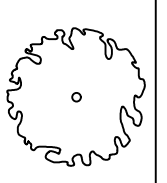
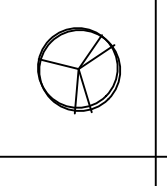
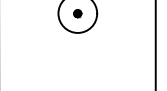
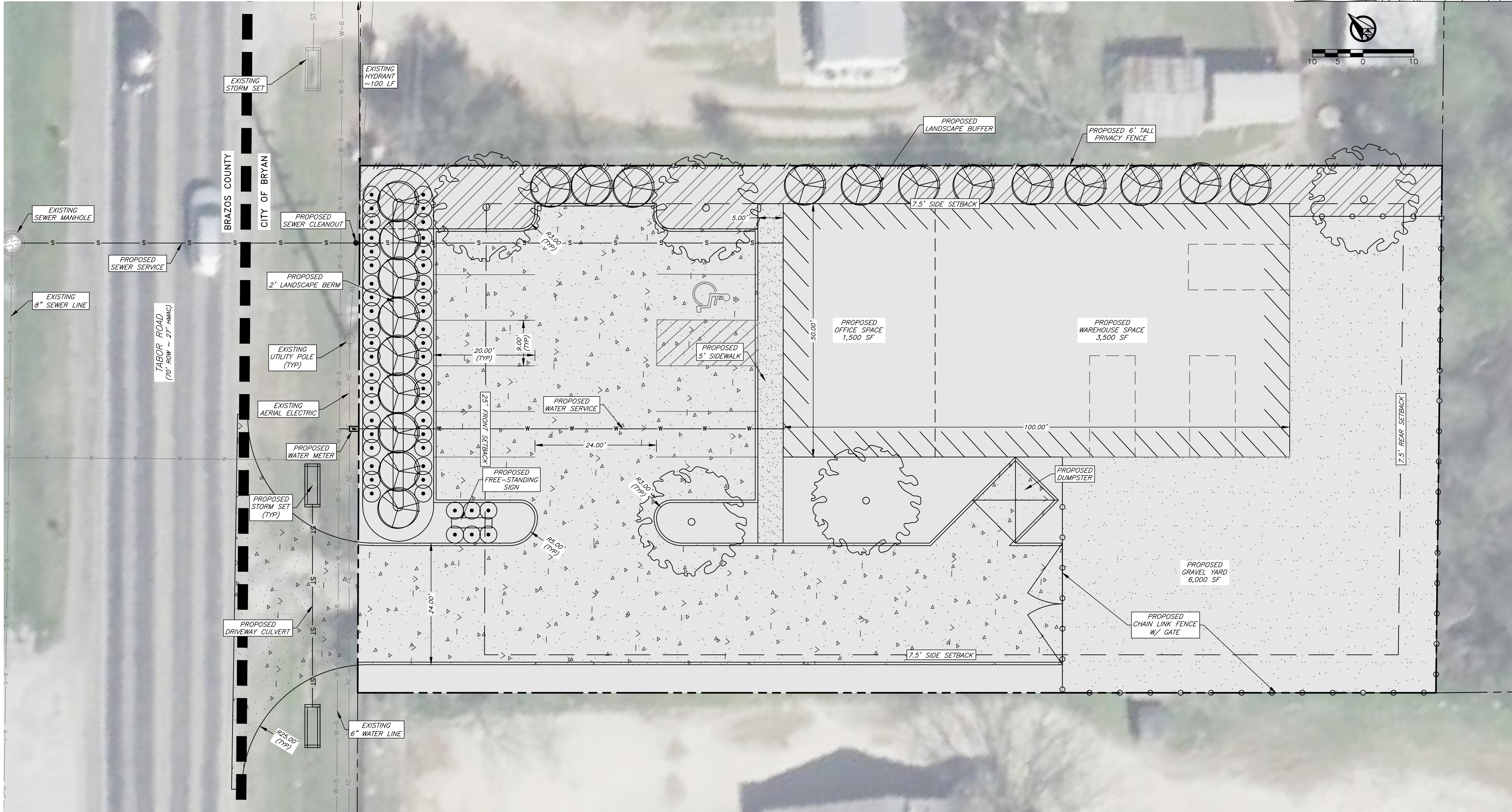
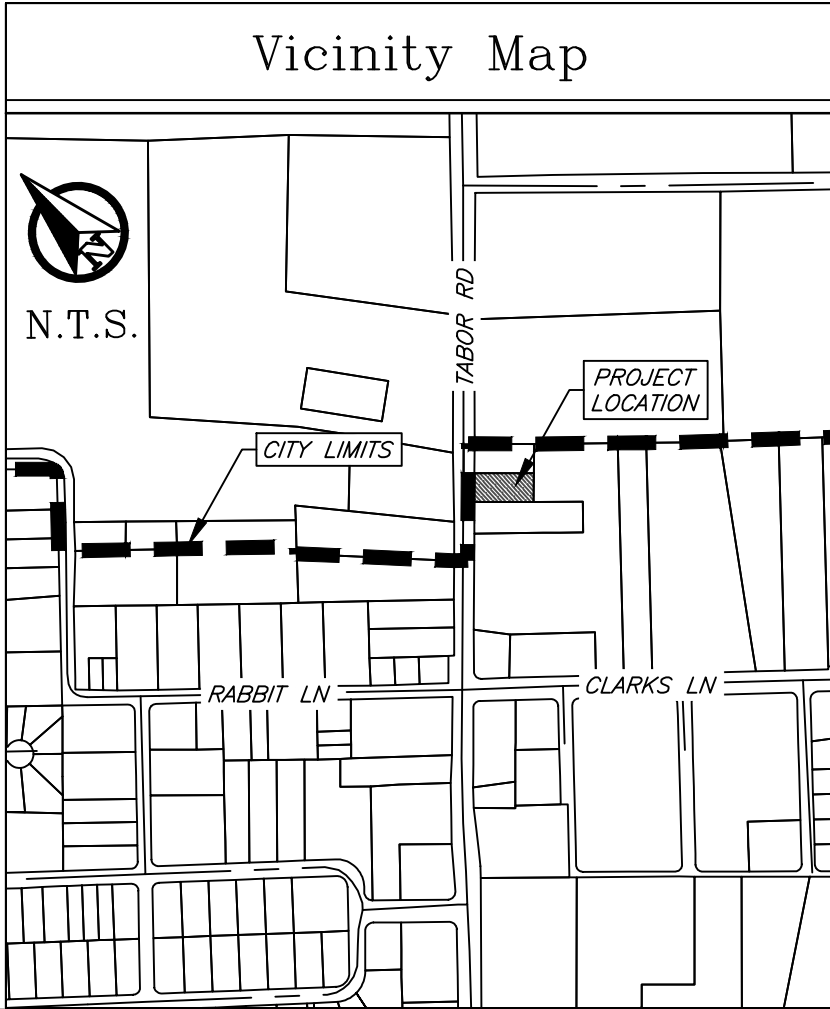


