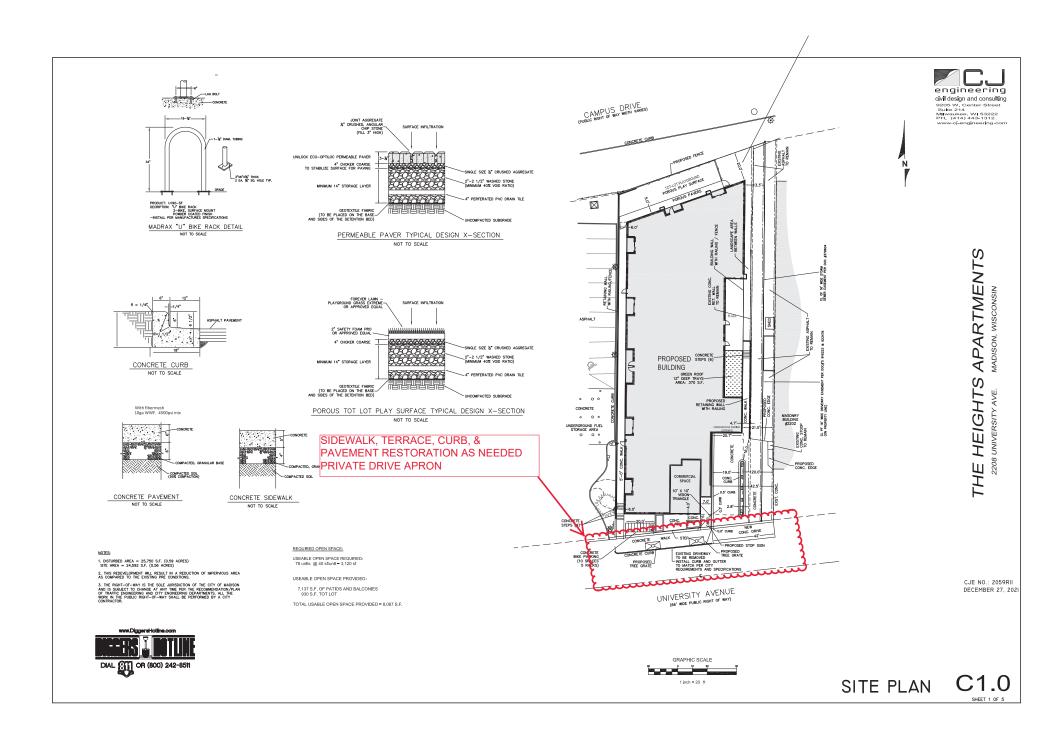
2208 University Avenue Contract 9139 MUNIS 13998

Developer: The Heights Apartments, LLC



Summary of Improvements:

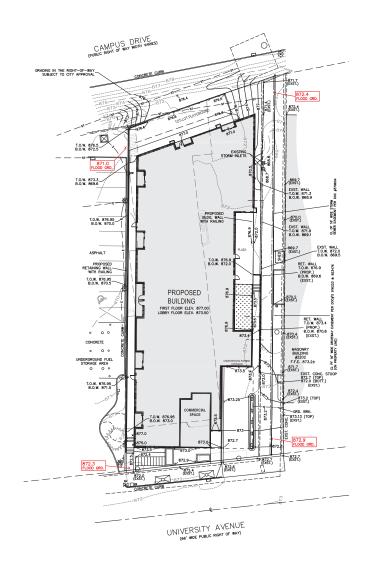
- Sidewalk, terrace, curb, and pavement restoration as necessary per plan approved by the City Engineer
- Install new public sanitary sewer access structure near west property line. Convert remainder of sanitary main to the east of new structure to private sewer main. Provide updated easement.
- Private 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 an perform construction activities
- Public street tree protection, removals, and replacements per City Forestry



SITE GRADING PLAN

GRAPHIC SCALE







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. CROSS SLOPE OF 2%.

4. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LUCENSED CONTRACTOR.

5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL I

WWW.DiggersHotIna.com HEFERS HOT UNI DIAL OR (800) 242-8511

LEGEND				
856	EXISTING CONTOUR			
860	PROPOSED CONTOUR			
x 858.5	PROPOSED ELEVATION			
sr	PROPOSED STORM SEWER			



. APARTMENTS WISCONSIN - UNIVERSITY MSP

AVE.

