



Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

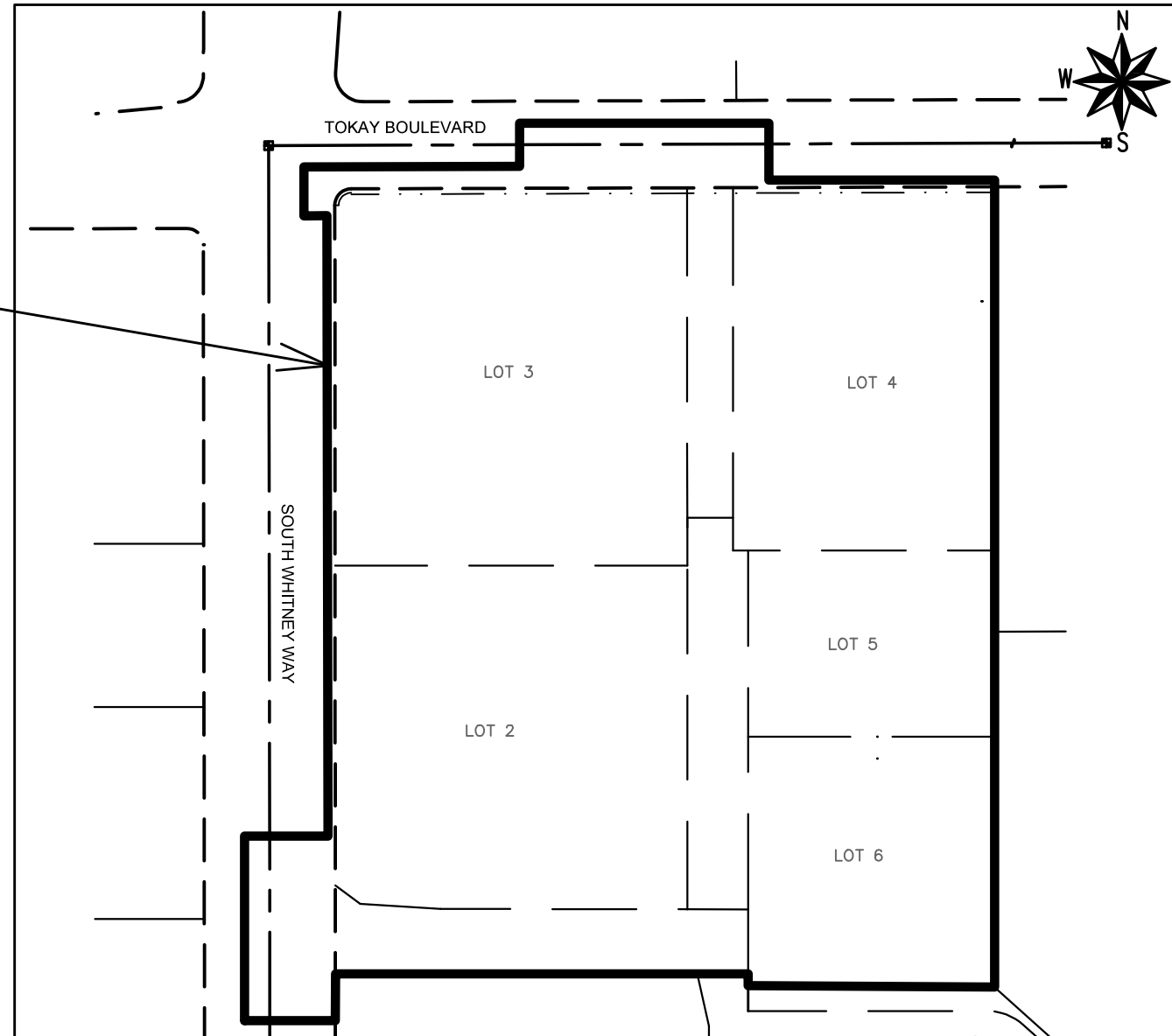
PLAN OF PROPOSED IMPROVEMENT

WESTGATE REDEVELOPMENT PLAT

INDEX OF SHEETS

SHEET NO.	NOTES AND DETAILS
D1-D2	NOTES AND DETAILS
E1	ELECTRICAL PLAN
M1-M2	PAVEMENT MARKING PLAN
P1-P4	STREET PLAN & PROFILES
U1-U2	UTILITY PLAN & PROFILES
USTM	STORM SEWER SCHEDULE
L1	LANDSCAPE PLAN
X1-X7	CROSS SECTIONS
MN1	MAINTENANCE MAP

CITY PROJECT NO. 13283
CONTRACT NO. 8982



**PROJECT
LOCATION**

PUBLIC IMPROVEMENT PROJECT
APPROVED

FEBRUARY 2, 2021

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

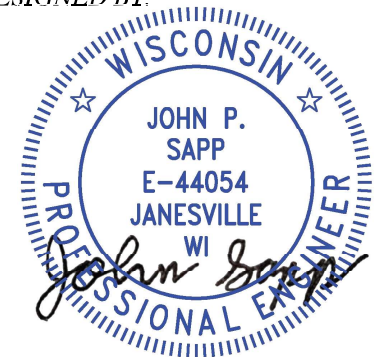
Greg Friss

Jun 1, 2021

City Engineer

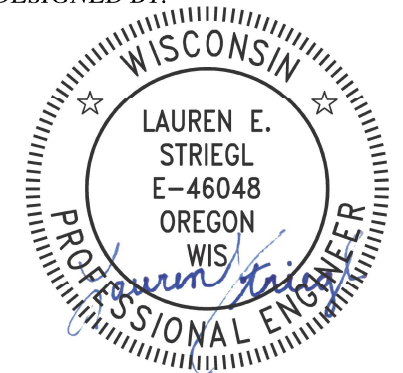
Date

STREET
DESIGNED BY:



Jun 1, 2021

STORM SEWER
DESIGNED BY:



Jun 1, 2021

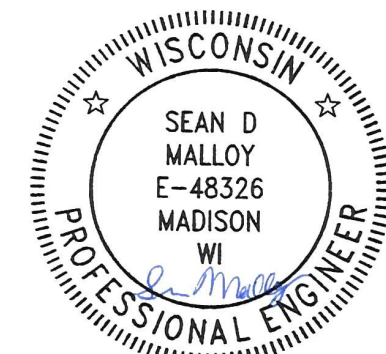
REVISED 10/27/22 BY IO

ELECTRICAL
DESIGNED BY:



Jun 1, 2021

GEOMETRY & PAVEMENT MARKING
DESIGNED BY:



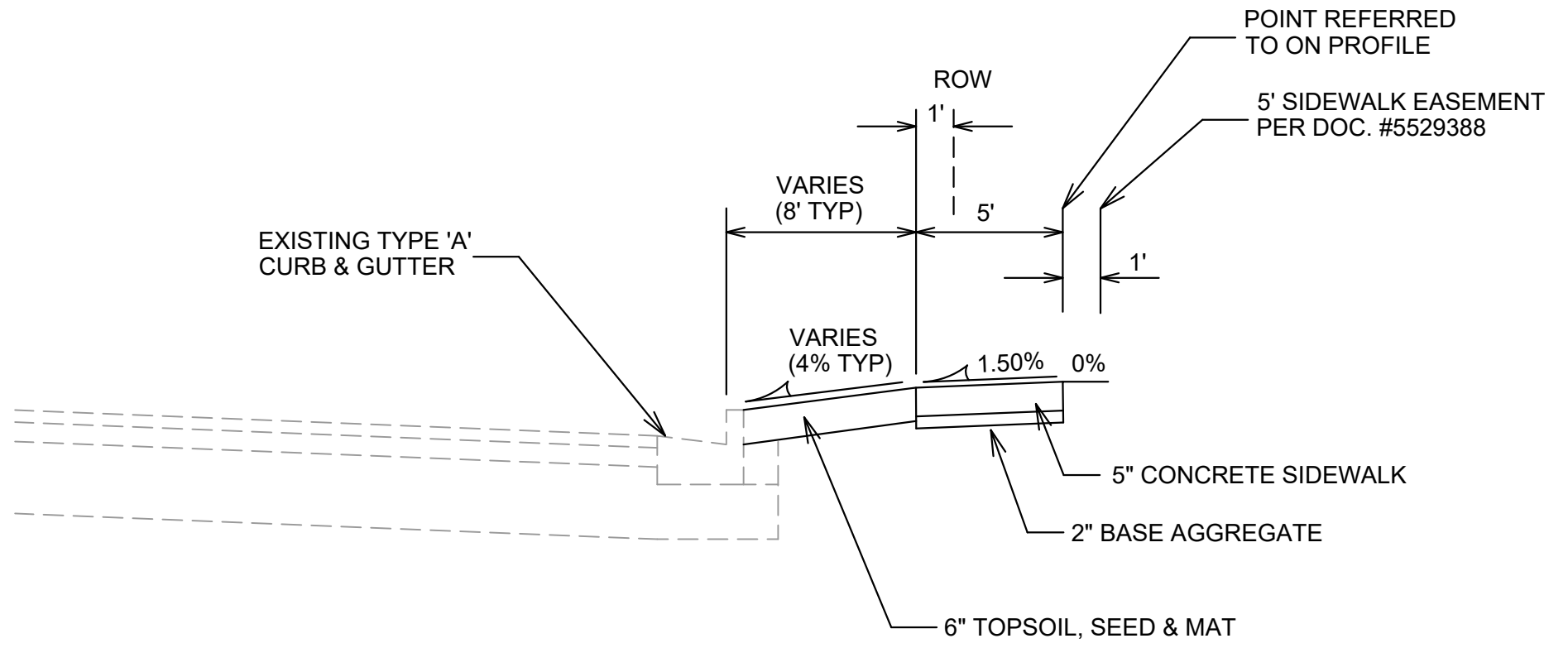
Jun 1, 2021

PLOT SCALE: 1"=0' = 1"=0' XREF

PLOT NAME: ---

REV. DATE: 5/19/2021 2:36 PM

ORIGINATOR: CITY_OF_MADISON



TYPICAL SECTION

TOKAY BOULEVARD
 STA 101+16 TO STA 107+30
 NOT TO SCALE

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13283
 MADISON, WI
 8982
 CONTRACT NO:

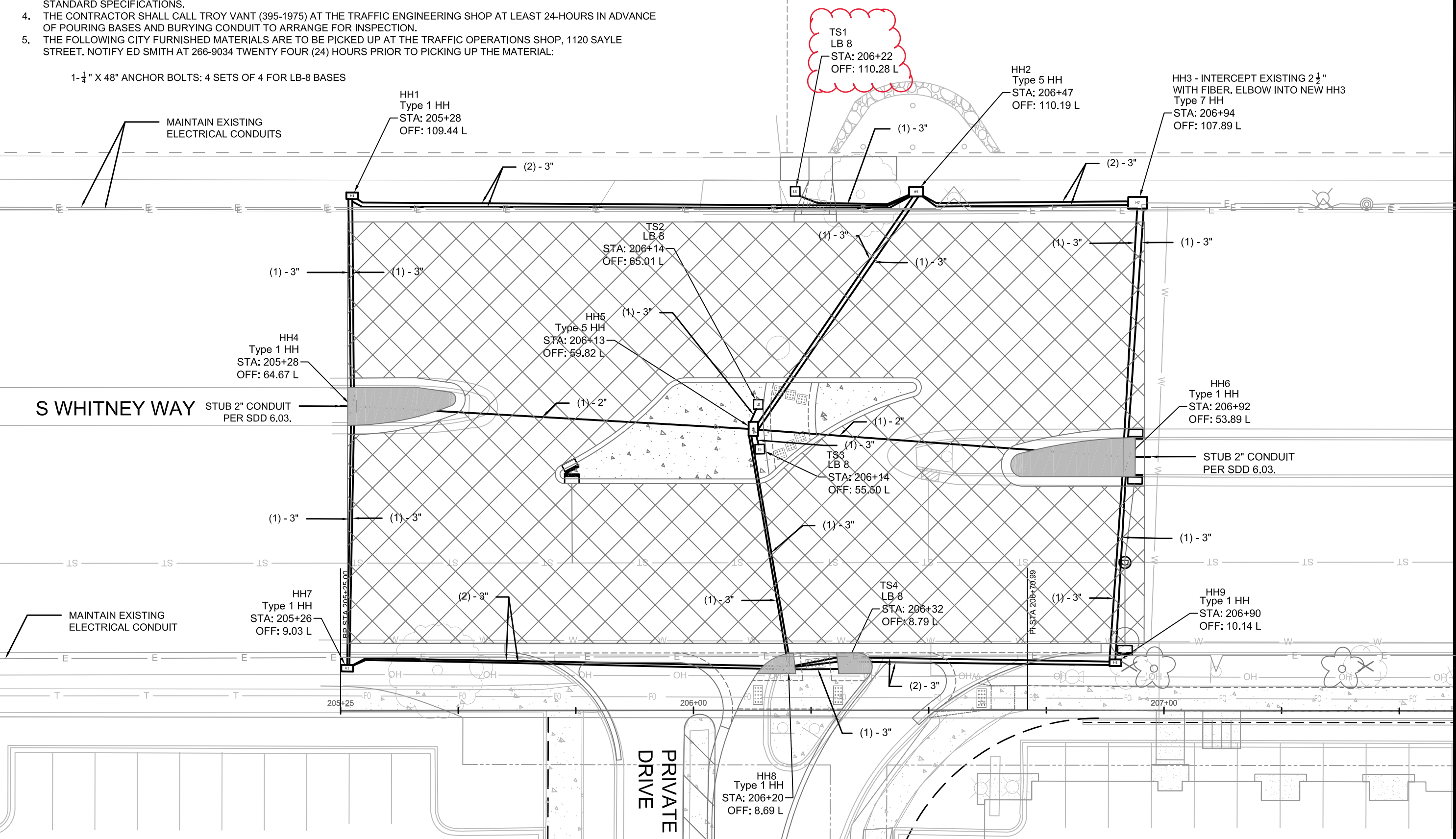
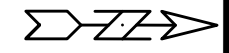
TYPICAL SECTION
 WESTGATE REDEVELOPMENT PLAT
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GENERAL ELECTRICAL NOTES:

1. ALL LOCATIONS ARE APPROXIMATE. TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS INCLUDING SETBACK IN THE FIELD. AFTER CONTRACTOR SURVEYS STAKING, THE CONTRACTOR SHALL NOTIFY GRETCHEN AVILES PINEIRO (266-4899), AT LEAST 24-HOURS IN ADVANCE OF NEEDING BASE LOCATION MARKED.
2. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2021 EDITION AND ALL ADDENDUMS THERETO. [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
3. ALL CONDUIT SHALL BE PVC SCHEDULE 80 UNDER PAVEMENT OR SCHEDULE 40 OTHERWISE. PULL WIRE REQUIRED AS PER STANDARD SPECIFICATIONS.
4. THE CONTRACTOR SHALL CALL TROY VANT (395-1975) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF POURING BASES AND BURYING CONDUIT TO ARRANGE FOR INSPECTION.
5. THE FOLLOWING CITY FURNISHED MATERIALS ARE TO BE PICKED UP AT THE TRAFFIC OPERATIONS SHOP, 1120 SAYLE STREET. NOTIFY ED SMITH AT 266-9034 TWENTY FOUR (24) HOURS PRIOR TO PICKING UP THE MATERIAL:

1-1/4" X 48" ANCHOR BOLTS: 4 SETS OF 4 FOR LB-8 BASES



DATE	BY	E-1
10/27/22	GMA	
REVISION		
RELOCATE TSI		
DESIGNED BY: GMA	DRAWN BY: GMA	DATE: 10/27/2022 8:50 AM
SCALE: 1" = 20'		
PROJECT NO: 13283		

13283
 MADISON, WI
 CONTRACT NO: 8982

ELECTRICAL PLAN
 WESTGATE REDEVELOPMENT PLAT
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13283
 E-1

Reapply 8" Epoxy
As Needed

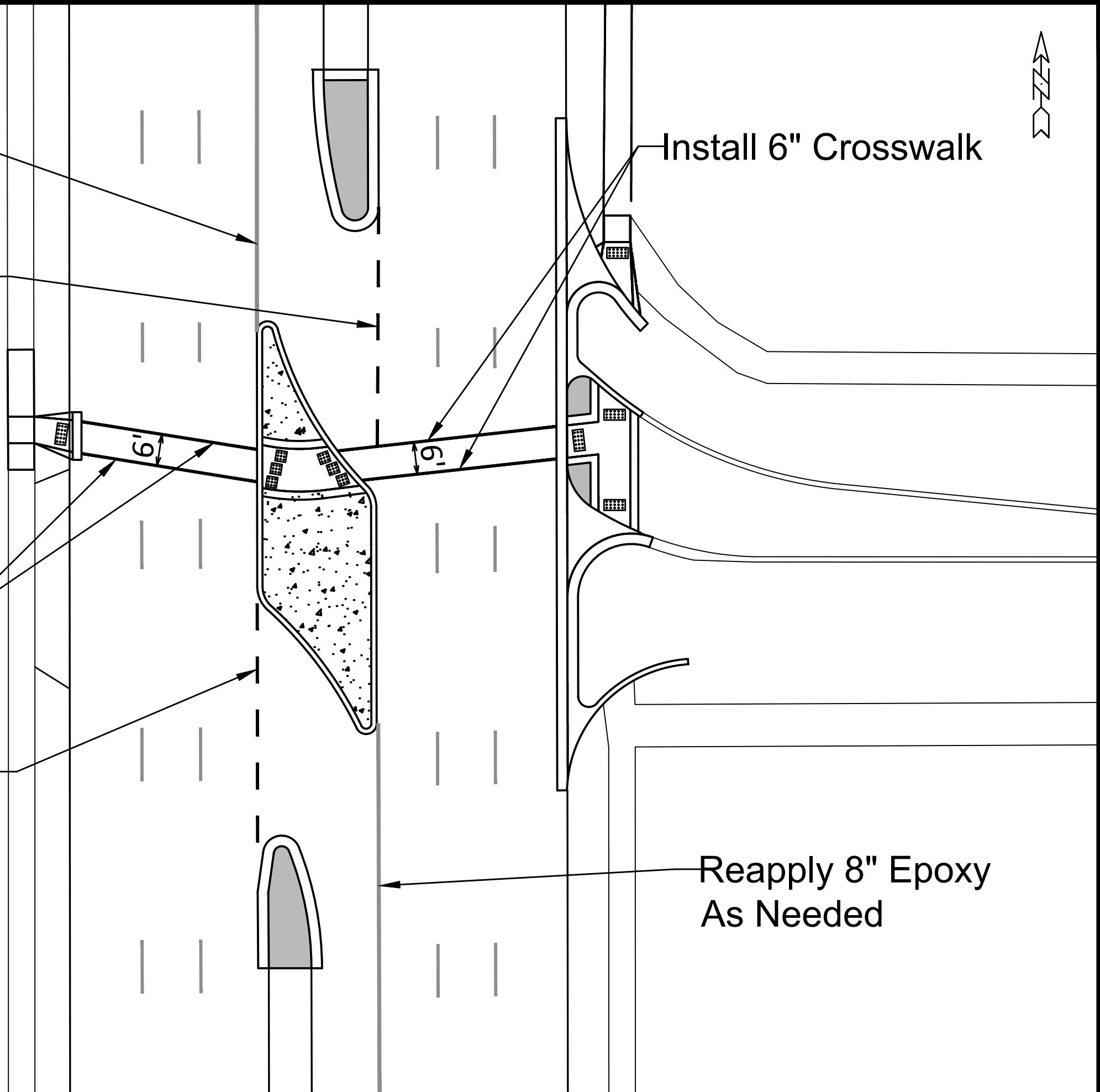
Install 5' Line X 5' Gap 6" Epoxy

Install 6" Crosswalk

Install 5' Line X 5' Gap 6" Epoxy

Reapply 8" Epoxy
As Needed

Install 6" Crosswalk



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13283
MADISON, WI
CONTRACT NO: ----

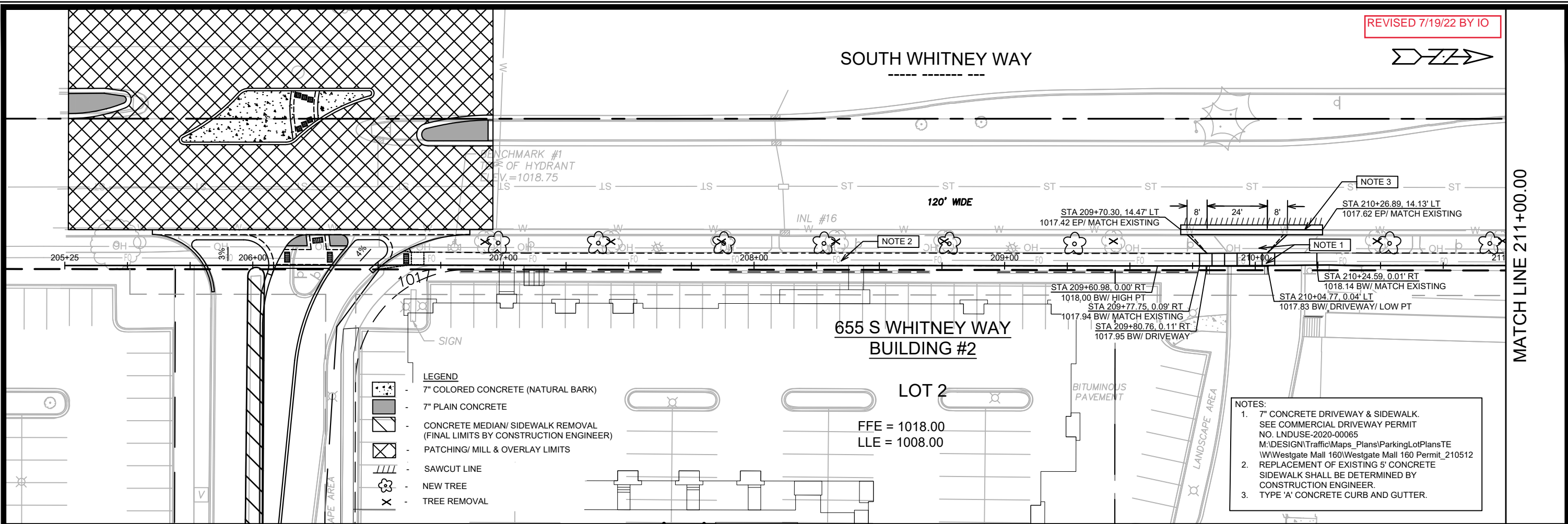
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13283
M-2

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SOUTH WHITNEY WAY

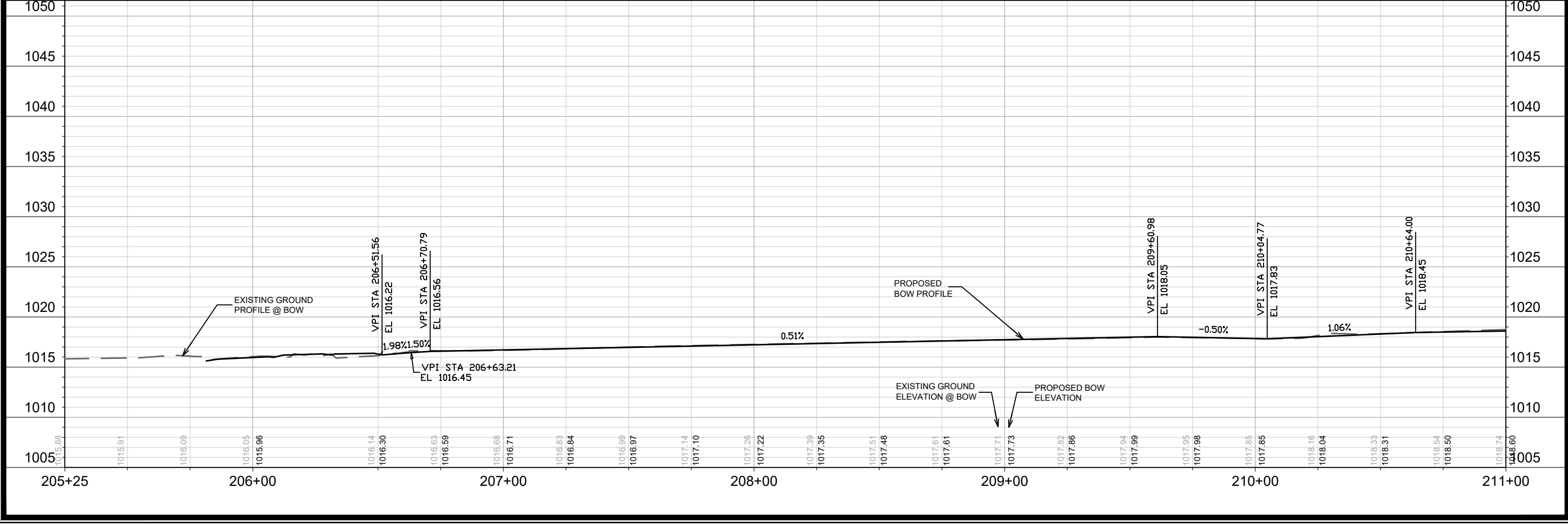


- LEGEND**
- 7" COLORED CONCRETE (NATURAL BARK)
 - 7" PLAIN CONCRETE
 - CONCRETE MEDIAN/ SIDEWALK REMOVAL (FINAL LIMITS BY CONSTRUCTION ENGINEER)
 - PATCHING/ MILL & OVERLAY LIMITS
 - SAWCUT LINE
 - NEW TREE
 - TREE REMOVAL

