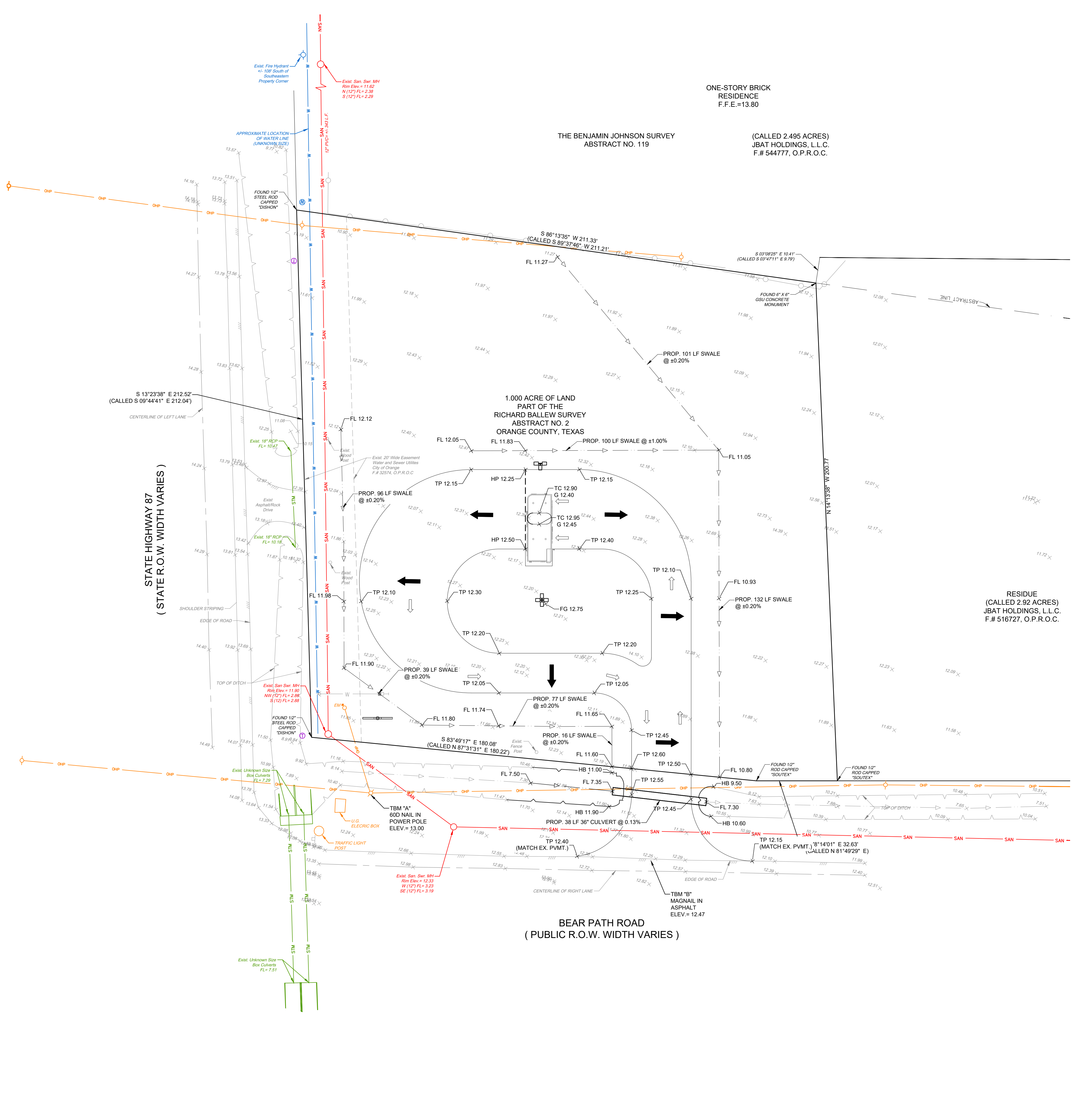


User Name: kender
 Date: 03 Mar 2026 - 2:35pm
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