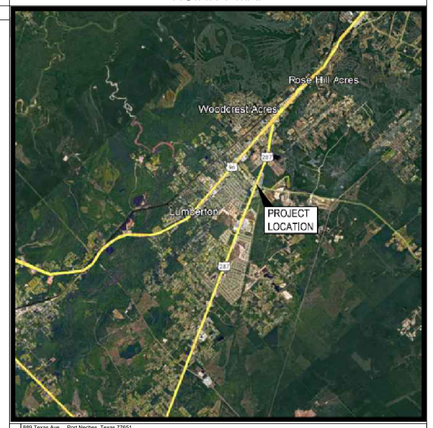
NECHES LUMBERTON BRANCH PARKING AND SIDEWALK

Lumberton, Texas 77657
299 Country Lane at U.S. 69

ABBREVIATIONS

ABBR	DEFINITION	ABBR	DEFINITION
AC	AIR CONDITIONER	INCL	INCLUDING
ACT	ACOUSTICAL CEILING TILE	INS	INSULATION
ADD	ADDITIONAL	INT	INTERIOR
ADJ	ADJACENT	JAN	JANITOR
AFF	ABOVE FINISH FLOOR	JC	JANITOR'S CLOSET
AFC	AT FINISH CEILING	JT	JOINT
ALUM	ALUMINUM	LP	LOW POINT
ARCH	ARCHITECTURAL	LAM	LAMINATED
BD	BOARD	LAV	LAVATORY
BFF	BELOW FINISH FLOOR	LTG	LIGHTING
BLDG.	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MBM	METAL BUILDING MANUFACTURER
BM	BEAM	MECH	MECHANICAL
BO	BOTTOM OF	MEMB	MEMBRANE
BRG	BEARING	MFR	MANUFACTURER
CBD	CHALKBOARD	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CIP	CAST-IN-PLACE	MO	MASONRY OPENING
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLR	CLEAR	NTS	NOT TO SCALE
CLO	CLOSET	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OHD	OVERHEAD DOOR
CONT	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUOUS	OPP.HD.	OPPOSITE HAND
CPT	CARPET	PART	PARTITION
CT	CERAMIC TILE	PC	PRECAST
DET	DETAIL	PEMB	PRE-ENGINEERED METAL BUILDING
DF	DRINKING FOUNTAIN	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PT	PRESSURE TREATED
DN	DOWN	PTD	PAINTED
DR	DOOR	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	QT	QUARRY TILE
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	R	RADIUS or RISER
ELEC	ELECTRICAL	RA	RETURN AIR
ELEV	ELEVATION or ELEVATOR	RD	ROOF DRAIN
EXT	EXTERIOR	REF	REFERENCE
EQ	EQUAL	REINF	REINFORCING or REINFORCED
EQUIP	EQUIPMENT	REQ	REQUIRED
EXIST	EXISTING	REV	REVISION
FD	FLOOR DRAIN	RM	ROOM
FDN	FOUNDATION	RO	ROUGH OPENING
FE	FIRE EXTINGUISHER	RTU	ROOF TOP UNIT
FEC	FIRE EXTINGUISHER CABINET	SECT	SECTION
FF	FINISH FLOOR	SIM	SIMILAR
FFE	FINISH FLOOR ELEVATION	SPEC	SPECIFICATION
FFT	FINISH FLOOR TRANSITION	SQ	SQUARE
FIN	FINISH	SSTL	STAINLESS STEEL
FIXT	FIXTURE	STD	STANDARD
FR	FIRE-RATED	STL	STEEL
FRP	FIBERGLASS REINFORCED PLASTIC	STRUC	STRUCTURAL
FRT	FIRE RETARDANT TREATED	SUSP	SUSPENDED
FT	FOOT	T	TREAD
FV	FIELD VERIFY	TBD	TO BE DETERMINED or TACKBOARD
GA	GAUGE	TD	TRENCH DRAIN
GALV	GALVANIZED	TO	TOP OF
GC	GENERAL CONTRACTOR	TOC	TOP OF CONCRETE
GL	GLASS	TOS	TOP OF STEEL
GYP BD	GYPSUM BOARD	TOW	TOP OF WALL
HC	HANDICAP ACCESSIBLE	THK	THICK
HDW	HARDWARE	TYP	TYPICAL
HGT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HIGH POINT	WD	WOOD
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	WDW	WINDOW
		WF	WIDE FLANGE
IN	INCH	WPR	WATERPROOFING

VICINITY MAP



889 Texas Ave. , Port Neches, Texas 77651
PROJECT LOCATION

TYPICAL MOUNTING HEIGHTS:

ELECTRICAL	
CONVENIENCE OUTLETS	15" (FL. TO BOTTOM OF BOX U.N.O. ON PLAN)
LIGHT SWITCHES	45" (FLOOR TO BOTTOM OF BOX)
FIRE ALARM PULL STATIONS	48" (FLOOR TO HORIZONTAL PULL)
TELEPHONE OUTLETS	15" (FLOOR TO BOTTOM OF BOX)
WALL TELEPHONE OUTLETS	45" (FLOOR TO BOTTOM OF BOX)
DATA CABLE OUTLETS	15" (FLOOR TO BOTTOM OF BOX)
SMOKE AND/OR HEAT DETECTORS	CEILING MOUNT
PLUMBING	
LAVATORIES	27" min. - 29" (FLOOR TO UNDERSIDE OF APRON)
HANDICAPPED-ACCESSIBLE (KNEE SPACE)	34" (FLOOR TO TOP OF APRON)
WATER CLOSET HANDICAPPED-ACCESSIBLE	18" (FLOOR TO TOP OF RIM)
FLUSH CONTROLS	44" (FLOOR TO CENTER LEVER)
ARCHITECTURAL	
GRAB BARS	36" (1 1/2" DIAMETER) (FLOOR TO TOP OF BAR)
PAPER TOWEL DISPENSER	40" (FLOOR TO TOWEL SLOT)
TOILET TISSUE HOLDER	19" (FLOOR TO CENTER ROLL) 36" (MAXIMUM FOR REAR WALL)
SOAP DISPENSER	48" (FLOOR TO CENTER OF PUSH BOTTOM)
MIRRORS	40" (FLOOR TO BOTTOM OF MIRROR)

(FOR MORE INFORMATION ON MOUNTING HEIGHTS FOR ACCESSIBLE ELEMENTS AND AREAS,SEE SHEETS A-0.0 AND A-0.1.)

GENERAL

T-1.00 TITLE SHEET
T-1.10 ACCESSIBILITY ELEMENT COMPLIANCE

CIVIL

C1 COVER SHEET
C2 GENERAL NOTES
C3 DEMOLITION PLAN
C4 OVERALL SITE PLAN
C5 EXISTING DRAINAGE AREA MAP (FOR REFERENCE ONLY)
C6 GRADING & DRAINAGE PLAN
C7 CONTROL JOINT PLAN
C8 STORM WATER POLLUTION PREVENTION MAP
C9 STORM WATER POLLUTION PREVENTION DETAILS

ARCHITECTURAL

SP-1.00 DEMO SITE PLAN
SP-1.10 SITE PLAN

MARCH 23, 2026: 90% DRAWING REVIEW

TDLR PROJECT NUMBER

TABS2026017311

BUILDING CODE AND PROJECT INFORMATION

SCOPE OF WORK

ADDITION OF TWELVE (12) NEW PARKING SPACES. THE WORK SHALL BE COMPLETED DURING REGULAR BUSINESS HOURS.

BUILDING CODE

2015 IBC WITH CITY OF LUMBERTON AMENDMENTS
2014 NEC WITH CITY OF LUMBERTON AMENDMENTS

DRAWING SYMBOLS LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	NORTH ARROW	P1	PARTITION TYPE	A B 1 2	COLUMN GRID
01 FLOOR PLAN 1/4"=1'-0"	DRAWING NAME, NUMBER, AND SCALE	W	WINDOW TYPE	C.L.	CENTERLINE
A4.0	ENLARGED DETAIL REFERENCE	000	DOOR IDENTIFICATION		BREAK LINE
100.0	EXTERIOR ELEVATION	OFFICE 125	ROOM NAME ROOM NUMBER		SPOT ELEVATION
107.0 107.0	BUILDING SECTION	02/A10.0	INTERIOR ELEVATION		
5 A8.0	WALL SECTION	2'-0" 2'-0"	DIMENSION LINES		
2/A5.1	SECTION DETAIL		MATCH LINE		
FIRST FLOOR 0"	VERTICAL ELEVATION	A	REVISION NUMBER & AFFECTED AREA		
		FE	FIRE EXTINGUISHER		

GENERAL NOTES:

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR OMISSIONS.
2. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
3. ALL DIMENSIONS ARE TO FINISHED FACE OF PARTITIONS.
4. ALL DOORS ON AN ACCESSIBLE ROUTE SHALL HAVE A MIN. 18" CLEAR ON THE PULL SIDE, A MIN. 12" CLEAR ON THE PUSH SIDE WHEN DOOR IS EQUIPPED WITH BOTH A LATCH AND CLOSER.
5. ALL DOORS TO RECEIVE NEW AMERICAN DISABILITIES ACT COMPLIANT HARDWARE.
6. ADHERE CITY OF DEER PARK COMMERCIAL PROJECT CHAPTER 61 SUMMARY AND CHECKLIST AND CONSTRUCTION MATERIAL AND WASTE MANAGEMENT PLAN
7. COMPLY WITH ALL 2012 TAS GUIDELINES
8. INDOOR AIR QUALITY TESTING REQUIRED WHEN LEVELS OF VOCs EXCEED 500 MICROGRAMS PER CUBIC METERREFERENCE 804.2 OF GREEN ORDINANCE
9. INDOOR AIR QUALITY DURING COSNTRUCTION SHALL COMPLY WITH IgCC 2015 STANDARDS (REF SECTION 803.1.2)

PROJECT TEAM

ARCHITECT/CONTRACTOR
SLI GROUP
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650

STRUCTURAL ENGINEER
CJG Engineers - Houston LLC
6051 North Course Drive, Suite 375
Houston, Texas 77072

CIVIL ENGINEER
ProE Consulting
1334 Brittmoore, Suite 2808
Houston, TX 77043

MEP ENGINEER
EBE CONSULTING ENGINEERS
12603 SOUTHWEST FRWY, STE 170,
STAFFORD, TX 77477

SLI DESIGN, INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
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www.sligroup.com

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NECHES LUMBERTON PARKING AND SIDEWALK
299 COUNTRY LANE AT U.S. 69
LUMBERTON, TEXAS 77657

PROJECT NUMBER : 8984

ISSUED FOR	DATE
ISSUED FOR CLIENT APPROVAL	03.31.26
ISSUED FOR BIDDING	04.10.26
ISSUED FOR PERMIT	04.10.26
ISSUED FOR CONSTRUCTION	

REVISIONS

MARK	DESCRIPTION	DATE

The information, ideas, designs, details, layouts, techniques, features, arrangements, plans, sequences, dimensions, allowances, tolerances, conceptions, specifications, intentions, technology or embodiments, as illustrated, arranged, displayed, noted, recorded, indicated, represented, disclosed, evidenced, detailed or otherwise reduced to tangible form hereon, either expressly, inherently or by implication, are the confidential and proprietary information of SLI Design, Inc., and shall not be used for any purpose other than the specific project or undertaking identified on the drawing title block or legend for which they are and have been prepared by SLI Design, Inc. Any other reproduction, disclosure or use of any portion of the confidential and proprietary information of SLI Design, Inc., shall be a breach of the obligation of confidence created by the acceptance of this drawing from SLI Design, Inc. for a specific project or Contract. Any copying, duplicating, reproducing, utilization, alteration, modification, revision or change to this drawing, is expressly prohibited unless done with the prior written consent or approval of SLI Design, Inc., and shall not be undertaken without receipt of such prior written approval. This drawing is loaned by SLI Design, Inc., for the limited purpose of complying with a specific Contract. The drawing remains the property of SLI Design, Inc., and shall be returned upon request or completion of the contract, unless specifically authorized by Contract, under which it was loaned.

