Exhibit "B"
Page 1 of 2

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°57'28"	795.00'	41.04'	S76°51'29"E	41.03'
C2	5°11'34"	452.47'	41.01'	N77°06'37"W	40.99'

SITE DATA	
PROPOSED USE	WASTEWATER LIFT STATION
ZONING	PD-280R-R
LOT AREA	0.725 ACRES (31,573 SF)
IMPERVIOUS	50% / 15663 SF
BUILDING AREA	293 SF
BUILDING HEIGHT	12'-4"
PARKING SUMMARY	2 SPACES

EAST SANDY LAKE ROAD (VARIABLE WIDTH R.O.W.)

R.O.W.

VARIABLE WIDTH DRAINAGE EASEMENT VOL 81012, PG 1311 VOL 81041, PG 2809 D.R.D.C.T.

LOT 1, BLOCK A
ST. JOSEPH VILLAGE
VOLUME 2003024, PAGE 123
O.P.R.D.C.T.
ZONING: SINGLE FAMILY RESIDENCES (SF-7)

PROPOSED FENCE AND GATE (SEE SHEET C-100)

CONCRETE ACCESS ROAD AND SITE DRIVEWAY (SEE SHEET C-101)

EXISTING 30" SANITARY SEWER FORCE MAIN

EXISTING WATER SERVICE LINE

1-INCH WATER SERVICE LINE (SEE SHEET C-100)

PROPOSED R.O.W. PER PLAT 0.031 OF AN ACRE

38.64'

VARIABLE WIDTH DRAINAGE EASEMENT

EXISTING WATER METER

C1

C2

30' B.L.

(S87°50'E 40')
S87°45'00"E 40.00'

29.49'

200.33'
(2°10'E 300')
S0°15'00"E 300.14'

EXISTING GATE

EXISTING 27" SANITARY SEWER GRAVITY LINE

EXISTING JUNCTION BOX

EXISTING 27" SANITARY SEWER GRAVITY LINE

25' FIRE LANE AND ACCESS EASEMENT VOL 86197, PG 5563 D.R.D.C.T.

EXISTING 6" SANITARY SEWER

EXISTING BRIDGE

30' ACCESS EASEMENT EXHIBIT B VOL 82004, PG 2622 D.R.D.C.T.

15' STORM SEWER EASEMENT EXHIBIT A VOL 82004 PG 2622 D.R.D.C.T.

EXISTING 54" STORM DRAIN

PROPOSED CONCRETE SITE DRIVEWAY (SEE SHEET C-101)

10' T.P.&L. & GAS EASEMENT VOL 86197, PG 5593 D.R.D.C.T.

27" SANITARY SEWER GRAVITY LINE (SEE SHEET C-105)

R.O.W.

80' DRAINAGE EASEMENT VOL 81180, PG 3301 D.R.D.C.T.

LOT 4R, BLOCK 1
CORNERS OF COPPELL
VOLUME 92191, PAGE 1021
O.P.R.D.C.T.
ZONING: RETAIL

EXISTING FIRE HYDRANT (APPROX)

10' UTILITY EASEMENT VOL 2003024, PG 123

24' FIRE LANE VOL 2003024, PG 123

20' FORCE MAIN EASEMENT VOL 2003024, PG 123

EXISTING 15" GRAVITY SEWER

EXISTING 20" DIP FORCE MAIN

DEMOLITION OF EXISTING LIFT STATION (SEE SHEETS D-100 THROUGH D-103)

EXISTING BYPASS PUMPING CONNECTION

30' SANITARY SEWER EASEMENT VOL. 75142, PG. 1396 D.R.D.C.T.

S0°15'00"W 440.00'
(S2°10'W 440')
331.22'

EXISTING 20" RCCP FORCE MAIN

LOT 1, BLOCK 1
0.725 OF AN ACRE
31,573 SQ. FT.

20" GATE VALVE AND 6' DIA MANHOLE (SEE C-105)

20" FLOW METER AND VAULT (SEE SHEET M-104)

20" FORCE MAIN (SEE SHEET C-105)

PARKING SPACES (TYP 2)

EXISTING 20" DIP FORCE MAIN

(S87°50'E 110')
S89°45'00"E 109.60'

S89°45'00"W 149.60'
(S87°50'W 150')

10' GAS EASEMENT VOL 86197, PG 5563 D.R.D.C.T.

GENERATOR

ELECTRICAL BUILDING

SANDY LAKE LIFT STATION (SEE SHEETS M-100 THROUGH M-103)

16'-4"

(S2°10'E 140')
S0°15'00"E 139.86'

ODOR CONTROL SYSTEM WITH EQUIPMENT COVER (SEE SHEET M-105)

25' FIRE LANE AND ACCESS EASEMENT VOL 86197, PG 5563 D.R.D.C.T.

EXISTING 36" STORM DRAIN

10' T.P.&L. GAS EASEMENT VOL 86197, PG 5563 D.R.D.C.T.

ELECTRICAL BUILDING AND GENERATOR PAD (SEE SHEET S-106 E-103)

10' T.P.&L EASEMENT VOL 86197, PG 5563 D.R.D.C.T.

10' T.P.&L. GAS EASEMENT VOL 56197, PG 5563 D.R.D.C.T.

LOT 3R, BLOCK 1
CORNERS OF COPPELL
VOLUME 92191, PAGE 1021
O.P.R.D.C.T.
ZONING: RETAIL

20 10 0 20 40
GRAPHIC SCALE

PLUMMER
14755 PRESTON ROAD, STE 420 | DALLAS, TX 75254
214.631.6100 | TBPE REGISTERED FIRM NUMBER F-13

NO.	DATE	REVISION	BY

THE CITY OF COPPELL, TEXAS

THE CITY OF COPPELL, TEXAS
SANDY LAKE LIFT STATION AND SYSTEM IMPROVEMENTS
COPPELL SANDY LAKE LIFT STATION ADDITION
LOT 1, BLOCK A, 0.725 ACRES
1003 E SANDY LAKE ROAD, COPPELL, TX 75019
CIVIL
OVERALL SITE PLAN

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
ADRIAN R. DONGELL
TEXAS P.E. NO. 102007
DATE: 3/12/2021

BAR IS ONE INCH ON ORIGINAL DRAWING.
ONE INCH

DESIGNED ARD
DRAWN FJC
CHECKED ART
REVIEWED BW

Seq. of

Dwg. No. G-006

0816-008-01

PRINTED: 3/12/2021 8:07 AM L:\Projects\0816\008-01\2-0 Wrk Prod\2-1 ACAD\SHEETFILES\G-006.dwg SAVED: 3/8/2021 8:29 AM USER: Cove, Forrest

Exhibit "B"
Page 2 of 2

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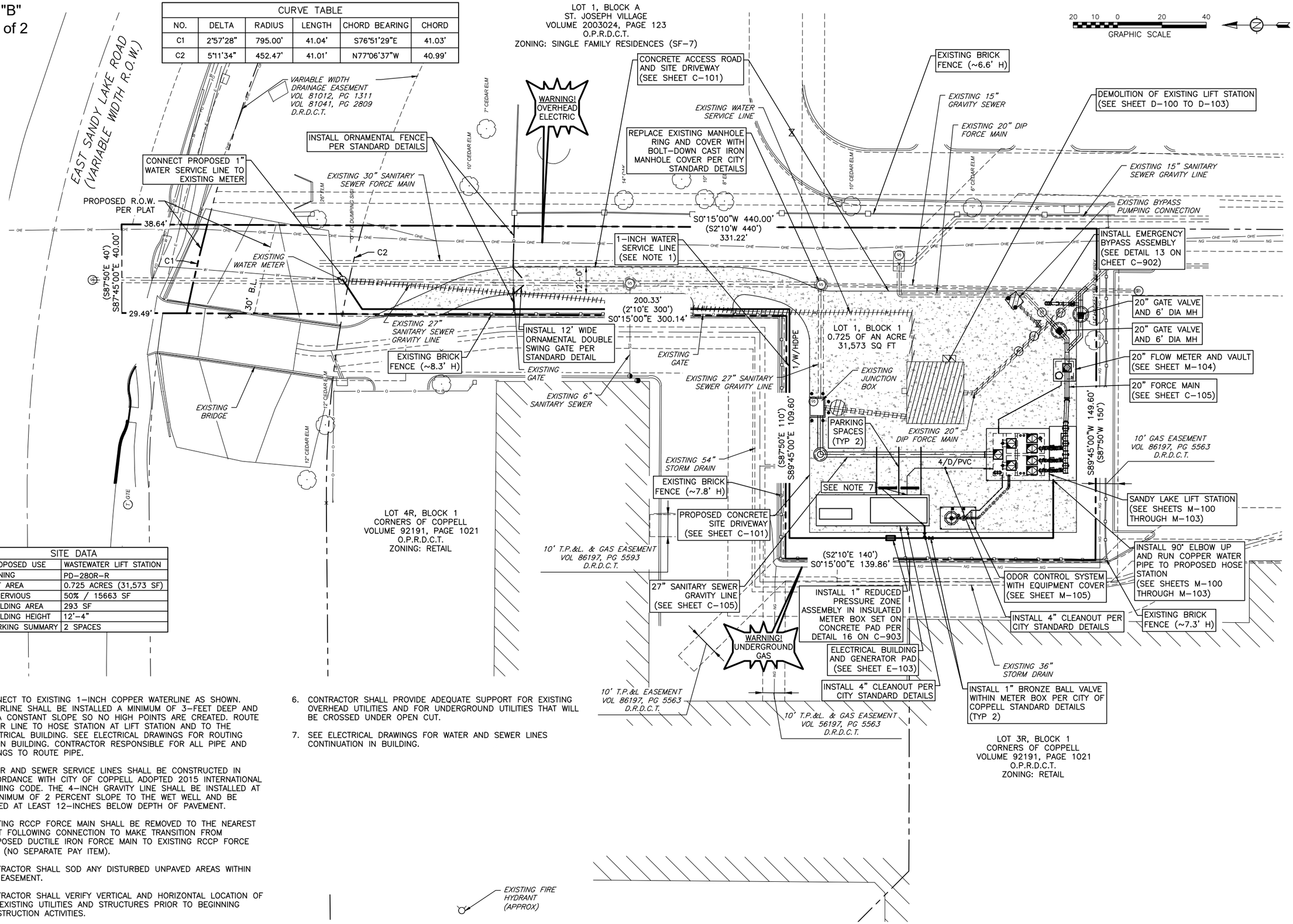

SITE DATA	
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ZONING	PD-280R-R
LOT AREA	0.725 ACRES (31,573 SF)
IMPERVIOUS	50% / 15663 SF
BUILDING AREA	293 SF
BUILDING HEIGHT	12'-4"
PARKING SUMMARY	2 SPACES

NOTES:

1. CONNECT TO EXISTING 1-INCH COPPER WATERLINE AS SHOWN. WATERLINE SHALL BE INSTALLED A MINIMUM OF 3-FEET DEEP AND ON A CONSTANT SLOPE SO NO HIGH POINTS ARE CREATED. ROUTE WATER LINE TO HOSE STATION AT LIFT STATION AND TO THE ELECTRICAL BUILDING. SEE ELECTRICAL DRAWINGS FOR ROUTING WITHIN BUILDING. CONTRACTOR RESPONSIBLE FOR ALL PIPE AND FITTINGS TO ROUTE PIPE.
2. WATER AND SEWER SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF COPPELL ADOPTED 2015 INTERNATIONAL PLUMING CODE. THE 4-INCH GRAVITY LINE SHALL BE INSTALLED AT A MINIMUM OF 2 PERCENT SLOPE TO THE WET WELL AND BE BURIED AT LEAST 12-INCHES BELOW DEPTH OF PAVEMENT.
3. EXISTING RCCP FORCE MAIN SHALL BE REMOVED TO THE NEAREST JOINT FOLLOWING CONNECTION TO MAKE TRANSITION FROM PROPOSED DUCTILE IRON FORCE MAIN TO EXISTING RCCP FORCE MAIN (NO SEPARATE PAY ITEM).
4. CONTRACTOR SHALL SOD ANY DISTURBED UNPAVED AREAS WITHIN THE EASEMENT.
5. CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR EXISTING OVERHEAD UTILITIES AND FOR UNDERGROUND UTILITIES THAT WILL BE CROSSED UNDER OPEN CUT.
7. SEE ELECTRICAL DRAWINGS FOR WATER AND SEWER LINES CONTINUATION IN BUILDING.

PLUMMER
14755 PRESTON ROAD, STE 420 | DALLAS, TX 75254
214.631.6100 | TBPE REGISTERED FIRM NUMBER F-13

NO.	DATE	REVISION	BY

THE CITY OF COPPELL, TEXAS

THE CITY OF COPPELL, TEXAS
SANDY LAKE LIFT STATION AND SYSTEM IMPROVEMENTS
COPPELL SANDY LAKE LIFT STATION ADDITION
LOT 1, BLOCK A, 0.725 ACRES
1003 E SANDY LAKE ROAD, COPPELL, TX 75019
CIVIL

SITE PLAN AND YARD PIPING

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