

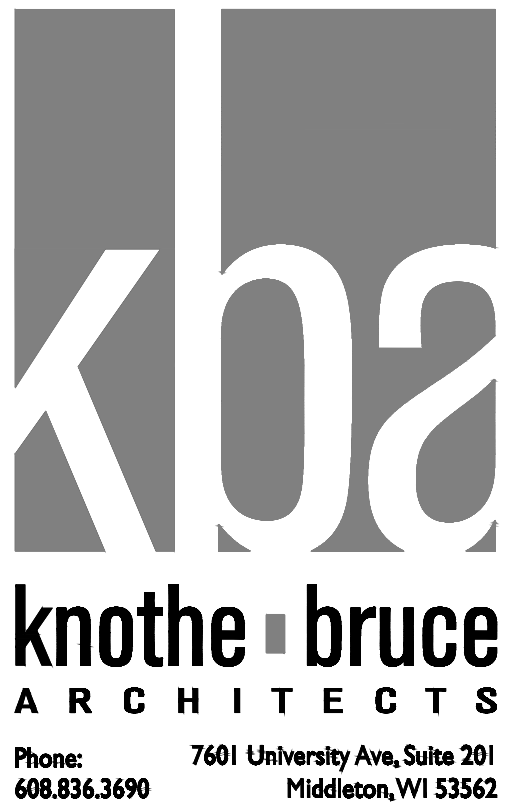
SITE INDEX SHEET

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ARCHITECTURAL	
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SITE DEVELOPMENT STATISTICS

LOT AREA	35,741 S.F./.82 ACRES
DWELLING UNITS	22 D.U.
LOT AREA/ D.U.	1,624 S.F./D.U.
DENSITY	26.8 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA	34,026 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	.95
UNIT MIX	
EFFICIENCY	4
ONE BEDROOM	12
ONE BEDROOM + DEN	2
TWO BEDROOM	4
TOTAL	22
VEHICLE PARKING	
SURFACE	31
UNDERGROUND	28
TOTAL	59
BIKE PARKING	
FLOOR STALL SURFACE	6
FLOOR STALL UNDERGROUND	24
TOTAL	30
USABLE OPEN SPACE	
GROUND LEVEL	4,371 S.F.
DECKS & PATIOS	990 S.F.

1 OVERALL SITE PLAN
 C-1.0 SCALE: 1"=40'-0"



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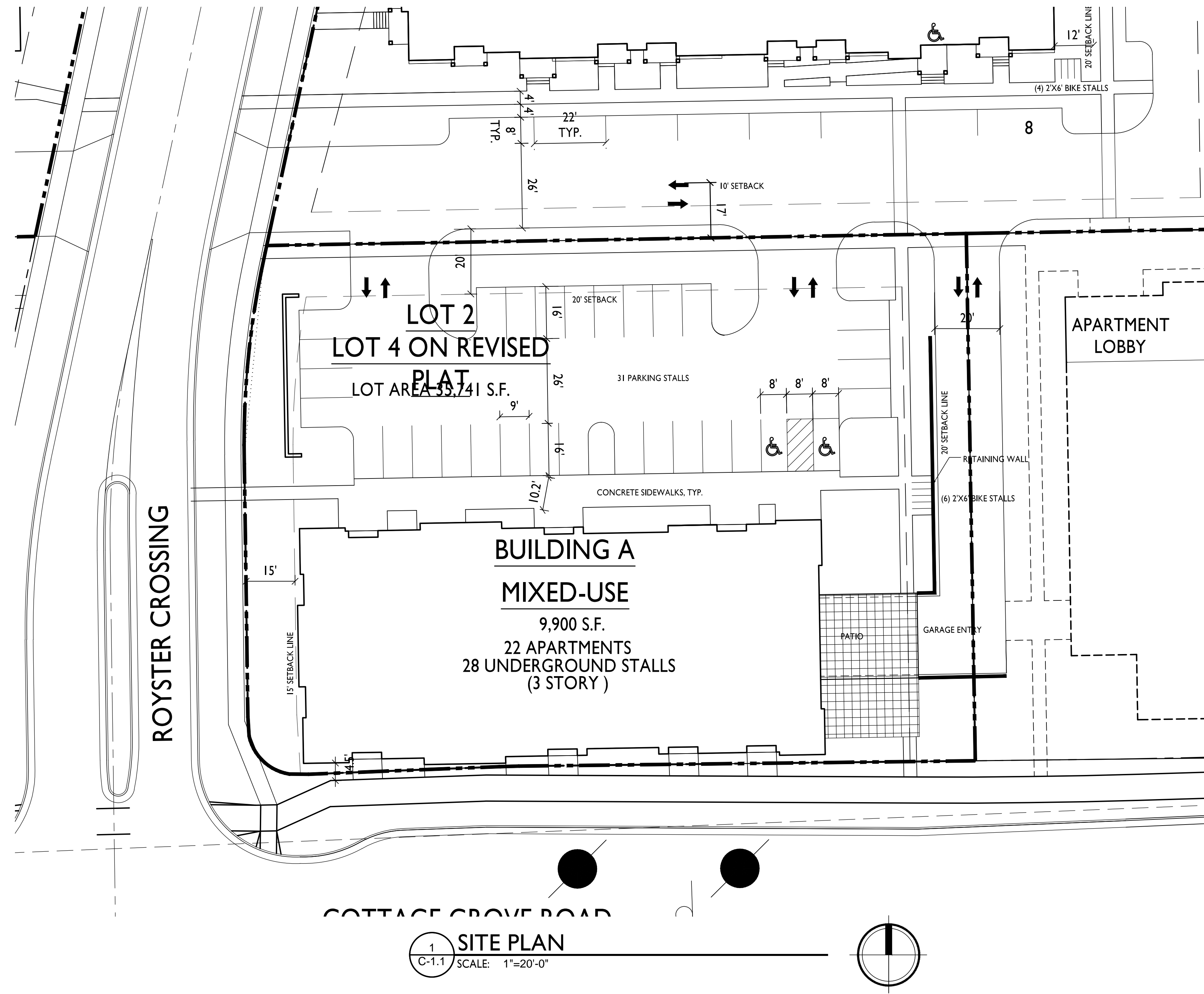
PROJECT TITLE
ROYSTER CROSSINGS LOT 2

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

C-1.0

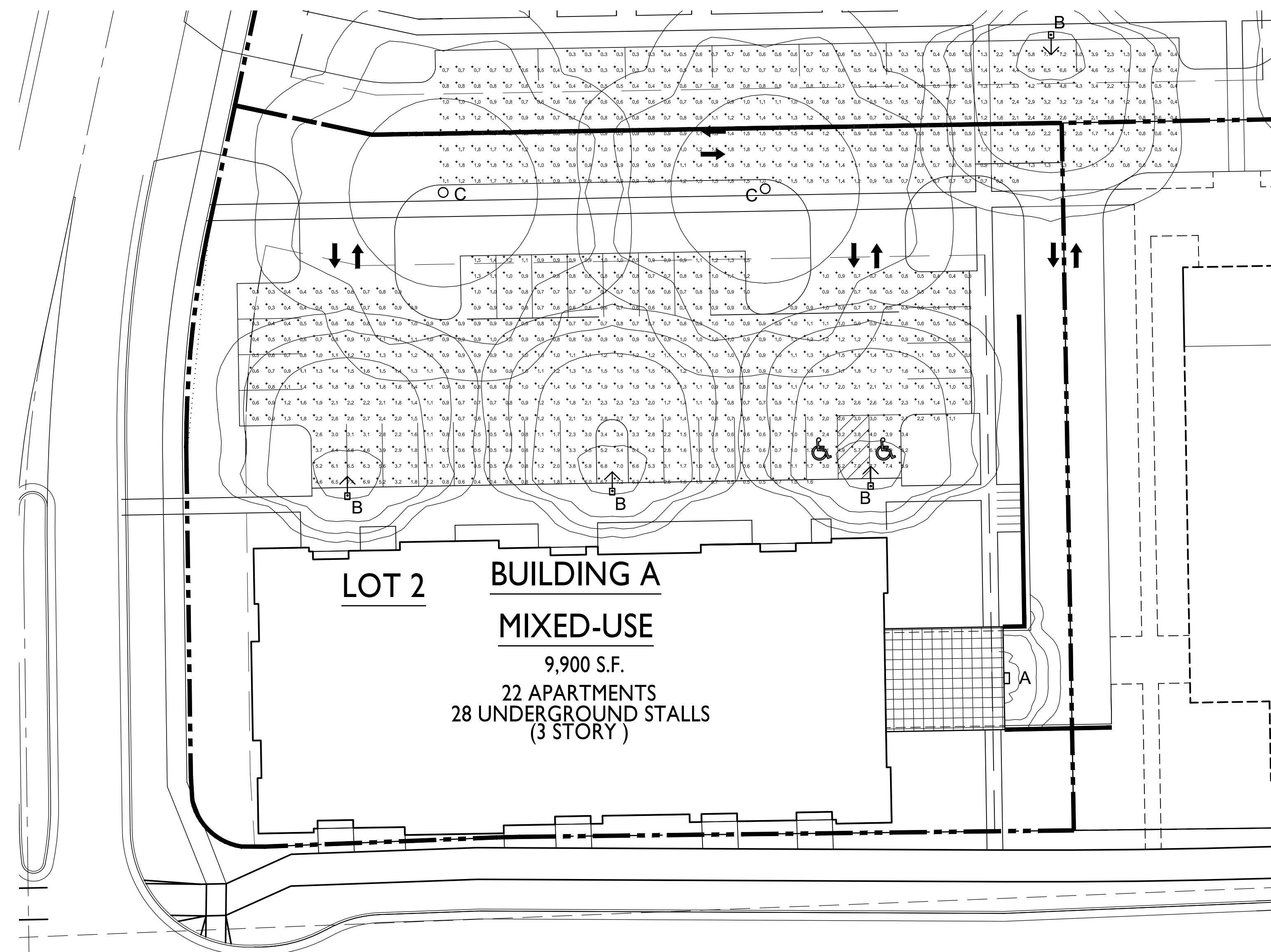
PROJECT NO. **1205**
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1
C-1.1 **SITE PLAN**
SCALE: 1"=20'-0"

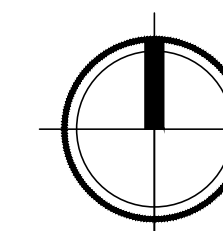
LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Parking	+	1.2 fc	5.5 fc	0.3 fc	18.3:1	4.0:1
South Parking	+	1.2 fc	7.7 fc	0.3 fc	25.7:1	4.0:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
☐	A	2	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507.ies	8'-0" AOVE GRADE ON SIDE OF BUILDING
↑	B	6	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	5	RUUD LIGHTING	QV410	16" QUADRATE VERTICAL / TYPE V	100 WATT MH	QV417.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE



LOT 2
BUILDING A
MIXED-USE
 9,900 S.F.
 22 APARTMENTS
 28 UNDERGROUND STALLS
 (3 STORY)

1 SITE LIGHTING PLAN
 C-1.2 SCALE: 1"=30'-0"





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PROJECT TITLE
**ROYSTER CROSSINGS
LOT 2, 3 AND 5**

