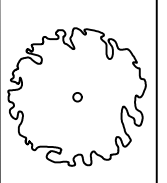
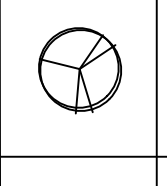
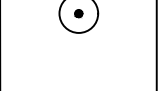
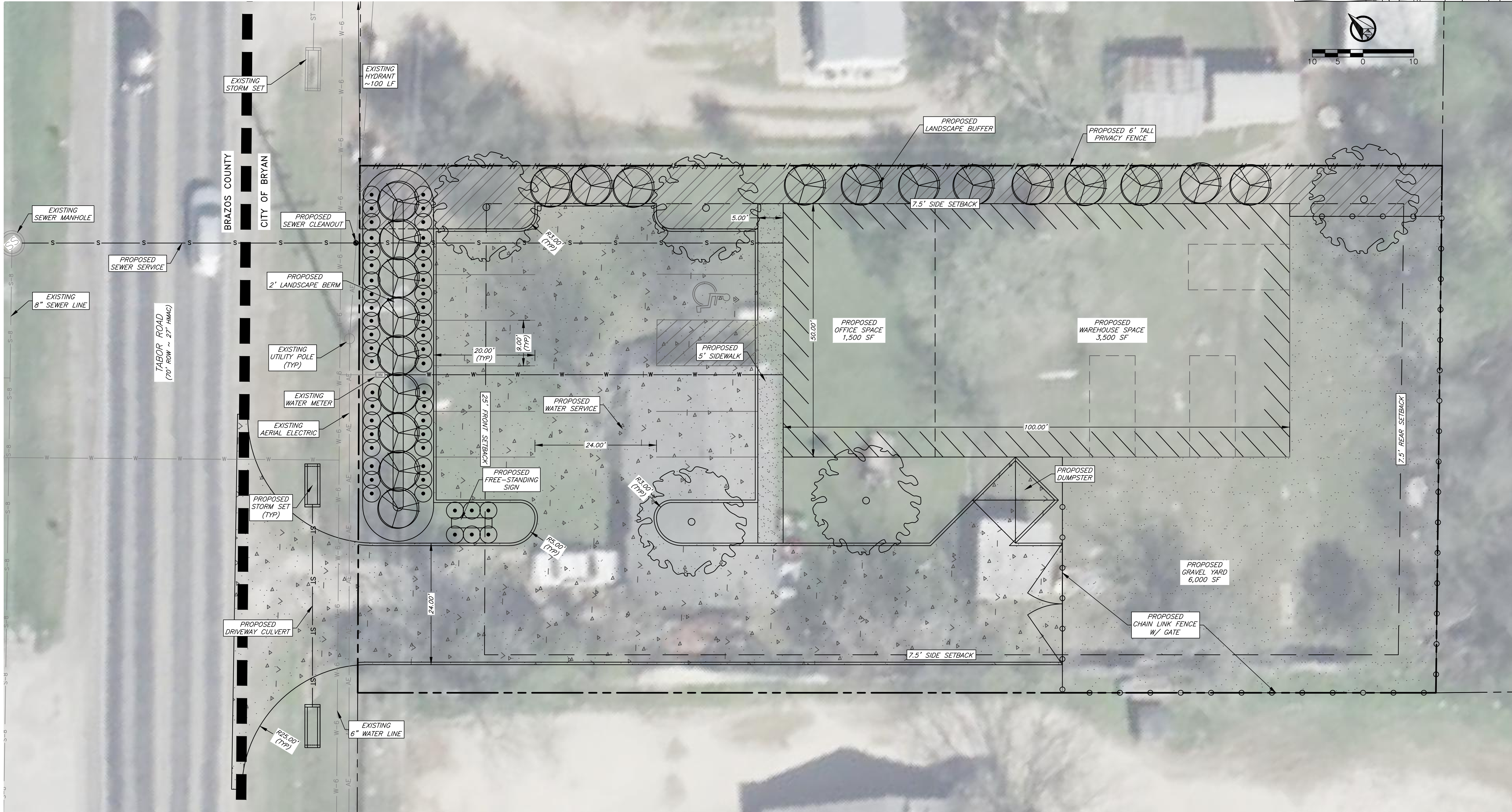
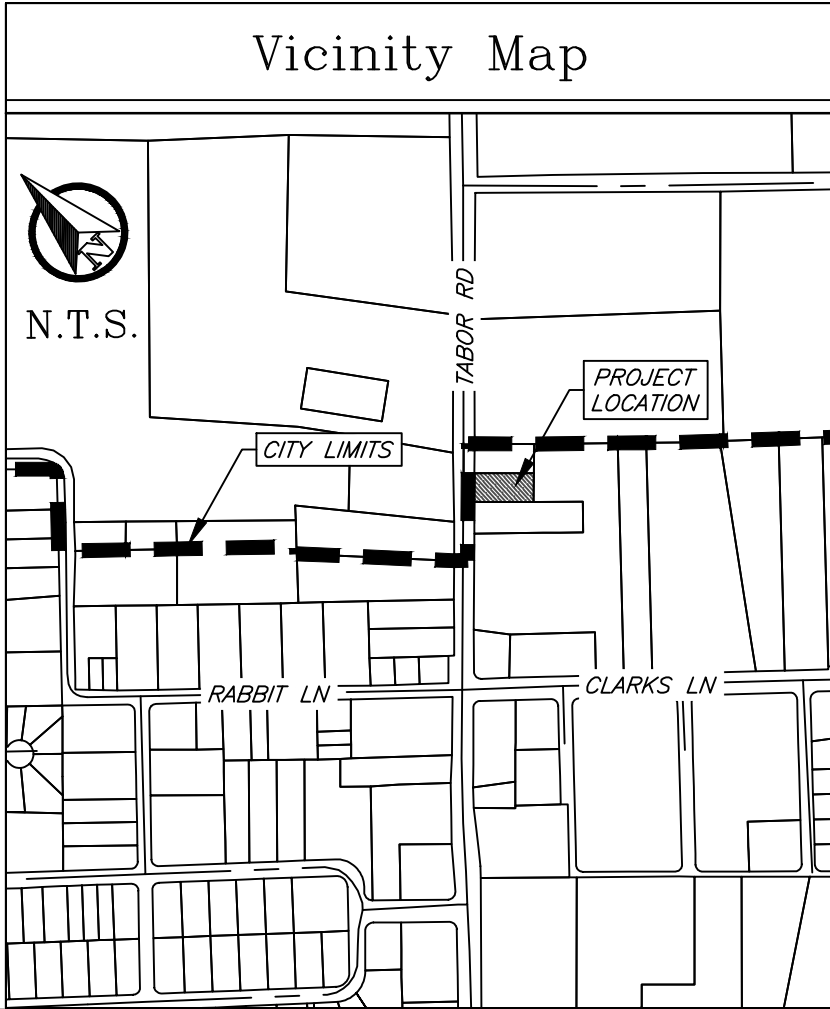


Landscape Analysis:			
Construction Activities:			
Building & Pavement	=	19,024	SF
Buffer Area	=	1,938	SF
Requirements:			
Disturbed Area Building, Parking, & Pavement			
19,024 SF @ 17.0%	=	3,234	SF
Buffer Area			
1,938 SF @ 17.0%	=	330	SF
Net Total	=	3,564	SF
Provided:			
Canopy Trees			
5 @ 200 SF	=	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:

**Owner Information**  
Murphy Commercial Holdings, LLC  
1551 Greens Prairie Rd. Ste. 101  
College Station, TX 77845

## 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 28-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**

Stephen F. Austin  
League No. 10, A-63  
3798 Tabor Rd  
0.509 Acres  
Bryan, Brazos County, Texas

Date: May 2025

Scale: As Noted

Sheet:

**Exhibit**  
**A**