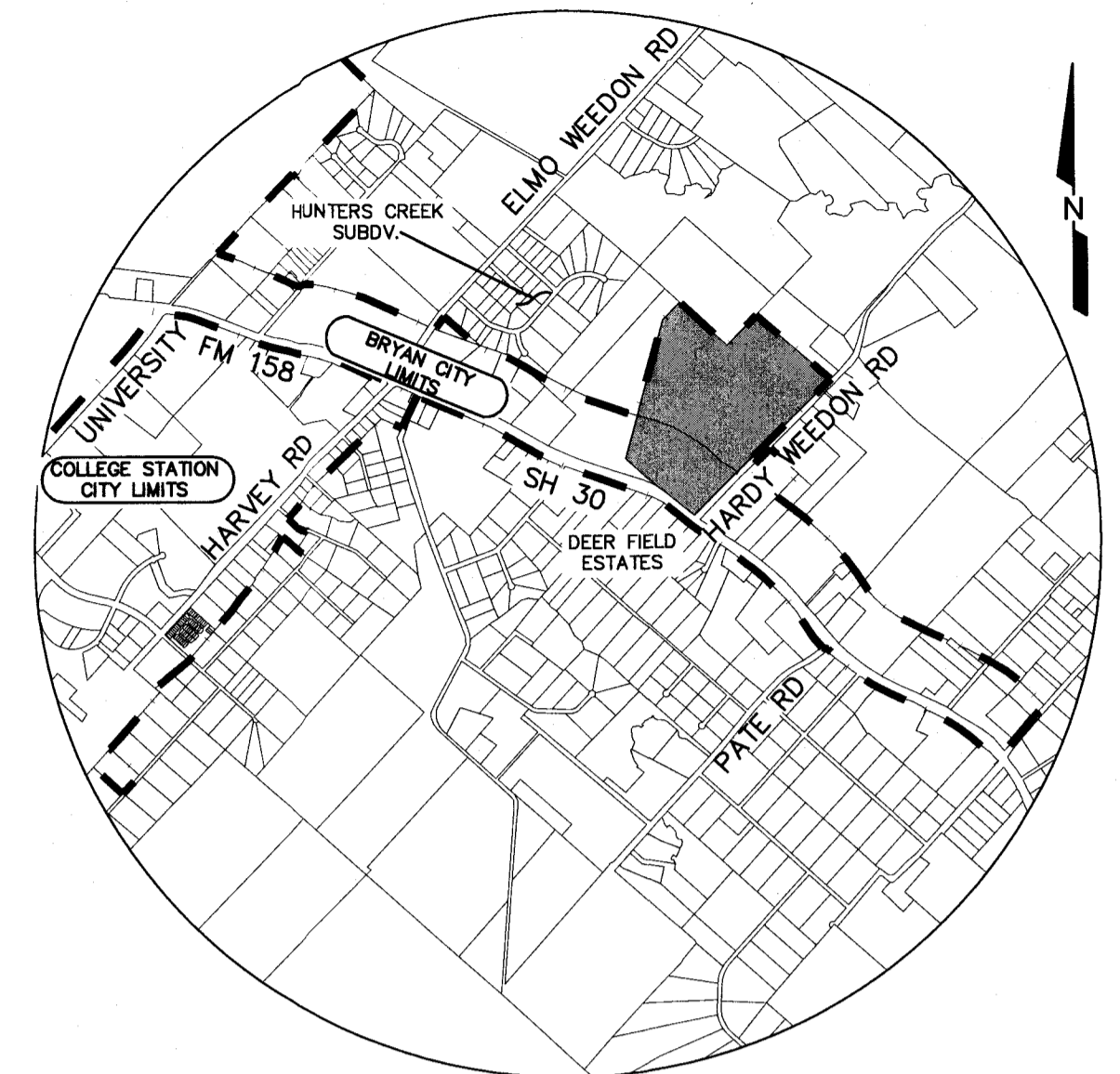
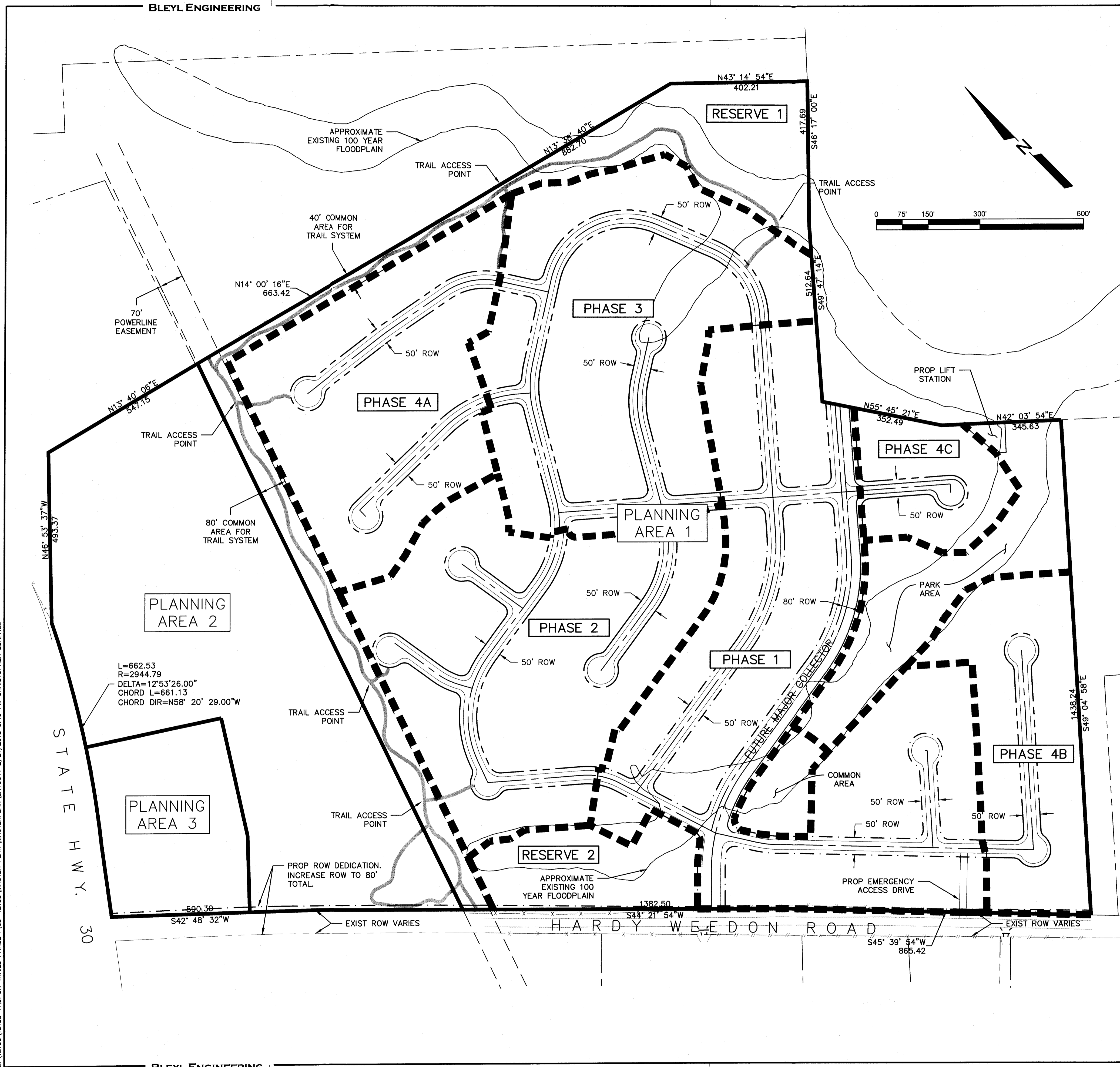
