

GRACE GARDENS SUBDIVISION UNIT 1

WASTEWATER CONSTRUCTION PLANS


LAND-PLAT-23-11800410 BEXAR COUNTY, TEXAS 78223

GRACE GARDENS SUBDIVISION UNIT 1

SHEET NUMBER	SHEET DESCRIPTION
1.0	COVER
1.1	GENERAL NOTES
3.0	UTILITY LAYOUT SH1
3.1	UTILITY LAYOUT SH2
3.2	UTILITY LAYOUT SH3
3.3	UTILITY LAYOUT SH4
4.0	EXISTING DRAINAGE AREA MAP
4.1	PROPOSED DRAINAGE AREA MAP
4.2	ULTIMATE DRAINAGE AREA MAP
5.0	DRAIN 'A' P&P
5.1	DRAIN 'B' P&P
5.2	DRAIN 'C' P&P
5.3	DRAIN 'D' P&P
5.4	DRAIN 'E' P&P STA 1+00 TO 9+00
5.5	DRAIN 'E' P&P STA 9+00 TO END
5.6	DRAIN 'F' P&P STA 1+00 TO 7+00
5.7	DRAIN 'F' P&P STA 7+00 TO END
5.8	EXISTING DRAINAGE BASIN
5.9	EXISTING DRAINAGE BASIN PROFILE
5.10	POND OUTFALL STA. 1+00 TO 8+00
5.11	POND OUTFALL STA. 8+00 TO END
5.12	DRAINAGE DETAILS (SHEET 1 OF 3)
5.13	DRAINAGE DETAILS (SHEET 2 OF 3)
5.14	DRAINAGE DETAILS (SHEET 3 OF 3)
6.0	GRADING PLAN (SHEET 1 OF 4)
6.1	GRADING PLAN (SHEET 2 OF 4)
6.2	GRADING PLAN (SHEET 3 OF 4)
6.3	GRADING PLAN (SHEET 4 OF 4)
6.4	MAGNOLIA GARDENS PLAN & PROFILE 1+00 - 10+00
6.5	MAGNOLIA GARDENS PLAN & PROFILE 10+00 - END
6.6	ALPINE MEADOWS PLAN & PROFILE 1+00 TO END
6.7	GARDEN STONE PLAN & PROFILE 1+00 TO END
6.8	TRANQUIL WATERS PLAN & PROFILE 1+00 TO END
6.9	UTOPIA GARDENS PLAN & PROFILE 1+00 TO END
6.10	WILLOW CROSSING PLAN & PROFILE 1+00 TO END
6.11	EUCALYPTUS HILLS PLAN & PROFILE 1+00 TO END
6.12	GREEN BLISS PLAN & PROFILE 1+00 TO END
6.13	BLISSFUL MEADOWS PLAN & PROFILE 1+00 TO STA 11+00
6.14	BLISSFUL MEADOWS PLAN & PROFILE 11+00 TO END
6.15	BLOSSOM VALLEY PLAN & PROFILE 1+00 TO END
6.16	S' WW WHITE RD IMPROVEMENTS
6.17	S' WW WHITE RD & HILDEBRANDT RD IMPROVEMENTS
6.18	SIGNAGE PLAN
6.19	TRAFFIC DETAILS (SHEET 1 OF 3)
6.20	TRAFFIC DETAILS (SHEET 2 OF 3)
6.21	TRAFFIC DETAILS (SHEET 3 OF 3)
7.0	WATER COVER
7.1	WATER LAYOUT SH1
7.2	WATER LAYOUT SH2
7.3	WATER LAYOUT SH3
7.4	WATER LAYOUT SH4
8.0	WASTEWATER COVER
8.1	WASTEWATER LAYOUT SH1
8.2	WASTEWATER LAYOUT SH2
8.3	WASTEWATER LAYOUT SH3
8.4	WASTEWATER LAYOUT SH4
8.5	WWL 'A' STA 1+00 TO 9+00
8.6	WWL 'A' STA 9+00 TO 18+00
8.7	WWL 'A' STA 18+00 TO 28+50
8.8	WWL 'A' STA 28+50 TO 33+50
8.9	WWL 'A' STA 33+50 TO 41+50
8.10	WWL 'A' STA 41+50 TO END
8.11	WWL 'B' STA 1+00 TO END
8.12	WWL 'C' STA 1+00 TO 10+00
8.13	WWL 'C' STA 10+00 TO END
8.14	WWL 'D' STA 1+00 TO 10+00
8.15	WWL 'D' STA 10+00 TO END
8.16	WWL 'E' STA 1+00 TO 8+50
8.17	WWL 'E' STA 8+50 TO END
8.18	WWL 'F' & 'G' STA 1+00 TO END
8.19	WWL 'H' STA 1+00 TO END
9.0	S.W.P.P.P (SHEET 1)
9.1	S.W.P.P.P (SHEET 2)
9.2	S.W.P.P.P DETAILS

REVIEWED BY THE
SAN ANTONIO WATER SYSTEM

THIS DOES NOT RELIEVE THE DESIGNING ENGINEER,
CONTRACTOR OR SUB-CONTRACTOR OF THE
RESPONSIBILITY FOR COMPLYING WITH ALL OF THE
SAN ANTONIO WATER SYSTEM AND T.C.E.Q. RULES
AND REGULATIONS.

BY: 
DATE: 7-8-24

SHEET #: 8.0

LJA Engineering, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78223

Phone 210.503.2700
LJA.COM
FRN-F-1386

Revised January 2022

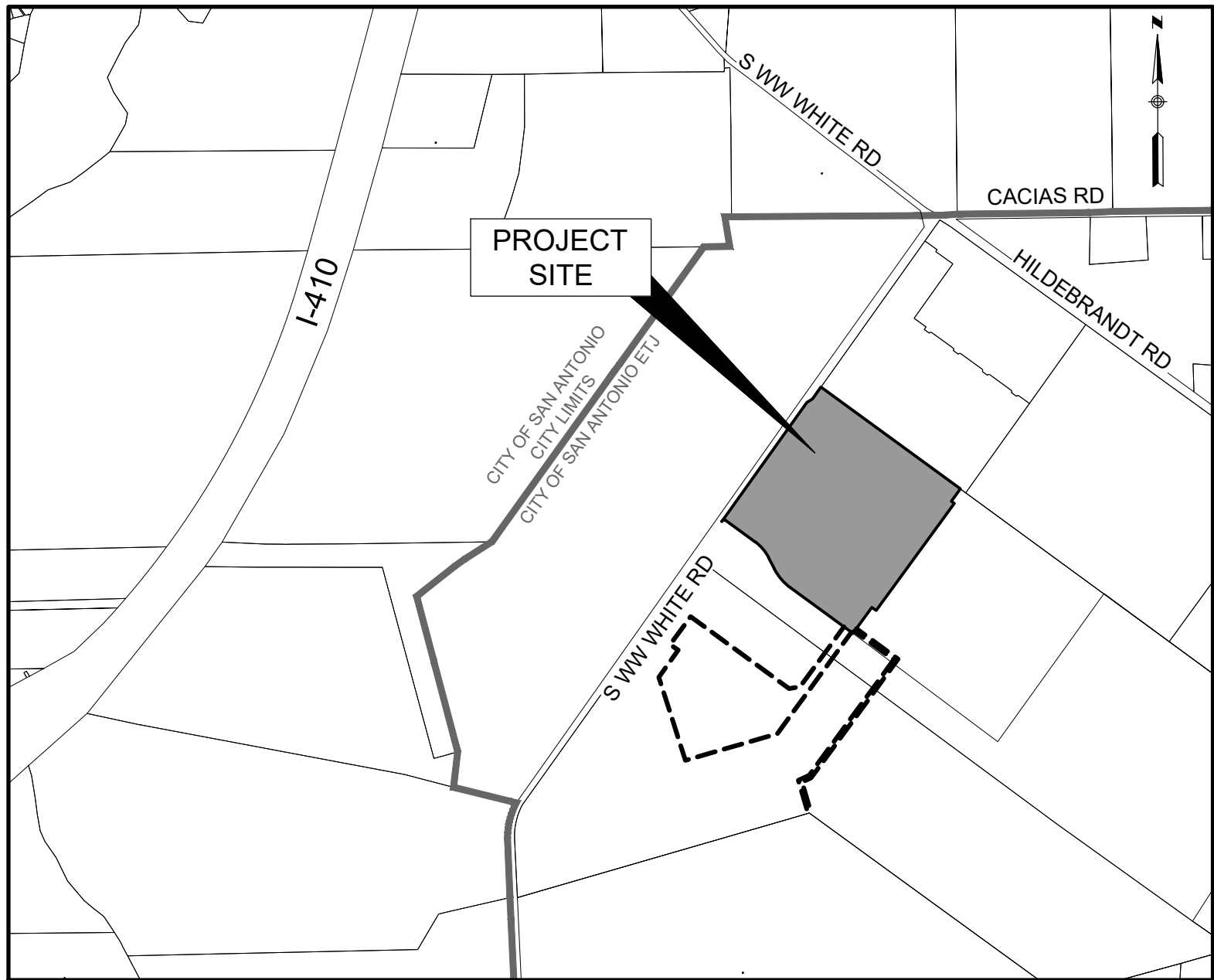
SAWS CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

General Section

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
 - CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) 'DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM', TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND PUBLIC DRINKING WATER, TAC TITLE 30 PART 1 CHAPTER 290.
 - CURRENT TxDOT 'STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE'.
 - CURRENT 'SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION'.
 - CURRENT CITY OF SAN ANTONIO 'STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION'.
 - CURRENT CITY OF SAN ANTONIO 'UTILITY EXCAVATION CRITERIA MANUAL' (UECM).
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
- THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, [HTTP://WWW.SAWS.ORG/BUSINESS_CENTERS/FCCS](http://www.saws.org/business_centers/fccs), UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
- THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
- LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
 - SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
 - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
 - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
 - COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
- ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
- THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
- HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.
- WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.
- ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.
- COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
- A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SEWER NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
 - IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
 - ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
 - CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
 - CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOLID MATERIALS.
 - CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
 - MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISIONING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.
- SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.
- NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.
- IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 884, "BYPASS PUMPING".
- PRIOR TO THE INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS. THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
- SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSP)
- SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.
- MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
- ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.



LOCATION MAP
(N.T.S.)

SUBMITTAL DATE: MAY 2024

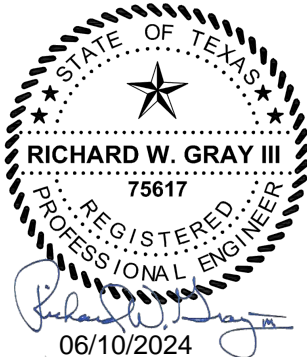
PROPERTY DESCRIPTION

BEING A 46.44 ACRE TRACT (15,988,603 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE JUAN MONTEZ SURVEY, ABSTRACT NO. 11, SITUATED IN CITY BLOCK 4007, THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF A CALLED 83.66 ACRE TRACT, CONVEYED TO SA HUNDRED ACRE, LLC, RECORDED UNDER DOCUMENT NO. 20220004243, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS (O.P.R.B.C.T.) WITH CORRECTION DEEDS RECORDED UNDER DOCUMENT NO. 20220041895 AND 201220085006, O.P.R.B.C.T., ALL OF A CALLED 71.366 ACRE TRACT, CONVEYED TO BLAKE AND JENNIFER A. YANTIS, RECORDED UNDER DOCUMENT NO. 20220045072, O.P.R.B.C.T., AND BEING OUT OF THREE (3) TRACTS, A RESIDUE OF A CALLED 139.534 ACRE TRACT OF LAND CONVEYED TO SA KOSTA BROWNE, LTD., RECORDED IN DOCUMENT NO. 20200354390, O.P.R.B.C.T., A RESIDUE OF A CALLED 139.197 ACRE TRACT OF LAND CONVEYED TO KOSTA BROWNE, LTD., RECORDED IN DOCUMENT NO. 20200153938, O.P.R.B.C.T., AND A CALLED 177.8073 ACRE TRACT OF LAND CONVEYED TO BORALIS USA, INC., RECORDED IN DOCUMENT NO. 20190165095 O.P.R.B.C.T.

DEVELOPER: MOSAIC LAND DEVELOPMENT
CONTACT: ALLEN HOOVER
6812 WEST AVENUE, SUITE 100
SAN ANTONIO, TX 78213
PHONE: (210) 764-9575

ENGINEER: LJA ENGINEERING, INC.
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT PERSON: RICK GRAY, PE
PHONE # (210) 503-2700
FAX # (210) 503-2749

SURVEYOR: LJA SURVEYING
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT PERSON: GORDON ANDERSON
PHONE # (512) 439-4700



EAST SEWERSHED	
DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT
DEVELOPER'S ADDRESS:	6812 WEST AVENUE, SUITE 100
CITY:	SAN ANTONIO
STATE:	TEXAS
ZIP:	78213
PHONE #:	(210) 764-9575
FAX #:	N/A
SAWS BLOCK MAP #:	194544, 190542
TOTAL EDITS:	299
TOTAL ACREAGE:	46.44 AC.
TOTAL LINEAR FOOTAGE OF PIPE:	8' - 9.812 LF
PLAT NO.:	23-11800410
NUMBER OF LOTS:	299
SAWS JOB NO.:	23-1670

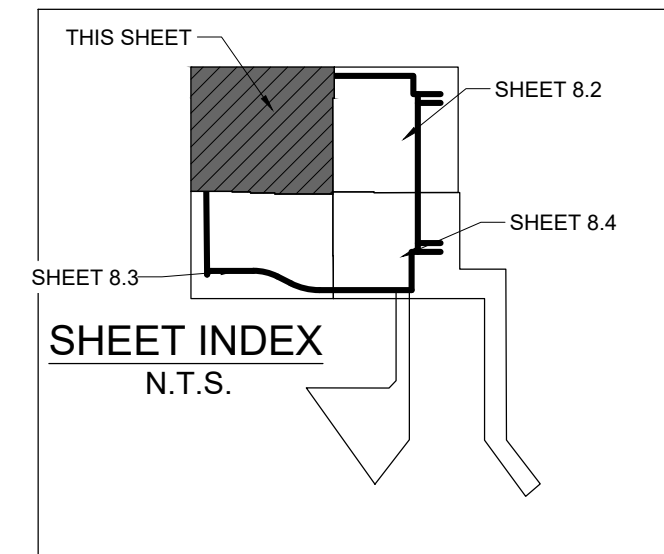
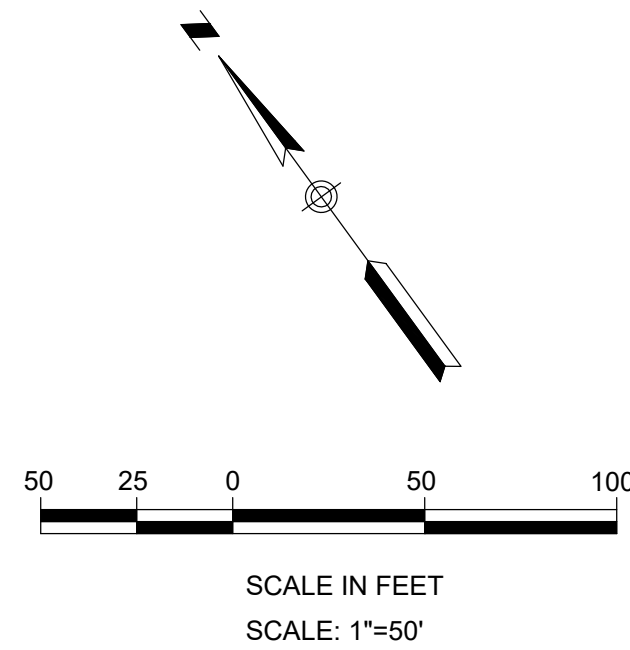
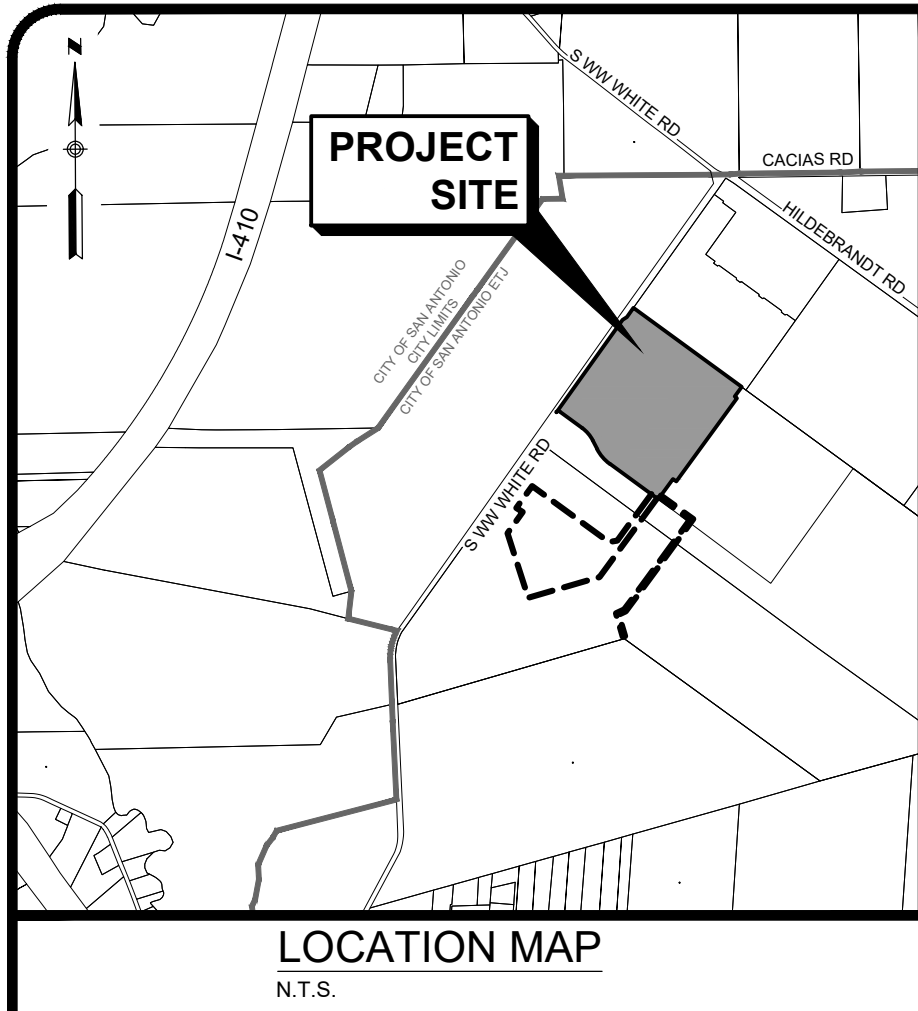
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



REVISIONS			
NO.	DESCRIPTION	BY	DATE

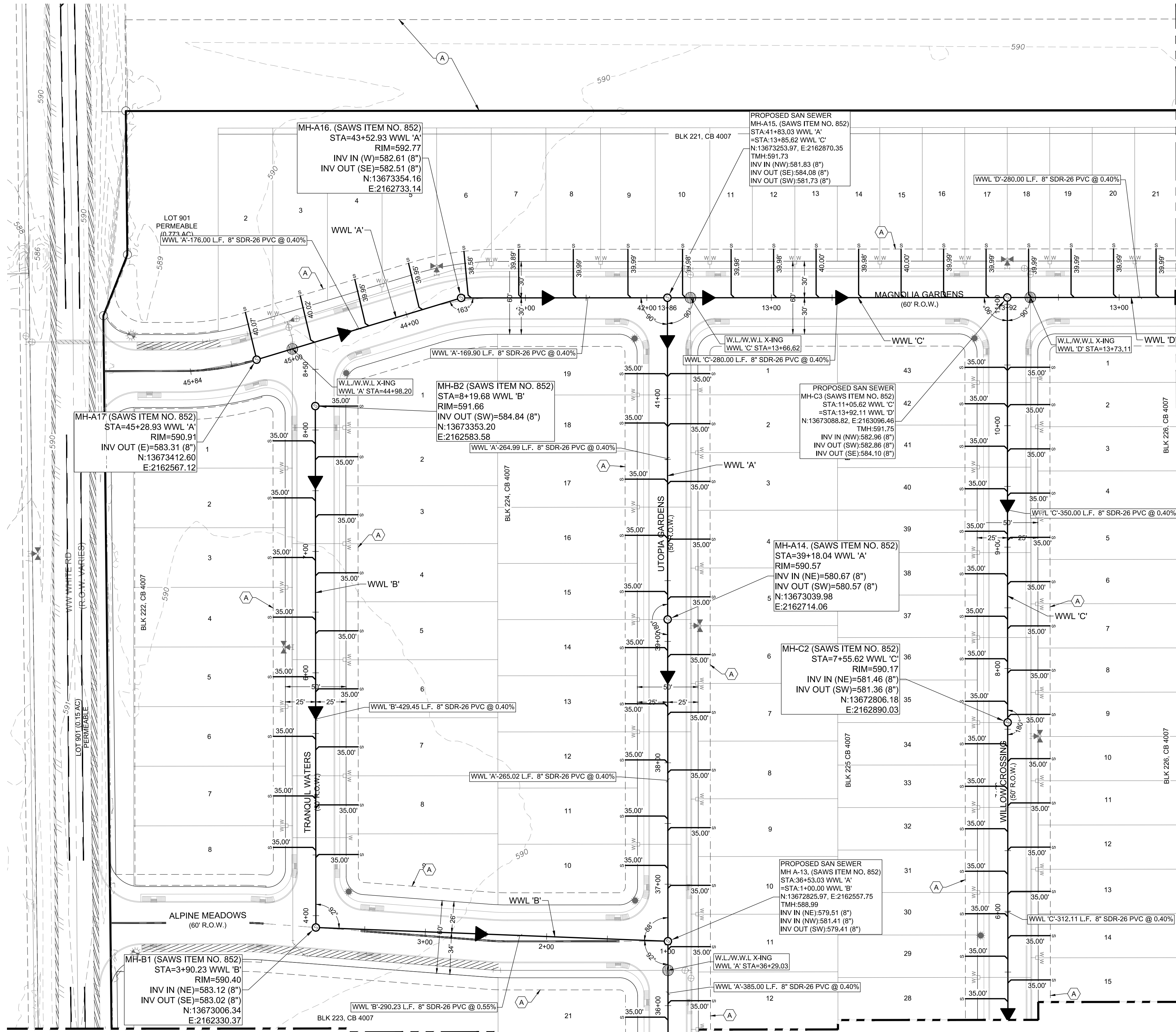
LJA JOB NO. SA202-0401B-426

K:\2023\Maple Land Development\04018 Grace Gardens Unit 1\04018-23a-Watermain Layout.dwg
User: rnewman
Last Modified: Mar 01, 24 - 09:26
Plot Date/Time: Jun 10, 24 - 12:30:13



