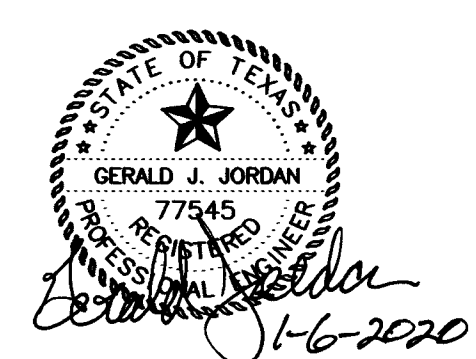
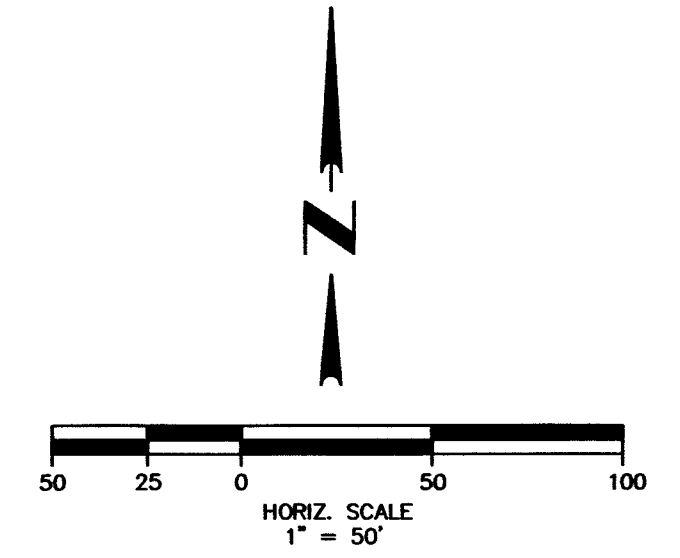
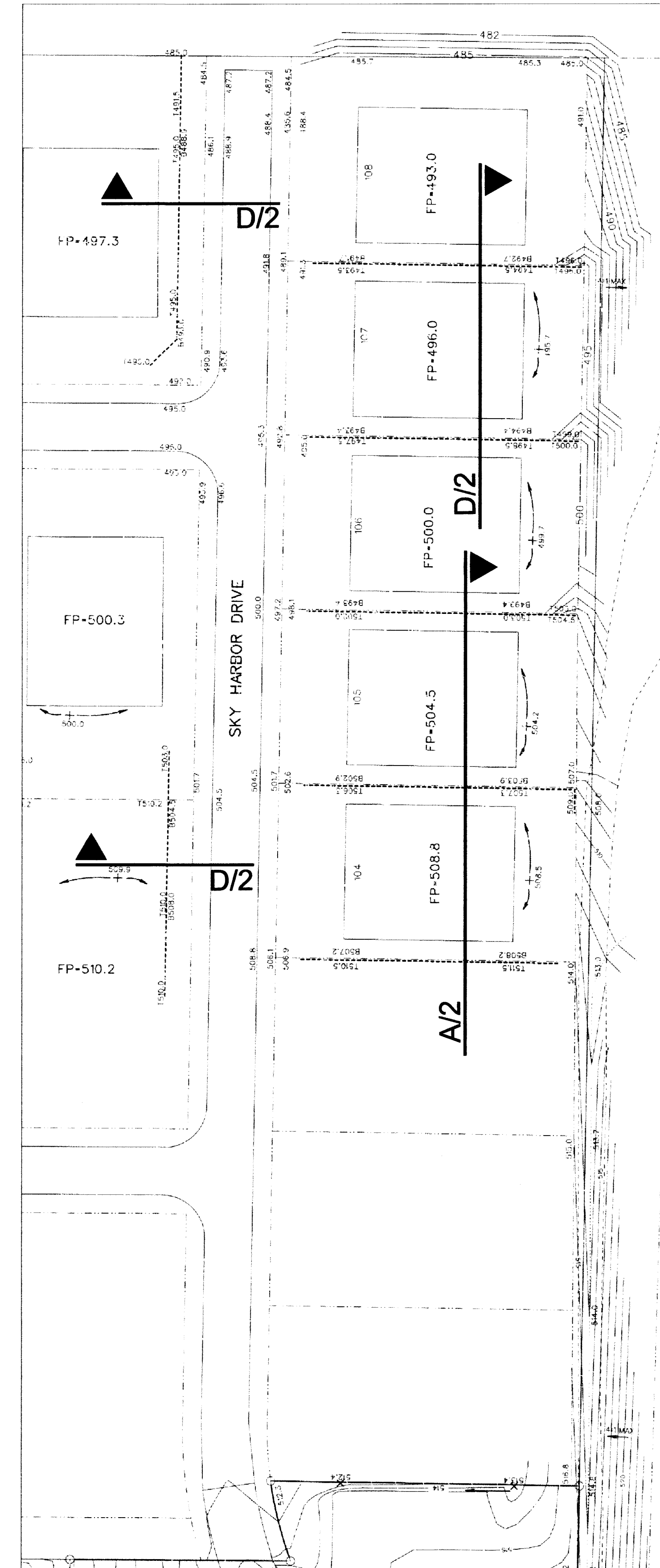


RETAINING WALL KEY MAP
BREEZY HILL PHASE 11
ROCKWALL, TEXAS

JORDAN CONSULTING ENGINEERS, INC.
2400 W. PIONEER PARKWAY, SUITE 130 - FORTWORTH, TEXAS 76013
PH. 817-860-0166 FAX 817-860-1628
TBP# FIRM #4430

