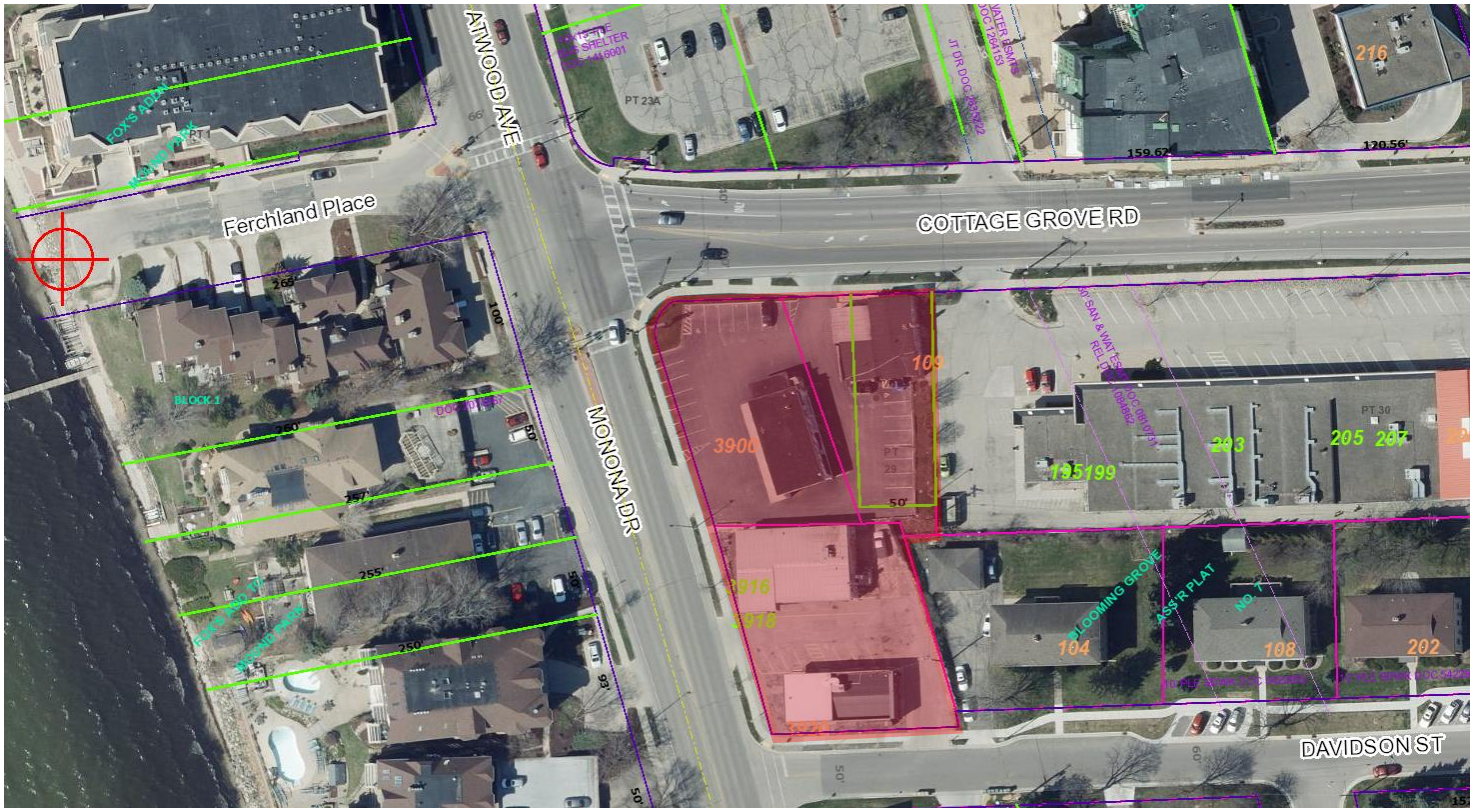


3914 Monona Drive – Threshold Development

Contract 9242



Work Included in Developer Agreement

- Certified Survey Map
- Demolition of existing site to include sanitary and storm sewer plug permits, abandon water services, removal of driveway curb cuts, removal of public sidewalks, relocation of street light.
- Removal of two terrace trees on Monona Drive and one on Cottage Grove Road. Addition of new terrace trees as determined by City Forestry.
- Maintain bus stop boarding pad at the Metro bus stop zone on the south side of Cottage Grove Road, east of Monona Drive.
- Installation and maintenance of a new passenger waiting shelter with seating amenity at a location mutually agreed upon by Madison Metro and the developer on the south side of Cottage Grove Road.
- Dedication of right of way or grant a public sidewalk easement for and responsibility for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance along Monona Drive AND Cottage Grove Road.
- Dedication of right of way or grant a public sidewalk easement for and responsibility for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance along Monona Drive AND Cottage Grove Road.
- Construction of concrete driveway curb cuts and aprons as approved by Traffic Engineering.
- Reimburse the City for all costs associated with temporary or permanent modifications to City owned/maintained traffic signals, street lighting, signing, pavement markings, and conduit/handholes.
- Traffic control plan approved by Traffic Engineering
- Pavement repairs as required for work associated with development construction.
- Installation of sanitary sewer, storm sewer and water laterals to serve the development.



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.548.5960

CLIENT:
**THRESHOLD
DEVELOPMENT GROUP**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704**

PROJECT:
**3900 MONONA DRIVE
REDEVELOPMENT**

PROJECT LOCATION:
**3900 MONONA DRIVE
MADISON, DANE COUNTY
WISCONSIN 53716**

PLAN MODIFICATIONS:		
#	Date	Description
1	04.11.22	LAND USE - UCC SUBMITTAL
2	08.24.22	SPV SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		

Designed By: JAW/ED
Reviewed By: ACS/KJV
Approved By:

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO:

21-1106

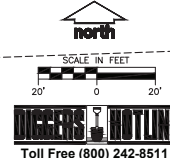
COTTAGE GROVE RD

MONONA DR

DAVIDSON ST

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXXX). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE 3900 MONONA DRIVE PRIVATE DEVELOPMENT PLANS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.





CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.548.5960

CLIENT:
**THRESHOLD
DEVELOPMENT GROUP**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704**

PROJECT:
**3900 MONONA DRIVE
REDEVELOPMENT**

PROJECT LOCATION:
**3900 MONONA DRIVE
MADISON, DANE COUNTY
WISCONSIN 53716**

PLAN MODIFICATIONS:	
#	Description
1	04.11.22 LAND USE - UOC SUBMITTAL
2	08.24.22 SPV SUBMITTAL
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Designed By: JAW/ED
Reviewed By: ACS/KJT
Approved By:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C5.0

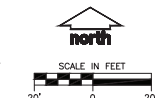
JSD PROJECT NO: 21-1106

COTTAGE GROVE RD

CP STERN LLC & STAR
INVESTMENTS LLC
211 COTTAGE GROVE RD

PRIVATE RESIDENCE
104 DAVIDSON ST

DAVIDSON ST



DIAGNOSIS HOTLINE
Toll Free (800) 242-8511

CAUTION: UNDERGROUND DRY
UTILITIES
PROPOSED D.I. WATER LATERAL
(6.5 MIN. BURRY)
CONNECT TO EXISTING 12" WATER MAIN WITH
TAPPING VALVE AND SLEEVE PER CITY
REQUIREMENTS. CONTRACTOR TO VERIFY EXISTING
LOCATION AND ELEVATION
EXISTING 12" WATER MAIN

WATER SERVICE; REFER TO PLUMBING
PLANS FOR CONTINUATION

PROPOSED BUILDING
ROOF DRAIN CONNECTION; REFER TO
PLUMBING PLANS FOR CONTINUATION
PVC STORM SEWER
CONNECT TO EXISTING
STORM SEWER INLET

TRENCH DRAIN TO BE PUMPED TO CITY
STORM SEWER; INTERNAL BASEMENT
STORMWATER TO BE COORDINATED WITH
MECHANICAL; REFER TO PLUMBING PLANS
FOR CONTINUATION
TRENCH DRAIN, TYP.

CONNECT TO EXISTING 6" PVC SANITARY
LATERAL AT PROPERTY LINE. CONTRACTOR TO
VERIFY EXISTING LOCATION AND ELEVATION
6" PVC, SDR-35 SANITARY SERVICE
SANITARY CLEANOUT
8" SANITARY SERVICE FOR BASEMENT
FLOOR DRAIN CONNECTION; REFER TO
PLUMBING PLANS FOR CONTINUATION

STORM SEWER INLET; PIPING
TO BE INTERNAL; REFER TO
PLUMBING PLANS
TRANSFORMER PAD
(BY MGA)

8" SANITARY SERVICE;
REFER TO PLUMBING
PLANS FOR CONTINUATION
TRENCH DRAIN, GRAVITY PIPING TO BE
INTERNAL; REFER TO PLUMBING PLANS
6" PVC, SDR-35 SANITARY LATERAL,
MAX. EXISTING ALIGNMENT AND SLOPE;
EXTEND LATERAL TO PROPOSED FOUNDATION
CONNECT TO EXISTING 8" PVC SANITARY
SERVICE; CONTRACTOR TO VERIFY EXISTING
LOCATION AND ELEVATION

EXISTING 8" PVC SANITARY
SERVICE TO REMAIN

ALL PROPOSED IMPROVEMENTS WITHIN THE
PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO
CITY OWNED UTILITIES SHALL BE COMPLETED
PER THE CITY ISSUED IMPROVEMENTS PLAN
(CONTRACT NO. XXXX, PROJECT NO. XXXXX)
IMPROVEMENTS PROPOSED WITHIN THE
RIGHT-OF-WAY ON THE 3900 MONONA DRIVE
PRIVATE DEVELOPMENT PLANS ARE SHOWN FOR
REFERENCE ONLY. CITY ISSUED PLANS GOVERN.
THE RIGHT OF WAY IS THE SOLE JURISDICTION
OF THE CITY OF MADISON AND IS SUBJECT TO
CHANGE AT ANY TIME PER THE RECOMMENDED
PLAN BY TRAFFIC ENGINEERING AND CITY
ENGINEERING DEPARTMENT

For general site layout use only



For general site layout use only



Cottage Grove Rd

Monona Drive



For general site layout use only

