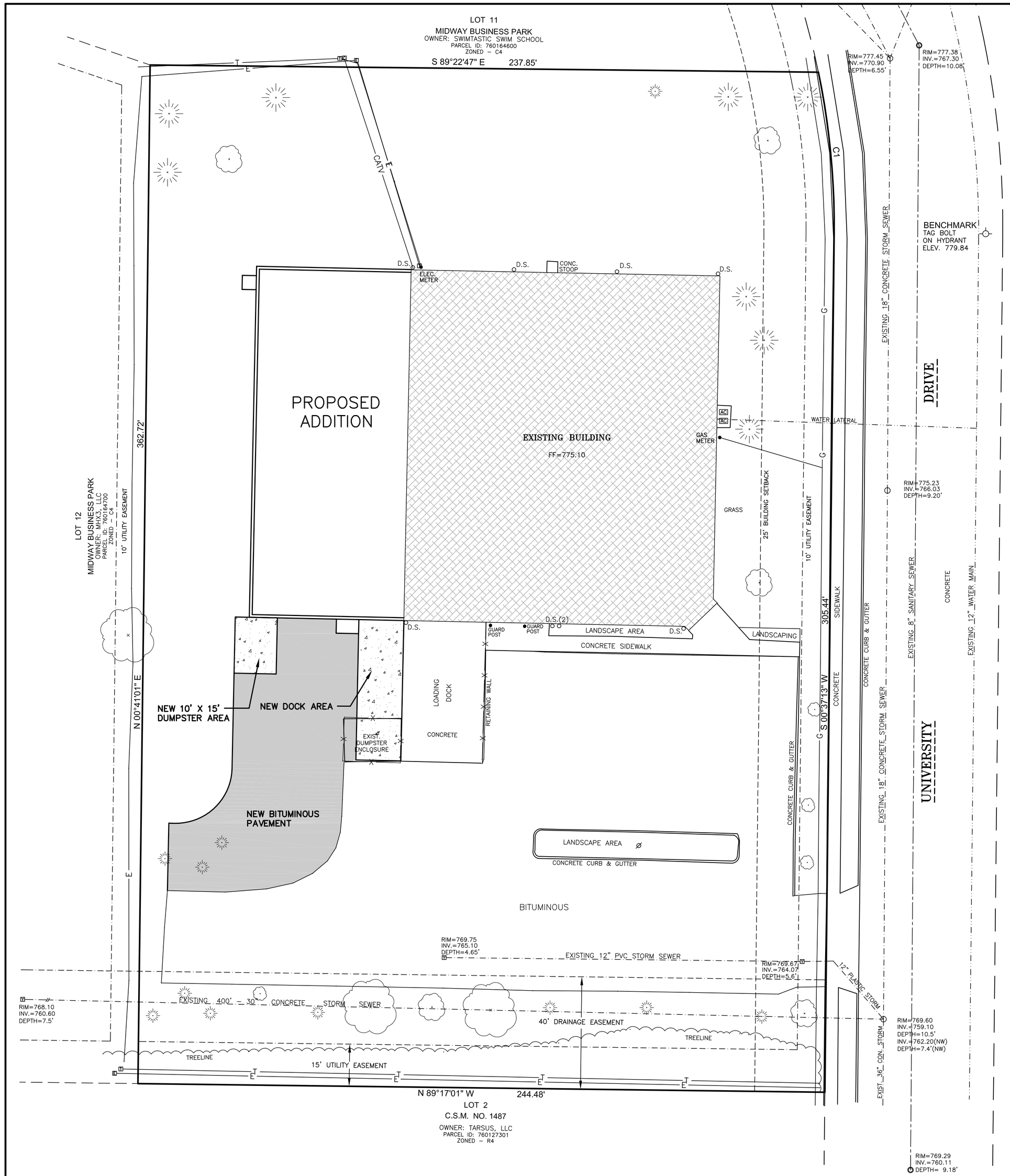
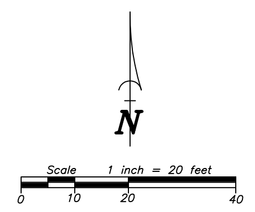




INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C1.1	SITE PLAN
C2.1	DRAINAGE PLAN
C3.1	EROSION CONTROL PLAN
C4.1	LANDSCAPE PLAN
C5.1	DETAIL SHEET

