# JANNAH VILLAGE

## STREET AND UTILITY CONSTRUCTION

## CITY OF MADISON
## DANE COUNTY, WISCONSIN

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4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



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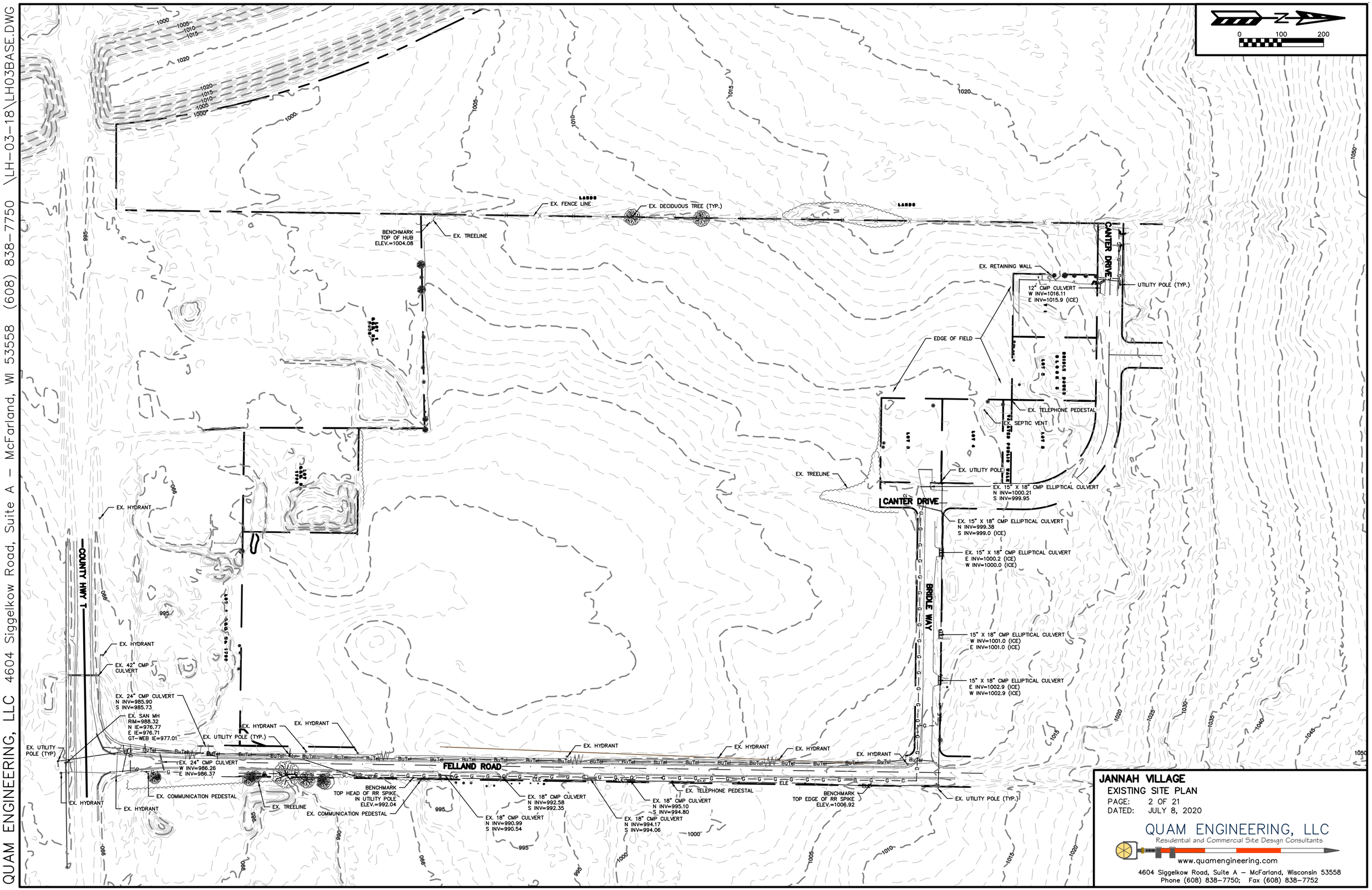


**JANNAH VILLAGE**

EXISTING SITE PLAN

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DATED: JULY 8, 2020

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## EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPERS ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

## TIME SCHEDULE (PHASE 1):

| | |
|---|---|
| MAY 1 – MAY 15, 2021 | INSTALL INITIAL EROSION CONTROL DEVICES, GRADE SW, SE, AND NW PONDS, ROUGH GRADE NE INFILTRATION POND, AND INSTALL NORTHEAST TEMPORARY BYPASS BERM AND INSTALL POND OUTFALL STRUCTURES. |
| MAY 15, 2021 – OCTOBER 31, 2021 | GRADE PHASE 1 LOTS, INSTALL UTILITIES, CONSTRUCT ROADS, AND RESTORE PERVIOUS DISTURBED AREAS |
| MAY 25, 2021 | APPLY TEMPORARY MULCH TO DISTURBED AREAS |
| OCTOBER 15 – OCTOBER 31, 2021 | REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASINS AND INFILTRATION BASIN, CONSTRUCT BASINS PER DETAIL, AND RESTORE PERVIOUS DISTURBED AREAS |

## RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. TALL GRASS PRAIRIE SEED MIX SHALL BE USED FOR THE SIDE SLOPES OF THE DETENTION POND AND INFILTRATION BASIN. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

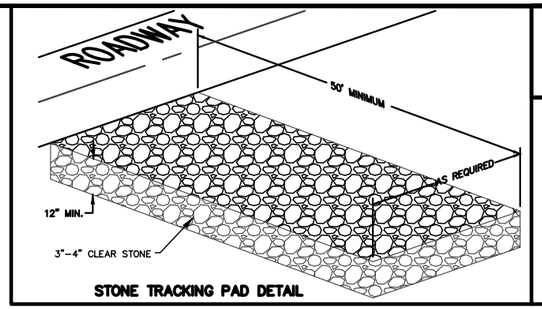
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

## DNR PRESCRIPTIVE COMPLIANCE:

RESTORATION SHALL OCCUR WITHIN 90 DAYS OF INITIAL DISTURBANCE FOR SLOPES 20% OR GREATER. SLOPES GREATER THAN 20% SHALL BE RESTORED WITH EROSION MAT.

**OWNER:**
SIMPLY HOMES MADISON, LLC
ATTN: LINDSAY HAGENS
5117 BUTTERFIELD DRIVE
MADISON, WI 53704

**ENGINEER:**
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



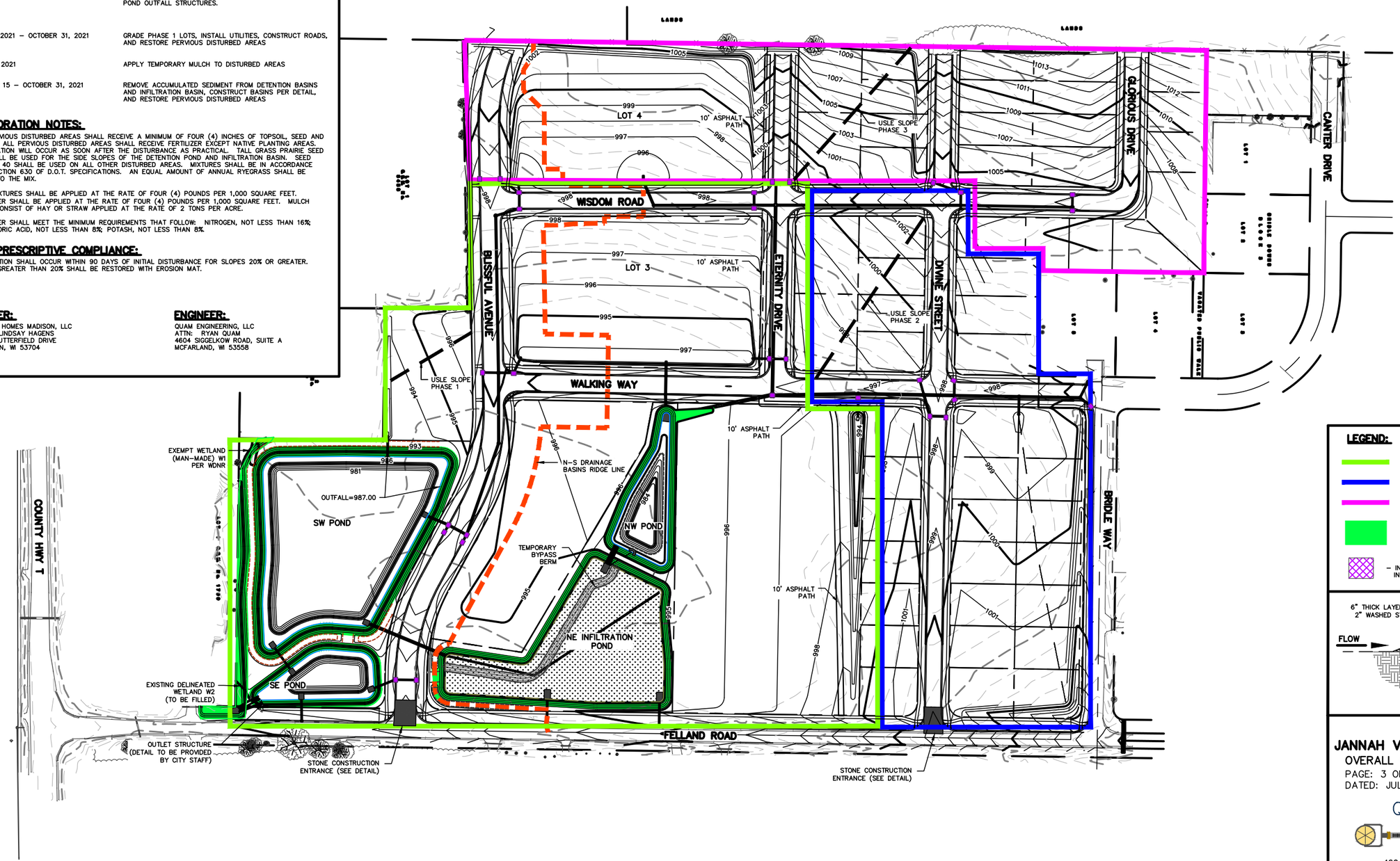

STONE TRACKING PAD DETAIL

0 100 200

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

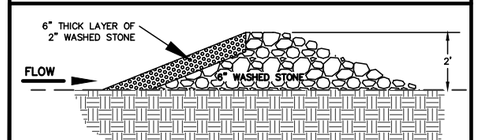
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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




**LEGEND:**

- PHASE 1
- PHASE 2
- PHASE 3
- INSTALL WISDOT CLASS I, TYPE B EROSION MAT
- INSTALL FLEXSTORM INLET PROTECTION FOR TEMPORARY INLET PROTECTION IN STREET INLETS




ROCK CHECK DAM DETAIL

**JANNAH VILLAGE**
OVERALL GRADING AND EROSION CONTROL PLAN
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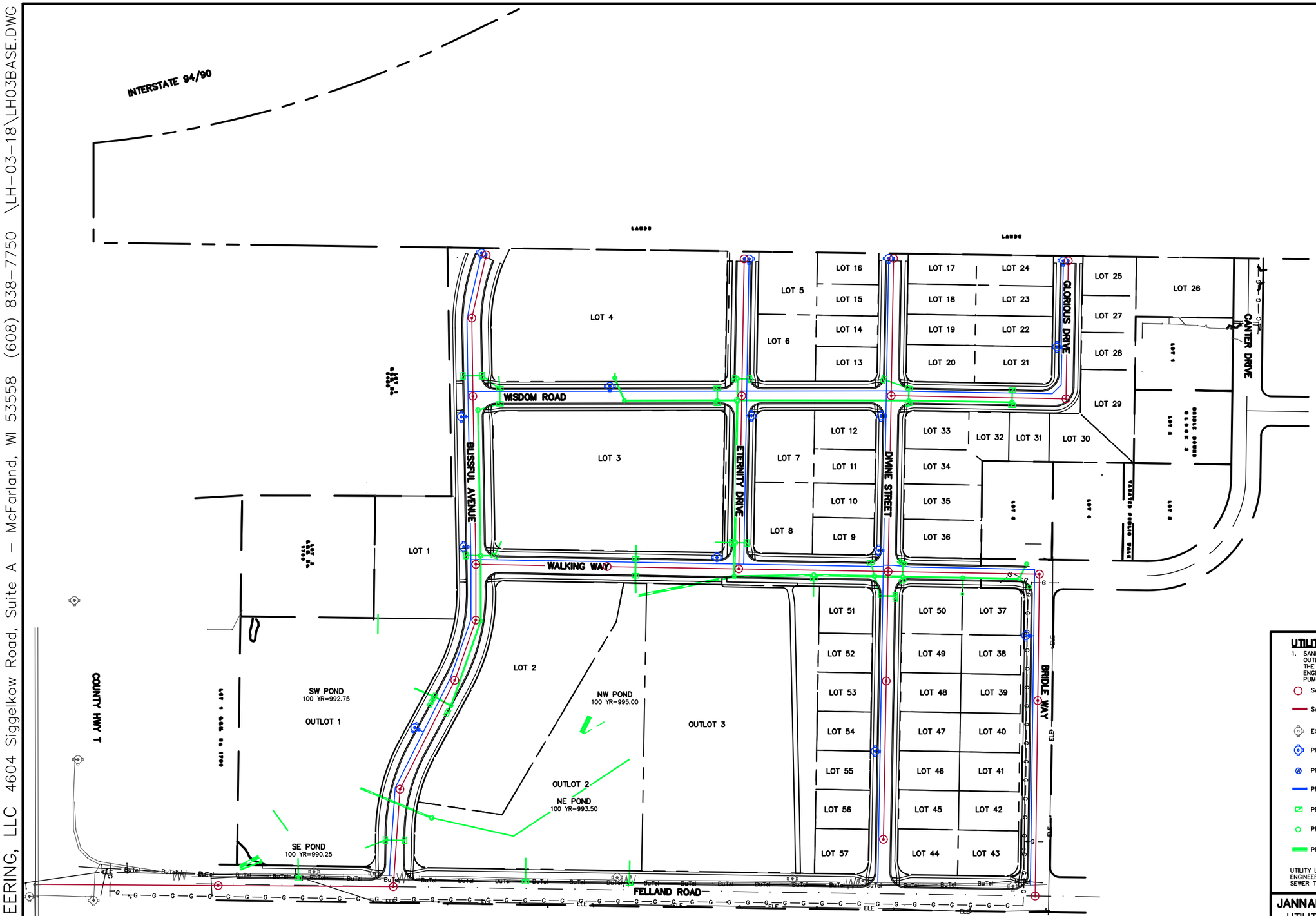