EXISTING CATCH BASIN RIM = 868.81 N & S INV. = 858.8± CL OF 16" MDE S SEMER EASEMENT PROPOSED BUILDING CL PF 16' WDE DRIVE (ON PROPERTY LINE) MASONRY BUILDING #2202 . . . PROPOSE 8" WATER SERVIC REMOVE PAVEMENT AS REQUIREL RESTORE IN KIND PER CUTS TO STORE IN KIND . __w 8" WATER MAIN (PER PLAN) __w ____ w-

CAMPUS DRIVE (PUBLIC RIGHT OF WAY WIDTH VARIES)

DIAL 311 OR (800) 242-8511

LEGEND			
sr	EXISTING STORM SEWER		
st	PROPOSED STORM SEWER		
SAH	EXISTING SANITARY SEWER		
san	PROPOSED SANITARY SEWER		
	EXISTING WATER MAIN		
	PROPOSED WATER MAIN		
	BURIED GAS MAIN		
	OVER HEAD WIRE		
	BURIED ELECTRIC		
	UTILITY POLE		

- 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
- 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 DISCREPANCES.
- 4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.

THE CONTRACTOR SHALL REFER ALL SERIES AND WATER CONNECTIONS PROR TO SHALL REFER ALL REFERS ALL REFERS AND WATER CONNECTIONS PROR TO ALL DAMAGE TO THE PAYMENT IN THE FURICE ROST-OF-WAY ADJACENT TO THE OPERATIONS THAT ALL RESISTIONS AN ACCOUNTING WITH THE CITY'S PAYMENT OF ORIGINAL ALL CRIES AND UTTER AND SCREAKE THAT ABUTS THE PROPERTY THAT ORIGINAL ALL CRIES AND UTTER AND SCREAKE THAT ABUTS THE PROPERTY THAT ORIGINAL ALL CRIES AND UTTER AND SCREAKE THAT ABUTS THE PROPERTY THAT OF OTHER ALL CRIES AND UTTER AND SCREAKE THAT ABUTS THE PROPERTY THAT OF OTHER ALL CRIES AND UTTER AND SCREAKE THAT ABUTS THE PROPERTY THAT OF OTHER ALL CRIES AND UTTER AND SCREAKE THAT ABUTS THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROPERTY THAT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY THAT OF THE PROP

- 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 I SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING EDPARTMENTS. ALL THE MORK IN THE PUBLIC RIGHT-OF-MAY 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.



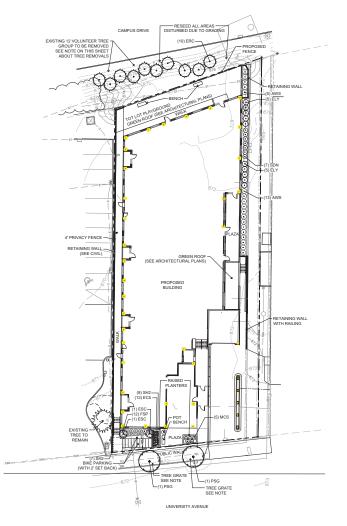
UNIVERSITY AVENUE

SITE UTILITY PLAN

C3.0

CJE NO.: 2059RII

DECEMBER 27, 2021



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

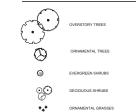
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER INDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