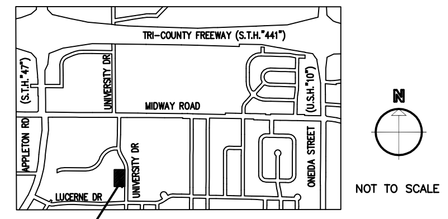
PERTINENT CONTACT	CONTACT PERSON	PHONE
M&E, PROJECT ENGINEER	MIKE SIEWERT, P.E.	(920) 731–0381

LEGEND

HEAVY DUTY 4" HMA ASPHALTIC CONCRETE PAVEMENT OVER 12" CABC

HEAVY DUTY 8" CONCRETE PAVEMENT OVER 12" CABC

VICINITY MAP



PREPARED FOR:

FRONTIER BUILDERS & CONSULTANTS
2204 CROOKS AVENUE
KAUKAUNA, WI 54130
PHONE: (920) 462–4112
FAX: (920) 462–4158

OWNER/APPLICANT:
OWNER OF RECORD
PATOD MANAGEMENT LLC

LEGAL DESCRIPTION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4696, RECORDED AS DOCUMENT NO. 1114898, BEING PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
1330 UNIVERSITY DRIVE
MENASHA, WI 54952
PARCEL NUMBER: 760–1644–00

AREA:
88,539 SQ.FT. [2.034 ACRES]

ZONING DISTRICT

C4 – BUSINESS PARK DISTRICT
MINIMUM FRONT YARD BUILDING SETBACK: 25 FT
MINIMUM FRONT YARD SETBACK FOR PARKING AND PAVED AREAS : 10 FT
MINIMUM SIDE YARD SETBACK: 10 FT FOR STRUCTURES, PARKING AND PAVED AREAS.
MINIMUM REAR YARD BUILDING SETBACK: 25 FT
MINIMUM REAR YARD SETBACK FOR PARKING AND PAVED AREAS : 10 FT
MAXIMUM LOT COVERAGE: 30% COVERED BY BUILDINGS

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, FIRE SUPPRESSION, FIRE RELATED WALL ASSEMBLIES, AND BUILDING CLASS OF CONSTRUCTION.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
5. NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
7. THE CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN THE RIGHT OF WAY.

SITE DATA

SITE AREA: 88,593 SF (2.034 AC)

EXISTING CONDITIONS

EXISTING ROOF TOP AREA: 13,718 SF (0.315 AC)
EXISTING PAVEMENT AREA: 22,132 SF (0.508 AC)
EXISTING OPEN SPACE: 52,743 SF (1.211 AC)
EXISTING IMPERVIOUS PERCENTAGE: 40.47%

PROPOSED CONDITIONS
PROPOSED ROOF TOP AREA: 6,875 SF (0.158 AC)
PROPOSED PAVEMENT AREA: 5,337 SF (0.123 AC)

TOTAL CONDITIONS
TOTAL ROOF TOP AREA: 20,593 SF (0.473 AC)
TOTAL PAVEMENT AREA: 27,469 SF (0.631 AC)
TOTAL OPEN SPACE: 40,531 SF (0.930 AC)
TOTAL IMPERVIOUS PERCENTAGE: 54.25%

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	◇◇	GAS VALVE
▲	1–1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
X	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE	▣	STORM INLET
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC	▣	YARD DRAIN
□	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS	○	EXIST SANITARY MANHOLE
△	1–1/4" REBAR FOUND	— CATV —	UNDERGROUND CABLE TV	— ——— —	EXIST. SAN. SEWER
◪	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE	— ·——· —	EXIST. STO. SEWER
⊗	CHISELED "X" FOUND	◈	SIGN	— ·——· —	EXIST. WATER MAIN
◈	GOVERNMENT CORNER	∅	POWER POLE	000.00	EXIST. SPOT ELEVATION
( )	RECORDED AS	⊡	GUY		
	CONIFEROUS TREE	∅	LIGHT POLE	000	CONTOUR W/ ELEVATION
	DECIDUOUS TREE	▥	TELEPHONE PEDESTAL	000.00ts	EXIST. TOP OF CURB ELEV.
	EXIST. WOODS LINE	▣	ELECTRIC PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	WETLANDS	▨	CABLE PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
⊕	SOIL BORING	⊹	EXIST. HYDRANT		TOPSOIL DEPTH
		⋈	WATER VALVE	♦	INFILTRATION SOIL BORING
		⊠	WATER STOP BOX		

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NO.	REVISION	DATE	CHECKED	APPROVED
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DRAWN BY: EAE

SITE PLAN
UNITED PAPER CORPORATION
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
1"=20'	07/09/2013

