

GENERAL NOTES:

1. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY. SEE CIVIL PLANS FOR GRADING ASSOCIATED WITH LANDSCAPE IMPROVEMENTS.
4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.

PAVING

- P-1 CONCRETE PAVING**
- COLOR: STANDARD GREY
 FINISH: MEDIUM BROOM FINISH
 CONTROL JOINTS: REF. PLANS FOR LAYOUT, TOOLED @REGULAR INTERVALS (TYPICAL JOINT SPACING TO BE EQUAL TO WIDTH OF WALK), REF. DETAILS
 EXPANSION JOINTS: 30' O.C. MAX. (SEE PLANS FOR LOCATIONS)
 JOINT SEALANT: COLOR TO MATCH CONCRETE
 APPROVAL: **MOCK-UP, EJ SEALANT SAMPLE**

PLAYGROUND

- PG-1 PLAY STRUCTURE 1
- PG-2 PLAY STRUCTURE 2
- PG-3 PLAY STRUCTURE 3
- PG-4 PLAY STRUCTURE 4
- PG-5 PLAY STRUCTURE 5
- PG-6 PLAY STRUCTURE 6
- PG-7 PLAY STRUCTURE 7
- PG-8 PLAY STRUCTURE 8
- PG-9 PLAY STRUCTURE 9
- PG-10 PLAY STRUCTURE 10
- PG-11 PLAY STRUCTURE 11
- PG-12 PLAY STRUCTURE 12
- PG-13 POURED-IN-PLACE SURFACING
- PG-14 TURF PLAY MOUNDS

MATERIALS LEGEND:

SITE AMENITIES

- A-1 BENCH (QTY - 14)
- A-2 PICNIC TABLE (QTY - 7)
- A-3 SHADE STRUCTURE (TYPE 1)
- A-4 SHADE STRUCTURE (TYPE 2)
- A-5 SHADE SAILS
- A-6 TRASH RECEPTACLES (QTY - 7)
- A-7 GRILL (QTY - 3)
- A-8 BIKE RACK (QTY - 4)



Know what's below.
Call before you dig.

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.

MIDTOWN LEGACY
 PARK
 PREPARED FOR
 LONE STAR RECREATION
 TEXAS
 BRYAN

MATERIALS AND
 PRODUCT SCHEDULE

KHA PROJECT
 064518522
 DATE
 MAY 2026
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY CMH
 CHECKED BY KAG



05/21/26

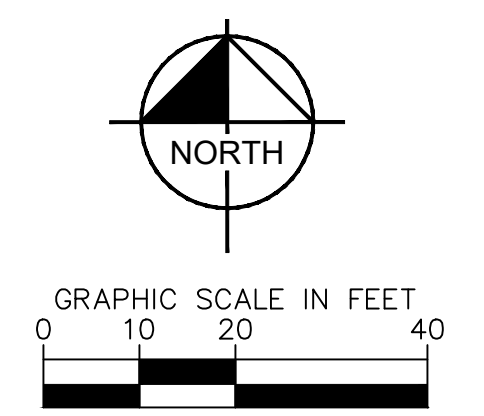
Kimley»Horn
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 614 HOLLEMAN DRIVE EAST, SUITE 1100
 COLLEGE STATION, TX 77840
 PHONE: 979-775-9595 FAX: 979-775-8599
 WWW.KIMLEY-HORN.COM FIRM NO. F-928

No.	REVISIONS	DATE	BY

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SHEET NUMBER
L0.02

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Drainage Area	Area (ac.)	Time of Concentration (min.)	Runoff Coefficient	Intensity (in/hr)	Q ₁₀₀ (cfs)	Drainage Location
Existing	0.70	10.00	0.40	11.64	3.3	Midtown Park Lake
Proposed	0.70	10.00	0.95	11.64	7.7	Midtown Park Lake

*Per previous coordination with the City of Bryan and Mitchell and Morgan, a drainage analysis will not be required with this project submittal. Runoff calculations and fill volume in 100-year FEMA floodplain are provided for use in Mitchell and Morgan's use in future drainage studies for the overall Midtown Park development.

ESTIMATED FILL QUANTITIES	
NET:	513 CY (FILL)
100-YEAR FLOODPLAIN:	0 CY

- NOTES**
- SEE SHEET C1.1 FOR GENERAL GRADING NOTES.
 - CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
 - ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 - MAXIMUM SLOPE IN TURF AREAS SHALL BE 4:1.
 - CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
 - GRADES IN ALL SIDEWALKS AND ACCESSIBLE AREAS SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS; NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE.
 - CONTRACTOR TO CONFIRM ALL EXISTING ELEVATIONS AT CONNECTION POINTS PRIOR TO CONSTRUCTION.

LEGEND	
PROPOSED CONTOURS	315
EXISTING CONTOURS	315
TOP OF GRADE ELEVATION	315.00 x
NATURAL GRADE ELEVATION	315.00 NG x
MATCH EXISTING ELEVATION	315.00 ME x
SWALE	> - - - >
100-YEAR FLOODPLAIN LIMITS	- - - - -

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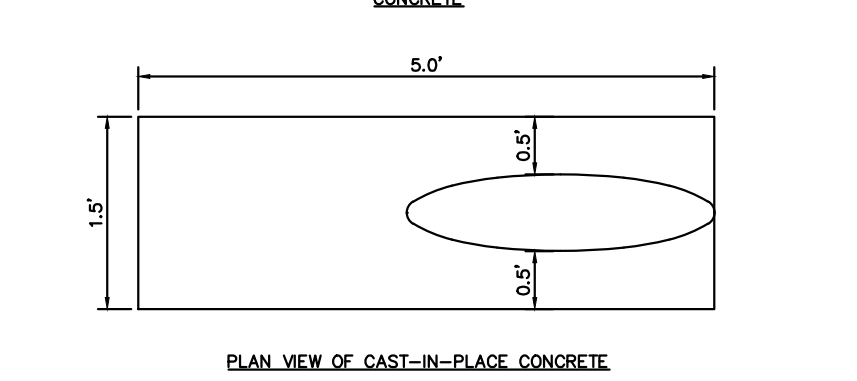
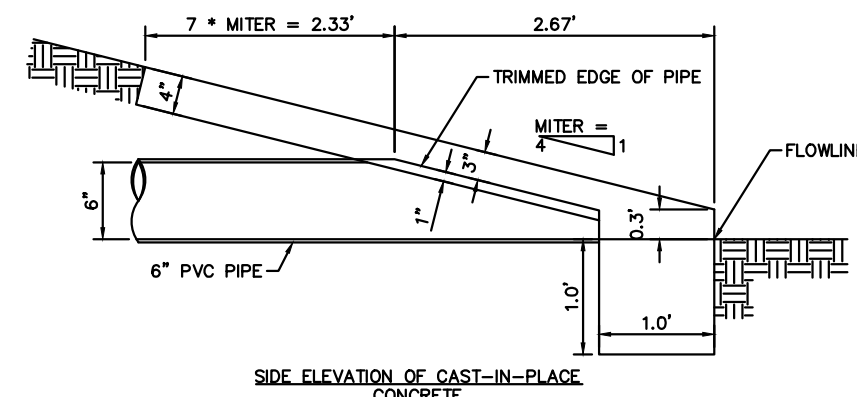
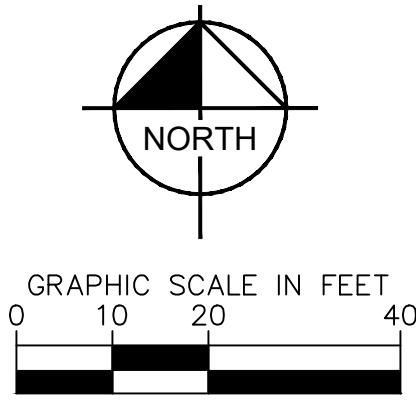
STATE OF TEXAS
 PRESTON P. JACKS
 146013
 CIVIL ENGINEER
 05/22/26

