
STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: City of New Berlin / Park Designs for Section 35 Park – Phase 1

LOCATION: 5851 S. Sunny Slope Road

REQUEST: Use and Site plan approval for Section 35 Park – Phase 1, located at 5851 S. Sunny Slope Road

D.R.C. RECOMMENDATION: Approval of the Use and Site plans for Section 35 Park – Phase 1, located at 5851 S. Sunny Slope Road.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT**

Meeting of January 11, 2021

**City of New Berlin / Park Designs for Section 35 Park – Phase 1
5851 S. Sunny Slope Road**

DATE STAFF REPORT CREATED: December 9, 2020

APPLICANT / OWNER(S): City of New Berlin

REQUEST / DESCRIPTION OF PROJECT: Use and Site plan approval for Section 35 Park – Phase 1 design located at 5851 S. Sunny Slope Road

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): November 10, 2020, as well as numerous phone calls and emails exchanged.
Site Visit(s): 12/10/2020

SIZE OF DEVELOPMENT / PARCEL(S): 39.14 acres

CURRENT ZONING: P-2

CURRENT LAND USE: Park

PROPOSED LOT SIZE: N/A

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: A-2, R-6

Land Use: Agricultural, Red Fox Crossing Subdivision

South: Zoning: A-1, R-6, C-2

Land Use: Agricultural, Thomson Hollow Subdivision

East: Zoning: R-3, C-2

Land Use: High Grove Subdivision

West: Zoning: A-1

Land Use: Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, below is a review of the social, economic and physical factors outlined in the various sections of the Plan:

Chapter 17: Neighborhood G: Sections 26 & 35 South Moorland Road Corridor: Yes, the design meets the intent of this Chapter. **Planning Context / Vision / Development Policies:**

Vision:

- *In order to guide the City on policy decisions and better understand the impact on the School District, traffic patterns, stormwater and environmental features, conceptual plans were prepared for Section 35.*

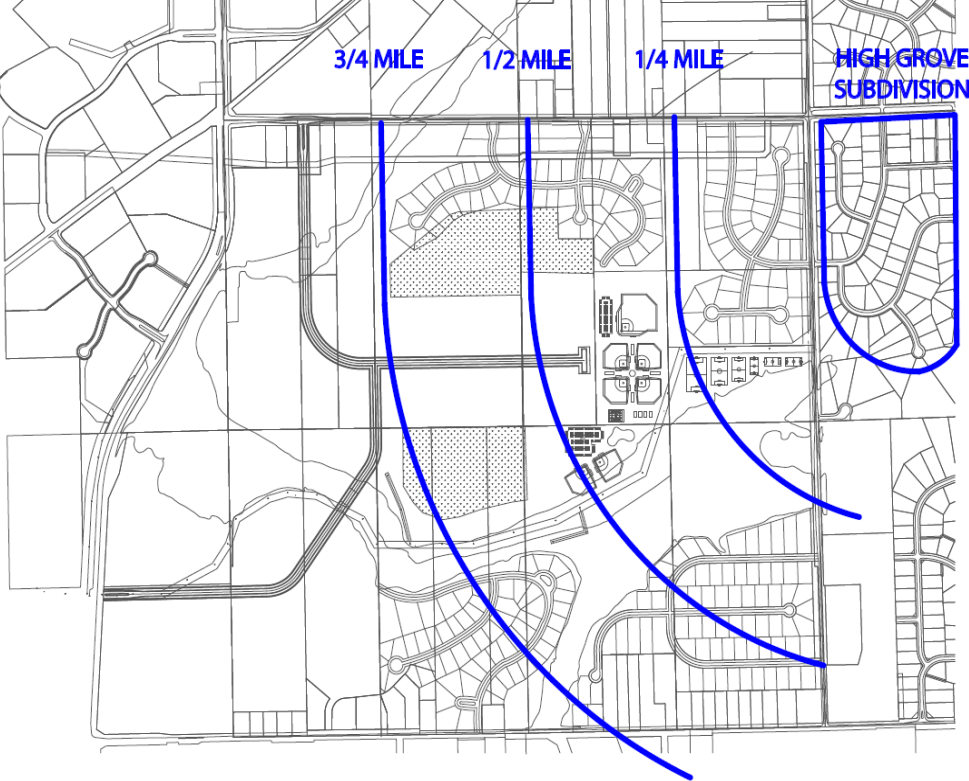
This community park design is consistent with the early concept plans prepared for this area. A public meeting was held on February 6, 2020 to discuss a possible access to the Section 35 community park from Sunny Slope Road, which is different than what was previously presented. Overall, the residents in attendance were not opposed to the new access point, since this access would serve as the only vehicular access point to

the park, no additional parking will be permitted on Sunny Slope Road and there will be no vehicular access to the park from the west.

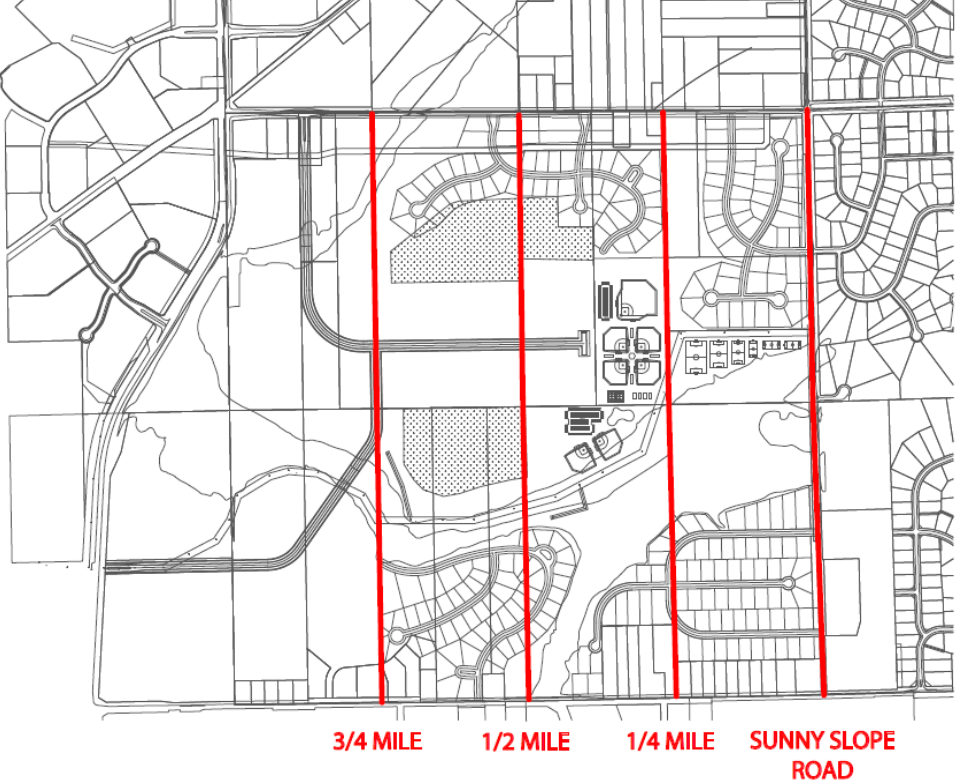
- *Even though neighborhood G is unique, it cannot be independently planned separately from neighborhood H. The two neighborhoods are integrated and will share land uses, new roadway and trail connections and should be considered as one cohesive area. The vision for Section 35 includes the following elements that have been incorporated into the development of the plan:*
 - *A business community that focuses on sustainable site and building design.*
 - *Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors. This design protects existing environmental features, including floodplains and wetlands. As part of this plan, some of the wetlands are being filled to create larger usable areas for soccer fields.*
 - *Focus on green infrastructure and creative stormwater management elements. This project is planned in conjunction with the Grange Avenue and Sunny Slope Road intersection project. Stormwater management for both projects is being accounted for on this site.*
 - *A system of meaningful pedestrian connections to create a walkable and connected community. A 10' wide pedestrian trail runs along the existing utility easement and will be enhanced with this design. This trail generally runs east-west through Section 35. As the park develops through additional phases, pedestrian trail enhancements will continue.*
 - *Focus on sound planning and architecture practices.*
 - *Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.*
 - *Provide residential subdivisions utilizing conservation style design to preserve the environmental features.*
 - *Allow for flexible site design for both residential and nonresidential development by creating Zoning Code standards that promote creativity and sustainability. Per Zoning Code Section 275-36B(3), "The P-2 Section 35 Park Complex District is intended to provide an area for a regional amenity that would provide tournament, practice and game space for baseball, softball and soccer. The district will also incorporate neighborhood park elements for neighboring residents. The complex will provide a buffer between the residential and business park land uses and may be expanded to create additional meaningful passive recreational opportunities and utilize the City's utility easement/public trail to create more of a linear parkway. Uses may include, but are not limited to, passive recreational trails, fishing ponds, winter sports activities, snowshoeing, cross-country skiing, sledding, nature trails, bird watching and interpretive exercise trails.*
 - *Require significant buffers between contrasting uses and main thoroughfares.*