DATE: 12/18/2019	PROJECT NO. JCE 4355	SHEET NO.	
SCALE: AS NOTED	DRAWN BY: SRG	CHECKED BY: GJJ	KEY 1



RETAINING WALL KEY MAP
BREEZY HILL PHASE 11
ROCKWALL, TEXAS

JORDAN CONSULTING ENGINEERS, INC.
2400 W. PIONEER PARKWAY, SUITE 130 - PARKWEO, TEXAS 75013
PH. 817-860-0166 FAX 817-860-1628
TBP# FIRM #4430

DATE: 12/19/2019	PROJECT NO. JCE 4355	SHEET NO.	
SCALE: AS NOTED	DRAWN BY: SRG	CHECKED BY: GJJ	KEY 2

DESIGN CRITERIA:
 EFP - 35 pcf (15% max) 39pcf (25% Max)
 FRICTION - 0.35
 PASSIVE - 500 psf
 F.S. - 1.50 (slide) 2.00 (O.T.)
 MAXIMUM BEARING - 2,000 psf

NOTES

GENERAL

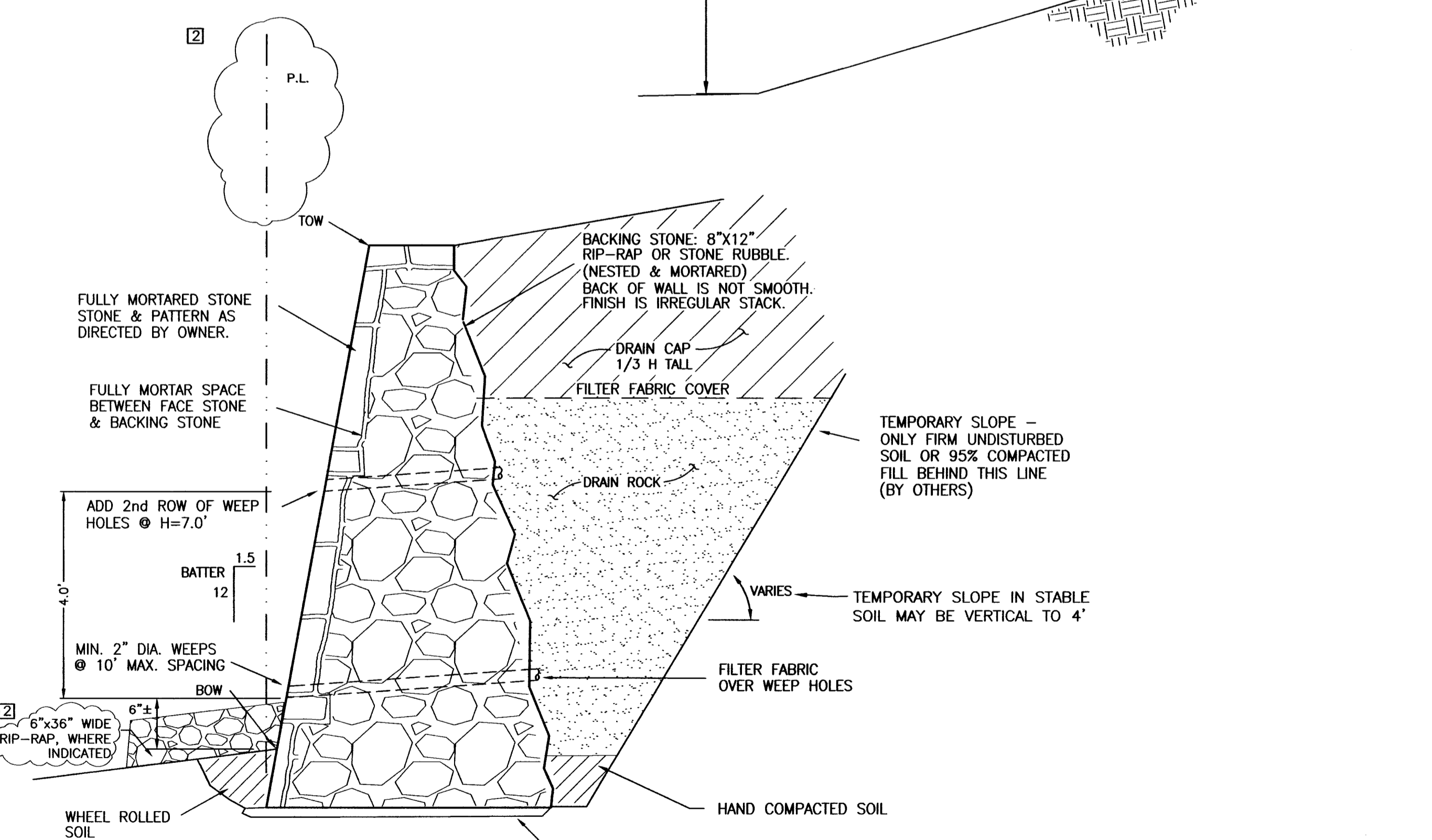
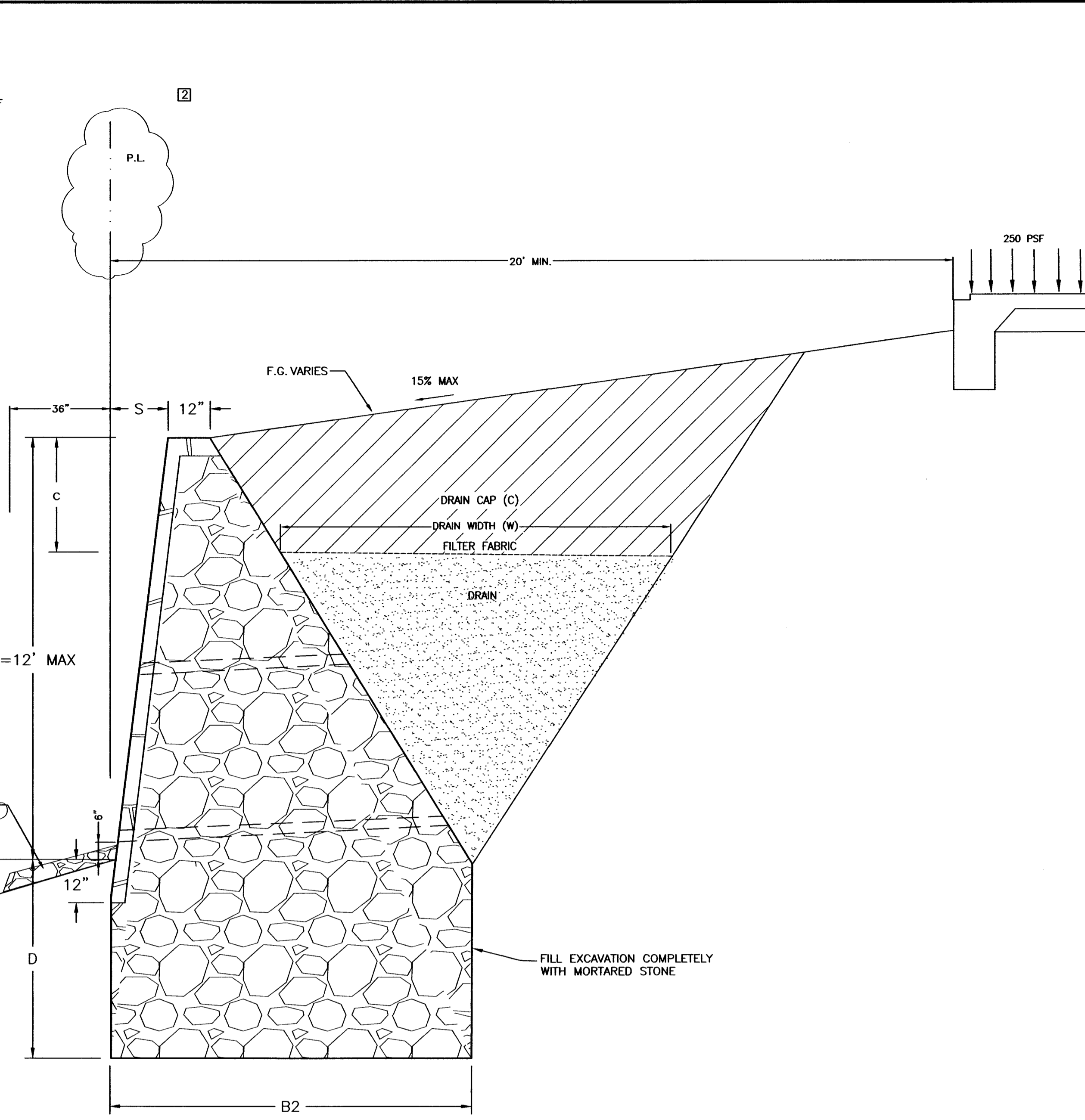
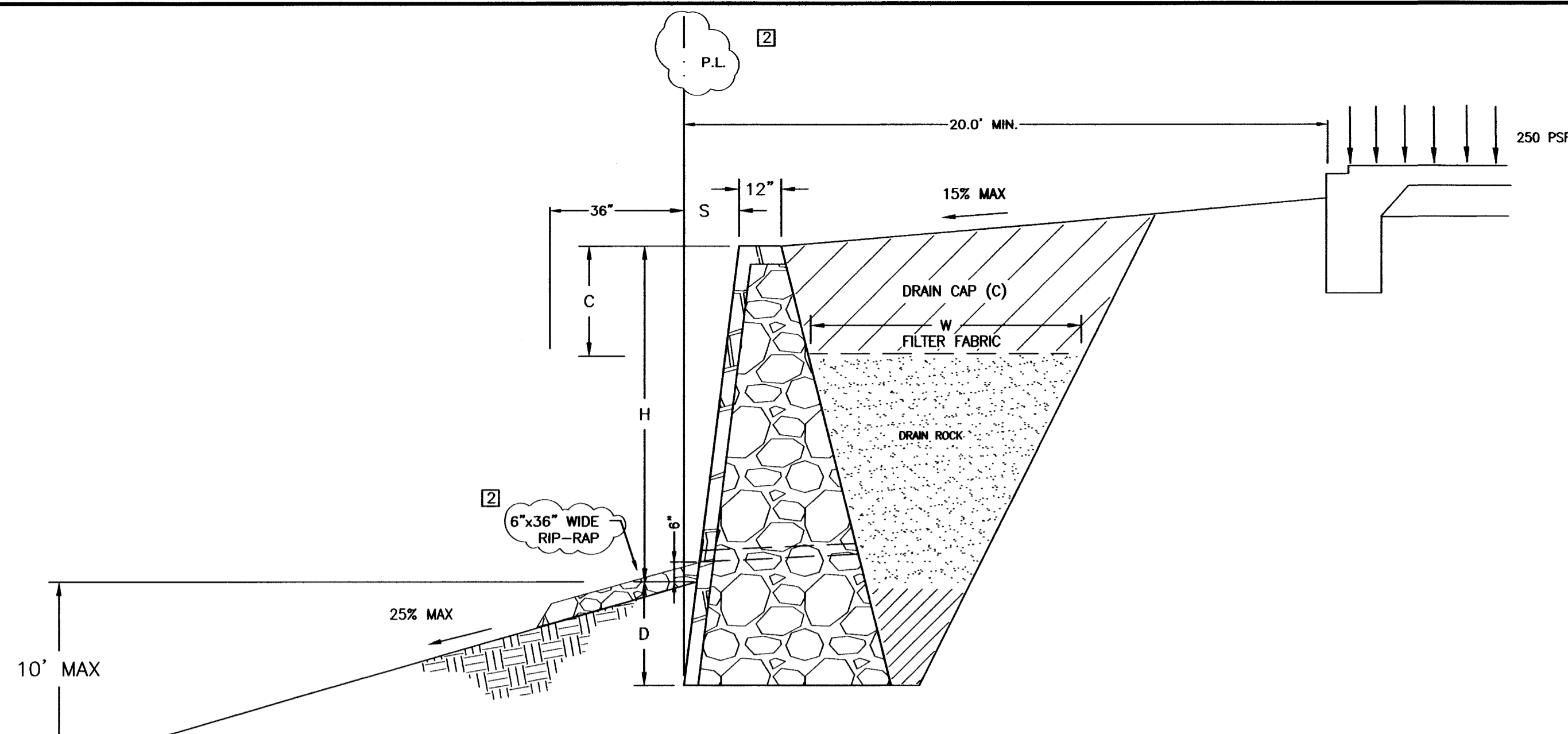
- These plans are based on Grading Plans by Corwin Engineering dated October 2019 and Terradyne soil report D191219. These plans are applicable only for the grading, retained heights (H) & other site conditions shown herein.
- These plans are intended only for structural considerations. Survey horizontal & vertical control is by others.
- Periodic observation during construction is recommended by or under the direction of a licensed professional engineer experienced in retaining wall design and construction. Periodic observations are made only to develop a general opinion regarding the contractor's compliance with project specifications. No warranty or guarantee is provided. The contractor shall assume all responsibility for ensuring construction is in accordance with these plans and local building code.
- If conditions change from those described herein, or if there are questions about these plans, the engineer should be notified immediately.
- Wall design complies with Section 1807.2 of the 2015 International Building Code.
- TEMPORARY SLOPE - By builder, as required for safety. Temporary slopes in COMPACTED FILL shall be constructed "fat" and cut back to reveal a firm compacted surface.
- SURCHARGE LOADS - ALLOWED ONLY AS SHOWN HEREIN. Structures within 1.5H of walls should be self supporting.
- SURFACE DRAINAGE - Positive drainage must be maintained at all times both during & after construction. Water shall not be allowed to pond near walls. Eroded sediments & soft or wet soil that occur during construction shall be removed from footings and behind walls.
- SUBSURFACE DRAINAGE - Provisions are not made in these plans to collect or control groundwater that may pass through or under walls. Analysis, evaluation, and mitigation of excessive subsurface drainage (groundwater) shall be the responsibility of others.
- It is the owner's responsibility to evaluate & mitigate the effects of drainage including erosion & scour potential & provide maintenance of permanent drainage structures and features.
- Minor movement & cracking is normal & expected for this construction. Maintaining the ground in a uniformly moist condition through regular irrigation & positive drainage will reduce but not eliminate cracking.

