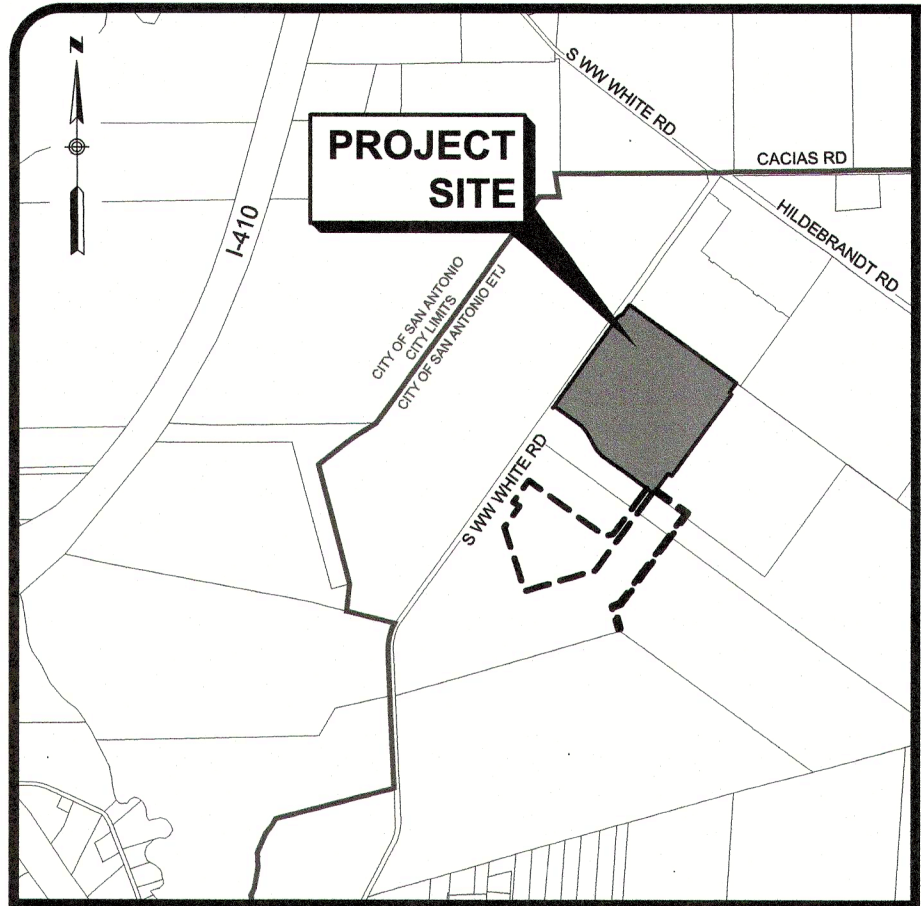
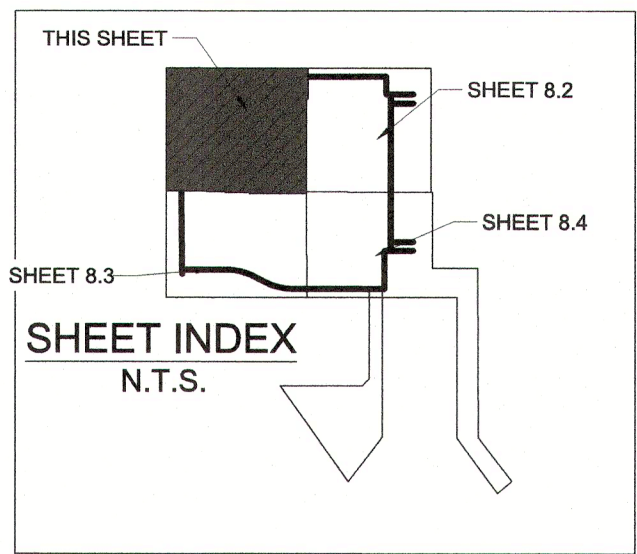
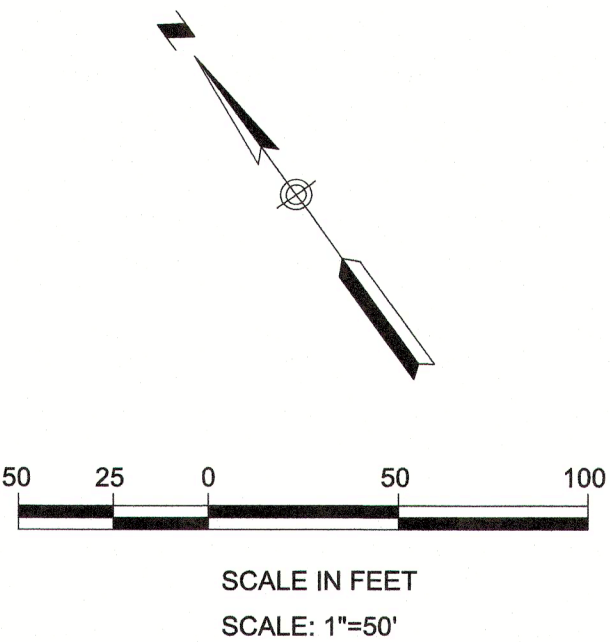


