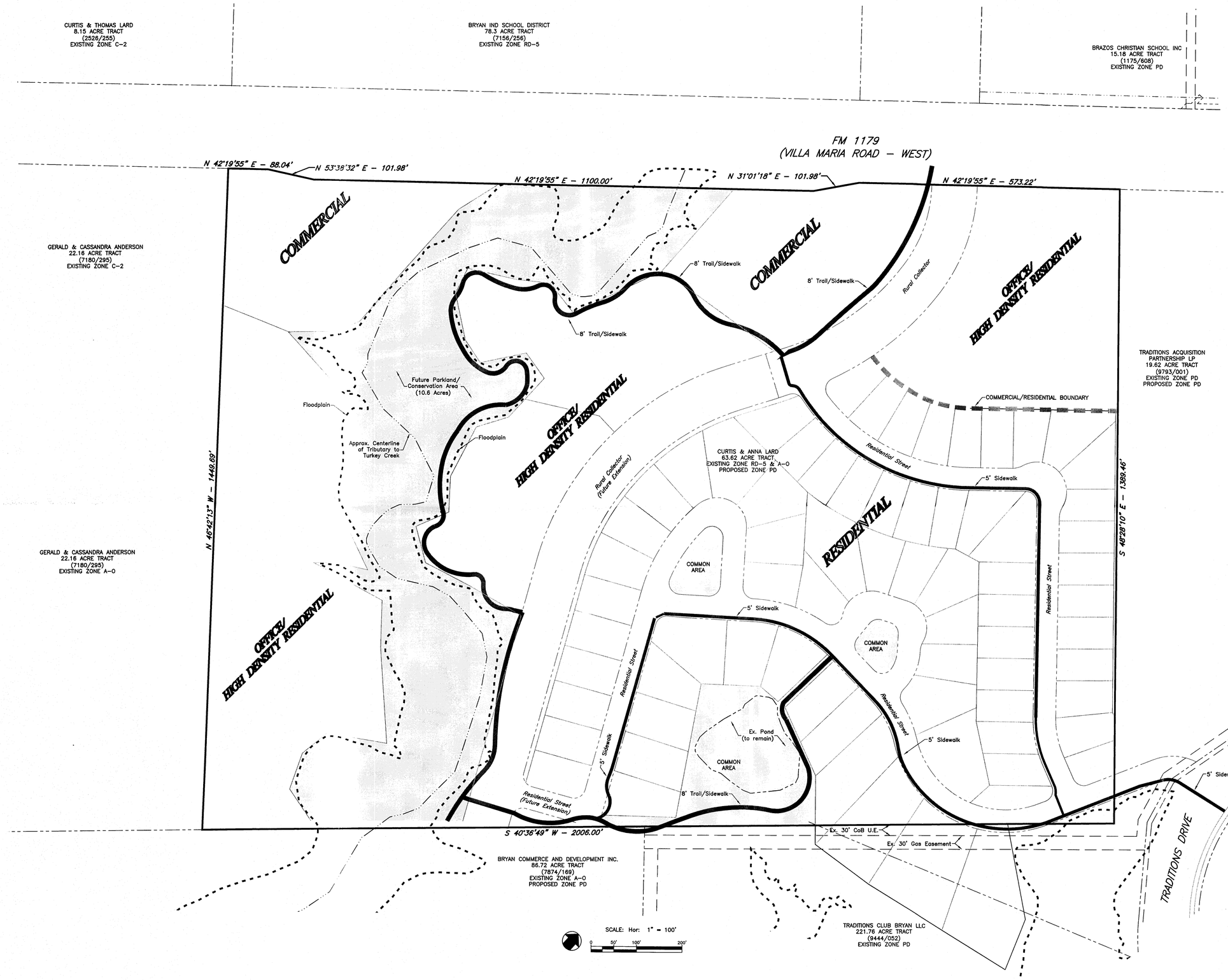
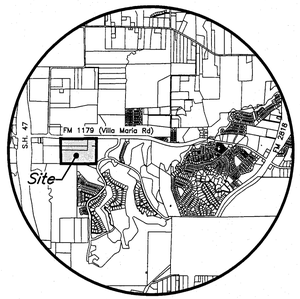
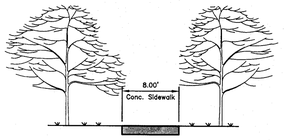
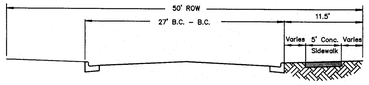




VICINITY MAP



TYPICAL 8' TRAIL SECTION



TYPICAL RESIDENTIAL STREET W/5' SIDEWALK

SIDEWALK/TRAIL COMPARISON

	Standard Design Sidewalks both Sides of Street (no trail system)			Proposed Design Sidewalks on One Side of Residential Streets with Trail System		
	Width	Length	Area	Width	Length	Area
Collector	5'	1,861'	15,048 SF	5'	1,125'	9,000 SF
Residential	5'	8,018'	40,090 SF	5'	3,378'	16,890 SF
Trail	8'	0	0	8'	3,750'	30,000 SF
TOTAL			55,138 SF			55,890 SF

*Table represents approximate values based on approximate locations of sidewalks and trails. Actual values for this development will vary based on final design and layout of sidewalks and trail system.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.62 acre Traditions Acquistion Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. Streets and Lot layout are shown for illustration purposes only. Actual locations may vary.

DEVELOPMENT PLAN

TRADITIONS PHASE 20

64.1 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
Submitted MARCH 2011
SCALE: 1" = 100'

Developer/Owner:
TAP Lard Development LLC
2100 Traditions Blvd.
Bryan, Tx 77807
(979) 779-1007

Prepared By:
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