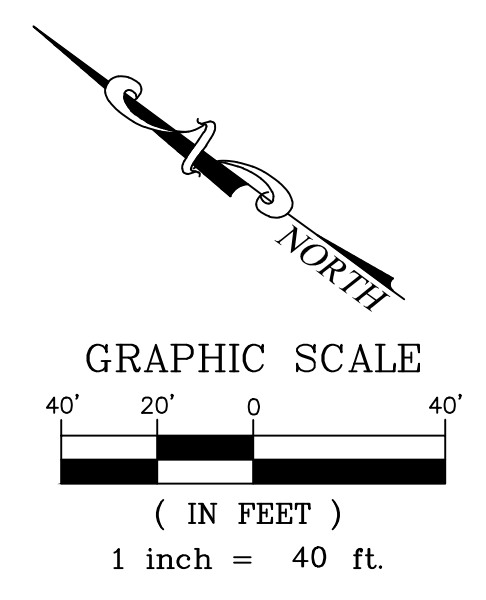
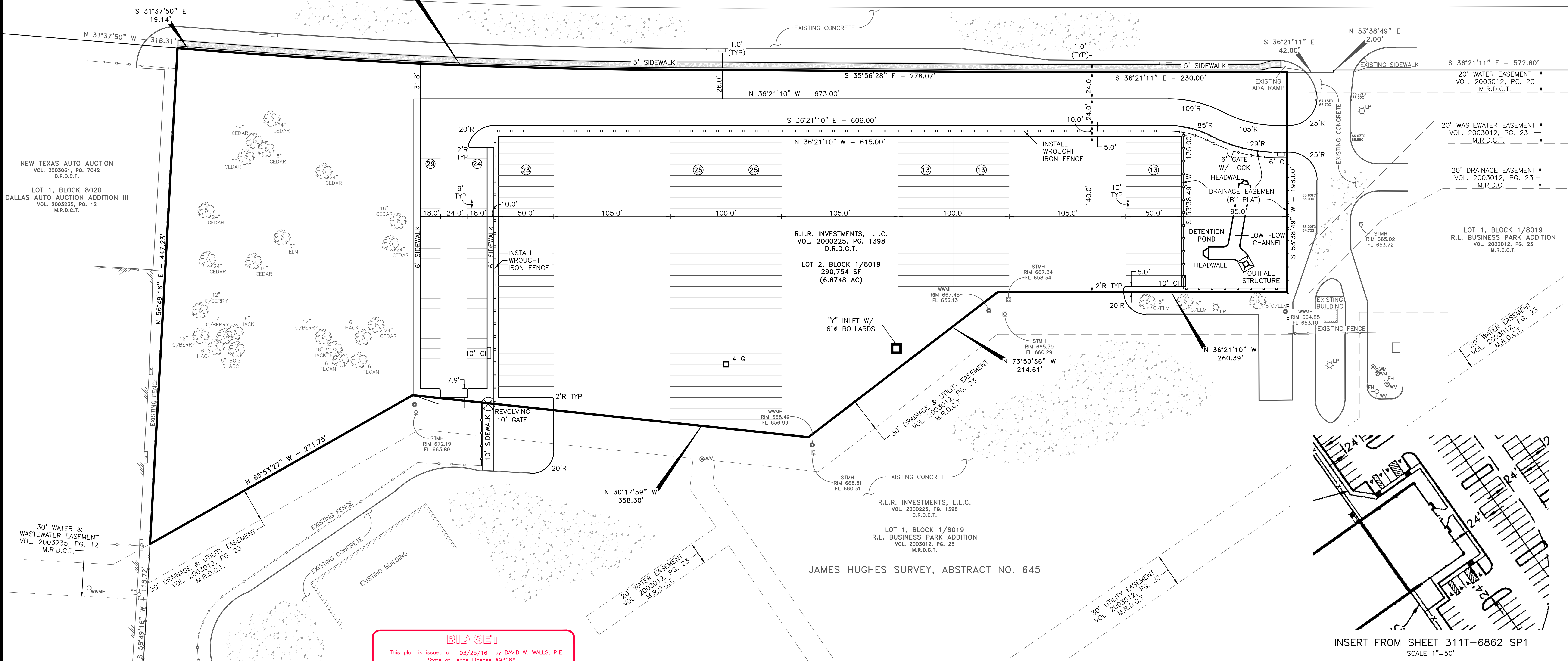


**SOUTH WALTON WALKER BOULEVARD
(STATE HIGHWAY LOOP 12)**
A VARIABLE WIDTH RIGHT OF WAY



Δ = 04°39'00"
R = 5,815.58'
L = 471.98'
CH = S 34°08'50" E
CL = 471.85'



NEW TEXAS AUTO AUCTION
VOL. 2003061, PG. 7042
D.R.D.C.T.