**UTILITY NOTES:**

1. SANITARY MANHOLE PLUG SHALL BE INSTALLED IN THE DOWNSTREAM MANHOLE IN THE OUTLET PIPE UNTIL THE PROJECT HAS BEEN ACCEPTED. THE PLUG MUST BE INSTALLED IN THE PRESENCE OF THE ENGINEER AND MAY BE REMOVED ONLY IN THE PRESENCE OF THE ENGINEER. WATER THAT HAS ACCUMULATED IN THE DOWNSTREAM MANHOLE MUST BE PUMPED OUT PRIOR TO REMOVAL OF THE PLUG.

SANITARY MANHOLE

SANITARY PIPE

EXISTING HYDRANT

PROPOSED HYDRANT

PROPOSED WATER VALVE/CURB STOP

PROPOSED WATER PIPE

PROPOSED STORM SEWER INLET

PROPOSED STORM SEWER MANHOLE

PROPOSED STORM SEWER PIPE

UTILITY LAYOUTS DISPLAYED ARE RECOMMENDED BY QUAM ENGINEERING, LLC STAFF. SANITARY SEWER, WATER MAIN AND STORM SEWER TO BE DESIGNED BY CITY OF MADISON STAFF.

**JANNAH VILLAGE**

UTILITY PLAN

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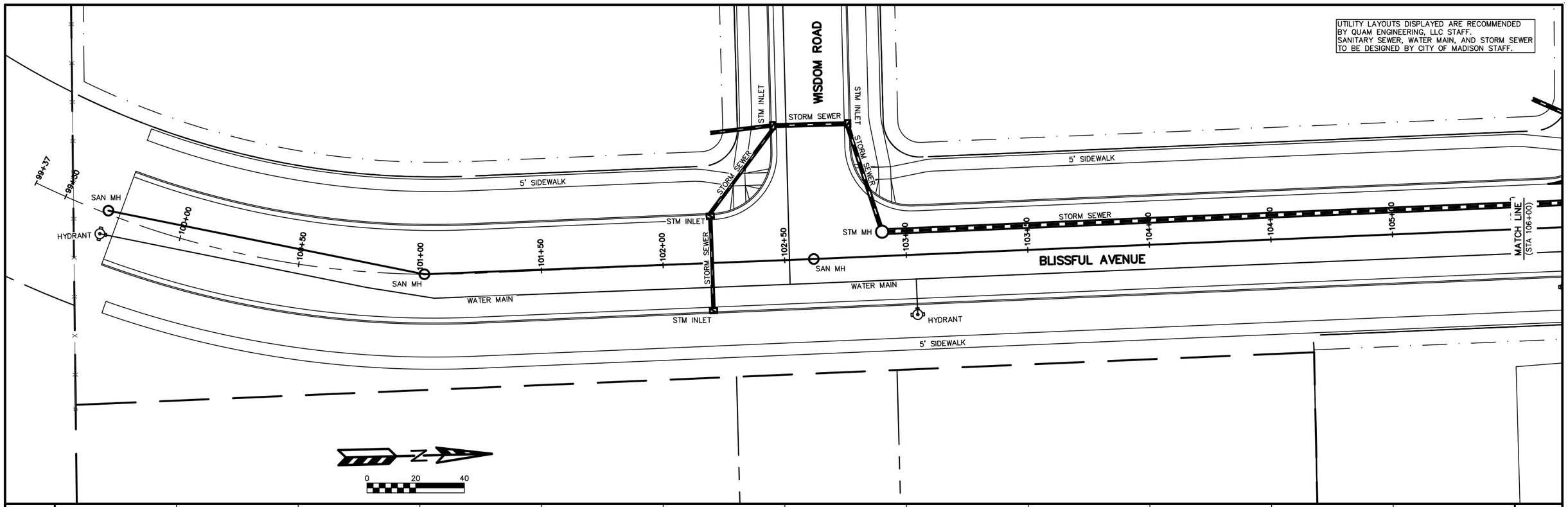


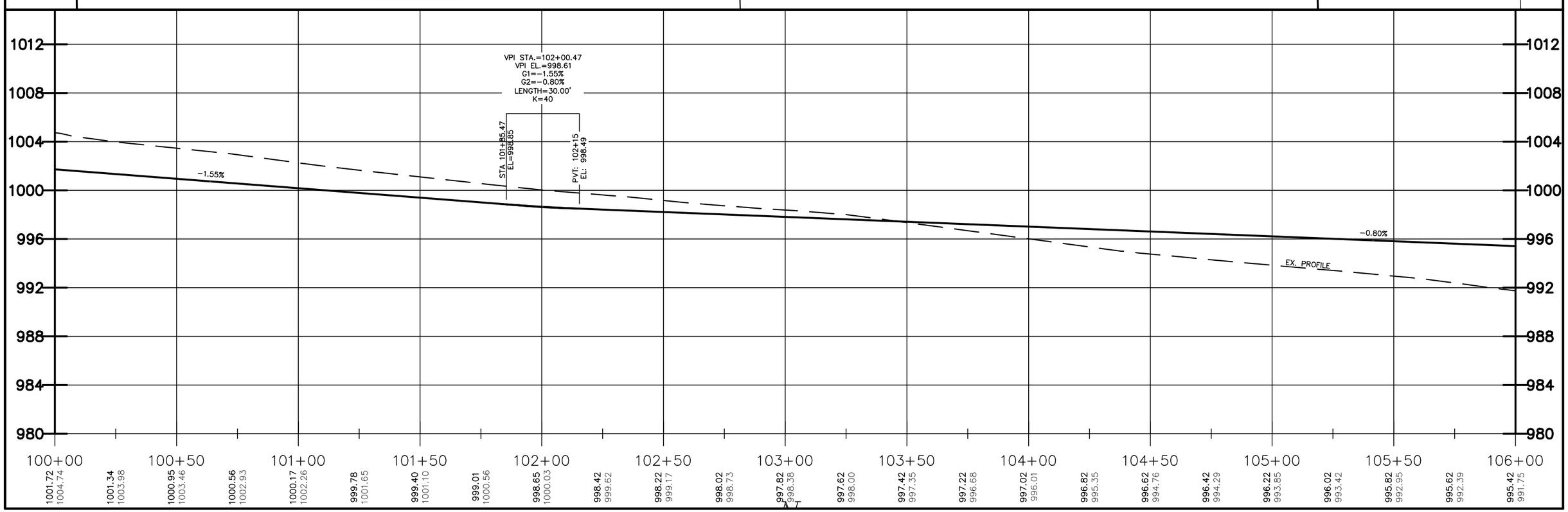

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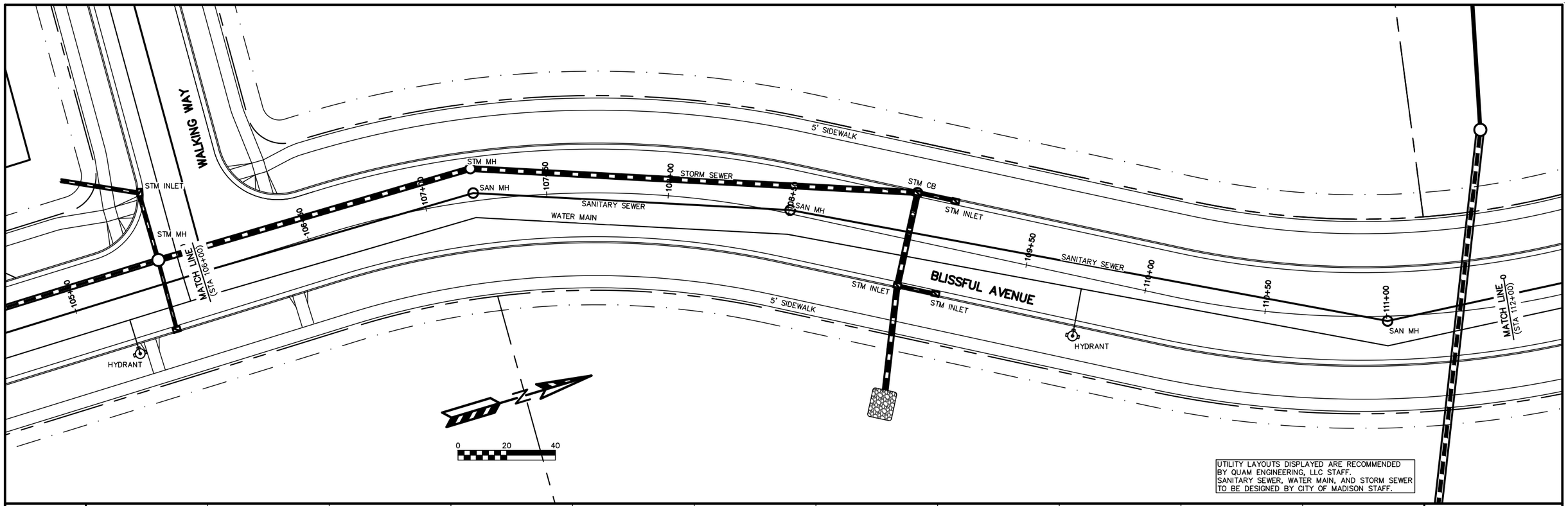


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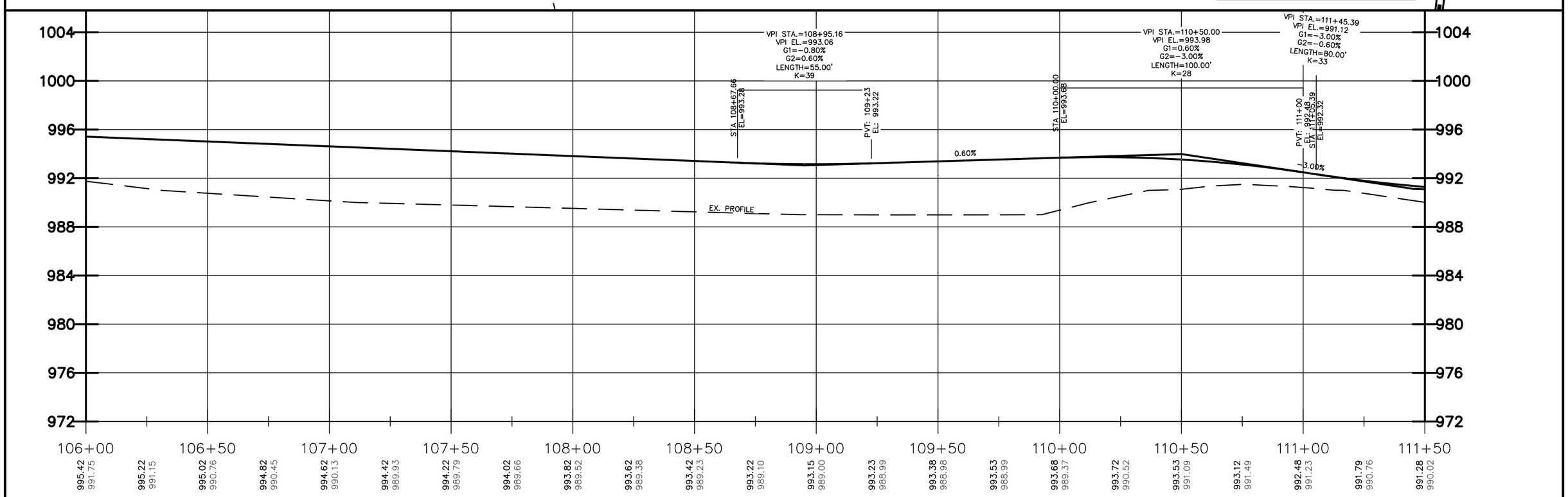

