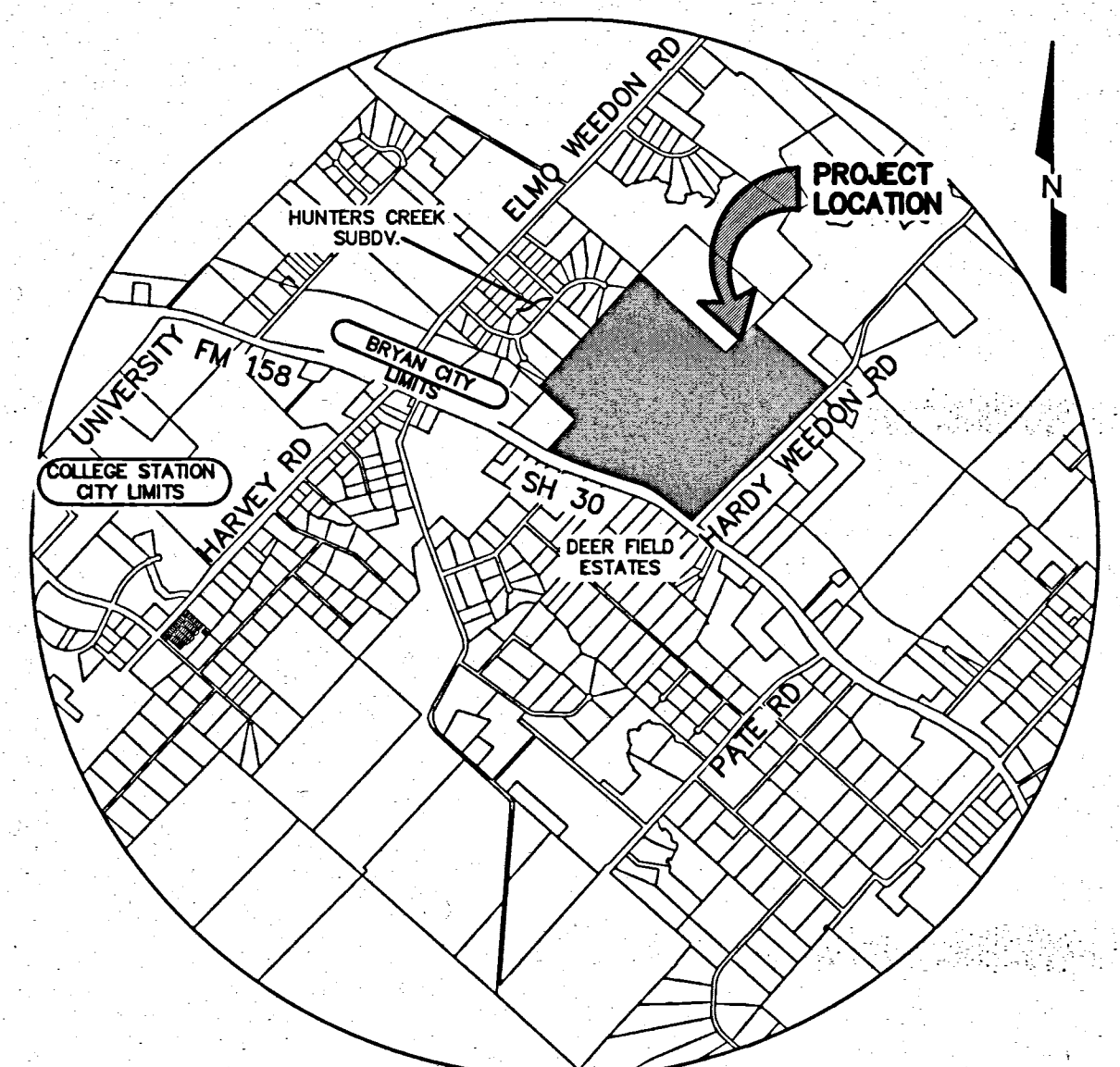
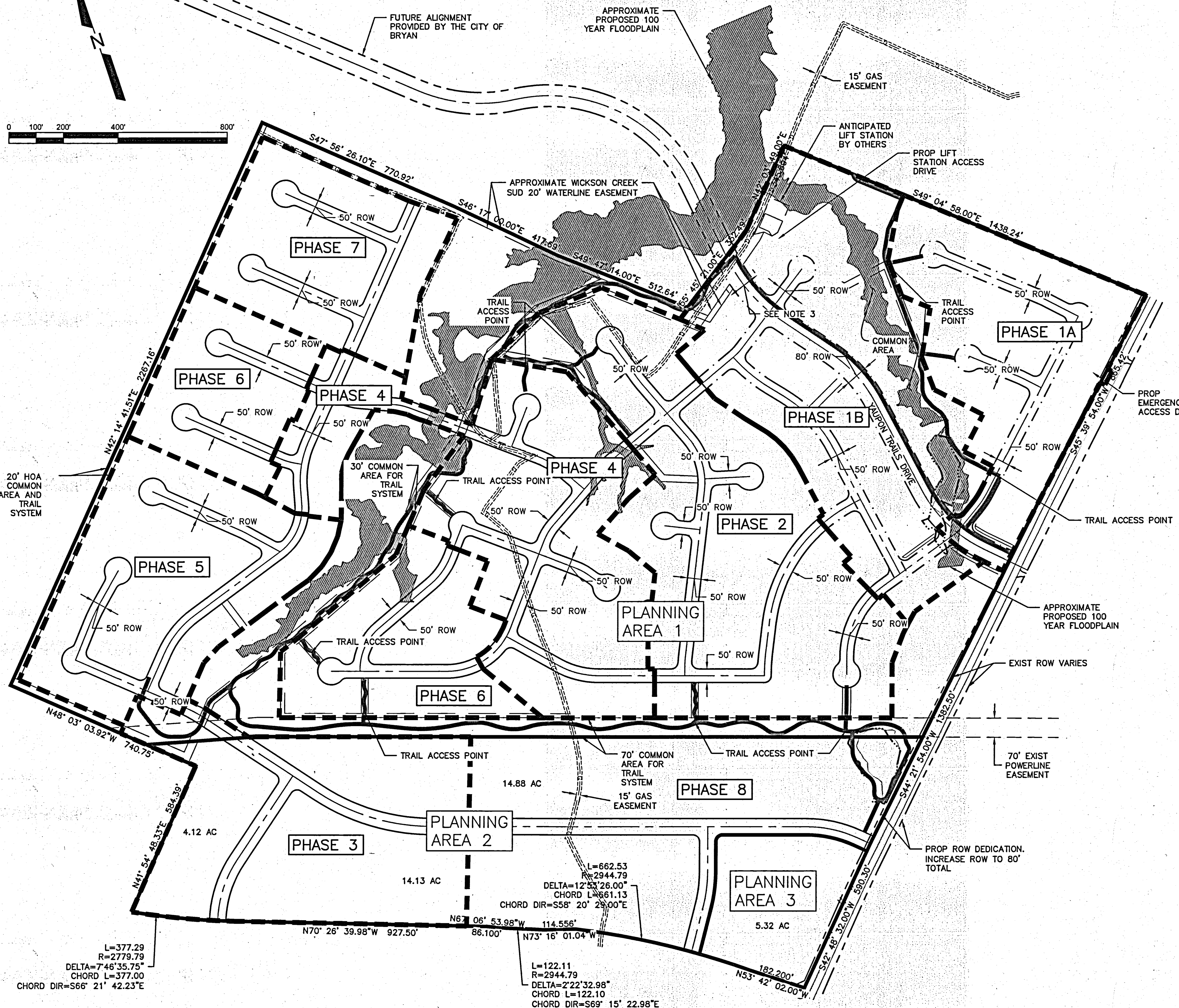


