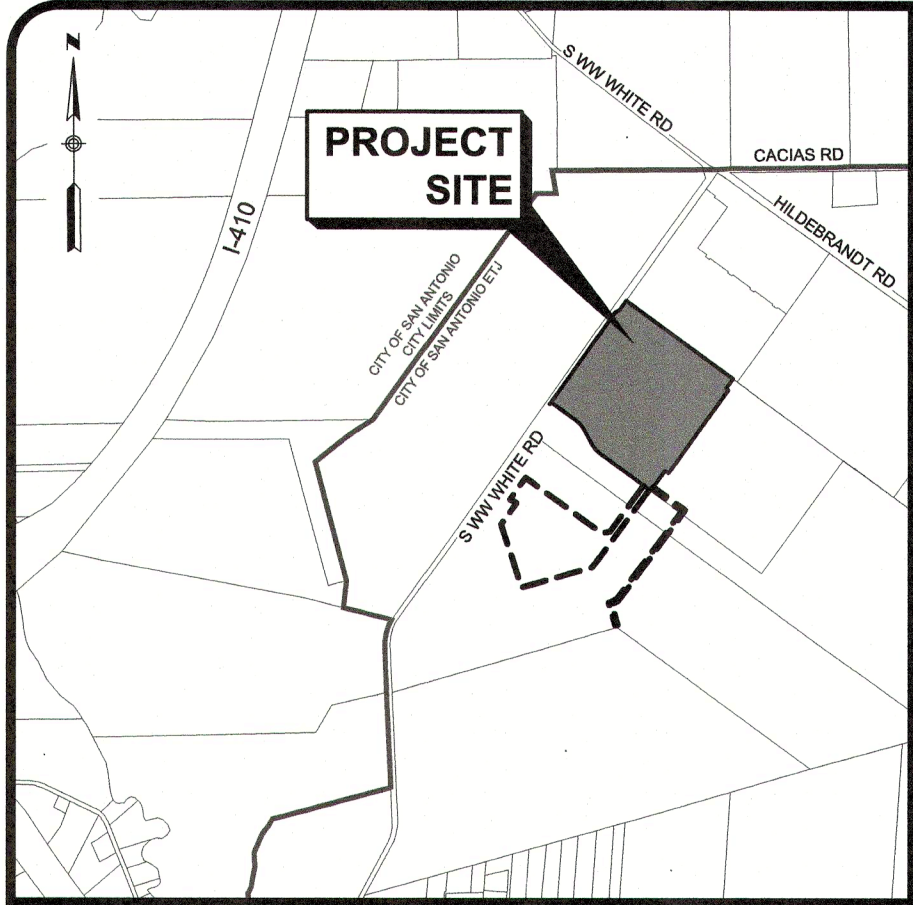




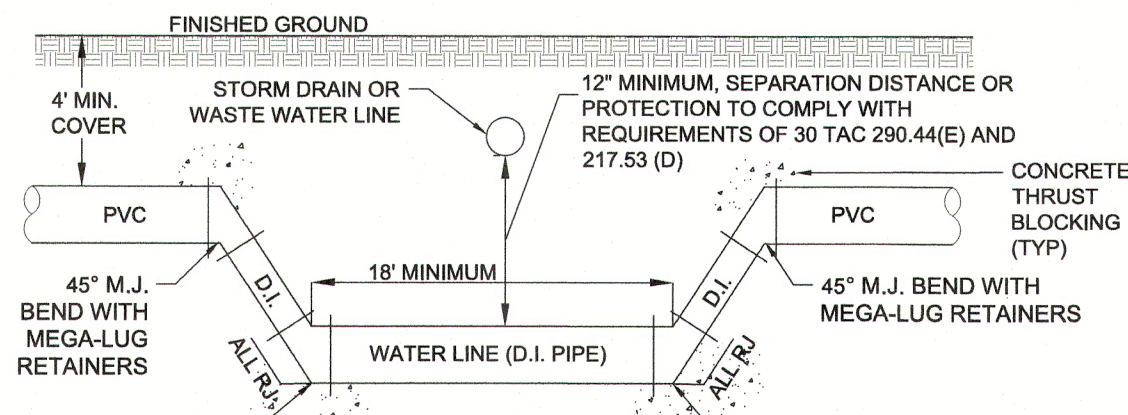
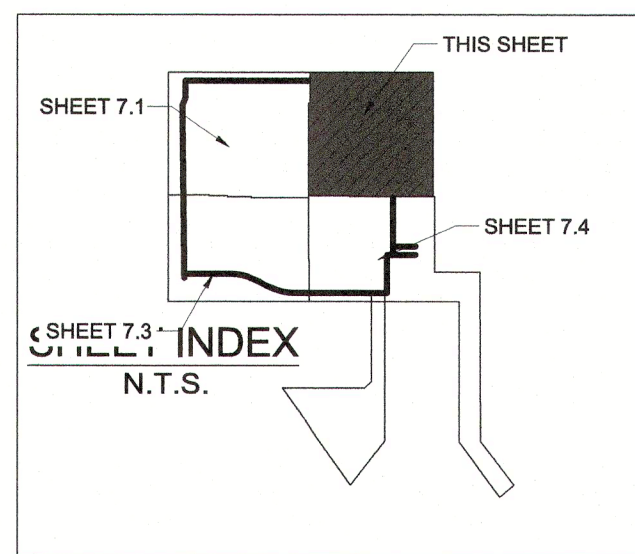




