



# City of Madison

## Conditional Use

Location  
310-402 Cottage Grove Road  
and 904 Dempsey Road

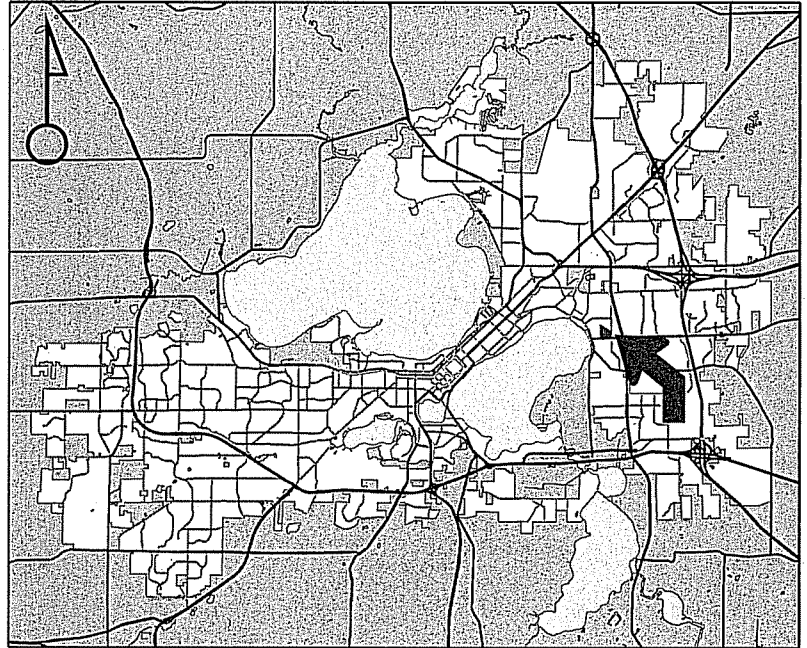
Project Name  
Royster Corners

Applicant  
Carl Ruedebush – Ruedebush Development/  
J. Randy Bruce – Knothe Bruce Architects

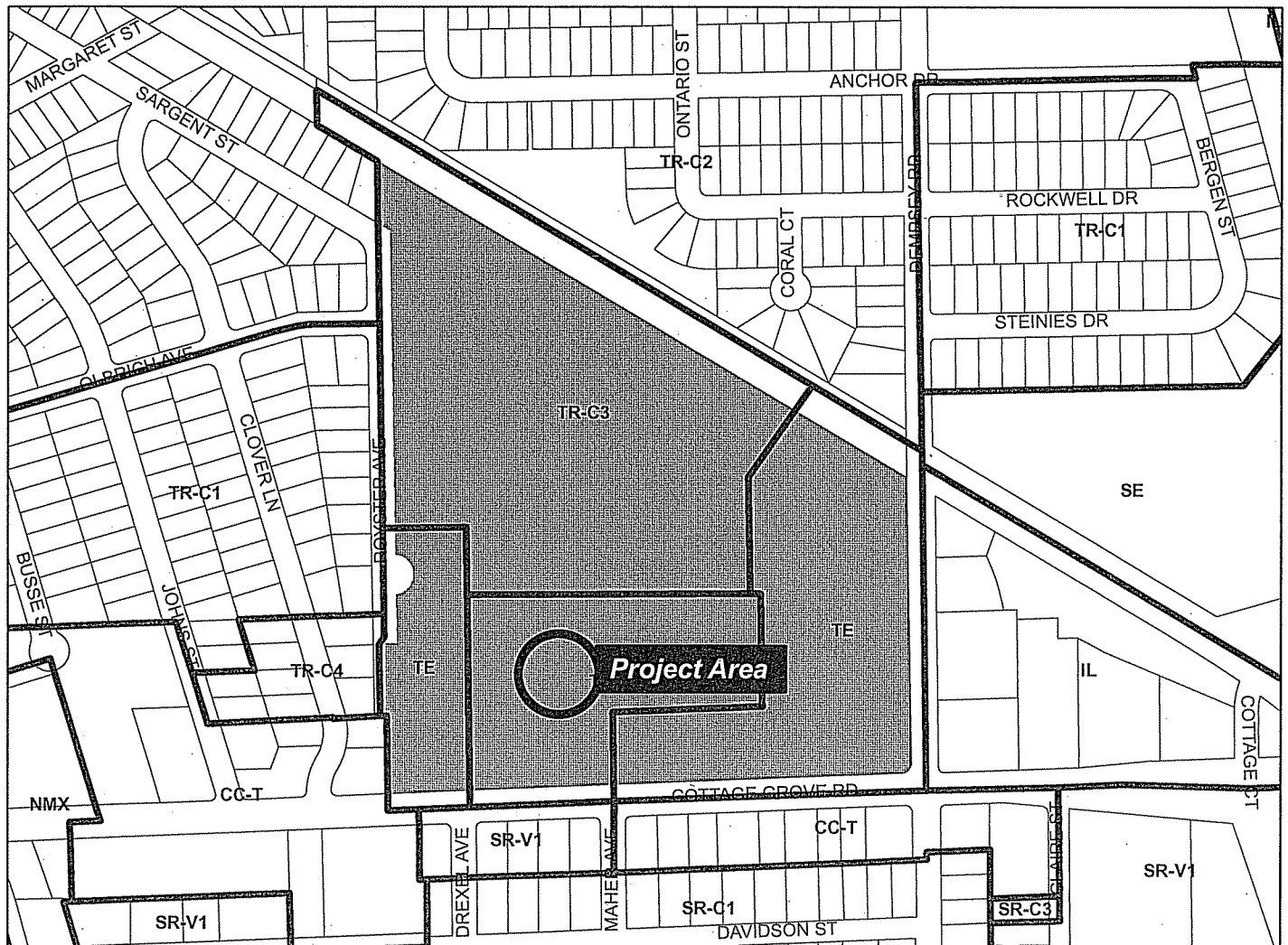
Existing Use  
Vacant lands

Proposed Use  
Construct 71-unit apartment building  
on Lot 5 of Royster Clark plat

Public Hearing Date  
Plan Commission  
16 December 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 December 2013





## LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

| FOR OFFICE USE ONLY:   |                  |
|------------------------|------------------|
| Amt. Paid              | Receipt No.      |
| Date Received          |                  |
| Received By            |                  |
| Parcel No.             |                  |
| Aldermanic District    |                  |
| GQ                     |                  |
| Zoning District        |                  |
| For Complete Submittal |                  |
| Application            | Letter of Intent |
| Photos                 | Legal Descript.  |
| Plan Sets              | Zoning Text      |
| Alder Notification     | Waiver           |
| Nbrhd. Assn Not.       | Waiver           |
| Date Sign Issued       |                  |

1. Project Address: Lot 5 of the Rosyter Clark plat Project Area in Acres: 1.69

Project Title (if any): Royster Crossings

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Rich Arnesen Company: Stonehouse Development  
Street Address: 625 North Segoe Road Ste. 107 City/State: Madison, WI Zip: 53705  
Telephone: (608) 251-6000 Fax: (608) 251-6077 Email: rarnesen@stonehousedevelopment.com

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

Property Owner (if not applicant): Ruedebush Development  
Street Address: 4605 Dovetail Drive City/State: Madison Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

A Multi-Family development consisting of 70 units plus one guest suite

Development Schedule: Commencement Spring 2014 Completion Spring 2015

Effective August 31, 2012

CONTINUE →

## 5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper
- ☒ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide **twelve (12) additional copies** of the letter.
- ☒ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- ☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- ☒ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☐ For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

## 6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** The site is located within the limits of the Royster-Clark Special Area Plan Plan, which recommends medium density residential for this property.
- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
10/23 with Alder David Ahrens, 10/23 Kathy Soukup Eastmoorland Community Association, 10/23 Jacklyn DeWalt Lake Edge Neighborhood. See attached waiver  
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- ☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.  
Planning Staff: Heather Stouder Date: 8/22/13 Zoning Staff: DAT Mtg Date: 8/29/13, 10/31/13

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Rich Arnesen Relation to Property Owner Employee  
Authorizing Signature of Property Owner [Signature] Date 11/4/13





November 6, 2013

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

Re: Letter of Intent - Conditional Use  
Royster Crossings Lot 5  
Madison, Wisconsin  
KBA Project # 1344

Ms. Katherine Cornwell:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational Structure:**

Owner/Developer: Stone House Development  
625 North Segoe Road Ste 107  
Madison, WI 53705  
608-251-6000  
608-251-6077 fax  
Contact: Rich Arnesen  
[rarnesen@stonehousedevlopment.com](mailto:rarnesen@stonehousedevlopment.com)

Movin' Out  
600 Williamson Street  
Madison, WI 53703  
608-251-4446 ext. 7  
608-819-0623 fax  
Contact: Dave Porterfield  
[dp@movin-out.org](mailto:dp@movin-out.org)

Engineer: Vierbicher  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
Contact: Joe Doyle  
[jdoy@vierbicher.com](mailto:jdoy@vierbicher.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Landscape Design: Ken Saiki Design  
303 South Paterson Street  
Madison, WI 53703  
(608) 251-3600  
Contact: Stevie Koepp  
[skoepp@ksd-la.com](mailto:skoepp@ksd-la.com)

**Introduction:**

The proposed site is located on the south corner of Pinney Road and Royster Crossing on the approved Lot 5 of the Rosyter Clark plat. The proposed revised Royster Clark Plat changes Lot 5 to Lot 6.