MATERIALS

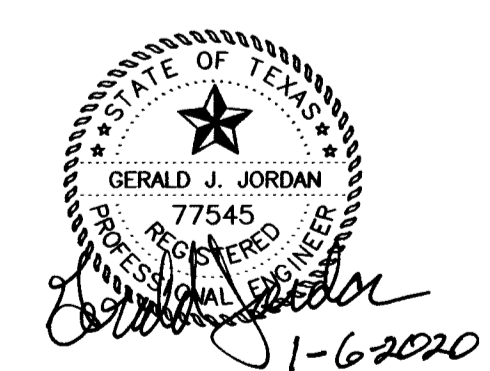
- All MORTAR shall be Type 'S' - 1,800 psi min.
- STONE - Face stone & pattern shall be approved by owner. Minimum compressive strength - 5,000 psi.
- BACKING STONE shall be 8"x12" rip-rap or face stone rubble. Stones shall be sorted & nested by size to minimize voids.
- DRAIN - Continuous angular gravel or crushed stone sized 3/4"x3" w/ max. 12 percent #200 sieve size. Provide filter fabric cover w/ min. 2 oz/sy weight. Provide min. 2" diameter weep holes @ 10' spacing.
- DRAIN CAP - Moist native soil graded, compacted & sealed to reduce infiltration of runoff. Use equipment and methods that will not damage walls.
- CONTROL JOINTS shall be provided @ max. 25' spacing.
- BACK FILL - Stone rubble mixed with moist native soil and compacted sufficiently to prevent sink holes and low spots. Use only for H < 3.0'.

FOOTINGS

- All walls shall be provided a 1" MORTAR leveling course.
- All walls shall be bedded in UNDISTURBED SOIL OR ROCK to the minimum depth (D) specified on the Wall Schedule.



A
1
 GENERAL CONSTRUCTION
 N.T.S.