COMPUTER FILE
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DRAWING NO.
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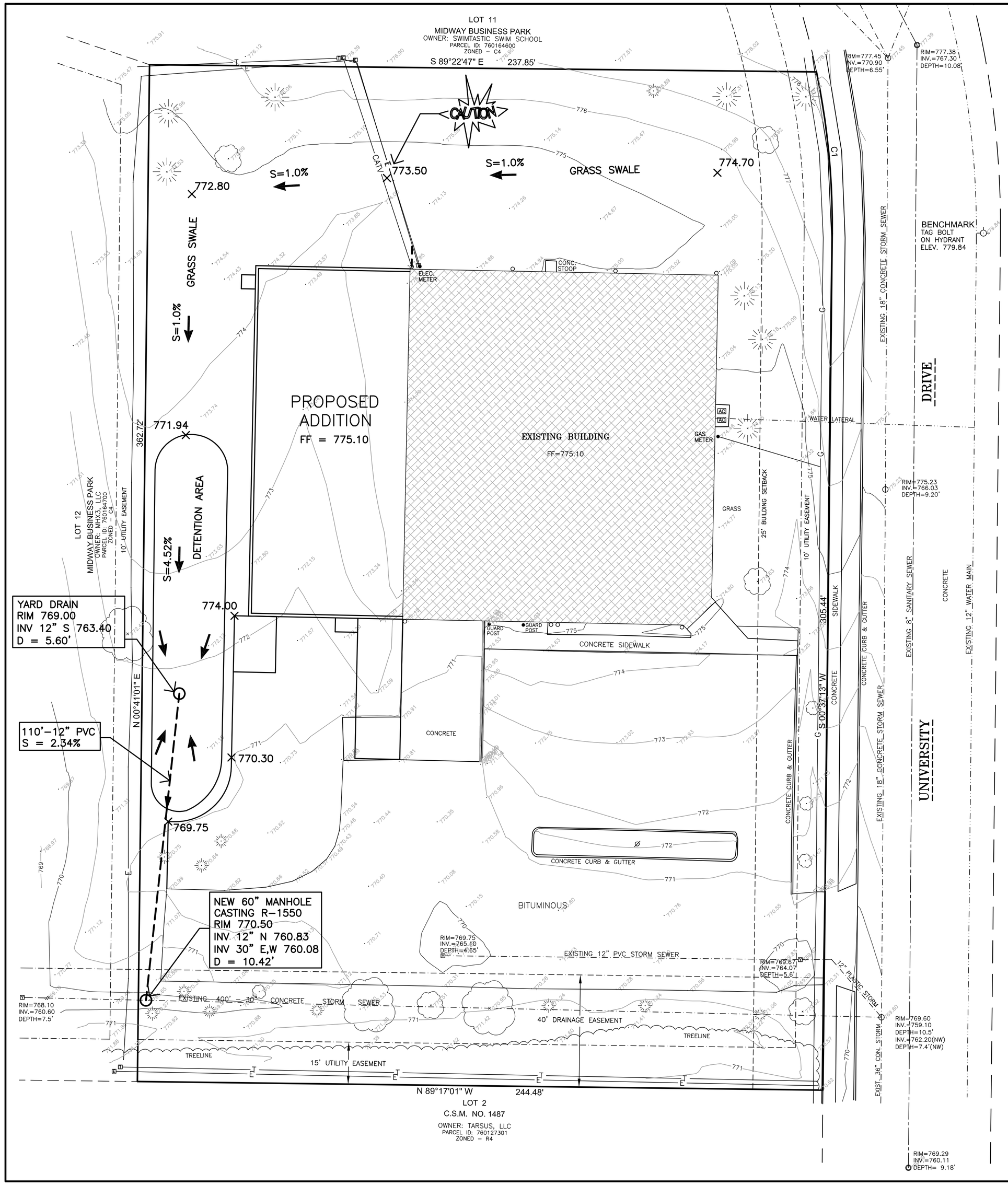
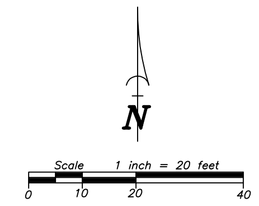