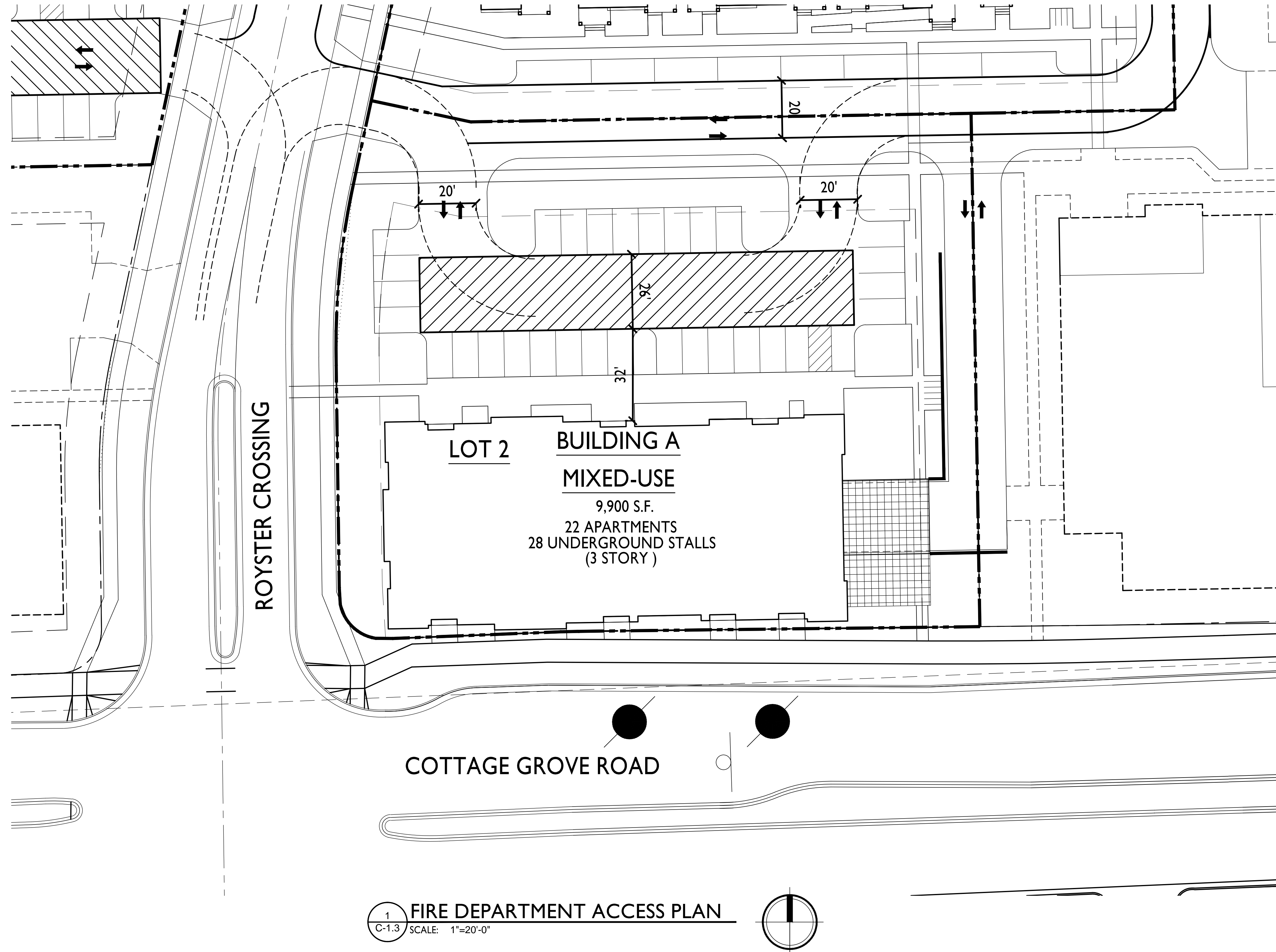
SHEET TITLE
**FIRE ACCESS
PLAN
LOT 2**

SHEET NUMBER

C-1.3

PROJECT NO. **1205**

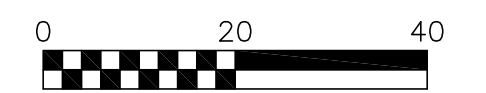
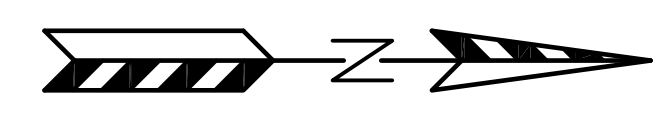
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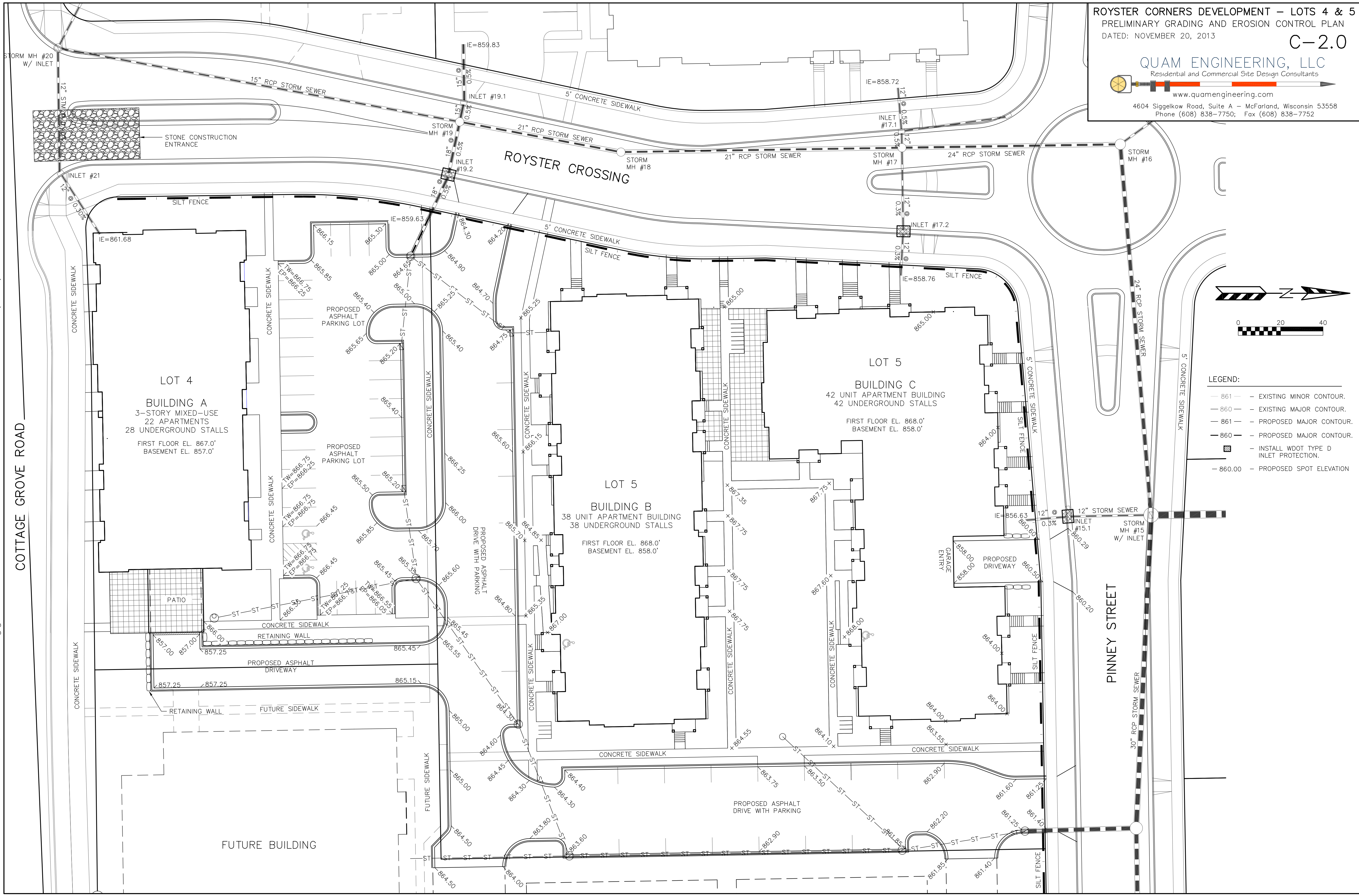
1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

