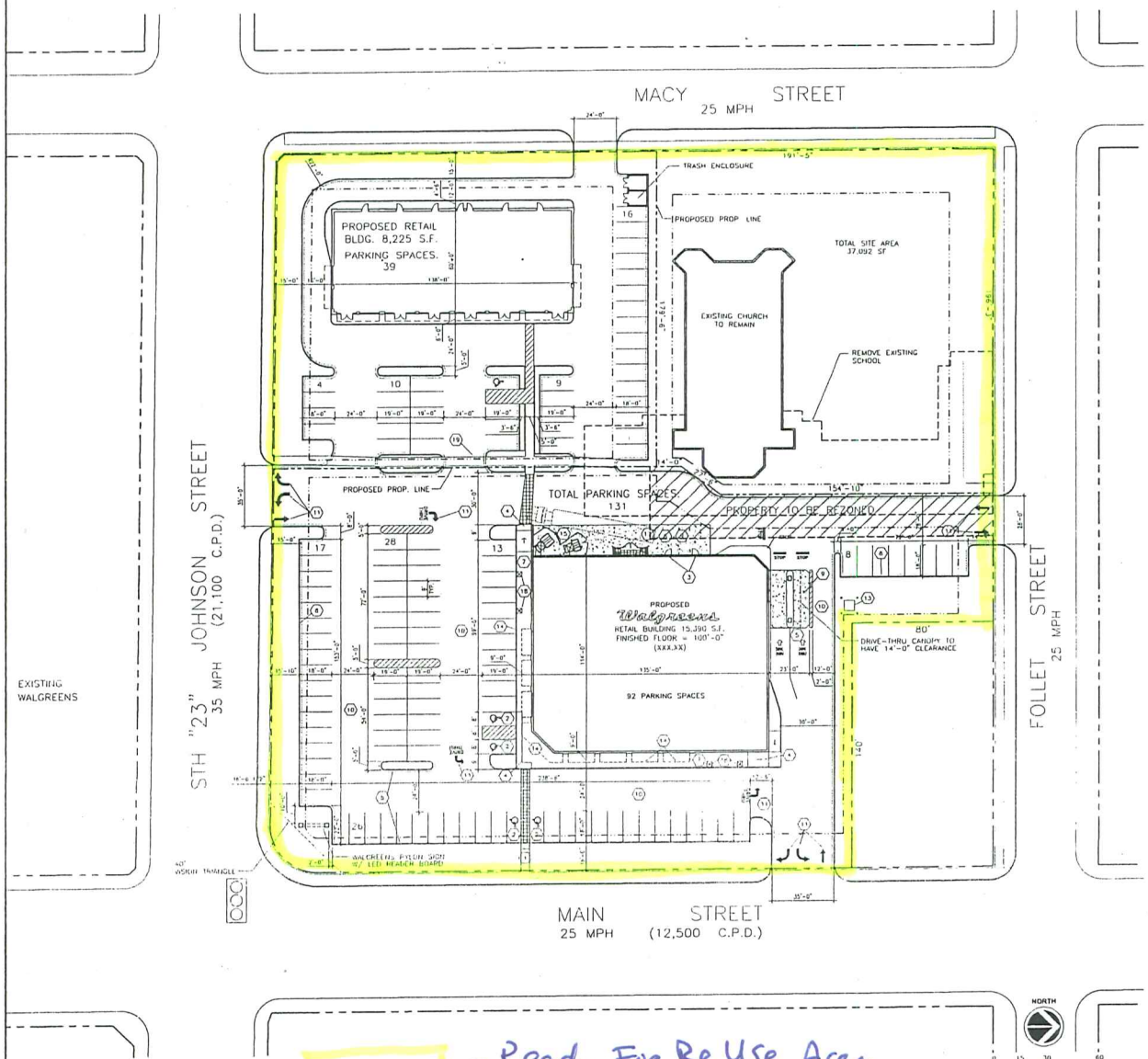

1 LEASE SITE PLAN
1" = 30'-0"

- Ready For Re Use Area

07-20-548624

George town Cleaners

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. COLORED 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
18. PLANTED AREA
19. COLORED & STAMPED ASPHALT PAVING

VARIANCE REQUIRED FOR MINIMUM HEIGHT OF SHARED PYLON SIGNAGE

SITE DATA – WALGREENS

EXISTING ZONING = BUSINESS B-4	
TOTAL SITE AREA	81,053 SF (1.86 ACRES)
BUILDING SETBACKS FRONT OR ANY STREET ROW SIDE AND REAR YARDS	 20 FEET 5 FEET
PROPOSED BUILDING AREA	15,390 SF
PARKING REQUIREMENTS	
NET AREA OF SALES	11,501 SF
REQUIRED PARKING SPACES: 1 SPACE PER 200 SF OF GROSS FLOOR AREA TOTAL SPACES REQUIRED	 74 SPACES 74 SPACES
CAR PARKING SPACES PROPOSED HANDICAPPED PARKING SPACES PROVIDED TOTAL PARKING SPACES PROPOSED	28 SPACES 4 SPACES 32 SPACES
NUMBER OF SHARED PARKING SPACES NUMBER OF SHARED HANDICAPPED PARKING SPACES TOTAL PARKING SPACES	126 SPACES 5 SPACES 131 SPACES
SIGNAGE REQUIREMENTS	
FREESTANDING PYLON SIGN: SETBACK ALLOWABLE AREA, EACH FACE TOTAL ALLOWABLE AREA MAXIMUM HEIGHT MINIMUM CLEARANCE ABOVE GRADE REQUIRED SEPARATION FROM OTHER SIGNS	 5 FT FROM FRONT LOT LINE 5 FT FROM SIDE LOT LINE 40 FT VISION TRIANGLE 130 LF x 1.0 SF = 75 SF MAXIMUM 150 SF 20 FEET 8 FEET N/A
WALL SIGNS MAXIMUM ALLOWABLE AREA MAIN FACADE SIDE FACADE	 130 LF x 1.0 SF = 130 SF 114 LF x 1.0 SF = 114 SF
CHANGEABLE COPY SIGNS MINIMUM INTERVAL BETWEEN COPY CHANGES	 2 SECONDS

THE ARCHITECTURAL GROUP
338 North Milwaukee Street
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414.223.3330
414.223.3340 fax
www.albionarch.com

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
2	06/01/06	90% REVIEW SET
1	7/17/06	PLAN COMMISSION SUBMITTAL

DOCUMENT ISSUES/BENCHMARKS

STORE # XXXXX

PROJECT NAME
WALGREENS STORE
JOHNSON ST. (STH 23) and MAIN ST.
FOND DU LAC, WI

DRAWING TITLE
LEASE SITE PLAN

CADD PLOT:	SCALE: AS NOTED	DRAWING NO.
VOID PLOT:	DRAWN BY:	LSP 1
RELEASED TO CONSTRUCTION:	REVIEWED BY:	
	PROJECT NO.: 0526.00	OF DWGS.