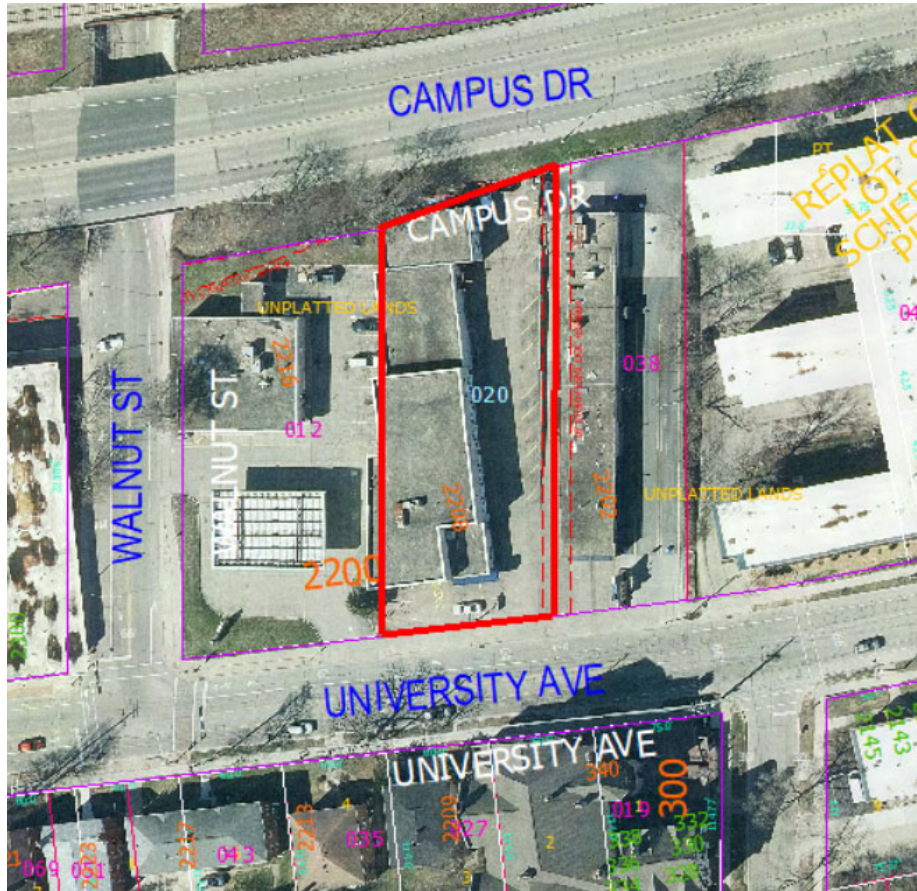


2208 University Avenue

Contract 9139

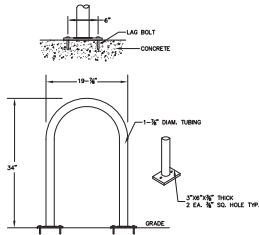
MUNIS 13998

Developer: The Heights Apartments, LLC

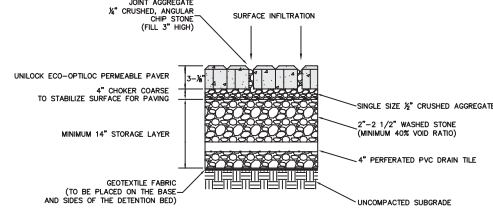


Summary of Improvements:

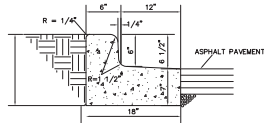
- Sidewalk, terrace, curb, and pavement restoration as necessary per plan approved by the City Engineer
- Install new public sanitary sewer access structure near west property line. Convert remainder of sanitary main to the east of new structure to private sewer main. Provide updated easement.
- Private drive aprons on University Avenue
- Private sanitary, storm, and water service laterals to serve the project. Relocate existing private storm sewer on the north side of the property as needed.
- Provide bridging protection over the existing storm sewer box culvert for heavy equipment to access the site and perform construction activities
- Public street tree protection, removals, and replacements per City Forestry



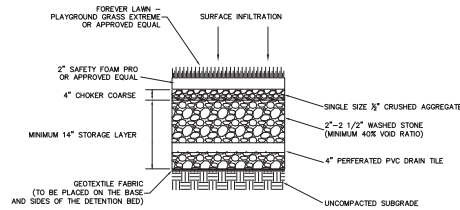
PRODUCT: U190-SF
 DESCRIPTION: 1" BIKE RACK
 2-BIKE SURFACE MOUNT
 POWDER COATED FINISH
 -INSTALL PER MANUFACTURER SPECIFICATIONS
MADRAX "U" BIKE RACK DETAIL
 NOT TO SCALE



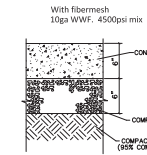
PERMEABLE PAVER TYPICAL DESIGN X-SECTION
 NOT TO SCALE



