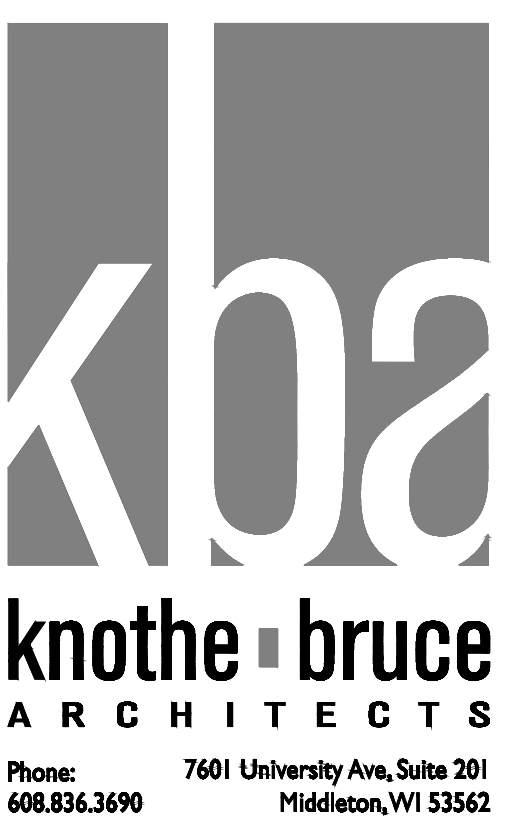


SITE INDEX SHEET	
<b>SITE</b>	
C-1.0	OVERALL SITE PLAN
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
<b>C-2.0</b>	
C-2.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
C-3.0	PRELIMINARY UTILITY PLAN
L2	LANDSCAPE PLAN BUILDING B AND C
<b>ARCHITECTURAL</b>	
A-1.1b	BASEMENT PLAN BUILDING B & C
A-1.2b	FIRST AND SECOND FLOOR PLANS BUILDING B
A-2.1b	EXTERIOR ELEVATIONS BUILDING B
A-1.2c	FIRST FLOOR PLAN BUILDING C
A-1.3c	SECOND FLOOR PLAN BUILDING C
A-2.1c	EXTERIOR ELEVATIONS BUILDING C

SITE DEVELOPMENT STATISTICS	
LOT AREA	80,142 S.F./1.84 ACRES
DWELLING UNITS	80 D.U.
LOT AREA/ D.U.	1,001 S.F./D.U.
DENSITY	43.4 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
<b>GROSS FLOOR AREA</b>	
BUILDING B	40,636 S.F.
BUILDING C	44,526 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	1.06
<b>UNIT MIX</b>	
<b>BUILDING B</b>	
ONE BEDROOM	27
TWO BEDROOM	11
TOTAL	38
<b>BUILDING C</b>	
EFFICIENCY	6
ONE BEDROOM	21
TWO BEDROOM	15
TOTAL	42
<b>VEHICLE PARKING</b>	
SURFACE	23
UNDERGROUND	81
TOTAL	104
<b>BIKE PARKING</b>	
FLOOR STALL, SURFACE	16
WALL HUNG, UNDERGROUND	20
FLOOR STALL, UNDERGROUND	54
TOTAL	90
<b>USABLE OPEN SPACE</b>	
GROUND LEVEL	14,827 S.F.
DECKS & PATIOS	3,600 S.F.

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



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REVISIONS  
 Conditional Use Submittal - November 6, 2013