LOT 1, BLOCK 8020
DALLAS AUTO AUCTION ADDITION III
VOL. 2003235, PG. 12
M.R.D.C.T.

R.L.R. INVESTMENTS, L.L.C.
VOL. 2000225, PG. 1398
D.R.D.C.T.

LOT 2, BLOCK 1/8019
290,754 SF
(6.6748 AC)

20' WATER EASEMENT
VOL. 2003012, PG. 23
M.R.D.C.T.

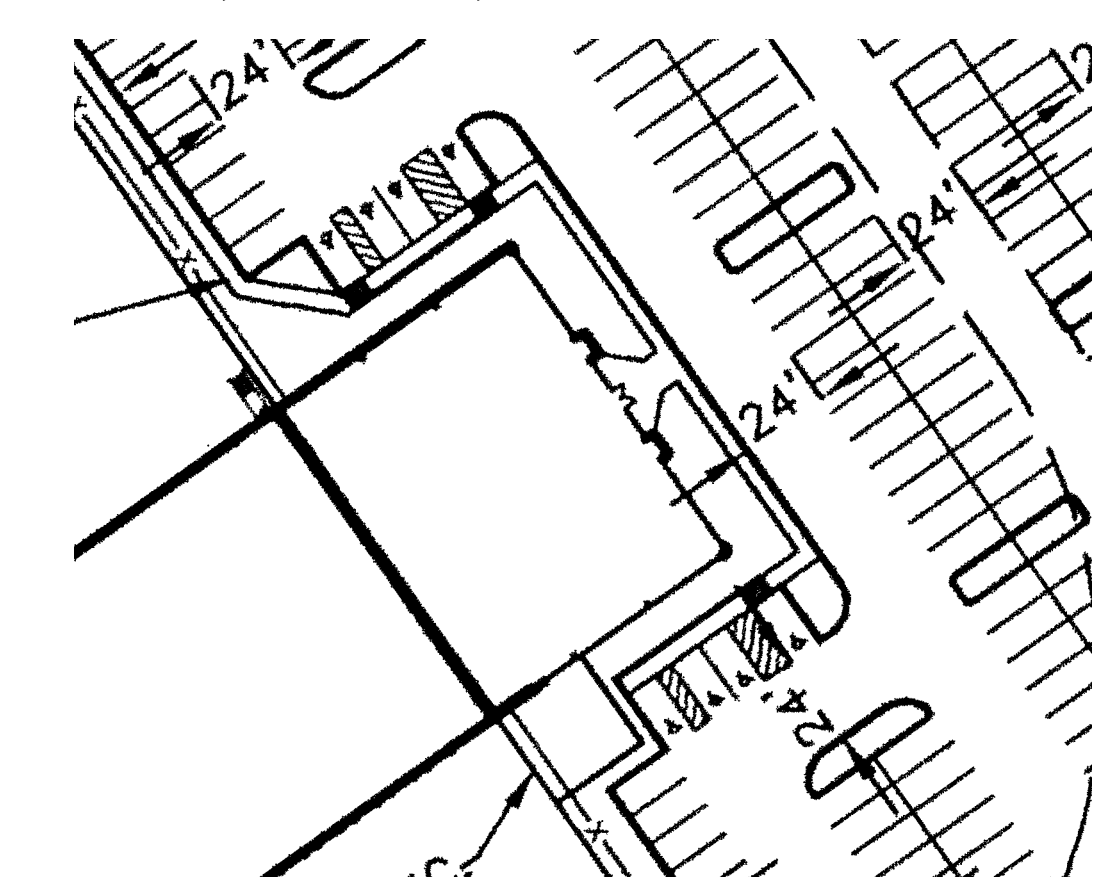
20' WASTEWATER EASEMENT
VOL. 2003012, PG. 23
M.R.D.C.T.