KHA PROJECT: 064518522
 DATE: MAY 2026
 SCALE: AS SHOWN
 DESIGNED BY: CHM
 DRAWN BY: KAG
 CHECKED BY: KAG

GRADING PLAN

MIDTOWN LEGACY PARK
 PREPARED FOR
LONE STAR RECREATION
 TEXAS
 BRYAN

NOTE:
NO WATER OR SEWER CONNECTIONS ARE NEEDED FOR THIS SITE



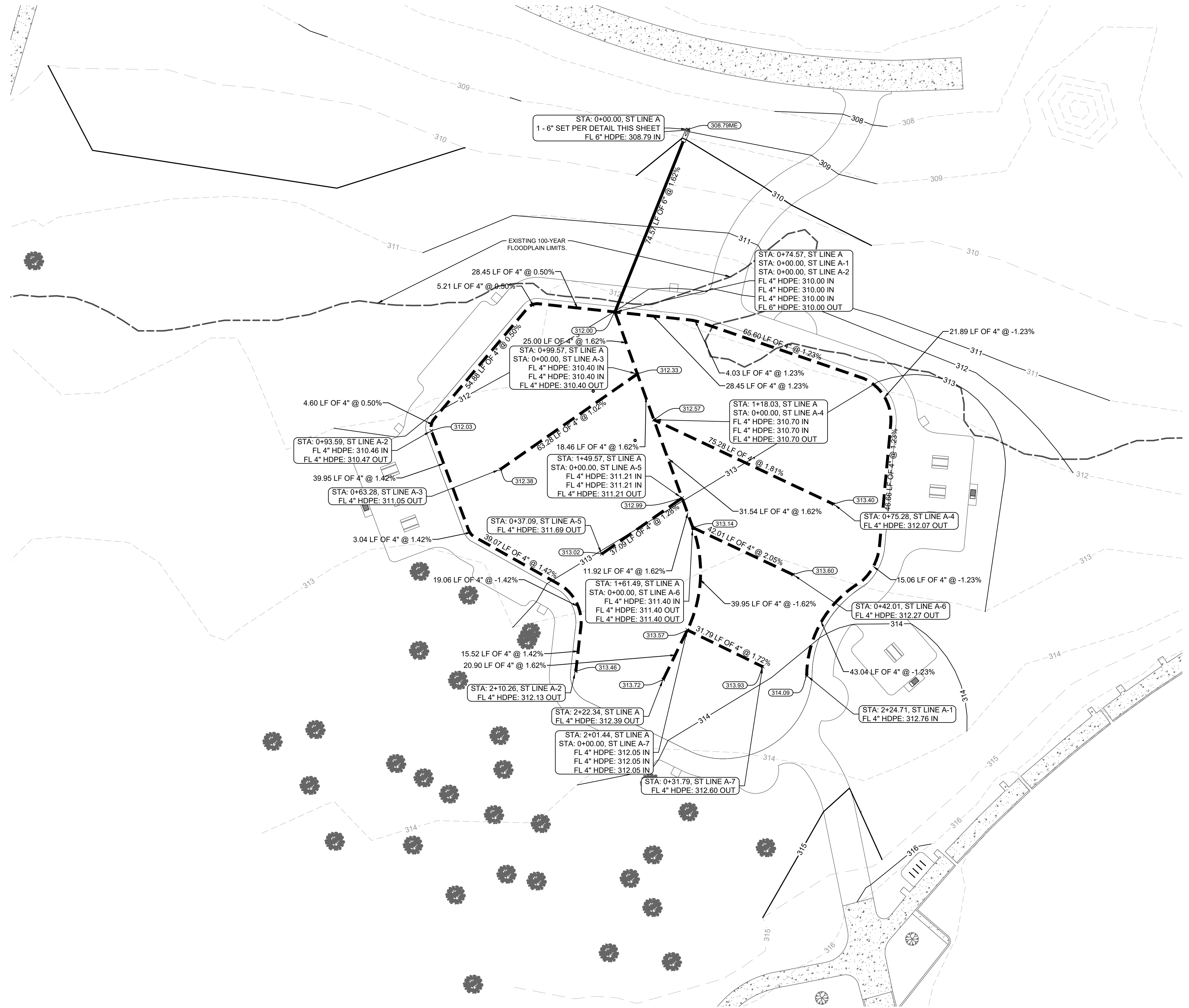
6" CAST-IN-PLACE CONCRETE SET (NOT TO SCALE)

Drainage Area	Area (ac.)	Time of Concentration (min.)	Runoff Coefficient	Intensity (in/hr)	Q_{100} (cfs)	Drainage Location
Existing	0.70	10.00	0.40	11.64	3.3	Midtown Park Lake
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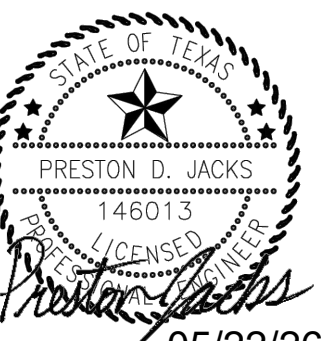
*Per previous coordination with the City of Bryan and Mitchell and Morgan, a drainage analysis will not be required with this project submittal. Runoff calculations and fill volume in 100-year FEMA floodplain are provided for use in Mitchell and Morgan's use in future drainage studies for the overall Midtown Park development.

NOTES	
1.	SEE SHEET C1.1 FOR GENERAL STORM NOTES.
2.	CONTRACTOR TO SLOPE SUBGRADE BENEATH POURED-IN-PLACE RUBBER CUSHION LAYER, AND CRUSHED ROCK BASE TOWARDS PERFORATED DRAINS.
3.	CONTRACTOR TO BACKFILL SUBGRADE DRAIN TRENCHES WITH CRUSHED ROCK.
4.	ALL SPOT ELEVATIONS ARE TO TOP OF PROPOSED SURFACE UNLESS OTHERWISE NOTED.

LEGEND	
PROPOSED CONTOURS	315
EXISTING CONTOURS	315
TOP OF GRADE ELEVATION	315.00
NATURAL GRADE ELEVATION	315.00 NG
MATCH EXISTING ELEVATION	315.00 ME
PERFORATED HDPE PIPE	---
SOLID HDPE PIPE	---
100-YEAR FLOODPLAIN LIMITS	---



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05/22/26
KHA PROJECT: 064518522
DATE: MAY 2026
SCALE: AS SHOWN
DESIGNED BY: PRESTON D. JINKS
DRAWN BY: CMH
CHECKED BY: KAG

MIDTOWN LEGACY PARK
DRAINAGE PLAN

PREPARED FOR
LONE STAR RECREATION
BRYAN, TEXAS

SHEET NUMBER
LD1.00

No.	REVISIONS	DATE	BY

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NOTES	
1.	CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2.	CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3.	DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
4.	TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5.	BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6.	IN AREAS WITH 4:1 SLOPES, CONTRACTOR TO INSTALL SOIL RETENTION BLANKET IF NECESSARY.
7.	ALL SAWCUT WATER SHALL BE VACUUMED AND DISPOSED PROPERLY (I.E. CONCRETE WASHOUT PIT).
8.	ALL HYPERCHLORINATED WATER AND BLOW OFF WATER SHALL BE DISCHARGED INTO SANITARY SEWER SYSTEM.
9.	ALL DISTURBED AREAS, WHETHER ON-SITE OR OFF-SITE, SHALL RECEIVE A FULL STAND OF GRASS (PERMANENT GRASS) PRIOR TO ISSUANCE OF ANY OCCUPANCY BY THE BUILDING AND CODE DIVISION OF COMMUNITY DEVELOPMENT.