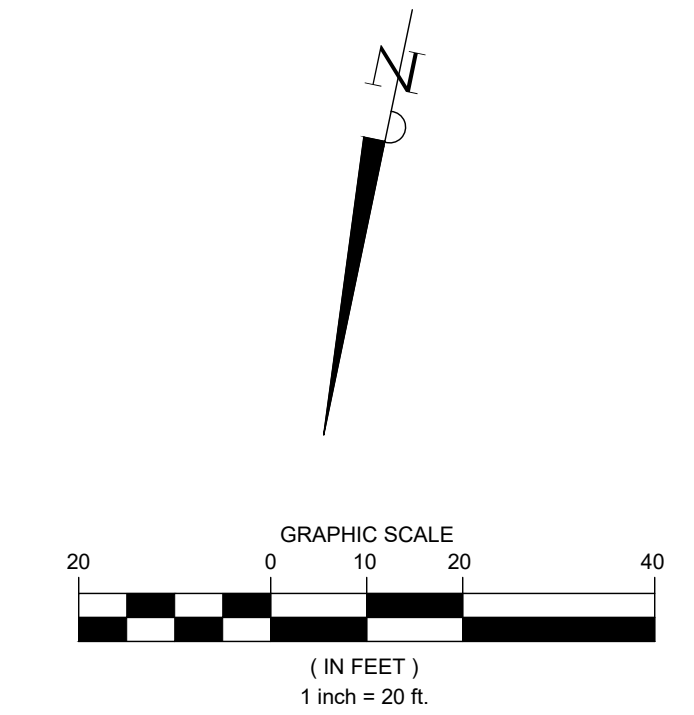
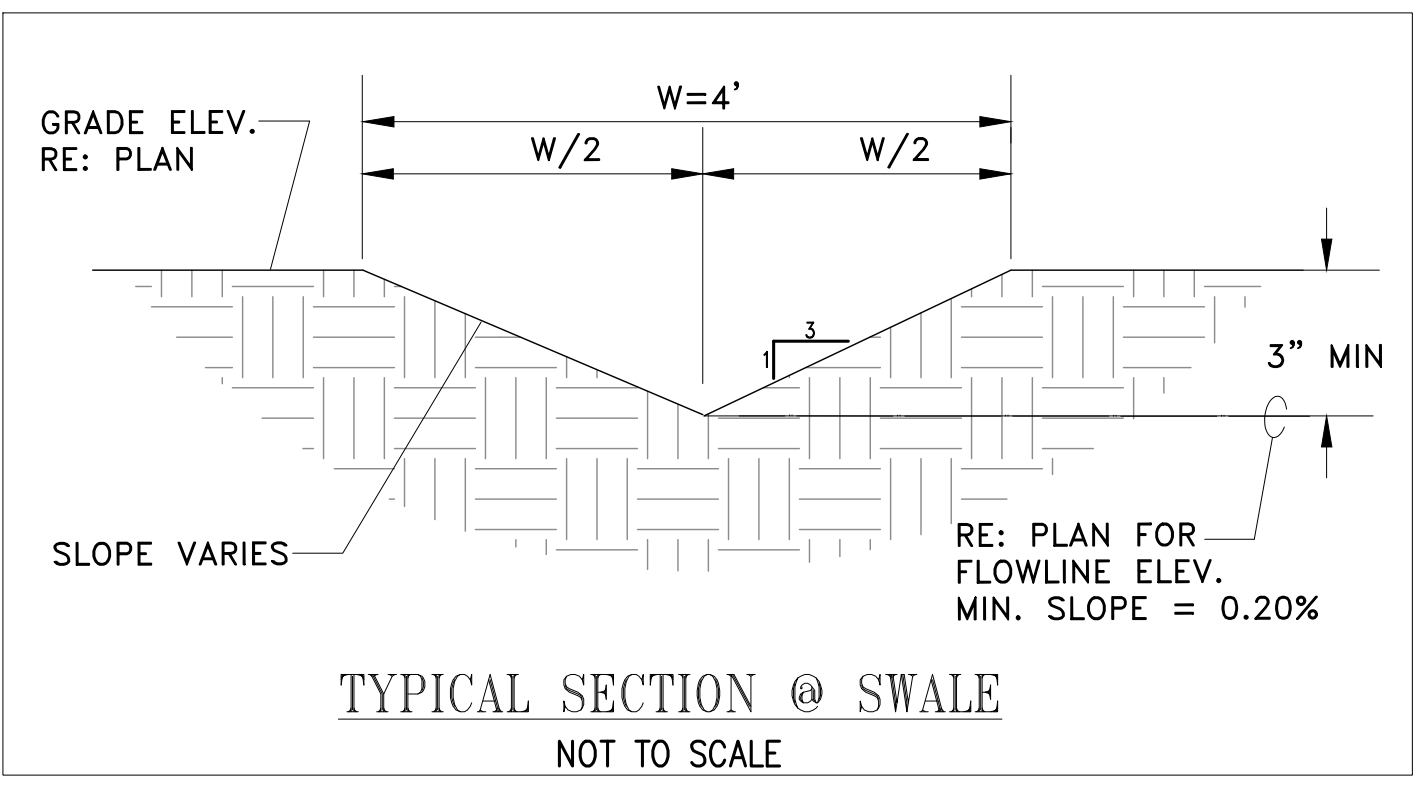
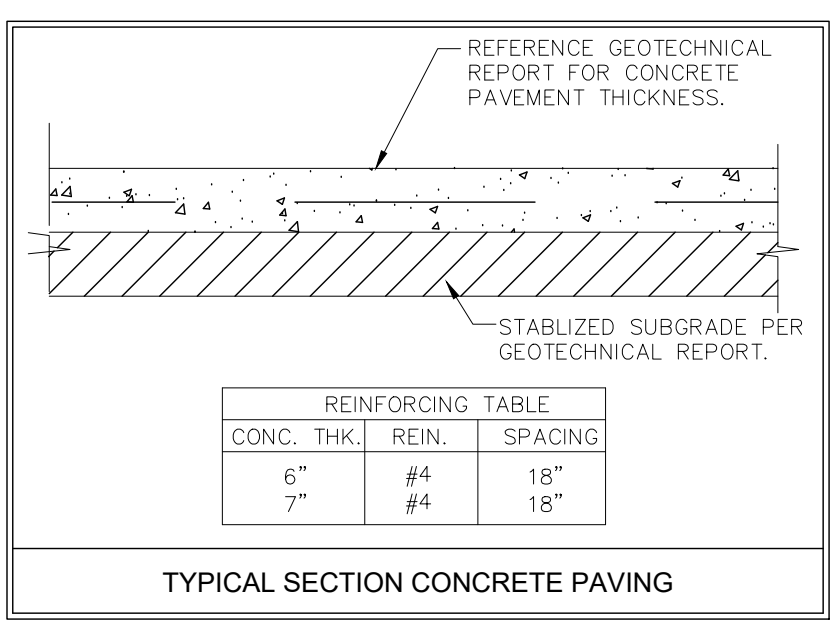
GENERAL NOTES:

1. ANY PAVING INSTALLED OVER A UTILITY EASEMENT SHALL HAVE CONSTRUCTION JOINTS OR SAW CUTS ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRAVERSE THE EASEMENT AT INTERVALS EQUAL TO OR LESS THAN 10 FOOT INCREMENTS.
2. ALL PROPOSED CURBS ARE 6" TYPICAL, U.N.O. ON PLANS. CONTRACTOR SHALL CONTACT ENGINEER/ARCHITECT IF CURB DEPTH EXCEEDS 6". OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS.
3. PROJECT LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT, PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES EXIST, NOTIFY ENGINEER IMMEDIATELY.
4. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB SHALL BE AS GOOD AS OR BETTER THAN PRIOR TO STARTING WORK.
5. EXISTING PRIVATE AND PUBLIC GREEN AREAS, UTILITIES, PAVEMENTS, CURBS, DRIVEWAYS AND SIDEWALKS DAMAGED OR REMOVED DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED TO THE CITY OF ORANGE STANDARDS.

GRADING NOTES:

1. CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION AS TO NOT IMPACT ADJACENT / NEIGHBORING PROPERTIES.
2. ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT OF WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE OR GRASS WHICH MATCHED THE GRASS REMOVED.
3. ANY DRAINAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT OF WAY SHALL BE SAW CUT, REMOVED AND REPLACED WITH MATERIALS EQUAL TO OR SUPERIOR MATERIAL, AND MUST BE INSTALLED TO CITY STANDARDS.
4. ALL SURFACE ORGANIC, TOPSOIL AND UNSUITABLE MATERIAL SHALL BE STRIPPED FROM ALL PROPOSED BUILDING AND PAVING AREAS.
5. ALL TREE-STUMPS THAT ARE TO BE REMOVED SHALL BE DONE THOROUGHLY BY REMOVING ALL THE ROOTS AND FILLING UP THE VOID WITH SELECT FILL AND COMPACTED PRIOR TO CONSTRUCTION.
6. PROOF ROLL THE SUBGRADE TO DETECT ANY WET, SOFT OR PUMPING AREAS. TREAT THESE AREAS WITH DRYING/STABILIZING AGENTS AS NECESSARY OR REMOVE & REPLACE THEM WITH SELECT FILL.
7. COMPACT THE SUBGRADE TO A MINIMUM OF 95% OF ITS DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D 698).
8. ADDITIONAL FILL MATERIAL WITHIN THE BUILDING AREA SHOULD BE SILTY OR SANDY CLAY HAVING A PLASTICITY INDEX (PI) OF 10 - 20 & A LIQUID LIMIT OF 28 OR MORE. SILL MATERIALS SHOULD BE PLACED IN 6 TO 8 INCH LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT TO 98% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR COMPACTION TEST (ASTM D 698).

NOTE:
 REFERENCE GEOTECHNICAL REPORT FOR PROJECT SPECIFIC REINFORCEMENT SCHEDULE AND PAVEMENT SUBGRADE PREPARATION INFORMATION.



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. 48361C00700 WHICH BEARS AN EFFECTIVE DATE DECEMBER 16, 2021.

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 www.proeconsulting.com

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

GRADING & DRAINAGE PLAN

PRO-E PROJECT NO.: 1018-0016

SUBMITTED:	DESIGNED BY: KH
SCALE: 1" = 20'	DRAWN BY: PB
DATE: MARCH, 2026	SHEET NO. C5 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