



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jul 2, 2024, 01:18PM EDT

Parcel Number: (Include ALL parcels)	ED-2077-1
Nearest property address to the project site:	Street Address: 1405 Enterprise Drive City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	BP-1
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	No
Property Owner:	First Name: Tim Last Name: Halbrook
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 3681 Monroe Road City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-336-1413
Property Owner's Email Address:	timhalbrookbld1@gmail.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Mathew Last Name: Litchfield
Authorized Representative's Business Name:	Mach IV Engineering & Surveying, LLC

Authorized Representative's Phone Number:	920-569-5765
Authorized Representative's Email Address:	mlitchfield@mach-iv.com
Please attach a PDF copy of the site plan.	2225-01-24 Eng.pdf SWMP 2225-01-24 2024-07-02.pdf
Would you like a basic checklist of information to include in the site plan?	No
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$350.00
Signature Data	First Name: Mathew Last Name: Litchfield Email Address: mlitchfield@mach-iv.com  Signed at: July 2, 2024 1:16pm America/New_York
User's Session Information	IP Address: 69.129.142.130 Referrer URL:

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



September 3, 2024

Matthew Litchfield
Mach IV Engineering & Surveying LLC
2260 Salscheider CT
Green Bay, WI 54313

RE: Site Plan Review for the New Contractor Warehouses at 1405 Enterprise DR
(Parcel ED-2077-1)

Dear Matthew:

Thank you for the revised site plan for the New Contractor Warehouses at 1405 Enterprise DR. The City of De Pere staff reviewed the site plan on August 24, 2024, and recommended approval with the following three conditions that must be addressed prior to obtaining occupancy permits.

- After the exterior lighting is installed, provide a statement from the installer that the light spill from the property does not exceed the approved photometric plan.
- After the exterior landscaping is installed, provide a statement from the installer that the landscaping complies with the site plan approved landscaping plan.
- Each unit must have its own fully constructed restroom and office prior to the issuance of new occupancy permits. A stubbed out restroom is not considered fully constructed.

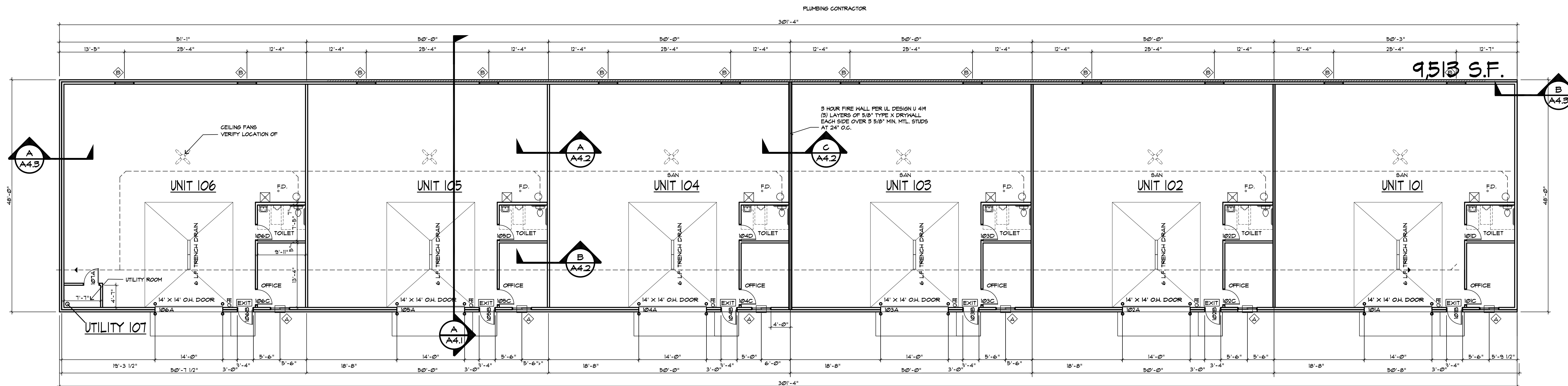
You may now proceed to the Inspection Division to begin the process of obtaining permits. Should you have any questions regarding the decision or require further information, feel free to contact me at 339-4043 or pschleinz@deperewi.gov.

Sincerely,

A handwritten signature in black ink that reads "Peter Schleinz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

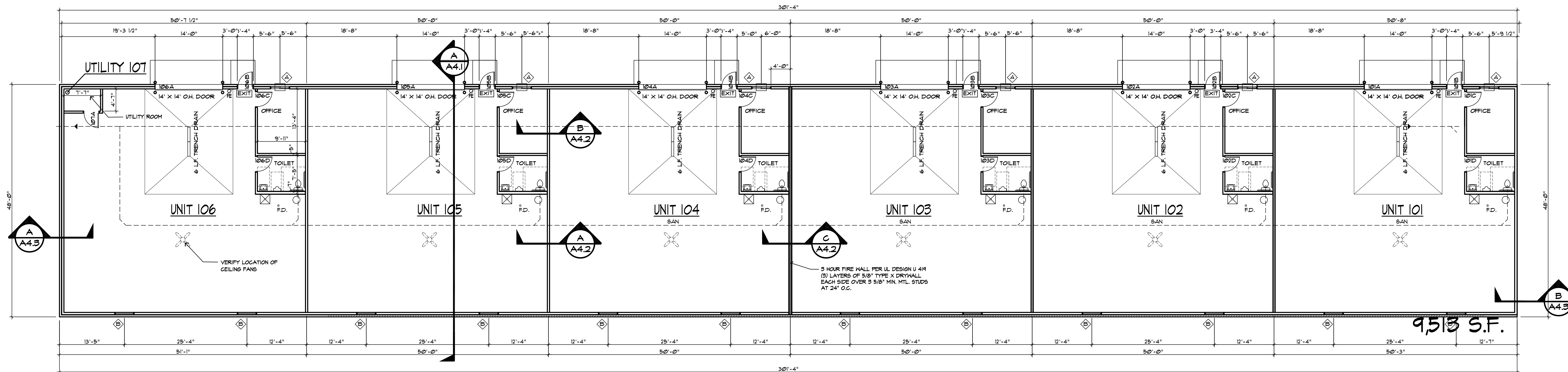
Peter Schleinz
Senior Planner | Zoning Administrator

cc: Daniel J. Lindstrom, AICP, Development Services Director
Dennis Jensen, Senior Building Inspector



BUILDING "B" FLOOR PLAN

BUILDING B
FLOOR PLAN
3/32" = 1'-0" NORTH



BUILDING "A" FLOOR PLAN

BUILDING A
FLOOR PLAN
3/32" = 1'-0" NORTH

REV. NO.	DATE	DESCRIPTION

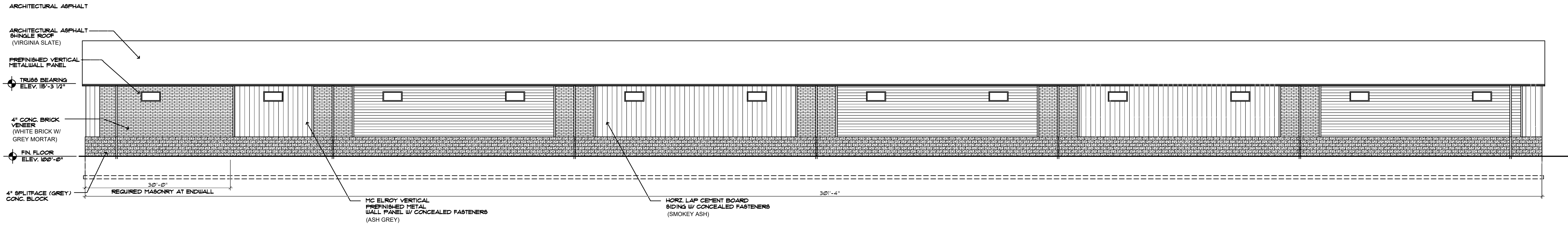
Architect:
Daniel J. Meissner
AIA, LLC daniel.meissnerarch@gmail.com
1230 E. Calumet Street Appleton, WI
920.428.0982

Design Consultant:
One LLC
325 E. KALB AVE.
GREEN BAY, WISCONSIN
(920) 860-4060
efisher.conceptone@gmail.com

PROPOSED BUILDINGS A AND B FOR:
TIM HALBROOK BUILDERS, INC.
1491 ENTERPRISE DRIVE
CITY OF DE PERE, WISCONSIN

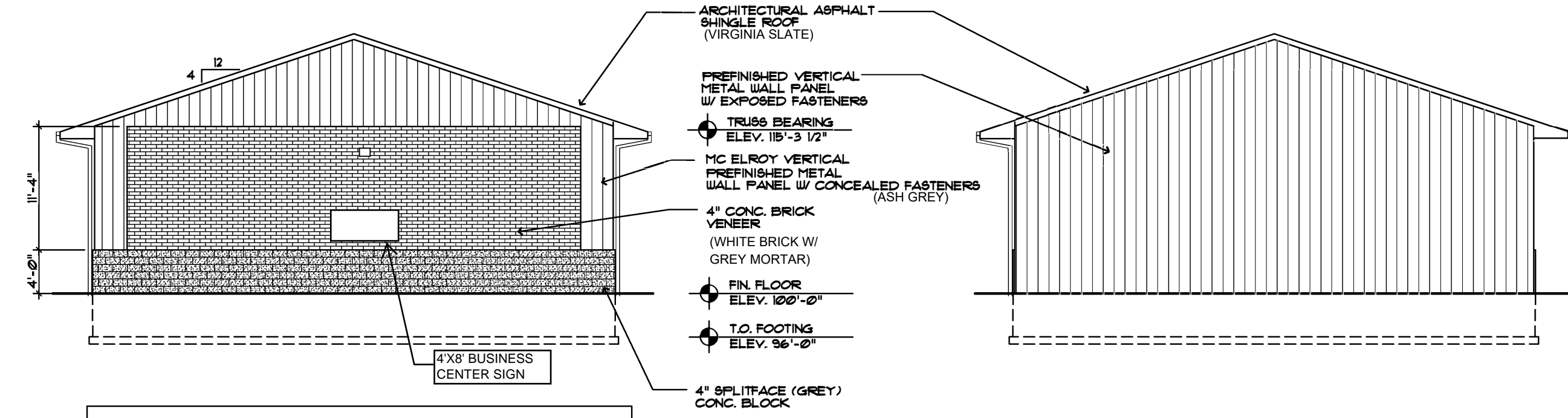
DATE 3/11/24
SHEET A
PROJECT NUMBER 24124

RELEASE # 1 7/12/24



(MINOR MATERIALS) NON-STREET FACING SIDE
 4,369 SF. TOTAL
 2,041 SF. MASONRY 42% MIN 1750 SF. REQUIRED
 991 SF. CEMENT BOARD SIDING 30% MAX 311 SF. ALLOWED
 1,338 SF. VERTICAL METAL SIDING 30% MAX 311 SF. ALLOWED

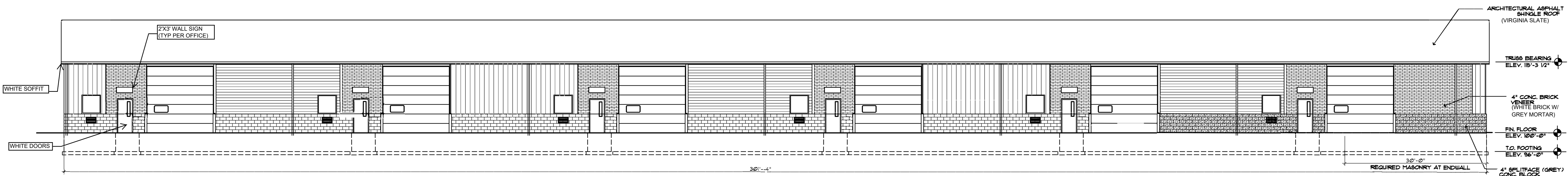
SOUTH ELEVATION
 3/32" = 1'-0"



(MAJOR MATERIALS) STREET FACING SIDE 10% MIN.
 933 SF. TOTAL WALL AREA
 666 SF. MASONRY 10% MIN 646 SF. REQUIRED
 281 SF. VERTICAL METAL SIDING 30% MAX 271 SF. ALLOWED

WEST ELEVATION
 3/32" = 1'-0"

EAST ELEVATION
 3/32" = 1'-0"



(MINOR MATERIALS) NON-STREET FACING SIDE
 4,369 SF. TOTAL
 1,416 SF. MASONRY 42% MIN 1181 SF. REQUIRED
 840 SF. CEMENT BOARD SIDING 30% MAX 806 SF. ALLOWED
 474 SF. VERTICAL METAL SIDING 30% MAX 806 SF. ALLOWED

NORTH ELEVATION
 3/32" = 1'-0"

BUILDING "A" ELEVATIONS
 BUILDING "B" IS MIRROR IMAGE

REV. NO.	DATE	DESCRIPTION

Architect:
Daniel J. Meissner
AIA, LLC daniel.meissnerarch@gmail.com
 1230 E. Calumet Street Appleton, WI
 920.428.0382

Design Consultant:
One LLC
 Concept
 325 E. KALB AVE.
 GREEN BAY, WISCONSIN
 (920) 880-4060
 elfisher.conceptone@gmail.com

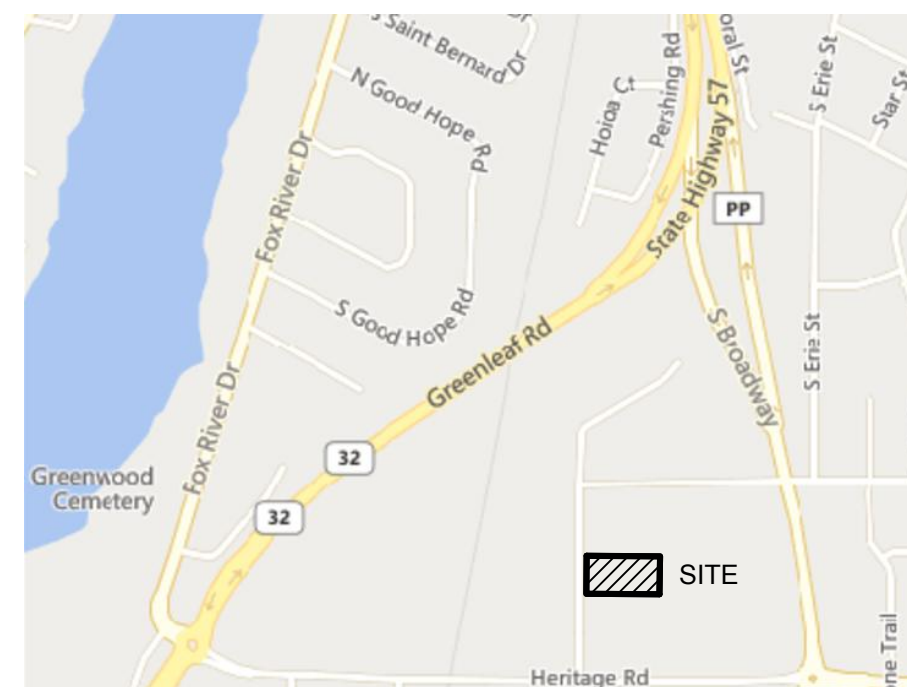
PROPOSED BUILDINGS A AND B FOR:
TIM HALBROOK BUILDERS, INC.
 1491 ENTERPRISE DRIVE
 CITY OF DE PERE, WISCONSIN

DATE
 3/11/24
 SHEET
A2
 PROJECT NUMBER
 24124

RELEASE # 7/12/24

LEGAL DESCRIPTION

LOT 2 OF 40 CSM 67 MAP 6049 IN 1734163 BNG PART OF LOTS 13 & 14 EAST SIDE INDUSTRIAL PARK 1ST ADDN EX E 60 F, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.



LOCATION MAP

1405 ENTERPRISE DRIVE
DE PERE, WI 54115

NOT TO SCALE

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 EXISTING CONDITIONS PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE & UTILITY DETAILS
- C6.1 GRADING AND LANDSCAPE DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JUNE 10, 2024.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
18. FOR NOTES SHOWN THUS, "C", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

TIM HALBROOK BUILDERS

ENTERPRISE OFFICES
1405 ENTERPRISE DRIVE

COVER SHEET

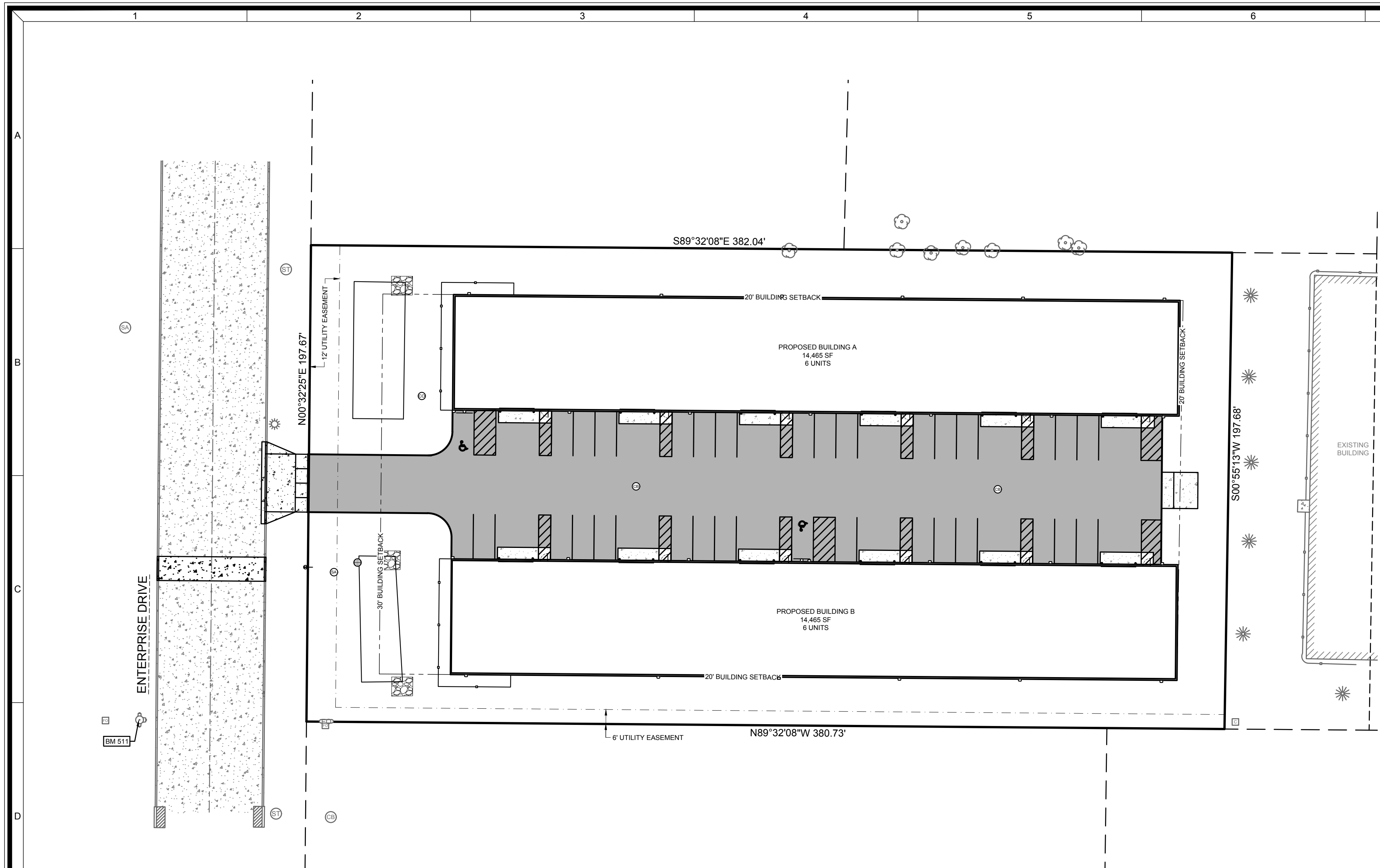
REVISION DESCRIPTION

NO.