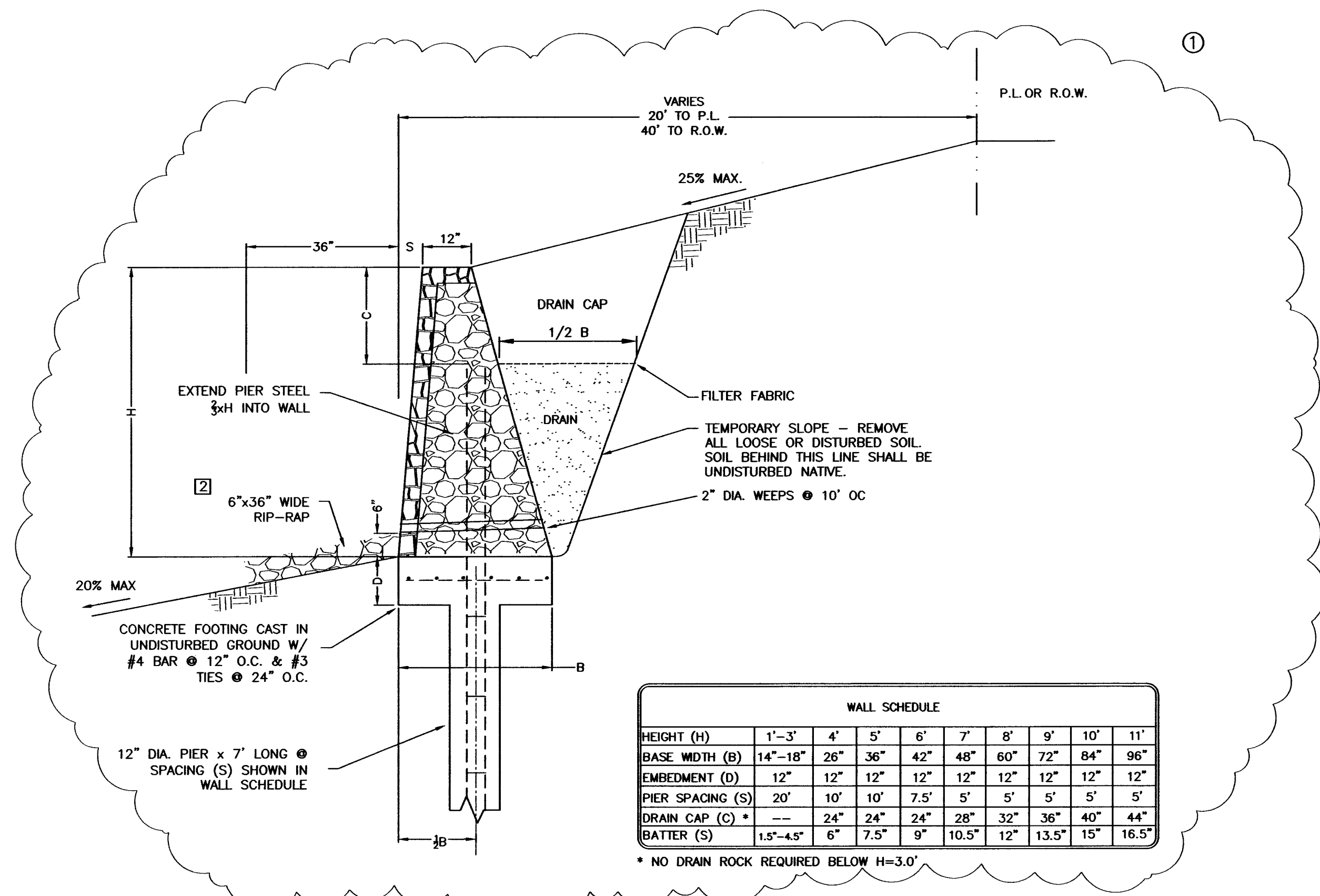


1-6-20 REVISED PER CITY COMMENTS

RETAINING WALL DETAILS
 BREEZY HILL PHASE 11
 CITY OF ROCKWALL, TEXAS

JORDAN CONSULTING ENGINEERS, INC.
 2400 W. PIONEER PARKWAY, SUITE 130 - PANTHER, TEXAS 76013 (817) 860-0168
 TEXAS REG. NO. 4430

