

Flad Development & Investment Corp.
AMENDMENT OF PLANNED UNIT DEVELOPMENT
WCB OFFICE & RETAIL CENTER

MADISON, WI
8240 MINERAL POINT ROAD
117 JUNCTION ROAD

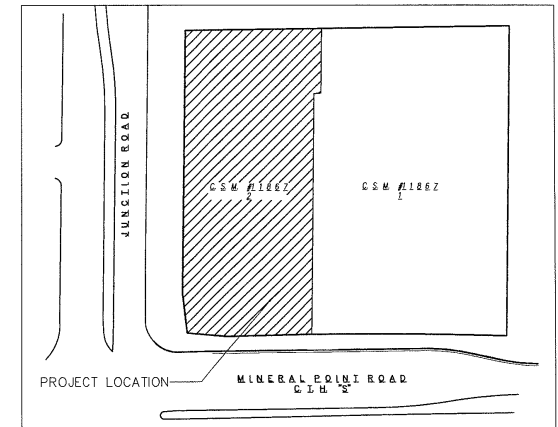
MUNICIPAL REVIEW SET

Project Number: 33107379

Date: 11/17/10

DRAWINGS

TO.1 TITLE SHEET
CO.0 LOCATION MAP
CO.1 SITE SURVEY
C1.0 SITE PLAN A
C1.1 SITE PLAN B
C2.0 GRADING AND EROSION CONTROL PLAN
C3.0 UTILITY PLAN
C4.0 SITE CIVIL DETAILS
L1.0 SITE LANDSCAPING PLAN
EO.1 SITE LIGHTING PLAN
EO.2 SITE LIGHTING PHOTOMETRIC PLAN
A1.1 FLOOR PLAN
A2.1 BUILDING ELEVATION PLAN
A2.2 BUILDING ELEVATION PLAN
A3.1 SITE DETAILS



