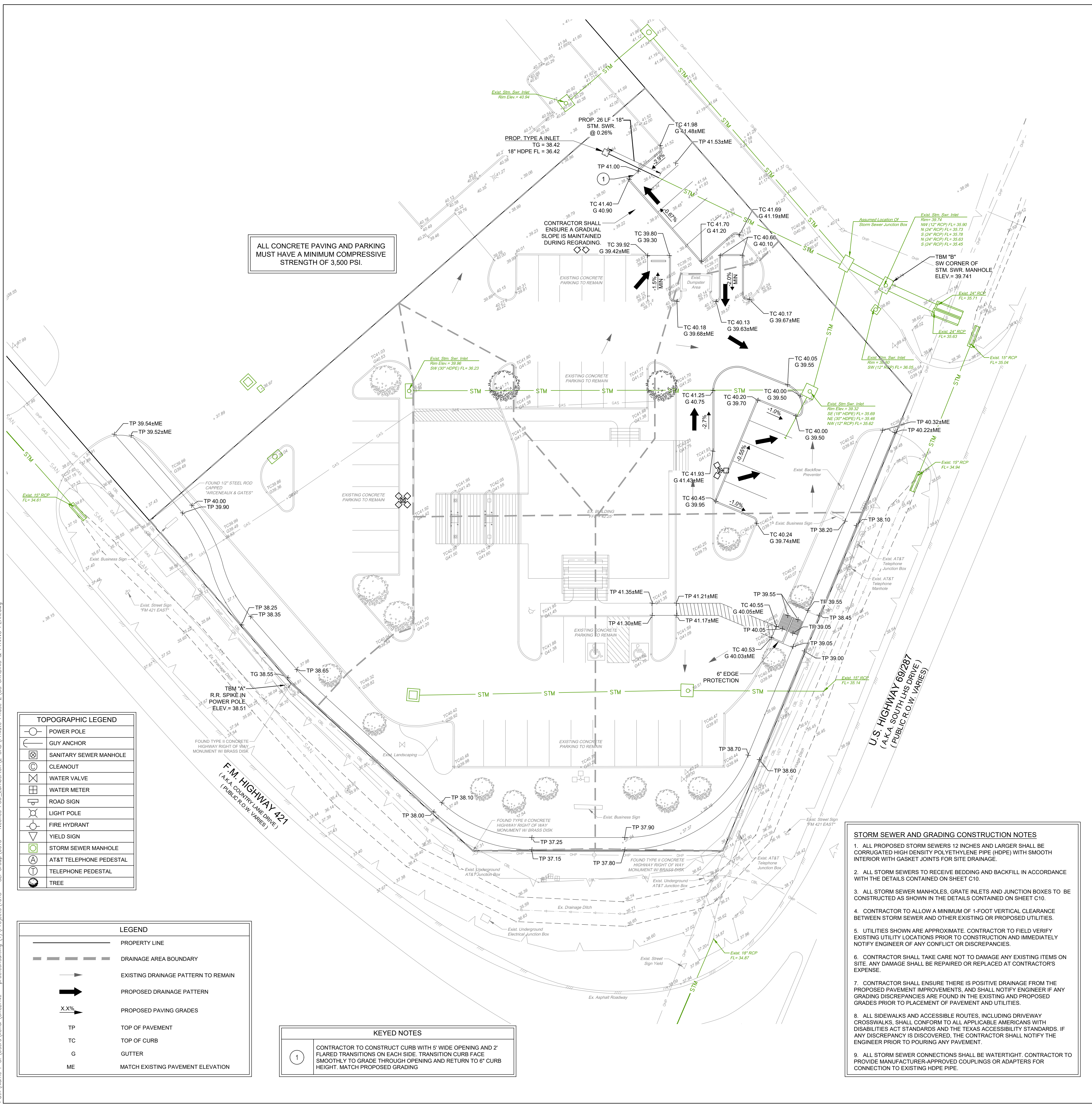


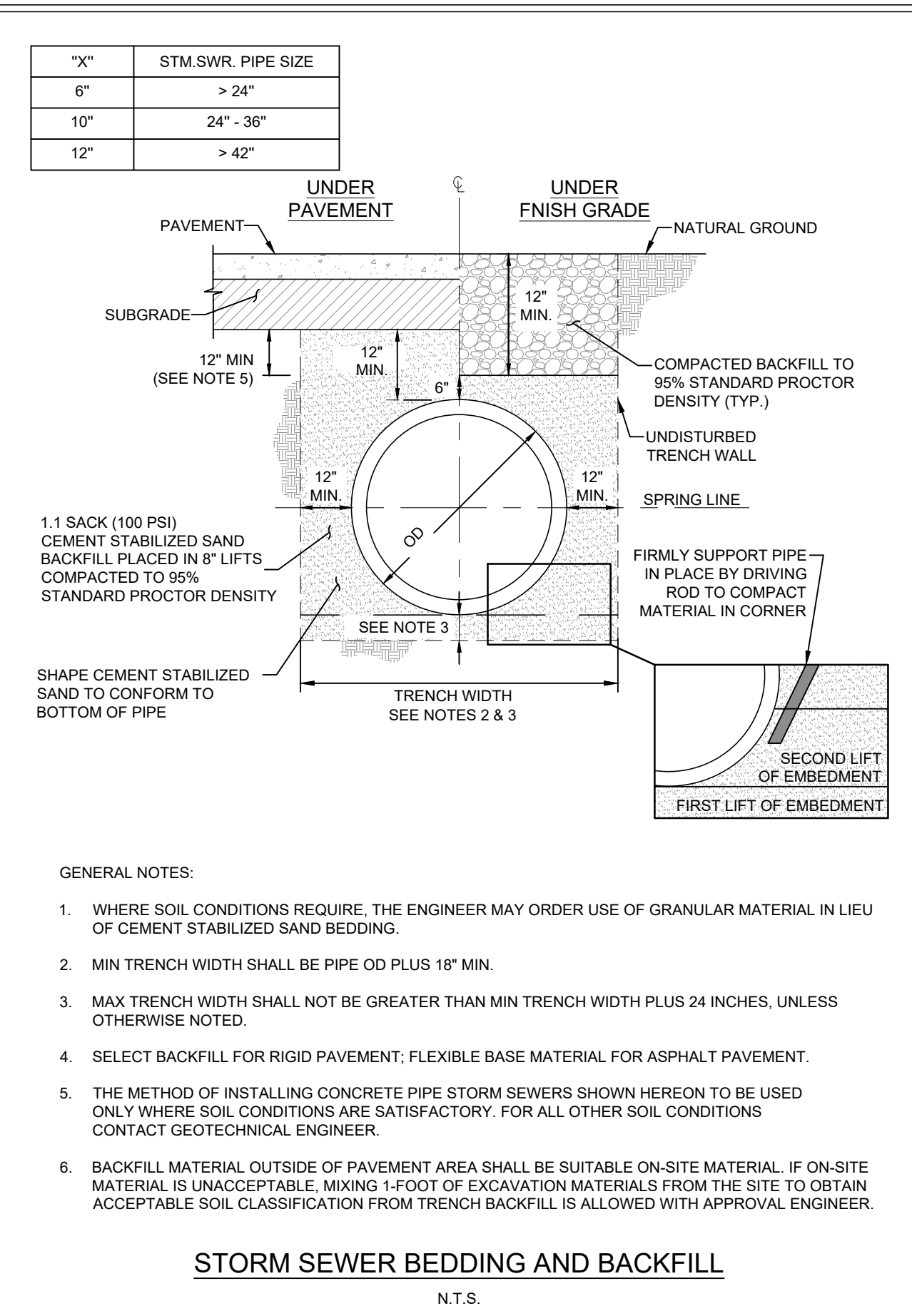
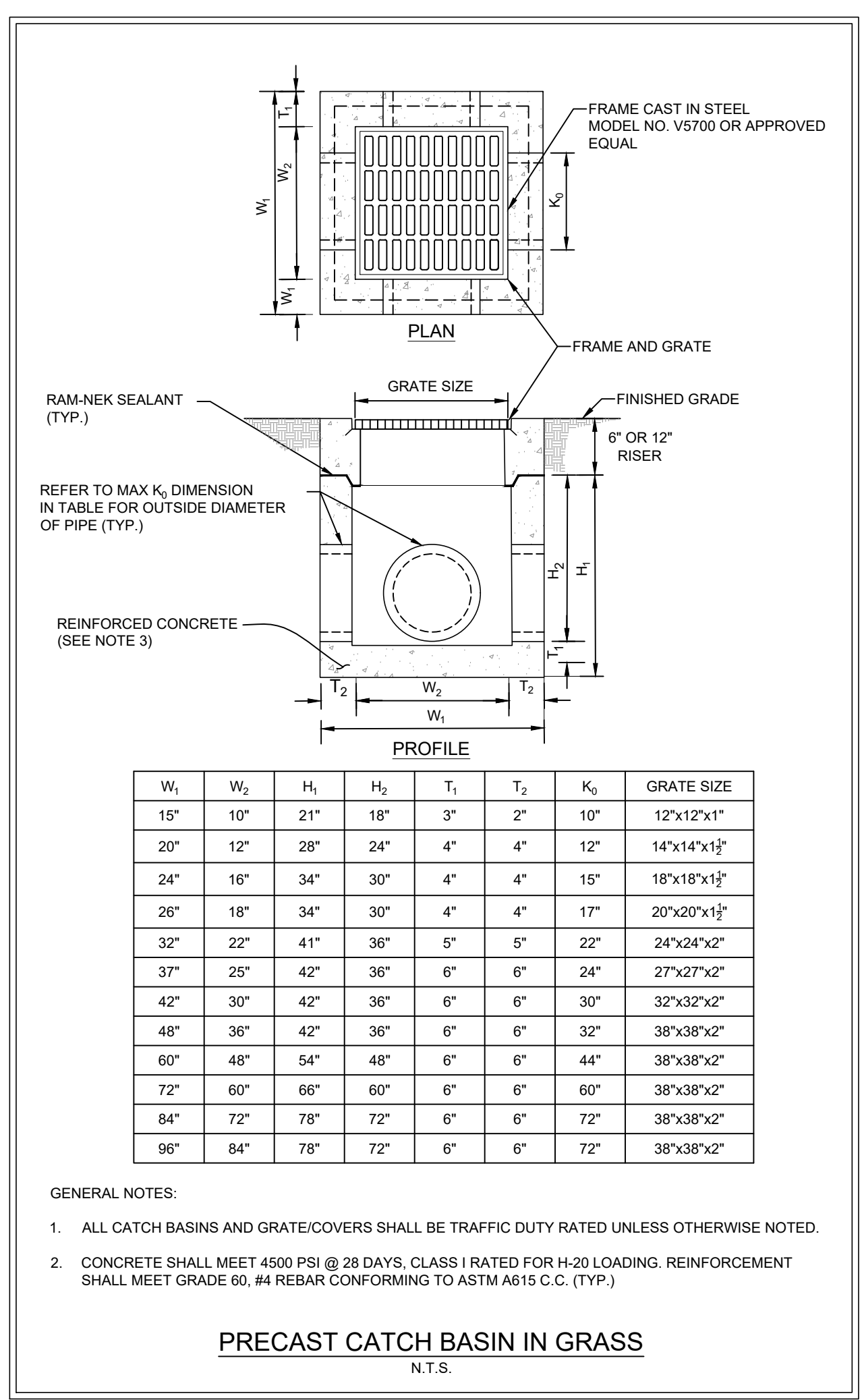
User Name: kchr Date: Fri, 10 Apr 2026 10:56am Path Name: C:\Users\kchr\OneDrive - proconsulting.com\OneDrive - proconsulting.com\Projects\1018 - SU\_Group\0015 - Neches FCD\_Lumberton\_V2 CAD\Private Phase 2\GIS GRADING & PAVING PLAN.dwg