DATE: 12-18-19	CHECKED BY: GJJ	SHEET NO. 1 OF 2
SCALE: N.T.S.	PROJECT NO. 4355	

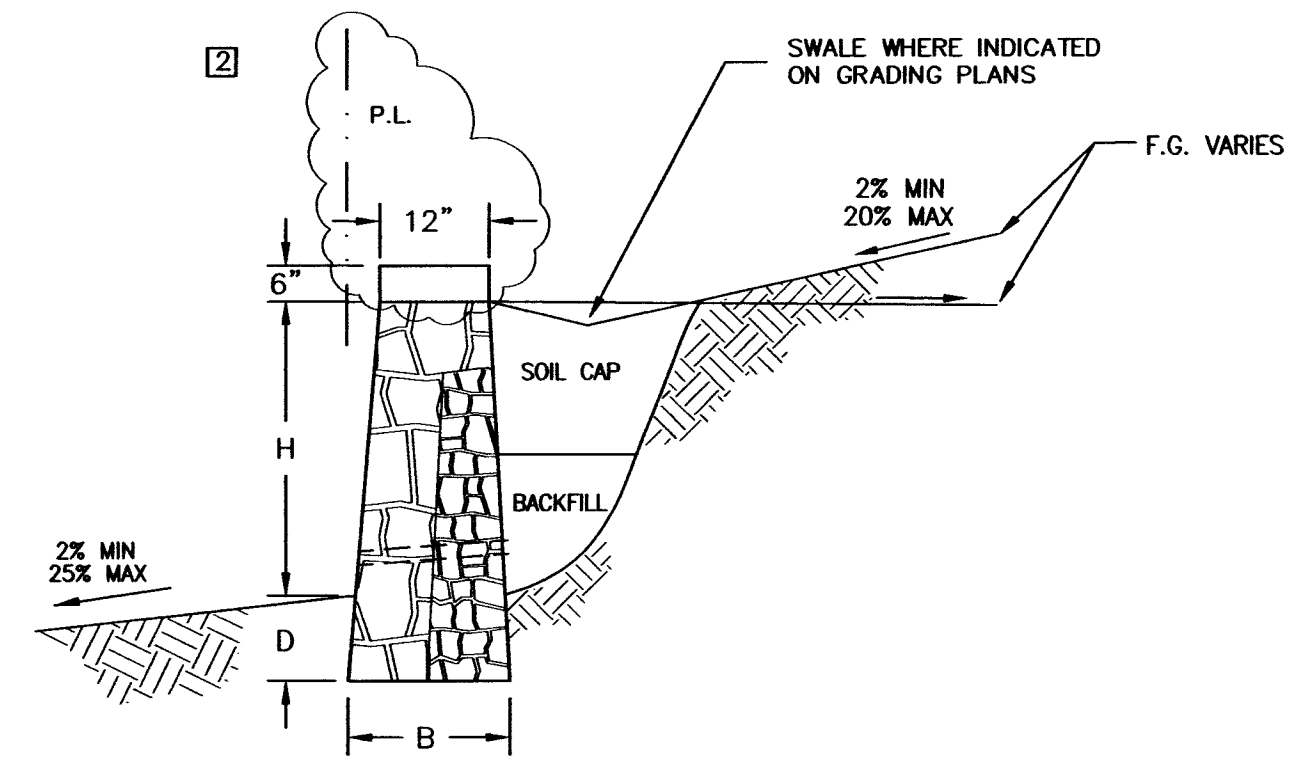


WALL SCHEDULE									
HEIGHT (H)	1'-3"	4'	5'	6'	7'	8'	9'	10'	11'
BASE WIDTH (B)	14"-18"	26"	36"	42"	48"	60"	72"	84"	96"
EMBEDMENT (D)	12"	12"	12"	12"	12"	12"	12"	12"	12"
PIER SPACING (S)	20'	10'	10'	7.5'	5'	5'	5'	5'	5'
DRAIN CAP (C)*	---	24"	24"	24"	28"	32"	36"	40"	44"
BATTER (S)	1.5"-4.5"	6"	7.5"	9"	10.5"	12"	13.5"	15"	16.5"

* NO DRAIN ROCK REQUIRED BELOW H=3.0'

RETAINING WALL, H=4.0'-11.0'
SKY HARBOR / SABLE GLEN DRIVE / BLOCK 'Q' LOT 16
NEXT TO POND
 N.T.S.