PLANT SCHEDULE

TREES	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PSG		Princeton Sentry Ginkgo	Ginkgo bilibba "Princeton Sentry"	2' CAL	B&B	Full, matching heads
EVERGREEN TREES	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ERC	10	Eastern Red Cedar	Juniperus virginiana	7 HT	B&B	Semi-sheared, fully bran
ORNAMENTAL TREES	$\tfrac{\text{QTY}}{2}$	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ESC		Emerald Spire Crab Apple	Malus Jefgreen	1 1/2" CAL	B&B	Full matching heads
DECIDUOUS SHRUBS SON FSP MCS AWS	QTY 7 12 5 18	COMMON NAME Nikko Stender Deutzia Fritsch Spirea Magic Carpet Spirea Anthony Waterer Spiraea	BOTANICAL NAME Deutsis gracilis "Nikko" Spiraea Intschlarea Spiraea japonica "Magic Carpet" Spiraea x burnatta "Anthony Waterer"	SEZE 15" HT 15" HT 15" HT 15" HT	CONT CONT CONT CONT CONT	REMARKS Full and everily branche Full and everily branche
EVERGREEN SHRUBS	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ELY	10	Everlow Yew	Taxus x media "Everlow"	18" HT	B&B	
ORNAMENTAL GRASSES	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SH2	16	Tara Prairie Dropseed	Sporobolus heterolopis "Tara"	1 GAL	POT	18" Spacing
PERENNIALS	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ECS	12	Km's Knee High Purple Conellower	Echinacea purpurea 'Kim's Knee High' TM	1 GAL	POT	18* Spacing

NOTES: CONTRACTOR SHALL CONTACT CITY FORESTRY 608-266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATION WITH THE LANDSCAPER 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

PLANT SYMBOL KEY



raSmith

. Bluemound F , WI 53005-5 16745 W. B Brookfield, V (262) 781-1

JOB NO. 3200311 PROJECT MANAGER: LUKE HAAS, PLA DESIGNED BY: LJH/NJW

CHECKED BY: LJH

SHEET NUMBER L1.0



10 20

GRAPHIC SCALE

UNIVERSITY AVE. APARTMENTS 2208 UNIVERSITY AVE, MADISON, WI PRELIMINARY LANDSCAPE PLAN © COPYRIGHT 2022 R.A. Smith, Inc. DATE: 02/17/2021 SCALE: PER PLAN

GENERAL NOTES

THE DRAWINGS SHALL NOT BE SCALED

THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. ACTUAL FIELD CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS PERTINENT TO THE PROPER PERFORMANCE OF THE WORK. ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE

CONTRACTOR SHALL FOLLOW ALL CONTRACT AND OSHA STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL LIMIT THE EXCAVATIONS TO THE MINIMUM LIMITS NECESSARY FOR PERFORMANCE OF THE WORK, CONSISTENT WITH SAFETY AND SLOPE STABILITY, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXCAVATIONS AT STABLE SLOPES, INCLUDING PROVIDING TEMPORARY SHORING OR BRACING AS REQUIRED BY OSHA.

THE ACTUAL LOCATIONS OF EXISTING UNDERCROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION. CONTRACTOR SHALL WORK CLEAR OF UTILITIES AND PREVENT DAMAGE TO UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING EXCAVATION BOUNDARIES PRIOR TO COMMENCING FINAL EXCAVATION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES

CONCRETE

DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11.

ALL CONCRETE SURFACES SHALL BE FORMED, UNLESS OTHERWISE NOTED, OR

NO VOIDS SHALL BE UNDERLAYING ANY PORTION OF THE FOUNDATION

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ON-SITE TESTING (SLUMP, AIR, CYLINDERS, ETC.) AND PRODUCTION OF THE CONCRETE CYLINDERS FOR 7-DAY, 14-DAY AND 28-DAY STRENGTH TESTING. THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A CETRIFIED CONCRETE TESTING AGENCY FOR THIS PURPOSE.

AFTER THE WATER SHEEN HAS DISAPPEARED, THE TOP SURFACE MUST GIVEN A FINAL FINISH BY BRUSHING WITH A BRISTLE BRUSH THAT WILL LEAVE WELL DEFINED BRUSH MARKS AND A NON-SKIID SURFACE TEXTURE.

HIGH-STRENGTH BAR STEEL REINFORCEMENT

BAR STEEL REINFORCEMENT SHALL HAVE THE FOLLOWING MINIMUM CLEAR COVER-CONCRETE PLACED AGAINST THE EARTH = 3" CONCRETE PLACED IN FORMS = 2"

CLEAR COVERAGE SHALL BE MEASURED FROM THE SURFACE OF THE CONCRETE TO THE NEAREST PERIMETER OF THE REINFORCEMENT BAR.

REINFORCING BAR STEEL PLACEMENT TOLERANCE IS 1/2" IN ANY DIRECTION.