ROYSER CORNERS DEVELOPMENT - LOTS 4 & 5
PRELIMINARY GRADING AND EROSION CONTROL PLAN
DATED: NOVEMBER 20, 2013
C-2.0

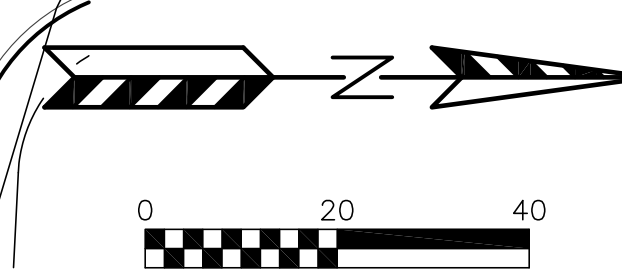
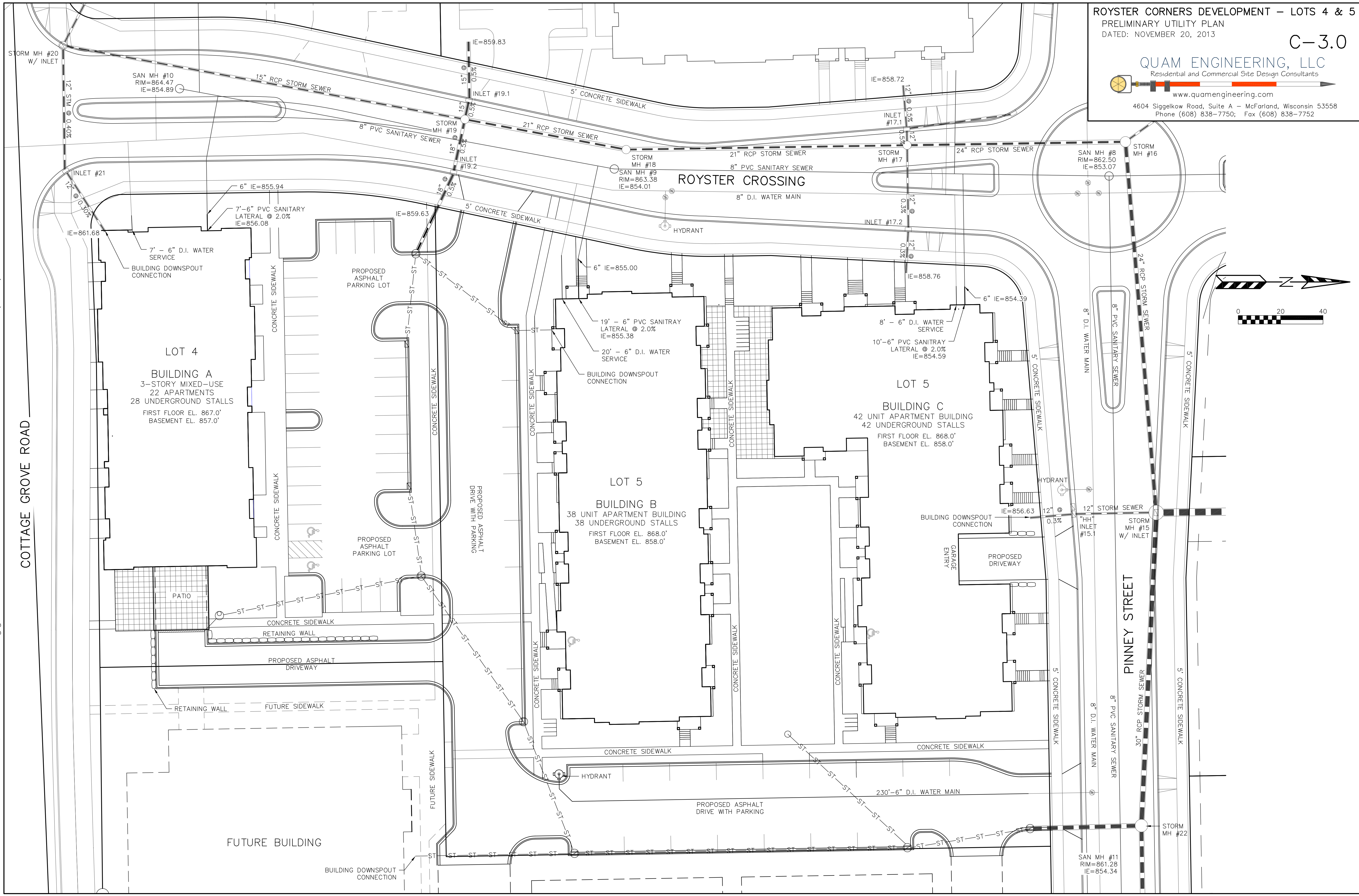
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