PROJECT TITLE  
**ROYSER CROSSINGS LOT 3**

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER

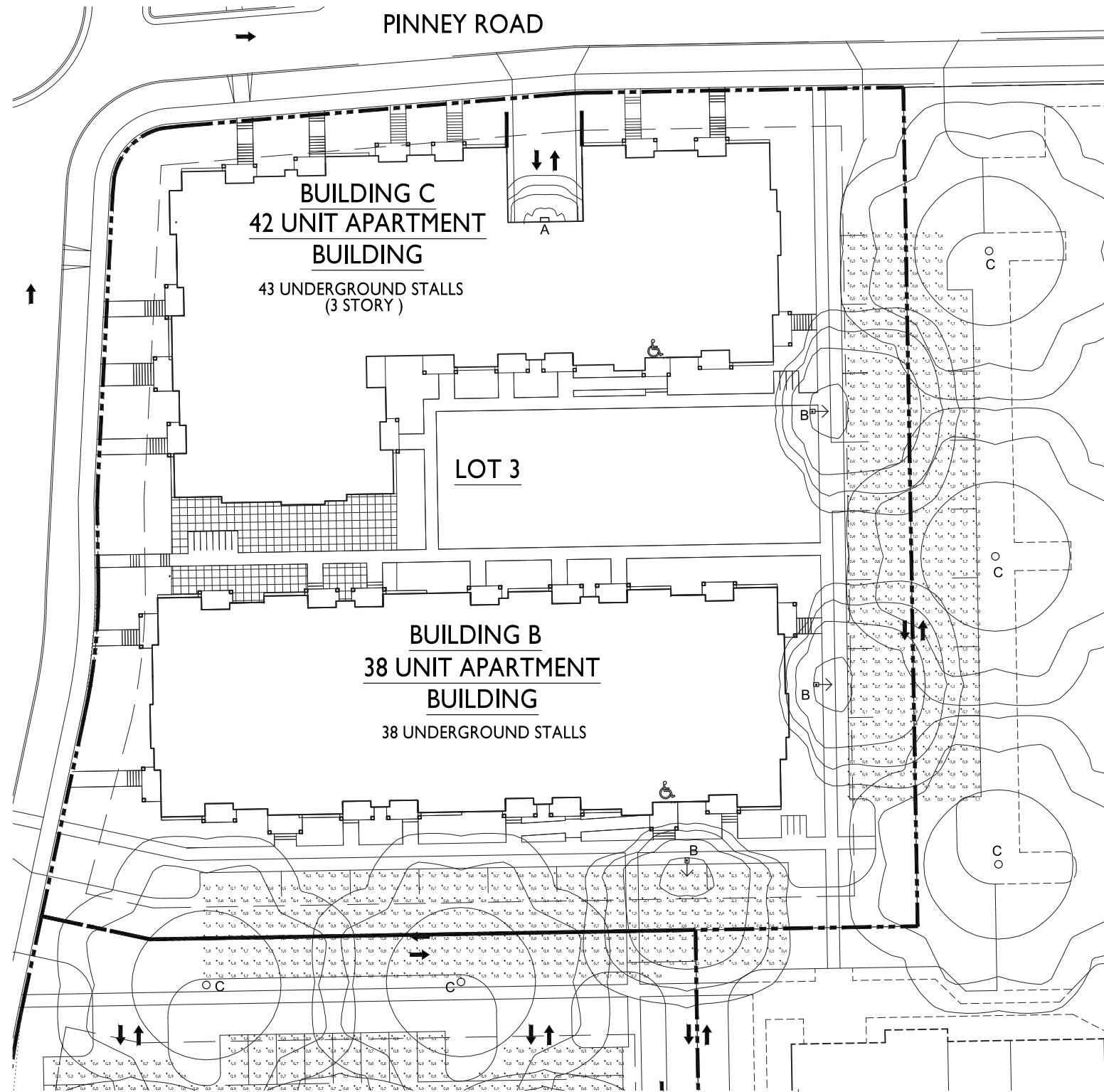
**C-1.0**

PROJECT NO. 1205  
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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" ABOVE 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



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

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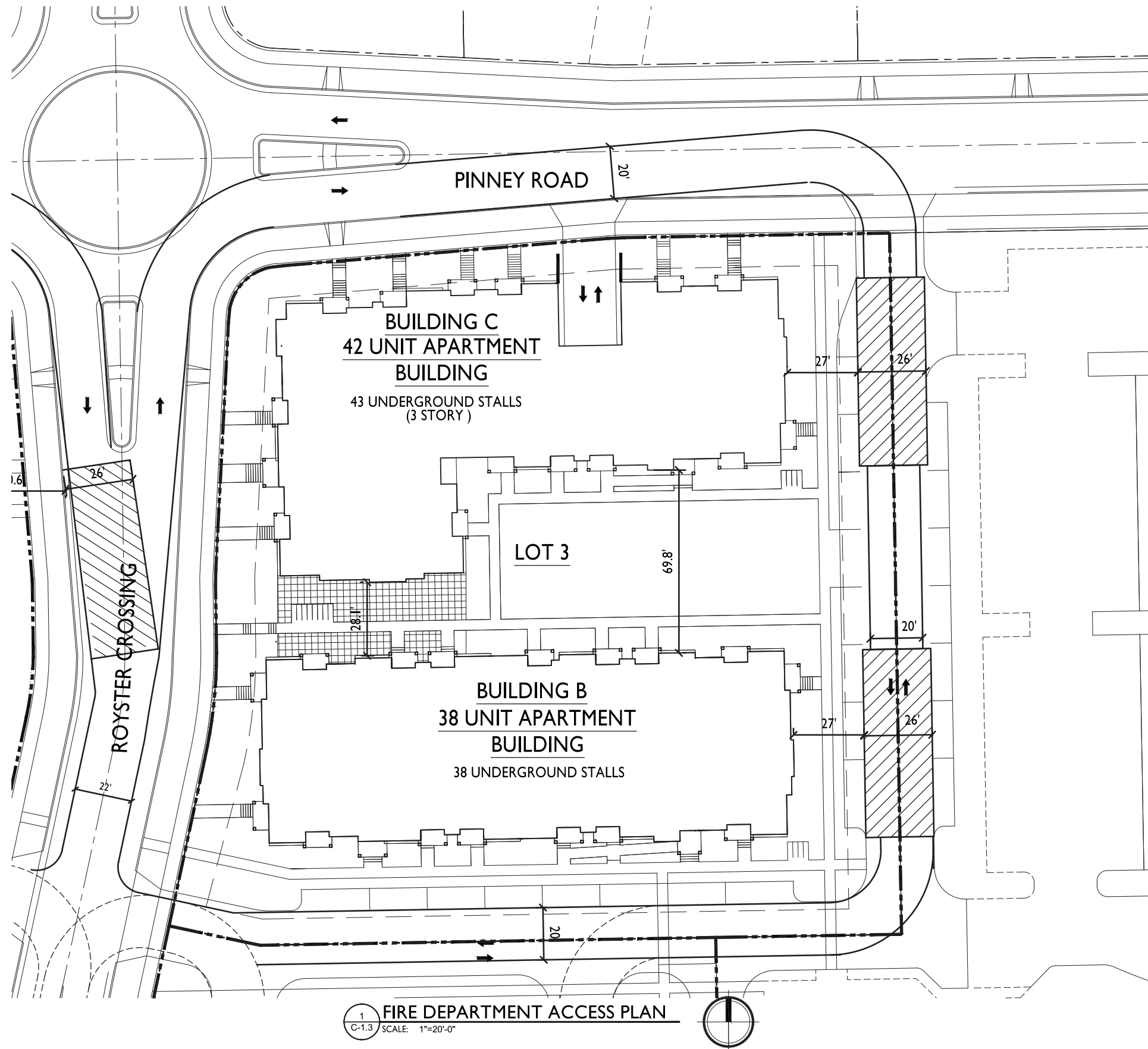
REVISIONS

PROJECT TITLE  
**ROYSTER CROSSINGS LOT 3**

SHEET TITLE  
**SITE LIGHTING PLAN**

SHEET NUMBER

**C-1.2**



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

1 FIRE DEPARTMENT ACCESS PLAN  
C-1.3 SCALE: 1"=20'-0"

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 Conditional Use Submittal - November 6, 2013

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

SHEET TITLE  
**FIRE ACCESS  
 PLAN  
 LOT 3**

SHEET NUMBER

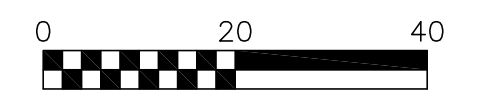
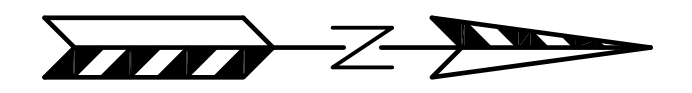
**C-1.3**