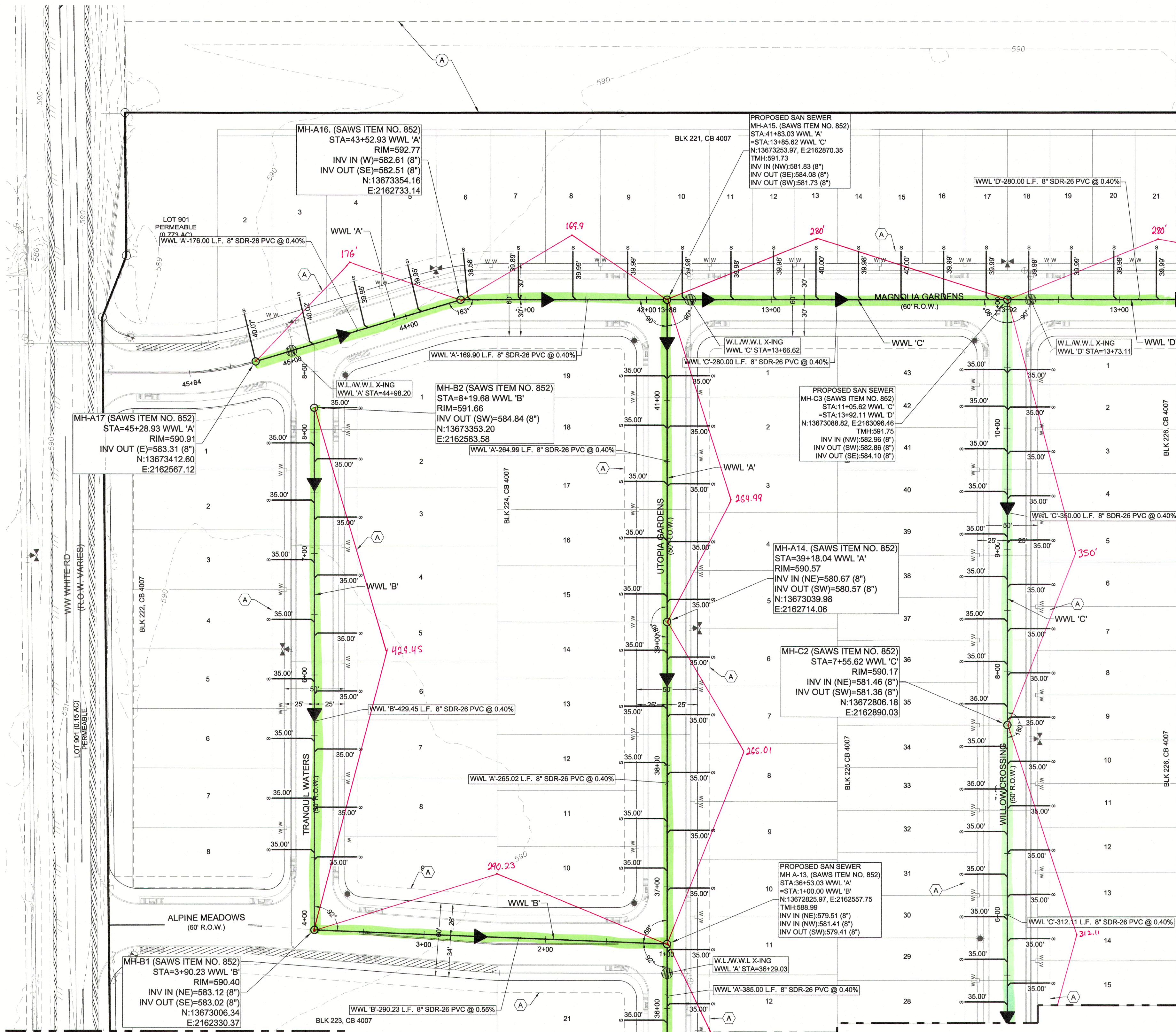


LOCATION MAP
N.T.S.



