



# City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

*"Wild Goose Center of Wisconsin"*

August 8, 2018

TO: Plan Commission Members  
FROM: Mayor, Julie Nickel  
SUBJECT: Plan Commission meeting scheduled for **Wednesday, August 15, 2018, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

## AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the July 12, 2018 meeting.
4. Public Hearing – Ordinance Amendment for Chapter 16.07 of the Waupun Municipal Code.
5. Discuss / Approve Certified Survey Map for Farmers Elevator lots on W. Brown St.
6. Discuss / Approve Certified Survey Map for the City of Waupun for a resurvey of Lot 2 of CSM #6937 for lots located on Young St., E. Jefferson St., and Washington Ave.
7. Discuss / Approve Site Plan for Tractor Supply Co. at 1020 W. Main St.
8. Discuss / Approve Site Plan Edward Jones Investments on Washington Ave.
9. Adjournment

Cc: Mayor & Common Council  
City Attorney  
Department Managers  
Media  
Cocca Development  
Stelmacher Architecture LLC  
Farmers Elevator  
Schuler & Associates

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN  
PLAN COMMISSION  
MINUTES OF THE JULY 12, 2018 SPECIAL MEETING  
(Draft)

1. Call to Order:

The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:

Members Present: Julie Nickel, Fred Lueck, Mike Matoushek, Jerry Medema, and Derek Drews

Members Excused: Jeff Daane and Elton TerBeest

Staff Present: Kathy Schlieve and Fire Chief, BJ DeMaa

3. Chairman Nickel called for the approval of the June 20, 2018 Plan Commission minutes. Motion by Medema, seconded by Drews to approve the minutes of the June 20, 2018 Plan Commission meeting as presented. Motion carried, unanimously.

4. Conditional Use Permit Application for Frens Automotive LLC to establish a car dealership / automotive sales business at 124 E. Main St. Chairman Nickel read the call of the hearing and its purpose. Levi and Jenna Frens appeared to discuss their proposed business venture. Their proposed site is presently occupied by John's Automotive. Lueck questioned whether they had ever operated a used car lot before. They indicated no. He also asked if they had a business plan and they also answered no. He then asked if they had a site plan showing the number and location of vehicles they intent to have on the site, off street parking spaces for customers, and any new signs, lighting, number of employees, hours of operation, etc.

The applicants indicated they are just getting the business established. They will have value cars and two employees. Bentz Shell will be doing their repairs. They would have about five (5) vehicles on the site. They also noted there is room for storage behind the building. Their hours would be from 8 – 3 on weekdays and 9-2 on Saturdays. No new signs or lighting are proposed. No further facts were presented for or against the proposed new business so Chairman Nickel declared the hearing closed and asked for a motion to act on the proposed permit.

Motion by Lueck, seconded by Matoushek to grant a Conditional Use Permit to Frens Automotive LLC at 124 E Main St to operate a car dealership / automotive sales business subject to the following conditions:

1. The applicant shall file with the City Zoning Administrator a detailed site plan of the lot showing all existing or proposed structures, signs, lighting, garbage disposal bins, etc. The plan shall also include the number and location of the area where the vehicles for sale will be parked or stored as well as the location and number of off street parking spaces for customers. The plan should show existing or proposed driveway openings on the lot as well as denoting the required vision triangle at the intersection of Main St. and Forest St. The City Zoning Administrator shall approve the site plan providing any changes to the lot and the required vision triangle are in compliance with said ordinances and prior to the issuance of the Conditional Use Permit.

2. No vehicles for sale, vehicle haulers, or vehicle parts shall be parked on any adjacent city streets.

3. The applicant shall submit a written proposal for the business which includes but not limited to the hours of operation, number of employees, the maximum number of vehicles for sale, storage areas, and any future plans for the site, if any. The proposal shall also be approved by the City Zoning Administrator prior to the issuance of any necessary permits.

The Plan Commission finds that the proposed Conditional Use Permit will be in compliance with Section 16.04(2)(d)(vi) of the City's Zoning Ordinance and will not result in any detriment to the adjoining property owners, will not create any traffic hazards as conditioned, will not result in any noise or lighting concerns nor reduce any adjoining property values.

Vote: Matoushek, Drews, Medema, Lueck, Nickel – "AYE" Motion carried, unanimously.

5. Site Plan Review – Farmers Elevator – W7225 Hwy 49, expansion of Grain Bins. Chairman Nickel asked for comments from Farmers Elevator on their proposal. Representatives from the Scharine Group appeared and indicated that they now have a detailed site plan from Schaler & Associates, Inc. They also discussed their erosion and sediment control plan for the project. The City Zoning Administrator also submitted comments on the proposal. He noted they intend to construct a wet bin, elevator, dryer, two dump boxes and a grain bin on two adjoining lots. The maximum height will exceed the City's maximum height of 65' for an accessory structure in the manufacturing Zoning District. The highest point of this structure will be 125'. The City's Board of Appeals granted a variance to the maximum height on July 2, 2018. The Zoning Administrator noted that these accessory structures meet the minimum 5' yard for an accessory structure. Drainage issues were briefly discussed. They intend on putting a future retention pond in at the time of expansion. The Zoning Administrator recommends the approval of this project as long as the two parcels are combined as one and this may require a new survey map.

Chairman Nickel called for a motion to act on the site plan for Farmers Elevator. Motion by Medema, seconded by Drews to approve the site plan for Farmers Elevator, W7225 STH 49, City of Waupun for the construction of a wet bin, elevator, dryer, two dump boxes, a grain bin on the condition that the two parcels are combined as one parcel which may require a new survey map and that a retention pond be required and approved by the City at the time of any future expansion.

Vote: Matoushek, Drews, Medema, Lueck, and Nickel – "AYE" Motion carried, unanimously 5/0.

6. Chairman Nickel called for a motion to adjourn the meeting. Motion by Drews, seconded by Matoushek to adjourn the meeting. Motion carried, meeting adjourned at 4:55 pm

Fred Lueck,  
Secretary

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held in the Council Chambers in the City Hall of the City of Waupun on Wednesday, the 15<sup>th</sup> day of August, 2018 at 4:30 o'clock in the P.M. there will be considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun.

### ORDINANCE # 18 - \_\_\_\_

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING CODE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN ORDAINS:

SECTION 1: Section 16.07 of the Municipal Code of the City of Waupun entitled "PCD PLANNED COMMUNITY DEVELOPMENT REQUIREMENTS" is amended to repeal and recreate subsection (3) as follows:

(3) DISTRICTS INCLUDED. Provisions of this chapter shall apply to the following:

- R-2 Two-Family Residential District
- R-3 Multifamily Residential District
- B-1 Business/Professional Office District
- B-2 Central Business District
- B-3 Shopping Center Business District
- B-4 Interchange Business District
- B-5 Warehousing/Business District
- M-1 Closed Storage/Light Manufacturing District

SECTION 2: All ordinances or portions of ordinances inconsistent with the provisions of this ordinance are repealed.

SECTION 3: This Ordinance shall be in full force and effect on its passage and publication as provided by law.

Enacted this \_\_\_\_ day of \_\_\_\_\_, 2018.

Julie J. Nickel  
Mayor

ATTEST:

Angela Hull  
City Clerk

PLEASE TAKE FURTHER NOTICE that the ordinance is on file in the office of the Zoning Administrator in the City Hall of the City of Waupun, Wisconsin and may be inspected during regular business hours.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed ordinance in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Rob Froh  
Zoning Administrator  
City of Waupun