Z:\12381\12381 YAUPOON TRAILS PHASE I REVISIONS\CD-12381\GAS LINE ISSUES\MASTERPLAN REV3 - GAS LINE REVISION\MASTERPLAN 7/30/2019 4:28 PM CRYSTAL SALAZAR



VICINITY MAP  
N.T.S.

**PLAN LEGEND**

R.O.W. LINES	---
EASEMENTS	---
STREET CL	---
PHASE LINES	----
PLANNING AREA	----
WALKING TRAIL	~~~~

**GENERAL NOTES**

- 1. ZONING: (PD-M) - MIXED USE DISTRICT
- 2. 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
- 3. COMMON AREA/LANDSCAPING BUFFER WILL BE PROVIDED ALONG BOTH SIDES OF THE FUTURE MAJOR COLLECTOR.
- 4. ALL TRAILS AND SIDEWALKS WILL BE SUBSTANTIAL CONFORMANCE WITH THE TRAIL EXHIBIT PRESENTED BEFORE THE BRYAN PARKS AND RECREATION ADVISORY BOARD ON AUGUST 15, 2017.

**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 20' FRONT YARD SETBACK (CUL-DE-SAC) (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

REV	DATE	BY	APP	COMMENT

PREPARED FOR: STILLEGRAFT BUILDERS COLLEGE STATION, TEXAS, 77443  
SCALE: AS SHOWN  
DATE: JULY 30, 2019  
DRAWN BY: -  
PROJECT MANAGER: TIMOTHY O. WOLFF, P.E.

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MASTER PLAN  
YAUPOON TRAILS SUBDIVISION  
BRYAN, TEXAS

STATE OF TEXAS  
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7/30/2019  
PROJECT NUMBER  
12381  
FILE NAME: MASTERPLAN REV3 - GAS LINE REVISION.DWG  
SHEET:  
OF: