CONDITIONAL USE PERMIT APPLICATION

VILLAGE OF PRAIRIE DU SAC

Part I. General Information

Applicant information:

Person's Name(s): Doug Enke

Firm Name (if any): ______

Relationship (check one): ☐ Owner ☐ Tenant ☐ Prospective Owner/Tenant ☐ Representing: ______

Mailing Address: P.O Box 276 City: Boscobel State: WI Zip: 53805

Telephone: 608-988-6199 Fax: ______ e-mail: douge@tcsanitation.com

Property owner information:

Person's Name(s): Dan Meise

Ownership (check one): ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation/LLC ☐ Other: ______

Mailing Address: 232 Mulberry Street City: Sauk City State: WI Zip: 53583

Telephone: 608-393-2862 Fax: ______ e-mail: ______

Parcel number or legal description of subject property: 28-0060-3000

Address or street boundaries of subject property: S9891 US Hwy 12, Prairie du Sac, WI 53578

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- ☐ multiple family residential—3+ unit building(s) (☐ current use ☐ proposed use)
- ☐ mixed commercial/residential building(s) (☐ current use ☐ proposed use)
- ☐ office/research (☐ current use ☐ proposed use)
- ☐ retail/commercial services (☐ current use ☐ proposed use)
- ☐ manufacturing/warehousing/contractor (☐ current use ☐ proposed use)
- ☐ institutional use (☐ current use ☐ proposed use)
- ☐ parking (☐ current use ☐ proposed use)
- ☐ significant earth filling, excavating, grading (☐ current use ☐ proposed use)
- ☒ other use: Outdoor Storage (☐ current use ☒ proposed use)

Summary of proposed project (attach pages as necessary):

The project proposes to add an approx. 3 acre fenced compound for outdoor storage.

Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable conditional use permit application fee of $275. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all materials that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include the following information:

- ☒ A map of the subject property showing all lands for which the conditional use permit is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds (unless waived by the Village Administrator). All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.
- ☐ A written description of the proposed conditional use describing the type, duration, and density of activities, buildings, and structures proposed for the subject property and their general locations, along the reasons why the applicant believes the proposed conditional use is appropriate.
- ☒ A site plan of the subject property if proposed for development, conforming to all applicable requirements of Section 10-1-1307(c). If the conditional use will make use of existing site improvements, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
- ☐ If the proposed conditional use is a "Large Retail and Commercial Service Development" as defined in Section 10-1-0302(p), all additional information required under Section 10-1-0605.
- ☐ Any of following additional information requested by the Zoning Administrator or Plan Commission:
  - ☐ Operational details that may affect municipal services such as average and peak utility usage, and average and peak traffic generation.
  - ☐ Operational details pertaining to potential nuisances such as hours of operation, outdoor storage, vibration, noise, air pollution, odor, glare, heat, fire and explosion, toxic and noxious materials, and hazardous materials as they relate to the performance standards of Article 8 of the zoning ordinance.
  - ☐ Details relating to exterior building, fence materials, lighting, or other improvements.
  - ☐ Possible future building and/or parking lot expansions.
  - ☐ Certified Survey Map of the property in cases where lot lines and public easements are unclear or require adjustment.
  - ☐ Any other information pertinent to adequate understanding of the intended use and its relationship to nearby properties and the Comprehensive Plan.

Parcel Address or ID #: ______________________

Part III. Comparison of Proposed Conditional Use Permit with Required Review Criteria (to be completed below or on an attached sheet)

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Sauk Prairie Comprehensive Plan; the Village zoning ordinance; and any other plan or ordinance adopted or under consideration? Explain how, or why not. (Consult with Village Administrator as necessary on applicable plans.)

   The project is a low impact development that addresses all requirements of the village and falls within conditional use for B-R zoning.

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

   The proposed use will have low traffic volumes, it will be screened from the public with fencing and landscaping, and will treat stormwater to village standards as to not affect downstream areas.

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

   The proposed use is low impact development with low traffic and no proposed buildings.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

   This development will not require any utilities and will not affect public agencies of any kind.

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

   This project will provide a fenced, screened outdoor storage facility out of the public eye with no apparent adverse impacts.

Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

[signature] 10/13/23

Signature of Applicant — Date

______________________ ______________

Signature of Property Owner (if different) — Date

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______________________________ ______________

Signature of Applicant Date

Dan M. Meise 10/17/2023

______________________________ ______________

Signature of Property Owner (if different) Date

Part VI. Record of Administrative Procedures (*to be completed by Village*)

- ☐ Verification that subject property within (check one): ☐ Village ☒ Town (Extraterritorial Jurisdiction)
- ☐ Pre-application conference with Village Administrator or designee (optional)

  Date of conference: ____________ Participants: ____________________

- ☐ Pre-application conference with Village Plan Commission or Joint ET Committee (optional)

  Date of Conference: ____________

- ☐ Application and required plans filed with Village

  Date filed: 10/13/2023

  Name of Village staff person who accepted application: L. Helt

- ☐ Application fee of $275 received by Village (non-refundable)

  Date received: 10-13-23

  Name of Village staff person who accepted fee: Jamie Helt

- ☐ Application and submitted plans verified as being complete

  Date verified: ____________

  Name of Village staff person who verified application as complete: ____________

- ☐ Notice of public hearing sent to owners within 300 feet, clerks within 1,000 feet, & newspaper

  Date sent to nearby land owners and clerks: 10/23/2023

  Date of first publishing in community newspaper: 10/26/2023

  Date of second publishing in community newspaper: 11/2/2023

- ☐ Village Plan Commission or Joint ET Committee public hearing

  Meeting date: 11/6/2023 (to be held within 45 days of complete application)

- ☐ Village Plan Commission or Joint ET Committee action taken

  Meeting date: ____________ (within 60 days after public hearing, or per extension)

  Action (circle one): Approval as presented Approval with conditions Denial

- ☐ Applicant notified of Village Plan Commission or Joint ET Committee action

  Date: ____________

  Name of Village staff person who notified Applicant: ____________

- ☐ Village Administrator records conditional use permit with Register of Deeds

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

PETERSON SANITATION

S9891 US HWY 12
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

SITE LOCATION

SITE LOCATION MAP

NORTH

PROJECT DIRECTORY:

ENGINEER:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: ARLEN OSTRENG
PHONE: (608) 644-1449

CLIENT:
PETERSON SANITATION
P.O. BOX 276
BOSCOBEL, WI 53805
PHONE: (608) 988-6199

PROPERTY OWNER:
DAN MEISE
232 MULBERRY STREET
SAUK CITY, WI 53583
PHONE: (608) 393-2862

PROJECT INFO:

SITE LOCATION:
S9891 US HWY 12
PRAIRIE DU SAC, WI 53578

PLSS INFORMATION:
PART OF THE SE 1/4 OF THE NE 1/4;
SECTION 3, T.9N, R.6E,
TOWN OF PRAIRIE DU SAC,
SAUK COUNTY,
WISCONSIN

PARCEL NUMBER(S):
28-0060-30000

SHEET INDEX:

ENGINEER SEAL:

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: ______________________________

DATE: ____________________

ONE CALL SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE

TOLL FREE: 1-800-242-8511
FAX A LOCATE: 1-800-242-5811

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SHEET TITLE:
COVER SHEET
PETERSON SANITATION
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	AJO
PLOT DATE	10/13/2023
PROJECT NUMBER	38295
SET TYPE	CD
SHEET NUMBER	G-001

