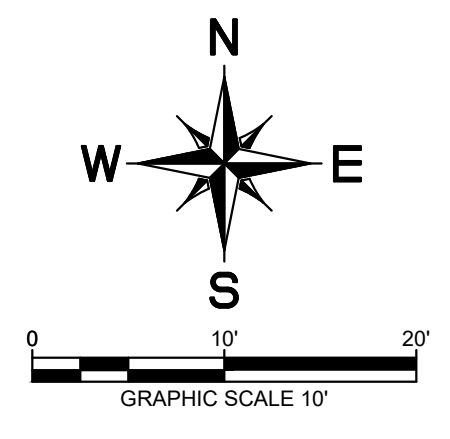


Plotted By: Hernandez, Christopher Date: March 07, 2023 10:27:57am File Path: K:\DAL_CWA\068932900-RavenVlt_BESS_Coppell\PlanSheets\C-Dimension Control Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

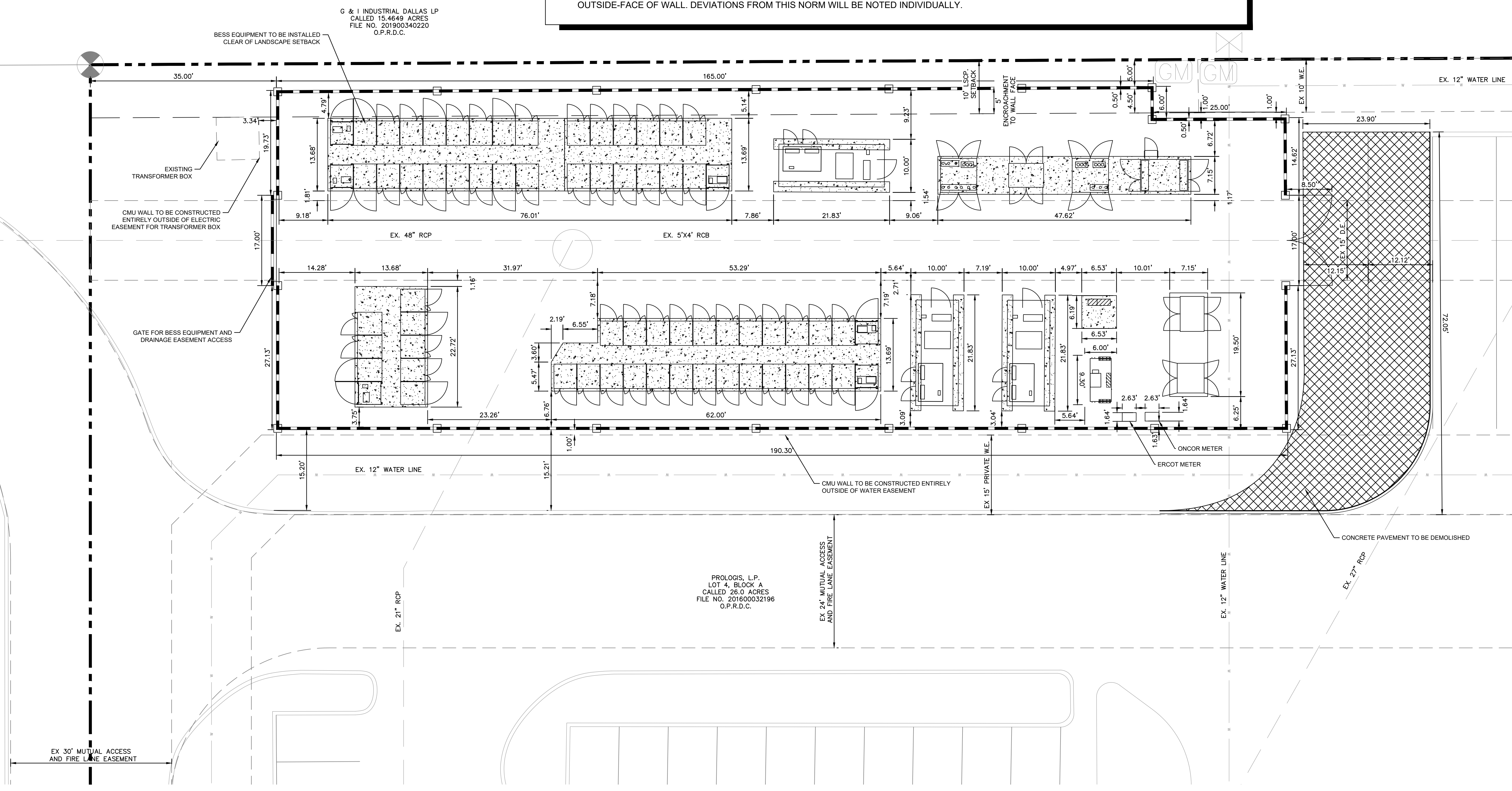
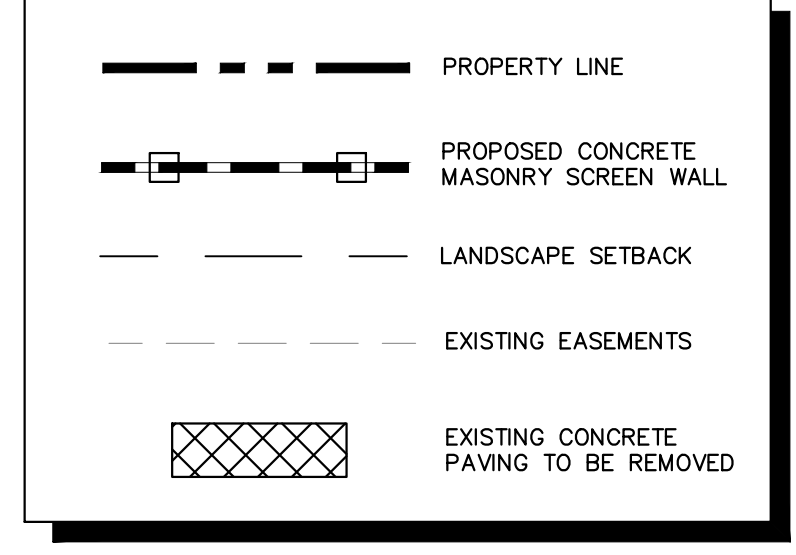


