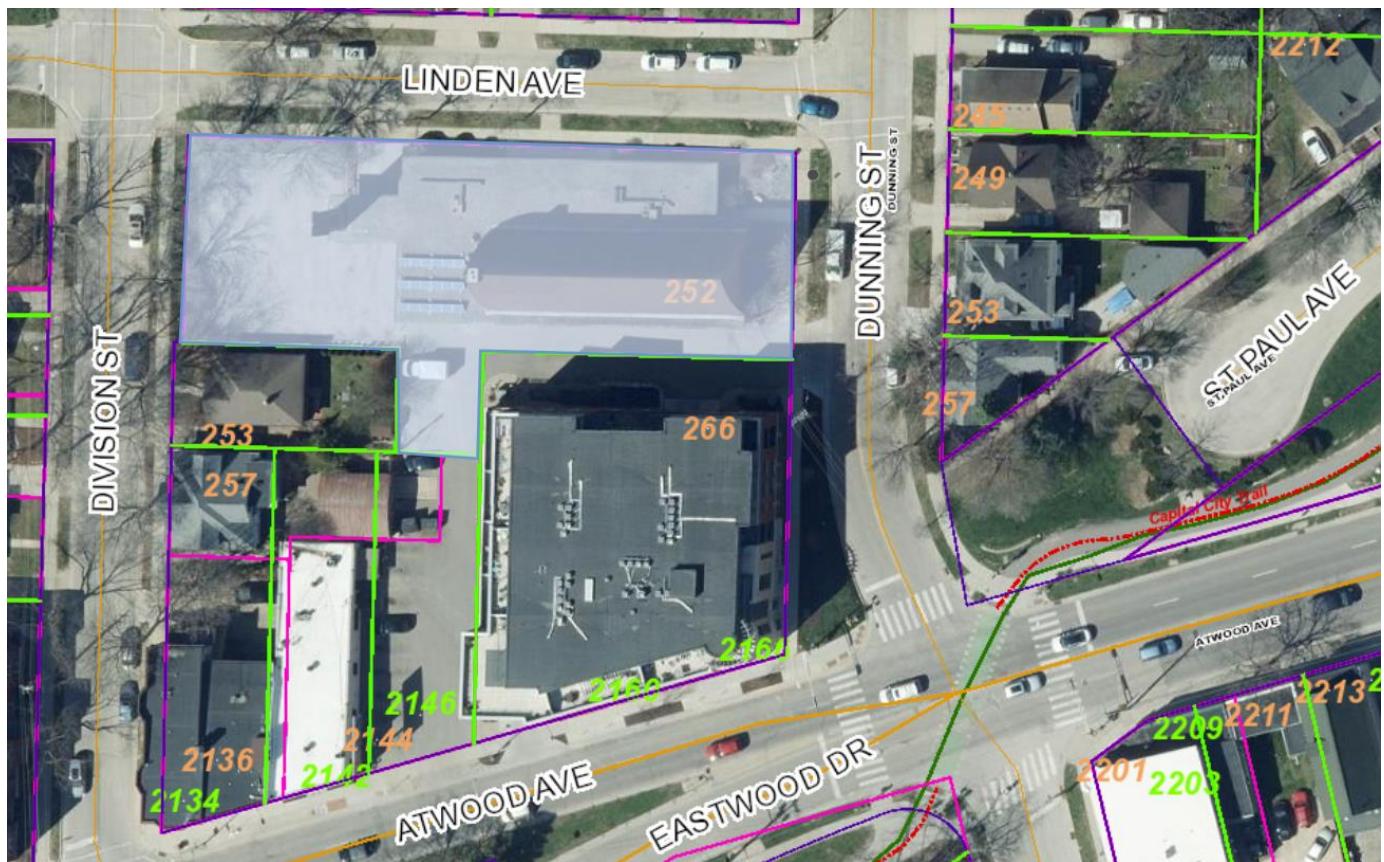


252 DUNNING STREET
Contract: 9278, Project: 14524
Entity: Threshold Development Group, LLC



Work with Private Developer Agreement:

- Demolition of vacant place of worship
- Private water, sanitary, and storm lateral connections to public mains.
- Construction of a storm manhole on Dunning Street.
- Dedication of Public Right of Way for and the construction of a 5-foot sidewalk, 8- terrace and a 1-foot maintenance area on Division Street.
- All damage to pavement adjacent to this development restored in accordance with the City of Madison's Pavement Patching Criteria.
- Lighting and pavement markings as required by Traffic Engineering.
- Protection of existing trees shall be required and new plantings as required by City Forestry.

THE RIGHT OF WAY IS THE SOLE PROPERTY OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE DECISIONS OF THE CITY OF MADISON TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

JSD

CREATE THE VISION  TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
101 KORNBLUM AVENUE, SUITE 101
VERMONT, WISCONSIN 53590
P. 608.848.5050

CLIENT:
THRESHOLD DEVELOPMENT GROUP

CLIENT ADDRESS:
1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704

PROJECT:
**2165 LINDEN AVENUE
REDEVELOPMENT**

PROJECT LOCATION:
2165 LINDEN AVENUE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:	
1	Demolition of existing:
2	LAND USE SUBMITTAL
3	LAND USE RESUBMITTAL
4	
5	
6	
7	
8	
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14	
15	

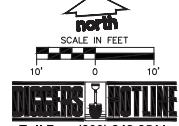
Designed By: **CTD**
Reviewed By: **AC**
Approved By: **AC**

SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **C3.0**

JSD PROJECT NO: **2141164**

SITE INFORMATION BLOCK	
SITE ADDRESS	2165 LINDEN AVENUE
PROPERTY ACREAGE	0.47 ACRES
NUMBER OF BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	12,796
GROSS BUILDING SQUARE FOOTAGE	45,556
NUMBER OF UNDERGROUND PARKING STALLS	32 (42 VEHICLES)
NUMBER OF INTERIOR BICYCLE STALLS	32
NUMBER OF EXTERIOR BICYCLE STALLS	4
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	17,328 SF
EXISTING PERVIOUS SURFACE AREA	3,269 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.84
PROPOSED IMPERVIOUS SURFACE AREA	16,796 SF
PROPOSED PERVIOUS SURFACE AREA	3,861 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.82



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