PRINT DATE Apr 10, 2026 – 1:07pm

REGISTERED ARCHITECT THOMAS S. B. BAKER 14288 STATE OF TEXAS
04/10/26

DRAWING TITLE
Title Sheet/Code Information

DRAWN BY	RG
CHECKED BY	TL
APPROVED BY	TB

SHEET NO. T-1.00

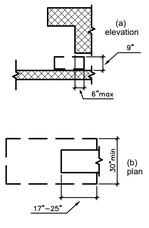

Fig. 306.2
Toe Clearance

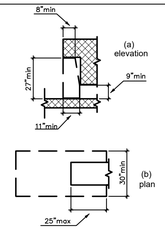

Fig. 306.3
Knee Clearance

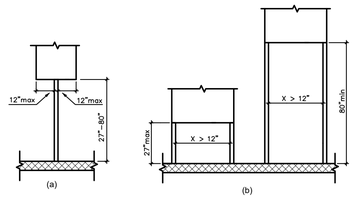

Fig. 307.3
Post-Mounted Protruding Objects

NOTE FROM TEXT: Advisory 502.4 Floor or Ground Surfaces. Built up curb ramps shall be located so they do not protrude into vehicular lanes or into parking space access aisles.

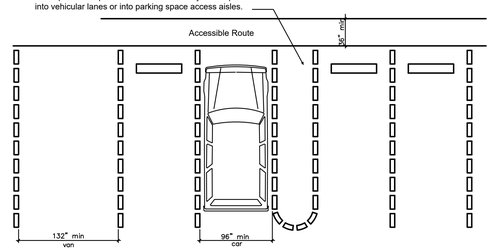

Fig. 502.2
Vehicle Parking Spaces

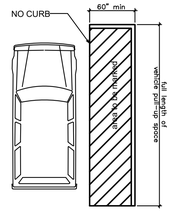

Fig. 503.3 / Fig. 502.3
Access Aisle at Passenger Loading Zones

TOTAL PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NUMBER OF ACCESSIBLE SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total spaces 20 spaces plus 1 space for every 100 spaces, or fraction thereof over 1,000
OVER 1,000	

TABLE PER THE FOLLOWING CODES SECTIONS: 2009 INTERNATIONAL BUILDING CODE, TABLE 1106.1, AND TEXAS ACCESSIBILITY STANDARDS TABLE 208.2 VERIFY WITH LOCAL MUNICIPALITY AND ADDITIONAL ORDINANCES, AMENDMENTS OR MODIFICATIONS.

REQUIRED ACCESSIBLE PARKING SPACES

SITE, PARKING, ENTRANCE

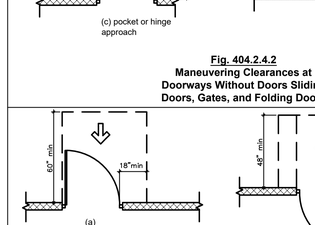

Fig. 307.4
Vertical Clearance

Fig. 302.2
Carpet Pile Height

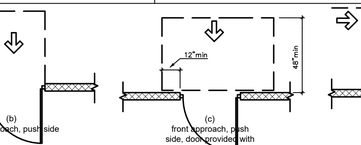

Fig. 302.3
Elongated Openings in Floor or Ground Surfaces

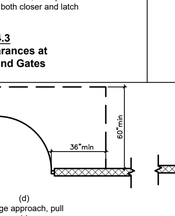

Fig. 307.2
Limits of Protruding Objects

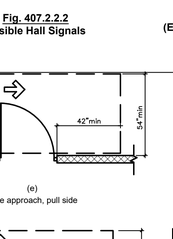

Fig. 303.2
Vertical Change in Level

Fig. 303.3
Beveled Change in Level

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

Table 405.2
Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

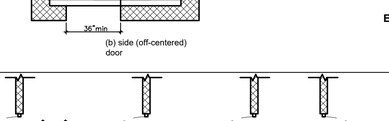

Fig. 405.7
Ramp Landings

PROTRUSIONS AND OBSTRUCTIONS ON AN ACCESSIBLE PATH

Fig. 505.10.1
Example of Clear Width and Edge Protection

Fig. 505.4 Handrail Height

Fig. 505.5
Handrail Clearance

Fig. 505.6
Horizontal Projections Below Gripping Surface

Note X = tread depth

Fig. 505.10.3
Bottom Handrail Extension at Stairs

Fig. 504.5
Stair Nosings

Fig. 405.9.2
Curb or Barrier Edge Protection

Fig. 405.9.1
Extended Floor or Ground Surface Edge Protection

Fig. 406.6
Diagonal or Corner Type Curb Ramps

Fig. 406.3
Sides of Curb Ramps

Fig. 406.4
Landings at the Top of Curb Ramps

RAMPS, SLOPES AND ASSOCIATED HANDRAILS

Fig. 404.2.4.2
Maneuvering Clearances at Doorways Without Doors Sliding Doors, Gates, and Folding Doors

Fig. 404.2.4.3
Maneuvering Clearances at Recessed Doors and Gates

Fig. 407.2.2.2
Visible Hall Signals

Fig. 407.2.1.1
(Exception)Height

Table 407.4.7.1.3
Elevator Control Button Identification

Fig. 407.4.1
Elevator Car Dimensions

RAMPS, ELEVATORS, STAIRS AND ASSOCIATED HANDRAILS

Fig. 404.2.4.1
Maneuvering Clearances at Manual Swinging Doors and Gates

Fig. 404.2.6
Doors in Series and Gates in Series

Fig. 404.2.3
Clear Width of Doorways

DOORS AND PASSAGEWAYS

SLI DESIGN, INC.

ARCHITECTURE PLANNING INTERIOR DESIGN

15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com

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NECHES LUMBERTON PARKING AND SIDEWALK
299 COUNTRY LANE AT U.S. 69
LUMBERTON, TEXAS 77657

PROJECT NUMBER : 8984

ISSUED FOR	DATE
ISSUED FOR CLIENT APPROVAL	03.31.26
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ISSUED FOR PERMIT	04.10.26
ISSUED FOR CONSTRUCTION	

REVISIONS

MARK	DESCRIPTION	DATE

The information, ideas, designs, details, layouts, techniques, features, arrangements, plans, sequences, dimensions, allowances, tolerances, conceptions, specifications, intentions, technology or embodiments, as illustrated, arranged, displayed, noted, recorded, indicated, represented, disclosed, evidenced, detailed or otherwise reduced to tangible form hereon, either expressly, inherently or by implication, are the confidential and proprietary information of SLI Design, Inc., and shall not be used for any purpose other than the specific project or undertaking identified on the drawing title block or legend for which they are and have been prepared by SLI Design, Inc. Any other reproduction, disclosure or use of any portion of the confidential and proprietary information of SLI Design, Inc., shall be a breach of the obligation of confidence created by the acceptance of this drawing from SLI Design, Inc. for a specific project or Contract. Any copying, duplicating, reproducing, utilization, alteration, modification, revision or change to this drawing, is expressly prohibited unless done with the prior written consent or approval of SLI Design, Inc., and shall not be undertaken without receipt of such prior written approval. This drawing is loaned by SLI Design, Inc., for the limited purpose of complying with a specific Contract. The drawing remains the property of SLI Design, Inc., and shall be returned upon request or completion of the contract, unless specifically authorized by Contract, under which it was loaned.

PRINT DATE Apr 10, 2026 – 1:07pm

REGISTERED ARCHITECT
THOMAS B. BAKER
14288
STATE OF TEXAS
04/10/26

DRAWING TITLE
Accessibility Route Compliance

DRAWN BY	RG
CHECKED BY	TL
APPROVED BY	TB

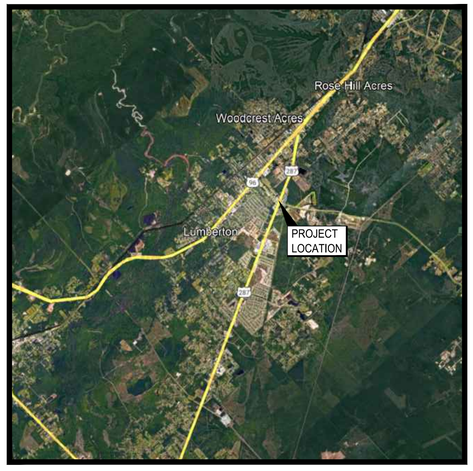
SHEET NO.
T-1.10

CONSTRUCTION PLANS FOR

NECHES FEDERAL CREDIT UNION - LUMBERTON BRANCH PARKING ADDITION

(PRIVATE ON-SITE)

PAVING & DRAINAGE FACILITIES



LOCATION MAP
SCALE: N.T.S.

299 COUNTRY LANE DRIVE,
LUMBERTON, TEXAS 77657

ProE PROJECT NO. 1018-0015

APRIL, 2026

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	DEMOLITION PLAN
C4	OVERALL SITE PLAN
C5	EXISTING DRAINAGE AREA MAP (FOR REFERENCE ONLY)
C6	GRADING & DRAINAGE PLAN
C7	CONTROL JOINT PLAN
C8	STORM WATER POLLUTION PREVENTION MAP
C9	STORM WATER POLLUTION PREVENTION DETAILS

VICINITY MAP
SCALE: N.T.S.

OWNERS:
NECHES FEDERAL CREDIT UNION
P.O. BOX 1118
PORT NECHES, TEXAS 77651-1118

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

PROE CONSULTING
1334 Brittmoore Road
Suite # 2808
Houston, TX 77043
Firm License F-21665
www.proe.consulting

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.

811 Know what's **below.** **Call** before you dig.

ONE-CALL NOTIFICATION
SYSTEM
CALL BEFORE YOU DIG!!!
(713)223-4567 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1-800-344-8377

CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

STATE OF TEXAS
JUSTIN A. SCHRADER
103758
LICENSED
PROFESSIONAL ENGINEER
APR 10 2026

Justin A. Schrader

SHEET No: C1 OF C9

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

Acad Version - R25.1
User Name - acad
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Plot\Name - C:\Users\acad\Desktop\ — grassswaffles (19)\Projects\1018 - SU Zoup\0015 - Neches FCU Lumberton Branch Phase 2\C1 COVER SHEET.dwg
Current Plotstyle - ByColor

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS DEFINED BY LUMBERTON MUNICIPAL UTILITY DISTRICT SPECIFICATIONS FOR CONSTRUCTION 2008.
2. ALL SANITARY SEWER LINES SHALL BE POLYVINYL CHLORIDE (P.V.C.) ASTM 3034, SDR 26 PIPE UNLESS OTHERWISE NOTED.
3. ALL EIGHT–INCH (8") SANITARY SEWER LINES SHALL BE PLACED WITH A MINIMUM SLOPE OF 0.33%.
4. ALL FOUR–INCH (4") SANITARY SEWER LINES SHALL BE PLACED WITH A MINIMUM SLOPE OF 1.00%.
5. ALL SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CLASS "C" BEDDING DETAIL AS SHOWN ON CONSTRUCTION DETAILS.
6. EXCEPT AS OTHERWISE SHOWN, ALL SANITARY SEWER TRENCHES UNDER OR ADJACENT TO EXISTING OR PROPOSED PAVEMENT AND TO A POINT FIVE (5) FEET BACK OF CURBS SHALL BE BACKFILLED COMPLETELY WITH 1–1/2 SACK/CY CEMENT STABILIZED SAND TO BOTTOM OF PAVEMENT SUBGRADE. INCLUDE COST OF BACKFILL IN UNIT PRICE BID PER LINEAR FOOT OR PIPE.
7. ALL CLEANOUTS AND WYES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON PLANS.
8. WATER UTILIZED FOR TESTING PURPOSES OR WHICH MAY HAVE INFILTRATED THE SEWER LINES SHALL BE PUMPED OUT AND DISPOSED OF BY THE CONTRACTOR PRIOR TO FINAL INSPECTION AT NO SEPARATE PAY.
9. PLUMBING CONTRACTOR TO MAKE SEWER TAP TO CITY SPECIFICATION AND BE INSPECTED BY THE CITY OF LUMBERTON.

WATERLINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS DEFINED BY LUMBERTON MUNICIPAL UTILITY DISTRICT SPECIFICATIONS FOR CONSTRUCTION 2008.
2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING WATER LINES LOCATED WITHIN THE PROJECT AREA.
3. WATER LINE TRENCHES UNDER PAVEMENT OR WITHIN FIVE (5) FEET BACK OF CURBS TO BE BACKFILLED WITH HAND–TAMPED BANKSAND TO A POINT ONE (1) FOOT ABOVE THE TOP PIPE, THEN WITH CEMENT STABILIZED SAND (1–1/2 SACK/CY) TO BOTTOM OF PAVEMENT SUBGRADE. ALL WATER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CLASS "C" BEDDING DETAIL AS SHOWN ON CONSTRUCTION DETAILS.
4. NO SEPARATE PAY FOR PIPE BEDDING OR BACKFILL; INCLUDE THIS COST IN CONTRACT PRICE FOR PIPE.
5. EIGHT–INCH (8") WATER LINE SHALL BE POLYVINYL CHLORIDE (P.V.C.) C900 CLASS 150 PRESSURE PIPE.
6. ONE–INCH (1") WATER LINE SHALL BE SDR 9 HDPE PRESSURE PIPE.
7. WATER LINE FITTINGS SHALL BE CEMENT LINED ACCORDING TO AWWA C–104 OR DUCTILE IRON, CONFORM TO AWWA C–110 AND SHALL BE MECHANICAL JOINT.
8. ALL GATE VALVES SHALL BE AMERICAN 80 CRS GATE VALVES OR DISTRICT APPROVED EQUAL.
9. WATER LINES TO HAVE MINIMUM COVER OF 4'–0" BELOW FINISHED TOP OF GRADE, VARY FLOW LINE UNIFORMLY TO DEPTHS AND LOCATIONS SHOWN ON PLANS.
10. CONTRACTOR SHALL PROVIDE VALVE BOX EXTENSIONS WHERE REQUIRED TO CONSTRUCT VALVE BOXES FLUSH WITH PROPOSED GRADES AS SHOWN, AT NO SEPARATE PAY.
11. CONTRACTOR TO PROVIDE ADEQUATE CONCRETE THRUST BLOCKING TO WITHSTAND TEST PRESSURES OR TO PROVIDE FITTINGS WITH RESTRAINED JOINTS.
12. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
13. ALL PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI.
14. WATER LINES SHALL BE INSTALLED TO THE ALIGNMENT SHOW ON THE PLANS. FIELD ADJUSTMENTS TO THE ALIGNMENTS MAY BE NECESSARY TO AVOID UNKNOWN OBSTRUCTIONS.
15. CONNECTIONS TO CITY WATER MAINS SHALL BE PERFORMED BY THE CITY OF LUMBERTON. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST FOR THIS WORK AND SHALL COORDINATE HIS WORK WITH THE CITY. UNLESS SPECIFICALLY SHOWN, COST OF TIE IN SHALL BE INCLUDED IN PRICE BID PER LINEAR FOOT OF WATER LINE.
16. ALL WATER MAINS (AND FIRE LINES, IF ANY) WILL BE HYDROSTATICALLY TESTED PRIOR TO ACCEPTANCE BY CITY.
17. BACTERIOLOGICAL AND PRESSURE TESTING ARE REQUIRED. THE WATER UTILITIES CONSTRUCTION INSPECTOR SHALL BE GIVEN 24 HOUR NOTIFICATION PRIOR TO TESTING.
18. ALL HYDRANTS SHALL BE DARLING B–84–B OR DISTRICT APPROVED EQUAL WITH STORZ CONNECTION.

PAVING CONSTRUCTION NOTES

1. ALL VEGETATION AND TOPSOIL SHALL BE REMOVED PRIOR TO ANY PAVING CONSTRUCTION.
2. ALL SUBGRADE SHALL BE PROOF–ROLLED WITH A PNEUMATIC–TYPE ROLLER TO DETECT WEAK AREA. ALL SUBGRADE CAN BE MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DENSITY (ASTM D698), AT OPTIMUM MOISTURE CONTENT, PLUS 3% OR MINUS 2%. (AS DESCRIBED IN GEOTECHNICAL REPORT NO. 40947 BY TOLUNAY–WONG ENGINEERS, INC.
3. REINFORCING STEEL TO BE PLACED 1/2 FROM BOTTOM OF SLAB AND SUPPORTED ON CHAIRS WHICH WILL ADEQUATELY SUPPORT IT DURING CONSTRUCTION.
4. ALL DOWELS USED FOR EXPANSION JOINTS AND CONSTRUCTION JOINTS MUST BE SUPPORTED ADEQUATELY SO THAT THEIR POSITION WILL BE MAINTAINED DURING CONSTRUCTION.
5. T.C. INDICATES TOP OF CURB ELEVATIONS AND T.P. INDICATES TOP OF PAVEMENT ELEVATIONS.
6. ALL JOINTS SHALL BE SEALED WITH A TxDOT 2004 DMS–6310, CLASS 5 SEALANT.
7. ALL SUBGRADE SHALL BE PROOF ROLLED PRIOR TO LIME STABILIZATION. ANY SOFT AREAS FOUND SHALL BE EXCAVATED AND BACKFILLED WITH AN APPROVED FILL MATERIAL AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY.
8. SIDEWALKS AND WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED AS SHOWN ON PLANS.
9. WHERE WATER VALVES FALL WITHIN LIMITS OF SIDEWALK, ADJUST VALUE BOXES TO BE FLUSH WITH SIDEWALK SURFACE.

SEPARATION DISTANCES

THE FOLLOWING RULES APPLY TO SEPARATION DISTANCE BETWEEN POTABLE WATER AND WASTEWATER TREATMENT PLANTS, AND WATERLINES AND SANITARY SEWERS.

(A) WATER LINE/NEW SEWER LINE SEPARATION. WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATER LINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:

(1) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.

(2) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.

(3) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI–RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKET JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF THE WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE THE TOP OF THE PIPE.

(4) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTION OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

(B) WATER LINE/MANHOLE SEPARATION. UNLESS SANITARY SEWER MANHOLE THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR NO LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION (A) (4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS DEFINED BY LUMBERTON MUNICIPAL UTILITY DISTRICT SPECIFICATIONS FOR CONSTRUCTION 2008.
2. ALL SANITARY SEWER LINES SHALL BE POLYVINYL CHLORIDE (P.V.C.) ASTM 3034, SDR 26 PIPE UNLESS OTHERWISE NOTED.
3. ALL EIGHT–INCH (8") SANITARY SEWER LINES SHALL BE PLACED WITH A MINIMUM SLOPE OF 0.33%.
4. ALL FOUR–INCH (4") SANITARY SEWER LINES SHALL BE PLACED WITH A MINIMUM SLOPE OF 1.00%.
5. ALL SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CLASS "C" BEDDING DETAIL AS SHOWN ON CONSTRUCTION DETAILS.
6. EXCEPT AS OTHERWISE SHOWN, ALL SANITARY SEWER TRENCHES UNDER OR ADJACENT TO EXISTING OR PROPOSED PAVEMENT AND TO A POINT FIVE (5) FEET BACK OF CURBS SHALL BE BACKFILLED COMPLETELY WITH 1–1/2 SACK/CY CEMENT STABILIZED SAND TO BOTTOM OF PAVEMENT SUBGRADE. INCLUDE COST OF BACKFILL IN UNIT PRICE BID PER LINEAR FOOT OR PIPE.
7. ALL CLEANOUTS AND WYES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON PLANS.
8. WATER UTILIZED FOR TESTING PURPOSES OR WHICH MAY HAVE INFILTRATED THE SEWER LINES SHALL BE PUMPED OUT AND DISPOSED OF BY THE CONTRACTOR PRIOR TO FINAL INSPECTION AT NO SEPARATE PAY.
9. PLUMBING CONTRACTOR TO MAKE SEWER TAP TO CITY SPECIFICATION AND BE INSPECTED BY THE CITY OF LUMBERTON.

STORM SEWER CONSTRUCTION NOTES

1. ALL RCP STORM SEWER SHALL BE A.S.T.M., C–76, CLASS III, REINFORCED CONCRETE PIPE, INSTALLED WITH CLASS "A" BEDDING AS SHOWN ON PLANS.
3. ALL POLYETHYLENE STORM SEWER SHALL BE ADS N–12 PIPE WITH GASKETED JOINTS (OR APPROVED EQUAL), INSTALLED WITH CLASS "A" BEDDING AS SHOWN ON PLANS. NYLOPLAST DRAIN BASINS SHALL BE USED WHERE POSSIBLE.
4. ALL STORM SEWER TRENCHES AND STRUCTURES UNDER OR ADJACENT TO EXISTING OR PROPOSED PAVEMENT, AND TO A POINT FIVE (5) FEET BACK OF CURBS, SHALL BE BACKFILLED COMPLETELY WITH 1–1/2 SACK/CY CEMENT STABILIZED SAND TO BOTTOM OF PAVEMENT SUBGRADE. INCLUDE COST OF BACKFILL IN UNIT PRICE BID PER LINEAR FOOT OF PIPE.