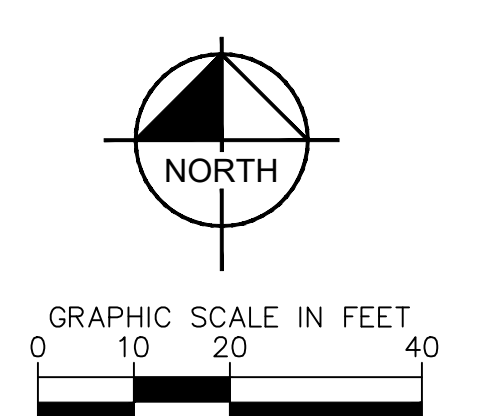
PHASING	
PHASE	EROSION CONTROL MEASURES
1. GRADING	ALL SILT FENCE AND CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. CONSTRUCTION ENTRANCE TO BE INSTALLED AT THIS TIME.
2. UTILITY INSTALLATION	ALL SILT FENCE SHALL BE INSTALLED PRIOR TO THE INITIATION OF ALL UTILITY CONSTRUCTION. UPON THE COMPLETION OF STORM SEWER INSTALLATION, INLET PROTECTORS TO BE INSTALLED.
3. PAVING/BUILDING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
4. SOIL STABILIZATION/LANDSCAPING	AFTER SITE CONSTRUCTION AND PAVING PHASE, CONTRACTOR TO EXCAVATE BOTTOM OF POND AND REMOVE SEDIMENT TRAP. REMOVE TEMPORARY ENTRANCE/EXIT AND INLET PROTECTION. ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED DURING FINE GRADING AND THROUGH OUT THE REMAINDER OF THE PROJECT.

NOTE

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

TOTAL DISTURBED AREA
5.76 ACRES

LEGEND	
— 315 —	PROP. CONTOURS
- - - 315 - - -	EX. CONTOURS
— SF —	PROP. SILT FENCE
⤿	PROP. ROCK CHECK
⇨	DRAINAGE FLOW DIRECTION



NO.	REVISIONS	DATE	BY

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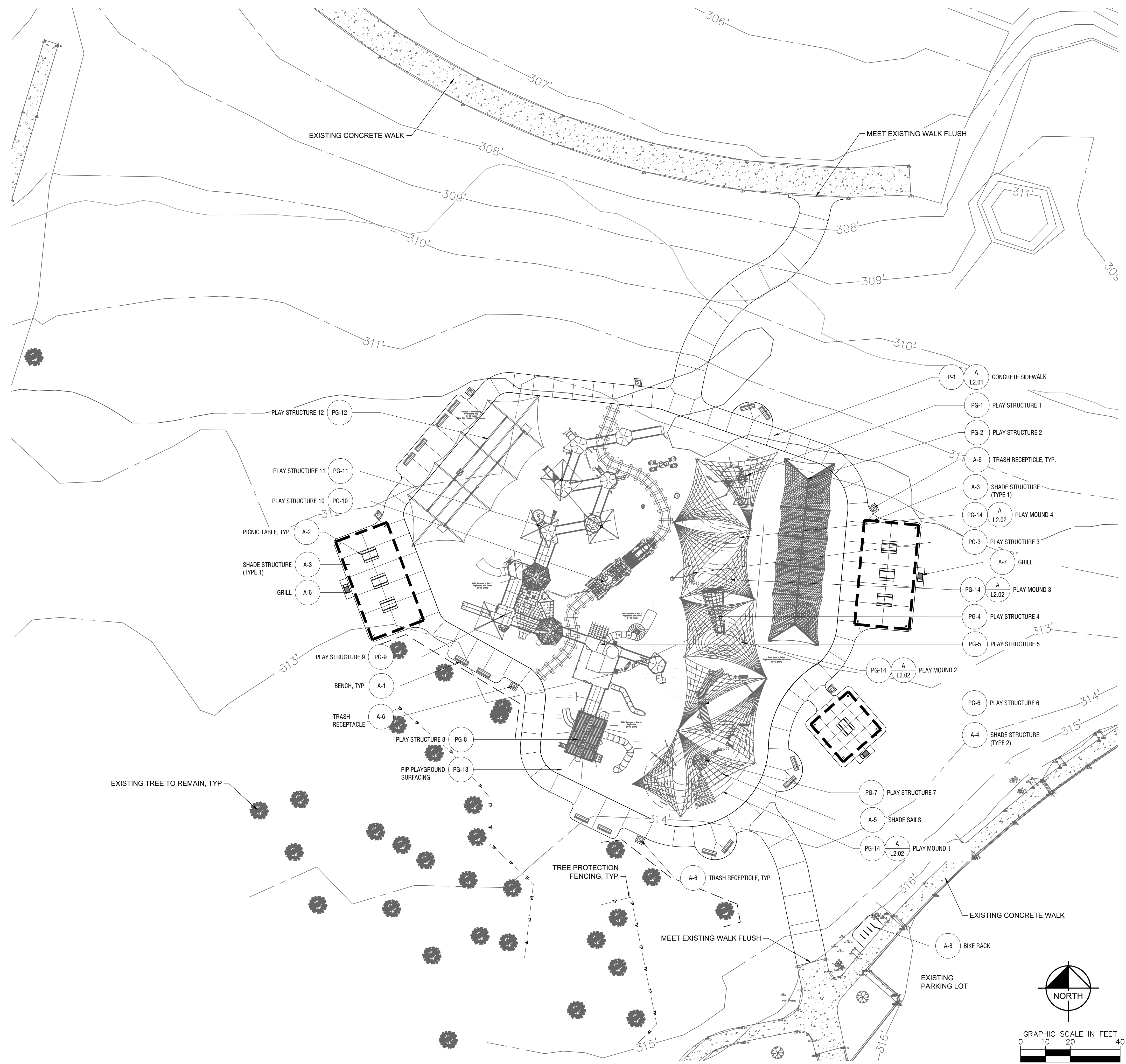
KHA PROJECT	064518522
DATE	MAY 2026
SCALE	AS SHOWN
DESIGNED BY	CMH
DRAWN BY	KAG
CHECKED BY	

EROSION CONTROL

MIDTOWN LEGACY PARK
 PREPARED FOR
LONE STAR RECREATION
 TEXAS
 BRYAN

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NOTE:
ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE



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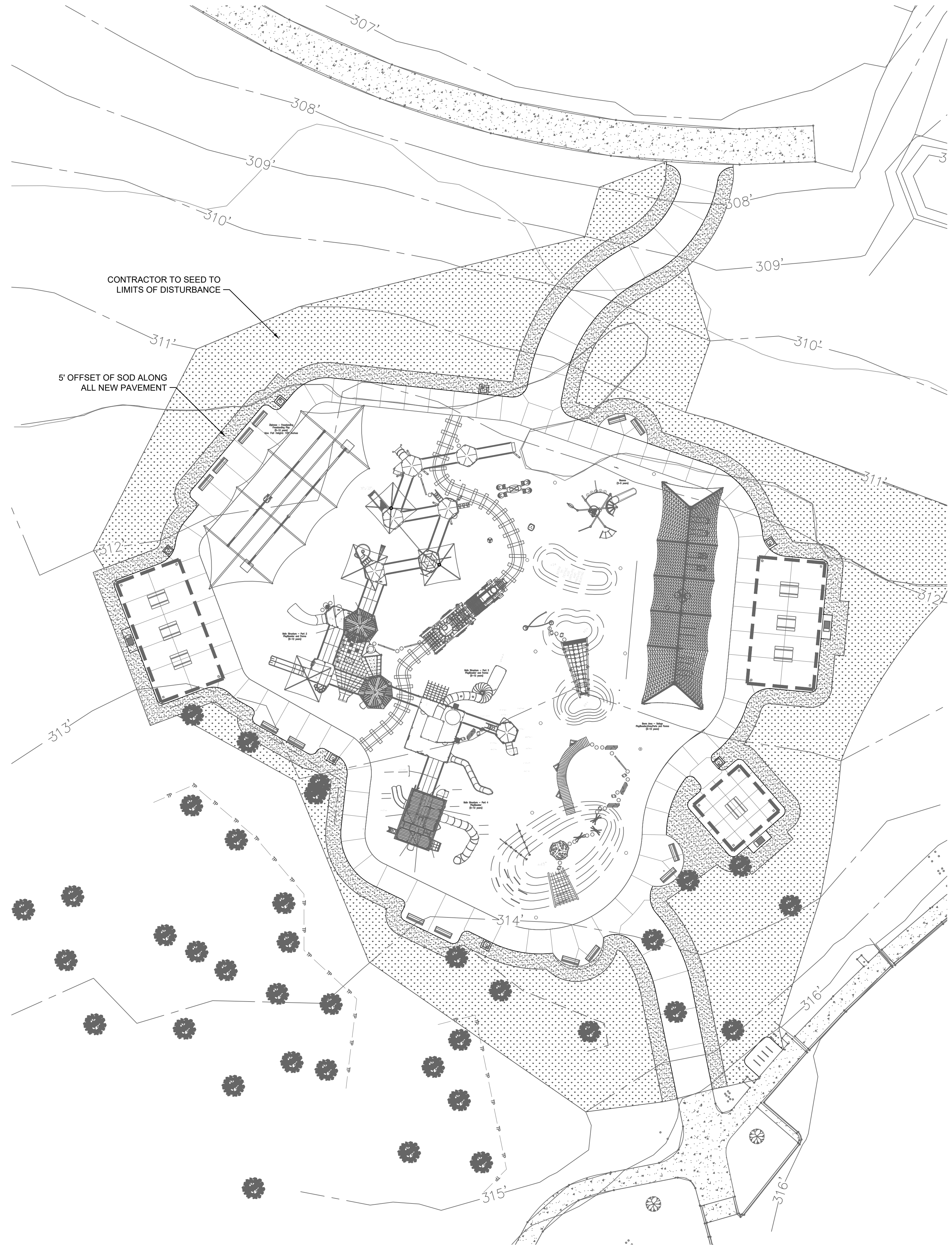
SITE PLAN

MIDTOWN LEGACY PARK
 PREPARED FOR
LONE STAR RECREATION
 TEXAS
 BRYAN

SHEET NUMBER
H1.02

PLANT SCHEDULE

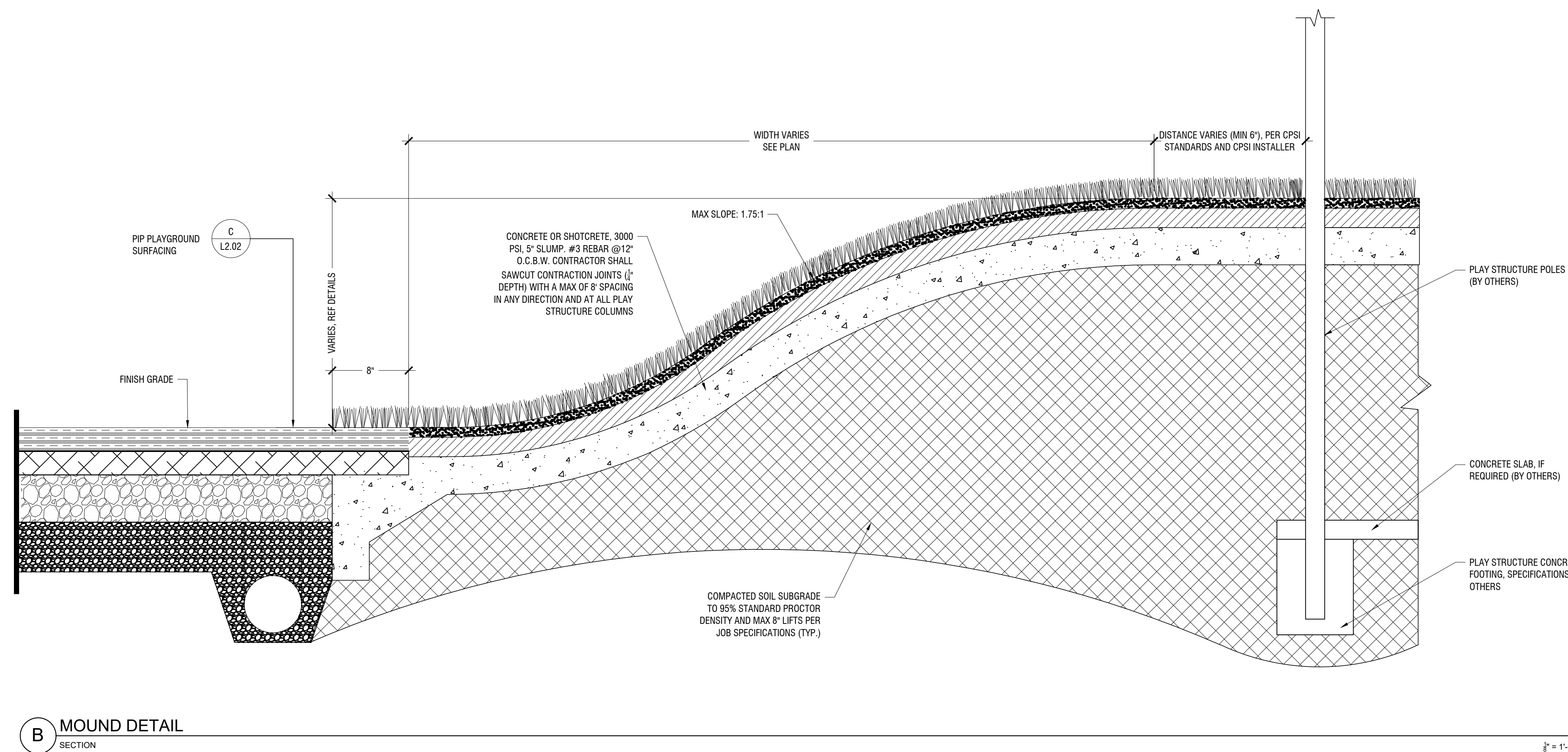
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	REMARKS
GROUND COVERS						
	SEED	16,149 SF	CYNODON DACTYLON	BERMUDAGRASS	SEED	HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION. SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.
	SOD	5,590 SF	CYNODON DACTYLON	BERMUDAGRASS	SOD	