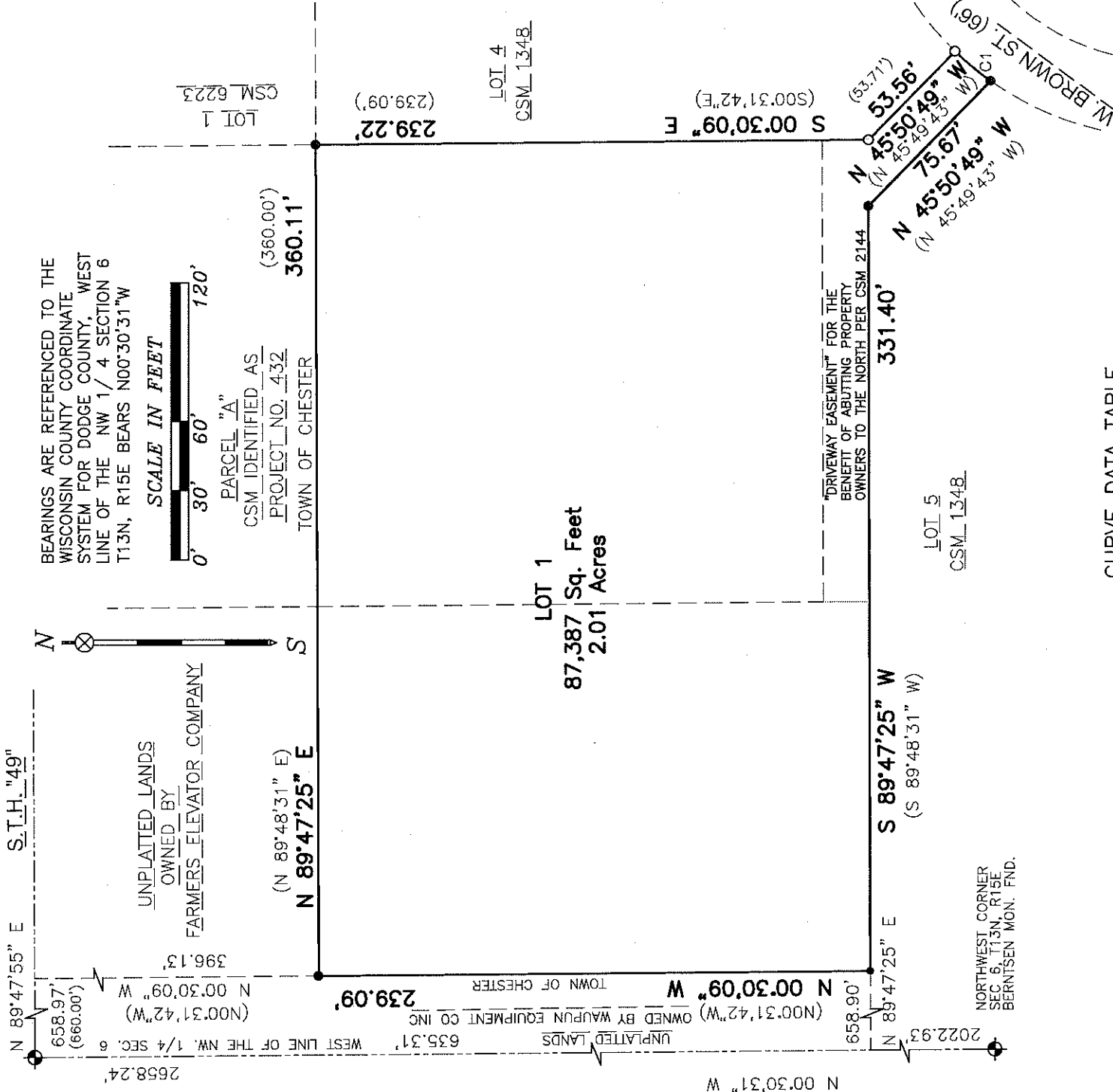
(PUBLISH August 8, 2018)

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2144  
AND PART OF LOT 5 OF CERTIFIED SURVEY MAP NO. 1348,  
BEING LOCATED IN THE NW/NW OF SECTION 6, T.13N., R.15E.,  
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

LEGEND

- = 3/4" DIA. ROUND REBAR FOUND
- = 1" DIA IRON PIPE FOUND
- o = 1" DIA ROUND X 24" LONG IRON PIPE  
WEIGHING 1.13 LBS./LIN. FOOT SET
- ( ) = RECORDED AS



CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	08°39'00" (08°38'55")	S39°49'43"W (S39°50'49"W)	133.00'	20.08'	20.06'	S44°09'13"W	S35°30'13"W

PREPARED BY:

SCHULER & ASSOCIATES  
LAND SURVEYORS & ENGINEERS

2711 N. MASON ST., SUITE F, APPLETON, WI 54914

PREPARED FOR:

FARMERS ELEVATOR COMPANY  
2 W MAIN ST.  
WAUPUN, WI 53963

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, MAPPED, AND COMBINED UNDER THE DIRECTION OF THE OWNERS OF SAID LAND, ALL OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 2144 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGE 271, AS DOCUMENT NO. 704445 AND PART OF LOT FIVE (5) OF CERTIFIED SURVEY MAP NO. 1348 AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS ON PAGE 234, AS DOCUMENT NO. 643698, BEING LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 15 EAST, CITY OF WAUPUN, DODGE COUNTY, WISCONSIN AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 30 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 635.31 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS EAST 658.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT ONE (1) AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS WEST 239.09 FEET (RECORDED AS NORTH 00 DEGREES 31 MINUTES 42 SECONDS WEST), ALONG THE WEST LINE OF SAID LOTS ONE (1) AND LOT FIVE (5); THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS EAST 360.11 FEET (RECORDED AS NORTH 89 DEGREES 48 MINUTES 31 SECONDS EAST 360.00 FEET), ALONG THE NORTH LINE OF SAID LOTS ONE (1) AND LOT FIVE (5), TO THE NORTHEAST CORNER OF SAID LOT FIVE (5) THENCE SOUTH 00 DEGREES 30 MINUTES 09 SECONDS EAST 239.22 FEET (RECORDED AS SOUTH 00 DEGREES 31 MINUTES 42 SECONDS EAST 239.09 FEET), ALONG THE EAST LINE OF SAID LOTS FIVE (5) AND LOT ONE (1); THENCE SOUTH 45 DEGREES 50 MINUTES 49 SECONDS EAST 53.56 FEET (RECORDED AS SOUTH 45 DEGREES 49 MINUTES 43 SECONDS EAST 53.71 FEET), ALONG THE EASTERLY LINE OF SAID LOTS ONE (1) AND FIVE (5); THENCE SOUTHWESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROWN STREET, 20.08 FEET ALONG THE ARC OF A NON-TAGENT CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET AND A CHORD THAT BEARS SOUTH 39 DEGREES 49 MINUTES 43 SECONDS WEST 20.06 FEET (RECORDED AS SOUTH 39 DEGREES 50 MINUTES 49 SECONDS WEST); THENCE NORTH 45 DEGREES 50 MINUTES 49 SECONDS WEST 75.67 FEET (RECORDED AS NORTH 45 DEGREES 49 MINUTES 43 SECONDS WEST), ALONG THE SOUTHWESTERLY LINE OF SAID LOT ONE (1); THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS WEST 331.40 FEET (RECORDED AS SOUTH 89 DEGREES 48 MINUTES 31 SECONDS WEST), ALONG THE SOUTH LINE OF SAID LOT ONE (1), TO THE POINT OF BEGINNING

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND COMBINED OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUPUN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2123

**CITY OF WAUPUN APPROVAL:**

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE COMMON

COUNCIL OF THE CITY OF WAUPUN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURER'S CERTIFICATE:**

WE HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_ CITY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED DOCUMENT 1077576. THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NUMBERS 292-1315-0622-013 AND 292-1315-0622-014, THE PROPERTY OWNER OF RECORD IS FARMERS ELEVATOR COMPANY (LIMITED) OF WAUPUN

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**CORPORATE OWNER'S CERTIFICATE:**  
FARMERS ELEVATOR COMPANY (LIMITED) OF WAUPUN, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED, AND COMBINED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF FARMERS ELEVATOR COMPANY (LIMITED) OF WAUPUN HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, \_\_\_\_\_, OF FARMERS ELEVATOR COMPANY (LIMITED OF WAUPUN).

AT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

OF FARMERS ELEVATOR COMPANY (LIMITED) OF WAUPUN

STATE OF \_\_\_\_\_  
 ss. \_\_\_\_\_  
 COUNTY) \_\_\_\_\_

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,  
\_\_\_\_\_, \_\_\_\_\_ OF FARMERS ELEVATOR COMPANY (LIMITED)  
OF WAUPUN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO  
ME KNOWN TO BE SUCH \_\_\_\_\_, AND ACKNOWLEDGE THAT HE EXECUTED THE  
FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_, CO., WI.

MY COMMISSION EXPIRES \_\_\_\_\_





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PROJECT NO. 212056

DRAWN BY: B. BUCHDA

SURVEYOR: M. LAUE

FILE NO. Waupun CSM.DWG

SHEET NO. 1 of 3

OWNER:

CITY OF WAUPUN

### DODGE COUNTY CERTIFIED SURVEY MAP #

A RESURVEY OF LOT 2 OF CSM # 6937 AS RECORDED IN  
VOLUME 47 PAGE 204 IN THE REGISTER OF DEEDS OFFICE  
DODGE COUNTY AND BEING PART OF THE FRACTIONAL  
NE 1/4 - NW 1/4 OF SECTION 4, T.13N., R.15E., CITY OF WAUPUN,  
DODGE COUNTY, WISCONSIN.

