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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

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.

PROJECT TITLE
 ROYSTER
 CORNERS

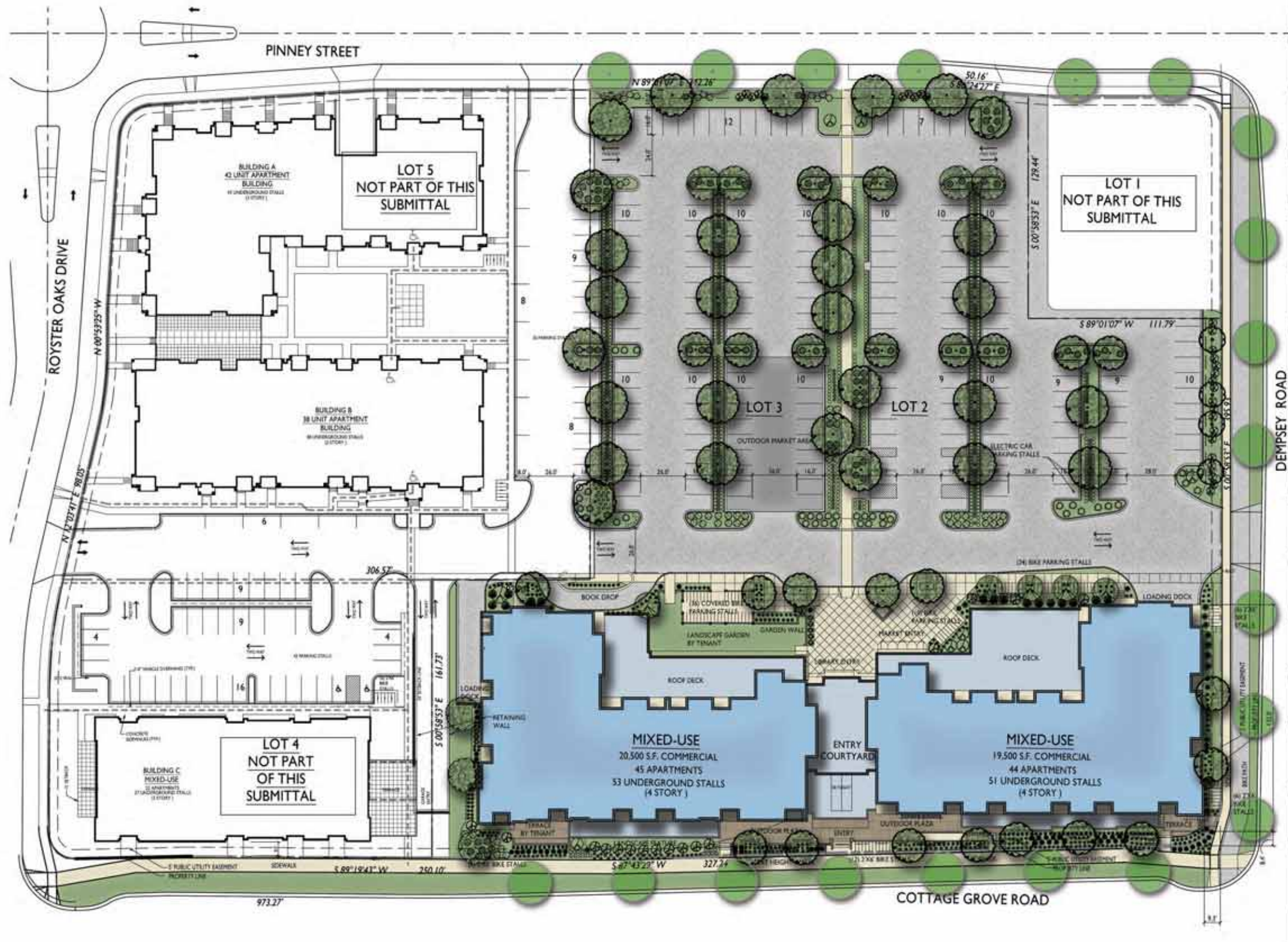
Lot 2 & 3 of Royster
 Corners Plat
 SHEET TITLE
 Site Plan

1 SITE PLAN
 C-1.1 1" = 30'-0"

SHEET NUMBER

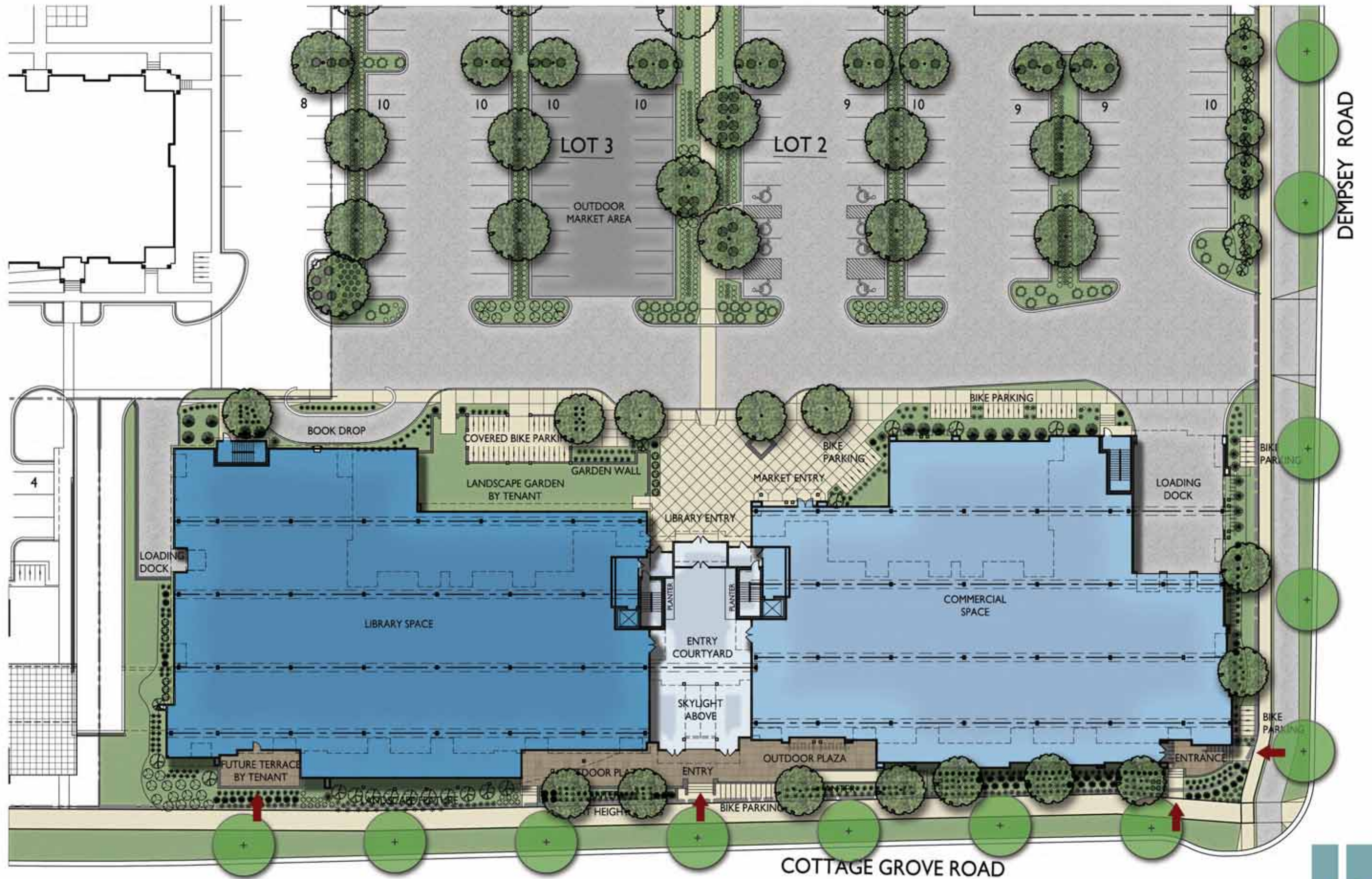
C-1.1

PROJECT NO. 1421
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1 SITE PLAN
C-1.1 1" = 30'-0"





