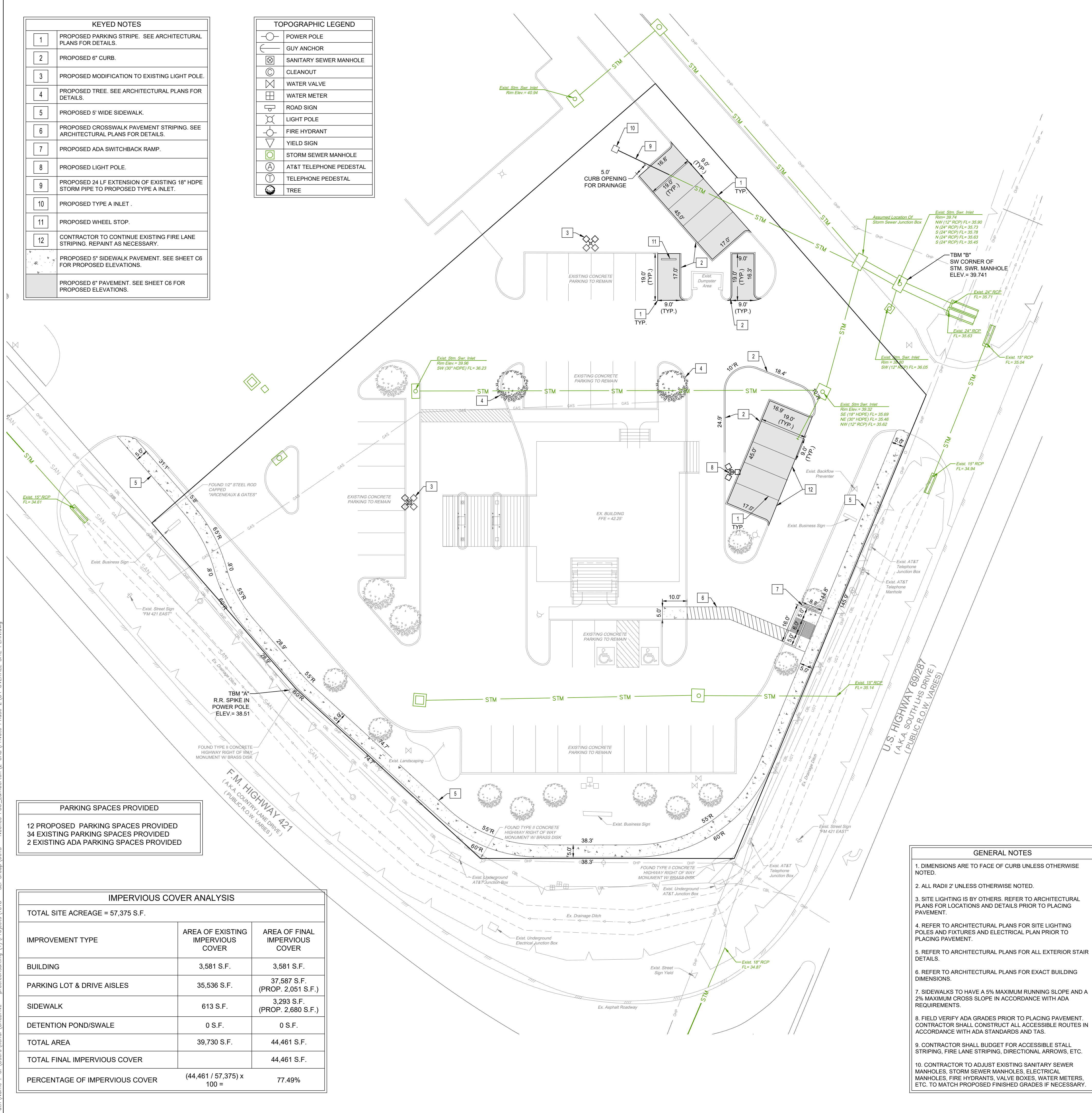


KEYED NOTES	
1	PROPOSED PARKING STRIPE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2	PROPOSED 6" CURB.
3	PROPOSED MODIFICATION TO EXISTING LIGHT POLE.
4	PROPOSED TREE. SEE ARCHITECTURAL PLANS FOR DETAILS.
5	PROPOSED 5' WIDE SIDEWALK.
6	PROPOSED CROSSWALK PAVEMENT STRIPING. SEE ARCHITECTURAL PLANS FOR DETAILS.
7	PROPOSED ADA SWITCHBACK RAMP.
8	PROPOSED LIGHT POLE.
9	PROPOSED 24 LF EXTENSION OF EXISTING 18" HDPE STORM PIPE TO PROPOSED TYPE A INLET.
10	PROPOSED TYPE A INLET.
11	PROPOSED WHEEL STOP.
12	CONTRACTOR TO CONTINUE EXISTING FIRE LANE STRIPING. REPAINT AS NECESSARY.
	PROPOSED 5' SIDEWALK PAVEMENT. SEE SHEET C6 FOR PROPOSED ELEVATIONS.
	PROPOSED 6" PAVEMENT. SEE SHEET C6 FOR PROPOSED ELEVATIONS.

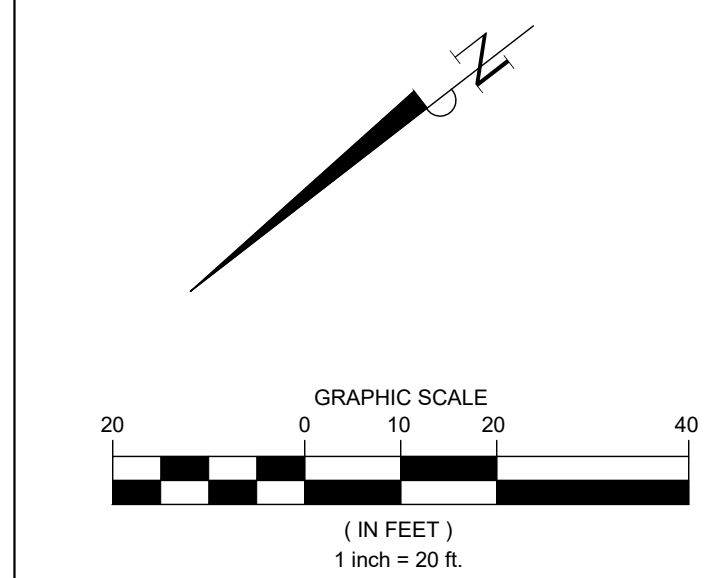
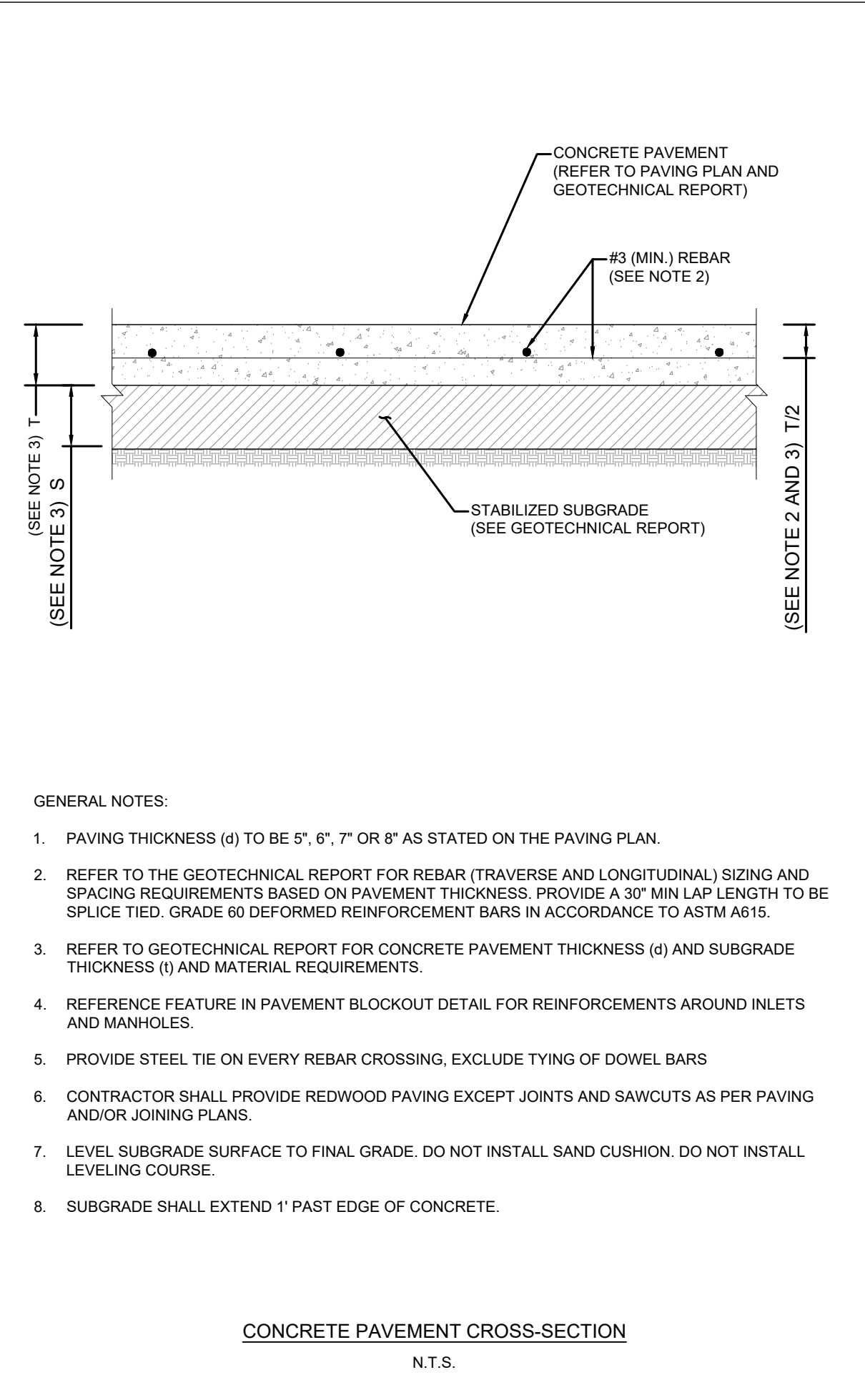
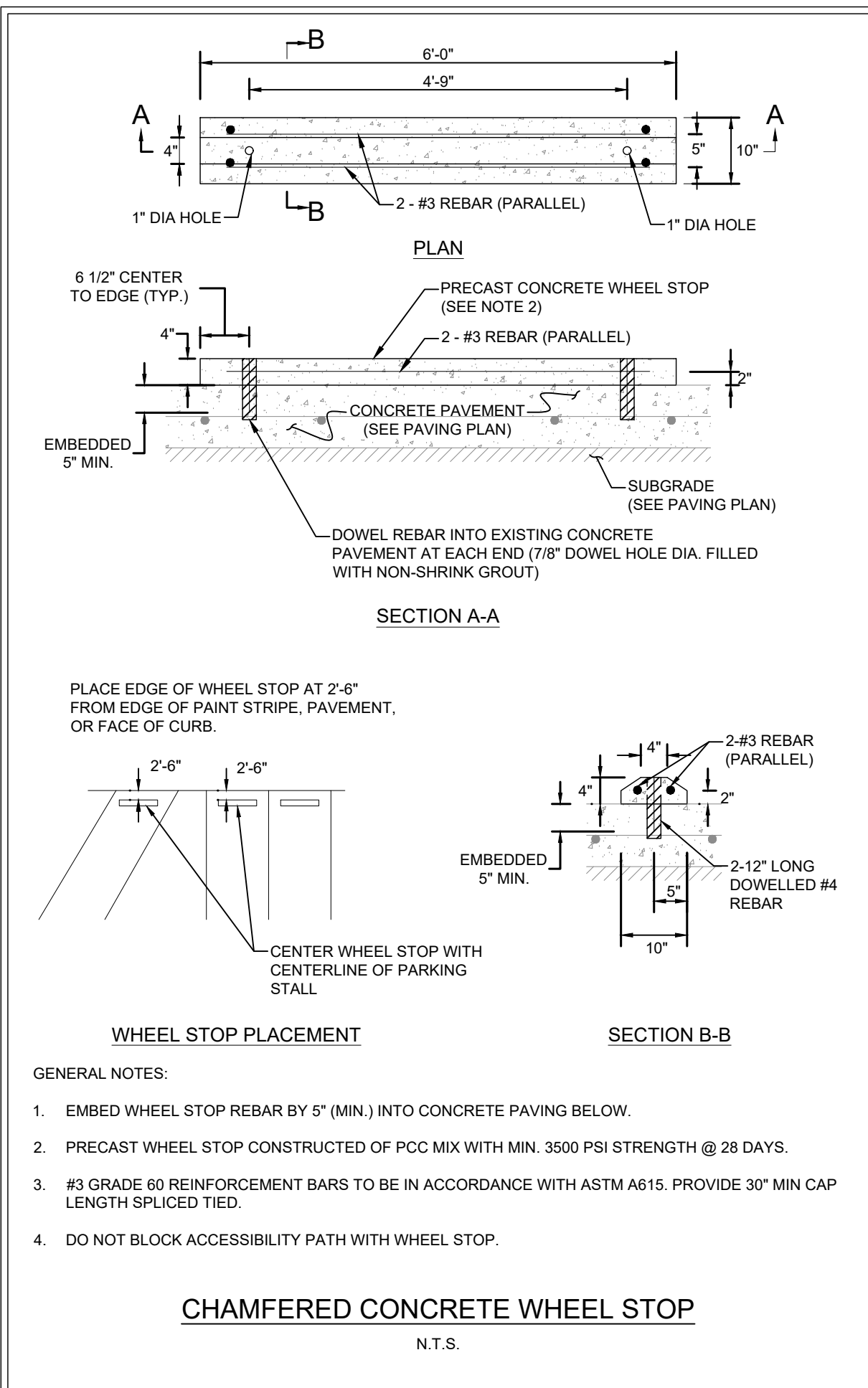
TOPOGRAPHIC LEGEND	
	POWER POLE
	GUY ANCHOR
	SANITARY SEWER MANHOLE
	CLEANOUT
	WATER VALVE
	WATER METER
	ROAD SIGN
	LIGHT POLE
	FIRE HYDRANT
	YIELD SIGN
	STORM SEWER MANHOLE
	AT&T TELEPHONE PEDESTAL
	TELEPHONE PEDESTAL
	TREE



PARKING SPACES PROVIDED	
12	PROPOSED PARKING SPACES PROVIDED
34	EXISTING PARKING SPACES PROVIDED
2	EXISTING ADA PARKING SPACES PROVIDED

IMPERVIOUS COVER ANALYSIS		
TOTAL SITE ACREAGE = 57,375 S.F.		
IMPROVEMENT TYPE	AREA OF EXISTING IMPERVIOUS COVER	AREA OF FINAL IMPERVIOUS COVER
BUILDING	3,581 S.F.	3,581 S.F.
PARKING LOT & DRIVE AISLES	35,536 S.F.	37,587 S.F. (PROP. 2,051 S.F.)
SIDEWALK	613 S.F.	3,293 S.F. (PROP. 2,680 S.F.)
DETENTION POND/SWALE	0 S.F.	0 S.F.
TOTAL AREA	39,730 S.F.	44,461 S.F.
TOTAL FINAL IMPERVIOUS COVER		44,461 S.F.
PERCENTAGE OF IMPERVIOUS COVER	$(44,461 / 57,375) \times 100 =$	77.49%

- GENERAL NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADI 2' UNLESS OTHERWISE NOTED.
  - SITE LIGHTING IS BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
  - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
  - REFER TO ARCHITECTURAL PLANS FOR ALL EXTERIOR STAIR DETAILS.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM GROSS 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.
  - CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
  - 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.

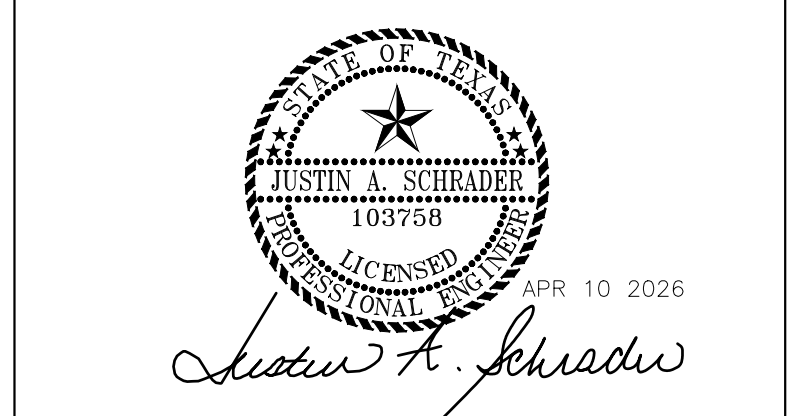


**TEMPORARY BENCHMARK "A":** ELEV: 38.51'  
BEING A RAILROAD SPIKE EMBEDDED IN A POWER POLE. IT IS LOCATED ±110' FROM THE NORTHWESTERN CORNER OF THE PROPERTY. IT IS ALSO LOCATED ±90' FROM THE NORTHEASTERN CORNER OF THE PROPERTY.

**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.

**PRO CONSULTING**  
1334 Britton Road  
Suite # 2808  
Houston, TX 77043  
Firm License F-21665  
www.proconsulting.com



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

**OVERALL SITE PLAN**

PRO-E PROJECT NO.: 1018-0015	DESIGNED BY: JAS
SUBMITTED:	DRAWN BY: KHL/PB
SCALE: 1" = 20'	SHEET NO. C4 OF C9
DATE: APRIL, 2026	CITY DWG NO.:
SURVEYED BY:	

User: Name: kender  
 Date: Fri, 10 Apr 2026 - 10:56am  
 Path Name: C:\Users\kender\OneDrive - proconsulting\OneDrive\Projects\1018 - SU\_Group\0015 - Neches FCD\_Lumberton\2 CAD\Private Phase 2\C4 Overall Site Plan.dwg

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