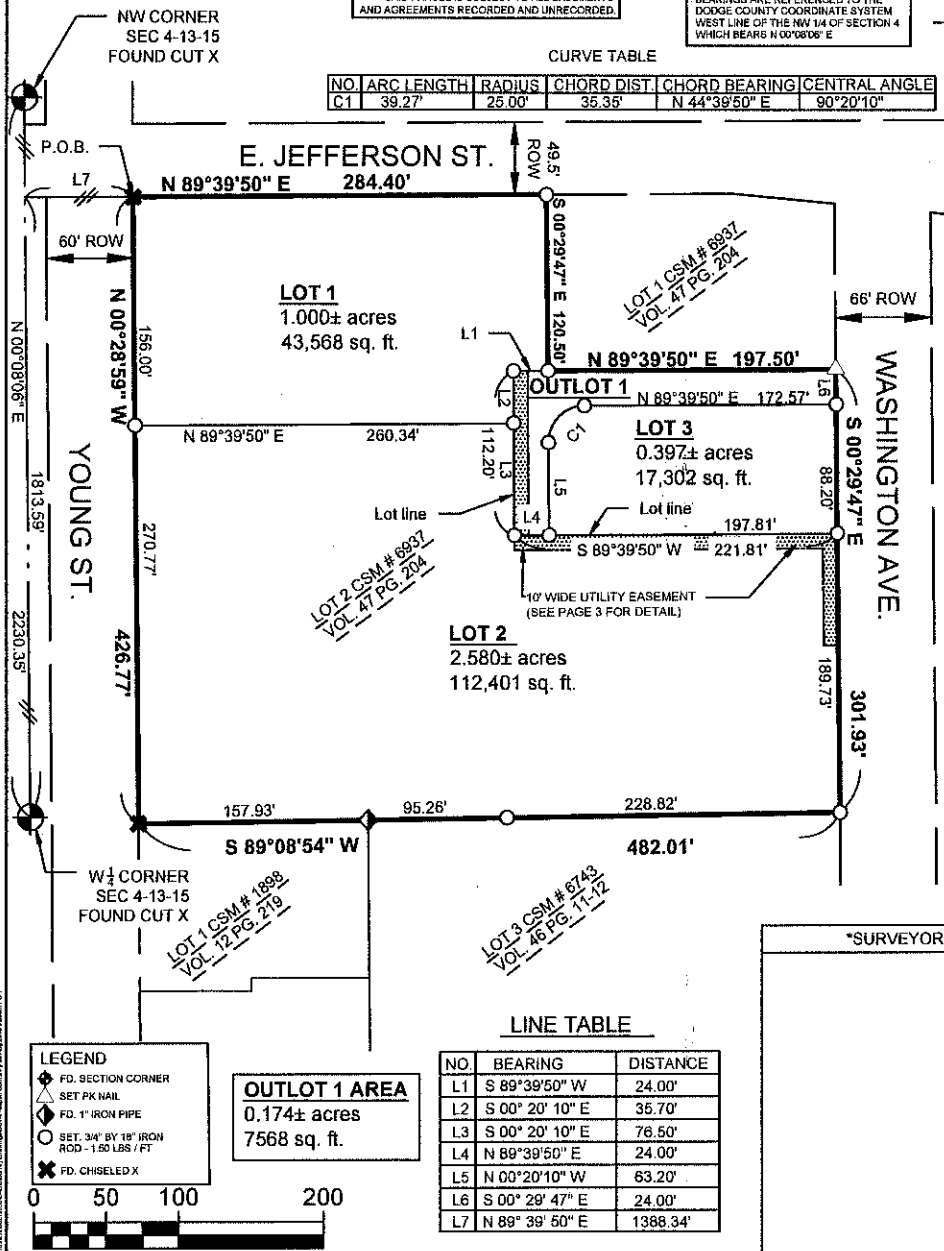
SAID PARCEL IS SUBJECT TO ALL EASEMENTS  
AND AGREEMENTS RECORDED AND UNRECORDED.

BEARINGS ARE REFERENCED TO THE  
DODGE COUNTY COORDINATE SYSTEM  
WEST LINE OF THE NW 1/4 OF SECTION 4  
WHICH BEARS N 00°08'06" E



#### CURVE TABLE

NO.	ARC LENGTH	RADIUS	CHORD DIST.	CHORD BEARING	CENTRAL ANGLE
C1	39.27'	25.00'	35.35'	N 44°39'50" E	90°20'10"



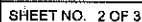
- LEGEND**
- FD. SECTION CORNER
  - SET PK NAIL
  - FD. 1" IRON PIPE
  - SET. 3/4" BY 18" IRON ROD - 1.50 LBS / FT
  - FD. CHISELED X

**OUTLOT 1 AREA**  
0.174± acres  
7,568 sq. ft.

#### LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°39'50" W	24.00'
L2	S 00°20'10" E	35.70'
L3	S 00°20'10" E	76.50'
L4	N 89°39'50" E	24.00'
L5	N 00°20'10" W	63.20'
L6	S 00°29'47" E	24.00'
L7	N 89°39'50" E	1388.34'

\*SURVEYOR'S SEAL\*



### My Commission Expires

# DRAFT



## Trista Steinbach

---

**From:** Eric Thompson <Ethompson@msa-ps.com>  
**Sent:** Monday, August 6, 2018 8:42 AM  
**To:** Trista Steinbach; Jeff Daane; William Demaa; Kathy Schlieve  
**Subject:** RE: Vande Slunt office (STORMWATER COMMENTS)  
**Attachments:** Meadowview\_School\_Storm Design Exhibit.pdf;  
Meadowview\_School\_Washington\_Avenue\_Storm\_Sewer\_As-Built.pdf

Jeff,

This site is located within the service area of the Meadowview School Pond (see attached). This pond was evaluated as part of the recent stormwater quality master plan and it was found to achieve an 86.5% TSS reduction and a 65.5% TP reduction. The site discharges to Rock River Reach 3 (as defined in the TMDL) which has a requirement of 56% TSS and 87% TP reduction – so the regional pond exceeds reduction requirements but falls short on TP reduction.

An 87% TP reduction is very difficult to achieve without a high degree of infiltration. I quickly evaluated an alternative design whereby their site was reconfigured to have the parking lot drain south to a swale which then connected to the existing inlet in Washington Avenue. Even with a pretty high infiltration rate there isn't enough room/length to get above 56% TP reduction on site. Cumulatively, with the downstream regional pond we'd get more than 56% for this site – but not much more. In the end, it probably isn't worth it to require anything on site based on the limited return vs. the additional complexity and potential extra cost. Regardless, they should be setting up roof drains to flow over pervious areas – as opposed to directly to the parking lot pavement.

Note that the total site area is less than 0.4 acres. This is less than the WDNR's 1-acre review threshold (assuming the whole site would be disturbed) so there will be no post-construction stormwater management requirements for this site other than those required by the City.

On the plans I see that they haven't indicated the size of the storm pipe running towards Washington Avenue. Attached are the as-built drawings for the Washington Avenue. The point they appear to be connecting to is listed as an 18" pipe. Review of recent aerial photos do not show any street inlets at this location, so the whole 18" would appear to be allocated for this site. They should also be proposing an 18" storm sewer then.

As a final note – I've removed the following emails from this response as I didn't recognize the names. Please forward these comments to them if you feel appropriate.