- NOTES:**
1. 7" CONCRETE DRIVEWAY & SIDEWALK. SEE COMMERCIAL DRIVEWAY PERMIT NO. LNDUSE-2020-00065
M:\DESIGN\Traffic\Maps_Plans\ParkingLotPlansTE\WWestgate Mall 160\Westgate Mall 160 Permit_210512
 2. REPLACEMENT OF EXISTING 5" CONCRETE SIDEWALK SHALL BE DETERMINED BY CONSTRUCTION ENGINEER.
 3. TYPE 'A' CONCRETE CURB AND GUTTER.

655 S WHITNEY WAY BUILDING #2

FFE = 1018.00
LLE = 1008.00



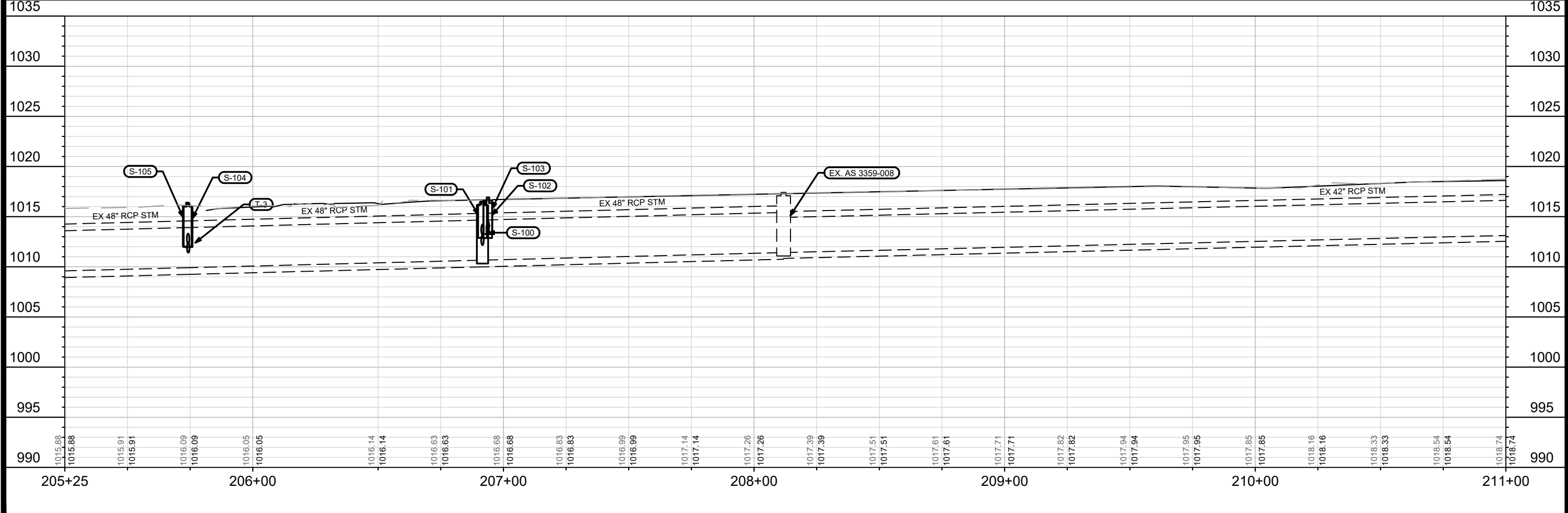
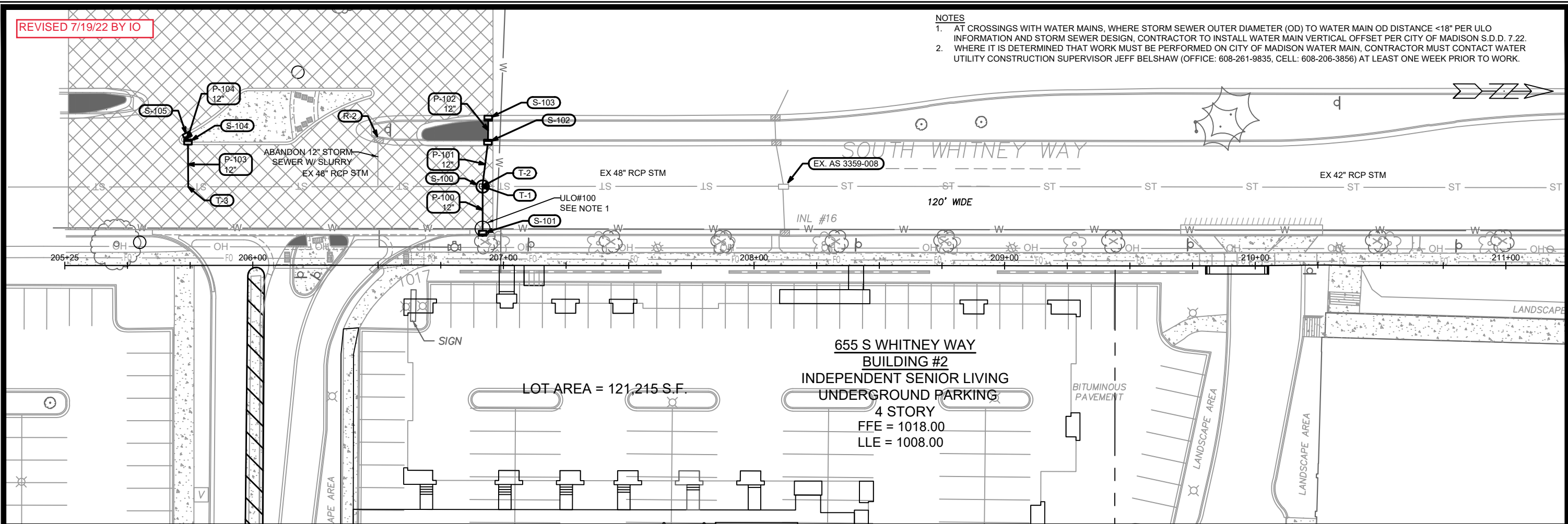
MATCH LINE 211+00.00

13283	MADISON, WI	8982	P-2
S. WHITNEY WAY SIDEWALK		WESTGATE REDEVELOPMENT PLAT	
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13283		P-2	

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NOTES

- 1. AT CROSSINGS WITH WATER MAINS, WHERE STORM SEWER OUTER DIAMETER (OD) TO WATER MAIN OD DISTANCE <18" PER ULO INFORMATION AND STORM SEWER DESIGN, CONTRACTOR TO INSTALL WATER MAIN VERTICAL OFFSET PER CITY OF MADISON S.D.D. 7.22.
- 2. WHERE IT IS DETERMINED THAT WORK MUST BE PERFORMED ON CITY OF MADISON WATER MAIN, CONTRACTOR MUST CONTACT WATER UTILITY CONSTRUCTION SUPERVISOR JEFF BELSHAW (OFFICE: 608-261-9835, CELL: 608-206-3856) AT LEAST ONE WEEK PRIOR TO WORK.



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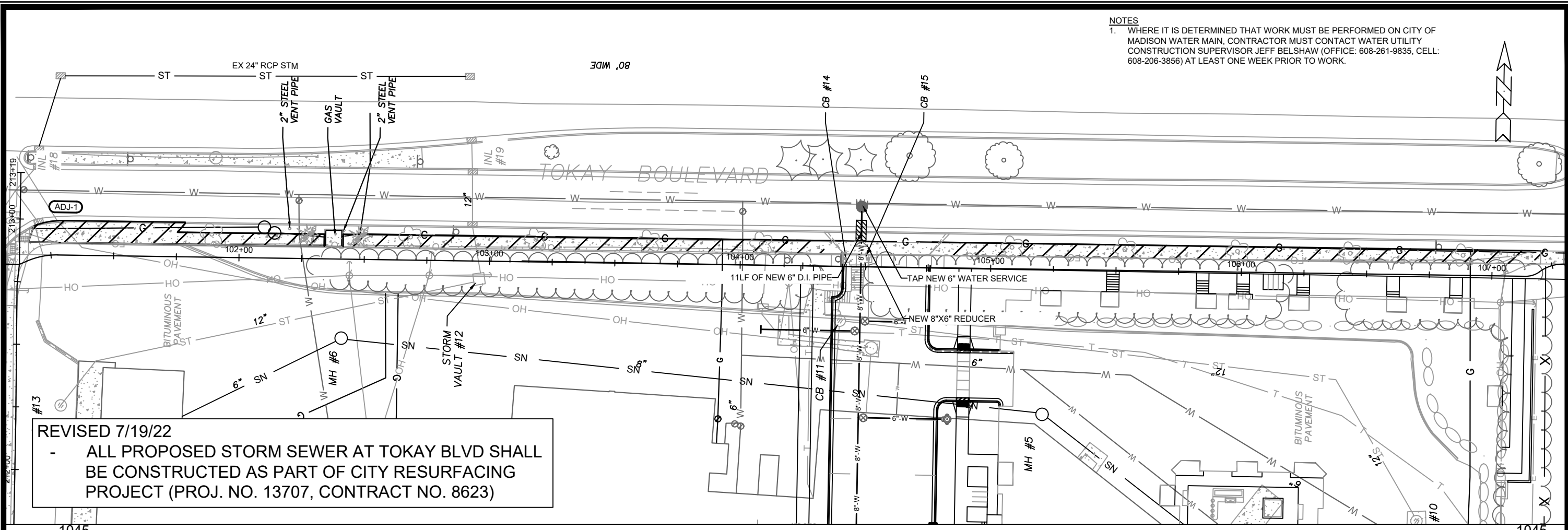
13283
 MADISON, WI
 CONTRACT NO: 8962