1 SITE / FIRST FLOOR PLAN
A-1.0

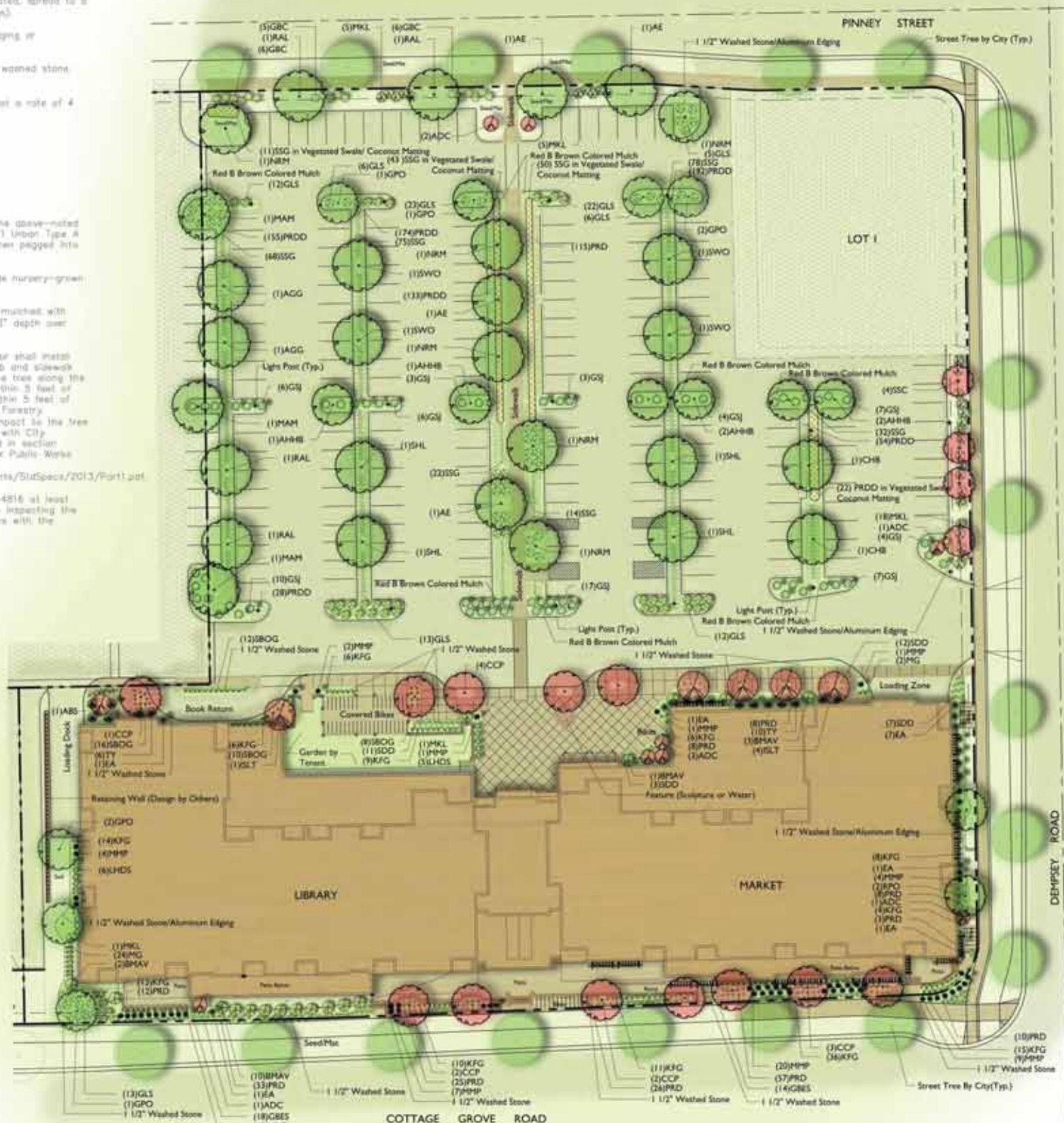


Royster Corners
Site / First Floor Plan
February 4, 2015



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% Drogen Kentucky Bluegrass
 20% Olive Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Voi II Perennial Ryegrass
 15% Ginny 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 Biodegradable straw erosion control matting that is then pegged into the soil with biodegradable staples.
- H) Areas labeled "Soil" shall receive only No. 1 grade nursery-grown bluegrass seed.
- 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)268-4816 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 Standards specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>
- K) Contractor shall contact City Forestry (608)268-4816 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

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 'pringleen'	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	AHMB	Amer Hophornbeam	Ostrya Virginiana	2 1/2" B&B
4	SHL	Skyline Thirt Honeylocust	Gleditsia Triacanth 'skycole'	2 1/2" B&B
5	ISLT	Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'ivory Silk' (tr)	2" B&B

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 'emerald'	4" B&B

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 'saphirgrud'	#1 CONT.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
11	LHDS	Little Henry Dwarf Sweetspire	Itea Virginia '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

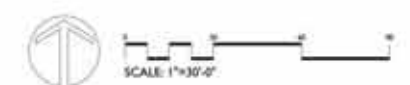
LANDSCAPE WORKSHEET

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 Landscape Units x 1 landscape point for additional 0 acres = 0 points
TOTAL LANDSCAPE POINTS REQUIRED = 1,930 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	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.					
Landscape furniture for public seating and /or transit connections	5 per 'sear'					
Sub Totals		4,007	+	0	=	4,007

LANDSCAPE PLAN Lots 2 and 3



ROYSTER CROSSINGS
 LOTS 2 AND 3 ROYSTER PLAT
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 9/0914 RS
 Revised:
 Revised:
 Revised: 10/29/14 RS
 Revised: 12/11/14 RS
 Revised: 2/03/15 RS
 Revised:
 Revised:

L-1.1
 LANDSCAPE PLAN
 Lots 2 and 3

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1 NORTH ELEVATION - EAST WING
A-2.2B



2 NORTH ELEVATION - WEST WING
A-2.2B

Royster Corners
Madison, WI
February 4, 2015





1 EAST ELEVATION
A-2.3 18" x 11" 0"



2 WEST ELEVATION
A-2.3 18" x 11" 0"

Royster Corners
Madison, WI
February 4, 2015





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



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

Royster Corners
Madison, WI
February 4, 2015





Royster Corners
View from Cottage Grove Rd
February 4, 2015





knothe • bruce
ARCHITECTS
Phone: 7601 University Ave., Ste 201
608.836.2690 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 - January 21, 2015

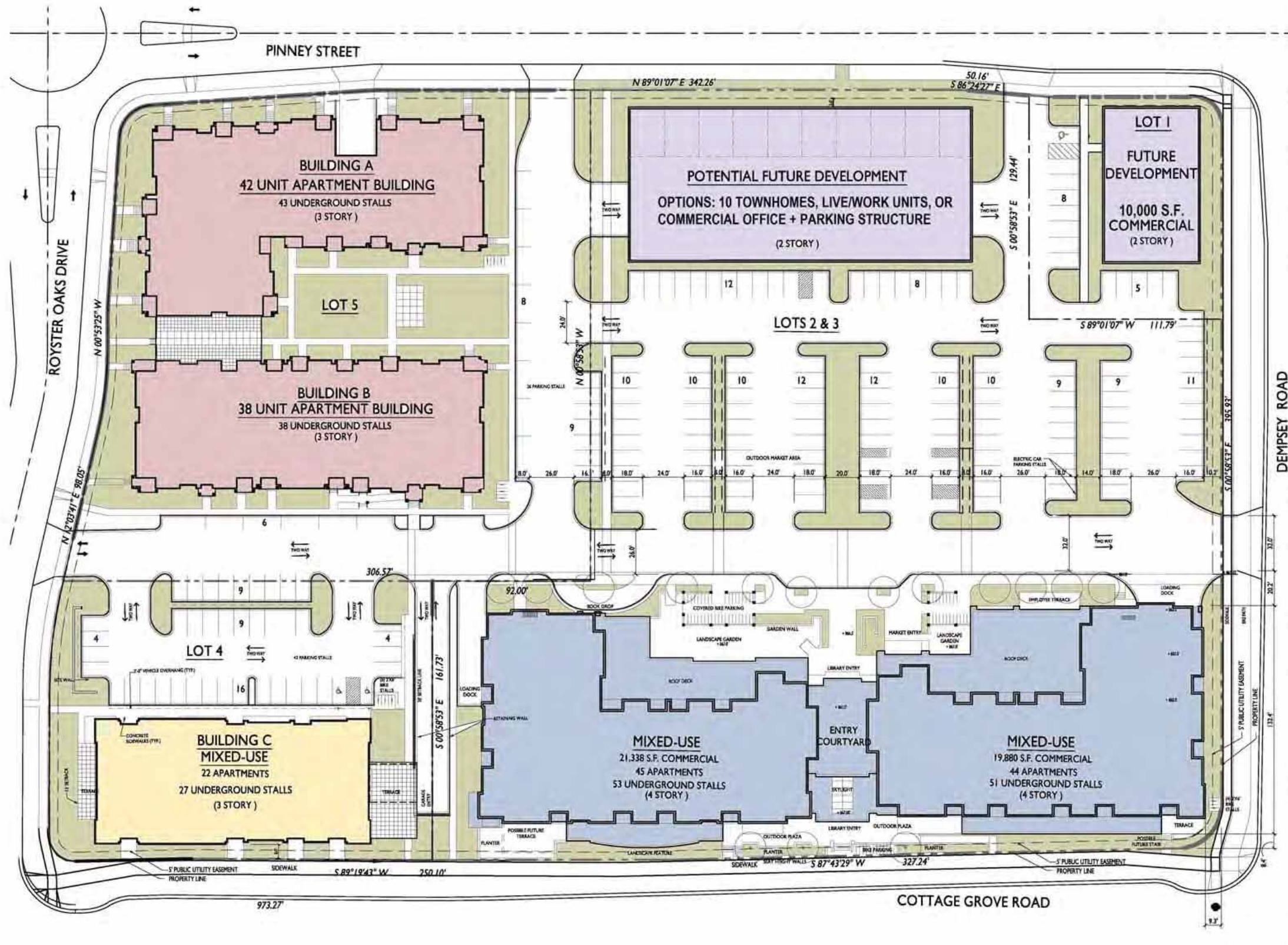
PROJECT TITLE
ROYSTER CORNERS

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1B

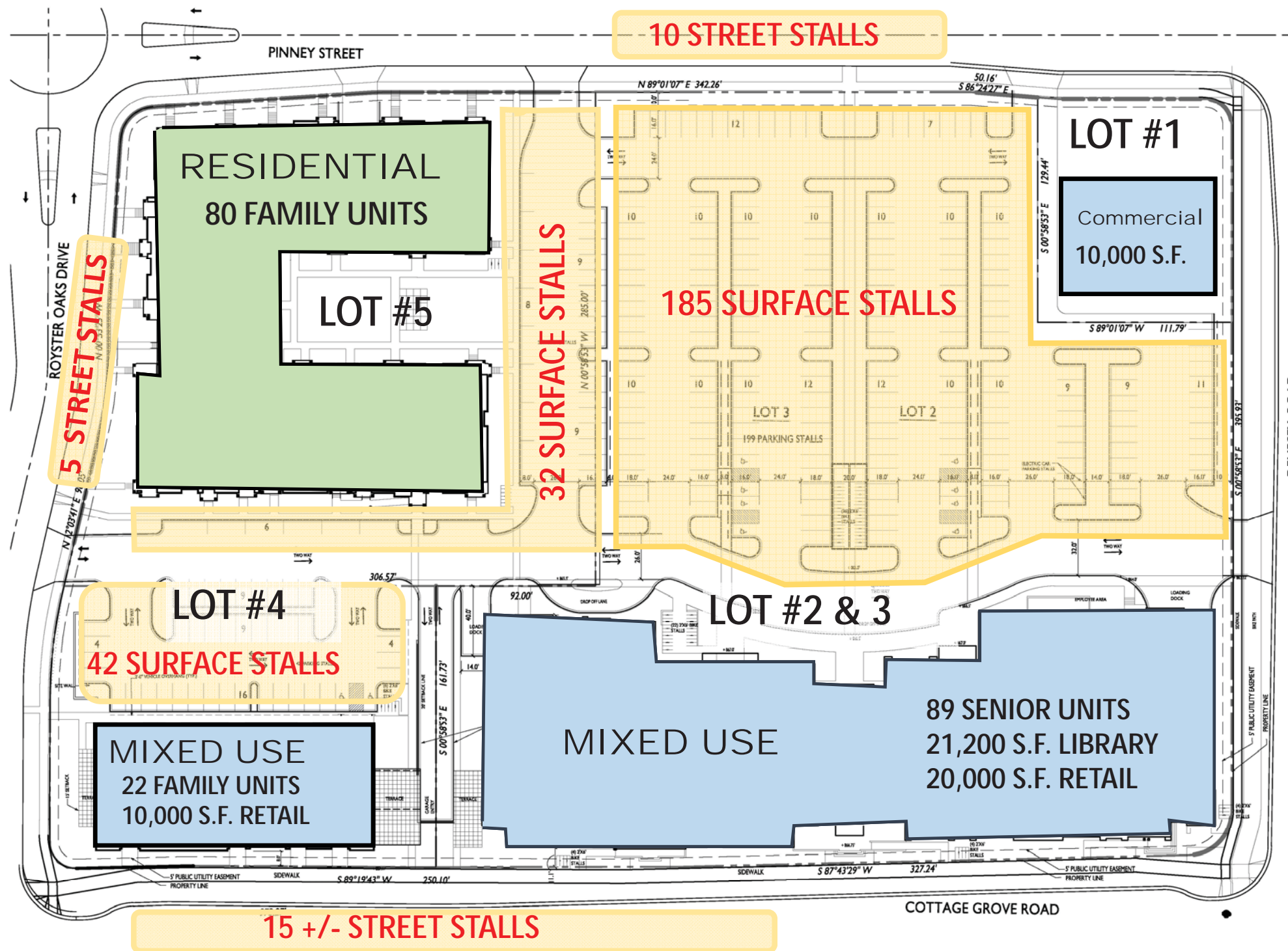
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1 SITE PLAN - POTENTIAL FOR FUTURE DEVELOPMENT
C-1.1 IN CONCEPT ONLY
1" = 30'-0"