[sctel@charter.net](mailto:sctel@charter.net)  
[rfroh@geo-logic.com](mailto:rfroh@geo-logic.com)

Thanks,

EJT



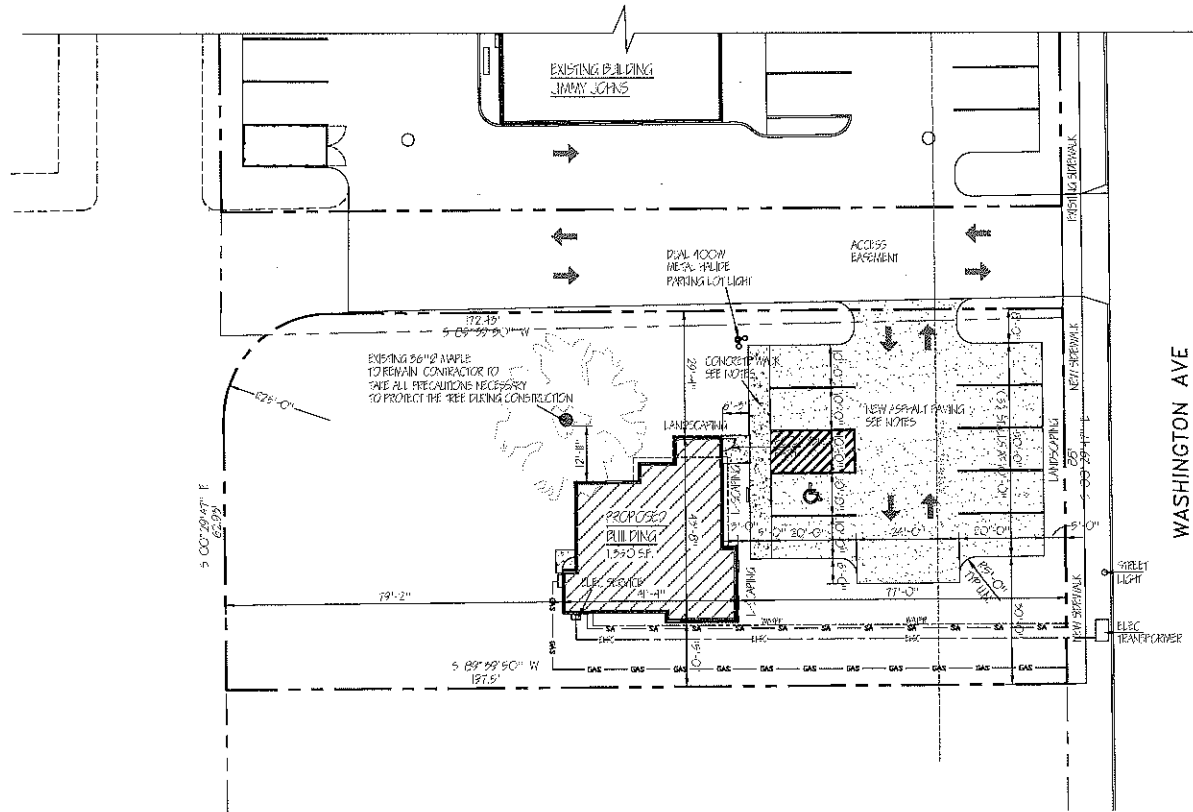
**Eric Thompson, PE, CFM | Team Leader**

Licensed in IA, IL, MN, WI

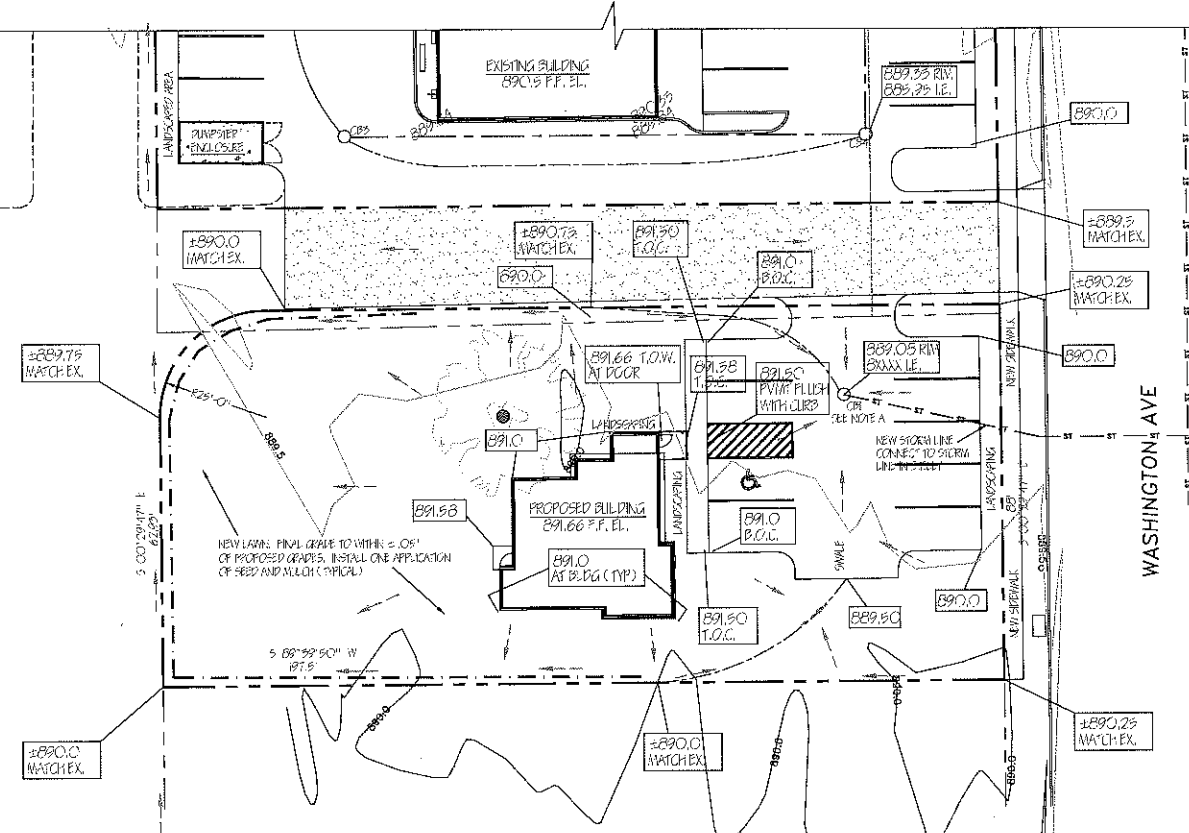
MSA Professional Services, Inc.

+1 (608) 242-6613





**SITE PLAN**  
SCALE 1" = 20'-0"

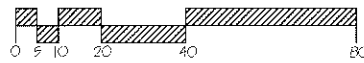


**GRADING PLAN**  
SCALE 1" = 20'-0"

LOT AREA = 17,244 s.f.  
IMPERVIOUS AREA = 5,218 s.f.  
LANDSCAPED AREA = 12,026 s.f.  
LOT AREA RATIO = 5.218 / 17,244 = 30.3%

NOTE:  
PLACE 3/4" FENCE CLOTH UNDER THE CATCH BASIN AS AN EROSION CONTROL MEASURE. DO NOT REMOVE THE 3/4" FENCE CLOTH UNTIL AFTER THE NEW LAWN IS ESTABLISHED.

• SILT FENCING INSTALLED PER MANUFACTURER'S RECOMMENDATION



ACCESSIBLE PARKING SPACE WITH SIGN PER TRANS 200.7

#### DESIGN DATA

SNOW.....30 in.  
WIND.....20 mph (HORIZONTAL)  
SNOW DPF.....PER CALC.  
FLOORS.....100 psf.

#### ASSUMED UNIT STRESSES

CONCRETE (28 DAY).....5,000 psi.  
REBAR (GRADE 60).....60,000 psi.  
SOIL BEARING (ASSUMED).....2,000 psf.

#### GENERAL

CONSTRUCTION CLASS....."B" WOOD FRAMED  
OCCUPANCY CLASS IS "B" BUSINESS GROUP  
AREA (TALLATIONS)  
FHS "A" LOOK AREA.....1,500 s.f.

#### FLOOR PLAN

NO PART OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN

#### PARKING NOTES

NEW PARKING PROVIDED.....9  
H.C. SPALLS PROVIDED.....1

#### OWNER'S REPRESENTATIVE

MR. ADAM VANDE SLUIT  
SECOND CENTURY LLC  
11165 WHOLLY ROAD  
WAUPUN, WISCONSIN 54985  
(920) 382-5466

#### NOTES

CONCRETE WALKWAYS TO BE 4" POURED CONC. WITH ONE LAYER 1/4" MIN. OVER MIN 2" COMPACTED GRAVEL  
ASPHALT PAVING TO BE 2" TOP COAT OVER 2" BASE COAT OVER MIN 10" COMPACTED GRAVEL OVER COMPACTED CLAY FILL

CONCRETE PAVING TO BE MIN 4" POURED CONC SLAB WITH ONE LAYER 6 X 6, 1/2" X 1/2" OVER 6" MIN. VAPOR BARRIER AND MIN 10" COMPACTED GRAVEL

ONE COPY OF THIS PLAN BEARING THE SIGNATURE OF CONTRACTOR APPROVAL SHALL BE KEPT AT THE JOBSITE AT ALL TIMES FOR THE INSPECTOR'S USE

THE LOCATIONS SHOWN OF EXISTING UNDERGROUND UTILITIES ARE ESTIMATES FOR PLAN APPROVAL PURPOSES ONLY  
NOTIFY THE OWNER AND ALL UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION. CALL 800.485.4848

PROPERTY LINE DATA FROM A SURVEY PROVIDED BY A SURVEY SUPPLIED BY ADAM VANDE SLUIT  
PREPARED BY VSA PROFESSIONAL SERVICES

#### SPECIFICATIONS

##### GENERAL CONDITIONS

The plan and specifications are intended to give a description of the work. However, all Contractors shall visit the site to verify existing conditions and the accessibility to their work areas. There shall be no deviations from these plans and specifications without the written consent of the Designer. The Contractors are to clarify any discrepancies with the Designer prior to commencing work.  
Contractors shall furnish all labor, materials (including taxes) and equipment necessary for satisfactory completion of work. All applicable Federal, State and Local Codes and Ordinances are hereby made a part of these specifications and shall be complied with as they apply to work under this contract.  
The Contractor shall notify the Designer prior to pouring concrete footings and before the structural system has been ordered. A final inspection will be made by the Designer upon completion of the project. The Contractor shall be governed by the standard special conditions of the construction contract as published by the E.I.C.D.C. All contractors shall be responsible for complying to provisions of the Federal Occupational Safety and Health Act (OSHA).