C
2

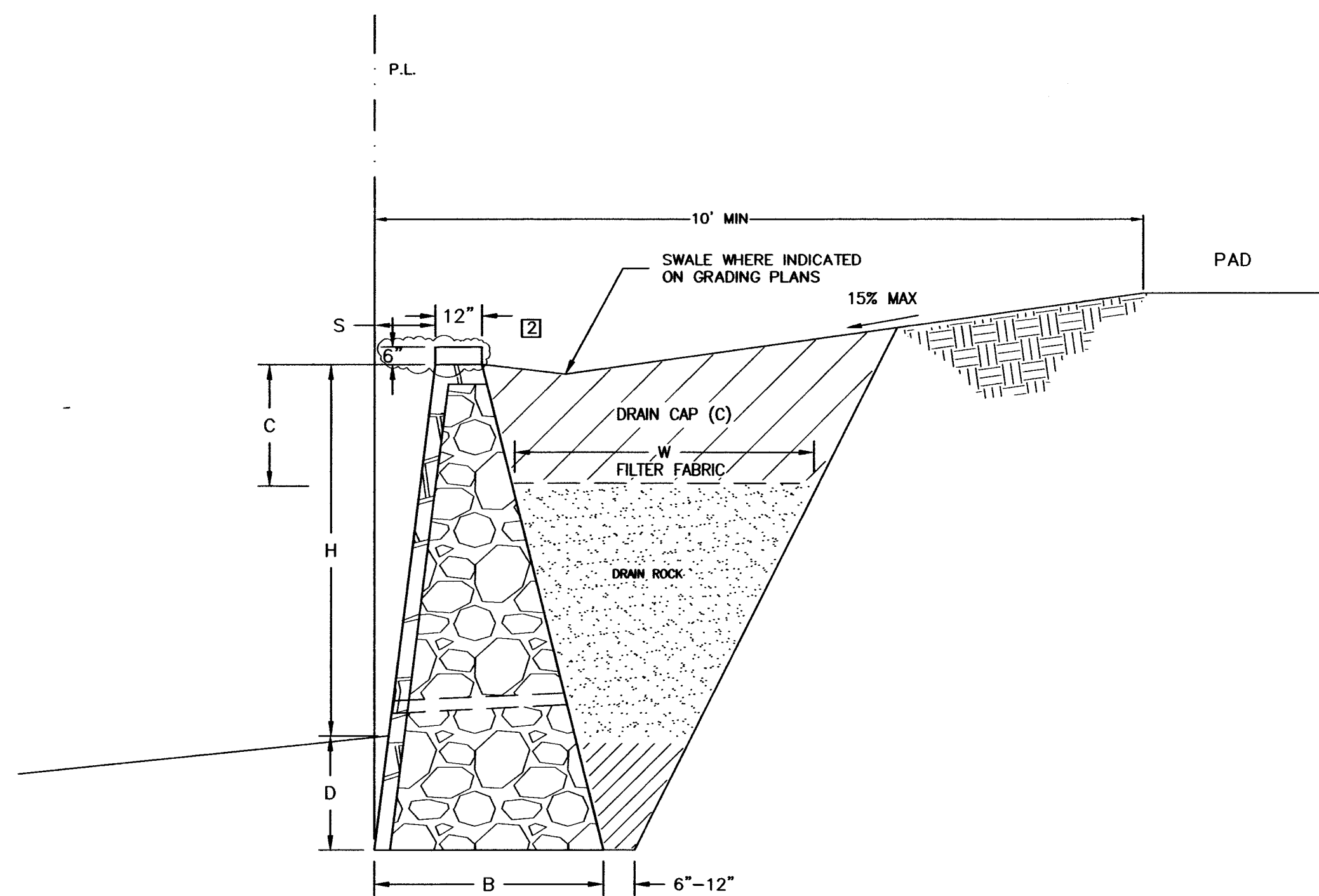


WALL SCHEDULE			
HEIGHT (H)	1'	2'	3'
BASE WIDTH (B)	14"	16"	18"
EMBEDMENT (D)	12"	12"	12"
DRAIN CAP (C)*	---	---	---
BATTER (S)	3"	4.5"	6.0"

NOTE: NO GRAVEL REQUIRED FOR H<3.0'

RETAINING WALL H=1.0'-3.0'
TYP. UNLESS NOTED OTHERWISE
 N.T.S.

D
2

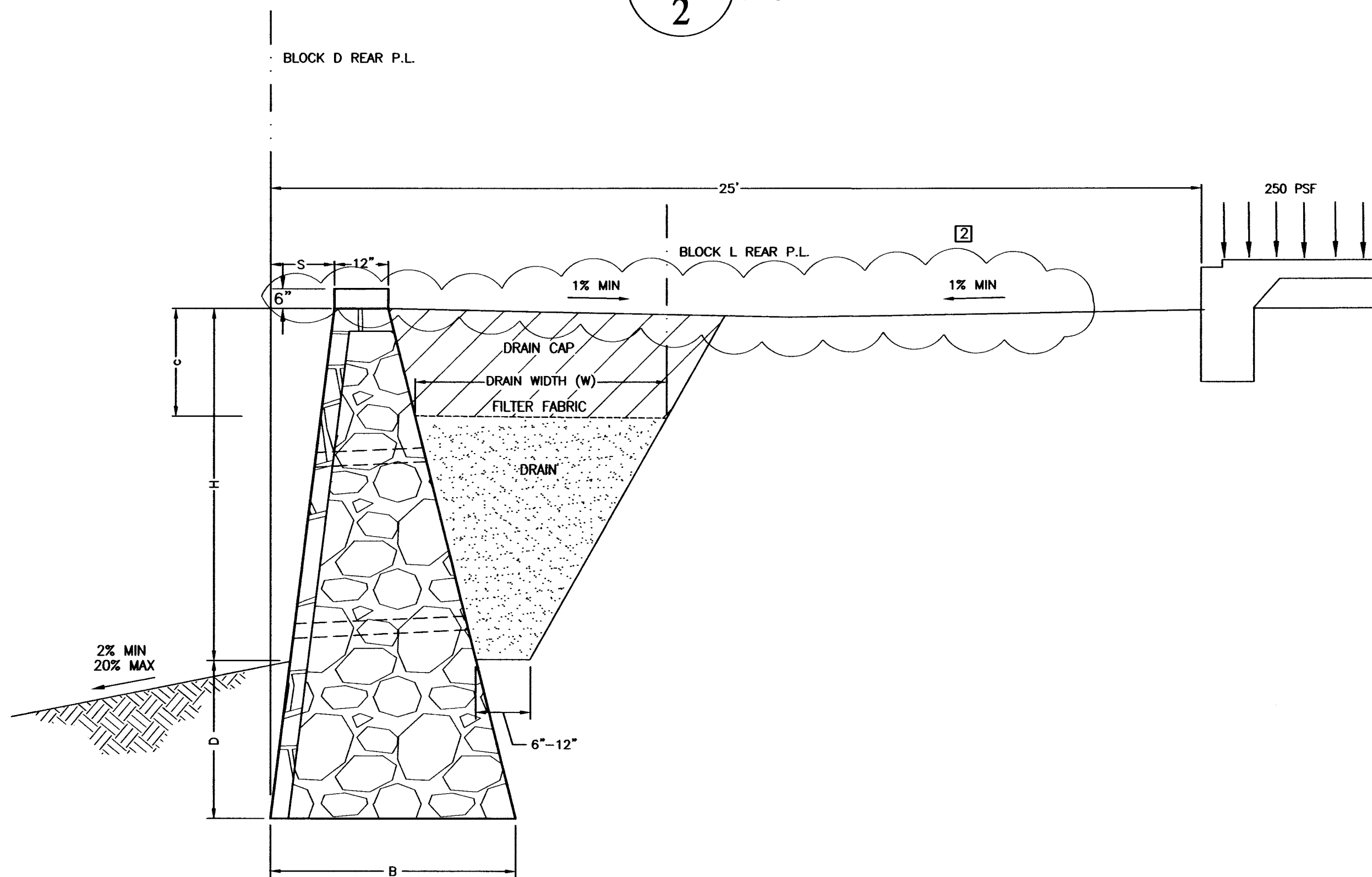


WALL SCHEDULE					
HEIGHT (H)	4'	5'	6'	7'	8'
BASE WIDTH (B)	26"	36"	44"	60"	72"
EMBEDMENT (D)	12"	15"	18"	21"	24"
DRAIN WIDTH (W)	20"	29"	40"	53"	64"
DRAIN CAP (C)*	24"	24"	24"	28"	32"
BATTER (S)	7.5"	9.4"	11.3"	13.1"	15.0"