LOCATION MAP  
N.T.S.

### GENERAL NOTES

1. FIRE HYDRANT SHALL BE LOCATED BETWEEN SIDEWALK & CURB IN ACCORDANCE WITH THE FIRE HYDRANT INSTALLATION DETAIL DD-834-01.
2. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
3. ALL VALVES SHALL READ "OPEN RIGHT".
4. ALL FIRE HYDRANTS SHALL BE PAINTED APPROPRIATE SAWS COLORS.
5. FIRE HYDRANTS AND VALVE BOXES TO BE RAISED TO THE PROPOSED TOP OF PAVEMENT OR GROUND ELEVATION.
6. ALL WATER PIPE TO BE C-900, DR-18, CLASS 235 UNLESS OTHERWISE NOTED.
7. 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.



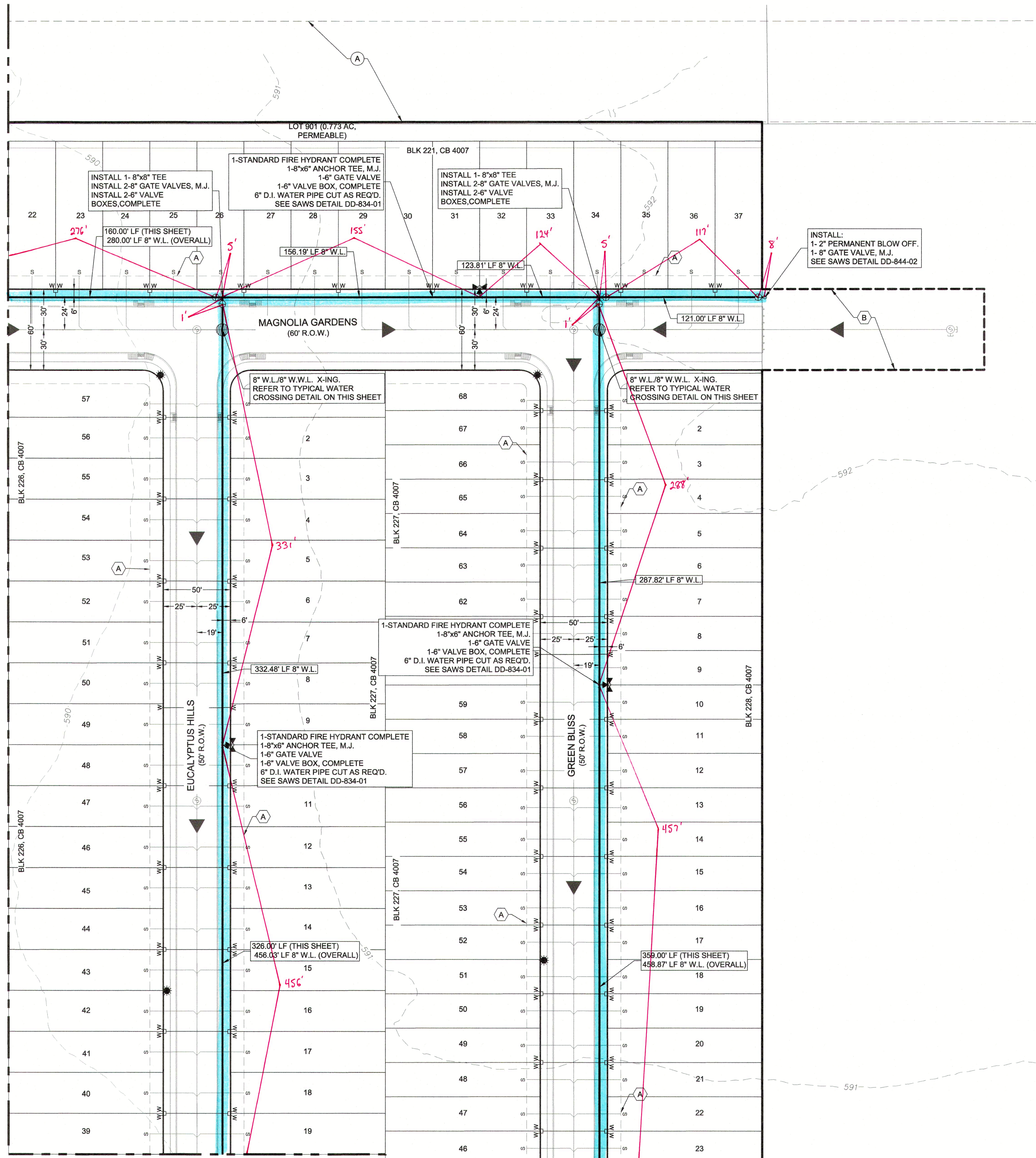
TYPICAL WATER CROSSING DETAIL A  
N.T.S.

- NOTE:
1. 18" MINIMUM WATER PIPE SEGMENT TO BE CENTERED UNDER WASTEWATER LINE.
  2. WASTEWATER PIPE WITHIN NINE FEET OF WATER PIPE ON EITHER SIDE SHALL BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE RATED PIPE.
  3. FULLY RESTRAINT TO BACK TO PVC PIPE, BEYOND THAT, RESTRAINT PER JOINT RESTRAINT TABLE.