##### STRENGTH

Provide all labor, materials and equipment for excavating, grading, fill and backfill work as required to complete the general construction work. All excavation and backfill for mechanical are the responsibility of the respective mechanical contractors.  
NOTE: Paper's fill is to be placed and compacted in 6" maximum lifts. Foundations shall not be placed prior to approval by the Designer.  
The proposed soil bearing capacity is 2,000 P.S.F.

All in-situ topsoil inside the building area, under paved areas and at site fill areas shall be stripped.  
All subgrade fill under paved and building areas shall be broken or site fill as approved by the Designer, placed in 6" maximum lifts and compacted to at least 95% of standard proctor maximum dry density. Fill must not be placed on any frozen ground and frozen materials must not be used for back fill.  
The building site shall be graded to provide drainage away from the building at a minimum of 1% slope or as indicated on the plan.

##### CONCRETE

Design and construction of all cast-in-place concrete work shall conform to:

- ACI 318 and ACI 308 Standards
- Design mixes shall be in accordance with ASTM C94.
- Strength to be minimum 3,000 PSI at 28 days for footings and walls.
- Strength to be minimum 4,000 PSI at 28 days for columns, beams and structural steel.
- Slump shall not exceed 4 inches.
- All concrete exposed to weather shall be air-entrained with 4-7% air content. No other admixtures shall be used without approval of Designer.
- Maximum aggregate size for footings to be 1 1/2" and maximum aggregate size for all other work to be 3/4".
- Place floor slabs with construction joints or saw joints not exceeding a grid spacing of 15' x 15' or as indicated on the plans. Saw cuts must be made as soon as possible but no later than 24 hours after concrete is placed. All interior slabs to have a broom finish and all exterior slabs are to receive a light brown finish unless noted otherwise. Maintain level floors at all walls and pitch surfaces uniformly down toward drains.
- All concrete is to be well cured for 7 days, or sealed with a membrane curing compound.
- All exterior slabs shall be separated from the building with continuous bond breaker material.
- All reinforcing bars shall be ASTM A-615 grade 60. Thickness of concrete over reinforcement shall not be less than 3" where concrete is deposited against the ground without use of forms and not less than 1 1/2" in other locations. All reinforcement shall be continuous to be lapped 24 diameters or 1'-4" minimum at saddles and extended corner corners with corner bars. All other bar splices to be lapped 24 bar diameters or as noted on drawings. Placing and detailing of steel reinforcement and reinforcing supports shall be in accordance with ACI 318 and ACI 308 Standards and Practices. The reinforcement shall not be painted and must be free of grease/oil, dirt or deep rust when placed. All welded wire fabric shall meet the requirements of ASTM A-185.

##### SEALANTS

Seal around all windows, doors, vent openings, where different materials meet, roof openings, eaves, soffits, joints, around plumbing fixtures, counter-tops, etc. and as required for watertight connections.

##### DOORS, FRAMES AND WINDOWS

Furnish and install all doors and window assemblies as indicated on plans along with all required hardware and accessories as may be required for a complete job. All doors and windows shall operate smoothly without binding and shall be installed plumb and true. All hardware shall fit properly and be adjusted as required.

##### PAINTING & FINISHING

All shop primed steel & heavy metal to receive (1) additional primer (tinted close to finish color) & (2) finish coat. Wood trim, doors, & windows to receive seal, 2 coats varnish. Gypsum board to receive primer and finish coat (ceiling finish UNDO).

##### TOILET ROOMS

Accessible toilet facilities are in place as shown on plans.

##### PLUMBING WORK

All work shall be done in strict accordance with State and Local Codes. Separate Plans and calculations shall be submitted for approval by others. Future locations are shown, engineering to be by the design/build plumbing contractor. Provide service and waste lines stubbed to space for future tenants.

##### HEATING & VENTILATION WORK

All work shall be done in strict accordance with State and Local Codes. Separate Plans and calculations shall be submitted for approval by others. Equipment to be located in basement engineering to be by the design/build HVAC contractor.

##### ELECTRICAL WORK

All work shall be done in strict accordance with State and Local Codes. Provide service which is adequate for future tenants in unfinished space. The electrical design is to be by the design/build electrical contractor.

##### FLOORING

All finished flooring selected and installed by owner. Contractor to coordinate installation as required.

##### LUMBER

Rough lumber shall be graded and stamped as indicated on the drawings. All other lumber shall be SPP Construction grade or better. All wood plates in contact with concrete, masonry, earth, or exposed to the weather shall be PFT lumber. All headers and other structural lumber shall be #2 Douglas fir or better.

##### NAILING SCHEDULE

CONNECTION	FASTENER
Joists to top plate	Simpsen 14-3"
Joist bracing	2-6d
Top plates to stud	2-16d
Studs to sole plates	4-6d (lateral) or 2-16d (vertical)
Double studs, face nail	16d @ 24" o.c.
Double top plates, face nail	16d @ 16" o.c.
Top plates, face & interconnect	2-16d
Continuous header, two pieces	16d @ 16" o.c. along each edge
Joist header to stud, lateral	4-6d
Build-up corner studs	16d @ 24" o.c.
3/4" or 3/4" rod sheathing	10d @ 6" o.c. for supp. edges
10d @ 12" o.c. interior members	
15/32" wall sheathing (East & West walls)	6d @ 6" o.c. for supp. edges
6d @ 12" o.c. interior members	
15/32" wall sheathing (North & South walls)	6d @ 4" o.c. for supp. edges
6d @ 12" o.c. interior members	

PLAN INDEX	PROFESSIONAL SEAL
1. SHEET DESCRIPTION	
2. SITE PLAN, SPEC AND GRADING PLAN	
3. FIRST FLOOR PLAN	
4. FOOTING AND FOUNDATION PLAN	
5. ROOF FLOORING PLAN	
6. EAST AND WEST ELEVATIONS	
7. NORTH AND SOUTH ELEVATIONS	
8. DETAILS AND SECTIONS	
9. BIDDING NOTES	

## PRELIMINARY PLANS

THESE PLANS HAVE BEEN PREPARED FOR PRELIMINARY PURPOSES ONLY  
DO NOT USE THESE PLANS FOR CONSTRUCTION !!