S. WHITNEY WAY UTILITIES PLAN & PROFILE
 WESTGATE REDEVELOPMENT PLAT
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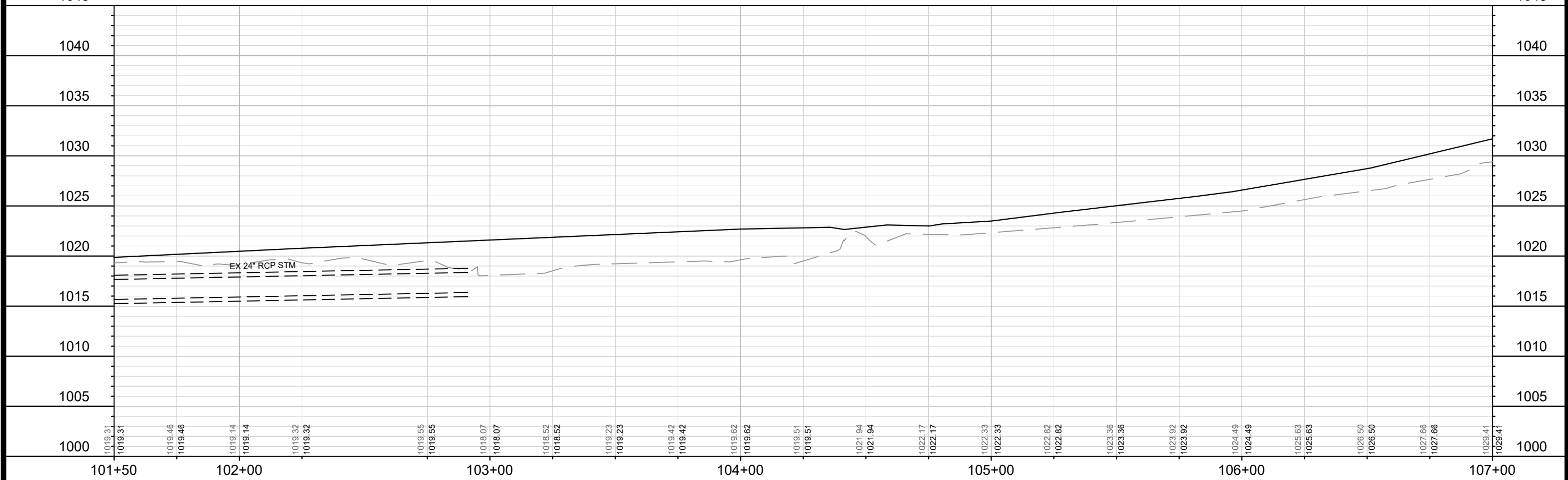


13283
 U-1

NOTES
 1. WHERE IT IS DETERMINED THAT WORK MUST BE PERFORMED ON CITY OF MADISON WATER MAIN, CONTRACTOR MUST CONTACT WATER UTILITY CONSTRUCTION SUPERVISOR JEFF BELSHAW (OFFICE: 608-261-9835, CELL: 608-206-3856) AT LEAST ONE WEEK PRIOR TO WORK.



REVISED 7/19/22
 - ALL PROPOSED STORM SEWER AT TOKAY BLVD SHALL BE CONSTRUCTED AS PART OF CITY RESURFACING PROJECT (PROJ. NO. 13707, CONTRACT NO. 8623)



MARK	REVISION	DATE	BY
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13283
 MADISON, WI
 CONTRACT NO: 8962

TOKAY BOULEVARD UTILITIES PLAN & PROFILE
 WESTGATE REDEVELOPMENT PLAT
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13283
 U-2

STORM SEWER SCHEDULE

* REVISED 7/19/22 - ALL PROPOSED STM SEWER AT TOKAY BLVD SHALL BE CONSTRUCTED AS PART OF CITY RESURFACING PROJECT (PROJ. NO. 13707, CONTRACT NO. 8623)

WESTGATE REDEVELOPMENT PLAT PROJECT NO. 13283	SHEET NO. U-STM
STORM SEWER SCHEDULE	
CITY OF MADISON	

PROPOSED STORM STRUCTURES

STRUC. NO.	STATION	LOCATION (OFFSET)	TYPE	TOP OF CASTING	E.I.	DEPTH	NOTES
TOKAY BLVD							
S-1*	102+91.14	LT-73.68	4X4 STORM SAS	1020.99	1016.36	4.63	FP; W/ R-3067-7004-V
S-2*	103+23.43	LT-14.35	3X3 STORM SAS	1021.44	1017.19	4.25	W/ R-3067-7004V
S-3*	104+30.94	LT-14.51	3X3 STORM SAS	1022.33	1017.87	4.46	W/ R-3067-7004V
S-4*	104+39.95	LT-36.00	H INLET	1021.93	1018.93	3.00	w/ R-1878-B7G
S-5*	104+81.13	LT-35.46	H INLET	1023.02	1019.69	3.33	W/ R-3067-7004V
S-6*	104+86.92	LT-51.61	H INLET	1023.12	1019.79	3.33	W/ R-3067-7004V
S-7*	104+86.14	LT-14.53	H INLET	1023.08	1019.75	3.33	W/ R-3067-7004V
S WHITNEY WAY							
S-100	206+91.65	LT-31.42	SADDLED 5X5 STORM SAS	1016.48	1010.66	5.82	FP; SEE SPEC. NOTE 1
S-101	206+91.67	LT-12.78	H INLET	1016.54	1013.21	3.33	W/ R-3067-7004V
S-102	206+93.73	LT-49.13	H INLET	1016.68	1013.20	3.48	W/ R-3067-7004VB
S-103	206+93.84	LT-58.71	H INLET	1016.92	1013.59	3.33	W/ R-3067-7004VB
S-104	205+74.19	LT-49.25	H INLET	1016.33	1012.30	4.03	W/ R-3067-7004VB
S-105	205+73.86	LT-51.95	H INLET	1016.40	1012.35	4.05	W/ R-3067-7004VB

PROPOSED STORM TAPS

TAP NO.	STRUC. NO.	STATION	LOCATION (OFFSET)	TOP OF CASTING	E.I.	DEPTH	NOTES
S WHITNEY WAY							
T-1	EX. 48" RCP	206+91.65	LT-31.42	-	1012.16	-	MATCH CENTERLINE OF PIPES
T-2	EX. 48" RCP	206+91.65	LT-31.42	-	1012.16	-	MATCH CENTERLINE OF PIPES
T-3	EX. 48" RCP	205+74.26	LT-31.36	-	1011.41	-	MATCH CENTERLINE OF PIPES

PROPOSED STORM ADJUSTMENTS

ADJ NO.	STRUC. NO.	STATION	LOCATION (OFFSET)	TOP OF CASTING	E.I.	DEPTH	NOTES
TOKAY BLVD							
ADJ-1*	EX. IN 3359-007	101+22.40	LT-13.73	1019.04	-	-	REPLACE CASTING W/ R-3670-7004-V

SPECIFIC NOTES:

1) SADDLED SAS TO BE CONSTRUCTED PER CITY OF MADISON S.D.D. 5.7.9A (TYPE B); W/ R-1550-0054 CASTING

STANDARD NOTES:

-PLAN LENGTH (PAY LENGTH) IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTH IS ACTUAL LENGTH OF PIPE FROM STRUCTURE WALL TO STRUCTURE WALL. SLOPE CALCULATED USING PIPE LENGTH.

- ABBREVIATIONS: AE = APRON ENDWALL; RCP = REINFORCED CONCRETE PIPE; HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE; DNA = DOES NOT APPLY; SAS = SEWER ACCESS STRUCTURE; LP = LOW POINT INLET STRUCTURE; FP = FIELD POURED STRUCTURE; TR = TOP OF CONCRETE ROOF; NCM = NO CROWN MATCH FOR PIPES; UD = UNDERDRAIN

- APPROXIMATE DISCHARGE E.I. GIVEN, ADJUST E.I. AND PIPE SLOPE IN THE FIELD.

- TOP OF CASTING GRADE GIVEN IS THE TOP OF CURB FOR INLET STRUCTURES AND THE FLOWLINE OF THE CLOSED CASTING FOR SAS'S.

- ALL REINFORCED CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED.

- SURVEYOR TO CONFIRM THAT ALL INLET STATION / OFFSETS LINE UP WITH PROPOSED CURB AND GUTTER.

PROPOSED STORM PIPES

PIPE NO.	FROM (DNSTM)	TO (UPSTM)	DISCH. E.I.	INLET E.I.	PLAN (PAY) LGTH (FT)	PIPE LGTH (FT)	SLOPE (%)	PIPE SIZE	TYPE	NOTES
P-1*	S-1	S-2	1016.86	1017.19	68	64	0.52%	18"	RCP	
P-2*	S-2	S-3	1017.19	1017.87	108	105	0.65%	18"	RCP	
P-3*	S-3	S-4	1018.12	1018.93	23	24	3.93%	15"	RCP	
P-4*	S-4	S-5	1019.18	1019.69	41	38	1.34%	12"	RCP	
P-5*	S-5	S-6	1019.69	1019.79	17	15	0.68%	12"	RCP	
P-6*	S-3	S-7	1018.37	1019.75	55	52	2.64%	12"	RCP	
P-100	T-1	S-101	1012.16	1013.21	19	16	6.68%	12"	RCP	
P-101	T-2	S-102	1012.16	1013.20	18	15	7.01%	12"	RCP	
P-102	S-102	S-103	1013.20	1013.59	10	8	5.11%	12"	RCP	
P-103	T-3	S-104	1011.41	1012.30	18	17	5.26%	12"	RCP	
P-104	S-104	S-105	1012.30	1012.35	3	1	7.69%	12"	RCP	

PROPOSED STORM REMOVALS

REMOVAL NO.	STRUC. NO.	STATION	LOCATION (OFFSET)	TOP OF CASTING	E.I.	DEPTH	NOTES
TOKAY BLVD							
R-1*	EX. IN 3358-006	102+91.14	LT-73.68	1020.99	1016.36	4.63	REPLACE W/ S-1
S WHITNEY WAY							
R-2	EX. IN 3359-011	206+50.58	LT-50.34	1016.36	-	-	INVERT ELEVATION UNKNOWN

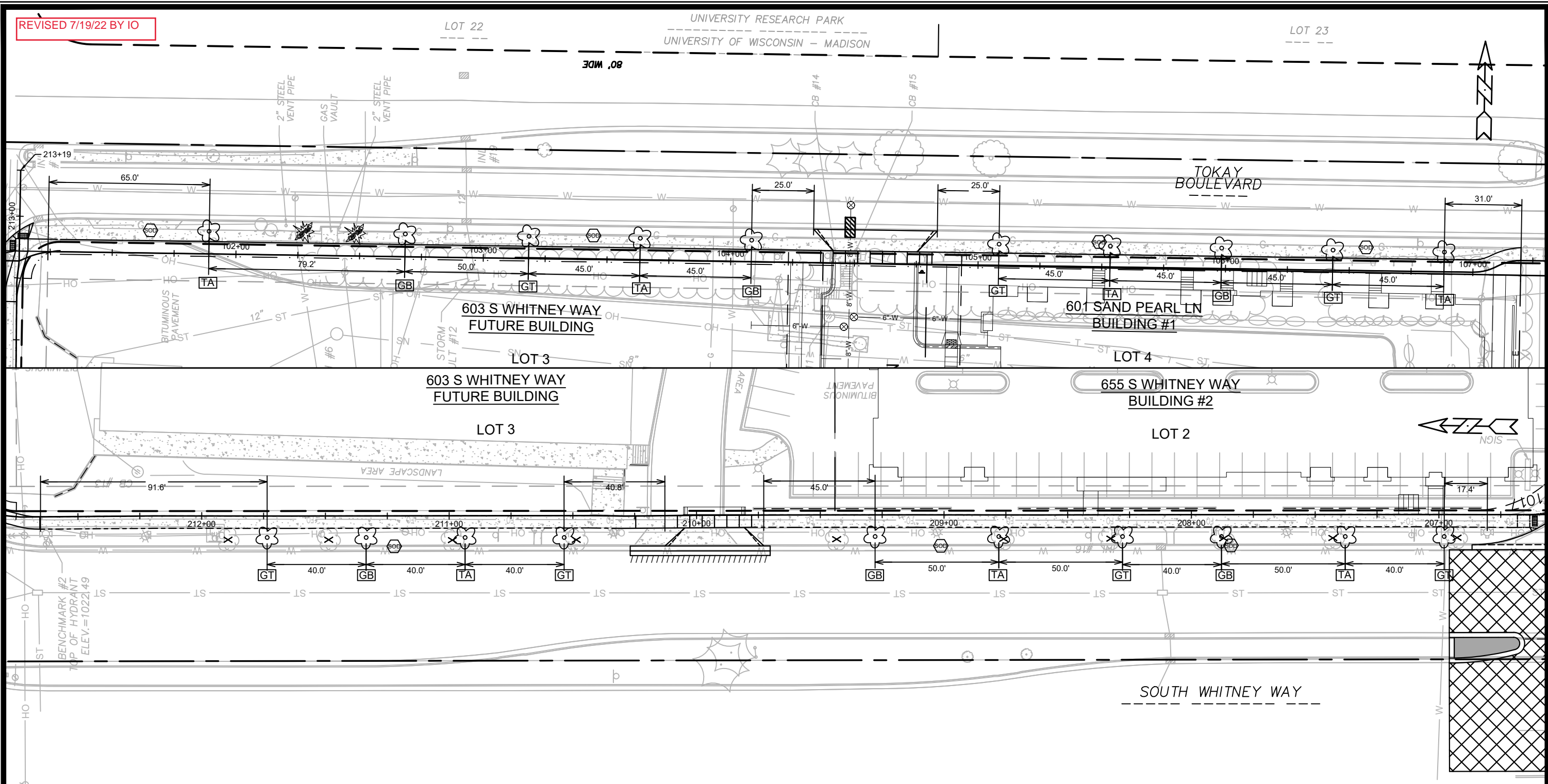
UTILITY LINE OPENINGS

ULO NO.	STATION	LOCATION (OFFSET)	TYPE	TOP ELEV.	NOTES
TOKAY BLVD					
ULO 1	103+16.93	LT-25.20	WATER	-	
ULO 2	104+35.33	LT-25.09	WATER	-	
S WHITNEY WAY					
ULO 100	206+91.67	LT-14.58	WATER	-	

-ALL FIELD POURED SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.3. ALL PRECAST SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.5.