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

TOTAL SITE SHARED PARKING

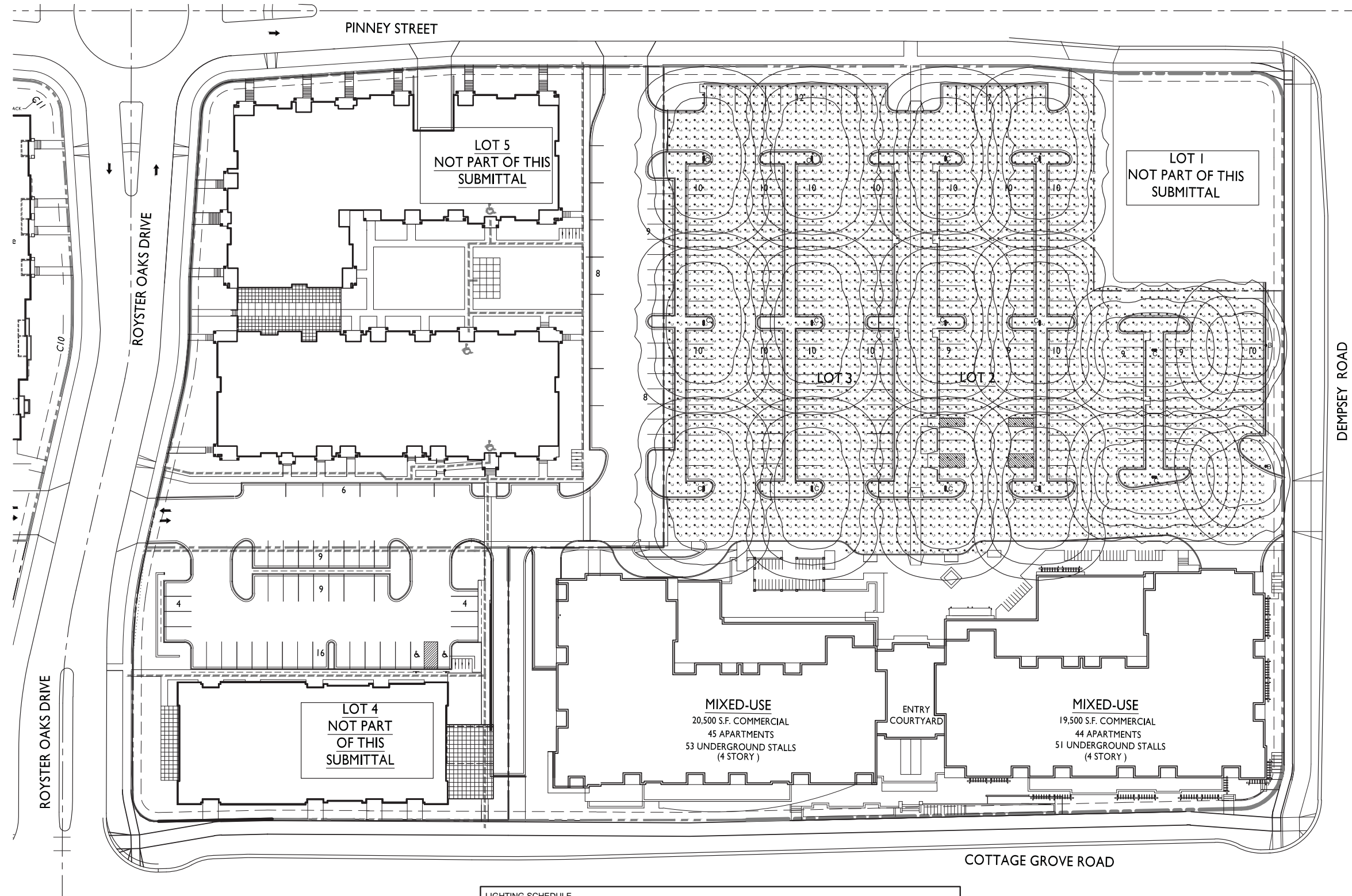
SURFACE + UNDER GROUND PARKING

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



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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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.JES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
○	B	2	RUUD LIGHTING	MAC615SBL	12" AREA CUTOFF W/ BACK LT. SHIELD	100W MH	MAC615SBL.jes	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.jes	20'-0" POLE ON 2'-0" TALL CONC. BASE

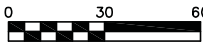
EXAMPLE LIGHT FIXTURE DISTRIBUTION	
ISOLUX CONTOUR = 0.25 FC	→
ISOLUX CONTOUR = 0.5 FC	→
ISOLUX CONTOUR = 1.0 FC	→
LIGHT FIXTURE	→

1 SITE LIGHTING PLAN
 C-1.2 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

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

- 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



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

- EROSION NOTES:**
- 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.
 - 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.
 - 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.
 - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
 - 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.
 - ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.

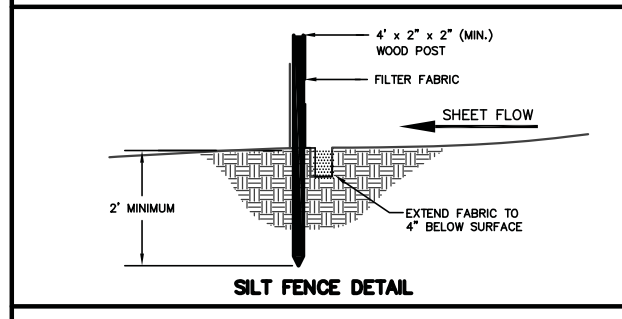
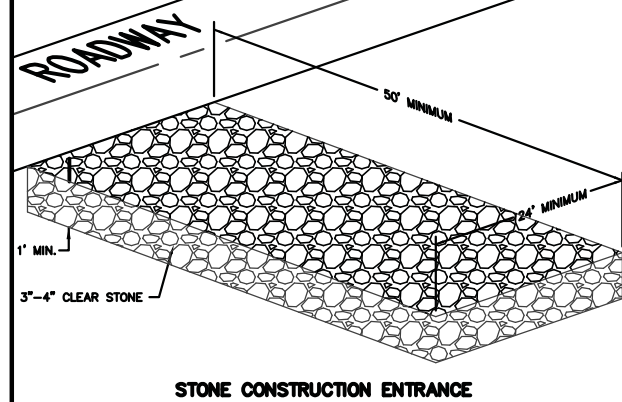
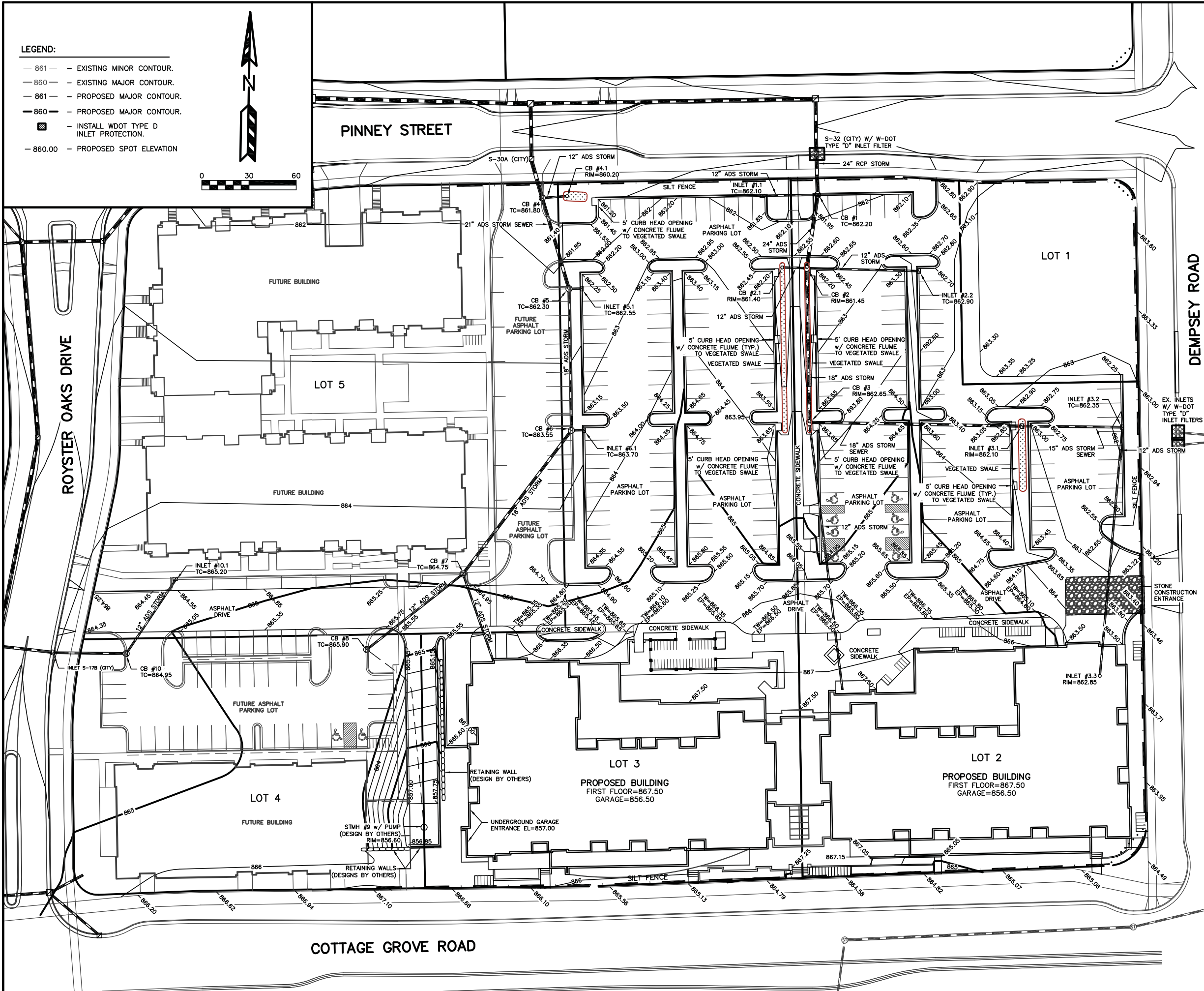
- TIME SCHEDULE:**
- APRIL 15, 2015 INSTALL STONE CONSTRUCTION ENTRANCE AND SILT FENCE.
- APRIL 15, 2015 - APRIL 15, 2016 CONSTRUCT BUILDINGS AND PARKING LOT AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL PVIOUSLY 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:
 RUDEBUSCH DEVELOPMENT & CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