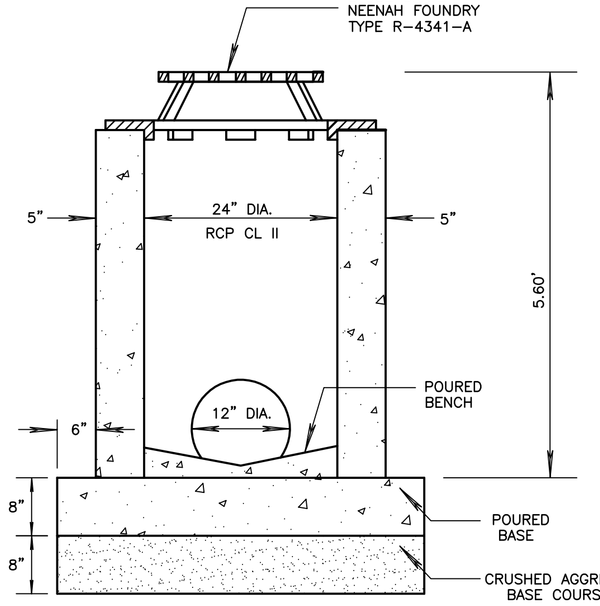


DRAINAGE PLAN LEGEND

000	EXISTING CONTOUR
000	PROPOSED CONTOUR
– – – –	STORM SEWER
X 000.00	PROPOSED ELEVATION
FF 000.0	PROPOSED GROUND AT FOUNDATION
→	DIRECTION OF DRAINAGE

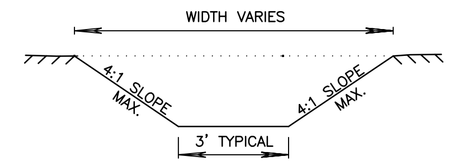
DRAINAGE PLAN NOTES:

1. THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2. THE CONTRACTOR SHALL OBTAIN A CITY OF MENASHA RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN THE RIGHT OF WAY.



YARD DRAIN DETAIL

NTS



GRASSED WATER WAY CROSS SECTION DETAIL

NTS

TOPOGRAPHIC LEGEND

■ 1" x 18" IRON PIPE SET	—OH— OVERHEAD POWER LINES	◇ GAS VALVE	
▲ 1–1/4" x 30" REBAR SET	—E—E— UNDERGROUND ELECTRIC	○ EXIST STORM MANHOLE	
× CHISELED "X" SET	—T—T— UNDERGROUND TELEPHONE	⊡ STORM INLET	
○ 3/4" REBAR FOUND	—FIBER— UNDERGROUND FIBEROPTIC	⊡ YARD DRAIN	
□ 1" IRON PIPE FOUND	—G—G— UNDERGROUND GAS	⊙ EXIST SANITARY MANHOLE	
△ 1–1/4" REBAR FOUND	— CATV — UNDERGROUND CABLE TV	– – – – EXIST. SAN. SEWER	
◪ 2" IRON PIPE FOUND	—X—X— EXIST. FENCE LINE	– · – · – EXIST. STO. SEWER	
⊕ CHISELED "X" FOUND	⊘ SIGN	– · – · – EXIST. WATER MAIN	
⊕ GOVERNMENT CORNER	⊘ POWER POLE	000.00 EXIST. SPOT ELEVATION	
( ) RECORDED AS	⊠ GUY		
⊛ CONIFEROUS TREE	⊘ LIGHT POLE	000 CONTOUR W/ ELEVATION	
◯ DECIDUOUS TREE	⊡ TELEPHONE PEDESTAL	000.00hc EXIST. TOP OF CURB ELEV.	
EXIST. WOODS LINE	⊡ ELECTRIC PEDESTAL	000.00fl EXIST. FLOW LINE ELEV.	
	⊡ CABLE PEDESTAL	FF = 000.00 FIRST FLOOR = 000.00	
⊻ WETLANDS	⊹ EXIST. HYDRANT	TOPSOIL DEPTH	
⊕ SOIL BORING	⋈ WATER VALVE	♦ INFILTRATION SOIL BORING	
	⊠ WATER STOP BOX		

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DRAINAGE PLAN
UNITED PAPER CORPORATION
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
1"=20'	07/09/2013