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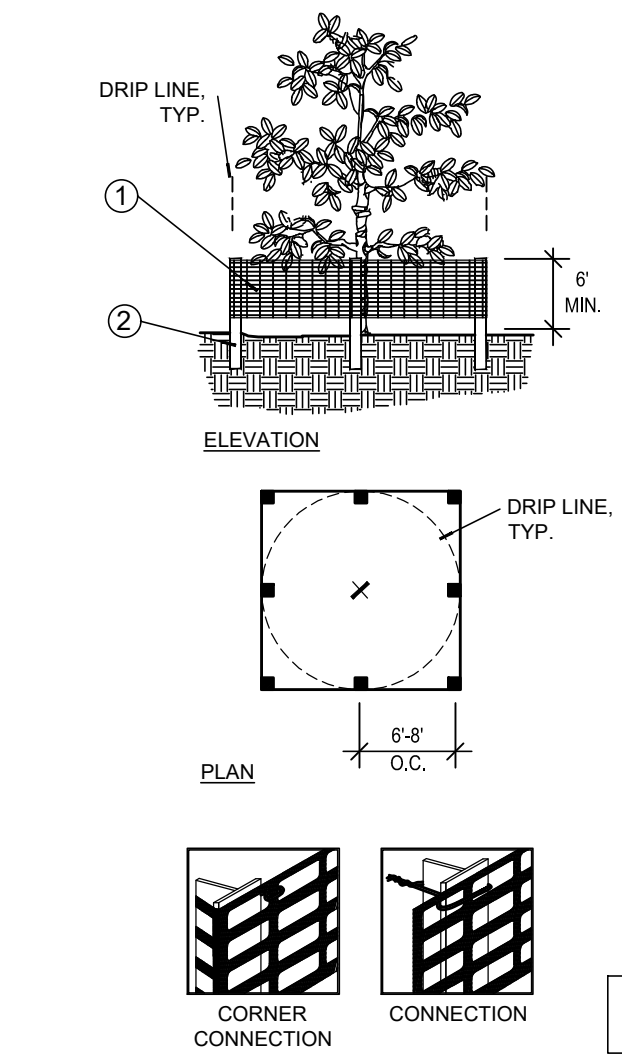
<p>MIDTOWN LEGACY PARK PREPARED FOR LONE STAR RECREATION BRYAN, TEXAS</p>	<p>LANDSCAPE PLAN</p>	<p>Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 614 HOLLEMAN DRIVE EAST, SUITE 1100 COLLEGE STATION, TX 77840 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM FIRM NO. F-928</p>	<p>REGISTERED LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. STATE OF TEXAS 2621</p>	<p>05/21/26</p>						
<p>KHA PROJECT: 064518522 DATE: MAY 2026 SCALE: AS SHOWN DESIGNED BY: CMH DRAWN BY: CMH CHECKED BY: KAG</p>										
<p>SHEET NUMBER LP1.00</p>			<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	DATE	BY				
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B MOUND DETAIL
SECTION

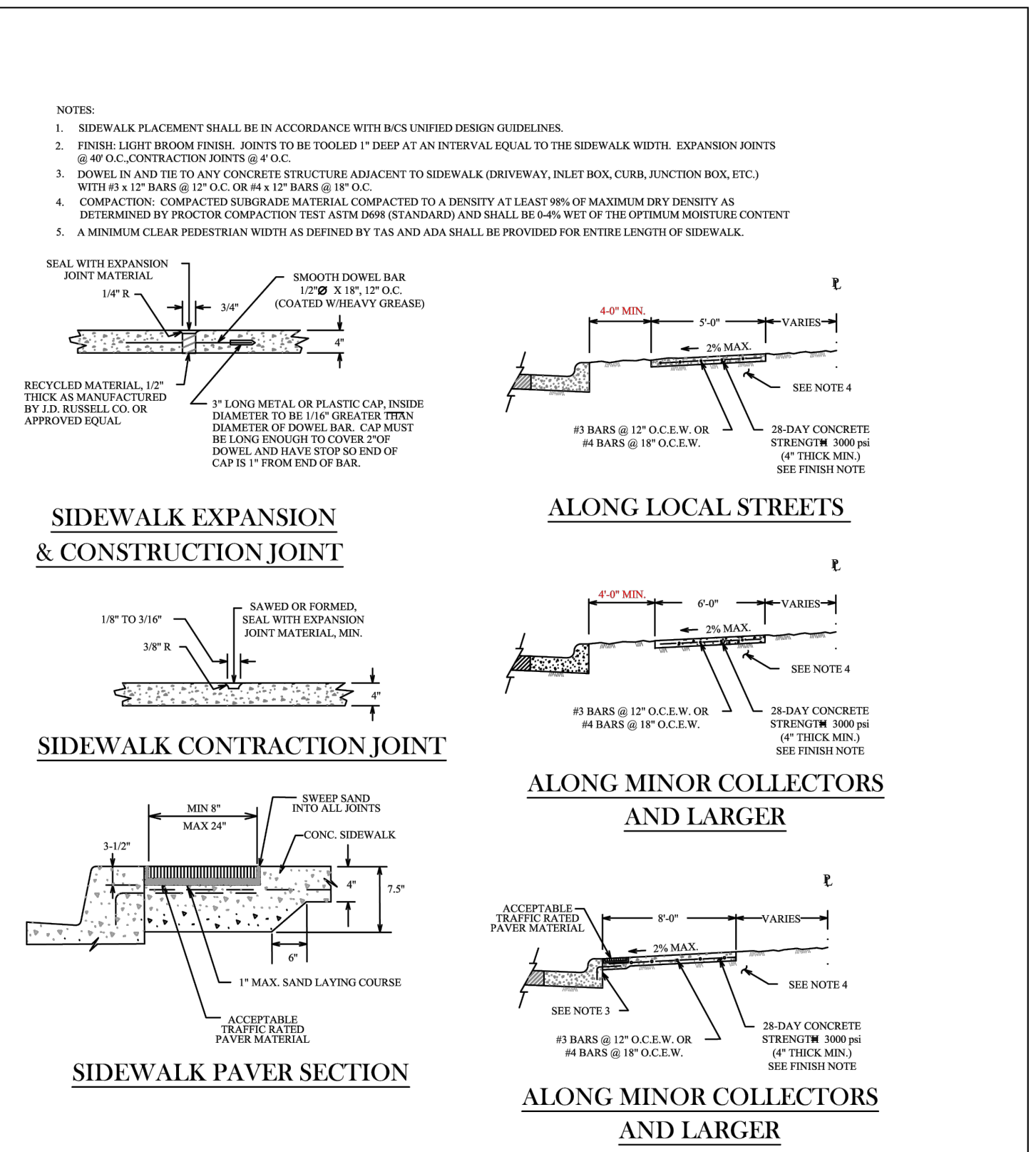
1/8" = 1'-0"



A TREE PROTECTION FENCING
SECTION

N.T.S.

- 6" "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNERS REPRESENTATIVE APPROVED. EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 - 8" TALL METAL "T" POSTS OR 2" x 2" x 8" PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
- NOTES:**
- POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- NOTE:** IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.