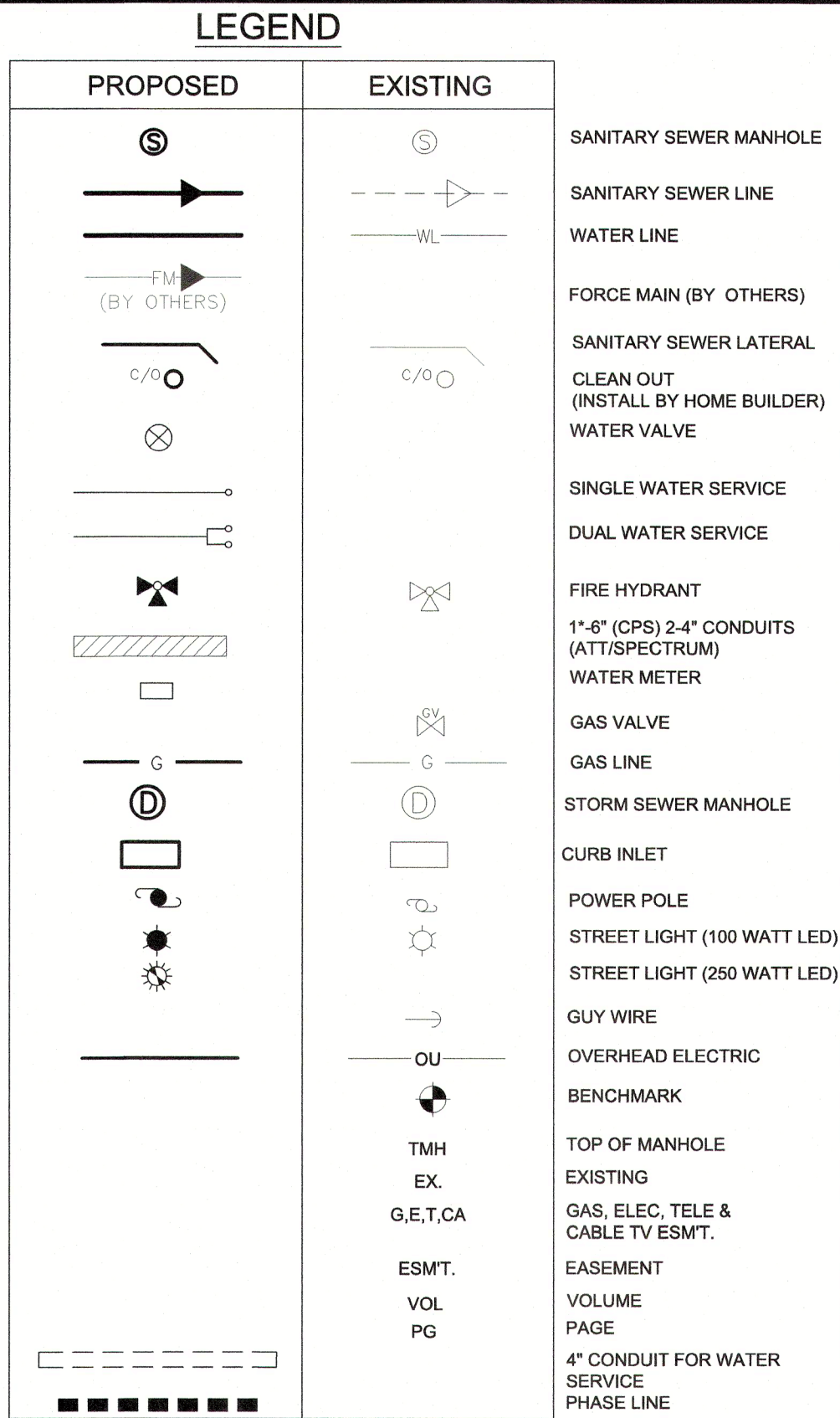
- A 10' G.E.T.C.A. ESMT
B OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY
ESMT TO EXPIRE UPON INCORPORATION OF
FUTURE STREET R.O.W. (1.92 ACRES)
C OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE
ESMT (2.86 ACRES, PERMEABLE)
D 5' R.O.W. DEDICATION (0.102 ACRES)
E 5' G.E.T.C.A. ESMT
F 1' V.N.A.E. ESMT
G OFF-LOT 15' GRADING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

