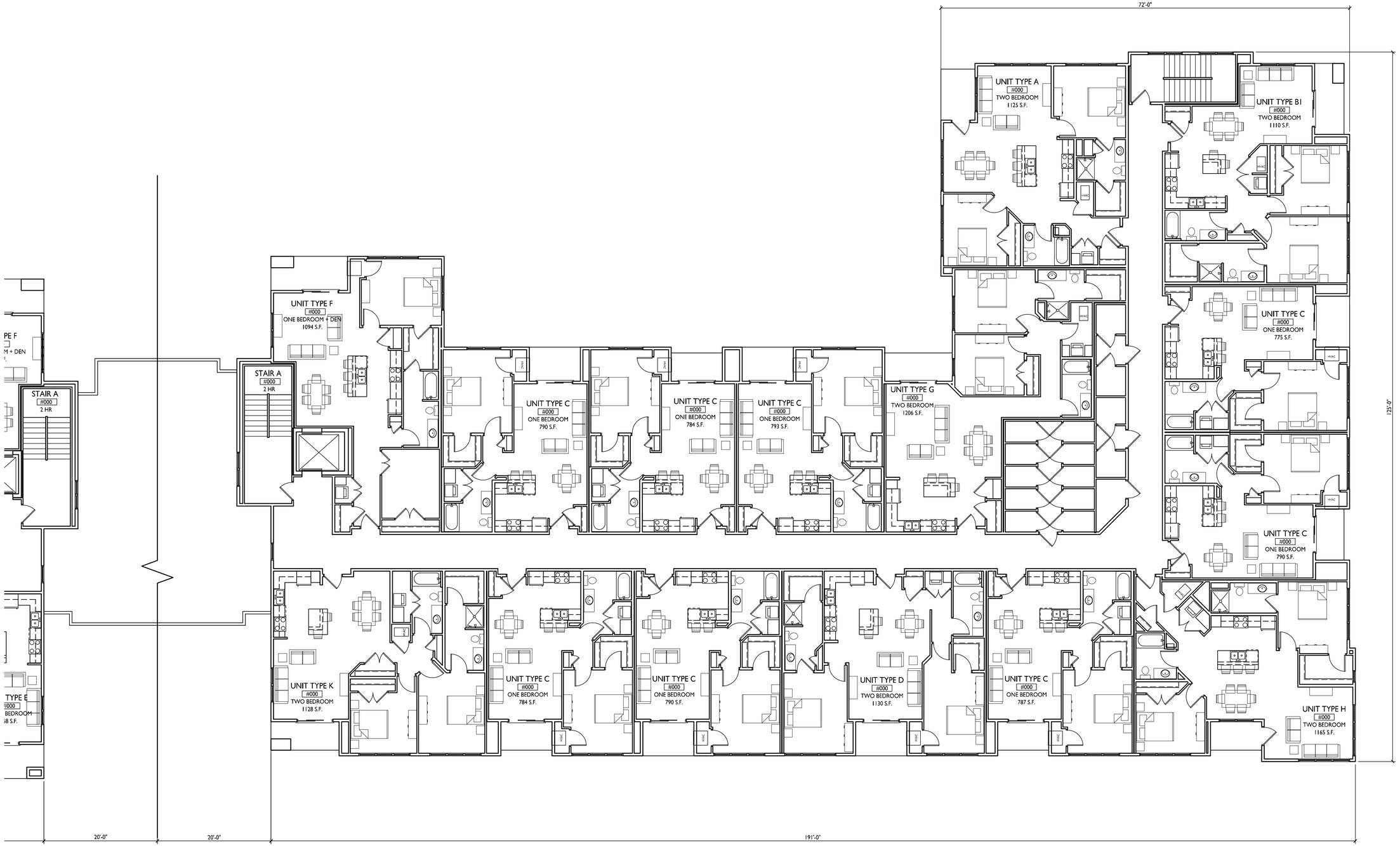
Fourth Floor Plan

SHEET NUMBER

A-1.4A

PROJECT NO. 1421

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1 / A-1.4 FOURTH FLOOR PLAN EAST

1/8"=1'-0"

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KEY PLAN



ISSUED

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PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

Fourth Floor Plan

SHEET NUMBER

A-1.4B

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1 A-2.1 SOUTH ELEVATION

1/16"=1'-0"



2 A-2.1 NORTH ELEVATION

1/16"=1'-0"

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KEY PLAN

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PROJECT TITLE

ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1421

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1 A-2.2A SOUTH ELEVATION - WEST WING
1/8"=1'-0"



2 A-2.2A SOUTH ELEVATION - EAST WING
1/8"=1'-0"

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KEY PLAN

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PROJECT TITLE
ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A-2.2A

PROJECT NO. 1421

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1 A-2.2B NORTH ELEVATION - EAST WING
1/8"=1'-0"



2 A-2.2B NORTH ELEVATION - WEST WING
1/8"=1'-0"

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KEY PLAN

ISSUED
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PROJECT TITLE
ROYSTER CORNERS

Lot 2 & 3 of Royster Corners Plat

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A-2.2B

PROJECT NO. 1421

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1 A-2.3 EAST ELEVATION

1/8"=1'-0"



2 A-2.3 WEST ELEVATION

1/8"=1'-0"

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SHEET TITLE

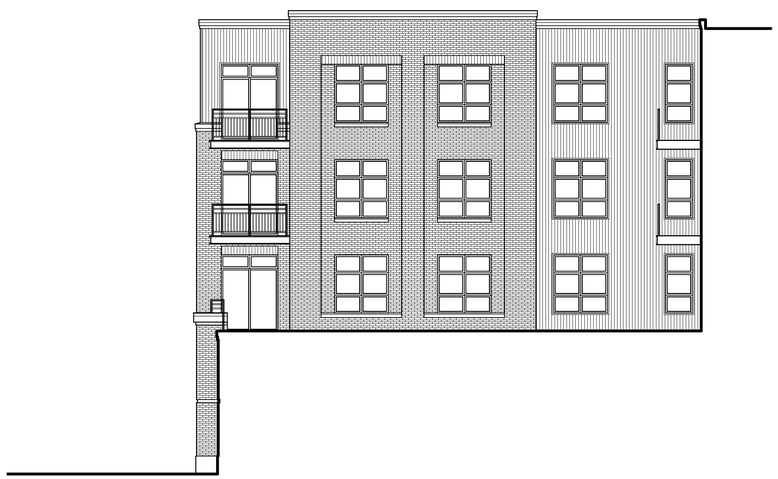
Exterior Elevations

SHEET NUMBER

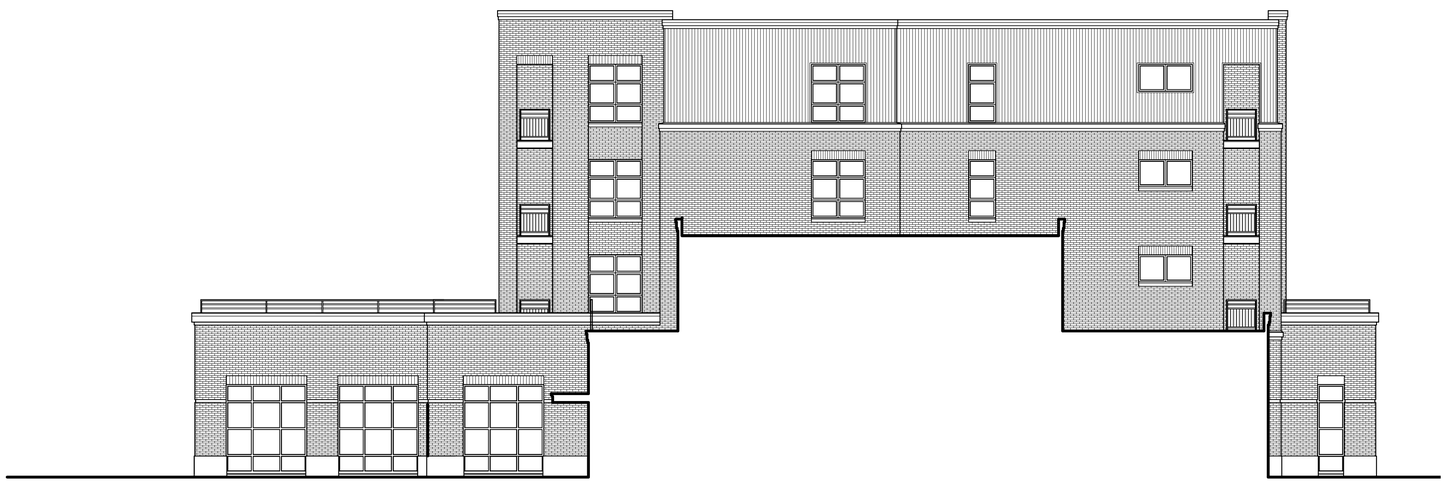
A-2.3

PROJECT NO. 1421

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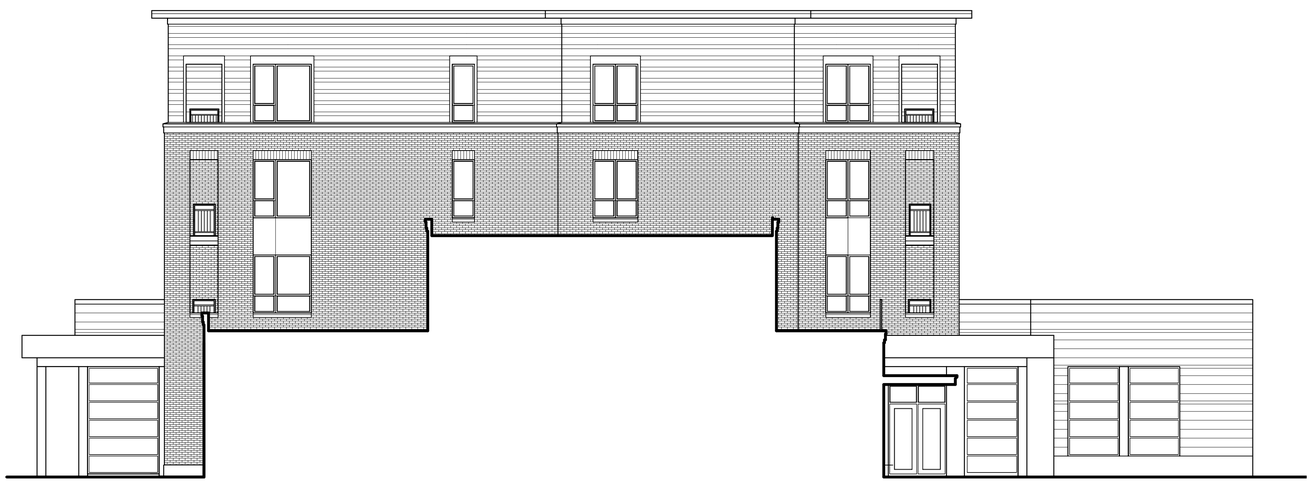
1 A-2.4 EAST ELEVATION - LOADING DOCK
1/8"=1'-0"



3 A-2.4 EAST ELEVATION - COURTYARD
1/8"=1'-0"



2 A-2.4 WEST ELEVATION - LOADING DOCK
1/8"=1'-0"



4 A-2.4 WEST ELEVATION - COURTYARD
1/8"=1'-0"

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PROJECT TITLE
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SHEET TITLE
Exterior Elevations

SHEET NUMBER
A-2.4

PROJECT NO. 1421

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