ALL REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) - 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.

SUBMIT SHOP DRAWINGS THAT SHOW THE PLACEMENT, SIZE, DIMENSION, BENDING AND CONSTRUCTION JOINT DETAILS TO THE ENGINEER AT LEAST ONE WEEK BEFORE THE PLACEMENT OF REINFORCING STEEL HAS COMMENCED. THE SHOP DRAWINGS MUST ALSO CLEARLY SHOW THE TYPE, SIZE AND LOCATION OF ALL

ALL REINFORCING BAR BENDS SHALL BE MADE MECHANICALLY, HEAT-BENDING IS

ALL HOOKS IN STEEL REINFORCING SHALL BE ACI STANDARD HOOKS, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.

PLACE STEEL REINFORCEMENT PRECISELY IN THE POSITION THE PLANS SHOW PLACE STEEL REINFORCEMENT PRECISELY IN THE POSITION THE PLANS SHOW AND HOLD FIRMLY DURING THE CONCRETE PLACING AND SETTING BY USING SPACER STRIPS, STAYS, RECYCLED PLASTIC CHAIRS, METAL CHAIRS, OR OTHER ENGINEER—APPROVED DEVICES OR SUPPORTS. THE CONTRACTOR MAY USE RECYCLED PLASTIC SUPPORTS FOR A BOTTOM LAYER OF STEEL REINFORCEMENT WHICH IN TURN SUPPORTS UPPER LAYERS ON CONTINUOUS BAR CHAIRS; BUT NOT USE INDIVIDUAL PLASTIC CHAIRS TO DIRECTLY SUPPORT THE UPPER

TIE THE BARS SECURELY AT ALL INTERSECTION LOCATIONS. THE CONTRACTOR SHALL NOT USE TACK WELDING TO TIE STEEL. BEFORE PLACING ANY CONCRETE IN A UNIT OR SECTION, THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL OF THE REINFORCEMENT PLACEMENT AND SECURING IN THAT UNIT OR

NO FIELD WELDING OR FLAME CUTTING IS ALLOWED TO ANY REINFORCING STEEL WITHOUT THE PRIOR APPROVAL OF THE ENGINEER

WISCONSIA ANDREW C. \$ KNUTSON E-34662 OC W PRO SPRING GREEN, WI 2.4.2022 ENG ESSIONAL

MICROPILES

GROUT WITH 4000 PSI TYPE III NEAT CEMENT GROUT.

MICROPILE CAPACITY SHALL BE 35 TONS COMPRESSION EACH.

MICROPILES TO BE $8\frac{1}{4}$ " WITH MAGNACORE R38 HOLLOW BAR (Fy = 85 KSI) CENTERED THROUGHOUT A TOP CASING DOWN TO EL. 880.00± AND UNCASED TO EL. 843.00±. APPROXIMATELY 17" TOTAL UNCASED LENGTH.

CASING SHALL BE 9%" O.D. X 0.352" WALL GR45.

THE MICROPILE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGING ANY UTILITIES IN THE VICINITY OF THE MICROPILES.

THE CONTRACTOR WILL BE RESPONSIBLE TO RETAIN A SUBCONTRACTOR FIRE CUSTANCION WILL BE RESPONSIBLE IN ELIMINATE SUBCONTRACTOR SHALL PLAN AND PERFORM ALL WORK ACCORDING TO THE BEST PRACTICES AND STANDARDS OF THE INDUSTRY. PRIOR TO BEGINNING WORK ALL MEANS AND METHODS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.

ONE SACRIFICIAL MICROPILE SHALL BE LOAD TESTED TO CONFIRM DESIGN LOAD CAPACITY. THE VERRIFICATION LOAD TEST SHALL FOLLOW THE PROCEDURES SPECIFIED IN ASTM D143 FOR COMPRESSION OR ASTM D3689 FOR TENSION. THE LOADING PROCEDURE SHALL FOLLOW THE QUICK LOAD TEST METHOD. THE LOADING PROCEDURE SHALL FOLLOW THE QUICK LOAD TEST METHOD. THE LOAD TESTING SHALL BE DONE TO A MINIMUM OF 200% OF THE DESIGN CAPACITY. LOAD TEST PROCEDURE AND RESULTS SHALL BE PROVIDED TO THE ENGINEER. TEST PILE REQUIRES MAGACORE 1765 HOLLOW BAR $(Fy=85\ KS)$ WITH 7% of the process of the provided High Process of the process of the provided High Process of the process

VOID FORMS

VOID FORMS SHALL BE THE PRODUCT OF A REPUTABLE MANUFACTURER REGULARLY ENGAGED IN THE COMMERCIAL PRODUCTION OF CORRUGATED PAPER VOID FORM PRODUCTS.