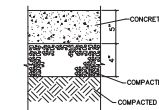
CONCRETE CURB
 NOT TO SCALE



POROUS TOT LOT PLAY SURFACE TYPICAL DESIGN X-SECTION
 NOT TO SCALE



CONCRETE PAVEMENT
 NOT TO SCALE

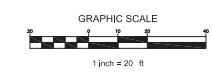
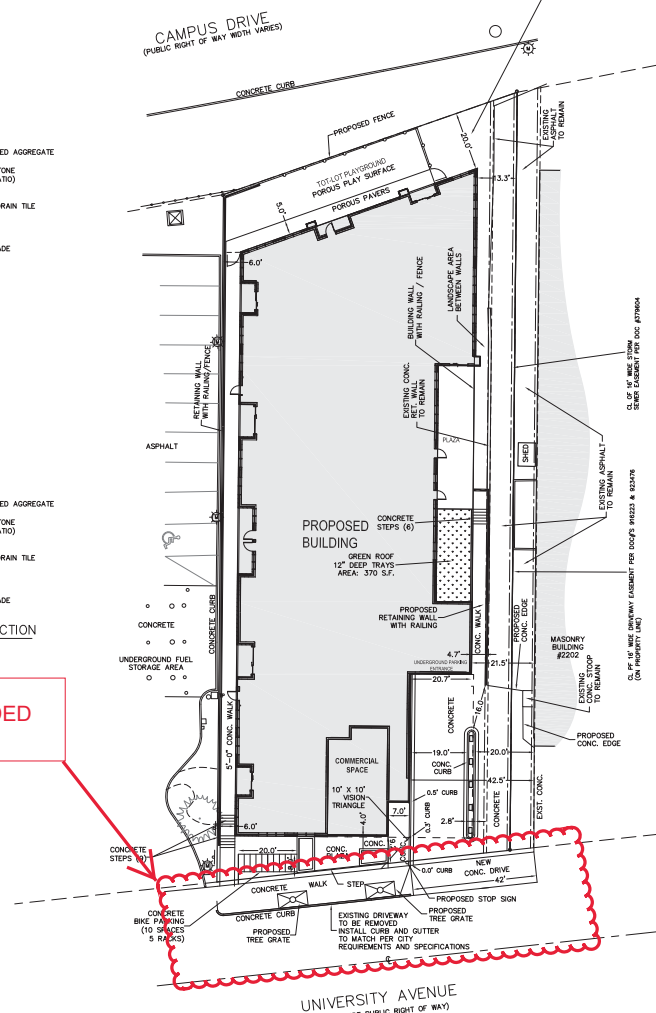


CONCRETE SIDEWALK
 NOT TO SCALE

SIDEWALK, TERRACE, CURB, & PAVEMENT RESTORATION AS NEEDED PRIVATE DRIVE APRON

NOTES:
 1. DISTURBED AREA = 25,750 S.F. (0.59 ACRES)
 SITE AREA = 24,502 S.F. (0.56 ACRES)
 2. THIS REDEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA AS COMPARED TO THE EXISTING PRE CONDITIONS.
 3. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.

REQUIRED OPEN SPACE:
 USEABLE OPEN SPACE REQUIRED:
 78 units @ 40 sf/unit = 3,120 sf
 USEABLE OPEN SPACE PROVIDED:
 7,137 S.F. OF PATIOS AND BALCONIES
 930 S.F. TOT LOT
 TOTAL USEABLE OPEN SPACE PROVIDED = 8,067 S.F.

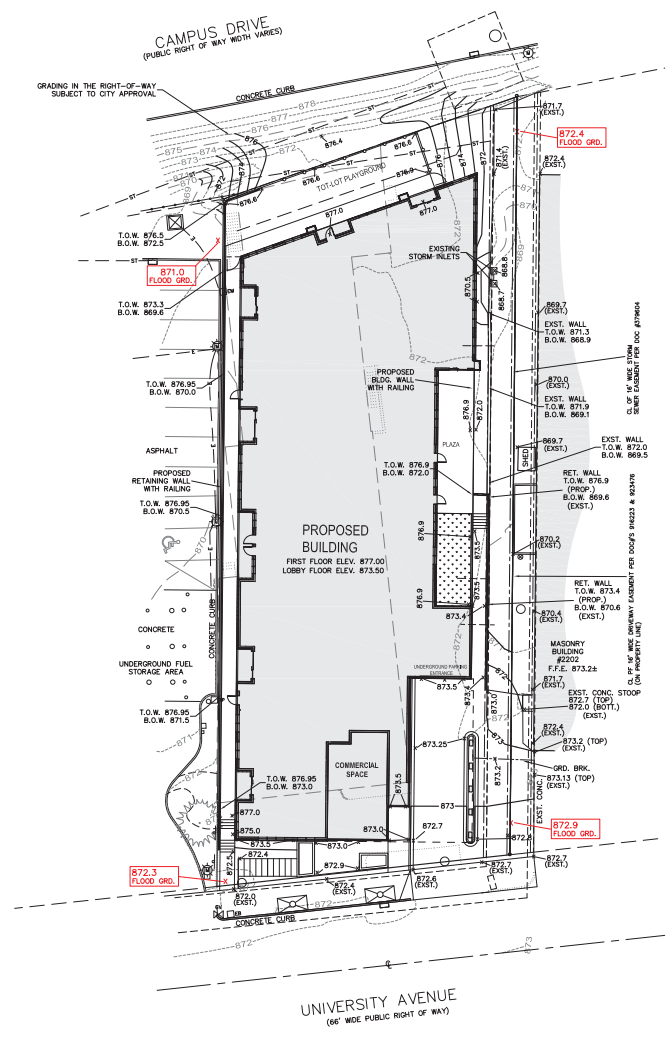


THE HEIGHTS APARTMENTS
 2208 UNIVERSITY AVE. MADISON, WISCONSIN





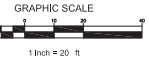
THE HEIGHTS APARTMENTS
 2208 UNIVERSITY AVE. MADISON, WISCONSIN



- NOTES**
1. DISTURBED AREA = 25,750 S.F. (0.59 ACRES)
 2. ALL PROPOSED SPOT GRADES SHOWN ALONG THE CURB ARE AT BOTTOM OF CURB.
 3. ALL CONCRETE WALKS UNLESS OTHERWISE SHOWN SHALL BE AT A MAX. 1:20 SLOPES WITH A MAX. GROSS SLOPE OF 2%.
 4. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.