- A 10' G.E.T.C.A. ESMT
B OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.92 ACRES)
C OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (2.86 ACRES, PERMEABLE)
D 5' R.O.W. DEDICATION (0.102 ACRES)
E 5' G.E.T.C.A. ESMT
F 5' V.N.A.E. ESMT
G OFF-LOT 15' GRADING ESMT (0.486 ACRES)
A VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

EAST SEWERSHED	
DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT
DEVELOPER'S ADDRESS:	6812 WEST AVENUE, SUITE 100
CITY:	SAN ANTONIO
STATE:	TEXAS
ZIP:	78213
PHONE #:	(210) 764-9575
FAX #:	N/A
SAWS BLOCK MAP #:	194544_190042
TOTAL EXITS:	299
TOTAL ACREAGE:	46.43 AC.
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 9,812 LF PLAT NO. 23-11800410
NUMBER OF LOTS:	299
SAWS JOB NO.:	23-1679



MATCH LINE "B" (SEE SHEET 8.3)

MATCH LINE "A" (SEE SHEET 8.2)

LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		1"-6" (CPS) 2-4" CONDUITS (ATT/SPECTRUM)
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK
		TOP OF MANHOLE EXISTING
		GAS, ELEC, TELE & CABLE TV ESMT.
		EASEMENT
		VOLUME PAGE
		4" CONDUIT FOR WATER SERVICE
		PHASE LINE

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 AND 213.5 FOR PROJECTS IN THE ERZD. THE DESIGN PLANS AND SAWS SPECIFICATIONS.
- THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SAWS SPECIFICATIONS.
- THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO BEGINNING WATER CONSTRUCTION AND TESTING SCHEDULE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO ALL TESTING ON THE SANITARY SEWER SYSTEM.
- ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-VIDEO INSPECTIONS WHEN COMPLETED AND COMPACTING TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
- AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
- ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
- ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.V.E. EASEMENT AND CAPPED AND SEALED.
- LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE PROPERTY LINE.
- CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
- RIM ELEVATIONS OF PROPOSED MANHOLES THAT ARE NOT WITHIN STREET RIGHT-OF-WAY ARE TO BE APPROXIMATELY 6" ABOVE NATURAL GROUND.
- DAMAGE TO EXISTING PAVEMENT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
- COORDINATES ARE BASED ON STATE PLANE TX83-SCF SURFACE. SCALE FACTOR: 1.00017.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING, AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

CAUTION:

CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LAYOUT (SHEET 1 OF 4)

REVISIONS	DATE	DESCRIPTION
NO.	BY	
1	9/8/2023	DESIGNED BY: RICHARD W. GRAY III
2		DRAWN BY: RICHARD W. GRAY III
3		CHECKED BY: RICHARD W. GRAY III
4		DRAWING NAME: 23a_Wastewater Layout.dwg
5		DATE: 06/10/2024

Phone 210.503.2700
LJA.COM
LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
TPE No. F-1386

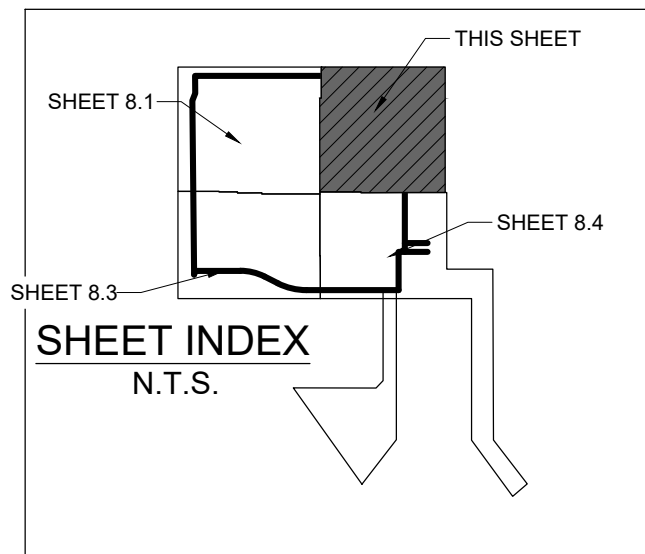
LJA Engineering, Inc.
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San Antonio, Texas 78230
TPE No. F-1386

JOB NUMBER: SA2024018-426

SHEET NO.

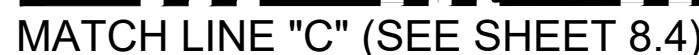
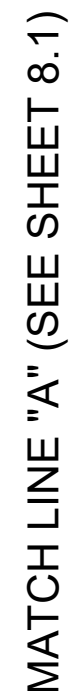
8.1

OF SHEETS



- (A) 10' G.E.T.CA. ESMT
 - (B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.92 ACRES)
 - (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (2.86 ACRES, PERMEABLE)
 - (D) 5' R.O.W. DEDICATION (0.102 ACRES)
 - (E) 5' G.E.T.CA. ESMT
 - (F) 1' V.N.A.E. ESMT
 - (G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)
- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

EAST SEWERSHED			
DEVELOPER'S NAME:		MOSAIC LAND DEVELOPMENT	
DEVELOPER'S ADDRESS:		6812 WEST AVENUE, SUITE 100	
CITY	SAN ANTONIO	STATE	TEXAS
		ZIP	78213
PHONE #	(210) 764-9575	FAX #	N/A
SAWS BLOCK MAP #	194544_190542	TOTAL EDUS	299
		TOTAL ACREAGE	.66 43 AC.
TOTAL LINEAR FOOT OF PIPE:		8" - 9.812 LF	PLAT NO.
			23-1180410
NUMBER OF LOTS:	299	SAWS JOB NO.	23-1670



PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK
		TOP OF MANHOLE
		EXISTING
		GAS, ELEC. TELE & CABLE TV ESMT.
		EASEMENT
		VOLUME
		PAGE

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 (AND 213.5 FOR PROJECTS IN THE ERZD). THE DESIGN PLANS AND SAWS SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SAWS SPECIFICATIONS.
3. THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO BEGINNING WATER CONSTRUCTION AND TESTING SCHEDULE.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO ALL TESTING ON THE SANITARY SEWER SYSTEM.
5. ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-DIODE INSPECTIONS WHEN COMPLETED AND COMPACTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 8" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.T.V.E. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOT THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE PROPERTY LINE.
11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE DEPTHS, EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD ELEVATIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. RIM ELEVATIONS OF PROPOSED MANHOLES THAT ARE NOT WITHIN STREET RIGHT-OF-WAY ARE TO BE APPROXIMATELY 6" ABOVE NATURAL GROUND.
13. DAMAGE TO EXISTING PAVEMENT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
14. COORDINATES ARE BASED ON STATE PLANE T8X3-SCF- SURFACE. SCALE FACTOR: 1.00017.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



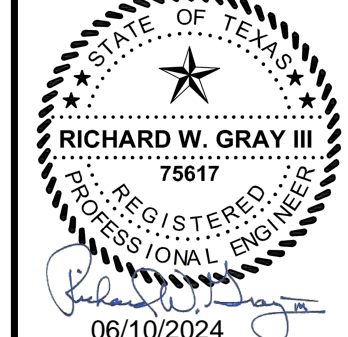
Know what's below.
Call before you dig.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND MATERIALS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE RETAINED CONSULTANT. CONTRACTOR SHALL COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PLAN THAT SHALL BE REVIEWED AND APPROVED BY THE RETAINED CONSULTANT AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LAYOUT (SHEET 2 OF 4)

REVISIONS			
NO.	DESCRIPTION	BY	DATE
	DESIGNED BY:		9/8/2023
	DRAWN BY:		
	CHECKED BY: RG		
	DRAWING NAME:		
	5th Wastewater Layout.dwg		



LJA
Phone 210.503.2700
LJA.COM
TBPE No. E-1386

LJA Engineering, Inc.

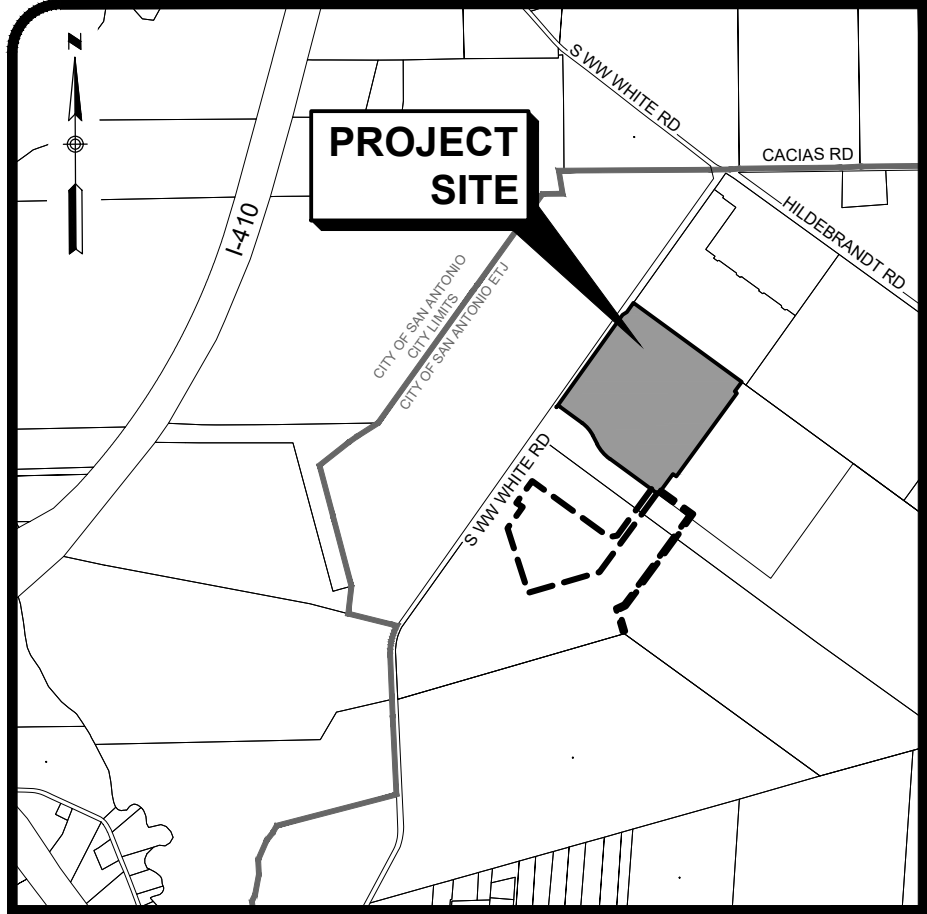
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SA202-0401B-42

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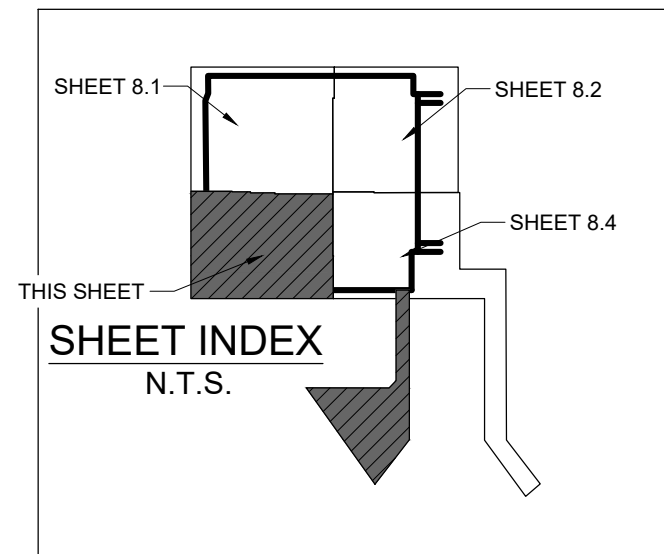
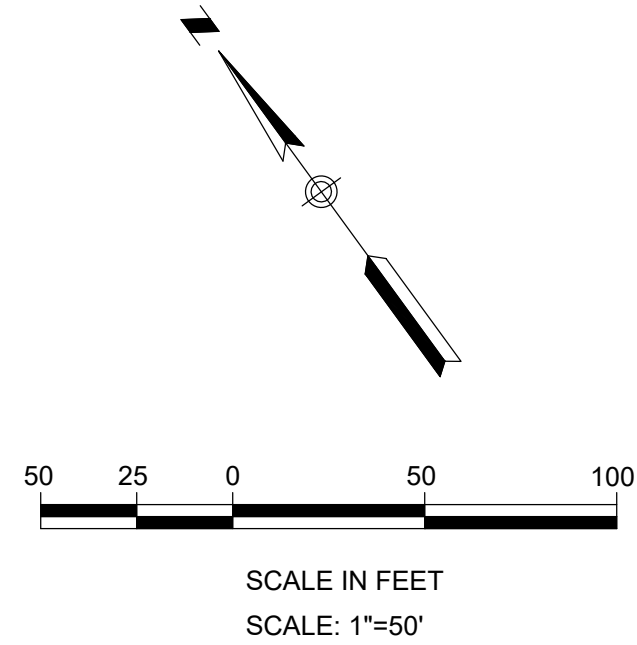
8.2

OF - SHEETS

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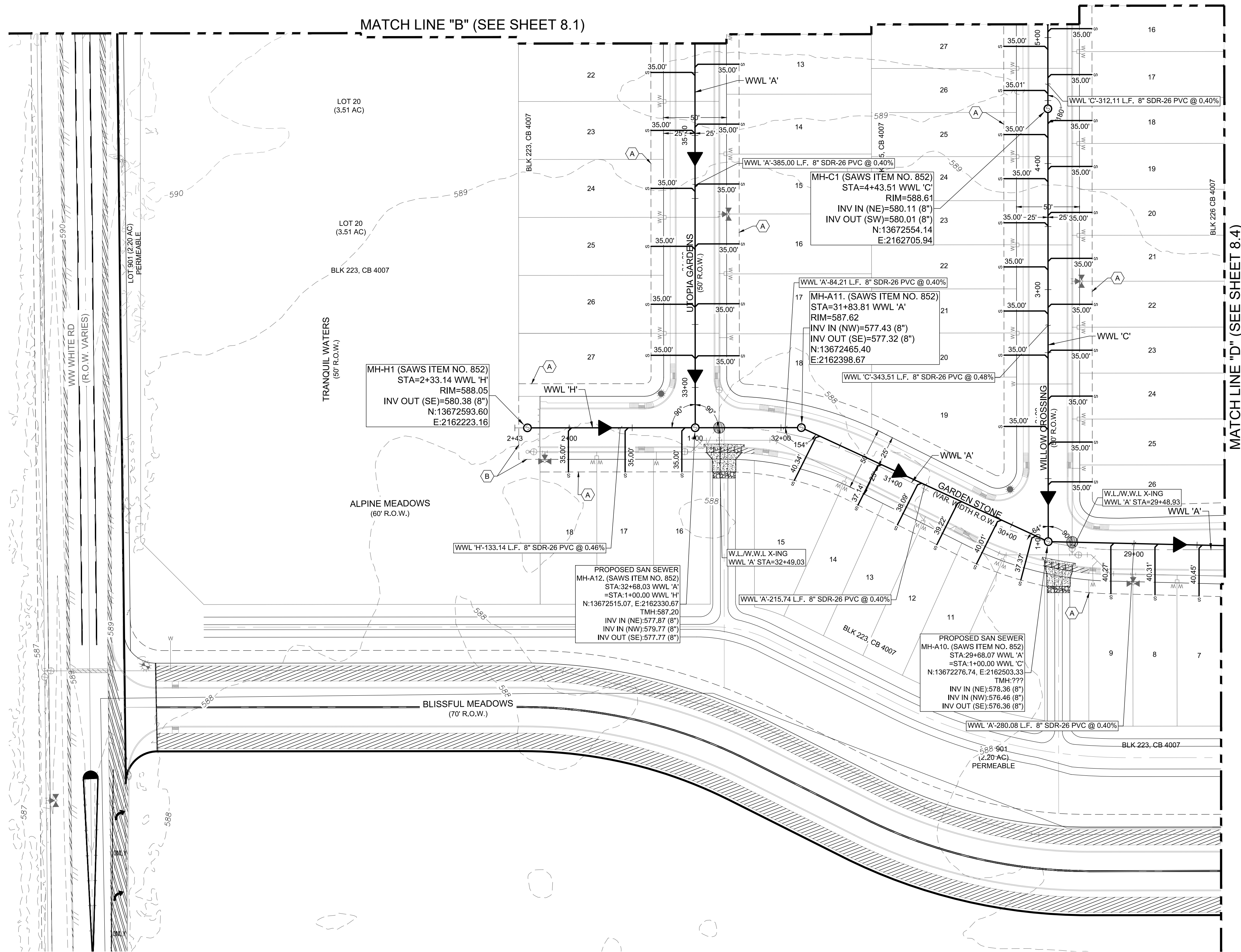


LOCATION MAP
N.T.S.



- (A) 10' G.E.T.CA. ESM'T
OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
TO EXPIRE UPON INCORPORATION OF
FUTURE STREET R.O.W. (1.92 ACRES)
(B) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE
ESM'T (2.86 ACRES, PERMEABLE)
(C) 5' R.O.W. DEDICATION (0.102 ACRES)
(D) 5' G.E.T.CA. ESM'T
(E) 1' V.N.A.E. ESM'T
(F) OFF-LOT 15' GRADING ESM'T (0.486 ACRES)
(G) VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 7517, PGS. 863-867 OPR)

EAST SEWERSHED	
DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT
DEVELOPER'S ADDRESS:	6812 WEST AVENUE, SUITE 100
CITY:	SAN ANTONIO
STATE:	TEXAS
ZIP:	78213
PHONE #:	(210) 764-0575
FAX #:	N/A
SAWS BLOCK MAP #:	194564-190542
TOTAL EDITS:	299
TOTAL ACREAGE:	46.43 AC.
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 5,812 LF
PLAT NO.:	23-11800410
NUMBER OF LOTS:	299
SAWS JOB NO.:	23-1670



LEGEND		
PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		1'-6" (CPS) 2'-4" CONDUITS (ATT/SPECTRUM) WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK
		TMH
		EXISTING
		GAS, ELEC, TELE & CABLE TV ESMT.
		EASEMENT
		VOLUME
		PAGE
		4" CONDUIT FOR WATER SERVICE
		PHASE LINE

GENERAL NOTES

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- ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
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- CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
- RIM ELEVATIONS OF PROPOSED MANHOLES THAT ARE NOT WITHIN STREET RIGHT-OF-WAY ARE TO BE APPROXIMATELY 6" ABOVE NATURAL GROUND.
- DAMAGE TO EXISTING PAVEMENT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
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- CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

CAUTION:

CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

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CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LAYOUT (SHEET 3 OF 4)

REVISIONS	DATE	DESCRIPTION
NO.	BY	
9/8/2023	DESIGNED BY:	
	DRAWN BY:	
	CHECKED BY:	RG
	DRAWING NAME:	sh_3-Wastewater Layout.dwg
	DATE:	06/10/2024

LJA
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230

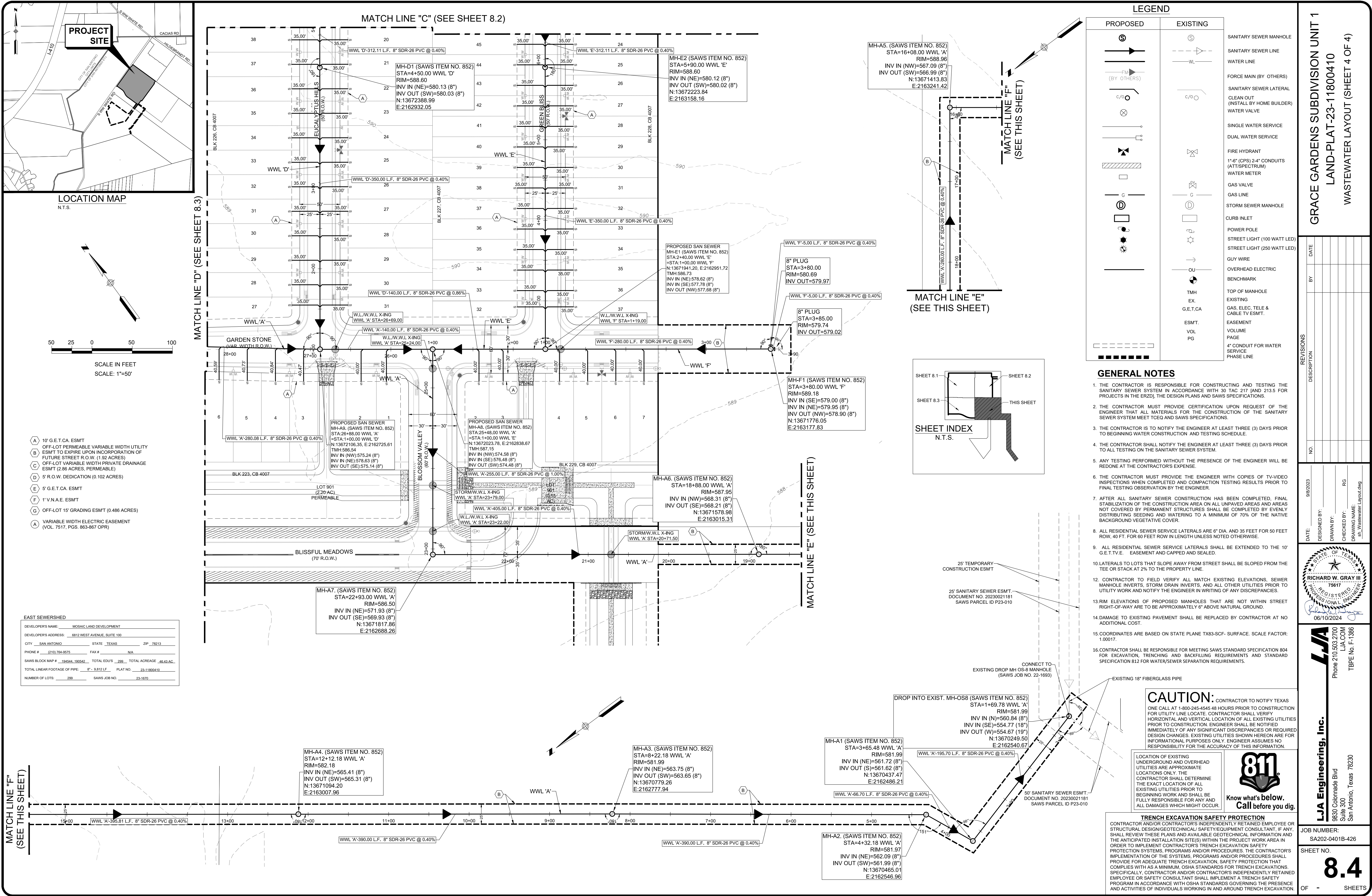
JOB NUMBER:
SA202-04018-426

SHEET NO.

