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PROJECT INFORMATION  
**THE SPARK**

821 E WASHINGTON AVE  
 MADISON, WI



ISSUANCE AND REVISIONS

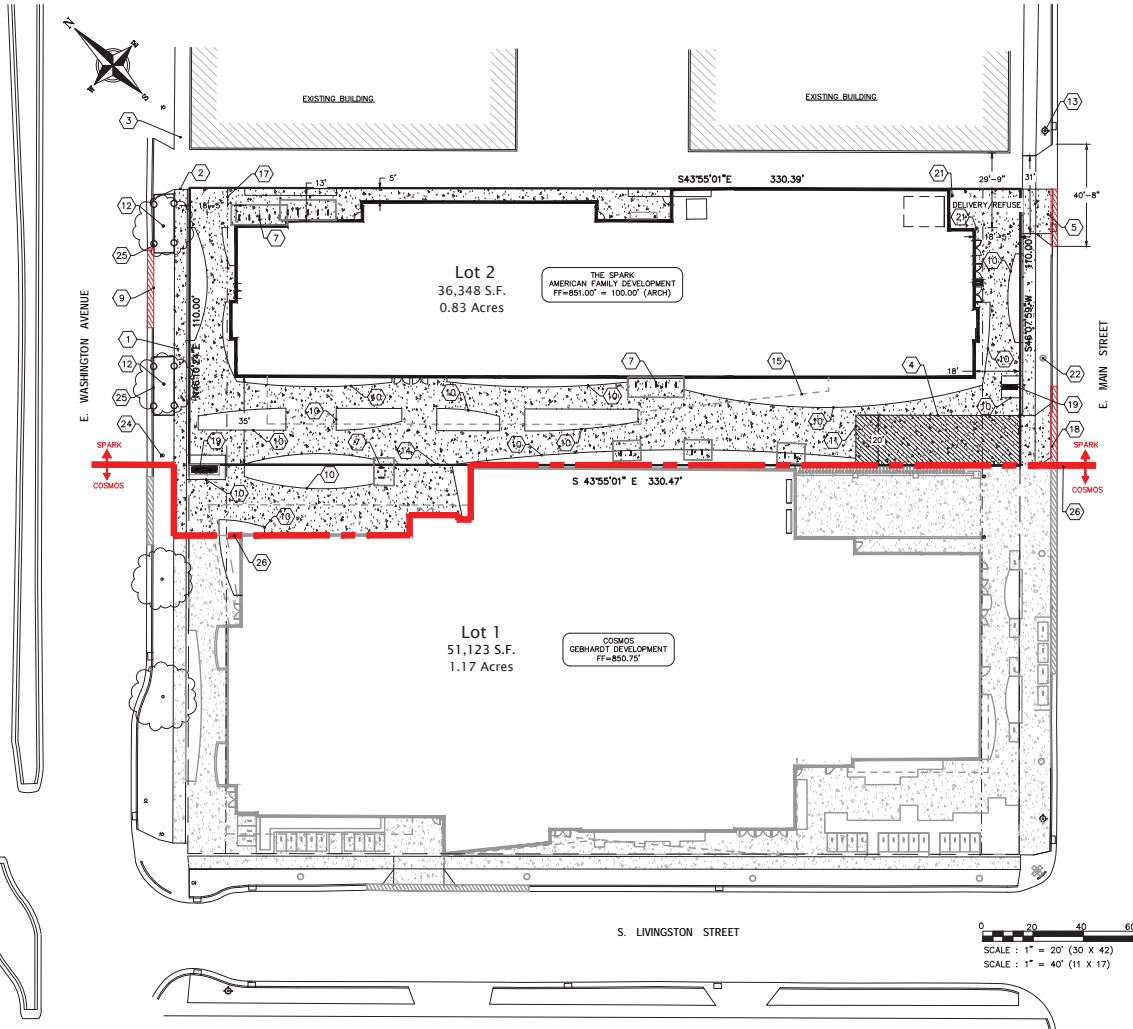
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SHEET INFORMATION