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

GENERAL NOTES

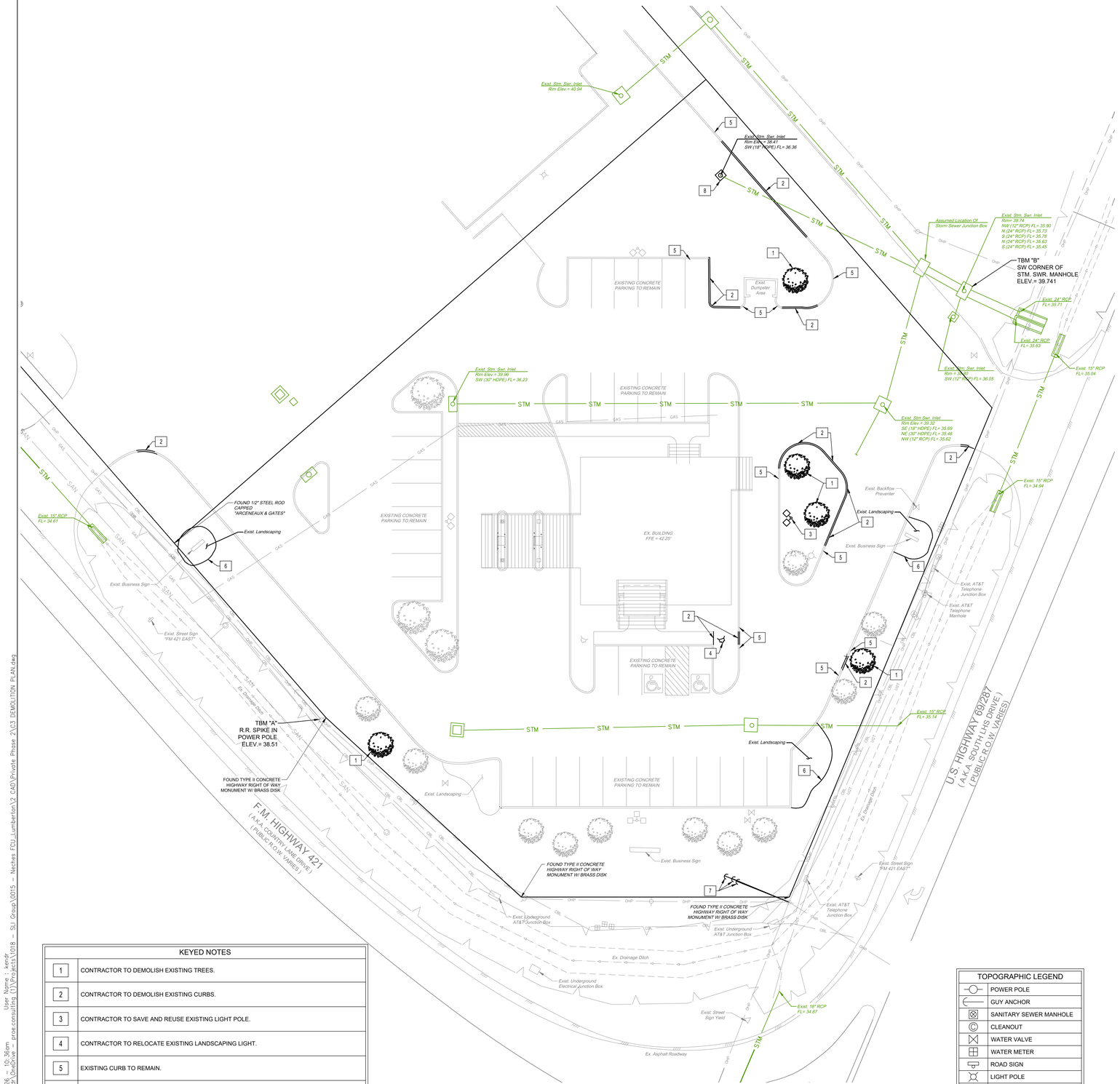
PRO-E PROJECT NO.: 1018-0015

SUBMITTED:
SCALE: N/A 10'
DATE: APRIL, 2026
SURVEYED BY:

DESIGNED BY: JAS
DRAWN BY: KHL/PB
SHEET NO. C2 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\C2 GENERAL NOTES.dwg



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.

PRO-E CONSULTING
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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:

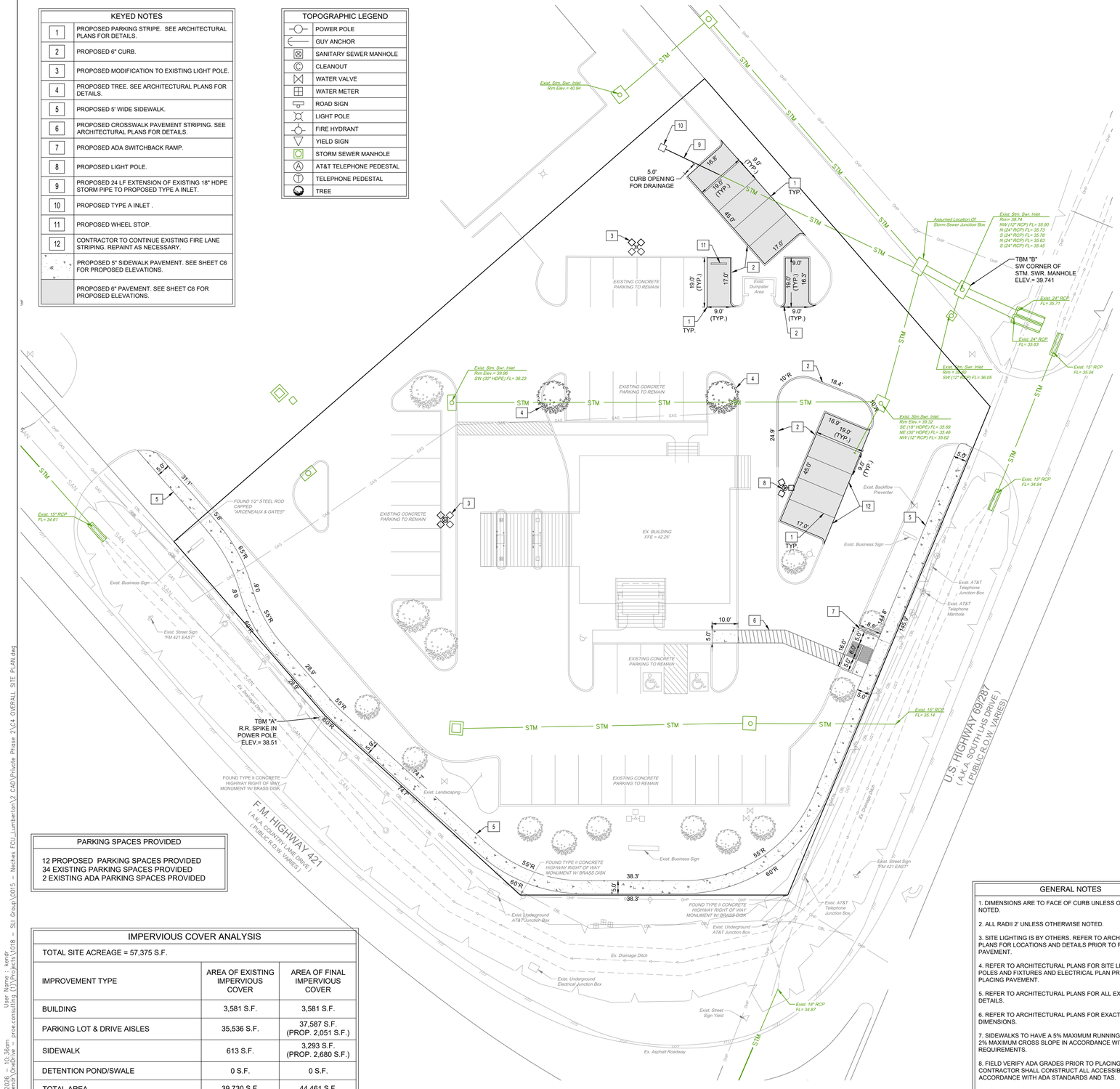
DESIGNED BY: JAS
DRAWN BY: KHL/PB
SHEET NO. C3 OF C9
CITY DWG NO:

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

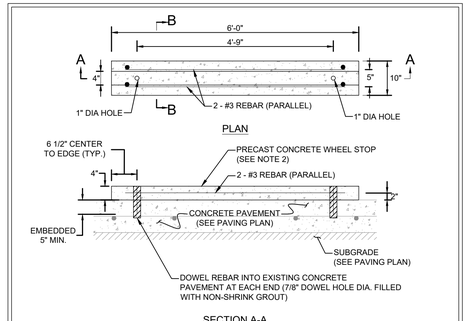
KEYED NOTES	
1	PROPOSED PARKING STRIPE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2	PROPOSED 6" CURB.
3	PROPOSED MODIFICATION TO EXISTING LIGHT POLE.
4	PROPOSED TREE. SEE ARCHITECTURAL PLANS FOR DETAILS.
5	PROPOSED 5' WIDE SIDEWALK.
6	PROPOSED CROSSWALK PAVEMENT STRIPING. SEE ARCHITECTURAL PLANS FOR DETAILS.
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) x 100 =	77.49%



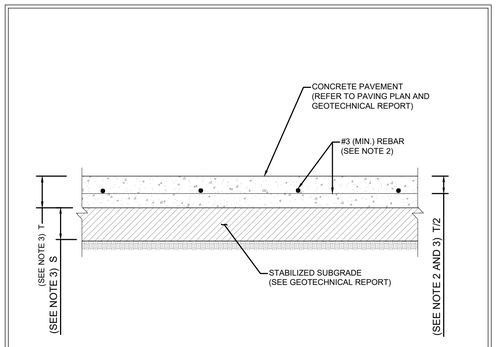
GENERAL NOTES:

1. EMBED WHEEL STOP REBAR BY 5" (MIN.) INTO CONCRETE PAVING BELOW.
2. PRECAST WHEEL STOP CONSTRUCTED OF PCC MIX WITH MIN. 3500 PSI STRENGTH @ 28 DAYS.
3. #3 GRADE 60 REINFORCEMENT BARS TO BE IN ACCORDANCE WITH ASTM A615. PROVIDE 30" MIN CAP LENGTH SPLICED TIED.
4. DO NOT BLOCK ACCESSIBILITY PATH WITH WHEEL STOP.

CHAMFERED CONCRETE WHEEL STOP

N.T.S.

GENERAL NOTES
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL RADII 2' UNLESS OTHERWISE NOTED. 3. SITE LIGHTING IS BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT. 4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT. 5. REFER TO ARCHITECTURAL PLANS FOR ALL EXTERIOR STAIR DETAILS. 6. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. 7. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS. 8. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS. 9. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC. 10. 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.



GENERAL NOTES:

1. PAVING THICKNESS (d) TO BE 5", 6", 7" OR 8" AS STATED ON THE PAVING PLAN.
2. REFER TO THE GEOTECHNICAL REPORT FOR REBAR (TRAVERSE AND LONGITUDINAL) SIZING AND SPACING REQUIREMENTS BASED ON PAVEMENT THICKNESS. PROVIDE A 30" MIN LAP LENGTH TO BE SPLICE TIED. GRADE 60 DEFORMED REINFORCEMENT BARS IN ACCORDANCE TO ASTM A615.
3. REFER TO GEOTECHNICAL REPORT FOR CONCRETE PAVEMENT THICKNESS (d) AND SUBGRADE THICKNESS (t) AND MATERIAL REQUIREMENTS.
4. REFERENCE FEATURE IN PAVEMENT BLOCKOUT DETAIL FOR REINFORCEMENTS AROUND INLETS AND MANHOLES.
5. PROVIDE STEEL TIE ON EVERY REBAR CROSSING, EXCLUDE TYING OF DOWEL BARS
6. CONTRACTOR SHALL PROVIDE REDWOOD PAVING EXCEPT JOINTS AND SAWCUTS AS PER PAVING AND/OR JOINING PLANS.
7. LEVEL SUBGRADE SURFACE TO FINAL GRADE. DO NOT INSTALL SAND CUSHION. DO NOT INSTALL LEVELING COURSE.
8. SUBGRADE SHALL EXTEND 1' PAST EDGE OF CONCRETE.

CONCRETE PAVEMENT CROSS-SECTION

N.T.S.

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.