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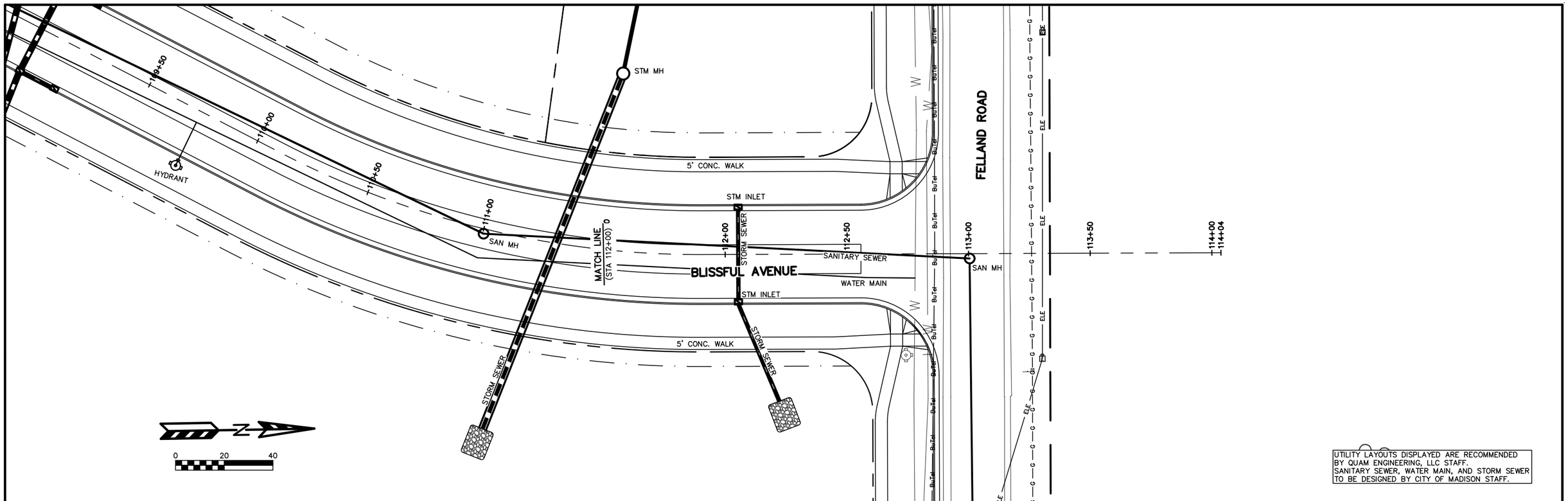


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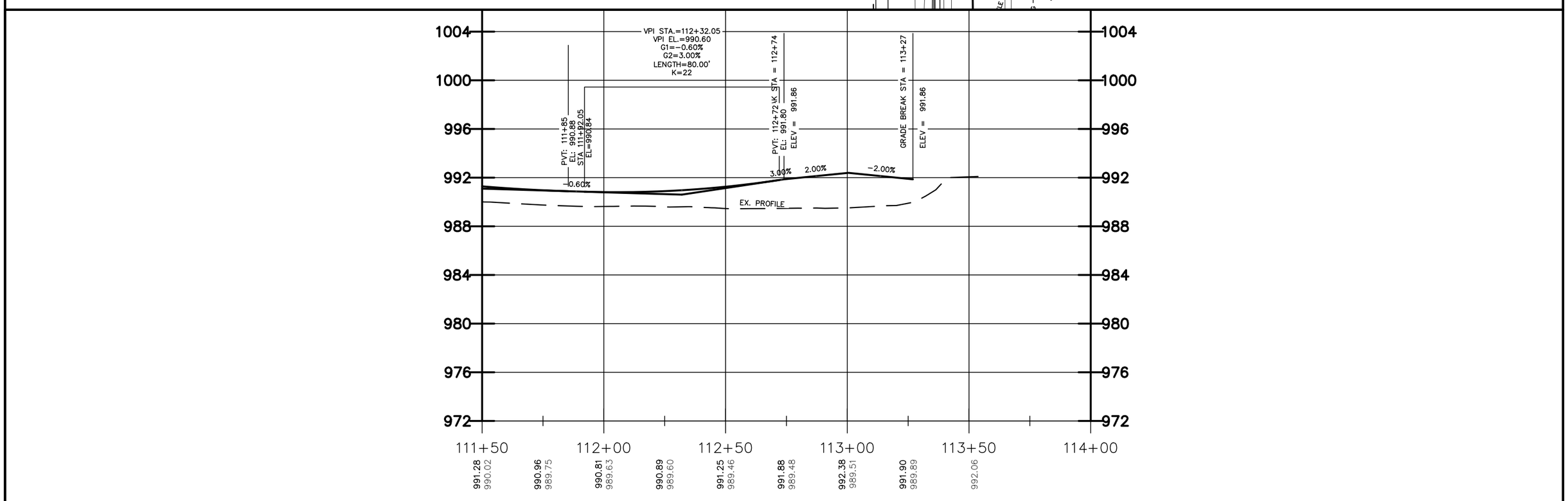

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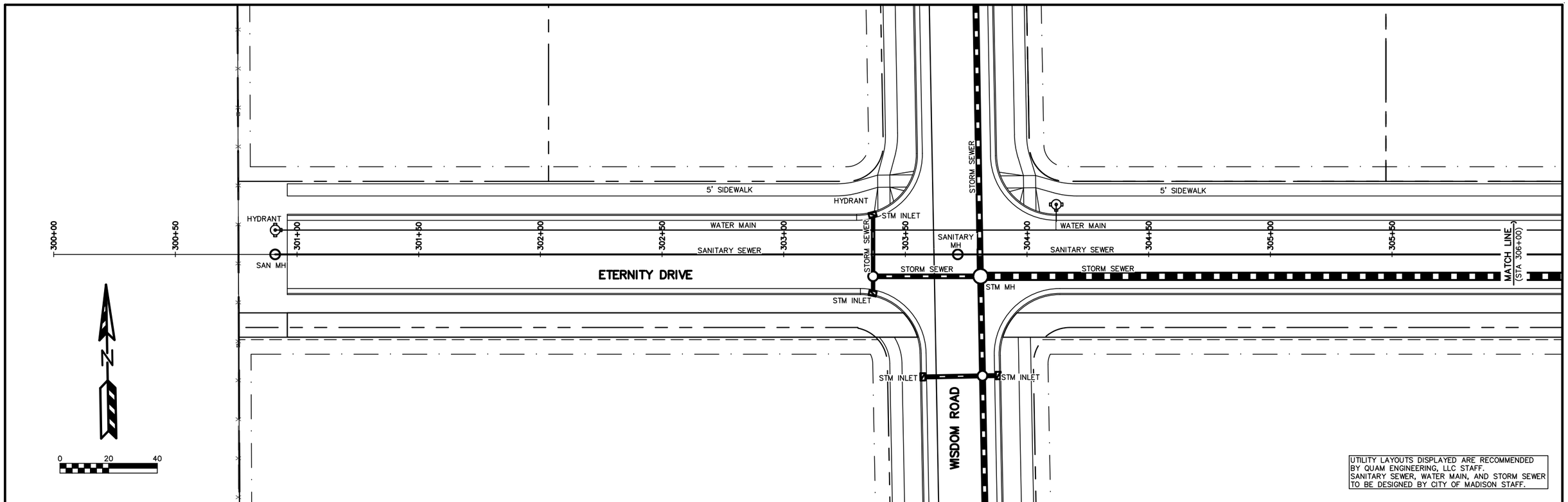


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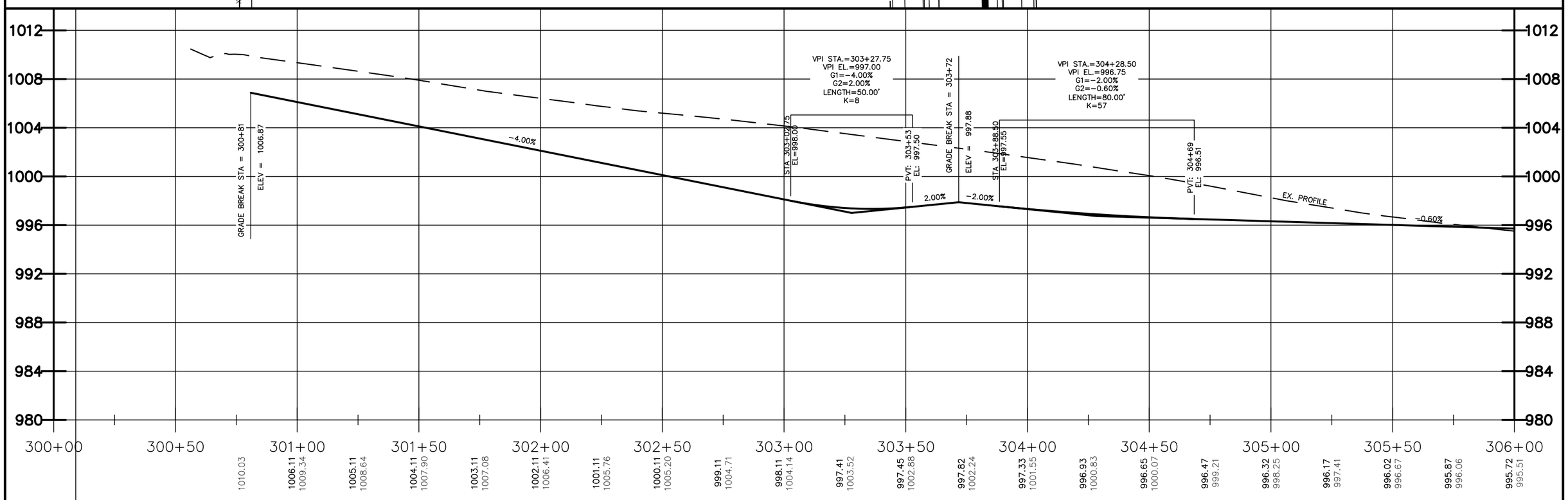