View Shed Transects:

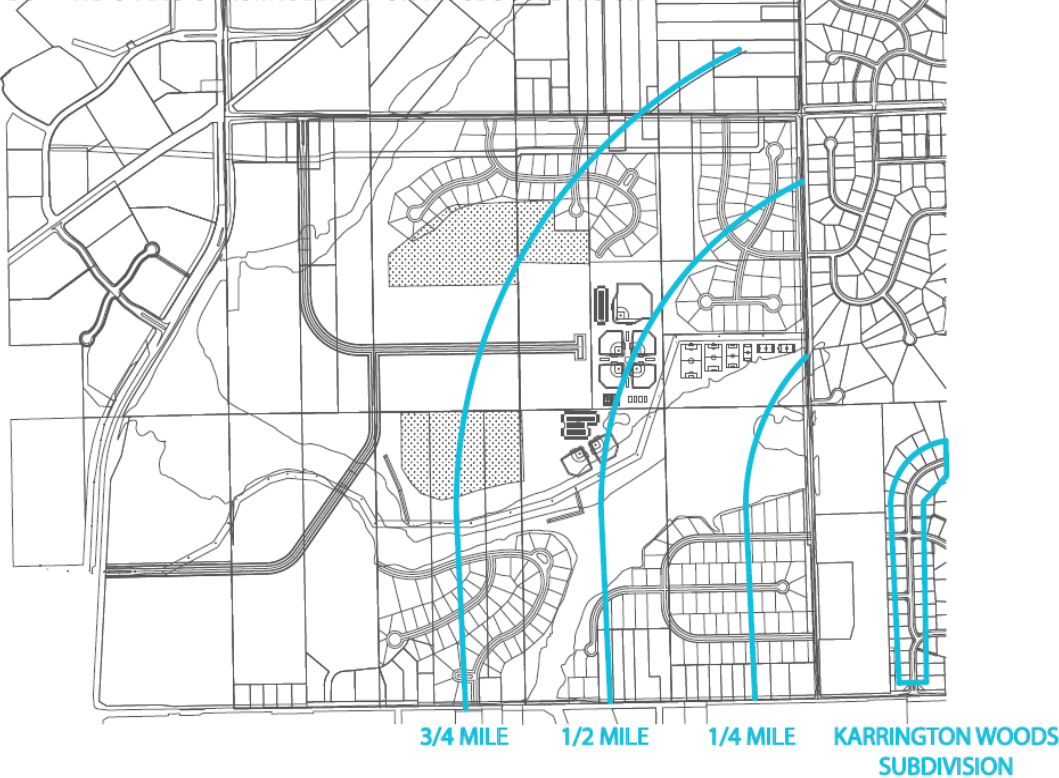
BUFFER DISTANCES FROM HIGH GROVE SUBDIVISION



BUFFER DISTANCES FROM SUNNY SLOPE ROAD



BUFFER DISTANCES FROM KARRINGTON WOODS SUBDIVISION



South Moorland Road Corridor – Neighborhood Plan



Existing view from Kelton Ln, Looking West



Existing view from Kelton Ln



Proposed view from Kelton Ln, layer of business park development



Proposed view from Kelton Ln, layer of sports complex development



Proposed view from Kelton Ln, layer of residential development



Proposed view from Kelton Ln, layer of berming



- Provide a regional park complex.

This is phase 1 of the park complex.

Development Policies:

- *Encourage the continuation of agricultural uses as long as the property owners so desire. As agricultural lands transition to residential developments, the subdivision design could incorporate farming and agriculture uses as viable open space options.*
Adjacent parcels will continue to be farmed.
- *The City should explore opportunities to expand the park system / park complex into areas adjacent to the floodplain and stream corridors (generally to the west of complex areas) in order to create additional meaningful, passive, recreational opportunities and to utilize the City's utility easement / public trail in order to create more of a linear parkway. Work in this area should be consistent with the City's Park and Open Space Plan. Uses in this expanded park area could include, but are not limited to, passive recreational trails, fishing ponds, winter sports activities, snowshoeing, cross country skiing, sledding, nature trails, bird watching, and interpretive exercise trails.*
Phase 1 of this park will be used for the active portion of the planned community park within Section 35. These 39.14 acres are adjacent to, but also contain environmental features, such as wetland, floodplain, and environmental corridor, with the intent to engage users with these features within the overall park complex.
- *Encourage a three-dimensional approach for storm water best management techniques for improving the quality of groundwater and surface water.*
This project is planned in conjunction with the Grange Avenue and Sunny Slope Road intersection project. Stormwater management for both projects is being accounted for on this site.
- *Include on-road bike paths for new streets and on existing streets where possible for non-residential development and major thoroughfares, and again, in order to create an interconnected trail system for much of the Section 34/35 area. Work to create linkages to the off-road paths and trail system through private development and/or public projects. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.*
The City intends to utilize the existing utility easement as a recreational path through the park.
- *Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.*
This is Phase 1 of an overall park plan for Section 35. The entrance drive to the park will be extended at the time of future phases in order to access additional park amenities, parking and trails.

Land Use

- *Future Land Use Map: Park*

ZONING CODE (Chapter 275): Yes, meets the requirements of Section 275-36B(3) of the Zoning Code.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: No

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Wetlands have been field delineated and registered with the City.

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not Inventoried

Floodplain: Yes

Topography / Geologic: Site slopes from the northwest to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: A new 10' wide asphalt trail will be located adjacent to the park entrance drive.

PARK & OPEN SPACE PLAN: Table 14 identifies development of vacant parkland within Section 35 Park.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Wetlands have been field delineated and registered with the City.

STORM WATER MANAGEMENT / DRAINAGE: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewer Shed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: No increase.

TRAFFIC IMPACT: All of the traffic from the park will enter and exit onto Sunny Slope Road.

PREVIOUS ACTION:

6/29/2017 Plan Commission approval of a grading plan.

7/25/2017 Plan Commission recommend to the Common Council adoption of a resolution to approve the purchase of approximately 20 acres of property from Thomson Corporation for parkland.

8/22/2017 Common Council adoption of a resolution to approve the purchase of approximately 20 acres of property from Thomson Corporation for parkland.

10/7/2019 Plan Commission recommend to the Common Council adoption of a resolution to approve the purchase of approximately 20 acres of property from the Loomis Family Farm Trust for parkland.

10/22/2019 Common Council adoption of a resolution to approve the purchase of approximately 20 acres of property from the Loomis Family Farm Trust for parkland.

11/4/2019 Plan Commission held a public hearing on a rezoning.

