

ISSUED
 GDP Amendment - November 19, 2014

PROJECT TITLE
**Oakbrook
 Housing
 Development**

McKee Road, Madison
 SHEET TITLE
**OVERALL GDP
 SITE PLAN**

SHEET NUMBER

C-1.0
 PROJECT NO. **1355**
 © 2013 Knothe & Bruce Architects, LLC

OVERALL SITE PLAN
 C-1.0 SCALE: 1"=60'-0"
 0 60 120 180
 (IN FEET)
 1 INCH = 60 FT (24X36 PAPER)



SITE INDEX SHEET

SITE	
C-1.0A	ORIGINAL GDP SITE PLAN
C-1.0	OVERALL GDP SITE PLAN
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C-1.2	USABLE OPEN SPACE - ALTERATION
C-1.3	LOT COVERAGE - ALTERATION
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SITE DEVELOPMENT STATISTICS

LOT AREA	131,910 SF/ 3.02 ACRES
DWELLING UNITS	80 DU
LOT AREA/D.U.	1,648 SF/DU
DENSITY	26.5 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
LOT COVERAGE	72,055 S.F. (51% OF TOTAL LOT AREA)
USABLE OPEN SPACE	42,422 S.F. (27,833 S.F. REQUIRED)
GROSS FLOOR AREA	
BUILDING #1	59,457 S.F.
BUILDING #2	35,190 S.F.
TOTAL	94,647 SF EXCLUDING GARAGE LEVEL
FLOOR AREA RATIO	.71 EXCLUDING GARAGE LEVEL
UNIT MIX	
ONE BEDROOM	36
TWO BEDROOM	34
THREE BEDROOM T.H.	10
TOTAL	80
VEHICLE PARKING	
SURFACE	63
UNDERGROUND	82
TOTAL	145
BIKE PARKING	
SURFACE - 2x6	19
UNDERGROUND	82
TOTAL	101

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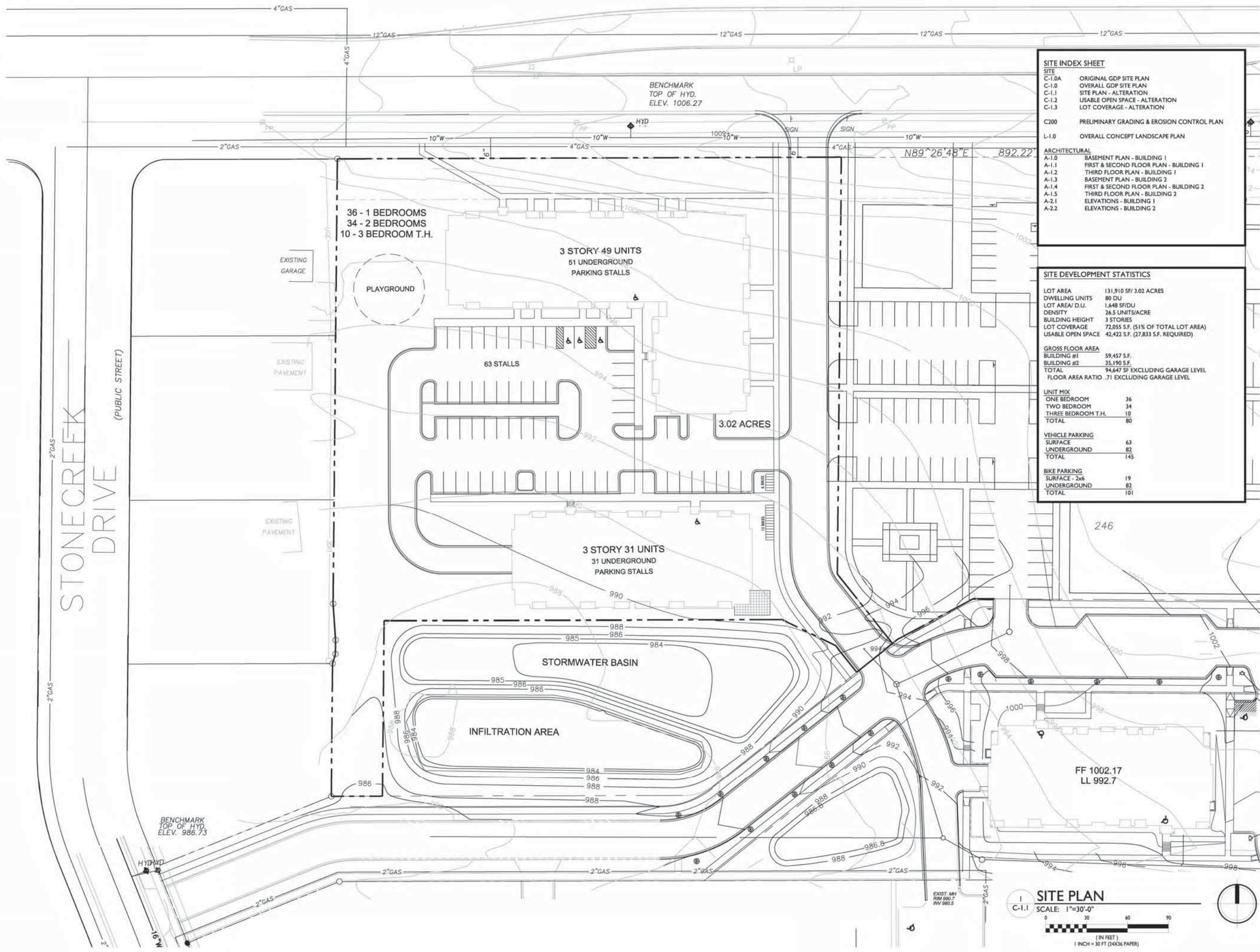
PROJECT TITLE
**Oakbrook
Housing
Development**

McKee Road, Madison
SHEET TITLE
**SITE PLAN -
AREA OF
ALTERATION**


SHEET NUMBER

C-1.1

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SITE PLAN
C-1.1
SCALE: 1"=30'-0"
(IN FEET)
1 INCH = 30 FT (24X36 PAPER)





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ARCHITECTS

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608.836.3690 Middleton, WI 53562

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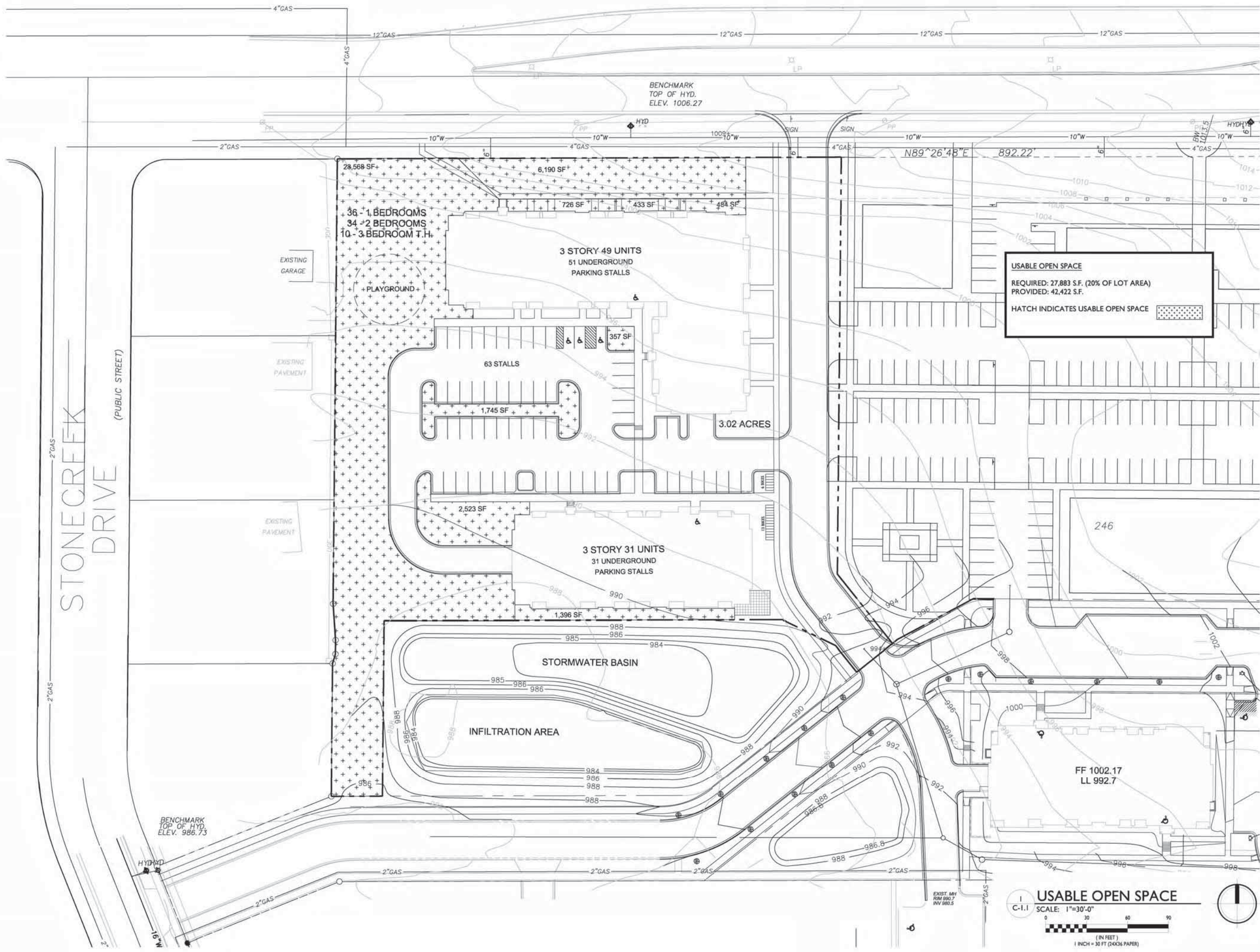
PROJECT TITLE
Oakbrook
Housing
Development

