



Site Data Summary Table	
	Base Zoning
Zoning District	PD-272R2-LI
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	48.6 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	-3,295 S.F. (0.54%)
Open Open Space Required to Meet 15% Std.	1,613 S.F. (0.27%)
Additional Open Space/Parking Required	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

1. SCREEN WALLS PARALLEL TO EXISTING EASEMENTS SHALL BE BUILT ADJACENT TO, AND ENTIRELY OUTSIDE, SAID EASEMENTS.
2. EQUIPMENT FOUNDATIONS SHALL BE CONSTRUCTED OUTSIDE OF EXISTING EASEMENTS.
3. GATES SHALL BE BUILT AT LOCATIONS WHERE PROPOSED SCREEN WALL CROSSES EXISTING DRAINAGE EASEMENT, ENABLING CITY ACCESS TO MAINTAIN EXISTING INFRASTRUCTURE.
4. GATES SHALL HAVE SIGNAGE WITH BUSINESS NAME AND 24 HOUR EMERGENCY CONTACT PHONE NUMBER.
5. EXISTING BOUNDARY AND EASEMENT INFORMATION BASED UPON THE PLAT BY HALFF ASSOCIATES, INC. DATED AUGUST 2015, FILE NO. 201600032196.
6. EXISTING ON-SITE FEATURES, AND GRAPHICAL REPRESENTATION OF PROPERTY INFORMATION, BASED UPON THE TOPOGRAPHIC SURVEY BY COBALT ENGINEERING, DATED FEBRUARY 2023.
7. 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.
8. ZONING INFORMATION SHOWN IS BASED ON CITY OF COPPELL ZONING MAP, DATED NOVEMBER 2022.
9. IN PLACE OF PARKING SPOTS TO BE REMOVED, GRASS COVER SHALL BE ESTABLISHED FOR USE AS ADDITION OPEN SPACE.
10. 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.
11. 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.
12. FOR ADDITIONAL SITE DATA, PLEASE SEE SITE PLAN BY MEINHARDT AND ASSOCIATES, LABELED SHEET A101, WITHIN THIS SUBMITTAL PACKAGE.
13. 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'.
14. 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.