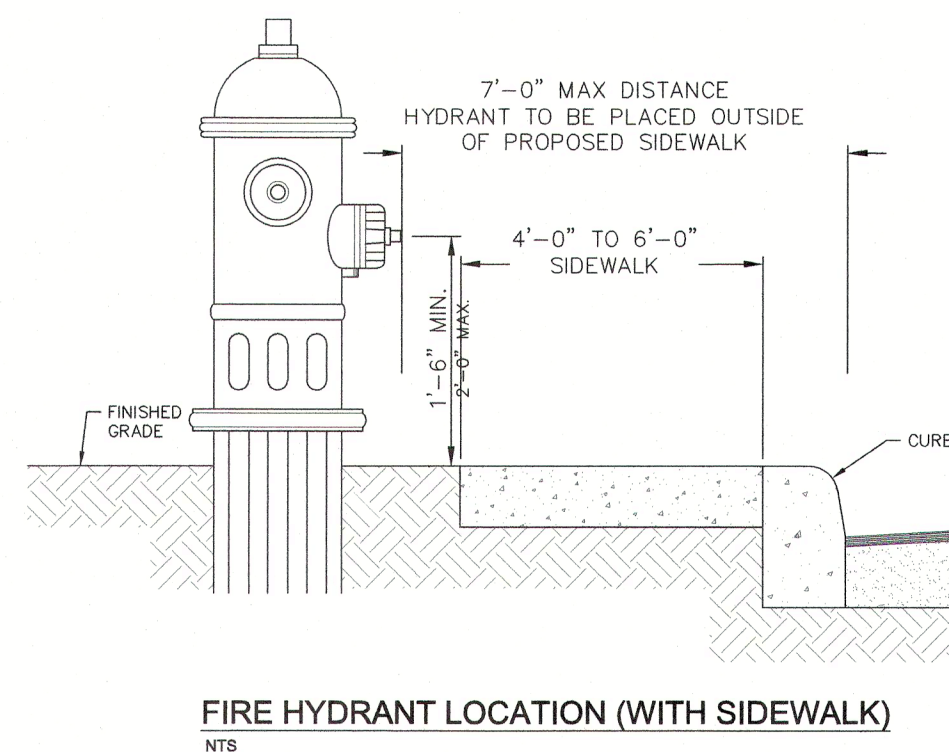
#### WATER: SAWS PRESSURE ZONE 2

|                               |                             |               |           |
|-------------------------------|-----------------------------|---------------|-----------|
| DEVELOPER'S NAME:             | MOSAIC LAND DEVELOPMENT     |               |           |
| DEVELOPER'S ADDRESS:          | 6812 WEST AVENUE, SUITE 100 |               |           |
| CITY:                         | SAN ANTONIO                 | STATE:        | TEXAS     |
| PHONE #:                      | (210) 784-9575              | FAX #:        | N/A       |
| SAWS BLOCK MAP #:             | 192548                      | TOTAL EDUS:   | 299       |
| TOTAL LINEAR FOOTAGE OF PIPE: | 12" - 1670 LF               | TOTAL ACRES:  | 46.43 AC. |
| NUMBER OF LOTS:               | 300                         | SAWS JOB NO.: | 23-1198   |

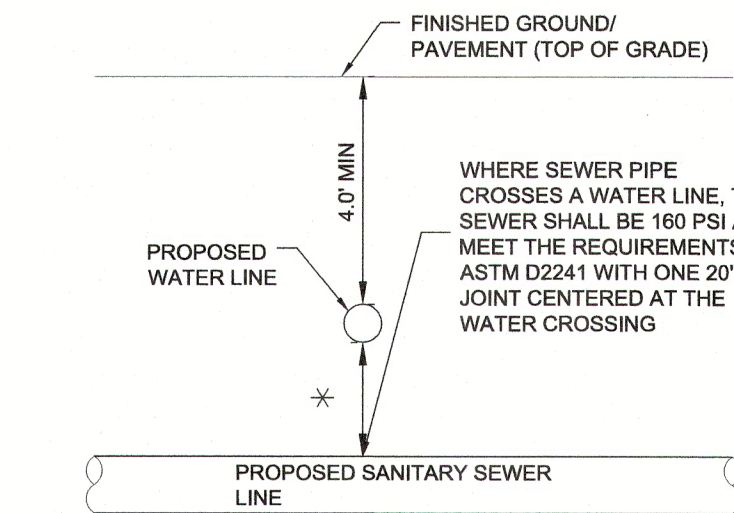
MATCH LINE "A" (SEE SHEET 7.1)



MATCH LINE "C" (SEE SHEET 7.4)

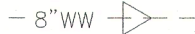
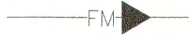
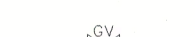
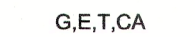
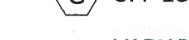


FIRE HYDRANT LOCATION (WITH SIDEWALK)  
N.T.S.