McKee Road, Madison
SHEET TITLE
USABLE OPEN SPACE - AREA
OF
ALTERATION

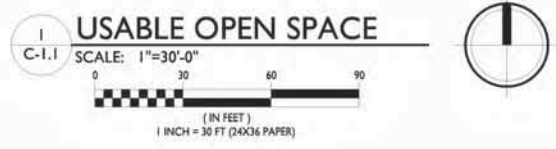
SHEET NUMBER

C-1.2

PROJECT NO. 1355
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USABLE OPEN SPACE
REQUIRED: 27,883 S.F. (20% OF LOT AREA)
PROVIDED: 42,422 S.F.
HATCH INDICATES USABLE OPEN SPACE



STONECREEK DRIVE
(PUBLIC STREET)

BENCHMARK
TOP OF HYD.
ELEV. 1006.27

BENCHMARK
TOP OF HYD.
ELEV. 986.73

3 STORY 49 UNITS
51 UNDERGROUND
PARKING STALLS

3 STORY 31 UNITS
31 UNDERGROUND
PARKING STALLS

STORMWATER BASIN

INFILTRATION AREA

3.02 ACRES

246

FF 1002.17
LL 992.7

28,568 SF+

6,190 SF

36 - 1 BEDROOMS
34 - 2 BEDROOMS
10 - 3 BEDROOM T.H.

726 SF

433 SF

484 SF

63 STALLS

1,745 SF

2,523 SF

1,396 SF

988

986

984

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988

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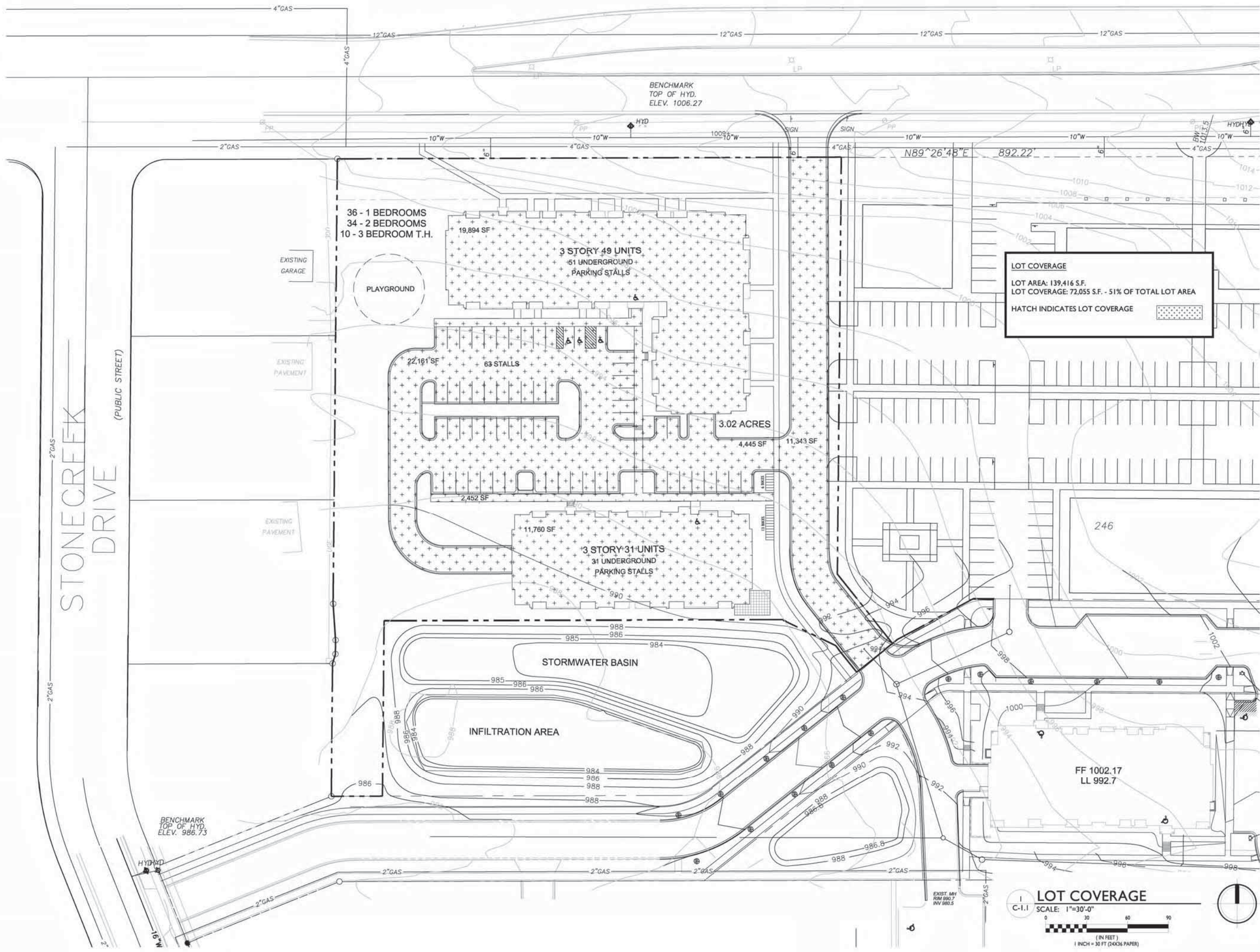
PROJECT TITLE
**Oakbrook
Housing
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McKee Road, Madison
SHEET TITLE
**LOT
COVERAGE -
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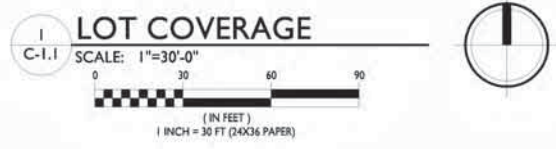
SHEET NUMBER

C-1.3

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LOT COVERAGE
LOT AREA: 139,416 S.F.
LOT COVERAGE: 72,055 S.F. - 51% OF TOTAL LOT AREA
HATCH INDICATES LOT COVERAGE



STONECREEK DRIVE
(PUBLIC STREET)

36 - 1 BEDROOMS
34 - 2 BEDROOMS
10 - 3 BEDROOM T.H.

3 STORY 49 UNITS
51 UNDERGROUND
PARKING STALLS

63 STALLS

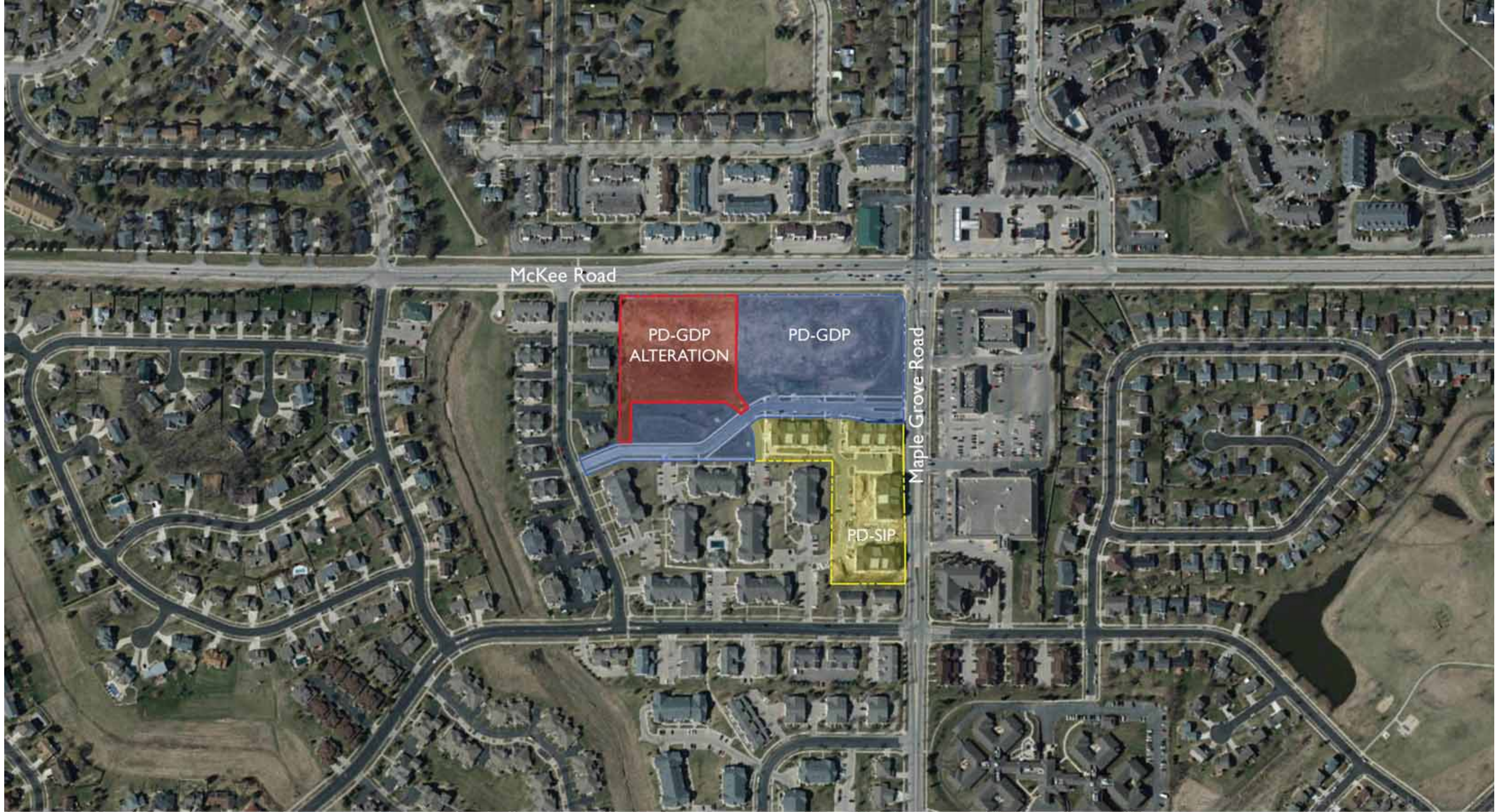
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31 UNDERGROUND
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STORMWATER BASIN