DATE:	JULY 2, 2024
DRAFTED BY:	RPH
CHECKED BY:	
PROJECT NO.:	2225-01-24
DRAWING NUMBER	
SHEET NUMBER	

C0.1

OF 10



CIVIL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL	[Symbol]	EVERGREEN SHRUB	[Symbol]	STANDARD DUTY ASPHALT	[Symbol]
ELECTRIC METER	[Symbol]	EVERGREEN TREE	[Symbol]	HEAVY DUTY ASPHALT	[Symbol]
ELECTRIC PEDESTAL	[Symbol]	TREE	[Symbol]	BUILDING	[Symbol]
GUY WIRE	[Symbol]	TREE SHRUB	[Symbol]	ASPHALT	[Symbol]
LIGHT POLE	[Symbol]	BUILDING OVERHANG	[Symbol]	CONCRETE	[Symbol]
POWER POLE	[Symbol]	UNDERGROUND CABLE	[Symbol]	GRAVEL	[Symbol]
GAS METER	[Symbol]	OVERHEAD WIRE	[Symbol]	LANDSCAPE WOOD MULCH	[Symbol]
GAS VALVE	[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	LANDSCAPE STONE MULCH	[Symbol]
BOLLARD	[Symbol]	GAS	[Symbol]		
HANDICAP PARKING	[Symbol]	LANDSCAPE	[Symbol]		
SANITARY CLEANOUT	[Symbol]	FENCE	[Symbol]		
SANITARY MANHOLE	[Symbol]	GUARDRAIL	[Symbol]		
CATCH BASIN	[Symbol]	CENTERLINE	[Symbol]		
CULVERT	[Symbol]	CURB	[Symbol]		
DOWNSPOUT	[Symbol]	PARKING STRIPE	[Symbol]		
INLET	[Symbol]	SANITARY SEWER	[Symbol]		
INLET 2' X 2'	[Symbol]	CULVERT	[Symbol]		
STORM CLEANOUT	[Symbol]	STORM SEWER	[Symbol]		
STORM MANHOLE	[Symbol]	FIBER OPTIC	[Symbol]		
FIBER OPTIC PEDESTAL	[Symbol]	WOOD LINE	[Symbol]		
SIGN	[Symbol]	RETAINING WALL	[Symbol]		
FIRE HYDRANT	[Symbol]	WATERMAIN	[Symbol]		
WATER SHUT OFF	[Symbol]	CONTOUR MAJOR	[Symbol]		
WATER VALVE	[Symbol]	CONTOUR MINOR	[Symbol]		

ABBREVIATIONS

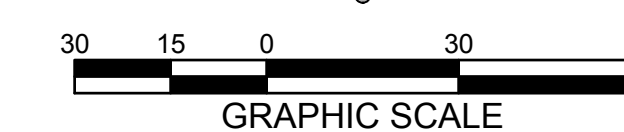
Ø	DIAMETER	MIN	MINIMUM
AC	ACRE	mm	MILLIMETER
AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
BM	BENCHMARK	OC	ON CENTER
C	CABLE	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OHP	OVER HEAD POWER
CI	CURB INLET	OL	OUTLOT
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CSM	CERTIFIED SURVEY MAP	R	RADIUS
C.T.H	COUNTY TRUNK HIGHWAY	RAD	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	EAST	S	SOUTH
E	ELECTRIC (BURIED)	SA	SANITARY
EL	ELEVATION	SAN	SANITARY
FDM	FACILITIES DEVELOPMENT MANUAL	SCHD	SCHEDULE
FFE	FIRST FLOOR ELEVATION	S.D.	SUMP DEPTH
FL	FLOW LINE	SQ	SQUARE
FO	FIBER OPTIC	ST	STORM
G	GAS	ST.H	STATE TRUNK HIGHWAY
G.F.E.	GROUND FLOOR ELEVATION	STM	STORM
GR	GRADE	T	TELEPHONE
HDPE	HIGH DENSITY POLYETHYLENE	T/C	TOP OF CURB
INL	INLET	U.S.H.	UNITED STATES HIGHWAY
INV	INVERT	V	VARIES
M	METER	W	WEST
MAX	MAXIMUM	WAT	WATER
MH	MANHOLE	WI	WISCONSIN
		WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

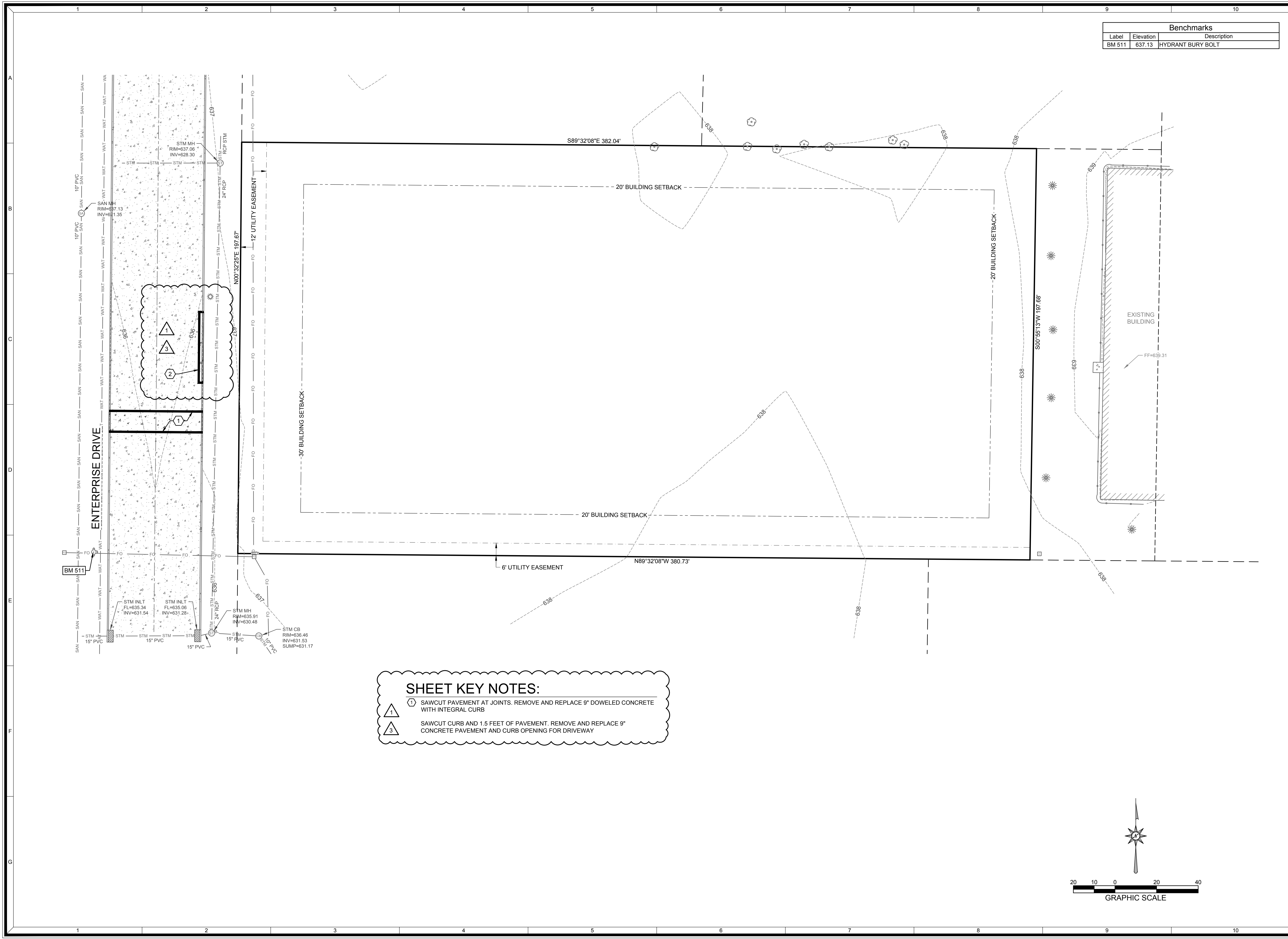
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



R:\Jobs\2225-01-24 ENTERPRISE OFFICES\DRAWINGS\2225-01-24 Eng.dwg 8/19/2024 2:20:22 PM

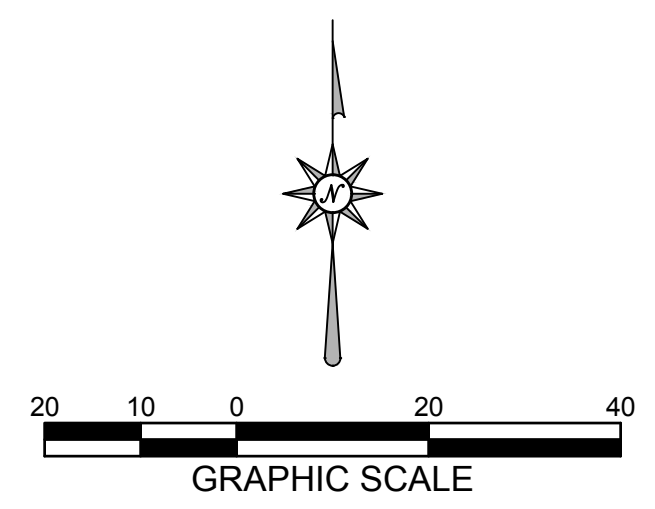
Benchmarks		
Label	Elevation	Description
BM 511	637.13	HYDRANT BURY BOLT



SHEET KEY NOTES:

① SAWCUT PAVEMENT AT JOINTS. REMOVE AND REPLACE 9" DOWELED CONCRETE WITH INTEGRAL CURB

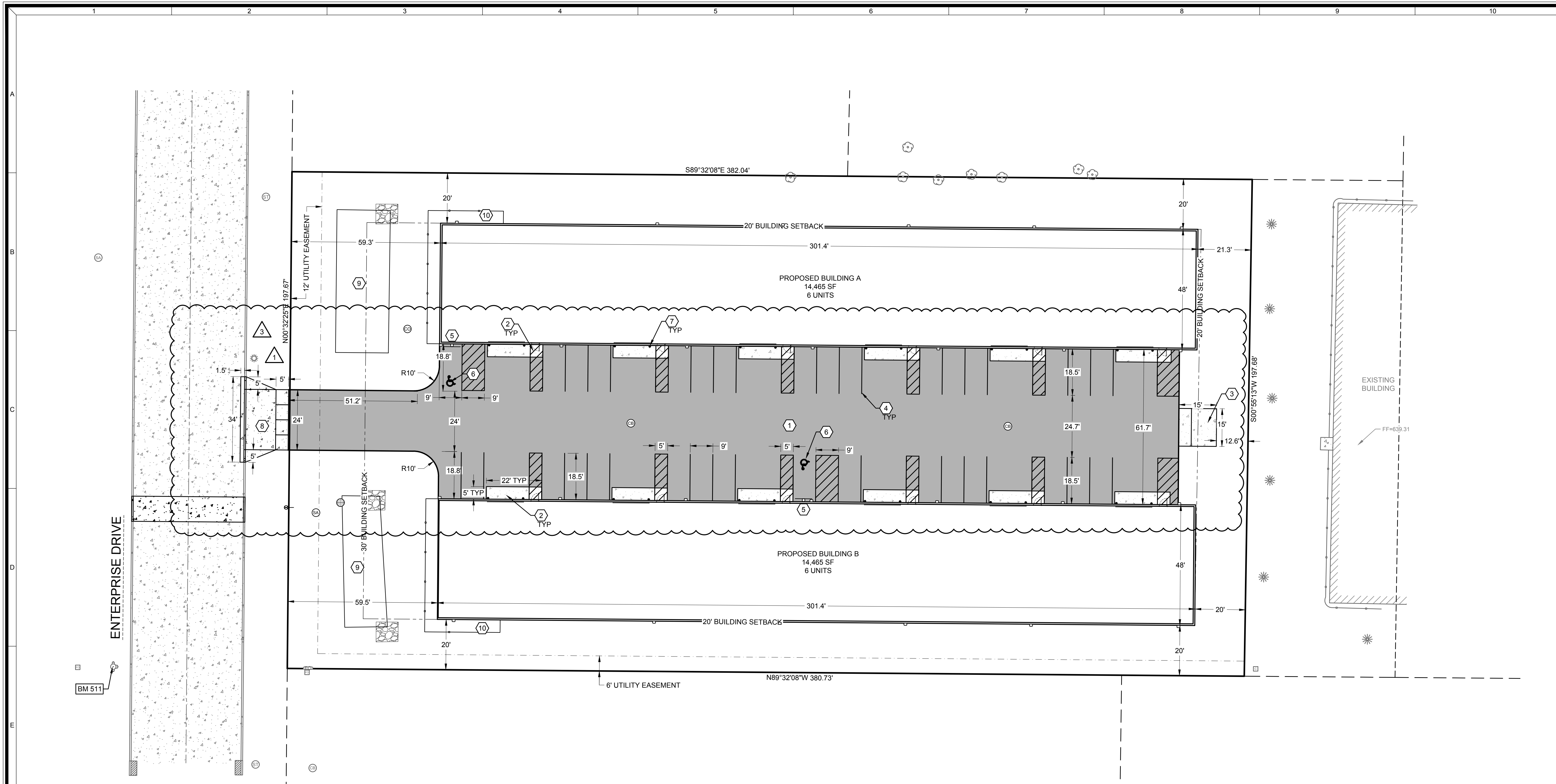
③ SAWCUT CURB AND 1.5 FEET OF PAVEMENT. REMOVE AND REPLACE 9" CONCRETE PAVEMENT AND CURB OPENING FOR DRIVEWAY



TIM HALBROOK BUILDERS
ENTERPRISE OFFICES
1405 ENTERPRISE DRIVE
 EXISTING CONDITIONS PLAN

1	CITY COMMENTS 2024-07-30	NO.	REVISION DESCRIPTION
3	CITY COMMENTS 2024-08-15		
DATE: JULY 2, 2024			
DRAFTED BY: RPH			
CHECKED BY:			
PROJECT NO.: 2225-01-24			
DRAWING NUMBER			
SHEET NUMBER			
C1.0		OF 10	

TIM HALBROOK BUILDERS
ENTERPRISE OFFICES
1405 ENTERPRISE DRIVE
SITE PLAN



SITE STATISTICS

PARCEL ADDRESS: 1405 ENTERPRISE DRIVE
 PARCEL NUMBER: ED-2077-1
 PARCEL SIZE: 75,389 SF (1.73 AC)
 ZONING: BP-1

EXISTING SITE GREEN SPACE: 75,389 SF (100.0%)
 IMPERVIOUS AREA BUILDING: 0.0 SF (0.0%)
 PAVEMENT: 0.0 SF (0.0%)
 TOTAL IMPERVIOUS: 0.0 SF (0.0%)

PROPOSED SITE TOTAL DISTURBED AREA: 76,202 SF (1.75 AC)
 GREEN SPACE REQUIRED: 15,078 SF (20.0%)
 GREEN SPACE PROVIDED: 26,563 SF (35.2%)
 IMPERVIOUS AREA BUILDING: 28,930 SF (38.4%)
 PAVEMENT: 19,896 SF (26.4%)
 TOTAL IMPERVIOUS: 48,826 SF (64.8%)

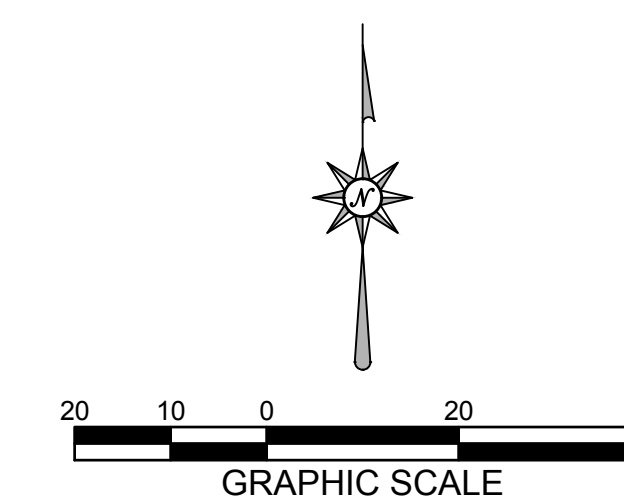
PARKING PROVIDED
 PARKING SPACES REQ'D/CALCS: 1 STALL PER 400 SF + 1 STALL PER 800 SF WAREHOUSE
 12 UNITS AT 132 SF OFFICE / UNIT = 1584 SF
 1,584 SF OFFICE / 400 SF = 4 STALLS
 27,346 SF WAREHOUSE / 800 SF = 35 STALLS
 4 + 35 STALLS = 39 STALLS
 PARKING SPACES PROVIDED: 1 INTERNAL STALL PER UNIT PLUS 32 STALLS = 44 STALLS

SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② CONCRETE PAVEMENT; SEE DETAIL K SHEET C6.0
- ③ DUMPSTER PAD; SEE DETAIL B SHEET C6.0. REFER TO ARCH DETAILS FOR DUMPSTER ENCLOSURE
- ④ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑤ ADA HANDICAP SIGN; SEE DETAIL C SHEET C6.0
- ⑥ PAINTED ADA SIGN SYMBOL; SEE DETAIL D SHEET 6.0
- ⑦ BOLLARD; REFER TO ARCH DETAILS
- ⑧ DRIVEWAY APRON; SEE DETAIL L SHEET C6.0
- ⑨ STORMWATER DRY BASIN
- ⑩ GAS; ELECTRIC METER LOCATION