PROJECT NO. **1205**  
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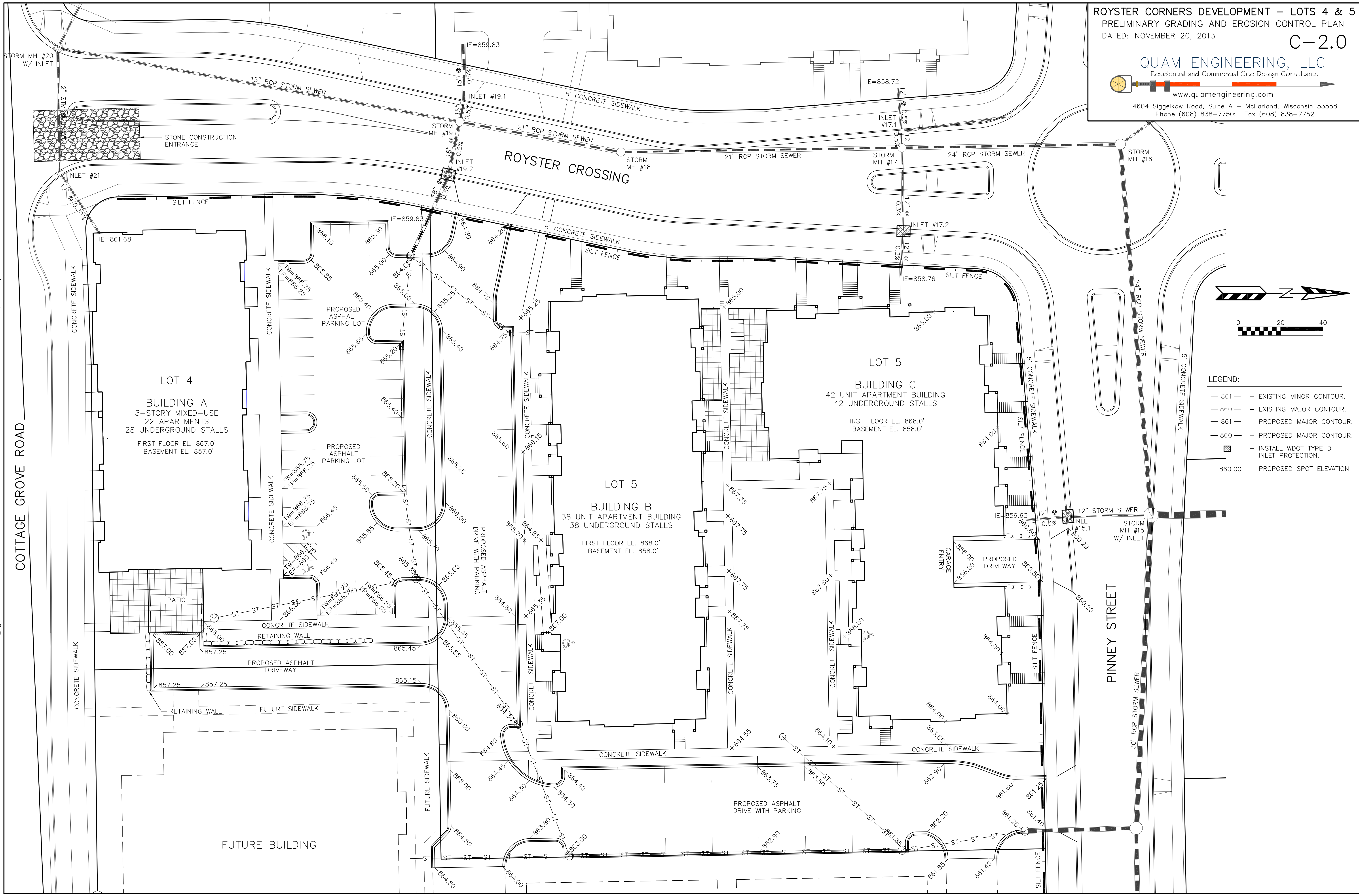
ROYSER CORNERS DEVELOPMENT - LOTS 4 & 5  
PRELIMINARY GRADING AND EROSION CONTROL PLAN  
DATED: NOVEMBER 20, 2013