CONCRETE SIDEWALK

DATE: **DECEMBER 2020** B/C/S UNIFIED STANDARD DETAIL DETAIL NO. **SW1-02**

No.	REVISIONS	DATE	BY

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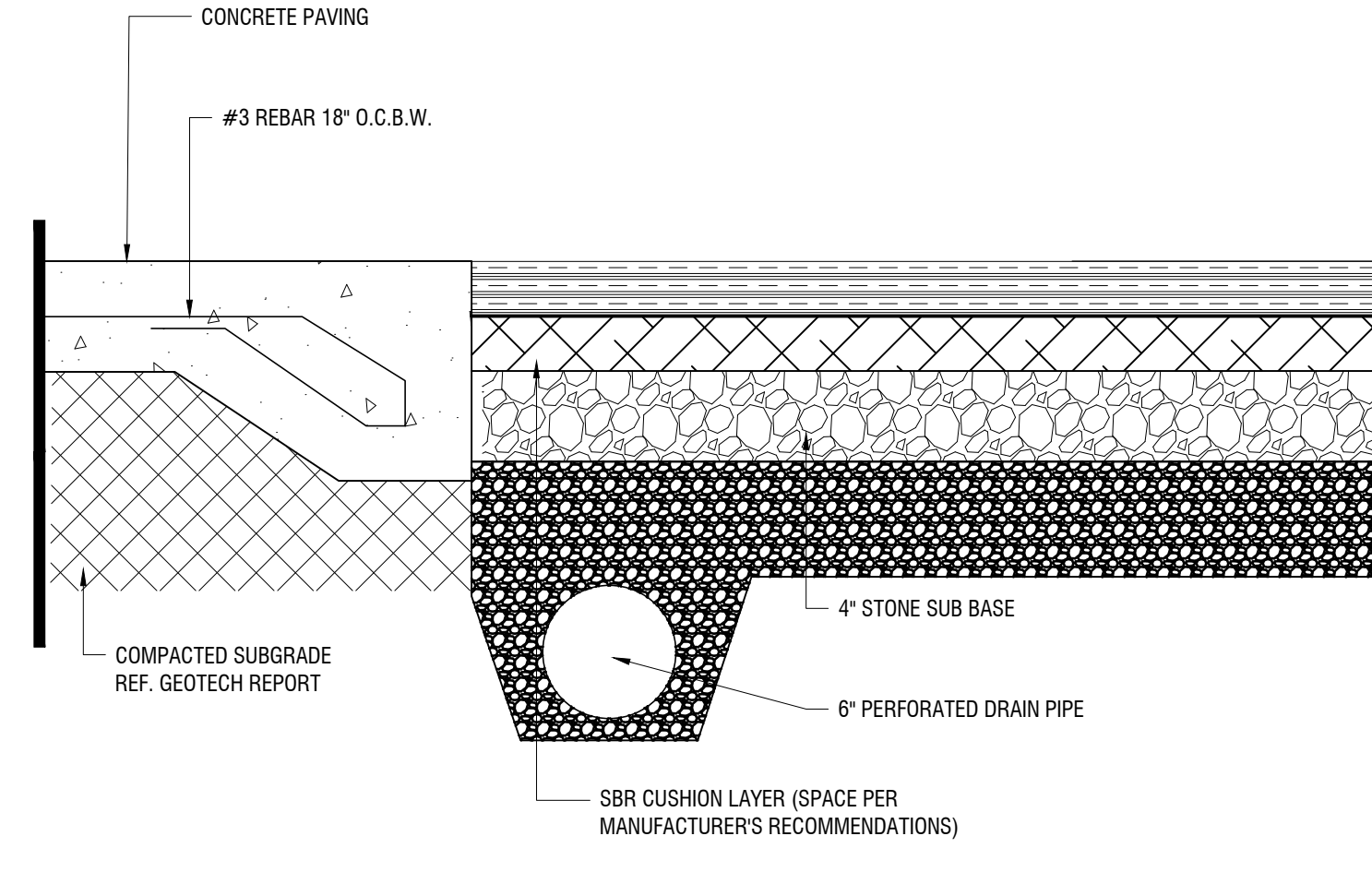
SITE DETAILS
(1 OF 2)