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



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

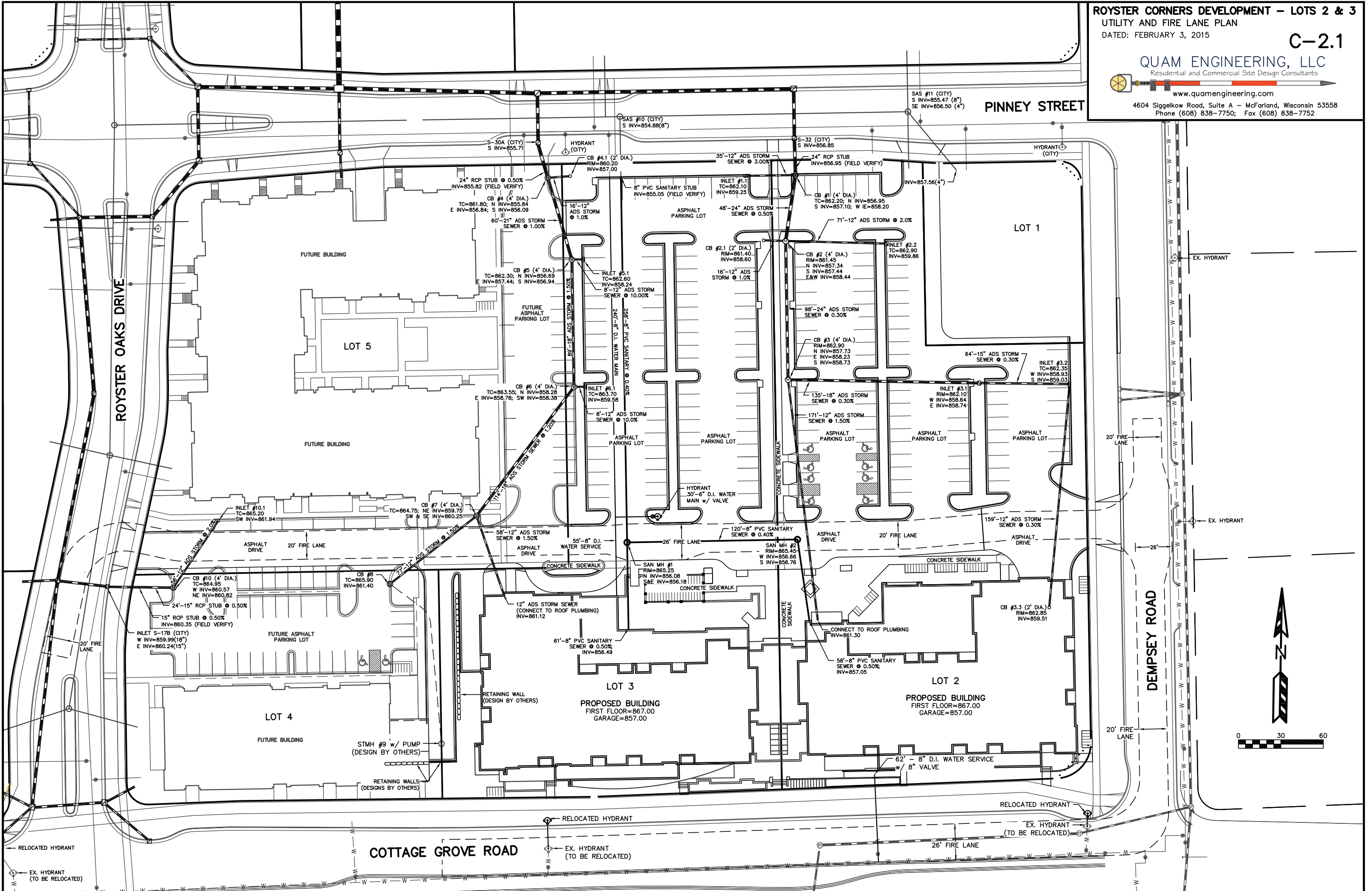
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ROYSTER CORNERS DEVELOPMENT - LOTS 2 & 3
 UTILITY AND FIRE LANE PLAN
 DATED: FEBRUARY 3, 2015

C-2.1

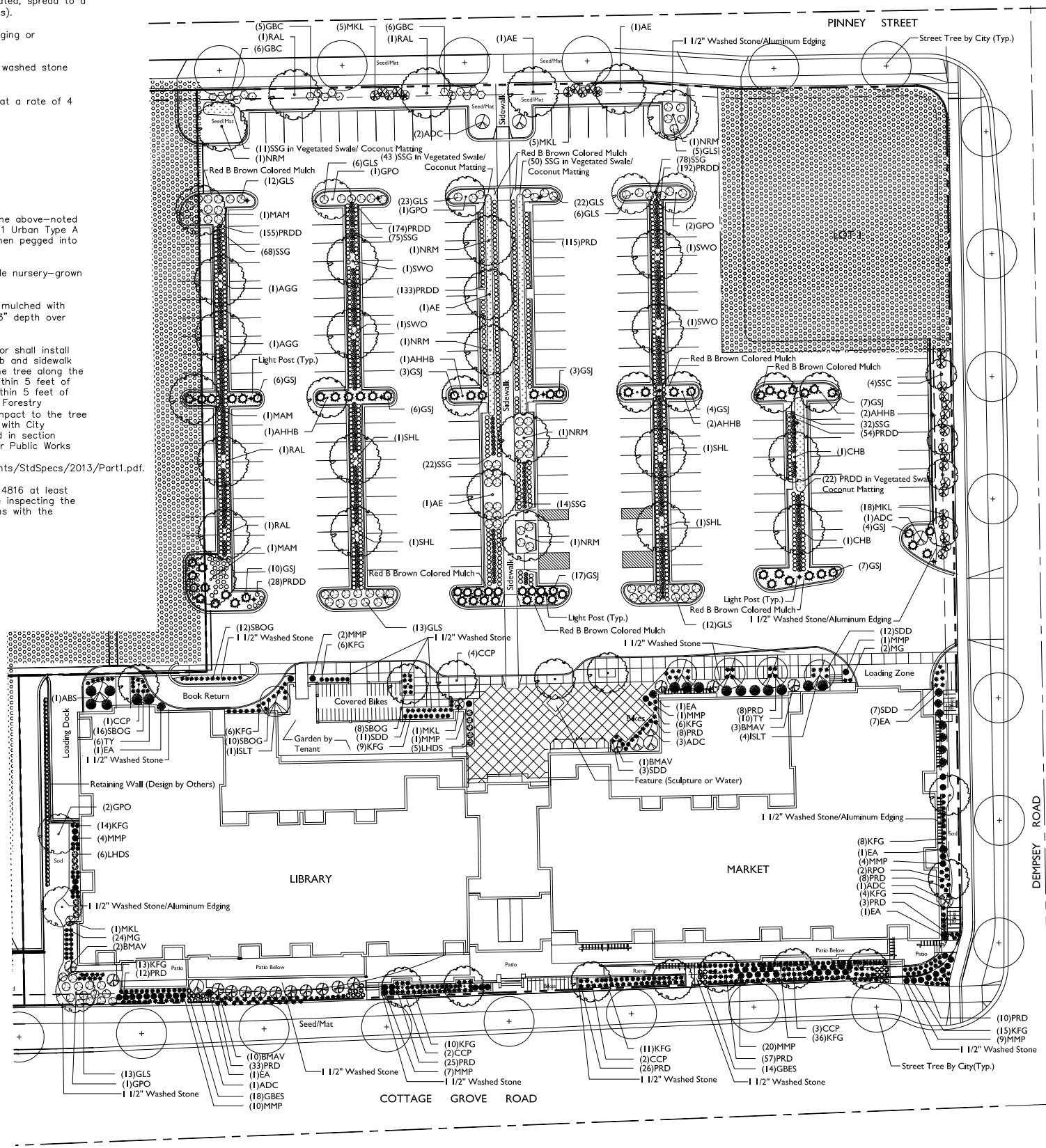
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 20% Diva Kentucky Bluegrass
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- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- J) Existing street 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

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 Thins Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
5	ISLT	Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'ivory Silk' (tr)	2" B&B