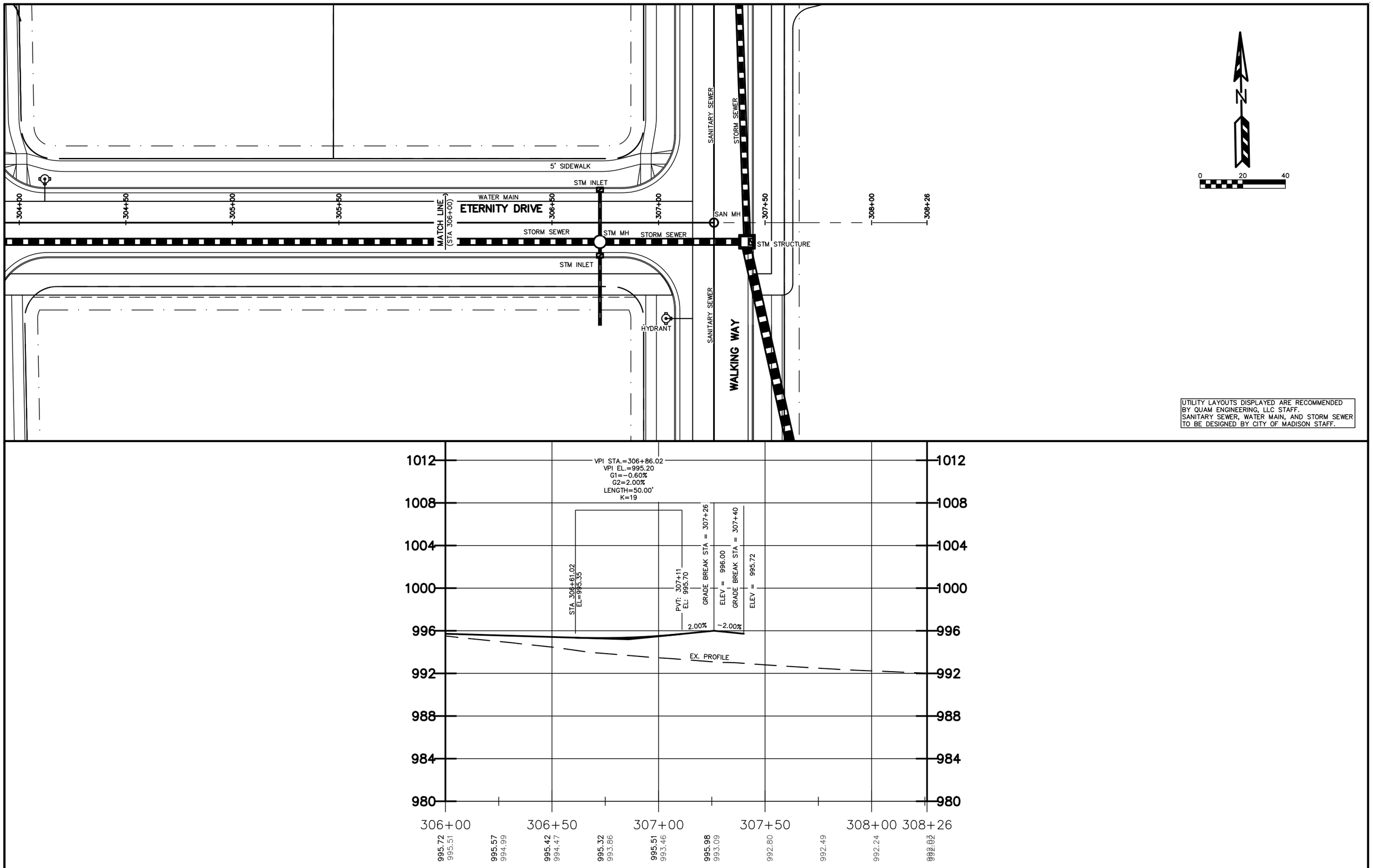


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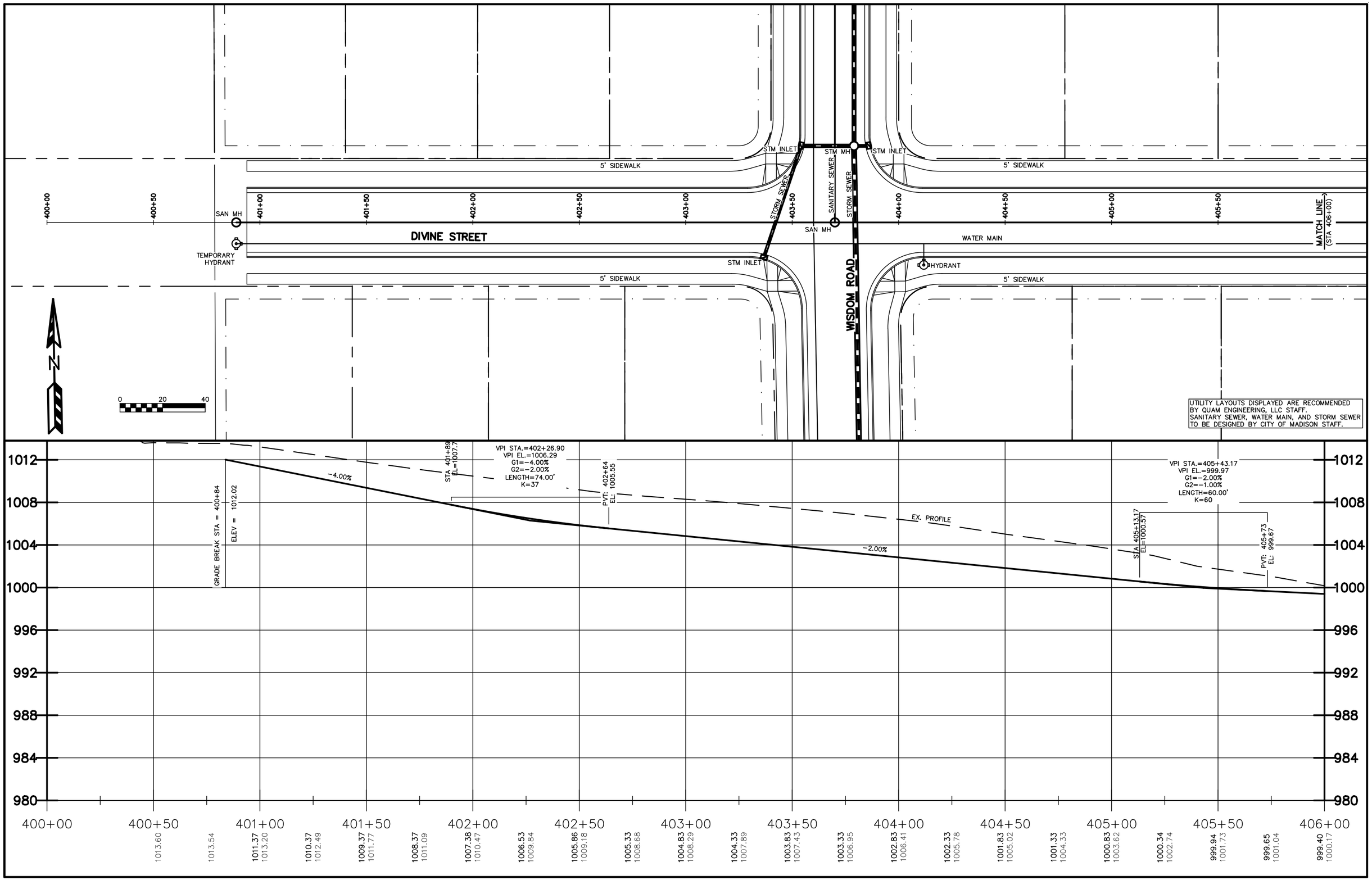


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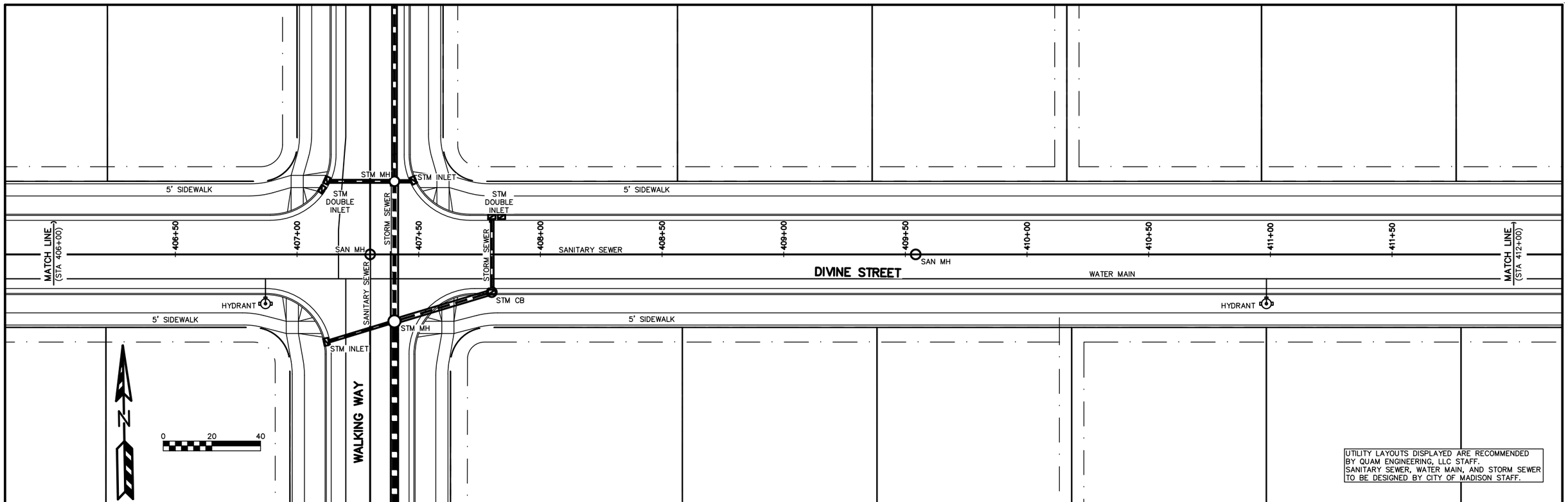


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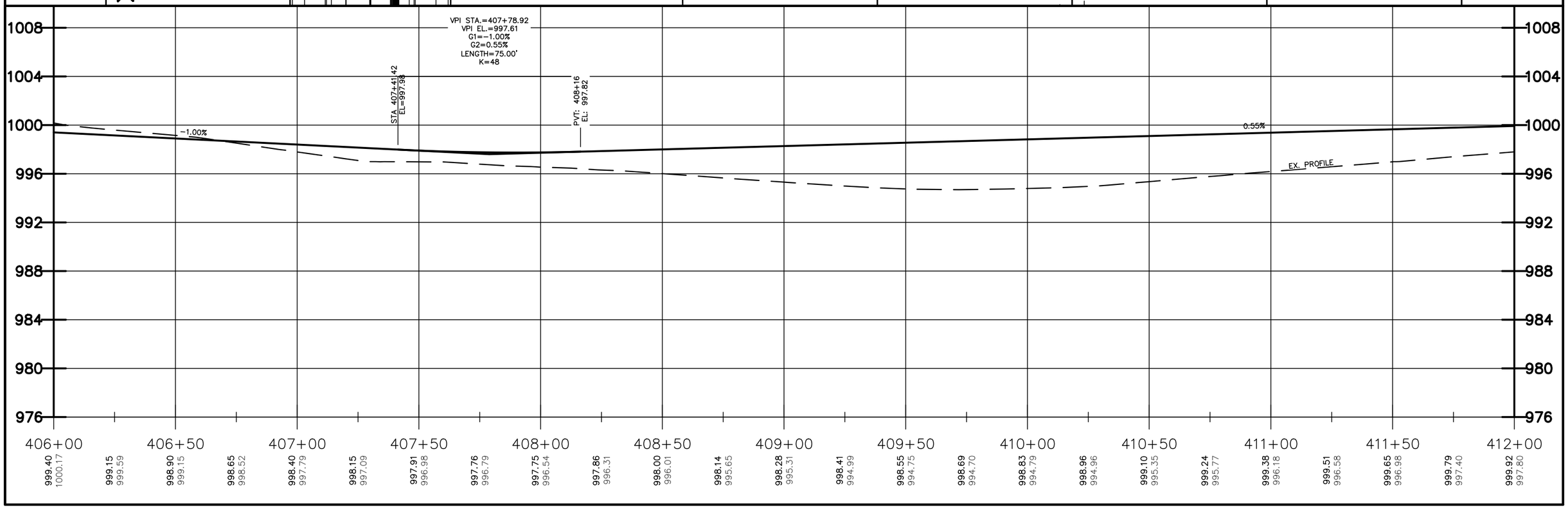