PRODUCT SUBMITTALS MUST BE PROVIDED BY THE MANUFACTURER FOR EVIDENCE THAT PRODUCTS MEET THE REQUIREMENTS.

VOID FORMS MUST HAVE A DESIGNED STRENGTH TO SUSTAIN THE DEAD LOAD OF LIQUID CONCRETE PLUS NORMAL CONSTRUCTION LOADS UNTIL APPLIED LOADS CAN BE SUPPORTED BY THE CONCRETE STRUCTURE, WHILE MAINTAINING FULL VOID DEPTH AS INDICATED ON THESE DRAWINGS. JOBSITE MOISTURE WILL RAPIDLY REDUCE THE ORIGINAL SUPPORTING STRENGTH.

VOID FORM MATERIAL SHALL BE DESIGNED TO LOSE ITS STRENGTH UPON CONTACT WITH SOIL MOISTURE BENEATH STRUCTURAL SLASS AND GRADE BEAMS. ADEQUATE ENVIRONMENTAL MOISTURE MUST BE AVAILABLE AND MAINTAINED IN THE VOIDED AREA TO ALLOW VOID FORMS TO INCORPORATE THIS MOISTURE AFTER THE SETTING OF CONCRETE.

PREPARE GROUND SURFACE ON AN EVEN PLANE WITH NO PROJECTIONS THAT WILL POINT LOAD VOID FORMS.

INSTALL VOID FORM SYSTEM IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

VOID FORM PRODUCTS MUST BE KEPT DRY PRIOR TO PLACEMENT OF CONCRETE. PROTECT VOID FORMS FROM RAIN AND ON-SITE SEEPAGE. DO NOT INSTALL VOID FORMS ON A WET SUB-GRADE OR DURING INCLEMENT WEATHER.

PROJECT

DESIGN DATA:

AASHTO LRFD 7th ED DESIGN SPECIFICATION-FHWA-SA-97-070

LIVE LOAD -HI _ 93

LINK-BELT ATC 3210 MOBILE 210 TON CRANE (FOR AXLE AND OUTRIGGERS LOADS SHOWN BELOW) LIEBHERR 125K TOWER CRANE



LINK-BELT ATC 3210 MOBILE 210 TON CRANE (DESIGN PRESSURE DIAGRAMS)



LIEBHERR 125K TOWER CRANE (DESIGN PRESSURE DIAGRAMS)

NOTE: SUBSTITUTION OF CRANES AND OUTRIGGER LOADS ARE NOT ALLOWED. PLACEMENT OF CRANES SHOWN ON SHEET 2.

MATERIAL SPECIFICATION/STRENGTHS

- f'c = 4000 PSI @ 28 DAYS

REINFORCING STEEL: - ASTM A615 GR. 60. Ev = 60 KSI

CAP PLATE: ---- ASTM A36, Fy = 36 KSI

CASING: ---- 95/4" O.D. X 0.352" WALL GR45

HOLLOW BAR: __ MAGNACORE R38 HOLLOW BAR WITH 7%"ø CARBIDE BUTTON BIT

HOLLOW BAR (TEST): - MAGNACORE T76S HOLLOW BAR WITH 7½"ø CARBIDE BUTTON BIT

NOT FOR CONSTRUCTION

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

WESTBROOK SPRING GREEN, W 53588 PHONE (608) 588-7866

CONSULTANT:

619 EAST HOXIE STREET P.O. BOX 429 SPRING GREEN, WI 53588



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

SHEET TITLE:

COVER

22031 SHEET NO.: 1 OF 5

VAE JOB NO.