Site Data Summary Table	
Zoning District	PD-272R2-4I
Site Area (Excluding Building)	598,547 S.F.
BESS Equipment Pad Area	2,094.9 S.F.
MV Inverter Pad Area	619.8 S.F.
Metering Equipment Pad Area	462.7 S.F.
Auxiliary Power Equipment Pad Area	81.6 S.F.
Total Equipment Pad Area	3,259 S.F.
Open Space Required in Overall Site	89,782 S.F. (15%)
Open Space in Overall Site	91,428 S.F. (15.27%)
Open Space Reduction for Equipment Placement	-3,259 S.F. (0.54%)
Additional Open Space Required to Meet 15% Std.	1,613 S.F. (0.27%)
Open Space Addition/Parking Removal	1,741.9 S.F. (0.29%)
Net Open Space Following Installation	89,910.9 S.F. (15.02%)
Trailer Storage to be Removed	2 stalls
Trailer Storage Remaining in Overall Site	58 stalls

NOTES

- SCREEN WALLS PARALLEL TO EXISTING EASEMENTS SHALL BE BUILT ADJACENT TO, AND ENTIRELY OUTSIDE, SAID EASEMENTS.
- EQUIPMENT FOUNDATIONS SHALL BE CONSTRUCTED OUTSIDE OF EXISTING EASEMENTS.
- GATES SHALL BE BUILT AT LOCATIONS WHERE PROPOSED SCREEN WALL CROSSES EXISTING DRAINAGE EASEMENT, ENABLING CITY ACCESS TO MAINTAIN EXISTING INFRASTRUCTURE.
- GATES SHALL HAVE SIGNAGE WITH BUSINESS NAME AND 24 HOUR EMERGENCY CONTACT PHONE NUMBER.
- EXISTING BOUNDARY AND EASEMENT INFORMATION BASED UPON THE PLAT BY HALFF ASSOCIATES, INC. DATED AUGUST 2015, FILE NO. 201600032196.
- EXISTING ON-SITE FEATURES, AND GRAPHICAL REPRESENTATION OF PROPERTY INFORMATION, BASED UPON THE TOPOGRAPHIC SURVEY BY COBALT ENGINEERING, DATED FEBRUARY 2023.
- THIS SITE PLAN IS FOR CITY REVIEW PURPOSES ONLY, TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REQUIREMENTS. IT IS NOT TO BE USED FOR CONSTRUCTION.
- ZONING INFORMATION SHOWN IS BASED ON CITY OF COPPELL ZONING MAP, DATED NOVEMBER 2022.
- IN PLACE OF PARKING SPOTS TO BE REMOVED, GRASS COVER SHALL BE ESTABLISHED FOR USE AS ADDITION OPEN SPACE.
- FIRE LANE: NO STAGING OF CONSTRUCTION EQUIPMENT; NO PARKING, STOPPING OR STANDING WITHIN THE EASEMENT. ANY DAMAGE TO THE FIRE LANE SHALL BE REPAIRED IMMEDIATELY.
- UNDERGROUND UTILITIES SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY AND HAVE NOT BEEN VERIFIED BY KIMLEY-HORN. CONTRACTOR TO VERIFY PRESENCE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- FOR ADDITIONAL SITE DATA, PLEASE SEE SITE PLAN BY MEINHARDT AND ASSOCIATES, LABELED SHEET A101, WITHIN THIS SUBMITTAL PACKAGE.
- COLUMNS SHOWN ARE FOR DECORATIVE PURPOSE ONLY. GATE DESIGN AROUND COLUMNS OR ATTACHMENT TO WALL SHALL BE PERFORMED BY GATE FABRICATOR. COLUMN SPACING NOT TO EXCEED 30'.
- DIMENSIONS INSIDE EQUIPMENT SCREEN WALL ARE TO THE INSIDE-FACE OF WALL. DIMENSIONS OUTSIDE EQUIPMENT SCREEN WALL ARE TO THE OUTSIDE-FACE OF WALL. DEVIATIONS FROM THIS NORM WILL BE NOTED INDIVIDUALLY.

LEGEND



NO.	REVISIONS	DATE

Kimley-Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
 Not for construction or permit purposes.

Kimley-Horn

Project: CHRISTOPHER HERNANDEZ
 P.E. No. 132280 Date: 03/07/2023

KHA PROJECT	068932900
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY:	CDH
DRAWN BY:	AC
CHECKED BY:	CDH

DIMENSION CONTROL PLAN

RAVENVOLT BESS COPPELL
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS