

Site Plans for Declaration Church Parking Expansion

Brookhaven Phase 1
Block 1, Lots 1 & 2A - 5.518 AC
4200 Boonville Road
Bryan, Brazos County, Texas



VICINITY PLAN

OWNER/DEVELOPER:

Hillcrest Baptist Church
4220 Boonville Road
Bryan, TX 77802

ENGINEER:



Firm # 9951
PO Box 5192
Bryan, Texas 77805
979-739-0567



Know what's below.
Call before you dig.

Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Pavement & Grading Plan
C4	Drainage Plan
L1	Landscaping Plan
D	BCS Unified Drainage Details
ST	BCS Unified Street Details
SW	BCS Unified Sidewalk Details

Preliminary Plans Only
Not for Construction

This document is released for the purpose of
information only. It is not to be used for
construction, bidding, or permitting purposes.

Released for Review

November 2025

1. The owner of the property is Hillcrest Baptist Church. The subject property is located at 4200 Brentwood Drive, Houston, Texas. The subject property is zoned R-1.
2. The subject property is zoned Retail District (C-2) & the intended use is Church.
3. Fire flow demand is 1000 gpm. The existing hydrant located along the existing 6-inch watermain will provide this flow.
4. No portion of the tract lies within a designated flood hazard area. (See Flood Insurance Rate Map, Flood No. 48041C0289P, Revised Date, April 2, 2014, available at www.fema.gov).
5. The developed area for this project is 0.81 acres (35,319 sq. ft.).
6. All minimum building setbacks shall be in accordance with City of Bryan Ordinance.

1. All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
2. All items to be removed during clearing and grubbing. Remove not only the above ground material, but also the roots and stumps. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
3. Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof the area to be graded by the contractor according to the following specifications. Select fill in to be used in replacing objectionable material.
 - a. Assure positive drainage across project site to the storm water structure.
 - b. Normal Domestic Wastewater is anticipated to be discharged from this development.

7. Irrigation System – Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.

positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility lines. To ensure proper installation, all lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.

10. The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to contain, but marking material shall be Type II paint-type material.

11. **Demolition/Construction Waste** - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
12. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

The contractor is specifically cautioned that the location and/or elevation of the existing manholes and/or manholes to be installed on the records of the town utility companies and, where possible, measurements taken on the ground, be made and recorded on the contractor's responsibility to avoid all existing manholes and/or manholes to be installed on the ground, whether the utility is shown on the records of the town utility companies or not. To modify the appropriate utility company 48 hours prior to any excavation.

Contact information:

Texas One Call:	800-245-4445
Long Star One Call:	800-460-8344
Central Texas One Call:	800-460-8344
City of Bryan	979-250-5600
City of Bryan	979-250-5600
Bryan Electric Utilities	979-250-5600
Almond Energy	979-881-5865
Almond Energy	979-774-2008
Almond Energy	979-774-2008
Suddebank	979-844-2250

Total Proposed New Parking:	
97... Straight in Parking	
6... ADA Parking	
102.... Total Provided	

Width of Flow Resistance
10' to 100'

Depth of Flow Resistance
6' to 10'

Building Street

Concrete Curb

Subgrade

Nodes with Additional
Resistance at the
Edges of the Flow
Resistance
Nodes are to be
placed at the
Edges of the Flow
Resistance
Adjacent to the
Flow Resistance

N.T.S.

N.T.S

skin

[illegible]

Owner/Developer:
Hillcrest Baptist Church
4220 Boonville Road
Bryan, TX 77802

Surveyor:
McClure and Browne
Engineering & Surveying, Inc.
1008 Woodcreek Drive, Suite 103

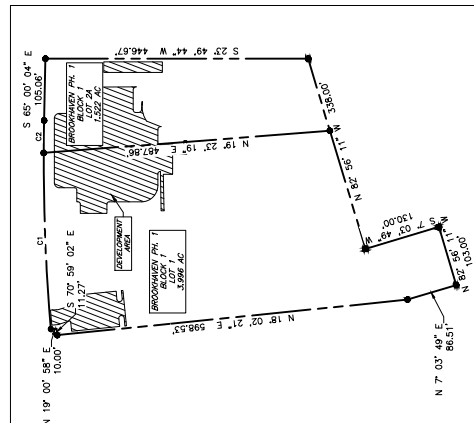
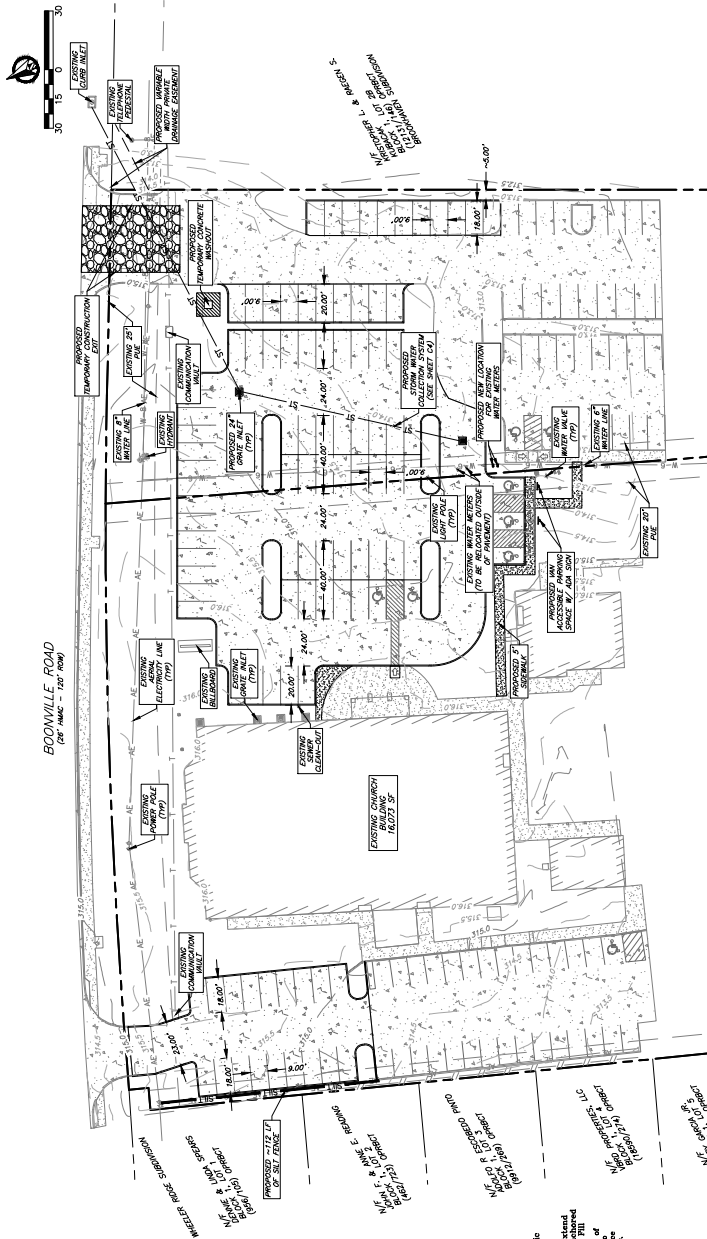
This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on 12-Aug-24. It is not to be used for construction, bidding, or permitting purposes.

o.	Revision/Issue	Date


J4 Engineering
 PO Box 5192 • Bryan, Texas • 77805
 979-789-0507 www.j4engineering.com
 Firm# 0951

Bryan, Brazos County, Texas
4220 Boonville Road
Box 1, Lois 1 & 2A, 5518 Acres

Subject: <i>November 2025</i> Reader: <i>AS Noted</i> Drawn By: <i>CB</i>	Rhewzi: <i>C2</i>
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CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	299.76'	3399.84'	5° 03' 06"	S 68° 27' 29" E	299.66'	149.98'
C2	55.24'	3399.84'	0° 55' 51"	S 65° 28' 00" E	55.24'	27.62'

Landscape Notes:

1. All trees shall be provided in container grown trees.
2. All landscape plant material shall be guaranteed for a period of thirty days from the date of installation. The contractor shall be responsible for the maintenance of all plantings following acceptance from Contractor.
3. The property owner is responsible for regular watering, fertilizing, and maintenance of all plantings following acceptance from Contractor. The contractor shall be responsible for the maintenance of all plantings during construction in a healthy, growing condition at all times.
4. Plant material shown here is represented at the discretion of the landscape architect. The contractor shall be responsible for the maintenance of all plantings during construction in a healthy, growing condition at all times.
5. Contractor is to seed all disturbed areas left exposed and provide adequate irrigation and mulch to ensure successful establishment of seed. The contractor shall be responsible for the maintenance of all plantings during construction in a healthy, growing condition at all times.
6. All water meters, hydrants, valves, manholes, and other underground utilities shall be marked and remain accessible during construction and upon completion of necessary grading and landscaping.
7. Multi-trunked trees shall be at least 12" above the ground. Single trunked trees shall be at least 18" above the ground.
8. Existing Trees used for landscaping credit must have a trunk diameter of at least 4" dbh and be in a healthy physical state. They shall be replaced with new trees according to the requirements of Section 14.02. The contractor shall be responsible for the maintenance of all plantings during construction in a healthy, growing condition at all times.
9. Replacement of dead landscaping shall occur within 30 days of discovery. The contractor shall be responsible for the maintenance of all plantings during construction in a healthy, growing condition at all times.
10. To ensure the growth of trees in and islands, a minimum 24-inch soil depth and 200 cubic feet of soil shall be provided for each tree. The contractor shall be responsible for the maintenance of all plantings during construction in a healthy, growing condition at all times.

Landscape Analysis:

Construction Activities:				
Disturbed Area (Parking, Easement, Sidewalk, Structures)				
Net Total = 26,319 SF				
(14% Impervious)				
Requirements:				
30,319 SF @ 17%				
Net Total = 5,154 SF				
Provided:				
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