C-2.0

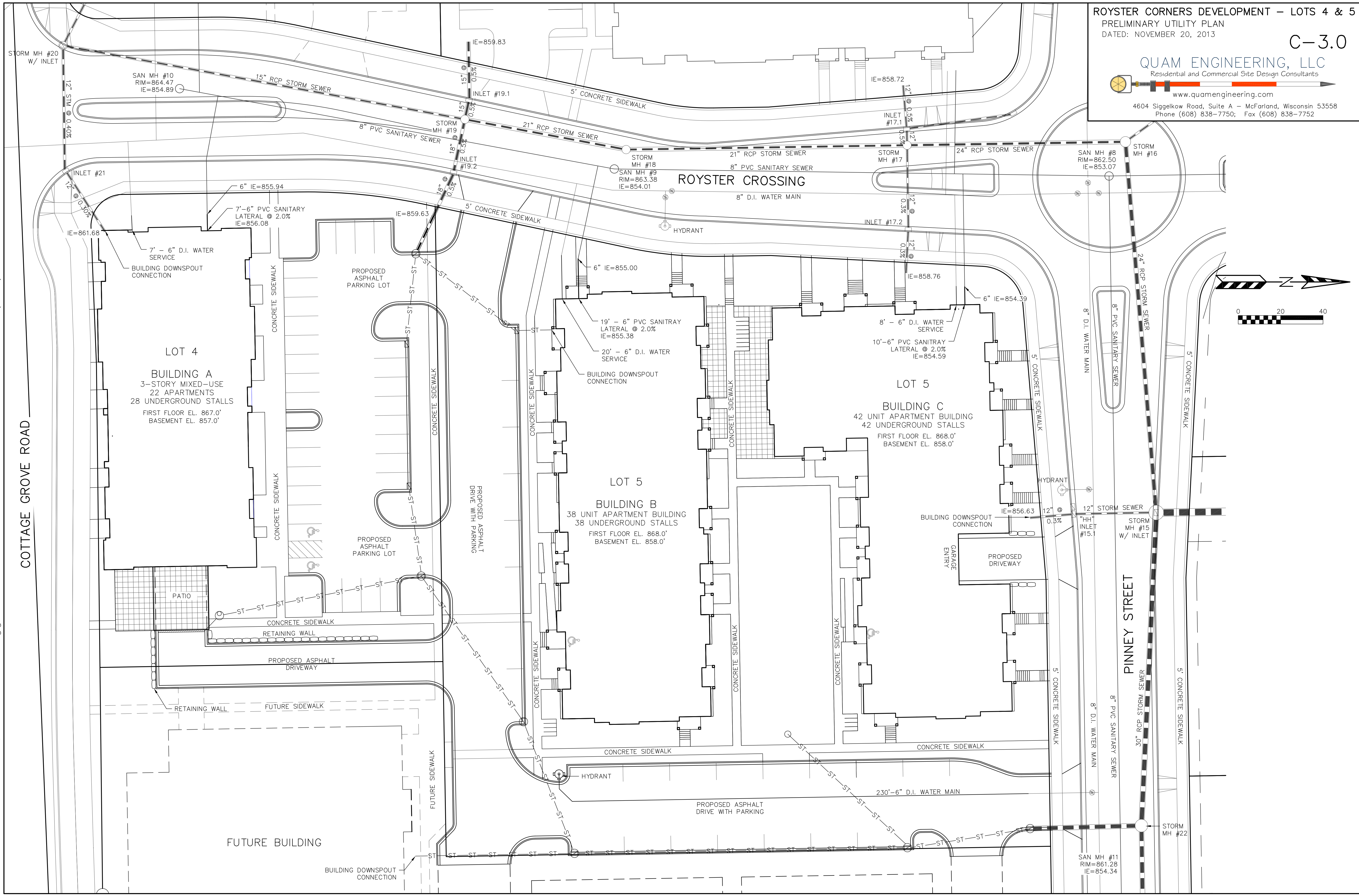
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



- 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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Broadleaf Deciduous				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
4	AE	Ulmus Japonica X Wilsoniana 'Morton'	Accolade Elm	2 1/2" B&B
2	AHH	Carpinus Caroliniana	Amer Hornbeam	2" B&B
6	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
4	MAM	Acer X Freemanii 'Marmo'	Marmo Maple	2" B&B
9	PFCC	Malus 'Prairifire' (clp)	Prairifire Crabapple (clp)	6" B&B
3	TCHT	Crataegus Crusgalli Var Iner (tf)	Thnls Cockspur Hawthorn (tf)	2" B&B
Conifer Evergreen				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
13	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4" B&B
10	MMP	Pinus Mugo 'Mops'	Mops Mugo Pine	#3 CONT.
32	TY	Taxus X Media 'Tauntonii'	Taunton Yew	18" B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
7	BOG	Helictotrichon Sempervirens	Blue Oat Grass	#1 CONT.
30	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
8	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
17	MG	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#1 CONT.
Shrub				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
15	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arwd Viburnum	#5 CONT.
11	CB	Berberis Thunb Atrop 'Moretti Select'	Cabernet Barberry	#3 CONT.
13	GFS	Spiraea Japonica 'Goldflame'	Goldflame Spirea	#3 CONT.
2	JV	Viburnum X Juddii	Judd Viburnum	24" B&B
11	MKL	Syringa Patula 'Miss Kim'	Miss Kim Lilac	3" B&B
4	TSH	Hydrangea Macro 'Piihm-i'	Twist-n-shout Hydrangea	#5 CONT.

**LANDSCAPE WORKSHEET**

Project Location/Address.....Lot 3 Royster Clark Plat  
 Name of Project.....Royster Crossing  
 Owner/Contact.....Ruedebusch Development and Construction  
 Contact Phone.....(608) 249-2012

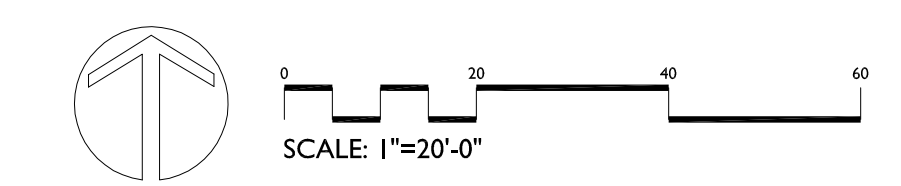
Zoning district is TR-U2  
 Total square footage of developed area.....69,338 s.f.  
 Total square footage of developed area divided by 300 square feet.....231 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED  
 Landscape Units multiplied by 5 landscape points.....1,155 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2" - 2-1/2"	35			10	350
Ornamental Tree 1-1/2"-2" Caliper	15			19	285
Evergreen Trees - 3 feet tall	15			13	195
Shrub, deciduous - 18" or 3 gallon	2			56	112
Shrub, evergreen - 18" or 3 gallon	3			42	126
Ornamental grasses - 18" or 1 gallon	2			62	124
Ornamental/ decorative fencing or wall	4 per 10 l.f.			NA	NA
Sub Totals				+	1,192

**TOTAL POINTS PROVIDED = 1,192**

**LANDSCAPE PLAN BUILDINGS B and C**



**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:  
 Revised:

**L2**  
 LANDSCAPE PLAN  
 BUILDINGS B and C

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10/11/13 CAD'S STEVE SHORT/ROYSTER CROSSINGS PHASE 1/ROYSTER CROSSING L2/L1 DWG Created: 11/1/2013, Saved: 11/21/2013, Printed: 11/21/2013

