

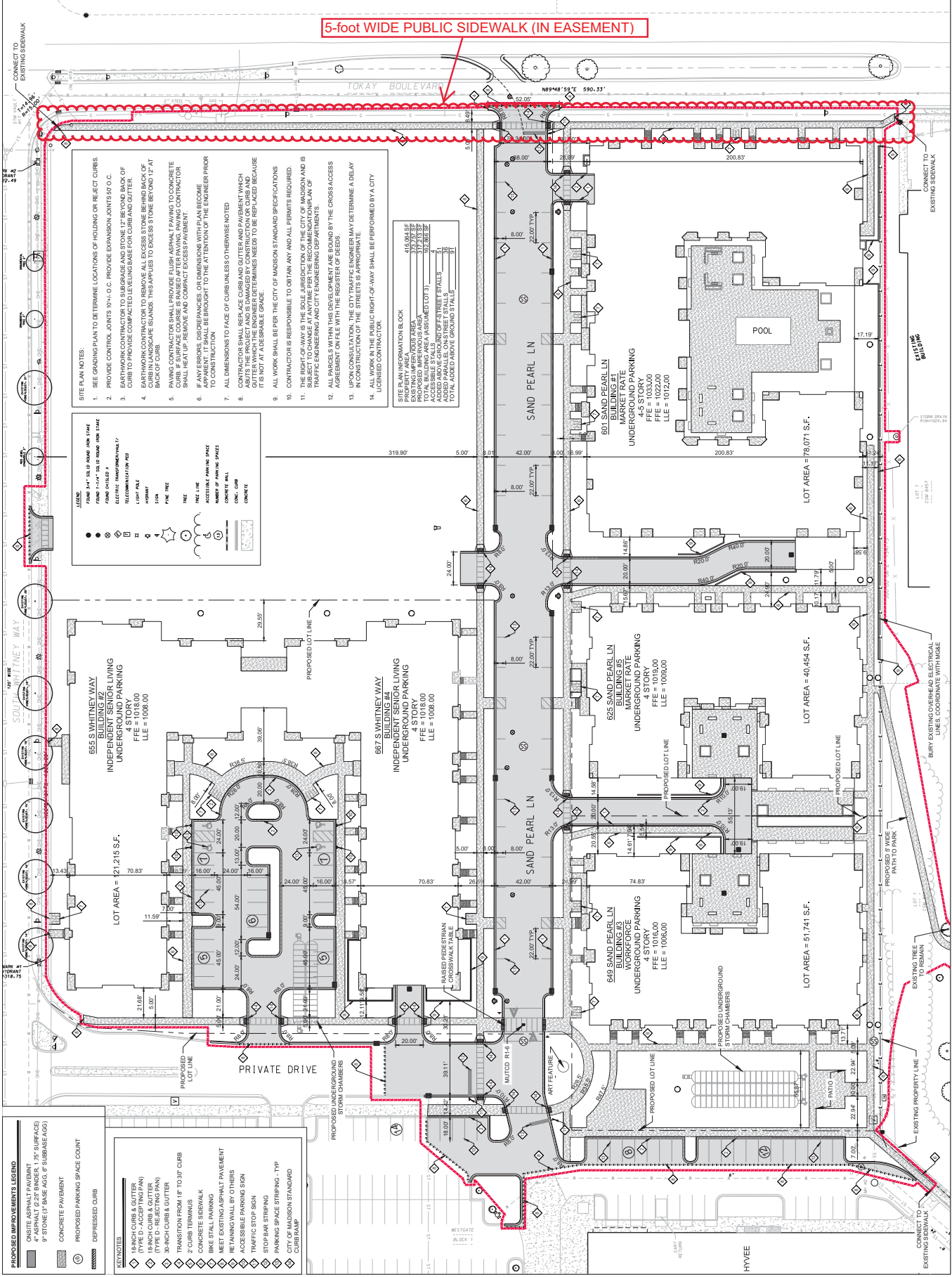
WESTGATE REDEVELOPMENT PLAT
CONTRACT NO. 8982
MUNIS NO. 13283

