

**SITE PLAN NOTES:**

- Name of Project: Stella Ranch Phase 1 HOA Park 1  
 Legal: HOA PARK 1, Stella Ranch Phase 1  
 Address: 7080 Skipping Rock Path, Bryan, TX, 77808
- Owner's Contact Information  
 Name: Stella Ranch HOA  
 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: 5.840 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. 02210E Map No. 4804100210E. 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.
  - HOA Park #1 parking will be maintained by the Stella Ranch HOA.
  - A Home Owner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for construction, operations, repair, and maintenance of all HOA Parks, Common Areas, private drainage easements, and private storm water detention facilities which area a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, and maintenance of these areas.
  - This development will have three (3) Signature Parks and thirty-five (35) Common Areas, all owned and maintained by the HOA and platted as either HOA Parks or Common Areas. No CoB public parks are included in this plan.

LOCATION	30' x 30' PAVILION	CANTILEVER SWING	NEST SWING	PORT LIBERTY PLAY STRUCTURE	PIER	FLATWORK	BORDER	TREES - 15 G	MULCH
INIT 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					1080			
PH 2									
PH 3							181	28	2900
PH 4									

**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



**Product Options**

**Select your chain and seat:**  
 Chains with Seats  
**Select your color:** Cobalt Blue

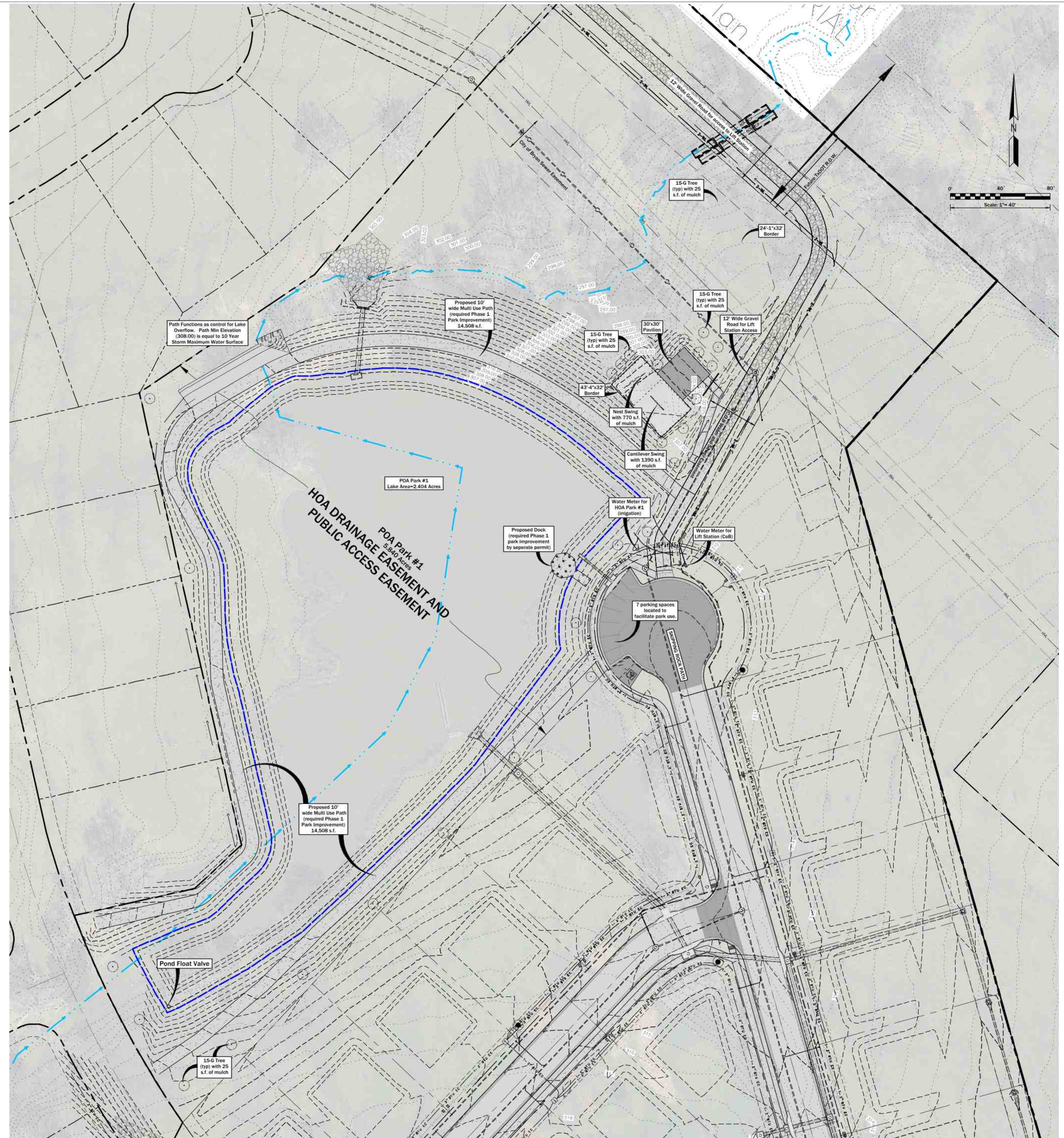
**Product Specifications**

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



**Product Options**

**Select your color:** Rainforest Green



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