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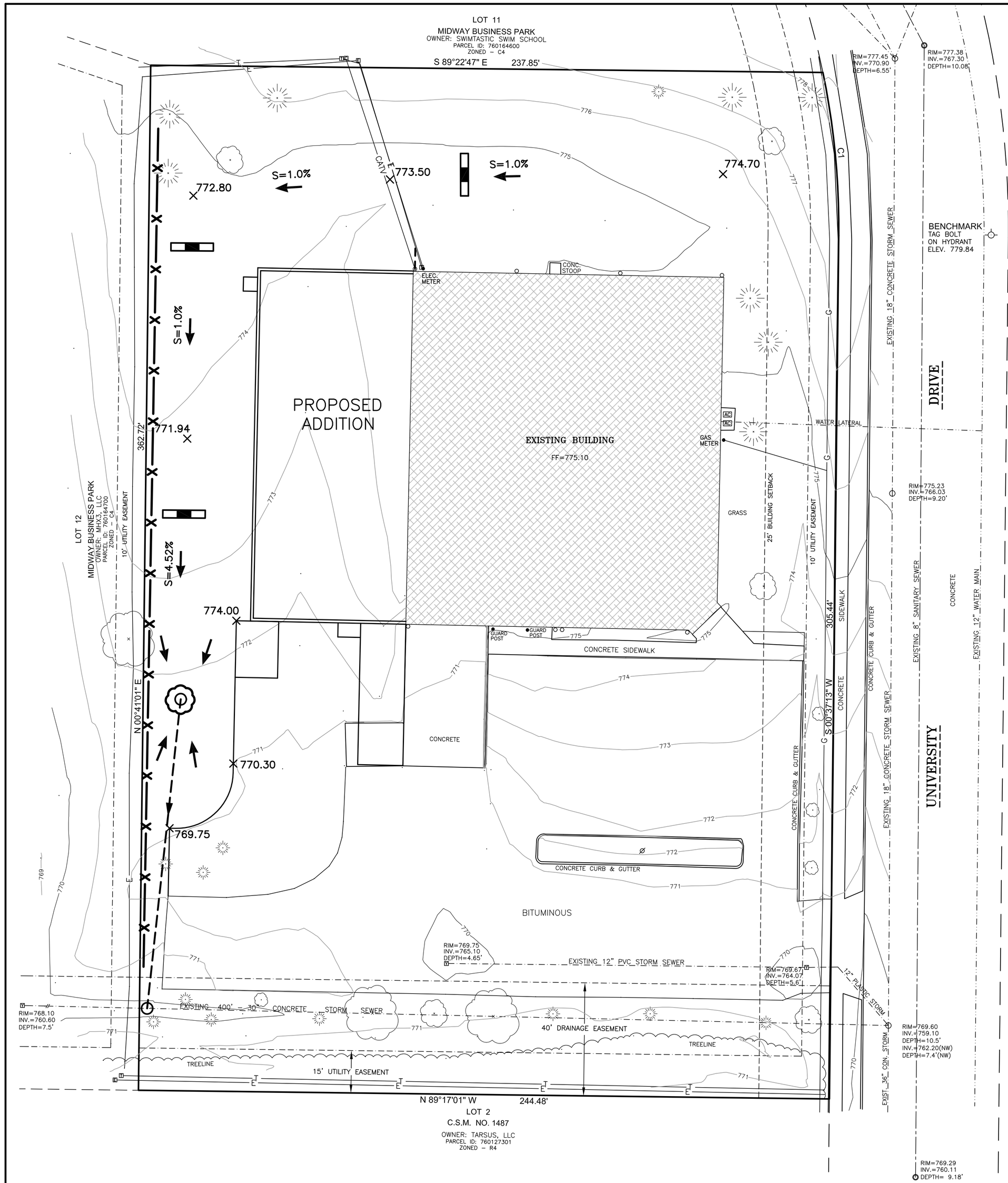

GENERAL NOTES:

1. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3. TRACKING. THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROAD WAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'X50' MIN).
4. DRAIN INLET PROTECTION. ALL ON–SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED WITH THE CATCH–ALL CONFIGURATION. OFF–SITE CULVERTS SHALL BE PROTECTED WITH SAND BAG CULVERT CHECKS.
5. SEDIMENT CLEANUP. ALL OFF–SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF–SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
6. DISTURBANCE TIMING. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.

CONTRACTOR RESPONSIBILITIES:

1. NOTIFY THE ENGINEER WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY;
2. NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 3 DAYS AFTER COMPLETION;
3. OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4. INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN;
5. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES;
6. MAINTAIN ALL ON– AND OFF– SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7. REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8. INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9. ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
10. KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE.
11. ALL AREAS BEING SEEDED SHOULD HAVE A MINIMUM OF 4 INCHES OF SUITABLE TOPSOIL.
12. GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED.
13. ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF COMPLETION OF WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING OR COVERING W/ TARPS.
14. GRADE & GRAVEL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO INITIATION OF CONSTRUCTION WORK.
2. THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
3. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
4. THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
5. THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
6. THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP DAILY.
7. INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
8. SILT FENCES DAMAGED DURING LATERAL CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

N

Scale 1 inch = 20 feet
0 10 20 40

EROSION CONTROL PLAN LEGEND

- SILT FENCE
- SEDIMENT LOG CHANNEL DITCH CHECK
- YARD DRAIN PROTECTION

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET
▲	1–1/4" x 30" REBAR SET
×	CHISELED "X" SET
○	3/4" REBAR FOUND
□	1" IRON PIPE FOUND
△	1–1/4" REBAR FOUND
■	2" IRON PIPE FOUND
⊗	CHISELED "X" FOUND
✥	GOVERNMENT CORNER
( )	RECORDED AS
000	CONTOUR W/ ELEVATION
⊕	SOIL BORING
⊕	INFILTRATION SOIL BORING
⊕	TOPSOIL DEPTH
☼	CONIFEROUS TREE
○	DECIDUOUS TREE
	EXIST. WOODS LINE
⸸	WETLANDS
OH	OVERHEAD POWER LINES
E E	UNDERGROUND ELECTRIC
T T	UNDERGROUND TELEPHONE
G G	UNDERGROUND GAS
CATV	UNDERGROUND CABLE TV
× ×	EXIST. FENCE LINE
◆	SIGN
✣	EXIST. HYDRANT
○	POWER POLE
○	GUY
⊗	LIGHT POLE
▣	TELEPHONE PEDESTAL
▣	ELECTRIC PEDESTAL
▣	CABLE PEDESTAL
⋈	WATER VALVE
◇	GAS VALVE
▣	WATER STOP BOX
○	EXIST STORM MANHOLE
▣	STORM INLET
▣	YARD DRAIN
●	EXIST SANITARY MANHOLE
— S —	EXIST. SAN. SEWER
— S —	EXIST. STO. SEWER
— W —	EXIST. WATER MAIN
000.00	EXIST. SPOT ELEVATION
FF = 000.00	FIRST FLOOR = 000.00
(23)	TITLE EXCEPTION ITEM NO.

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EROSION CONTROL PLAN
UNITED PAPER CORPORATION
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
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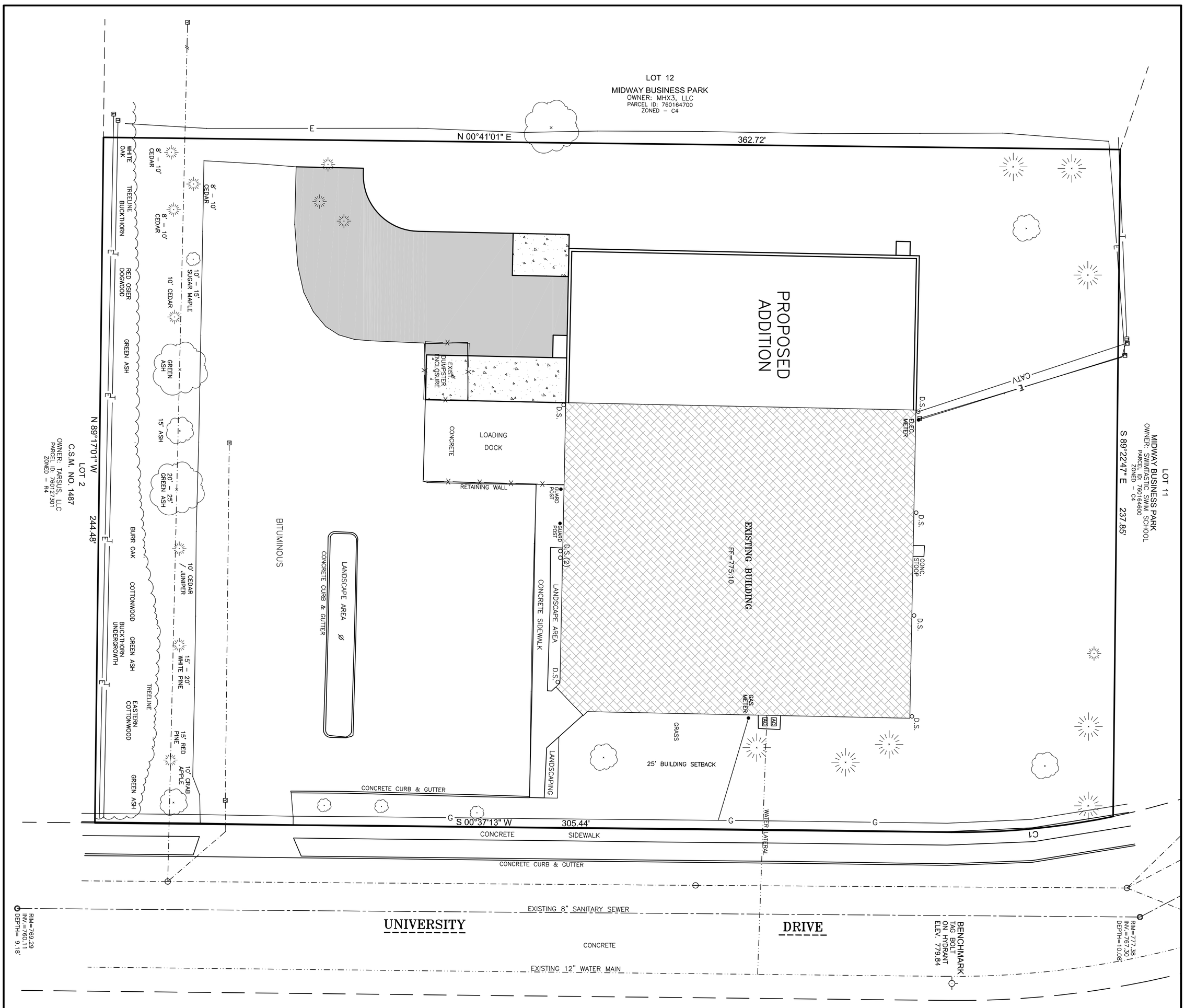