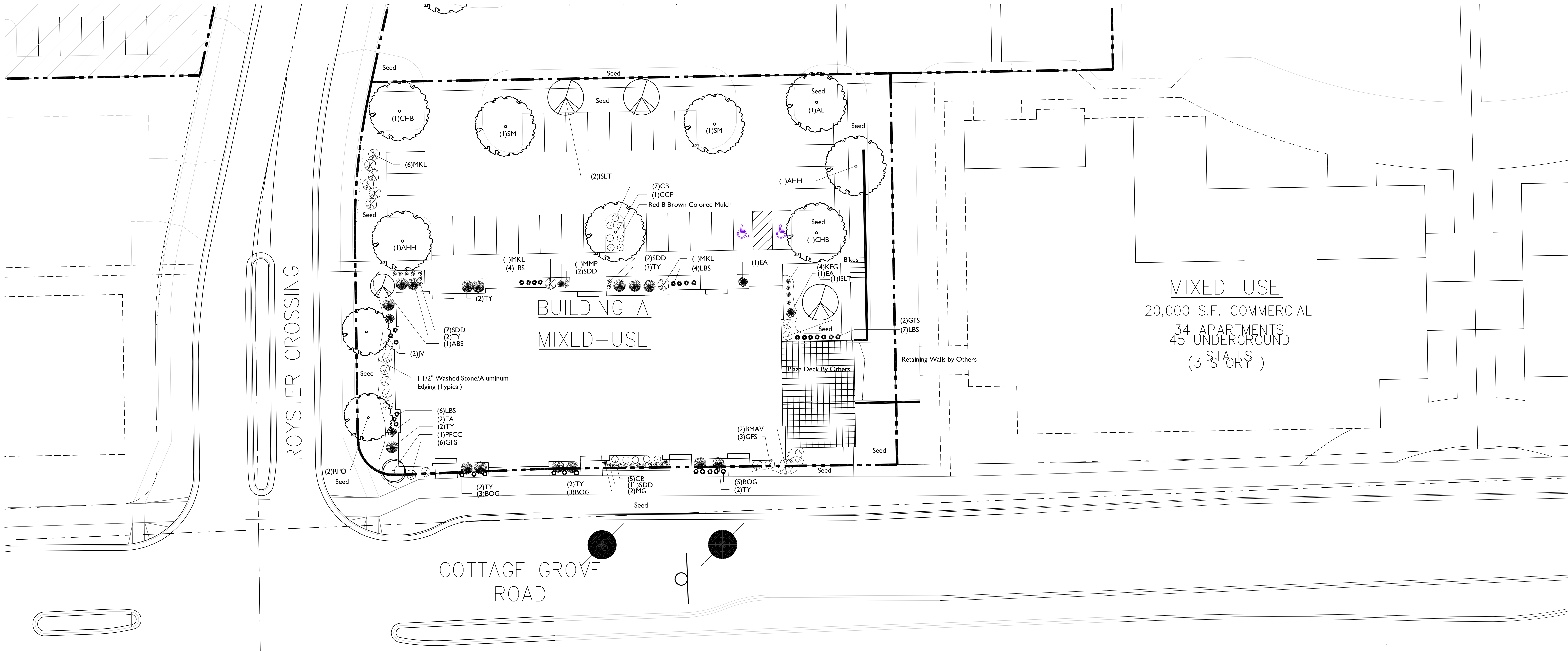


- LEGEND:**
- 861 - - EXISTING MINOR CONTOUR.
 - 860 - - EXISTING MAJOR CONTOUR.
 - 861 - - PROPOSED MAJOR CONTOUR.
 - 860 - - PROPOSED MAJOR CONTOUR.
 - ☒ - - INSTALL WDOT TYPE D INLET PROTECTION.
 - 860.00 - - PROPOSED SPOT ELEVATION



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MIXED-USE
 20,000 S.F. COMMERCIAL
 34 APARTMENTS
 45 UNDERGROUND
 STALLS
 (3 STORY)

Plant Material List - - Building A - - Lot 2

Quantity	Code Name	Scientific Name	Common Name	Planting Size
Broadleaf Deciduous				
1	AE	Ulmus Japonica X Wilsoniana 'Morton'	Accolade Elm	2 1/2" B&B
2	AHH	Carpinus Caroliniana	Amer Hornbeam	2" B&B
1	ABS	Amelanchier X Grand 'Autumn Brill'	Autumn Brill Serviceberry	6' B&B
1	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2 1/2" B&B
2	CHB	Celtis Occidentalis	Common Hackberry	2" B&B
3	ISLT	Syringa Reticulata 'Ivory Silk' (tf)	Ivory Silk Japanese Tree Lilac (tf)	2" B&B
1	PFCC	Malus 'Prairifire' (clp)	Prairifire Crabapple (clp)	6' B&B
2	RPO	Quercus Robur 'Fastigiata X Q. Bicolor'	Regal Prince English Oak	2" B&B
2	SM	Acer X Freemanii 'Sienna'	Sienna Glen Maple	2" B&B
Conifer Evergreen				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
4	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4' B&B
1	MMP	Pinus Mugo 'Mops'	Mops Mugo Pine	#3 CONT.
15	TY	Taxus X Media 'Tauntonii'	Taunton Yew	18" B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
11	BOG	Helictotrichon Sempervirens	Blue Oat Grass	#1 CONT.
4	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
21	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
2	MG	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#1 CONT.
22	SDD	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	#1 CONT.
Shrub				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
2	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arwd Viburnum	#5 CONT.
12	CB	Berberis Thunb Atrop 'Moretti Select'	Cabernet Barberry	#2 CONT.
10	GFS	Spiraea Japonica 'Goldflame'	Goldflame Spirea	#3 CONT.
2	JV	Viburnum X Juddii	Judd Viburnum	24" B&B
9	MKL	Syringa Patula 'Miss Kim'	Miss Kim Lilac	3' B&B

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 with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal 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.