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APR 10 2026

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(PRIVATE ON-SITE)
PAVING & DRAINAGE FACILITIES

299 COUNTRY LANE DRIVE,
LUMBERTON, TEXAS 77657

OVERALL SITE 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. C4 OF C9
CITY DWG NO:

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

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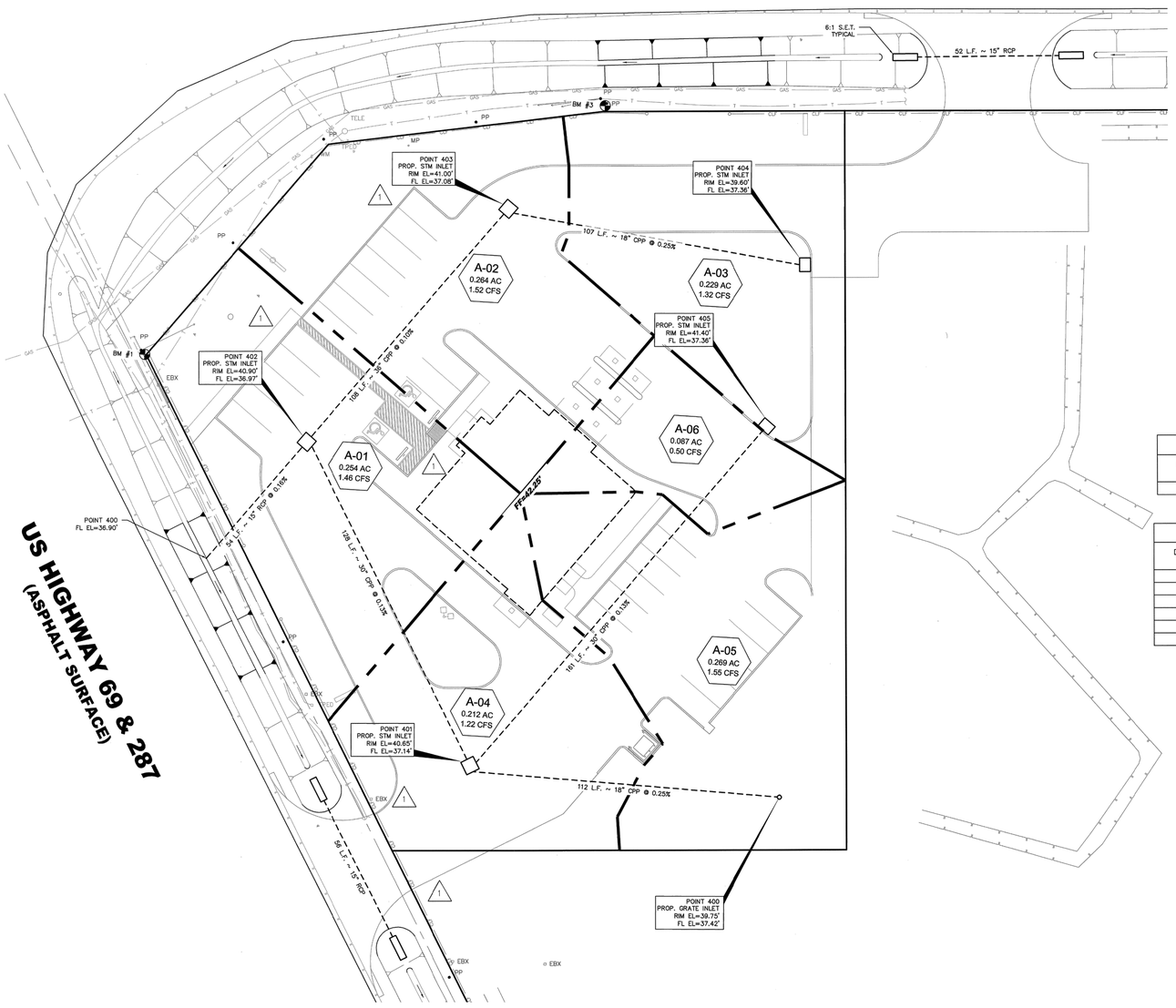
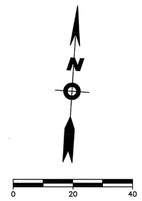
FM 421 (AKA COUNTRY LANE DRIVE)
(ASPHALT SURFACE)



BENCHMARK POINT TABLE

BM #	Northing	Easting	Elevation	Row Description
1	10105099.42	4229633.23	–	TXDOT MON
2	10105231.80	4230289.38	–	1/2" IRON ROD
3	–	–	39.90	RR SPIKE IN PP



STORM SEWER POINT INFORMATION

Point #	Northing	Easting	Description	Rim Elevation
400	10104952.42	4229876.41	GRATE INLET	39.75'
401	10104958.70	4229762.23	STORM INLET	40.65'
402	10105071.27	4229694.50	STORM INLET	40.90'
403	10105161.31	4229763.36	STORM INLET	41.00'
404	10105147.97	4229873.71	CURB INLET	39.60'
405	10105087.84	4229863.07	CURB INLET	41.50'

PRE-DEVELOPMENT RUNOFF CALCULATIONS

Drainage Area	Area (acres)	5 Year Storm e	5 Year Storm b	5 Year Storm d	Distance (ft)	tc (min)	I (in/hr)	Cw	Q (cfs)
DA-1	1.32	0.733	65	7.5	230	18.75	5.93	0.30	2.35

POST-DEVELOPMENT RUNOFF CALCULATIONS

Drainage Area	Area (acres)	5 Year Storm e	5 Year Storm b	5 Year Storm d	Distance (ft)	tc (min)	I (in/hr)	Cw	Q (cfs)
DA-1	0.254	0.733	65	7.5	81	10.00	7.98	0.72	1.46
DA-2	0.264	0.733	65	7.5	104	10.00	7.98	0.72	1.52
DA-3	0.229	0.733	65	7.5	101	10.00	7.98	0.72	1.32
DA-4	0.212	0.733	65	7.5	146	10.00	7.98	0.72	1.22
DA-5	0.269	0.733	65	7.5	94	10.00	7.98	0.72	1.54
DA-6	0.087	0.733	65	7.5	92	10.00	7.98	0.72	0.50

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PRINT DATE

STATE OF TEXAS
MARC A. OCHOA
98426
LICENSED
PROFESSIONAL ENGINEER
5/12/11

ARCENEAUX & GATES
CONSULTING ENGINEERS, INC.
PORT ARTHUR, TEXAS

ARCENEAUX & GATES
Consulting Engineers, Inc.
Engineers Surveyors Planners

DRAWING TITLE: DRAINAGE AREA LAYOUT

DRAWN BY: A.R.C.
CHECKED BY: M.A.O.
APPROVED BY: J.M.W.
SHEET NO.: C7

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ARCHITECTURE PLANNING INTERIOR DESIGN
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NECHES Federal Credit Union

LUMBERTON PAD SITE
U.S. Highway 69 and Country Lane
Lumberton, Texas 77657

PROJECT NUMBER SLI-180

ISSUE	DATE
ISSUED FOR CLIENT APPROVAL	1 Apr 11
ISSUED FOR BIDDING	14 Apr 11
ISSUED FOR PERMIT	14 Apr 11
ISSUED FOR CONSTRUCTION	12 May 11
APPROVED BY CLIENT	

REVISIONS

MARK	DESCRIPTION	DATE
1	SITE PLAN REVISION	05/2011

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

299 COUNTRY LANE DRIVE,
LUMBERTON, TEXAS 77657

EXISTING DRAINAGE AREA MAP
(FOR REFERENCE ONLY)

PRO-E PROJECT NO.: 1018-0015

SUBMITTED:
SCALE: N/A
DATE: APRIL, 2026
SURVEYED BY:

DESIGNED BY: JAS
DRAWN BY: KHL/PB
SHEET NO. C5 OF C9
CITY DWG NO:

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

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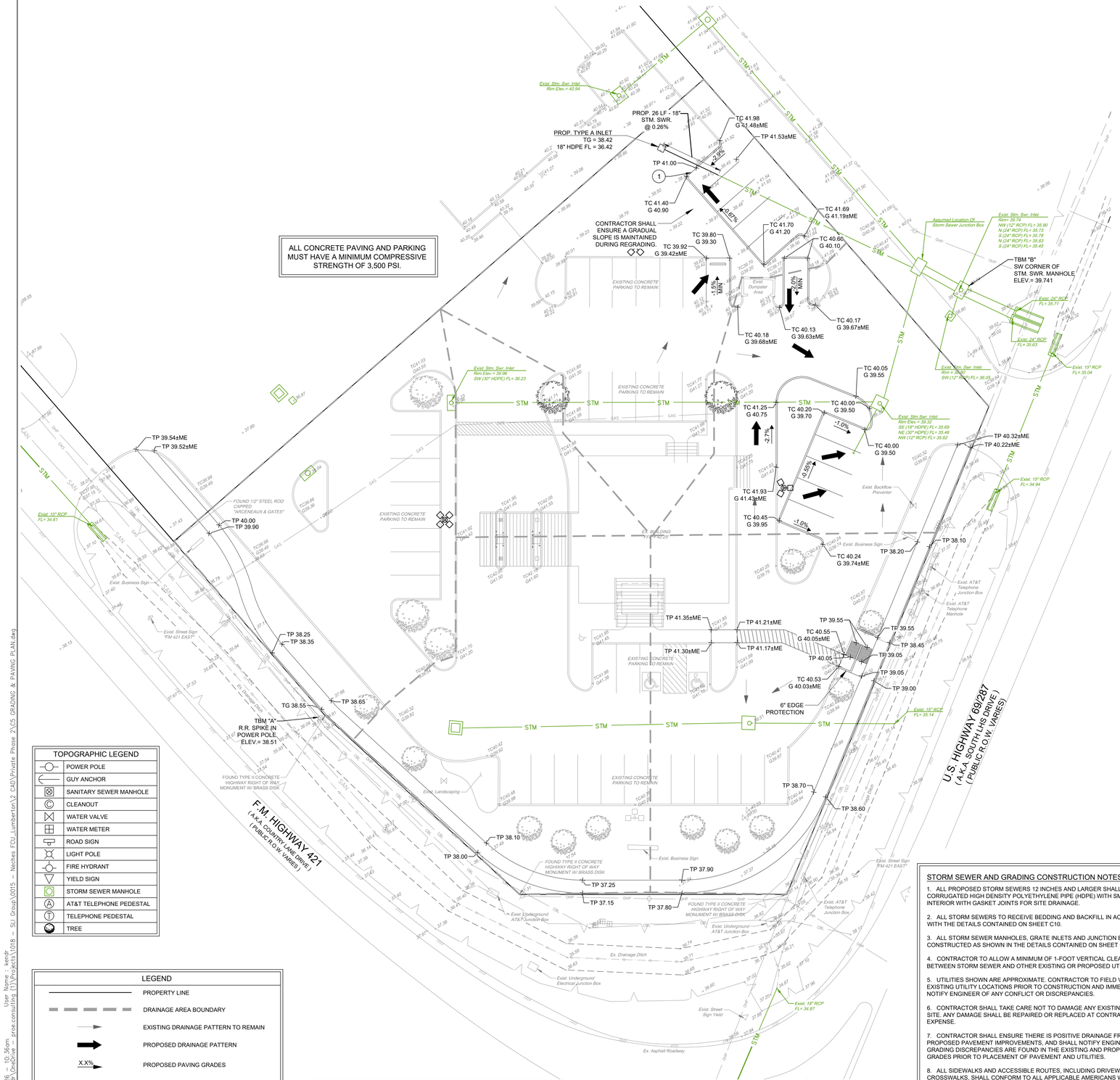


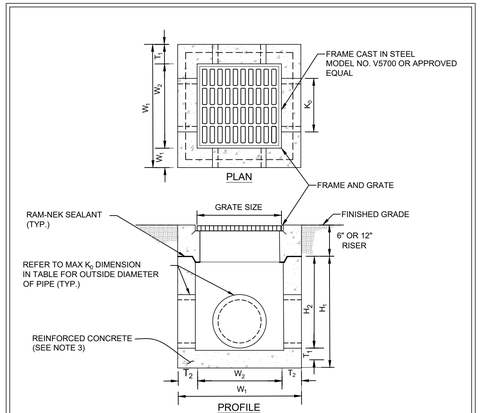
TOPOGRAPHIC LEGEND	
○	POWER POLE
⟵	GUY ANCHOR
Ⓢ	SANITARY SEWER MANHOLE
Ⓒ	CLEANOUT
⋈	WATER VALVE
⊞	WATER METER
⊤	ROAD SIGN
☼	LIGHT POLE
⊹	FIRE HYDRANT
▽	YIELD SIGN
◇	STORM SEWER MANHOLE
Ⓐ	AT&T TELEPHONE PEDESTAL
Ⓣ	TELEPHONE PEDESTAL
	TREE

LEGEND	
———	PROPERTY LINE
— — — —	DRAINAGE AREA BOUNDARY
——→	EXISTING DRAINAGE PATTERN TO REMAIN
➡	PROPOSED DRAINAGE PATTERN
X.X%	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 5' 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

STORM SEWER AND GRADING CONSTRUCTION NOTES

1. 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.
2. ALL STORM SEWERS TO RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED ON SHEET C10.
3. ALL STORM SEWER MANHOLES, GRATE INLETS AND JUNCTION BOXES TO BE CONSTRUCTED AS SHOWN IN THE DETAILS CONTAINED ON SHEET C10.
4. CONTRACTOR TO ALLOW A MINIMUM OF 1-FOOT VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR PROPOSED UTILITIES.
5. UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICT OR DISCREPANCIES.
6. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING ITEMS ON SITE. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED PAVEMENT IMPROVEMENTS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT AND UTILITIES.
8. 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.
9. ALL STORM SEWER CONNECTIONS SHALL BE WATERTIGHT. CONTRACTOR TO PROVIDE MANUFACTURER-APPROVED COUPLINGS OR ADAPTERS FOR CONNECTION TO EXISTING HDPE PIPE.