Project Location Map



Summary of Public Improvements

- New public sidewalk adjacent to the project on Tokay Blvd (5-feet wide)
- Ingress / Egress Improvements from the site onto Tokay Blvd
- Ingress / Egress Improvements from the site onto S Whitney Way
- Private service lateral connections
- Sidewalk and curb replacement as needed
- Off-site sanitary improvements by separate public works contract (Dearholt Road)



5-foot WIDE PUBLIC SIDEWALK (IN EASEMENT)

- SITE PLAN NOTES:**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS
 - PROVIDE CONTROL JOINTS 10'-0" O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SEGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVEL BASE FOR CURB AND OUTER
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB. CURB BLENDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB IF SURFACE COURSE IS RAISED AFTER PAVING. PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS ASPHALT.
 - IF ANY ERRORS, DISCREPANCIES OR DIMENSIONS WITH PLAN BECOME APPARENT, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 - CONTRACTOR SHALL REPAIR CURBS AND CUTTERS AND PAVEMENT WHICH GETTER THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND CUTTERS WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE OF IMPROPER INSTALLATION.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE APPROVAL OF THE CITY ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS-ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

LEGEND:

FROM 3/4" TO 1/2" ROAD HIGH STATE	1/2" LINE	CONCRETE WALL
FROM 1/2" TO 3/4" ROAD HIGH STATE	3/4" LINE	CONCRETE
FROM 3/4" TO 1" ROAD HIGH STATE	1" LINE	CONCRETE
FROM 1" TO 1 1/4" ROAD HIGH STATE	1 1/4" LINE	CONCRETE
FROM 1 1/4" TO 1 1/2" ROAD HIGH STATE	1 1/2" LINE	CONCRETE
FROM 1 1/2" TO 1 3/4" ROAD HIGH STATE	1 3/4" LINE	CONCRETE
FROM 1 3/4" TO 2" ROAD HIGH STATE	2" LINE	CONCRETE
FROM 2" TO 2 1/4" ROAD HIGH STATE	2 1/4" LINE	CONCRETE
FROM 2 1/4" TO 2 1/2" ROAD HIGH STATE	2 1/2" LINE	CONCRETE
FROM 2 1/2" TO 2 3/4" ROAD HIGH STATE	2 3/4" LINE	CONCRETE