Landscape Analysis:			
Construction Activities:			
Building & Pavement	=	19,024	SF
Buffer Area	=	1,938	SF
Requirements:			
Disturbed Area Building, Parking, & Pavement			
19,024 SF @ 17.0%	=	3,234	SF
Buffer Area			
1,938 SF @ 17.0%	=	330	SF
Net Total	=	3,564	SF
Provided:			
Canopy Trees			
5 @ 200 SF	=	1,000	SF
Non-Canopy Trees			
21 @ 100 SF	=	2,100	SF
Shrubs			
48 @ 10 SF	=	480	SF
Net Total	=	3,580	SF

	Qty.	Common Name	Botanical Name	Size
	5	Cedar Elm	Ulmus Crassifolia	1 1/2"-3" cal.
	21	Crepe Myrtle	Lagerstroemia indica	Greater than 3" cal.
	48	Red Tip Photinia	Photinia x fraseri	15 gal.

Parking Analysis:	
Proposed Improvements:	
1,500 SF	Office
3,500 SF	Warehouse
6,300 SF	Gravel Yard
New Required Parking:	
5...	1 Space per 300 SF Office
6...	1 Space per 600 SF Warehouse
3...	1 Space per 2,000 SF Gravel Yard
14...	Total Required
Total Proposed Parking	
10...	Straight in Parking
1...	ADA (Van Accessible)
3...	Bay Parking
14...	Total Provided



Concept Plan

General Notes:

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on 20-May-25. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue

Firm Name and Address:



PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Tabor Industrial

3798 Tabor Rd
-0.509 Acres

Bryan, Brazos County, Texas

Date: May 2025

Scale: As Noted

Sheet:

Exhibit
A