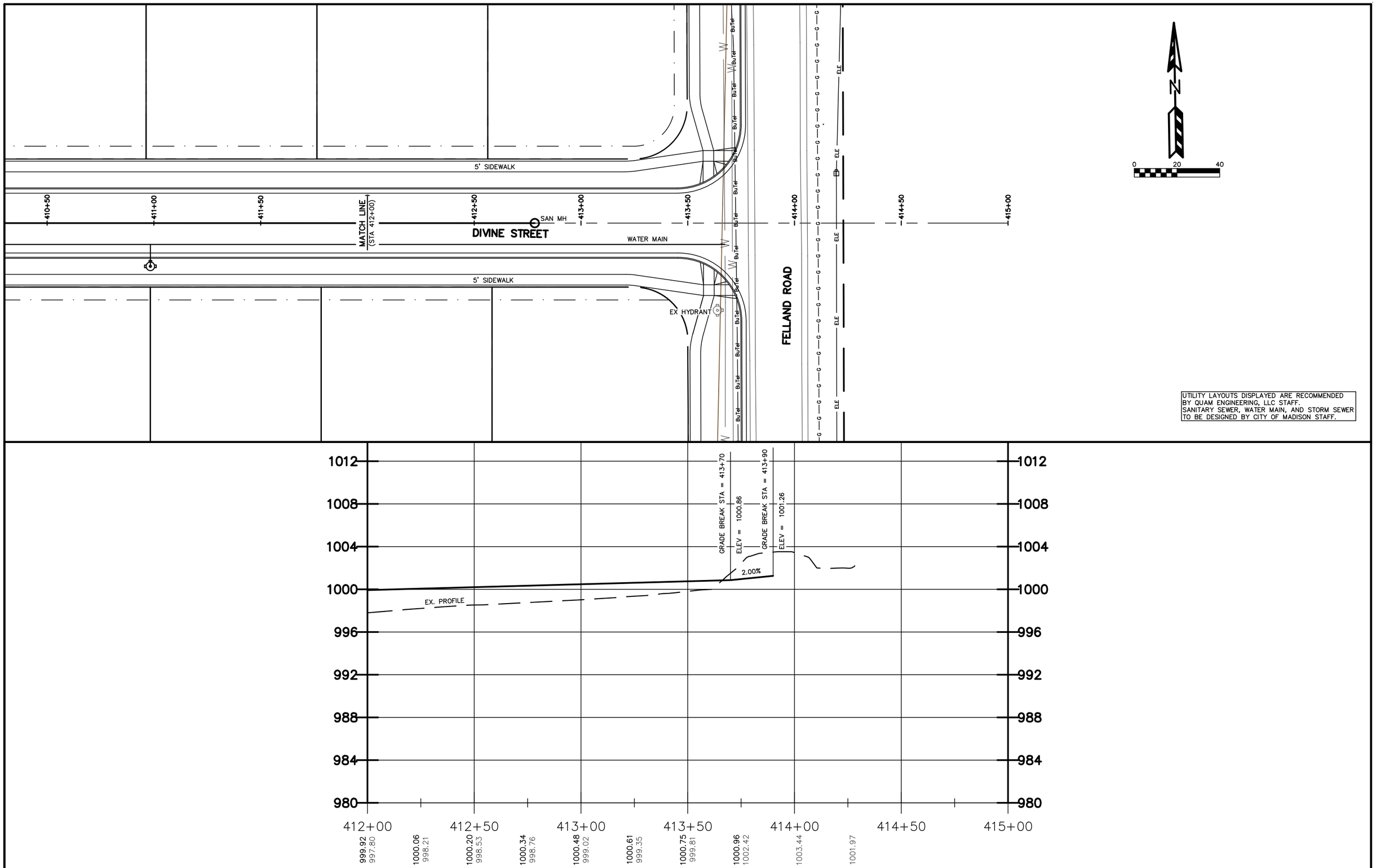


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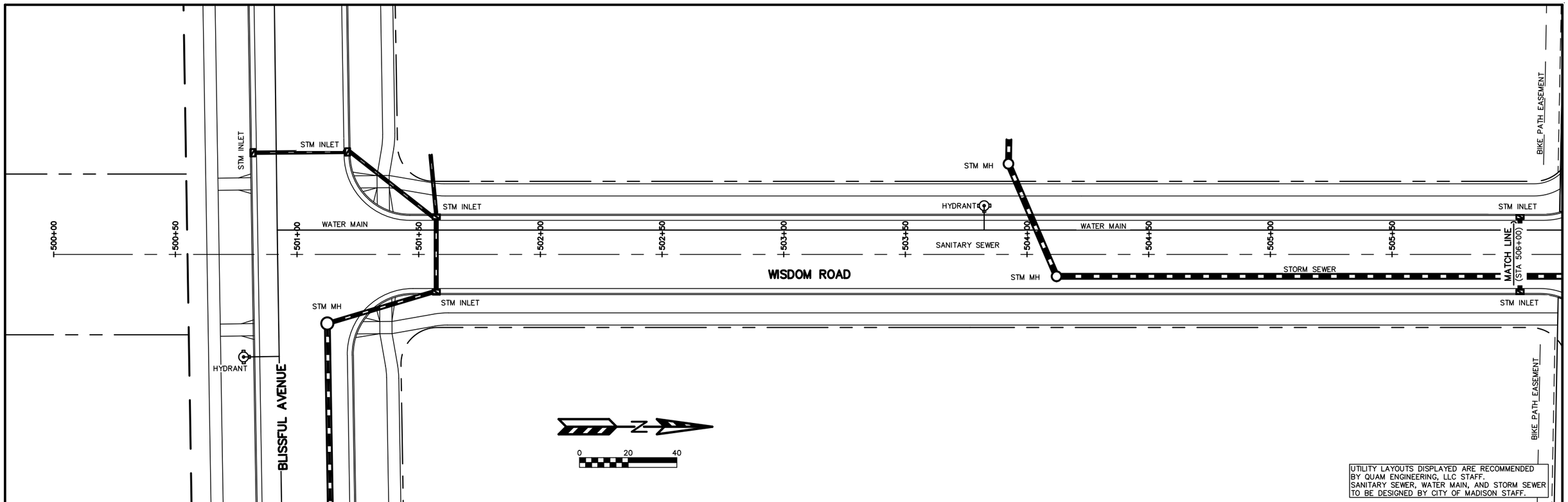


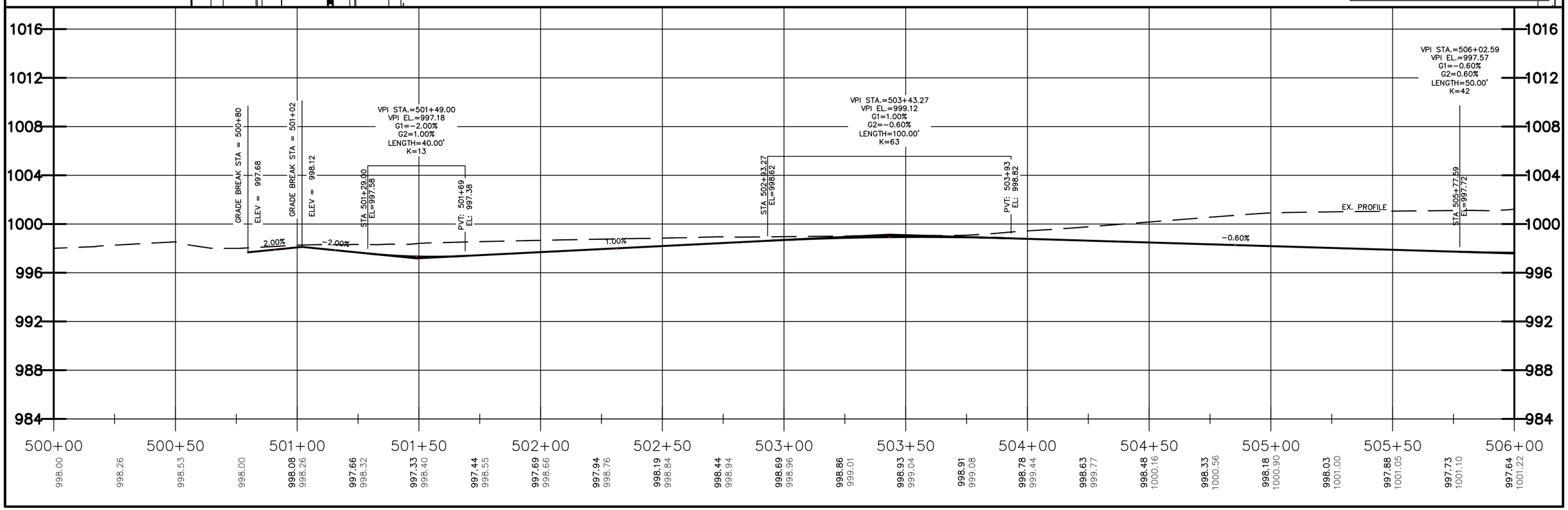

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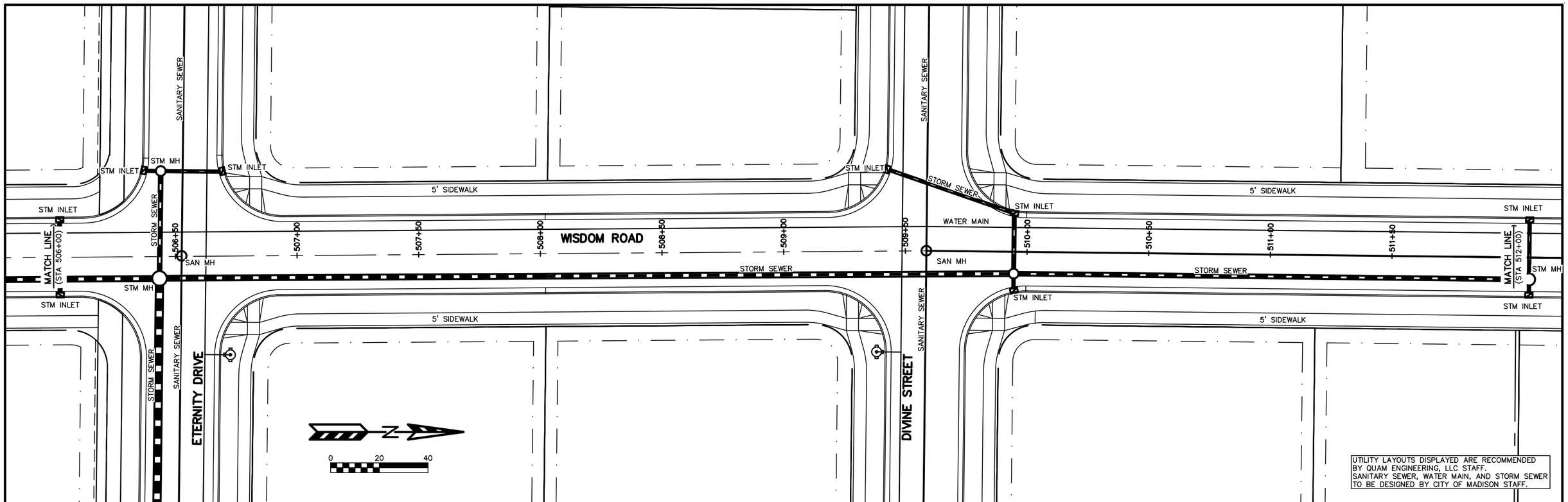