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

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.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
11	LHDS	Little Henry Dwarf Sweetspire	Itea Virginia '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 Landscape Units x 1 landscape point for additional 0 acres 0 points
TOTAL LANDSCAPE POINTS REQUIRED 1,930 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING	
		Qty.	Points Achieved	Qty.	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.	-	-		
Landscape furniture for public seating and /or transit connections	5 per 'seat'	-	-		
Sub Totals		4,007	+	0	= 4,007

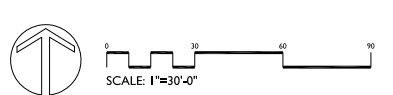


ROYSTER CROSSINGS
 LOTS 2 AND 3 ROYSTER PLAT
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 9/09/14 RS

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

LANDSCAPE PLAN Lots 2 and 3



L-1.1
LANDSCAPE PLAN
 Lots 2 and 3

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L-1.1 CAD/STEVE SHORT/ROYSTER CROSSINGS PHASE I/ROYSTER CROSSING LSC/DWG. Created: 1/18/2015, Saved: 2/2/2015, Printed: 2/2/2015



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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**

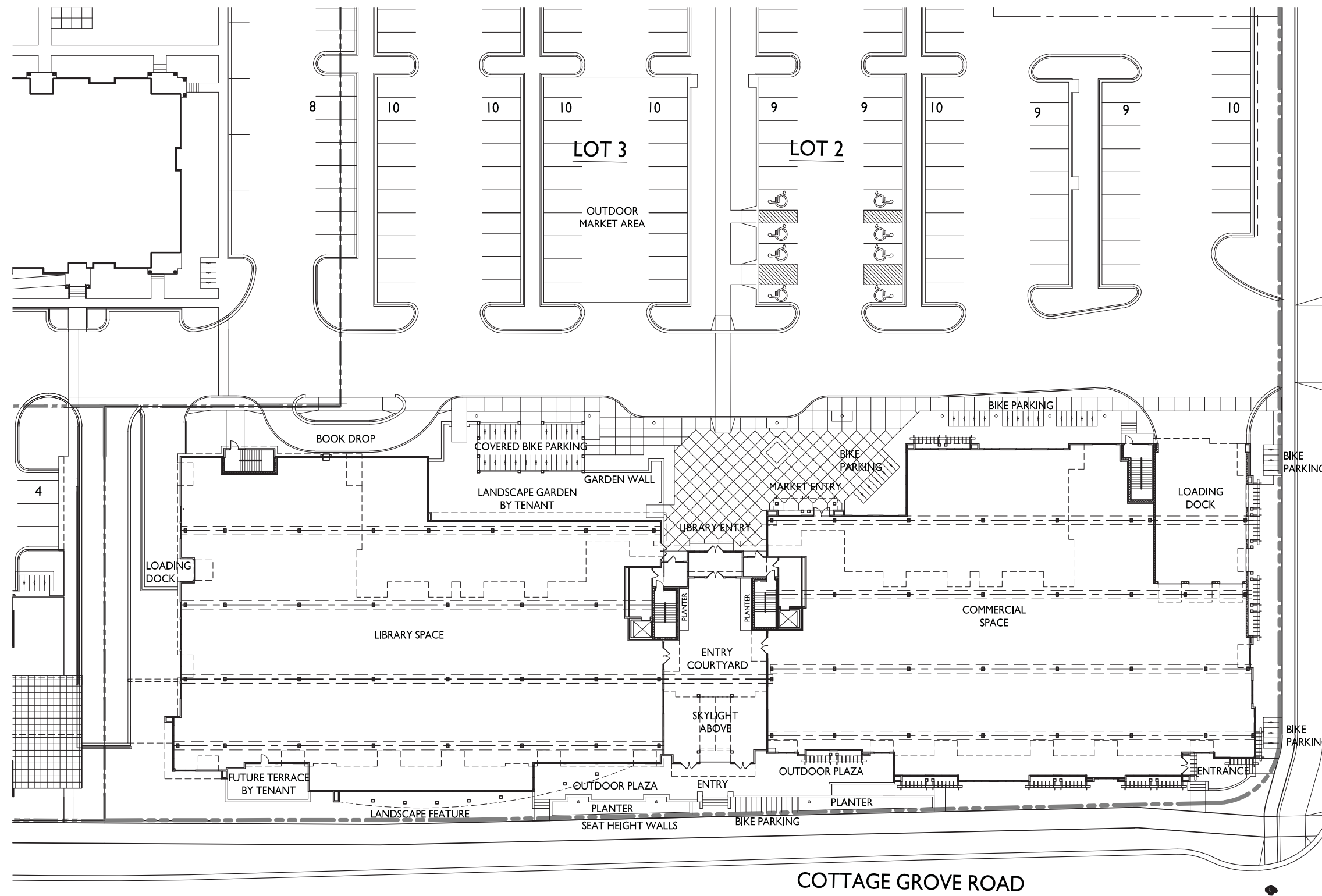
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Site Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1421

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1 SITE / FIRST FLOOR PLAN
A-1.0 1" = 20'

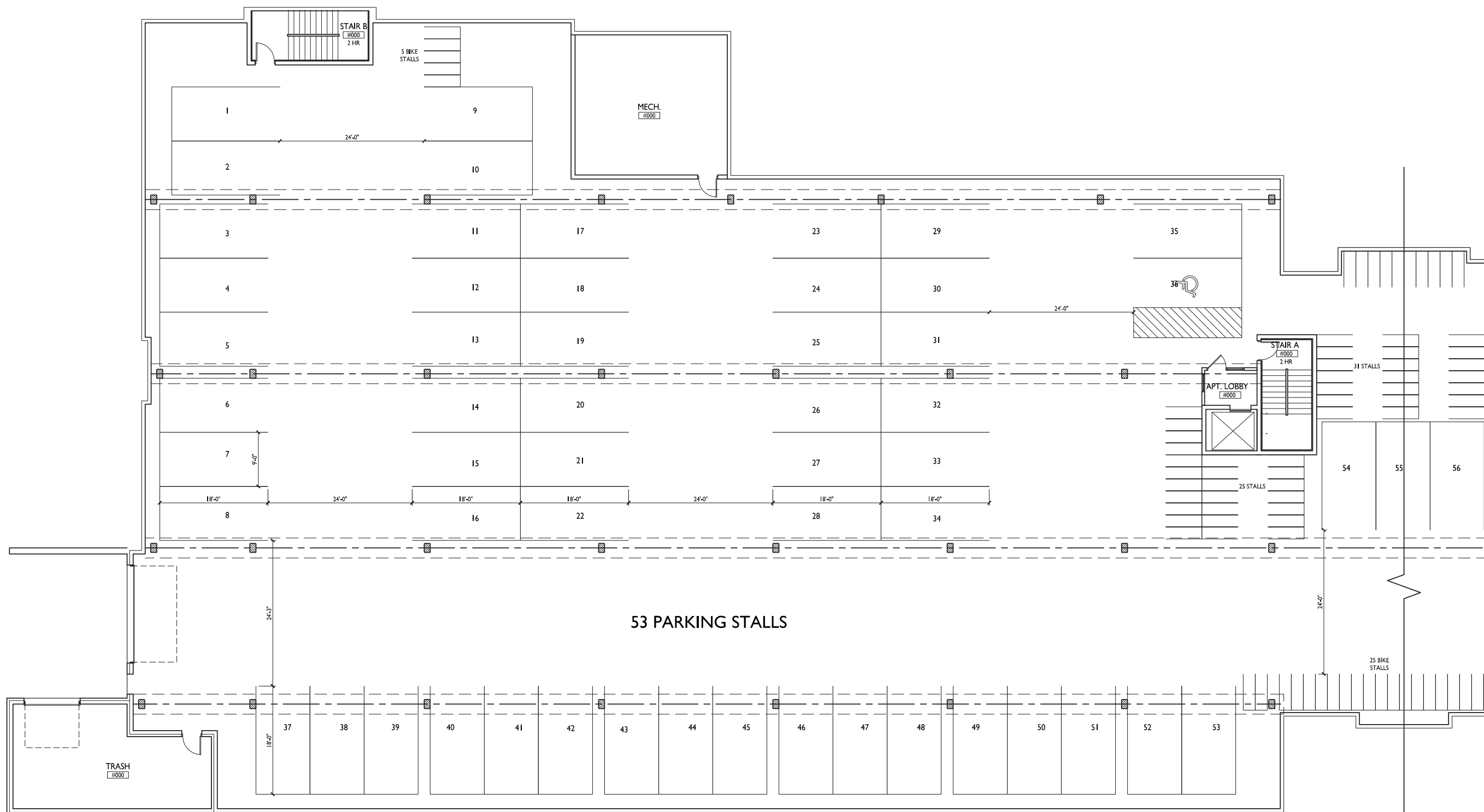




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KEY PLAN



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PROJECT TITLE
**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
**Basement
Floor
Plan**

SHEET NUMBER

1 BASEMENT FLOOR PLAN WEST
A-1.0 1/8"=1'-0"



A-1.0A

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Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSTER
CORNERS**

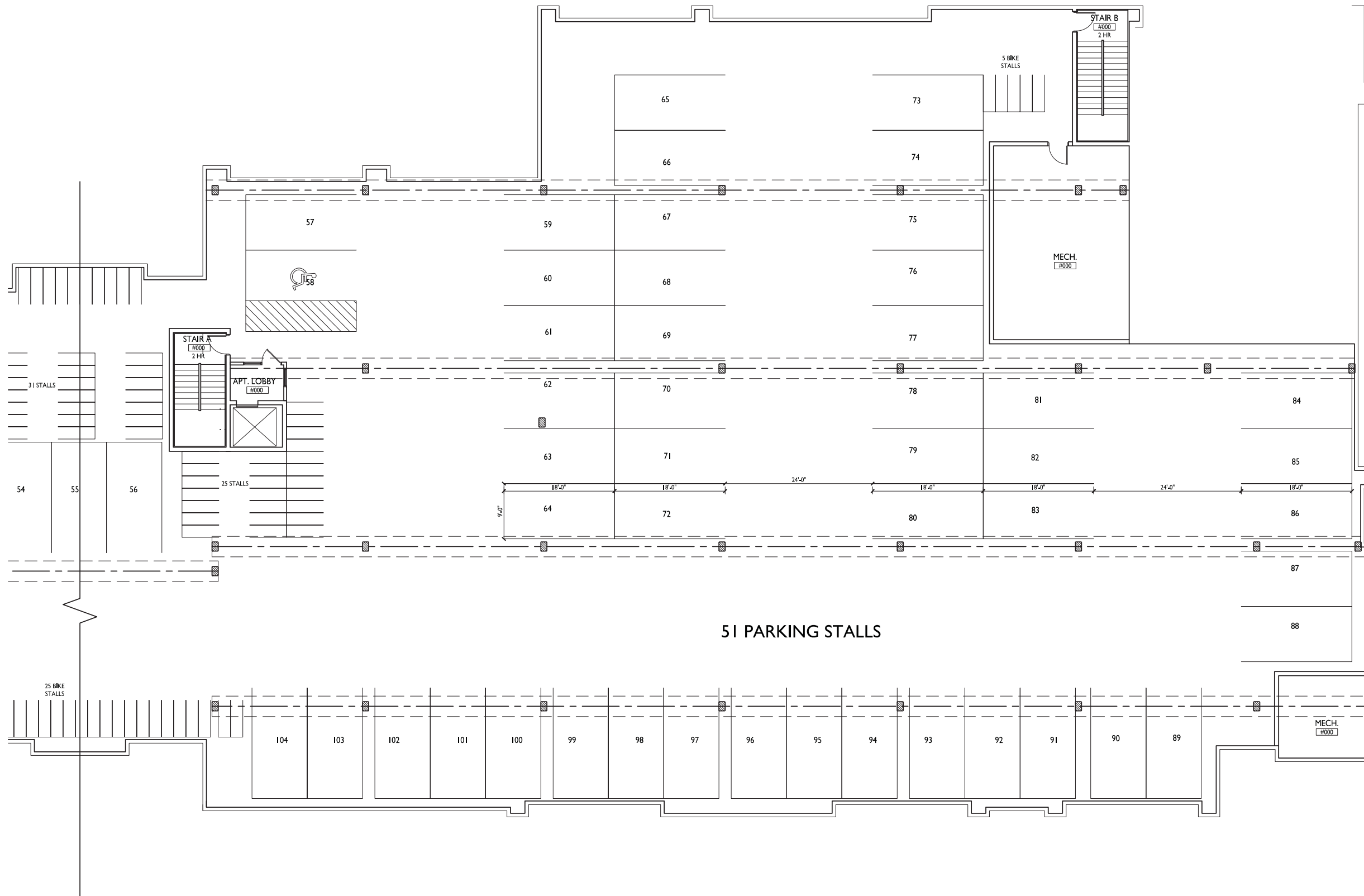
Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
**Basement
Floor
Plan**

SHEET NUMBER

A-1.0B

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1 BASEMENT FLOOR PLAN EAST
A-1.0 1/8"=1'-0"





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PROJECT TITLE

**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE

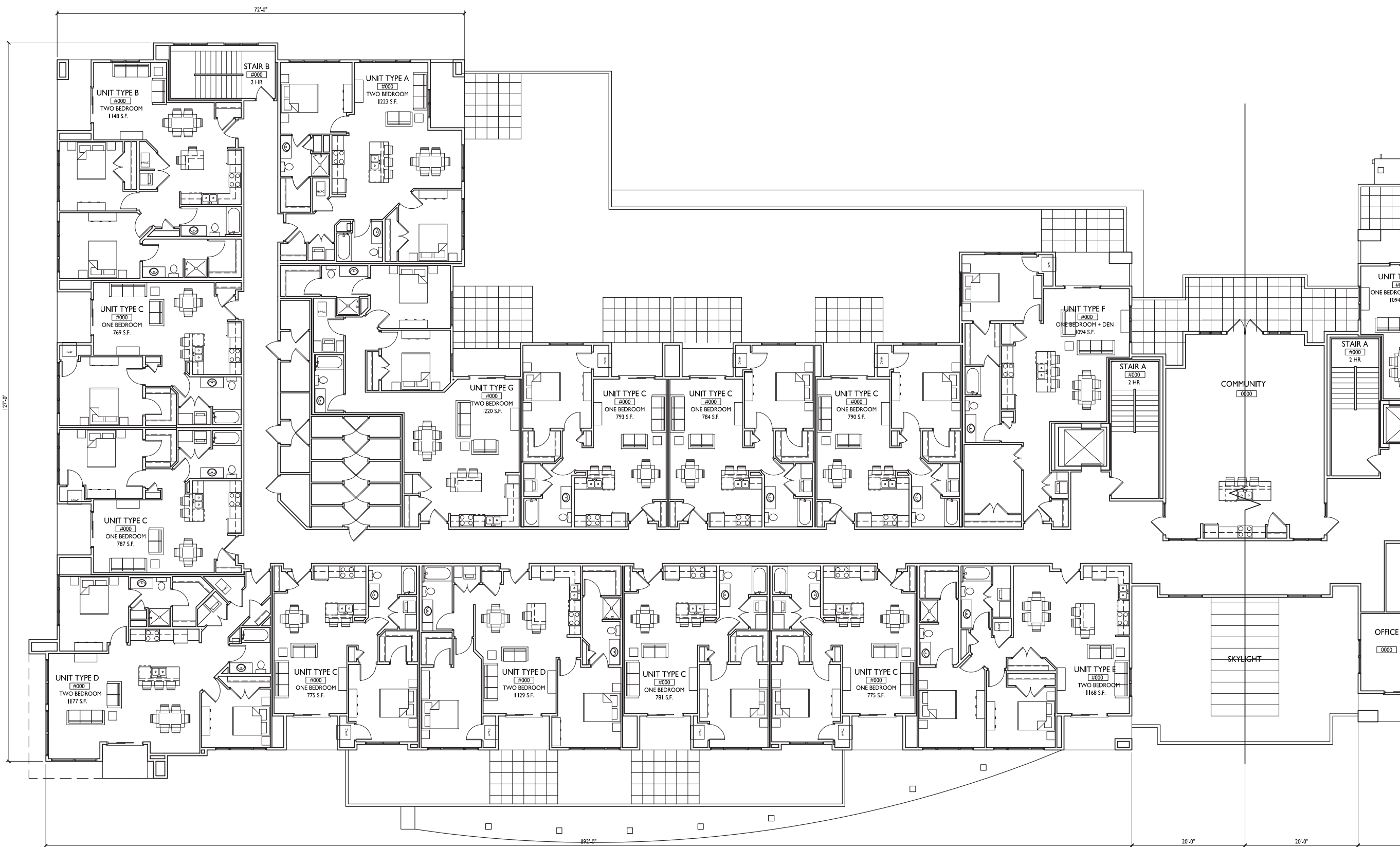
**Second Floor
Plan**

SHEET NUMBER

A-1.2A

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1 SECOND FLOOR PLAN WEST
A-1.2 1/8"=1'-0"





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PROJECT TITLE
**ROYSTER
CORNERS**

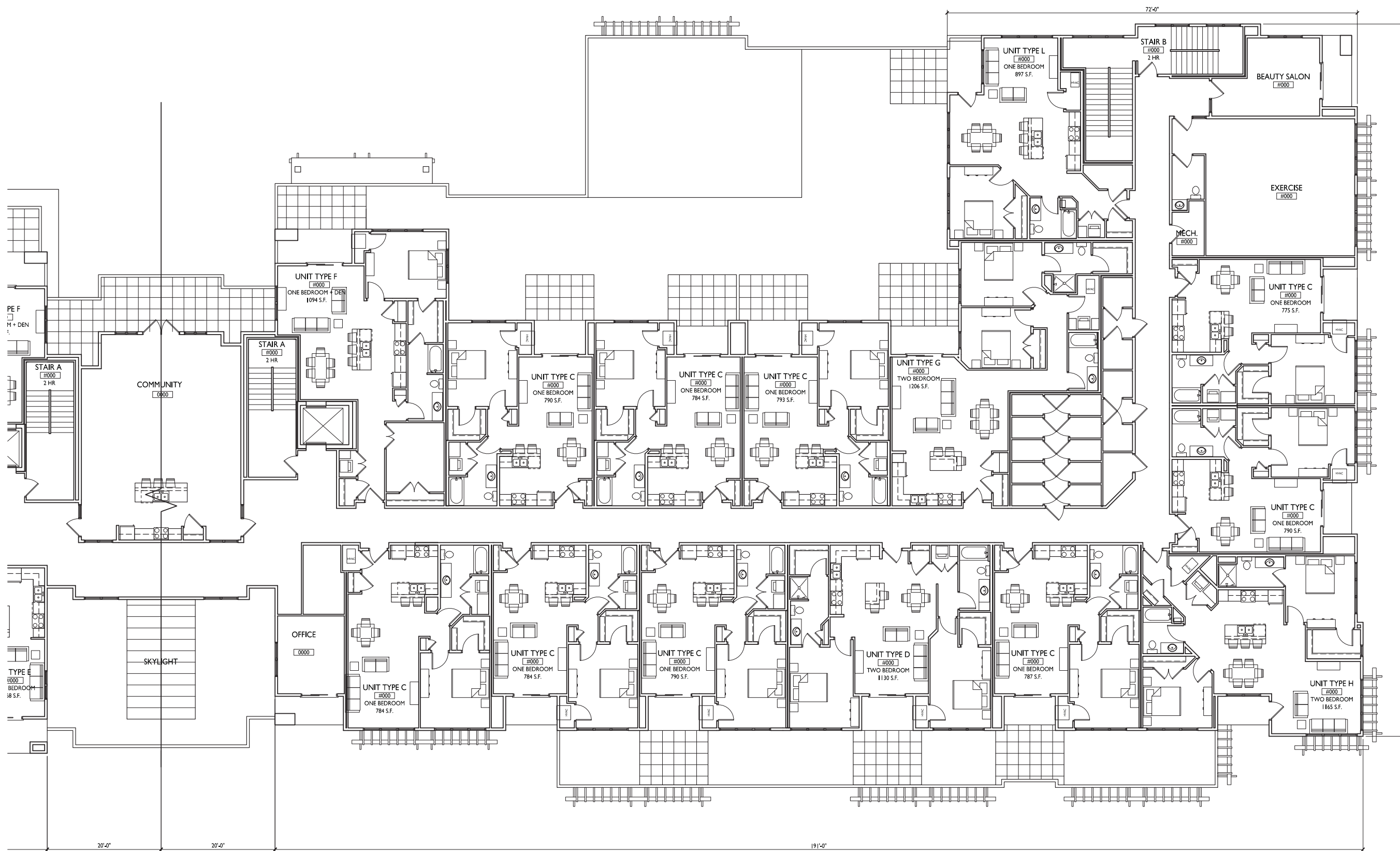
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Corners Plat
SHEET TITLE
**Second Floor
Plan**