20' DRAINAGE EASEMENT
VOL. 2003012, PG. 23
M.R.D.C.T.

LOT 1, BLOCK 1/8019
R.L. BUSINESS PARK ADDITION
VOL. 2003012, PG. 23
M.R.D.C.T.

20' WATER EASEMENT
VOL. 2003012, PG. 23
M.R.D.C.T.

BID SET
This plan is issued on 03/25/16 by DAVID W. WALLS, P.E.
State of Texas License #93086
NOT FOR CONSTRUCTION



INSERT FROM SHEET 311T-6862 SP1
SCALE 1"=50'

- LEGEND**
- EXISTING MANHOLE
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING UNDERGROUND CABLE MARKER
 - EXISTING TRAFFIC BOX
 - EXISTING WATER VALVE
 - EXISTING TRANSFORMER
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE HYDRANT W/ BOLLARDS
 - EXISTING WROUGHT IRON FENCE
 - PROPOSED WROUGHT IRON FENCE
 - PROPOSED HEAD WALL
 - NUMBER OF PARKING STALLS

PARKING ANALYSIS

EXISTING PARKING SPACES	300 SPACES
PROPOSED PARKING SPACES	53 SPACES
TOTAL SPACES	353 SPACES
HANDICAP SPACES REQUIRES	7 SPACES (1:50)
HANDICAP SPACES PROVIDED	8 SPACES **

**SEE INSERT & REFERENCE SHEET 311T-6862 SP1
R.L. BUSINESS PARK ADDITION
BENTLEY ENGINEERING, INC.
DECEMBER 2001

NOTE:
TOPOGRAPH & BOUNDARY SURVEY PROVIDED BY DAVIS LAND SURVEYING CO., INC.;
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FOR DESIGN ERRORS, OR OMISSIONS RESULTING FROM SURVEY INACCURACIES, IF ANY.
DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
(214) 321-0569

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

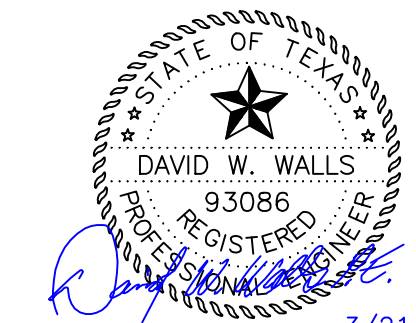
BENCHMARK: STD. WDBM ON CONCRETE HEADWALL ON
NORTH SIDE OF WALTON WALKER BLVD.
AND 0.3 MILE EAST OF DUNCANVILLE RD.
ELEV. 631.93

BENCHMARK: STD. WDBM ON SOUTHEAST CORNER OF
CONCRETE OVERPASS ON ILLINOIS AVE. AND
WALTON WALKER BLVD.
ELEV. 698.83

BENCHMARK: CROSS CUT ON SOUTHWEST CONC. CURB
OF WALTON WALKER BLVD., 243.5'
NORTHWEST OF SOUTHEAST CORNER OF
PROJECT SITE.
ELEV. 669.09

Walls & Associates
Consulting Civil Engineers Designers Planners
F-7863
P.O. Box 532842
Grand Prairie, Texas 75053
Contact: David W. Walls, P.E.
Phone: 214-724-0983
Email: davidwalls@wallsgroup.net

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
DAVID W. WALLS, P.E. 93086



REV.	DESCRIPTION	ENG.	DATE	CITY OF DALLAS	DATE
1	ISSUED FOR REVIEW & COORDINATION	DDW	07/06/15		
2	ISSUED FOR CITY REVIEW	DDW	12/09/15		
3	REVISED PER CITY COMMENTS	DDW	03/21/16		

CITY PLAN FILE NO. S156-031 SHEET 4 OF 12

DIMENSION CONTROL PLAN						
RLR CARRIERS PARKING LOT EXPANSION						
LOT 2; BLOCK 1/8019 ~ R.L.R. BUSINESS PARK II						
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION						
CITY OF DALLAS, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NUMBER
WALLS	BARRAGAN	06/01/15	H:1"=40' V: N/A	14004	311T	8955