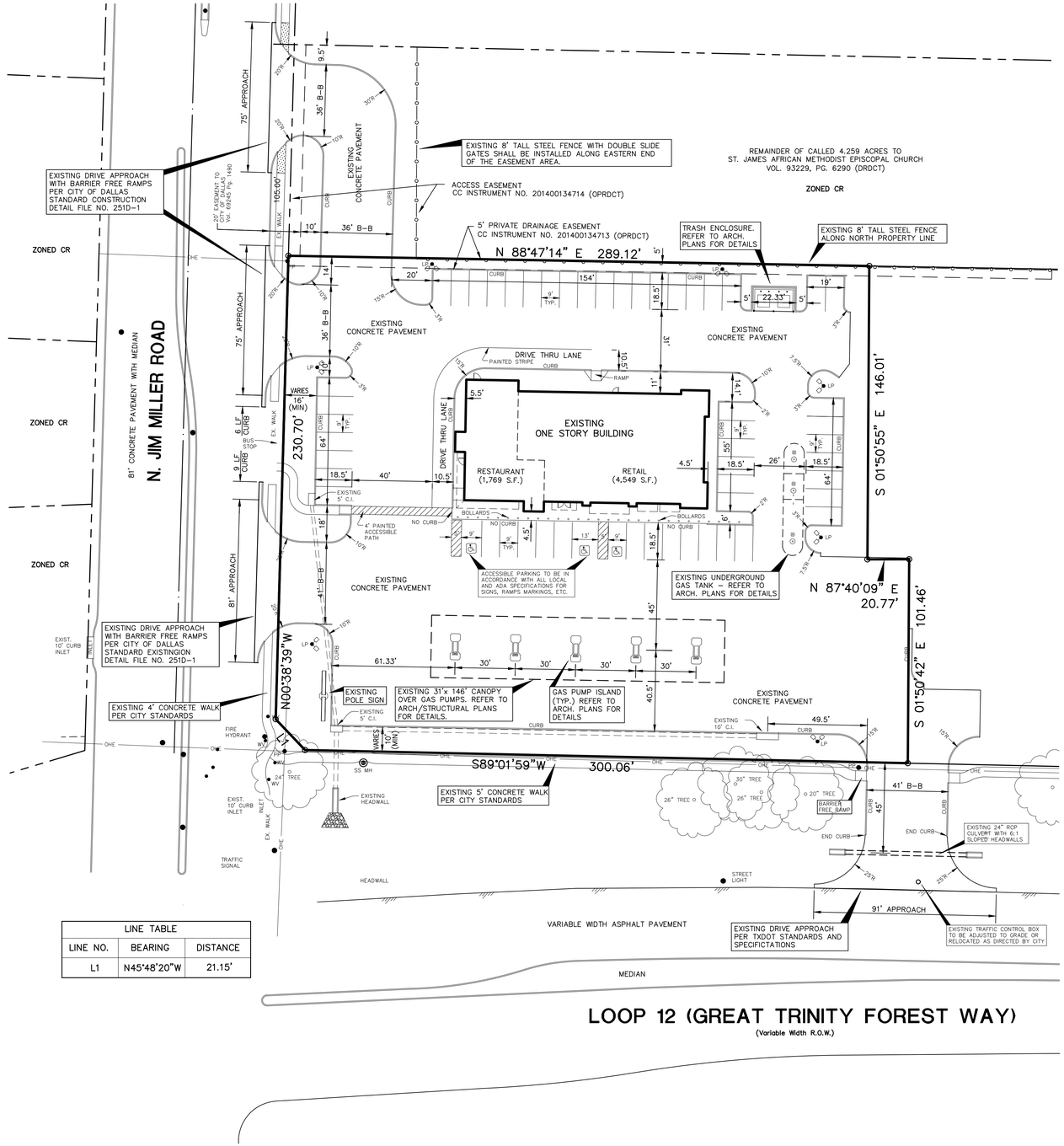
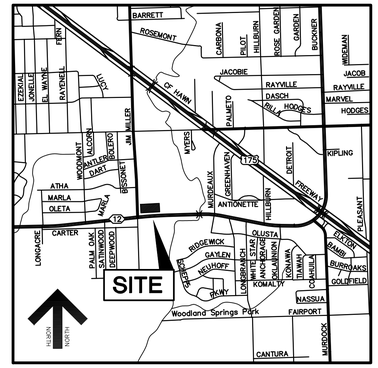
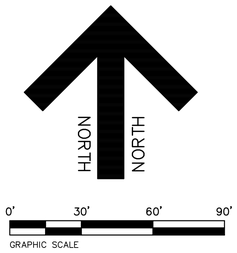


LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N45°48'20"W	21.15'



LOCATION MAP

SCALE: 1" = 2000'



SITE SUMMARY	
SITE AREA	73,842 SQ. FT. (1.6952 ACRES)
ZONING	CR (COMMUNITY RETAIL)
CONSTRUCTION TYPE	TYPE II-B
OCCUPANCY	B BUSINESS (RETAIL SALES)
BUILDING AREA	
RETAIL	4549 SQUARE FEET
RESTAURANT	1,769 SQUARE FEET
TOTAL	6,318 SQUARE FEET
PARKING REQUIRED	1/200 (RETAIL) = 23 SPACES 1/100 (RESTAURANT) = 18 SPACES TOTAL REQUIRED = 41 SPACES
PARKING PROVIDED	58 SPACES (INCLUDING 3 HANDICAPPED)
FLOOR AREA RATIO	0.086 (0.086:1)
LOT COVERAGE	8.6%

CITY FILE NO. 311T-8458

JDJR
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-JDJR (5357) Fax 972-252-8958

STATE OF TEXAS
JAMES DEWEY, JR.
61498
REGISTERED PROFESSIONAL LAND SURVEYOR
10/22/2020

PROJECT:
TIGER MART #86
LOT 1A-1, BLOCK 6275
KWANG CHONG ADDITION REVISED
116 NORTH JIM MILLER ROAD
DALLAS, TEXAS

REVISIONS:	
DATE	REVISION
8-28-20	REV BEARING
10-22-20	CITY COMMENTS

SHEET TITLE
SITE PLAN FOR SPECIFIC USE PERMIT Z190-326(AU)

DATE:	JULY 7, 2020
SCALE:	1" = 30'
DRAWN BY:	JDJR
CHECKED BY:	JDJR
SHEET NO.	1 OF 1
JDJR FILE NO.	929-8-14

C:\jdjrproj\2014\929-8-14 Jim Miller at Loop 12\929-8-14 Revised SUP 2020.dwg, 10/21/2020 11:15:20 PM