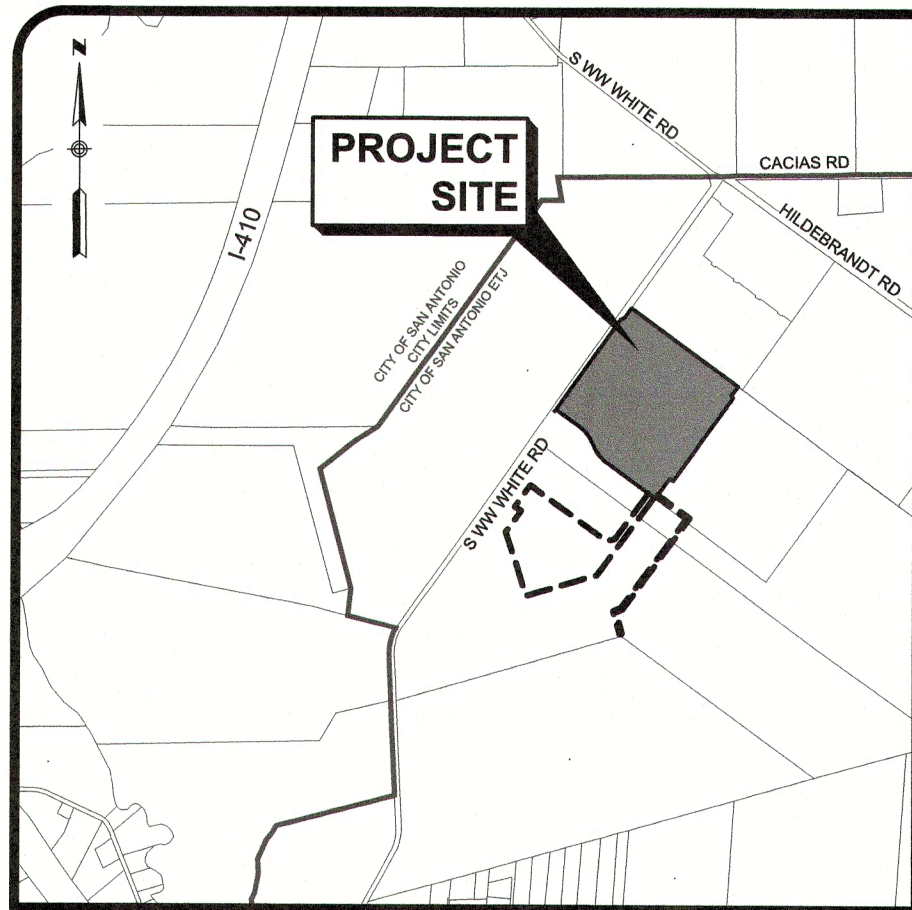
\* SEPARATION DISTANCE TO COMPLY WITH TCEQ REGULATION 30 TAC 290.44 (E) APPENDIX E AND 30 TAC 217.53(D) APPENDIX D-SEPARATION DISTANCE

TYPICAL SANITARY SEWER/WATER CROSSING DETAIL  
N.T.S.

| LEGEND                                                                                |                                                                                       |                                                                      |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| PROPOSED                                                                              | EXISTING                                                                              |                                                                      |
|    |    | SANITARY SEWER MANHOLE                                               |
|    |    | SANITARY SEWER LINE                                                  |
|    |    | WATER LINE                                                           |
|    |    | FORCE MAIN (BY OTHERS)                                               |
|    |    | SANITARY SEWER LATERAL                                               |
|    |    | CLEAN OUT<br>(INSTALL BY HOME BUILDER)                               |
|    |    | WATER VALVE                                                          |
|    |    | SINGLE WATER SERVICE                                                 |
|    |    | DUAL WATER SERVICE                                                   |
|    |    | FIRE HYDRANT                                                         |
|    |    | 11-6\" data-bbox="692 668 992 688"/>                                 |
|    |    | 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 &<br>CABLE TV ESMT\" data-bbox="692 1508 992 1528"/> |
|  |  | EASEMENT                                                             |
|  |  | VOLUME                                                               |
|  |  | PAGE                                                                 |
|  |  | 4\" data-bbox="692 1748 992 1768"/>                                  |
|  |  | SERVICE                                                              |
|  |  | PHASE LINE                                                           |



X:\324202 Mosier Land Development\04018 Grace Gardens Unit 1\026 Site Development Plans\DWG-Sheets\Water Layout.dwg  
Last Modified: May 22, 24 - 09:17  
Plot Date/Time: Jun 10, 24 - 12:28:42