- ALL STRUCTURES CALLED OUT AS FIELD POURED SHALL BE FIELD POURED. ALL OTHER STRUCTURES (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL IF PRECAST STRUCTURES ARE PREFERRED. CONTACT LAUREN STRIEGL OF CITY ENGINEERING AT (608) 266-4094 FOR PRECAST APPROVALS, FAX SHOP DRAWINGS TO (608)264-9275, OR EMAIL SHOP DRAWINGS TO LSTRIEGL@CITYOFMADISON.COM.

REVISED 7/19/22 BY IO



PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT
	DECIDUOUS TREES				
GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6	2"	B&B
GT	Gleditsia triacanthos 'Draves'	Streetkeeper Honeylocust	7	2"	B&B
TA	Tilia americana 'McKSentry'	American Sentry Linden	7	2"	B&B

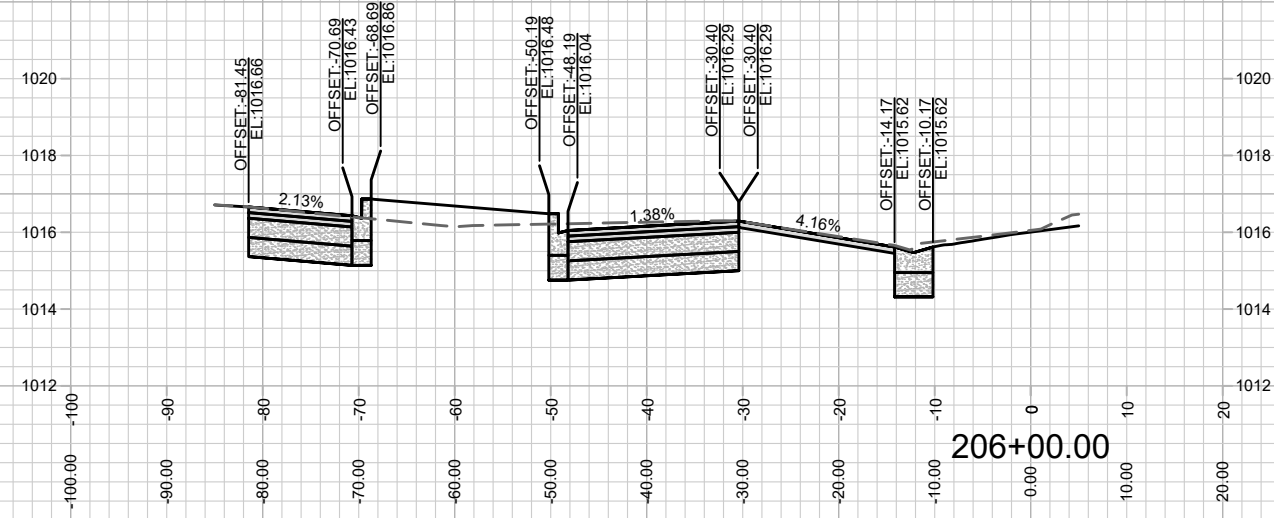
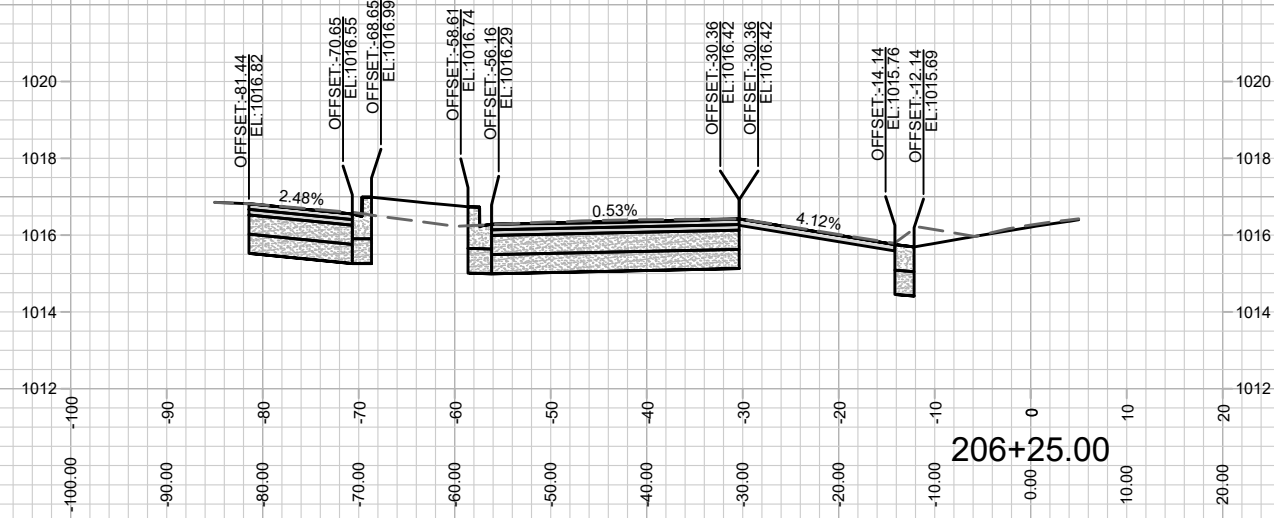
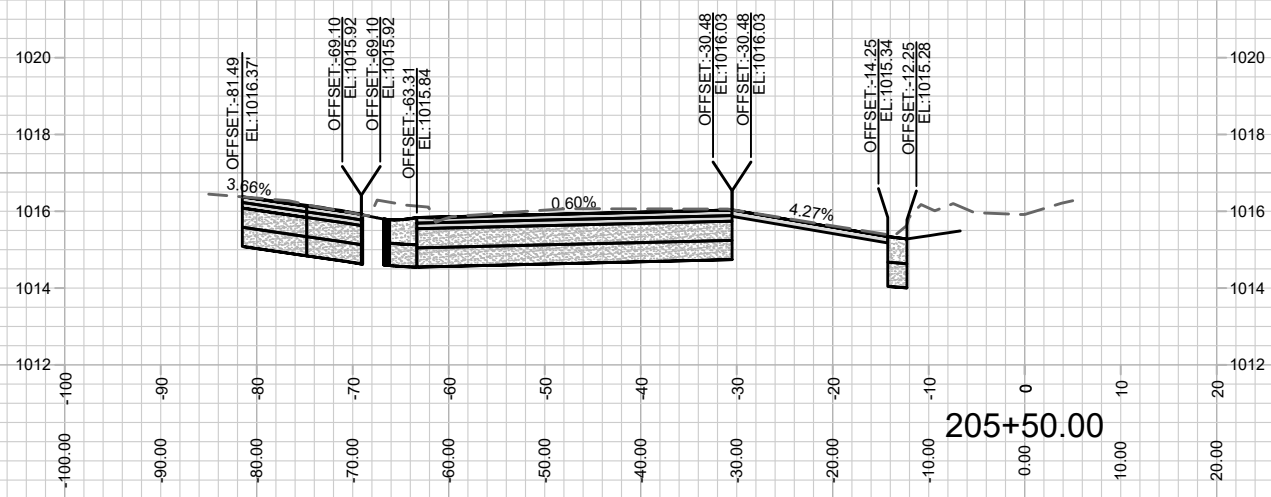
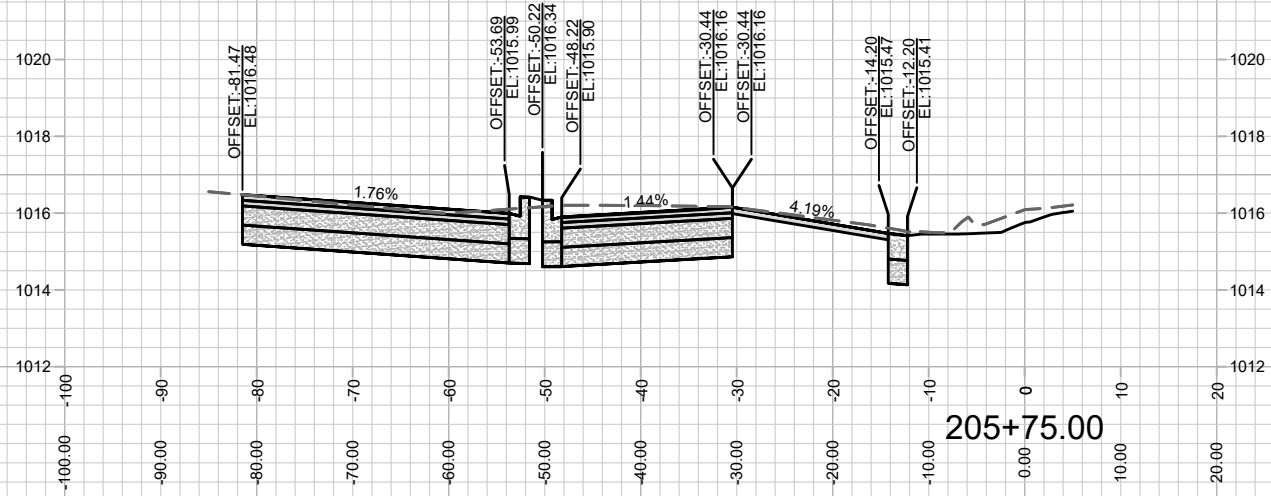
LEGEND

- X - TREE REMOVAL
- SOD - PREMIUM KENTUCKY BLUEGRASS SOD

STREET TREE NOTES:

1. ALL EXISTING STREET TREES ON WHITNEY WAY WILL BE REMOVED FOR UNDERGROUND UTILITY CONSTRUCTION.
2. NEW STREET TREE LOCATIONS AND TREE SPECIES WITHIN THE RIGHT-OF-WAY HAVE BEEN DETERMINED IN CONJUNCTION WITH CITY FORESTRY. CONTRACTOR SHALL CONTACT CITY FORESTRY, WAYNE BUCKLEY AT wbuckley@cityofmadison.com or (608) 266-4892 FOR APPROVAL OF FINAL PLANTING LOCATIONS AND TREE SPECIES. AT LEAST ONE PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
3. TREE DIMENSION IS STRAIGHT LINE FROM TREE CENTER TO CENTER, OR FROM CENTER OF TREE TO EDGE OF DRIVEWAY, HYDRANT OR UTILITY STRUCTURE.
4. WARNING: ULO REQUIRED ON TOKAY BLVD BEFORE TREE PLANTING DUE TO POTENTIAL GAS LINE CONFLICT.
5. REPLACE 12" TOP SOIL, SEED & MAT.

13283	MADISON, WI	8982	CONTRACT NO.:
LANDSCAPE PLAN			
WESTGATE REDEVELOPMENT PLAT			
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L-1			

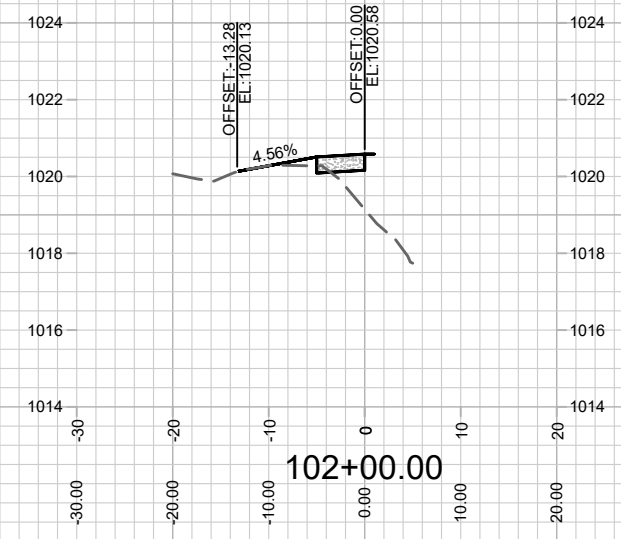
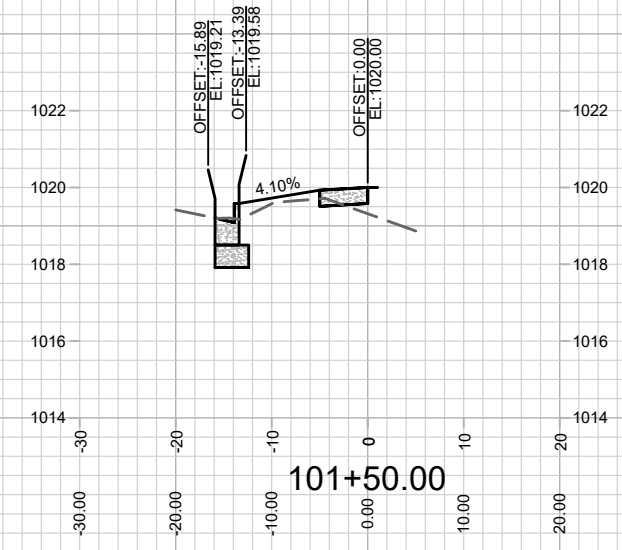
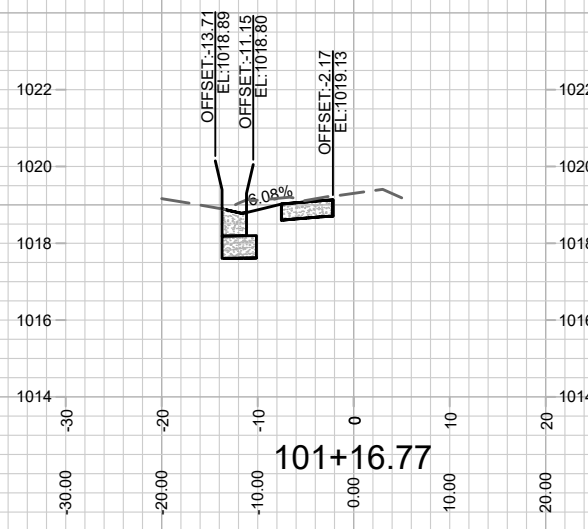
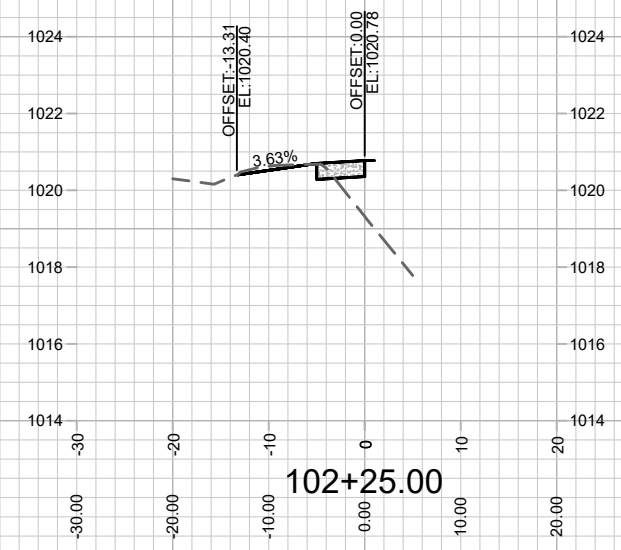
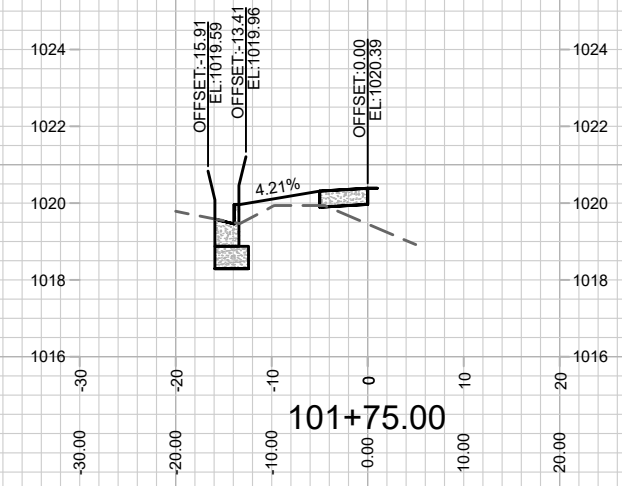
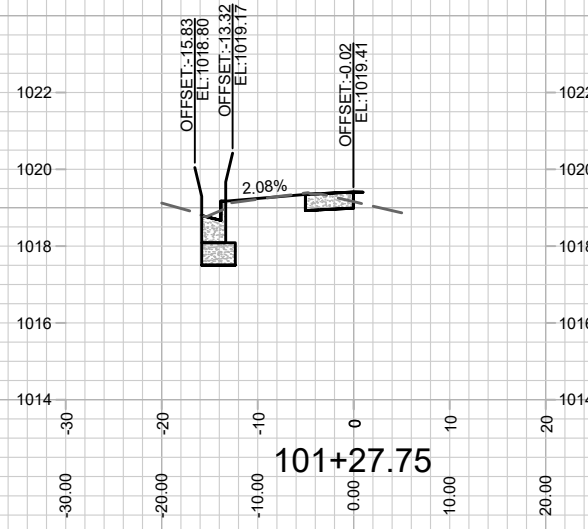


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13283
MADISON, WI
8982
CONTRACT NO:

S WHITNEY WAY CROSS SECTION
WESTGATE REDEVELOPMENT PLAT
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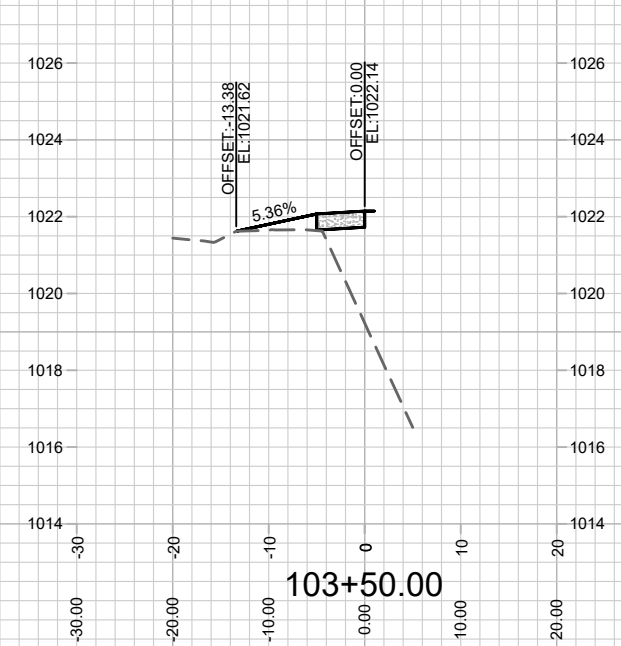
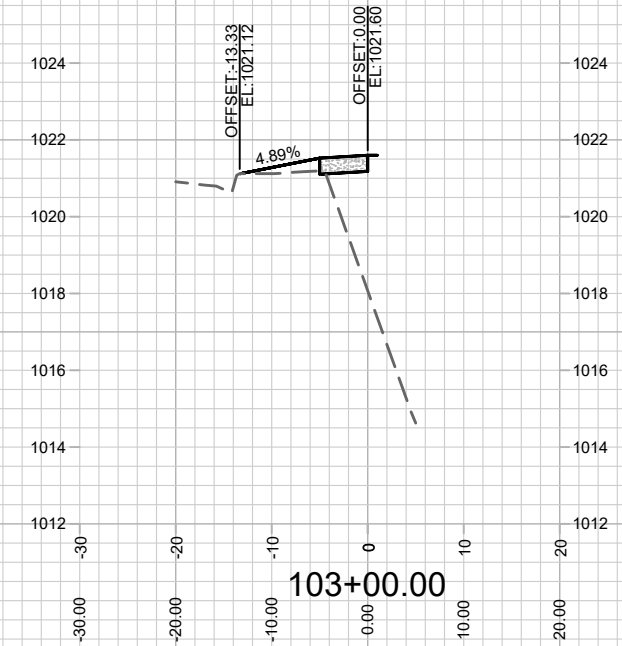
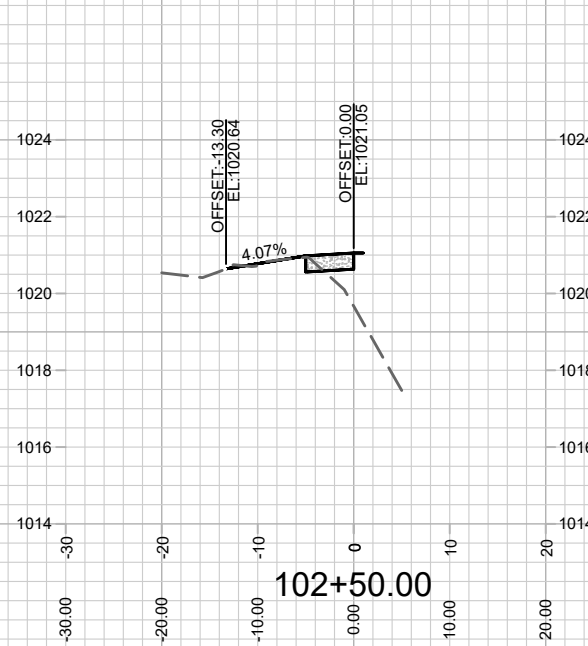
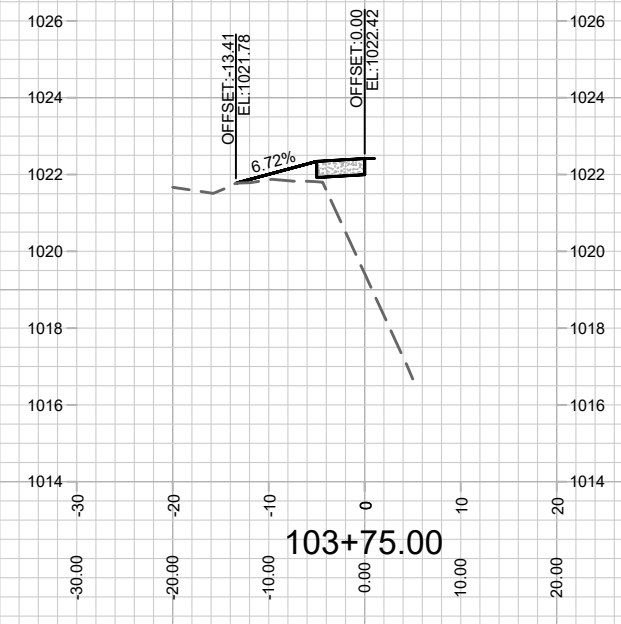
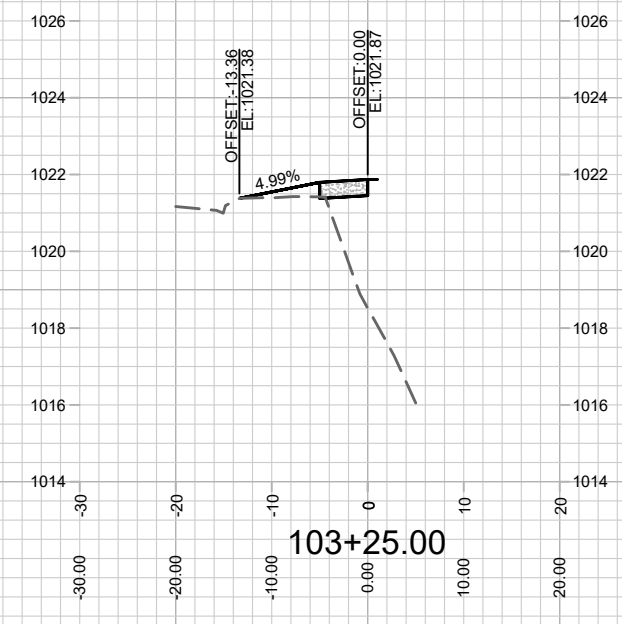
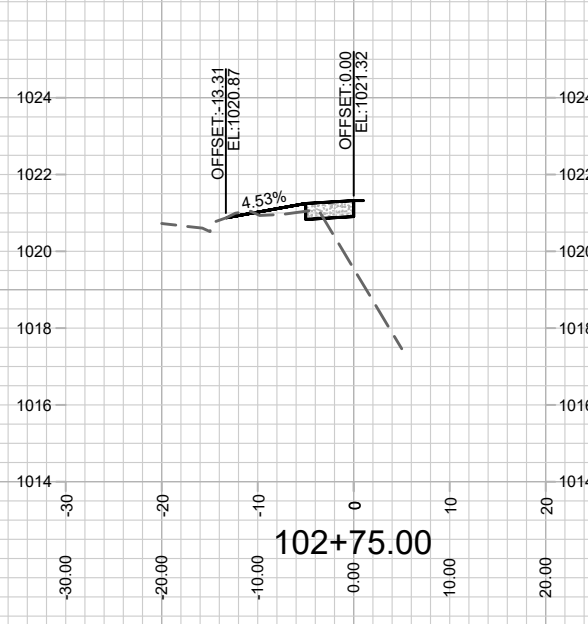
13283
MADISON, WI
8982
CONTRACT NO:

TOKAY BLVD SIDEWALK CROSS SECTION
WESTGATE REDEVELOPMENT PLAT
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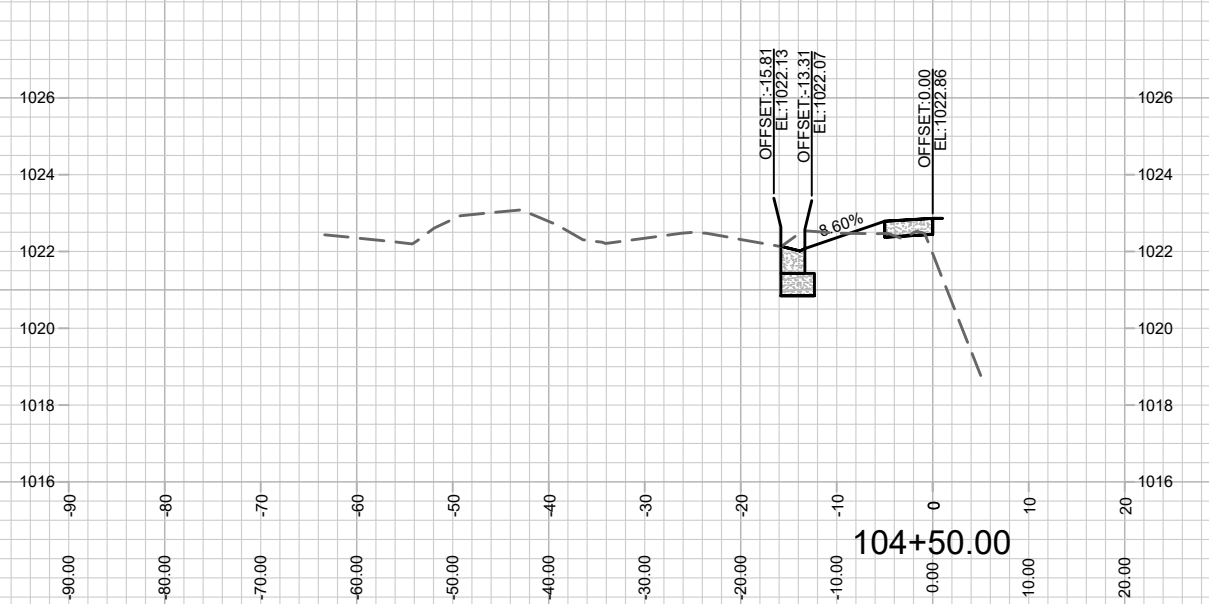
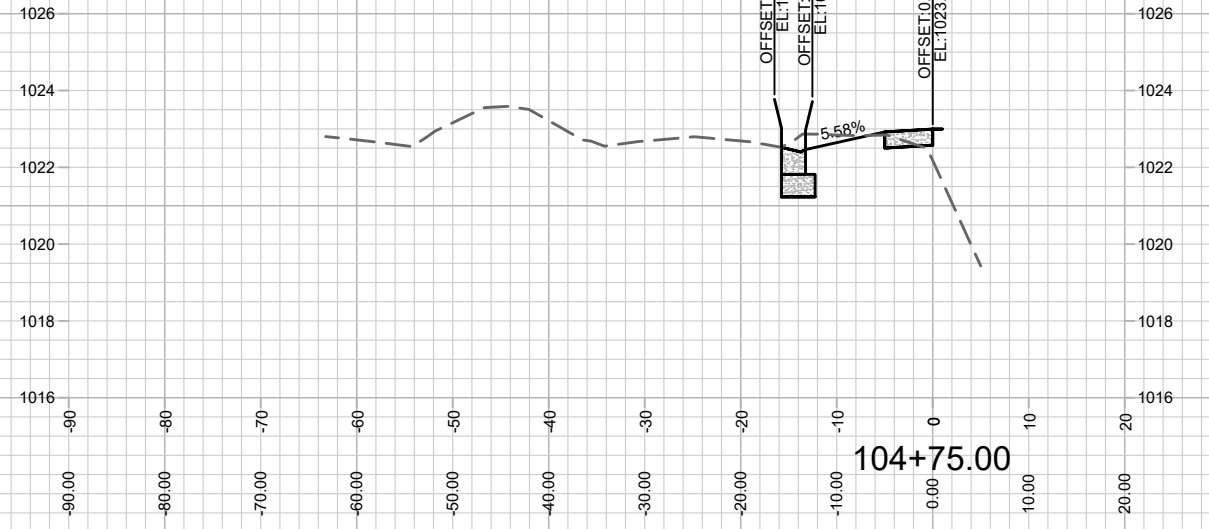
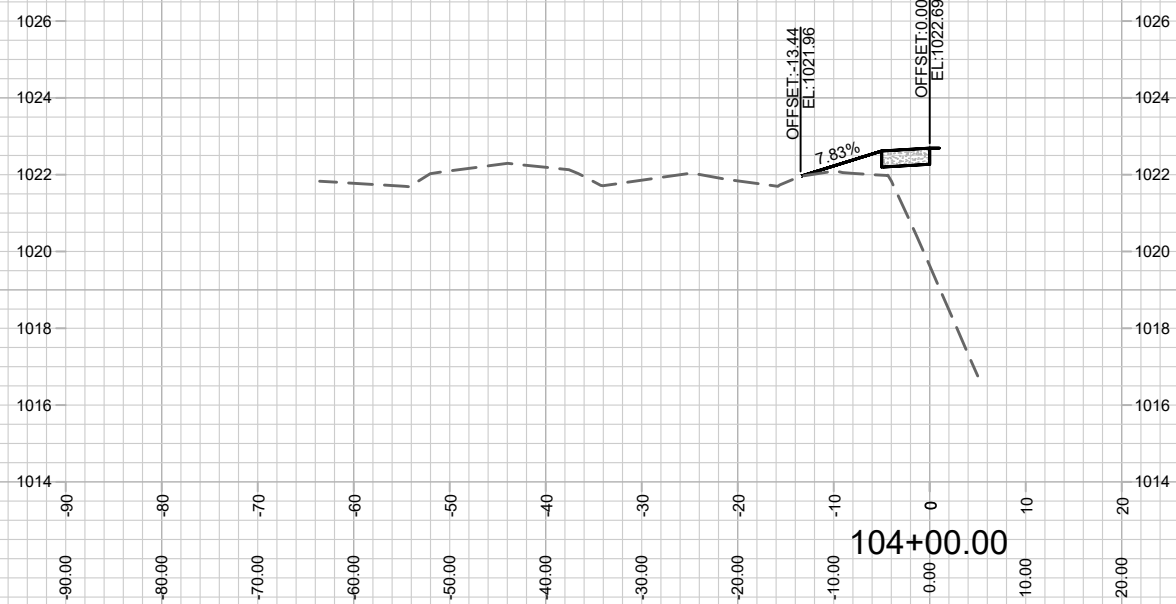
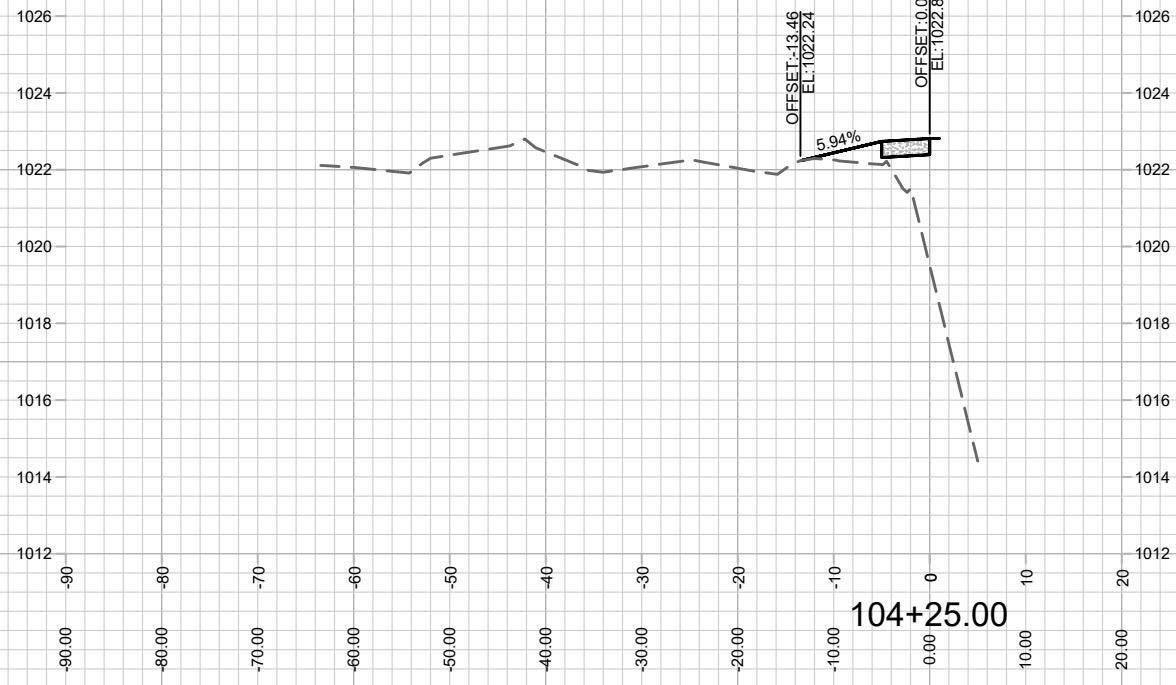
TOKAY BLVD SIDEWALK CROSS SECTION
 WESTGATE REDEVELOPMENT PLAT
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REVISED 7/19/22 BY IO



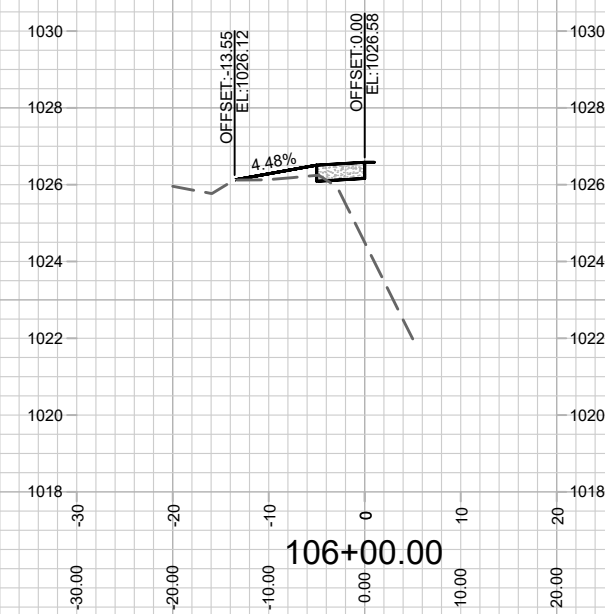
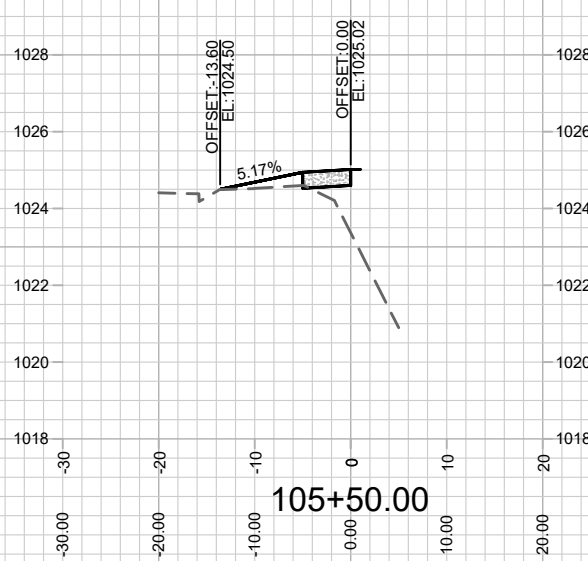
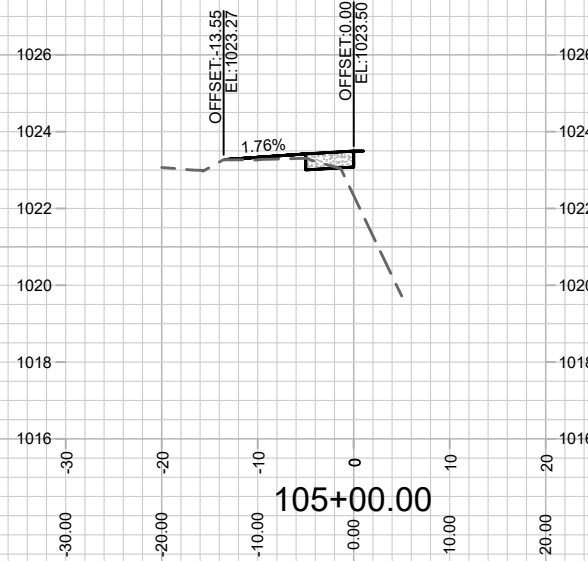
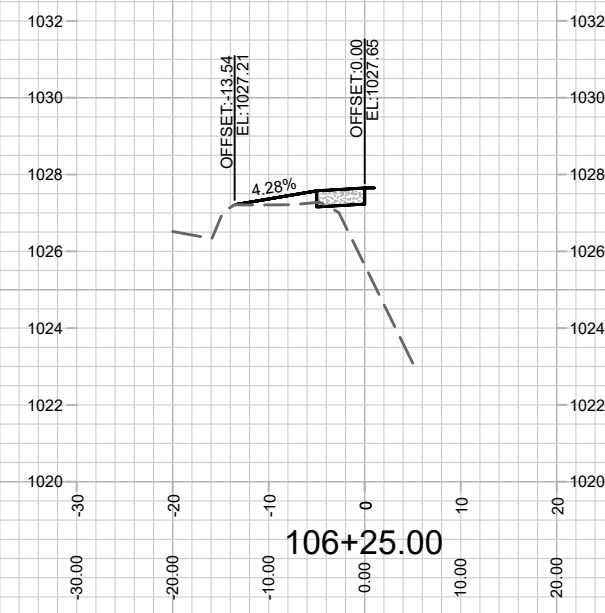
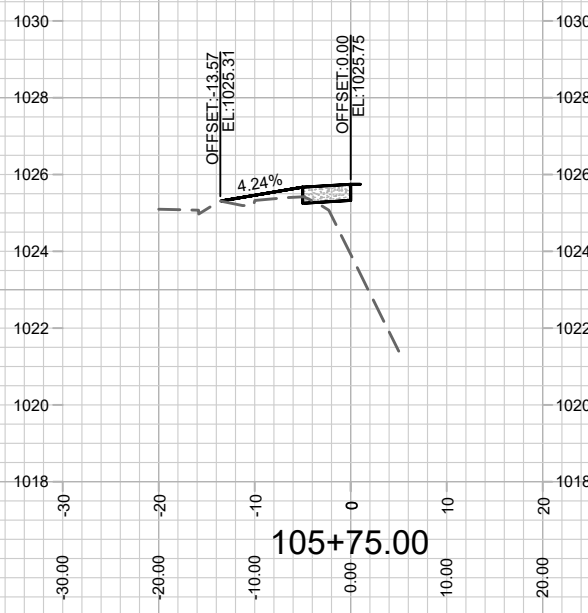
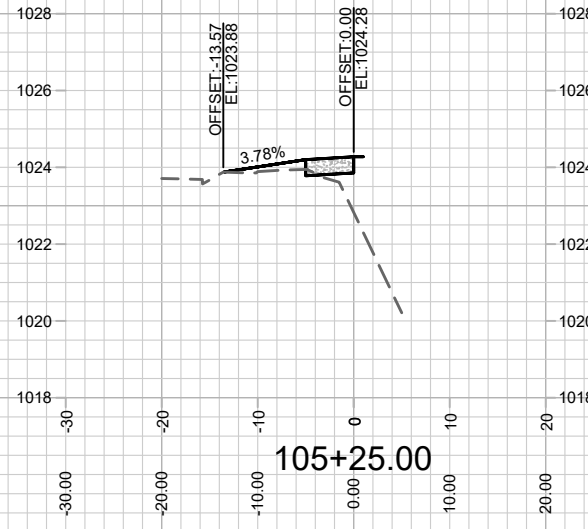
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TOKAY BLVD SIDEWALK CROSS SECTION
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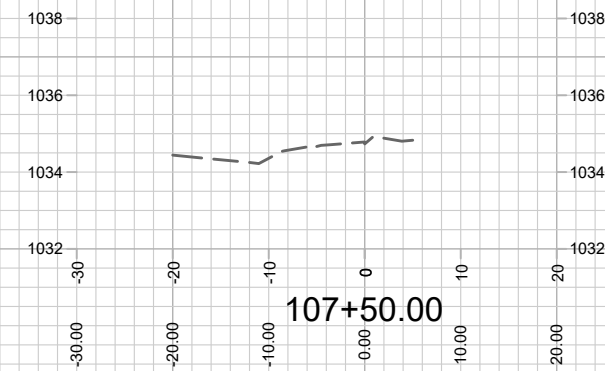
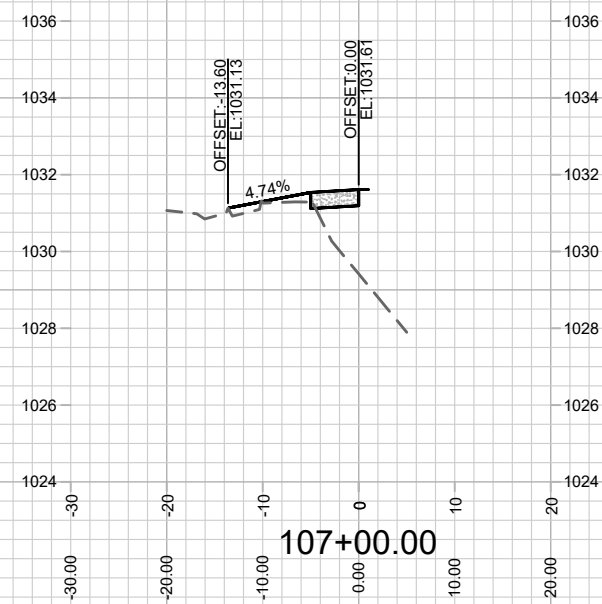
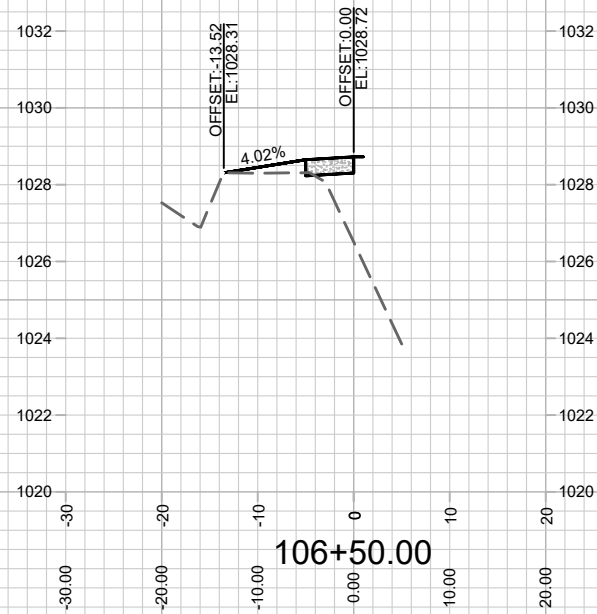
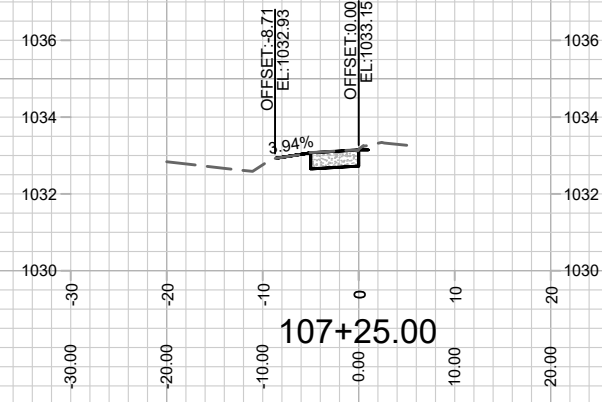
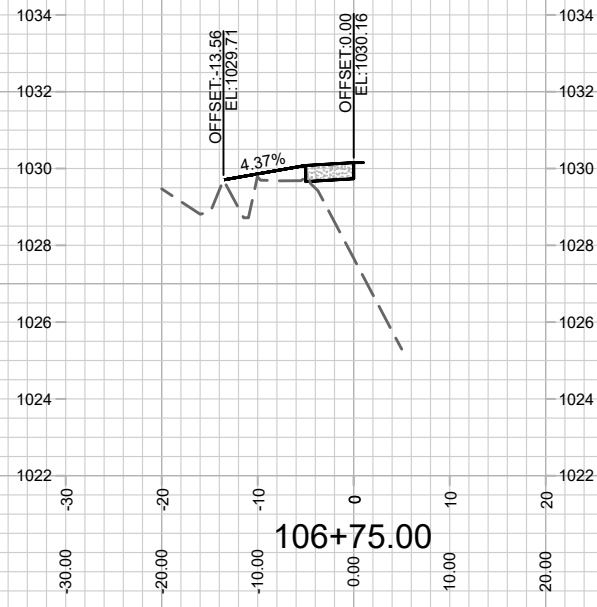
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TOKAY PLACE

LOT 3

SOUTH WHITNEY WAY

4-ELECTRIC CONDUITS

BENCHMARK #1
TOP OF HYDRANT
ELEV.=1018.75

1017

SIGN

LANDSCAPE AREA

NOT FOR CONSTRUCTION -
CITY RECORDS ONLY

MAINTENANCE LEGEND:

- = TERRACE REQUIRE MOWING BY CITY
- = SIDEWALK AND BIKE PATHS REQUIRE SNOW REMOVAL BY CITY
- = BUS STOP PAD REQUIRES SNOW REMOVAL BY CITY
- =CROSSWALK OR CONCRETE WATERWAY REQUIRE SNOW REMOVAL BY CITY
- = PRIVATELY MAINTAINED (MEDIANS, ISLAND, ROUNDABOUTS & PRIVATE OUTLOTS)
- = PUBLIC CITY ENGINEERING STORMWATER PROPERTY
- = PUBLIC CITY PARK PROPERTY
- = PRIVATE OUTLOT
- = PHASE BOUNDARY

MAINTENANCE MAP

WESTGATE REDEVELOPMENT PLAT

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