INFILTRATION AREA

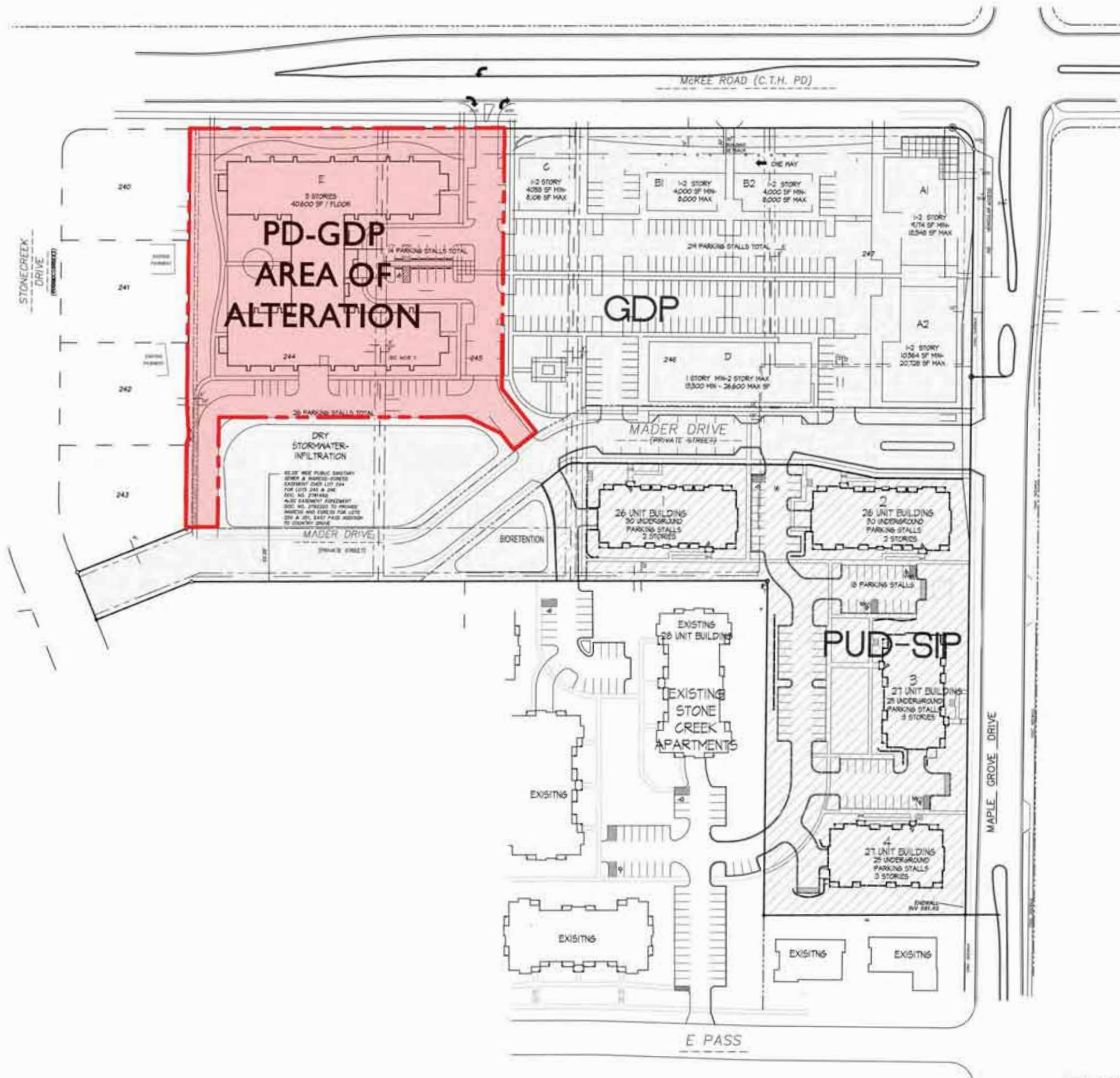
LOT COVERAGE

SCALE: 1"=30'-0"
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Aerial Map
Maple Grove
November 19, 2014





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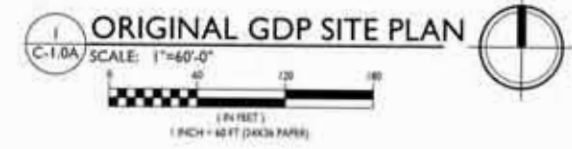
McKee Road, Madison
 SHEET TITLE
 ORIGINAL
 GDP SITE PLAN

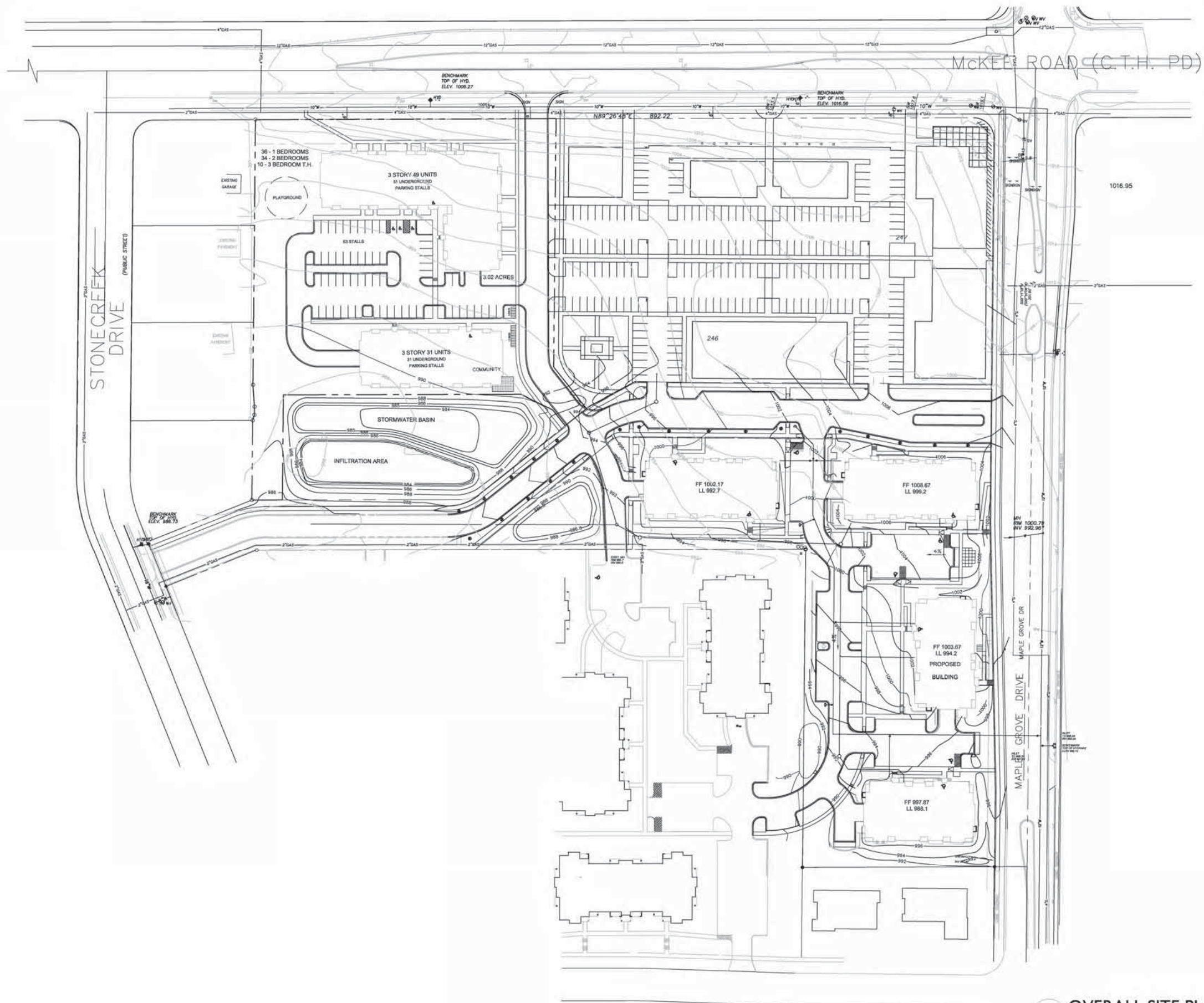
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C-1.0A

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USABLE OPEN SPACE	42,422 S.F. (27,833 S.F. REQUIRED)
GROSS FLOOR AREA	
BUILDING #1	57,720 S.F.
BUILDING #2	33,804 S.F.
TOTAL	91,524 SF EXCLUDING GARAGE LEVEL
FLOOR AREA RATIO	1.52 EXCLUDING GARAGE LEVEL
UNIT MIX	
ONE BEDROOM	36
TWO BEDROOM	34
THREE BEDROOM T.H.	10
TOTAL	80
VEHICLE PARKING	
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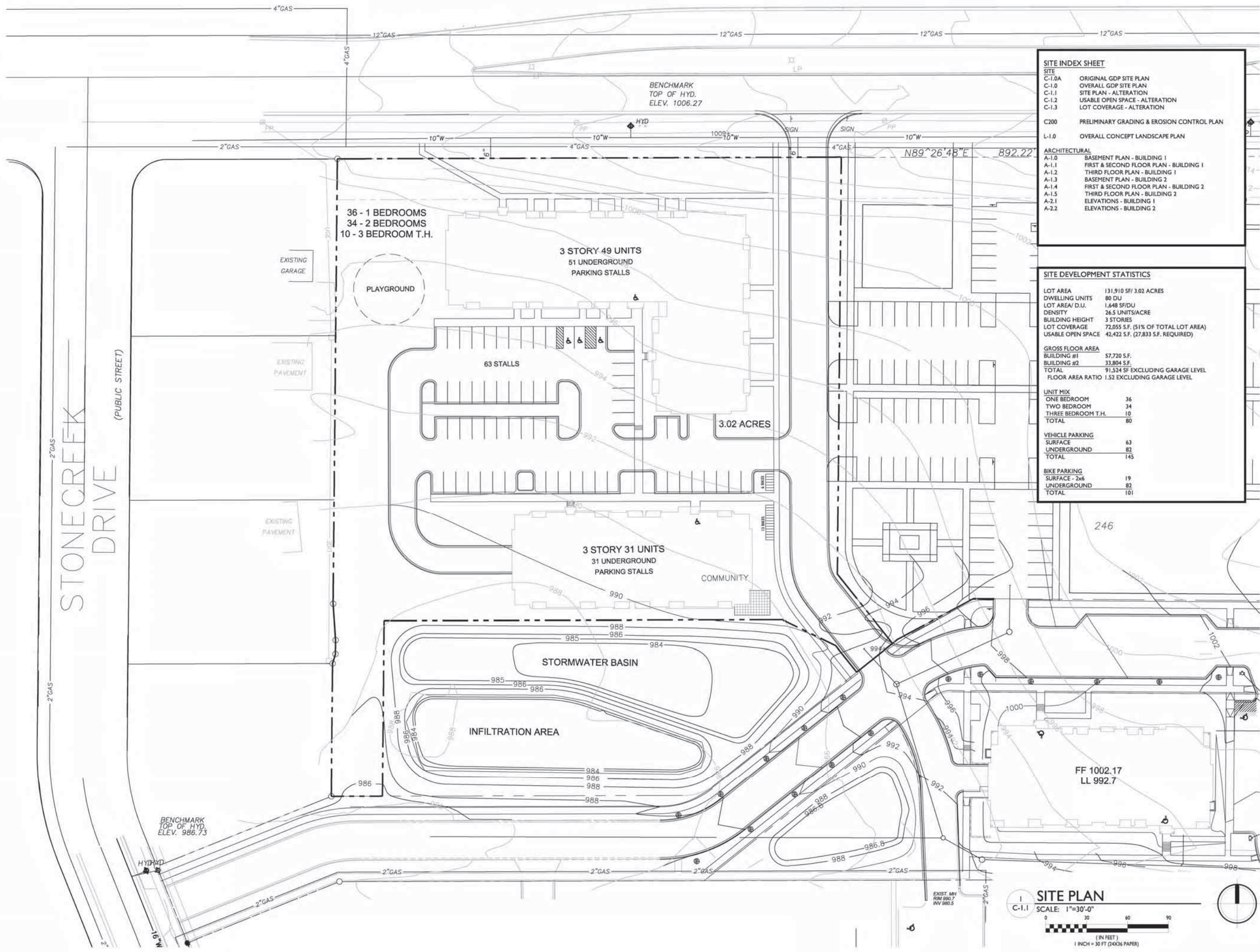
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**SITE PLAN -
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SITE PLAN
SCALE: 1"=30'-0"
0 30 60 90
(IN FEET)
1 INCH = 30 FT (24X36 PAPER)



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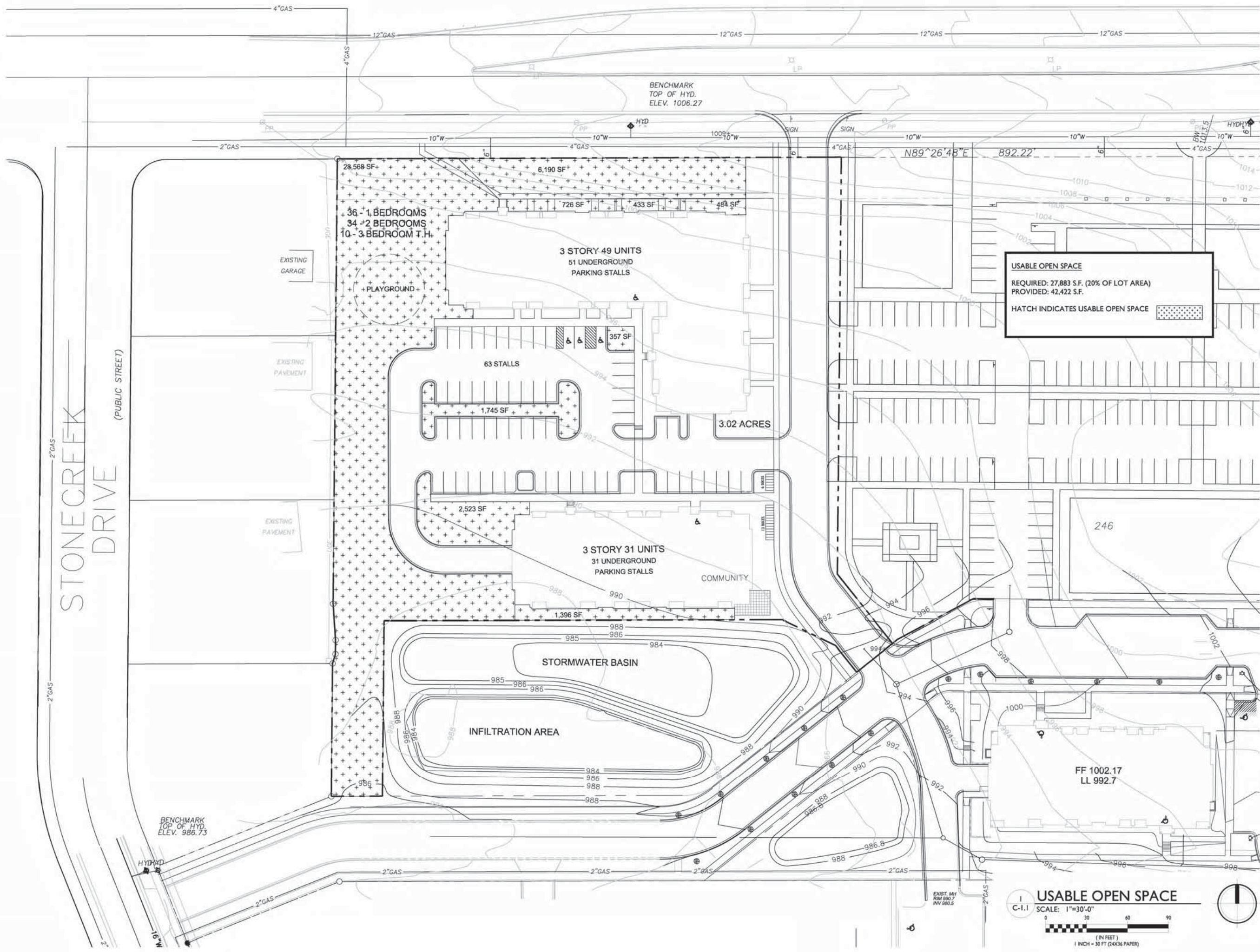
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McKee Road, Madison
SHEET TITLE
USABLE OPEN SPACE - AREA
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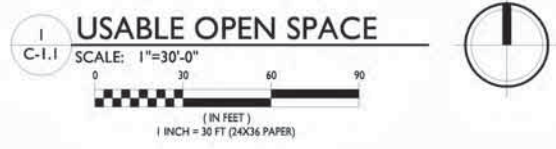
SHEET NUMBER

C-1.2

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USABLE OPEN SPACE
 REQUIRED: 27,883 S.F. (20% OF LOT AREA)
 PROVIDED: 42,422 S.F.
 HATCH INDICATES USABLE OPEN SPACE





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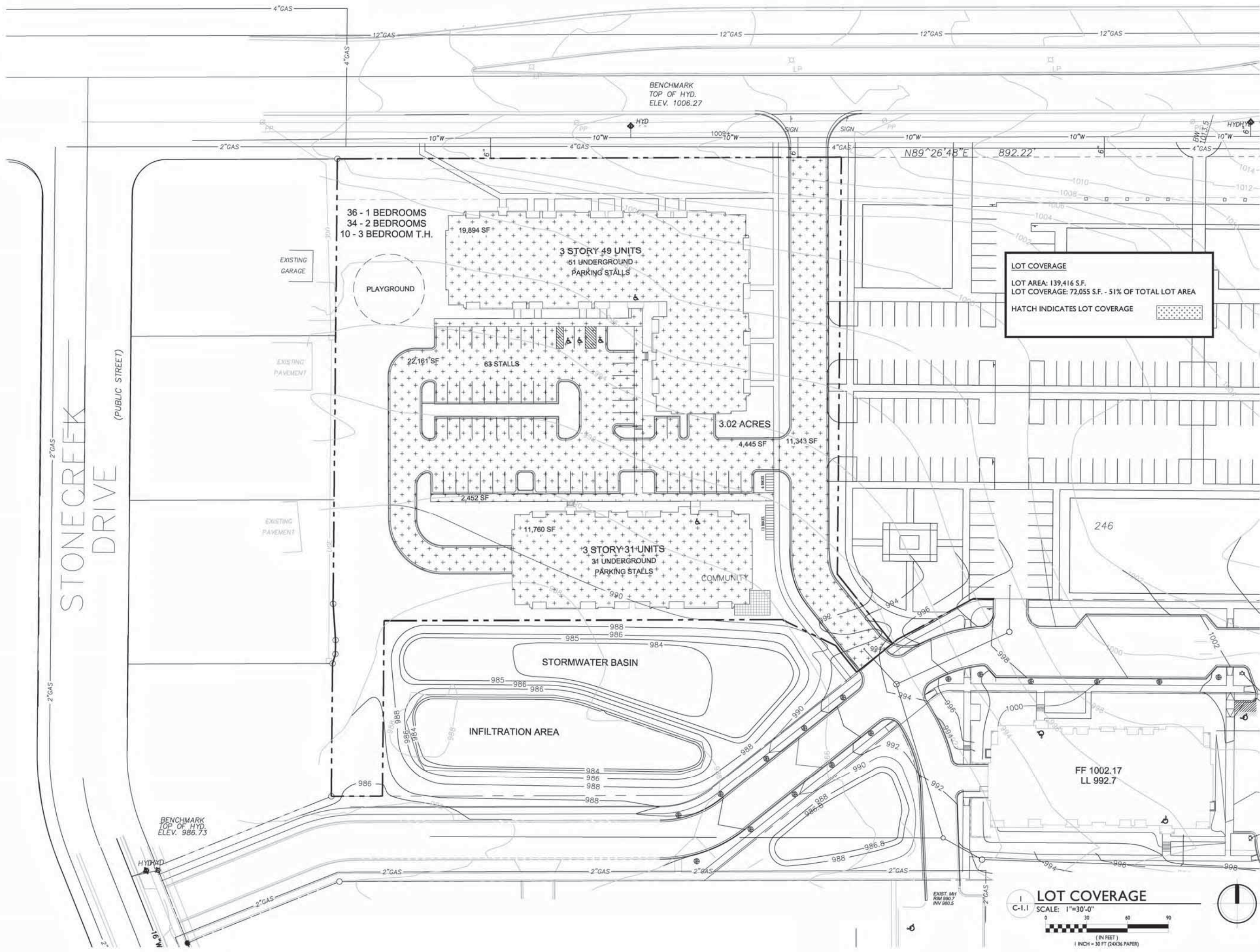
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McKee Road, Madison
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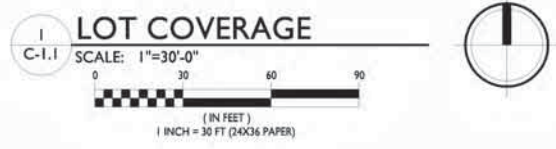
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STONECREEK DRIVE
(PUBLIC STREET)

36 - 1 BEDROOMS
34 - 2 BEDROOMS
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3 STORY 49 UNITS
51 UNDERGROUND
PARKING STALLS

63 STALLS

3 STORY 31 UNITS
31 UNDERGROUND
PARKING STALLS

STORMWATER BASIN

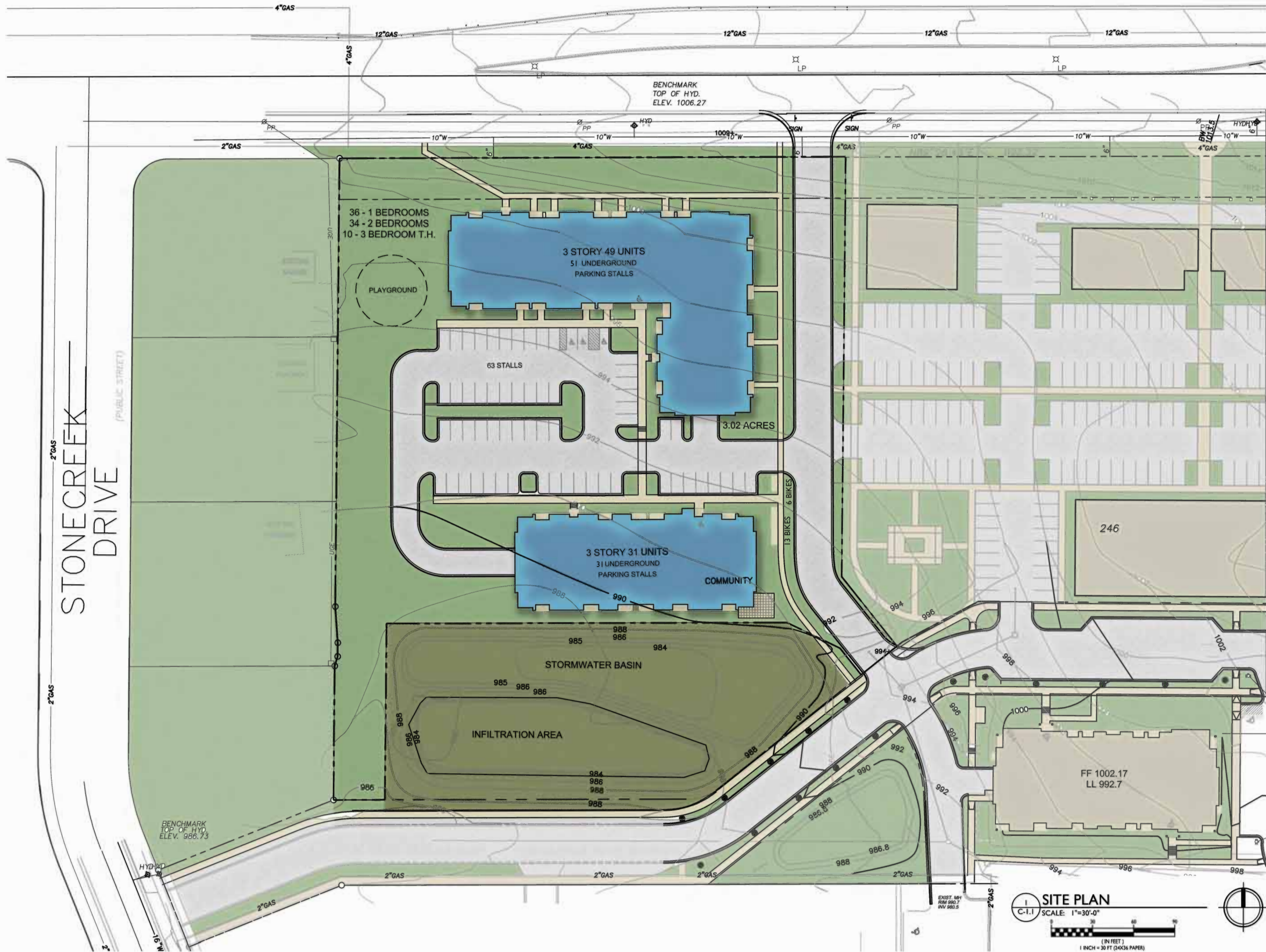
INFILTRATION AREA

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LL 992.7

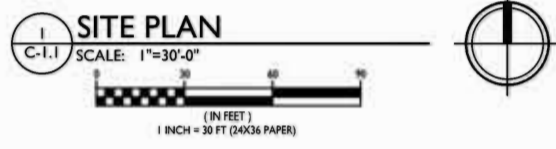
BENCHMARK
TOP OF HYD.
ELEV. 1006.27

BENCHMARK
TOP OF HYD.
ELEV. 986.73

EXIST. MH
RIM 990.7
INV 988.5



STONECREEK DRIVE
(PUBLIC STREET)