OWNER/GENERAL CONTRACTOR

TIM HALBROOK BUILDERS INC.
 3681 MONROE RD, DEPERE, WI 54115
 (920)336-1413

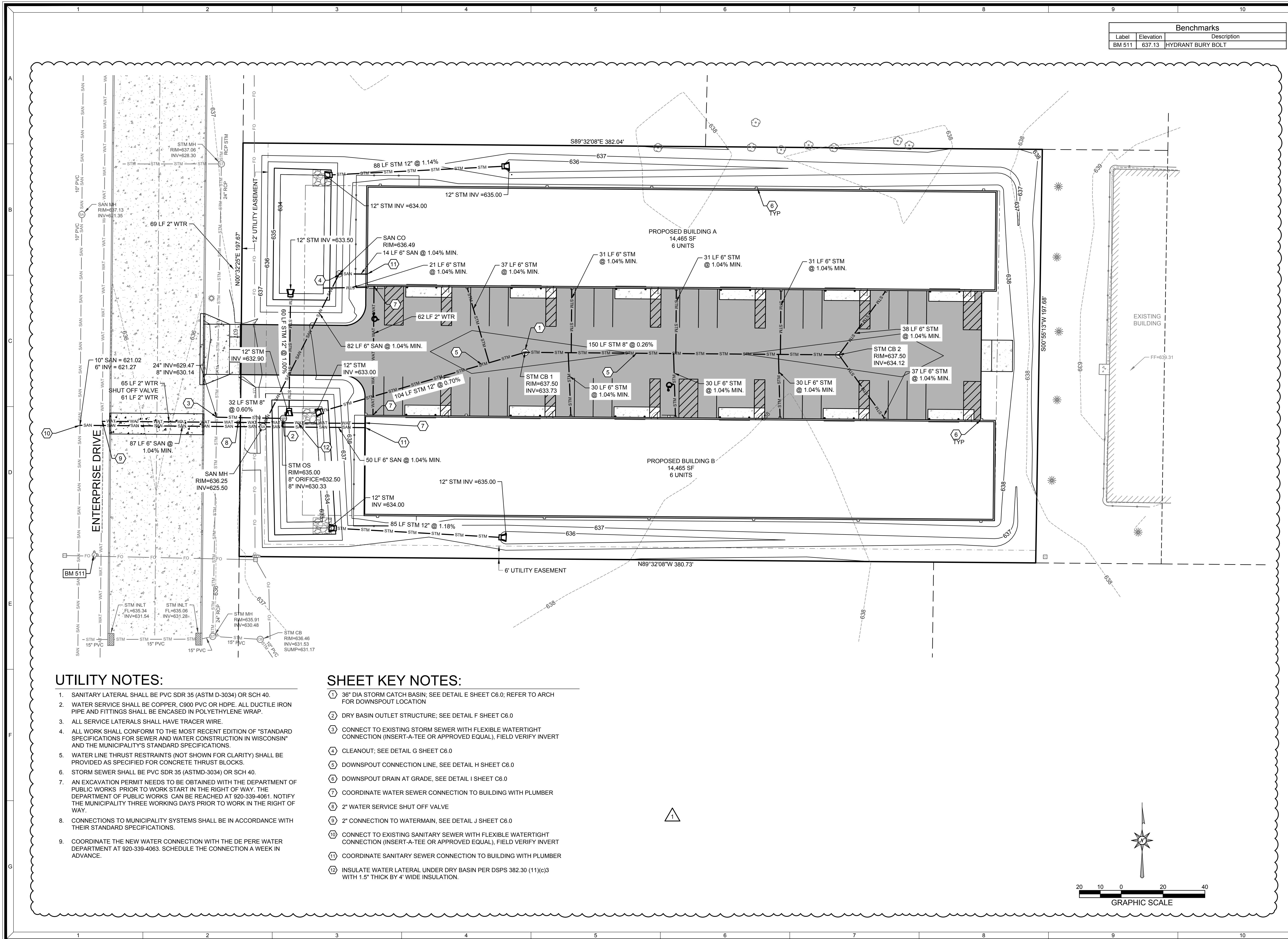


NO.	REVISION DESCRIPTION
1	CITY COMMENTS 2024-07-30
3	CITY COMMENTS 2024-08-15

DATE: JULY 2, 2024
 DRAFTED BY: RPH
 CHECKED BY:
 PROJECT NO.: 2225-01-24
 DRAWING NUMBER
 SHEET NUMBER

Benchmarks		
Label	Elevation	Description
BM 511	637.13	HYDRANT BURY BOLT

TIM HALBROOK BUILDERS
ENTERPRISE OFFICES
1405 ENTERPRISE DRIVE
 UTILITY PLAN



UTILITY NOTES:

- SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
- AN EXCAVATION PERMIT NEEDS TO BE OBTAINED WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO WORK START IN THE RIGHT OF WAY. THE DEPARTMENT OF PUBLIC WORKS CAN BE REACHED AT 920-339-4061. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
- CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.
- COORDINATE THE NEW WATER CONNECTION WITH THE DE PERE WATER DEPARTMENT AT 920-339-4063. SCHEDULE THE CONNECTION A WEEK IN ADVANCE.

SHEET KEY NOTES:

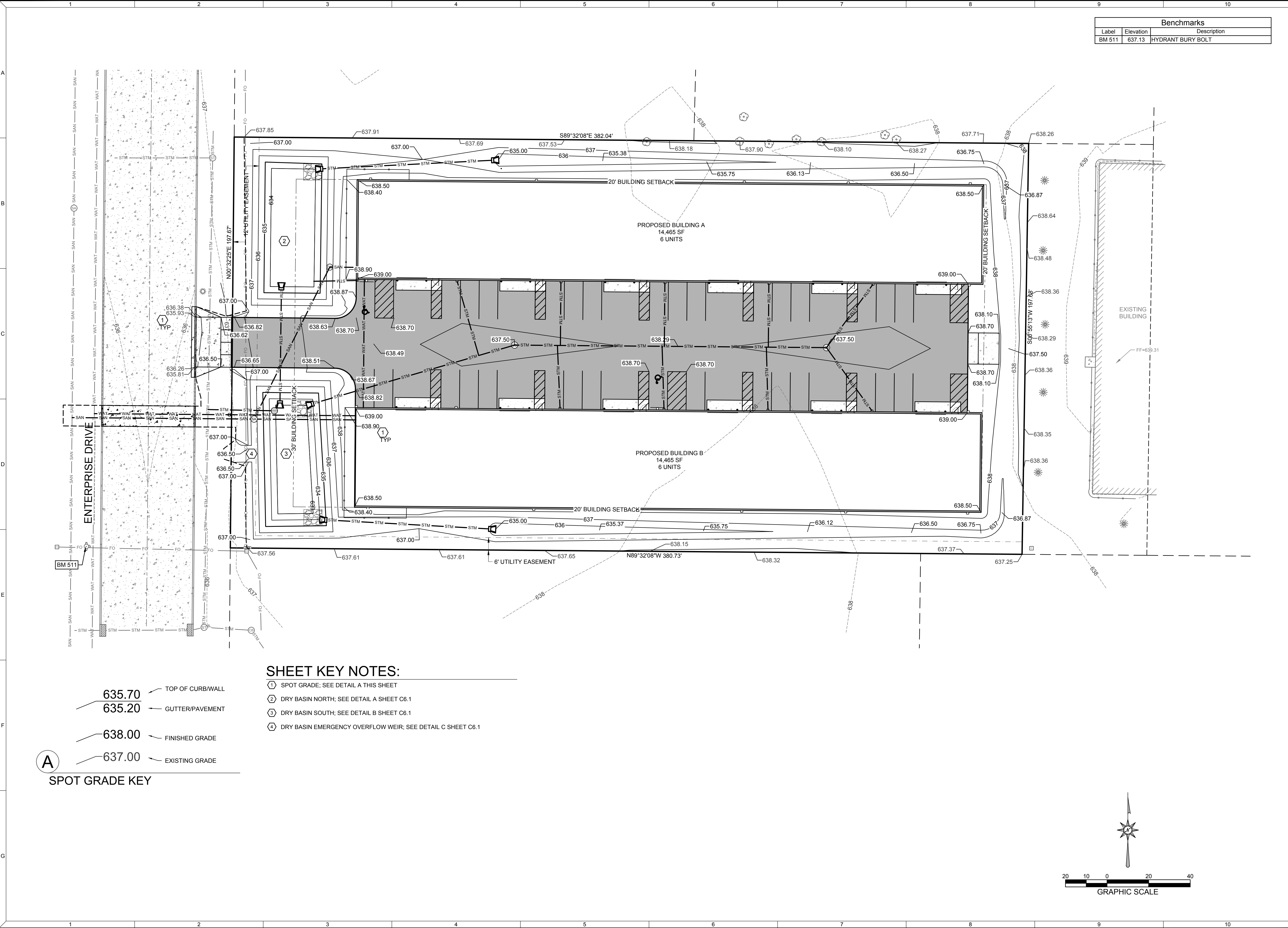
- 36" DIA STORM CATCH BASIN; SEE DETAIL E SHEET C6.0; REFER TO ARCH FOR DOWNSPOUT LOCATION
- DRY BASIN OUTLET STRUCTURE; SEE DETAIL F SHEET C6.0
- CONNECT TO EXISTING STORM SEWER WITH FLEXIBLE WATERTIGHT CONNECTION (INSERT-A-TEE OR APPROVED EQUAL). FIELD VERIFY INVERT
- CLEANOUT; SEE DETAIL G SHEET C6.0
- DOWNSPOUT CONNECTION LINE, SEE DETAIL H SHEET C6.0
- DOWNSPOUT DRAIN AT GRADE, SEE DETAIL I SHEET C6.0
- COORDINATE WATER SEWER CONNECTION TO BUILDING WITH PLUMBER
- 2" WATER SERVICE SHUT OFF VALVE
- 2" CONNECTION TO WATERMAIN, SEE DETAIL J SHEET C6.0
- CONNECT TO EXISTING SANITARY SEWER WITH FLEXIBLE WATERTIGHT CONNECTION (INSERT-A-TEE OR APPROVED EQUAL). FIELD VERIFY INVERT
- COORDINATE SANITARY SEWER CONNECTION TO BUILDING WITH PLUMBER
- INSULATE WATER LATERAL UNDER DRY BASIN PER DSPS 382.30 (11)(c)3 WITH 1.5" THICK BY 4" WIDE INSULATION.

NO.	REVISION DESCRIPTION
1	CITY COMMENTS 2024-07-30

DATE: JULY 2, 2024
 DRAFTED BY: RPH
 CHECKED BY:
 PROJECT NO.: 2225-01-24

DRAWING NUMBER
 SHEET NUMBER
C3.0 OF 10

Benchmarks		
Label	Elevation	Description
BM 511	637.13	HYDRANT BURY BOLT



SPOT GRADE KEY

① 635.70	TOP OF CURB/WALL
② 635.20	GUTTER/PAVEMENT
③ 638.00	FINISHED GRADE
④ 637.00	EXISTING GRADE

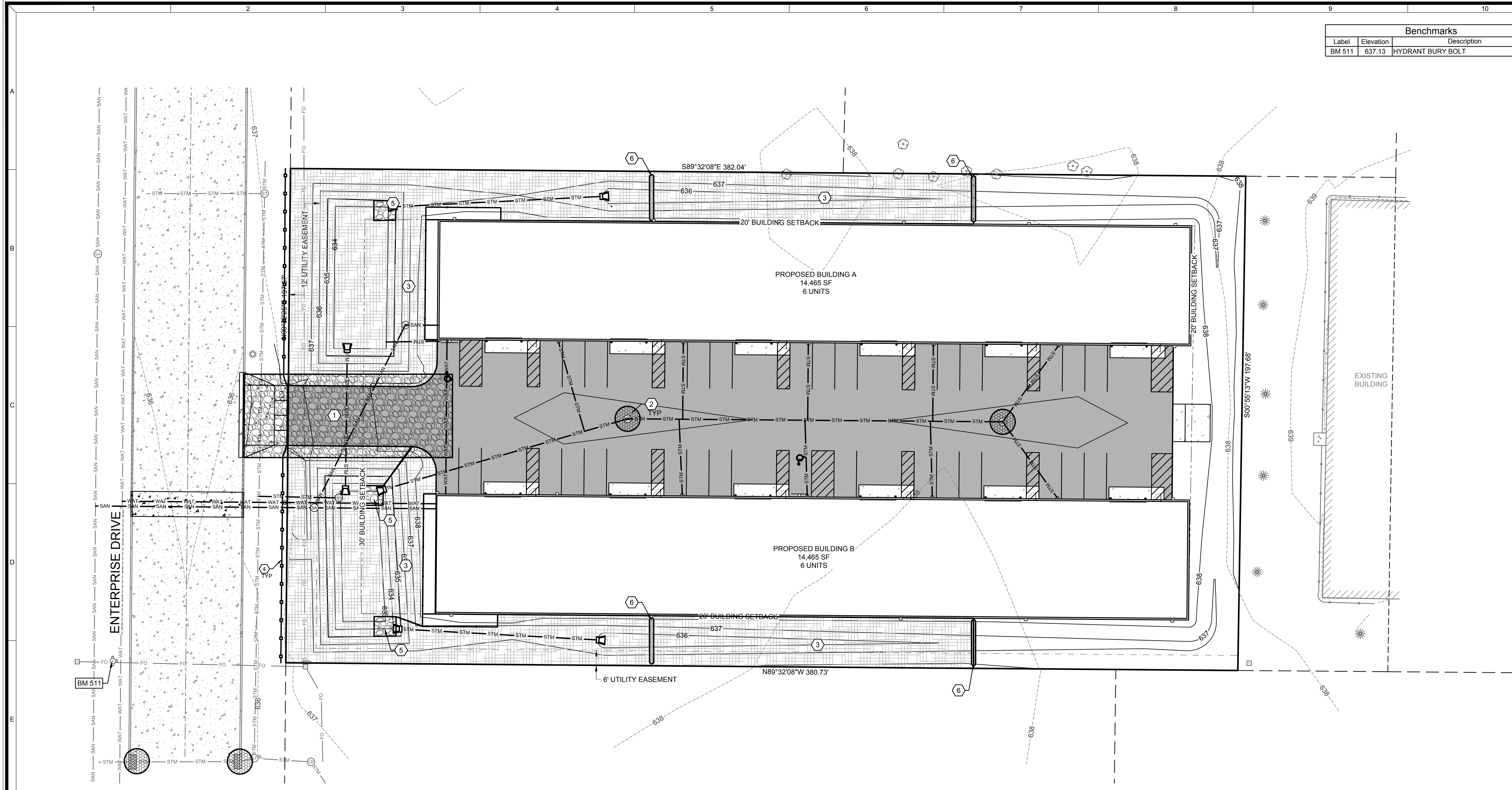
- SHEET KEY NOTES:**
- ① SPOT GRADE; SEE DETAIL A THIS SHEET
 - ② DRY BASIN NORTH; SEE DETAIL A SHEET C6.1
 - ③ DRY BASIN SOUTH; SEE DETAIL B SHEET C6.1
 - ④ DRY BASIN EMERGENCY OVERFLOW WEIR; SEE DETAIL C SHEET C6.1

TIM HALBROOK BUILDERS
ENTERPRISE OFFICES
 1405 ENTERPRISE DRIVE
 GRADING PLAN

NO.	REVISION DESCRIPTION

DATE: JULY 2, 2024
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 2225-01-24
DRAWING NUMBER
SHEET NUMBER
C4.0
OF 10

Benchmarks		
Label	Elevation	Description
BM 511	637.13	HYDRANT BURY BOLT



TIM HALBROOK BUILDERS
ENTERPRISE OFFICES
1405 ENTERPRISE DRIVE
 EROSION CONTROL PLAN

PLANNED EROSION CONTROL PRACTICES:

- SILT FENCE** (TECH. STANDARD 1056)
 SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
- INLET PROTECTION** (TECH STANDARD 1060)
 INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
- DUST CONTROL** (TECH STANDARD 1068)
 DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
 STOCKPILED TOPSOIL/TEMPORARY FILL PILES
 SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)
 A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
- EROSION CONTROL MATS** (TECH. STANDARD 1053)
 EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
- DEWATERING** (TECH STANDARD 1061)
 SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

- ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 4 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEP OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
- MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE. UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
- AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

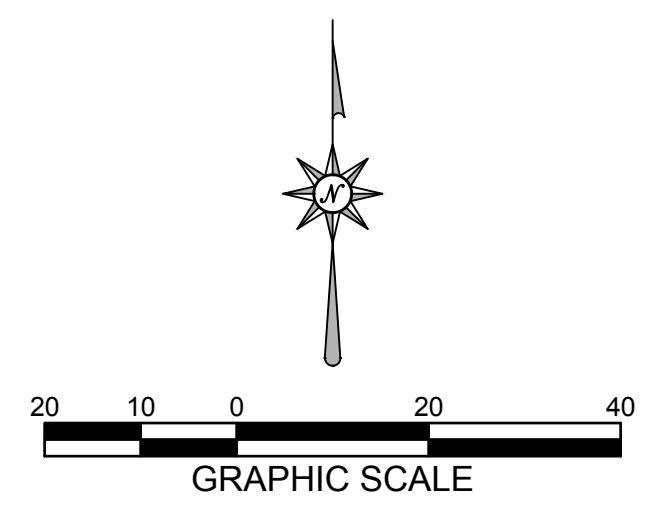
- TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
- ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNr TECH. STANDARD 1055B.
- EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNr TECHNICAL STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
- SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1061.
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

CONSTRUCTION SEQUENCE:

- SUMMER 2024 TO FALL 2024
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNr TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - STRIP TOPSOIL WITHIN GRADING LIMITS
 - ROUGH GRADE SITE
 - INSTALL SITE UTILITIES
 - CONSTRUCT BUILDING
 - INSTALL BASE COURSE
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 - INSTALL PAVEMENT
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

SHEET KEY NOTES:

- STONE TRACKING PAD; SEE DETAIL A SHEET C5.1
- INLET PROTECTION; SEE DETAIL B SHEET C5.1
- CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL C SHEET C5.1
- SILT FENCE; SEE DETAIL D SHEET C5.1
- ENERGY DISSIPATOR; SEE DETAIL E SHEET C5.1
- SEDIMENT LOG; SEE DETAIL F SHEET C5.1