- 12/2/2019 Plan Commission recommend to the Common Council approval of a rezoning and 3-Lot CSM.
12/10/2019 Common Council approval of the rezoning and 3-Lot CSM.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The design is consistent with the Park and Open Space Plan, which is an element of the City's Comprehensive Plan.
 - a. This community park design is consistent with the early concept plans prepared for this area. A public meeting was held on February 6, 2020 to discuss a possible access to the Section 35 community park from Sunny Slope Road, which is different than what was previously presented. Overall, the residents in attendance were not opposed to the new access point, since this access would serve as the only vehicular access point to the park, no additional parking will be permitted on Sunny Slope Road and there will be no vehicular access to the park from the west.
2. The design was completed in conjunction with Grange Avenue/Sunny Slope Road intersection design, which will begin construction in 2021.
 - a. Stormwater ponds have been sized for the development of Phase 1 of Section 35 Park, along with the Grange Avenue / Sunny Slope Road Reconstruction project.
 - b. Please see agenda item # BPW 15-20 for additional details on the intersection project. An update was given to the BPW on 12/21/2020 for the final designs.
3. The Department of Community Development's goal is to guide the preservation, acquisition and development of land for the use of park and recreational activities for the community. By developing short term plans and long term goals, the City can identify and accommodate necessary changes to the parks, open space and outdoor recreational needs for the residents of New Berlin.
4. The duties of the Department of Community Development as they relate to park planning and design include:
 - a. Maintain an inventory and analyze the needs of the community by updating the City's Park and Open Space Plan, at a minimum every five years, and incorporate into the City's overall Comprehensive Plan.
 - b. Guide in the acquisition, dedication, preservation, and development of lands for public parks, facilities, and grounds in conjunction with the Plan Commission.
 - c. Coordinate the planning, engineering, design and development, with consultation from the Plan Commission and other appropriate boards and commissions, for all existing and proposed public parks, facilities and grounds.
 - d. Provide linkages between parks, open spaces, and public destinations.

D.R.C. RECOMMENDATION: Approval of the Use and Site plans for Section 35 Park – Phase 1, located at 5851 S. Sunny Slope Road: **See Executive Summary.**

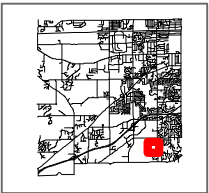
ATTACHMENTS:

Location Map
Construction Plans










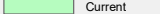


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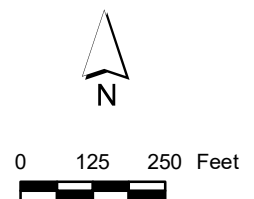
Section 35 Park Phase 1 Design

5851 S. Sunny Slope Road



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

Legend			
	Parcels		Environmental Corridor
	Road Right-of-Way		Isolated Natural Resource Area
	Floodplain (FEMA DFIRM 2014)		Primary Environmental Corridor
	Zoning Boundaries		Secondary Environmental Corridor
Wetland Registration		Sewer Service Area (MMSD)	
	Registered Wetland		Current
	Outside Wetland		Ultimate



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 MD9542@ATT.COM

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S-SANITARY SEWER
- S10-STORM SEWER
- W-WATERMAIN
- M-MARKED GAS MAIN
- E-MARKED ELECTRIC
- O-OVERHEAD WIRES
- B-BUREAU ELEC. SERV.
- T-MARKED TELEPHONE
- 7-MARKED CABLE TV LINE
- F-MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

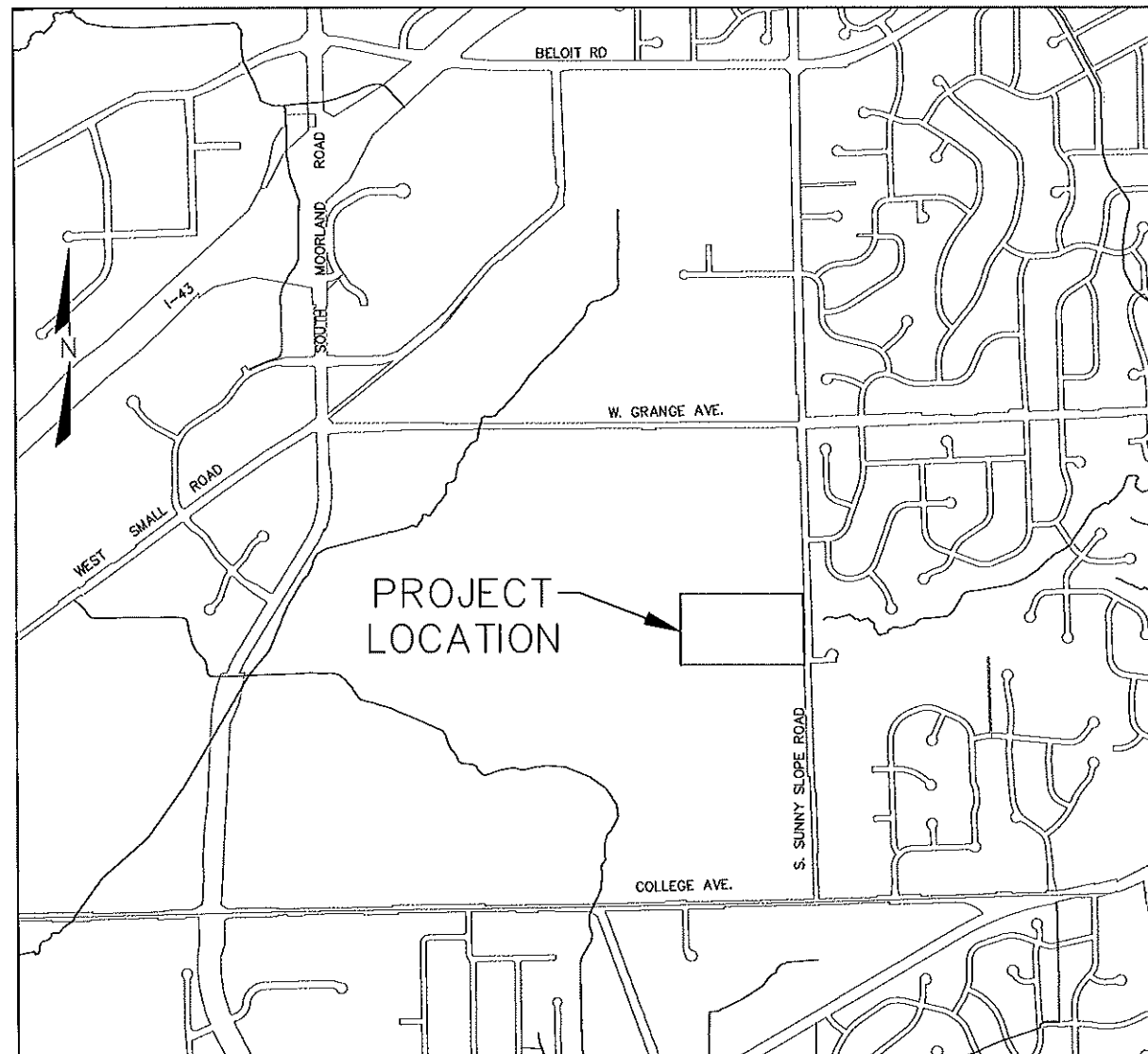
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CITY OF NEW BERLIN
 WAUKESHA COUNTY, WISCONSIN

PRELIMINARY
 12-15-20

SECTION 35
 RECREATIONAL AREA

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	GRADING AND EROSION CONTROL PLAN
4-5	SUNNY SLOPE ROAD DITCHING PLAN & PROFILE
6	SITE ACCESS ROAD PLAN & PROFILE
7-9	PROJECT DETAILS
10	SOUTHEAST POND DETAILS
11	NORTHEAST POND DETAILS
12	NORTHWEST POND DETAILS

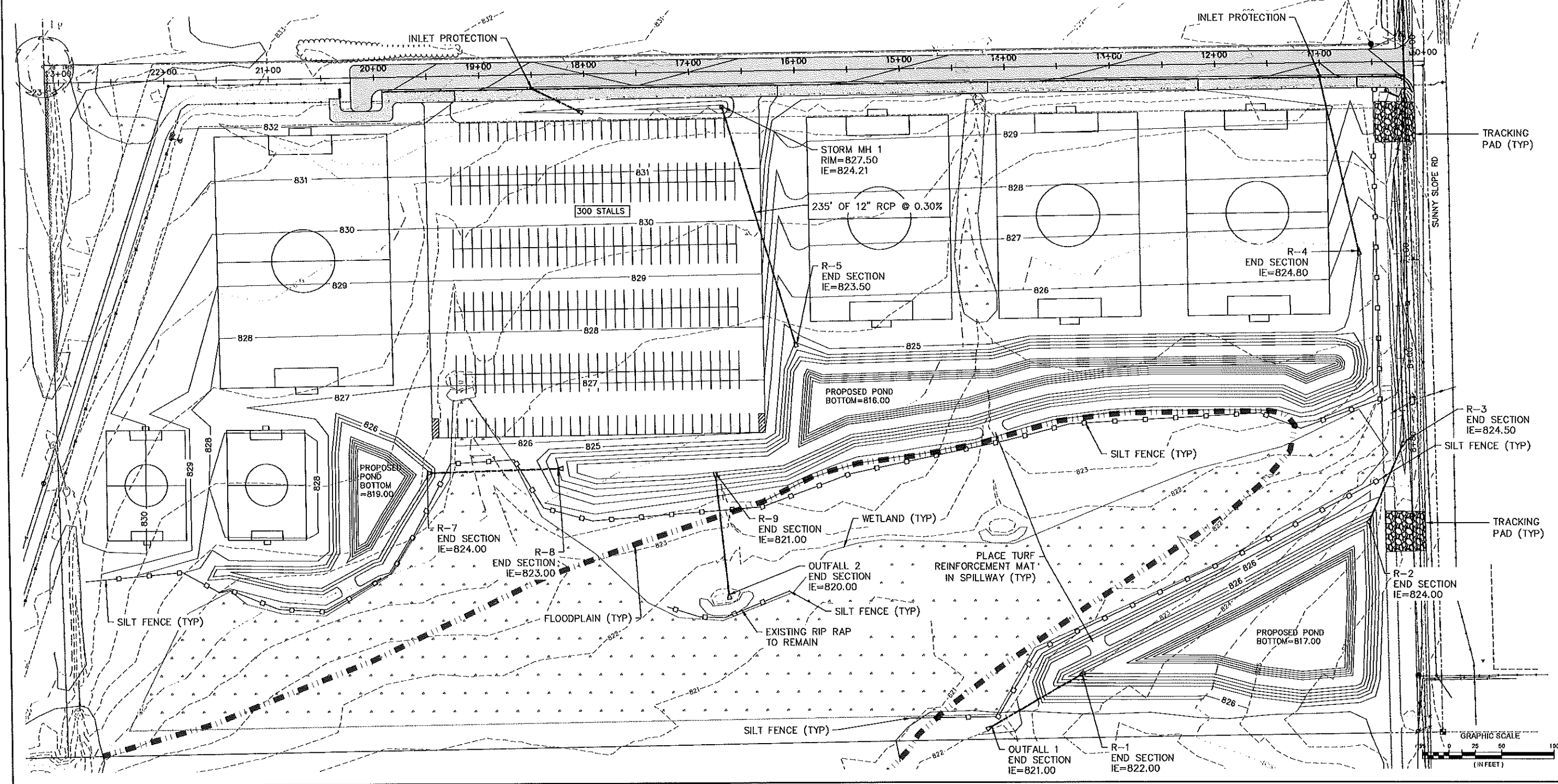
DATE		DESCRIPTION					
<p style="font-size: small; text-align: center;">16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 raSmith.com</p> <p style="font-size: x-small; text-align: center;">CREATIVITY BEYOND ENGINEERING</p> <p style="font-size: x-small; text-align: center;">Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA</p>							
SECTION 35 RECREATIONAL AREA CITY OF NEW BERLIN				TITLE SHEET			
© COPYRIGHT 2020 R.A. Smith, Inc. DATE: 12/16/2020 SCALE: 1" = 1000' JOB NO. 1200851 PROJECT MANAGER: TROY HARTJES, P.E. DESIGNED BY: ----- CHECKED BY: -----							
SHEET NUMBER							
01							

- RESTORATION NOTES:**
- 1) STORM WATER PONDS AND DITCH AREAS TO BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND TEMPORARY EROSION MATTING.
 - 2) STORM WATER POND SPILLWAYS TO BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND PERMANENT EROSION MATTING.
 - 3) DISTURBED AREAS OTHER THAN PONDS AND DITCHES TO BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND MULCH.
 - 4) INLET PROTECTION SHALL BE INSTALLED AFTER EACH PROPOSED INLET/MANHOLE IS INSTALLED.
 - 5) SILT FENCE TO PLACED AS SHOWN.
 - 6) SEE SHEET 5 FOR EROSION CONTROL & RESTORATION DETAILS

- EROSION CONTROL NOTES**
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
 2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
 5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
 6. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
 7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT https://dnr.wisconsin.gov/topic/Stormwater/standards/cont_standards.html
 8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1097 FOR ROCK CONSTRUCTION ENTRANCE(S).
 9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
 10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1087.
 11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017)

12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (Rev. February 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1082.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE CITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDNR'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDNR'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND DEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: [HTTP://DNR.WI.GOV/BOIW/](http://dnr.wi.gov/boiw/)



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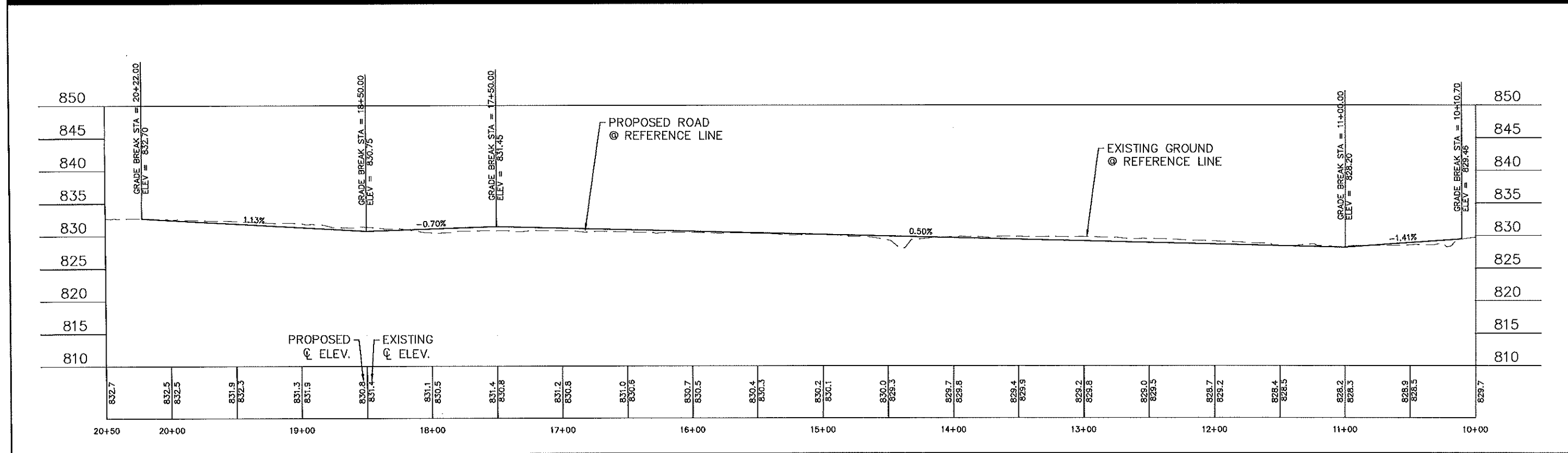
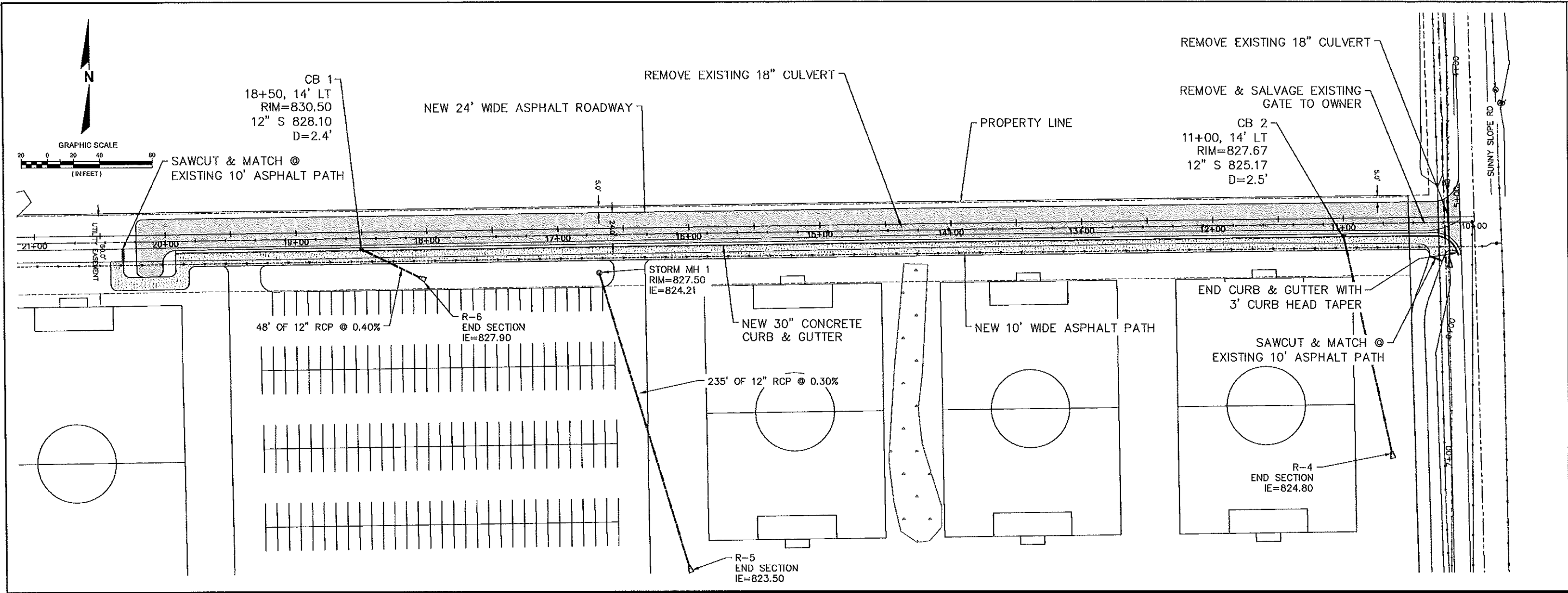
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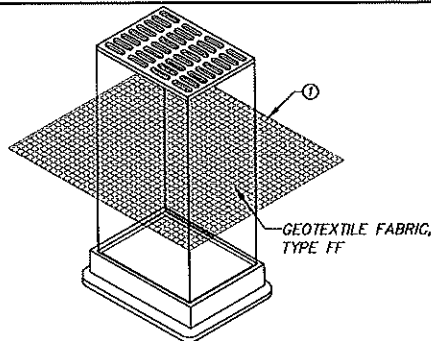
SECTION 35 RECREATIONAL AREA
GRADING & EROSION CONTROL PLAN

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DATE: 12/16/2020
SCALE: 1" = 50'
JOB NO. 1200851
PROJECT MANAGER:
TROY HARTJES, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER
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SECTION 35 RECREATIONAL AREA ACCESS ROAD PLAN & PROFILE	
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DESIGNED BY: MJG	
CHECKED BY: TTH	
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GENERAL NOTES
 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

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.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE.

TYPE C SHALL BE USED ON STREET INLETS WITH CURB HEADS.

INSTALLATION NOTES

TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

MAINTENANCE

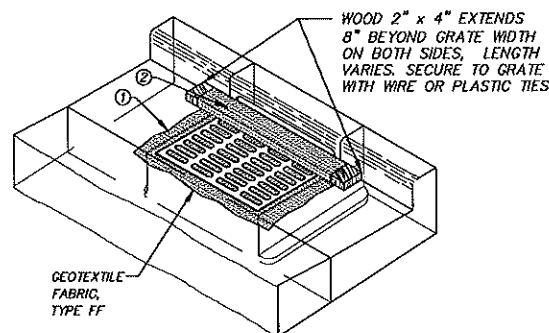
REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS AREA.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
 (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

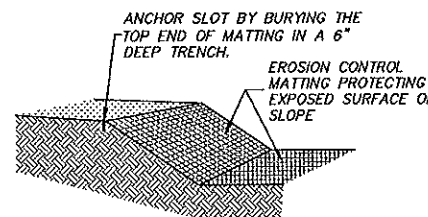


INLET PROTECTION, TYPE C (WITH CURB BOX)

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

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.

STORM DRAIN INLET PROTECTION DETAIL



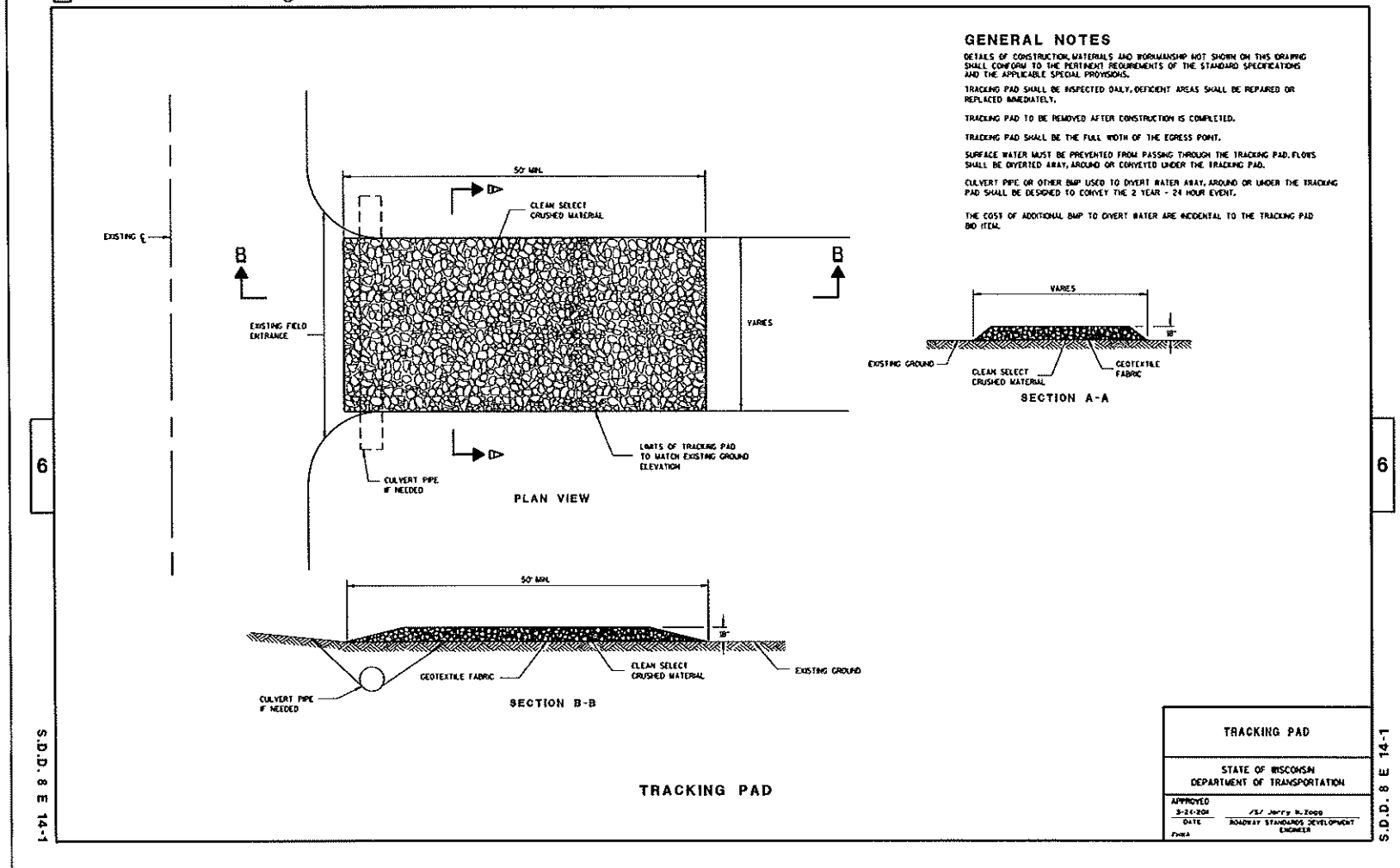
NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 62B OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED ALONG ITS ENTIRE PERIMETER WITH A 6"x6" ANCHOR TRENCH. AFTER MATTING IS LAID IN TRENCH, THE TRENCH SHALL BE BACKFILLED AND COMPACTED WITH SOIL OR GRAVEL.
5. THE MATTING SHALL BE ANCHORED TO THE GROUND USING 10 GAUGE WIRE STAPLES, 6" IN LENGTH BY 1" WIDE WITH A COVERAGE NOT LESS THAN 1 STAPLE PER EVERY 4 SQUARE FEET OF MATTING.
6. TEMPORARY EROSION CONTROL MATTING SHALL BE CLASS AND TYPE AS CALLED OUT ON THE PLANS AND SPECIFICATIONS.
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. STAPLES SHALL BE REMOVED FROM THE GROUND ONCE THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.

EROSION CONTROL MATTING DETAIL

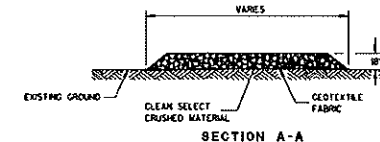
SHALL BE ACCORDANCE WITH DNR TECHNICAL STANDARDS 1052 AND 1053

SDD 8e14 Tracking Pad



GENERAL NOTES

- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.
- TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.
- TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
- SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
- CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
- THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.

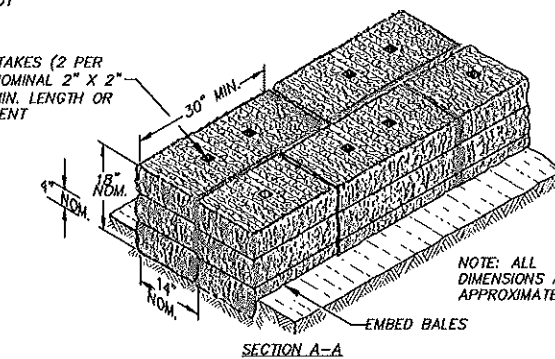
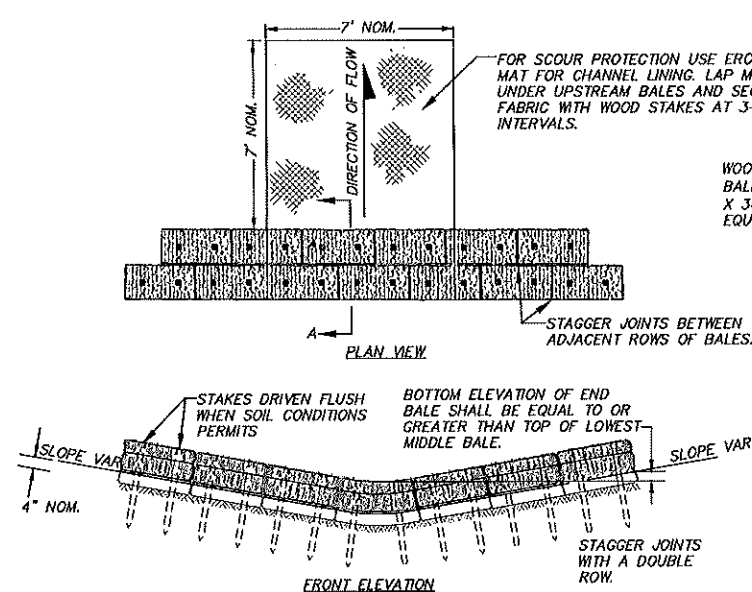


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 CONSULTING ENGINEERS
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**CITY OF NEW BERLIN
 WAUKESHA COUNTY**

**SECTION 35 RECREATIONAL AREA
 PLAN DETAILS**



NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE MSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDR TECHNICAL STANDARD 1062.
2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.

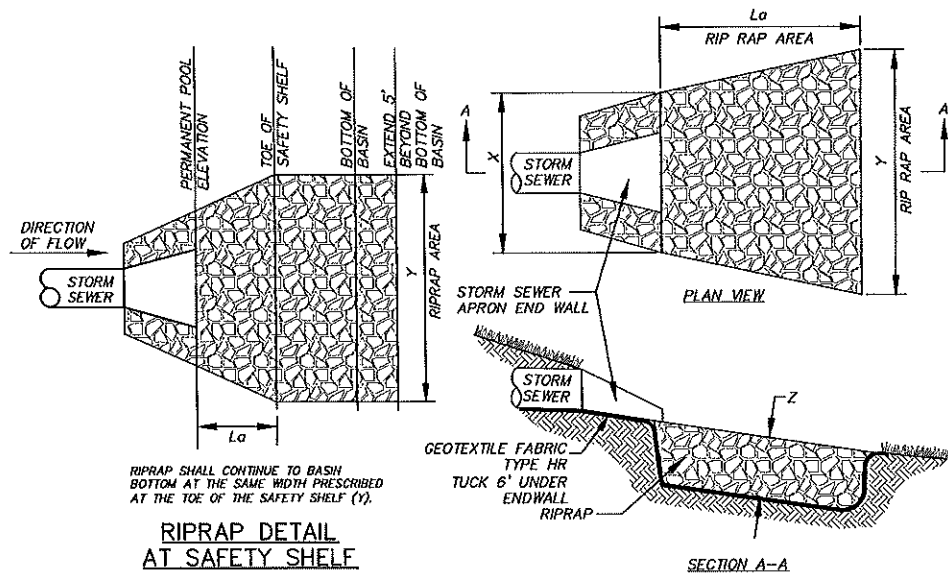
TEMPORARY DITCH CHECK USING EROSION BALES

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JOB NO. 1200851
PROJECT MANAGER: TROY HARTJES, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH

SHEET NUMBER

07



RIP RAP DETAIL AT SAFETY SHELF

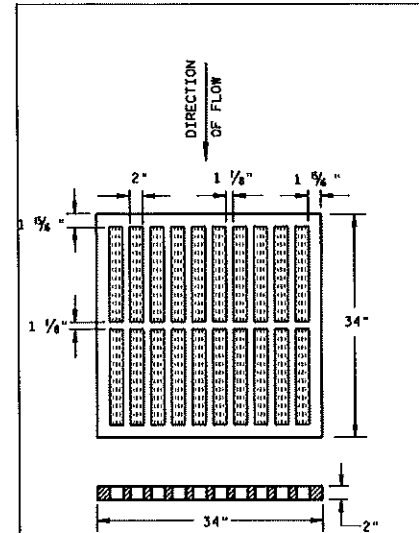
DIMENSIONS

DISCHARGE PIPE	La	X	Y	Z	TYPE
OUTFALL 1	10'	4'	10'	18"	MEDIUM
R-1	10'	4'	10'	18"	MEDIUM
R-2	10'	4'	10'	18"	MEDIUM
R-3	10'	4'	10'	18"	MEDIUM

* RIP RAP LOCATED BETWEEN THE TWO OUTFALL STRUCTURES ASSUMED TO BE A RECTANGLE DUE TO IRREGULAR SHAPE

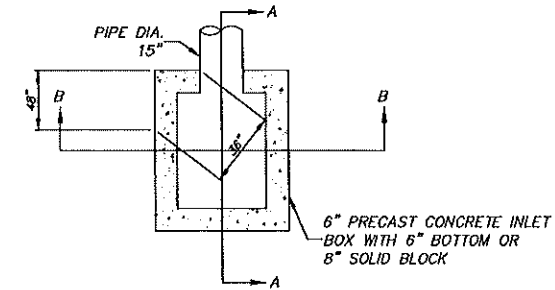
- NOTES:**
1. WHEN THE PIPE DISCHARGES TO A WELL-DEFINED CHANNEL, THE APRON SHALL EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF 1' ABOVE THE TOP OF PIPE.
 2. RIP RAP SHALL BE MEDIUM OR HEAVY RIP RAP AS SHOWN IN TABLE IN CONFORMANCE WITH SECTION 605 OF THE STATE OF WISCONSIN STANDARDS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
 3. GEOTEXTILE FABRIC SHALL BE TYPE HR FOR MEDIUM AND HEAVY RIP RAP IN CONFORMANCE WITH SECTION 645 OF THE STATE OF WISCONSIN STANDARDS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP DETAIL