MIDTOWN LEGACY PARK
PREPARED FOR
LONE STAR RECREATION
BRYAN TEXAS

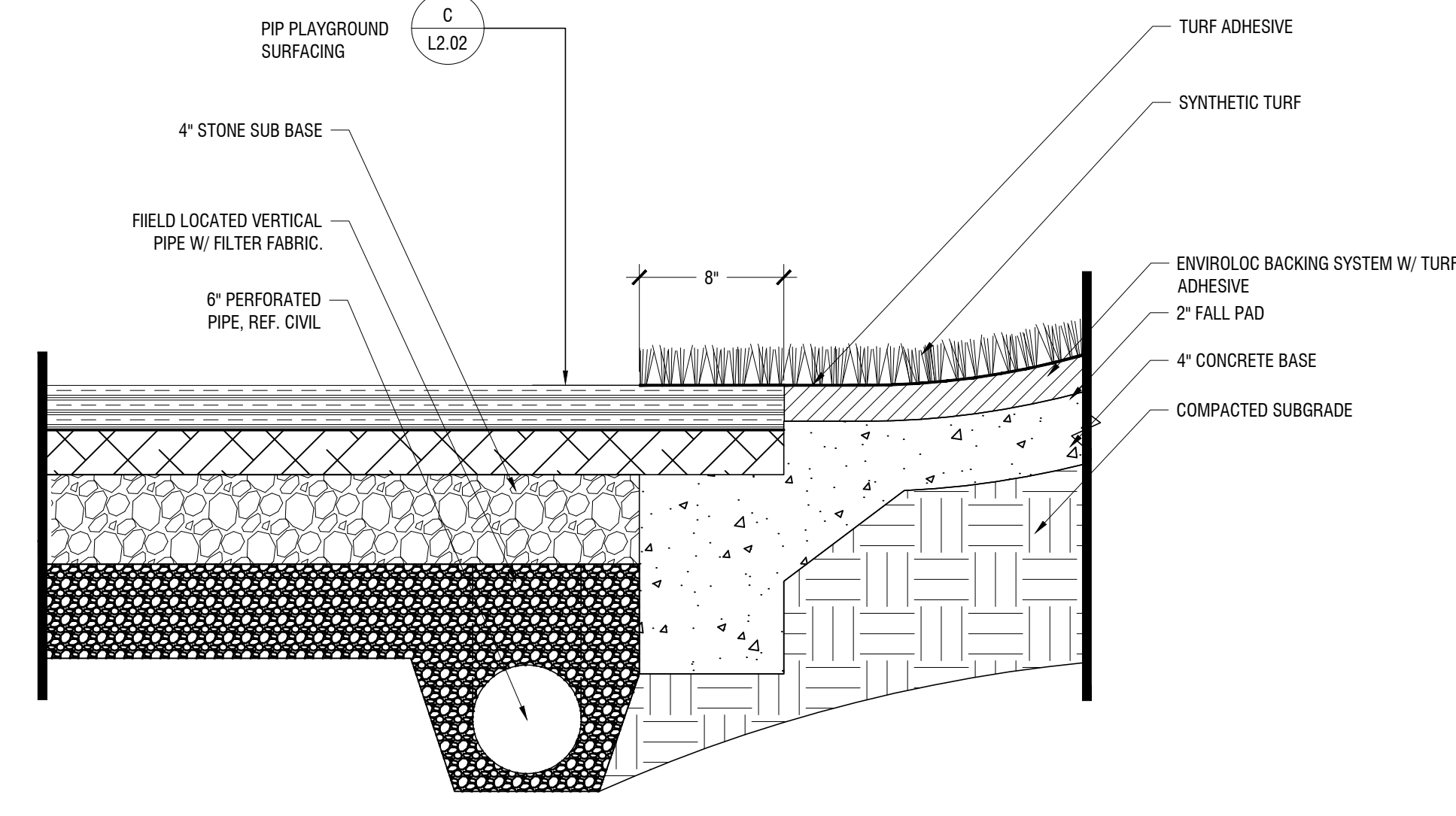
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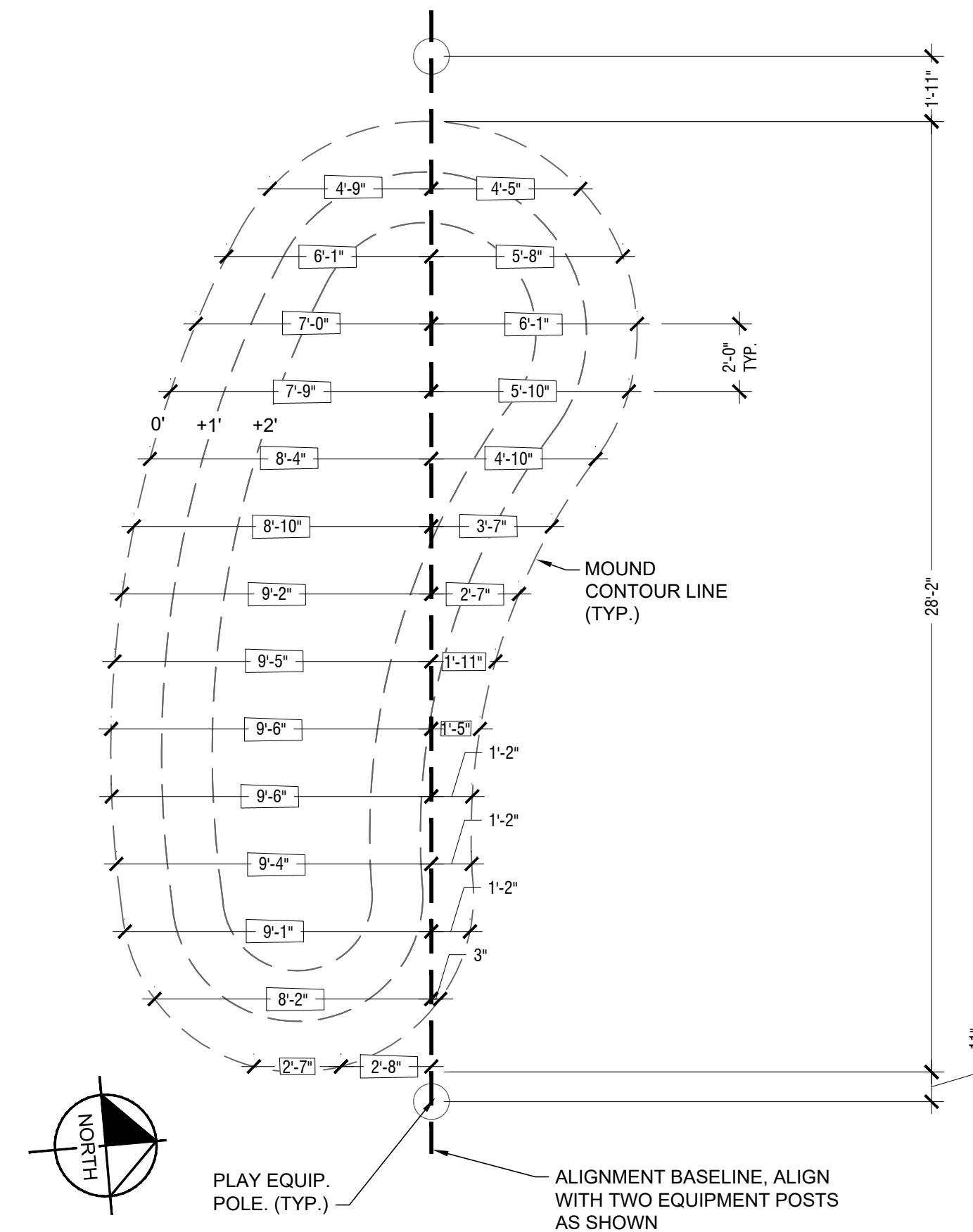
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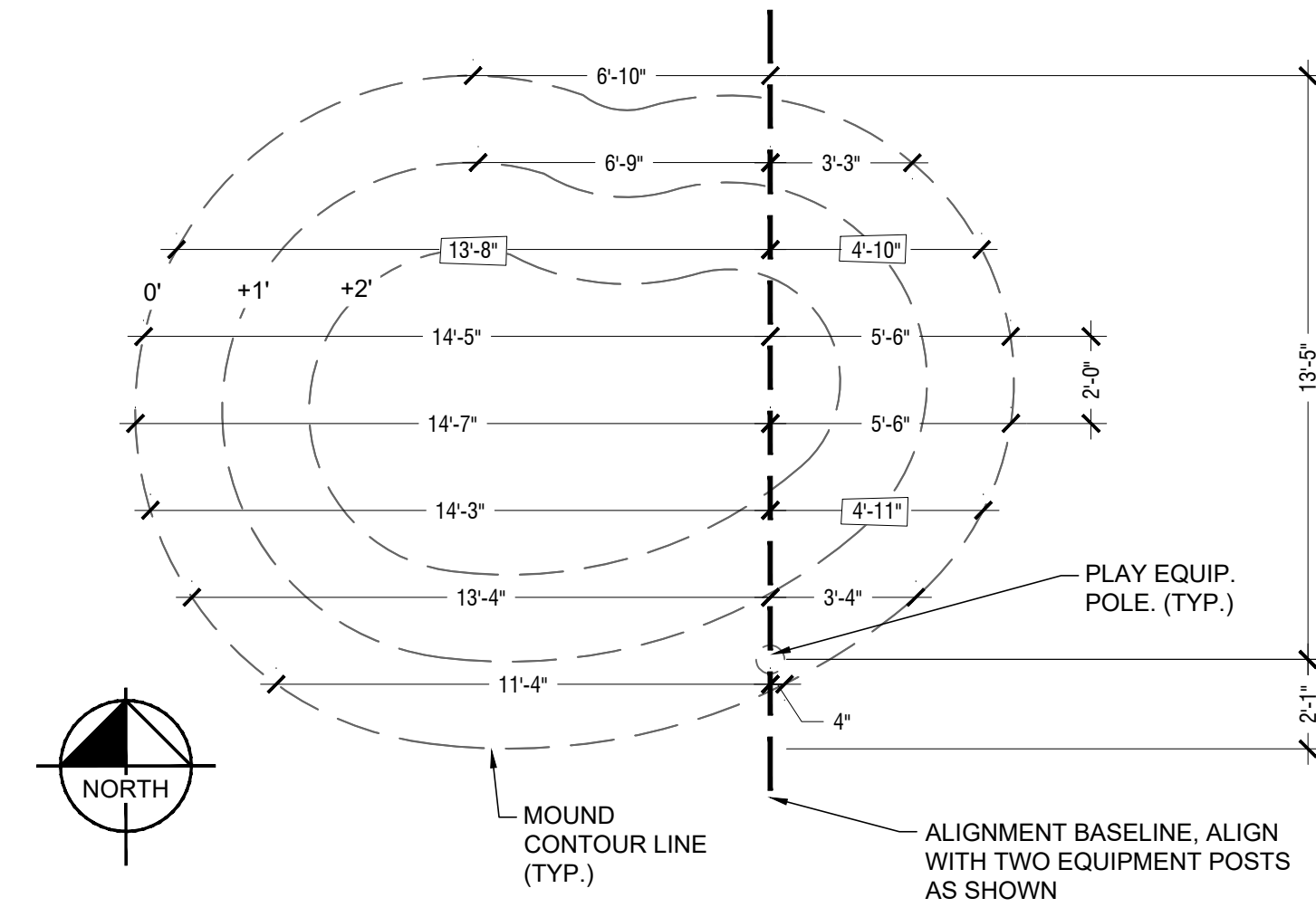
C POURED-IN-PLACE PLAYGROUND SURFACING
SECTION
1/8" = 1'-0"



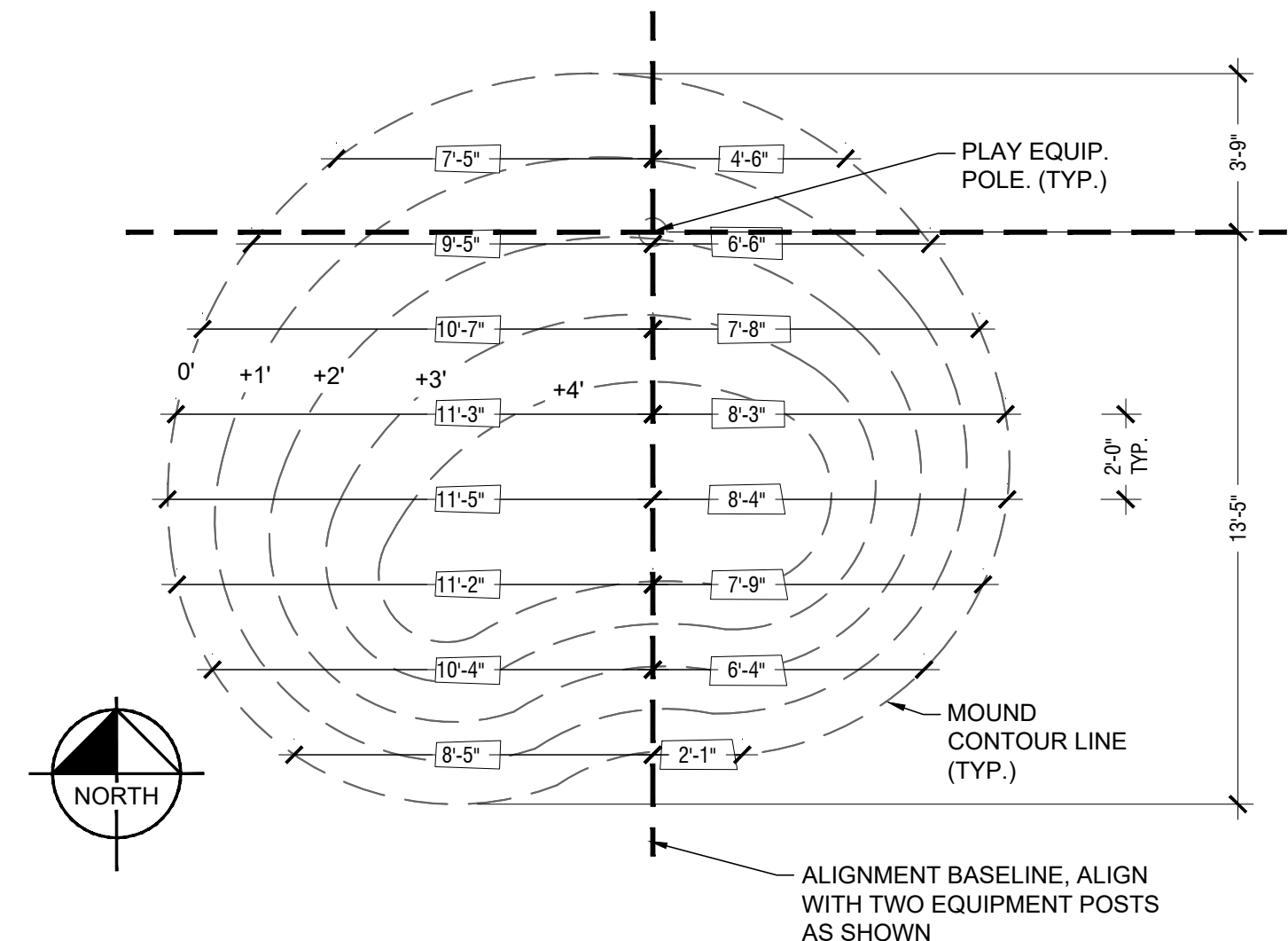
B SLOPED SYNTHETIC TURF AT PIP
SECTION
1/8" = 1'-0"



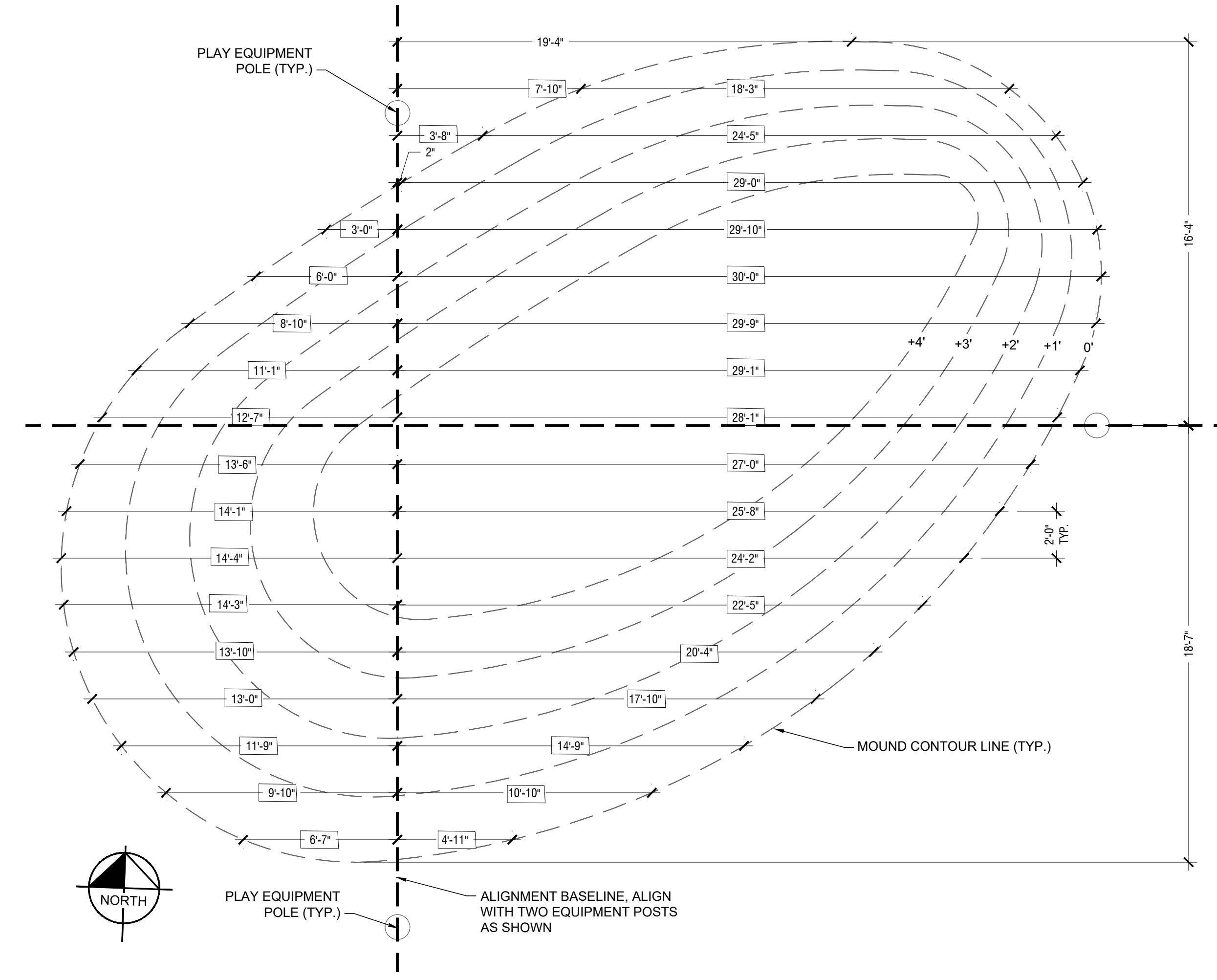
4



3



2



1

A MOUND LAYOUT DETAIL
SECTION
1/2" = 1'-0"

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SITE DETAILS
(2 OF 2)

MIDTOWN LEGACY PARK
PREPARED FOR
LONE STAR RECREATION
TEXAS
BRYAN

SHEET NUMBER
L2.02