

PROJECT NAME:	ALAMO ESC
PROJECT ADDRESS:	----
	BEXAR COUNTY, TEXAS
BESS SYSTEM:	TESLA MEGAPACK 2XL
STORAGE UNITS:	120
BLOCK QUANTITY:	30
BESS INVERTER:	TESLA MEGAPACK 2XL
INV. QUANTITY:	60
SYSTEM POWER (MW):	200
DURATION (Hrs):	2
SYSTEM ENERGY (MWh):	400
FENCED AREA:	3.7 ACRES

THE PURPOSE OF THIS PLAN IS TO PROVIDE BEXAR COUNTY WITH ADEQUATE  
INFORMATION TO GRANT A SPECIAL/CONDITIONAL USE PERMIT FOR A BESS  
FACILITY.  
DESIGN INFORMATION BASED ON SINGLE LINE DIAGRAM DATED XX/XX/XXX

PARCEL OWNER: BIRY INC.

PARCEL ACREAGE / PIN: 1367933 / ACRES: 6.46

PARCEL CURRENT ZONING: C-2 and C-3R

STREAM BUFFERS INCLUDE: 100 FEET FROM WETLANDS AND STREAMS.

CULTURALLY SENSITIVE AREAS: 100 FEET BUFFER FROM ALL SITES.

EASEMENTS: 100 FEET ON OVERHEAD.

TOPOGRAPHY, SITE BOUNDARY, ROADS, UTILITIES, WETLANDS, AND CULTURAL SURVEY OBTAINED FROM ALTA SURVEY PROVIDED BY LANDOWNER ON 05/16/2022. UNCONFIRMED BY US ARMY CORPS OF ENGINEERS. (REFERENCE SURVEY DRAWING COORDINATE SYSTEM).

NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE.

ON-SITE STRUCTURES WILL NOT EXCEED 15-FEET IN HEIGHT EXCLUDING UTILITY POLES.

DURING REGULAR OPERATION THE SITE WILL BE UNMANNED AND MONITORED REMOTELY.

A DRIVEWAY PERMIT (OR PERMITS) WILL BE OBTAINED FROM DOT PRIOR TO CONSTRUCTION.

AN EROSION AND SEDIMENT CONTROL PERMIT WILL BE OBTAINED FROM DEQ PRIOR TO CONSTRUCTION.

BUILDING AND ELECTRICAL PERMITS WILL BE OBTAINED BY THE DEVELOPER PRIOR TO COMMENCEMENT OF EACH RESPECTIVE ACTIVITY.

A TEMPORARY STAGING AREA WILL BE ESTABLISHED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION THIS AREA WILL BE REMOVED. ANY OR GRAVEL PATHS MAY REMAIN FOR LONG-TERM SITE ACCESS.

ROADS: 16 FEET WIDE WITH 2 FEET SHOULDERS EACH SIDE, SLOPE BELOW 5% IF POSSIBLE BUT NOT MORE THAN 10%, 95% COMPACTION MINIMUM CROWNED WITH DITCHES, LOADING TO ACCOMMODATE A LOWBOY TRAILER HAULING A TRANSFORMER, 60' MINIMUM TURN RADIUS.

THE PROPOSED SOLAR ARRAY WILL BE ENCLOSED BY A 8-FOOT TALL WOVEN WIRE FENCE (DEER BUSTER OR EQUIVALENT) WITH LARGE OPENINGS INSTALLED ON THE BOTTOM SIDE. IF APPLICABLE, THE SUBSTATION WILL BE ENCLOSED BY A 6 FT CHAIN LINK FENCE WITH 1 FT OF 3 STRANDS OF BARBED WIRE PER IEEE C2 (THE NATIONAL ELECTRIC SAFETY CODE).

SUBSTATION AREA WITHIN FENCE: 130 X 90 FEET MAX.

GATE CODES WILL BE PROVIDED TO LOCAL EMERGENCY PERSONNEL.

SIGNAGE WILL BE PLACED ON THE OUTSIDE OF THE FENCE PER NFPA 70 SECTION 110.34(C).

I, DWIGHT LUTZ, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

To: "C-2 S" Commercial District with a Specific Use Authorization for Utilities - Solar/Battery Storage

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).

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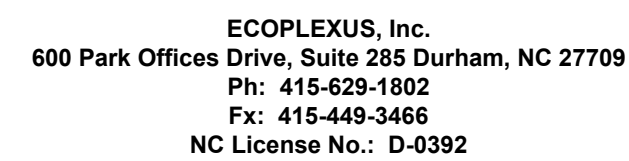
8 FT CHAIN LINK  
OPAQUE SCREEN

This diagram shows a cross-section of a fence system. On the left is a chain-link fence. To its right is an opaque screen, represented by a dense pattern of vertical green lines. A label with a pointer indicates the screen is 8 feet wide. The entire assembly is supported by a post on the right and a cap post on the left.

A diagram of a T-junction. The vertical stem has a width of 4 units. The horizontal branch has a width of 2 units. The junction is rounded with a radius of 3 units. An arrow points to the corner of the junction with the label "RADIUS = 3".

OWNER SUBSTATION	11,700 SQ FT.
BESS PADS	57,428.3 SQ FT.
ACCESS PATHS	82,328.4 SQ FT.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
SITE BOUNDARY		SETBACK	
EASEMENT		FENCELINE	
ELECTRICAL OVERHEAD		ACCESS PATH	
STREET CENTERLINE		LAYDOWN AREA	
10 FT CONTOURS		PROPOSED GEN-TIE	
		BESS AREA	
SURVEYED CONDITIONS			
FLOODZONE			

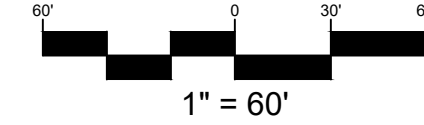


**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**  
**USE**

**AKNOWLEDGEMENT:**

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REV	DATE	DESCRIPTION	PE APPROVAL: J. BLEIER
REVA	3/27/2023	INITIAL CONCEPT PLAN WITH BESS AREA HATCHED	CIVIL REVIEW: J. BLEIER
			DEV. REVIEW: H. LIU
			E.E. REVIEW: B. BRIGMAN
			DESIGN BY: T. WILLIAMS
			DATE: 4/25/2023
			SHEET SIZE: 36" x 24"
			NOTES: 1. ALL NOTES PRINTED ON THE REVERSE OF THIS SHEET. 2. ALL DIMENSIONS INDICATED UNLESS OTHERWISE NOTED.



ALAMO ESC  
PRELIMINARY CONCEPT PLAN

DRAWING No:

## PV1.10