FROM 2 3/4" TO 3" ROAD HIGH STATE	3" LINE	CONCRETE
FROM 3" TO 3 1/4" ROAD HIGH STATE	3 1/4" LINE	CONCRETE
FROM 3 1/4" TO 3 1/2" ROAD HIGH STATE	3 1/2" LINE	CONCRETE
FROM 3 1/2" TO 3 3/4" ROAD HIGH STATE	3 3/4" LINE	CONCRETE
FROM 3 3/4" TO 4" ROAD HIGH STATE	4" LINE	CONCRETE
FROM 4" TO 4 1/4" ROAD HIGH STATE	4 1/4" LINE	CONCRETE
FROM 4 1/4" TO 4 1/2" ROAD HIGH STATE	4 1/2" LINE	CONCRETE
FROM 4 1/2" TO 4 3/4" ROAD HIGH STATE	4 3/4" LINE	CONCRETE
FROM 4 3/4" TO 5" ROAD HIGH STATE	5" LINE	CONCRETE
FROM 5" TO 5 1/4" ROAD HIGH STATE	5 1/4" LINE	CONCRETE
FROM 5 1/4" TO 5 1/2" ROAD HIGH STATE	5 1/2" LINE	CONCRETE
FROM 5 1/2" TO 5 3/4" ROAD HIGH STATE	5 3/4" LINE	CONCRETE
FROM 5 3/4" TO 6" ROAD HIGH STATE	6" LINE	CONCRETE
FROM 6" TO 6 1/4" ROAD HIGH STATE	6 1/4" LINE	CONCRETE
FROM 6 1/4" TO 6 1/2" ROAD HIGH STATE	6 1/2" LINE	CONCRETE
FROM 6 1/2" TO 6 3/4" ROAD HIGH STATE	6 3/4" LINE	CONCRETE
FROM 6 3/4" TO 7" ROAD HIGH STATE	7" LINE	CONCRETE
FROM 7" TO 7 1/4" ROAD HIGH STATE	7 1/4" LINE	CONCRETE
FROM 7 1/4" TO 7 1/2" ROAD HIGH STATE	7 1/2" LINE	CONCRETE
FROM 7 1/2" TO 7 3/4" ROAD HIGH STATE	7 3/4" LINE	CONCRETE
FROM 7 3/4" TO 8" ROAD HIGH STATE	8" LINE	CONCRETE
FROM 8" TO 8 1/4" ROAD HIGH STATE	8 1/4" LINE	CONCRETE
FROM 8 1/4" TO 8 1/2" ROAD HIGH STATE	8 1/2" LINE	CONCRETE
FROM 8 1/2" TO 8 3/4" ROAD HIGH STATE	8 3/4" LINE	CONCRETE
FROM 8 3/4" TO 9" ROAD HIGH STATE	9" LINE	CONCRETE
FROM 9" TO 9 1/4" ROAD HIGH STATE	9 1/4" LINE	CONCRETE
FROM 9 1/4" TO 9 1/2" ROAD HIGH STATE	9 1/2" LINE	CONCRETE
FROM 9 1/2" TO 9 3/4" ROAD HIGH STATE	9 3/4" LINE	CONCRETE
FROM 9 3/4" TO 10" ROAD HIGH STATE	10" LINE	CONCRETE
FROM 10" TO 10 1/4" ROAD HIGH STATE	10 1/4" LINE	CONCRETE
FROM 10 1/4" TO 10 1/2" ROAD HIGH STATE	10 1/2" LINE	CONCRETE
FROM 10 1/2" TO 10 3/4" ROAD HIGH STATE	10 3/4" LINE	CONCRETE
FROM 10 3/4" TO 11" ROAD HIGH STATE	11" LINE	CONCRETE
FROM 11" TO 11 1/4" ROAD HIGH STATE	11 1/4" LINE	CONCRETE
FROM 11 1/4" TO 11 1/2" ROAD HIGH STATE	11 1/2" LINE	CONCRETE
FROM 11 1/2" TO 11 3/4" ROAD HIGH STATE	11 3/4" LINE	CONCRETE
FROM 11 3/4" TO 12" ROAD HIGH STATE	12" LINE	CONCRETE
FROM 12" TO 12 1/4" ROAD HIGH STATE	12 1/4" LINE	CONCRETE
FROM 12 1/4" TO 12 1/2" ROAD HIGH STATE	12 1/2" LINE	CONCRETE
FROM 12 1/2" TO 12 3/4" ROAD HIGH STATE	12 3/4" LINE	CONCRETE
FROM 12 3/4" TO 13" ROAD HIGH STATE	13" LINE	CONCRETE
FROM 13" TO 13 1/4" ROAD HIGH STATE	13 1/4" LINE	CONCRETE
FROM 13 1/4" TO 13 1/2" ROAD HIGH STATE	13 1/2" LINE	CONCRETE
FROM 13 1/2" TO 13 3/4" ROAD HIGH STATE	13 3/4" LINE	CONCRETE
FROM 13 3/4" TO 14" ROAD HIGH STATE	14" LINE	CONCRETE
FROM 14" TO 14 1/4" ROAD HIGH STATE	14 1/4" LINE	CONCRETE
FROM 14 1/4" TO 14 1/2" ROAD HIGH STATE	14 1/2" LINE	CONCRETE
FROM 14 1/2" TO 14 3/4" ROAD HIGH STATE	14 3/4" LINE	CONCRETE
FROM 14 3/4" TO 15" ROAD HIGH STATE	15" LINE	CONCRETE
FROM 15" TO 15 1/4" ROAD HIGH STATE	15 1/4" LINE	CONCRETE
FROM 15 1/4" TO 15 1/2" ROAD HIGH STATE	15 1/2" LINE	CONCRETE
FROM 15 1/2" TO 15 3/4" ROAD HIGH STATE	15 3/4" LINE	CONCRETE
FROM 15 3/4" TO 16" ROAD HIGH STATE	16" LINE	CONCRETE
FROM 16" TO 16 1/4" ROAD HIGH STATE	16 1/4" LINE	CONCRETE
FROM 16 1/4" TO 16 1/2" ROAD HIGH STATE	16 1/2" LINE	CONCRETE
FROM 16 1/2" TO 16 3/4" ROAD HIGH STATE	16 3/4" LINE	CONCRETE
FROM 16 3/4" TO 17" ROAD HIGH STATE	17" LINE	CONCRETE
FROM 17" TO 17 1/4" ROAD HIGH STATE	17 1/4" LINE	CONCRETE
FROM 17 1/4" TO 17 1/2" ROAD HIGH STATE	17 1/2" LINE	CONCRETE
FROM 17 1/2" TO 17 3/4" ROAD HIGH STATE	17 3/4" LINE	CONCRETE
FROM 17 3/4" TO 18" ROAD HIGH STATE	18" LINE	CONCRETE
FROM 18" TO 18 1/4" ROAD HIGH STATE	18 1/4" LINE	CONCRETE
FROM 18 1/4" TO 18 1/2" ROAD HIGH STATE	18 1/2" LINE	CONCRETE
FROM 18 1/2" TO 18 3/4" ROAD HIGH STATE	18 3/4" LINE	CONCRETE
FROM 18 3/4" TO 19" ROAD HIGH STATE	19" LINE	CONCRETE
FROM 19" TO 19 1/4" ROAD HIGH STATE	19 1/4" LINE	CONCRETE
FROM 19 1/4" TO 19 1/2" ROAD HIGH STATE	19 1/2" LINE	CONCRETE
FROM 19 1/2" TO 19 3/4" ROAD HIGH STATE	19 3/4" LINE	CONCRETE
FROM 19 3/4" TO 20" ROAD HIGH STATE	20" LINE	CONCRETE

