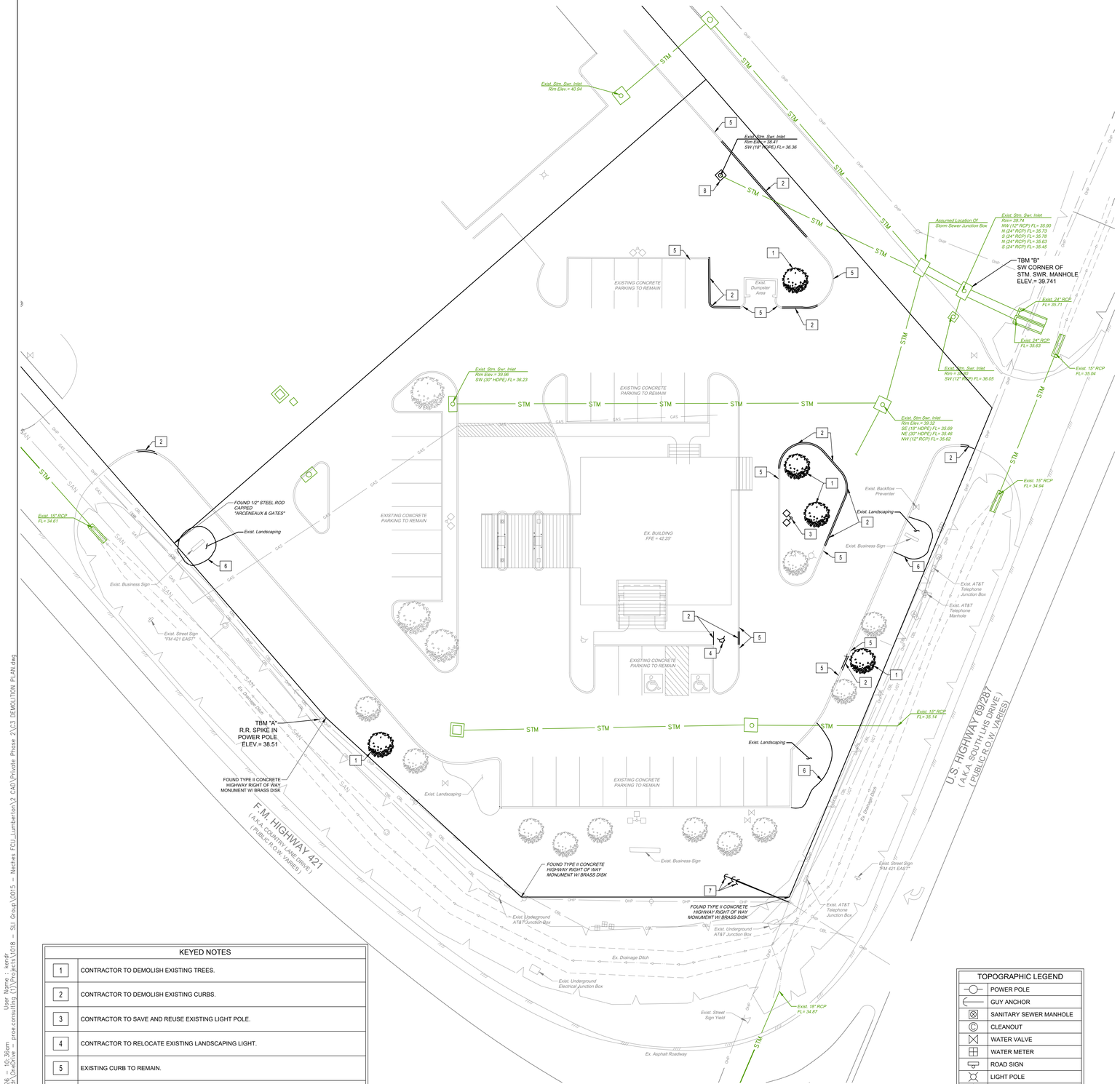


| KEYED NOTES | |
|---|---|
| 1 | CONTRACTOR TO DEMOLISH EXISTING TREES. |
| 2 | CONTRACTOR TO DEMOLISH EXISTING CURBS. |
| 3 | CONTRACTOR TO SAVE AND REUSE EXISTING LIGHT POLE. |
| 4 | CONTRACTOR TO RELOCATE EXISTING LANDSCAPING LIGHT. |
| 5 | EXISTING CURB TO REMAIN. |
| 6 | CONTRACTOR TO DEMOLISH EXISTING LANDSCAPING, AS NEEDED. |
| 7 | CONTRACTOR TO COORDINATE WITH OWNER AND LOCAL UTILITY PROVIDER TO RELOCATE EXISTING GUY WIRE. |
| 8 | CONTRACTOR TO REMOVE EXISTING TYPE A INLET IN ITS ENTIRETY. PROTECT AND PRESERVE EXISTING 18" HDPE PIPE FOR EXTENSION. CUT PIPE AS REQUIRED, CLEAN AND PREPARE END FOR CONNECTION TO PROPOSED SYSTEM. |

| TOPOGRAPHIC LEGEND | |
|---|---|
| | POWER POLE |
| | GUY ANCHOR |
| | SANITARY SEWER MANHOLE |
| | CLEANOUT |
| | WATER VALVE |
| | WATER METER |
| | ROAD SIGN |
| | LIGHT POLE |
| | FIRE HYDRANT |
| | YIELD SIGN |
| | STORM SEWER MANHOLE |
| A | AT&T TELEPHONE PEDESTAL |
| T | TELEPHONE PEDESTAL |
| | TREE |

## DEMOLITION NOTES:

1. ALL WORK ON THIS PLAN SHOULD BE PERFORMED IN ACCORDANCE WITH THE PROJECT MANUAL AND GEOTECH REPORT.

2. PROTECTION OF EXISTING FACILITIES
   - A. PROTECT EXISTING UTILITIES AND IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND RESTORE DAMAGED OR TEMPORARILY RELOCATED UTILITIES AND IMPROVEMENTS.
   - B. VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES SHOWN AND MAKE EXPLORATORY EXCAVATIONS OF UTILITIES THAT MAY INTERFERE WITH THE WORK.