W_1	W_2	H_1	H_2	T_1	T_2	K_o	GRATE SIZE
15"	10"	21"	18"	3"	2"	10"	12"x12"x1"
20"	12"	28"	24"	4"	4"	12"	14"x14"x1½"
24"	16"	34"	30"	4"	4"	15"	18"x18"x1½"
26"	18"	34"	30"	4"	4"	17"	20"x20"x1½"
32"	22"	41"	36"	5"	5"	22"	24"x24"x2"
37"	25"	42"	36"	6"	6"	24"	27"x27"x2"
42"	30"	42"	36"	6"	6"	30"	32"x32"x2"
48"	36"	42"	36"	6"	6"	32"	38"x38"x2"
60"	48"	54"	48"	6"	6"	44"	38"x38"x2"
72"	60"	66"	60"	6"	6"	60"	38"x38"x2"
84"	72"	78"	72"	6"	6"	72"	38"x38"x2"
96"	84"	78"	72"	6"	6"	72"	38"x38"x2"

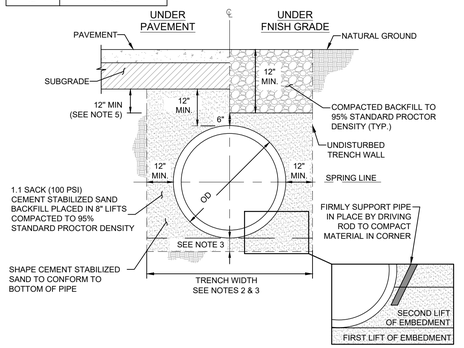
GENERAL NOTES:

1. ALL CATCH BASINS AND GRATE/COVERS SHALL BE TRAFFIC DUTY RATED UNLESS OTHERWISE NOTED.
2. CONCRETE SHALL MEET 4500 PSI @ 28 DAYS, CLASS I RATED FOR H-20 LOADING. REINFORCEMENT SHALL MEET GRADE 60, #4 REBAR CONFORMING TO ASTM A615 C.C. (TYP.)

PRECAST CATCH BASIN IN GRASS

N.T.S.

"X"	STM.SWR. PIPE SIZE
6"	> 24"
10"	24" - 36"
12"	> 42"



GENERAL NOTES:

1. WHERE SOIL CONDITIONS REQUIRE, THE ENGINEER MAY ORDER USE OF GRANULAR MATERIAL IN LIEU OF CEMENT STABILIZED SAND BEDDING.
2. MIN TRENCH WIDTH SHALL BE PIPE OD PLUS 18" MIN.
3. MAX TRENCH WIDTH SHALL NOT BE GREATER THAN MIN TRENCH WIDTH PLUS 24 INCHES, UNLESS OTHERWISE NOTED.
4. SELECT BACKFILL FOR RIGID PAVEMENT; FLEXIBLE BASE MATERIAL FOR ASPHALT PAVEMENT.
5. THE METHOD OF INSTALLING CONCRETE PIPE STORM SEWERS SHOWN HEREON TO BE USED ONLY WHERE SOIL CONDITIONS ARE SATISFACTORY. FOR ALL OTHER SOIL CONDITIONS CONTACT GEOTECHNICAL ENGINEER.
6. BACKFILL MATERIAL OUTSIDE OF PAVEMENT AREA SHALL BE SUITABLE ON-SITE MATERIAL. IF ON-SITE MATERIAL IS UNACCEPTABLE, MIXING 1-FOOT OF EXCAVATION MATERIALS FROM THE SITE TO OBTAIN ACCEPTABLE SOIL CLASSIFICATION FROM TRENCH BACKFILL IS ALLOWED WITH APPROVAL ENGINEER.

STORM SEWER BEDDING AND BACKFILL

N.T.S.

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.

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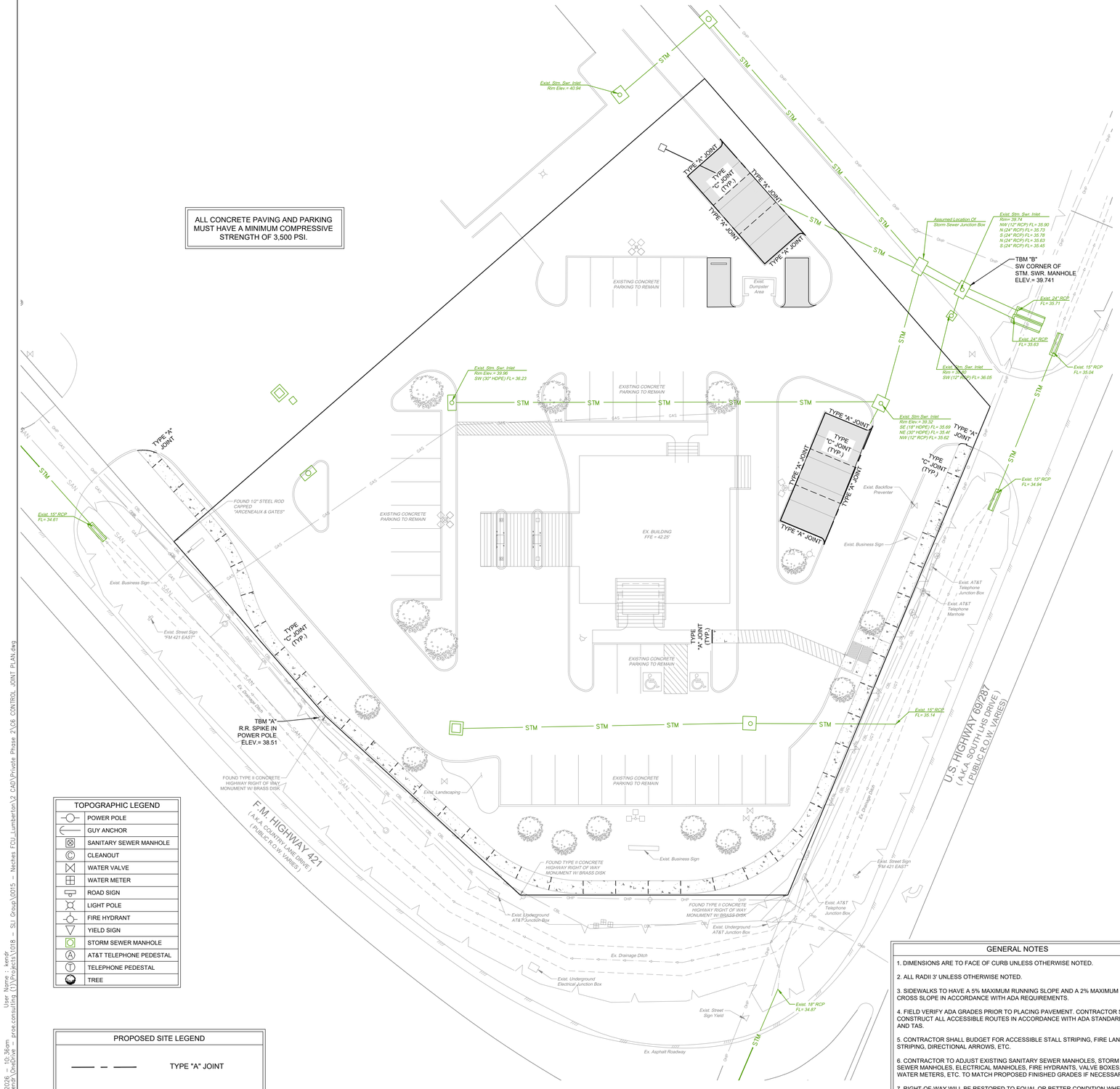
PRIVATE PLANS - NECHES FEDERAL CREDIT UNION - LUMBERTON BRANCH PARKING ADDITION; PROJECT NUMBER : 1018-0015

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\C5 GRADING & PAVING PLAN.dwg

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

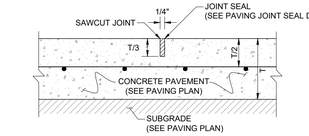


TOPOGRAPHIC LEGEND	
	POWER POLE
	GUY ANCHOR
	SANITARY SEWER MANHOLE
	CLEANOUT
	WATER VALVE
	WATER METER
	ROAD SIGN
	LIGHT POLE
	FIRE HYDRANT
	YIELD SIGN
	STORM SEWER MANHOLE
	AT&T TELEPHONE PEDESTAL
	TELEPHONE PEDESTAL
	TREE

PROPOSED SITE LEGEND	
——— – ———	TYPE "A" JOINT
– – – – – – –	TYPE "C" JOINT

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII 3' UNLESS OTHERWISE NOTED.
3. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS.
5. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
6. 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.
7. RIGHT-OF-WAY WILL BE RESTORED TO EQUAL OR BETTER CONDITION WHEN CONSTRUCTION IS COMPLETE.
8. ROAD CROSSINGS MUST BE BORED. BORE PITS SHALL BE KEPT AT LEAST 3 FEET FROM THE ROAD.

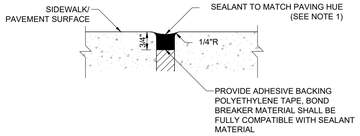


GENERAL NOTES:

1. REFER TO PAVING PLAN FOR SAWCUT JOINT SPACING.
2. INSTALLATION OF SAWCUT JOINT TO BE PERFORMED WITHIN 12 HOURS OF CONCRETE POUR.
3. TOOLED JOINTS ARE NOT ALLOWED, ONLY SAWCUT JOINTS.
4. CONCRETE SHALL CURE LONG ENOUGH BEFORE SAW CUTTING TO PREVENT SPALLING OF JOINT WHEN CUTTING.
5. REFER TO PAVING PLAN AND GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS (T) AND REBAR DEPTH TO AVOID SAW CUTTING REINFORCEMENT BARS.

PAVING SAWCUT JOINT

N.T.S.

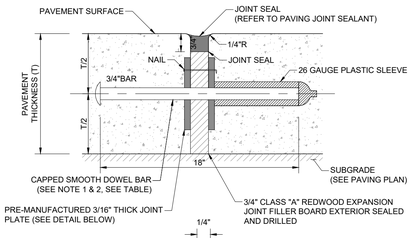


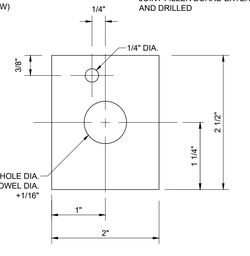
GENERAL NOTES:

1. UTILIZE THC 900/901 POLYURETHANE SEALANT MANUFACTURED BY TREMCO, CLEVELAND OHIO IN ACCORDANCE TO ASTM C920, TYPE M (OR APPROVED EQUAL).
2. JOINT SEALANT TO BE APPLIED IN ACCORDANCE WITH ASTM 03405.
3. VERIFY WITH OWNER AND ENGINEER FOR ANY ADDITIONAL REQUIREMENTS.
4. PROVIDE A CLEAN AND PROPER INSTALLATION OF SEALANT PER MANUFACTURES'S RECOMMENDATIONS.

