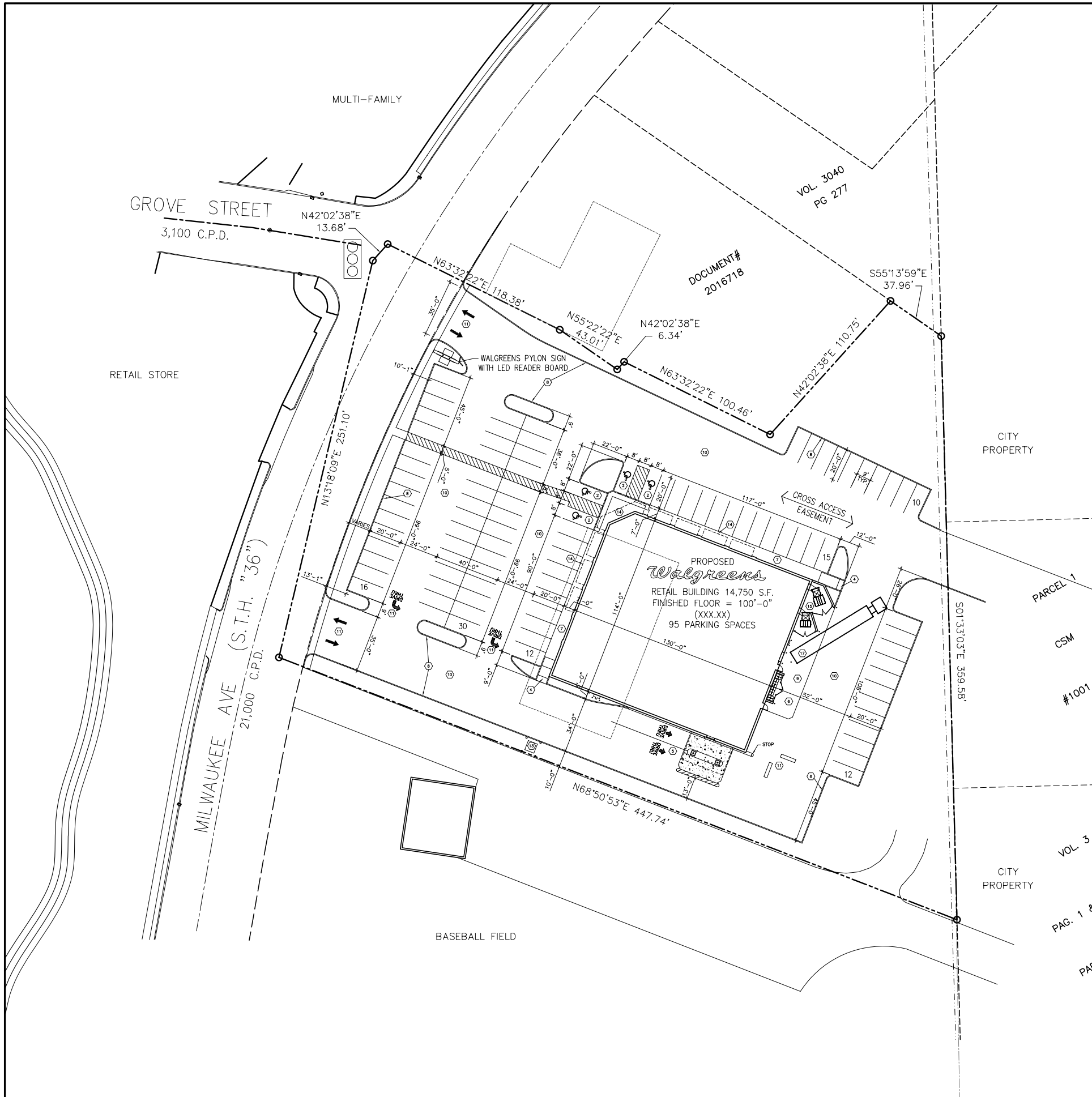

SITE DATA – WALGREENS

EXISTING ZONING = B-1 NEIGHBORHOOD BUSINESS DISTRICT	
TOTAL SITE AREA	100,962 SF (2.32 ACRES)
BUILDING SETBACKS FRONT (STREET R.O.W.) SIDE YARD (INCREASE BY 50% FOR CORNER LOTS) REAR YARD	 MIN. 25 FT MIN. 10 FT NONE REQUIRED
PROPOSED BUILDING AREA	14,750 SF
PARKING REQUIREMENTS	
NET AREA OF SALES	11,501 SF
REQUIRED PARKING SPACES: 5 SPACES PER 1,000 SF OF GROSS FLOOR AREA TOTAL SPACES REQUIRED	 74 SPACES 74 SPACES
CAR PARKING SPACES PROPOSED HANDICAPPED PARKING SPACES PROPOSED TOTAL PARKING SPACES PROPOSED	91 SPACES 4 SPACES 95 SPACES
SIGNAGE REQUIREMENTS	
GROUND SIGNS SETBACK ALLOWABLE AREA: EACH FACE MAXIMUM HEIGHT CLEARANCE	 NONE REQUIRED 150 SQFT (300 SQFT TOTAL) 15 FEET 2'-6" TO 10' CLEAR
WALL SIGNS PRIMARY FACADE ALLOWABLE AREA SECONDARY FACADE ALLOWABLE AREA	 114 LF x 1.4 SF = 159.6 SQFT NOT ALLOWED WITHOUT VARIANCE
WALGREENS SCRIPT SIGN AND NEON MUST NOT EXCEED ALLOWABLE AREA. LANDSCAPING IS REQUIRED AT BASE OF FREESTANDING SIGN.	

GENERAL NOTES

1. BEARINGS, DIMENSIONS AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO PROJECT ALTA/ASCM LAND TITLE SURVEY FOR PROPERTY LEGAL DESCRIPTION AND VERIFICATION OF REFERENCED INFORMATION.
2. REFER TO PROJECT ARCHITECTURAL DRAWINGS FOR DETAIL DIMENSIONS OF BUILDING, DRIVE-THRU AND STOREFRONT CANOPIES, RECEIVING AND REFUSE/RECYCLING PLATFORMS AND/OR ENCLOSURES AND CONCRETE WORK SURROUND BUILDING.