SHEET NUMBER

A-1.2B

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1 SECOND FLOOR PLAN EAST
A-1.2 1/8"=1'-0"

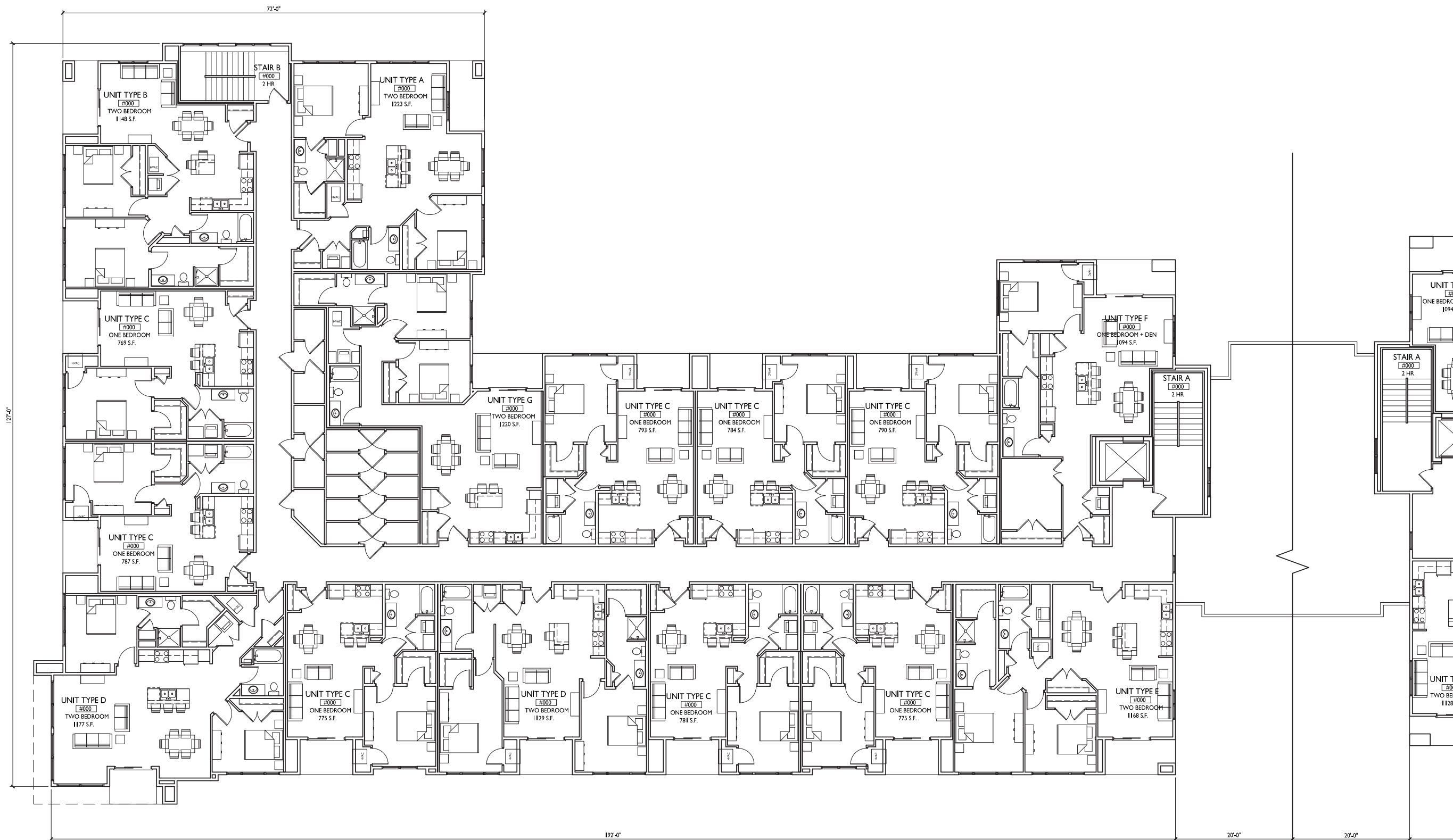




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PROJECT TITLE
**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Third Floor
Plan**

SHEET NUMBER

1 THIRD FLOOR PLAN WEST
A-1.3 1/8"=1'-0"



A-1.3A

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PROJECT TITLE
**ROYSTER
CORNERS**

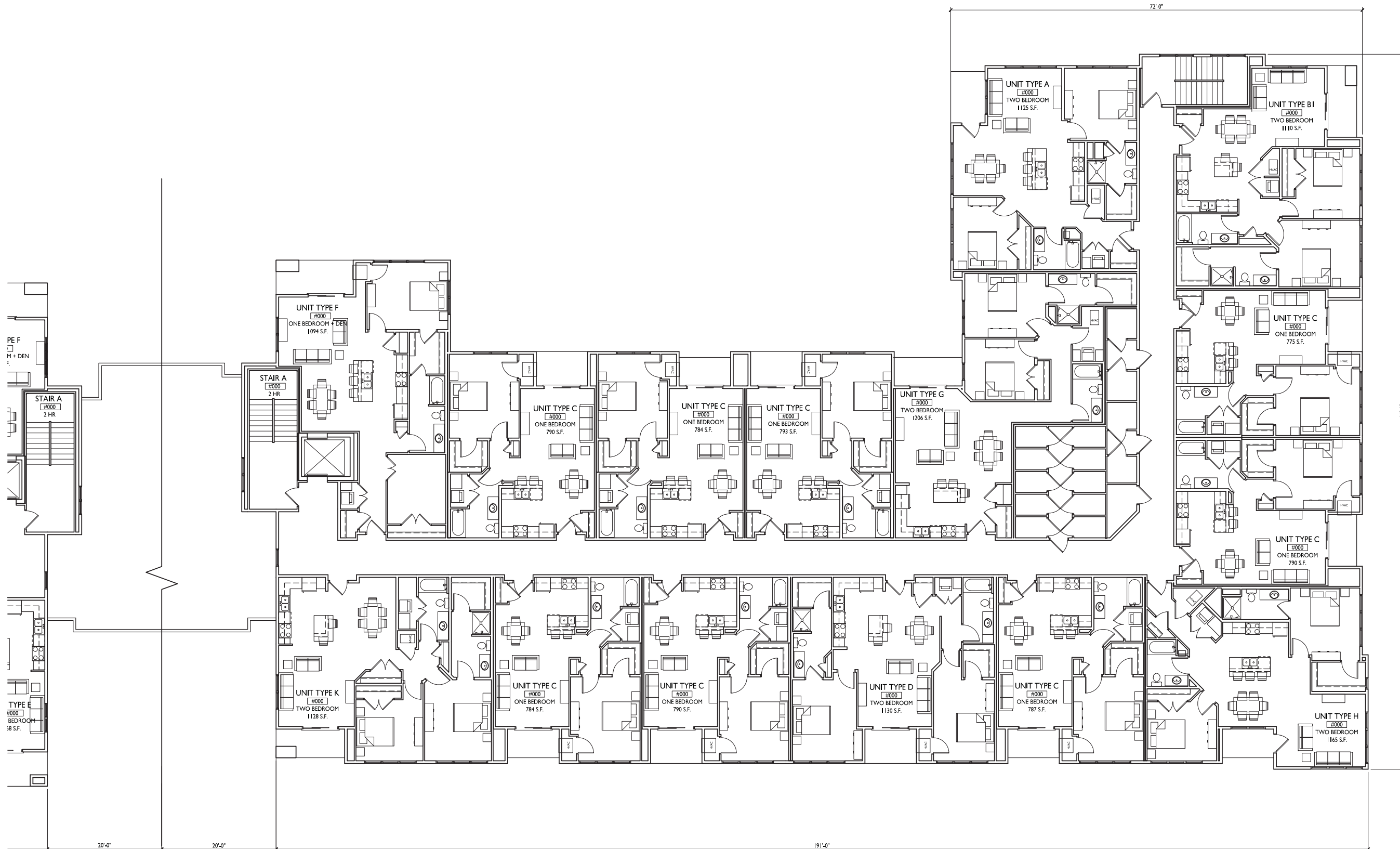
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Third Floor
Plan**

SHEET NUMBER

A-1.3B

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1 THIRD FLOOR PLAN EAST
A-1.3 1/8"=1'-0"





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PROJECT TITLE
**ROYSTER
CORNERS**