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STAMPS & APPROVALS

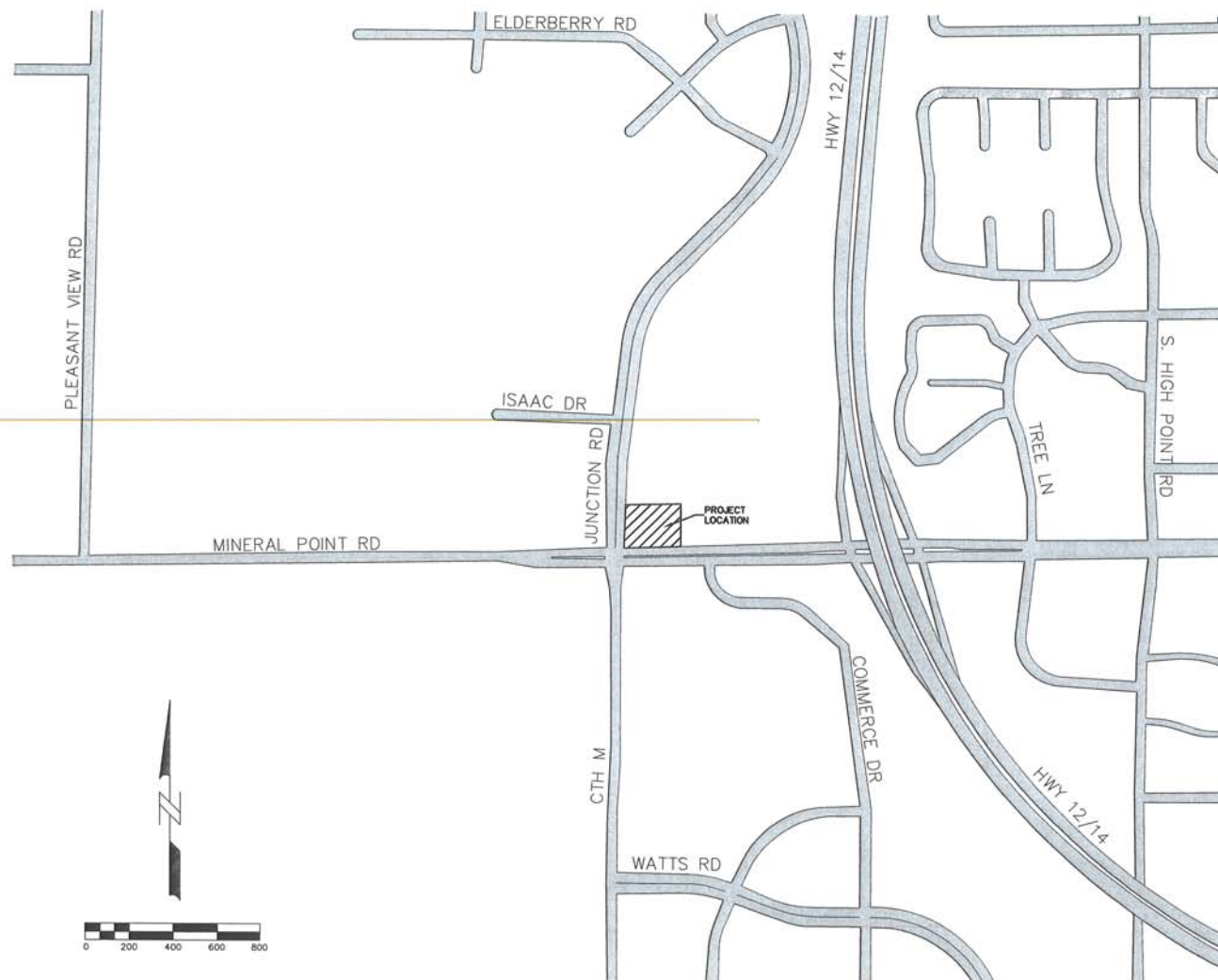
Project Title

WCB OFFICE & RETAIL CENTER

8240 MINERAL POINT ROAD
117 JUNCTION ROAD

Project Number

33107379



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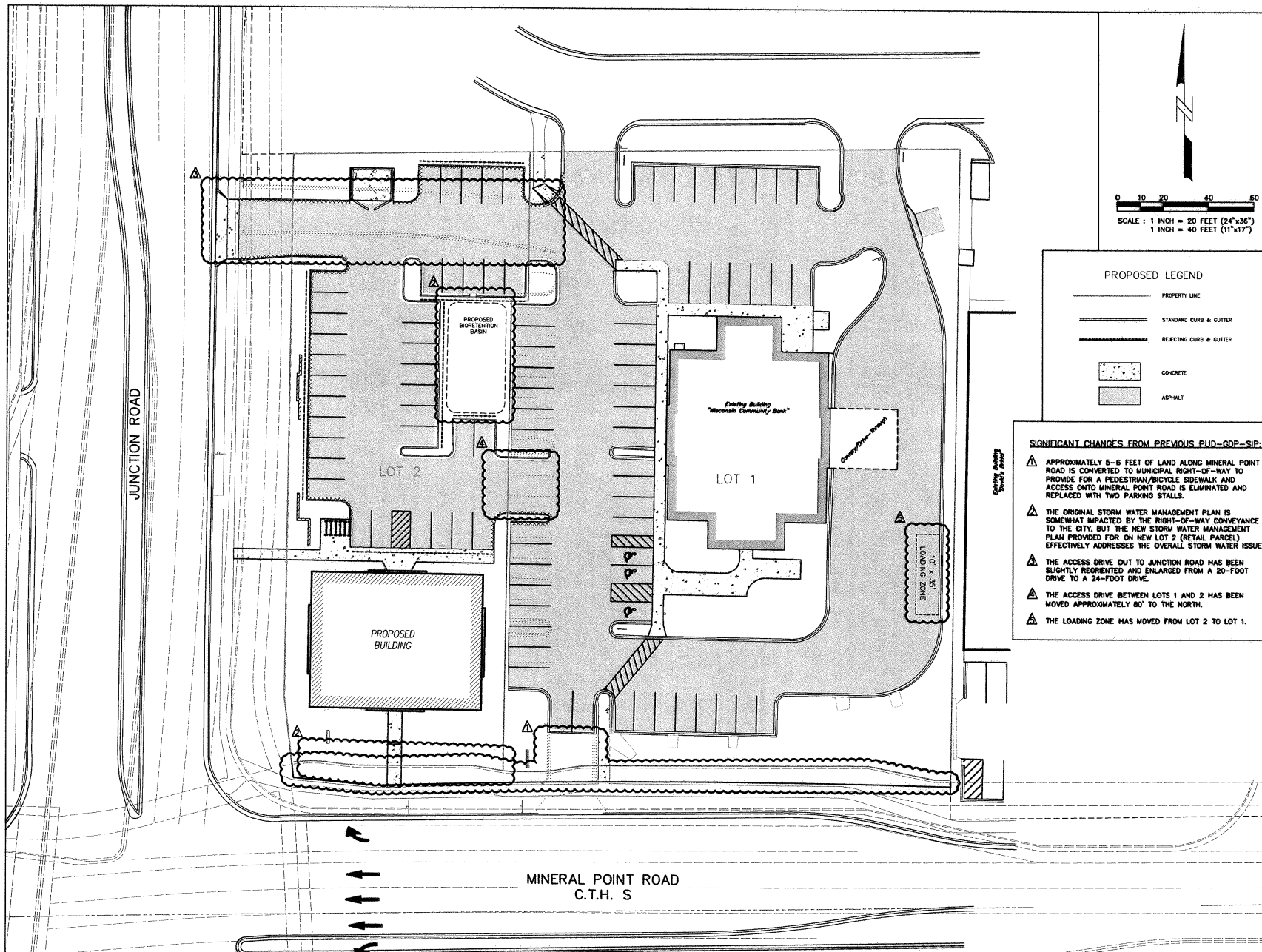
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MADISON, WI
8240 MINERAL POINT ROAD
117 JUNCTION ROAD

Rev	Date	Description of Issue
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DRAWING TITLE:

LOCATION MAP

PROJECT #: 33107379	SHEET #: C0.0
DRAWN BY: JJD	



- PROPOSED LEGEND**
- PROPERTY LINE
 - STANDARD CURB & GUTTER
 - REFLECTING CURB & GUTTER
 - CONCRETE
 - ASPHALT
- SIGNIFICANT CHANGES FROM PREVIOUS PUD-GDP-SIP:**
- APPROXIMATELY 5-6 FEET OF LAND ALONG MINERAL POINT ROAD IS CONVERTED TO MUNICIPAL RIGHT-OF-WAY TO PROVIDE FOR A PEDESTRIAN/BICYCLE SIDEWALK AND ACCESS ONTO MINERAL POINT ROAD IS ELIMINATED AND REPLACED WITH TWO PARKING STALLS.
 - THE ORIGINAL STORM WATER MANAGEMENT PLAN IS SOMEWHAT IMPACTED BY THE RIGHT-OF-WAY CONVEYANCE TO THE CITY, BUT THE NEW STORM WATER MANAGEMENT PLAN PROVIDED FOR ON NEW LOT 2 (RETAIL PARCEL) EFFECTIVELY ADDRESSES THE OVERALL STORM WATER ISSUE.
 - THE ACCESS DRIVE OUT TO JUNCTION ROAD HAS BEEN SLIGHTLY REORIENTED AND ENLARGED FROM A 20-FOOT DRIVE TO A 24-FOOT DRIVE.
 - THE ACCESS DRIVE BETWEEN LOTS 1 AND 2 HAS BEEN MOVED APPROXIMATELY 80' TO THE NORTH.
 - THE LOADING ZONE HAS MOVED FROM LOT 2 TO LOT 1.