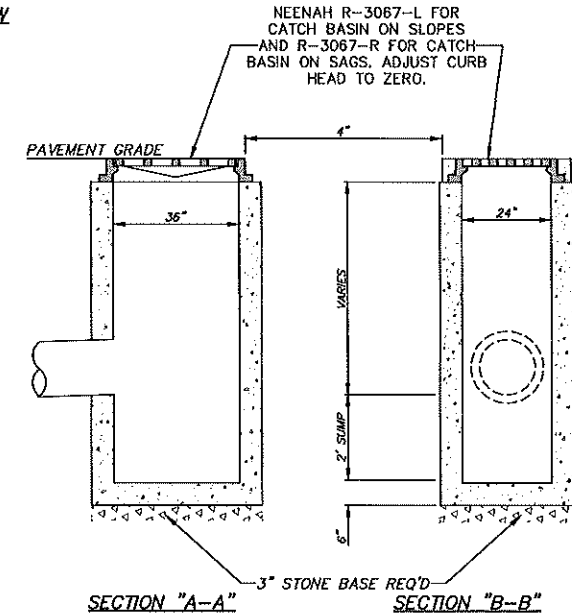


INLET COVER TYPE "MS" DETAIL
N.T.S.

- GENERAL NOTES:**
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKSMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATION AND THE APPLICABLE SPECIAL PROVISIONS.
 2. DETAIL DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR CATCH BASIN, MANHOLE AND INLET COVERS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PENDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
 3. ROUND FRAMES AND COVERS SHALL HAVE CONTINUOUSLY MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING.



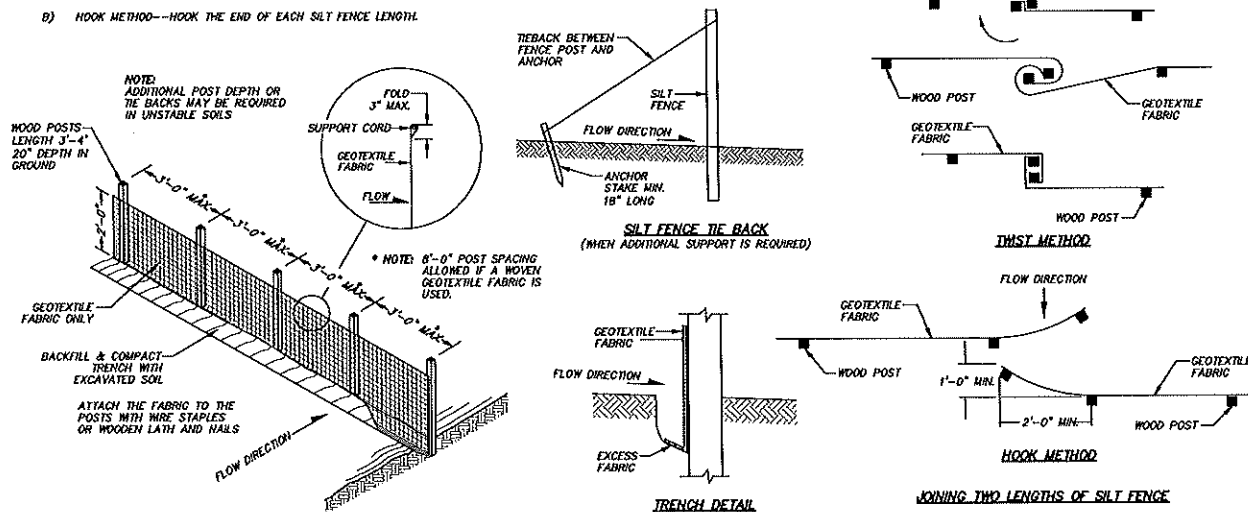
PLAN VIEW



2'X3' CATCH BASIN
N.T.S.

- GENERAL 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 1/2" X 1 1/2" OF OAK OR HICKORY.
 3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:

- A) TREST METHOD--OVERLAP THE END POSTS AND TREST, OR ROTATE, AT LEAST 180 DEGREES.
- B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE DETAIL

- NOTES:**
1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR WITHIN 24 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS.
 2. SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - A. GRAB TENSILE STRENGTH: 100 LBS (MIN.) IN THE CROSS-MACHINE DIRECTION. (ASTM D-4632)
 - B. GRAB TENSILE STRENGTH: 120 LBS (MIN.) IN THE MACHINE DIRECTION. (ASTM D-4632)
 - C. MAXIMUM APPARENT OPENING SIZE: NO. 30 (ASTM D-4751)
 - D. MINIMUM PERMEABILITY: 0.05 (ASTM D-4491)
 - E. ULTRAVIOLET RADIATION STABILITY OF 70% (ASTM D-4355)
 - F. FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYL CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE-PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
 - G. SILT FENCE SHALL HAVE A MAXIMUM FLOW RATE OF 100GAL/MIN./SQUARE FOOT AT 50CM CONSTANT HEAD (ASTM D-4491)
 3. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
 4. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

5. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
6. SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:
 - A. WOOD -- 1 1/2" X 1 1/2" AIR OR KILN DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2-INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH FENCE.
 - B. STEEL -- MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH SOLID PLASTIC THE STRAPS OR WIRE FASTENERS.
7. MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE SHALL BE 3 FEET AND 6 FEET FOR WOVEN FABRIC.
8. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
9. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH MADE BY 6-INCH DEEP TRENCH OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
10. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
11. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
12. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
13. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

DESCRIPTION

DATE

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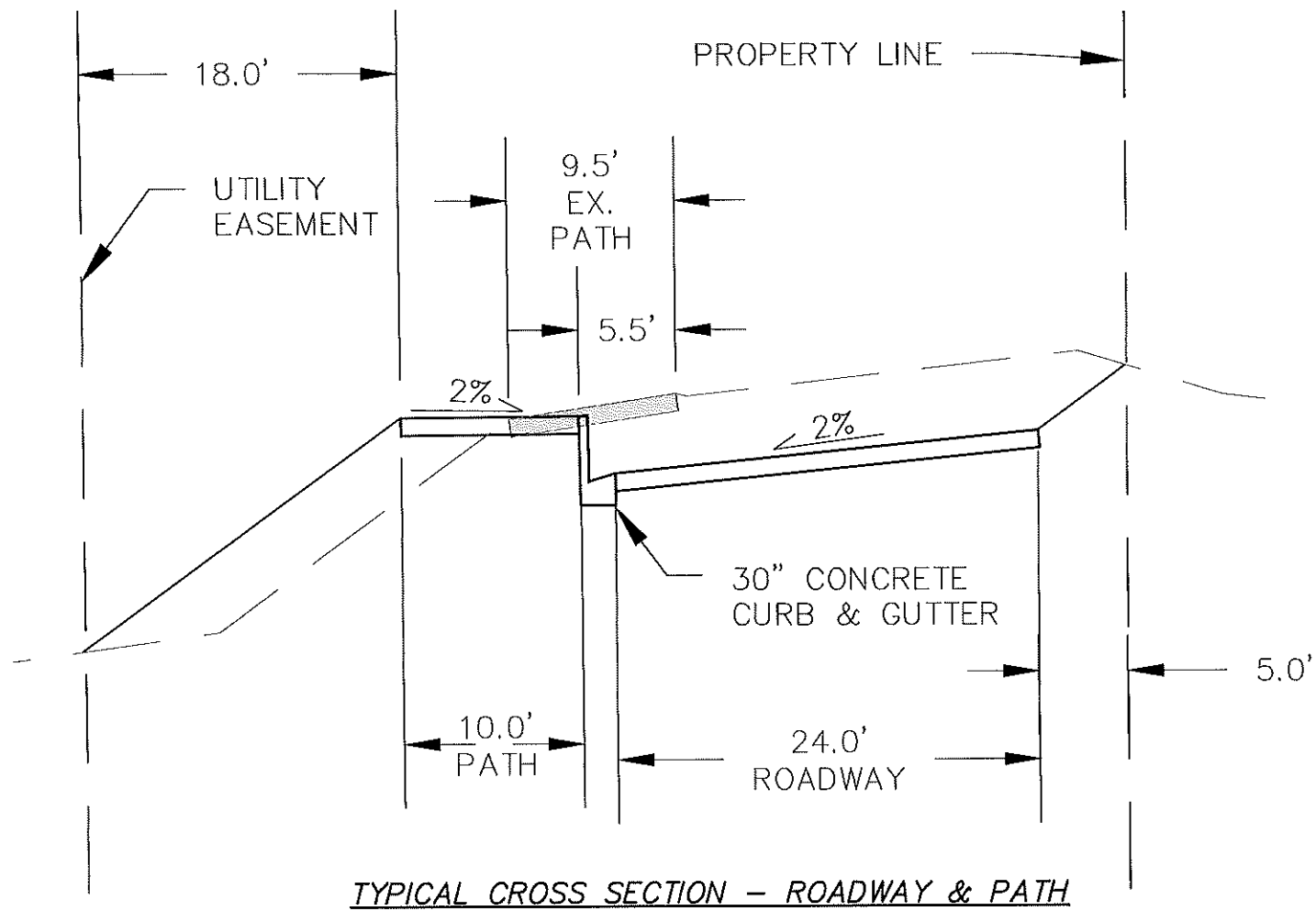
CITY OF NEW BERLIN
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SECTION 35 RECREATIONAL AREA
PLAN DETAILS