**GENERAL NOTES**

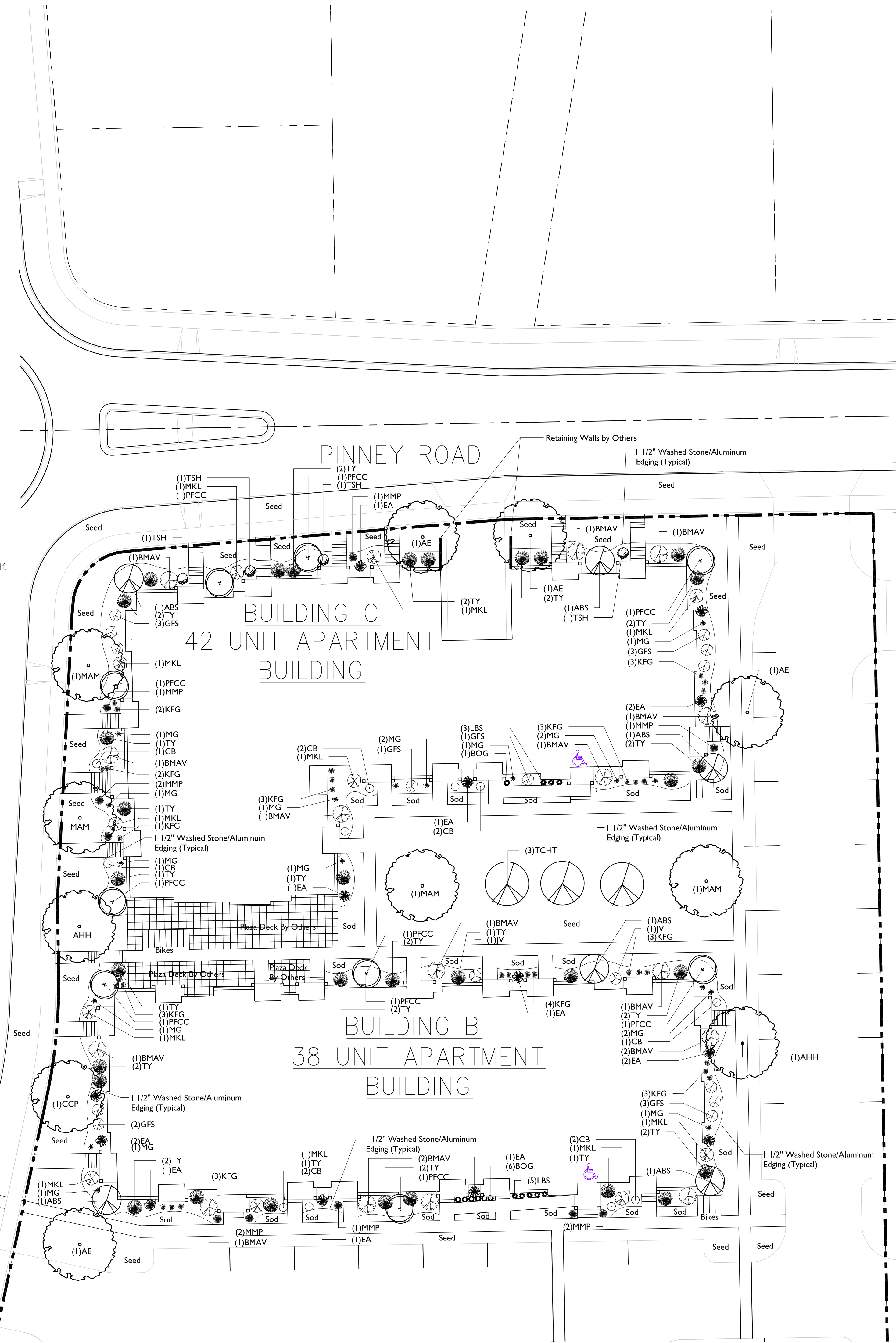
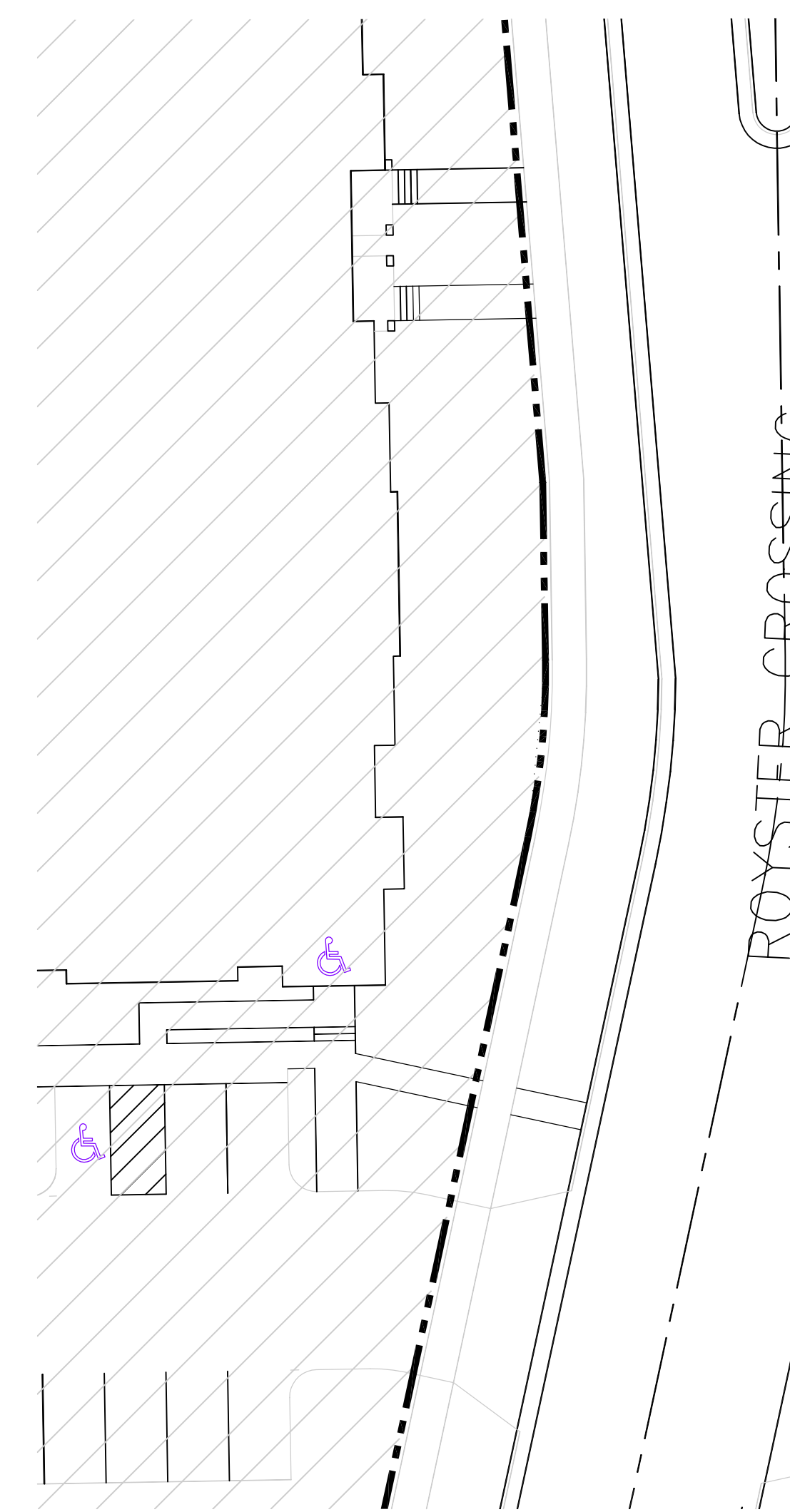
- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive 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.

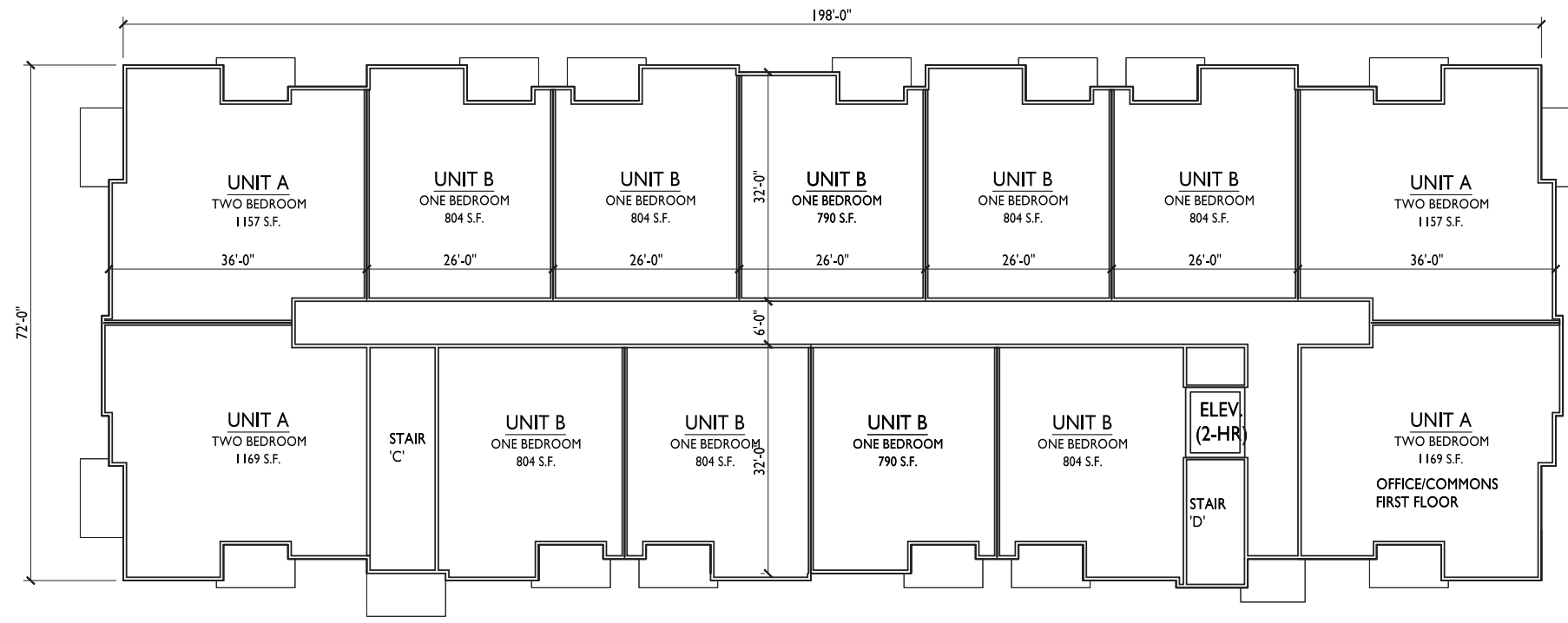
J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. 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.