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LANDSCAPE ARCHITECT:

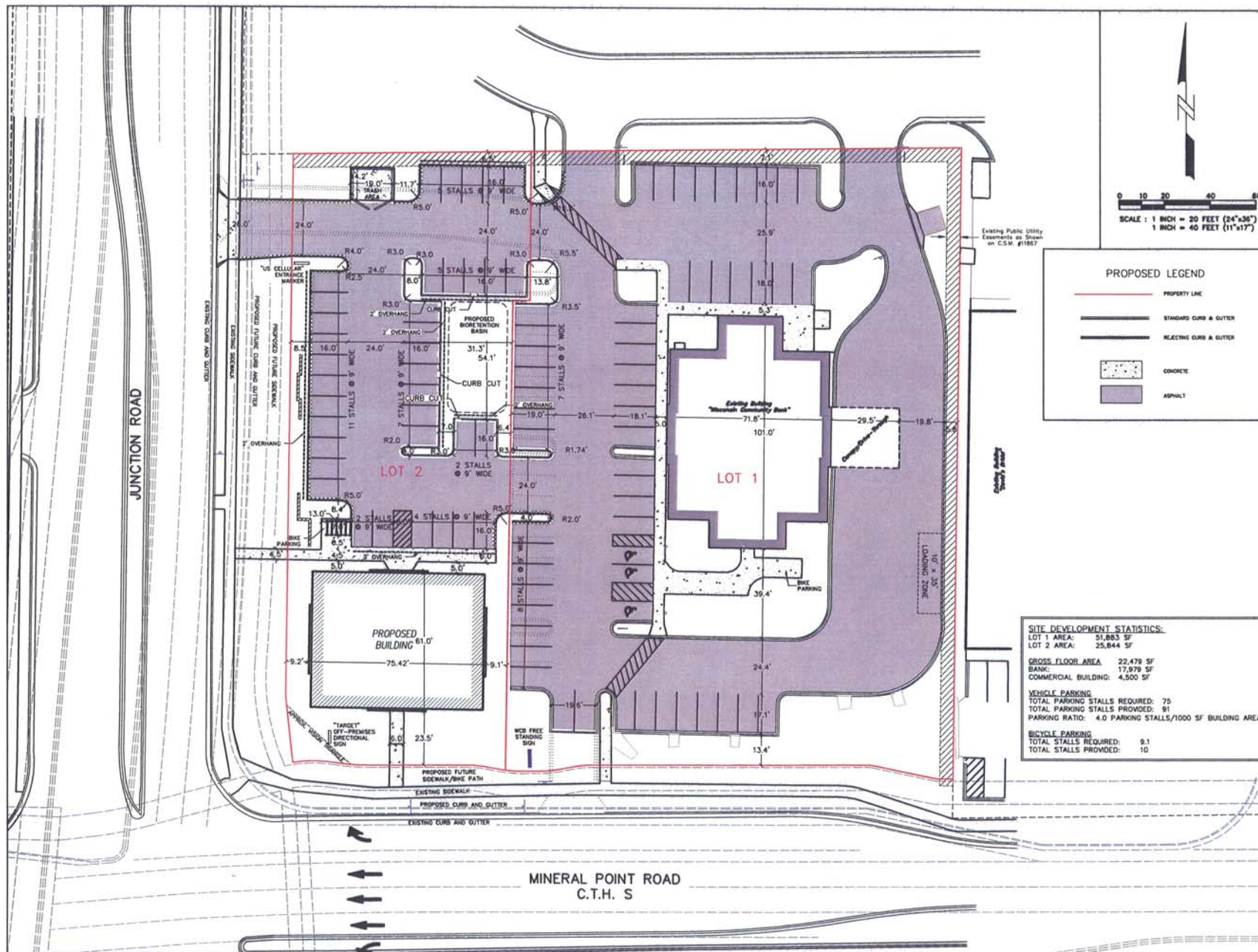
the bruce company
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PROJECT TITLE:
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 8240 MINERAL POINT ROAD
 117 JUNCTION ROAD

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DRAWING TITLE:
 SITE PLAN A

PROJECT #: 33107379	SHEET #: C1.0
DRAWN BY: JJD	



SITE DEVELOPMENT STATISTICS:

LOT 1 AREA:	31,883 SF
LOT 2 AREA:	25,844 SF
GROSS FLOOR AREA	22,479 SF
BANK:	17,979 SF
COMMERCIAL BUILDING:	4,500 SF
VEHICLE PARKING	
TOTAL PARKING STALLS REQUIRED:	75
TOTAL PARKING STALLS PROVIDED:	91
PARKING RATIO:	4.0 PARKING STALLS/1000 SF BUILDING AREA
BICYCLE PARKING	
TOTAL STALLS REQUIRED:	9.1
TOTAL STALLS PROVIDED:	10