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LANDSCAPE PLAN
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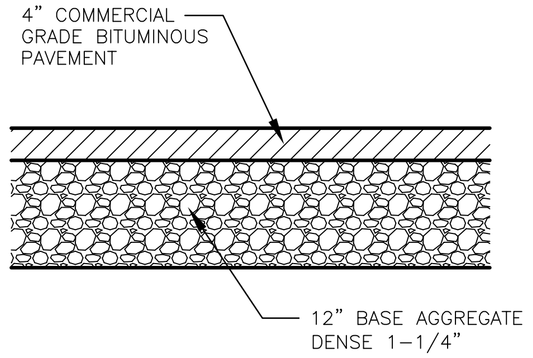
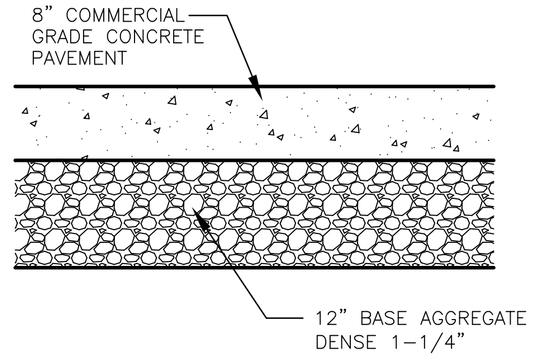


NEW BITUMINOUS PAVEMENT

NTS



NEW DUMPSTER & DOCK AREAS

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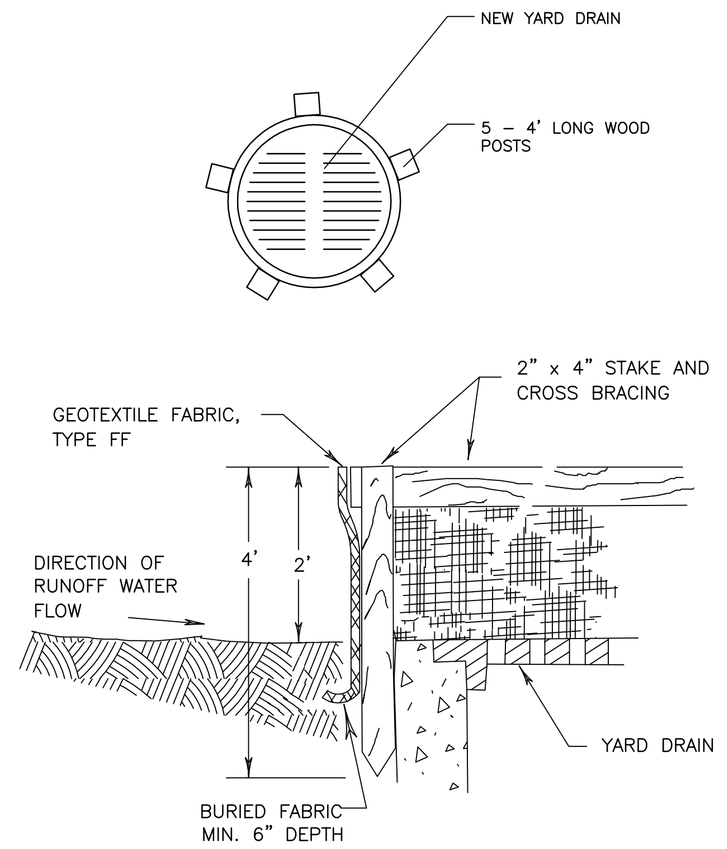

