

**Landscape Analysis:**

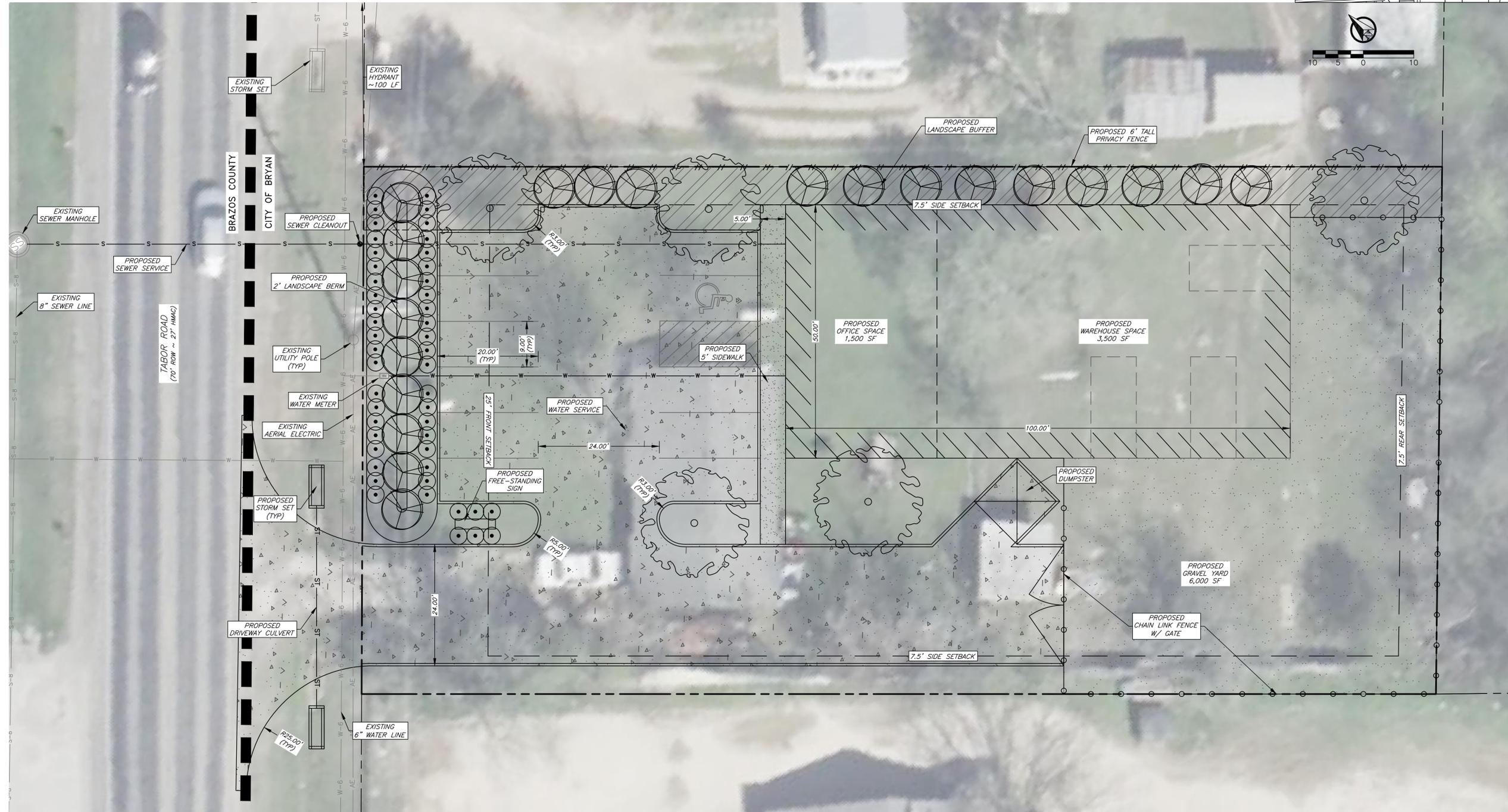
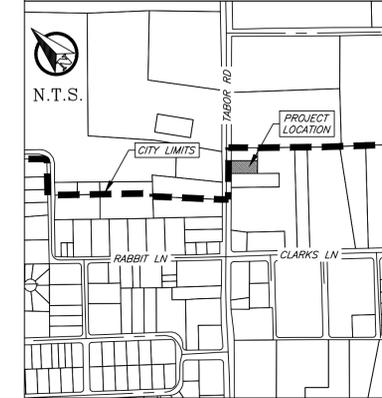
<b>Construction Activities:</b>	
Building & Pavement	= 19,024 SF
Buffer Area	= 1,938 SF
<b>Requirements:</b>	
Disturbed Area Building, Parking, & Pavement	= 3,234 SF
19,024 SF @ 17.0%	
Buffer Area	= 330 SF
1,938 SF @ 17.0%	
<b>Net Total</b>	<b>= 3,564 SF</b>
<b>Provided:</b>	
Canopy Trees	= 1,000 SF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

	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:**

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

**Vicinity Map**



**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	Sheet:	<b>Exhibit</b> A
Scale:	As Noted		