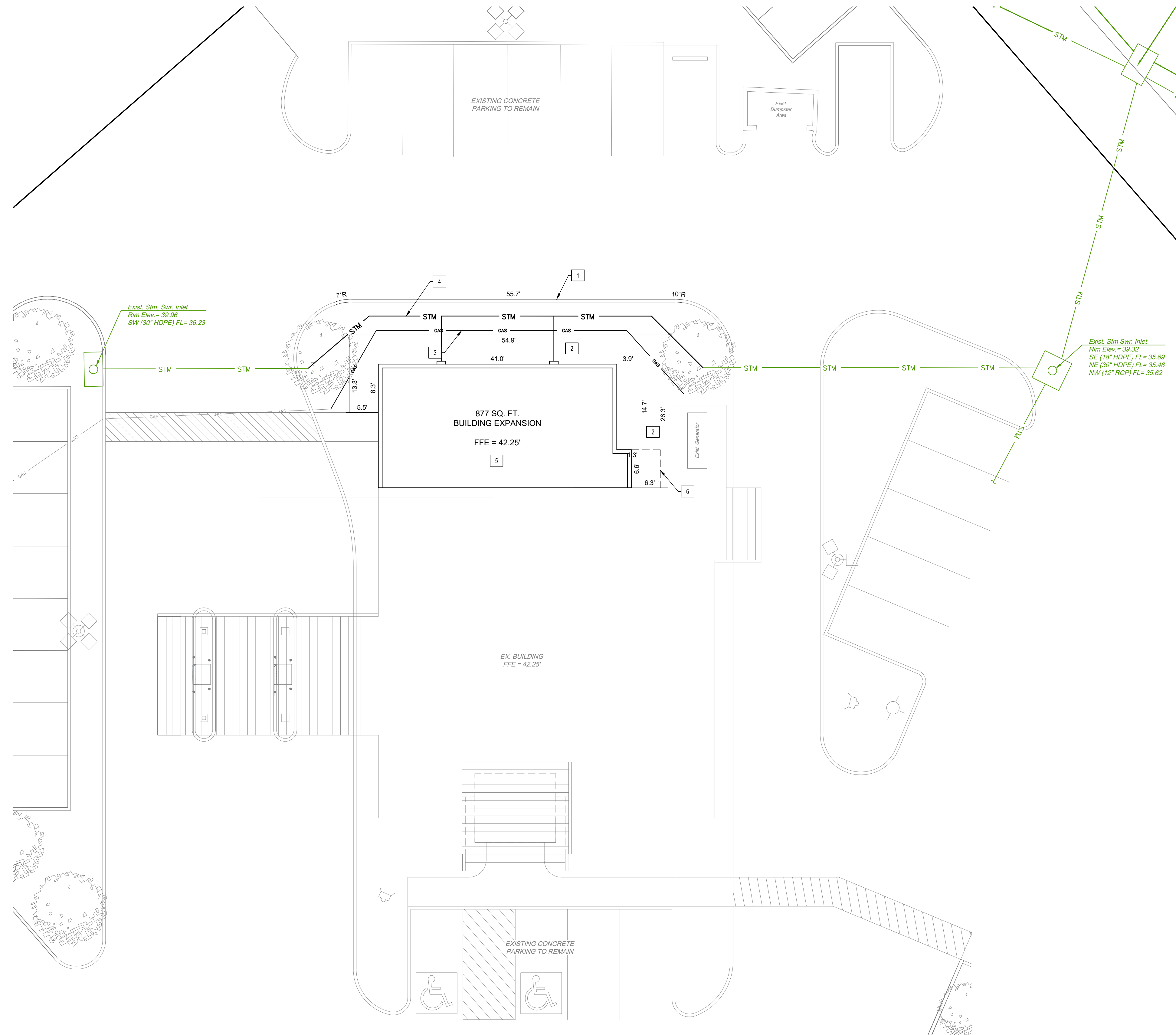


Date: Thu, 30 Apr 2026 8:33am
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 User Name: kenneth
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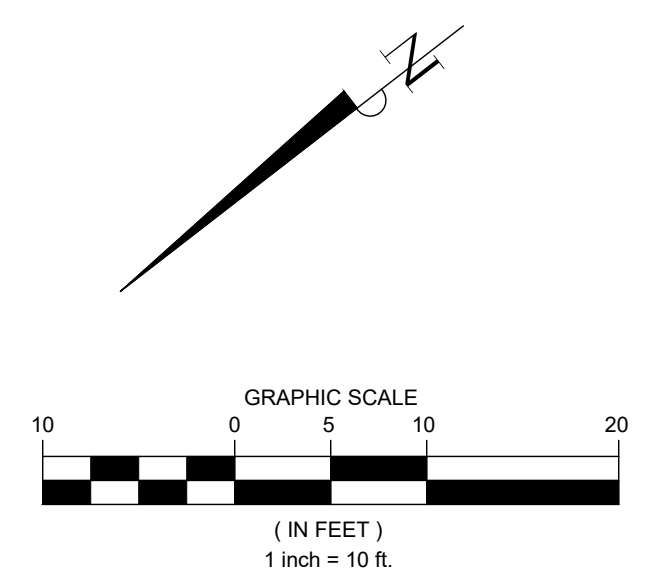
PARKING SPACES PROVIDED
0 PROPOSED PARKING SPACES PROVIDED
40 EXISTING PARKING SPACES PROVIDED
2 EXISTING ADA PARKING SPACES PROVIDED

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.	4,458 S.F. (PROP. +877 S.F.)
PARKING LOT & DRIVE AISLES	37,587 S.F.	36,555 S.F. (PROP. -1,032 S.F.)
SIDEWALK	3,293 S.F.	3,725 S.F. (PROP. +432 S.F.)
DETENTION POND/SWALE	0 S.F.	0 S.F.
TOTAL AREA	44,461 S.F.	44,738 S.F.
TOTAL FINAL IMPERVIOUS COVER		44,738 S.F.
PERCENTAGE OF IMPERVIOUS COVER	$(44,598 / 57,375) \times 100 =$	77.97%

- GENERAL NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII 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 CROSS 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 T&S.
 - 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.

KEYED NOTES	
1	PROPOSED 6" CURB.
2	PROPOSED 5' WIDE SIDEWALK.
3	EXISTING GAS LINE TO BE REROUTED TO AVOID PROPOSED BUILDING ADDITION. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER AND LOCAL GAS UTILITY PROVIDER FOR RELOCATION REQUIREMENTS AND APPROVALS.
4	EXISTING 30" STORM PIPE TO BE REROUTED TO AVOID PROPOSED BUILDING ADDITION. SEE SHEET 06 FOR FLOW LINE INFORMATION.
5	PROPOSED 877 SQ. FT. BUILDING ADDITION. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS.
6	PROPOSED BUILDING CANOPY. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS.

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



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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DATE	REVISION
04/30/2026	ISSUE FOR PERMIT AND BID

CONSTRUCTION PLANS FOR
NECHES FEDERAL CREDIT UNION
 - LUMBERTON BRANCH
BUILDING ADDITION
 (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" = 10' DATE: APRIL, 2026 SURVEYED BY:	DESIGNED BY: JAS DRAWN BY: KHL/PB SHEET NO. C4 OF C10 CITY DWG NO.:
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PRIVATE PLANS - NECHES FEDERAL CREDIT UNION - LUMBERTON BRANCH - BUILDING ADDITION; PROJECT NUMBER : 1018-0015