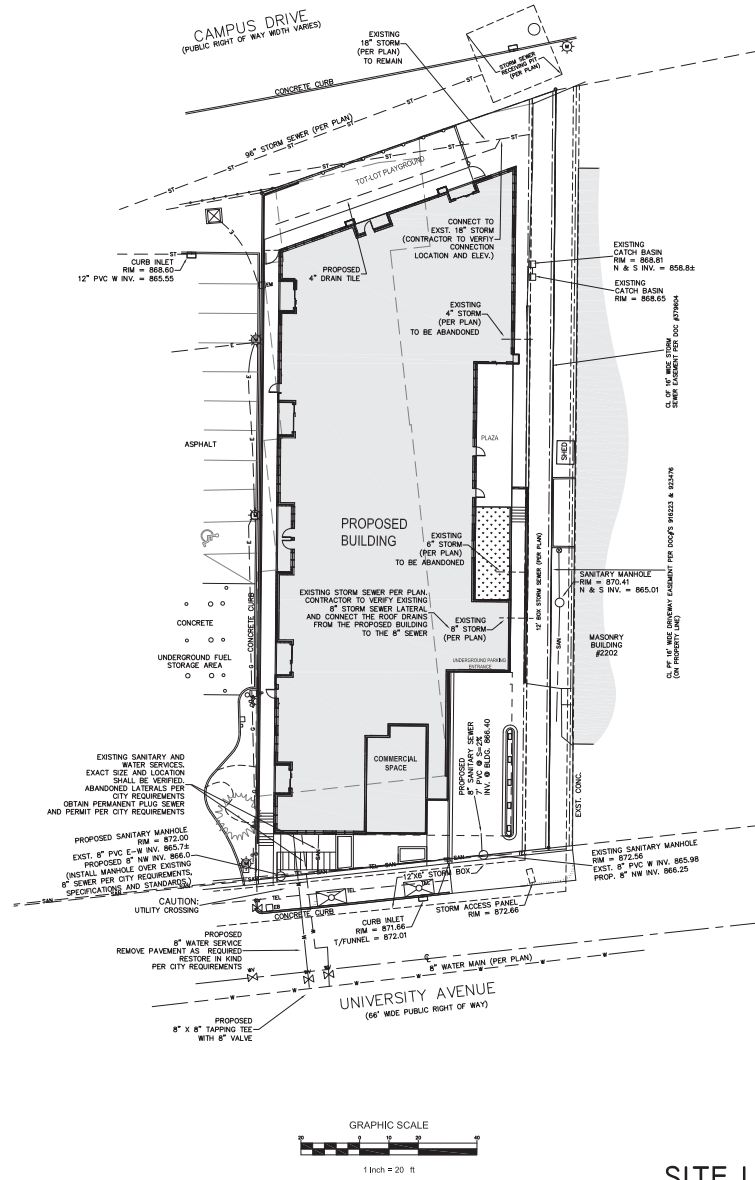
LEGEND	
----- 856 -----	EXISTING CONTOUR
———— 860 ————	PROPOSED CONTOUR
x856.5	PROPOSED ELEVATION
—ST—	PROPOSED STORM SEWER



MSP - UNIVERSITY AVE. APARTMENTS
 2208 UNIVERSITY AVE. MADISON, WISCONSIN

CJE NO.: 2059R11
 DECEMBER 27, 2021

C3.0
 SHEET 3 OF 5



NOTES

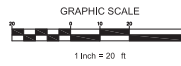
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF STORM, SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS TO BE VERIFIED BY PLUMBING CONSULTANT/CONTRACTOR. CONTACT CJ ENGINEERING WITH ANY DISCREPANCIES.
4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
7. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE, AT ANY TIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.
9. CONTRACTOR TO PROVIDE TRAFFIC CONTROL SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ANY WORK IN THE RIGHT-OF-WAY.

www.Diggersthotline.com



LEGEND

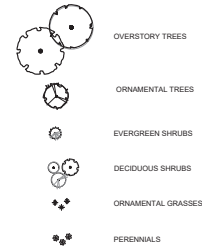
---	ST	EXISTING STORM SEWER
---	ST	PROPOSED STORM SEWER
---	SAK	EXISTING SANITARY SEWER
---	SAK	PROPOSED SANITARY SEWER
---	W	EXISTING WATER MAIN
---	W	PROPOSED WATER MAIN
---	G	BURIED GAS MAIN
---	H	OVER HEAD WIRE
---	E	BURIED ELECTRIC
---	U	UTILITY POLE



PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PSG	2	Proctor Sentry Spruce	Conisphaera Proctora Sentry	2" CAL.	SB8	Full matching heads
EVERGREEN TREES						
ERC	10	Eastern Red Cedar	Juniperus virginiana	7" HT	SB8	Stemhead, fully branched
ORNAMENTAL TREES						
ESC	2	Emerald Spruce Crab Apple	Malus Jeffreyana	1 1/2" CAL.	SB8	Full matching heads
DECIDUOUS SHRUBS						
SON	7	Nikko Spirea Deutsea	Deutzia gracilis 'Nikko'	18" HT	CONT.	Full and evenly branched
FSP	12	Frost Spirea	Spiraea fritchiana	15" HT	CONT.	Full and evenly branched
MCS	5	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	15" HT	CONT.	Full and evenly branched
AW5	18	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	15" HT	CONT.	Full and evenly branched
EVERGREEN SHRUBS						
ELY	10	Everlow Yew	Taxus x media 'Everlow'	18" HT	SB8	Full and evenly branched
ORNAMENTAL GRASSES						
SHZ	18	Sea Prairie Dropseed	Sporobolus heterostachyus 'Tara'	1 GAL	POT	18" Spacing
PERENNIALS						
ECS	12	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High TM'	1 GAL	POT	18" Spacing

PLANT SYMBOL KEY



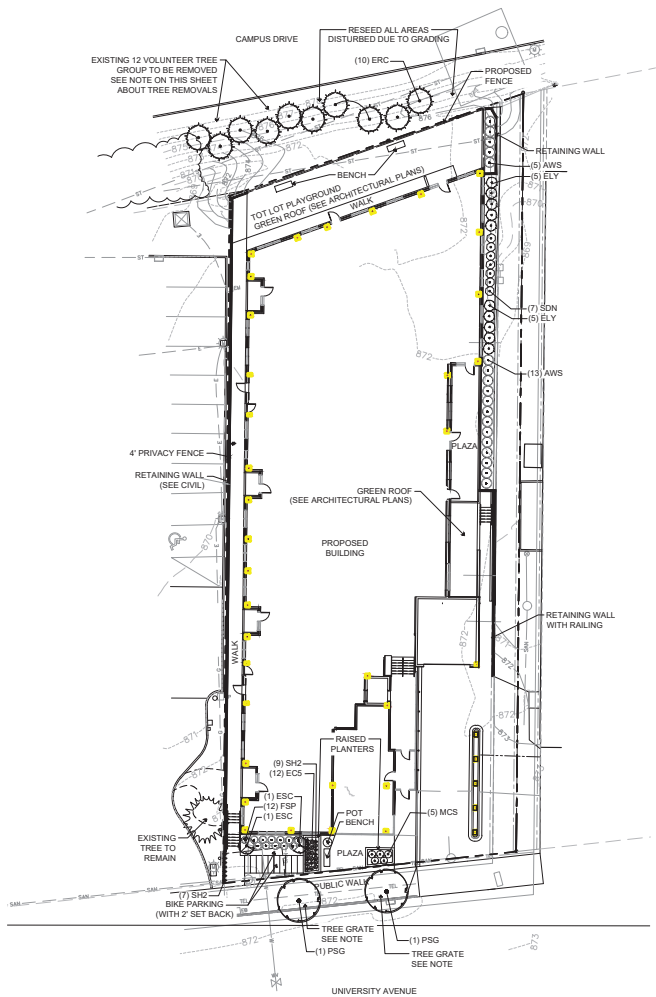
NOTES: CONTRACTOR SHALL CONTACT CITY FORESTRY 608-286-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATION WITH THE LANDSCAPER

CONTRACTOR SHALL CONTACT CITY FORESTRY AT 286-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR 12 TREES WITHIN UNMAINTAINED CAMPUS DR ROW FRONTAGE 4"-18" DIAMETER TREES DUE TO EXCAVATION

TREES PLANTED IN TREE GRATES ALL EXISTING SOIL IN AREA TO BE REMOVED AND REPLACED WITH AMENDED TOPSOIL PLANTING TECHNIQUE AND TREE GRATE INSTALLATION PER CITY OF MADISON STANDARDS

SEE SHEET L2.1 FOR ADDITIONAL NOTES FOR MADISON TREE PLANTING REQUIREMENTS

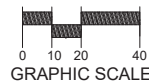
SEE SHEET L2.1 FOR CITY OF MADISON LANDSCAPE WORKSHEET



NOTE: TREES PLANTED IN TREE GRATES ALL EXISTING SOIL IN AREA TO BE REMOVED AND REPLACED WITH AMENDED TOPSOIL PLANTING TECHNIQUE AND TREE GRATE INSTALLATION PER CITY OF MADISON STANDARDS

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

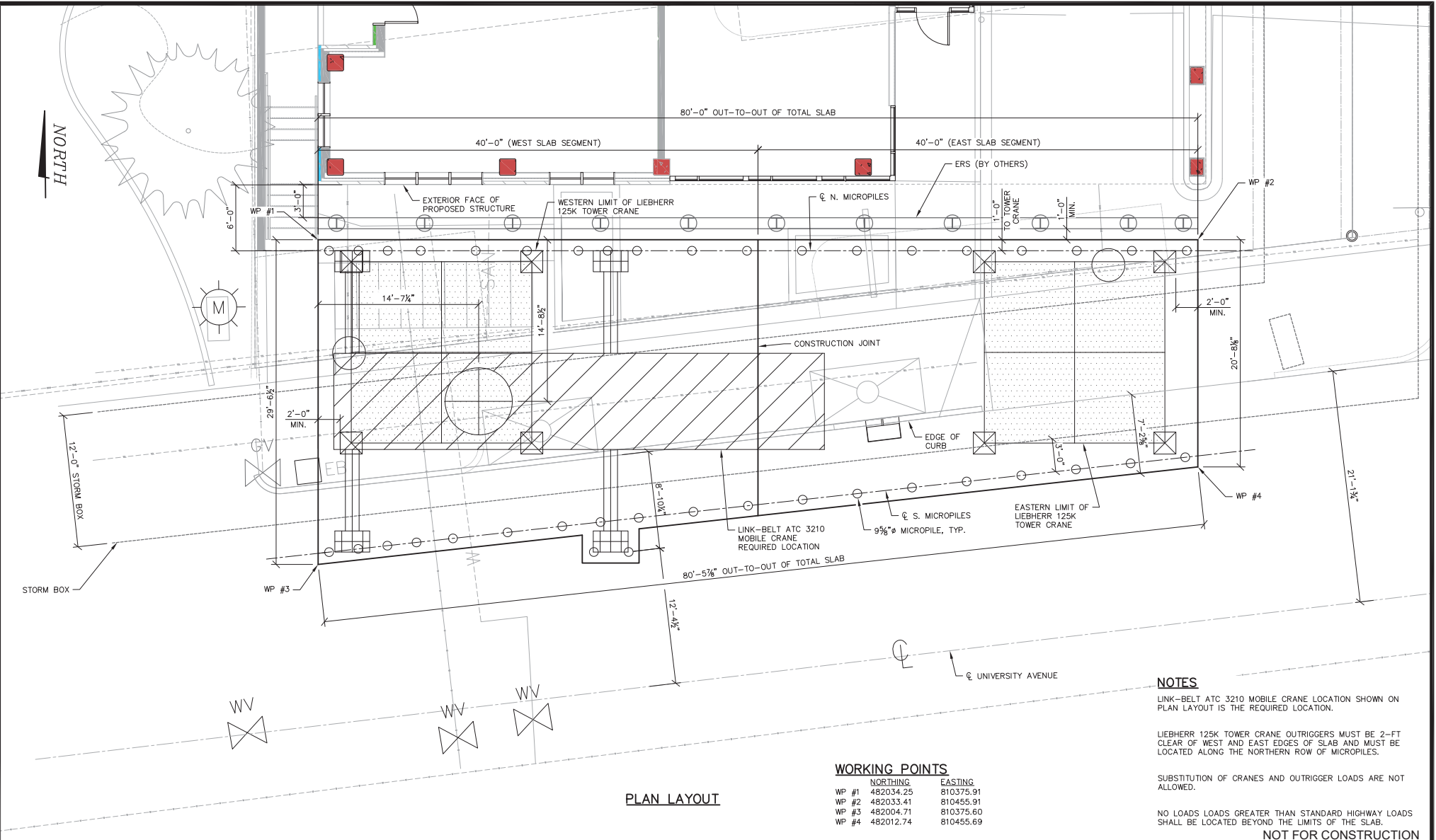
R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.



Know what's below.
Call before you dig.

DESCRIPTION	16745 W. Blumound Road Brookfield, WI 53005-5938 (262) 781-1000 raSmith.com
DATE	04/09/2021 CITY & FORESTRY COMMENTS 04/12/2021 CITY COMMENTS 09/09/2021 CITY COMMENTS 07/10/2022 REVISED SITE & CITY COMMENTS
UNIVERSITY AVE. APARTMENTS 2208 UNIVERSITY AVE. MADISON, WI	raSmith CREATIVITY BEYOND ENGINEERING
PRELIMINARY LANDSCAPE PLAN	Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA
© COPYRIGHT 2022 R.A. Smith, Inc.	
DATE: 02/17/2021	
SCALE: PER PLAN	
JOB NO. 3200311	
PROJECT MANAGER: LUKE HAAS, PLA	
DESIGNED BY: LHM/NJW	
CHECKED BY: LHM	
SHEET NUMBER	L1.0

FILE: G:\DD\PROJECT FILES\2022\2031 Midwest Fnd 2208 Univ Ave\01 - CAD\Layout_2022\01 2B.dwg
 PLOT DATE: 2/4/2022 11:54:22 AM BY: ccdhau



PLAN LAYOUT

WORKING POINTS

	NORTHING	EASTING
WP #1	482034.25	810375.91
WP #2	482033.41	810455.91
WP #3	482004.71	810375.60
WP #4	482012.74	810455.69

NOTES

- LINK-BELT ATC 3210 MOBILE CRANE LOCATION SHOWN ON PLAN LAYOUT IS THE REQUIRED LOCATION.
 - LIEBHERR 125K TOWER CRANE OUTRIGGERS MUST BE 2-FT CLEAR OF WEST AND EAST EDGES OF SLAB AND MUST BE LOCATED ALONG THE NORTHERN ROW OF MICROPILES.
 - SUBSTITUTION OF CRANES AND OUTRIGGER LOADS ARE NOT ALLOWED.
 - NO LOADS GREATER THAN STANDARD HIGHWAY LOADS SHALL BE LOCATED BEYOND THE LIMITS OF THE SLAB.
- NOT FOR CONSTRUCTION**

DRAWN BY: CDS	NO. A	DATE: 02/04/22	REVISIONS: ISSUED FOR REVIEW
DESIGN BY: CDS			
CHECKED BY: JDO			

CONSULTANT:

WESTBROOK
Associated Engineers, Inc.

619 EAST HOXIE STREET
P.O. BOX 429
SPRING GREEN, WI 53588
PHONE (608) 588-7866
FAX (608) 588-7954

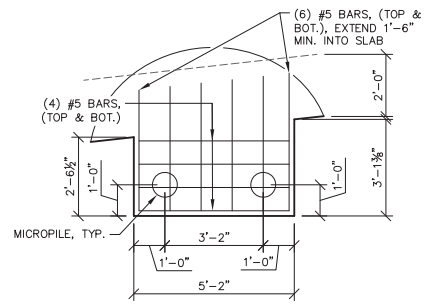
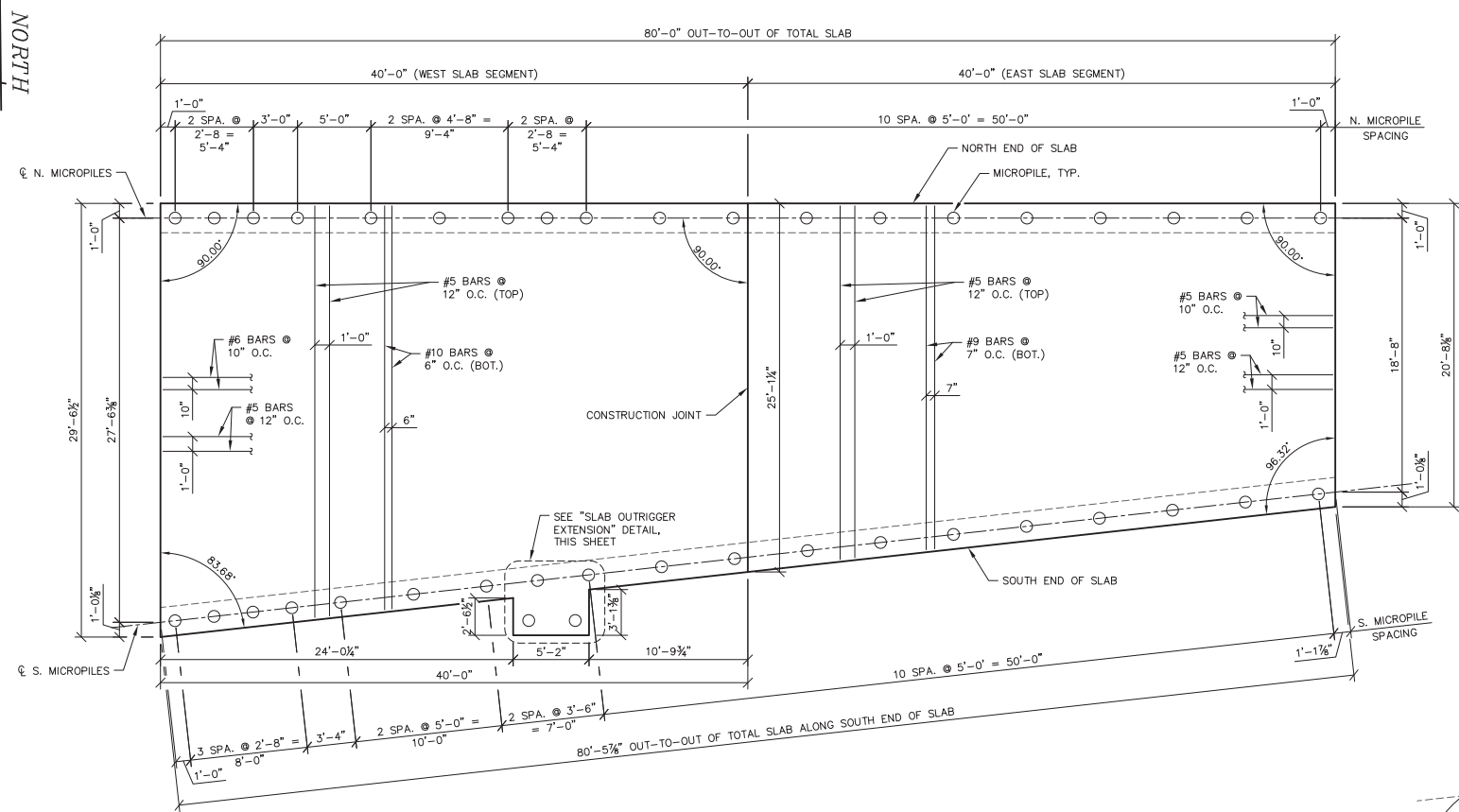


PROJECT:

**STORM BOX PROTECTION SLAB
MIDWEST DRILLED FOUNDATIONS
2208 UNIVERSITY AVE.
MADISON, WI**

SHEET TITLE: PLAN LAYOUT	WAE JOB NO.: 22031
	SHEET NO.: 2

FILE: G:\00-PROJECT FILES\2022\20231 Madvent-Fnd 2208 Ultra Awp\01 - CADDETAILS_20220128.dwg
 PLOT DATE: 2/6/2022 11:25:45 AM BY: jdo



DRAWN BY: CDS	NO. A	DATE: 02/04/22	REVISIONS: ISSUED FOR REVIEW
DESIGN BY: CDS			
CHECKED BY: JDO			

CONSULTANT:

WESTBROOK
Associated Engineers, Inc.