EAST SEWERSHED	
DEVELOPER'S NAME:	MOSEK 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 #	19554, 19562
TOTAL EDUS	298
TOTAL ACREAGE	46.43 AC.
TOTAL LINEAR FOOTAGE OF PIPE:	8" 0.812 L.F. 23-1800410
PLAY NO.	23-1800410
NUMBER OF LOTS	298
SAWS JOB NO.	23-1870



MATCH LINE "B" (SEE SHEET 8.3)

MATCH LINE "A" (SEE SHEET 8.2)

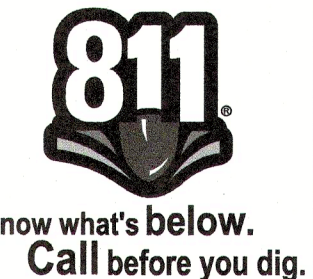


GENERAL NOTES

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

REVISIONS	DESCRIPTION	DATE	BY
NO.			

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
5/8/2023			RG
			DRAWING NAME:
			sh. Wastewater Layout.dwg



LJA
Phone 210.503.2700
Suite 300
San Antonio, Texas 78230
TBPE No. F-1386

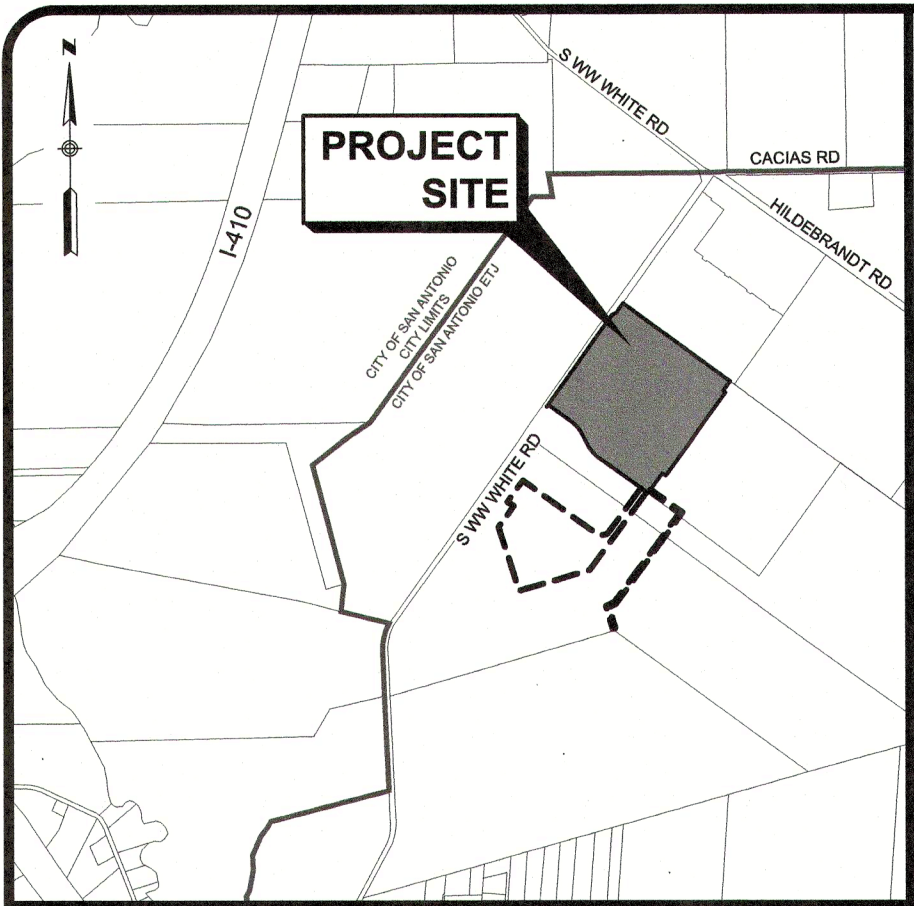
LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230

JOB NUMBER:
SA202-04018-426

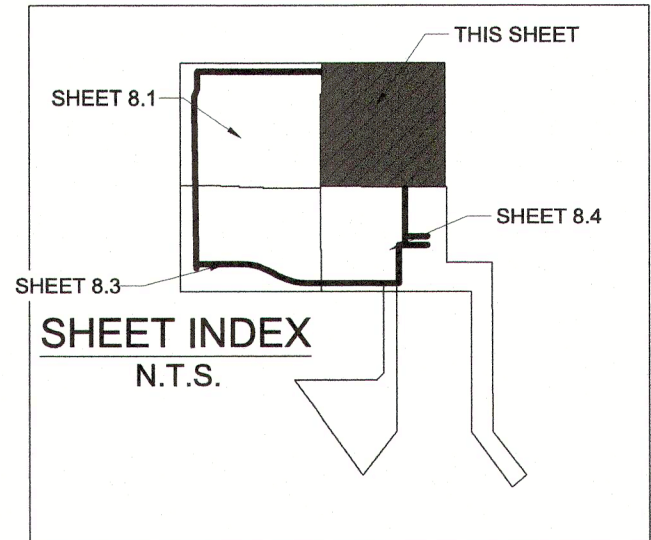
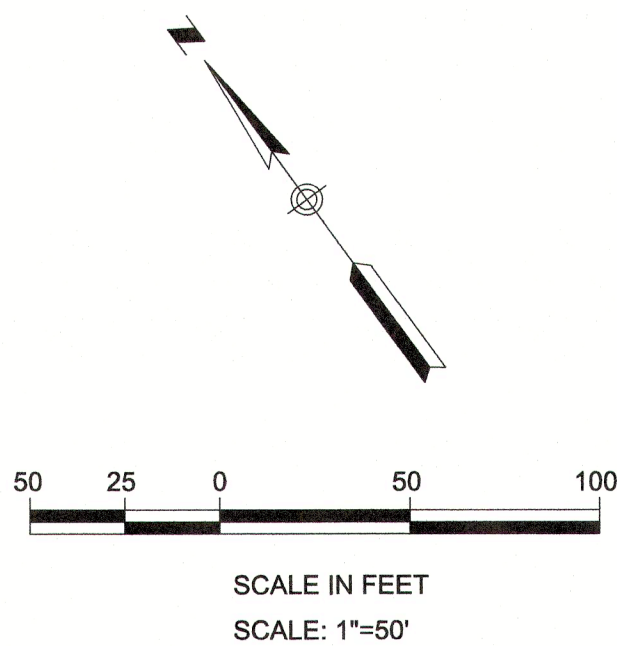
SHEET NO.

8.1

OF - SHEETS



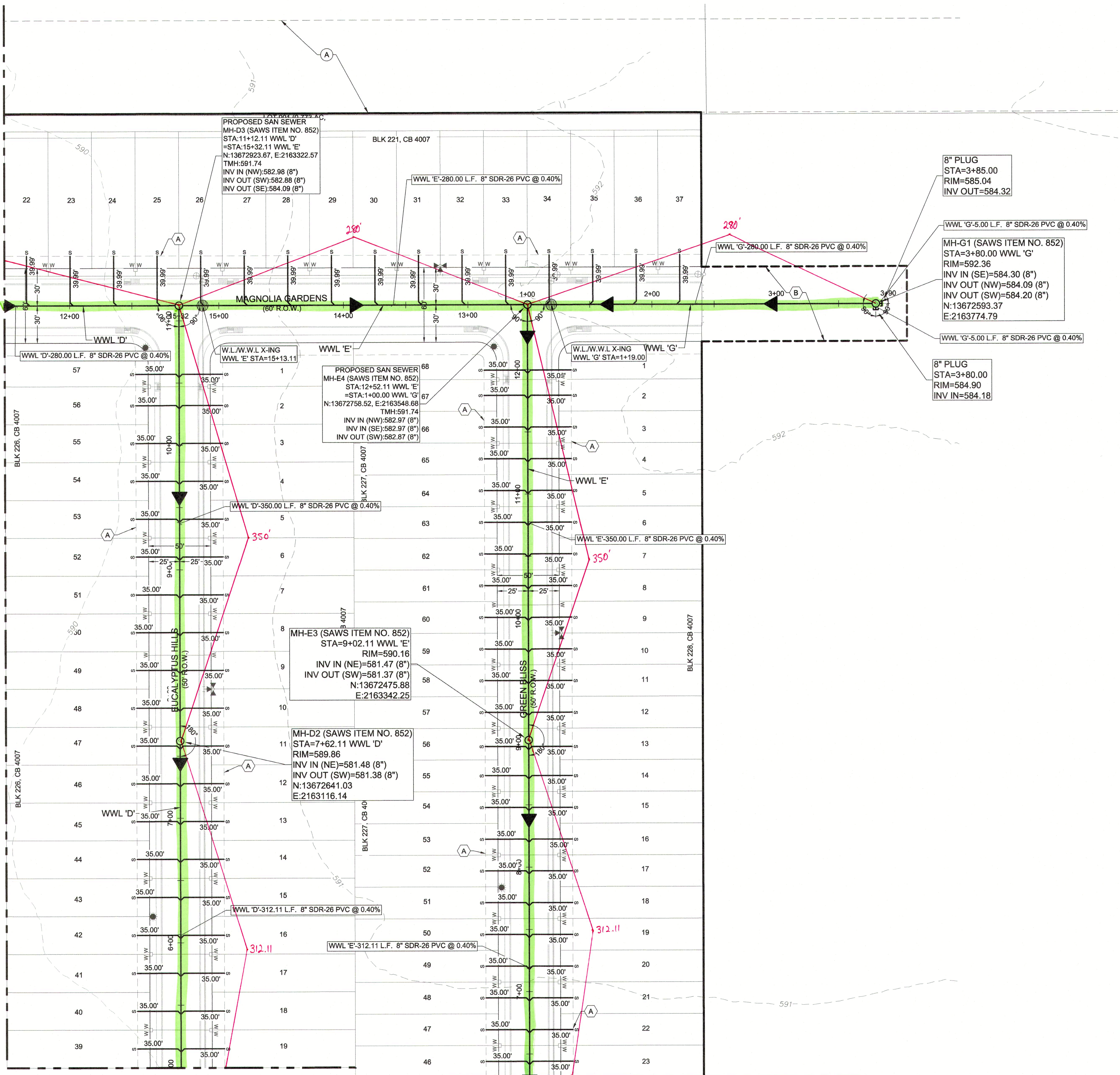
LOCATION MAP
N.T.S.



- (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. 7917, PGS. 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) 754-9575
FAX #:	N/A
SAWS BLOCK MAP #:	194544.190542
TOTAL EDUS:	299
TOTAL ACRES:	48.43 AC.
TOTAL LINEAR FOOTAGE OF PIPE:	8" - 9,812 LF
FLAT NO.:	23-11800410
NUMBER OF LOTS:	299
SAWS JOB NO.:	23-1670

MATCH LINE "A" (SEE SHEET 8.1)



MATCH LINE "C" (SEE SHEET 8.4)

LEGEND

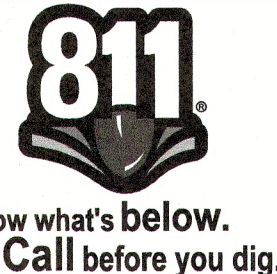
PROPOSED	EXISTING	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		1-6\" (CPS) 2-4\" CONDUITS (ATT/SPECTRUM)
		WATER METER
		GAS 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

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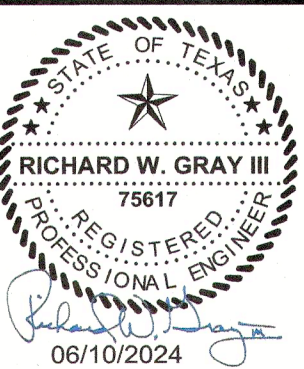
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GRACE GARDENS SUBDIVISION UNIT 1
LAND-PLAT-23-11800410
WASTEWATER LAYOUT (SHEET 2 OF 4)

REVISIONS	DATE	DESCRIPTION	BY
NO.			
1	9/6/2023	DESIGNED BY:	
2		DRAWN BY:	
3		CHECKED BY:	RG
4		DRAWING NAME:	23-11800410 Wastewater Layout.dwg