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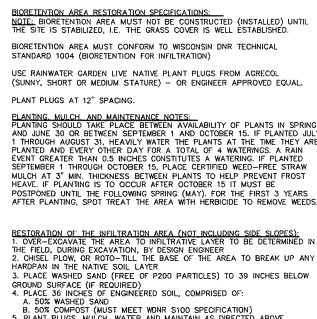
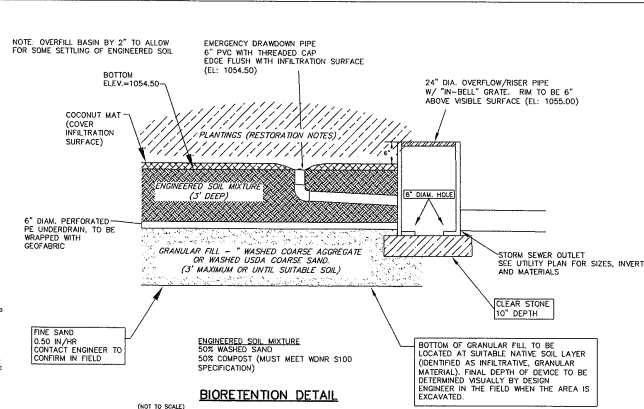
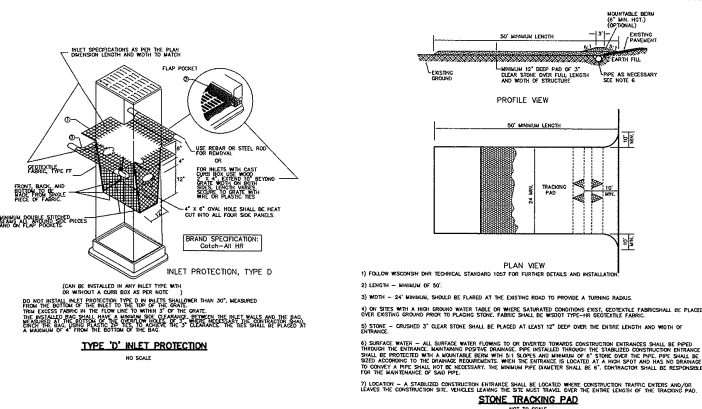
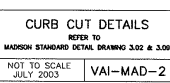
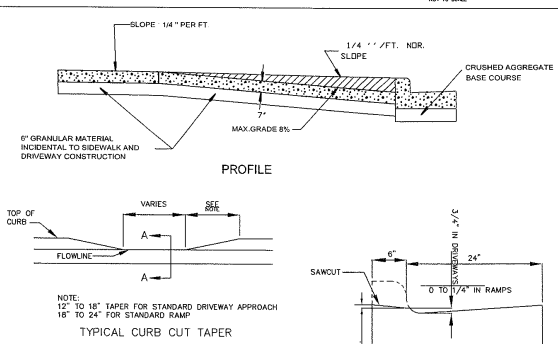
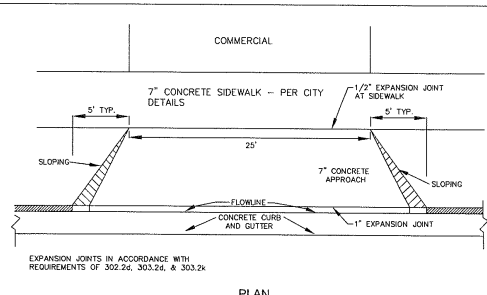
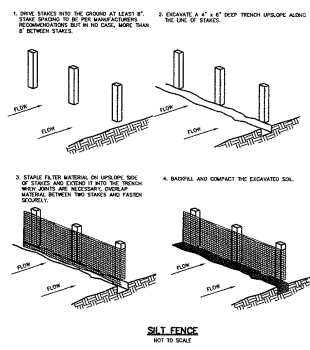
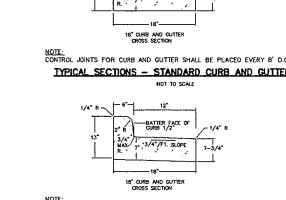
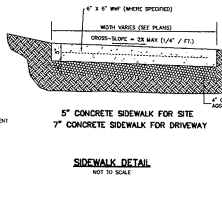
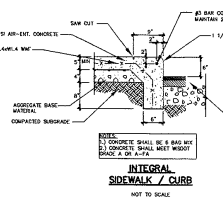
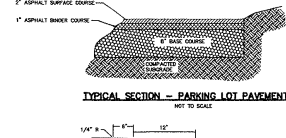
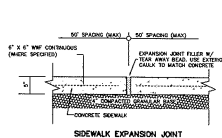
LANDSCAPE ARCHITECT:
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 (608) 261-2001