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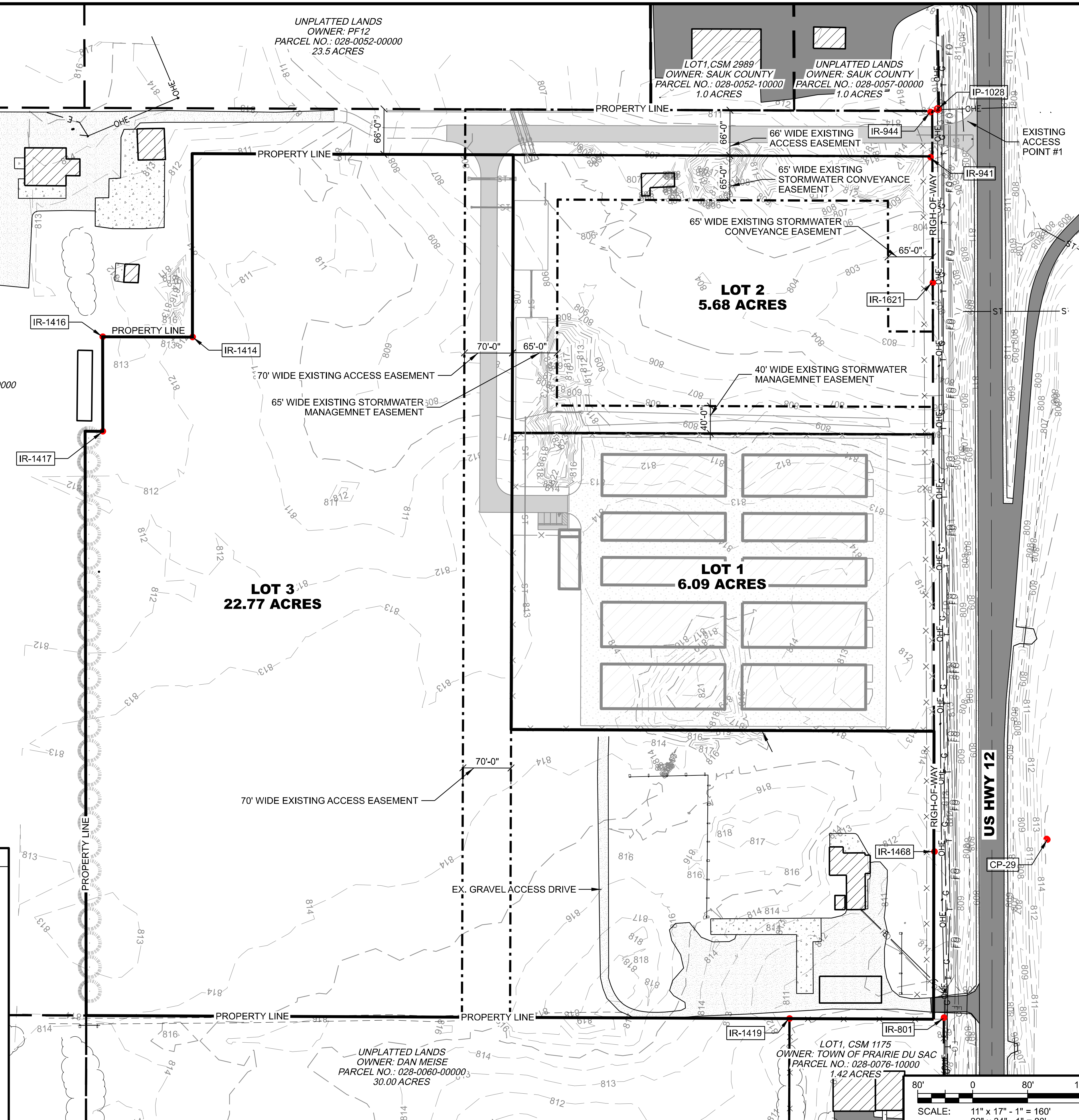

SURVEY DATA

SURVEY DATE(S)	4/26 & 4/30/2018
HORIZONTAL COORD. SYSTEM	SAUK COUNTY - NAD83
VERTICAL DATUM	NAVD 88
CONTROL SOURCE	GPS - WISCORS
SURVEY UNITS	US SURVEY FOOT

CONTROL POINTS

POINT ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-29	170118.01	646617.72	815.58	SPIKE SET IN GROUND
IR-801	169858.55	646467.68	809.44	IRON ROD - PROPERTY CORNER
IR-941	171110.81	646448.23	810.16	IRON ROD - R.O.W.
IR-944	171176.72	646448.15	815.81	IRON ROD - PROPERTY CORNER
IP-1028	171180.94	646458.58	816.37	IRON PIPE - PROPERTY CORNER
IR-1414	170849.13	645373.51	811.41	IRON ROD - PROPERTY CORNER
IR-1416	170849.59	645242.64	812.24	IRON ROD - PROPERTY CORNER
IR-1417	170711.90	645242.78	812.57	IRON ROD - PROPERTY CORNER
IR-1419	169857.26	646242.84	810.87	IRON ROD - PROPERTY CORNER
IR-1468	170100.16	646453.85	812.96	IRON ROD - R.O.W.
IR-1621	170928.14	646451.50	802.03	IRON ROD - PROPERTY CORNER

GENERAL SURVEY NOTES: (THIS SHEET)

1. PROPERTY AND R.O.W. LINES SHOWN ARE BASED ON THE PLAT OF SURVEY COMPLETED BY GROTHMAN AND ASSOCIATES DATED JULY 16, 2018.
2. HORIZONTAL COORDINATES REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM - SAUK COUNTY.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL IS ONE FOOT
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY LOCATING DIGGERS HOT LINE FIELD MARKINGS.
6. PRIVATE UTILITIES SHOWN ARE BASED ON PRIOR PLANS AND ARE SCHEMATIC ONLY. NO FIELD VERIFICATION WAS COMPLETED. A PRIVATE UTILITY LOCATE SHALL BE PERFORMED PRIOR TO ANY EXCAVATION.
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF PUBLIC UTILITIES, CONTACT DIGGERS HOT LINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. EDGE CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.

SURVEY LEGEND:

ST	EX. STORM SEWER/CULVERT		SIGNAGE
G	EX. GAS		TRANSFORMER
E	EX. UNDERGROUND ELECTRIC	E	PEDESTAL (ELEC./CABLE/TEL.)
OHE	EX. OVERHEAD ELECTRIC	P	METER (PARKING)
FO	EX. UNDERGROUND FIBER OPTIC		CURB INLET (INL)
T	EX. UNDERGROUND TELEPHONE		CATCH BASIN (CB)
			BENCHMARK
			CONTROL POINT
	VALVE		SOIL BORING
	UTILITY POLE		IRON PIPE - FOUND
	LIGHT POLE	931	EXISTING CONTOUR
	CONCRETE		GRAVEL
	ASPHALT		LANDSCAPE/MULCH BED

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CONSULTANT:

Edge Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

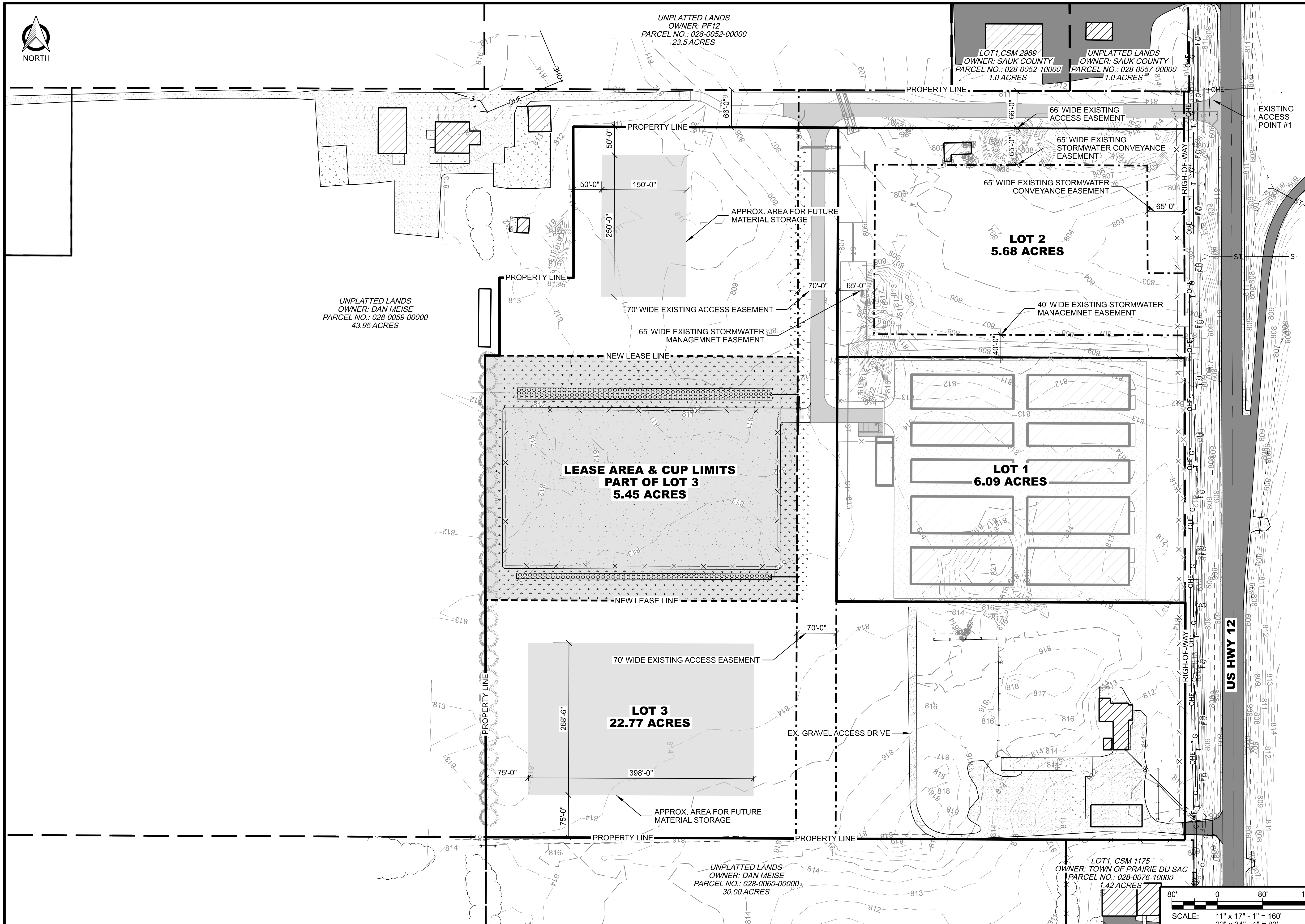
EXISTING SITE PLAN
PETERSON SANITATION
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	AJO
PLOT DATE	10/13/2023
PROJECT NUMBER	38295
SET TYPE	CD
SHEET NUMBER	V-101