REVISIONS	BY

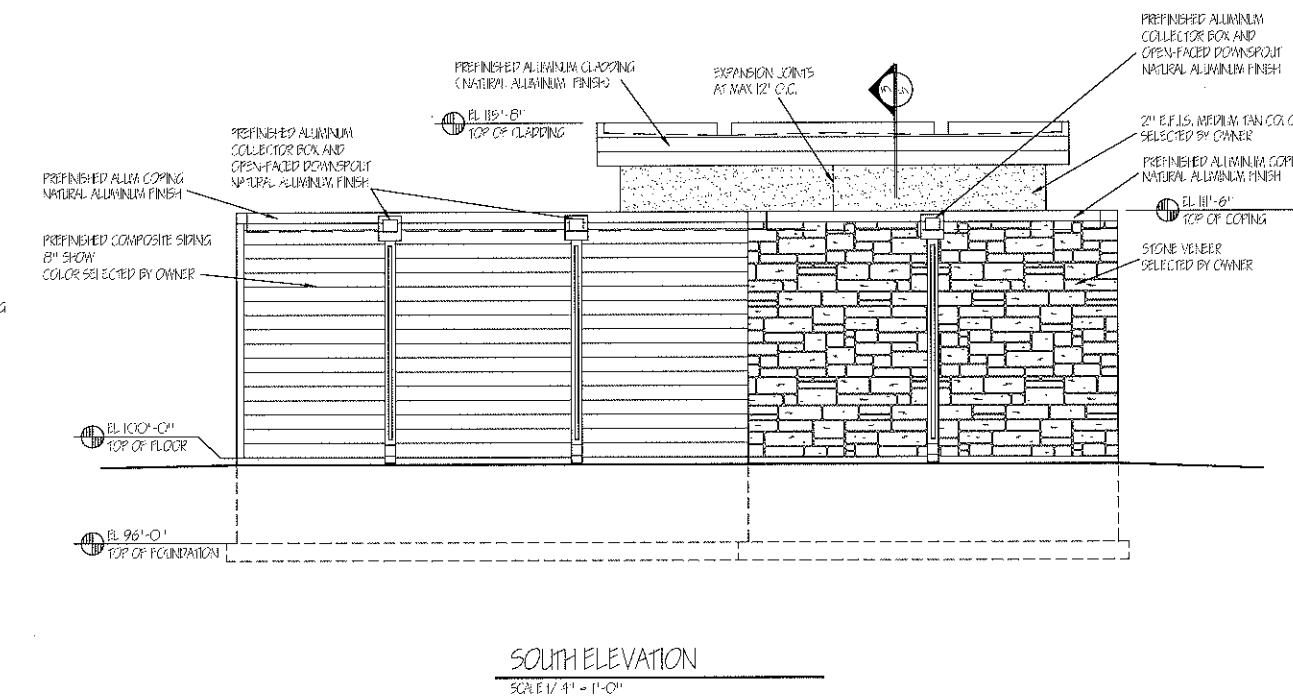
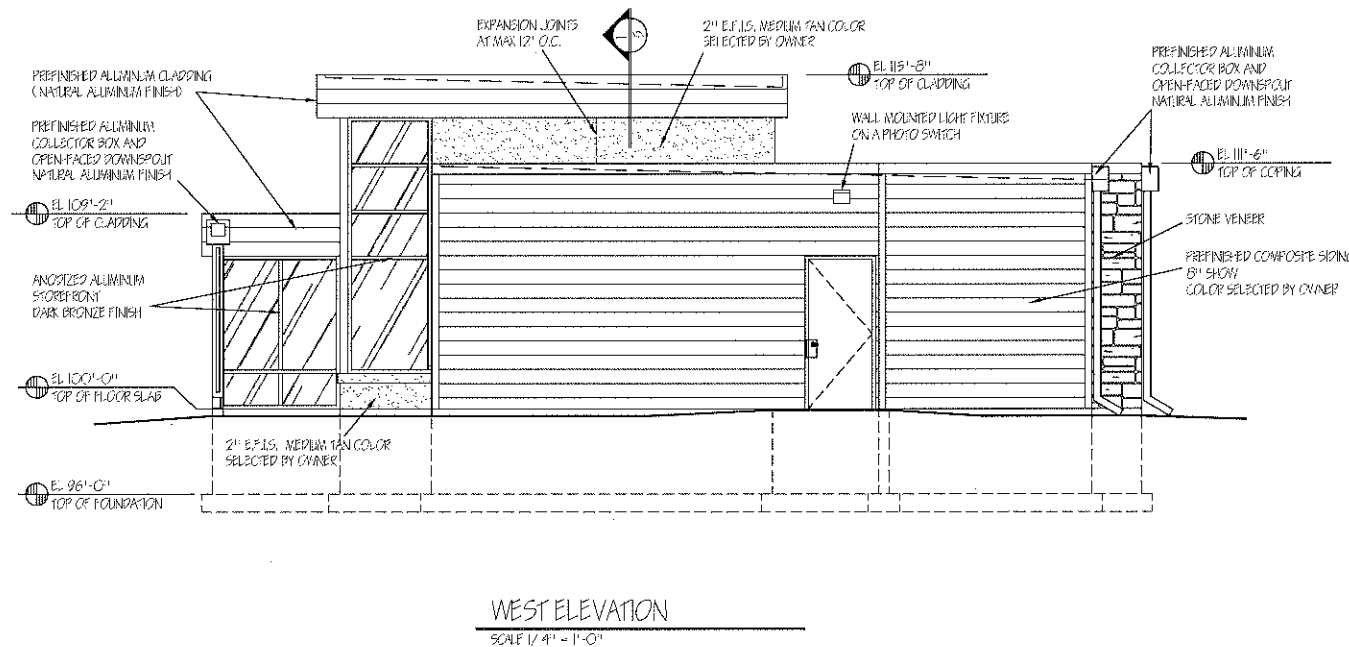
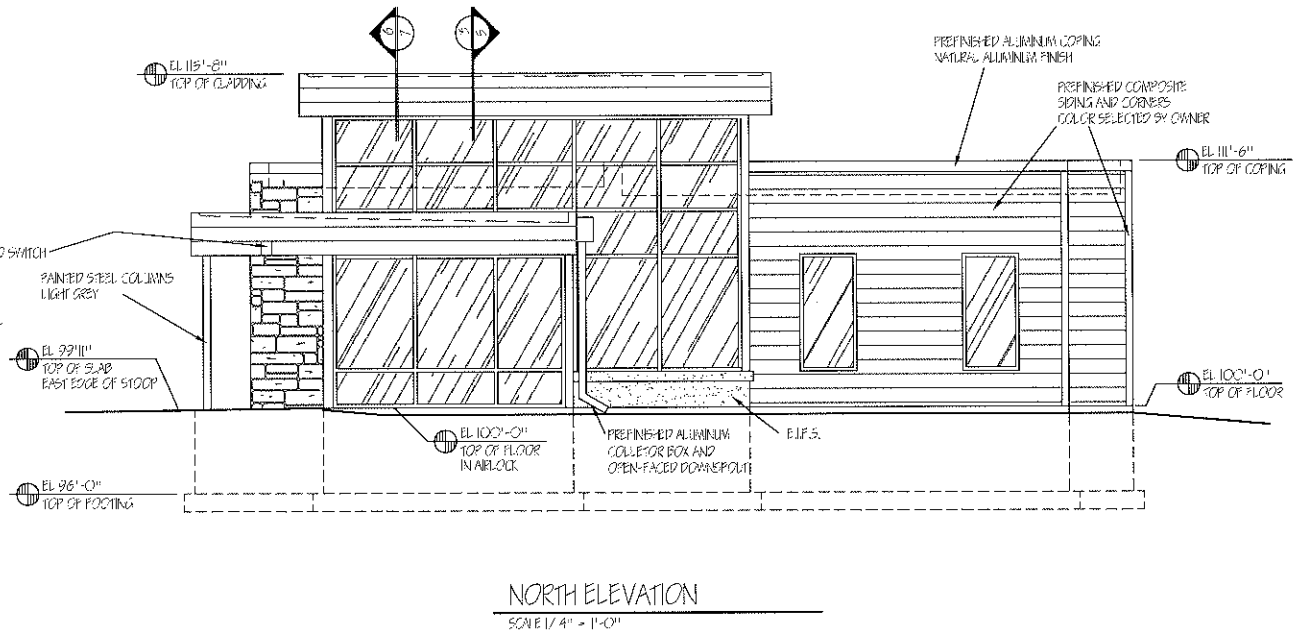
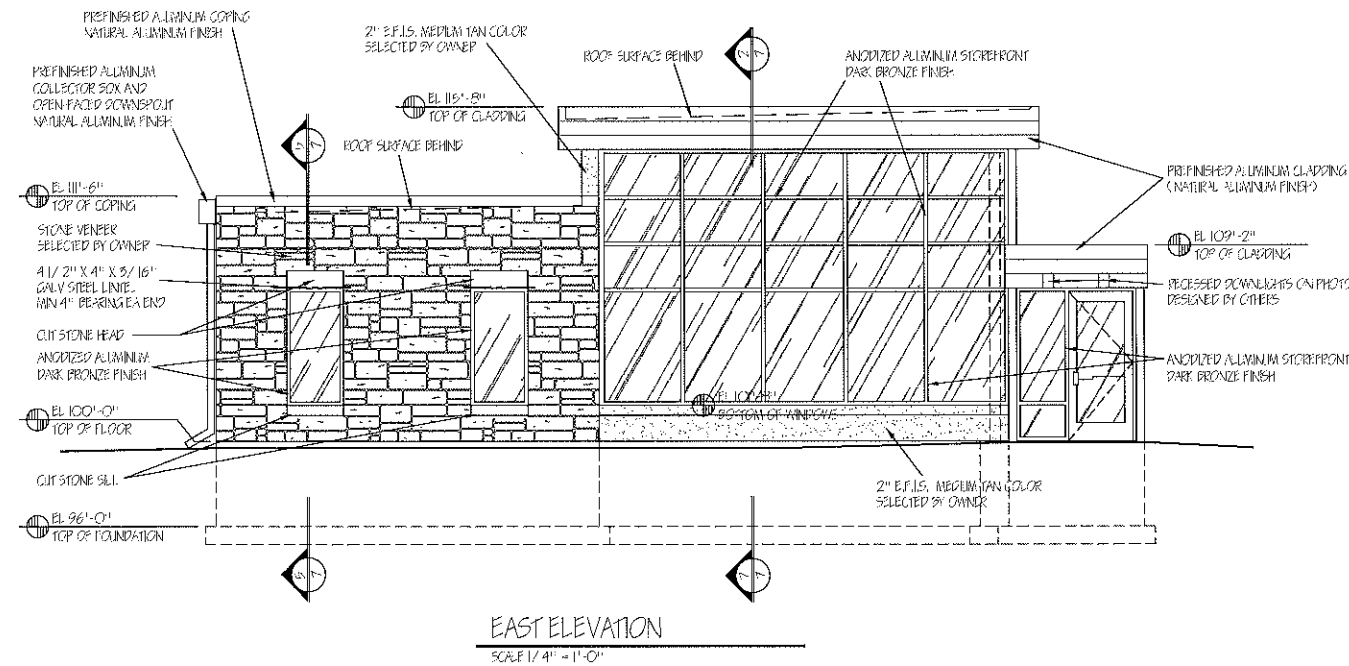
All sizes, weights, arrangements and plans shall be checked or approved by the Designer. The Designer, Stelmacher Architecture, LLC, is not responsible for any errors or omissions in these plans. The Designer shall be held responsible for any errors or omissions in these plans. The Designer shall be held responsible for any errors or omissions in these plans. The Designer shall be held responsible for any errors or omissions in these plans.