8.3

OF - SHEETS

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Last Modified: Mar 01, 24 - 09:26:57
Plot Date/Time: Jun 10, 24 - 12:26:57



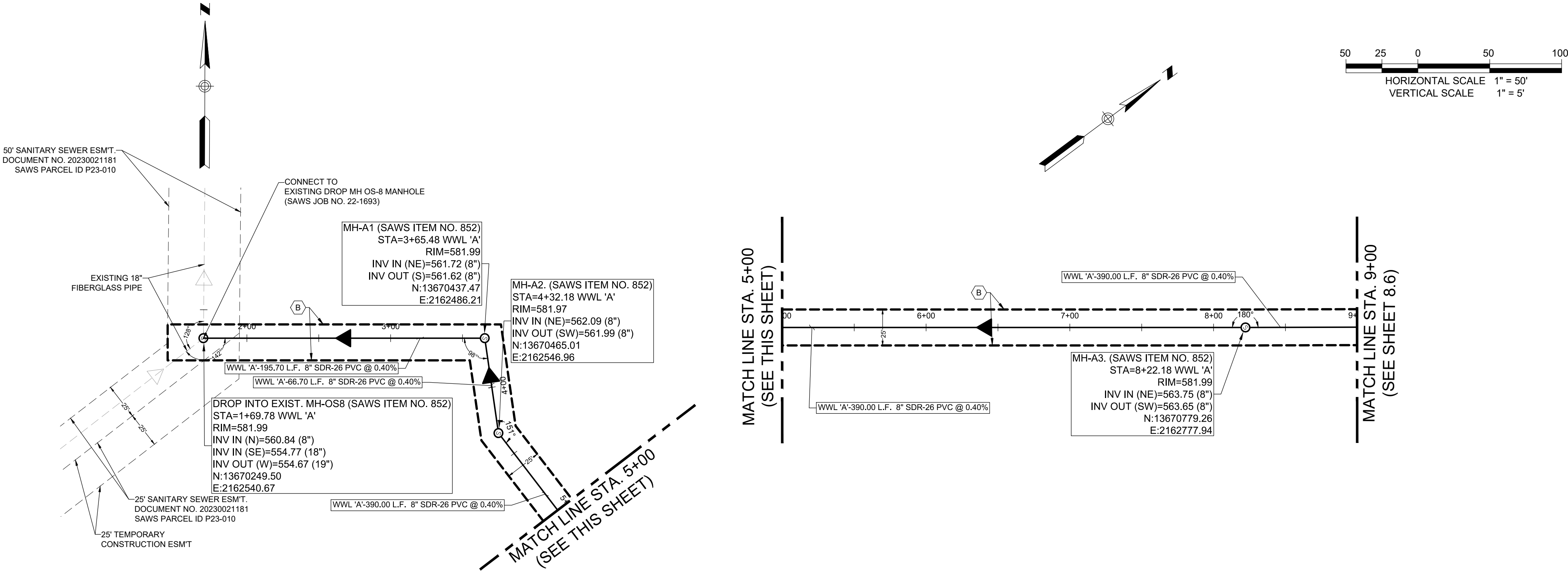
GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND SARA SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TEGG AND SARA SPECIFICATIONS.
3. THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO BEGINNING CONSTRUCTION AND TESTING SCHEDULE.
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7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.CA. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE 10' G.E.T.CA.
11. DAMAGE TO EXISTING PAVEMENT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
12. ALL CLEANOUTS TO BE CONSTRUCTED AT PROPERTY LINE.
13. COORDINATES ARE BASED ON STATE PLANE TX83-SCF-SURFACE. SCALE FACTOR: 1.00017.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

- (A) 10' G.E.T.CA. ESM'T
OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
ESM'T TO EXPIRE UPON INCORPORATION OF
FUTURE STREET R.O.W. (1.92 ACRES)
- (B) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE
ESM'T (2.86 ACRES, PERMEABLE)
- (C) 5' R.O.W. DEDICATION (0.102 ACRES)
- (D) 5' G.E.T.CA. ESM'T
- (E) 1' V.N.A.E. ESM'T
- (F) OFF-LOT 15' GRADING ESM'T (0.486 ACRES)

(A) VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 7517, PGS. 863-867 OPR)

DEVELOPERS NAME: MOSAIC LAND DEVELOPMENT	
DEVELOPERS ADDRESS: 6812 WEST AVENUE, SUITE 100	
CITY: SAN ANTONIO	STATE: TEXAS ZIP: 78213
PHONE # (210) 764-9575	FAX # N/A
SAWS BLOCK MAP # 194544, 190542 TOTAL EDITS 299 TOTAL ACREAGE .4643 AC.	
TOTAL LINEAR FOOTAGE OF PIPE: 8" 9,812 LF PLAT NO. 23-11800410	
NUMBER OF LOTS: 299	SAWS JOB NO. 23-1670



W.W.L. 'A' STA. 1+00 TO STA. 9+00

LEGEND

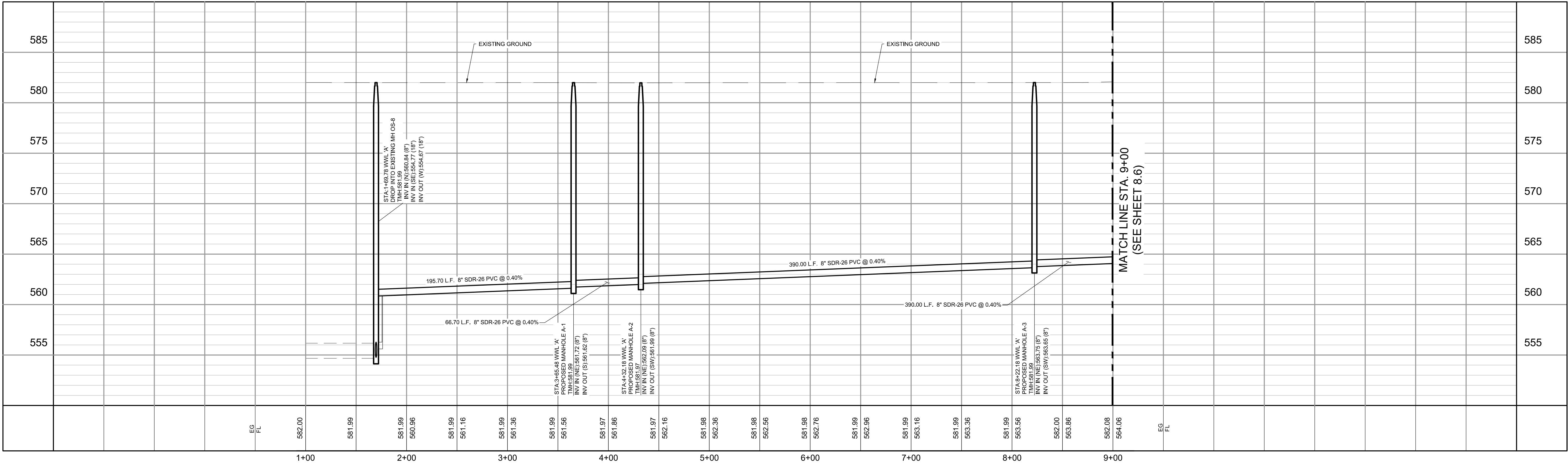
PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

TRENCH EXCAVATION SAFETY PROTECTION
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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'A'
STA 1+00 TO 9+00 PLAN & PROFILE

DATE	BY

REVISIONS	DESCRIPTION

NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	DRAWING NAME
9/8/2023				RG	811_WWL 'A'.dwg



LJA Engineering, Inc.
Phone 210.503.2700
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.5
OF SHEETS

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND SARA SPECIFICATIONS.
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9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.CA. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE 10' G.E.T.CA.
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12. ALL CLEANOUTS TO BE CONSTRUCTED AT PROPERTY LINE.
13. COORDINATES ARE BASED ON STATE PLANE TX83-SCF-SURFACE. SCALE FACTOR: 1.00017.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

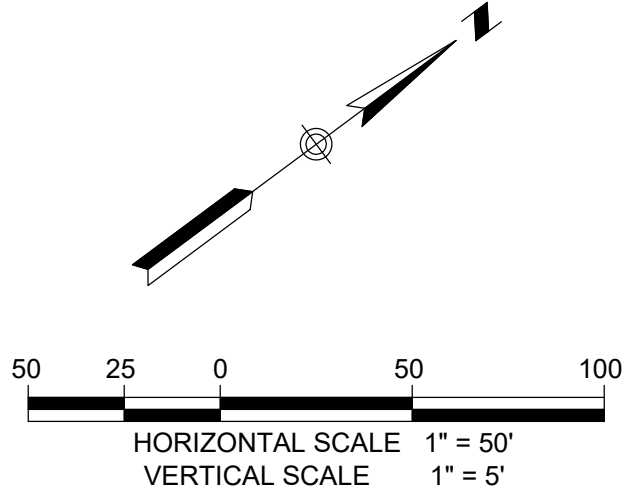
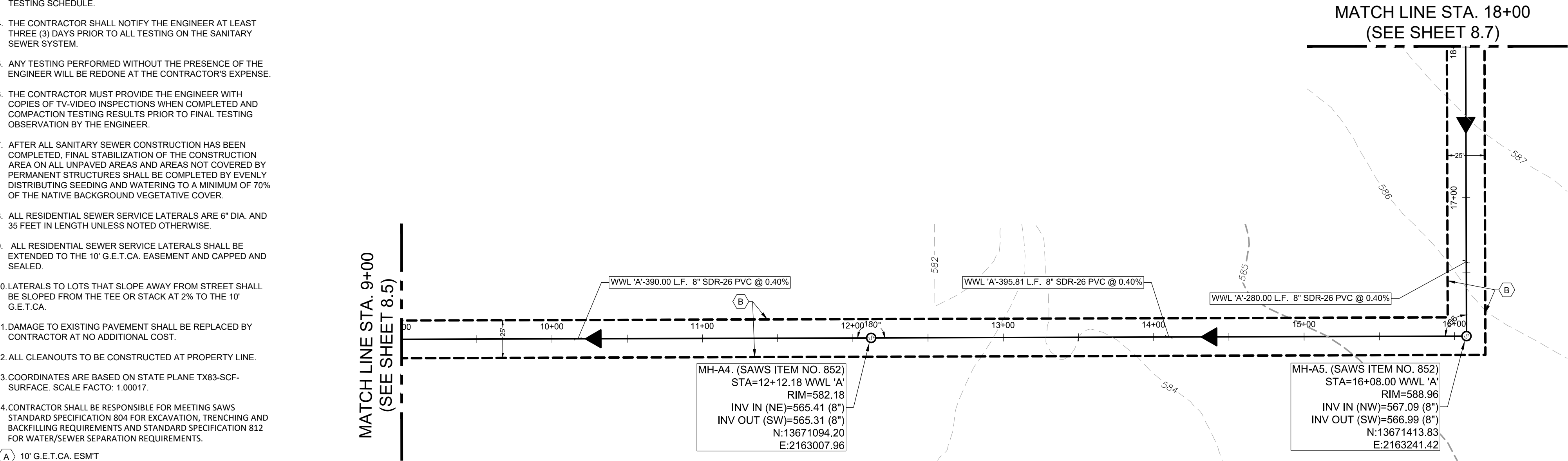
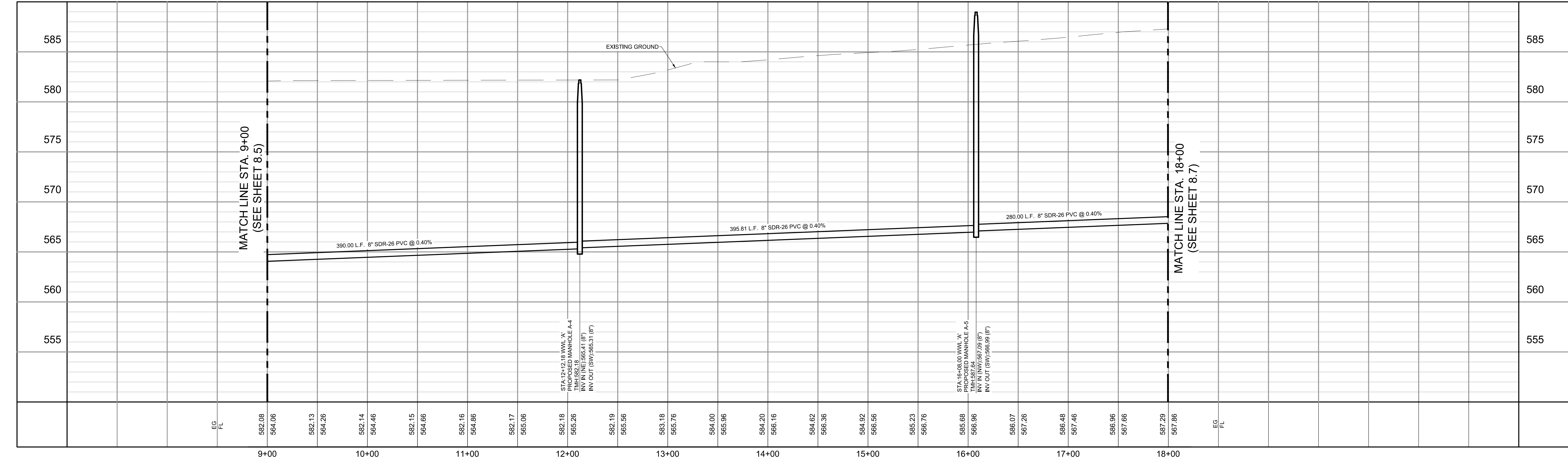
- (A) 10' G.E.T.CA. ESMT
OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
ESMT TO EXPIRE UPON INCORPORATION OF
FUTURE STREET R.O.W. (1.92 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE
ESMT (2.86 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.102 ACRES)
- (E) 5' G.E.T.CA. ESMT
- (F) 1' V.N.A.E. ESMT
- (G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)

VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 7517, PGS. 863-867 OPR)

EAST SEWERSHED

DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT		
DEVELOPER'S ADDRESS:	6812 WEST AVENUE, SUITE 100		
CITY	SAN ANTONIO	STATE	TEXAS
ZIP	78213		
PHONE #	(210) 784-9875	FAX #	N/A
SAWS BLOCK MAP #	18654-10542	TOTAL EDITS	299
TOTAL ACREAGE	46.43 AC.		
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 9,812 LF	PLAT NO.	23-11800410
NUMBER OF LOTS:	299	SAWS JOB NO.	23-1870

W.W.L. 'A' STA. 9+00 TO STA. 18+00



LEGEND	
PROPOSED	EXISTING

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
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TRENCH EXCAVATION SAFETY PROTECTION
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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'A'
STA 9+00 TO 18+00 PLAN & PROFILE

REVISIONS	NO.	DATE	DESCRIPTION
BY			

9/8/2023

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DRAWING NAME:

811_WWL 'A'.dwg

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
RICHARD W. GRAY III
15817
06/10/2024

LJA Engineering, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.
8.6

OF - SHEETS

GENERAL NOTES

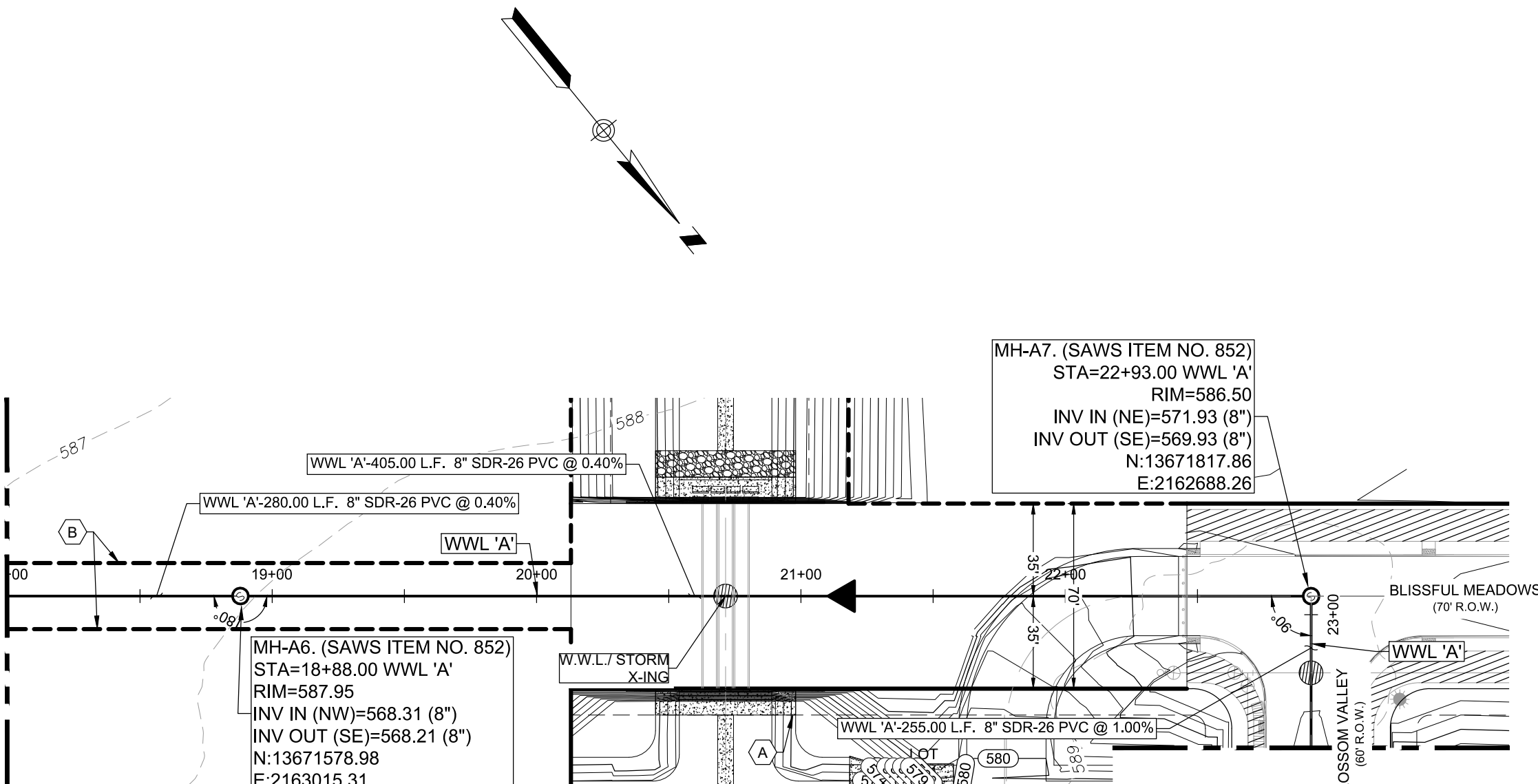
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(F) 1' V.N.A.E. ESMT
(G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)

- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR) EAST SEWERSHED

DEVELOPER'S NAME: MOSAIC LAND DEVELOPMENT
DEVELOPER'S ADDRESS: 6812 WEST AVENUE, SUITE 100
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78213
PHONE #: (210) 784-9575 FAX #: N/A
SAWS BLOCK MAP #: 14544, 180542 TOTAL EDUS: 299 TOTAL ACREAGE: 38.43 AC
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 8,812 LF PLAT NO.: 23-11800410
NUMBER OF LOTS: 299 SAWS JOB NO.: 23-1570

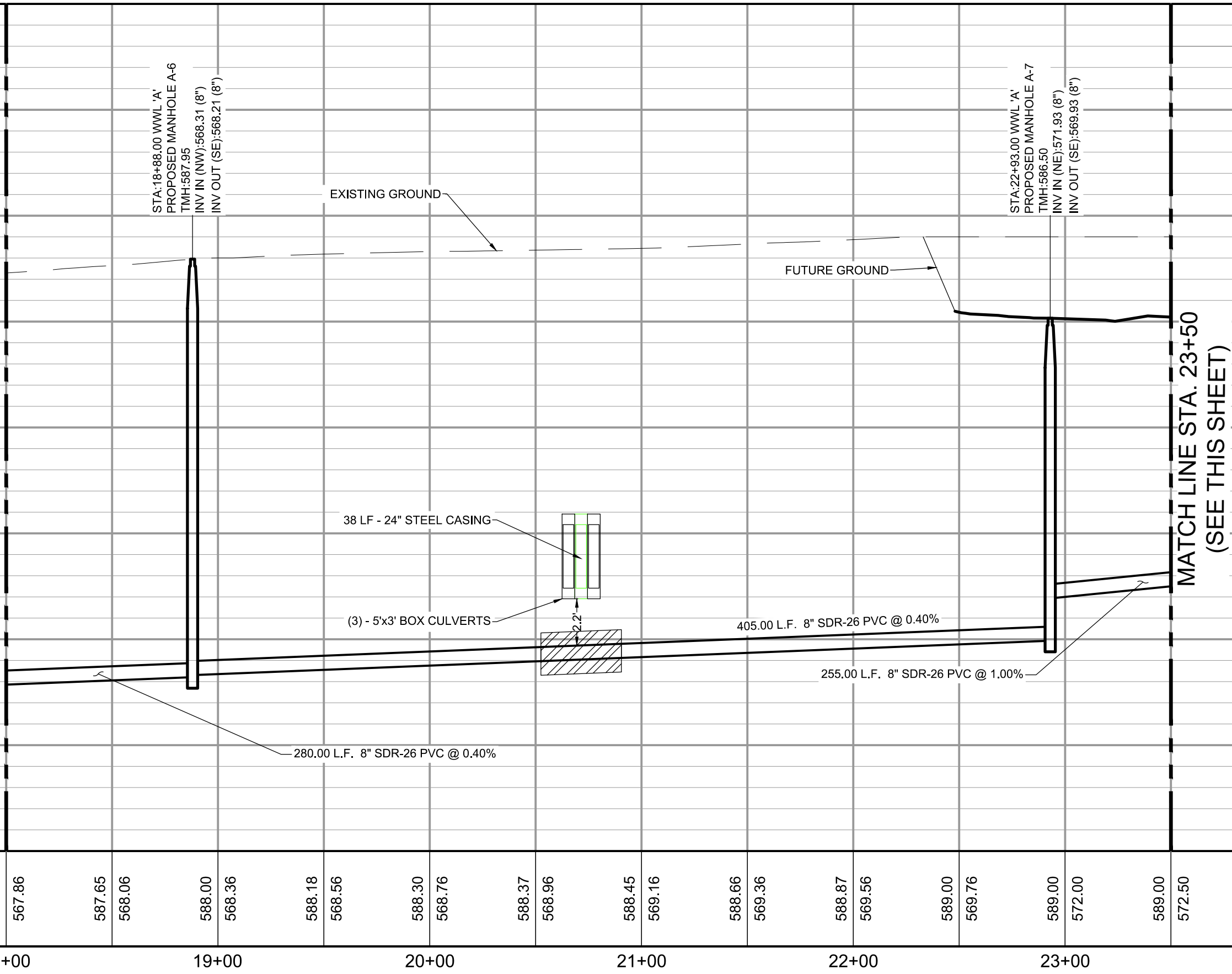
MATCH LINE STA. 18+00
(SEE SHEET 8.6)



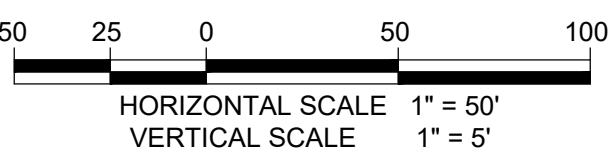
MATCH LINE STA. 23+50
(SEE THIS SHEET -)

W.W.L. 'A' STA. 18+00 TO STA. 26+50

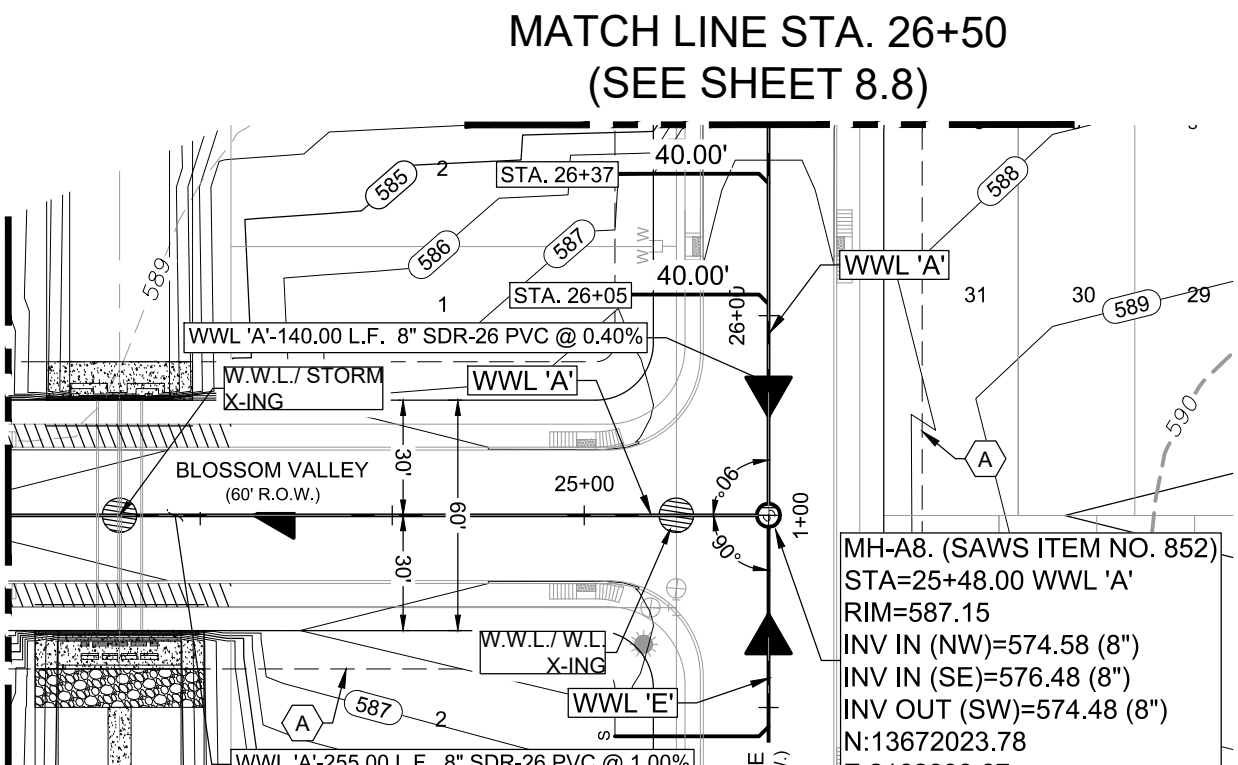
MATCH LINE STA. 18+00
(SEE SHEET 8.6)



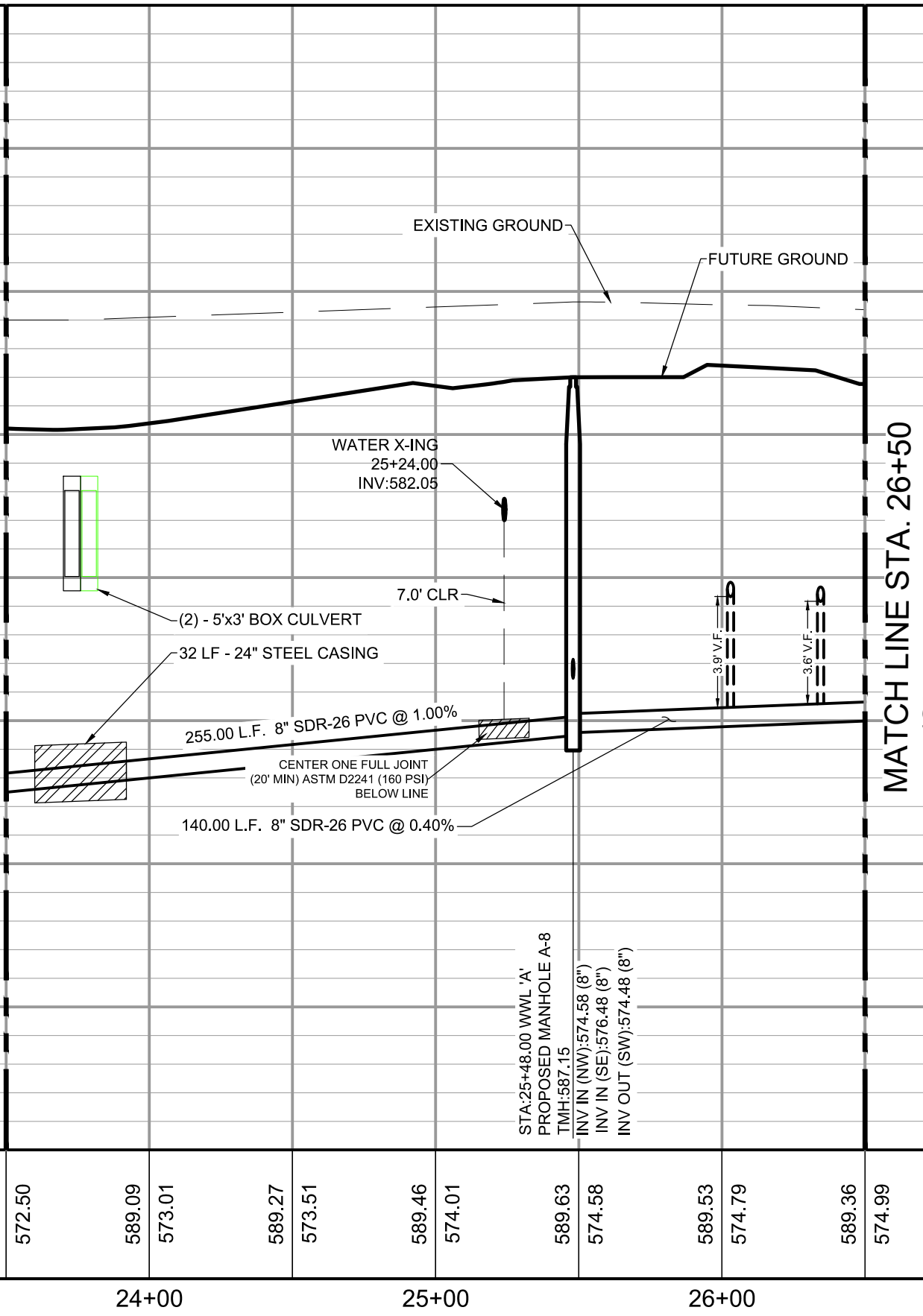
MATCH LINE STA. 23+50
(SEE THIS SHEET)



MATCH LINE STA. 24+00
(SEE THIS SHEET -)



MATCH LINE STA. 23+50
(SEE THIS SHEET)



MATCH LINE STA. 26+50
(SEE SHEET 8.8)

LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK

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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'A'
STA 18+00 TO 26+50 PLAN & PROFILE

REVISIONS	NO.	DESCRIPTION	DATE
DESIGNED BY:	9/8/2023		
DRAWN BY:			
CHECKED BY:			
DRAWING NAME:			

DATE: 9/8/2023
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DRAWING NAME: 811_WWL 'A'.dwg

SEAL OF THE STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
RICHARD W. GRAY III
15817
06/10/2024

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
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Phone 210.503.2700
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TBPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.
8.7

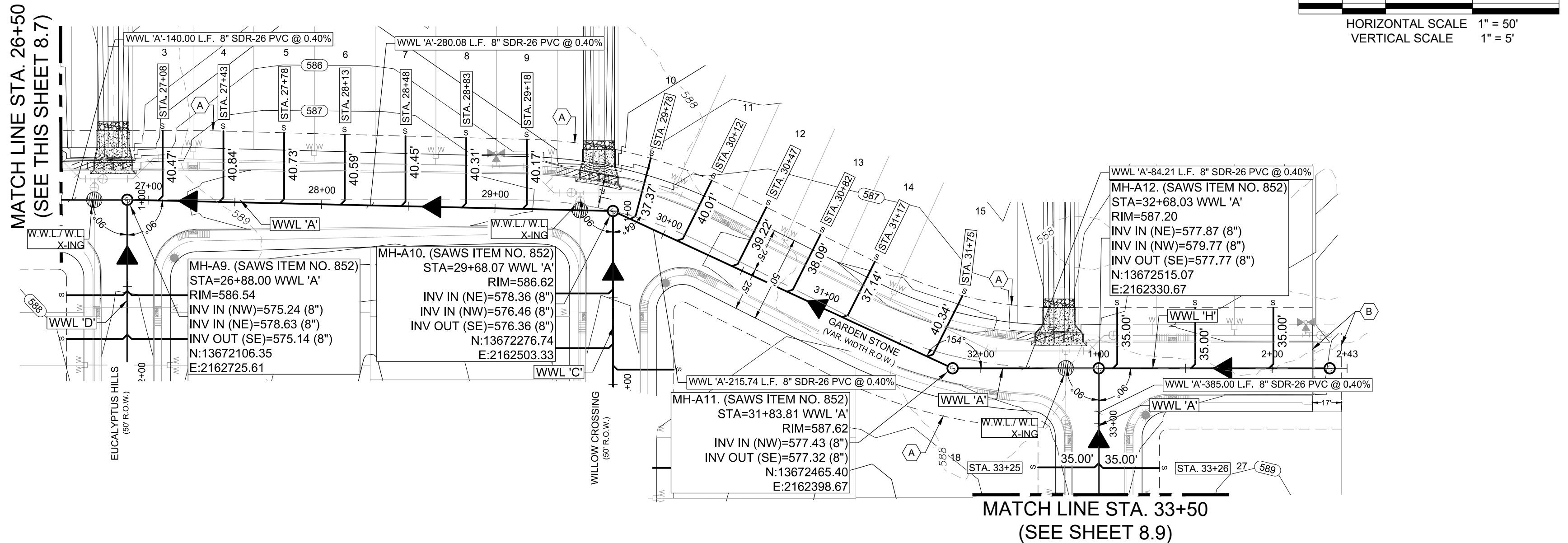
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- (G) VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 7517, PGS. 863-867 OPR)
EAST SEWERSHED

DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT
DEVELOPER'S ADDRESS:	8812 WEST AVENUE, SUITE 100
CITY:	SAN ANTONIO
STATE:	TEXAS
ZIP:	78213
PHONE #:	(210) 764-9575
FAX #:	N/A
SAWS BLOCK MAP #:	1854A, 1855A
TOTAL EDITS:	299
TOTAL ACREAGE:	48.42 AC.
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 9,812 LF
PLAT NO.:	23-11800410
NUMBER OF LOTS:	299
SAWS JOB NO.:	23-1670



LEGEND

PROPOSED	EXISTING

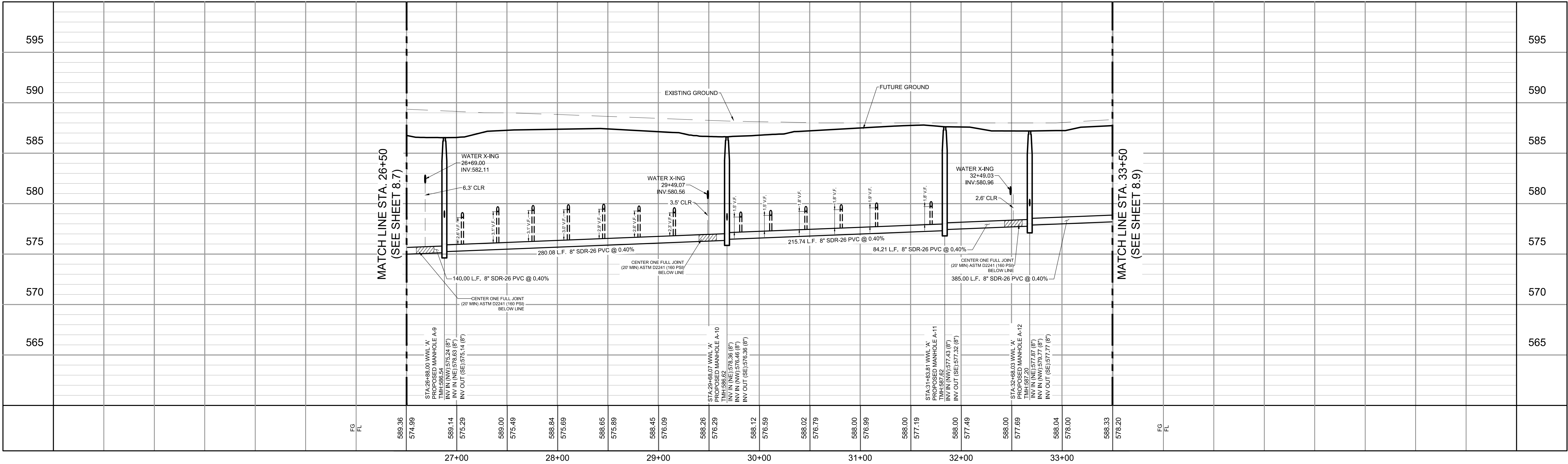
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W.W.L. 'A' STA. 26+50 TO STA. 33+50

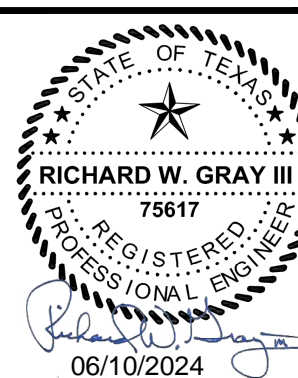


GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'A'
STA 26+50 TO 33+50 PLAN & PROFILE

REVISIONS	DATE	BY

DESCRIPTION	NO.

DATE:	9/8/2023
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	RG
DRAWING NAME:	811_WWL 'A'.dwg



LJA
LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
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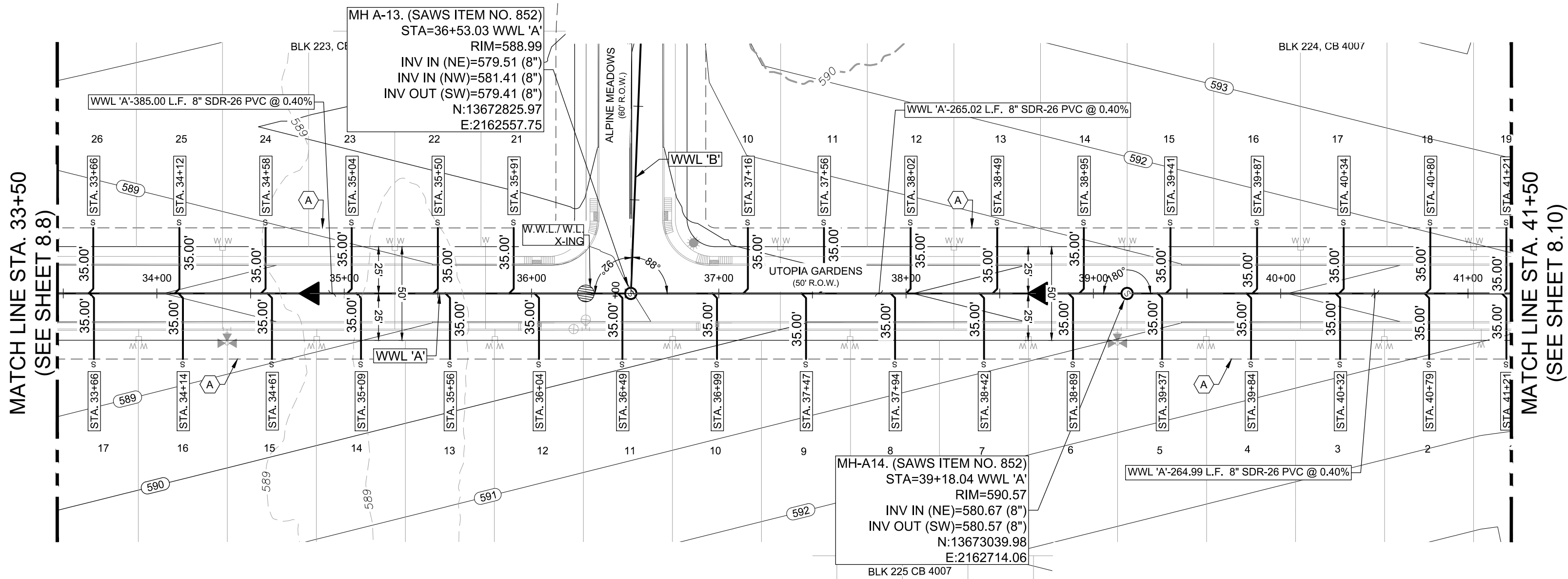
JOB NUMBER:
SA202-0401B-426
SHEET NO.
8.8
OF - SHEETS

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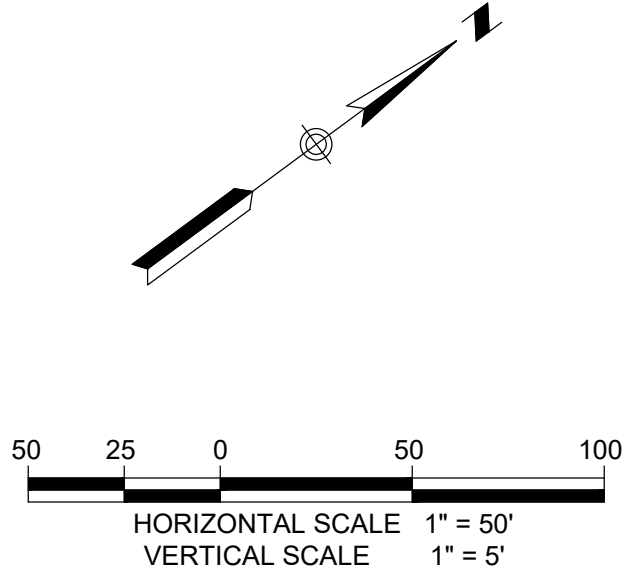
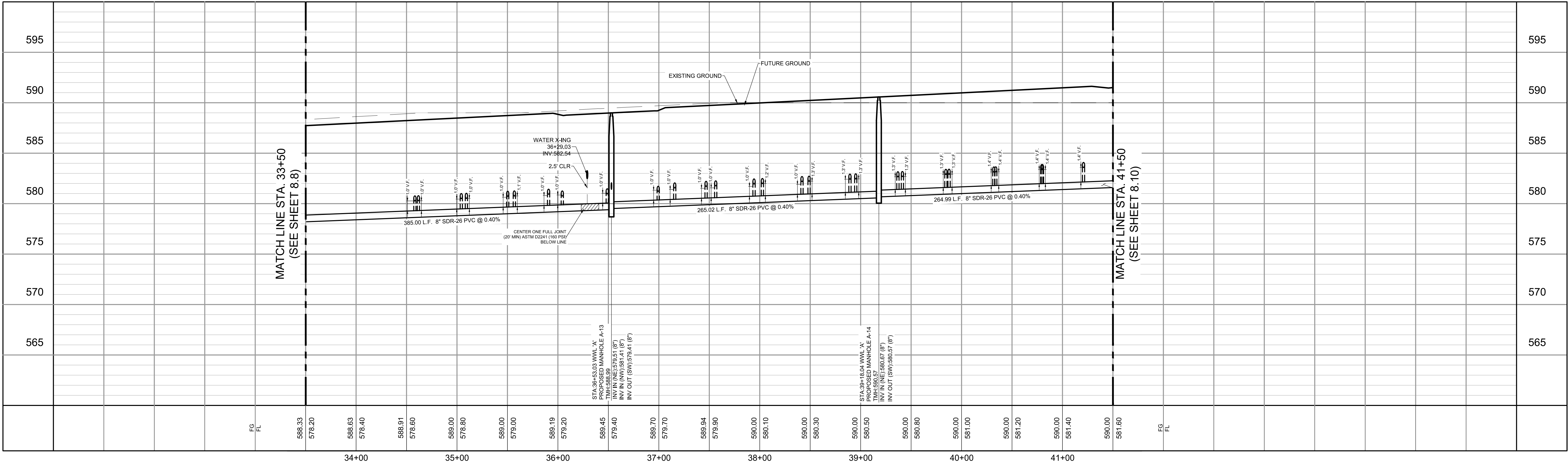
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(A) VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 7517, PGS. 863-867 OPR)



W.W.L. 'A' STA. 33+50 TO STA. 41+50



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
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		GUY WIRE
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Call before you dig.

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'A'
STA 33+50 TO 41+50 PLAN & PROFILE

REVISIONS	NO.	DESCRIPTION	DATE
BY			
DATE			

DATE: 9/8/2023

DESIGNED BY:

DRAWN BY:

CHECKED BY: RG

DRAWING NAME: 811_WW 'A'.dwg

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
RICHARD W. GRAY III
15817
06/10/2024

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TPE No. F-1386

JOE NUMBER:
SA202-0401B-426

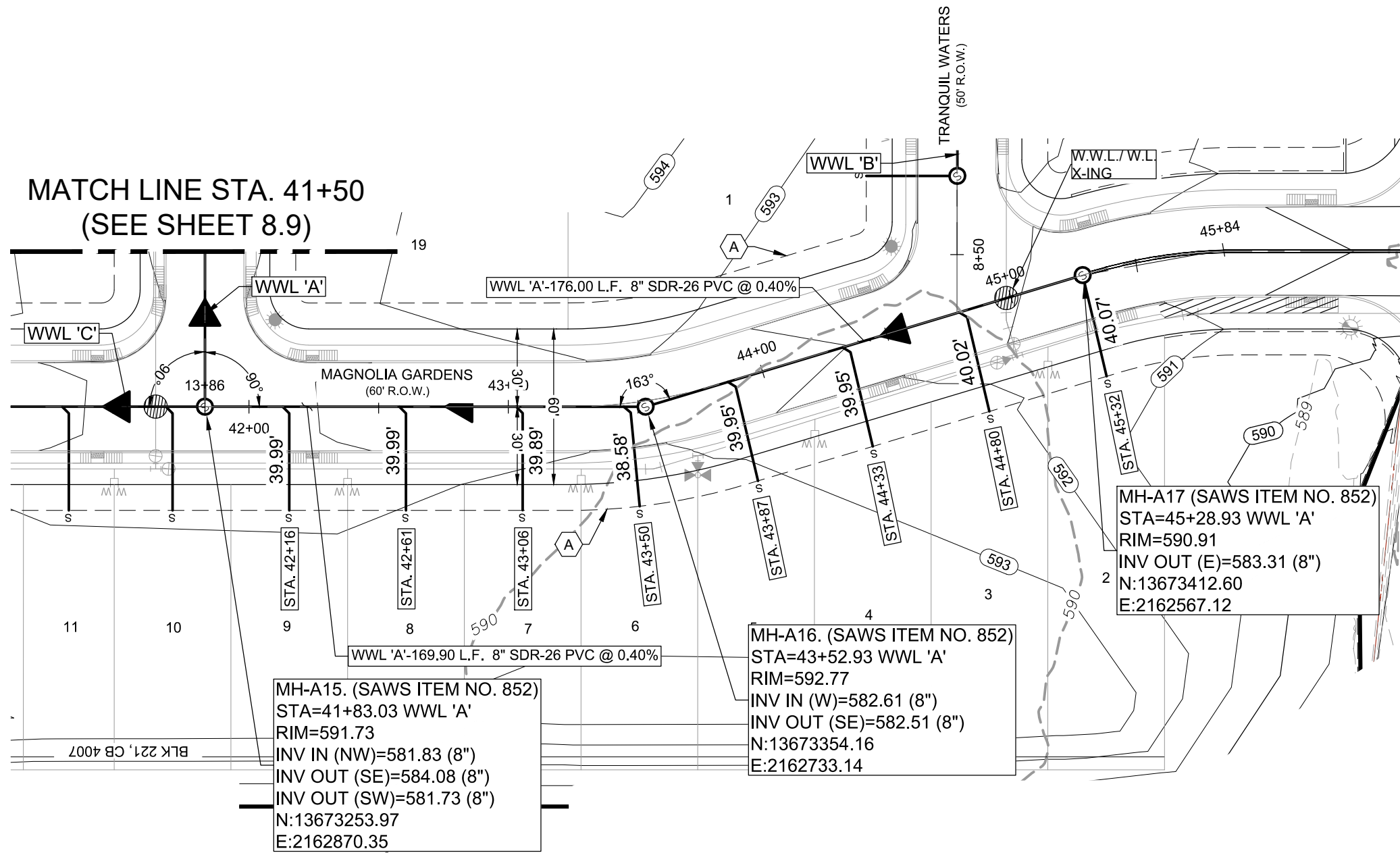
SHEET NO.
8.9

OF - SHEETS

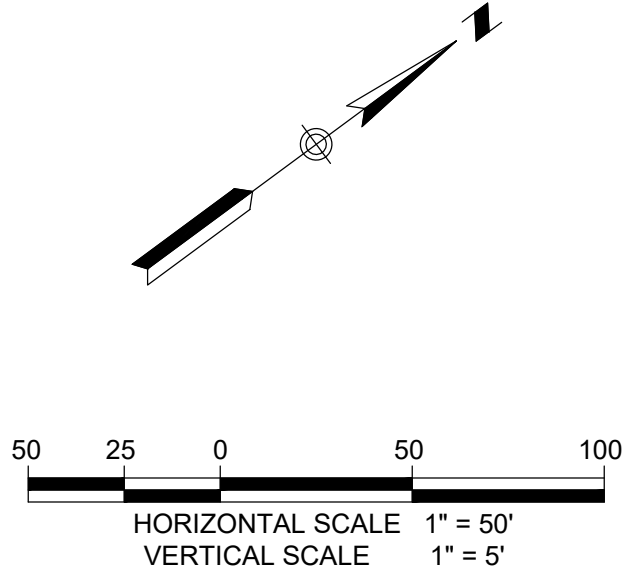
GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND SARA SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SARA SPECIFICATIONS.
3. THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO BEGINNING CONSTRUCTION AND TESTING SCHEDULE.
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5. ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-VIDEO INSPECTIONS WHEN COMPLETED AND COMPACTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.C.A. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE 10' G.E.T.C.A.
11. DAMAGE TO EXISTING PAVEMENT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
12. ALL CLEANOUTS TO BE CONSTRUCTED AT PROPERTY LINE.
13. COORDINATES ARE BASED ON STATE PLANE TX83-SCF-SURFACE. SCALE FACTO: 1.00017.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

- (A) 10' G.E.T.C.A. ESMT
OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
- (B) ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.92 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (2.88 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.102 ACRES)
- (E) 5' G.E.T.C.A. ESMT
- (F) 1' V.N.A.E. ESMT
- (G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)
- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)



W.W.L. 'A' STA. 41+50 TO END



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK

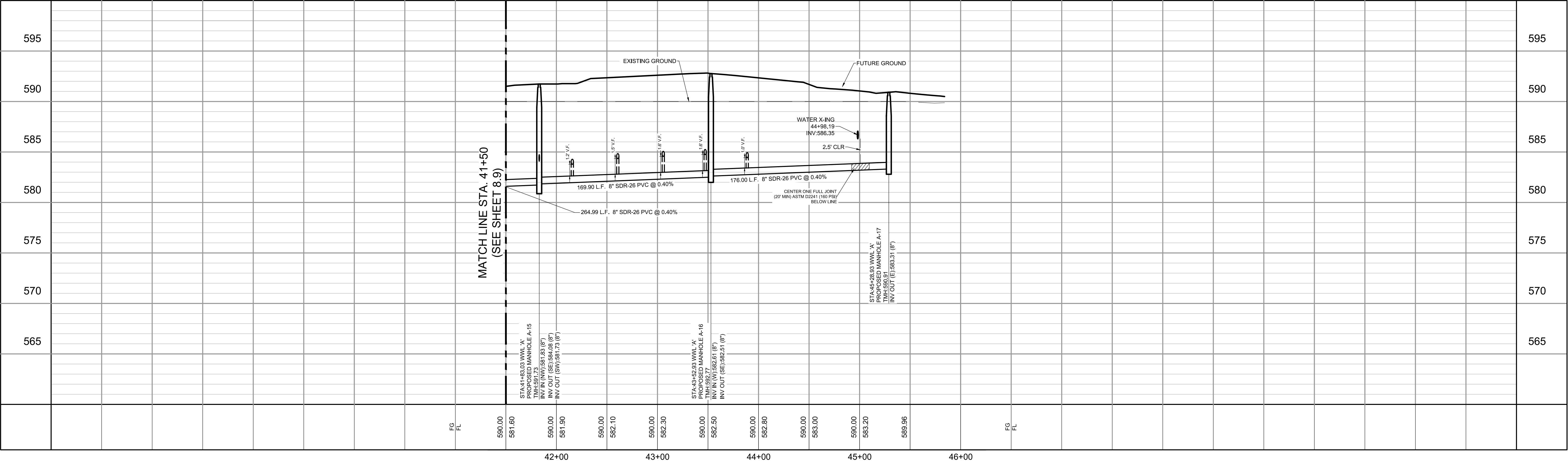
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'A'
STA 41+50 TO END PLAN & PROFILE

REVISIONS	DESCRIPTION	DATE
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LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.10

OF SHEETS

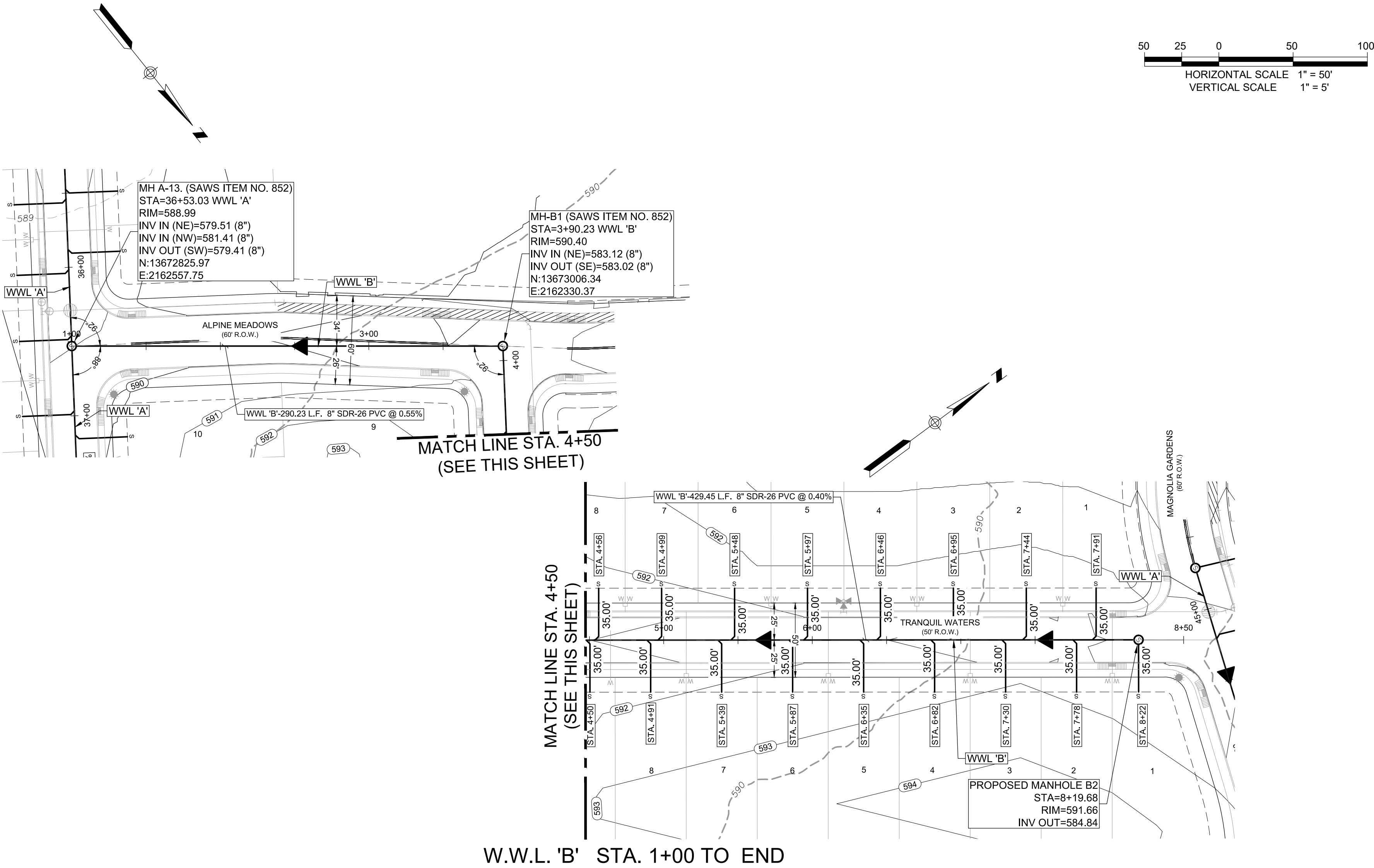
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- (A) 10' G.E.T.C.A. ESM/T
- (B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESM/T TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.92 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESM/T (2.86 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.102 ACRES)
- (E) 5' G.E.T.C.A. ESM/T
- (F) 1' V.N.A.E. ESM/T
- (G) OFF-LOT 15' GRADING ESM/T (0.486 ACRES)

- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, POS. 863-867 OPR) EAST SEWERSHED

DEVELOPER'S NAME:	MOSAC LAND DEVELOPMENT		
DEVELOPER'S ADDRESS:	6812 WEST AVENUE, SUITE 100		
CITY:	SAN ANTONIO	STATE:	TEXAS
ZIP:	78213		
PHONE #	(210) 764-9575	FAX #	N/A
SAWS BLOCK MAP #	134544_190542	TOTAL EDUS	299
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 9,812 LF	FLAT NO.	23-11800410
NUMBER OF LOTS:	299	SAWS JOB NO.	23-1670



LEGEND

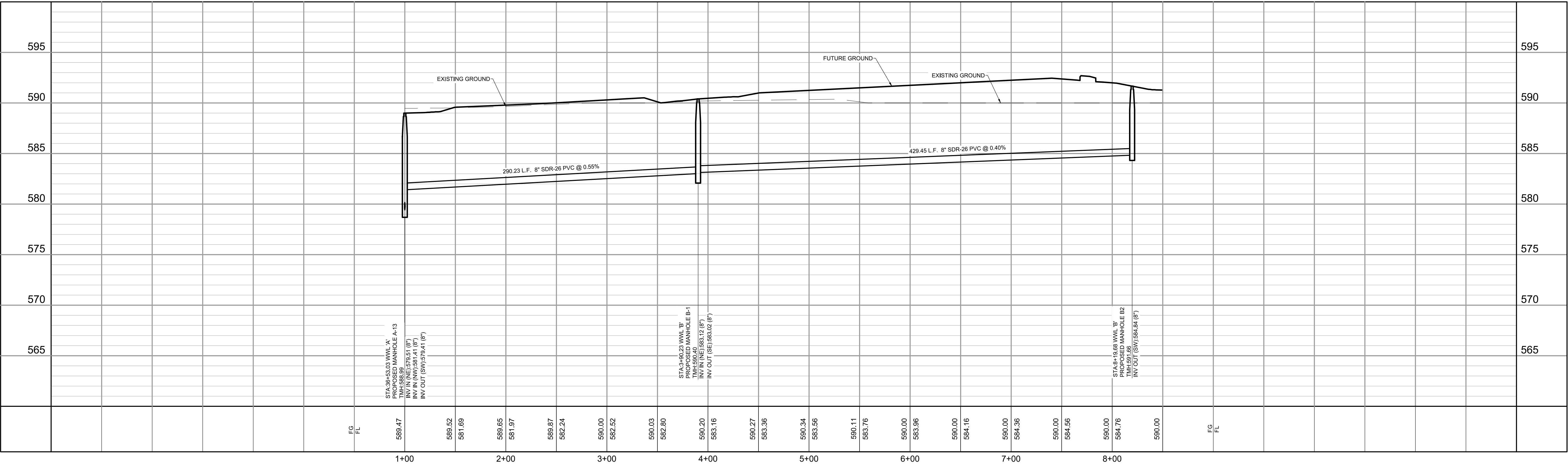
PROPOSED	EXISTING

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
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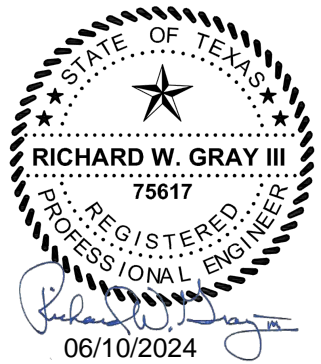
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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT -23-11800410
WASTEWATER LINE 'B'
STA 1+00 TO END PLAN & PROFILE

REVISIONS	DATE	BY	DESCRIPTION
NO.			
1	9/8/2023	DESIGNED BY: [Signature]	
2		DRAWN BY: [Signature]	
3		CHECKED BY: [Signature]	
4		DRAWING NAME: [Signature]	

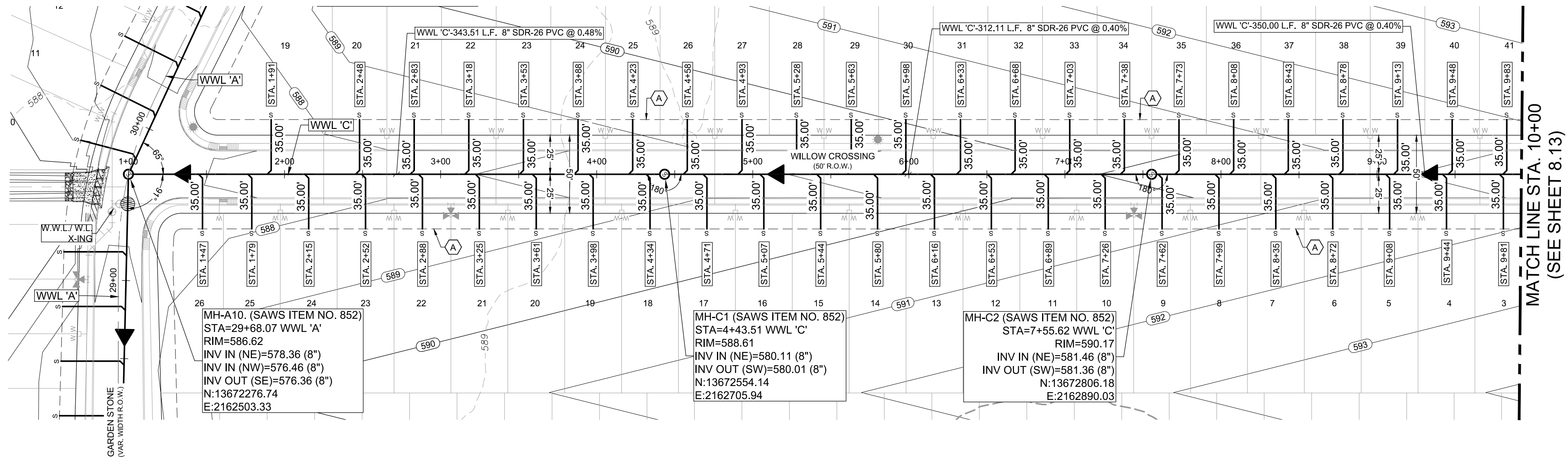


LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA202-0401B-426
SHEET NO.

8.11
OF - SHEETS

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH SDG 22.12 AND 23.5 FOR PROJECTS IN THE ERZD. THE DESIGN PLANS AND SARA SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SARA SPECIFICATIONS.
3. THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO BEGINNING CONSTRUCTION AND TESTING SCHEDULE.
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6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-VIDEO INSPECTIONS WHEN COMPLETED AND CONSTRUCTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.CA. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOTS THAT SLOPE ABOVE FROM THE STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE 10' G.E.T.CA.
11. DAMAGE TO EXISTING PAVEMENT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
12. ALL CLEANSUITS TO BE CONSTRUCTED AT PROPERTY LINE.
13. COORDINATES ARE BASED ON STATE PLANE TX83-SCF-SURFACE. SCALE FACTO: 1.00017.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 612 FOR WATER/SEWER SEPARATION REQUIREMENTS.



DEVELOPER'S NAME: MOSAIC LAND DEVELOPMENT

DEVELOPER'S ADDRESS: 6812 WEST AVENUE, SUITE 100

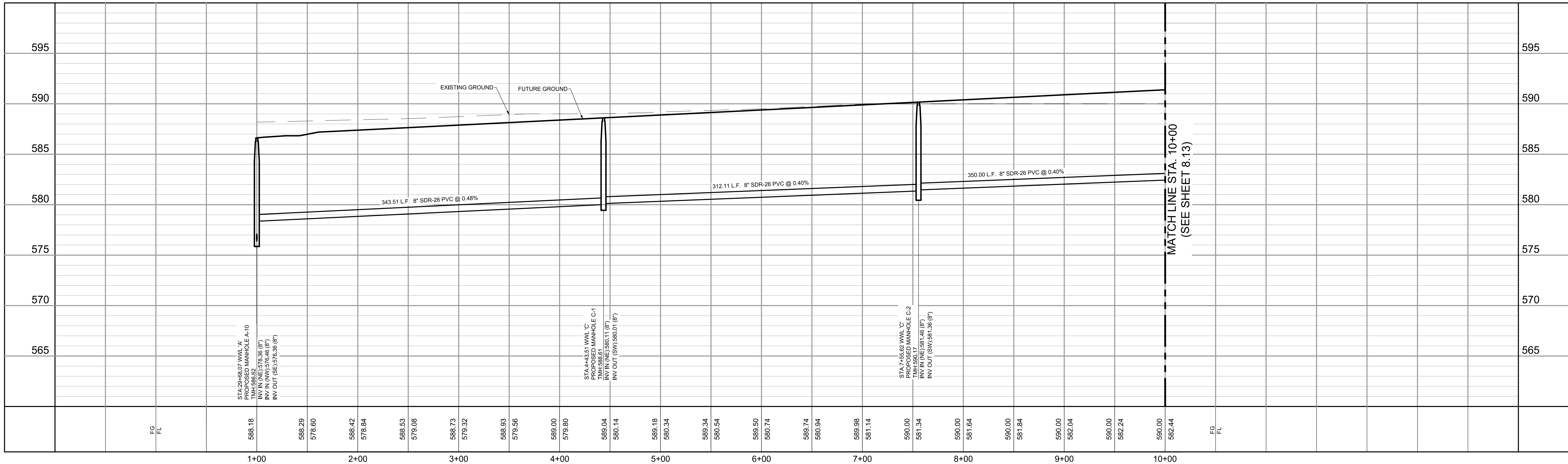
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78213

PHONE #: (210) 754-9575 FAX #: N/A

SAWS BLOCK MAP #: 194454, 190542 TOTAL EDUS: 299 TOTAL ACREAGE: 66.43 AC

TOTAL LINEAR FOOTAGE OF PACE: 8'- 9.812 FLAT NO: 23-11800410

NUMBER OF LOTS: 299 SAWS JOB NO: 23-1670



PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
Call before you dig.

CAUTION:


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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'C'
STA 1+00 TO STA 10+00 PLAN & PROFILE

REVISIONS			
NO.	DESCRIPTION	BY	DATE
	DESIGNED BY: _____		9/8/2023
	DRAWN BY: _____		
	CHECKED BY: _____		RG
	DRAWING NAME _____		
	sh WWL C-jaya		

LJA Engineering, Inc. 

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

Phone 210-503-2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO. **8.12**

OF - SHEETS

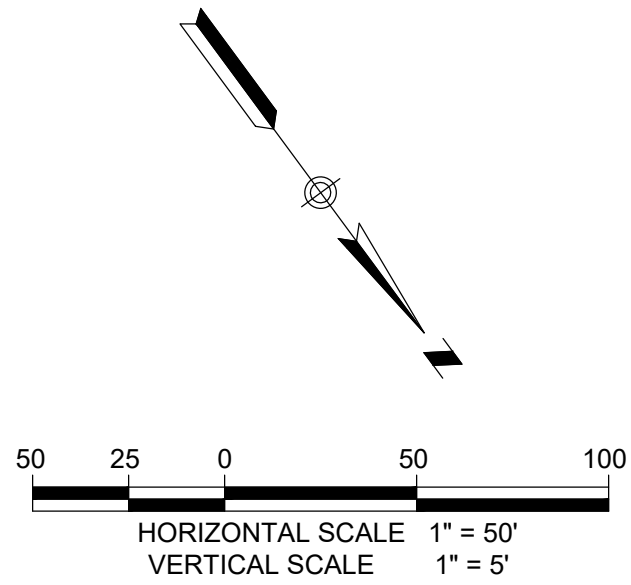
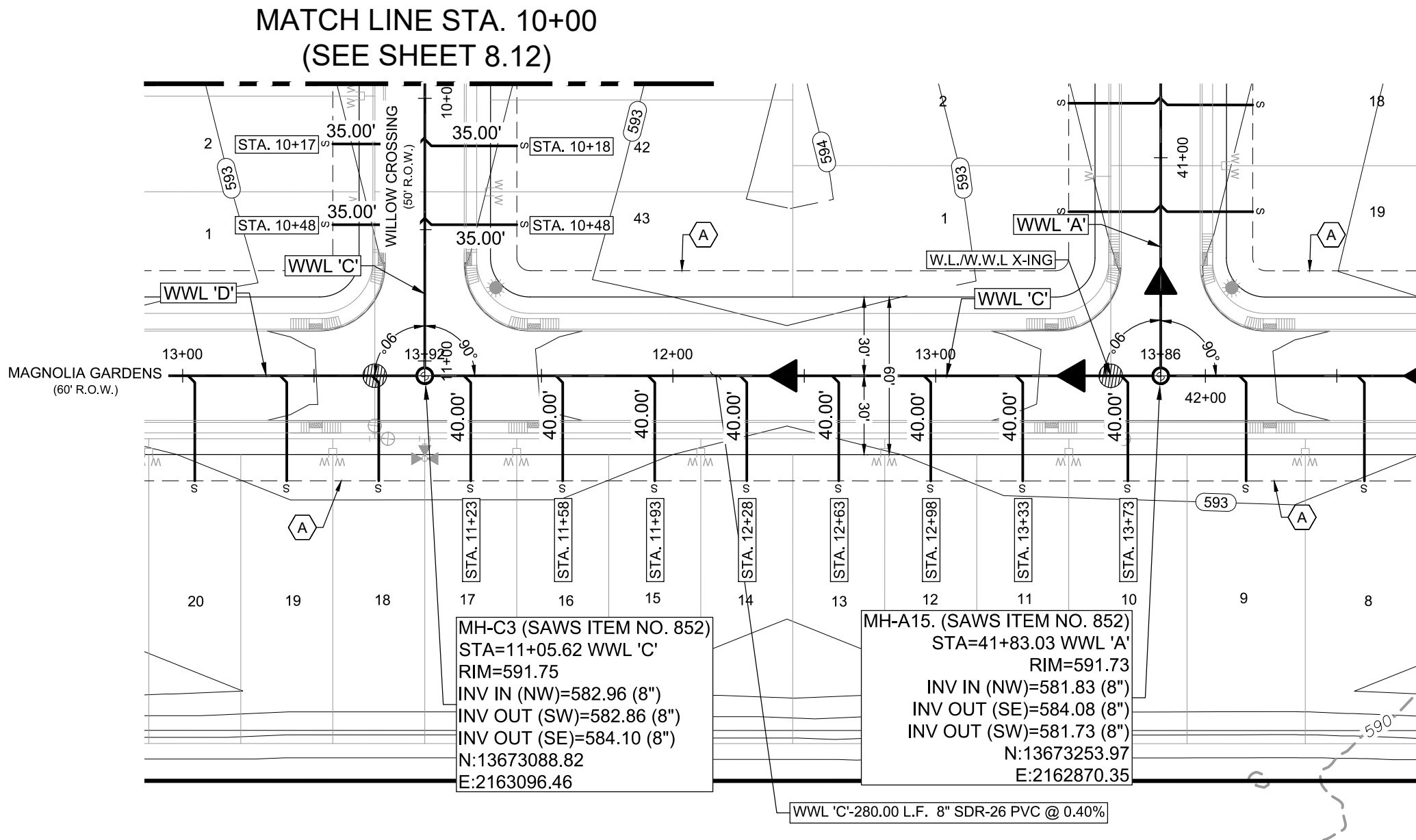
GENERAL NOTES

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14. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

- (A) 10' G.E.T.CA. ESMT
OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
ESMT TO EXPIRE UPON INCORPORATION OF
FUTURE STREET R.O.W. (1.92 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE
ESMT (2.86 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.102 ACRES)
- (E) 5' G.E.T.CA. ESMT
- (F) 1' V.N.A.E. ESMT
- (G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)

VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 7517, PGS. 863-867 OPR)

DEVELOPER'S NAME: MOSAIC LAND DEVELOPMENT	
DEVELOPER'S ADDRESS: 6812 WEST AVENUE, SUITE 100	
CITY: SAN ANTONIO	STATE: TEXAS
PHONE #: (210) 764-9575	FAX #: N/A
SAWS BLOCK MAP #: 194544-190542 TOTAL EDUS: 299 TOTAL ACREAGE: 46.43 AC.	
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 9,812 LF PLAT NO.: 23-11800410	
NUMBER OF LOTS: 299	SAWS JOB NO.: 23-1670



LEGEND

PROPOSED	EXISTING

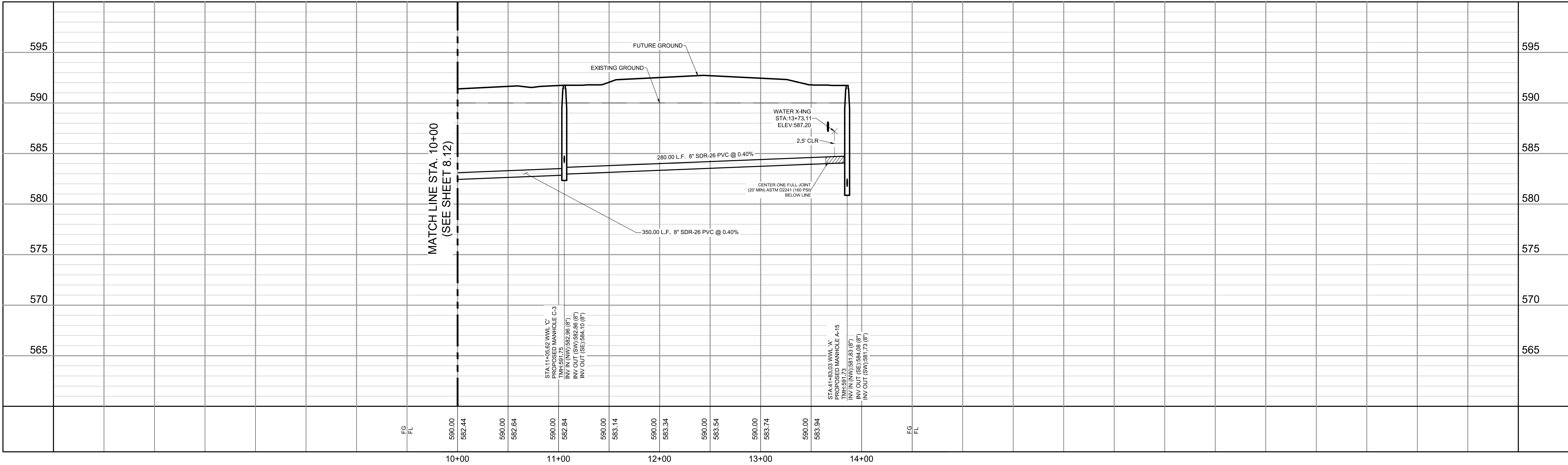
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT -23-11800410
WASTEWATER LINE 'C'
STA 10+00 TO END PLAN & PROFILE

REVISIONS	DATE	BY	DESCRIPTION
NO.			
1	9/8/2023	DESIGNED BY: [Signature]	
2		DRAWN BY: [Signature]	
3		CHECKED BY: [Signature]	
4		DRAWING NAME: [Signature]	



LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBP No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.13

OF SHEETS

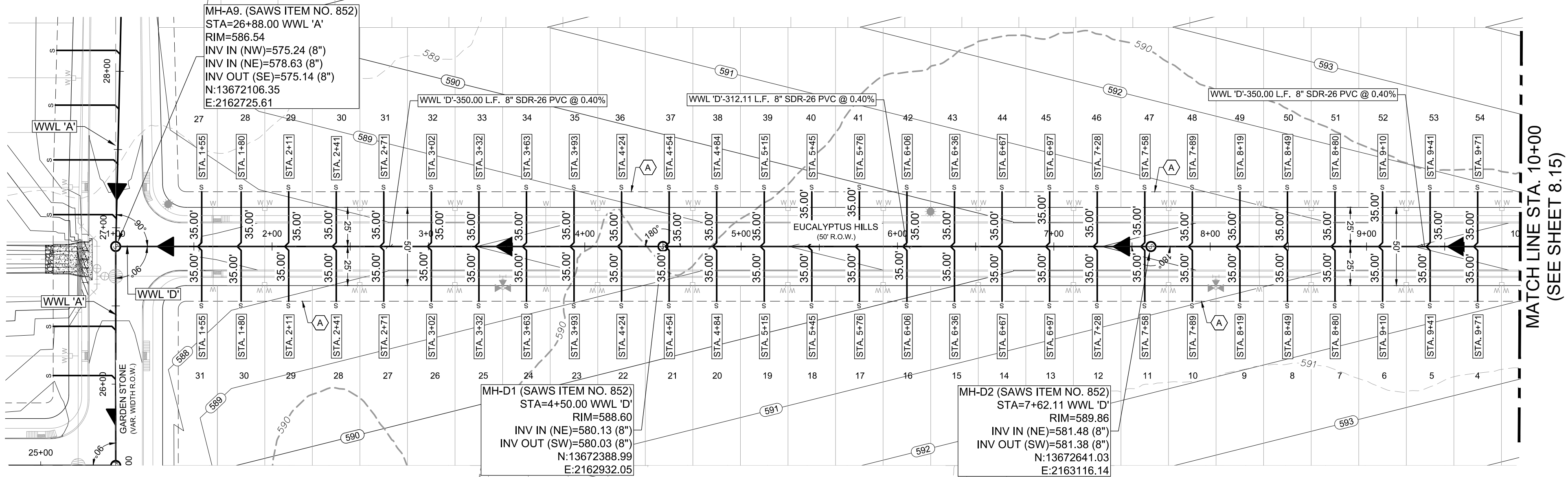
GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 (AND 213.5 FOR PROJECTS IN THE ER2D), THE DESIGN PLANS AND SARA SPECIFICATIONS.
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8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
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12. ALL CLEANOUTS TO BE CONSTRUCTED AT PROPERTY LINE.
13. COORDINATES ARE BASED ON STATE PLANE TX83-SCF-SURFACE. SCALE FACTOR: 1.00017.
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- (A) 10' G.E.T.C.A. ESMT
(B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.12 ACRES)
(C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (2.86 ACRES, PERMEABLE)
(D) 5' R.O.W. DEDICATION (0.102 ACRES)
(E) 5' G.E.T.C.A. ESMT
(F) 1' V.N.A.E. ESMT
(G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)
- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

EAST SEWERSHED

DEVELOPER'S NAME: MOSAIC LAND DEVELOPMENT	
DEVELOPER'S ADDRESS: 6812 WEST AVENUE, SUITE 100	
CITY: SAN ANTONIO	STATE: TEXAS
PHONE #: (210) 764-8575	FAX #: N/A
SAWS BLOCK MAP #: 198548, 190542	TOTAL EDUS: 299
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 8,812 LF PLAT NO. 23-11800410	
NUMBER OF LOTS: 299	SAWS JOB NO. 23-1670



W.W.L. 'D' STA. 1+00 TO STA. 10+00

LEGEND

PROPOSED	EXISTING

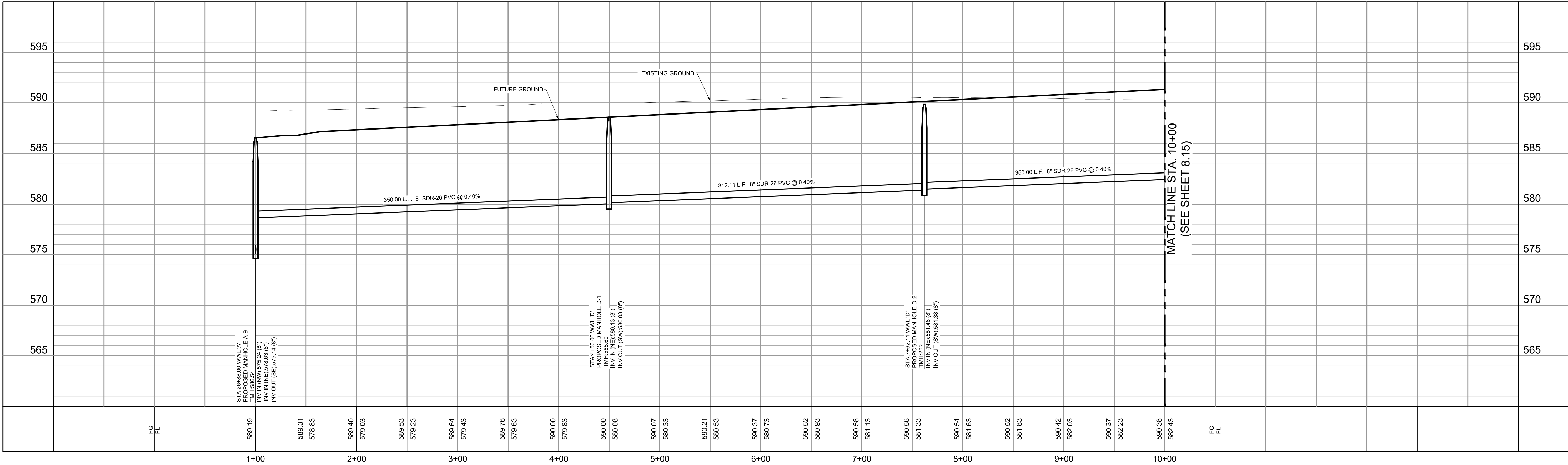
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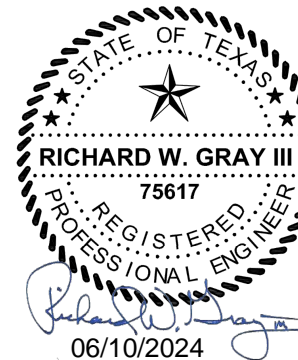
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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'D'
STA 1+00 TO STA 10+00 PLAN & PROFILE

REVISIONS	DATE	BY	DESCRIPTION
NO.			
1	9/8/2023	DESIGNED BY: [Signature]	
2		DRAWN BY: [Signature]	
3		CHECKED BY: [Signature]	
4		DRAWING NAME: [Signature]	



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Phone 210.503.2700
LJA.COM
TPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.14

OF SHEETS

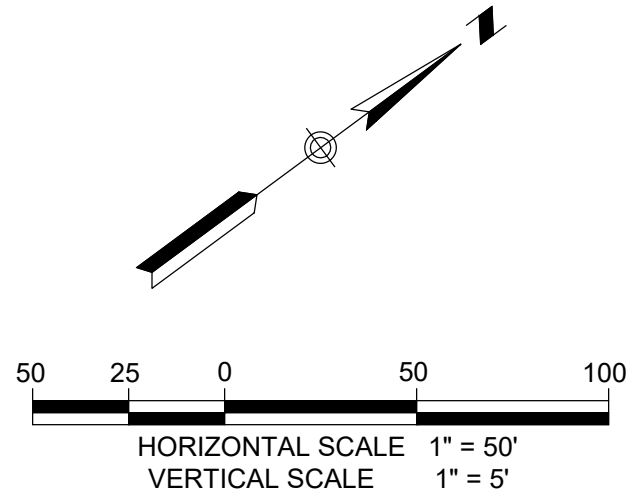
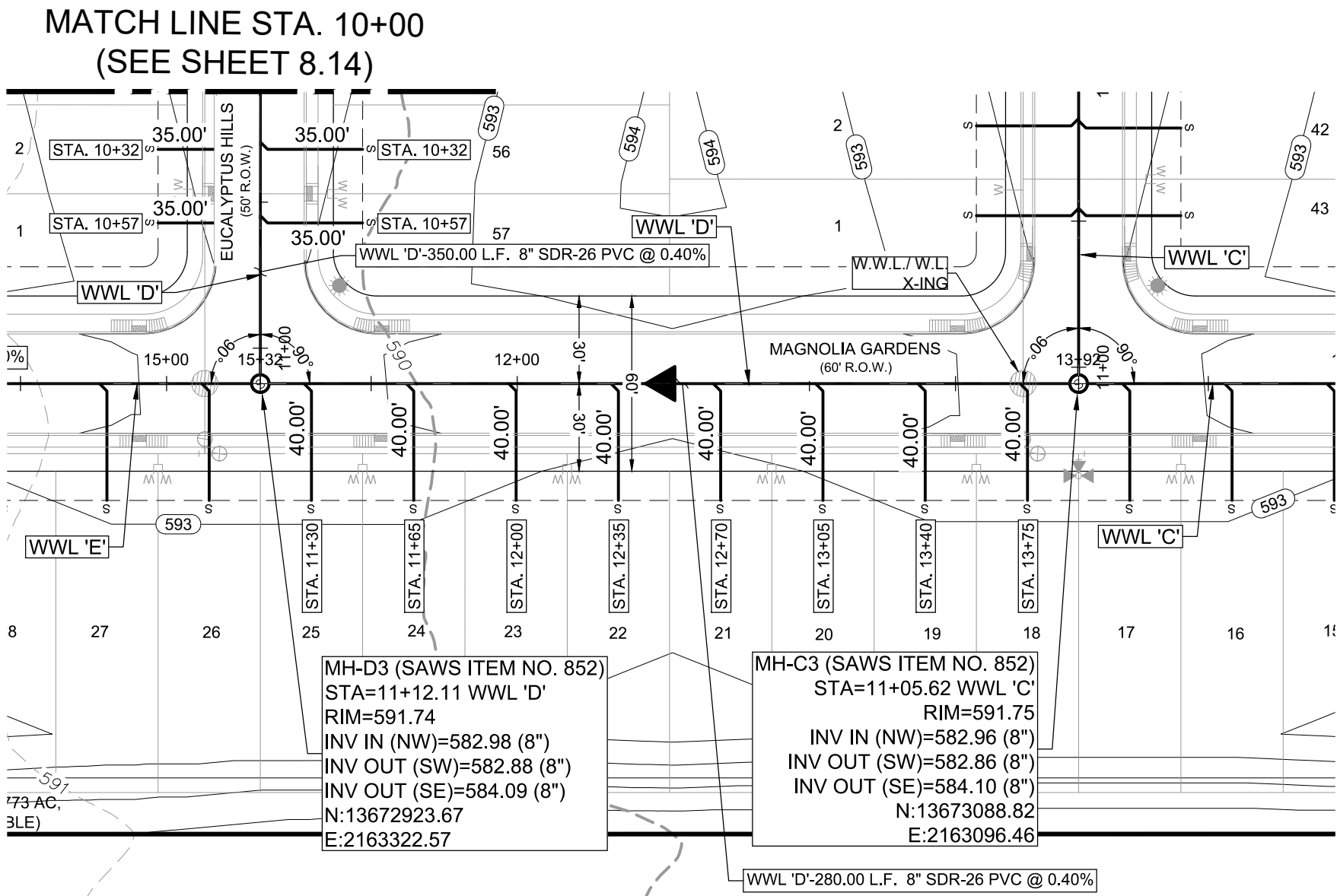
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OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
ESMT TO EXPIRE UPON INCORPORATION OF
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ESMT (2.86 ACRES, PERMEABLE)
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- (E) 5' G.E.T.CA. ESMT
- (F) 1' V.N.A.E. ESMT
- (G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)

