

LOT MATRIX
 100% OF LOTS SHALL EXCEED 45 FT IN WIDTH
 100% OF LOTS SHALL EXCEED 55 FT IN WIDTH
 5% OF LOTS SHALL EXCEED 70 FT IN WIDTH

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

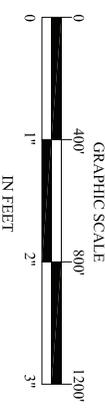
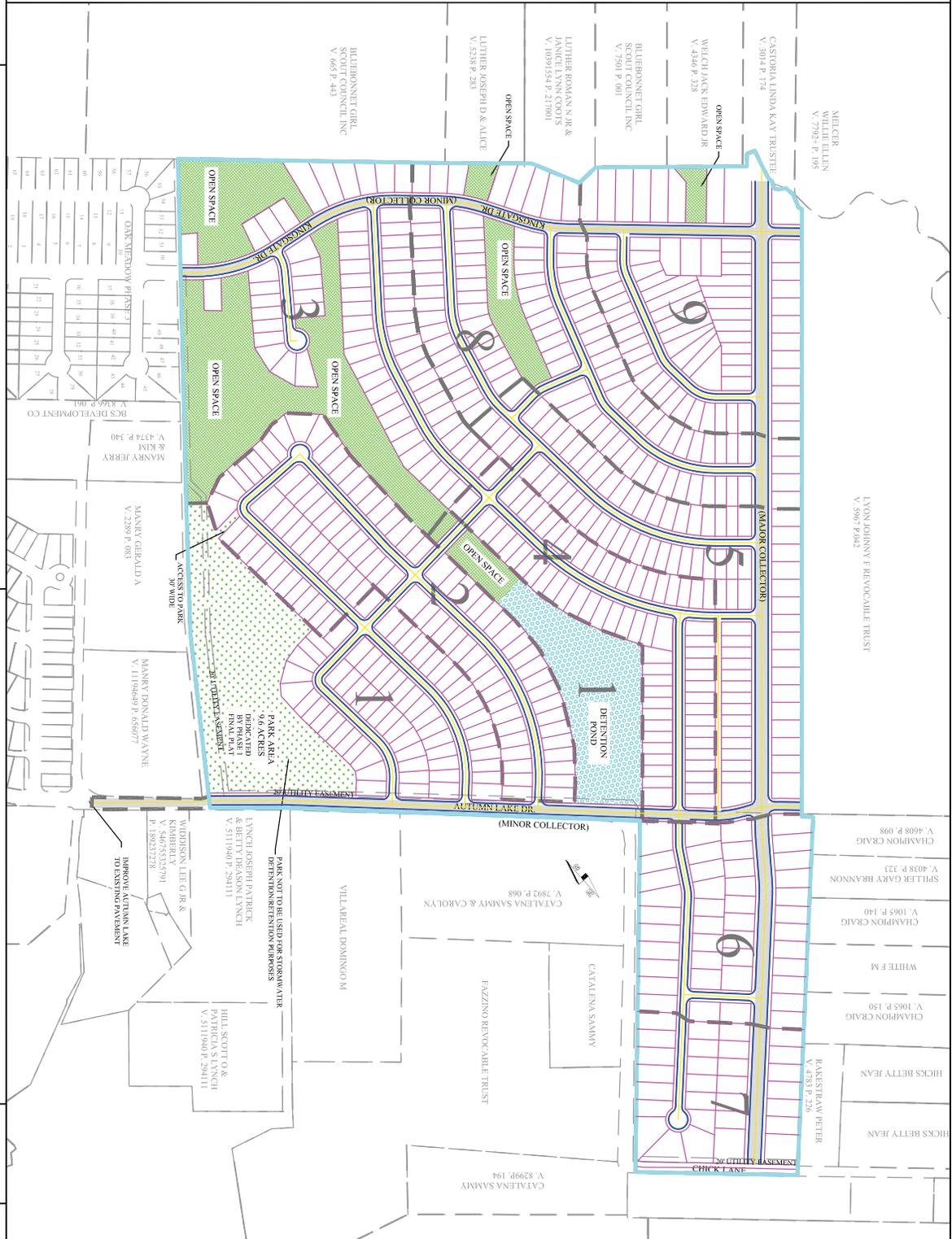
DIRECT SETBACKS, PLSE 6 & 21
 MINIMUM 7.5' SIDE YARD SETBACKS
 MINIMUM 7.5' REAR YARD SETBACKS (SAME AS RD-5)
 MINIMUM 25' FRONT YARD SETBACKS (SAME AS RD-5)
 MINIMUM 15' SIDE YARD SETBACKS (SAME AS RD-5)
 MINIMUM 15' SIDE YARD SETBACKS ADJACENT TO COLLECTOR (SAME AS RD-5)

DENSITY
 TOTAL OPEN SPACE AND DETENTION FACILITY= 22.9 ACRES
 TOTAL PARK LAND= 9.6 ACRES
 TOTAL LOT AREA= 166.2 ACRES
 DENSITY = 613 LOTS/166.2 ACRES = 3.69 LOTS/ACRE
 TOTAL LAND = 166.2 ACRES
 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

ROADS
 ROAD WIDTH
 MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (KINGSGATE AND AUTUMN LAKE)
 MAJOR COLLECTOR = 80' ROW, 54' BOC-BOC
 LOCAL STREETS = 50' ROW, 27' BOC-BOC

LOTS SHALL NOT HAVE DIRECT ACCESS TO AUTUMN LAKE.
 ALL LOT FRONT YARDS SHALL BE OPEN SPACE. ALL COLLECTOR SHALL HAVE BACK DIRECTLY INTO THESE STREETS

GENERAL NOTES
 HOA TO MAINTAIN DRAINAGE AND OPEN SURFACE AREAS
 UNLESS NOTED HEREIN, ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS



PLANNED DEVELOPMENT EXHIBIT
EDGEWATER
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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