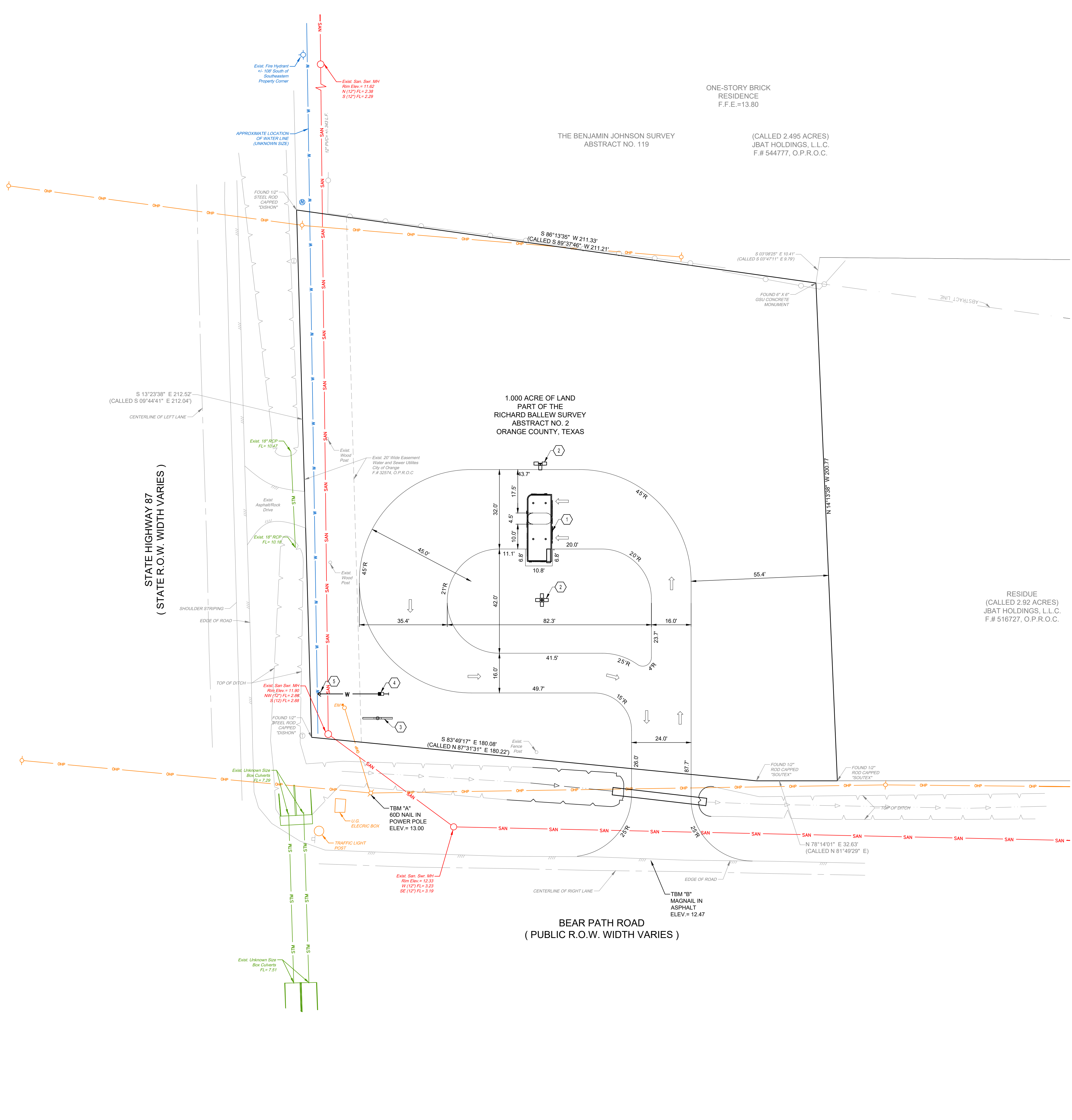


User Name: kender
 Date: 03 Mar 2026 2:35pm
 Path Name: C:\Users\kender\OneDrive - proeconsulting.com\OneDrive - proeconsulting.com\Projects\1018 - SU Group\0016 - Neches FCD_Little Cypress V2 CAD\Private\04 OVERALL SITE & DIMENSION CONTROL PLANS.dwg



CONSTRUCTION NOTE:
 CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRYWET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