LANDSCAPE WORKSHEET

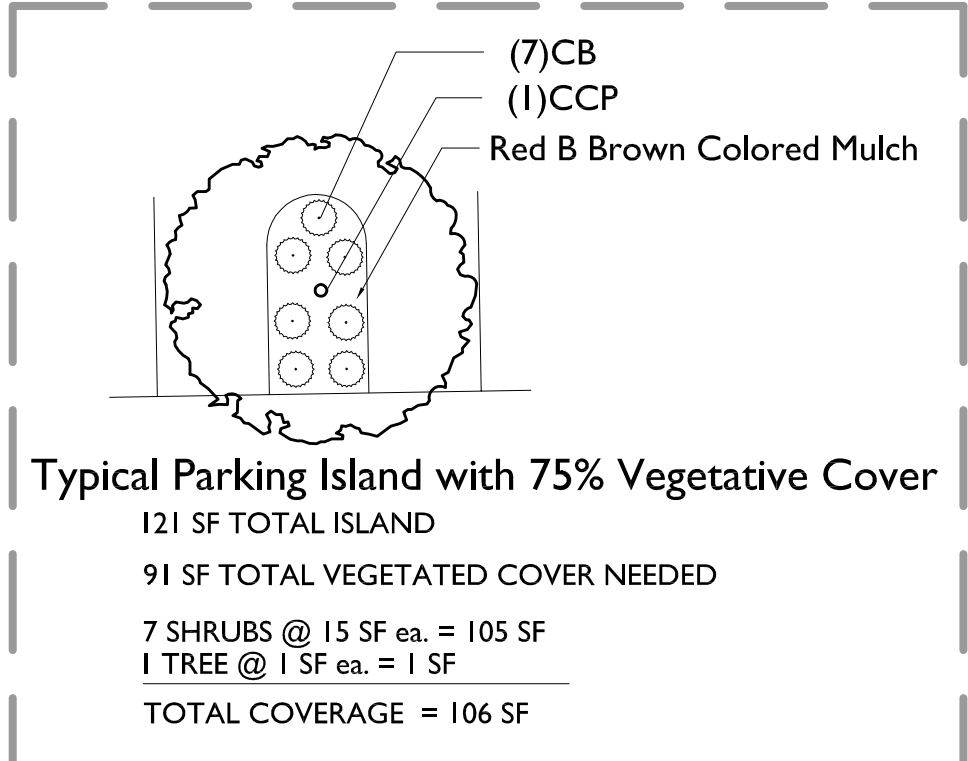
Project Location/Address.....Lot 2 Royster Clark Plat
 Name of Project.....Royster Crossing
 Owner/Contact.....Ruedebusch Development and Construction
 Contact Phone.....(608) 249-2012

Zoning district is TR-U2
 Total square footage of developed area..... 39,376 s.f.
 Total square footage of developed area divided by 300 square feet.....131 Landscape Units

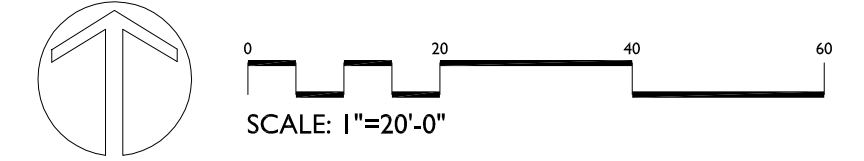
NUMBER OF LANDSCAPE POINT REQUIRED
 Landscape Units multiplied by 5 landscape points.....655 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2"- 2-1/2"	35			9	315
Ornamental Tree 1-1/2"-2" Caliper	15			6	90
Evergreen Trees - 3 feet tall	15			4	60
Shrub, deciduous - 18" or 3 gallon	2			35	70
Shrub, evergreen - 18" or 3 gallon	3			16	48
Ornamental grasses - 18" or 1 gallon	2			38	76
Ornamental/ decorative fencing or wall	4 per 10 l.f.			NA	NA
Sub Totals				+	659