NOTE: FOR CONDITIONS SHOWN ABOVE, NO SURCHARGE IS EXPECTED BELOW H=6'.

SIDE YARD RETAINING WALL, H=4.0'-8.0'
(TYP. U.N.O.)
 N.T.S.

A
2

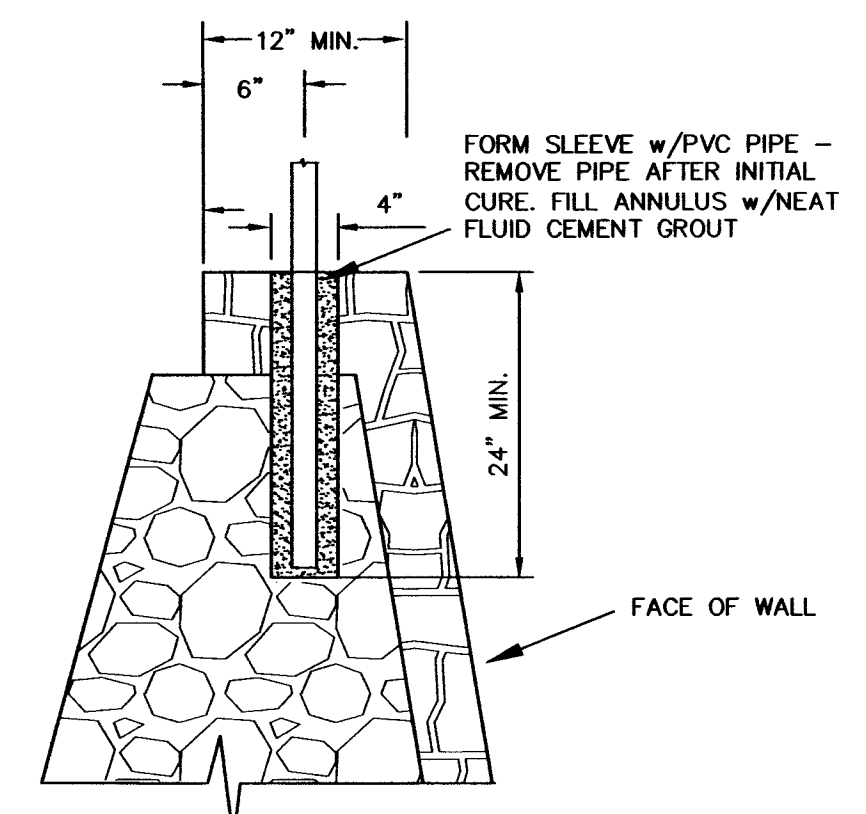


WALL SCHEDULE									
HEIGHT (H)	4'	5'	6'	7'	8'	9'	10'		
BASE WIDTH (B)	26"	36"	44"	54"	72"	86"	96"		
EMBEDMENT (D)	12"	15"	18"	21"	30"	36"	42"		
DRAIN WIDTH (W)	20"	29"	40"	49"	64"	77"	86"		
DRAIN CAP (C)*	24"	24"	24"	28"	32"	36"	40"		
BATTER (S)	7.5"	9.4"	11.3"	13.1"	15.8"	18.8"	20.3"		

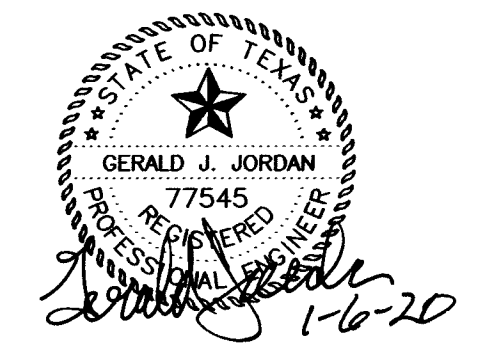
NOTE: FOR CONDITIONS SHOWN ABOVE, NO SURCHARGE IS EXPECTED.

REAR YARD RETAINING WALL, H=4'-10'
BLOCK 'L' LOTS 2-7
BLOCK 'D' LOTS 78-84
 N.T.S.

B
2



FENCE POST SLEEVE
 N.T.S.



1-6-20 REVISED PER CITY COMMENTS
 12-23-19 REVISED DETAIL C/2

RETAINING WALL DETAILS

BREEZY HILL PHASE 11
 CITY OF ROCKWALL, TEXAS

JORDAN CONSULTING ENGINEERS, INC.
 2400 W. PIONEER PARKWAY, SUITE 130 - PANTERO, TEXAS 76013 (817) 860-0166
 TYPE FIRM No. 4430

DATE: 12-18-19	CHECKED BY: GJJ	SHEET NO. 2 OF 2
SCALE: N.T.S.	PROJECT NO. 4355	