The site was occupied by a fertilizing manufacturing plant and was rezoned on May 24, 2013, from "A" to "TR-U2." The proposed development will implement a portion of the Royster-Clark Special Area Plan. The development shall provide new housing options for the neighborhood and provide office space for Movin' Out, a non profit office for human services.

**Project Description:**

The site plan was designed to provide an integrated medium-density housing environment and provide for a variety of vehicular and pedestrian connections to the surrounding public and private streets. The newly constructed building forms an articulated street edge and rear courtyard space. Individual apartment entries with generous porches are emphasized on the street façades.

The project includes 70 apartment units, one guest suite and office space in a three story building. The development team consists of Movin' Out and Stone House Development. Movin' Out will occupy the office space. Movin' Out Inc. provides information and resources covering a wide range of housing options to Madison households that include a family member with a permanent disability. The organization will occupy approximately 3000 sf of space on the first floor. Movin' Out will be occupy approximately 25% of the 70 apartment units.

Vehicular access to the site is achieved from the east at Royster Crossing. Vehicle and bicycle parking is well distributed on-site and within the parking garage. The building has been designed to fit within the neighborhood context, using a palette of attractive, low-maintenance exterior materials including stone masonry, horizontal siding and corrugated metal siding.

The location of the site features many amenities including the Capital Bike Trail, Madison Metro bus service and quick access to downtown via Atwood Avenue and Cottage Grove Road.

Stone House Development, Inc. would finance the project using the Section 42 affordable housing tax credit and conventional first mortgage debt. The developer will apply for these credits from WHEDA in February 2014 and would expect to receive an award of credits by mid-April 2014. Stone House will procure the necessary equity once it secures the tax credits and construction on the project can begin in late summer of 2014 with occupancy occurring in summer 2015.

### **Conditional Use**

A 70 unit multi-family development is permitted an allowed use in TR-U2 and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance 28.05I Table 28C-1.

The Movin' Out occupancy is classified as "Offices for Human Service Programs," and requires a Conditional Use Application, according to Chapter 28, Madison Zoning Code Ordinance 28.05I Table 28C-1.

The supplemental regulations for Offices for Human Service Programs include:

- a) The office shall be operated by a governmental or non-profit entity.
- b) The office shall be located in a building with more than one unit and no single unit building shall be converted to multiple units for such use.
- c) The office shall serve the neighborhood(s) where it is located.

### **Site Development Data:**

#### **Dwelling Unit Mix:**

|             |    |
|-------------|----|
| Guest Suite | 1  |
| One Bedroom | 25 |

|                      |           |
|----------------------|-----------|
| Two Bedroom          | 29        |
| Three Bedroom        | <u>16</u> |
| Total Dwelling Units | 71        |

Areas:

|                  |             |
|------------------|-------------|
| Total Gross Area | 92,047 S.F. |
|------------------|-------------|

Densities:

|                 |                        |
|-----------------|------------------------|
| Lot Area        | 73,715 sf / 1.69 acres |
| Lot Area / D.U. | 1,038 SF/unit          |
| Density         | 42 Units/Acre          |

Building Height:

Three Stories

Vehicle Parking:

|                     |                  |
|---------------------|------------------|
| Surface:            | 15               |
| <u>Underground:</u> | <u>88 stalls</u> |
| Total               | 103 stalls       |

Bicycle Parking:

|                                  |                  |
|----------------------------------|------------------|
| Garage - wall hung               | 14 stalls        |
| Garage - standard 2'x6'          | 50 stalls        |
| <u>Exterior - standard 2'x6'</u> | <u>14 stalls</u> |
| Total                            | 78 stall         |

**Project Schedule:**

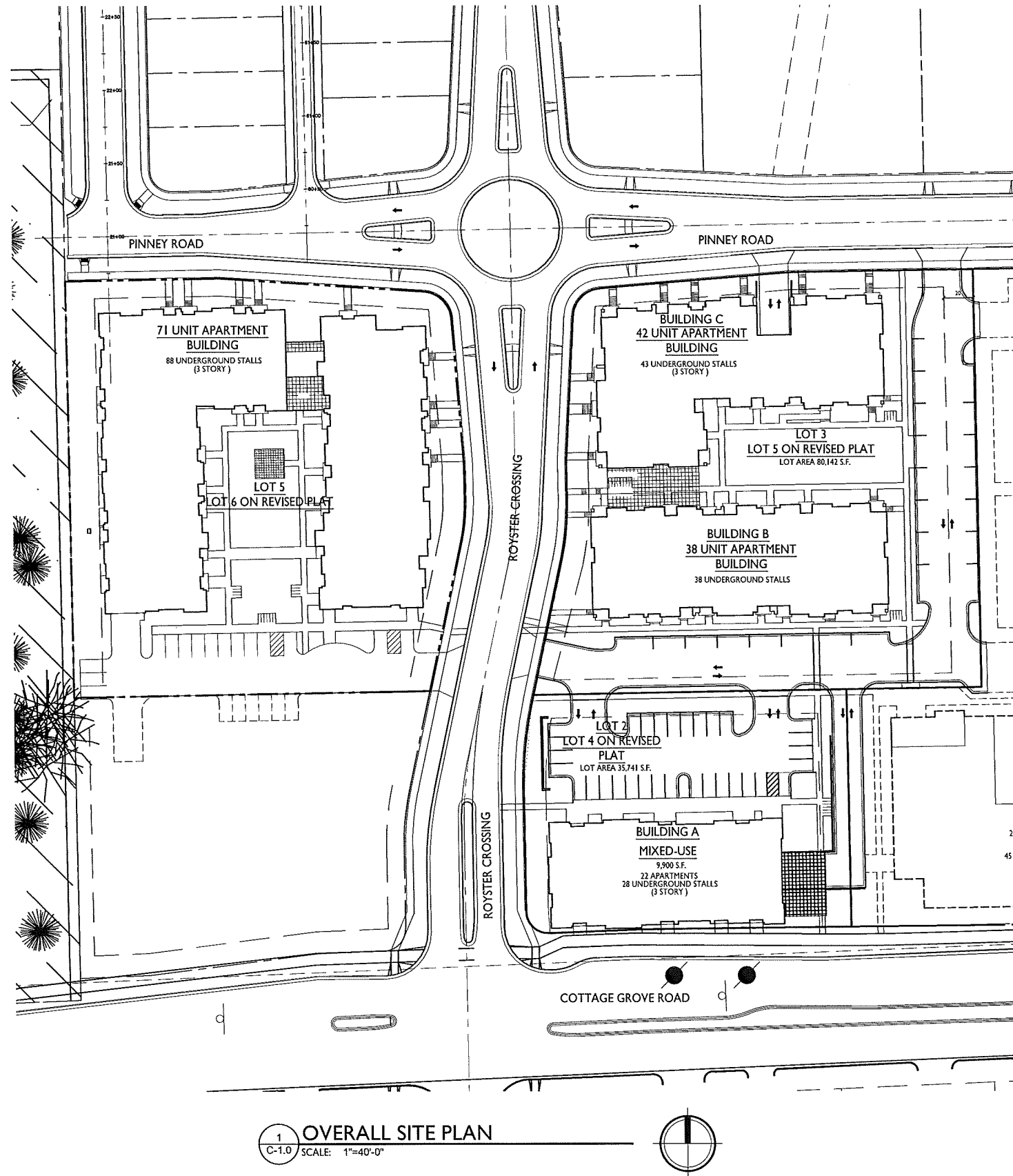
It is anticipated that the new construction phase will start in Spring 2014 and be completed in Spring 2015.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA  
Managing Member





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

| SITE INDEX SHEET |                                  |
|------------------|----------------------------------|
| SITE             |                                  |
| C-1.0            | OVERALL SITE PLAN                |
| C-1.1            | SITE PLAN                        |
| C-1.2            | SITE LIGHTING PLAN               |
| C-1.3            | FIRE DEPARTMENT ACCESS PLAN      |
| C-2.0            | GRADING AND EROSION CONTROL PLAN |
| C-3.0            | UTILITY PLAN                     |
| LI               | LANDSCAPE PLAN                   |
| ARCHITECTURAL    |                                  |
| A-1.0            | BASEMENT PLAN                    |
| A-1.1            | FIRST FLOOR PLAN                 |
| A-1.2            | SECOND FLOOR PLAN                |
| A-1.3            | THIRD FLOOR PLAN                 |
| A-2.1            | ELEVATIONS                       |
| A-2.2            | ELEVATIONS                       |
| A-2.3            | ELEVATIONS                       |

| SITE DEVELOPMENT STATISTICS                         |                                      |
|-----------------------------------------------------|--------------------------------------|
| LOT AREA                                            | 73,715 S.F./1.69 ACRES               |
| DWELLING UNITS                                      | 71 D.U.                              |
| LOT AREA/ D.U.                                      | 1,038 S.F./D.U.                      |
| DENSITY                                             | 42 UNITS/ACRE                        |
| BUILDING HEIGHT                                     | 3 STORIES                            |
| GROSS FLOOR AREA<br>(excluding underground parking) | 92,047 S.F.                          |
| FLOOR AREA RATIO                                    | 1.25                                 |
| LOT COVERAGE                                        | 56%                                  |
| UNIT MIX                                            |                                      |
| GUEST SUITE                                         | 1                                    |
| ONE BEDROOM                                         | 25                                   |
| TWO BEDROOM                                         | 29                                   |
| THREE BEDROOM                                       | 16                                   |
| TOTAL                                               | 71                                   |
| VEHICLE PARKING                                     |                                      |
| SURFACE                                             | 15                                   |
| UNDERGROUND                                         | 88                                   |
| TOTAL                                               | 103                                  |
| BIKE PARKING                                        |                                      |
| FLOOR STALL, SURFACE                                | 14                                   |
| WALL HUNG, UNDERGROUND                              | 14                                   |
| FLOOR STALL, UNDERGROUND                            | 50                                   |
| TOTAL                                               | 78                                   |
| USABLE OPEN SPACE                                   |                                      |
| GROUND LEVEL                                        | 10,140 S.F.                          |
| DECKS & PATIOS                                      | 3,319 S.F. (5.5'X8.5') X 75% = 2,489 |
| TOTAL                                               | 12,629 S.F. (177 S.F./UNIT)          |

CONSULTANT

REVISIONS  
Conditional Use Submittal - November 6, 2013  
December 6, 2013

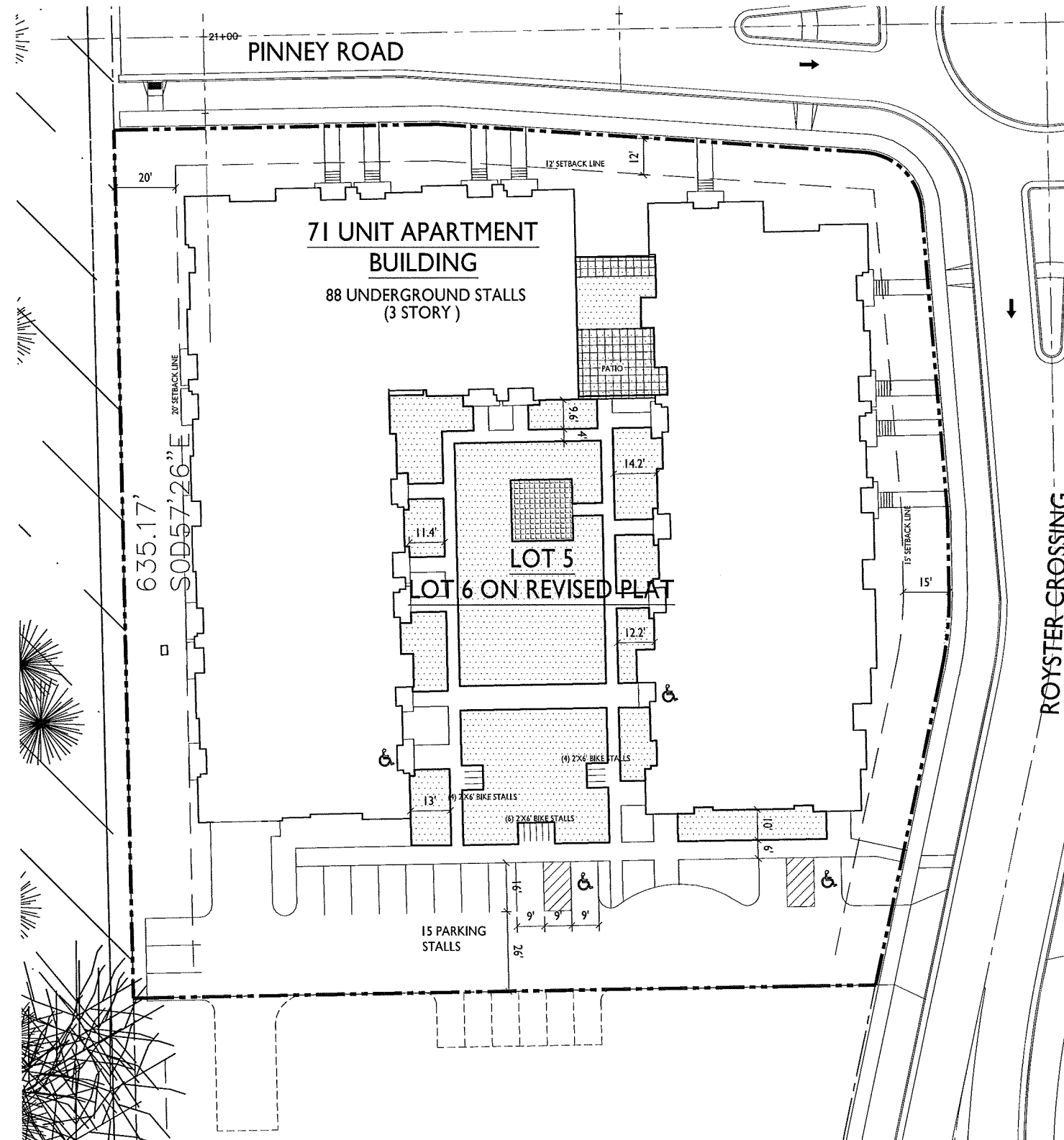
PROJECT TITLE  
**ROYSTER CROSSINGS  
LOT 5**

SHEET TITLE  
**OVERALL SITE  
PLAN**


SHEET NUMBER

**C-1.0**

PROJECT NO. **1344**  
© 2013 Knothe & Bruce Architects



|                          |                                          |
|--------------------------|------------------------------------------|
| <u>USABLE OPEN SPACE</u> |                                          |
| GROUND LEVEL             | 10,140 S.F.                              |
| DECKS & PATIOS           | 3,319 S.F. (5.5'X8.5')X 75% = 2,489 S.F. |
| <b>TOTAL</b>             | <b>12,629 S.F. (177 S.F./ UNIT)</b>      |



**knothe & bruce**  
ARCHITECTS

Phone: 608.836.3690 7601 University Ave, Suite 201  
Middleton, WI 53562

CONSULTANT

**REVISIONS**  
Conditional Use Submittal - November 6, 2013  
December 6, 2013

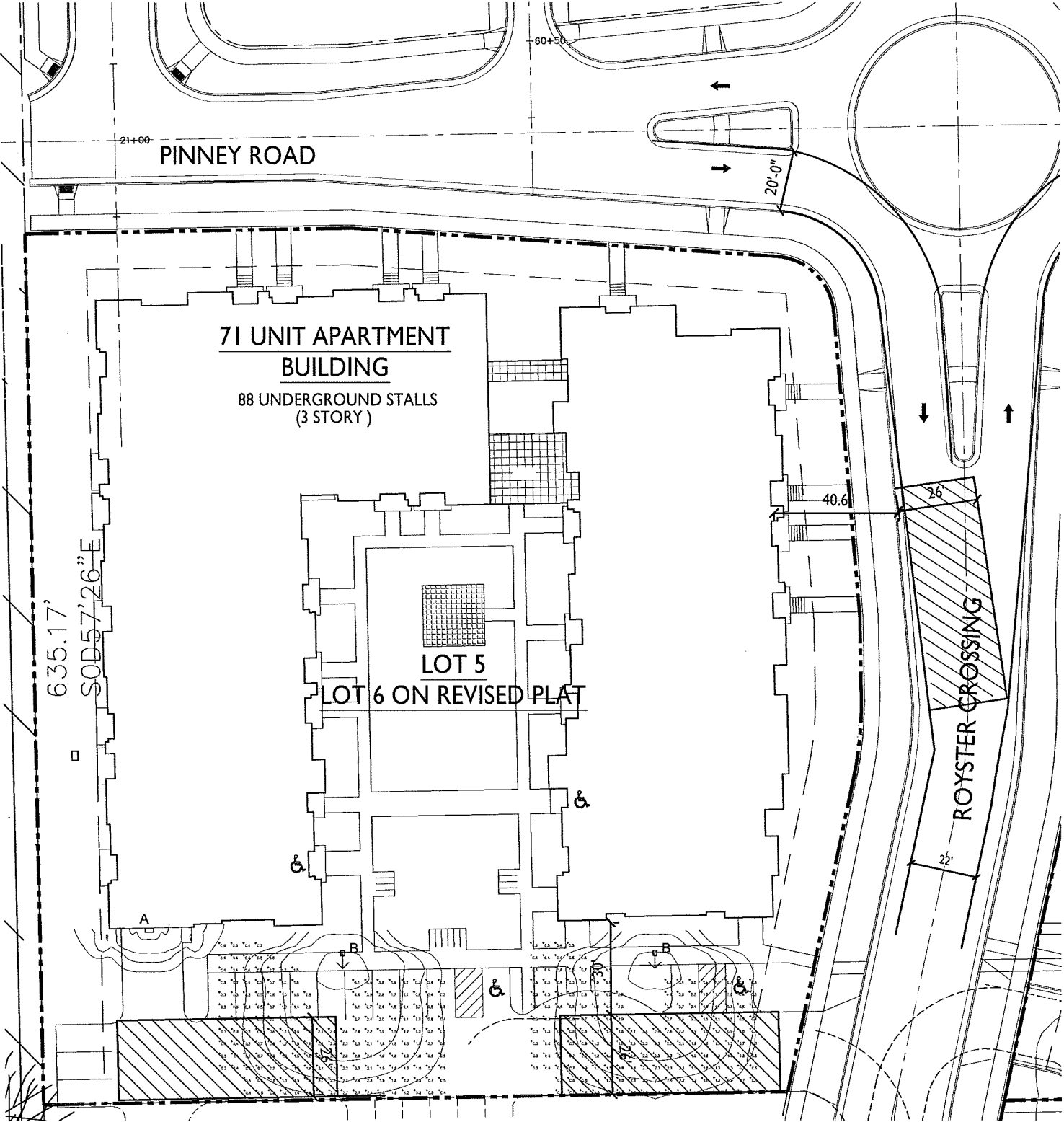
PROJECT TITLE  
ROYSTER  
CROSSINGS  
LOT 5

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER

C-1.1

PROJECT NO. **1344**  
© 2013 Knothe & Bruce Architects



1 SITE LIGHTING PLAN  
C-1.2 SCALE: 1"=20'-0"

REVISIONS

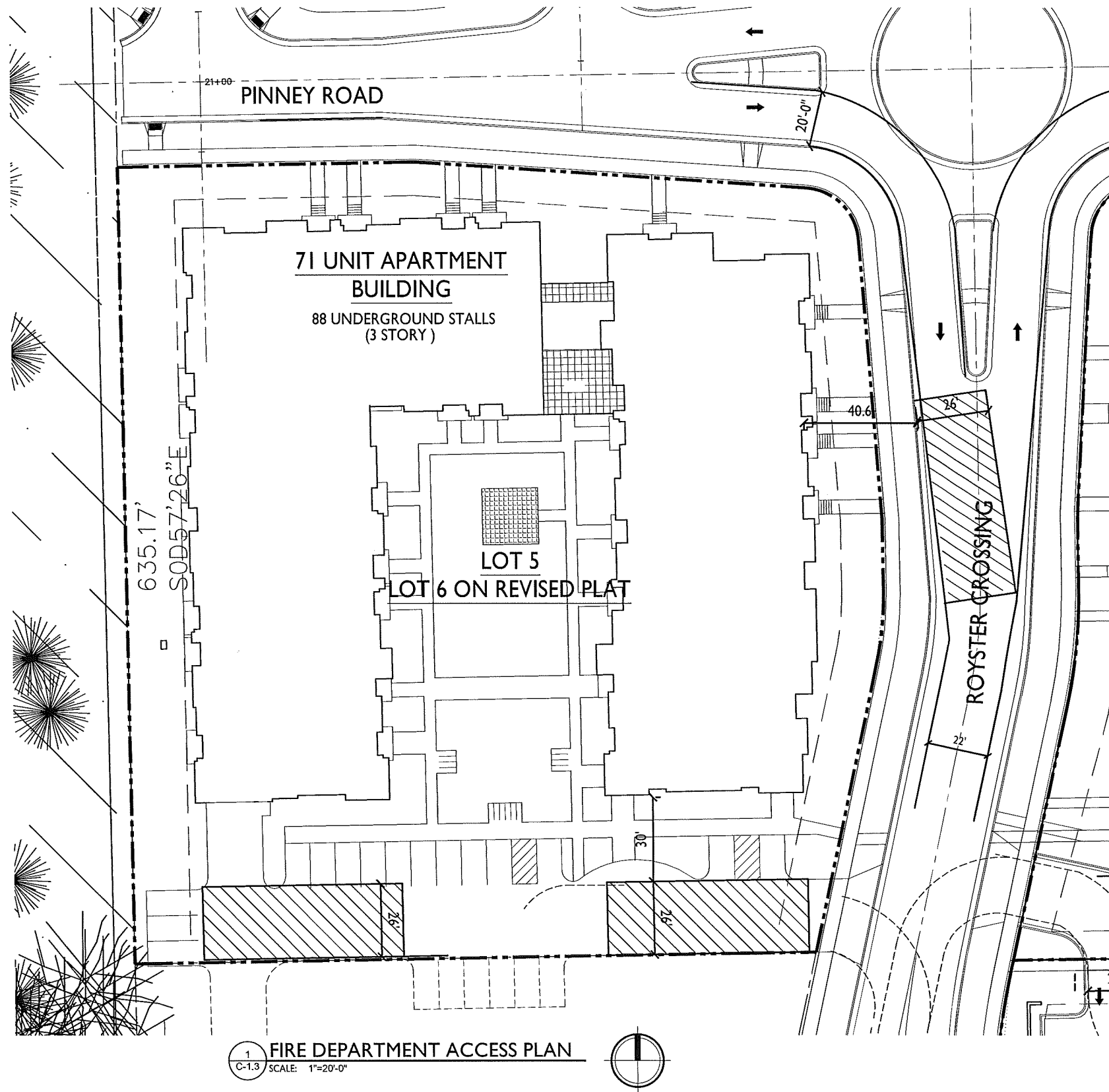
PROJECT TITLE  
**ROYSTER CROSSINGS  
LOT 5**

| LIGHTING SCHEDULE |       |     |               |                |                                      |             |              |                                       |
|-------------------|-------|-----|---------------|----------------|--------------------------------------|-------------|--------------|---------------------------------------|
| Symbol            | Label | Qty | Manufacturer  | Catalog Number | Description                          | Lamp        | File         | Mounting                              |
| □                 | A     | 1   | RUUD LIGHTING | E8405          | RECTANGULAR SECURITY / DEEP SHIELDED | 50WATT MH   | E8507JES     | 8'-0" ABOVE GRADE ON SIDE OF BUILDING |
| ↑                 | B     | 4   | RUUD LIGHTING | MAC4105BL      | 12" AREA CUTOFF / W/BACK LT. SHIELD  | 100 WATT MH | MAC417SBL.js | 14'-0" POLE ON 2'-0" TALL CONVD. BASE |

| LIGHTING STATISTICS |        |        |        |        |         |
|---------------------|--------|--------|--------|--------|---------|
| Description         | Symbol | Avg    | Max    | Min    | Max/Min |
| PARKING             | +      | 1.2 fc | 7.3 fc | 0.3 fc | 24.3:1  |
|                     |        |        |        |        | 4.0:1   |

SHEET TITLE  
**SITE LIGHTING PLAN**

SHEET NUMBER  
**C-1.2**  
PROJECT NO. 1344  
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1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

CONSULTANT

REVISIONS  
Conditional Use Submittal - November 6, 2013  
December 6, 2013

PROJECT TITLE  
ROYSTER CROSSINGS  
LOT 2, 3 AND 5

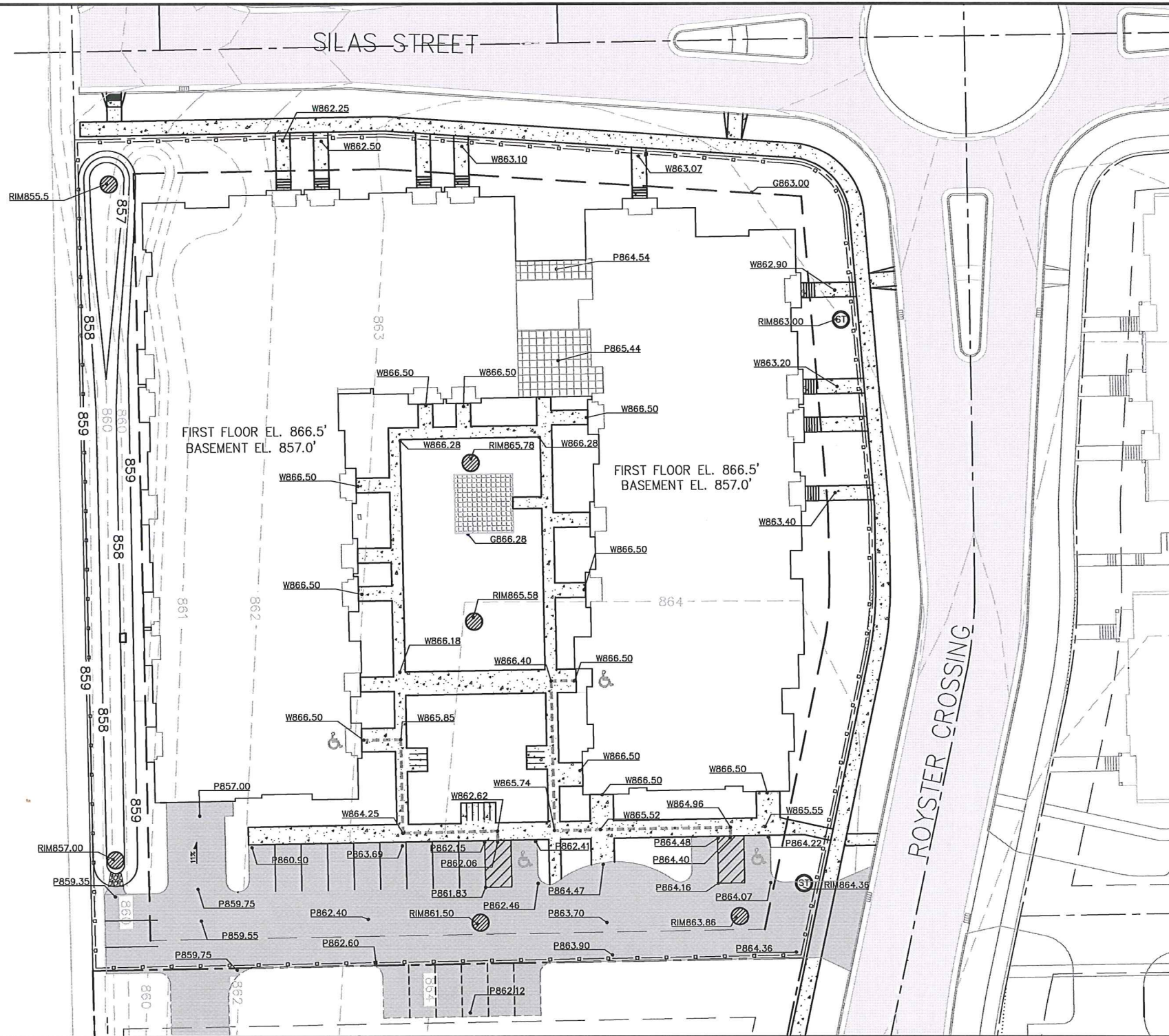
SHEET TITLE  
FIRE ACCESS  
PLAN  
LOT 5

SHEET NUMBER

C-1.3

PROJECT NO. 1205  
© 2013 Knothe & Bruce Architects





**SITE CONSTRUCTION NOTES**

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-2.3 FOR DETAILS.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
4. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
5. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
7. ANY SIDEWALK AND CURB & GUTTER ADJUTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
8. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER QTY OF MADISON PLANS (PROJECT 5382303).

**CONSTRUCTION SEQUENCE:**

1. INSTALL SILT FENCE AND TRACKING PAD.
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
5. ROUGH GRADE FOR FOR BUILDING PADS AND WALKS.
6. CONSTRUCT UNDERGROUND UTILITIES.
7. INSTALL INLET PROTECTION ON NEW INLETS.
8. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
9. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
10. REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.

**SEEDING RATES:**

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
  2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

**FERTILIZING RATES:**

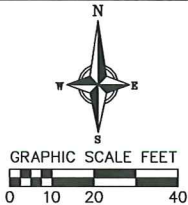
- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

**MULCHING RATES:**

- TEMPORARY AND PERMANENT:**
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRUMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



CALL DIGGER'S HOTLINE  
1-800-242-8511  
TOLL FREE  
TELEFAX 1-800-338-3609  
TOD FOR HEAVY MAPS/DESIGN  
1-800-542-2288  
WIS. STATUTE 182.0175 (1979)  
REQUIRES MINIMUM OF 3 WORKING DAYS  
NOTICE BEFORE YOU EXCAVATE.



**GRADING & EROSION CONTROL LEGEND**

- 820- ASSUMED EXISTING MAJOR CONTOURS (PLAT DESIGN CONTOURS)
  - 818- ASSUMED EXISTING MINOR CONTOURS (PLAT DESIGN CONTOURS)
  - (818) PROPOSED CONTOURS
  - SILT FENCE
  - PROPOSED SPOT ELEVATIONS
  - PROPOSED BUILDING OUTLINE
  - PROPERTY BOUNDARY
  - CURB AND GUTTER
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM CATCH BASIN/FIELD INLET
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT PAVEMENT
  - EXISTING ASPHALT PAVEMENT
  - RIPRAP
  - PROPOSED ACCESSIBLE ROUTE
- ABBREVIATIONS**
- C - BACK OF CURB  
P - EDGE OF PAVEMENT  
W - EDGE OF SIDEWALK  
FF - FINISHED FLOOR  
G - GRADE

**EROSION CONTROL MEASURE NOTES**

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
8. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DRAINAGE PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
9. WASHED STONE WEEDERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



**GRADING AND EROSION CONTROL PLAN**

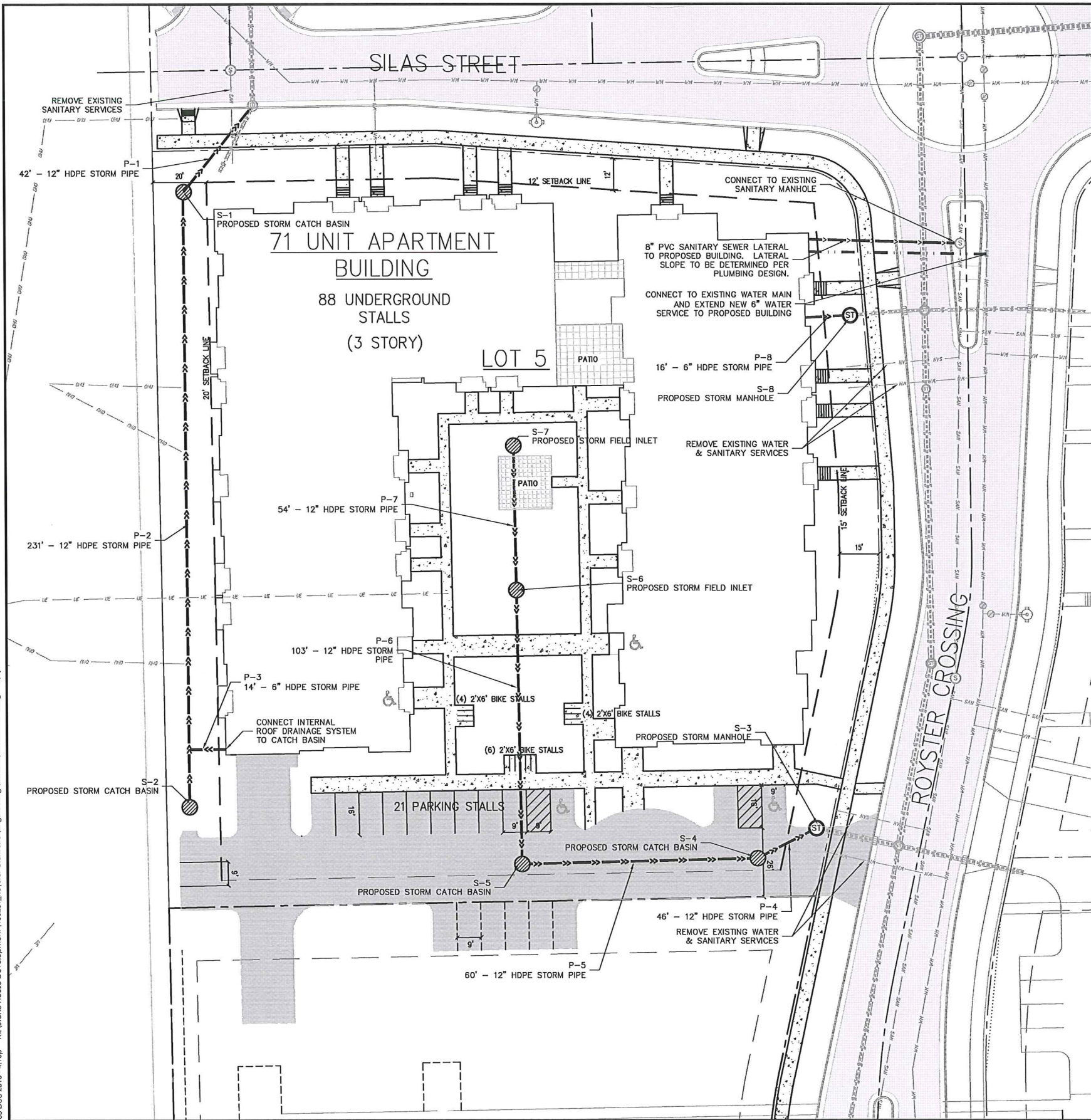
**ROYSTER CROSSING**

**CITY OF MADISON**

**DANE COUNTY, WISCONSIN**

| REVISIONS   |  | REVISIONS |      | REVISIONS |     |      |         |
|-------------|--|-----------|------|-----------|-----|------|---------|
|             |  | NO.       | DATE | REMARKS   | NO. | DATE | REMARKS |
| SCALE       |  | AS SHOWN  |      |           |     |      |         |
|             |  | DATE      |      |           |     |      |         |
|             |  | 12-05-13  |      |           |     |      |         |
| DRAFTER     |  | JFEL      |      |           |     |      |         |
| CHECKED     |  | JDOY      |      |           |     |      |         |
| PROJECT NO. |  | 130281    |      |           |     |      |         |
| SHEET       |  | 1 OF 2    |      |           |     |      |         |
| DWG. NO.    |  | C-2.0     |      |           |     |      |         |





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REQUIRES MINIMUM OF 3 WORKING DAYS  
NOTICE BEFORE YOU EXCAVATE.

**ASSUMED EXISTING CONDITIONS LEGEND**

- ASSUMED EXISTING SANITARY MANHOLE
- ASSUMED EXISTING FIRE HYDRANT
- ASSUMED EXISTING WATER MAIN VALVE
- ASSUMED EXISTING CURB INLET
- ASSUMED EXISTING STORM MANHOLE
- ASSUMED EXISTING UNDERGROUND ELECTRIC LINE
- ASSUMED EXISTING OVERHEAD GENERAL UTILITIES
- ASSUMED EXISTING SANITARY SEWER LINE
- ASSUMED EXISTING STORM SEWER LINE
- ASSUMED EXISTING WATER MAIN
- ASSUMED EXISTING ASPHALT PAVEMENT
- PROPERTY BOUNDARY

**PROPOSED UTILITY LEGEND**

- STORM SEWER PIPE
- SANITARY SEWER PIPE (GRAVITY)
- WATER MAIN
- STORM MANHOLE
- STORM CATCH BASIN/FIELD INLET
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BUILDING OUTLINE

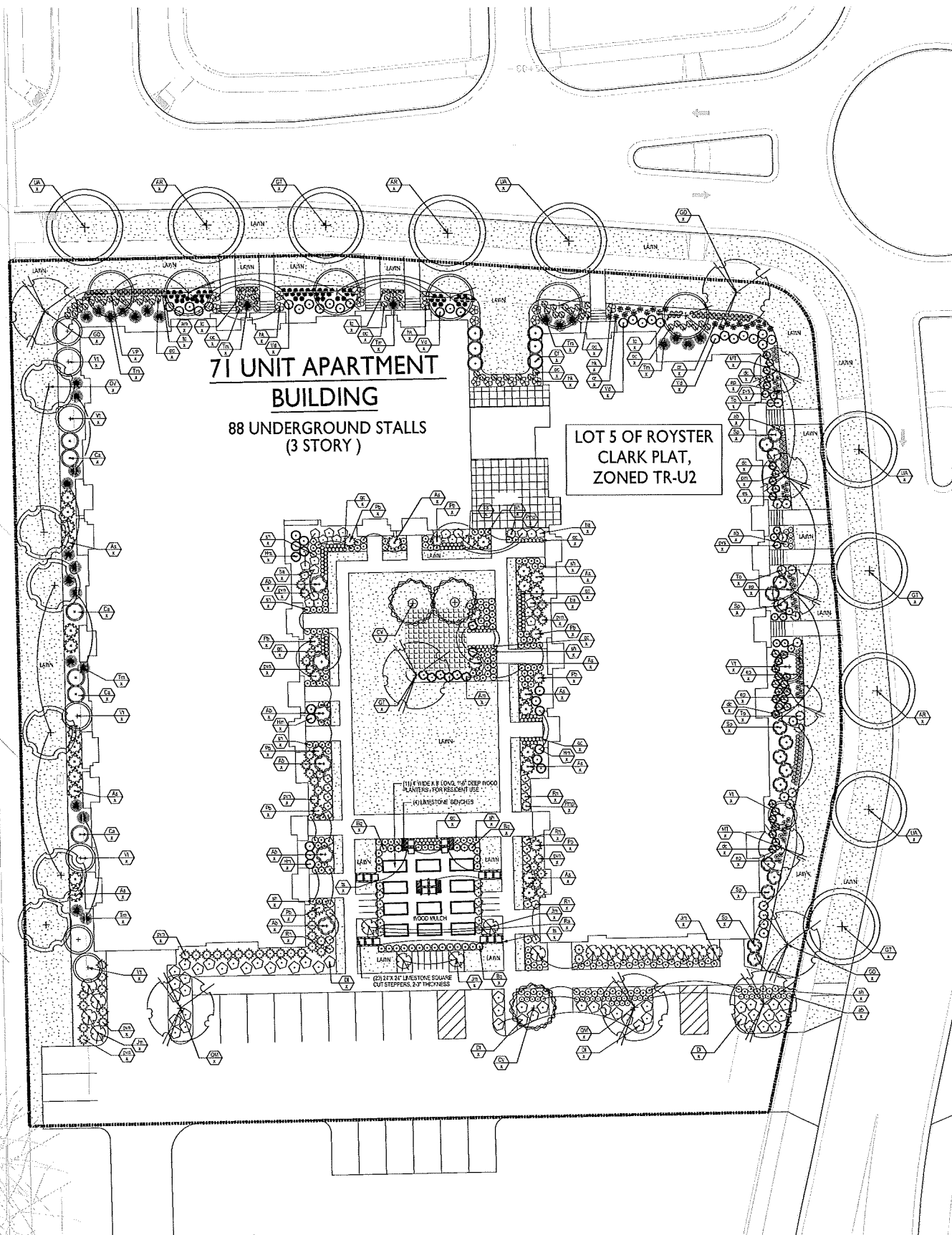
**UTILITY NOTES:**

- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(c).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXISTING NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER AND ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 5382364).
- ALL DAMAGE TO THE PAVEMENT ON COTTAGE GROVE ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

**vierbichner**  
engineers | advisors  
planners | architects  
REEDSBURG - MADISON - PRÆRE DU CHEN  
999 1/2 N. MONROE ST., SUITE 200  
REEDSBURG, WI 53150  
Phone: (608) 824-0332 Fax: (608) 824-0330

| UTILITY PLAN           |          |                |         |
|------------------------|----------|----------------|---------|
| ROYSTER CROSSING       |          |                |         |
| CITY OF MADISON        |          |                |         |
| DANE COUNTY, WISCONSIN |          |                |         |
| REVISIONS              | NO.      | DATE           | REMARKS |
| 1                      | 11/05/13 | CITY SUBMITTAL |         |
| 2                      | 12/05/13 | CITY SUBMITTAL |         |
| SCALE: AS SHOWN        |          |                |         |
| DATE: 12-05-13         |          |                |         |
| DRAFTER: JFEL          |          |                |         |
| CHECKED: JDOY          |          |                |         |
| PROJECT NO. 130281     |          |                |         |
| SHEET 2 OF 2           |          |                |         |
| DWG. NO. C-3.0         |          |                |         |





1 PLANTING PLAN  
SCALE: 1"=20'-0"

| Plant List                             | Key         | Botanical Name                     | Common Name                   | Quantity | Size        | Spec  | Comments                        |
|----------------------------------------|-------------|------------------------------------|-------------------------------|----------|-------------|-------|---------------------------------|
| <b>Deciduous Trees</b>                 |             |                                    |                               |          |             |       |                                 |
| AR                                     | Acer        | freemanii 'Armstrong'              | Armstrong Freeman Maple       |          | 2.5" cal.   | B&B   |                                 |
| GT                                     | Gleditsia   | triacanthos var. inermis 'Skycole' | Skyline Honeylocust           |          | 1 1/4" cal. | B&B   |                                 |
| GD                                     | Gymnocladus | dioica 'Espresso'                  | Espresso Kentucky Coffee Tree |          | 1 1/2" cal. | B&B   |                                 |
| OV                                     | Ostrya      | virginiana                         | Hopbroombeam                  |          | 1 1/4" cal. | B&B   |                                 |
| QM                                     | Quercus     | muhlenbergii                       | Chinkapin Oak                 |          | 2.5" cal.   | B&B   |                                 |
| UA                                     | Ulmus       | americana 'Princeton'              | Princeton Elm                 |          | 2" cal.     | B&B   |                                 |
| <b>Ornamental Trees</b>                |             |                                    |                               |          |             |       |                                 |
| AG                                     | Amelanchier | x grandiflora 'Robin Hill'         | Robin Hill Apple Serviceberry |          | 8" ht.      | B&B   | Multi-stem                      |
| CV                                     | Crataegus   | viridis 'Winter King'              | Winter King Hawthorn          |          | 6" ht.      | B&B   |                                 |
| MT                                     | Malus       | transitoria 'Schmidtcutleaf'       | Golden Raindrops Crabapple    |          | 1 1/4" cal. | B&B   |                                 |
| <b>Deciduous Shrubs</b>                |             |                                    |                               |          |             |       |                                 |
| As                                     | Amelanchier | stonlonifera                       | Running Serviceberry          |          | 12" Ht.     | cont. |                                 |
| Ab                                     | Aronia      | arbutifolia 'Brilliantissima'      | Brilliant Aronia              |          | 18-24" Ht.  | cont. |                                 |
| Am                                     | Aronia      | melanocarpa 'ropois Beauty'        | ropois Beauty Aronia          |          | 18" Ht.     | cont. | space 3' on center              |
| Bg                                     | Buxus       | 'Green Mound'                      | Green Mound Boxwood           |          | 18-24" Ht.  | cont. |                                 |
| Cf                                     | Calicanthus | floridus                           | Common Sweetshrub             |          | 24" Ht.     | cont. |                                 |
| Ca                                     | Corylus     | americana                          | American Filbert              |          | 24" Ht.     | cont. |                                 |
| DI                                     | Diervilla   | lonicera 'Jewel'                   | Dwarbush Honeysuckle          |          | 2 Gal.      | cont. |                                 |
| Hm                                     | Hydrangea   | macrophylla 'Bailmer'              | Endless Summer Hydrangea      |          | 18-24" Ht.  | cont. |                                 |
| Ra                                     | Rosa        | 'BAlief'                           | Easy Elegance Little Mischief |          | 12" Ht.     | cont. |                                 |
| Rn                                     | Rosa        | var. 'Noaschnee'                   | Flower Carpet White           |          | 12" Ht.     | cont. |                                 |
| Sp                                     | Salix       | purpurea 'Nana'                    | Arctic Blue Leaf Willow       |          | 18" Ht.     | cont. | Space per plan; match specimens |
| Vd                                     | Viburnum    | dentatum 'Synnstedt'               | Chicago Luster Arrowwood Vib. |          | 2 - 3" Ht.  | cont. |                                 |
| Vt                                     | Viburnum    | trilobum 'JN Select'               | Redwing Viburnum              |          | 5 Gal.      | cont. |                                 |
| <b>Evergreen Shrubs</b>                |             |                                    |                               |          |             |       |                                 |
| Pmp                                    | Pinus       | mugo 'Pumilo'                      | Dwarf Mugo Pine               |          | 12-15" Ht.  | cont. |                                 |
| Pb                                     | Pinus       | strobus 'Blue Shag'                | Blue Shag Dwarf White Pine    |          | 24" Ht./#5  | cont. | Space per plan                  |
| Tm                                     | Taxus       | x media 'Tauroriti'                | Taunton Yew                   |          | 24" Spd.    | cont. | Space 4' on center              |
| To                                     | Thuja       | occidentalis 'Little Gem'          | Little Gem Arborvitae         |          | 2' Ht.      | cont. | Space per plan; match specimens |
| <b>Perennials/Grasses/Groundcovers</b> |             |                                    |                               |          |             |       |                                 |
| am                                     | Amsonia     | 'Blue Ice'                         | Blue Ice Bluestar             |          | 1 gal.      | Cont. |                                 |
| am                                     | Aruncus     | x 'Misty Lace'                     | Misty Lace Goatsbeard         |          | #1          | Cont. |                                 |
| ba                                     | Baptisia    | australis var. minor               | Dwarf blue indigo             |          | #1          | Cont. |                                 |
| cr                                     | Cimicifuga  | racemosa 'Brunette'                | Brunette Snakeroot            |          | 1 gal.      | Cont. |                                 |
| es                                     | Echinacea   | x 'Survive' PP16235                | Sunrise Coneflower            |          | 4.5"        | Cont. |                                 |
| gc                                     | Geranium    | x cantabrigiense 'Blokovo'         | Blokovo Geranium              |          | #1          | Cont. |                                 |
| hk                                     | Hosta       | 'Krossa Regal'                     | Krossa Regal Hosta            |          | 1 gal.      | Cont. |                                 |
| oc                                     | Osmunda     | cinnamomea                         | Cinnamon Fern                 |          | 4.5" gal.   | Cont. |                                 |
| pvn                                    | Panicum     | virgatum 'Northwind'               | Northwind Switch Grass        |          | 4.5"        | Cont. |                                 |
| pvs                                    | Panicum     | virgatum 'Shenandoah'              | Switch Grass                  |          | 4.5"        | Cont. |                                 |
| pm                                     | Physotelia  | virginiana 'Miss Manners'          | Miss Manners Obedient Plant   |          | 4.5"        | Cont. |                                 |
| sh                                     | Sporobolus  | heterolepis                        | Prairie Dropseed              |          | 1 gal.      | Cont. |                                 |
| tc                                     | Tiarella    | cordifolia                         | Heartleaved Foamflower        |          | #1          | Cont. |                                 |

#### City of Madison, WI Landscape Worksheet

6-Dec-13

| Developed Lot                                     | SF          | Landscape Units Req. | Landscape Points Req. |
|---------------------------------------------------|-------------|----------------------|-----------------------|
| Total Developed Area                              | 16,558      | 55                   | 276                   |
| <b>Element</b>                                    |             |                      |                       |
| Overstory Deciduous Tree                          | Point Value | Quantity             | Total Points          |
| Overstory Deciduous Tree                          | 35          | 3                    | 105                   |
| Ornamental Tree                                   | 15          | 1                    | 15                    |
| Evergreen Tree                                    | 15          | 0                    | 0                     |
| Shrub, deciduous                                  | 2           | 104                  | 208                   |
| Shrub, evergreen                                  | 3           | 24                   | 72                    |
| Ornamental Grass                                  | 2           | 175                  | 350                   |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4           | 0                    | 0                     |
|                                                   |             |                      | 750                   |

| Development Frontage                                       | LF          | Overstory Tree Req (or x2 for Orn./Evergreen Tree Sub.) | Shrubs Req. |
|------------------------------------------------------------|-------------|---------------------------------------------------------|-------------|
| Total LF of Street Frontage Between Bldg./Parking & street | 532         | 18                                                      | 89          |
| <b>Element</b>                                             |             |                                                         |             |
| Overstory Deciduous Tree                                   | Point Value | Quantity                                                |             |
| Overstory Deciduous Tree                                   | 35          | 13                                                      | 455         |
| Ornamental Tree                                            | 15          | 11                                                      | 165         |
| Evergreen Tree                                             | 15          | 0                                                       | 0           |
| Shrub, deciduous                                           | 2           | 54                                                      | 108         |
| Shrub, evergreen                                           | 3           | 36                                                      | 108         |

| Interior Parking Lots         | SF          | Overstory Tree Req (or x2 for Orn. Tree Sub.) |  |
|-------------------------------|-------------|-----------------------------------------------|--|
| Total Parking Lot Area        | 8,578       |                                               |  |
| Req. Parking Lot Islands (5%) | 429         | 3                                             |  |
| <b>Element</b>                |             |                                               |  |
| Overstory Deciduous Tree      | Point Value | Quantity                                      |  |
| Overstory Deciduous Tree      | 35          | 3                                             |  |
| Ornamental Tree               | 15          | 1                                             |  |

#### CONSULTANT



LANDSCAPE  
ARCHITECTS

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Phone: 608.251.3600  
Fax: 608.251.2330  
www.k-sd.com

#### REVISIONS

REVIEW SET -  
NOT FOR  
CONSTRUCTION

#### PROJECT TITLE

ROYSTER  
CROSSINGS  
LOT 2, 3 AND 5

#### SHEET TITLE

LANDSCAPE  
PLAN

#### SHEET NUMBER

L-1.0

#### PROJECT NO.

1205

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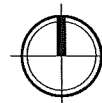
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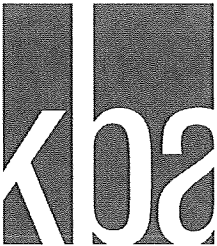
**BASEMENT  
PLAN**

## A-1.0

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PROJECT TITLE  
ROYSER  
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LOT 5

SHEET TITLE  
FIRST FLOOR  
PLAN

SHEET NUMBER

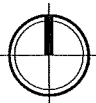
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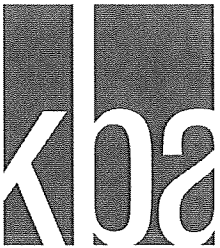
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1 FIRST FLOOR PLAN  
A-1.1 SCALE: 1/16"=1'-0"





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PROJECT TITLE  
ROYSTER  
CROSSINGS  
LOT 5

SHEET TITLE  
SECOND FLOOR  
PLAN

SHEET NUMBER

A-1.2

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1 SECOND FLOOR PLAN  
A-1.2 SCALE: 1/16"=1'-0"





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PROJECT TITLE  
ROYSTER  
CROSSINGS  
LOT 5

SHEET TITLE

**THIRD FLOOR  
PLAN**

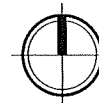
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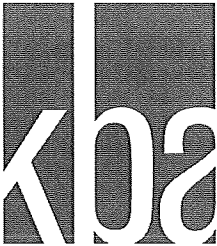
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1 THIRD FLOOR PLAN  
A-1.3 SCALE: 1/16"=1'-0"





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December 6, 2013

PROJECT TITLE  
ROYSER  
CROSSINGS  
LOT 5

SHEET TITLE  
ELEVATIONS

SHEET NUMBER

A-2.1

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



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



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December 6, 2013

PROJECT TITLE  
**ROYSTER  
CROSSINGS  
LOT 5**

SHEET TITLE  
**ELEVATIONS**

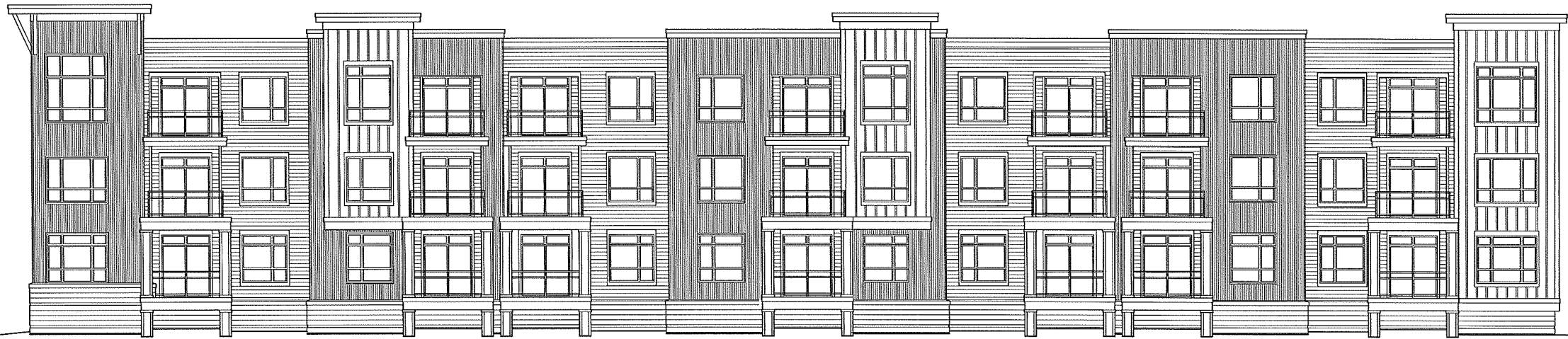
SHEET NUMBER

**A-2.2**

PROJECT NO. **1344**  
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**1 NORTH ELEVATION**  
A-2.2 SCALE: 1/8"=1'-0"



**2 WEST ELEVATION**  
A-2.2 SCALE: 1/8"=1'-0"

CONSULTANT

REVISIONS  
Conditional Use Submittal - November 6, 2013  
December 6, 2013

PROJECT TITLE  
ROYSER  
CROSSINGS  
LOT 5

SHEET TITLE  
ELEVATIONS

SHEET NUMBER

A-2.3

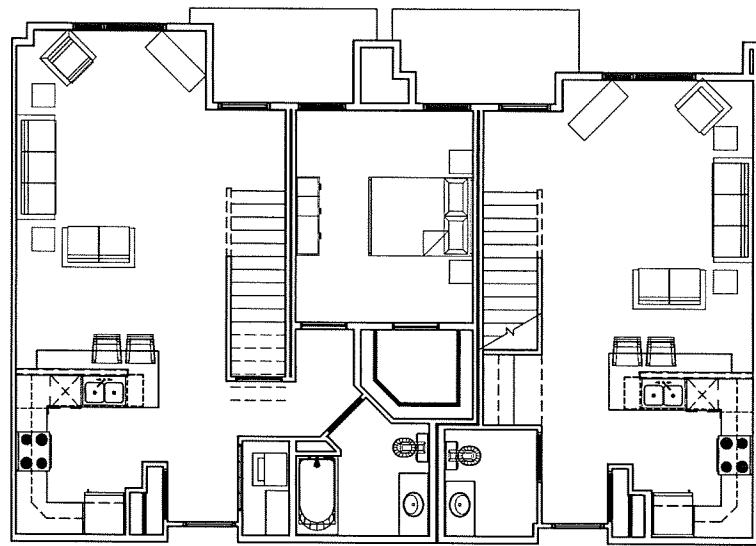
PROJECT NO. 1344  
© 2013 Knothe & Bruce Architects



1  
A-2.3  
COURTYARD ELEVATION  
SCALE: 1/8"=1'-0"

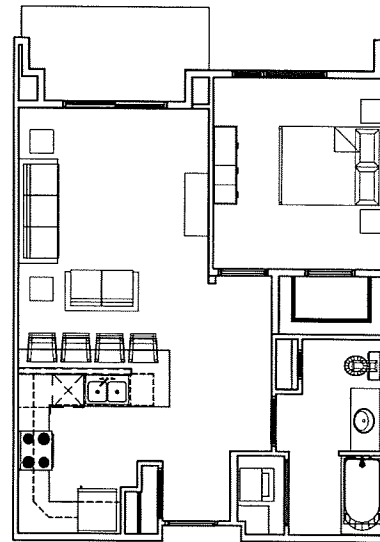


2  
A-2.3  
COURTYARD ELEVATION  
SCALE: 1/8"=1'-0"

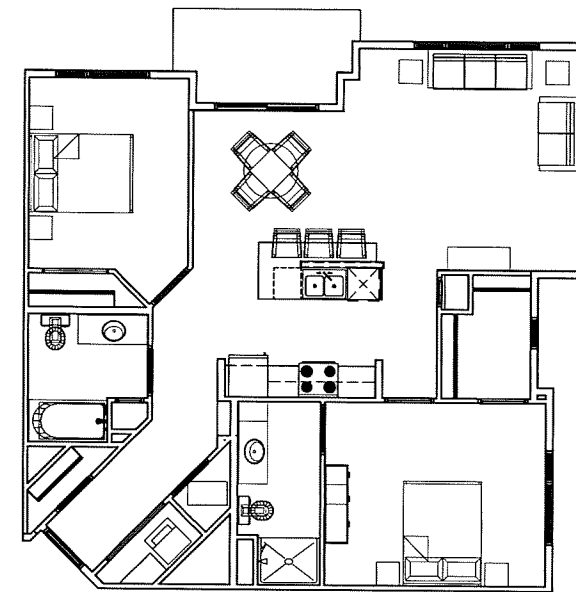


**UNIT C**  
THREE BEDROOM T.H.  
1440 S.F.

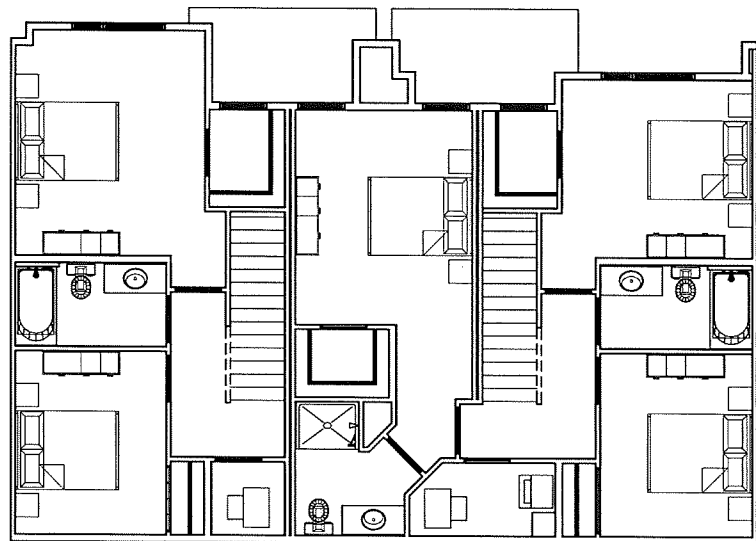
**UNIT C1**  
THREE BEDROOM T.H.  
1440 S.F.



**UNIT B**  
ONE BEDROOM  
737 S.F.

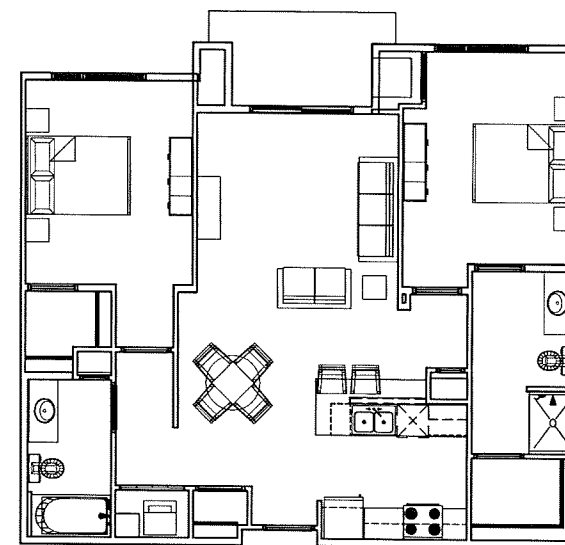


**UNIT A**  
TWO BEDROOM  
1137 S.F.



**UNIT C**  
UPPER FLOOR

**UNIT C1**  
UPPER FLOOR



**UNIT D**  
TWO BEDROOM  
1116 S.F.





Lot 6 - Royster Crossing Elevation

Royster Crossings - Lot 6  
2013-12-09

KNOTHE  
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