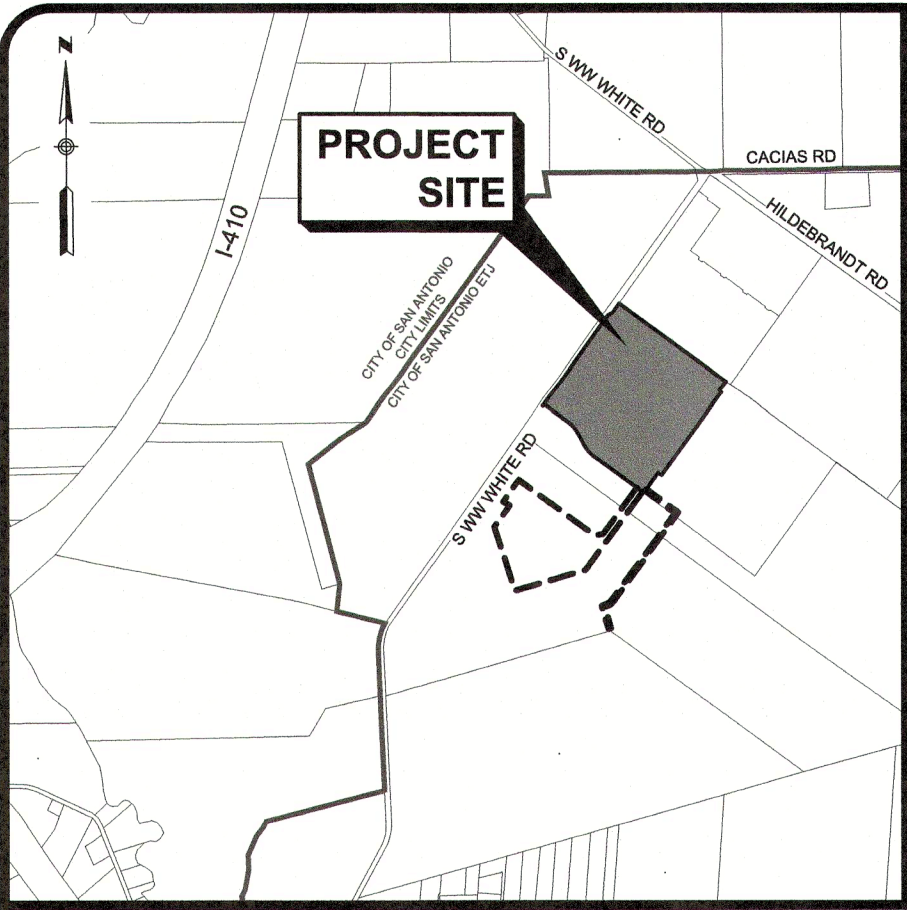
LJA
Phone 210.503.2700
Suite 300
San Antonio, Texas 78230
TEPE No. F-1386

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

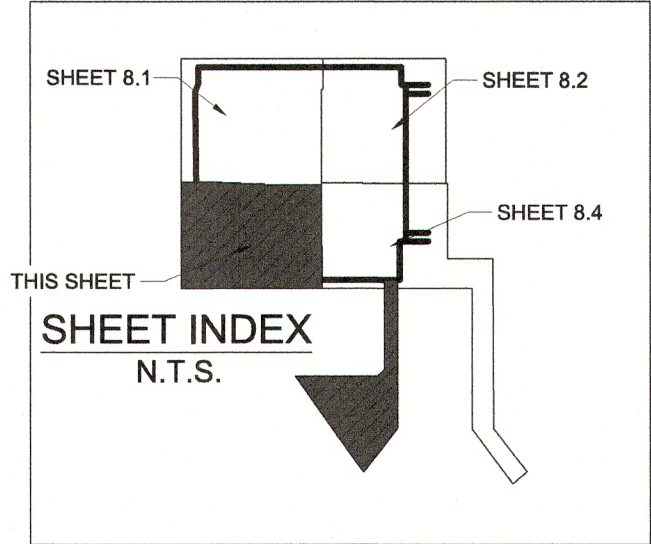
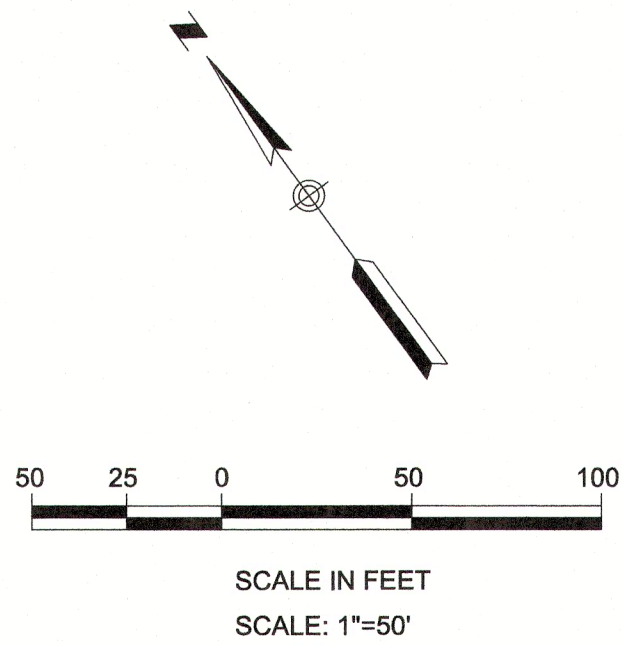
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SHEET NO.