PROPERTY AND EASEMENT BLOCK

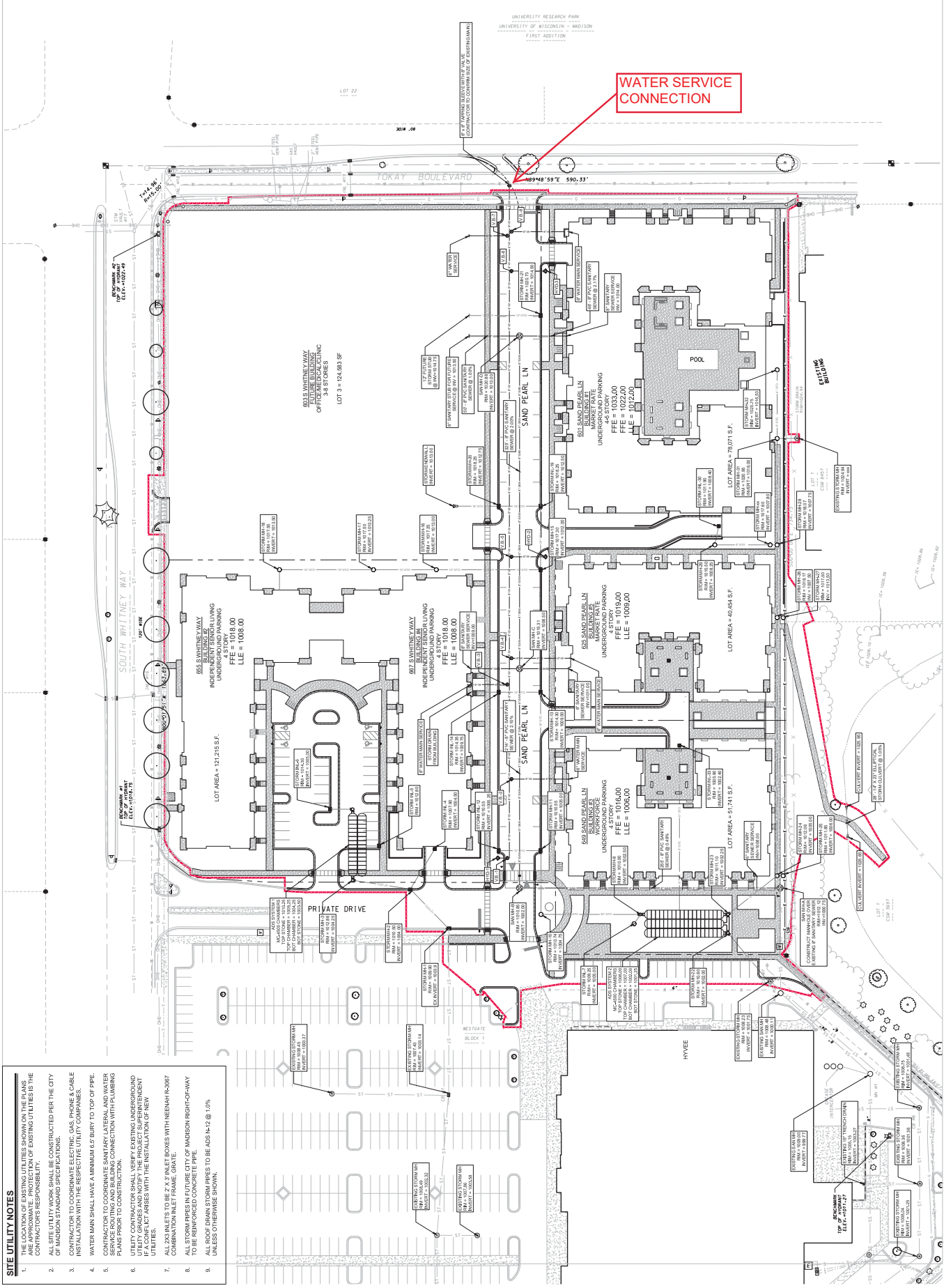
410.064 SF
EXISTING IMPROVEMENT AREA
379.773 SF
TOTAL BUILDING AREA (ASSUMED LOT 9)
109.261 SF
ADDED ABOVE GROUND OFF-STREET STALLS
10.143 SF
TOTAL ADDED ABOVE GROUND STALLS
11.157 SF

PROPOSED IMPROVEMENTS LEGEND

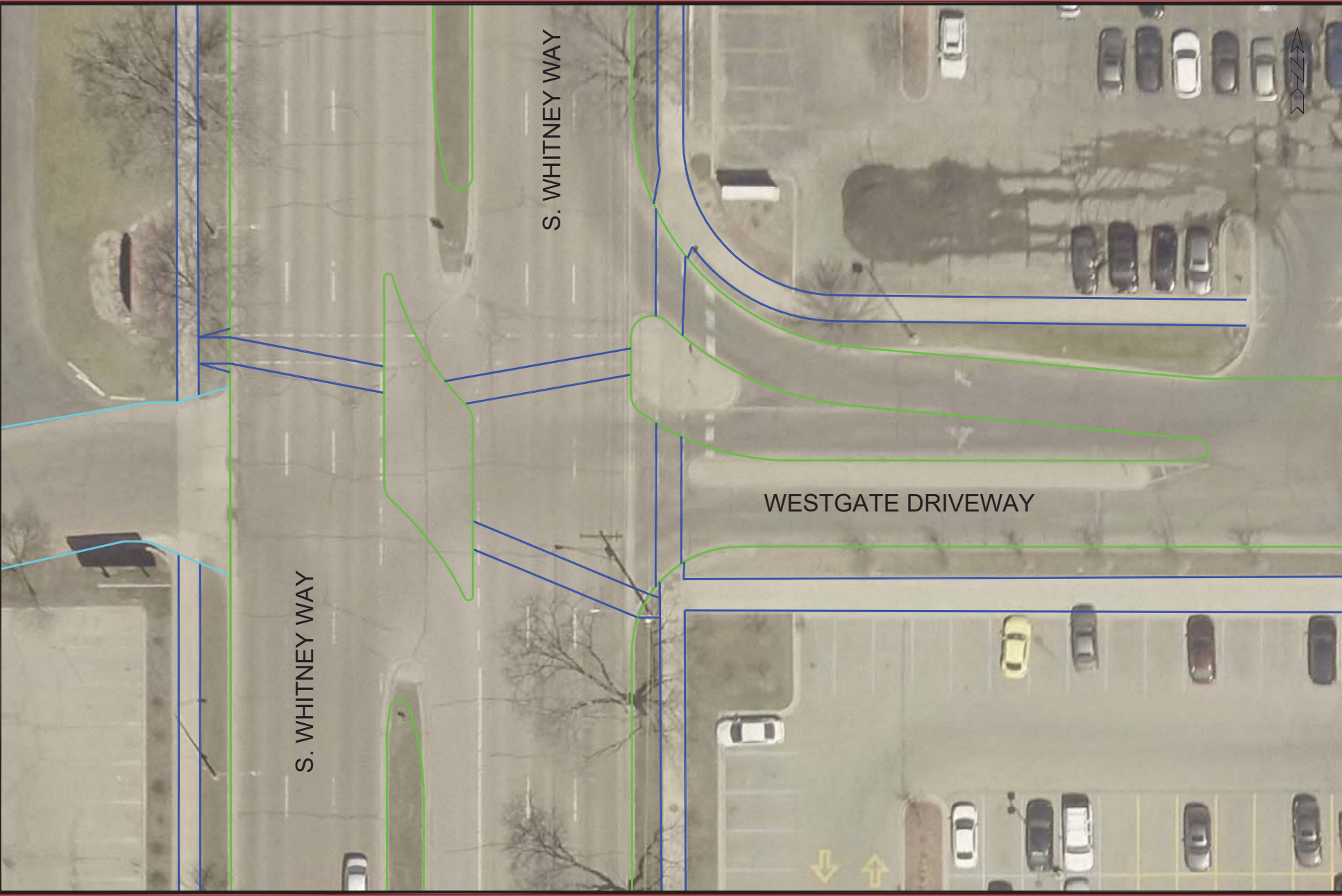
ASPHALT (2" BASE, 1" SURFACE)
9" STONE (3" BASE, 6" SUBBASE AGG)
CONCRETE PAVEMENT
DEPRESSED CURB

KEYNOTES:

- 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
- 30-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
- 30-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
- TRANSITION FROM 18" TO 30" CURB
- 2" CURB TERMINUS
- CONCRETE SIDEWALK
- BIKE STALL PARKING
- MEET EXISTING ASPHALT PAVEMENT
- RETAINING WALL BY OTHERS
- ACCESSIBLE PARKING SIGN
- TRAFFIC STOP SIGN
- STOP MARK STRIPING
- PARKING SPACE STRIPING - TYP
- CITY OF MADISON STANDARD CONSTRAINT



- SITE UTILITY NOTES**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL UTILITIES SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6\"/>



S. WHITNEY WAY

S. WHITNEY WAY

WESTGATE DRIVEWAY

NO.	DATE	BY

DESIGNED BY: SUT
DATE: 12/1/20
CONTRACT NO.: 8982

BPW EXHIBIT
WESTGATE - WHITNEY
 M:\DESIGN\Traffic\Maps_Plans\DP-Maps\dp2020_Westgate-Whitney.dwg



EX-1



S. WHITNEY WAY

TOKAY BOULEVARD

NO.	DATE	BY

DESIGNED BY: SUT
DATE: 10/20/20
REVISION
DATE: 10/20/20
BY: EX-2

BPW EXHIBIT
WESTGATE - WHITNEY
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MADISON, WI 8982
CONTRACT NO:



EX-2