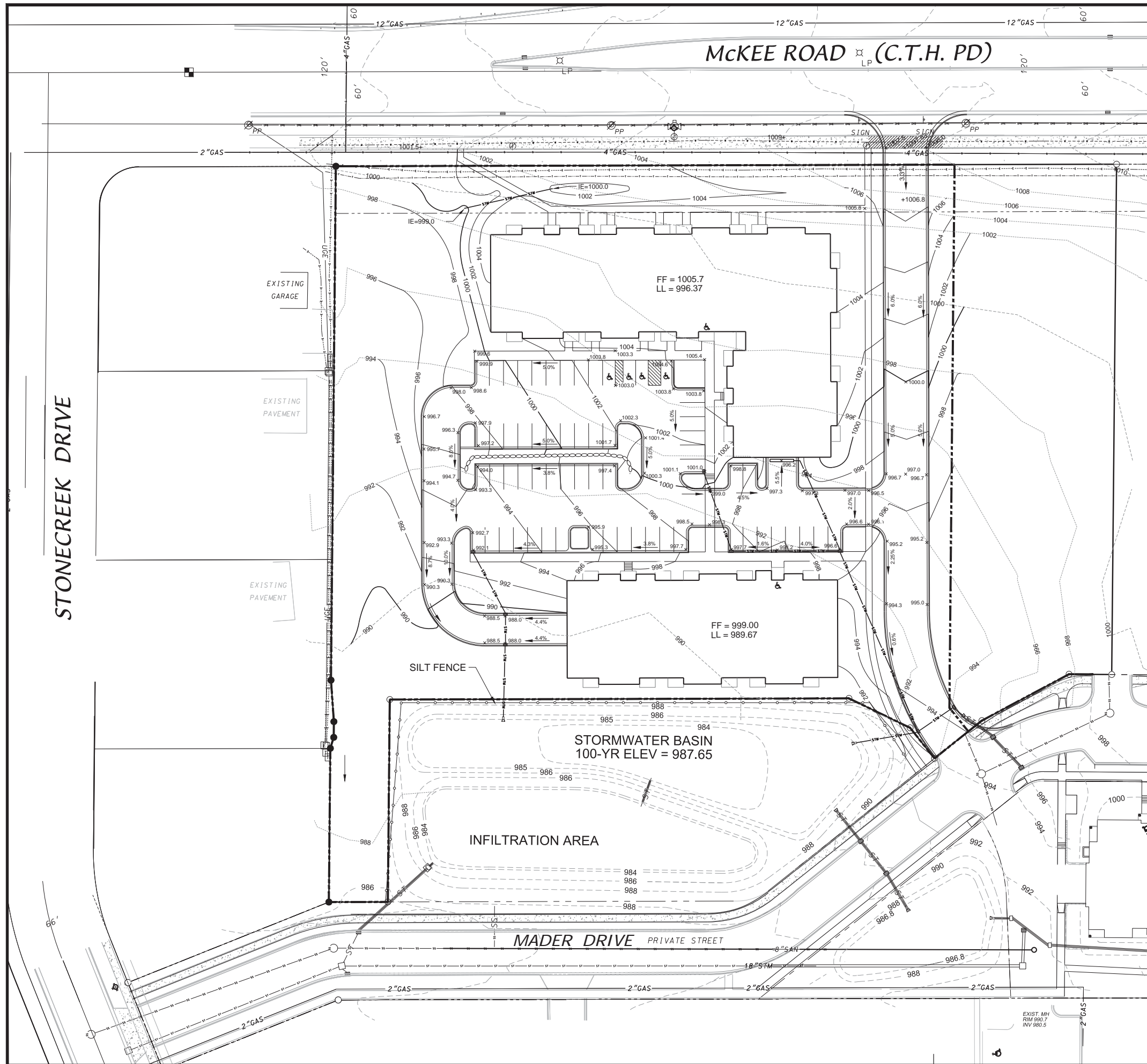
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McKee Road, Madison
SHEET TITLE
SITE PLAN

SHEET NUMBER

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SITE GRADING AND EROSION CONTROL NOTES

1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
3. Areas disturbed within the McKee Road right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
4. Disturbed areas within the site shall be restored per the approved landscape plan.
5. McKee Rd and Mader Dr shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
8. Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
10. Slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class 1, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

PRELIMINARY GRADING AND EROSION CONTROL

OAKBROOK HOUSING DEVELOPMENT

CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7339 Westland Way, Madison, WI 53717
 Phone: 608.263.7538 • Fax: 608.263.1889
YOUR NATURAL RESOURCES FOR LAND DEVELOPMENT



SCALE: 1" = 30'
(PAGE SIZE: 24x36)

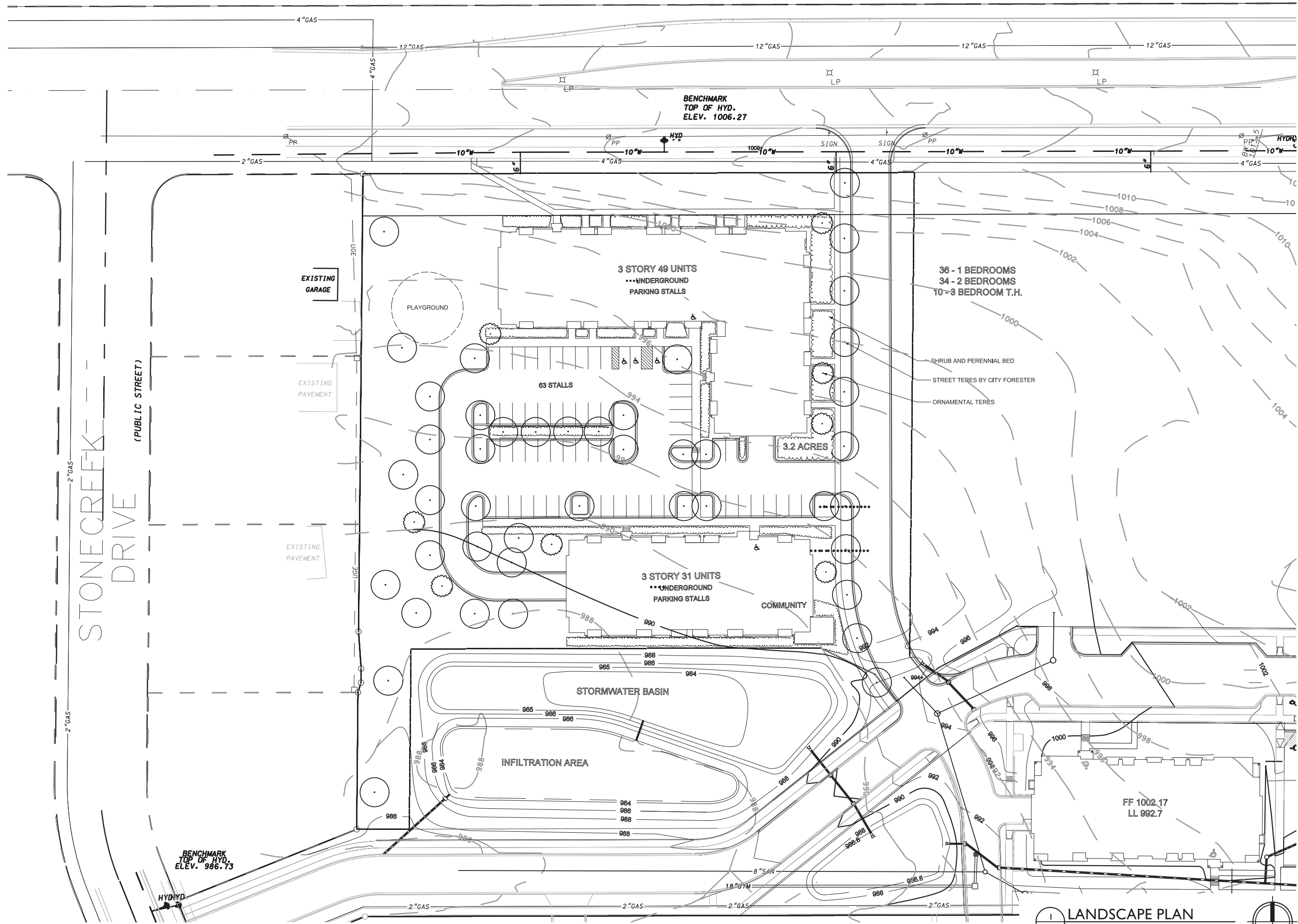
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REVISED:

DRAWN BY: NGO

FN: 14-03-100

Sheet Number:

C200



LANDSCAPE PLAN
 L-1.0 SCALE: 1"=30'-0"
 (IN FEET)
 1 INCH = 30 FT (24X36 PAPER)



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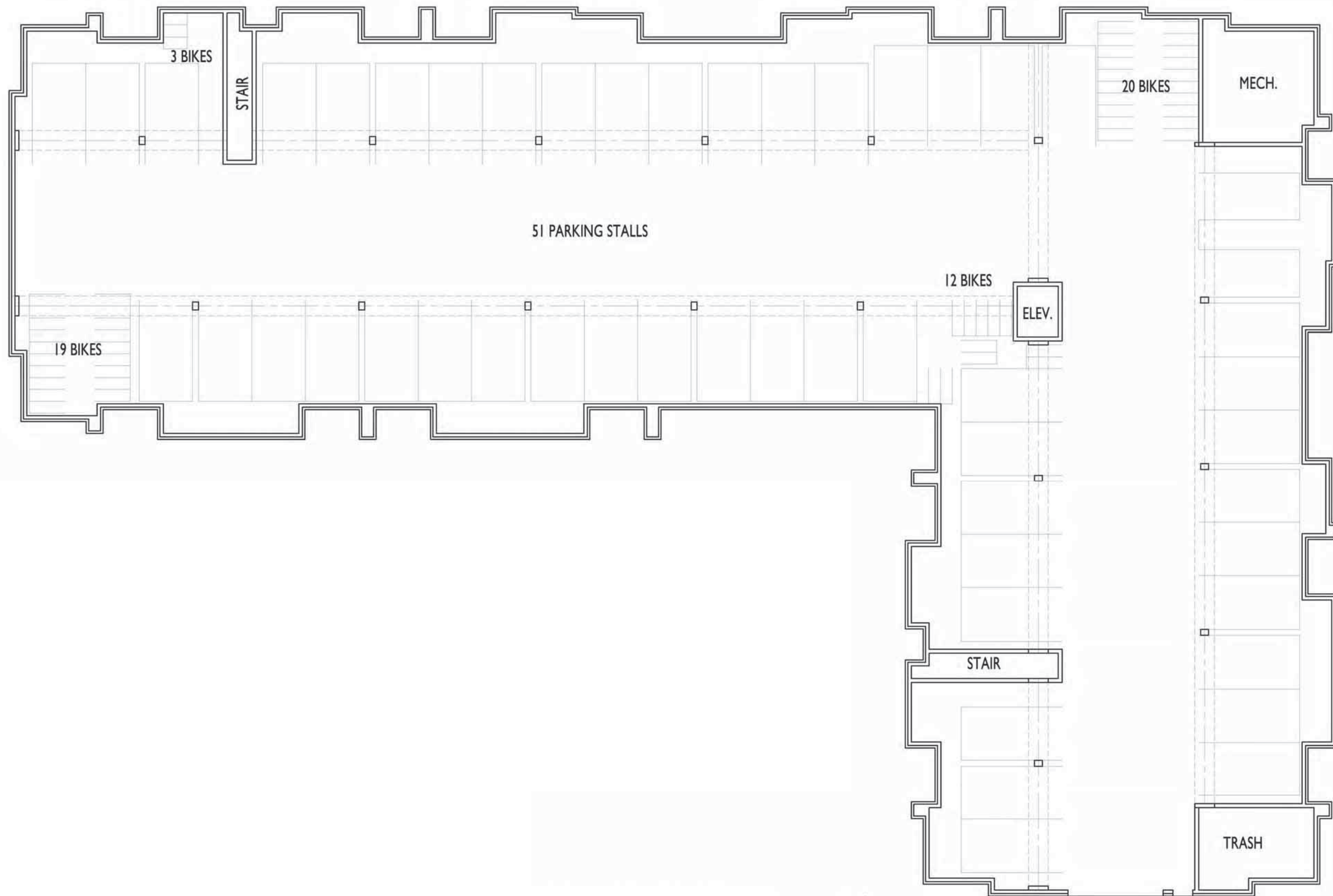
PROJECT TITLE
**Oakbrook
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McKee Road, Madison
SHEET TITLE
**Concept
Basement Plan -
Building I**

SHEET NUMBER

A-1.0

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CONCEPT BASEMENT PLAN
SCALE: 1/8"=1'-0"



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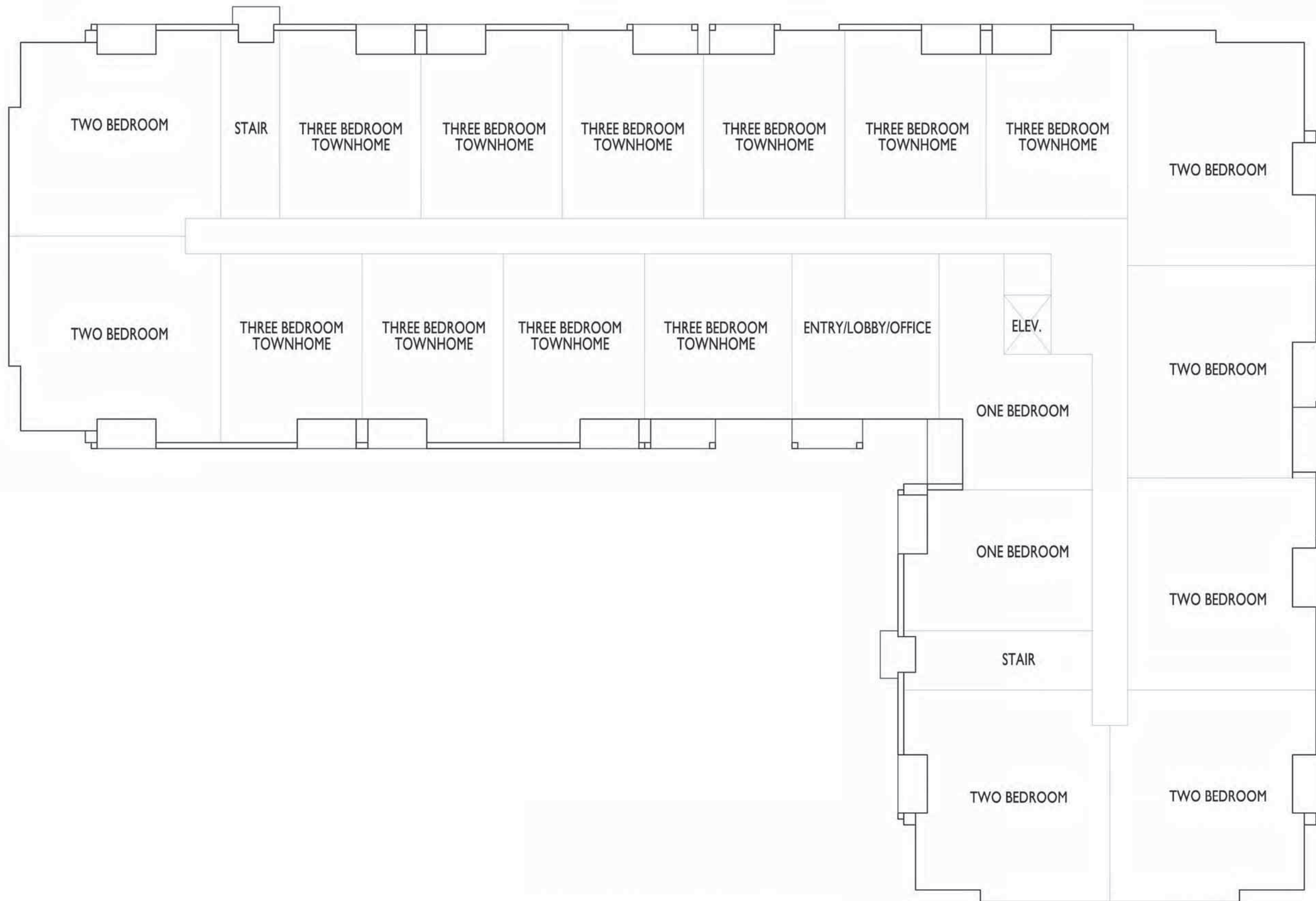
PROJECT TITLE
**Oakbrook
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 Development**

McKee Road, Madison
 SHEET TITLE
**Concept Floor
 Plans - Building I
 - 49 Unit**

SHEET NUMBER

A-1.1

PROJECT NO. **1355**
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CONCEPT FIRST & SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 1
 A-1.1



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**Concept Floor
 Plans - Building I
 - 49 Unit**

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A-1.2

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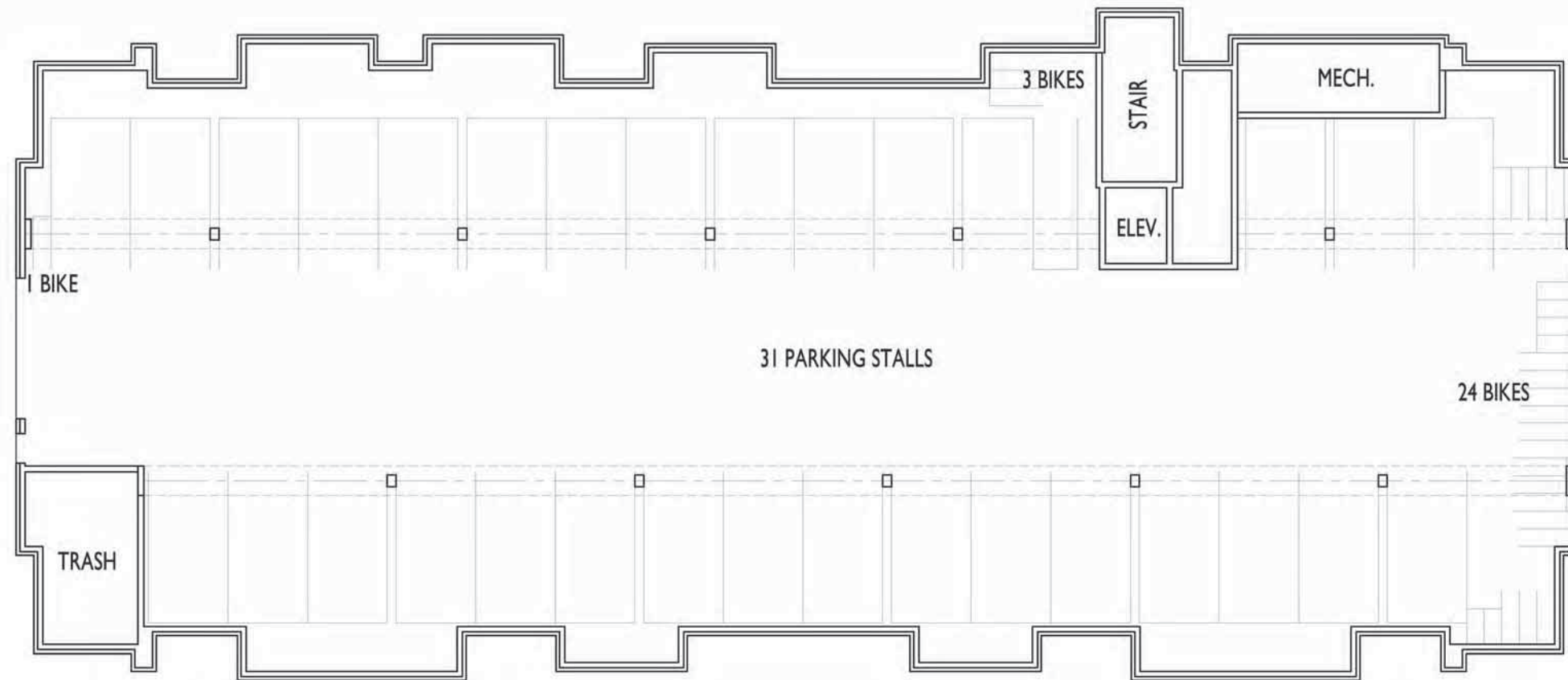
CONCEPT THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"