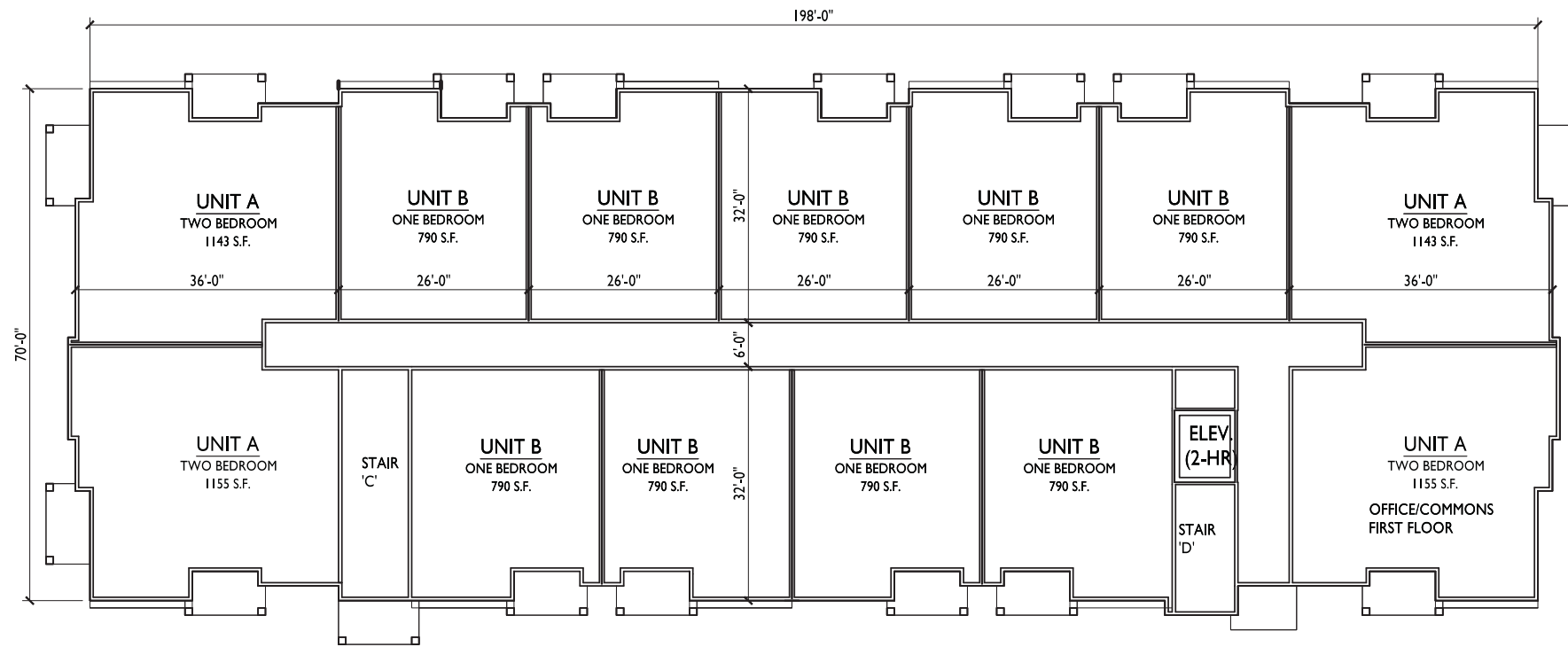








2 SECOND FLOOR PLAN (THIRD FLOOR SIM)  
 A-1.2b SCALE: 3/32"=1'-0"



1 FIRST FLOOR PLAN  
 A-1.2b SCALE: 3/32"=1'-0"



1 NORTH ELEVATION  
A-2.1b SCALE: 3/32"=1'-0"



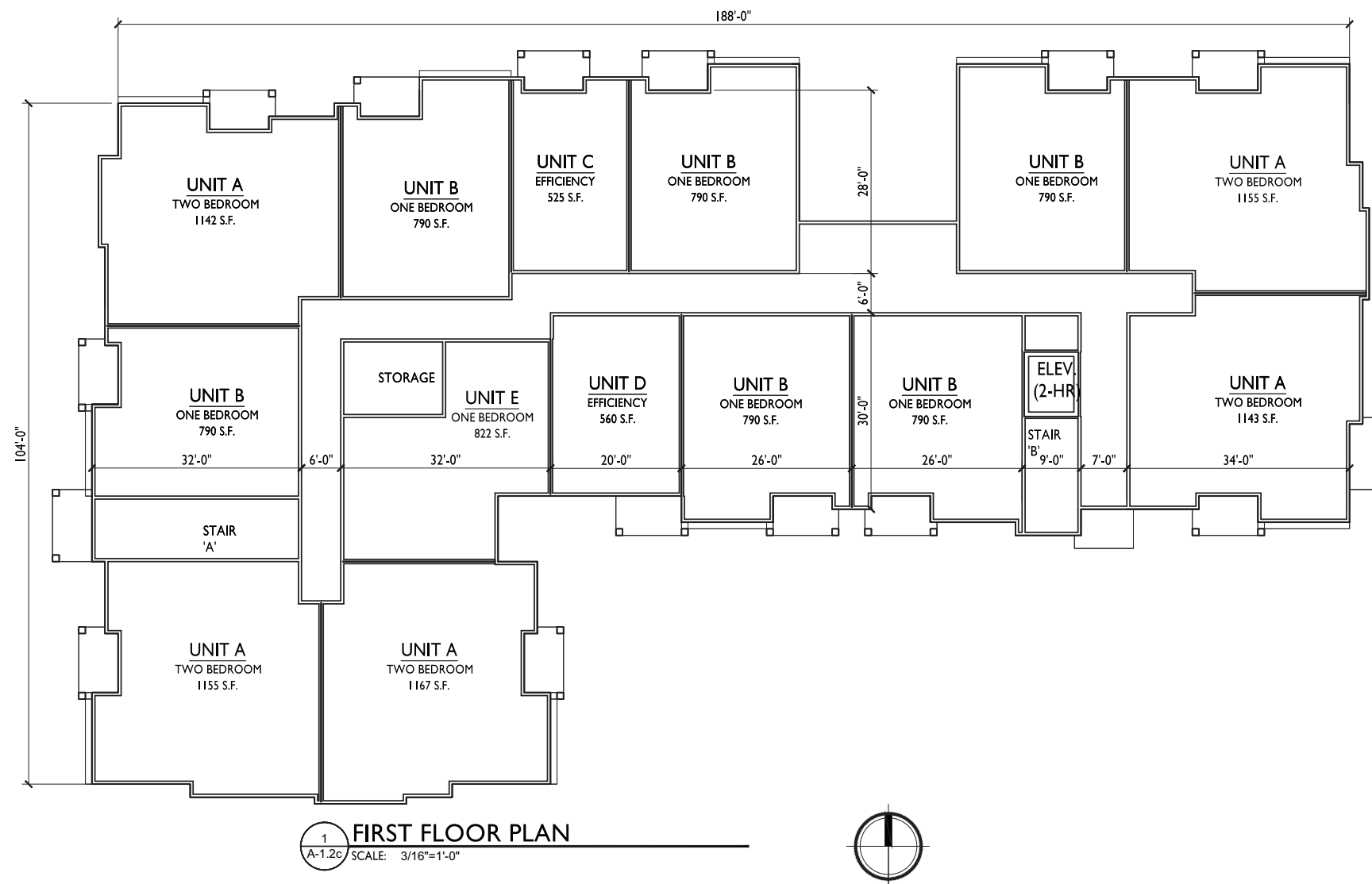
2 WEST ELEVATION  
A-2.1b SCALE: 3/32"=1'-0"