     1) PERFORM EXPLORATORY EXCAVATIONS AS SOON AS PRACTICABLE AFTER AWARD OF CONTRACT AND A SUFFICIENT TIME IN ADVANCE OF CONSTRUCTION TO AVOID DELAYS TO THE WORK.
     2) WHEN EXPLORATORY EXCAVATIONS SHOW UTILITY LOCATION AS SHOWN TO BE IN ERROR, NOTIFY ENGINEER.
   - C. PERFORM EXPLORATORY EXCAVATIONS REQUIRED TO SUFFICIENTLY DETERMINE ALIGNMENT AND GRADE OF EXISTING UTILITIES.
   - D. TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE PRIVATE AND PUBLIC PROPERTY IN THE IMMEDIATE AREA OF WORK SITES.
   - E. ASSUME TOTAL LIABILITY FOR DAMAGE TO PRIVATE AND/OR PUBLIC PROPERTY DURING THE PROSECUTION OF THE WORK.

3. PROTECTION OF SURVEY MARKERS
   - A. DO NOT DESTROY, REMOVE, OR OTHERWISE DISTURB EXISTING SURVEY MARKERS OR OTHER EXISTING STREET OR ROADWAY MARKERS WITHOUT PROPER AUTHORIZATION.
   - B. CONTACT FORT BEND COUNTY SURVEY OFFICE TO DETERMINE LOCATION OF ALL SURVEY MARKERS.
   - C. NO WORK SHALL BE STARTED UNTIL ALL SURVEY OR OTHER PERMANENT MARKER POINTS THAT WILL BE DISTURBED BY THE CONSTRUCTION OPERATIONS HAVE BEEN PROPERLY REFERENCED FOR EASY AND ACCURATE RESTORATION.
   - D. ACCURATELY RESTORE SURVEY MARKERS OR POINTS DISTURBED BY CONTRACTOR AT CONTRACTOR'S EXPENSE AFTER WORK HAS BEEN COMPLETED.

4. PAVEMENT
   - A. PAVEMENTS SUBJECT TO PARTIAL REMOVAL SHALL BE NEATLY SAW CUT IN STRAIGHT LINES UNLESS OTHERWISE NOTED.

5. DEMOLITION
   - A. BUILDING DEMOLITION SHALL INCLUDE COMPLETE REMOVAL AND DISPOSAL OF DESIGNATED STRUCTURES ON WITHIN THE LIMITS OF DEMOLITION SHOWN ON THE DRAWINGS, AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING WORK:
     1) VERIFICATION THAT ALL UTILITIES SERVING THE BUILDING HAVE BEEN TERMINATED. UTILITY DISCONNECTS SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT CENTERPOINT FOR POWER AND GAS AND SBC FOR TELEPHONE FOR COORDINATION PRIOR TO COMMENCING WORK (713-223-4567 OR 1-800-344-8377).
     2) REMOVAL OF ALL STRUCTURES AND FOUNDATIONS TO A MINIMUM OF FIVE (5) FEET BELOW FUTURE FINISHED GRADE, AND REMOVAL OF ALL ASSOCIATED PIPING, WIRING, DUCTWORK, AND EQUIPMENT
     3) BREAK-UP AND REMOVAL OF SLABS-ON-GRADE. SLABS SHALL BE COMPLETELY REMOVED.
     4) REMOVAL OF UNDERGROUND TANKS, PIPING, AND PUMPS WITH ASSOCIATED WIRING.
     5) FILLING OF ALL SUBGRADE CAVITIES WITH ON-SITE SOIL COMPACTED TO 95 PERCENT DENSITY (ASTM D698).
     6) PROVISIONS FOR TEMPORARY BRACING AND SHORING AS REQUIRED UNTIL DEMOLITION AND BACKFILLING WORK IS COMPLETE.
     7) UNIFORM GRADING OF DEMOLITION AREA TO MATCH EXISTING GRADE OF PERIMETER.
     8) RESTORATION OF SIDEWALKS, BITUMINOUS AND CONCRETE PAVEMENTS, AND ANY OTHER IMPROVEMENTS OR PROPERTY DAMAGED BY DEMOLITION OPERATIONS.
     9) CLEANING OF ADJACENT STRUCTURES, IMPROVEMENTS, STREETS, SIDEWALKS, AND PROPERTY OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS.
     10) ASBESTOS ABATEMENT. PRIOR TO DEMOLITION, CONTRACTOR TO ABATE THE EXISTING ASBESTOS CONTAINING MATERIALS IN ACCORDANCE WITH THE ASBESTOS SURVEY PERFORMED BY OWNER. CONTRACTORS BID SHOULD BE ALL INCLUSIVE WITH THE EXCEPTION OF THE REQUIRED MONITORING/TESTING WHICH WILL BE BY OWNER. QUANTITIES IN THE ASBESTOS SURVEY SHOULD BE VERIFIED BY CONTRACTORS PRIOR TO THE SUBMITTAL OF BIDS. CONTRACTOR TO COORDINATE WITH OWNERS CONSULTANTS DURING ABATEMENT ACTIVITIES. ABATEMENT OF ASBESTOS TO OCCUR WITHIN THE DEMOLITION PHASE INDICATED.
   - B. DEMOLITION SHALL BE BY CONVENTIONAL DEMOLITION METHODS USING HEAVY TO LIGHT MECHANICAL MEANS AS WELL AS HAND DEMOLITION METHODS. USE OF EXPLOSIVES SHALL NOT BE PERMITTED. BURNING AND BURIAL OF MATERIAL ON SITE SHALL NOT BE PERMITTED.
   - C. THE CONTRACTOR SHALL LIMIT DUST AND DIRT CAUSED BY DEMOLITION OPERATIONS SO AS TO COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
   - D. DEMOLITION OPERATIONS SHALL NOT INTERRUPT EXISTING UTILITIES SERVING NEIGHBORING PROPERTIES AND/OR BUILDING TO REMAIN OPERATIONAL DURING PHASES OF DEMOLITION, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS DIRECTED BY GOVERNING AUTHORITIES.

6. REGULATORY REQUIREMENTS
   - A. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND DISPOSAL.
   - B. OBTAIN REQUIRED PERMITS FROM AUTHORITIES.
   - C. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
   - D. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, OR HYDRANTS WITHOUT PERMITS.

7. PREPARATION
   - A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES PRIOR TO WORK.
   - B. PROTECT EXISTING APPURTENANCES AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED.
   - C. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
   - D. MARK LOCATION OF UTILITIES.

8. PROTECTION OF EXISTING UTILITIES AND IMPROVEMENTS
   - A. PROTECT UNDERGROUND UTILITIES AND OTHER IMPROVEMENTS WHICH MAY BE IMPAIRED DURING CONSTRUCTION OPERATIONS.
     1) DETERMINE ACTUAL LOCATION OF EXISTING UTILITIES AND OTHER IMPROVEMENTS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS.
     2) ADEQUATELY PROTECT UTILITIES AND OTHER IMPROVEMENTS FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
     3) TAKE ALL POSSIBLE PRECAUTIONS FOR PROTECTING UNFORESEEN UTILITY LINES TO PROVIDE FOR UNINTERRUPTED SERVICE AND TO PROVIDE NECESSARY SPECIAL PROTECTION.
   - B. OWNER'S RIGHT OF ACCESS: OWNER AND OWNERS OF PUBLIC UTILITIES RESERVE THE RIGHT TO ENTER AT ANY TIME UPON ANY PUBLIC STREET, ALLEY, RIGHT-OF-WAY, OR EASEMENT FOR THE PURPOSE OF MAKING CHANGES IN THEIR PROPERTY.
   - C. UNDERGROUND UTILITIES INDICATED:
     1) EXISTING UTILITY LINES TO BE RETAINED, THAT ARE INDICATED OR LOCATIONS OF WHICH ARE MADE KNOWN TO CONTRACTOR PRIOR TO EXCAVATION, AND UTILITY LINES CONSTRUCTED DURING EXCAVATION OPERATIONS SHALL BE PROTECTED FROM DAMAGE DURING EXCAVATION AND BACKFILLING.
     2) IF DAMAGED, CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE.
   - D. UNDERGROUND UTILITIES NOT INDICATED: IF CONTRACTOR DAMAGES EXISTING UTILITY LINES THAT ARE NOT INDICATED OR THE LOCATIONS OF WHICH ARE NOT MADE KNOWN TO CONTRACTOR PRIOR TO EXCAVATION, IMMEDIATELY MAKE A WRITTEN REPORT TO ENGINEER.
   - E. APPROVAL OF REPAIRS: REPAIRS TO A DAMAGED UTILITY OR IMPROVEMENT SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AN AUTHORIZED REPRESENTATIVE OF THE UTILITY OR IMPROVEMENT OWNER BEFORE BEING CONCEALED BY BACKFILL OR OTHER WORK.
   - F. MAINTAINING IN SERVICE:
     1) DURING CONSTRUCTION, CONTINUOUSLY MAINTAIN OIL AND GASOLINE PIPELINES; POWER, TELEPHONE, AND COMMUNICATION CABLE DUCTS; GAS AND WATER MAINS; IRRIGATION LINES; SEWER LINES; STORM DRAIN LINES; POLES, OVERHEAD POWER, AND COMMUNICATION WIRES AND CABLE ENCOUNTERED ALONG THE LINE OF THE WORK IN SERVICE UNLESS OTHER ARRANGEMENTS APPROVED BY ENGINEER ARE MADE WITH THE OWNERS OF THE FACILITIES.
     2) BE RESPONSIBLE FOR AND REPAIR DAMAGE DUE TO CONSTRUCTION OPERATIONS, EVEN IF DAMAGE OCCURS AFTER BACKFILLING OR IS NOT DISCOVERED UNTIL AFTER COMPLETION OF BACKFILLING.

9. NOTIFICATION BY CONTRACTOR
   - A. PRIOR TO EXCAVATION IN VICINITY OF EXISTING UNDERGROUND FACILITIES (INCLUDING WATER, SEWER, STORM DRAIN, GAS, PETROLEUM PRODUCTS, OR OTHER PIPELINES; BURIED ELECTRIC POWER, COMMUNICATIONS, OR TELEVISION CABLES; TRAFFIC SIGNAL AND STREET LIGHTING FACILITIES; AND ROADWAY AND STATE HIGHWAY RIGHTS-OF-WAY) NOTIFY THE RESPECTIVE AUTHORITIES REPRESENTING THE OWNERS OR AGENCIES RESPONSIBLE FOR THE FACILITIES NOT LESS THAN 3 DAYS NOR MORE THAN 7 DAYS PRIOR TO EXCAVATION SO THAT A REPRESENTATIVE OF OWNERS OR AGENCIES CAN BE PRESENT DURING SUCH WORK IF THEY SO DESIRE.
   - B. NOTIFY THE UNDERGROUND SERVICE ALERT OR UTILITY COORDINATION COMMITTEE AT 713-223-4567 OR 1-800-344-8377 AT LEAST 2 DAYS, BUT NO MORE THAN 14 DAYS, PRIOR TO EXCAVATION.

10. DEMOLITION
    - A. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
    - B. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY OWNER. DO NOT RESUME OPERATIONS UNTIL DIRECTED BY OWNER.
    - C. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS AND COMMERCIAL USES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
    - D. DEMOLITION ACTIVITIES SHALL BE WHOLLY CONTAINED WITHIN THE PROPERTY BOUNDARY LINES.

11. DEMOLITION REQUIREMENTS
    - A. DISCONNECT, CAP, AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.
    - B. REMOVE FOUNDATION WALLS AND FOOTINGS TO A MINIMUM OF FIVE FEET BELOW FINISHED GRADE BEYOND AREA OF NEW CONSTRUCTION.
    - C. REMOVE CONCRETE SLABS ON GRADE.
    - D. BACKFILL OPEN PITS AND HOLES CAUSED AS A RESULT OF DEMOLITION.
    - E. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
    - F. REMOVE DEMOLISHED MATERIALS FROM SITE.
    - G. DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.
    - H. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM FACILITIES TO REMAIN IN OPERATION DURING DEMOLITION PHASING.

12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REGULATORY AGENCIES AND ANY OTHER ENTITY CONCERNING THE RELEASE OF GASES FROM ANY EXISTING EQUIPMENT TO BE DEMOLISHED OR REMOVED.

GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
1 inch = 20 ft.

TEMPORARY BENCHMARK "A": ELEV: 38.51'

BEING A RAILROAD SPIKE EMBEDDED IN A POWER POLE. IT IS LOCATED ±110' FROM THE NORTHWESTERN CORNER OF THE PROPERTY. IT IS ALSO LOCATED ±90' FROM THE NORTHEASTERN CORNER OF THE PROPERTY.

TEMPORARY BENCHMARK "B": ELEV: 39.74'

BEING THE SOUTHWESTERN CORNER OF A STORM SEWER MANHOLE. IT IS LOCATED ±60' FROM THE SOUTHWESTERN CORNER OF THE PROPERTY. IT IS ALSO LOCATED ±135' FROM THE SOUTHEASTERN CORNER OF THE PROPERTY.

FLOOD STATEMENT:

THIS PROPERTY LIES WITHIN ZONE "X-UNSHADED"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48199C0530F WHICH BEARS AN EFFECTIVE DATE OCTOBER 6, 2010.


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STATE OF TEXAS
JUSTIN A. SCHRADER
103736
LICENSED
PROFESSIONAL ENGINEER
APR 10 2026

| DATE | REVISION |
|---|---|
| 04/10/2026 | ISSUE FOR PERMIT AND BID |

CONSTRUCTION PLANS FOR
# NECHES FEDERAL CREDIT UNION - LUMBERTON BRANCH PARKING ADDITION
(PRIVATE ON-SITE)
PAVING & DRAINAGE FACILITIES

299 COUNTRY LANE DRIVE,
LUMBERTON, TEXAS 77657

## DEMOLITION PLAN

PRO-E PROJECT NO.: 1018-0015

SUBMITTED:
SCALE: 1" = 20'
DATE: APRIL, 2026
SURVEYED BY:

DESIGNED BY: JAS
DRAWN BY: KHL/PB
SHEET NO. C3 OF C9
CITY DWG NO:

PRIVATE PLANS - NECHES FEDERAL CREDIT UNION - LUMBERTON BRANCH PARKING ADDITION; PROJECT NUMBER : 1018-0015

Date\Time - Fri, 10 Apr 2026 - 10:36am User Name : kendr
Path\Name - C:\Users\kendr\OneDrive - proe.consulting (1)\Projects\1018 - SLI Group\0015 - Neches FCU_Lumberton\2 CAD\Private Phase 2\C3 DEMOLITION PLAN.dwg