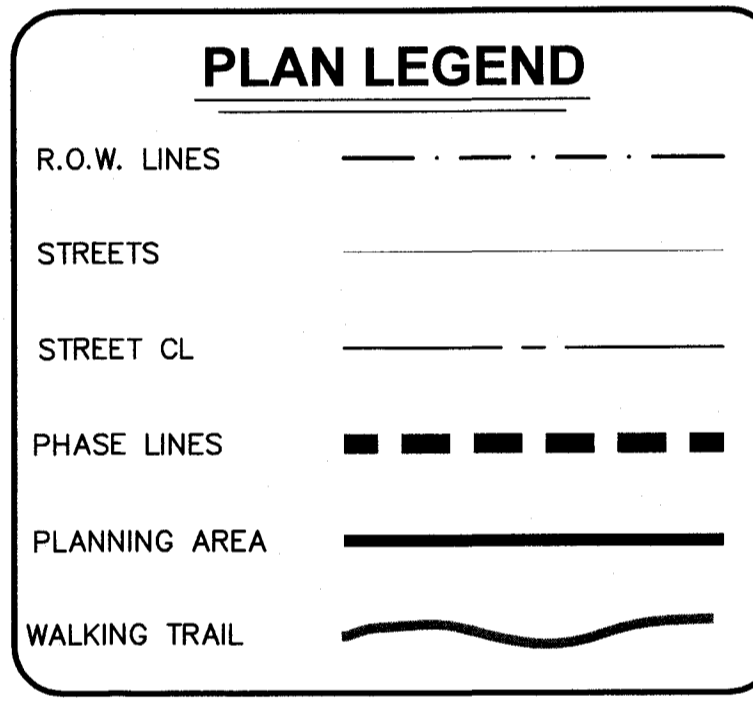


Z:\121001\12188 YAUPON TRAILS PHASE 1\CD-12188\MASTER PLAN\MASTERPLAN\LA\OUT 2/21/2018 3:19 PM CHRISTOPHER SURFACE



VICINITY MAP



GENERAL NOTES

- ZONING: (PD-M) - MIXED USE DISTRICT
- LAND USE:
 - PLANNING AREA 1 - RESIDENTIAL SUBDIVISION AS DESCRIBED IN PD-M
 - PLANNING AREA 2 - TOWNHOUSE, MULTIFAMILY, MINI-WAREHOUSE
 - SELF-STORAGE OR ANYTHING DEFINED IN RD C-2 AS DESCRIBED IN PD-M
 - PLANNING AREA 3 - ANYTHING DEFINED IN RD C-2 AS DESCRIBED IN PD-M

LOT MATRIX

10% OF LOTS IN THIS DEVELOPMENT SHALL BE A MINIMUM OF 55' WIDE
 60% OF LOTS IN THIS DEVELOPMENT SHALL BE A MINIMUM OF 50' WIDE
 100% OF LOTS IN THIS DEVELOPMENT SHALL BE A MINIMUM OF 45' WIDE

SETBACKS

MINIMUM 5' SIDE YARD SETBACK
 MINIMUM 7.5' REAR YARD SETBACK (SAME AS RD-5)
 MINIMUM 25' FRONT YARD SETBACK (SAME AS RD-5)
 MINIMUM 15' SIDE YARD SETBACK (SAME AS RD-5)
 MINIMUM 15' SIDE YARD SETBACK ADJACENT TO COLLECTOR (SAME AS RD-5)

ROADS

MAJOR COLLECTORS = 80' ROW, 54' BOC-BOC
 LOCAL STREETS = 50' ROW, 27' BOC-BOC

TRAILS

MINIMUM OF 10' WIDE WITHIN A MINIMUM COMMON AREA OF 40'
 TRAIL ACCESS POINTS SHALL BE A MINIMUM OF 20' WIDE

Development Services
 FEB 21 2018
 RECEIVED

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR: STYLCRAFT BUILDERS, COLLEGE STATION, TEXAS, 77845
 DATE: February 21, 2018
 DRAWN BY: WTB
 PROJECT MANAGER:

BLEYL ENGINEERING
 PLANNING • DESIGN • MANAGEMENT
 TEXAS FIRM REGISTRATION No. 678
 WWW.BLEYLENGINEERING.COM

OFFICE: 1722 BRIMWOOD, STE. 210, COLLEGE STATION, TX 77845
 (979) 286-1125 PHONE, (979) 286-3841 FAX

FIELD: 1715 CAMPUS DR, SUITE 109, COLLEGE STATION, TX 77845
 (979) 286-1125 PHONE, (979) 286-3841 FAX

MASTER PLAN
YAUPON TRAILS SUBDIVISION
 A002801, MARIA KEGAN (OCL), TRACT 16.1, 122.79 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

PROJECT NUMBER
12188

FILE NAME:
 MASTERPLAN.DWG

SHEET:
 1 of 1