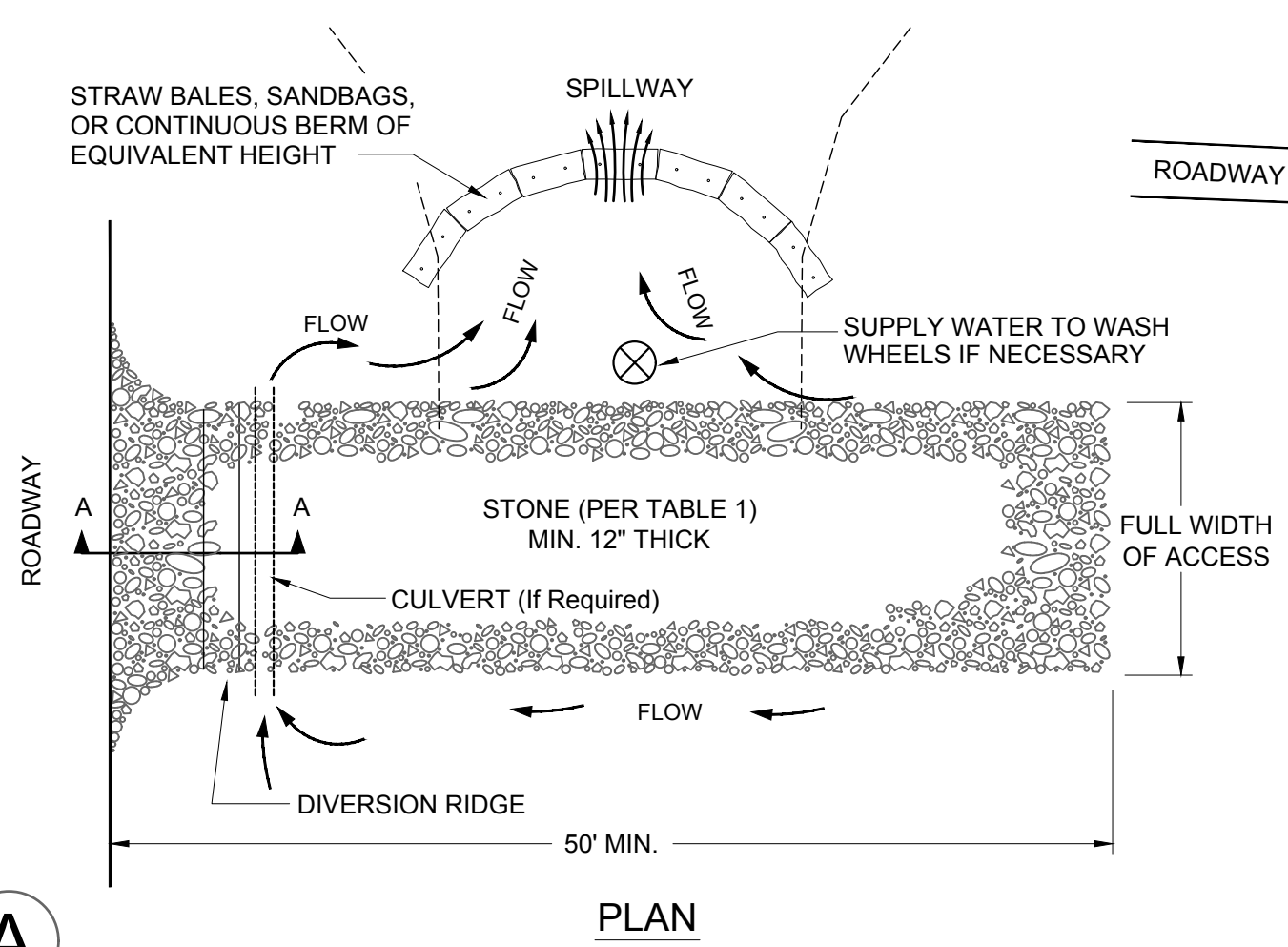


NO.	REVISION DESCRIPTION

DATE: JULY 2, 2024
 DRAFTED BY: RPH
 CHECKED BY:
 PROJECT NO.: 2225-01-24
 DRAWING NUMBER
 SHEET NUMBER

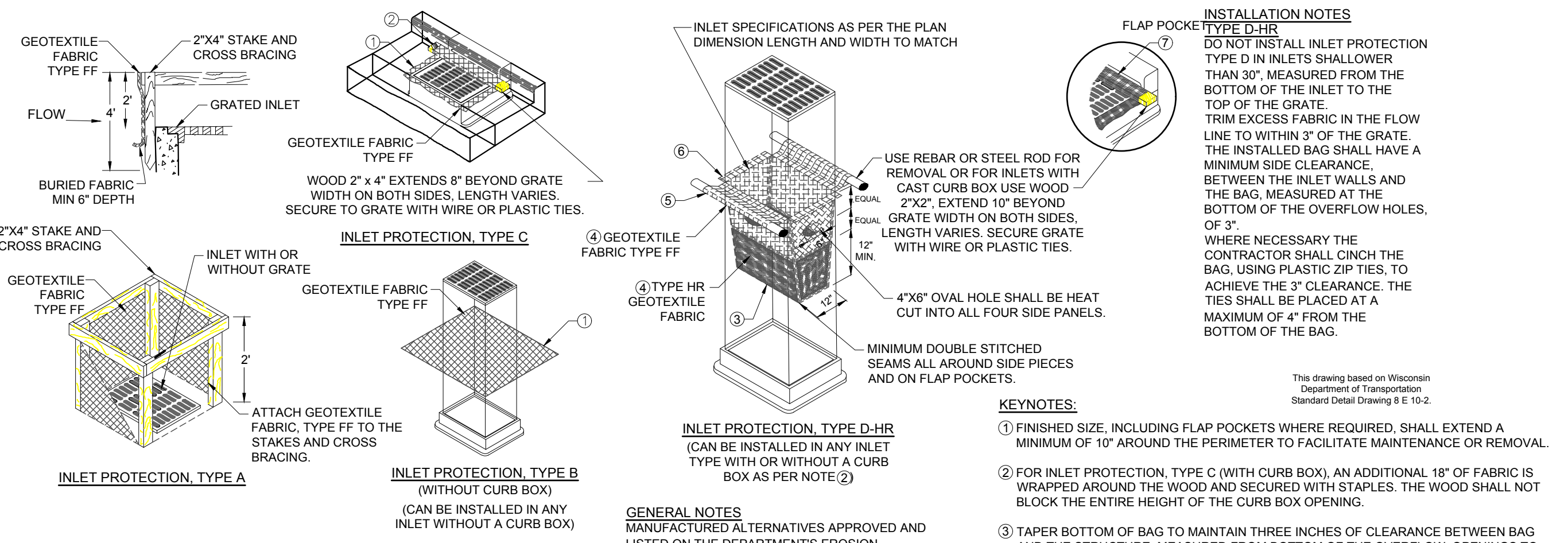
C5.0 OF 10

SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



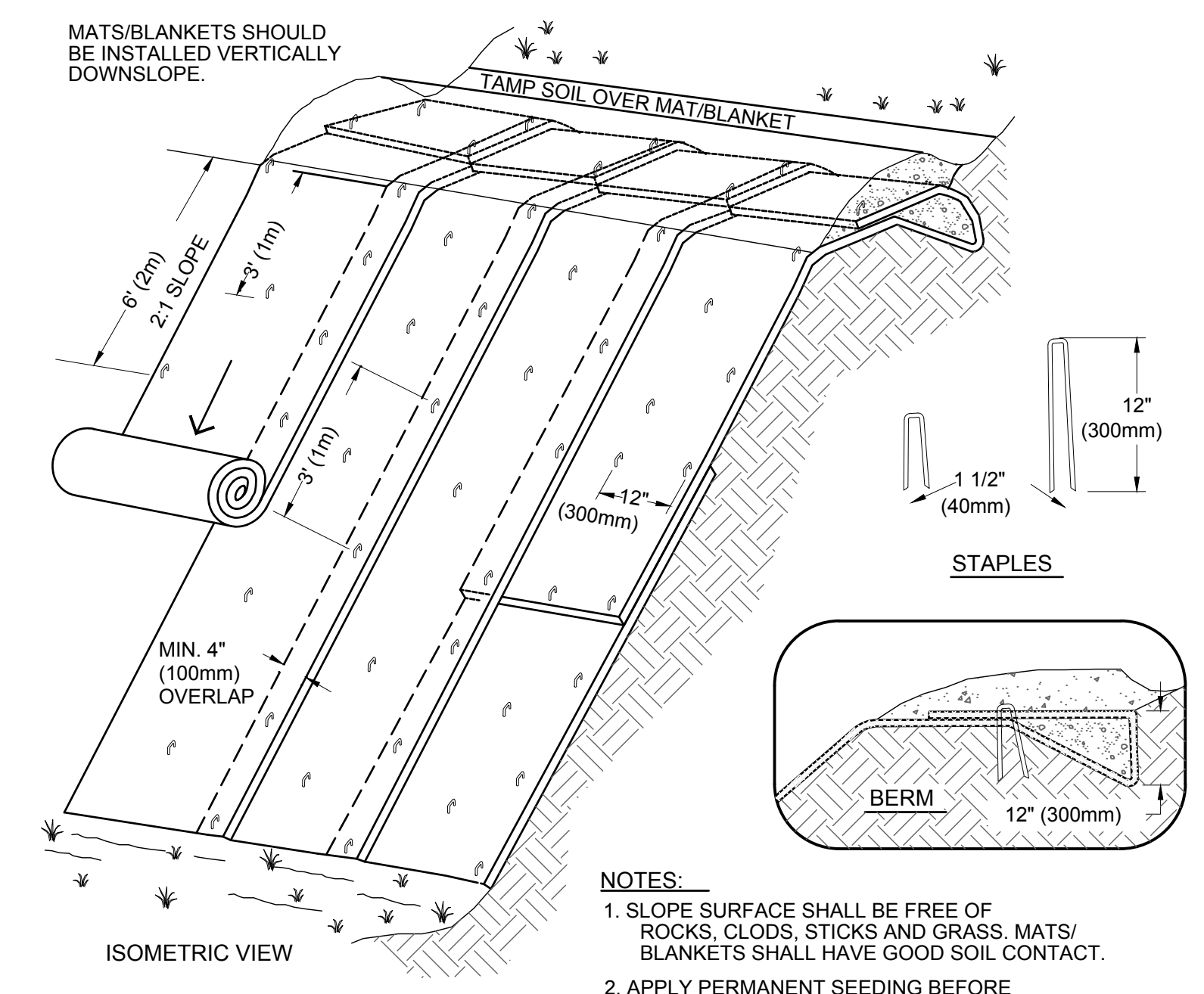
- NOTES:**
- TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE WITH A MINIMUM 12 FOOT WIDTH.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
 - USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

A STONE TRACKING PAD



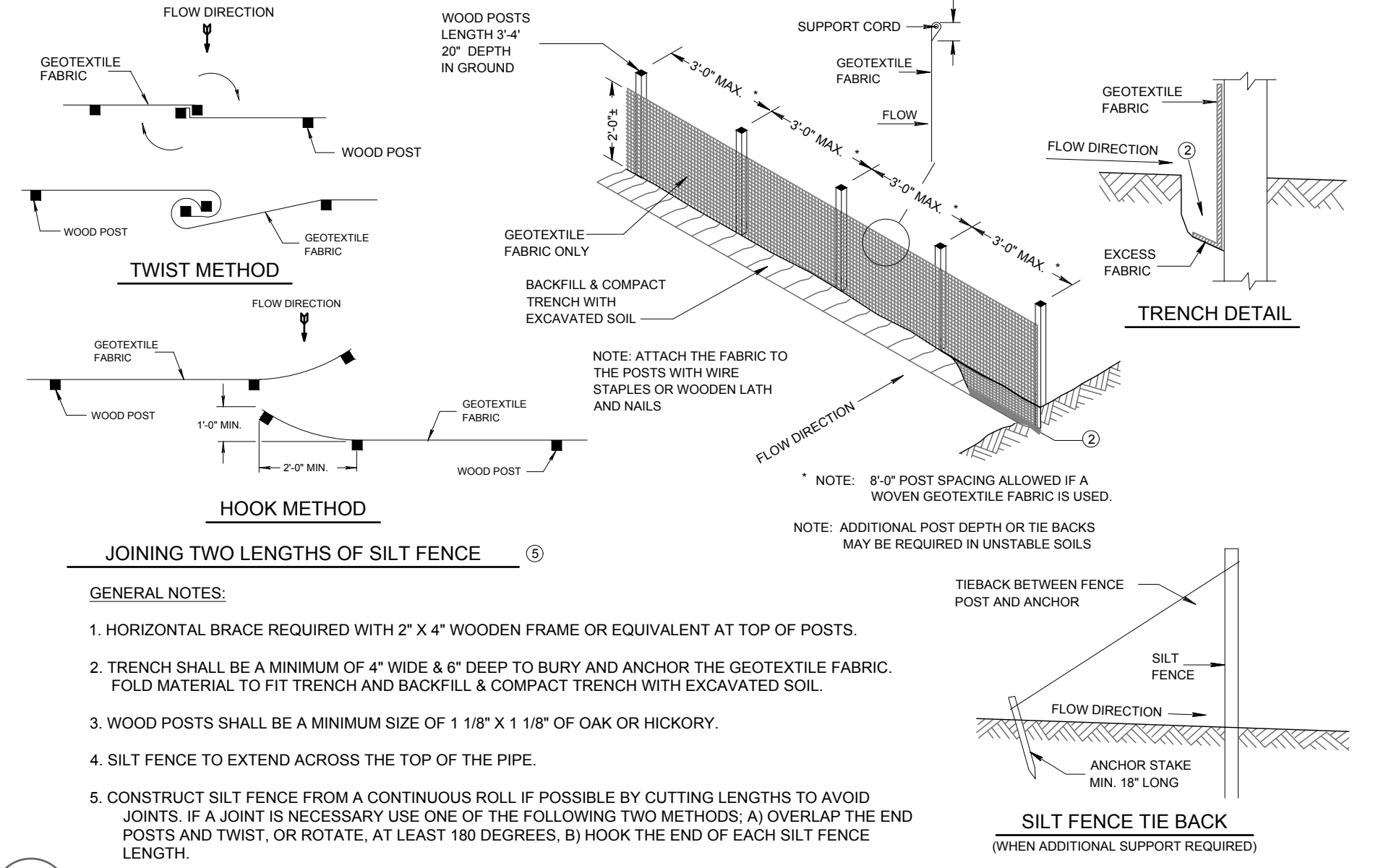
- INSTALLATION NOTES TYPE B & C**
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- INLET PROTECTION TYPES:**
- ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.
 - INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C (DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS.

B INLET PROTECTION



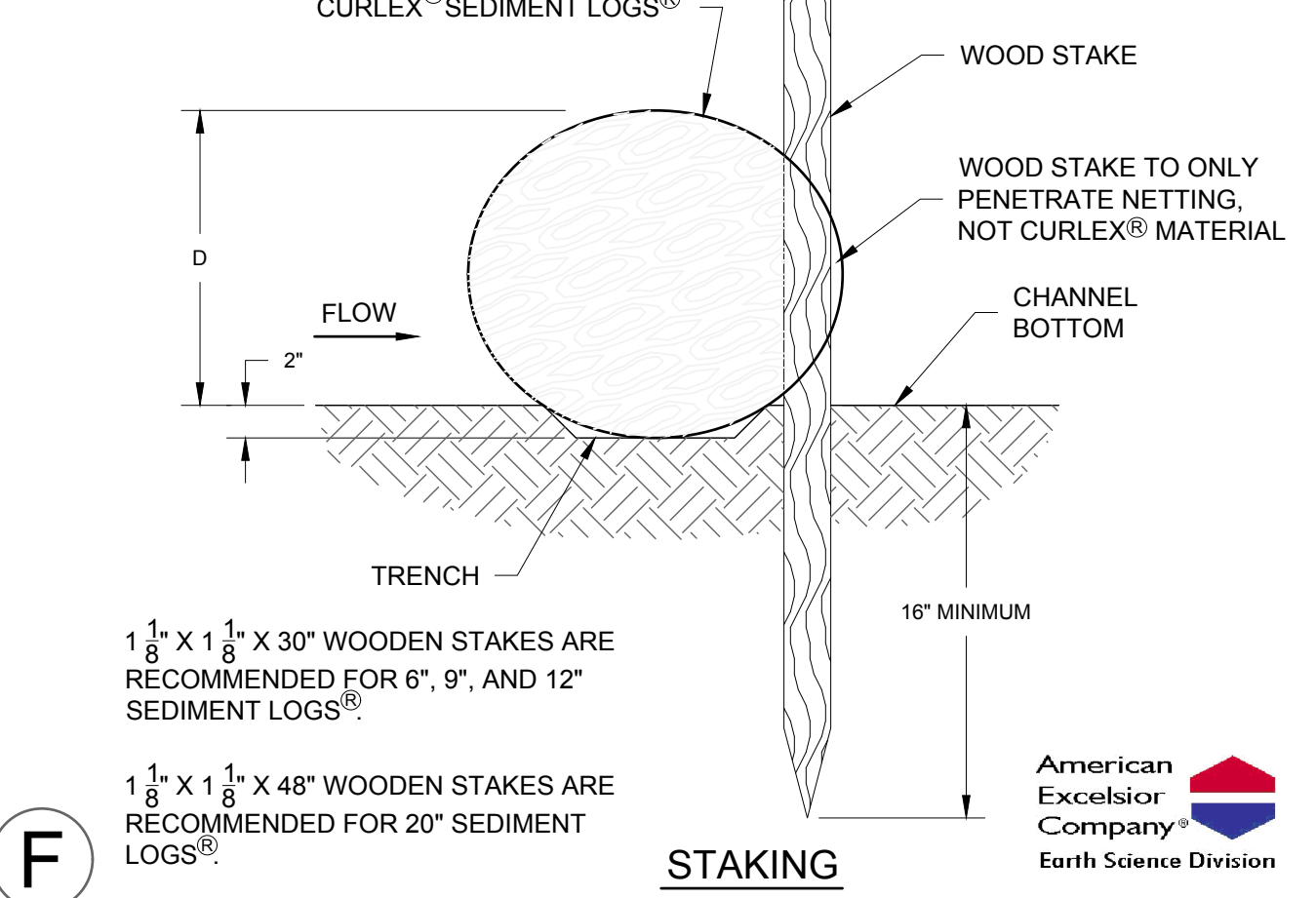
- NOTES:**
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

C EROSION CONTROL MAT FOR SLOPE INSTALLATION

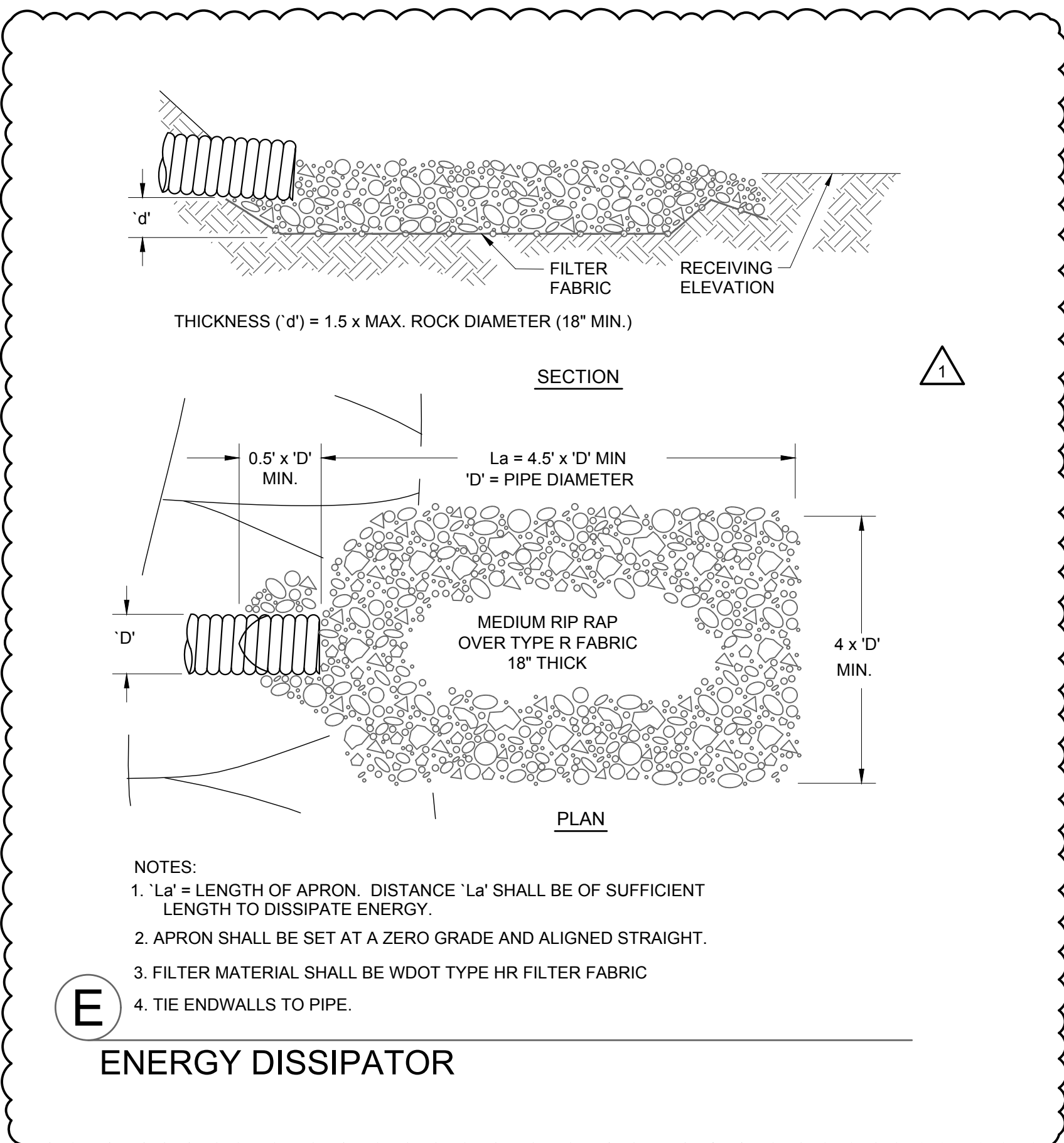


- GENERAL NOTES:**
- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 - TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
 - SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
 - 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) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