**Stelmacher Architecture, LLC**  
Scott Stelmacher, Registered Architect  
16541 Rogersville Road  
Fond du Lac, WI 54637  
FAX: 920.921.4630  
920.921.1298



NEW OFFICE BUILDING  
EDWARD JONES INVESTMENTS  
WAUPUN, WISCONSIN  
SITE PLAN, GRADING PLAN AND SPECS

DRAWN BY SCOTT STELMACHER	DATE JULY 2018
CHECKED BY 	SCALE 1" = 20'-0"
	JOB NO. 1601
	FEE INVOICE Vander State Office
	SHEET 51
OF 9	SHEETS



## PRELIMINARY PLANS

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DO NOT USE THESE PLANS FOR CONSTRUCTION.

REVISIONS	BY

All ideas, designs, arrangements and plans indicated or mentioned by this drawing are hereby accepted by the owner. The owner shall be responsible for any and all changes or modifications to the plans. The owner shall be responsible for any and all changes or modifications to the plans. The owner shall be responsible for any and all changes or modifications to the plans.

**Stelmacher Architecture, LLC**  
Scott Stelmacher, Registered Architect  
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www.stelmacher-architecture.com  
920.921.1228



NEW OFFICE BUILDING  
ROAD  
WAUPUN, WISCONSIN  
ELEVATIONS

DATE	5/2/21
CHECKED	
DATE	JULY 2018
SCALE	1/4" = 1'-0"
ADD	NO
1921	FILE NAME
	VANDE SLINDT
	SHEET

3

OF X SHEETS





OXFORD  
ARCHITECTURE

2934 Sida Drive  
Suite 120  
Nashville, TN 37204



TRACTOR SUPPLY COMPANY

WAUPUN  
WISCONSIN

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submitted to TSC.

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Job Number: 1807

Date: 07.09.2018

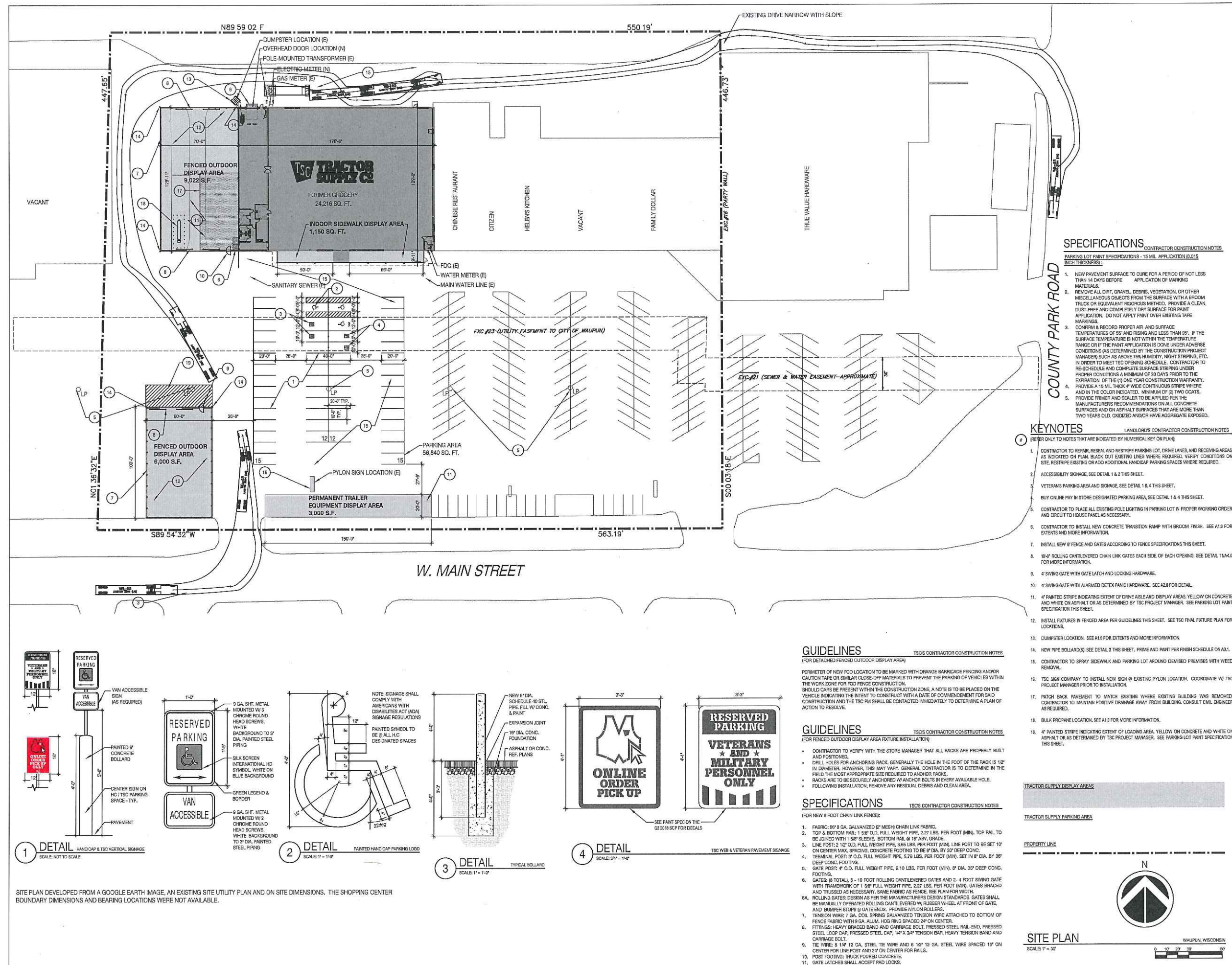
Revisions:

Revisions:

Revisions:

Revisions:

Sheet Number: AS1.0



### SPECIFICATIONS

- CONTRACTOR CONSTRUCTION NOTES
- PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):
1. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING.
  2. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
  3. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 50 AND RISING AND LESS THAN 90°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
  4. PROVIDE A 15 MIL THICK # WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD. UNDOZED AND/OR HAVE AGGREGATE EXPOSED.

### KEYNOTES

- LANDLORD'S CONTRACTOR CONSTRUCTION NOTES
- REFER ONLY TO NOTES THAT ARE INDICATED BY NUMERICAL KEY ON PLAN:
1. CONTRACTOR TO REPAIR, RESEAL AND RESTRIPE PARKING LOT, DRIVE LANES, AND RECEIVING AREAS AS INDICATED ON PLAN. BLACK OUT EXISTING LINES WHERE REQUIRED. VERIFY CONDITIONS ON SITE. RESTRIPE EXISTING OR ADD ADDITIONAL HANDCAP PARKING SPACES WHERE REQUIRED.
  2. ACCESSIBILITY SIGNAGE, SEE DETAIL 1 & 2 THIS SHEET.
  3. VETERAN'S PARKING AREA AND SIGNAGE, SEE DETAIL 1 & 4 THIS SHEET.
  4. BUY ONLINE PAY IN STORE DESIGNATED PARKING AREA, SEE DETAIL 1 & 4 THIS SHEET.
  5. CONTRACTOR TO PLACE ALL EXISTING POLE LIGHTING IN PARKING LOT IN PROPER WORKING ORDER AND CIRCUIT TO HOUSE PANELS NECESSARY.
  6. CONTRACTOR TO INSTALL NEW CONCRETE TRANSITION RAMP WITH BROOM FINISH. SEE A1.0 FOR EXTENTS AND MORE INFORMATION.
  7. INSTALL NEW 8' FENCE AND GATES ACCORDING TO FENCE SPECIFICATIONS THIS SHEET.
  8. 10'-0" ROLLING CANTILEVERED CHAIN LINK GATES EACH SIDE OF EACH OPENING. SEE DETAIL 11A&B FOR MORE INFORMATION.
  9. 4' SWING GATE WITH GATE LATCH AND LOCKING HARDWARE.
  10. 4' SWING GATE WITH ALARMED DETEX PANIC HARDWARE. SEE A2.0 FOR DETAIL.
  11. 4' PAINTED STRIPE INDICATING EXTENT OF DRIVE AISLE AND DISPLAY AREAS. YELLOW ON CONCRETE AND WHITE ON ASPHALT OR AS DETERMINED BY TSC PROJECT MANAGER. SEE PARKING LOT PAINT SPECIFICATION THIS SHEET.
  12. INSTALL FIXTURES IN FENCED AREA PER GUIDELINES THIS SHEET. SEE TSC FINAL FIXTURE PLAN FOR LOCATIONS.
  13. DUMPSTER LOCATION. SEE A1.0 FOR EXTENTS AND MORE INFORMATION.
  14. NEW PIPE BOLLARDS, SEE DETAIL 3 THIS SHEET. PRIME AND PAINT PER FINISH SCHEDULE ON A0.1.
  15. CONTRACTOR TO SPRAY SIDEWALK AND PARKING LOT AROUND DEMISED PREMISES WITH WEED REMOVAL.
  16. TSC SIGN COMPANY TO INSTALL NEW SIGN @ EXISTING PYLON LOCATION. COORDINATE W/ TSC PROJECT MANAGER PRIOR TO INSTALLATION.
  17. PATCH BACK PAVEMENT TO MATCH EXISTING WHERE EXISTING BUILDING WAS REMOVED. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING. CONSULT CIVIL ENGINEER AS REQUIRED.
  18. BULK PROPANE LOCATION. SEE A1.0 FOR MORE INFORMATION.
  19. 4' PAINTED STRIPE INDICATING EXTENT OF LOADING AREA. YELLOW ON CONCRETE AND WHITE ON ASPHALT OR AS DETERMINED BY TSC PROJECT MANAGER. SEE PARKING LOT PAINT SPECIFICATION THIS SHEET.

### GUIDELINES

(FOR DETACHED FENCED OUTDOOR DISPLAY AREA)

TSC'S CONTRACTOR CONSTRUCTION NOTES

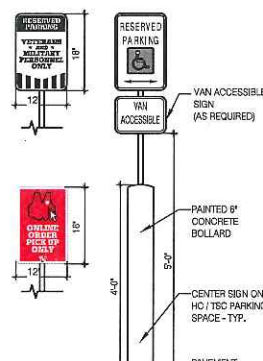
PERIMETER OF NEW FOD LOCATION TO BE MARKED WITH ORANGE BARRICADE FENCING AND/OR CAUTION TAPE OR SIMILAR CLOSE-OFF MATERIALS TO PREVENT THE PARKING OF VEHICLES WITHIN THE WORK ZONE FOR FOD FENCE CONSTRUCTION. SHOULD CARS BE PRESENT WITHIN THE CONSTRUCTION ZONE, A NOTE IS TO BE PLACED ON THE VEHICLE INDICATING THE INTENT TO CONSTRUCT WITH A DATE OF COMMENCEMENT FOR SAID CONSTRUCTION AND THE TSC PM SHALL BE CONTACTED IMMEDIATELY TO DETERMINE A PLAN OF ACTION TO RESOLVE.

### GUIDELINES

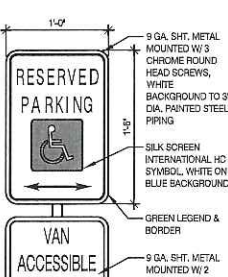
- (FOR FENCED OUTDOOR DISPLAY AREA FIXTURE INSTALLATION)
- TSC'S CONTRACTOR CONSTRUCTION NOTES
- CONTRACTOR TO VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
  - DRILL HOLES FOR ANCHORING RACK. GENERALLY THE HOLE IN THE FOOT OF THE RACK IS 12" IN DIAMETER. HOWEVER, THIS MAY VARY. GENERAL CONTRACTOR IS TO DETERMINE IN THE FIELD THE MOST APPROPRIATE SIZE REQUIRED TO ANCHOR RACKS.
  - RACKS ARE TO BE SECURELY ANCHORED W/ ANCHOR BOLTS IN EVERY AVAILABLE HOLE.
  - FOLLOWING INSTALLATION, REMOVE ANY RESIDUAL DEBRIS AND CLEAN AREA.

### SPECIFICATIONS

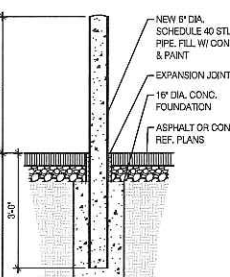
- (FOR NEW 8 FOOT CHAIN LINK FENCE)
- TSC'S CONTRACTOR CONSTRUCTION NOTES
1. FABRIC: 36" 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
  2. TOP & BOTTOM RAIL: 1 1/2" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 1/2" SLEEVE. BOTTOM RAIL @ 18" ABV. GRADE.
  3. LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10" ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 36" DEEP CONC. FOOTING.
  4. TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
  5. GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
  6. GATES: (8 TOTAL) 8 - 10 FOOT ROLLING CANTILEVERED GATES AND 2 - 4 FOOT SWING GATE WITH FRAMEWORK OF 1 1/2" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
  - 6A. ROLLING GATES: DESIGNED AS PER THE MANUFACTURER'S DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED ROLLING CANTILEVERED W/ RUBBER WHEEL AT FRONT OF GATE, AND BUMPER STOPS @ GATE ENDS. PROVIDE NYLON ROLLERS.
  7. TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
  8. FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE SCUT.
  9. TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
  10. POST FOOTING: TRUCK POURED CONCRETE.
  11. GATE LATCHES SHALL ACCEPT PAD LOCKS.



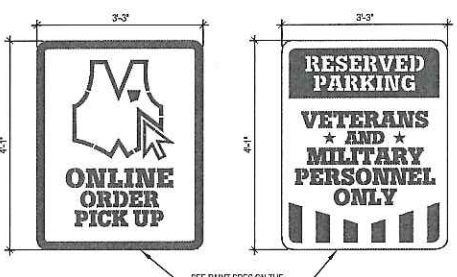
1 DETAIL HANDICAP & TSC VERTICAL SIGNAGE  
SCALE: NOT TO SCALE



2 DETAIL PAINTED HANDICAP PARKING LOGO  
SCALE: 1" = 1'-0"



3 DETAIL TYPICAL BOLLARD  
SCALE: 1" = 1'-0"



4 DETAIL TSC WEB & VETERAN PAVEMENT SIGNAGE  
SCALE: 3/4" = 1'-0"

SITE PLAN DEVELOPED FROM A GOOGLE EARTH IMAGE, AN EXISTING SITE UTILITY PLAN AND ON SITE DIMENSIONS. THE SHOPPING CENTER BOUNDARY DIMENSIONS AND BEARING LOCATIONS WERE NOT AVAILABLE.

### SITE PLAN

SCALE: 1" = 30'







OXFORD  
ARCHITECTURE

2924 Sidco Drive  
Suite 120  
Nashville, TN 37204

Architecture  
Planning  
Interior Architecture



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Job Number: 1807

Date: 07.09.2018

Revisions:

Revisions:

Revisions:

ARCHITECTURAL ELEVATIONS

Sheet Number: A2.0