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CLIENT:

OVERALL SITE PLAN

PETERSON SANITATION
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

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PLOT DATE	10/13/2023
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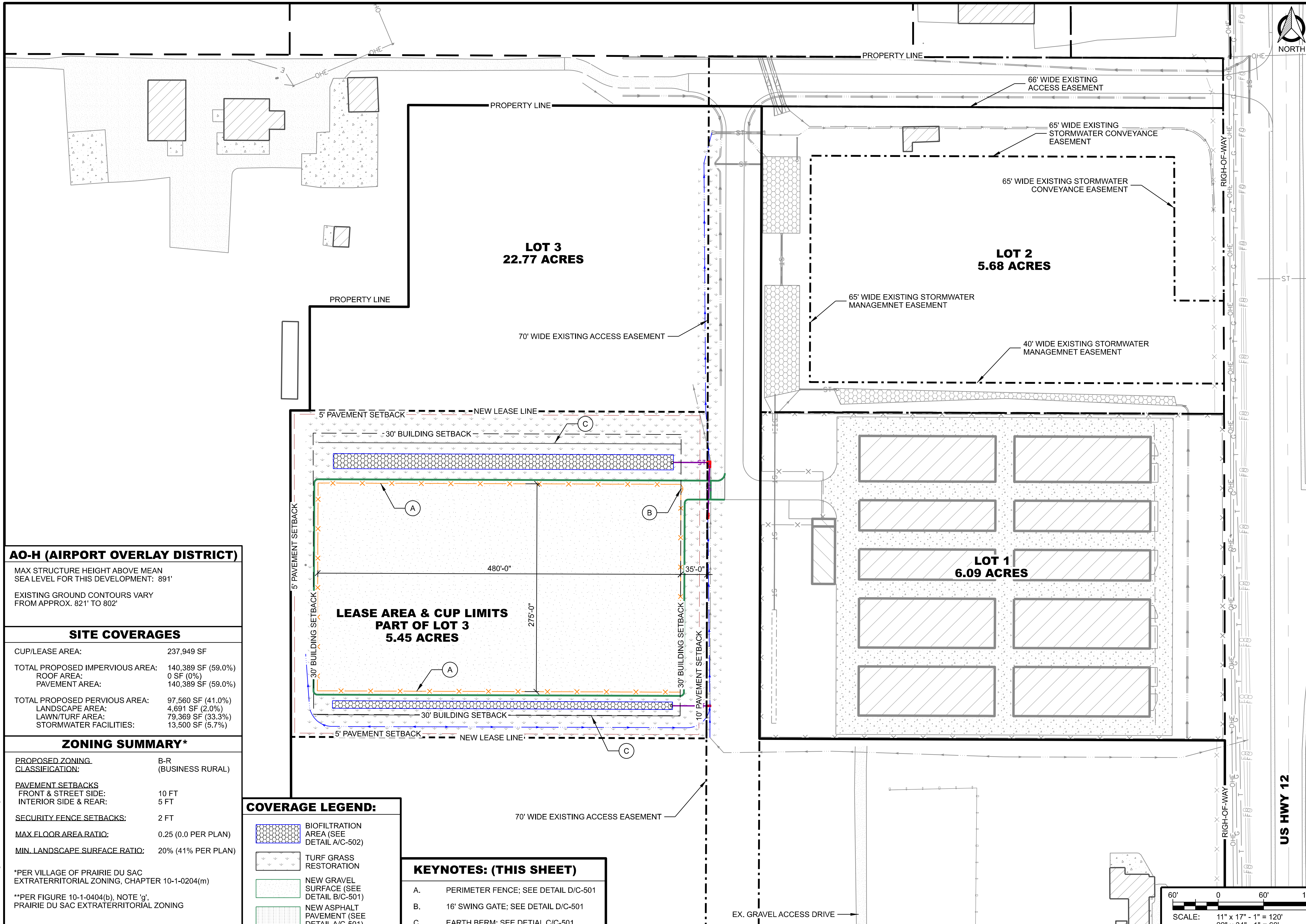
SHEET NUMBER	C-101



AO-H (AIRPORT OVERLAY DISTRICT)

MAX STRUCTURE HEIGHT ABOVE MEAN SEA LEVEL FOR THIS DEVELOPMENT: 891'

EXISTING GROUND CONTOURS VARY FROM APPROX. 821' TO 802'

SITE COVERAGES

CUP/LEASE AREA:	237,949 SF
TOTAL PROPOSED IMPERVIOUS AREA:	140,389 SF (59.0%)
ROOF AREA:	0 SF (0%)
PAVEMENT AREA:	140,389 SF (59.0%)
TOTAL PROPOSED PERVIOUS AREA:	97,560 SF (41.0%)
LANDSCAPE AREA:	4,691 SF (2.0%)
LAWN/TURF AREA:	79,369 SF (33.3%)
STORMWATER FACILITIES:	13,500 SF (5.7%)

ZONING SUMMARY*

PROPOSED ZONING CLASSIFICATION:	B-R (BUSINESS RURAL)
PAVEMENT SETBACKS	
FRONT & STREET SIDE:	10 FT
INTERIOR SIDE & REAR:	5 FT
SECURITY FENCE SETBACKS:	2 FT
MAX FLOOR AREA RATIO:	0.25 (0.0 PER PLAN)
MIN. LANDSCAPE SURFACE RATIO:	20% (41% PER PLAN)

*PER VILLAGE OF PRAIRIE DU SAC EXTRATERRITORIAL ZONING, CHAPTER 10-1-0204(m)

**PER FIGURE 10-1-0404(b), NOTE 'g', PRAIRIE DU SAC EXTRATERRITORIAL ZONING

COVERAGE LEGEND:

- BIOFILTRATION AREA (SEE DETAIL A/C-502)
- TURF GRASS RESTORATION
- NEW GRAVEL SURFACE (SEE DETAIL B/C-501)
- NEW ASPHALT PAVEMENT (SEE DETAIL A/C-501)

KEYNOTES: (THIS SHEET)

A.	PERIMETER FENCE; SEE DETAIL D/C-501
B.	16' SWING GATE; SEE DETAIL D/C-501
C.	EARTH BERM; SEE DETIAL C/C-501

60' 0 60' 120'

SCALE: 11" x 17" - 1" = 120'
22" x 34" - 1" = 60'

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CLIENT:

SHEET TITLE:

SITE PLAN
PETERSON SANITATION
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
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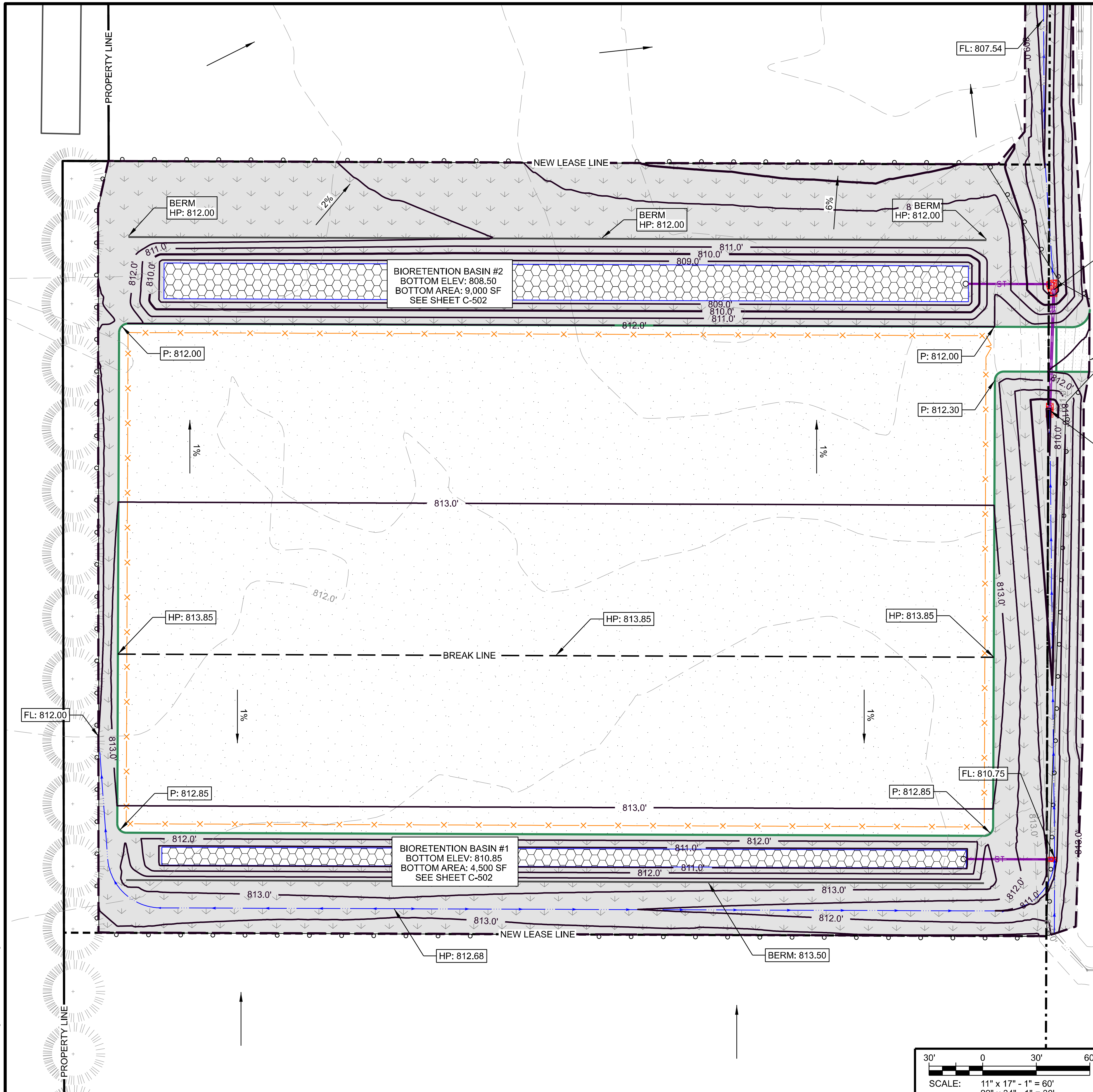
SHEET NUMBER	C-102