D SILT FENCE



F CURLEX SEDIMENT LOGS



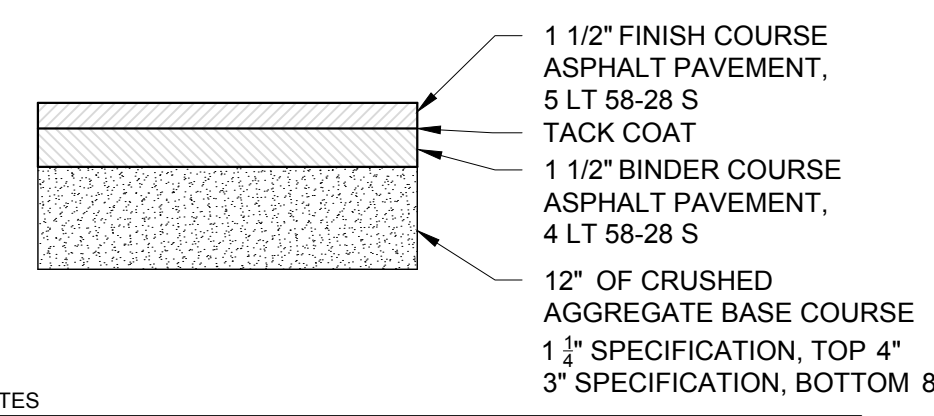
E ENERGY DISSIPATOR

NO.	REVISION DESCRIPTION
1	CITY COMMENTS 2024-07-30

DATE: JULY 2, 2024
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 2225-01-24
DRAWING NUMBER
SHEET NUMBER
C5.1

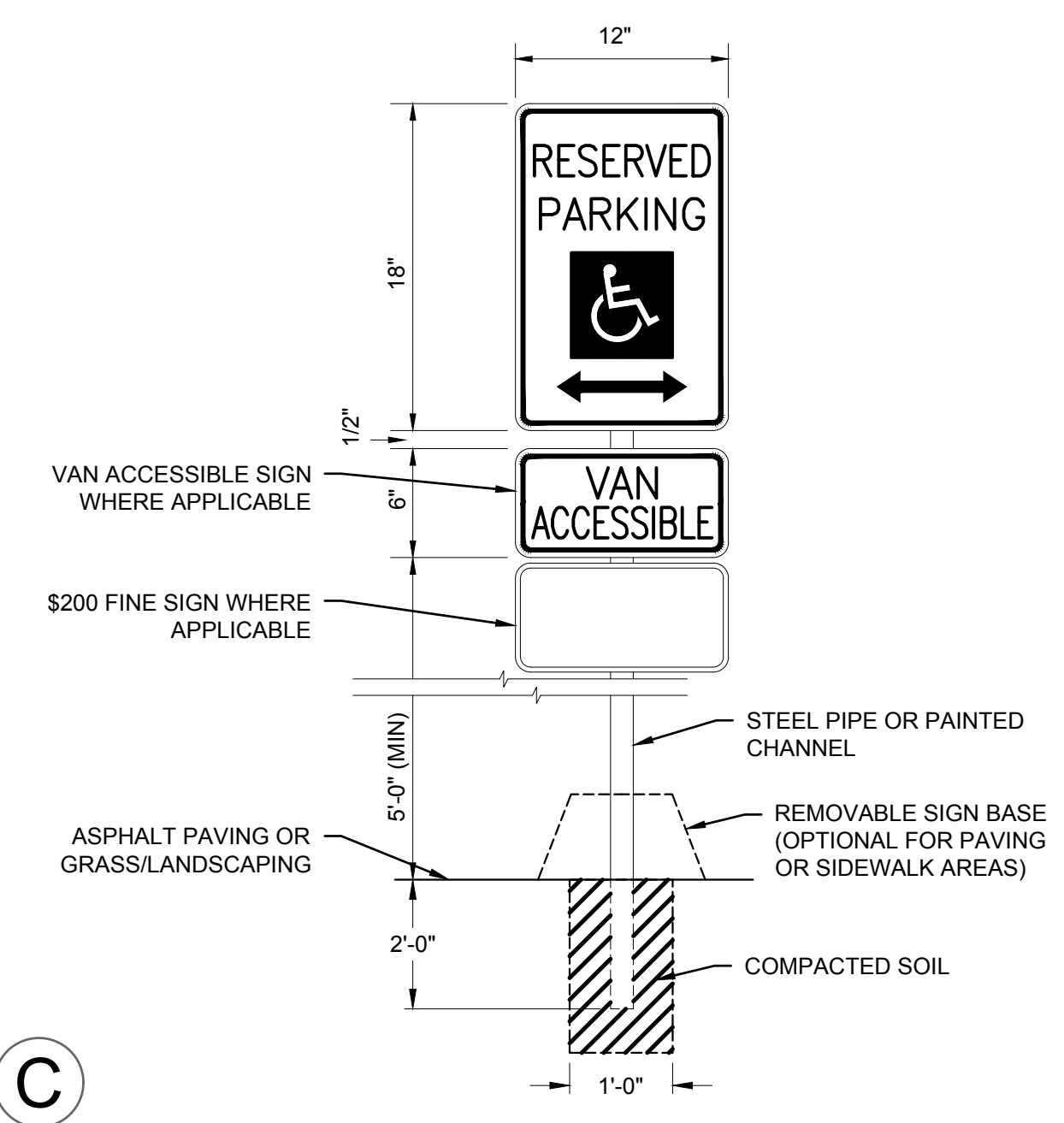
NO.	REVISION DESCRIPTION
1	CITY COMMENTS 2024-07-30

DATE: JULY 2, 2024
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 2225-01-24
DRAWING NUMBER
SHEET NUMBER
C6.0

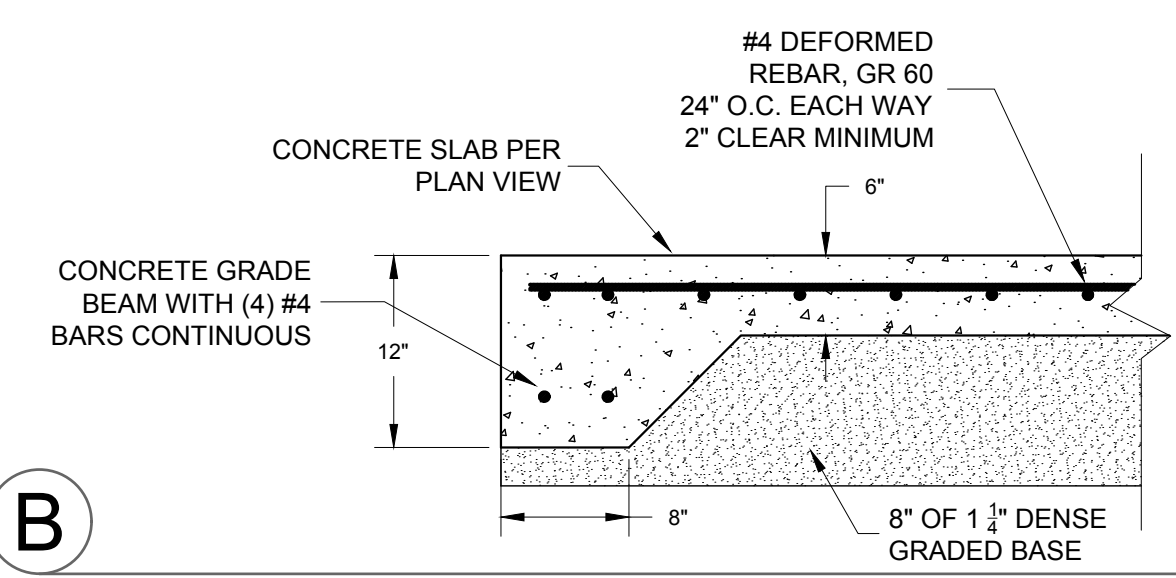


A NOTES
 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

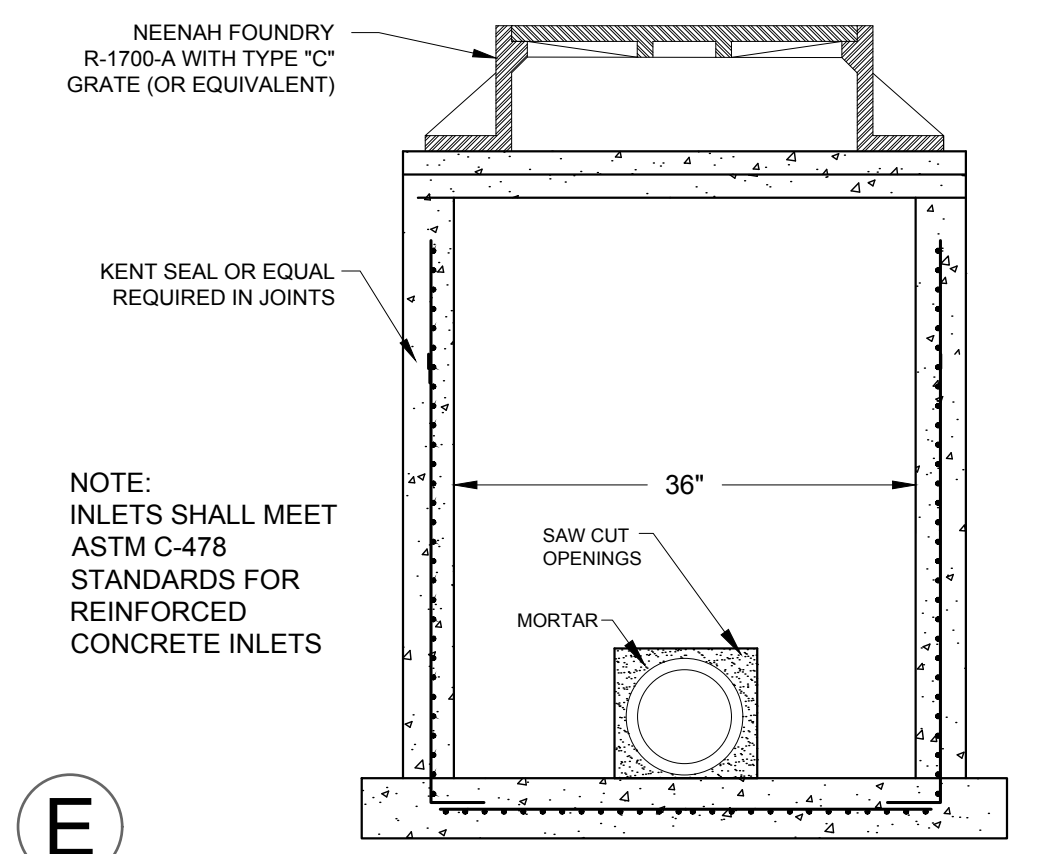
STANDARD DUTY ASPHALT PAVEMENT



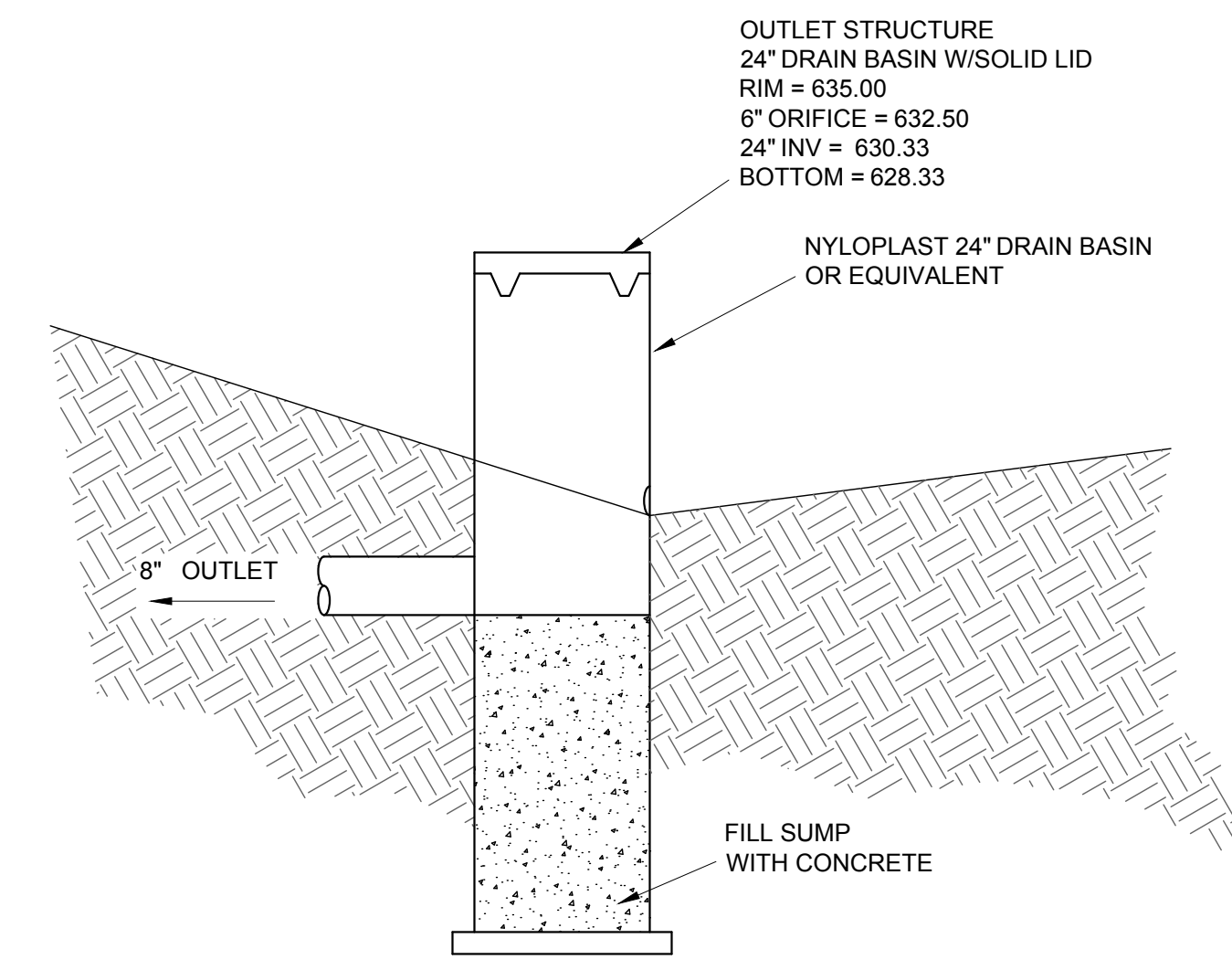
C ADA HANDICAP SIGN



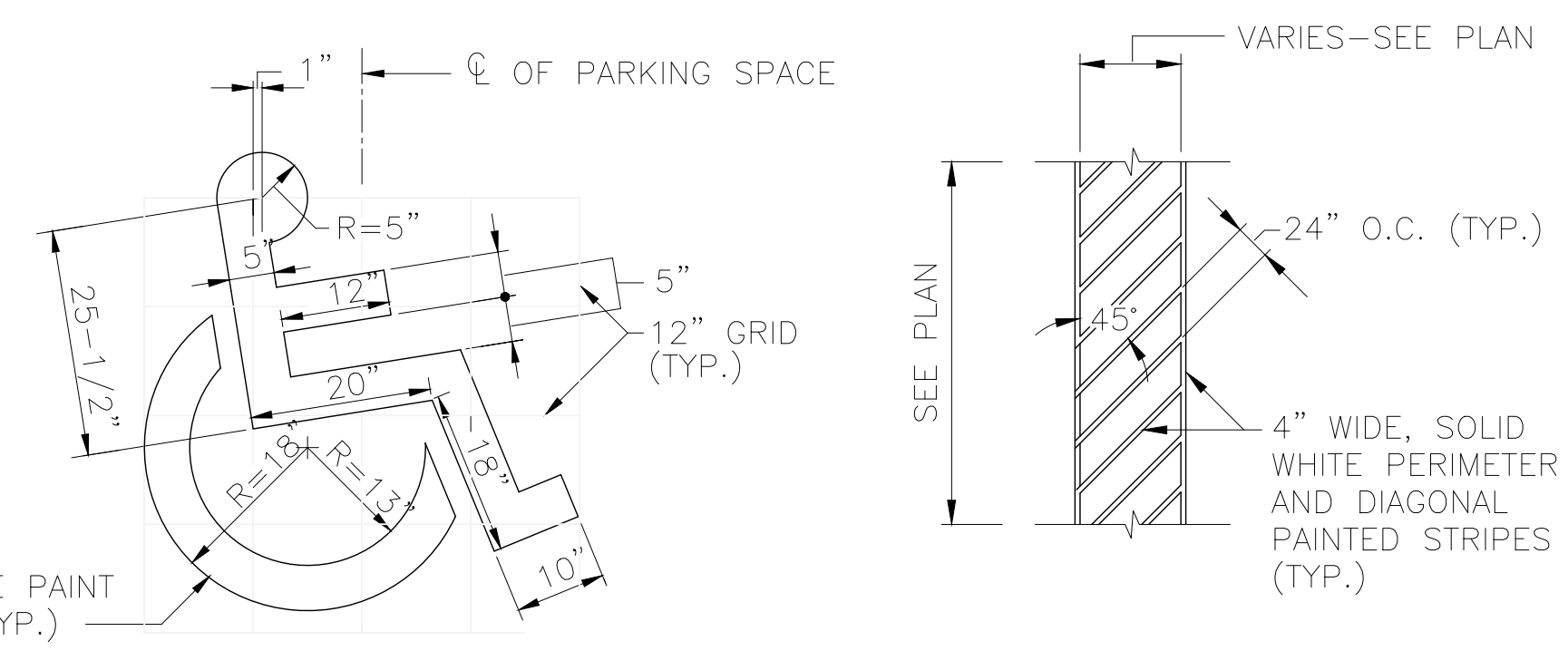
B DUMPSTER ENCLOSURE PAD



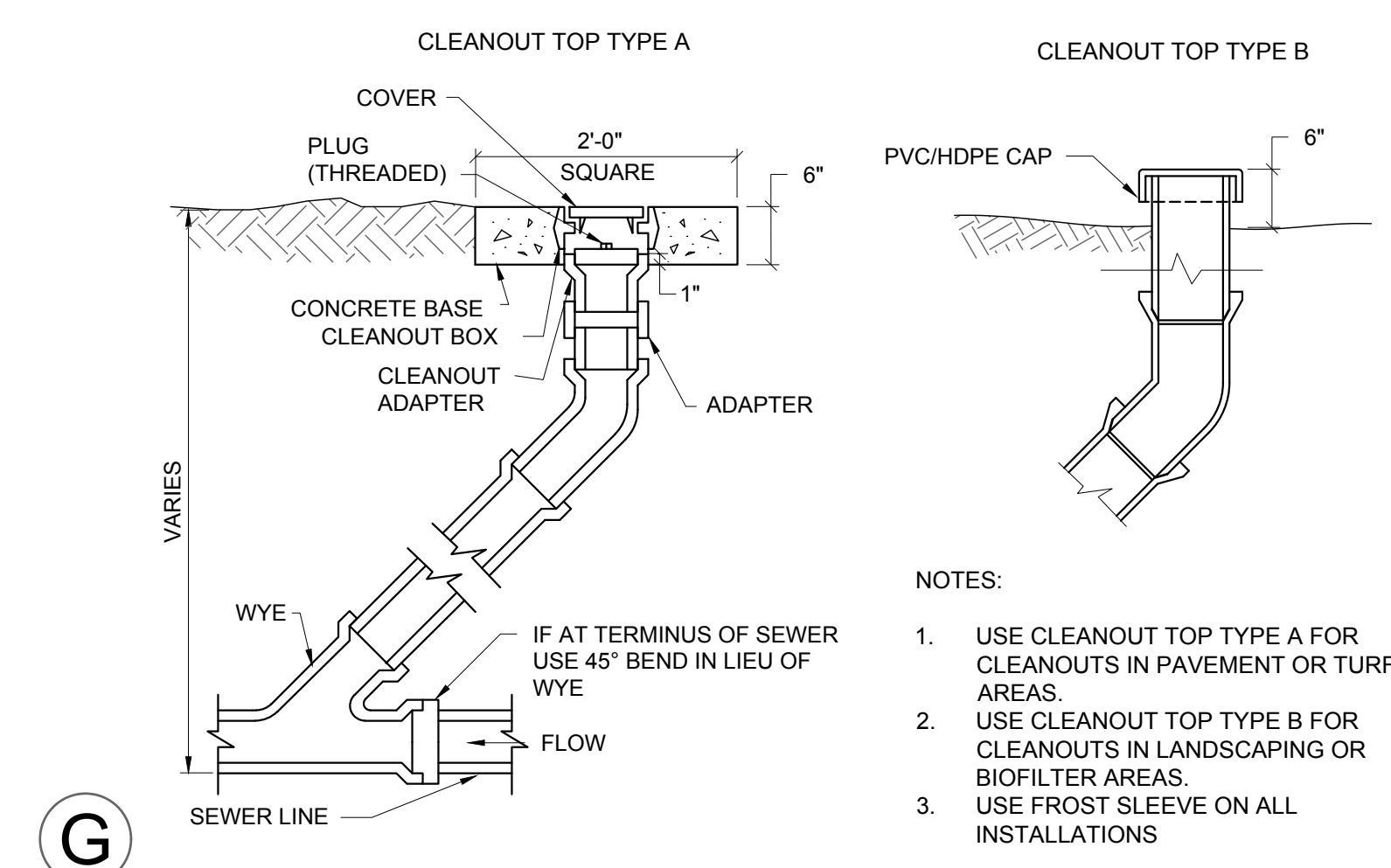
E STORM SEWER INLET (36" DIA.)



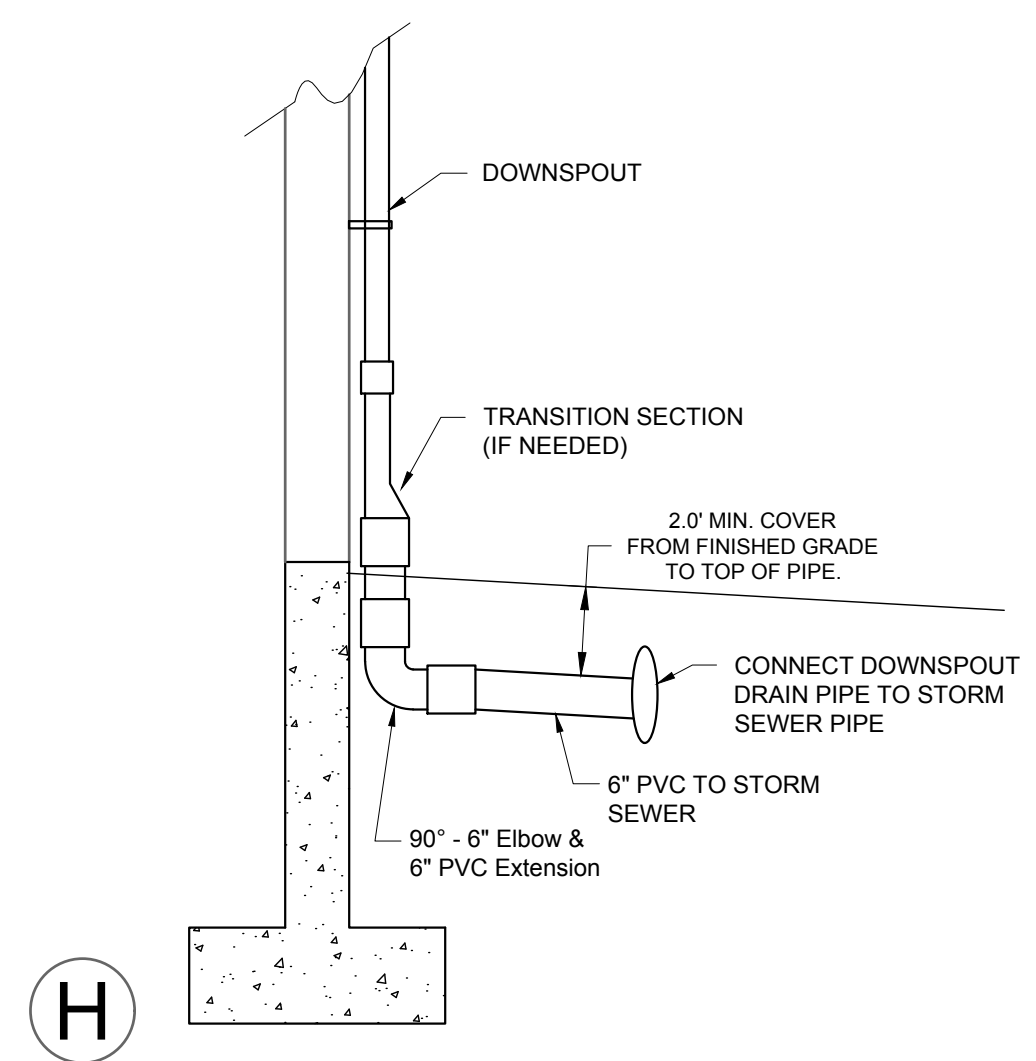
F DRY BASIN STRUCTURE



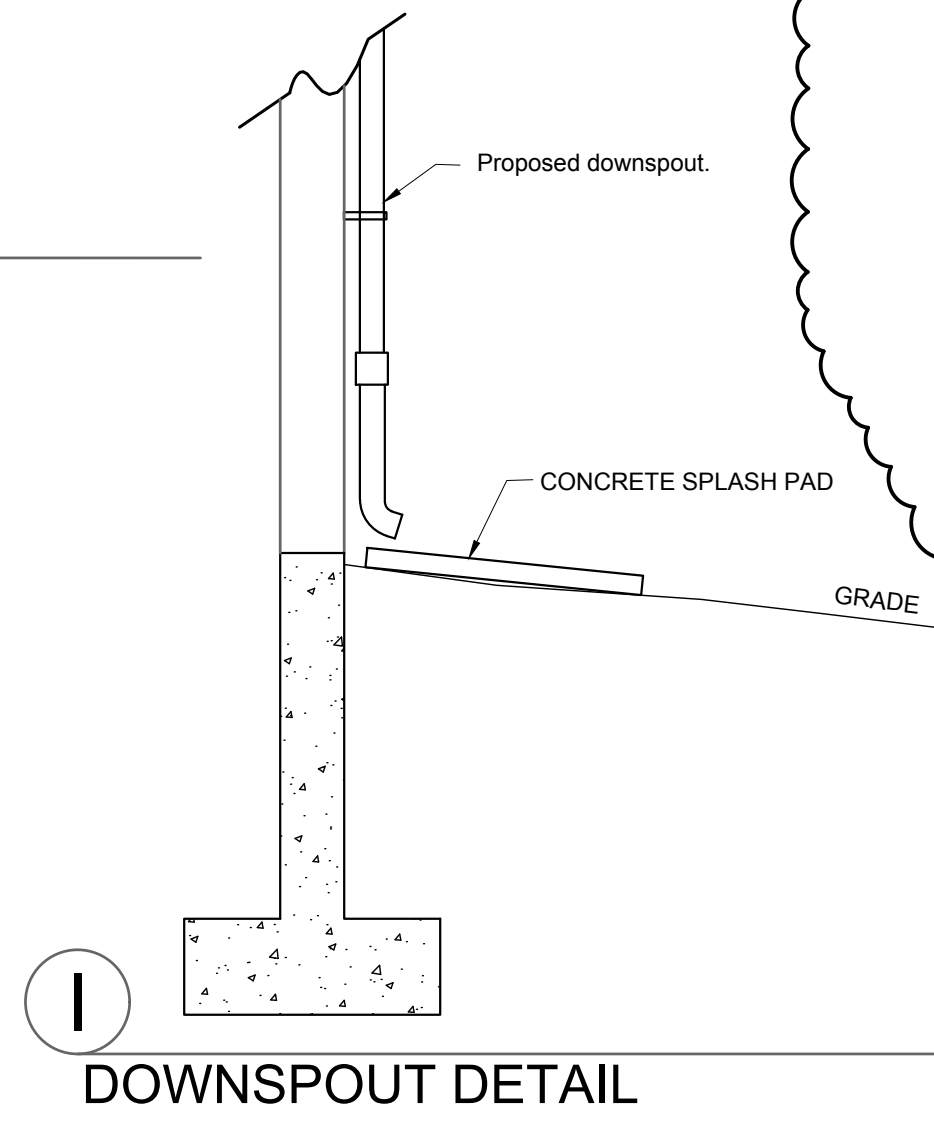
D HANDICAP PAVEMENT MARKING DETAILS



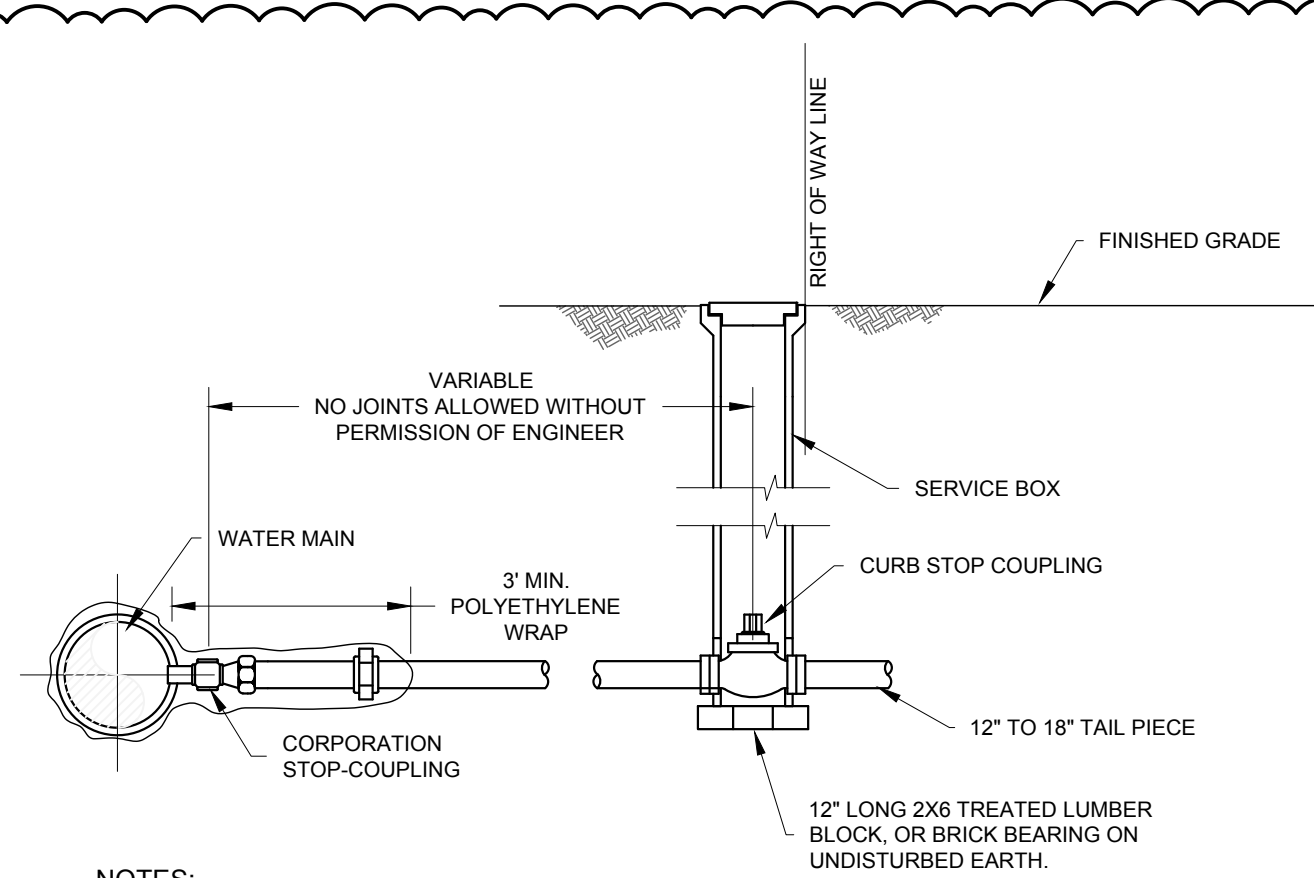
G CLEANOUT



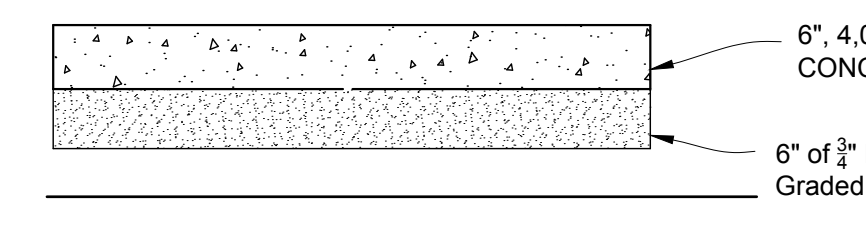
H DOWNSPOUT



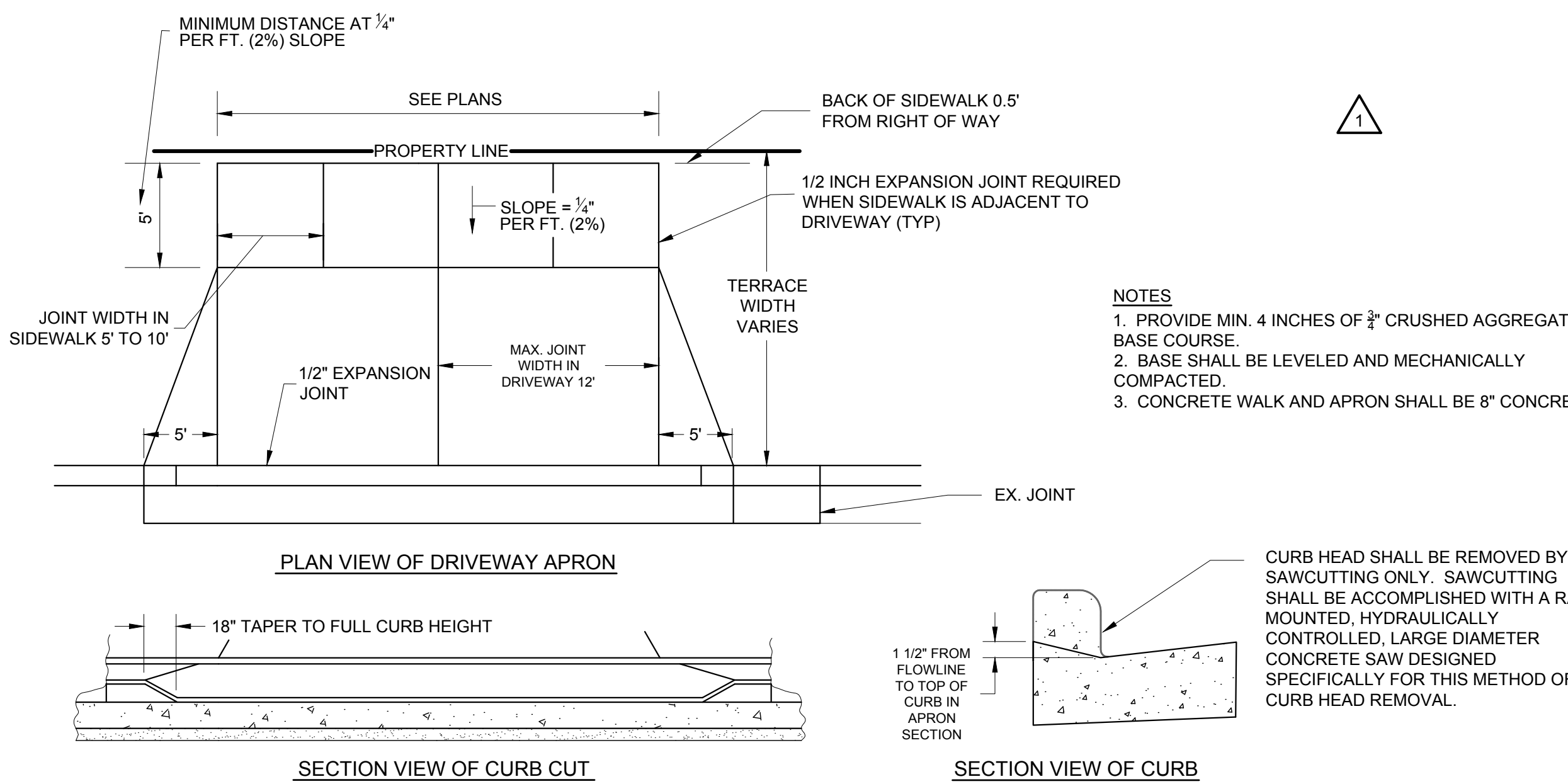
I DOWNSPOUT DETAIL



J WATER SERVICE CONNECTION

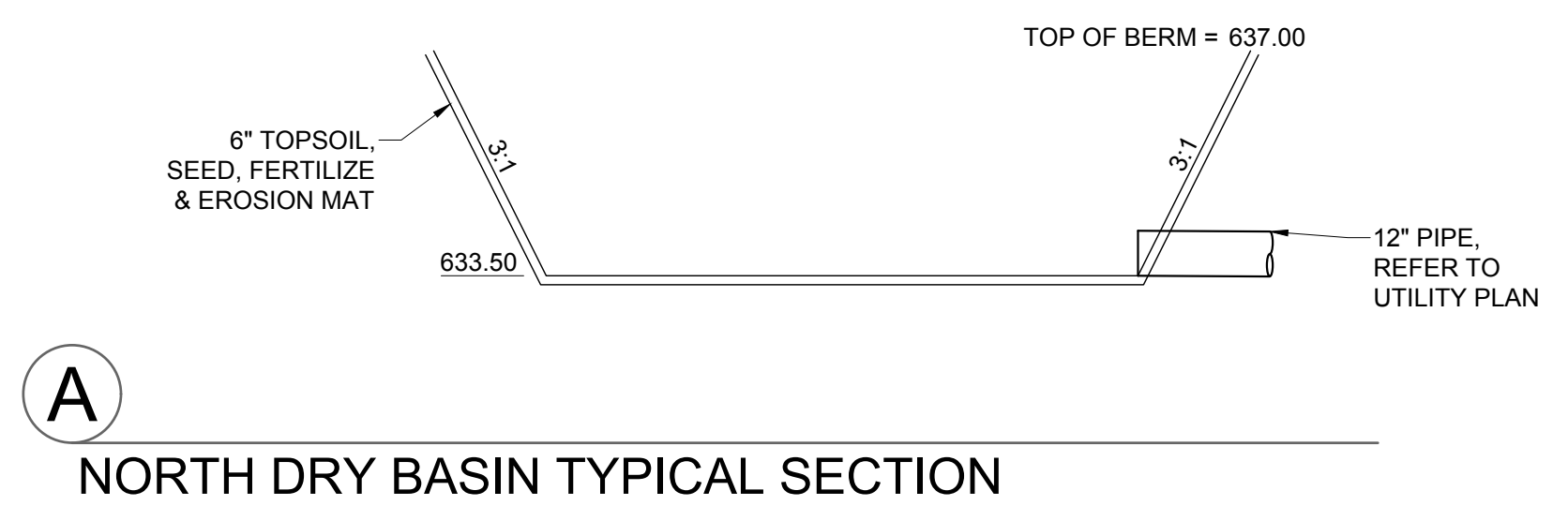


K CONCRETE PAVEMENT

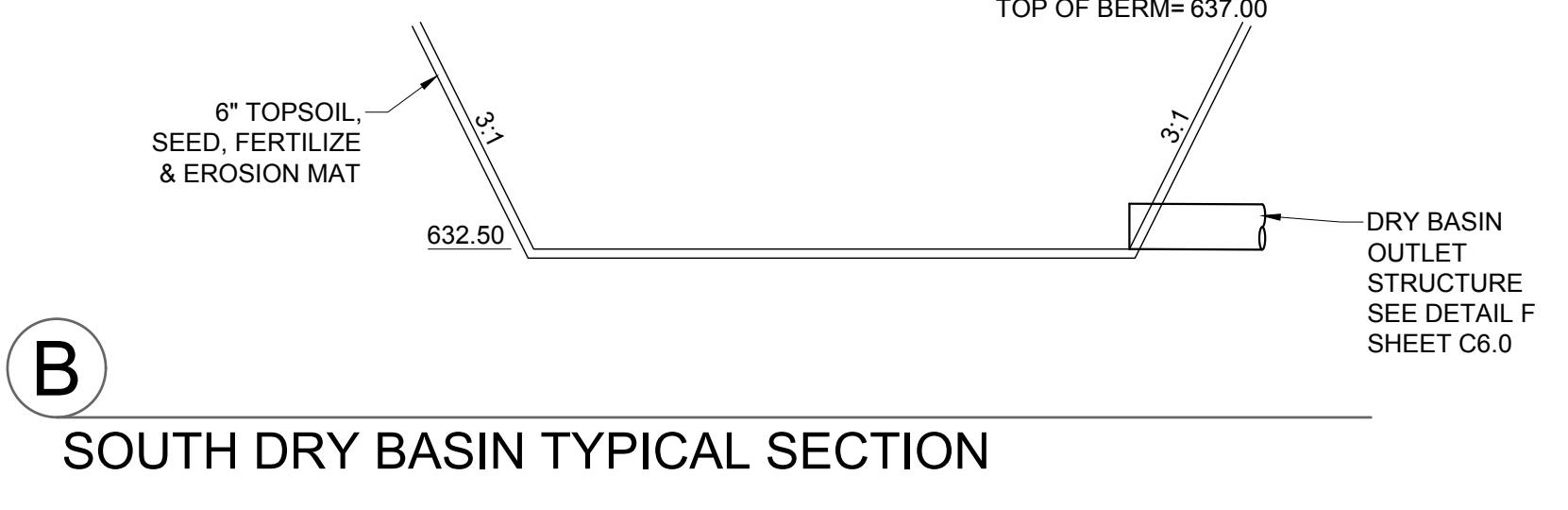


L CONCRETE DRIVEWAY APRON

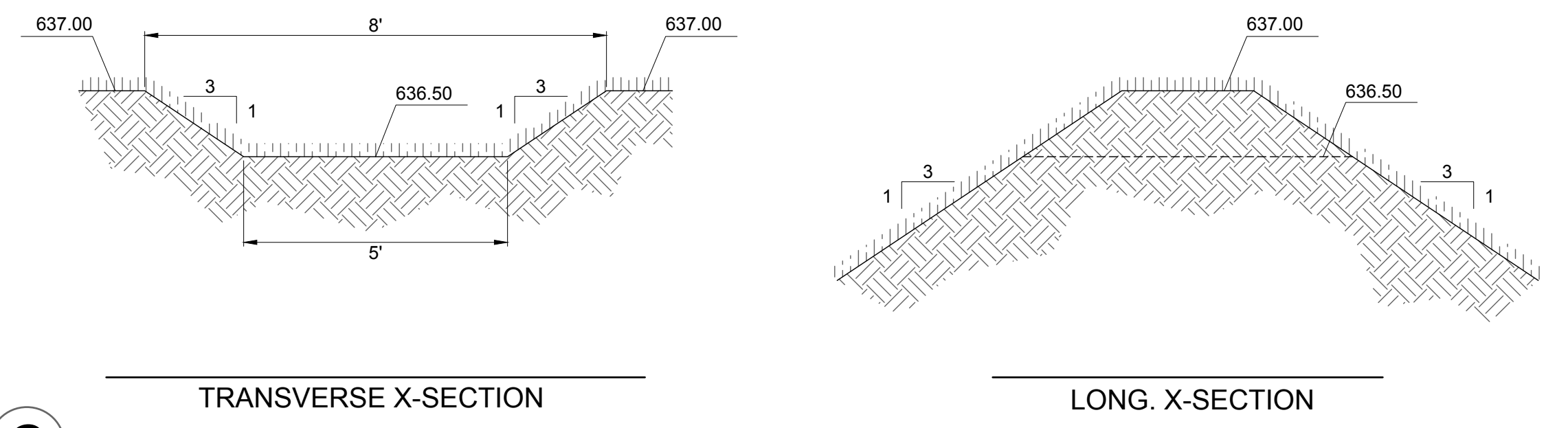
R:\Jobs\2225-01-24 ENTERPRISE OFFICES\DRAWINGS\2225-01-24 Eng.dwg 8/19/2024 2:20:30 PM



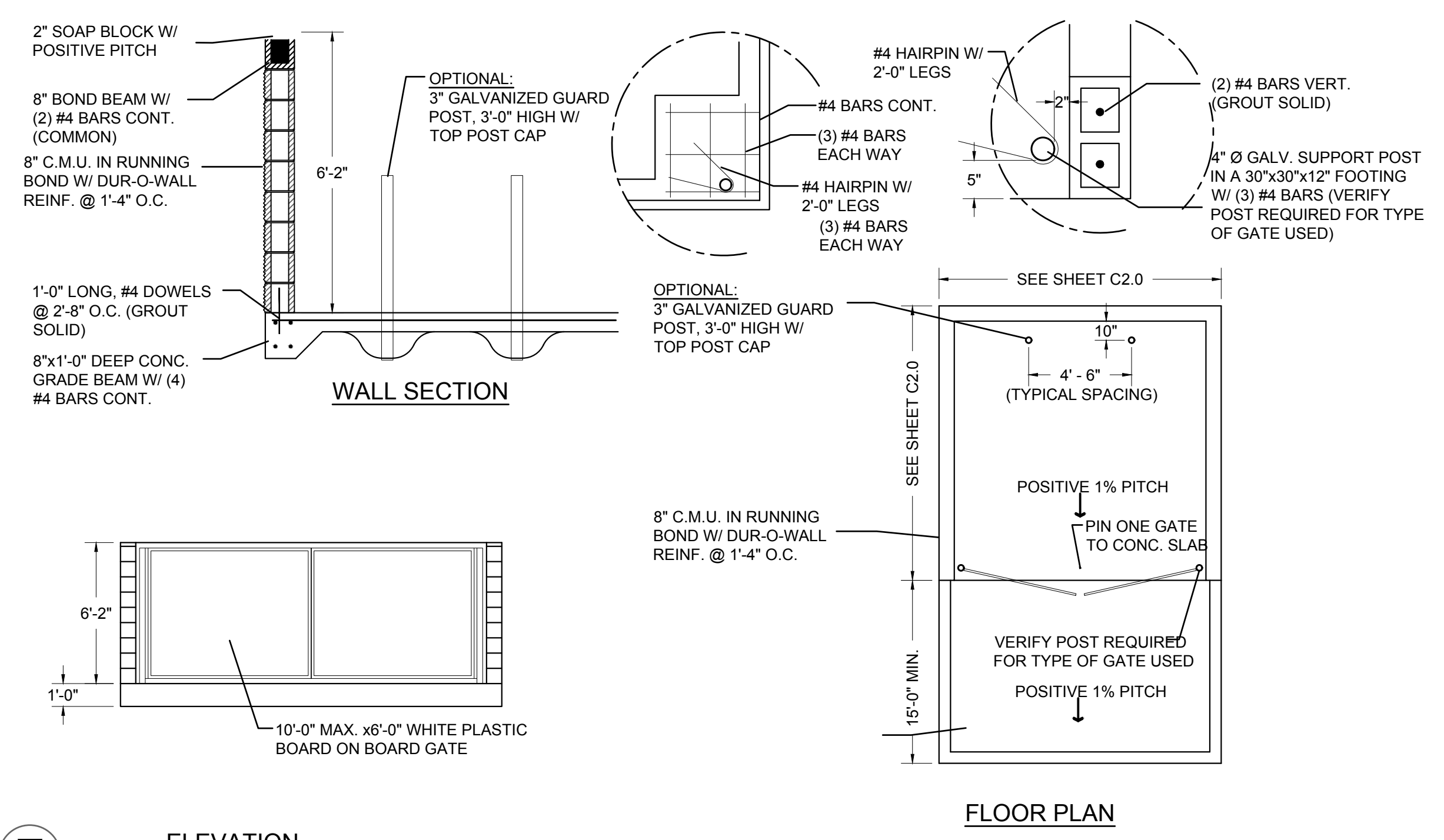
A
NORTH DRY BASIN TYPICAL SECTION



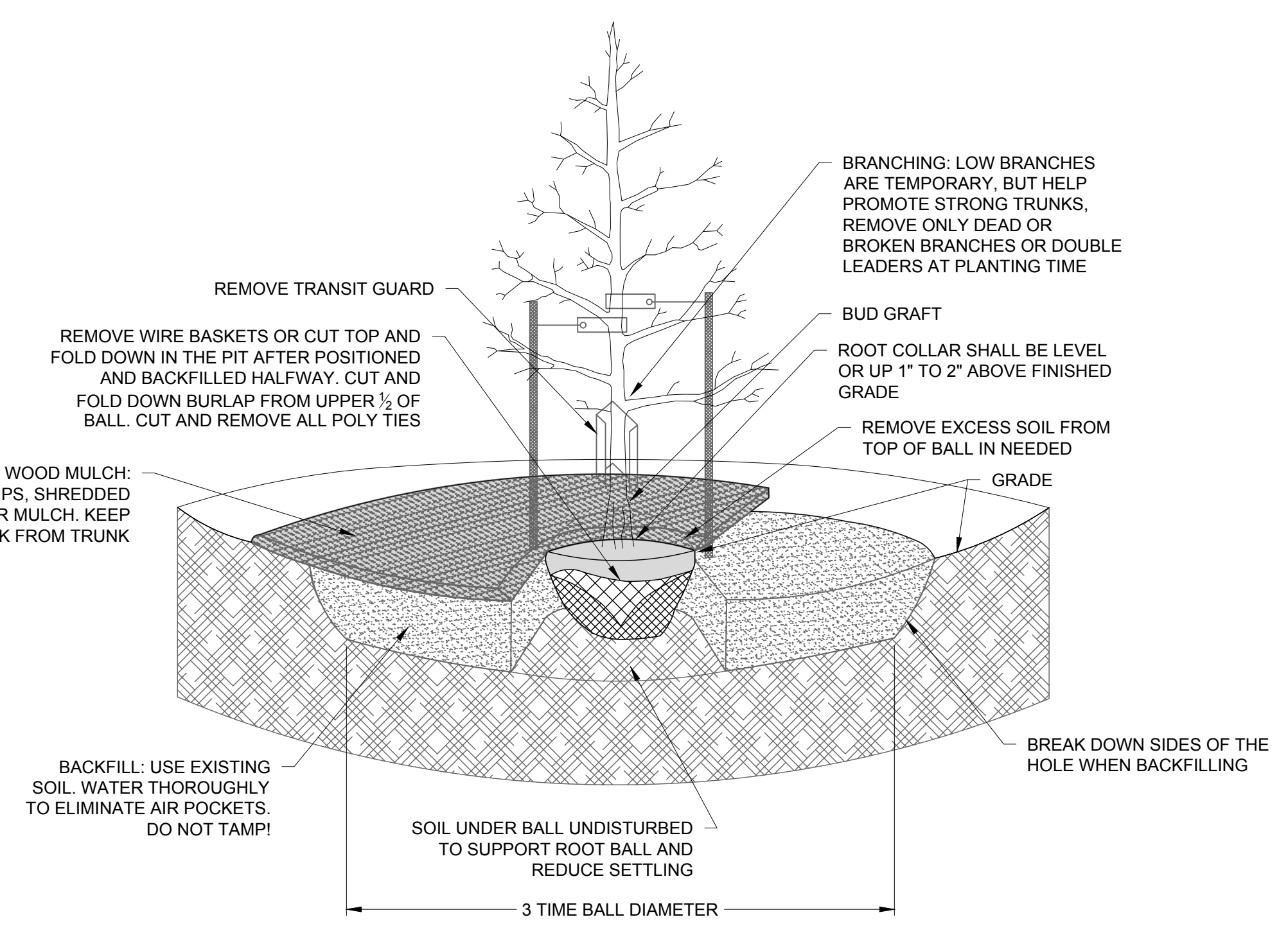
B
SOUTH DRY BASIN TYPICAL SECTION



C
DRY BASIN OVERFLOW WEIR
SCALE: N.T.S.



E
ELEVATION
C.M.U. DUMPSTER

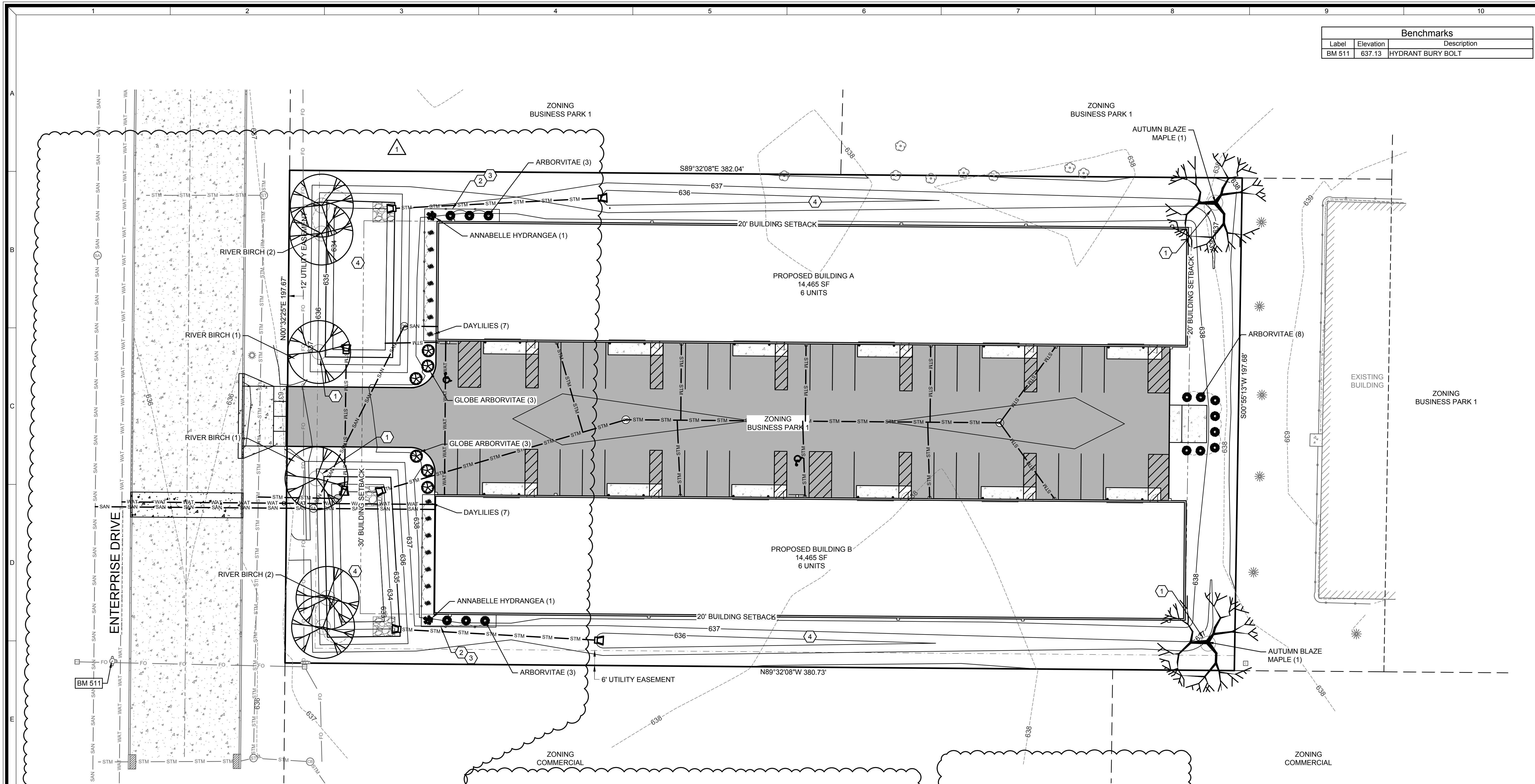


- PLANTING NOTES:**
- STAKE ONLY IF HAVE TO. USE 2" - 3" WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY. TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.
 - USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE

D
PLANTING DETAIL

1	CITY COMMENTS 2024-07-30	NO.	REVISION DESCRIPTION
DATE: JULY 2, 2024			
DRAFTED BY: RPH			
CHECKED BY:			
PROJECT NO.: 2225-01-24			
DRAWING NUMBER			
SHEET NUMBER			
C6.1			
OF 10			

Benchmarks		
Label	Elevation	Description
BM 511	637.13	HYDRANT BURY BOLT



PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSRED'	2	2"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	14	6'
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	2	5 GAL
	DAYLILIES	HEMEROCALLIS	14	5 GAL
	RIVER BIRCH	BETULA NIGRA	6	2"
	GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'GLOBE'	6	3 GAL

LANDSCAPE NOTES

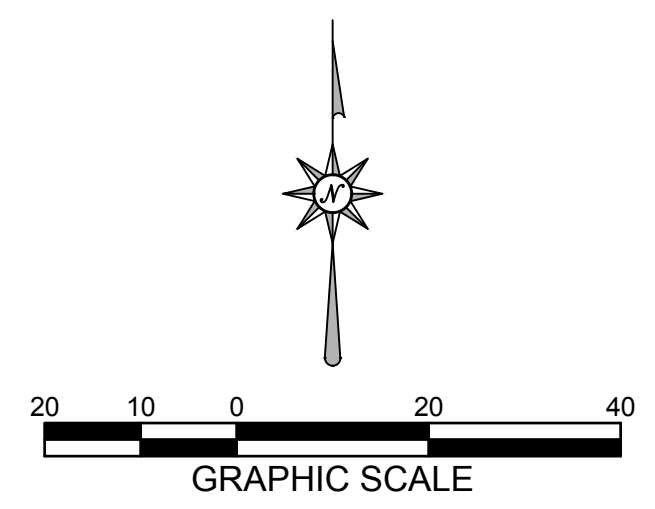
- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WdOt No. 40 GRASS MIX.
- LARGE TREES SHALL BE 2" CALIPER AND 10 FEET TALL. MEDIUM TREES SHALL BE 2" CALIPER AND 8 FEET TALL. SMALL TREES SHALL BE 1.5" CALIPER AND 6 FEET TALL. EVERGREEN TREES SHALL BE 6 FEET TALL. GLOBE ARBORVITAE SHALL BE 5 GAL AND 3 FEET TALL.