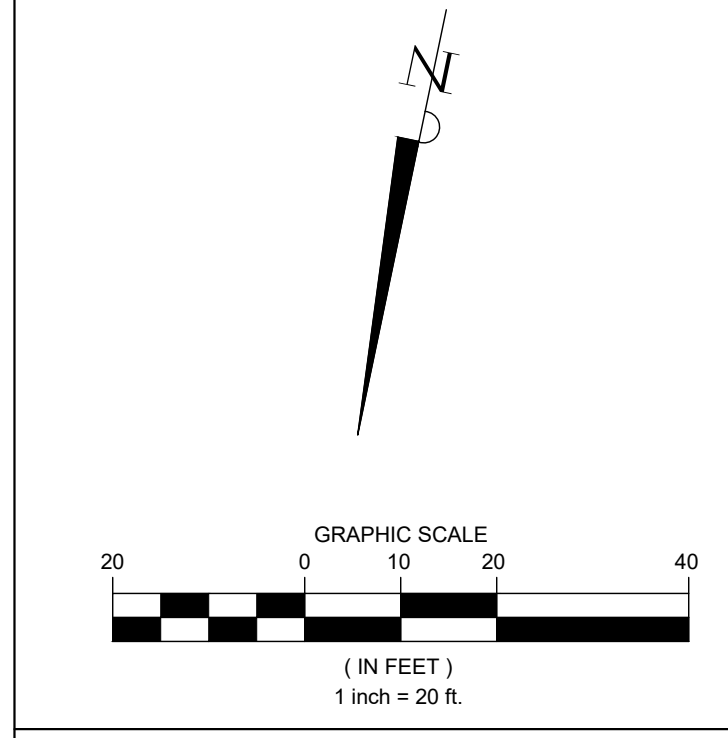
NOTE:
 CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING DIMENSIONS & CONDITIONS & SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT MAY AFFECT THE WORK DESCRIBED HEREIN.

HYDROMULCH NOTE:
 CONTRACTOR SHALL HYDROMULCH ALL NEWLY GRADED AREAS AND EXPOSED SOILS UPON PAVING COMPLETION.

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. CALL 811!

ALL LINES MUST BE FIELD VERIFIED

CAUTION EXIST GAS FACILITIES IN AREA



BENCHMARK NOTE:
 ELEVATIONS SHOWN ARE NAVD88 ORTHOMETRIC HEIGHTS DERIVED USING GEOID18 AND ARE REFERENCED TO SMARTNET, NA.

TEMPORARY BENCHMARK "A": ELEV: 13.00'
 BEING A 60D NAIL EMBEDDED WITHIN A POWER POLE LOCATED +/- 30' FROM THE NORTH EASTERN CORNER OF THE PROPERTY. IT IS ALSO LOCATED +/- 190' FROM THE NORTH WESTERN CORNER OF THE PROPERTY.

TEMPORARY BENCHMARK "B": ELEV: 12.47'
 BEING A 60D NAIL EMBEDDED WITHIN ASPHALT LOCATED +/- 80' FROM THE NORTH WESTERN CORNER OF THE PROPERTY. IT IS ALSO LOCATED +/- 145' FROM THE NORTH EASTERN CORNER OF THE PROPERTY.

FLOOD STATEMENT:
 THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE WITHIN 500-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48361C0070D WHICH BEARS AN EFFECTIVE DATE DECEMBER 16, 2021.

KEYED NOTES

1	PROPOSED INTERACTIVE TELLER MACHINE (ITM). SEE ARCHITECTURAL PLANS FOR DETAILS.
2	PROPOSED SITE LIGHTING. SEE MEP PLANS FOR DETAILS.
3	PROPOSED ILLUMINATED SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
4	PROPOSED 1" IRRIGATION BACKFLOW PREVENTER.
5	PROPOSED 1" TAPPING SADDLE W/ CORPORATION STOP

- GENERAL NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII 2' UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS.
 - REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
 - CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
 - SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
 - REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
 - CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

- DOMESTIC WATER SYSTEM NOTES:**
- ALL WATER LINE MAINS SIZES 1 THRU 3 INCH SHALL BE PVC SCH 40.
 - ALL WATER MAINS SIZES 4 THRU 12 INCH SHALL BE AWWA C-900 CLASS 150 DR-18.
 - WATER LINE SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS FOR WATER MAIN CONSTRUCTION AS CURRENTLY AMENDED.
 - PROVIDE THRUST BLOCKING ACCORDING TO ORANGE COUNTY STANDARDS SPECIFICATIONS.
 - PROVIDE A MINIMUM 24-INCHES OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSING.
 - ALL BACKFLOW PREVENTERS ARE REQUIRED TO BE TESTED AND CERTIFIED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

PRO CONSULTING

1334 Brittmoore Road
 Suite # 2808
 Houston, TX 77043
 Firm License F-21665
 www.proeconsulting.com

Justin A. Schradler

DATE	REVISION

CONSTRUCTION PLANS FOR
NECHES FEDERAL CREDIT UNION - LITTLE CYPRESS ITM
 (PRIVATE ON-SITE)
 PAVING, & DRAINAGE FACILITIES

7125 HWY 87 N,
 ORANGE, TEXAS 77632

OVERALL SITE & DIMENSION CONTROL PLAN

PRO-E PROJECT NO.: 1018-0016	
SUBMITTED:	DESIGNED BY: KH
SCALE: 1" = 20'	DRAWN BY: PB
DATE: MARCH, 2026	SHEET NO. C4 OF C9
SURVEYED BY: SOUTEX SURVEYORS & ENGINEERS	CITY DWG NO.:

PRIVATE PLANS - NECHES FEDERAL CREDIT UNION - LITTLE CYPRESS ITM; 7125 HWY 87 N, ORANGE, TEXAS 77632