

- SITE PLAN NOTES:**
- Name of Project: Stella Ranch Phase 1 POA Park 1
 Legal: Common Area 1, Stella Ranch Phase 1
 Address: 6999 Stella Ranch Blvd, Bryan, TX, 77802
- Owner's Contact Information
 Name: Stella Ranch POA
 Address: 4007 CROSS PARK DRIVE, BRYAN TX, 77802
 Engineer: Mitchell & Morgan, L.L.P.
 3204 Earl Rudder Fwy. S.
 College Station, Texas 77845
 (979) 260-6963
 - Zoning: PD
 - Existing Use: Vacant
 - Proposed Use: Open Space
 - Setbacks: Per City of Bryan Ordinances
 - Overall Site Area: 1.504 acres.
 - Domestic Water Demands:
 Avg. Water Demand = 0 gpm.
 Peak Water Demand = 0 gpm
 - Fire Flow Water Demands:
 Computed Sprinkler plus hydrant flow = 0 gpm
 - Sanitary Demands:
 Total Fixture Units = 0
 Avg. Sewer Demand = 0 gpm.
 Peak Sewer Demand = 0 gpm
 - The subject tract does not lie within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas. Community No. 480083, Panel No. 0210E, Map No. 4804102210E. Effective Date: May 16, 2012. The tributary on this tract (called Wickson Creek Tributary 22.1 on the FIRM) has an average depth of >12" and will require mapping in order to develop the remainder tract.
 - Site Signage shall be permitted separately.