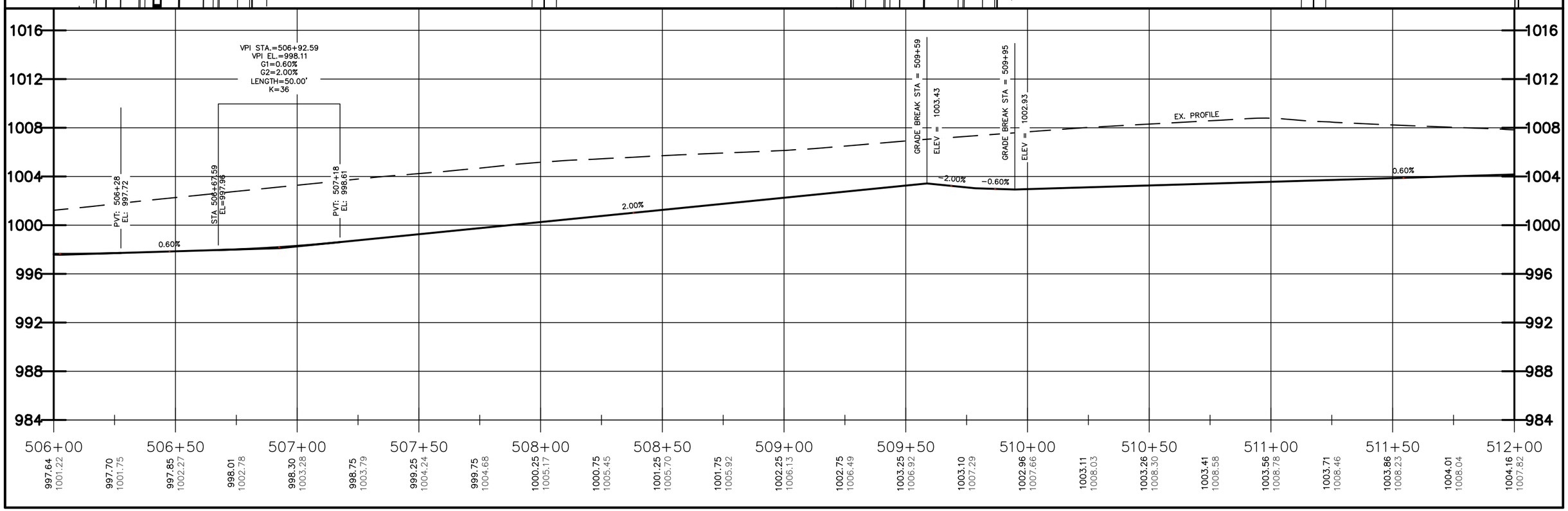

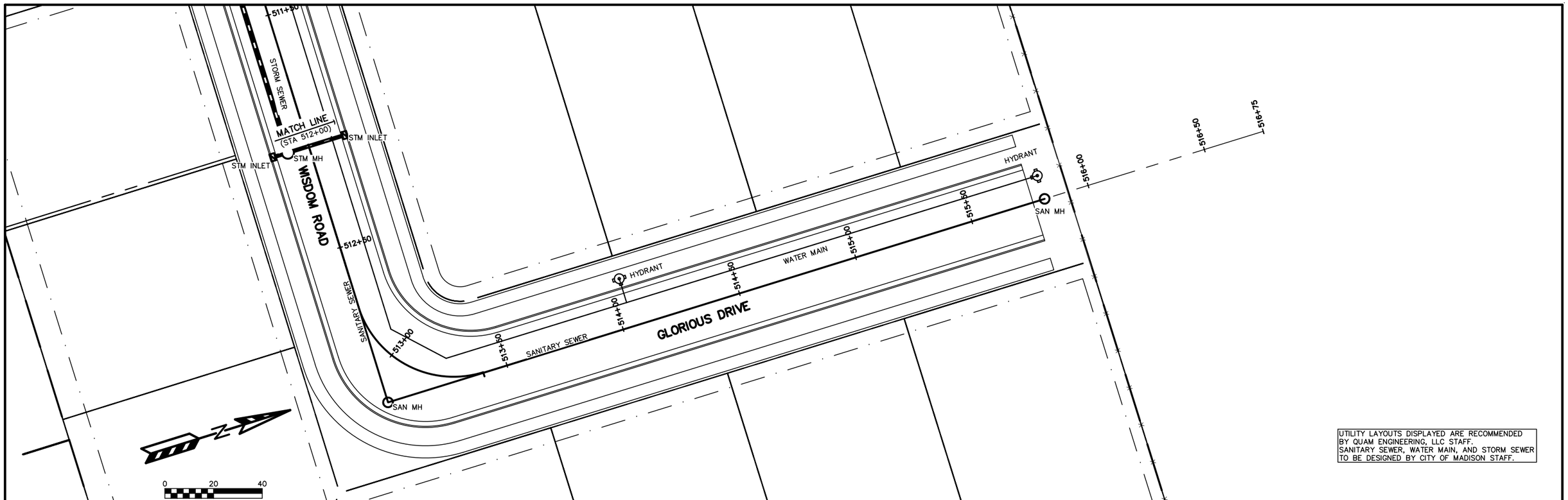


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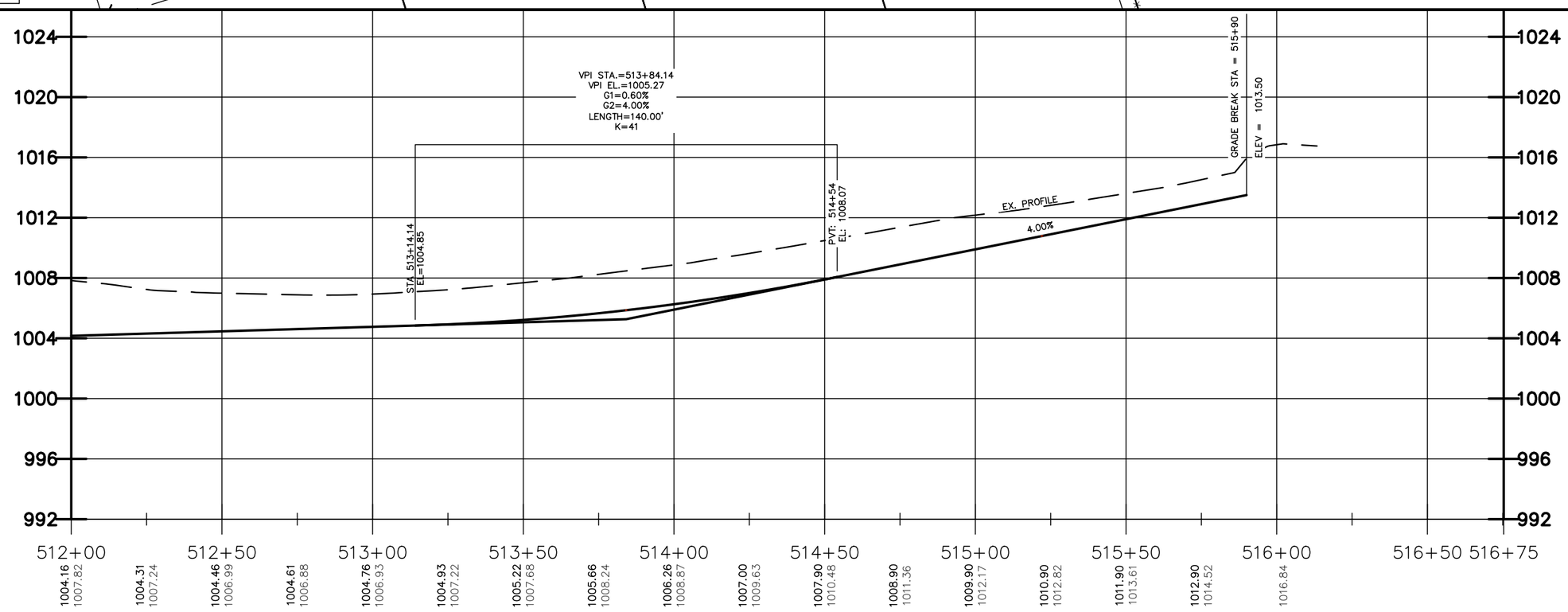


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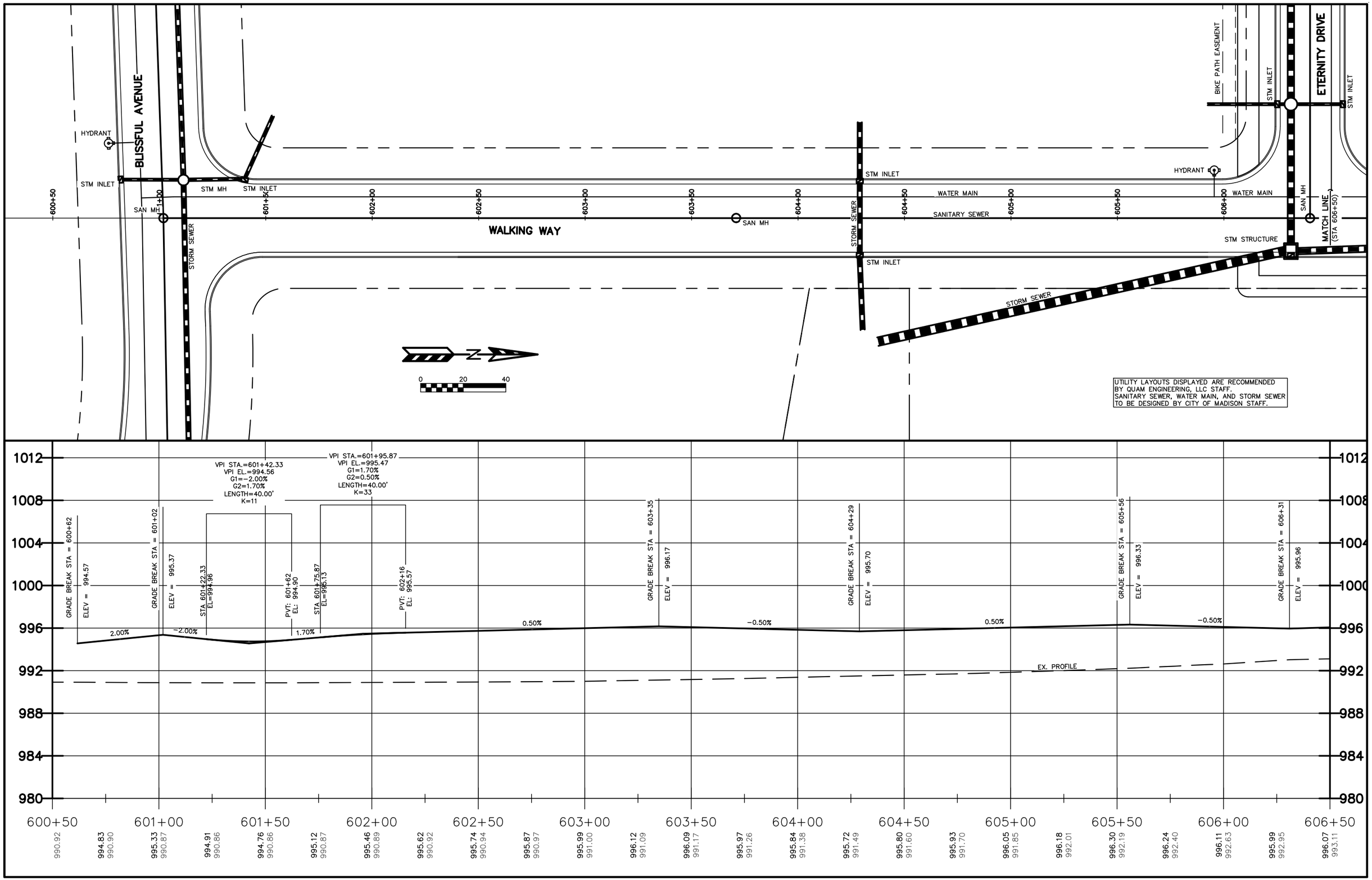

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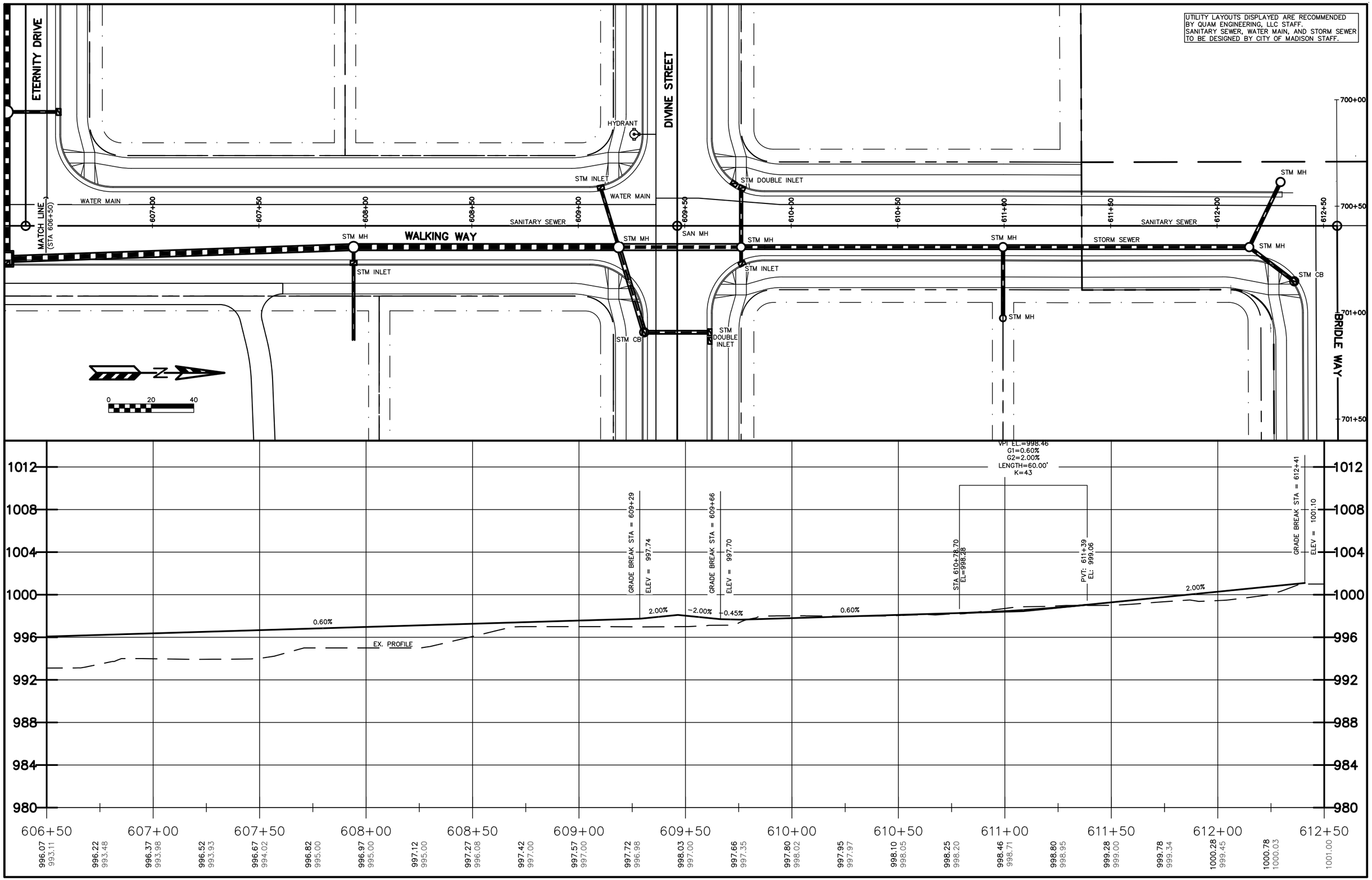