ALL CONCRETE PAVING AND PARKING MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI.

CONTRACTOR SHALL ENSURE A GRADUAL SLOPE IS MAINTAINED DURING REGRADING.

- STORM SEWER AND GRADING CONSTRUCTION NOTES**
- ALL PROPOSED STORM SEWERS 12 INCHES AND LARGER SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR WITH GASKET JOINTS FOR SITE DRAINAGE.
  - ALL STORM SEWERS TO RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED ON SHEET C10.
  - ALL STORM SEWER MANHOLES, GRATE INLETS AND JUNCTION BOXES TO BE CONSTRUCTED AS SHOWN IN THE DETAILS CONTAINED ON SHEET C10.
  - CONTRACTOR TO ALLOW A MINIMUM OF 1-FOOT VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR PROPOSED UTILITIES.
  - UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICT OR DISCREPANCIES.
  - CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING ITEMS ON SITE. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
  - CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED PAVEMENT IMPROVEMENTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICT OR DISCREPANCIES.
  - ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS AND THE TEXAS ACCESSIBILITY STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
  - ALL STORM SEWER CONNECTIONS SHALL BE WATERTIGHT. CONTRACTOR TO PROVIDE MANUFACTURER-APPROVED COUPLINGS OR ADAPTERS FOR CONNECTION TO EXISTING HDPE PIPE.



**TOPOGRAPHIC LEGEND**

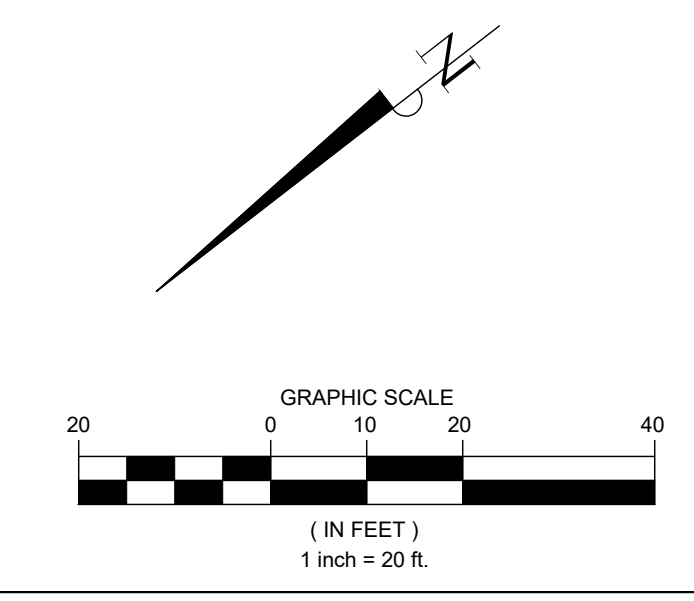
	POWER POLE
	GUY ANCHOR
	SANITARY SEWER MANHOLE
	CLEANOUT
	WATER VALVE
	WATER METER
	ROAD SIGN
	LIGHT POLE
	FIRE HYDRANT
	YIELD SIGN
	STORM SEWER MANHOLE
	AT&T TELEPHONE PEDESTAL
	TELEPHONE PEDESTAL
	TREE

**LEGEND**

	PROPERTY LINE
	DRAINAGE AREA BOUNDARY
	EXISTING DRAINAGE PATTERN TO REMAIN
	PROPOSED DRAINAGE PATTERN
	PROPOSED PAVING GRADES
TP	TOP OF PAVEMENT
TC	TOP OF CURB
G	GUTTER
ME	MATCH EXISTING PAVEMENT ELEVATION

**KEYED NOTES**

1 CONTRACTOR TO CONSTRUCT CURB WITH 6" WIDE OPENING AND 2" FLARED TRANSITIONS ON EACH SIDE. TRANSITION CURB FACE SMOOTHLY TO GRADE THROUGH OPENING AND RETURN TO 6" CURB HEIGHT. MATCH PROPOSED GRADING

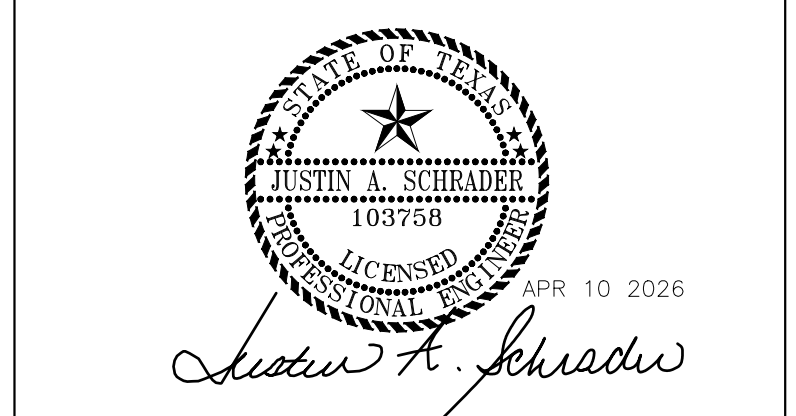


TEMPORARY BENCHMARK "A": ELEV: 38.51'  
BEING A RAILROAD SPIKE EMBEDDED IN A POWER POLE. IT IS LOCATED ±110' FROM THE NORTHWESTERN CORNER OF THE PROPERTY. IT IS ALSO LOCATED ±90' FROM THE NORTHEASTERN CORNER OF THE PROPERTY.

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 Brittmoores 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

**GRADING & DRAINAGE PLAN**

PRO-E PROJECT NO.: 1018-0015

SUBMITTED: SCALE: 1" = 20'  
DRAWN BY: KHL/PB SHEET NO. C6 OF C9  
DATE: APRIL, 2026 CITY DWG NO.:  
SURVEYED BY:

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