PAVING JOINT SEALANT

N.T.S.





JOINT PLATE DETAIL

TABLE ONE

PAVEMENT THICKNESS (IN.)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN.)	LENGTH (IN.)	SPACING (IN.)
5	3/4	18	12
6	3/4	18	12
7	1	18	12
8	1	18	12

GENERAL NOTES:

1. DOWEL SIZE DEPENDANT UPON PAVING THICKNESS. REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS.
2. REFER TO GEOTECHNICAL REPORT FOR DOWEL AND EXPANSION JOINT SPACING.
3. REFER TO PAVING PLAN FOR PAVING THICKNESS (T).

PAVING DOWEL AT EXPANSION JOINT

N.T.S.

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.

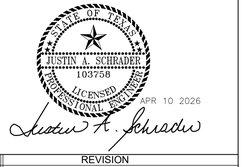
TEMPORARY BENCHMARK "B": ELEV: 39.74'

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-E CONSULTING
1334 Brittmoore Road
Suite # 2808
Houston, TX 77043
Firm License F-21665
www.proe.consulting



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

CONTROL JOINT PLAN

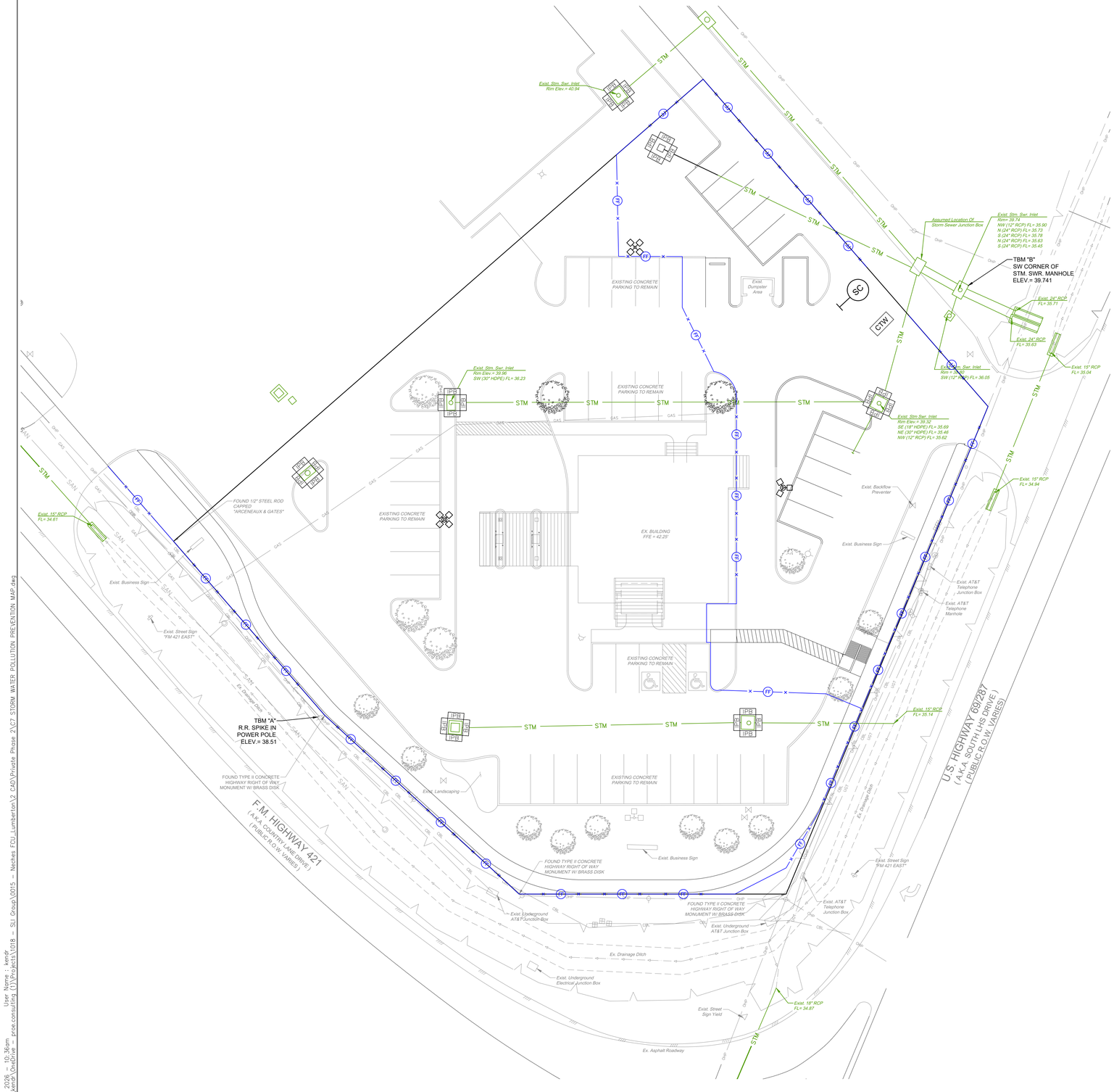
PRO-E PROJECT NO.: 1018-0015

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

DESIGNED BY: JAS
DRAWN BY: KHL/PB
SHEET NO. C7 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 (D)\Projects\1018 – SU Group\0015 – Neches FCU_Lumberton\2 CAD\Private Phase 2\C6 CONTROL JOINT PLAN.dwg



LEGEND	
SYMBOL	DESCRIPTION
IPR	STAGE I AND STAGE II INLET PROTECTION BARRIER
SC	STABILIZED CONSTRUCTION ACCESS
CTW	CONCRETE TRUCK WASHOUT AREA
FF	FILTER FABRIC FENCE

NOTE: ALL GRASS AREAS TO BE SEEDED AND/OR SODDED. GRASS AREA TO BE MAINTAINED UNTIL ROOTS ARE ESTABLISHED.

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

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

TEMPORARY BENCHMARK "A": ELEV: 38.51'

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PRO-E CONSULTING
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Houston, TX 77043
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STATE OF TEXAS
JUSTIN A. SCHRADER
103708
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

STORM WATER POLLUTION PREVENTION MAP

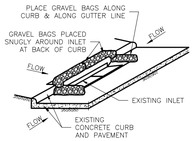
PRO-E PROJECT NO.: 1018-0015

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

DESIGNED BY: JAS
DRAWN BY: KHL/PB
SHEET NO. C8 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\C7 STORM WATER POLLUTION PREVENTION MAP.dwg



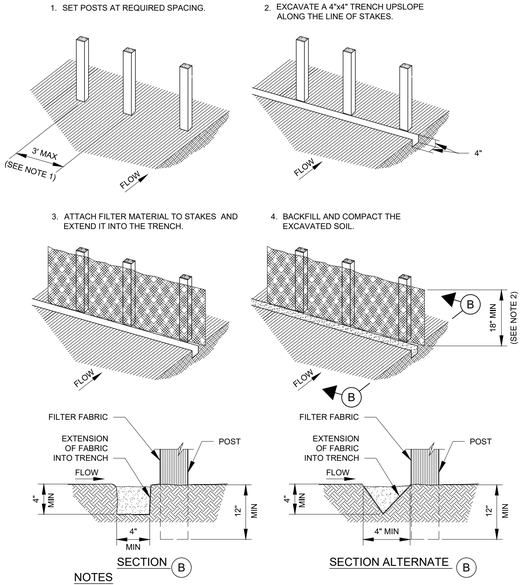
IPB—II
SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE—THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE II INLETS

NTS



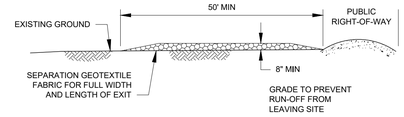
NOTES

1. 2 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PRE ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODED STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS AND FOLDED.
4. MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS AND FOLDED.

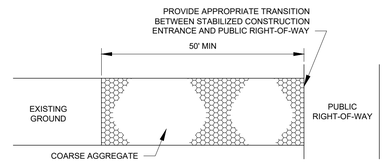
FF
SYMBOL

FILTER FABRIC FENCE

NTS



PROFILE



PLAN

NOTES

1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS FULL WIDTH OF ALL POINTS OF INGRESS OR ENGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

SC
SYMBOL

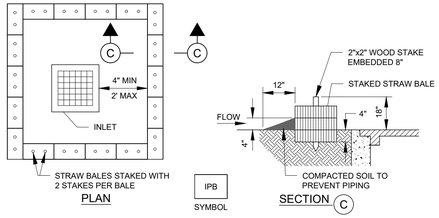
STABILIZED CONSTRUCTION EXIT

NTS

CTW
SYMBOL

CONCRETE TRUCK WASHOUT AREA

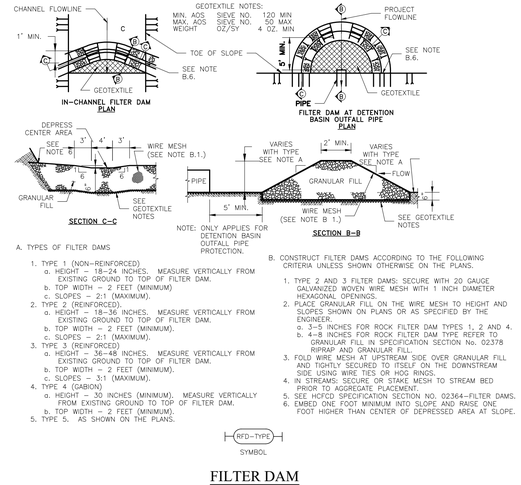
NTS



IPB
SYMBOL

STRAW BALE DROP INLET PROTECTION BARRIER

NTS



A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
   a. HEIGHT – 18–24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM)
   c. SLOPES – 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED).
   a. HEIGHT – 18–36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM).
   c. SLOPES – 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
   a. HEIGHT – 36–48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM).
   c. SLOPES – 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
   a. HEIGHT – 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

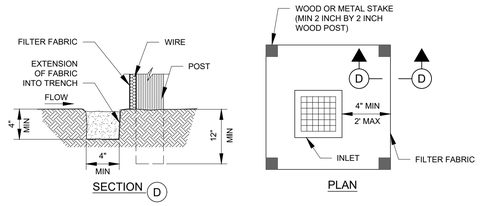
B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
   a. 3–5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
   b. 4–8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION NO. 02364—FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

RFD-TYPE
SYMBOL

FILTER DAM

NTS



IPB
SYMBOL

NOTE

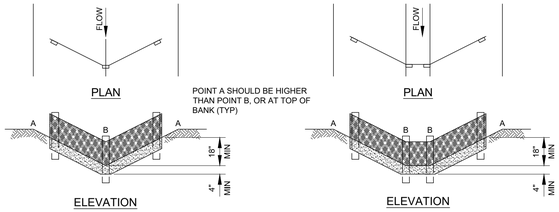
SEE CONSTRUCTION NOTES FOR REINFORCED FILTER FABRIC BARRIER

CONTRACTOR NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING AND ADHERING TO THE CONTRACTOR DEVELOPED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. CONTRACTOR SHALL PREPARE ALL NOTICE OF INTENT FORMS FOR THE WORK AND OBTAIN THE NECESSARY CERTIFICATES AND SIGNATURES FROM THE OWNER, APPLICABLE SUBCONTRACTORS AND OTHERS AS REQUIRED.