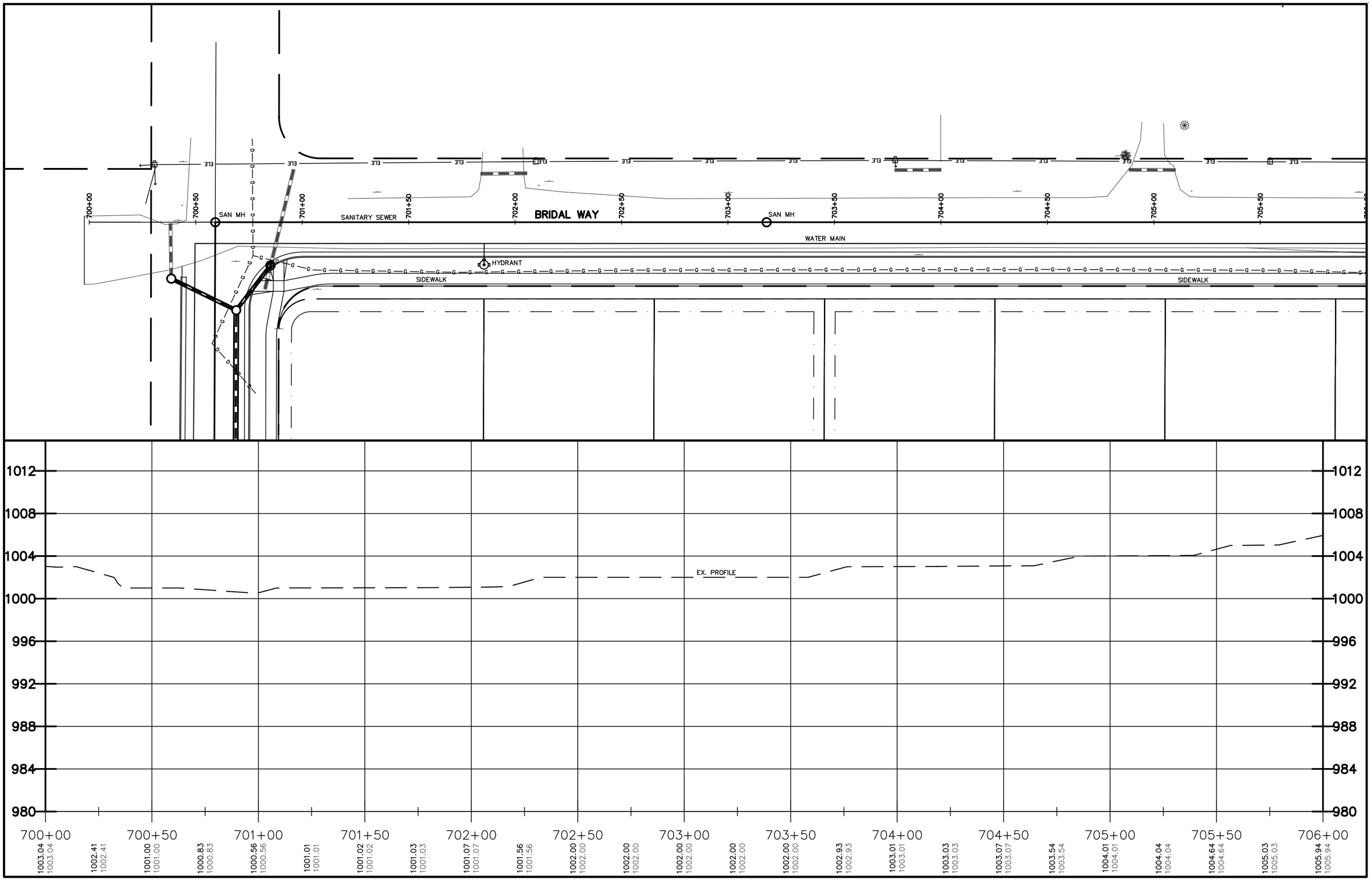


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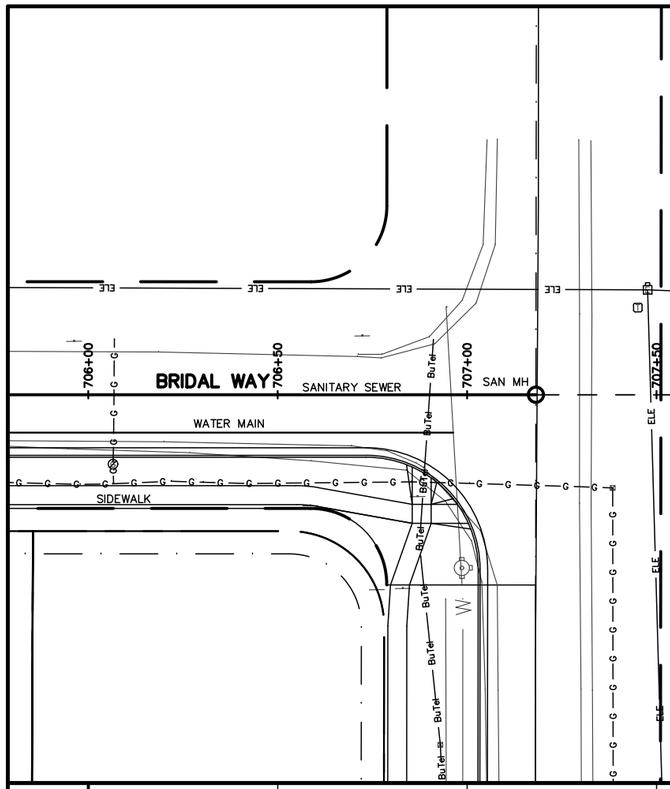
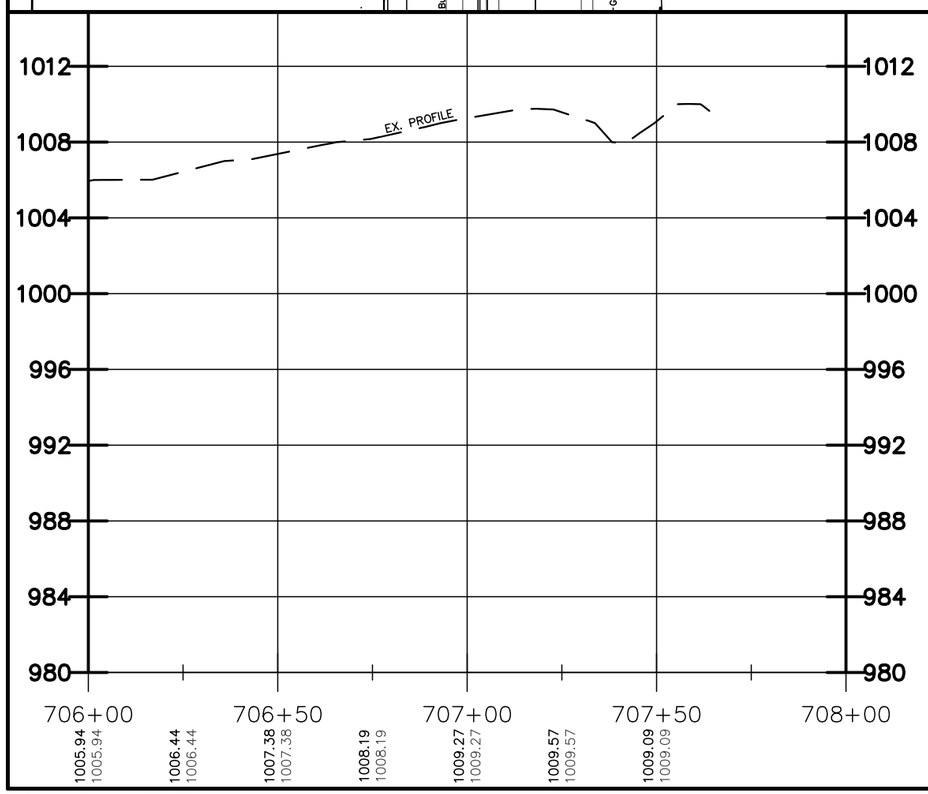
**JANNAH VILLAGE – BRIDAL WAY PLAN & PROFILE** LH-03-18 7/8/2020

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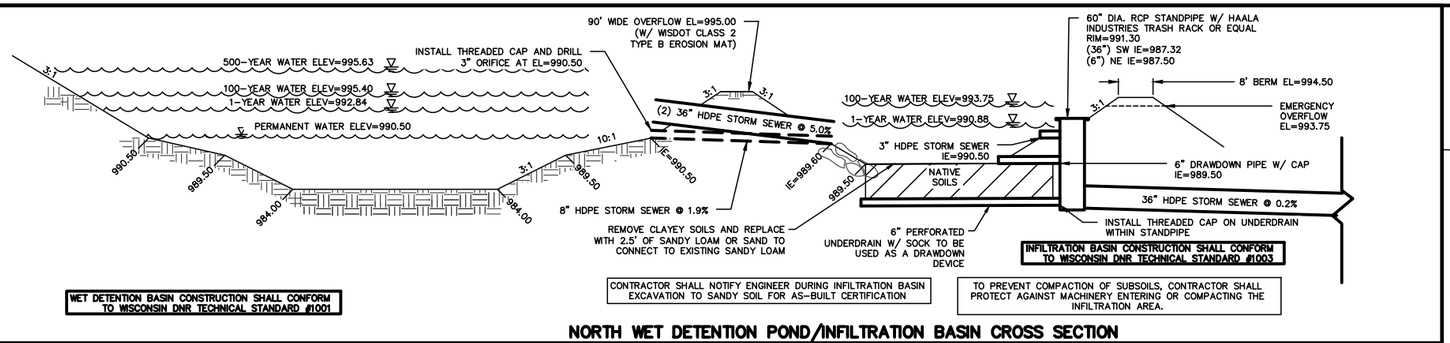
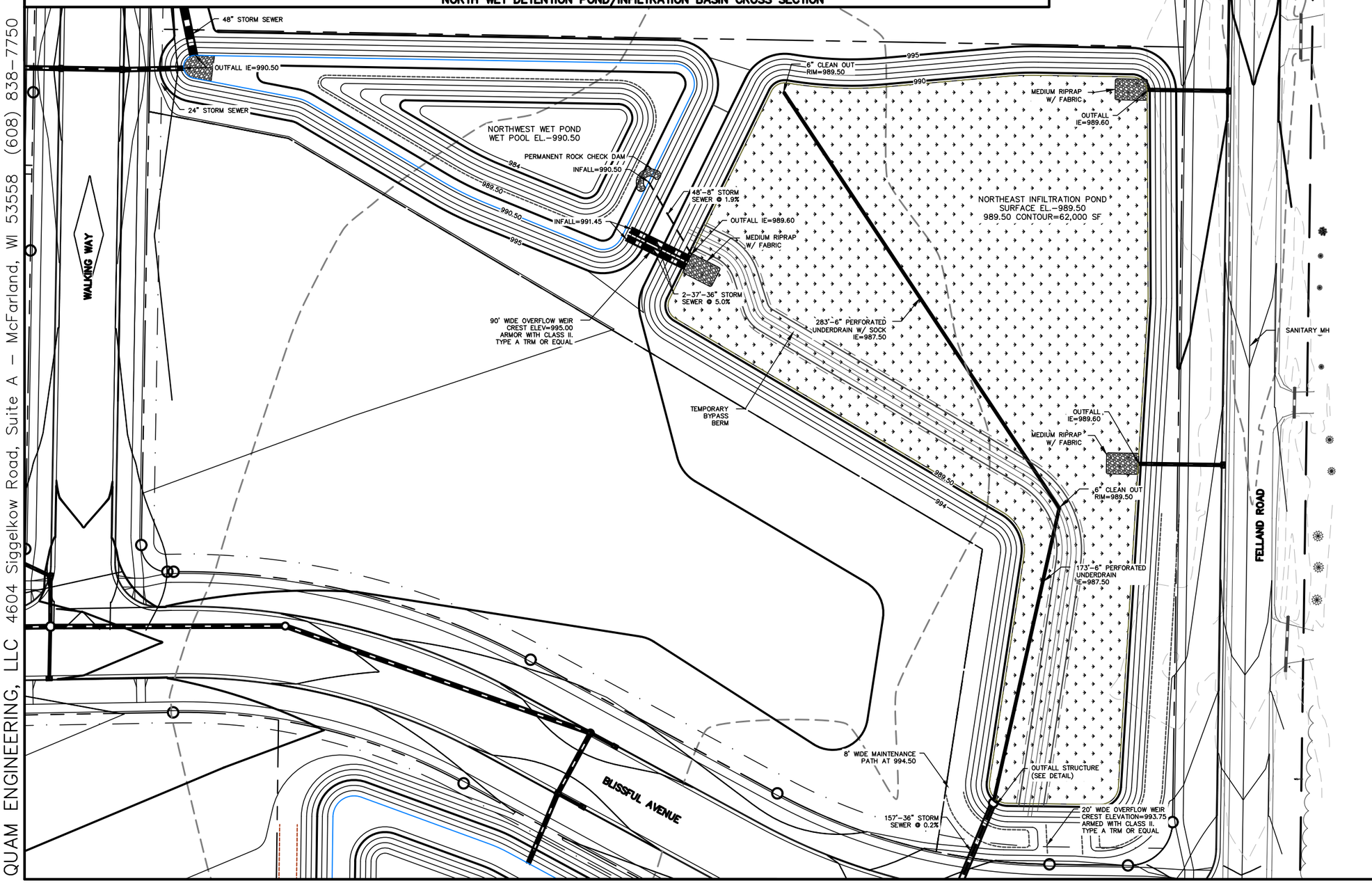



NORTH WET DETENTION POND/INFILTRATION BASIN CROSS SECTION




## POND NOTES:

DURING CONSTRUCTION THE POND SHALL BE OVER-EXCAVATED 1 FOOT TO PROVIDE SEDIMENT STORAGE. THE POND SHALL BE FINAL GRADED FOLLOWING SITE RESTORATION TO THE ELEVATIONS AND SIZE SHOWN ON THE PLANS.

THE BASE OF THE EMBANKMENT SHALL BE STRIPPED OF ALL VEGETATION, STUMPS, TOPSOIL, AND OTHER ORGANIC MATERIAL.

A CORE TRENCH OR KEYWAY SHALL BE CONSTRUCTED IN THE EMBANKMENT.

## POND SEEDING:

THE DEVELOPER SHALL BE RESPONSIBLE FOR SEEDING AND ESTABLISHING GREENWAYS AND PONDS WITH A NATIVE SPECIES MIX THAT SHALL BE SPECIFIED BY THE CITY OF MADISON. THIS MIX SHALL BE REFERENCED ON THE PLAN SHEET PROVIDED AND SEALED BY THE DEVELOPER'S ENGINEER AND APPROVED BY CITY ENGINEERING.