3 EAST ELEVATION  
A-2.1b SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION  
A-2.1b SCALE: 3/32"=1'-0"



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PROJECT TITLE  
**ROYSTER  
 CROSSINGS  
 LOT 3**

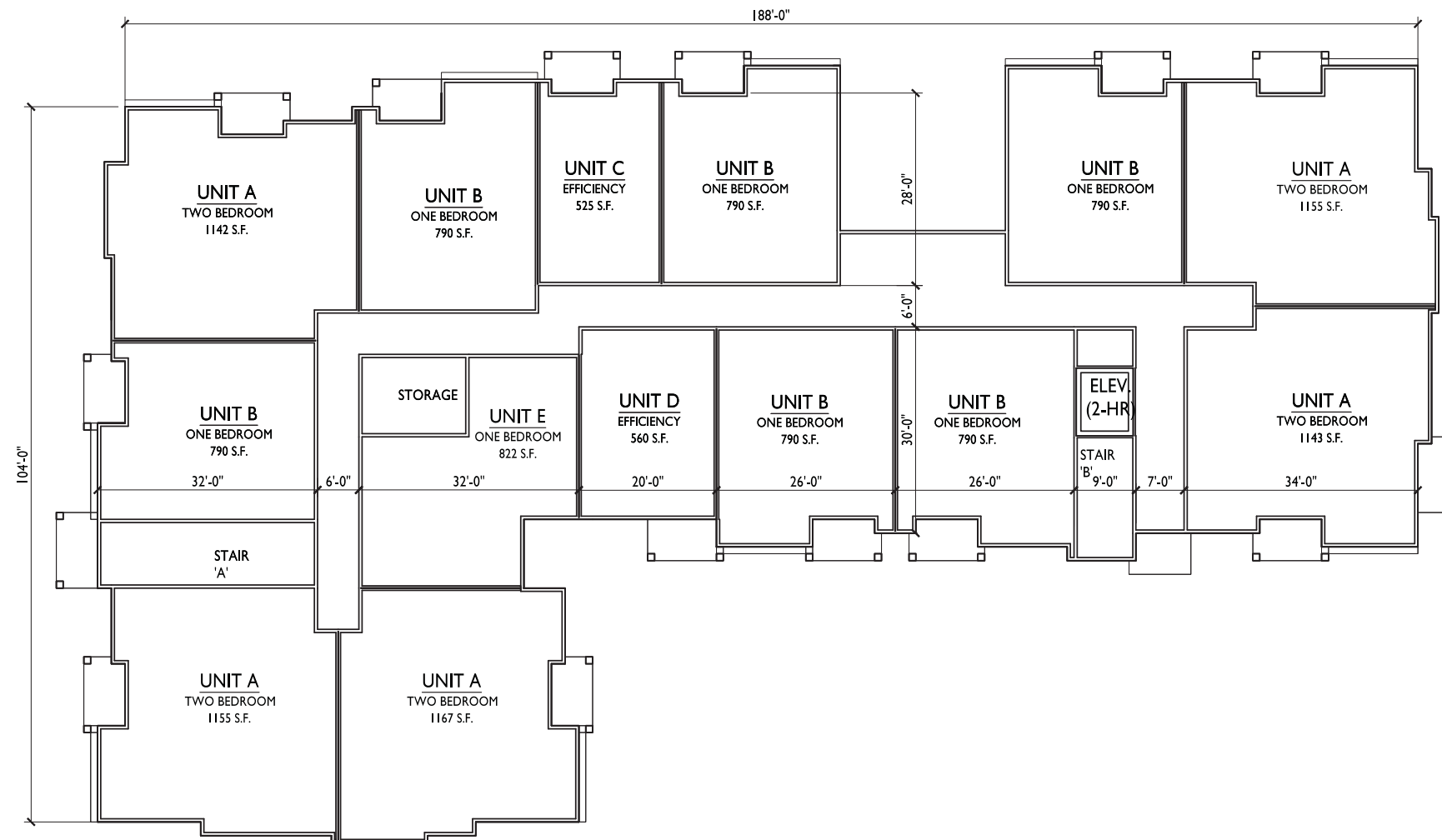
MADISON, WI  
 SHEET TITLE  
**FIRST FLOOR  
 PLAN**

**BUILDING C**

SHEET NUMBER

**A-1.2c**

PROJECT NO. **1205**



1  
 A-1.3c **SECOND FLOOR PLAN (THIRD SIM)**  
 SCALE: 3/16"=1'-0"



REVISIONS  
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PROJECT TITLE  
**ROYSTER  
 CROSSINGS  
 LOT 3**

MADISON, WI  
 SHEET TITLE  
**SECOND FLOOR  
 PLAN**

**BUILDING C**

SHEET NUMBER

**A-1.3c**

PROJECT NO. **1205**



1 NORTH ELEVATION  
 A-2.1c SCALE: 3/16"=1'-0"



2 WEST ELEVATION  
 A-2.1c SCALE: 3/16"=1'-0"



3 EAST ELEVATION  
 A-2.1c SCALE: 3/16"=1'-0"



4 SOUTH ELEVATION  
 A-2.1c SCALE: 3/16"=1'-0"

REVISIONS  
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PROJECT TITLE  
**ROYSTER  
 CROSSINGS  
 LOT 3**

MADISON, WI  
 SHEET TITLE  
**EXTERIOR  
 ELEVATIONS**

**BUILDING C**

SHEET NUMBER

**A-2.1c**

PROJECT NO. 1205

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