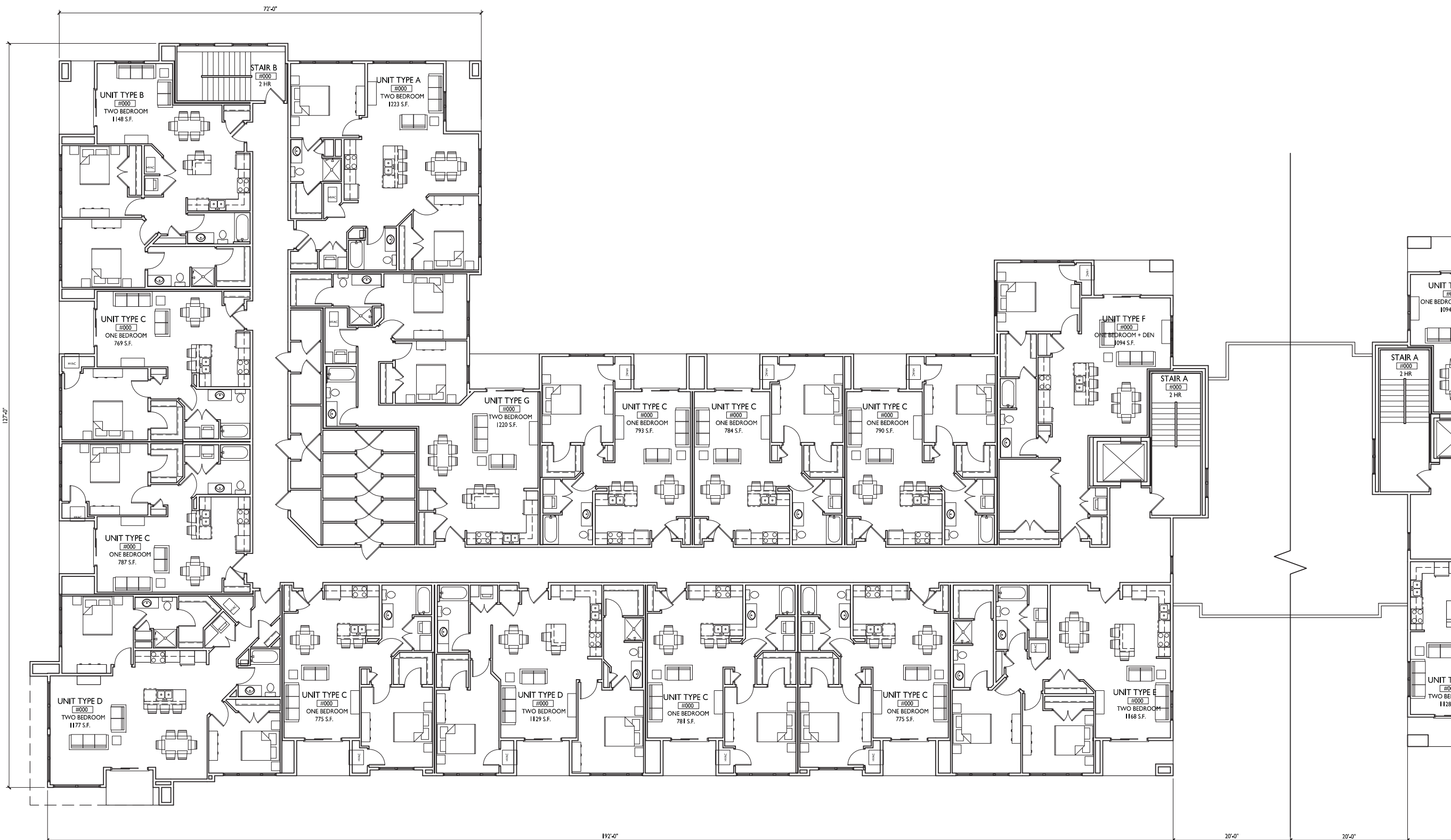
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Corners Plat
SHEET TITLE
**Fourth Floor
Plan**

SHEET NUMBER

A-1.4A

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1 FOURTH FLOOR PLAN WEST
A-1.4 1/8"=1'-0"





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PROJECT TITLE
**ROYSTER
CORNERS**

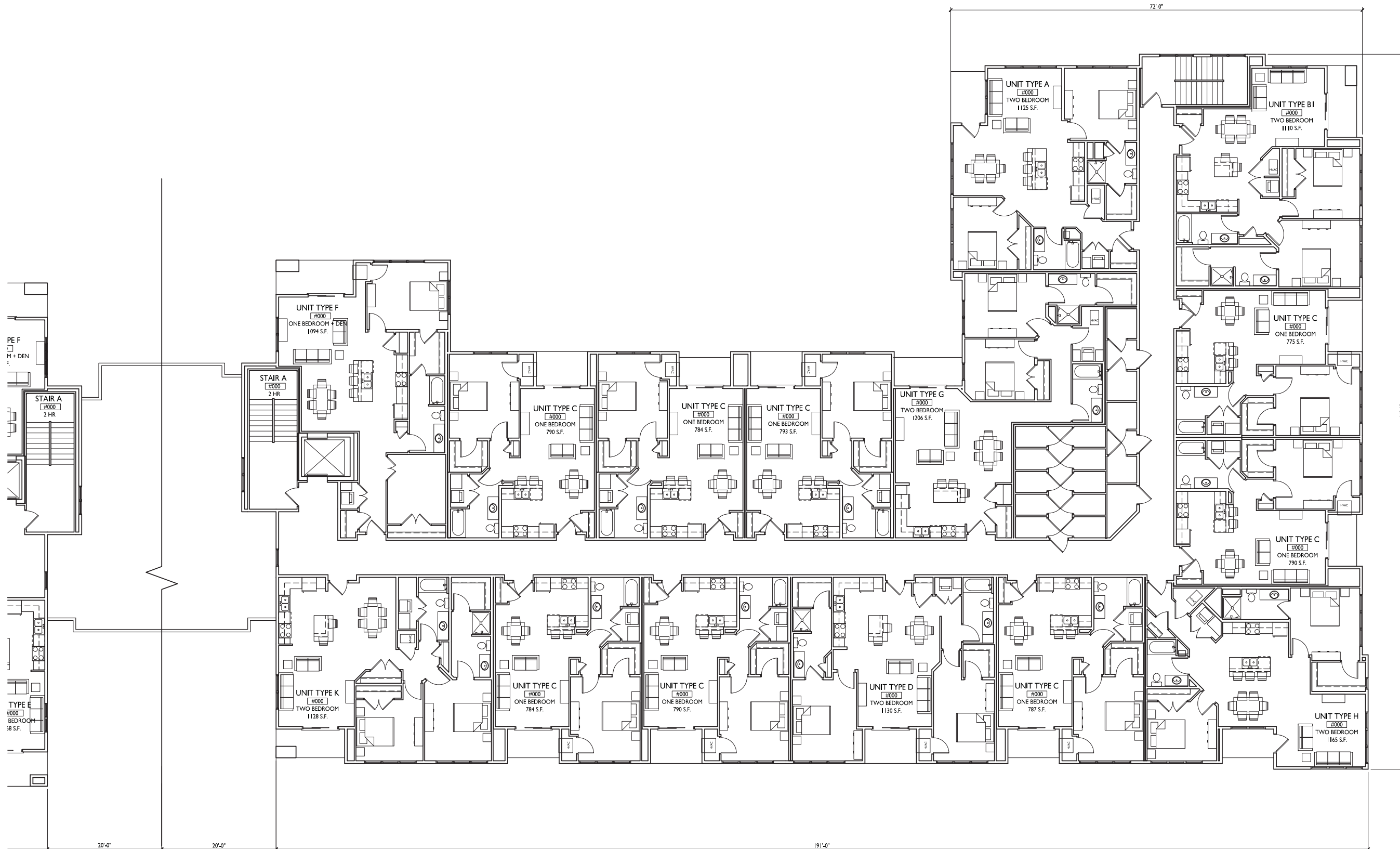
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Fourth Floor
Plan**

SHEET NUMBER

A-1.4B

PROJECT NO. 1421

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1 FOURTH FLOOR PLAN EAST
A-1.4 1/8"=1'-0"





1 SOUTH ELEVATION
A-2.1 1/16"=1'-0"

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Issued for UDC - February 4, 2015



2 NORTH ELEVATION
A-2.1 1/16"=1'-0"

PROJECT TITLE
**ROYSER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.1

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



PROJECT TITLE
ROYSER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
Exterior
Elevations

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

SHEET NUMBER

A-2.2A

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

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

PROJECT TITLE
ROYSTER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.2B

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1 EAST ELEVATION
A-2.3 1/8"=1'-0"

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2 WEST ELEVATION
A-2.3 1/8"=1'-0"

PROJECT TITLE
ROYSTER
CORNERS

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Corners Plat

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

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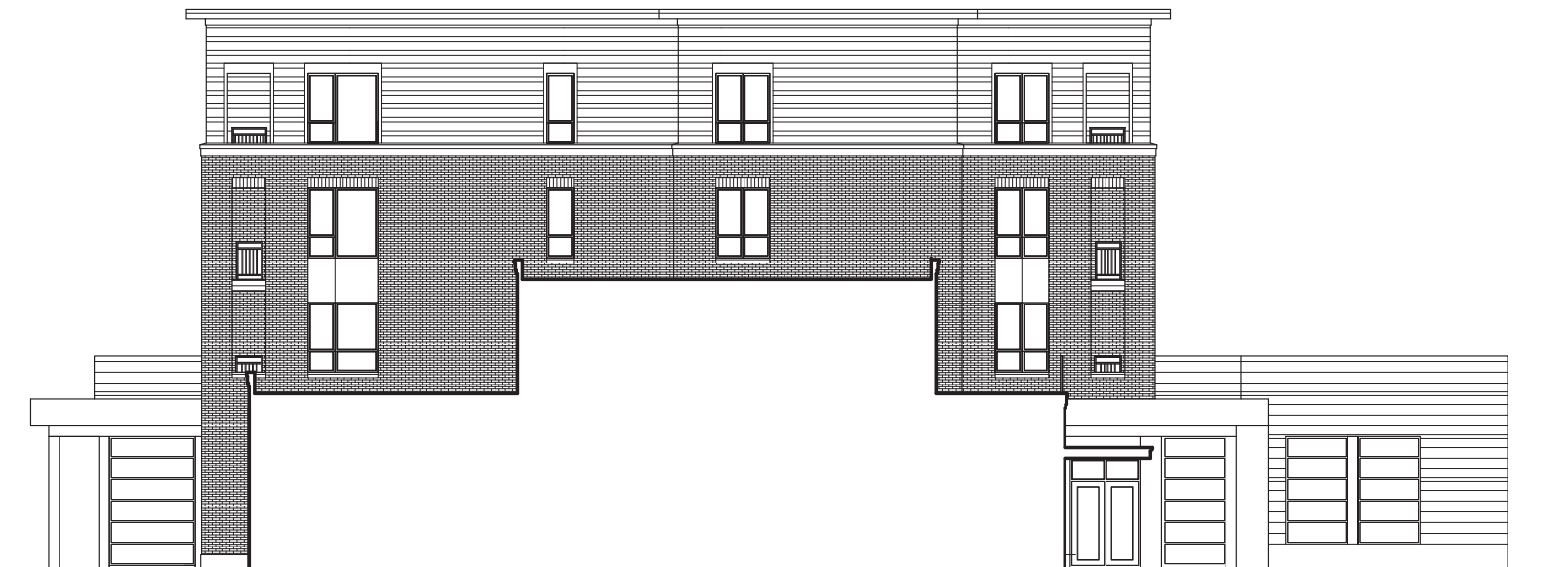
1 EAST ELEVATION - LOADING DOCK
A-2.4 1/8"=1'-0"



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



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



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

PROJECT TITLE
ROYSTER
CORNERS

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SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.4

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