8.2
OF - SHEETS

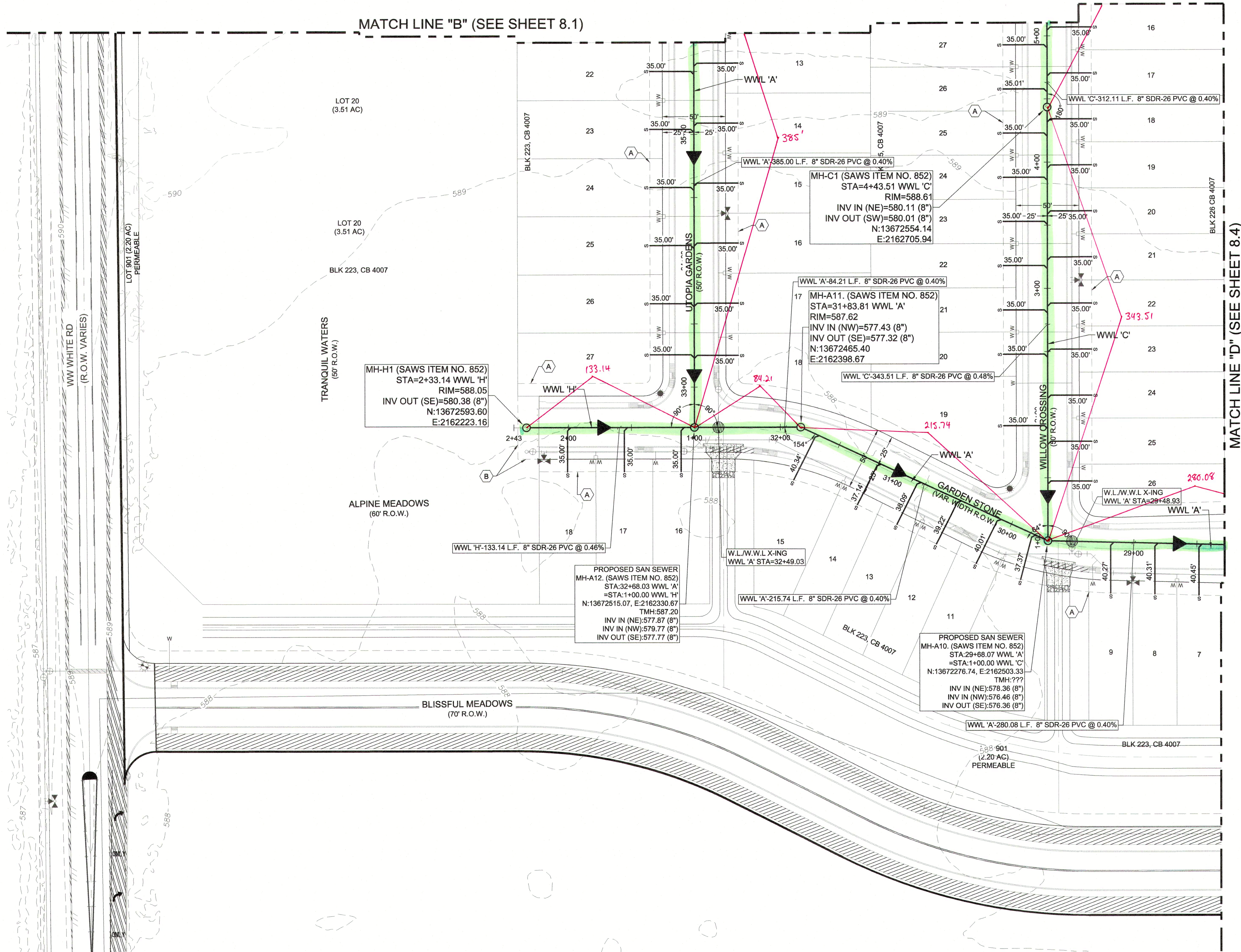


LOCATION MAP
N.T.S.



- (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)
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(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. 7917, PGS. 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) 794-9875	FAX # N/A		
SAWS BLOCK MAP # 194544, 195442	TOTAL EDITS: 299	TOTAL ACREAGE: 46.43 AC.	
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	
		SANITARY SEWER MANHOLE
		SANITARY SEWER LINE
		WATER LINE
		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
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		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT

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

REVISIONS	DATE	BY	DESCRIPTION
NO.			

DATE: 9/9/2023

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DRAWING NAME: 23-11800410 Wastewater Layout.dwg

06/10/2024

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

JOB NUMBER:
SA202-0401B-426

SHEET NO.
8.3

OF - SHEETS

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User: rnorman
Plot Date/Time: Jun 10, 24 - 12:30:57