PROJECT MANAGER	RJ
PROJECT NUMBER	1249
DATE	01-16-17

SITE PLAN

**C200**



**PLAN KEY**

- 1 CONCRETE SIDEWALK, TYP.
- 2 MATCH EXISTING SIDEWALK, TYP.
- 3 EXISTING SIDEWALK TO REMAIN, TYP.
- 4 SIDEWALK TO BE 7" THICK IN FIRELANE SECTION
- 5 NEW DRIVEWAY APPROACH SHALL BE IN ACCORDANCE WITH CITY STANDARDS
- 6 LOADING DOCK
- 7 BICYCLE RACK (58 TOTAL STALLS), TYP.
- 8 VERTICAL BICYCLE RACK (50 TOTAL STALLS), TYP.
- 9 EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
- 10 LANDSCAPE AREA, TYP. SEE LANDSCAPE PLANS
- 11 FIRE LANE
- 12 EX TREE, TYP.
- 13 EXISTING FIRE HYDRANT
- 14 PROPOSED LOT LINE
- 15 CANOPY/UPPER FLOOR OVERHANG, TYP.
- 16 EXISTING STOP LIGHT
- 17 15' BUILDING SETBACK
- 18 ROLL CURB TO BE PROVIDED FOR FIRE LANE ENTRANCE
- 19 MONUMENT SIGN
- 20 LANDSCAPE PLANTER, SEE LANDSCAPE PLAN
- 21 BOLLARD
- 22 PEDESTRIAN LIGHT (10' HIGH POLE)
- 23 STREET LIGHT (30' HIGH POLE)
- 24 EXISTING STREET LIGHT
- 25 TREE PROTECTION, TYP.
- 26 SPARK/COSMOS WORK LINE

**PAVEMENT KEY**

- CONCRETE
- FIRE LANE

**SITE INFORMATION**

SITE ADDRESS: 821 EAST WASHINGTON AVENUE  
 SITE ACREAGE TOTAL:  
 LOT 1: 51,123 SQ. FT. (1.17 ACRES)  
 LOT 2: 36,348 SQ. FT. (0.83 ACRES)  
 LOT COVERAGE:  
 LOT 1: 43,454 SQ. FT. (85% IMPERVIOUS, INCLUDES VEGETATED ROOF)  
 LOT 2: 28,927 SQ. FT. (82% IMPERVIOUS, INCLUDES 3,140 SF VEGETATED ROOF)  
 NUMBER OF BIKE PARKING STALLS:  
 LOT 1: 226 STALLS (58 TRADITIONAL, 50 VERTICAL, 60 INTERIOR, 8 IN RIGHT-OF-WAY, & 50 SHARED IN PLAZA AREA)  
 LOT 2: 43 STALLS



