PROJECT CONTROL: CITY OF BRYAN CONTROL MONUMENT SWG A-53-W
(Y:10242882.810, X:3554386.822) TO OBTAIN SURFACE DISTANCES
MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011606538251

SITE PLAN NOTES:

Name of Project: Stella Ranch Phase 1 POA Park 1
Legal: POA PARK 1, Stella Ranch Phase 1
Address: 7080 Skipping Rock Path, Bryan, TX, 77808

1. 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

2. Zoning: PD
3. Existing Use: Vacant
4. Proposed Use: Open Space
5. Setbacks: Per City of Bryan Ordinances
6. Overall Site Area: 5.840 acres.
7. Domestic Water Demands:
   Avg. Water Demand = 0 gpm,
   Peak Water Demand = 0 gpm
8. Fire Flow Water Demands:
   Computed Sprinkler plus hydrant flow = 0 gpm
9. Sanitary Demands: Total Fixture Units = 0
   Avg. Sewer Demand = 0 gpm,
   Peak Sewer Demand = 0 gpm
10. 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. 48041C0210E. 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.
11. Site Signage shall be permitted separately.

	Location	30' x 30' Pavilion	Cantilever Swing	Nest Swing	Port Liberty Play Structure	Pier	Flatwork	Border	Trees - 15 G	Mulch
Unit Price		40	4045	4264	7884	18000	8	15	250	0.75
Units		SF	EA	EA	EA	EA	SF	LF	EA	SF
Quantity		2700	3	2	2	2	5535	543	84	9118
Ph 1	Park 1					1	1080			
Ph 2		900								
Ph 3								181	28	2900
Ph 4			1	1						

Product Specifications

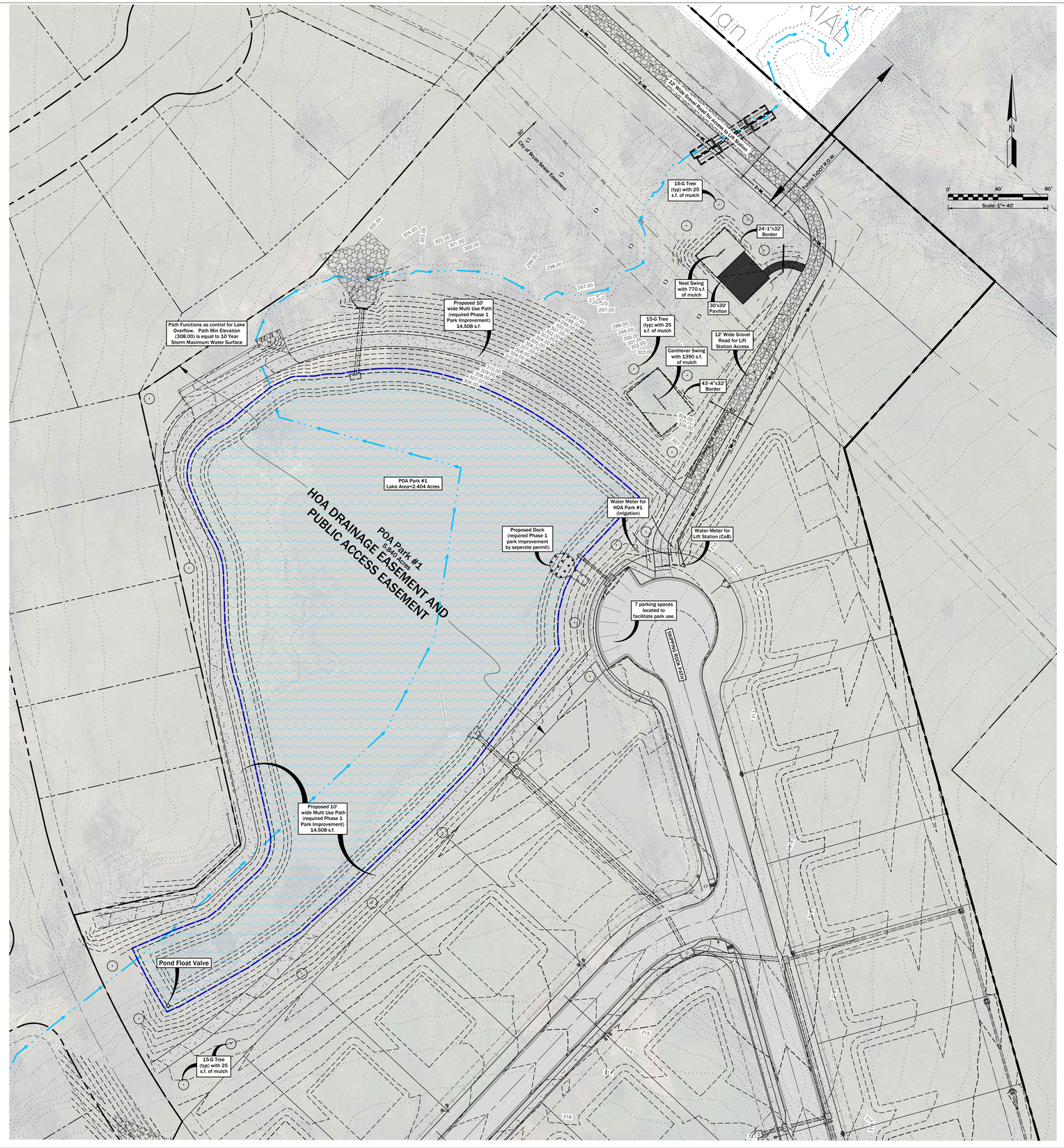
Model number: PSWNT002WSRGTN
Safety Zone: 32' x 24' 1"
Post Diameter: 5-inch
Product Type: Swing Sets

Product Options

Select your color: Rainforest Green

Product Specifications

Model number: PSW220WSPB
Age Range: 6 months - 12 years
Safety Zone: 32' x 43' 4"
Fall Height: 96"
Post Diameter: 5-inch
Product Type: Swing Sets



MITCHELL M&M MORGAN
T.979.260.6963
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
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PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING•HYDRAULICS
HYDROLOGY•UTILITIES•STREETS
SITE PLANS•SUBDIVISIONS
www.mitchellandmorgan.com

STATE OF TEXAS
JOEL J. MITCHELL
80649
Firm # F1443

March 2025
Designed by: JJM
Drawn By: JJM, SB, TM
Checked By: JJM

Prepared For:
Stella Ranch, LLC
4007 Cross Park
Bryan, Texas 77802

Revisions

HOA PARK #1 SITE PLAN

STELLA RANCH SUBDIVISION

SP1

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