PROJECT TITLE:
WCB OFFICE & RETAIL CENTER
 MADISON, WI
 8240 MINERAL POINT ROAD
 117 JUNCTION ROAD

Rev	Date	Description of Issue
11/17/10		MUNICIPAL REVIEW SET

DRAWING TITLE:
 SITE PLAN B

PROJECT #: 33107379	SHEET #: C1.1
DRAWN BY: JJD	

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MEDFORD, WI 53562-0330

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FAX (608) 831-6565

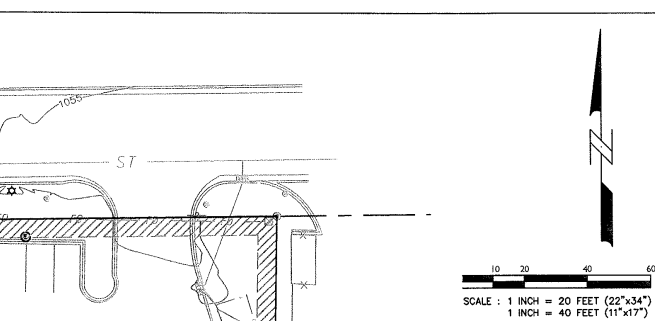
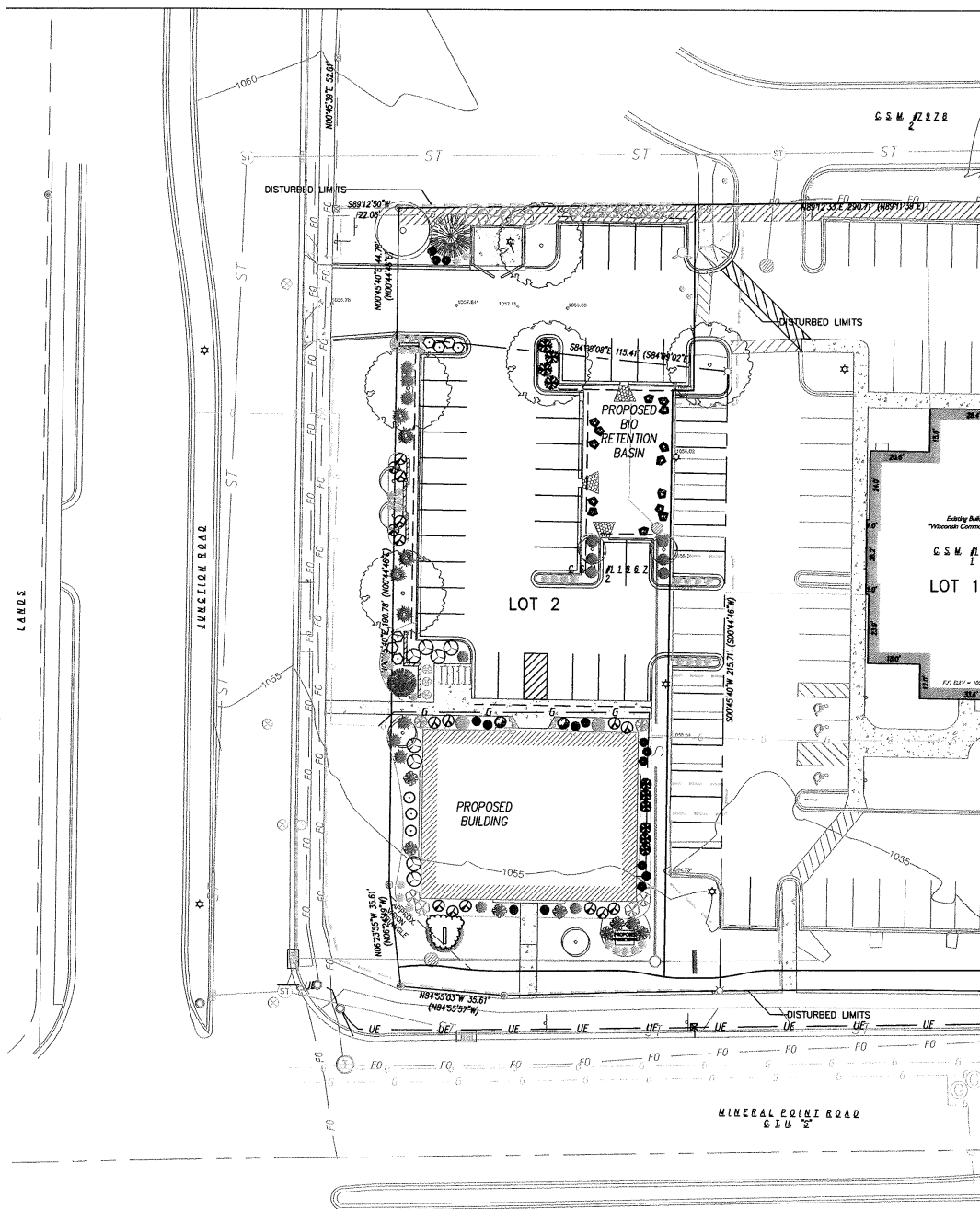
PROJECT TITLE:
WCB OFFICE & RETAIL CENTER
MADISON, WI
8240 MINERAL POINT ROAD
117 JUNCTION ROAD

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SITE CIVIL DET

SITE CIVIL DETAILS

PROJECT #: 33107379	SHEET #: C4.0
DRAWN BY: JJD	

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 2861 Index Road
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(608) 271-2046 FAX 271-0160
www.aceinc.com

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF COLUMBIA									
IN RE: THE ESTATE OF JAMES EARL RAY, JR., DECEASED									
JAMES EARL RAY, JR., DECEASED, by and through the undersigned executor, vs. JAMES EARL RAY, JR., DECEASED, by and through the undersigned executor.									
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LANDSCAPE ARCHITECT

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PROJECT TITLE:

WCB OFFICE & RETAIL CENTER

MADISON, Wis.