THE DEVELOPER SHALL HAVE THE INITIAL SEEDING COMPLETED BY AN ECOLOGICAL RESTORATION LANDSCAPING FIRM WITH KNOWLEDGE AND EXPERIENCE IN COMPLETING NATIVE PLANTING/SEEDING. CONTACT THE ENGINEERING GREENWAY VEGETATION COORDINATOR (MADELINE DUMAS, 608-266-9525) FOR A LIST OF APPROPRIATE FIRMS.

THE DEVELOPER SHALL MAINTAIN THE NEWLY SEEDED AREA WITH A GOAL OF NATIVE PLANT ESTABLISHMENT. MAINTENANCE SHALL BE COMPLETED BY AN ECOLOGICAL RESTORATION LANDSCAPING FIRM WITH KNOWLEDGE AND EXPERIENCE IN MAINTAINING NATIVE PLANTINGS.

i. THIS WILL INCLUDE A REQUIREMENT OF PROVISION OF A PROPOSED COURSE OF ACTION FOR ESTABLISHMENT OF THE NATIVE PLANTING AT THE TIME OF POND/GREENWAY APPROVAL.

ii. THIS WILL INCLUDE AN ANNUAL REPORT OF ACTIONS COMPLETED (MOWING, BURNING, PESTICIDE APPLICATION, ETC.) TO CITY ENGINEERING ANNUALLY UNTIL THE POND/GREENWAY IS ACCEPTED.

PRIOR TO FINAL ACCEPTANCE OF THE POND/GREENWAY THE DEVELOPER SHALL PROVIDE A SHORT REPORT TO THE CONDITION OF THE NATIVE PLANTING. THIS REPORT SHALL INCLUDE RECOMMENDED ACTIONS FOR THE NEXT YEAR.

## INFILTRATION NOTES:

1. INFILTRATION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN WDNR TECHNICAL STANDARD #1003.

2. ESTABLISHMENT -COVER CROPS NEED TO BE APPLIED IN CONJUNCTION WITH THE INITIAL SEEDING OF PERMANENT VEGETATION. WHEN ESTABLISHING TURF TYPE GRASS, USE THE CRITERIA CONTAINED IN THE WDNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059). SOD SHALL NOT BE USED. IF TURF GRASS IS UTILIZED, THE BASIN CANNOT BE USED FOR RECREATIONAL PURPOSES DUE TO COMPACTION CONCERNS.

3. NATIVE SEEDING -NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS. SECTION IX REFERENCES, LISTS SOURCES THAT PROVIDE SUGGESTED SEED MIXTURES. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.

4. FERTILIZER -SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE TECHNICAL STANDARD, CRITICAL AREA PLANTING (342) OR WDNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).

5. MULCH -MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR CONSERVATION PRACTICE STANDARD MULCHING FOR CONSTRUCTION SITES (1058).

6. ONCE CONSTRUCTION OF THE INFILTRATION DEVICE BEGINS, THE INFILTRATION DEVICE SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.

7. CONSTRUCTION OF INFILTRATION POND SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.

8. THE CONTRACTOR SHALL CONTACT THE CITY OF MADISON ENGINEER DURING EXCAVATION OF THE INFILTRATION POND FOR INSPECTION.

9. INFILTRATION BASIN FOOTPRINT SHALL BE SEEDED WITH INFILTRATION SEED MIX PER CITY OF MADISON SPECIFICATIONS.

10. A CERTIFIED SOIL TESTER OR EQUAL SHALL VERIFY NATIVE SOIL INFILTRATION RATES AT THE BOTTOM OF THE PROPOSED INFILTRATION BASINS DURING CONSTRUCTION.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR 90% ESTABLISHMENT OF INFILTRATION BASIN PLANTINGS. CONTRACTOR MAY CONSIDER TEMPORARY PLUGGING AND PUMPING PLAN OR STORMWATER BYPASS PLAN TO FACILITATE INFILTRATION BASIN PLANT GROWTH.

**JANNAH VILLAGE**

NORTHEAST AND NORTHWEST PONDS PLAN

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DATED: JULY 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

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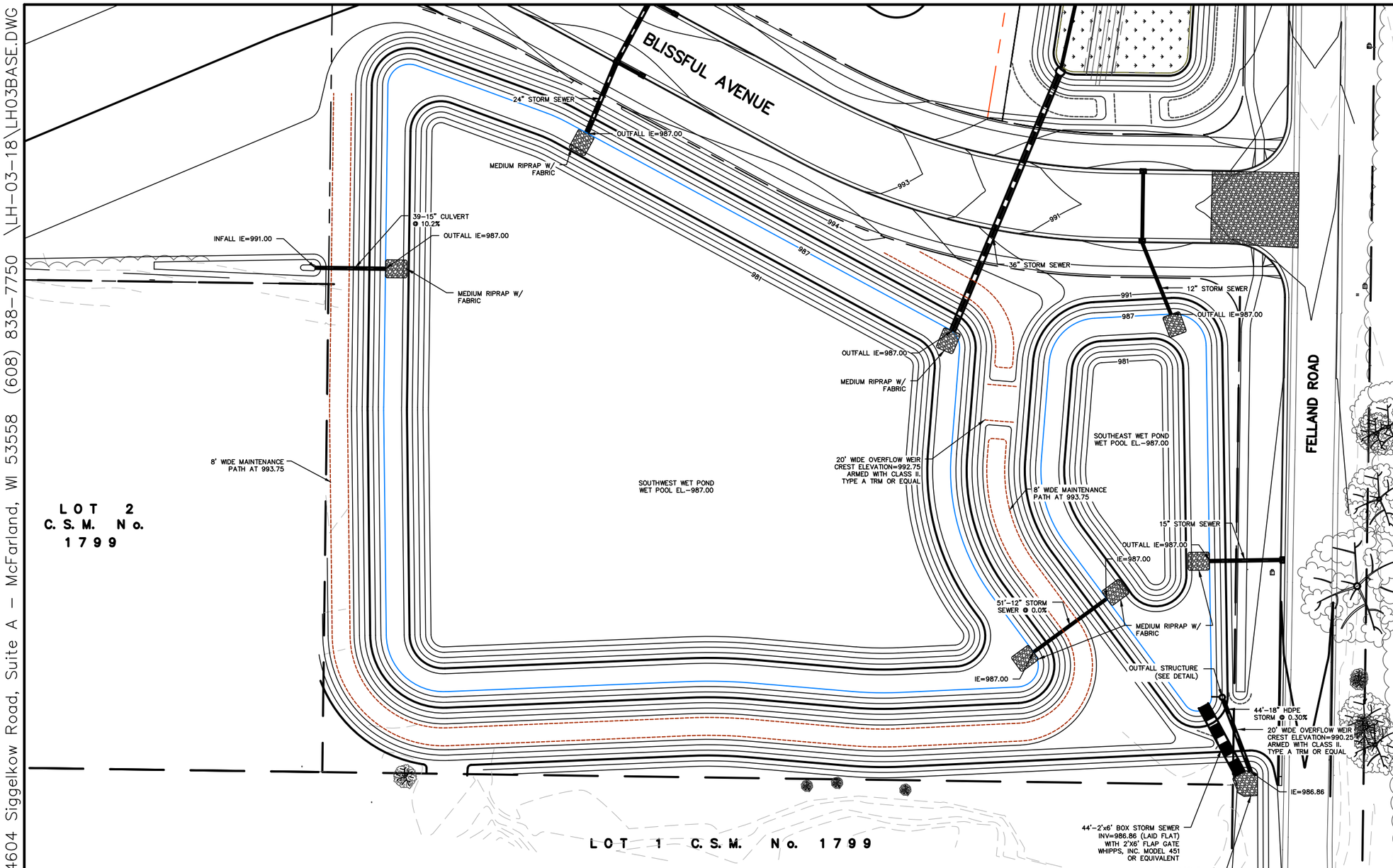


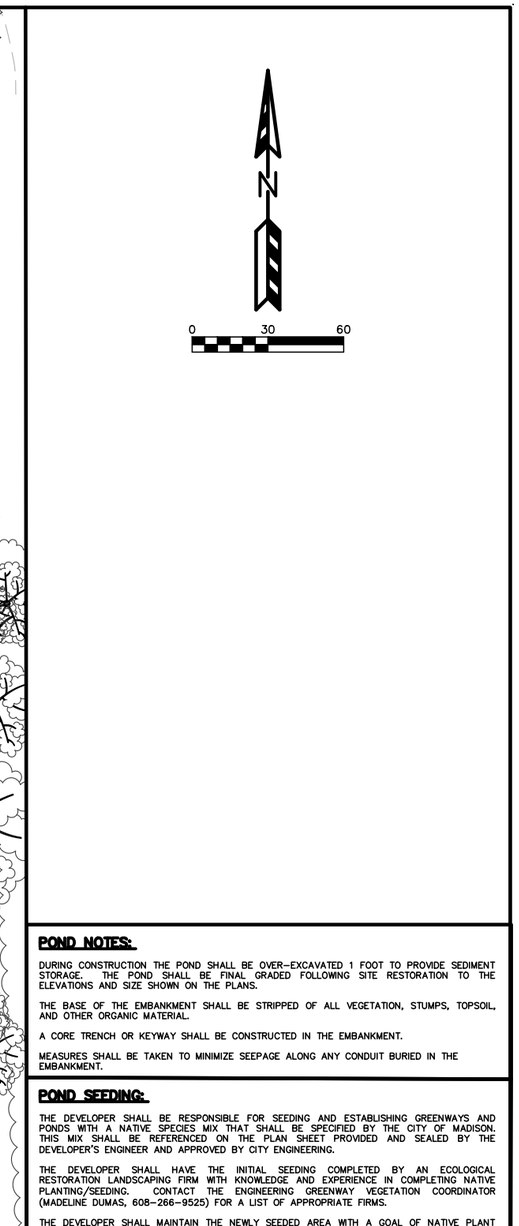


## POND NOTES:

DURING CONSTRUCTION THE POND SHALL BE OVER-EXCAVATED 1 FOOT TO PROVIDE SEDIMENT STORAGE. THE POND SHALL BE FINAL GRADED FOLLOWING SITE RESTORATION TO THE ELEVATIONS AND SIZE SHOWN ON THE PLANS.

THE BASE OF THE EMBANKMENT SHALL BE STRIPPED OF ALL VEGETATION, STUMPS, TOPSOIL, AND OTHER ORGANIC MATERIAL.

A CORE TRENCH OR KEYWAY SHALL BE CONSTRUCTED IN THE EMBANKMENT.

MEASURES SHALL BE TAKEN TO MINIMIZE SEEPAGE ALONG ANY CONDUIT BURIED IN THE EMBANKMENT.

## POND SEEDING:

THE DEVELOPER SHALL BE RESPONSIBLE FOR SEEDING AND ESTABLISHING GREENWAYS AND PONDS WITH A NATIVE SPECIES MIX THAT SHALL BE SPECIFIED BY THE CITY OF MADISON. THIS MIX SHALL BE REFERENCED ON THE PLAN SHEET PROVIDED AND SEALED BY THE DEVELOPER'S ENGINEER AND APPROVED BY CITY ENGINEERING.

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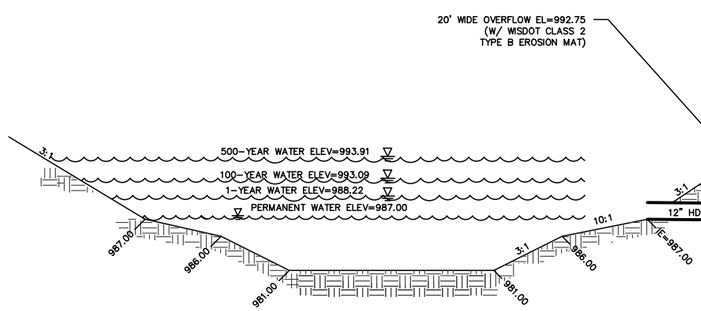
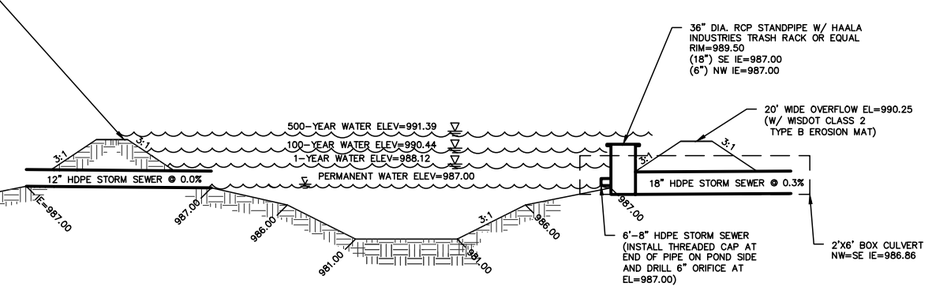



SOUTHWEST WET POND CROSS SECTION




SOUTHEAST WET POND CROSS SECTION

# JANNAH VILLAGE

## SOUTHWEST AND SOUTHEAST PONDS PLAN

SHEET: 21 OF 21
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4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752