EAST SEWERSHED

DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT		
DEVELOPER'S ADDRESS:	6612 WEST AVENUE, SUITE 100		
CITY:	SAN ANTONIO	STATE:	TEXAS
ZIP:	78213		
PHONE #:	(210) 764-9575	FAX #:	N/A
SAWS BLOCK MAP #:	194544-190542	TOTAL EDUS:	299
TOTAL ACREAGE:	46.43 AC.		
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 9,812 LF	PLAT NO.:	23-11800410
NUMBER OF LOTS:	299	SAWS JOB NO.:	23-1570



LEGEND	
PROPOSED	EXISTING

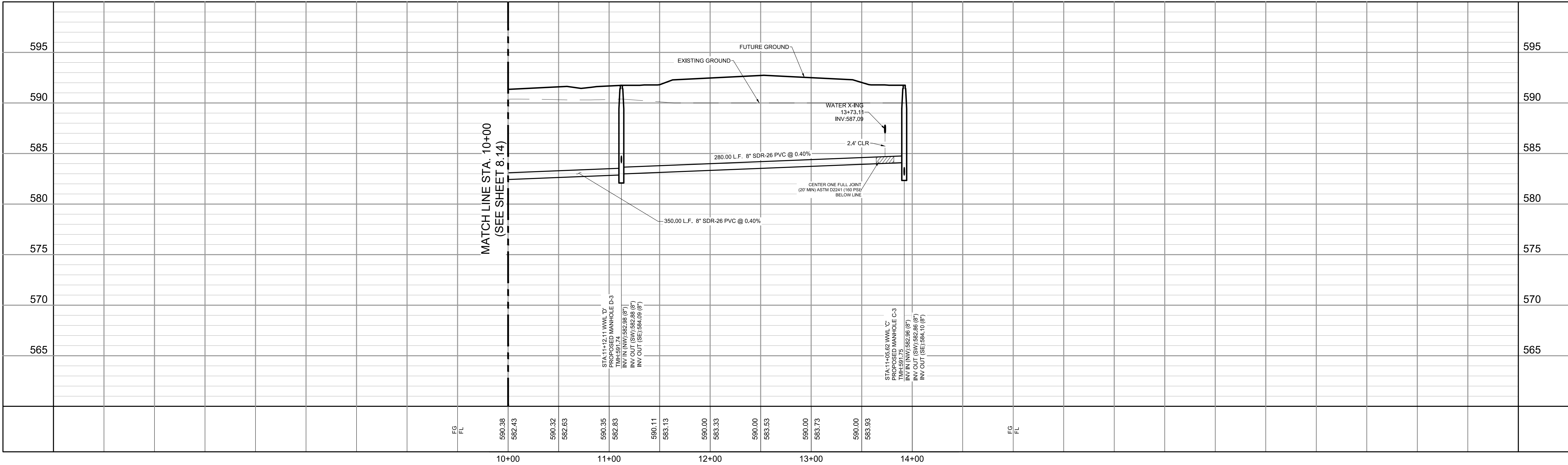
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W.W.L. 'D' STA. 10+00 TO END



GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'D'
STA 10+00 TO END PLAN & PROFILE

REVISIONS	DATE	DESCRIPTION
NO.		
1	9/8/2023	DESIGNED BY: [Signature]
2		DRAWN BY: [Signature]
3		CHECKED BY: [Signature]
4		DRAWING NAME: [Signature]



LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.15
OF SHEETS

GENERAL NOTES

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- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

EAST SEWERSHED

DEVELOPER'S NAME	MOSBAC LAND DEVELOPMENT
DEVELOPER'S ADDRESS	8812 WEST AVENUE, SUITE 100
CITY	SAN ANTONIO
STATE	TEXAS
ZIP	78213
PHONE #	(210) 784-8575
FAX #	N/A
SAWS BLOCK MAP #	18444-190542
TOTAL EDUS	288
TOTAL ACREAGE	46.43 AC.
TOTAL LINEAR FOOTAGE OF PIPE	8"- 9,812 LF
FLAT NO	23-11800410
NUMBER OF LOTS	289
SAWS JOB NO	23-1570

LEGEND

PROPOSED	EXISTING

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



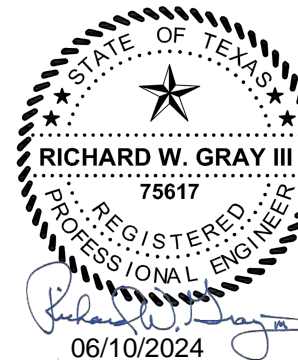
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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT -23-11800410
WASTEWATER LINE 'E'
STA 1+00 TO STA 8+50 PLAN & PROFILE

REVISIONS	DATE	BY	DESCRIPTION
NO.			
9/8/2023			
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DRAWING NAME:			



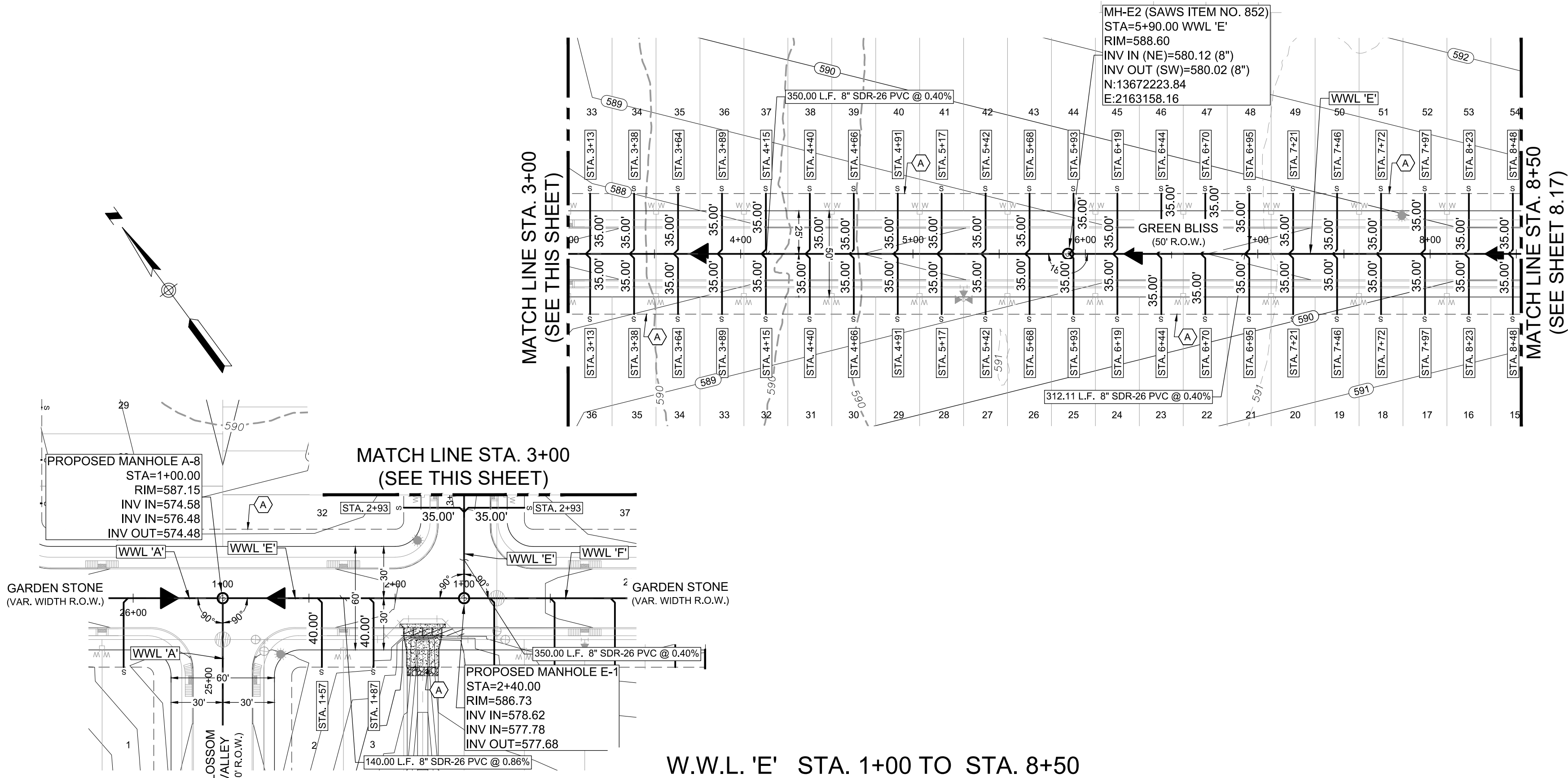
LJA Engineering, Inc.
Phone 210.503.2700
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

JOB NUMBER:
SA202-0401B-426

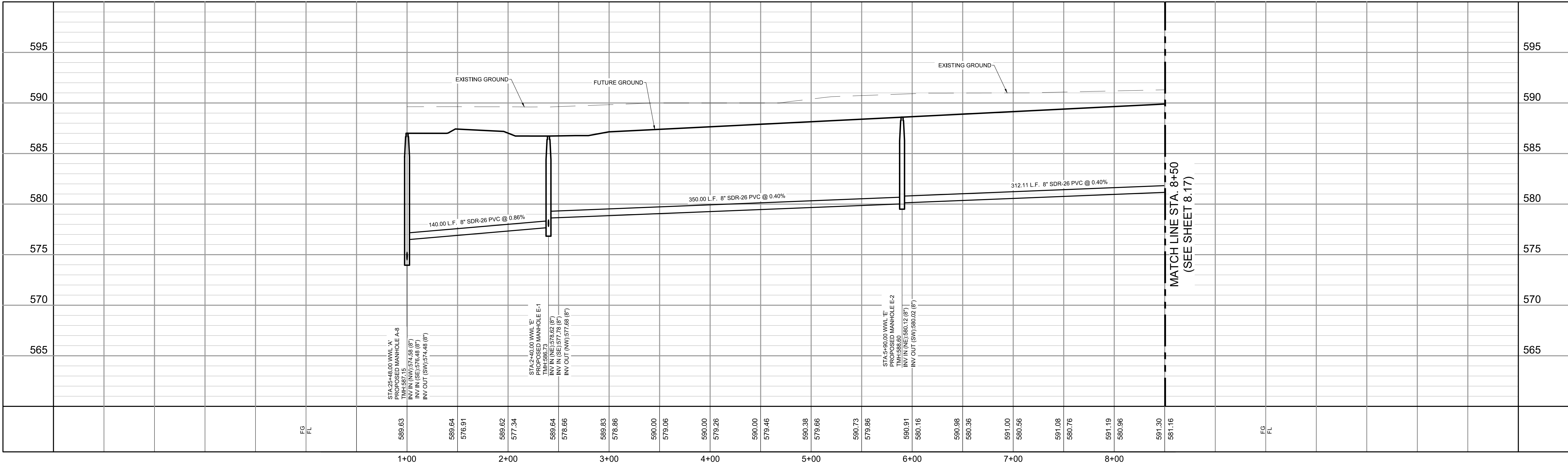
SHEET NO.

8.16

OF SHEETS



W.W.L. 'E' STA. 1+00 TO STA. 8+50



GENERAL NOTES

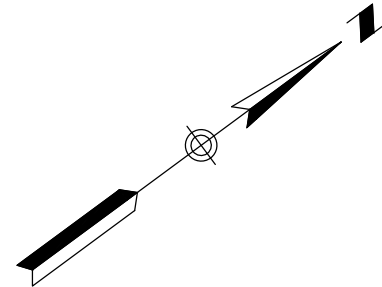
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10. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE 10' G.E.T.C.A.
11. DAMAGE TO EXISTING PAVEMENT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
12. ALL CLEANOUTS TO BE CONSTRUCTED AT PROPERTY LINE.
13. COORDINATES ARE BASED ON STATE PLANE TX83-SCF-SURFACE. SCALE FACTOR: 1.00017.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.

- (A) 10' G.E.T.C.A. ESMT
(B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.92 ACRES)
(C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (2.86 ACRES, PERMEABLE)
(D) 5' R.O.W. DEDICATION (0.102 ACRES)
(E) 5' G.E.T.C.A. ESMT
(F) 1' V.N.A.E. ESMT
(G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)

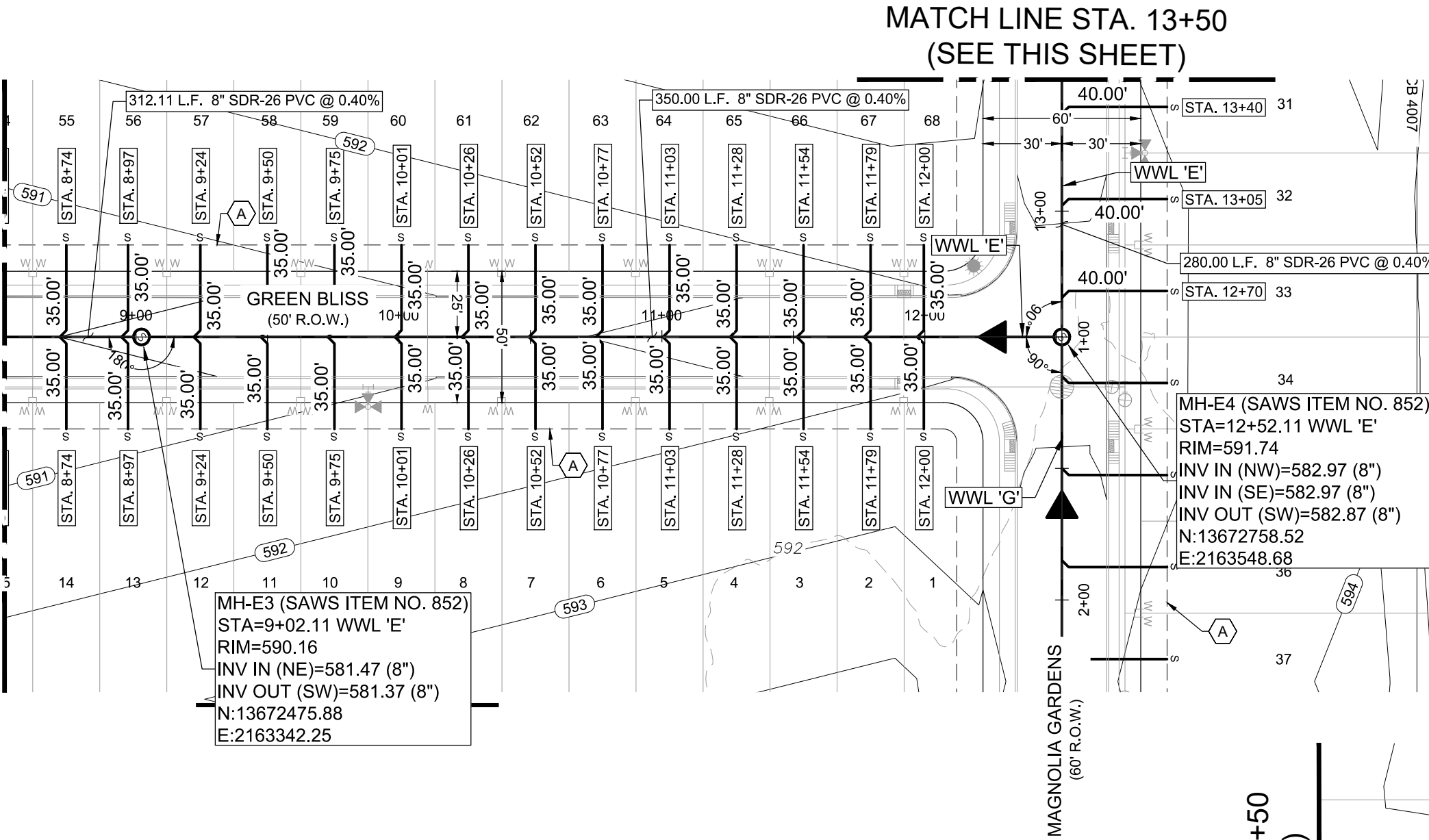
- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

EAST SEWERSHED

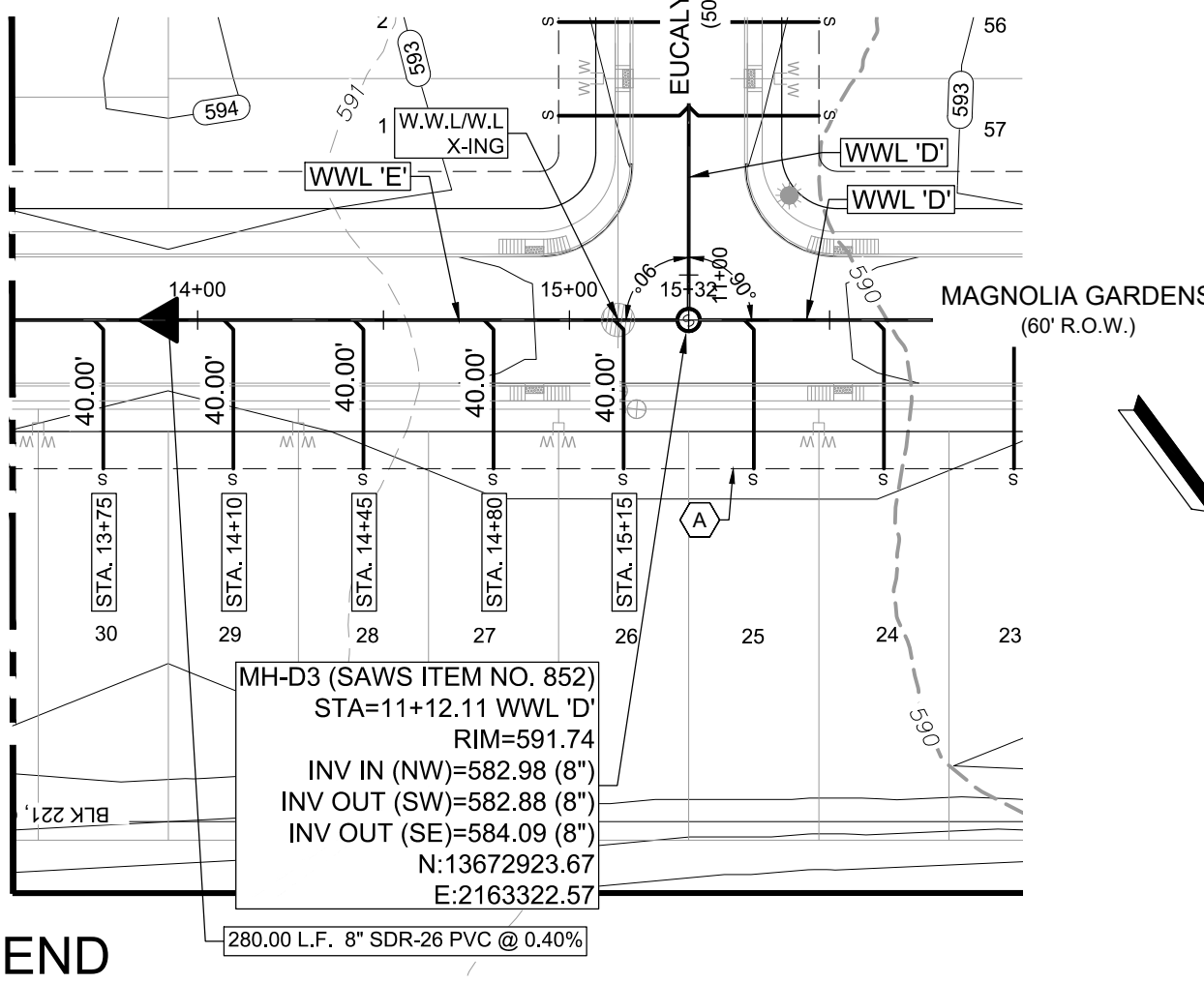
DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT		
DEVELOPER'S ADDRESS:	6812 WEST AVENUE, SUITE 100		
CITY:	SAN ANTONIO	STATE:	TEXAS
ZIP:	78213		
PHONE #:	(210) 784-9575	FAX #:	N/A
SAWS BLOCK MAP #:	194544, 190542	TOTAL EDUS:	299
TOTAL ACREAGE:	.46.43 AC.		
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 9,812 LF	PLAT NO.:	23-118004-10
NUMBER OF LOTS:	299	SAWS JOB NO.:	23-1572



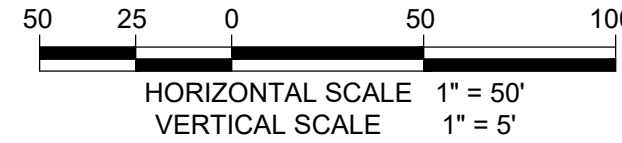
MATCH LINE STA. 8+50
(SEE SHEET 8.16)



MATCH LINE STA. 13+50
(SEE THIS SHEET)