TOTAL POINTS PROVIDED = 659



LANDSCAPE PLAN BUILDING A

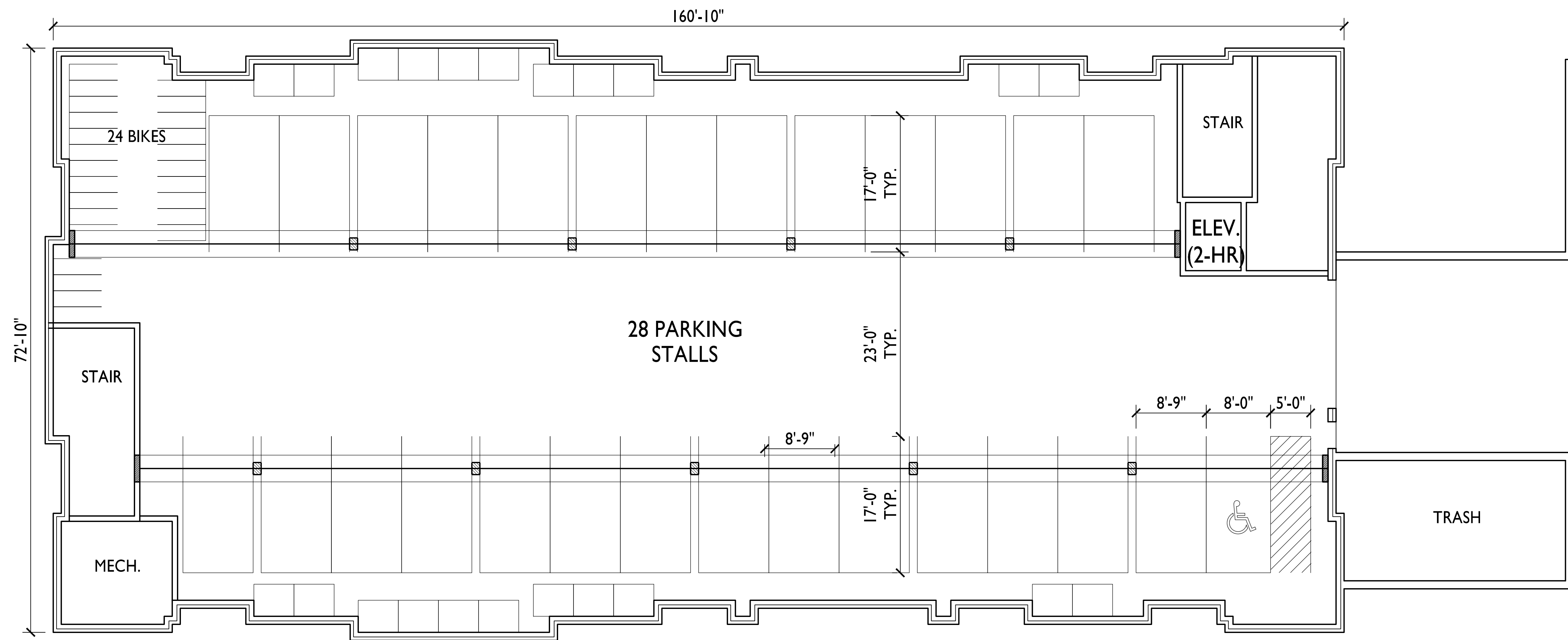


ROYSTER CROSSINGS
 LOT 2 and LOT 3 ROYSTER PLAT
 MADISON, WISCONSIN

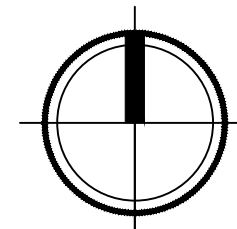
Checked By: SS
 Drawn By: 11/06/13 RS

Revised: 11/21/13 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L1
 LANDSCAPE PLAN BUILDING A
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1 BASEMENT FLOOR PLAN
 A-1.1a SCALE: 1/8"=1'-0"





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PROJECT TITLE
ROYSTER
CROSSINGS
LOT 2