YARD DRAIN PROTECTION

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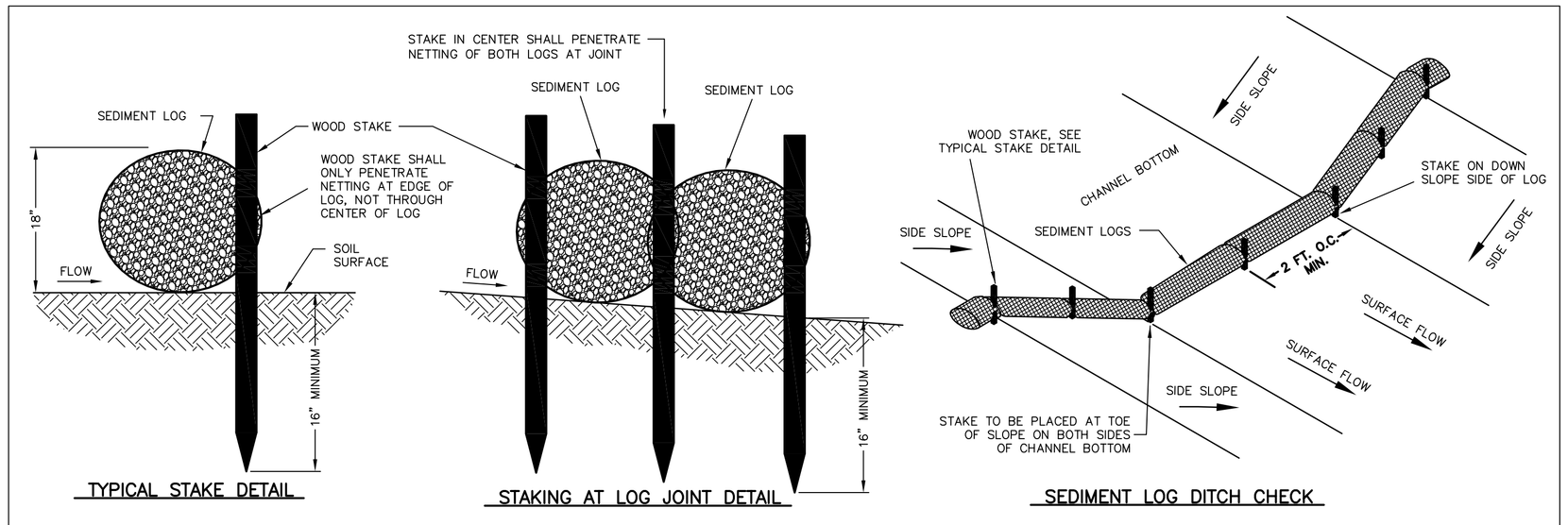


[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED SEDIMENT LOGS 18" / CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (ft)

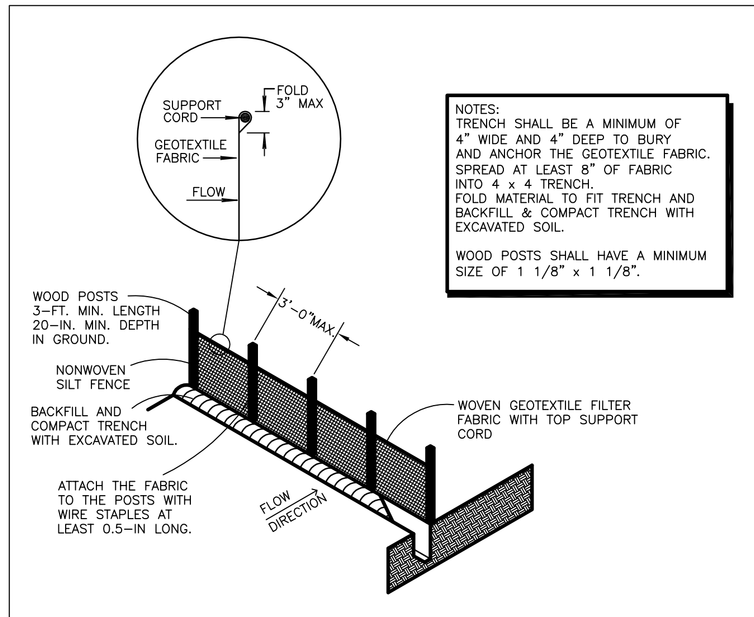
NOTES: 1-1/8" X 1-1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

1-1/8" X 1-1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

SEDIMENT LOG CHANNEL DITCH CHECK

NTS



SILT FENCE DETAIL

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CHECKED: MSS

DETAIL SHEET
UNITED PAPER CORPORATION
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
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