



NOTE:
ALL SITE INFORMATION CONTAINED IN THIS CONCEPTUAL SITE PLAN - INCLUDING PROPERTY BOUNDARIES, WETLANDS, FLOOD PLANES, EASEMENTS, ETC. - HAVE BEEN ACQUIRED THROUGH PUBLICLY AVAILABLE INFORMATION. JLA ARCHITECTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. AS THE PROJECT PROGRESSES, OWNER SHALL OBTAIN A CURRENT, COMPLETE, AND ACCURATE SITE SURVEY.

NOTE:
TOTAL SITE STORM WATER MANAGEMENT AREA IS APPROXIMATELY -8% OF THE TOTAL SITE AREA.

MONUMENT SIGN

100'+ WIDE 'BUFFER' OF EXISTING TREES TO REMAIN

RUNNING TRACK

FENCE

100'+ WIDE 'BUFFER' OF EXISTING TREES TO REMAIN

EXISTING BIKE PATH

PROPOSED PUMP STATION LOCATION - WEST OF GAS LINE

MONUMENT SIGN

EXISTING GAS EASEMENT ENTIRE LENGTH OF ROAD TO HWY 19

PROPOSED PUMP STATION LOCATION - EAST OF GAS LINE

MONUMENT SIGN

EXISTING BIKE PATH

EXISTING BIKE PATH

EXISTING BIKE PATH

EXISTING BIKE PATH

EXISTING BIKE PATH

EXISTING BIKE PATH

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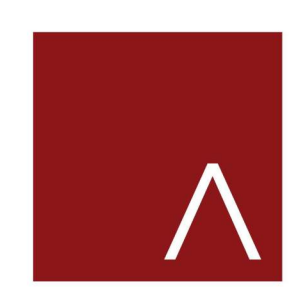
EXISTING BIKE PATH

EXISTING BIKE PATH

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EXISTING BIKE PATH

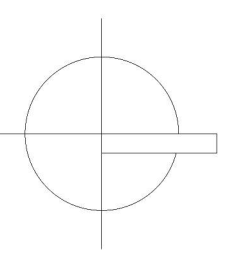


JLA
ARCHITECTS

DERBY DISTRICT - SUN PRAIRIE, LLC

CONCEPTUAL MASTERPLAN- OPTION 2

DECEMBER 5, 2025
1"=125' @ 22x34



T.Wall Enterprises LLC
Creating Places Where People Interact