MADISON, WI
SHEET TITLE
FIRST
FLOOR PLAN

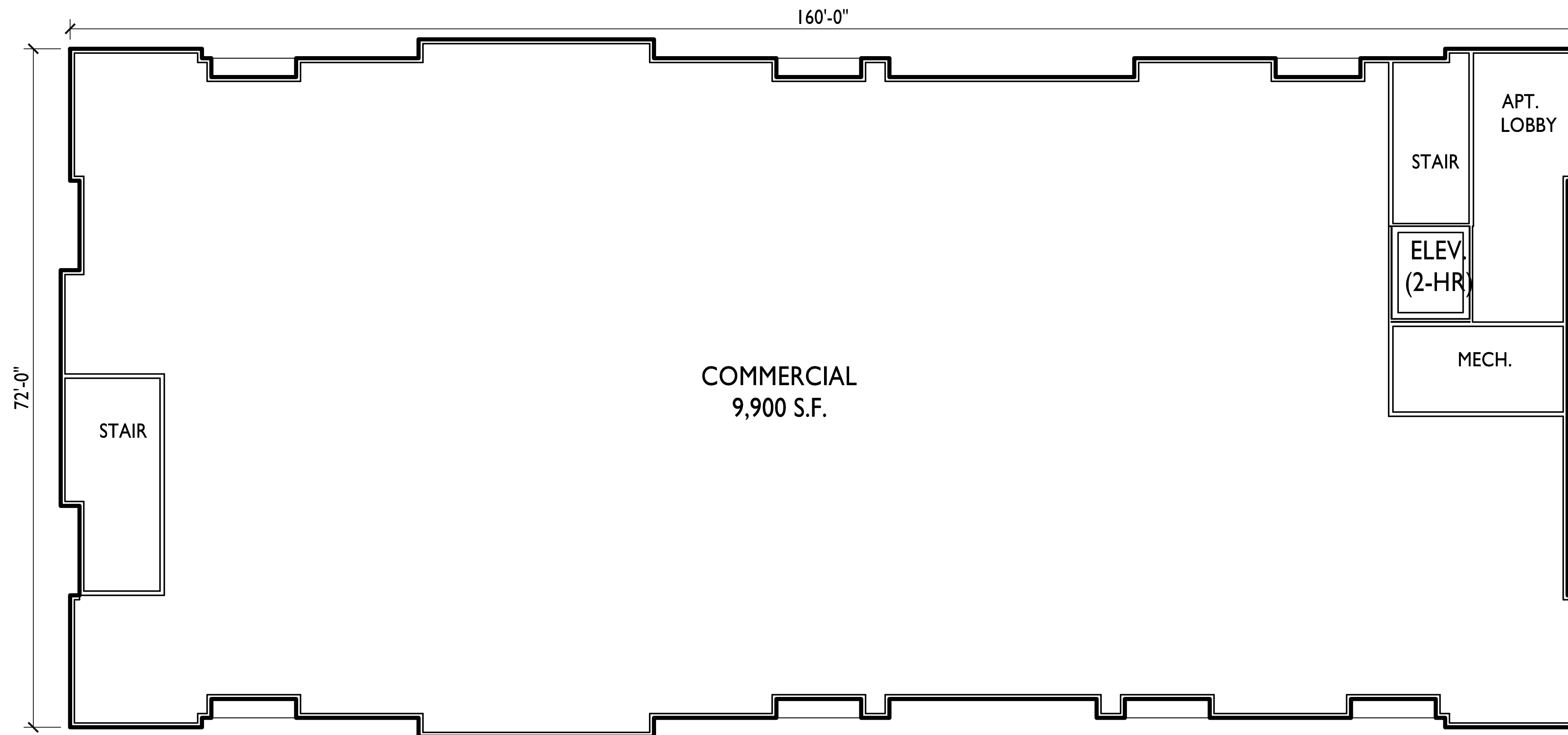
BUILDING A

SHEET NUMBER

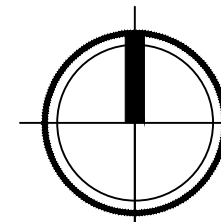
A-1.2a

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1 FIRST FLOOR PLAN
A-1.2a SCALE: 1/8"=1'-0"





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PROJECT TITLE
ROYSTER
CROSSINGS
LOT 2

MADISON, WI
SHEET TITLE
SECOND FLOOR
PLAN

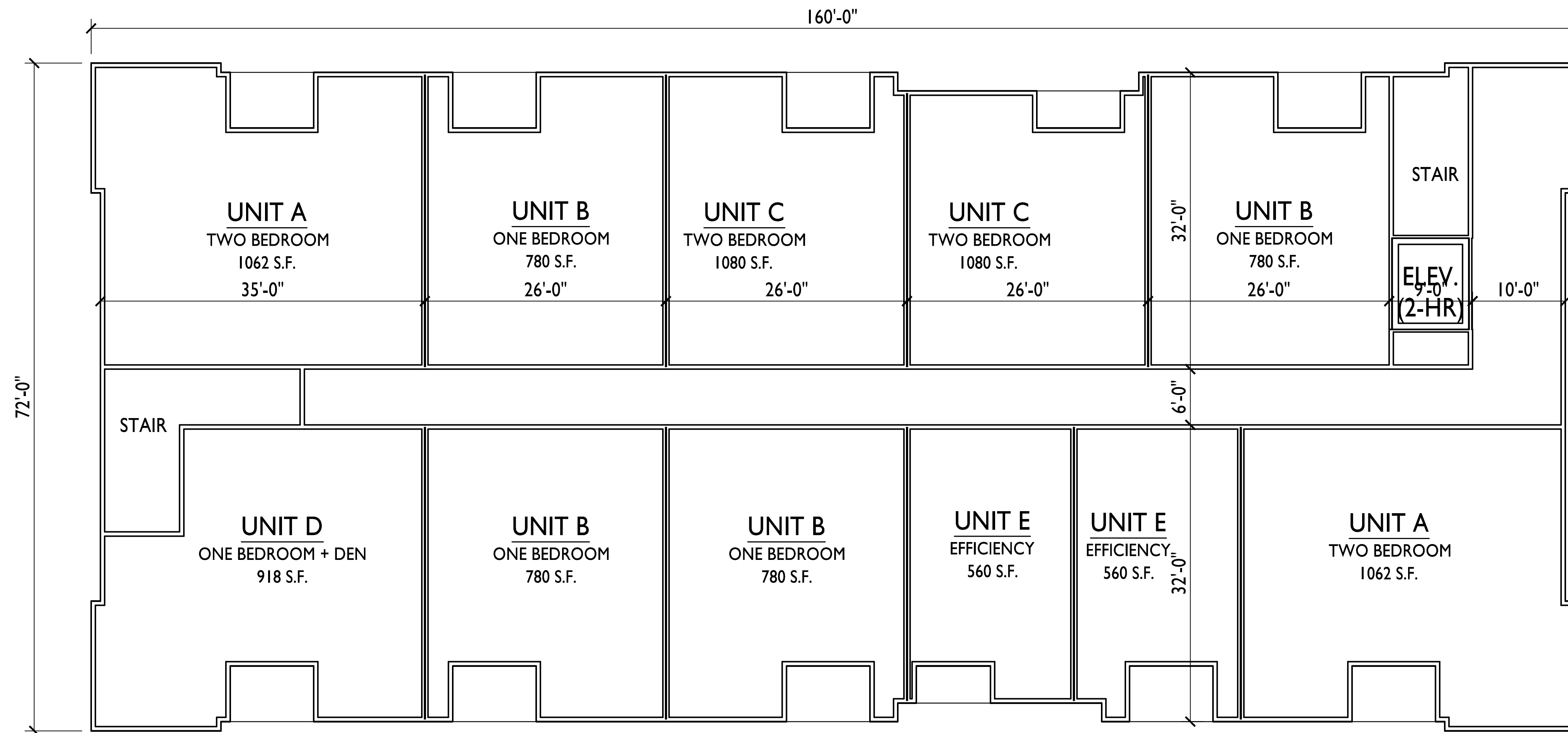
BUILDING A

SHEET NUMBER

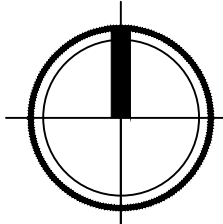
A-1.3a

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1 SECOND FLOOR PLAN (THIRD SIM)
A-1.3a SCALE: 1/8"=1'-0"





1 NORTH ELEVATION
A-2.1a SCALE: 1/8"=1'-0"



2 WEST ELEVATION
A-2.1a SCALE: 1/8"=1'-0"



3 EAST ELEVATION
A-2.1a SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
A-2.1a SCALE: 1/8"=1'-0"

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PROJECT TITLE
ROYSER
CROSSINGS
LOT 2

MADISON, WI
SHEET TITLE
EXTERIOR
ELEVATIONS

BUILDING A

SHEET NUMBER

A-2.1a

PROJECT NO. 1205

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