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LEGEND: (THIS SHEET)

- 973' EXISTING CONTOUR GRADES
- 973' PROPOSED CONTOUR GRADES
- XXXX' SPOT ELEVATIONS
  - E = EXISTING GRADE
  - P = PROPOSED FINISHED GRADE
  - FL = FLOW LINE
  - HP = HIGH POINT
  - LP = LOW POINT
  - BC = BACK OF CURB
- PROPOSED DRAINAGE PATH
- SILT FENCE
- LIMITS OF DISTURBANCE
- EROSION MAT

GRADING PLAN GENERAL NOTES

1. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
2. RESTORE ALL TURF AREAS (INCLUDING STAGING AREAS) TO LAWN TYPE GRASS. PREPARE SUBGRADE BY TILLING UP COMPACTED SOILS. INSTALL 6" MIN. TOPSOIL, SEED AND MULCH OR EROSION MAT.
3. ALL PAVED AREA SUBGRADE AND BASE COURSE TO BE PROOF ROLLED WITH A LOADED QUAD-AXLE DUMP TRUCK, OR OTHER APPROVED VEHICLE, PRIOR TO PAVEMENT OR CURB INSTALLATION.
4. FILL AREAS SHALL BE BUILT UP IN LAYERS NOT TO EXCEED 10-INCHES AND COMPACTED TO 95% MAXIMUM DRY DENSITY (MODIFIED PROCTOR).

EROSION CONTROL GENERAL NOTES

1. ALL CONTRACTORS SHALL COMPLY WITH APPROVED PERMIT REQUIREMENTS FROM WISCONSIN DNR AND VILLAGE OF PRAIRIE DU SAC.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
3. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF.
4. THE EROSION CONTROL ITEMS SHOWN ARE THE MINIMUM REQUIRED. ACTUAL LOCATIONS AND TYPE SHALL BE ADJUSTED IN THE FIELD BY CONTRACTOR WHILE MAINTAINING PERMIT COMPLIANCE.
5. CONTRACTOR SHALL SWEEP ROADWAYS DAILY TO REMOVE OFF-SITE SEDIMENT DEPOSITS.
6. ALL FINISH GRADED AREAS SHALL BE STABLIZED WITHIN 72 HOURS AFTER FINISH GRADING IS COMPLETE ON ANY AREA.
7. INLET PROTECTION SHALL BE INSTALLED AT ALL ON-SITE INLETS AND IMMEDIATE DOWN STREAM STORM INLETS WITHIN ADJACENT PUBLIC ROADWAYS. DEVICES TO BE INSTALLED IMMEDIATELY AFTER INLET INSTALLATION, MAINTAINED BY THE CONTRACTOR AND KEPT IN PLACE UNTIL FINAL SITE PAVING AND/OR STABILIZATION.
8. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. SEDIMENT TO BE REMOVED FROM BEHIND SILT FENCE WHEN DEPOSITS REACH HALF HEIGHT OF BARRIERS TYP. FABRIC TO BE INSTALLED 4 INCHES (MIN) BELOW GRADE.
9. WDOT CLASS 1, TYPE B, EROSION MAT SHALL BE PLACED AND STAPLED ON ALL DISTURBED SLOPES TO BE RESTORED AS TURF GRASS.
10. SEEDED GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND EROSION MAT. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF WDOT SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.
11. SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER APPROVED MEANS.
12. PRIOR TO THE INSTALLATION OF THE BIORETENTION SOIL MIX AND CLEAR STONE, THE CONTRACTOR SHALL USE THE ROUGH GRADED BASIN AS A SEDIMENT BASIN DURING CONSTRUCTION.
13. CONTRACTOR TO REMOVE SEDIMENT FROM STORM WATER FACILITIES AFTER COMPLETION OF ALL SITE CONSTRUCTION AND PRIOR TO SUBSTANTIAL COMPLETION. REMOVE ALL EROSION CONTROL MEASURES AFTER PROJECT ACCEPTANCE.

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CLIENT:

GRADING & EROSION CONTROL PLAN

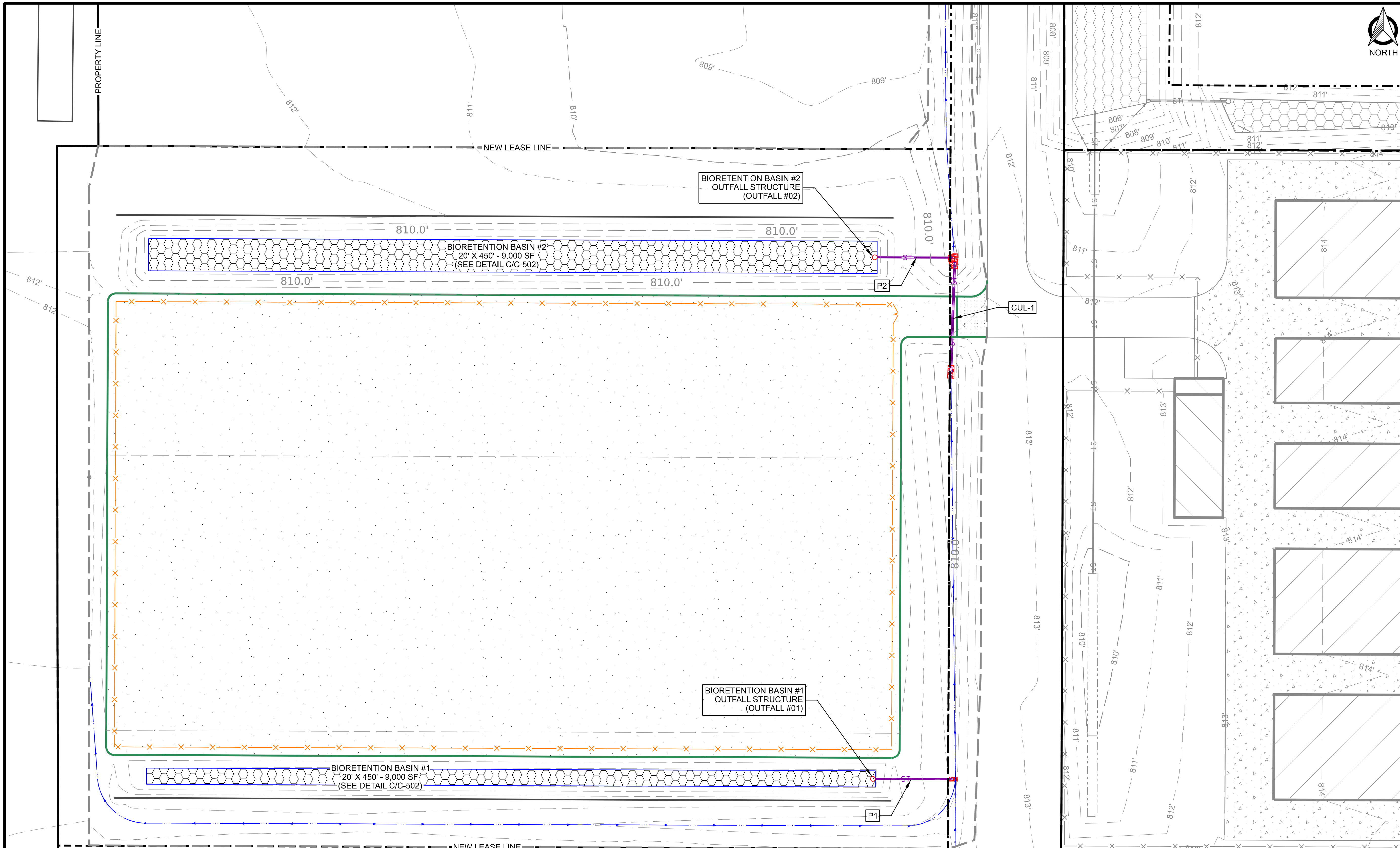
PETERSON SANITATION
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	AJO
PLOT DATE	10/13/2023
PROJECT NUMBER	38295
SET TYPE	CD
SHEET NUMBER	C-103



STORM SEWER STRUCTURE TABLE					
STRUCTURE ID	OVERFLOW ELEV.	ORIFICE INV.	ORIFICE DIA.	DISCHARGE PIPE INV.	DISCHARGE PIPE ID
OUTFALL #01	812.50	811.35	4"	810.85	P-1
OUTFALL #02	811.50	809.00	4"	808.5	P-2

STORM SEWER PIPE TABLE								
PIPE ID	LENGTH (FT.)	DIA. (IN.)	SLOPE	MATERIAL	INLET DIRECTION	INLET INV.	OUTLET DIRECTION	OUTLET INV.
P1	48	8	0.2%	C900 PVC	W	810.85	E	810.75
P2	46	10	0.4%	C900 PVC	W	808.50	E	808.30
CUL-1	68	12	0.7%	RCP	S	808.80	N	808.30

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SCALE: 30' 0 30' 60'
11" x 17" - 1" = 60'
22" x 34" - 1" = 30'

CONSULTANT:
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SHEET TITLE:

UTILITY PLAN

PETERSON SANITATION
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

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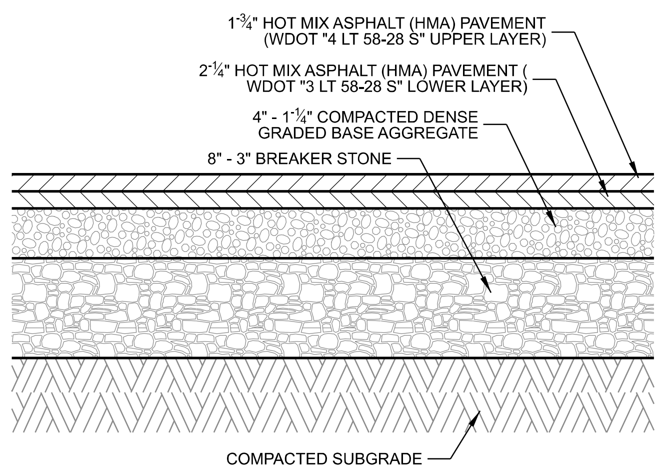
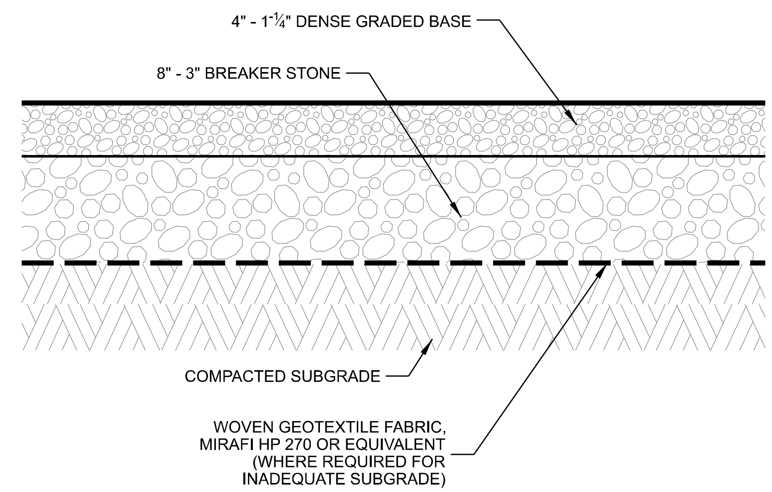


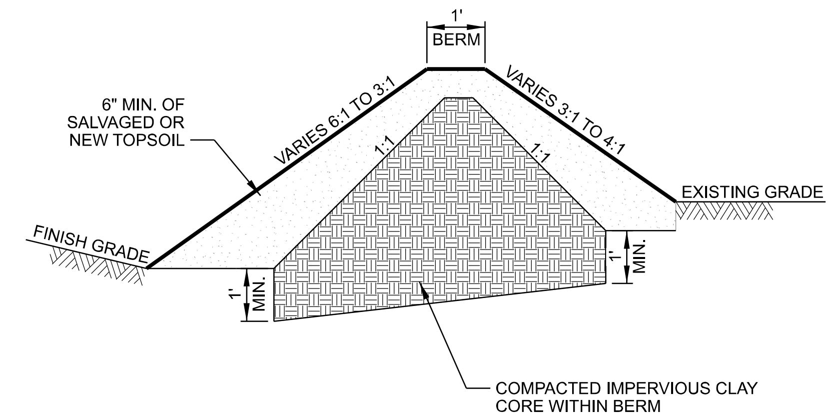
NOTES:

1. APPLY TACK COAT BETWEEN LAYERS

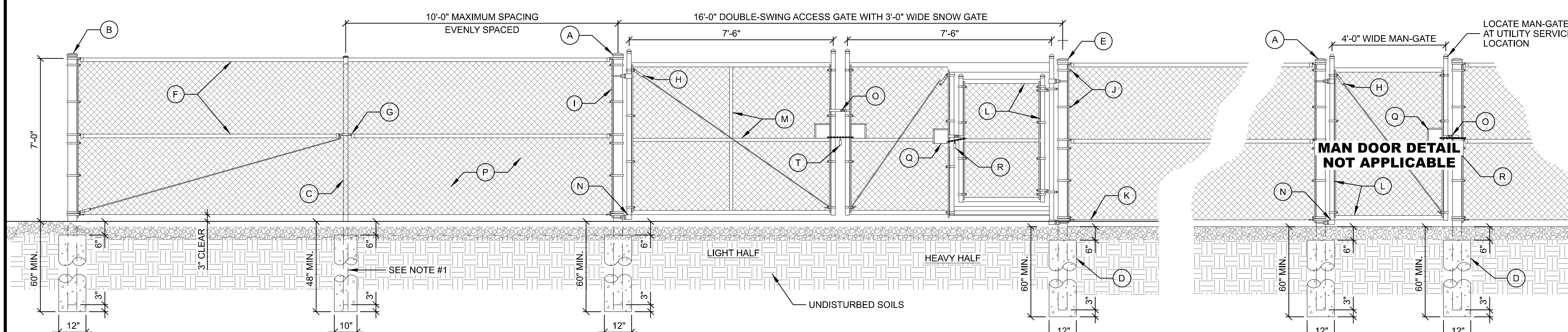
A **ASPHALT PAVEMENT SECTION**
SCALE: NTS



B **GRAVEL SURFACE SECTION**
SCALE: NTS



C **EARTH BERM**
SCALE: NTS



KEY NOTES: (THIS DETAIL)

A. 3-1/2" (4" O.D.) SCH. 40 GALV. STEEL GATE POST

B. 2-1/2" (2-7/8" O.D.) SCH. 40 GALV. STEEL CORNER POST

C. 2" (2-3/8" O.D.) SCH. 40 GALV. STEEL LINE POSTS;
LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C;
SEE NOTE #1

D. CONCRETE POST FOUNDATION;
12" DIA. AT GATE & CORNER POSTS, 10" DIA. AT LINE POSTS
SEE DETAIL BELOW

E. FENCE POST CAP (SIZE VARIES)

F. 1-1/4" (1.66" O.D.) TOP RAIL & MID BRACE RAIL PIPE

G. OFFSET BRACE RAIL ENDS FOR MID BRACE RAIL

H. 5/16" O.D. TRUSS ROD WITH TRUSS TIGHTENER ASSEMBLY

I. 3/16" x 3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF
FENCE FABRIC

J. 3/4" TENSION BAND (TYP.).

K. TENSION WIRE (7 GAUGE)

L. 1-1/2" (1.9" O.D.) SCH. 40 GALV. STEEL FENCE GATE FRAME

M. 1-1/4" (1.66" O.D.) SCH. 40 GALV. STEEL HORIZONTAL AND
VERTICAL GATE BRACES

N. MALLEABLE BUTT HINGES (TYP.)

O. GATE LATCH;
VERIFY REQUIREMENTS WITH FENCE MANUFACTURER

P. FENCE FABRIC;
#9 GAUGE GALV. COATED, 2" DIAMOND PATTERN CHAIN LINK;
TWISTED TOP SELVAGE AND KNUCKELD BOTTOM SELVAGE

Q. 6" x 6" HANDHOLE FOR CHAIN LOCK

R. GATE LOCK

NOTES:

1. ALL LINE POSTS MAY BE EITHER DRIVEN OR SET IN CONCRETE AT CONTRACTORS OPTION.
SEE DETAIL FOR DEPTH AND FOOTING REQUIREMENTS. IF DRIVEN, DRIVE LINE POSTS TO 60" DEPTH MINIMUM.
2. ALL FENCE POSTS AND FRAMING TO BE SCH. 40 GALVANIZED STEEL. SEE DETAIL FOR SIZES.

D **COMPOUND FENCE**

SHEET TITLE:

SITE DETAILS
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TOWN OF PRAIRIE DU SAC
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SET TYPE	CD
SHEET NUMBER	**C-501**

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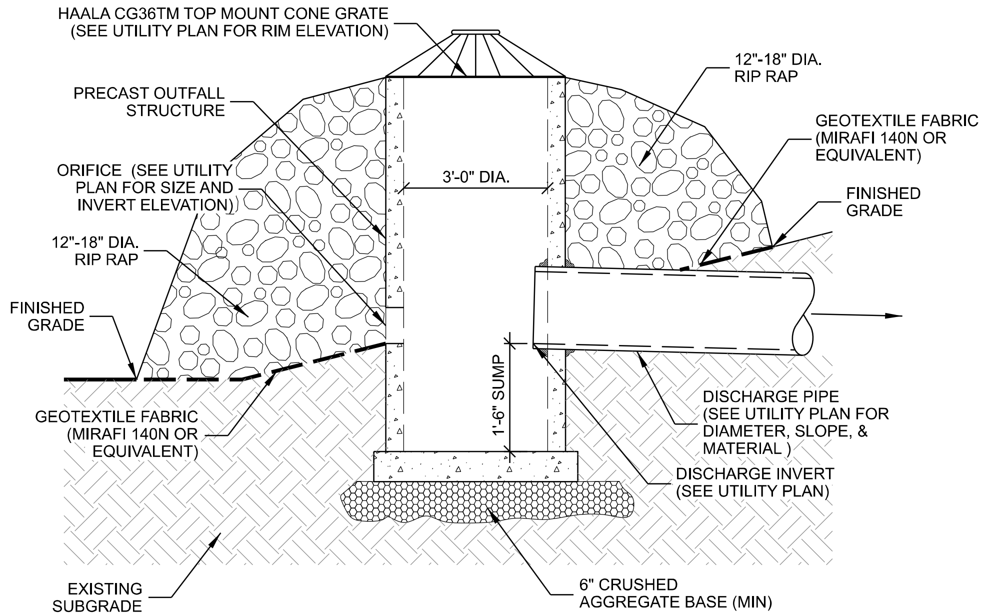
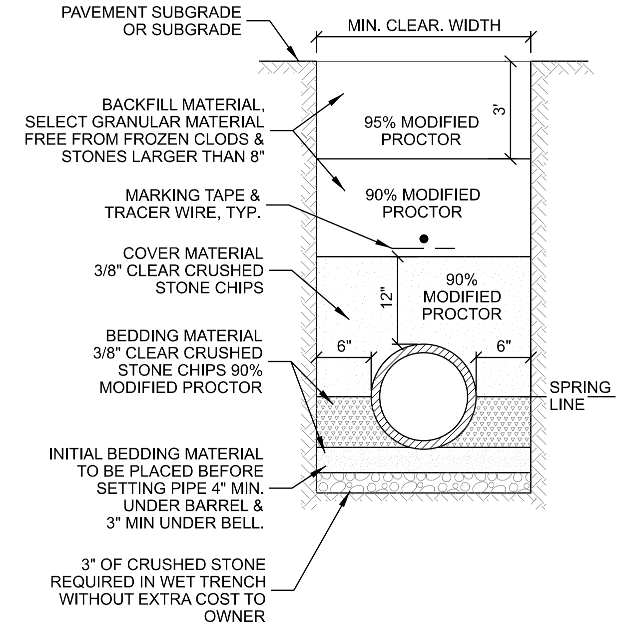


A BIORETENTION OUTFALL STRUCTURE

SCALE: NTS



B PIPE BEDDING DETAILS

SCALE: NTS

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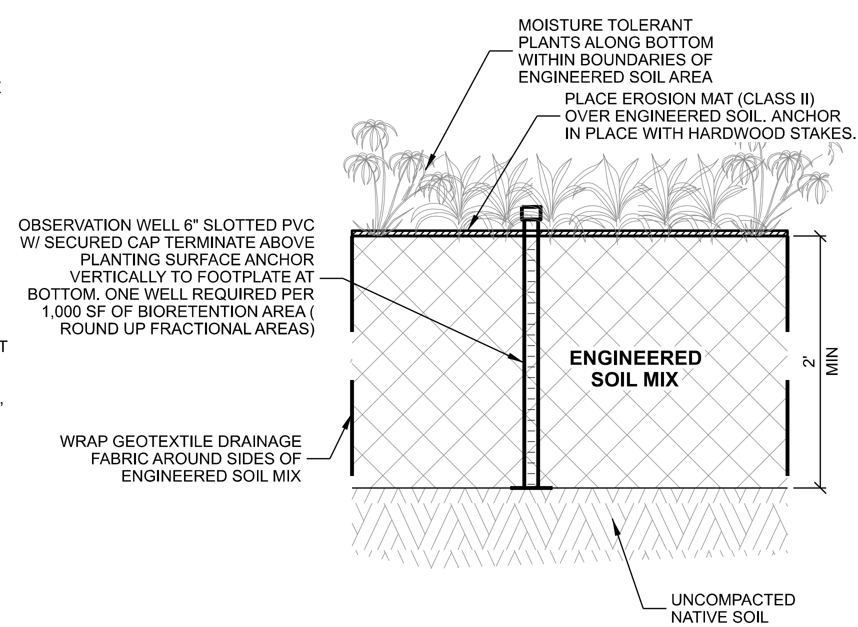
BIORETENTION SYSTEM NOTES:

1. BIO-RETENTION AREA MATERIALS AND CONSTRUCTION TO MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1004.
2. SLOPE ACROSS BIO-RETENTION AREA NOT TO EXCEED 0.5%
3. ENGINEERED SOIL MIX MATERIALS TO INCLUDE:
   - 70% USDA POORLY GRADED COARSE SAND: (.02 - .04 INCHES)
   - 30% COMPOST: SHALL MEET WDNR SPEC S100 (COMPOST)
4. BIORETENTION AREAS SHALL BE INSTALLED AFTER SITE WORK SUBSTANTIAL COMPLETION. IF INSTALLED DURING GRADING ACTIVITIES, THE SYSTEM SHALL BE PROTECTED FROM SEDIMENTATION WITH SILT FENCE, SOCK, OR BALES UNTIL ALL UPSTREAM AREAS ARE RESTORED TO TURF OR GRAVEL.
5. FINISH GRADING AND PLANTING SHALL BE COMPLETED DURING THE GROWING SEASON AFTER SITE CONSTRUCTION COMPLETION AND VEGETATION ESTABLISHMENT OF TRIBUTARY GRASS AREAS.
6. REFER TO GRADING PLAN FOR LOCATION AND SIZE REQUIREMENTS OF BIO-RETENTION AREAS.
7. INSTALL PLANT PLUGS AT 24 INCHES ON CENTER AND OVERSEED WITH NATIVE GRASS THROUGHOUT PLANTING SURFACE. PLANT SPECIES TO BE A MIXTURE OF MOISTURE TOLERANT PLANTS. AN APPROVED PLANT LIST HAS BEEN PROVIDED.
8. SAND BACKFILL TO BE USDA COARSE SAND (.02-.04 INCHES), ASTM C3 (FINE AGGREGATE CONCRETE SAND), WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR APPROVED EQUIVALENT.

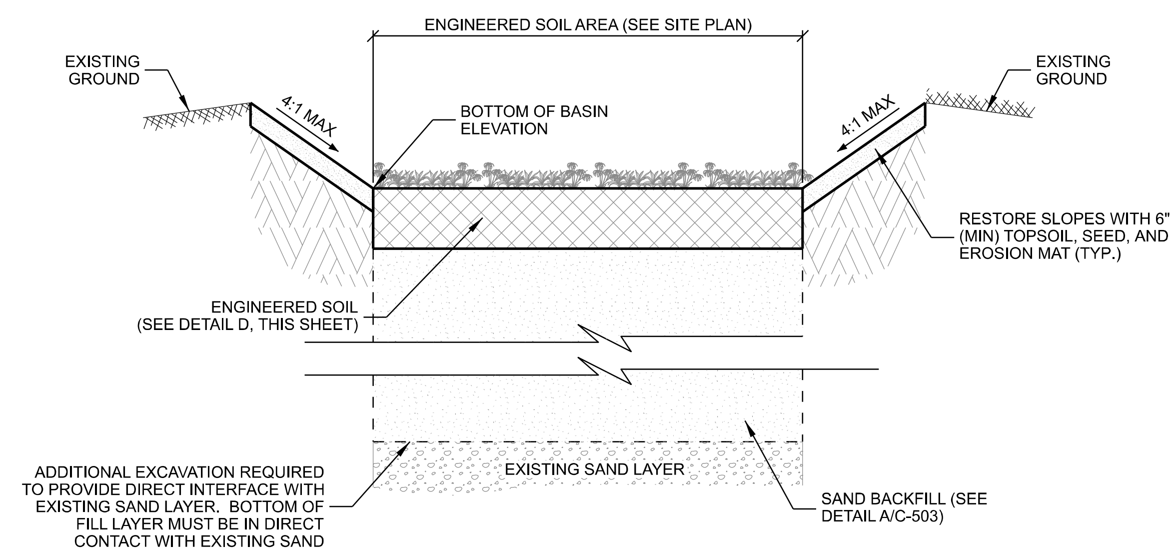
ACCEPTABLE BIORETENTION PLANTS:

COMMON NAME:	LATIN NAME:
Wood Reed Grass	Cinna Arundinacea
Riverbank Wild Rye	Elymus Riparius
Fringed Sedge	Carex Crinita
Franks Sedge	Carex Frankii
Common Lake Sedge	Carex Lacustris
Running Marsh Sedge	Carex Sartwelli
Long-Beaked Sedge	Carex Sprengelli
Path Rush	Juncus Tenius
Blue Flag Iris	Iris Virginica



C BIORETENTION AREA DETAIL

SCALE: NTS



NOTES:

1. PRIOR TO THE EXCAVATION AND PLACEMENT OF THE ENGINEERED SOIL, CONTRACTOR SHALL USE THE ROUGH GRADED BASIN AREA AS A SEDIMENT BASIN DURING CONSTRUCTION.
2. AFTER PLACEMENT OF THE ENGINEERED SOIL AND PLANTINGS, SILT FENCE SHALL BE PLACED CONTINUOUSLY AROUND THE PERIMETER OF THE ENGINEERED SOIL UNTIL ALL UPSTREAM SLOPE AREAS HAVE BEEN STABILIZED WITH PAVEMENT OR TURF GRASS.

D STORMWATER BASIN CROSS SECTION

SCALE: NTS

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SITE DETAILS

PETERSON SANITATION
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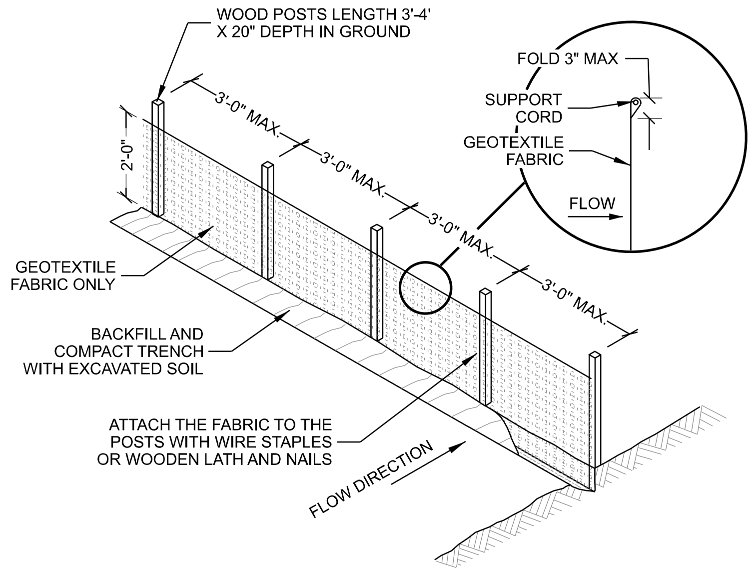
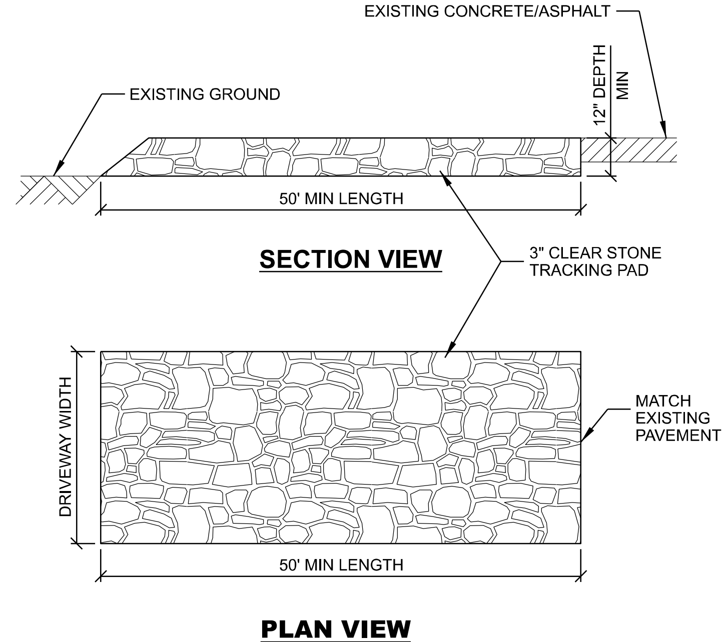


NOTES

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF HICKORY OR OAK.
3. 8'-0" POST SPACING ALLOWED IF WOVEN GEOTEXTILE FABRIC IS USED.
4. ADDITIONAL POST DEPTH OR TIE BACKS MAYBE REQUIRED IN UNSTABLE SOILS.

A SILT FENCE DETAIL

SCALE: NTS



NOTES

1. TRACKING PAD WILL BE UNDERLAIN WITH A GEOTEXTILE FABRIC IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057

B STONE TRACKING PAD

SCALE: NTS

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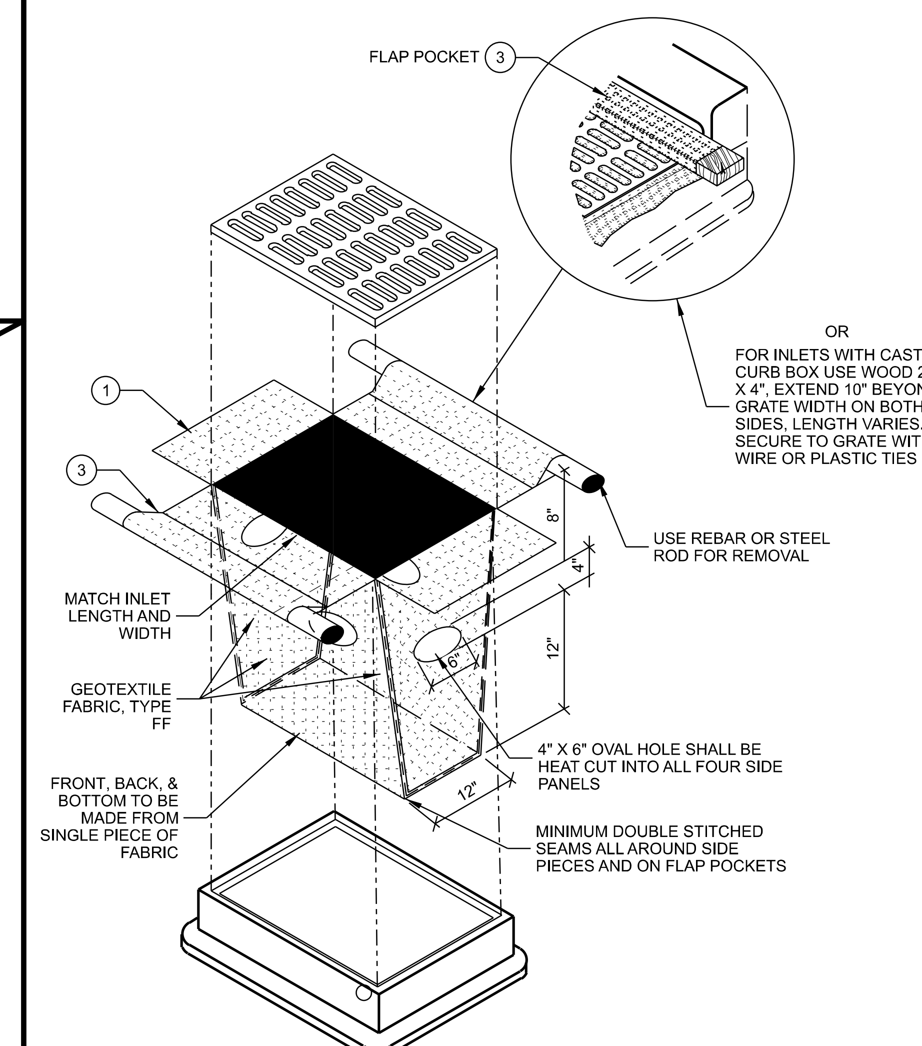
GENERAL NOTES

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. (1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. (2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. (3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

INSTALLATION NOTES, TYPE D

1. DO NOT INSTALL TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL
3. CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