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PROJECT TITLE
Oakbrook
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McKee Road, Madison
SHEET TITLE
Concept
Basement Plan -
Building 2

SHEET NUMBER

A-1.3

PROJECT NO. 1355
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1
A-1.3 CONCEPT BASEMENT PLAN
SCALE: 1/8"=1'-0"





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PROJECT TITLE
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McKee Road, Madison
SHEET TITLE
**Concept Floor
Plans - Building 2
- 31 Unit**

SHEET NUMBER

A-1.4

PROJECT NO. **1355**
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CONCEPT FIRST & SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" 



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**Concept Floor
Plans - Building 2
- 31 Unit**

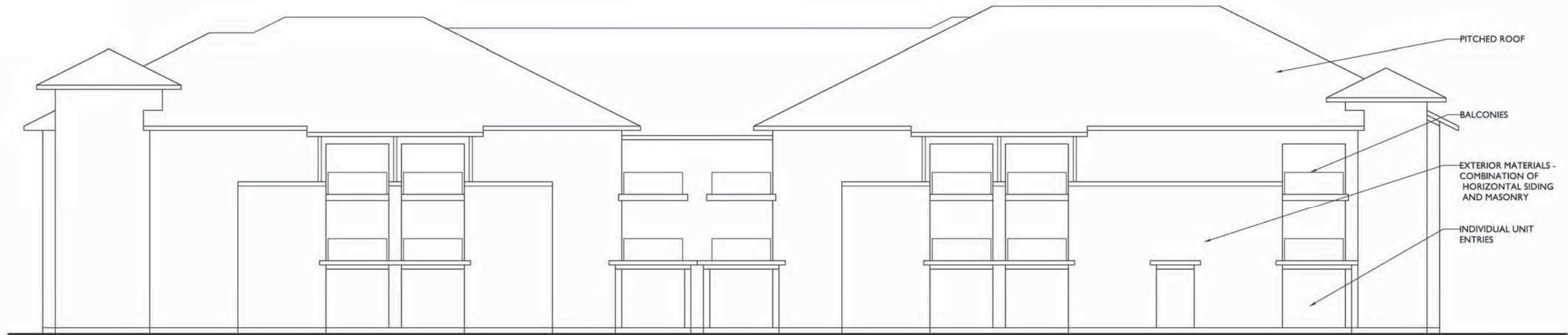
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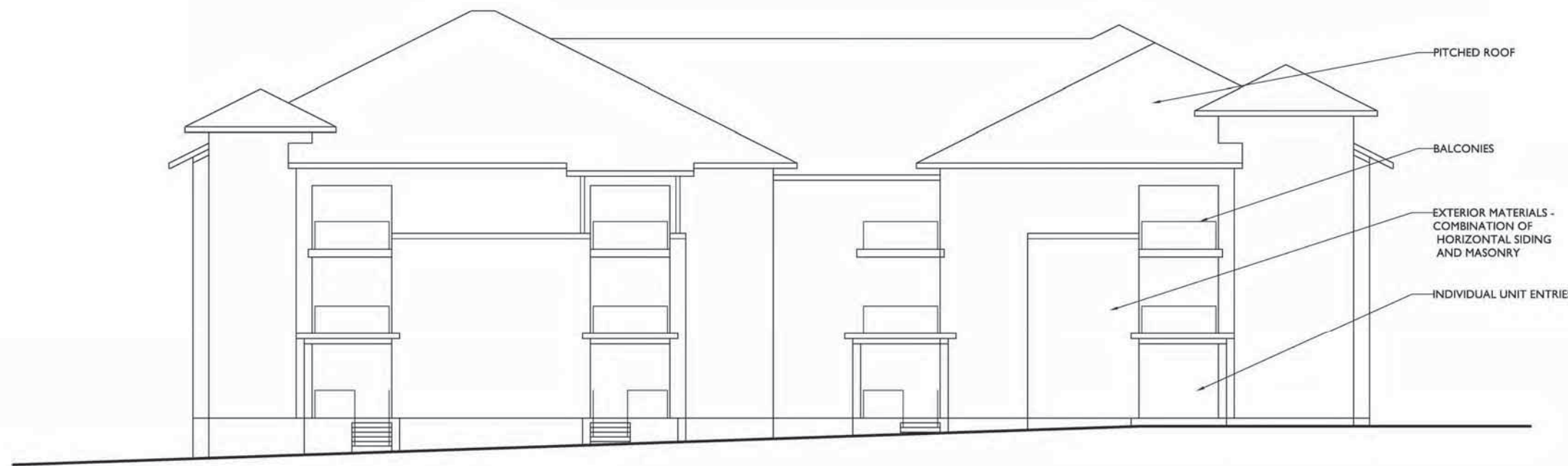
CONCEPT THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"





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



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

PROJECT TITLE
**Oakbrook
 Housing
 Development**

McKee Road, Madison
 SHEET TITLE
**Concept
 Elevations -
 Building 1 - 49
 Unit**

SHEET NUMBER

A-2.1



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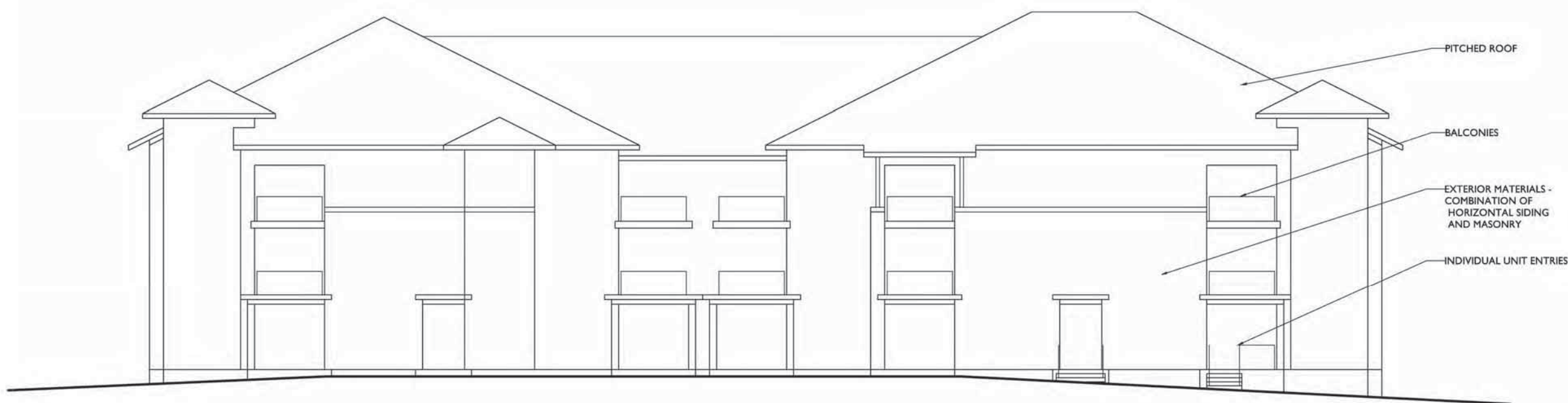
ISSUED
Revised GDP - November 19, 2014

PROJECT TITLE
Oakbrook
Housing
Development

McKee Road, Madison
SHEET TITLE
Concept
Elevation -
Building 2 - 31
Unit

SHEET NUMBER

A-2.2
PROJECT NO. 1355
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PITCHED ROOF

BALCONIES

EXTERIOR MATERIALS -
COMBINATION OF
HORIZONTAL SIDING
AND MASONRY

INDIVIDUAL UNIT ENTRIES

1
A-2.2 **CONCEPT ELEVATION - NORTH**
SCALE: 1/8"=1'-0"



MAPLE GROVE DRIVE

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

McKEE ROAD

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

VIEW AT McKEE ROAD AND MAPLE GROVE DRIVE

Perspective
Maple Grove - Alteration to GDP
November 19, 2014