MADISON, WI

8240 MINERAL POINT ROAD

117 JUNCTION ROAD

177 JUNCTION ROAD	

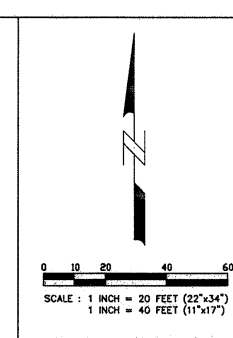
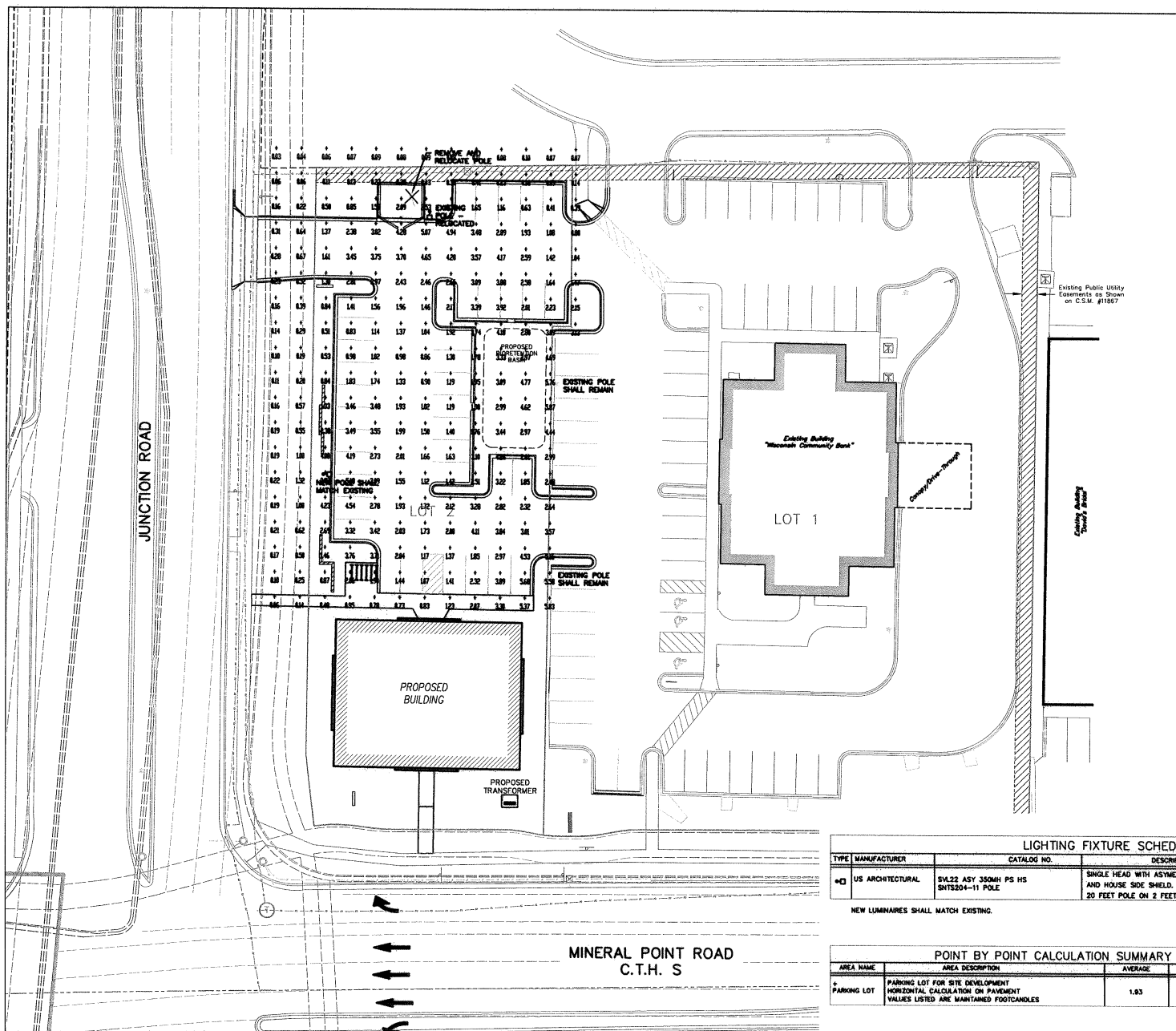
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Rev	Date	Description of Issue
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Year	Date	Description of Issue
2000	1/1/2000	Initial Issue



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PROJECT TITLE:
WCB OFFICE & RETAIL CENTER
 MADISON, WI
 8240 MINERAL POINT ROAD
 117 JUNCTION ROAD

Rev	Date	Description of Issue
11/17/10		PLANNING COMMISSION REVIEW SET

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC PLAN

PROJECT #: **SHEET #:**
 E0.2

DRAWN BY:

LIGHTING FIXTURE SCHEDULE				
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY
■	US ARCHITECTURAL	SVL22 ASY 350MM PS HS SNTS204-11 POLE	SINGLE HEAD WITH ASYMETRIC REFLECTOR AND HOUSE SIDE SHIELD. 20 FEET POLE ON 2 FEET BASE	1
NEW LUMINAIRES SHALL MATCH EXISTING.				