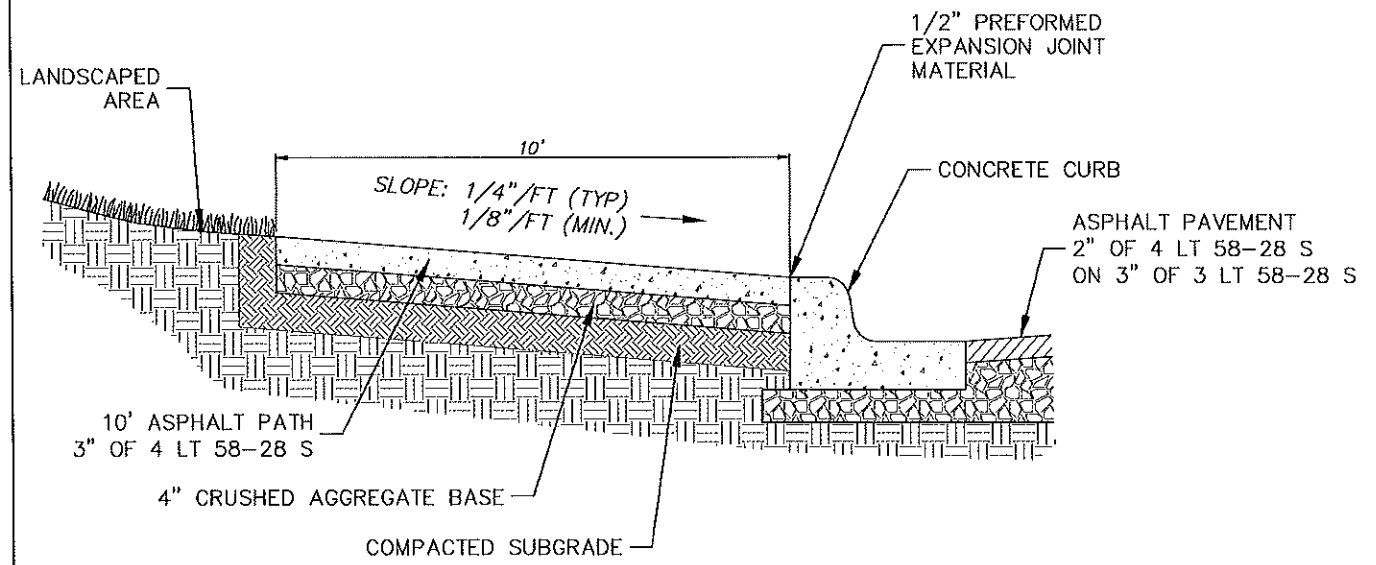
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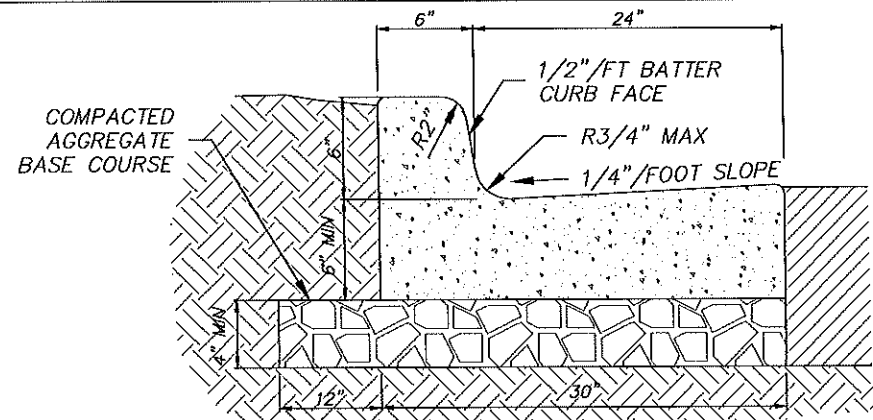
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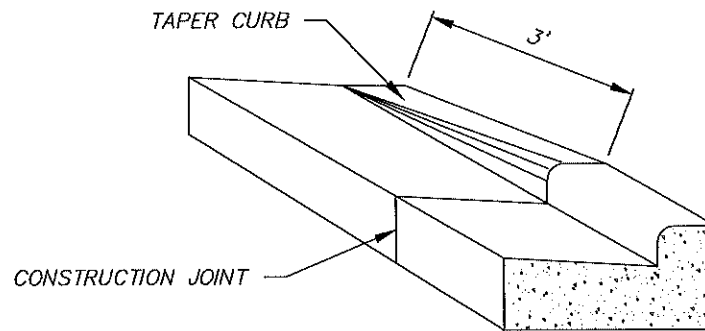
TYPICAL CROSS SECTION - ROADWAY & PATH



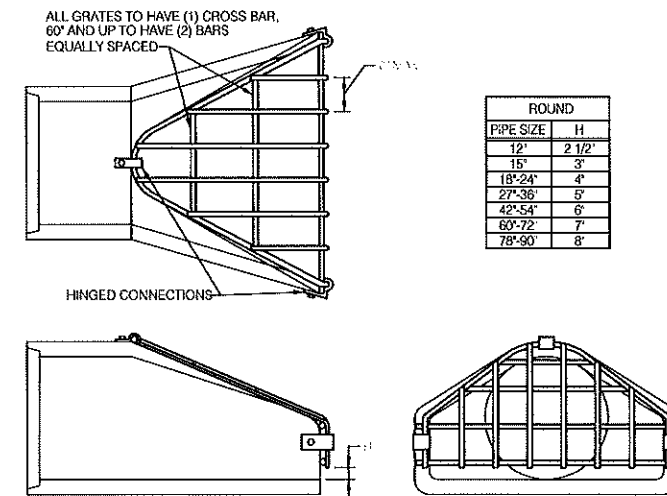
PATH ADJACENT TO CURB



CONCRETE CURB & GUTTER 30"



CURB & GUTTER TERMINI



BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA RECD	BOLT DIA	BAR SIZE	PIPE SIZE	HOLE DIA RECD	BOLT DIA	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	3/4"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"

BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"

NOTE:
HOT DIP GALVANIZED PER ASTM A163

APRON ENDWALL GRATE DETAIL

- NOTES:
- A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
 - B) C) FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
 - D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
 - E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

DESCRIPTION	DATE

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CREATING BETTER ENGINEERING

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CITY OF NEW BERLIN
WAUKESHA COUNTY
SECTION 35 RECREATIONAL AREA
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