3. ALL AREAS NOT OTHERWISE NOTED SHALL BE LANDSCAPED. REFER TO LANSCAPE PLAN FOR ADDITIONAL INFORMATION.

KEYED NOTES

1. ACCESSIBLE ROUTE TO ENTRY
2. ACCESSIBLE PARKING
3. ACCESSIBLE SECOND EGRESS
4. PEDESTRIAN TACTILE WARNING SURFACE
5. DRIVE-THRU PHARMACY
6. RECEIVING PLATFORM
7. CONCRETE WALK
8. CONCRETE CURB
9. CONCRETE PAVING
10. ASPHALT PAVING
11. PAVEMENT MARKINGS
12. TRAFFIC REGULATION SIGN FOR TEXT INDICATED
13. ELECTRICAL TRANSFORMER
14. LINE OF BUILDING CANOPY ABOVE
15. REFUSE OR RECYCLING ENCLOSURE
16. SEMI-TRUCK TURNING RADII
17. SEMI-TRUCK UNLOADING POSITION

1 **SITE PLAN**
1"=30'-0"

0 15 30 60

NORTH

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DRAWINGS/SPECIFICATIONS BY:
- ☐ WALGREENS' CONSULTANT
- ■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
- ☐ WALGREENS' CONTRACTOR
- ■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW . . . . . ■	NEW . . . . . ■
REMODELING . . . . . ☐	EXISTING . . . . . ☐
RELOCATION . . . . . ☐	NEW SHELL ONLY . . ☐
OTHERS . . . . . ☐	

NO.	DATE	DESCRIPTION
A	09/02/05	PRELIMINARY SITE PLAN

DOCUMENT ISSUES/BENCHMARKS

STORE # XXXXX

PROJECT NAME

WALGREENS STORE

MILWAUKEE AVE. (STH '36') & GROVE ST.
BURLINGTON, WI

DRAWING TITLE

SITE PLAN

CADD PLOT:	SCALE: AS NOTED	DRAWING NO.
	DRAWN BY: MPJ	
VOID PLOT:	REVIEWED BY:	**A0.1**
RELEASED TO CONSTRUCTION:	PROJECT NO. 0560-00	OF DWGS.