POINT BY POINT CALCULATION SUMMARY				
AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
PARKING LOT	PARKING LOT FOR SITE DEVELOPMENT HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	1.83	5.87	0.41

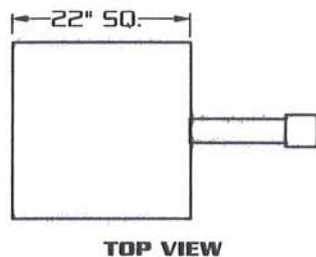
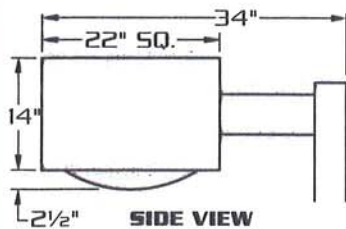
**Flad Development
& Investment Corp.**
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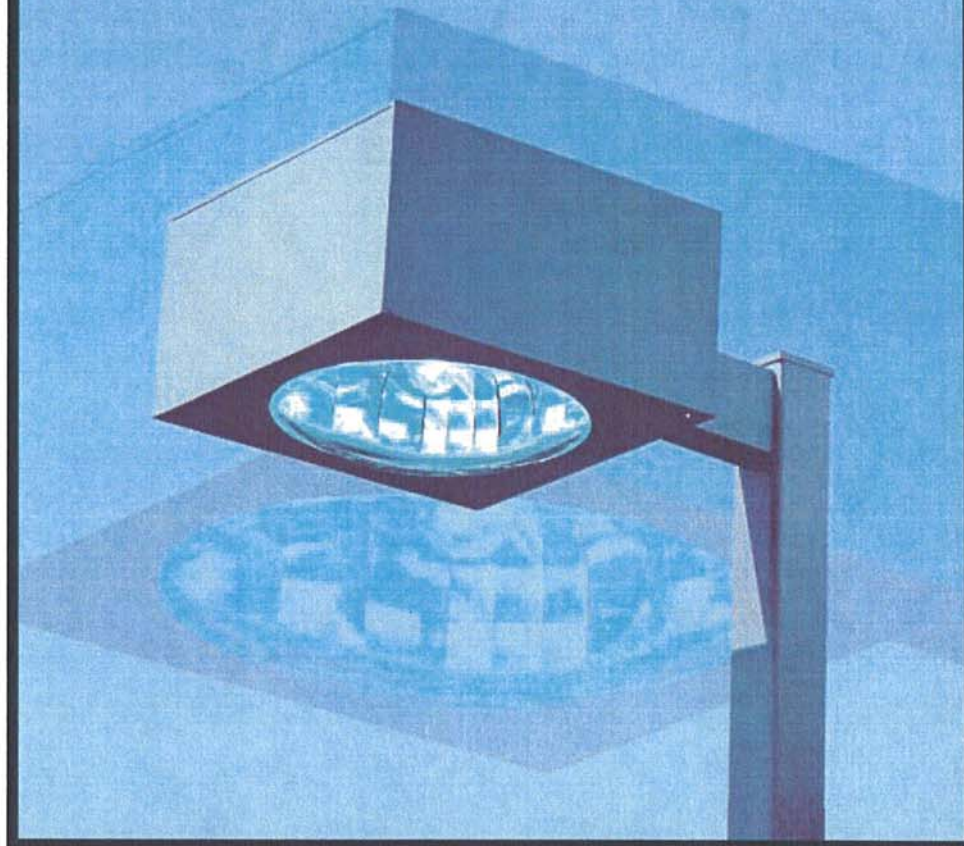
Northeast Corner of Mineral Point Road and Junction Road
Madison, Wisconsin

(1000 WATT MAX.)

SVL22



E.P.A. = 3.20



SPECIFICATIONS

- HOUSING:** ONE PIECE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.
- LENS ASS'Y:** ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR CONVEX GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB SCREWS DISENGAGE LENS ASSEMBLY FROM HOUSING WITHOUT THE USE OF TOOLS.
- OPTICS:** COMPUTER DESIGNED ONE PIECE SEGMENTED SPECULAR REFLECTOR COMBINES WITH CLEAR CONVEX LENS TO PRODUCE A HIGHLY EFFICIENT WIDE SYMMETRIC LIGHT DISTRIBUTION WITH OUTSTANDING UNIFORMITY.
- GASKETING:** CLOSED CELL EPDM GASKETING COMPRESSED BETWEEN DOOR AND HOUSING SEALS OPTICAL CHAMBER.
- LAMP HOLDER:** M06 UL BASE PORCELAIN.
- LAMP:** (BY OTHERS)
- BALLAST:** H.P.F./C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE.
- ARM:** 3"x5"x12" LONG HEAVY WALL EXTRUDED ALUMINUM. ARM IS SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS.
- FINISH:** POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

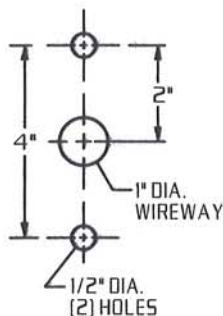
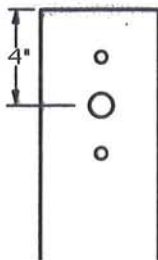


U.S. ARCHITECTURAL
LIGHTING

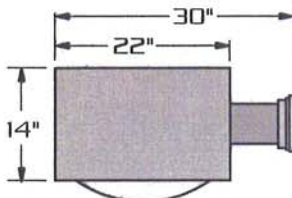
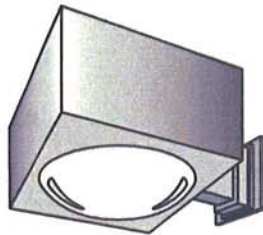
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(661) 233-2000
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A5-1
REV. 10/03

POLE DRILLING TEMPLATE

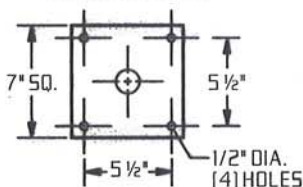


WALL MOUNT

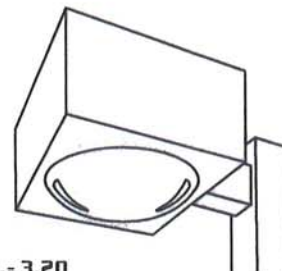


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE



LAMP SIZE:
250 - 1000 WATT



E.P.A. = 3.20

WIDE THROW BEAM PATTERN.

VERTICAL LAMP.

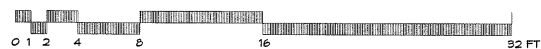
COMPUTER DESIGNED SEGMENTED OPTICS.

THREE OPTICAL CONFIGURATIONS.

FLAT GLASS OPTION FOR FULL CUTOFF OPTICS.

ORDERING INFORMATION

MODEL NO. : SVL22	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
MODEL NO. :	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
SVL22	☐ ASYMMETRIC ASY... ☐ TYPE IV (FORWARD THROW) IV... ☐ TYPE V V-SQ...	WATTAGE TYPE VOLTAGE ☐ 1000 MH (BT37) ☐ 120 ☐ 1000 PSMH (BT37) ☐ 208 ☐ 750 PSMH (BT37) ☐ 240 ☐ 750 PSMH (ED37) ☐ 277 ☐ 450 PSMH (ED37) ☐ 480 ☐ 400 MH (ED37) ☐ MT ☐ 400 PSMH (ED37) ☐ 750 HPS (BT37) ☐ 400 HPS (ED18)	ARMMOUNT ☐ 1 STREET LIGHTING ARM MOUNT ☐ ST23 (TO FIT OVER 2 3/8" O.D. ARM) ADJUSTABLE KNUCKLE ☐ NKLE23 (TO FIT OVER 2 3/8" O.D.) ☐ NKLE27 (TO FIT OVER 2 7/8" O.D.) WALL MOUNT ☐ WM SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS	STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DRK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500) SEE WEBSITE FOR ADDITIONAL COLORS	☐ FLAT TEMPERED GLASS. FG ☐ CLEAR POLYCARBONATE DIFFUSER. LEX ☐ HOUSE SIDE SHIELD. HS ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) PC+V ☐ TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V) TPC+V ☐ TWIST LOCK RECEPTACLE ONLY. TPR ☐ SINGLE FUSE (120V., 277V) SF ☐ DOUBLE FUSE (208V., 240V) DF



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8240 MINERAL POINT ROAD
117 JUNCTION ROAD

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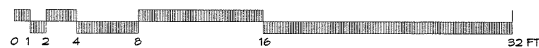
A2.1



EAST



NORTH



DEVELOPER:

Flad Development & Investment Corp.
Oakbridge Commons
7941 Tree Lane - Suite 105
Madison, Wisconsin 53717-2029
(608) 833-8100 Fax (608) 833-8105
E-Mail: flad@flad-development.com

ARCHITECT:

GMK architecture
3220 sygne road, suite 103
608 271.0585 madison, wi 53719
www.gmkarch.com

CIVIL ENGINEER:

vierbicher | 
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fowler Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

ELECTRICAL ENGINEER:

Electric Construction inc.
Electrical Design, Contracting & Consulting
2861 Index Road
Madison, WI 53713
(608) 271-2046 FAX 271-0160
www.ecdesign.com

LANDSCAPE ARCHITECT:

the bruce company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2020 N. WALTON WAY
FIDELITY SQUARE
MADISON, WI 53705
TEL: (608) 834-7441
FAX: (608) 831-8244

PROJECT TITLE:

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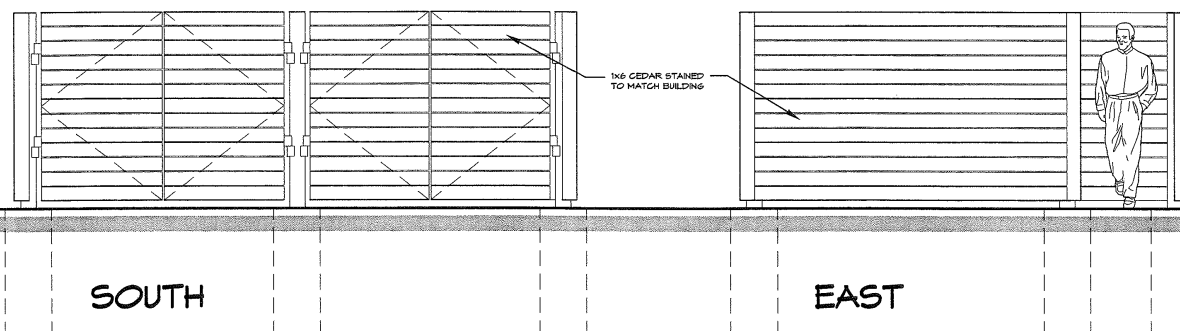
Rev Date Description of Issue

DRAWING TITLE:

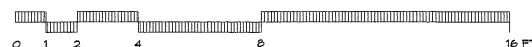
ELEVATIONS

PROJECT #:	SHEET #:
K1040	
DRAWN BY:	2.2
RKK	





REFUSE ENCLOSURE



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Rev	Date	Description of Issue
	11/17/0	PLANNING COMMISSION REVIEW SET

SITE DETAILS

A3.1