

ISSUED
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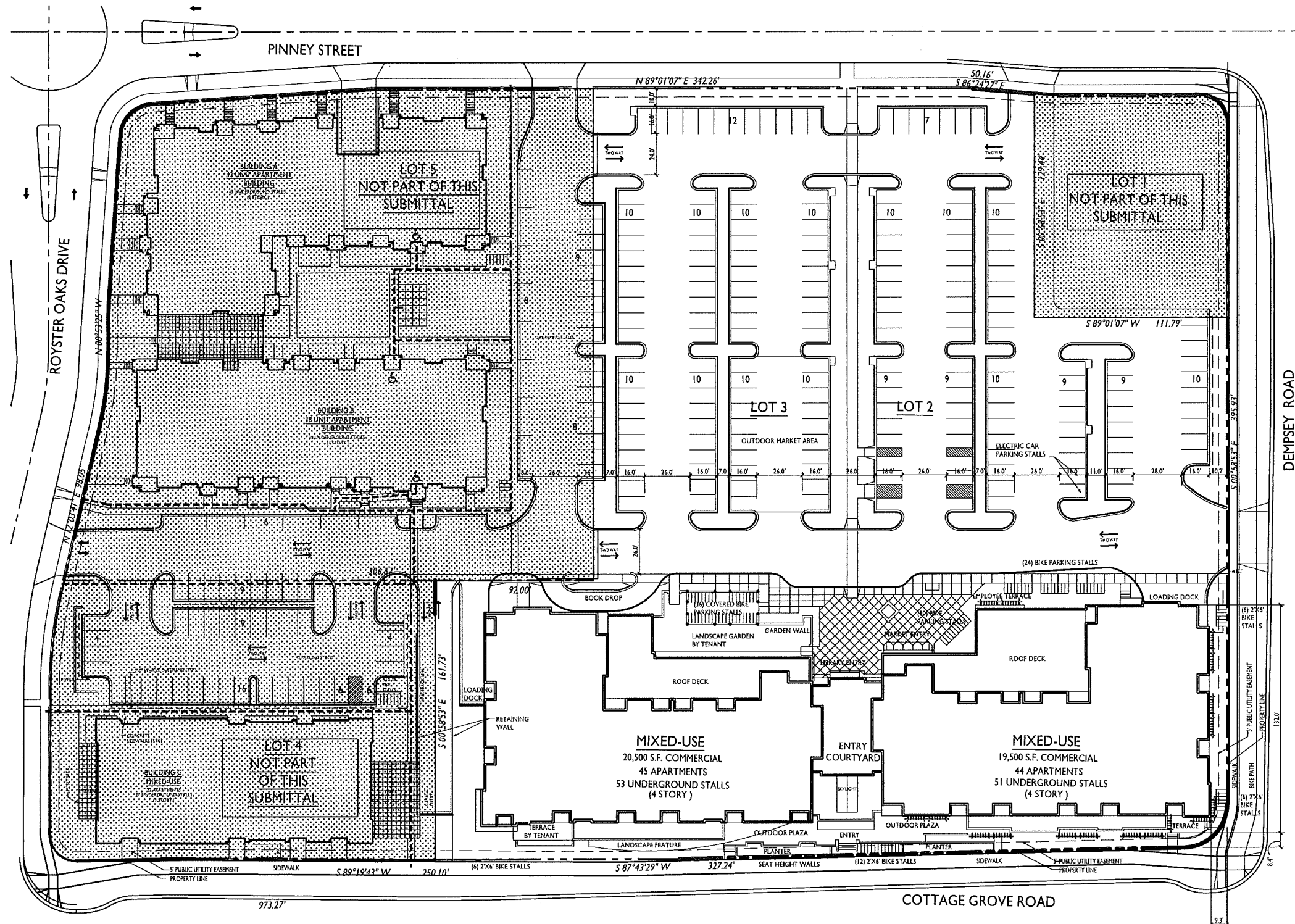
PROJECT TITLE
ROYSTER CORNERS

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

SHEET NUMBER

C-1.1

PROJECT NO. **1421**
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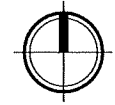
SITE INDEX SHEET

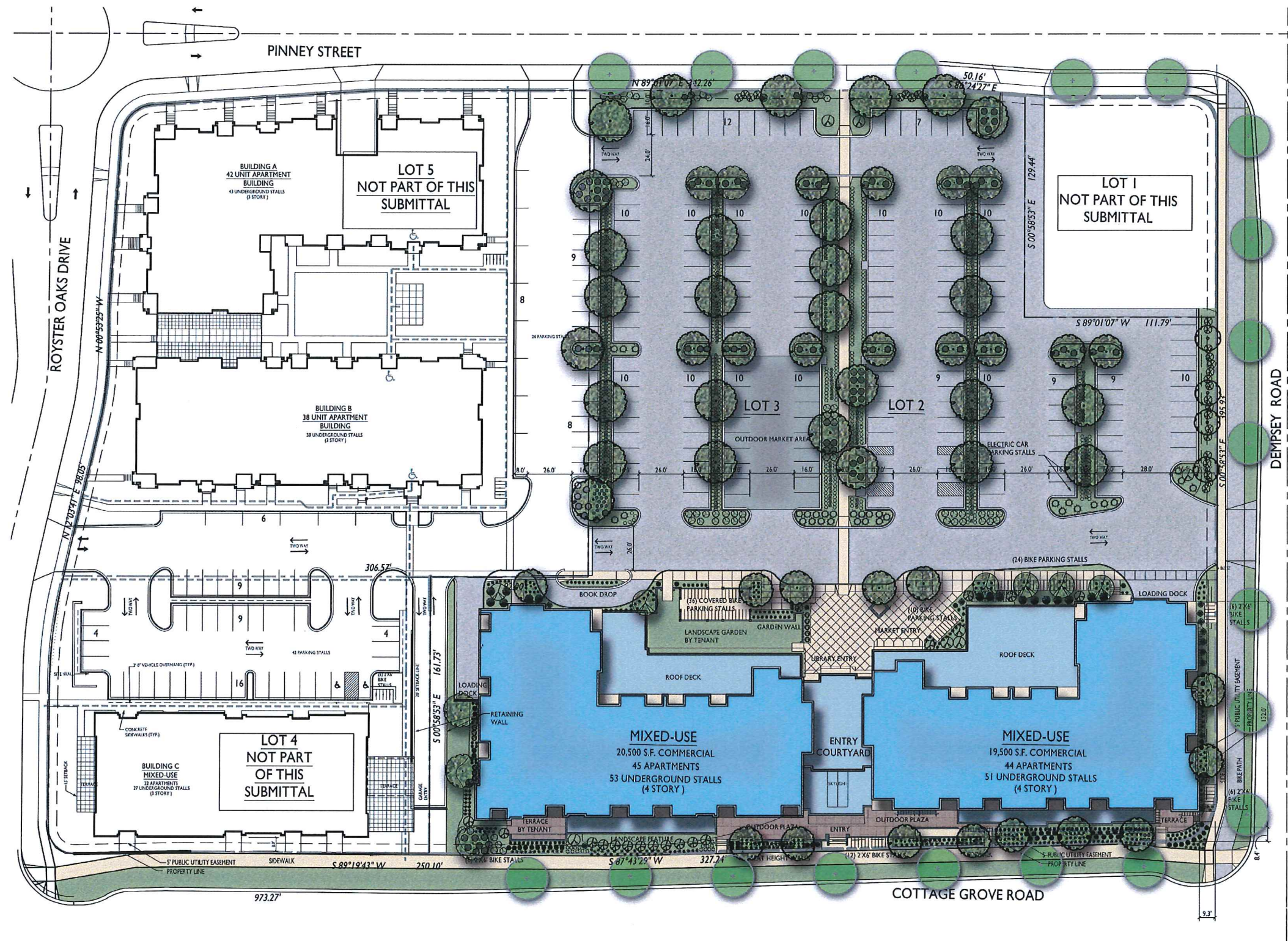
SITE	
C-1.1	SITE PLAN
C-1.0	SITE/FIRST FLOOR PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE PLAN
C-1.5	USABLE OPEN SPACE PLAN
C-2.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
C-2.1	PRELIMINARY UTILITY PLAN
L-1.0	LANDSCAPE PLAN
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A-1.1b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

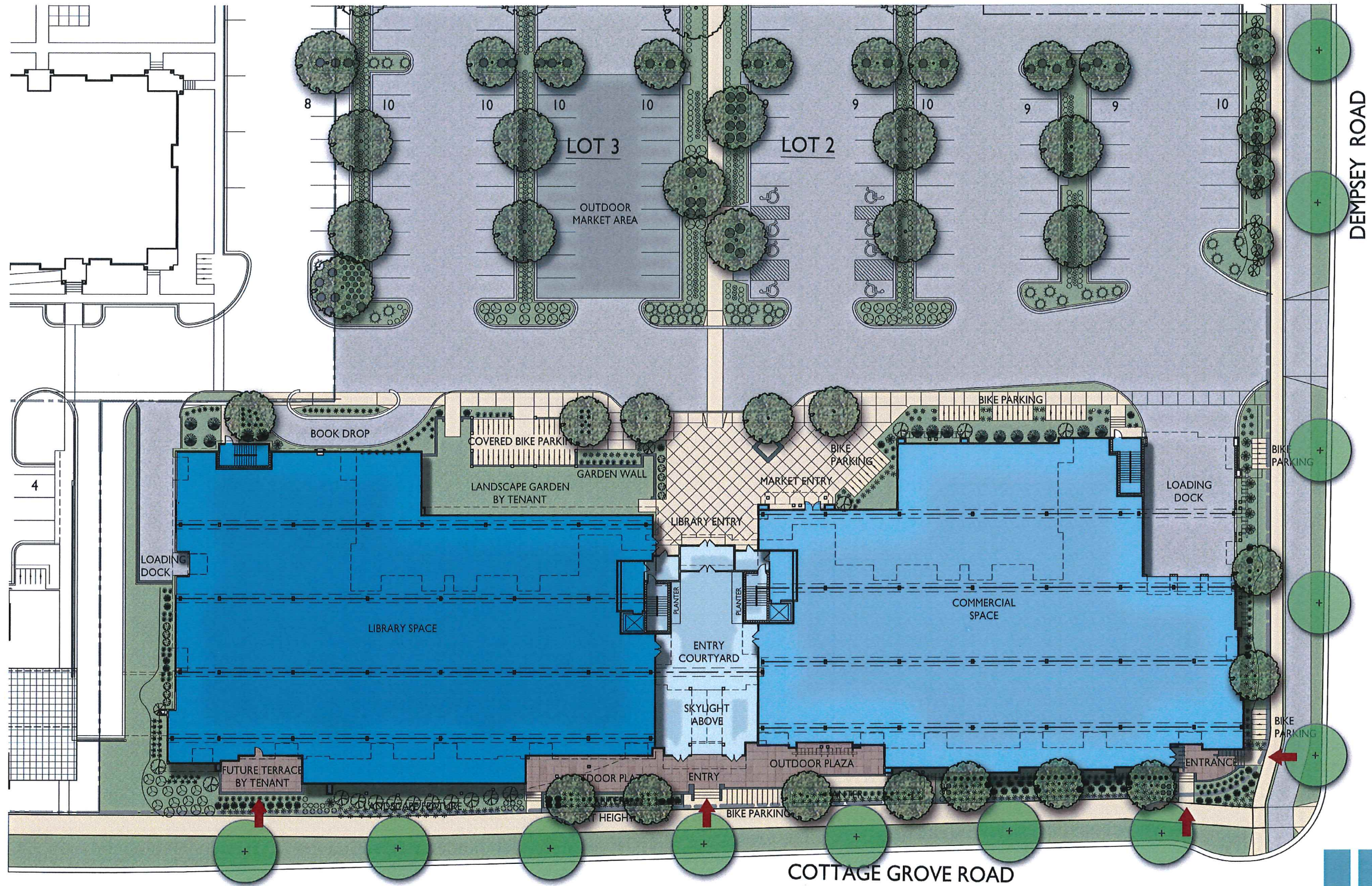
SITE PLAN
 C-1.1
 1" = 30'-0"





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





1 SITE / FIRST FLOOR PLAN
A-1.0

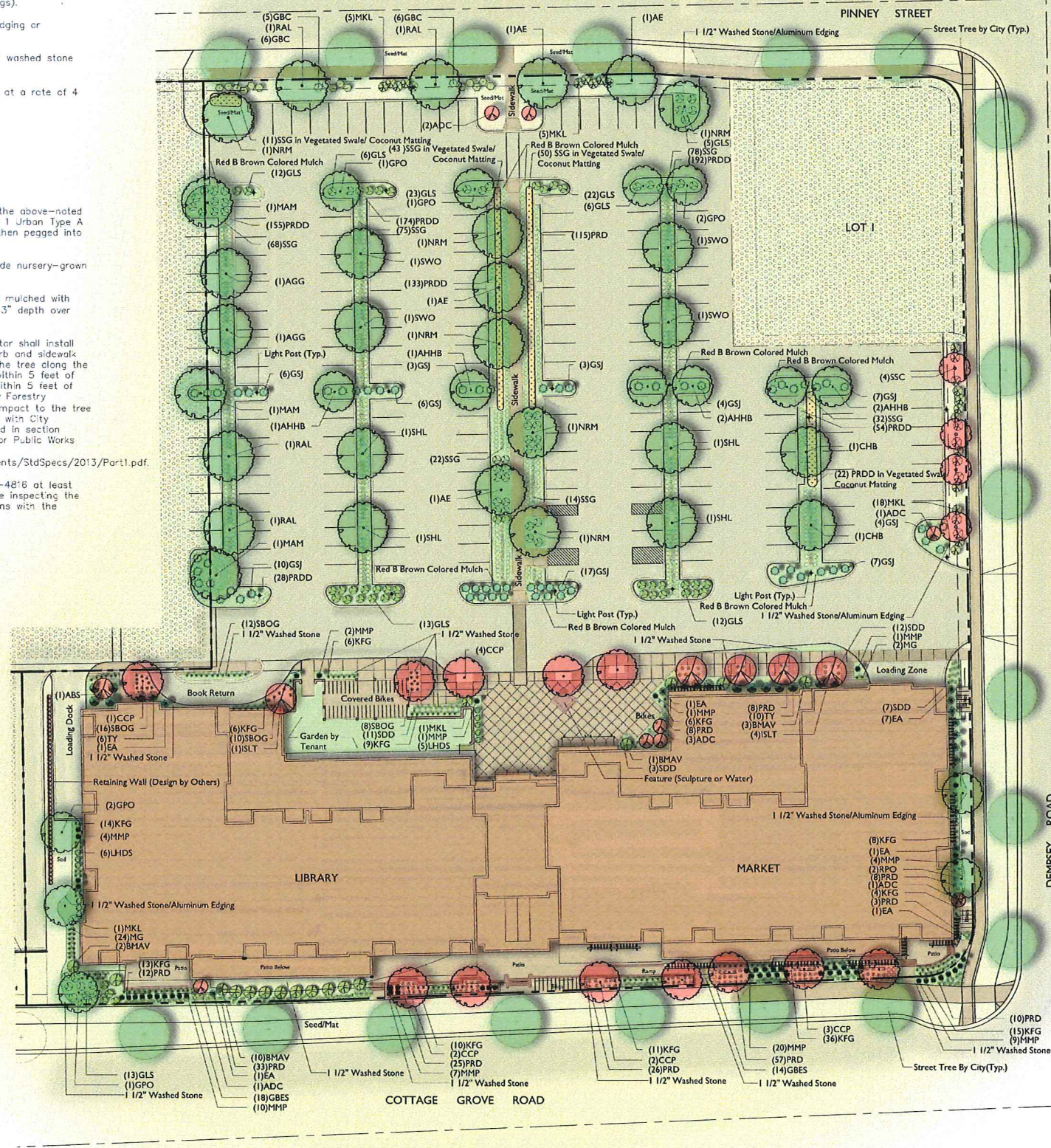


Royster Corners
Site / First Floor Plan
February 4, 2015



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% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Val 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 Biodegradable 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

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
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	AHNB	Amer Hophornbeam	Ostrya Virginiana	2 1/2" B&B
4	SHL	Skyline Thlns 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 Dwarf Sweetpire	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

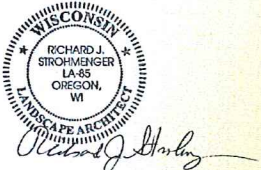
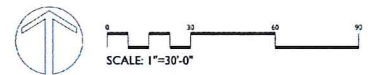
LANDSCAPE WORKSHEET

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 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			= 4,007
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 : 1 gallon / 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	

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

L-1.1
 LANDSCAPE PLAN
 Lots 2 and 3
 This plan made exclusively for the party named in the title block is the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without the prior written consent of The Bruce Company of Wisconsin, Inc.

USBC-CAD/STV/SHORT/ROYSTER CROSSINGS PHASE I/ROYSTER CROSSINGS/ LOTS 2 AND 3/ 2/2015, Revised: 2/2015



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



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





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



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

Royster Corners
Madison, WI
February 4, 2015





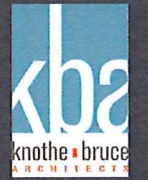
ROYSTER COMMONS

MARKET

SEAFORD

MADISON PUBLIC LIBRARY

Royster Corners
View from Cottage Grove Rd
February 4, 2015



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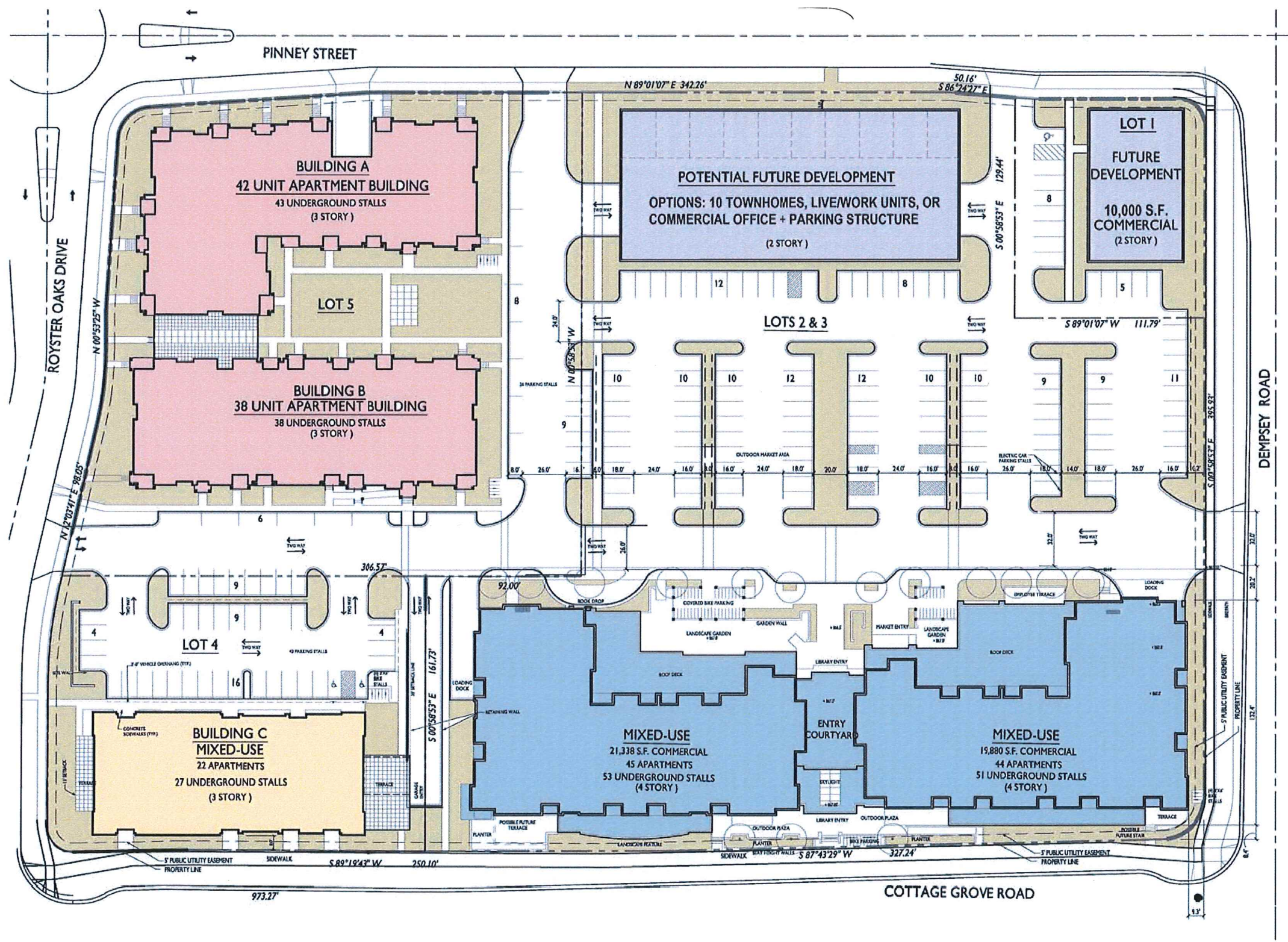
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ROYSTER CORNERS

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

SHEET NUMBER

C-1.1B

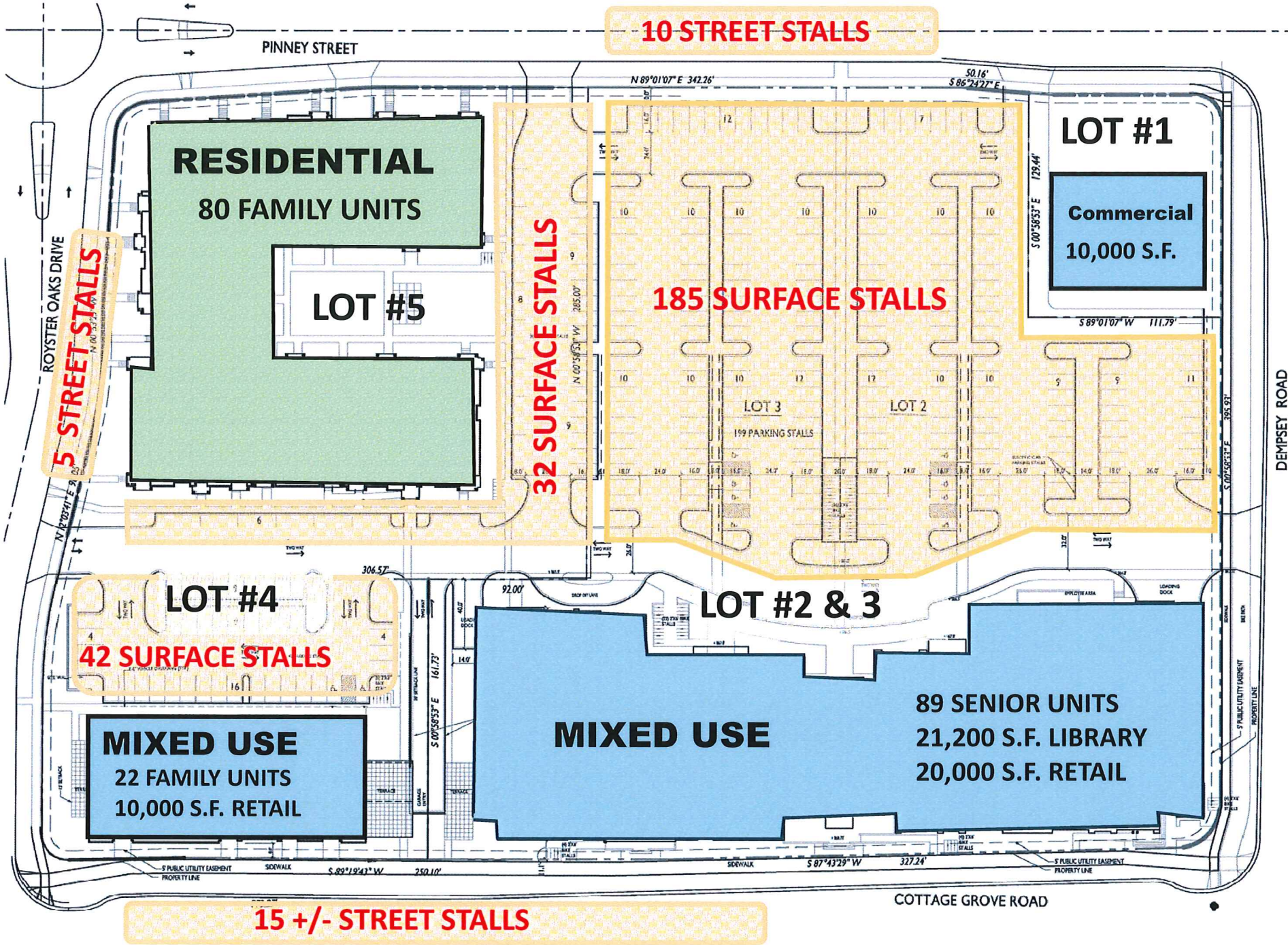
PROJECT NO. **1421**
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1 SITE PLAN - POTENTIAL FOR FUTURE DEVELOPMENT
C-1.1 1" = 30'-0"
IN CONCEPT ONLY



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