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Site Plan Submittal

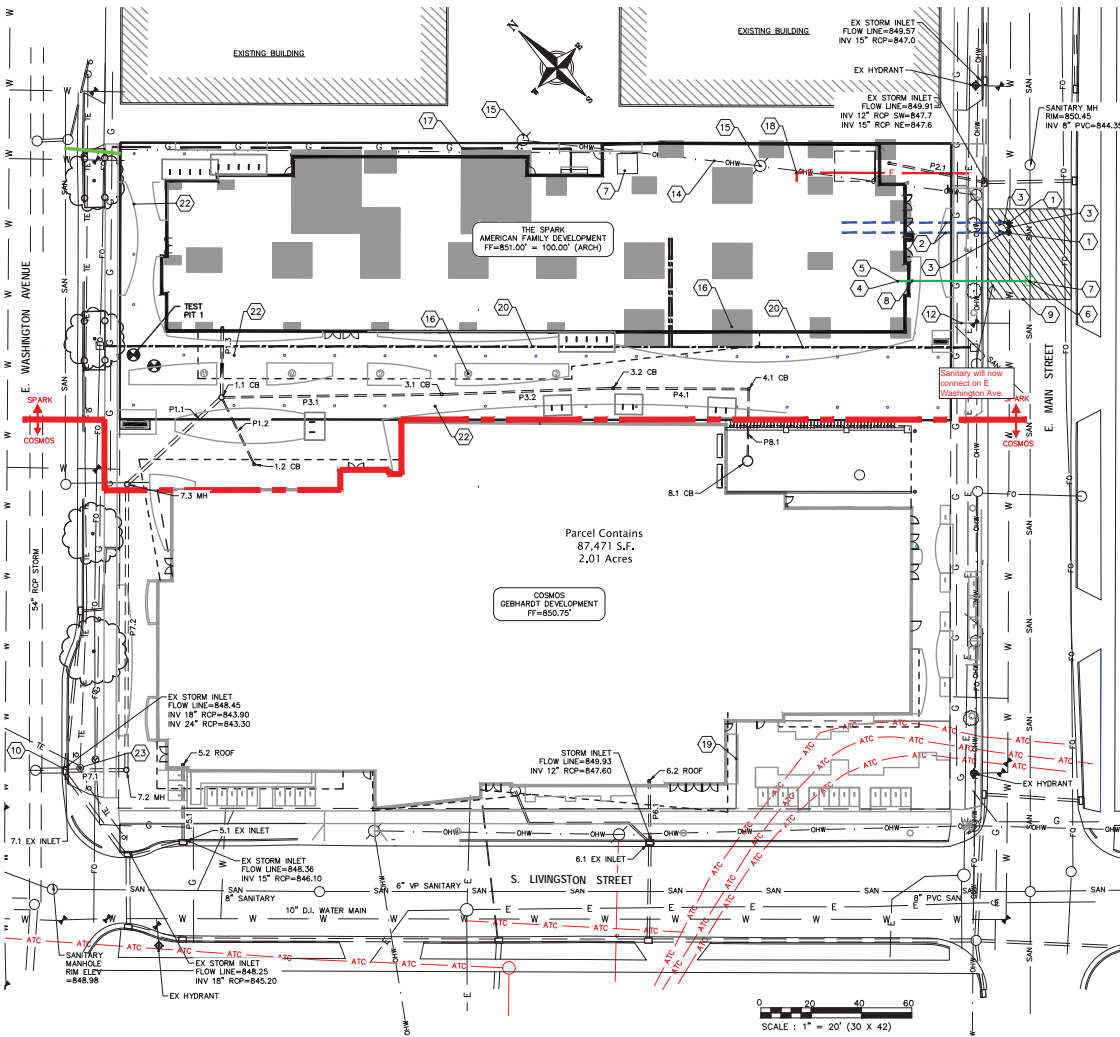
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UTILITY PLAN

C400



PLAN KEY

- CONNECT TO EXISTING WATER MAIN WITH 8"X8"X8" CUT-IN TEE. COORDINATE INSTALLATION WITH MADISON WATER UTILITY.
- 8" WATER SERVICE
- 8" VALVE
- 8" SANITARY LATERAL @ 0.52% MIN. SLOPE
- 8" SANITARY INV.=844.50'. EXTEND 5 FEET INTO BUILDING
- SANITARY MANHOLE PER CITY REQUIREMENTS, RIM=850.45, INVERT=844.13
- RAINWATER HOLDING TANK
- SEE PLUMBING PLANS FOR CLEAN OUT LOCATION
- UTILITY PATCH PER CITY REQUIREMENTS
- CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS
- CONNECT TO BUILDING STORM SEWER. COORDINATE WORK WITH PLUMBING CONTRACTOR
- EXISTING 1" WATER SERVICE TO BE ABANDONED
- EXISTING LIGHT POLE
- EXISTING OVERHEAD ELECTRICAL TO BE RELOCATED
- EXISTING POWER POLE TO BE REMOVED
- FOOTING CAP OR FOUNDATIONS
- GAS SERVICE, COORDINATE LOCATION WITH MG&E
- ELECTRIC SERVICE, COORDINATE LOCATION WITH MG&E
- EXCEPTION 10. 35'X85' PERPETUAL RIGHT AND EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION IN DOC. NO. 2070527.
- TELECOM 4" FIBER/COPPER CONDUIT, COORDINATE LOCATION WITH AT&T
- SANITARY MANHOLE, RIM=850.53, INVERT=843.63
- GEO-EXCHANGE WELL, TYP
- INSTALL STORM UNDER TRAFFIC ENGINEERING VAULT

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MAPPING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE SDR-35 PVC OR SCHEDULE 40 PVC AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.