INLET PROTECTION, TYPE D

C INLET PROTECTION DETAILS

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SHEET NUMBER	C-503

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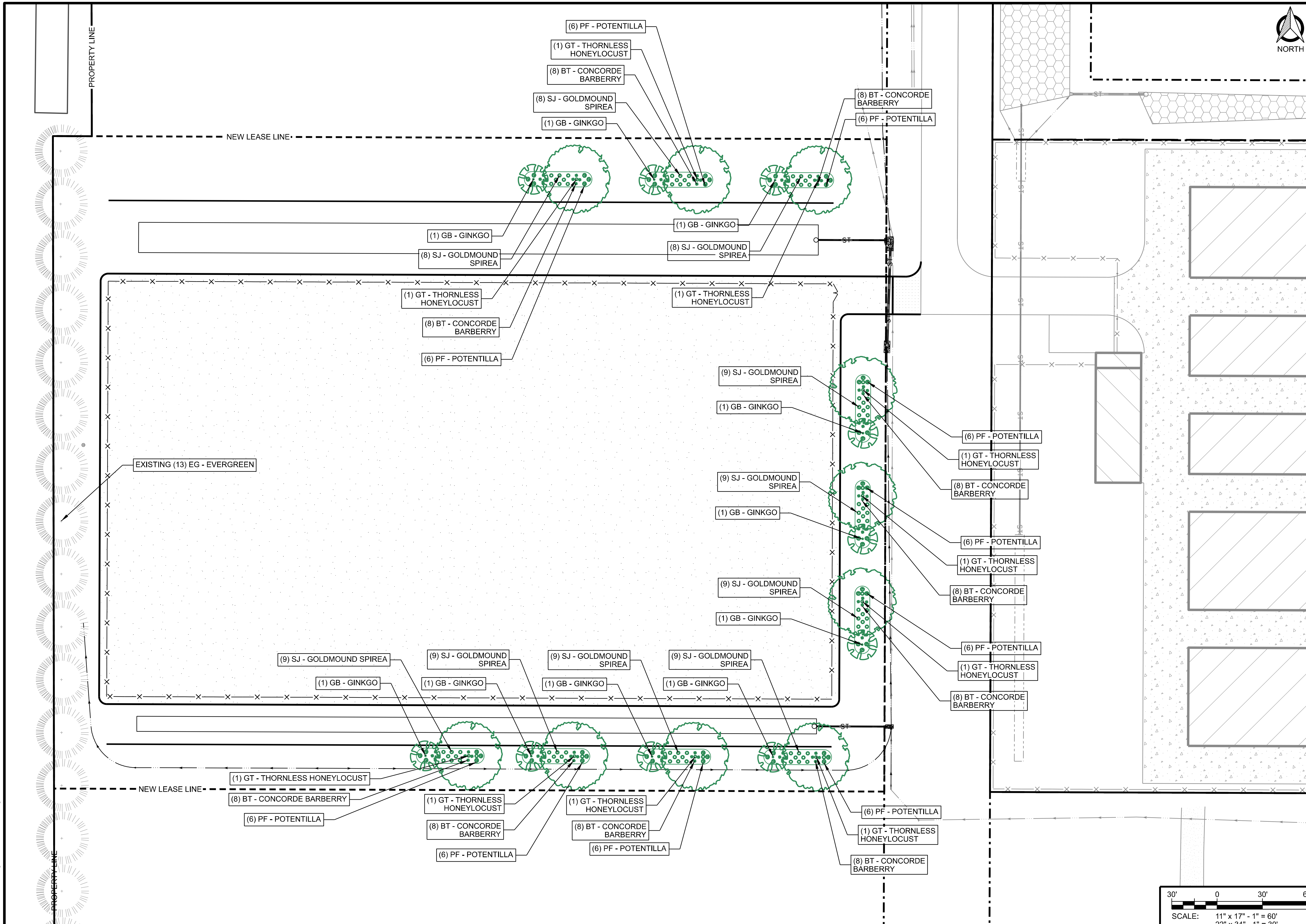

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GRADING & EROSION CONTROL PLAN

PETERSON SANITATION
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

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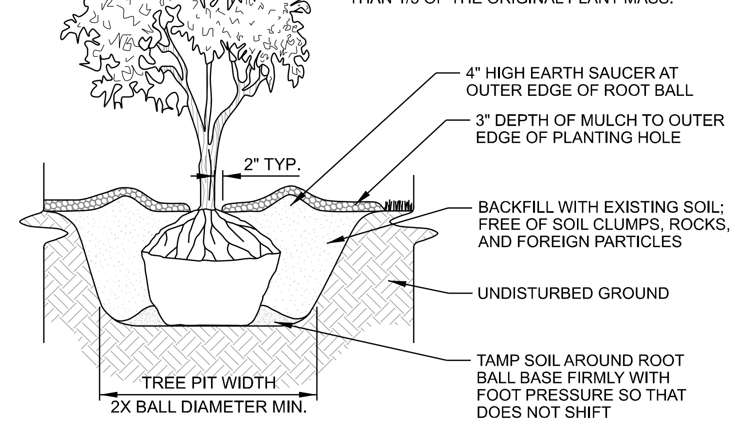
PETERSON SANITATION								
Town of Prairie du Sac Extraterritorial Zoning								
Area = 237,949 sq.ft.								
Paved Areas								
Zoning Requirement= 100 points per 2,500 sq. ft. of paving								
Proposed = 140,389 sq. ft								
Required Points = 5,615								
General Yard								
Zoning Requirement= 100 points per 4,000 sq. ft. of developed lot								
Proposed = 97,560 sq. ft								
Required Points = 2,439								
TOTAL REQUIRED = 8,054								
Plant Category	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
Existing Evergreen Trees								
EG	13	N/A	Evergreen	30'	15'	N/A	40	520
Large Deciduous Trees								
GB	10	Ginkgo biloba 'Magyar'	Magyar Ginkgo	50'	25'	2-1/2" BB	150	1500
GT	10	Gleditsia triacanthos var. inermis	Thornless Honeylocust	60'	60'	2-1/2" BB	150	1500
Shrubs								
BT	80	Berberis thunbergii var. atropurpurea 'C	Concorde Japanese Barberry	2'	2'	3 gal.	20	1600
PF	60	Potentilla fruticosa	Bush Cinquefoil/Potentilla	2-3'	3'	2 gal.	20	1,200
SJ	87	Spiraea japonica 'Goldmound'	Goldmound Spirea	2'	2-3'	2 gal.	20	1740
							Total Points	8060

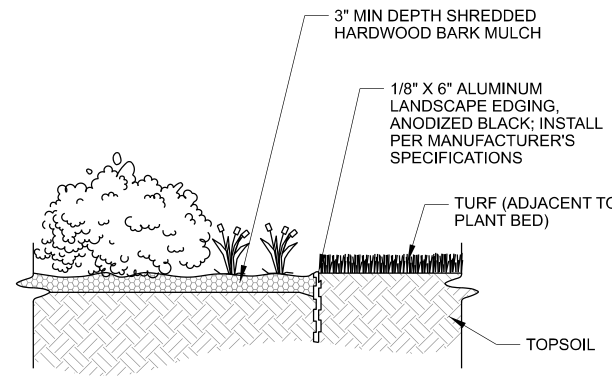
NOTES:

1. PLANT EACH TREE SUCH THAT THE BASE OF THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE ENTIRE WIRE BASKET. REMOVE ALL TWINE, ROPE, AND BURLAP FROM ROOT PRIOR TO PLANTING.
4. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.



A **BALL & BURLAP TREE PLANTING DETAIL**

SCALE: NTS



B **PLANTING BED EDGE DETAIL**

SCALE: NTS

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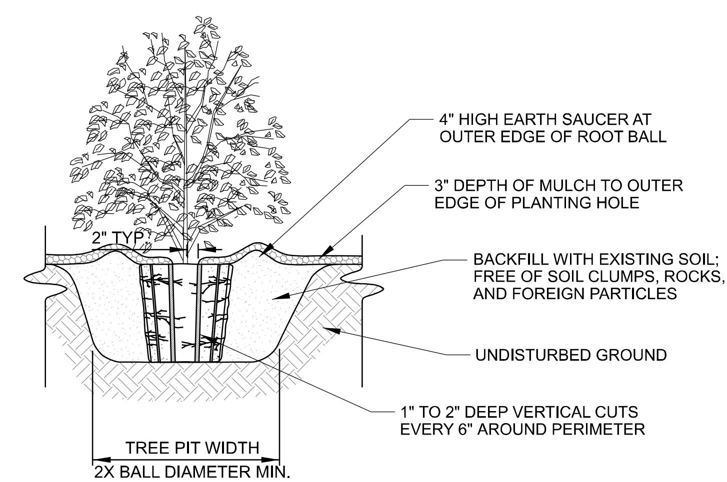
NOTES:

1. FOR 3 TO 10 GALLON CONTAINERS: MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING.
2. PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.

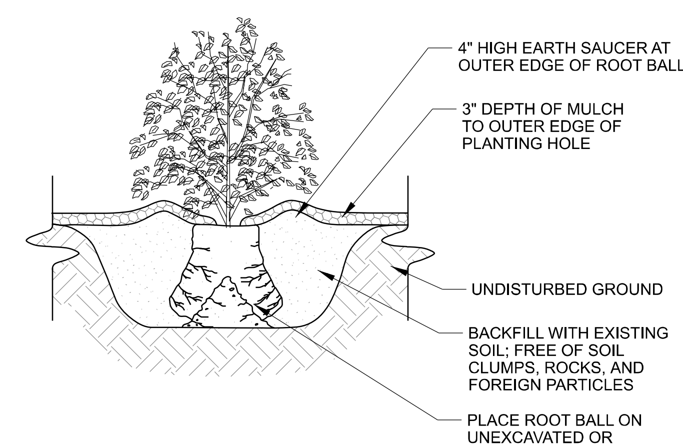


C **LARGE CONTAINER PLANTING DETAIL**

SCALE: NTS

NOTES:

1. FOR 1 TO 2 GALLON CONTAINERS: BUTTERFLY ROOT BALL. SEVER LOWER 1/3 TO 1/2 OF ROOTBALL WITH A SINGLE CUT. SPREAD OPEN SEVERED ROOT BALL AND PLACE AGAINST BOTTOM OF THE MOUNDED PLANTING HOLE.
2. PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.



D **SMALL CONTAINER PLANTING DETAIL**

SCALE: NTS

CONSULTANT:

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SET TYPE	CD
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