

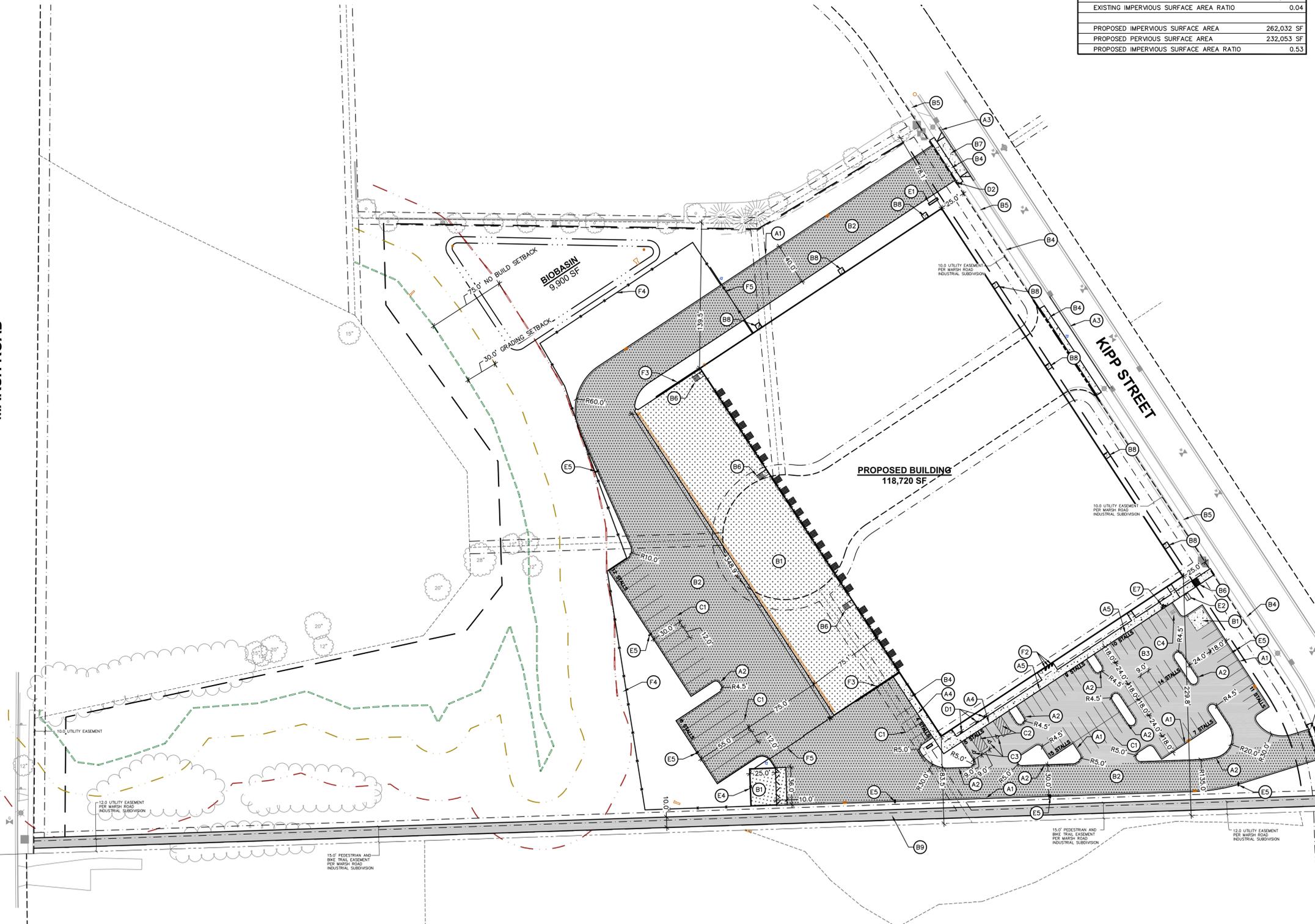
File: \USD\NC\All Projects\2024\2414599\DWG\Civil Sheets\2414599 Con Dec.dwg Layout: C2.0 - OVERALL SITE PLAN User: Isaac Newman Plotted: Mar 12, 2026 - 2:36pm Xref's:

MARSH ROAD

SITE INFORMATION BLOCK	
SITE ADDRESS	KIPP STREET
PROPERTY ACREAGE	11.02 ACRES (494,085 SF)
NUMBER OF BUILDING STORIES	1
TOTAL BUILDING SQUARE FOOTAGE	118,720
NUMBER OF PARKING STALLS	
SURFACE	
EMPLOYEE PARKING	71 REGULAR + 3 ADA = 74
LARGE TRAILER PARKING	6
SMALL TRUCK PARKING	12
TOTAL SURFACE	92
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	19,674 SF
EXISTING PERVIOUS SURFACE AREA	474,411 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.04
PROPOSED IMPERVIOUS SURFACE AREA	262,032 SF
PROPOSED PERVIOUS SURFACE AREA	232,053 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.53

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	BOLLARD
	WETLAND EXTENTS
	30'-0" GRADING SETBACK FROM WETLANDS
	75'-0" BUILDING SETBACK FROM WETLANDS

KEY NOTES	
(A1)	18" STANDARD CURB AND GUTTER
(A2)	18" REJECT CURB AND GUTTER
(A3)	30" STANDARD CURB AND GUTTER
(A4)	THICKENED EDGE SIDEWALK - FLUSH
(A5)	THICKENED EDGE SIDEWALK - 6"
(B1)	HEAVY DUTY CONCRETE PAVEMENT
(B2)	HEAVY DUTY ASPHALT PAVEMENT
(B3)	ASPHALT PAVEMENT
(B4)	CONCRETE SIDEWALK
(B5)	EXISTING SIDEWALK TO REMAIN
(B6)	STAIRS WITH HANDRAIL
(B7)	DRIVEWAY ENTRANCE
(B8)	CONCRETE STOOP
(B9)	ASPHALT BIKE PATH
(C1)	PAVEMENT MARKING: PARKING STALL - 4" WIDE, WHITE
(C2)	PAVEMENT MARKING: DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C. WHITE
(C3)	VAN ACCESSIBLE PARKING SPACE & SYMBOL
(C4)	EV PARKING SPACE & MARKING
(D1)	VAN ACCESSIBLE PARKING SIGN
(D2)	TYPE R1-1 STOP SIGN
(E1)	MONUMENT SIGN (REFER TO SIGNAGE PLAN)
(E2)	TRANSFORMER PAD (REFER TO ELECTRICAL) CONTRACTOR SHALL CONFIRM FINAL PLACEMENT OF PAD AND BOLLARDS WITH ALLIANT PRIOR TO CONSTRUCTION
(E3)	GENERATOR PAD (REFER TO ELECTRICAL)
(E4)	TRASH ENCLOSURE (REFER TO ARCHITECTURAL)
(E5)	LIGHT POLE (REFER TO ELECTRICAL)
(E6)	LIGHT BOLLARD (REFER TO ELECTRICAL)
(E7)	EV CHARGING STATION (REFER TO ELECTRICAL)
(F1)	8" CONCRETE BOLLARD
(F2)	BIKE RACK
(F3)	CAST IN PLACE RETAINING WALL WITH GUARDRAIL
(F4)	6' TALL ALUMINUM SLAT FENCE
(F5)	6' TALL - 40' WIDE - SLIDING ALUMINUM SLAT FENCE GATE



REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 03-11-2026

DIGGERS HOTLINE
Toll Free (800) 242-8511



1 OVERALL SITE PLAN
C2.0 1" = 50'

JSD PROJECT #:24-14599

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2334
FAX (920) 766-5004

MADISON
711 Lok Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W224 N11509
Coldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2334
FAX (262) 250-9740

WAUSAU
5605 Ilwaco Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
WAREHOUSE FACILITY DEVELOPMENT
KIPP CIRCLE
MADISON
WISCONSIN, 53718

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part thereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	
1	
2	
3	
4	
5	
6	

PROJECT MANAGER:
T. FRICKE

DESIGNER:
S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
IRN (JSD-CIVIL)

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P25097

CONTRACT NO:

DATE:
03.11.2026

SHEET:
C2.0