W.W.L. 'E' STA. 8+50 TO END



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK

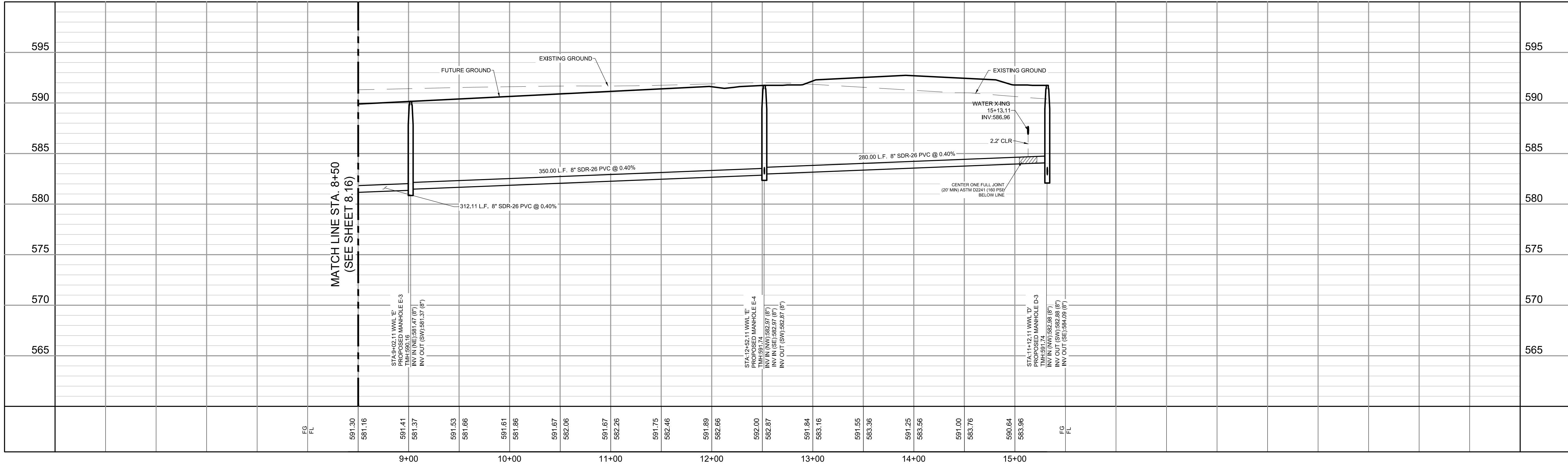
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

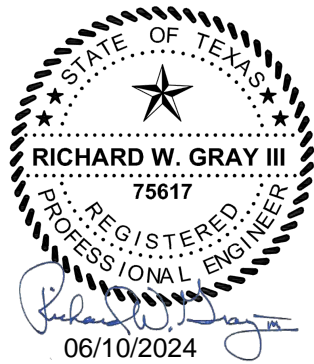
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-118004-10
WASTEWATER LINE 'E'
STA 8+50 TO END PLAN & PROFILE

REVISIONS	DESCRIPTION	DATE	BY
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LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TPE No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.17

OF SHEETS

GENERAL NOTES

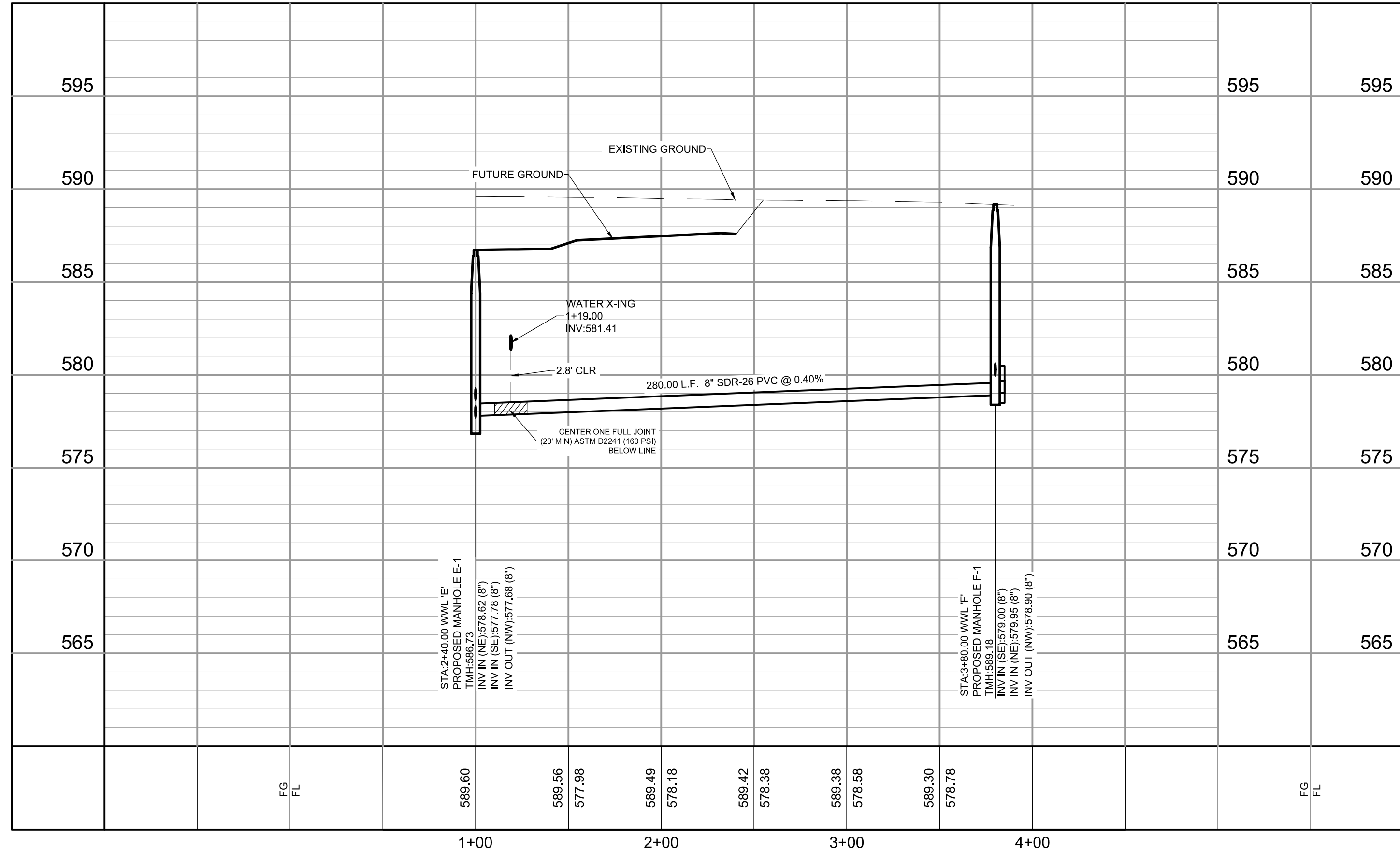
1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 (AND 213.5 FOR PROJECTS IN THE ERZD), THE DESIGN PLANS AND SARA SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SARA SPECIFICATIONS.
3. THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO BEGINNING CONSTRUCTION AND TESTING SCHEDULE.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO ALL TESTING ON THE SANITARY SEWER SYSTEM.
5. ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV/VIDEO INSPECTIONS WHEN COMPLETED AND COMPACTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
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OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
ESM'T TO EXPIRE UPON INCORPORATION OF
FUTURE STREET R.O.W. (1.92 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE
ESM'T (2.86 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.102 ACRES)
- (E) 5' G.E.T.CA. ESM'T
- (F) 1' V.N.A.E. ESM'T
- (G) OFF-LOT 15' GRADING ESM'T (0.486 ACRES)

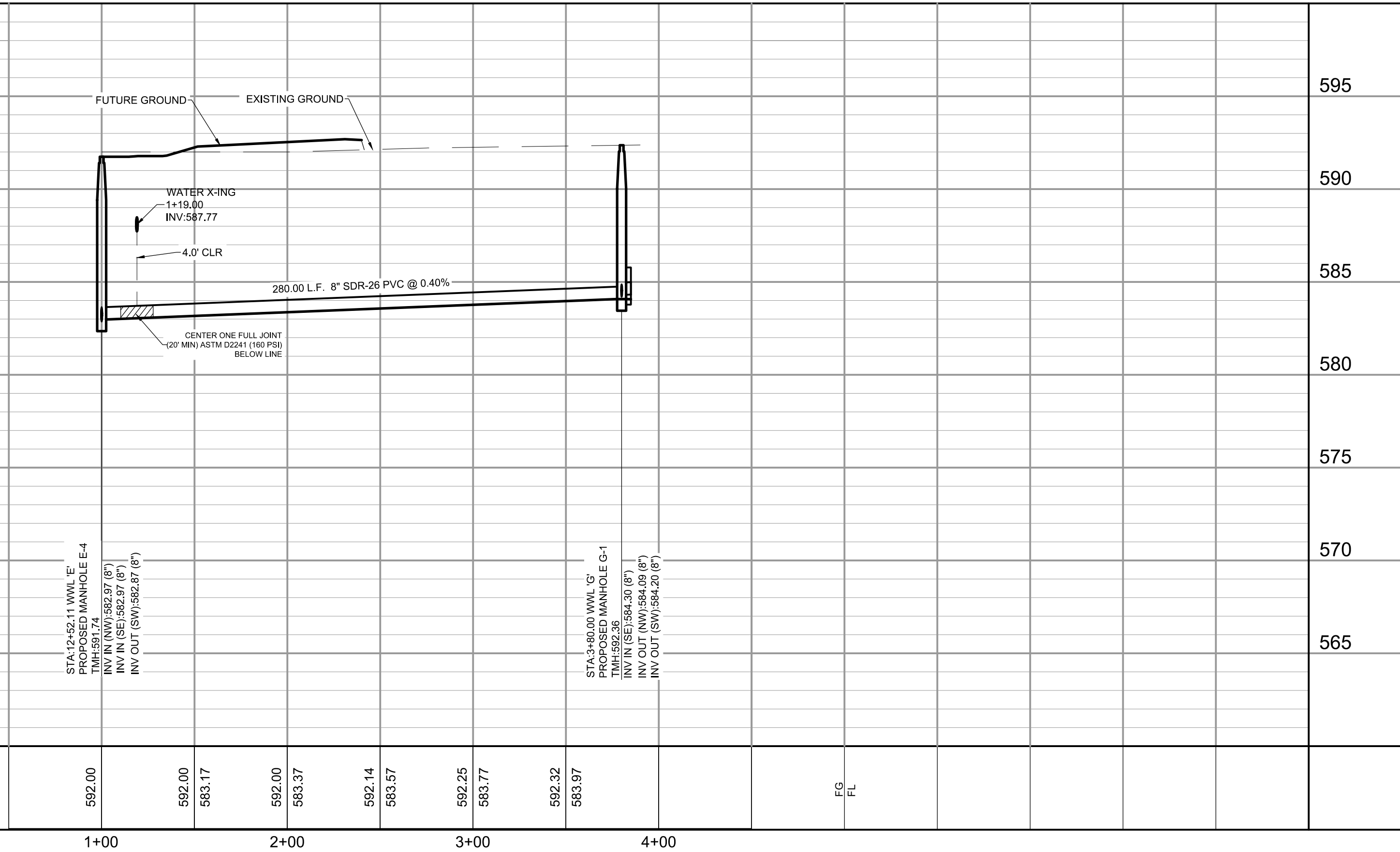
EAST SEWERSHED

DEVELOPER'S NAME:	MOSAIC LAND DEVELOPMENT
DEVELOPER'S ADDRESS:	8812 WEST AVENUE, SUITE 100
CITY:	SAN ANTONIO
STATE:	TEXAS
ZIP:	78213
PHONE #:	(210) 784-9875
FAX #:	N/A
SAWS BLOCK MAP #:	194544, 190542
TOTAL EDUS:	299
TOTAL ACREAGE:	46.43 AC.
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 0.812 LF
PLAT NO.:	23-11800410
NUMBER OF LOTS:	299
SAWS JOB NO.:	23-1870

W.W.L. 'F' STA. 1+00 TO END



W.W.L. 'G' STA. 1+00 TO END



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		GAS LINE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
Know what's below.
Call before you dig.

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LINE 'F' & 'G'
STA 1+00 TO END PLAN & PROFILE

REVISIONS	DATE	BY	DESCRIPTION
NO.			
1	9/8/2023	DESIGNED BY: [Signature]	
2		DRAWN BY: [Signature]	
3		CHECKED BY: [Signature]	
4		DRAWING NAME: [Signature]	



LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBP No. F-1386

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.18

OF SHEETS

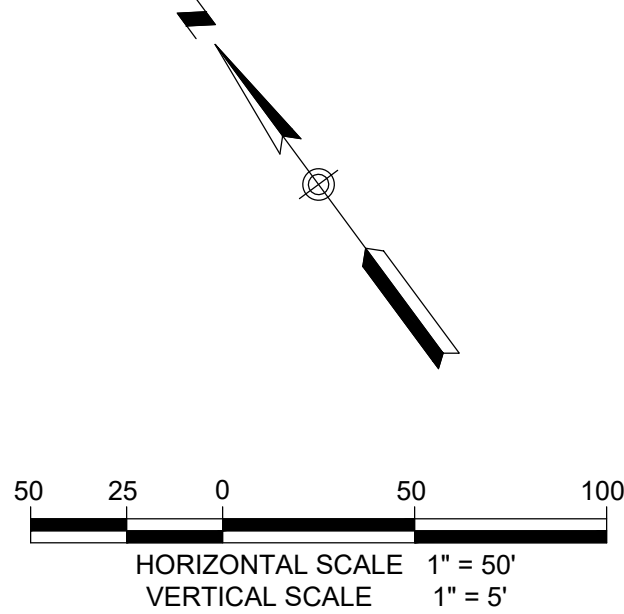
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ESMT TO EXPIRE UPON INCORPORATION OF
FUTURE STREET R.O.W. (1.92 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE
ESMT (2.86 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.102 ACRES)
- (E) 5' G.E.T.CA. ESMT
- (F) 1' V.N.A.E. ESMT
- (G) OFF-LOT 15' GRADING ESMT (0.486 ACRES)

- (A) VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 7517, PGS. 863-867 OPR)
- EAST SEWERSHED

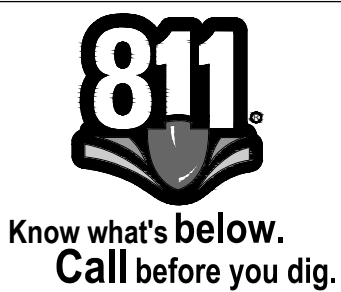
DEVELOPER'S NAME:	_____ MOSAIC LAND DEVELOPMENT		
DEVELOPER'S ADDRESS:	_____ 8812 WEST AVENUE, SUITE 100		
CITY:	SAN ANTONIO	STATE:	TEXAS
PHONE #:	(210) 784-9875	FAX #:	N/A
SAWS BLOCK MAP #:	198564-198562	TOTAL ECTS:	299
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 8,812 LF	PLAT NO:	22-11800410
NUMBER OF LOTS:	299	SAWS JOB NO:	23-1670



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
		STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED) STREET LIGHT (250 WATT LED)
		GUY WIRE
		OVERHEAD ELECTRIC
		BENCHMARK

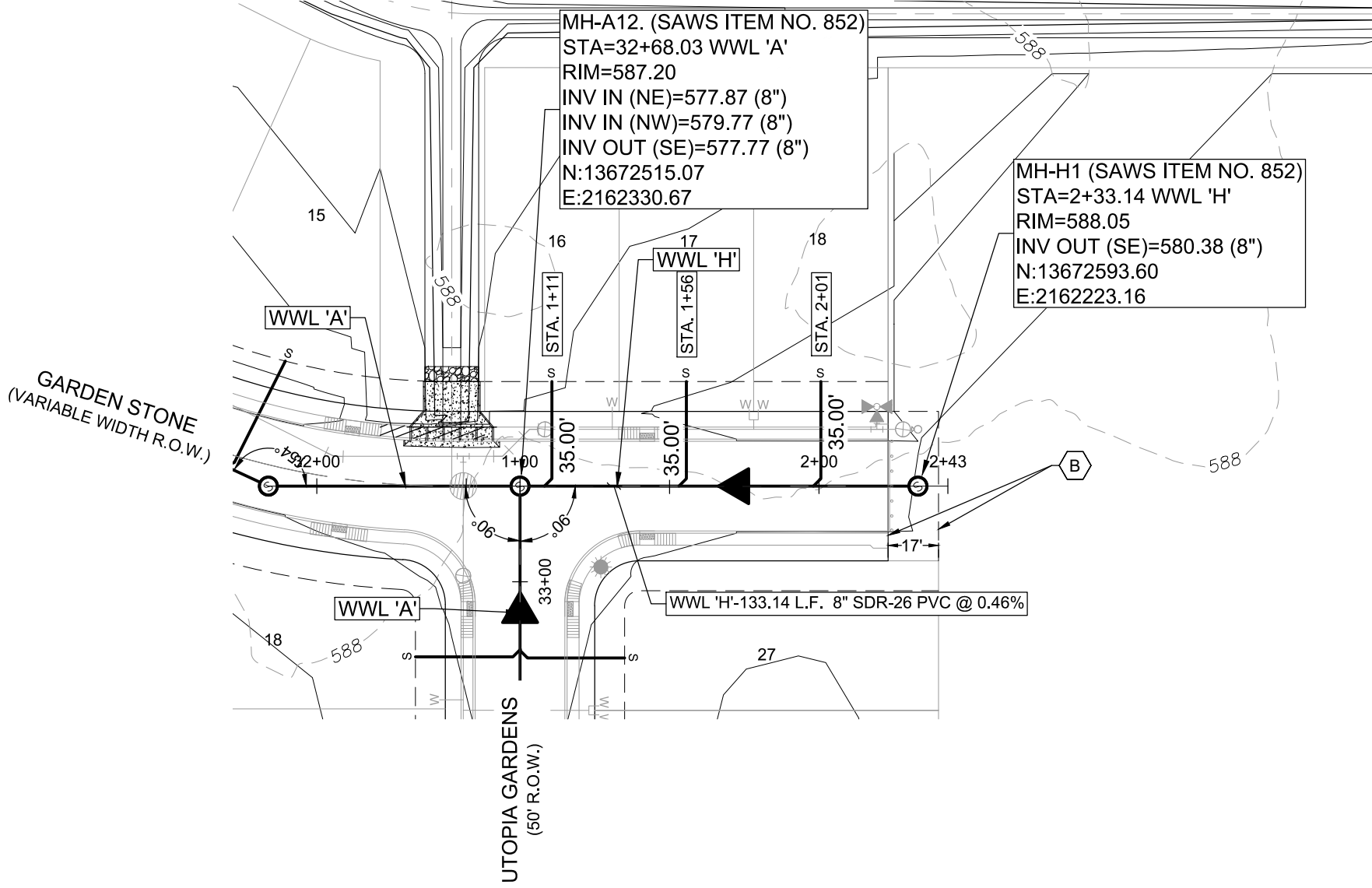
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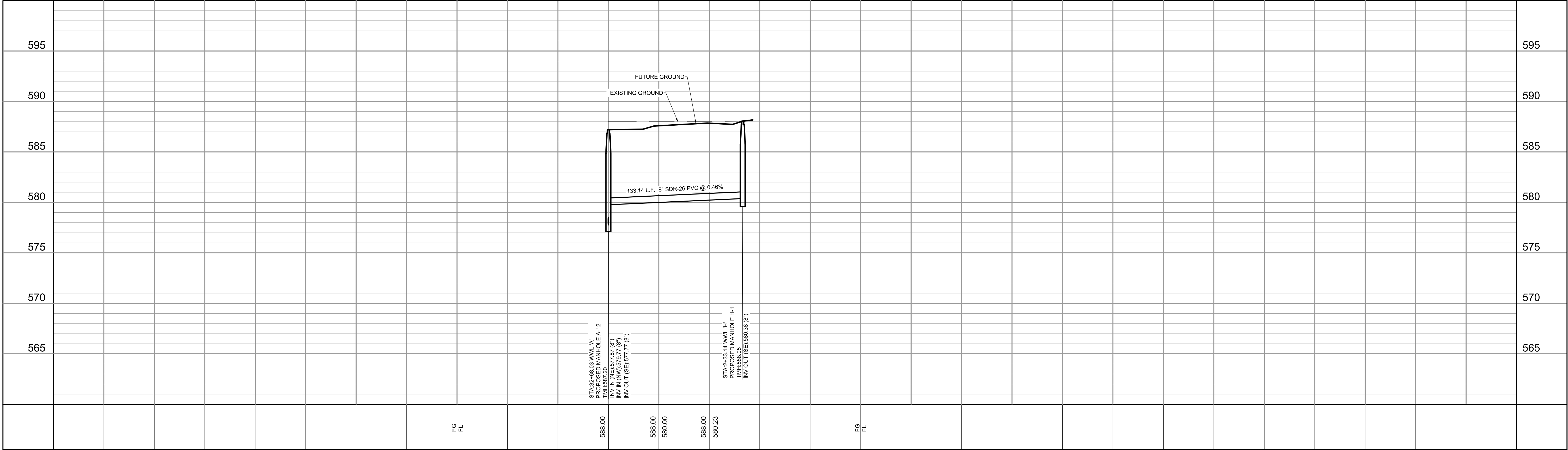
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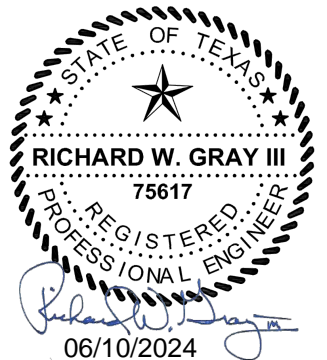


W.W.L. 'H' STA. 1+00 TO END



GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT -23-11800410
WASTEWATER LINE 'F' & 'G'
STA 1+00 TO END PLAN & PROFILE

REVISIONS	DATE	DESCRIPTION
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Phone 210.503.2700
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LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

JOB NUMBER:
SA202-0401B-426

SHEET NO.

8.19

OF SHEETS