SILT FENCE DROP INLET PROTECTION BARRIER

NTS



NTS

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STATE OF TEXAS
JUSTIN A. SCHRADER
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LICENSED
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APR 10 2026

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CONSTRUCTION PLANS FOR
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- LUMBERTON BRANCH
PARKING ADDITION
(PRIVATE ON-SITE)
PAVING & DRAINAGE FACILITIES

299 COUNTRY LANE DRIVE,
LUMBERTON, TEXAS 77657

STORM WATER POLLUTION PREVENTION DETAILS

PRO-E PROJECT NO.: 1018-0015

SUBMITTED:
SCALE: N/A
DATE: APRIL, 2026
SURVEYED BY:

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

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

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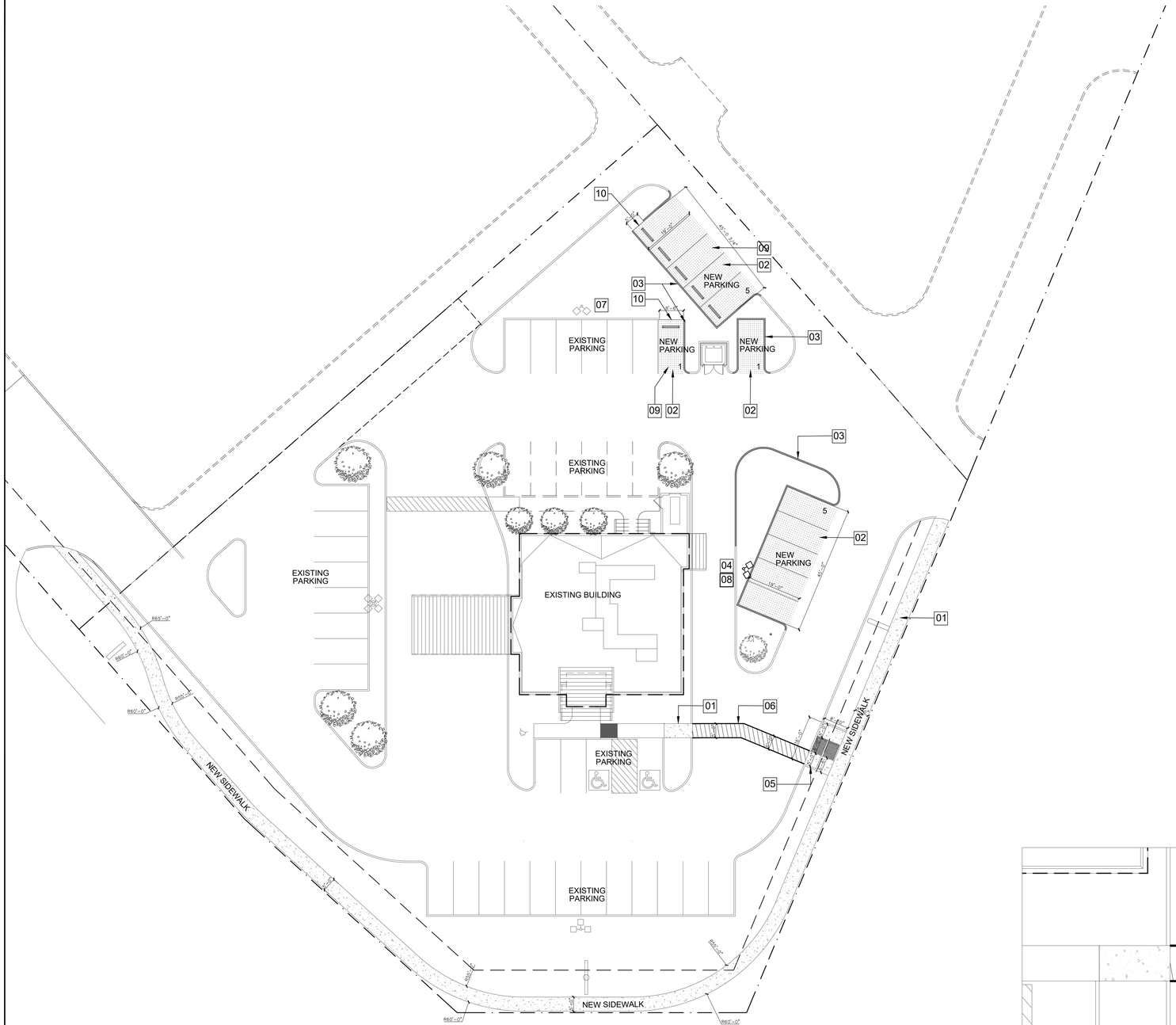
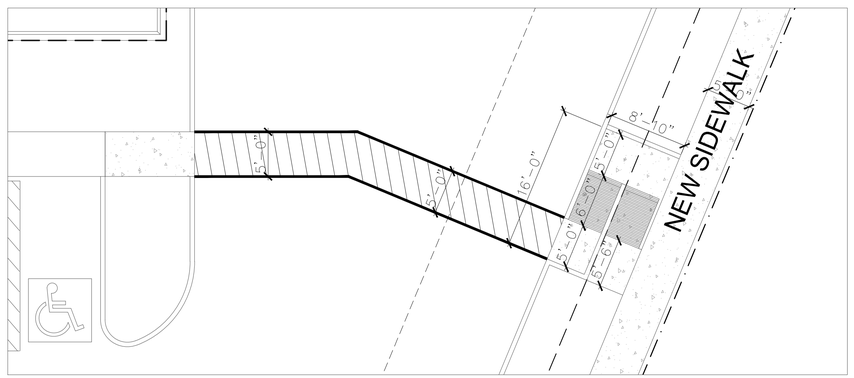


01 SITE PLAN
SCALE: 1" = 20'-0"

KEY NOTES BY SYMBOL [X]:

- 01 NEW 5FT WIDE SIDEWALK.
- 02 NEW CONCRETE PAVING.
- 03 NEW CONCRETE CURB.
- 04 RELOCATED POLE LIGHT.
- 05 PEDESTRIAN RAMP.
- 06 PEDESTRIAN CROSS WALK PAVEMENT STRIPING
- 07 ADD 2 HEADS TO EXISTING POLE LIGHT
- 08 ADD 1 HEAD TO RELOCATED POLE LIGHT
- 09 PRECAST WHEEL STOP AT EACH PARKING STALL
- 10 CURB OPENING FOR DRAINAGE



02 PEDESTRIAN RAMP
SCALE: 1/8" = 1'-0"

SLI DESIGN, INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com
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NECHES LUMBERTON PARKING AND SIDEWALK
299 COUNTRY LANE AT U.S. 69
LUMBERTON, TEXAS 77657

PROJECT NUMBER : 8984

	DATE
ISSUED FOR CLIENT APPROVAL	03.31.26
ISSUED FOR BIDDING	04.10.26
ISSUED FOR PERMIT	04.10.26
ISSUED FOR CONSTRUCTION	

REVISIONS

MARK	DESCRIPTION	DATE

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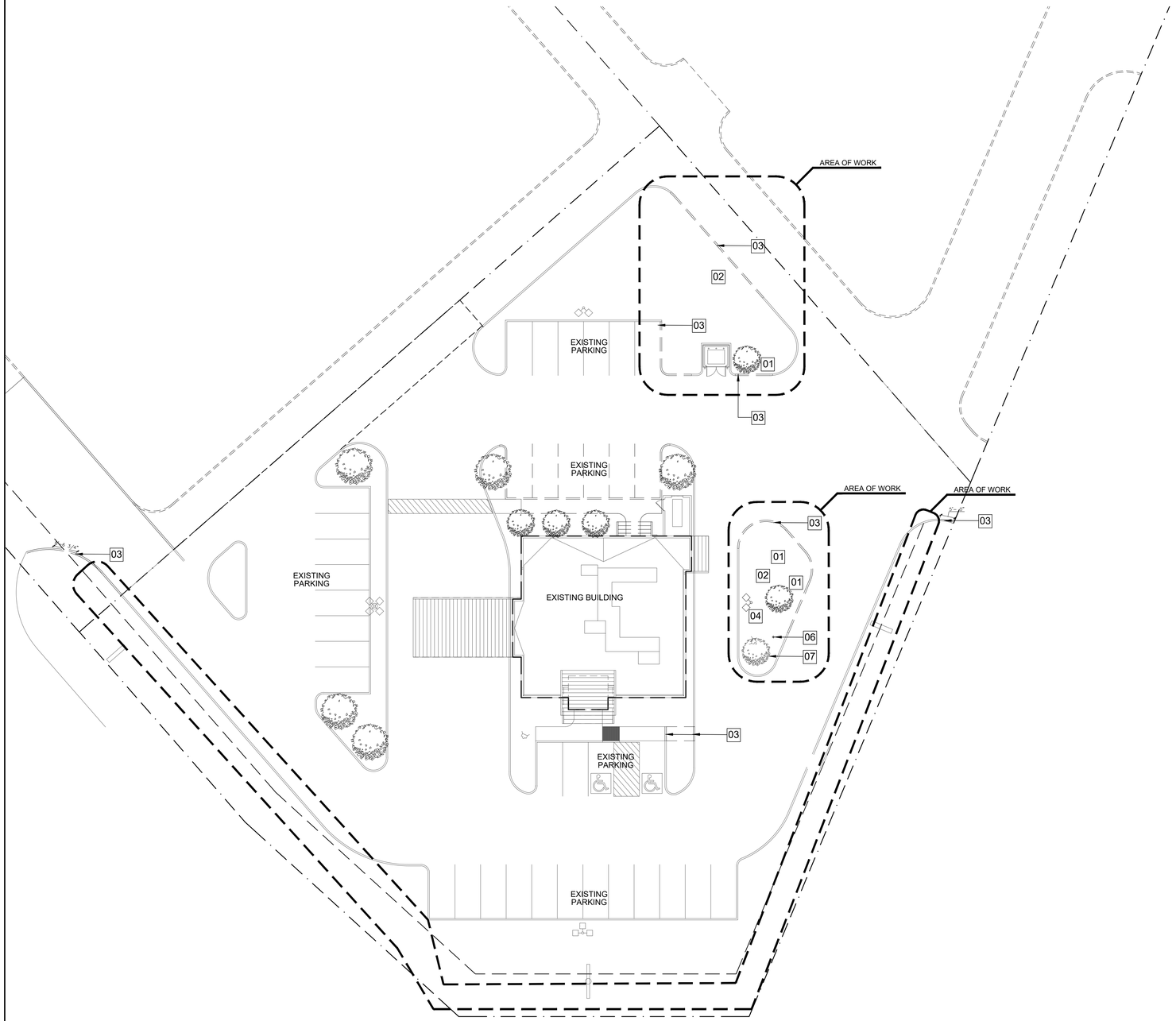
PRINT DATE Apr 10, 2026 – 1:12pm

REGISTERED ARCHITECT
THOMAS B. RAMSEY
14288
STATE OF TEXAS
04/10/26

DRAWING TITLE
SITE PLAN

DRAWN BY	RG
CHECKED BY	TL
APPROVED BY	TB

SHEET NO.
SP-1.10



01 DEMO SITE PLAN
SCALE: 1" = 20'-0"

KEY NOTES BY SYMBOL ☒ :

01 DEMO EXISTING TREES.

02 DEMO AND PREP EXISTING GRASS AREA FOR NEW CONCRETE PAVING.

03 DEMO EXISTING CONCRETE CURB.

04 EXISTING POLE LIGHT TO BE RELOCATED.

05 EXISTING CONCRETE CURB TO REMAIN.

06 EXISTING HYDRANT TO REMAIN.

07 EXISTING TREE TO REMAIN.

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NECHES LUMBERTON PARKING AND SIDEWALK
299 COUNTRY LANE AT U.S. 69
LUMBERTON, TEXAS 77657

PROJECT NUMBER : 8984

ISSUED FOR CLIENT APPROVAL	DATE 03.31.26
ISSUED FOR BIDDING	04.10.26
ISSUED FOR PERMIT	04.10.26
ISSUED FOR CONSTRUCTION	

REVISIONS

MARK	DESCRIPTION	DATE

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PRINT DATE Apr 10, 2026 – 1:12pm

REGISTERED ARCHITECT
THOMAS B. BAKER
14288
STATE OF TEXAS
04/10/26

DRAWING TITLE DEMO SITE PLAN

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