619 EAST HOXIE STREET
P.O. BOX 429
SPRING GREEN, WI 53588
PHONE (608) 588-7866
FAX (608) 588-7954



PROJECT:

**STORM BOX PROTECTION SLAB
MIDWEST DRILLED FOUNDATIONS
2208 UNIVERSITY AVE.
MADISON, WI**

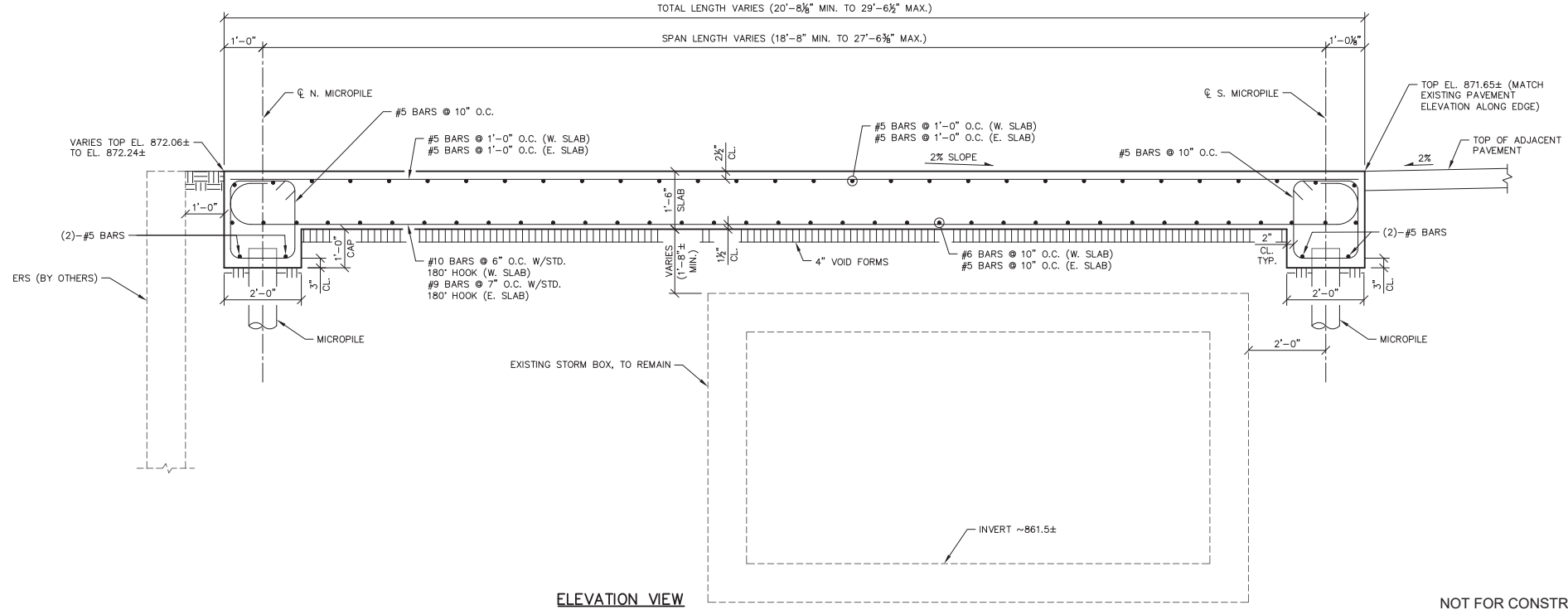
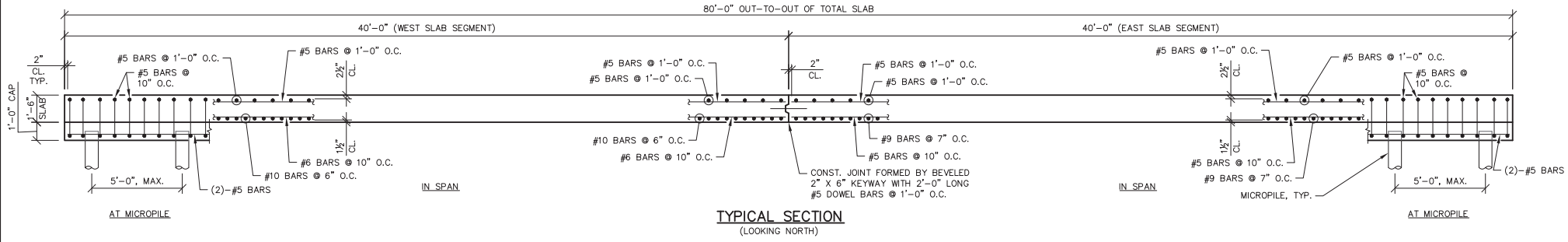
SHEET TITLE:

SLAB LAYOUT

WAE JOB NO.:
22031

SHEET NO.:
3

FILE: G:\DD\PROJECT FILES\2022\2031 Midwest Fnd 2208 Univ Awd\1 - CAD\Typical Sections_4032201.dwg
 PLOT DATE: 2/4/2022 11:27:57 AM BY: jdo



NOT FOR CONSTRUCTION

DRAWN BY: CDS	NO. A	DATE: 02/04/22	REVISIONS: ISSUED FOR REVIEW
DESIGN BY: CDS			
CHECKED BY: JDO			

CONSULTANT:

WESTBROOK
Associated Engineers, Inc.