LANDSCAPE REQUIREMENTS

- LANDSCAPING REQUIRED**
 STREET RIGHT-OF-WAY TREES:
 1 LARGE TREE PER 35 LF STREET FRONTAGE
 (198 LF / 35 LF) = 6 LARGE TREES
- PARKING LOT INTERIOR:**
 1 LARGE TREE PER 20 SPACES
 33 SPACES = 2 LARGE TREES
- FOUNDATION:**
 60% BUILDING WALL ON STREET SIDE SHALL BE VEGETATED AND MINIMUM 5 FEET WIDE
- PARKING LOT SCREENING:**
 3' HIGH VEGETATIVE HEDGE
- LANDSCAPING PROVIDED**
 STREET RIGHT-OF-WAY:
 6 LARGE TREES
- PARKING LOT INTERIOR:**
 2 LARGE TREES
- FOUNDATION:**
 100% BUILDING WALL ON STREET SIDE VEGETATED
- PARKING LOT SCREENING:**
 6 GLOBE ARBORVITAE

SHEET KEY NOTES:

- 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; SEE DETAIL F SHEET C6.1
- PROFESSIONAL GRADE EDGING
- 1/2" RIVER ROCK WITH WEED BARRIER FABRIC
- LAWN



NO.	REVISION DESCRIPTION
1	CITY COMMENTS 2024-07-30
2	CITY COMMENTS 2024-08-08
	DATE: JULY 2, 2024
	DRAFTED BY: RPH
	CHECKED BY:
	PROJECT NO.: 2225-01-24
	DRAWING NUMBER
	SHEET NUMBER
	L1.0

BUSINESS CENTER SIGN COLORS

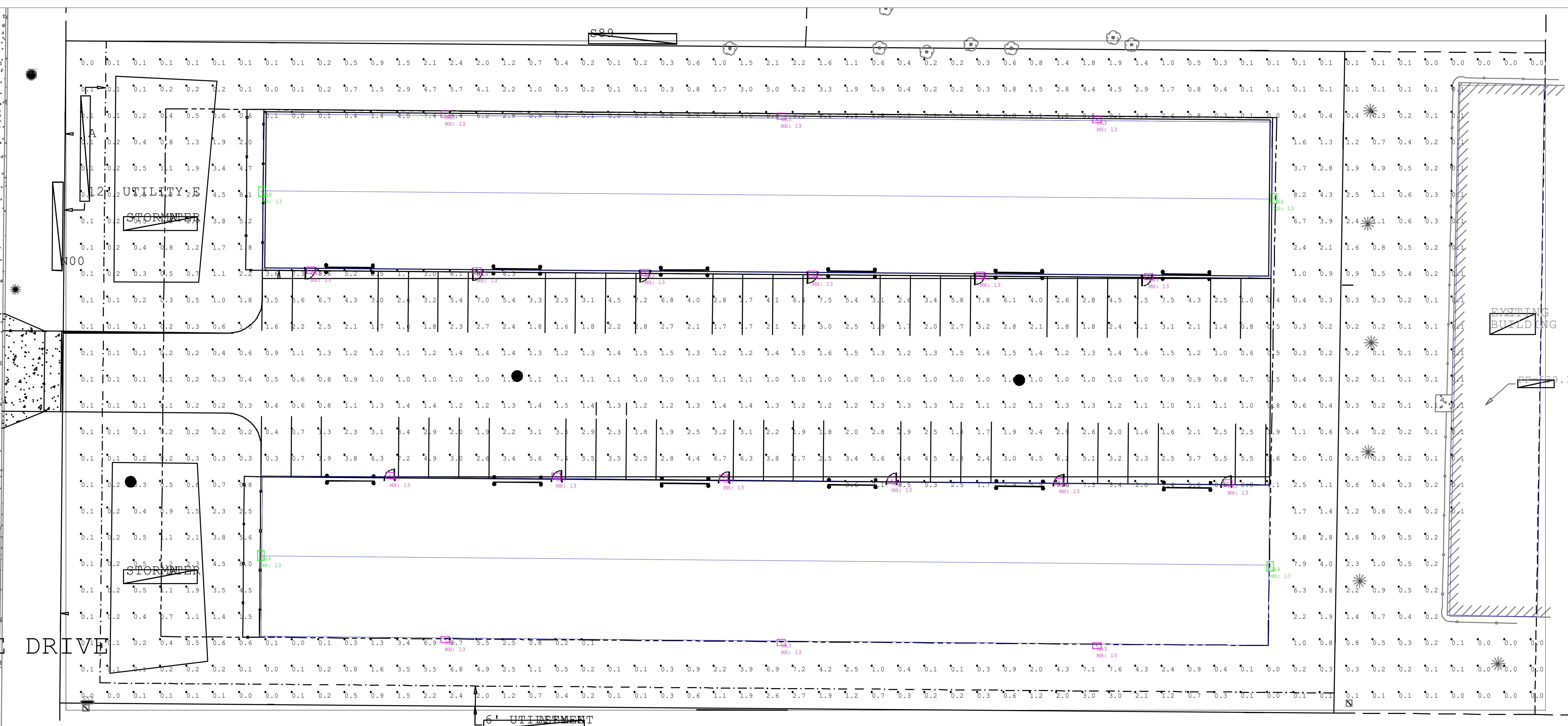


DUMPSTER BLOCK



DUMPSTER GATE



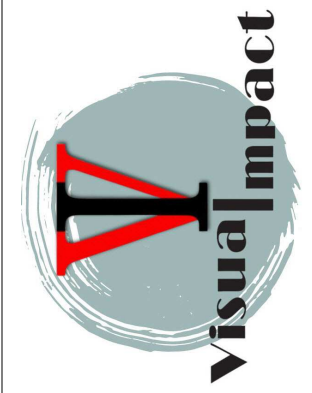


Luminaire Schedule				
Symbol	Qty	Tag	Label	Arrangement
□	18	OA3	ES1-24H-MV-WW-W-XX-700	Single
□	4	OA4	ES1-24H-MV-WW-FT-XX-700	Single

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Calc Pts_Floor	Illuminance	Fc	1.64	9.6	0.0

- Standard reflectance of 80/50/20 unless noted otherwise
- Not a construction document, for design purposes only
- Standard indoor calc points @ 30" AFF unless noted otherwise
- Standard outdoor calc points @ grade unless noted otherwise
- Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
- Standard LLF of 0.90 unless noted otherwise

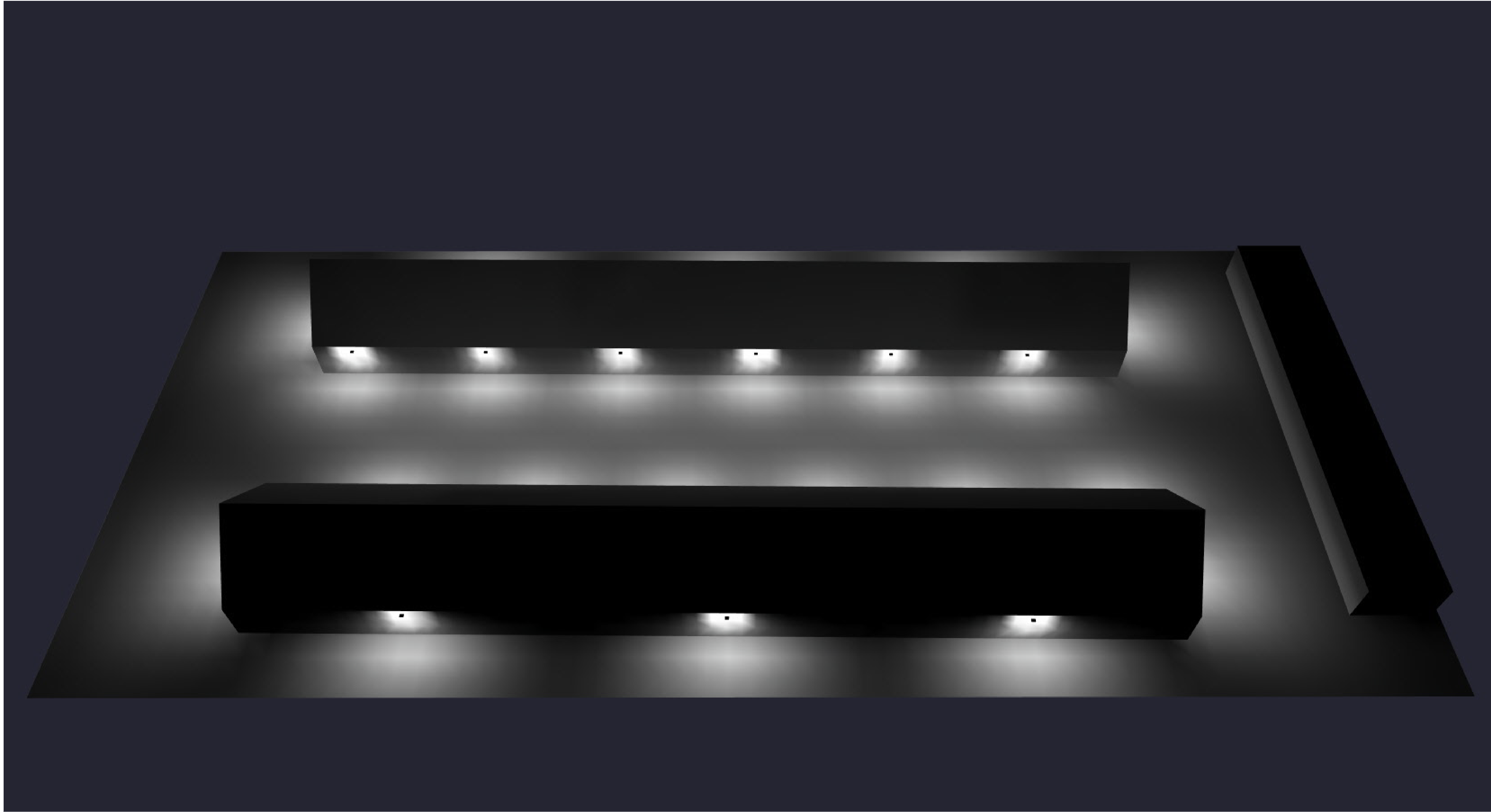
Visual Impact Lighting
 1724 Industrial Drive
 920-437-2069
 visualimpactlighting.com



#	Date	Comments
Revisions		

Drawn By: ATH
 Checked By:
 Date: 6/25/2024
 Scale:

Halbrook Enterprise Offices
 De Pere, WI



1. Standard reflectance of 80/50/20 unless noted otherwise
2. Not a construction document, for design purposes only
3. Standard indoor calc points @ 30" AFF unless noted otherwise
4. Standard outdoor calc points @ grade unless noted otherwise
5. Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
6. Standard LLF of 0.90 unless noted otherwise

Visual Impact Lighting
 1724 Industrial Drive
 920-437-2069
 visualimpactlighting.com



#	Date	Comments

Drawn By: ATH
 Checked By:
 Date: 6/25/2024
 Scale:

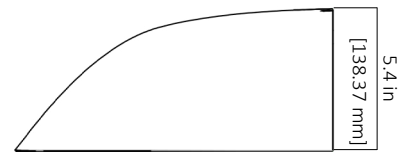
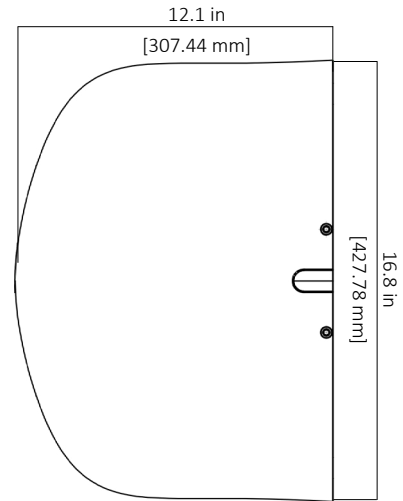
Halbrook Enterprise Offices
De Pere, WI

Eseta™ LED Wall Sconce

ES1 w/ OMNI Lens™ Visual Comfort Optics

Luminaire Data

Weight 9.9 lbs [4.5 kg]
14.6 lbs [6.5kg] with EM, MS options



Ordering Information

Sample Catalog No. ES1 24H MV NW W BK 700 EM

Product	No. & Type of LEDs	Voltage	Color Temperature ²	Distribution	Finish ³	Drive Current ⁴	Options
ES1	24H 48H ¹	MV ⁷	120-277V	WW 3000K	W Wide FT Forward Throw	350 350mA 530 530mA 700 ¹ 700mA	PC ⁵ Button Type Photo Control MSL2 ^{6,8} Motion Sensor, L2 Lens MSL3 ^{6,8} Motion Sensor, L3 Lens EM ⁷ Emergency Battery System Cold Weather Rated (-20°C/-4°F) EM2 ⁷ Emergency Battery System Warm Weather Rated (0°C/32°F)
		HV	347-480V	NW 4000K CW 5000K			
					BK Black DB Dark Bronze GY Gray WH White		

Notes

- 48H LED configuration only available in 350mA or 530mA only, 700mA not available.
- Consult factory for other color temperatures.
- Consult factory for non-standard finish options. See page 2 for specifications.
- Factory set drive current, non-field adjustable. Refer to performance data on page 3. (consult factory for other drive current options)
- PC option available with MV. For PC and HV, customer must specify required voltage of 347V or 480V.
- Motion sensor options available with MV only. Default setting dims luminaire to 50% when no motion is detected for 5 minutes.
- Emergency Battery System available with MV only. 3-year limited warranty on Emergency Battery System.
- FSIR100 motion sensor handheld wireless configuration accessory can be used to adjust factory settings as needed. (accessories must be ordered separately as needed, only one FSIR100 required per project)

Accessories*

FSIR100⁸ Handheld Motion Sensor Configuration Tool

*Accessories are to be ordered separately and not to be included in the luminaire's catalog number.



Eseta™ LED Wall Sconce

ES1 w/ OMNI Lens™ Visual Comfort Optics

Luminaire Specifications

Housing

Die-cast aluminum housing with back mounting plate and outdoor rated cable. Back mounting plate includes novel hanging features to allow one-person installation. Knockouts on the top and bottom of the housing allow conduit entry. Electrical components are accessed behind gasketed optical cover.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs are tested in accordance with IES LM-80 testing procedures. Warm White (3000K), Neutral White (4000K) and Cool White (5000K) with minimum 70 CRI are standard. LEDs are 100% mercury and lead free.

Optical Systems

The OMNI Lens™ visual comfort optical system creates a low brightness source to significantly reduce visibility glare with precision Wide or Forward Throw distributions. Lens cover is UV stabilized, vandal-resistant polycarbonate. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0).

Electrical

Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Transient voltage complies with ANSI C62.41 Cat. A. Integral surge protector is tested per ANSI/IEEE C62.45 procedures based on ANSI/IEEE C62.41.2 definitions for standard and optional waveforms for Location Category C High.

Finish

Housing receives a fade and abrasion resistant epoxy polyester powder coat. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish tested 5000 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations and emergency lighting in the United States and Canada. Ambient operating temperature is -40°C to 40°C with non-EM unit. Entire fixture maintains an IP66 and IK10 rating. DesignLights Consortium™ qualified product. Consult DLC QPL to confirm your specific fixture selection is DLC approved. Assembled in the United States.

Photometry

Luminaires are photometrically tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Lumen Maintenance

Models	TM-21 Lumen Maintenance (hours) at 25°C	
	At 50,000	At 100,000
ES1-24H	99%	97%
ES1-48H	97%	93%

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on motion sensor and photo control. 3-year limited warranty on Emergency Battery System.

Color Specifications

Order Code	Color	RAL #	Pantone Equivalent
GY	Gray	7040	429C
BK	Black	9004	426C
DB	Dark Bronze	6022	BLACK 2C
DB1	Dark Bronze	8019	412
WH	White	9003	11-0601
NA	Natural Aluminum	9006	N/A



Eseta™ LED Wall Sconce

ES1 w/ OMNI Lens™ Visual Comfort Optics

Performance Data

All data nominal, consult factory for IES files or LM-79 reports.

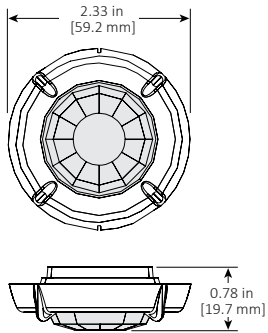
CCT	Two Distributions		Wide Distribution			Forward Throw Distribution		
	No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)
3000K	24H	350	29	3621	125	29	3618	125
		530	45	5265	117	43	5203	119
		700	57	6421	113	57	6516	114
	48H	530	83	8826	106	81	8751	108
4000K	24H	350	29	3944	136	30	4050	136
		530	45	5580	124	43	5418	126
		700	58	6957	120	58	7023	121
	48H	530	82	8707	106	83	8466	102
5000K	24H	350	29	3730	130	30	3922	132
		530	44	5131	118	43	5139	119
		700	58	6521	112	56	6260	112
	48H	530	82	9839	120	84	9585	115



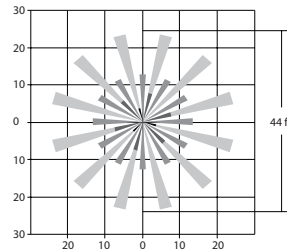
Eseta™ LED Wall Sconce

ES1 w/ OMNI Lens™ Visual Comfort Optics

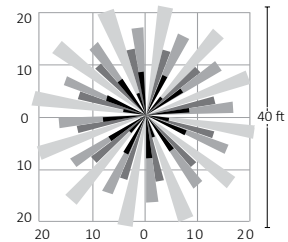
Motion Sensor (Optional) Data



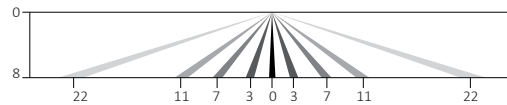
L2 Lens Coverage Top View



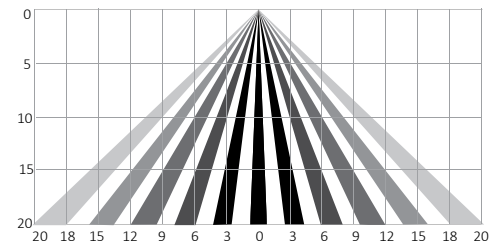
L3 Lens Coverage Top View



L2 Lens Coverage Side View



L3 Lens Coverage Side View



Motion Sensor (Optional) Specifications

Description

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool.

Operation

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE.

The percent dimming and time durations may be field adjusted as required using FSIR100 option. FSIR user guide available at: www.wattstopper.com.

Optical System

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion. L2 lens is designed for a mounting height up to 8 feet and detects motion up to 3 times mounting height. L3 lens is designed for a mounting height up to 20 feet and detects motion within one mounting height.

Finish

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings

Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

Warranty

5-year limited warranty on luminaires and components with a motion sensor.

Emergency Battery System (Optional) Specifications

Description

Emergency battery system option provides a nominal 2300 lumens for a minimum of 90 minutes and can be specified with motion sensor option. Test switch and charging indicator light are visible and accessible on the optical cover.

Temperature Rating

'EM' cold weather emergency battery system ambient operating temperature is -20°C to +60°C (-4°F to 140°F). 'EM2' warm weather emergency battery system ambient operating temperature is 0°C to +60°C (32°F to 140°F).

Listings/Ratings/Labels

Emergency LED driver and batteries are UL recognized and CSA certified. Emergency illumination time exceeds the National Electrical Code (NEC), Life Safety Code (NFPA-LSC), National Building Code of Canada (NBC), National Fire Code of Canada (NFC) and UL 90-minute requirements.

Warranty

3-year limited warranty on Emergency Battery System.