619 EAST HOXIE STREET
P.O. BOX 429
SPRING GREEN, WI 53588
PHONE (608) 588-7866
FAX (608) 588-7954



PROJECT:

**STORM BOX PROTECTION SLAB
MIDWEST DRILLED FOUNDATIONS
2208 UNIVERSITY AVE.
MADISON, WI**

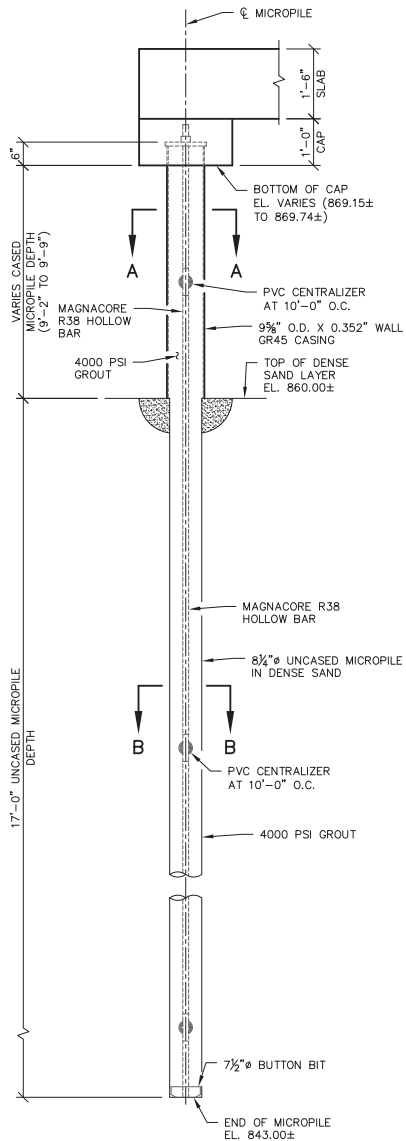
SHEET TITLE:

SLAB SECTIONS

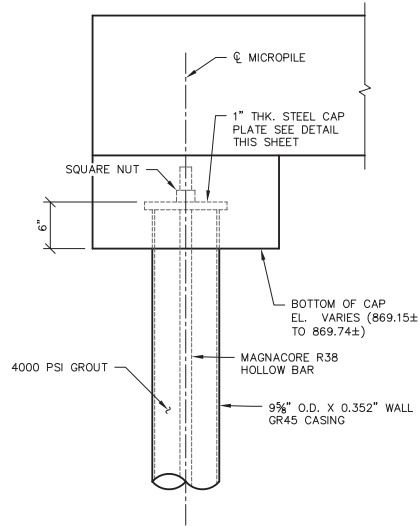
WAE JOB NO.:
22031

SHEET NO.:
4

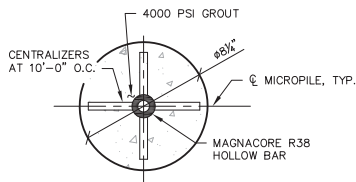
FILE: G:\DD-PROJECT FILES\2022\2031 Midwest Fnd 2208 Util Area\01 - CADDETAILS_20220128.dwg
 PLOT DATE: 2/4/2022 11:12:42 AM BY: jdo



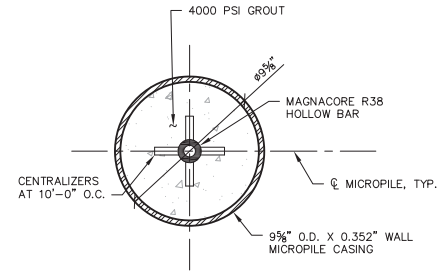
MICROPILE ELEVATION



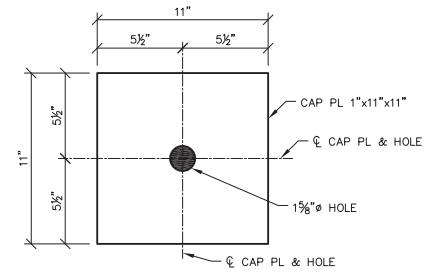
MICROPILE CASING DETAIL



SECTION B-B
(TYPICAL THROUGH UNCASSED MICROPILE IN DENSE SAND)



SECTION A-A
(TYPICAL THROUGH MICROPILE CASING)



CAP. PL. DETAIL

NOT FOR CONSTRUCTION

DRAWN BY:	NO.	DATE:	REVISIONS:
CDS	A	02/04/22	ISSUED FOR REVIEW
DESIGN BY:			
CDS			
CHECKED BY:			
JDO			

CONSULTANT:



619 EAST HOXIE STREET
P.O. BOX 429
SPRING GREEN, WI 53588
PHONE (608) 588-7866
FAX (608) 588-7954

CLIENT:



PROJECT:

**STORM BOX PROTECTION SLAB
MIDWEST DRILLED FOUNDATIONS
2208 UNIVERSITY AVE.
MADISON, WI**

SHEET TITLE:

MICROPILE DETAILS

WAE JOB NO.:

22031

SHEET NO.:

5