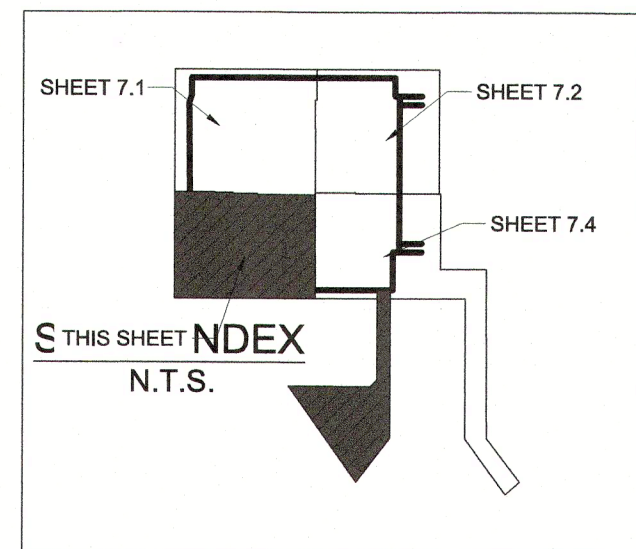
### GENERAL NOTES

- FIRE HYDRANT SHALL BE LOCATED BETWEEN SIDEWALK & CURB IN ACCORDANCE WITH THE FIRE HYDRANT INSTALLATION DETAIL DD-834-01.
- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
- ALL VALVES SHALL READ "OPEN RIGHT".
- ALL FIRE HYDRANTS SHALL BE PAINTED APPROPRIATE SAWS COLORS.
- FIRE HYDRANTS AND VALVE BOXES TO BE RAISED TO THE PROPOSED TOP OF PAVEMENT OR GROUND ELEVATION.
- ALL WATER PIPE TO BE C-900, DR-18, CLASS 235 UNLESS OTHERWISE NOTED.
- 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.

CONTRACTOR TO TIE NEW 12" PVC PIPE TO EXIST. 16" PVC PIPE (SAWS JOB NO.21-1050) AFTER DISINFECTION BY CONTRACTOR AND ACCEPTANCE BY SAWS INSTALL FOR CHLORINATION INJECTION

INSTALL FOR TIE IN:  
1-16"x12" CUT IN TEE, M.J.  
1-16" GATE VALVE, M.J.  
1-12" GATE VALVE, M.J.  
2-6" VALVE BOXES, COMPLETE

FOR CHLORINATION INJECTION  
2-1" CORR. STOP C.C. X 1/4" CPL. CURB STOP  
2-1" CORR. X 1 1/4" CPL. CURB STOP  
2-1 3/8" SOLID CAP, THD.  
2-1" COPPER TUBING, CUT AS REQ.  
CONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LOAD NEW MAIN

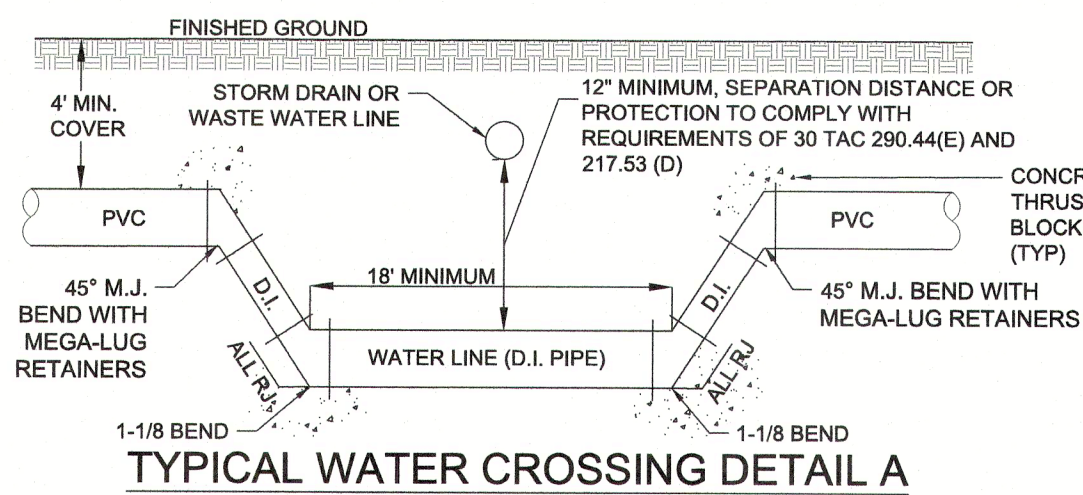
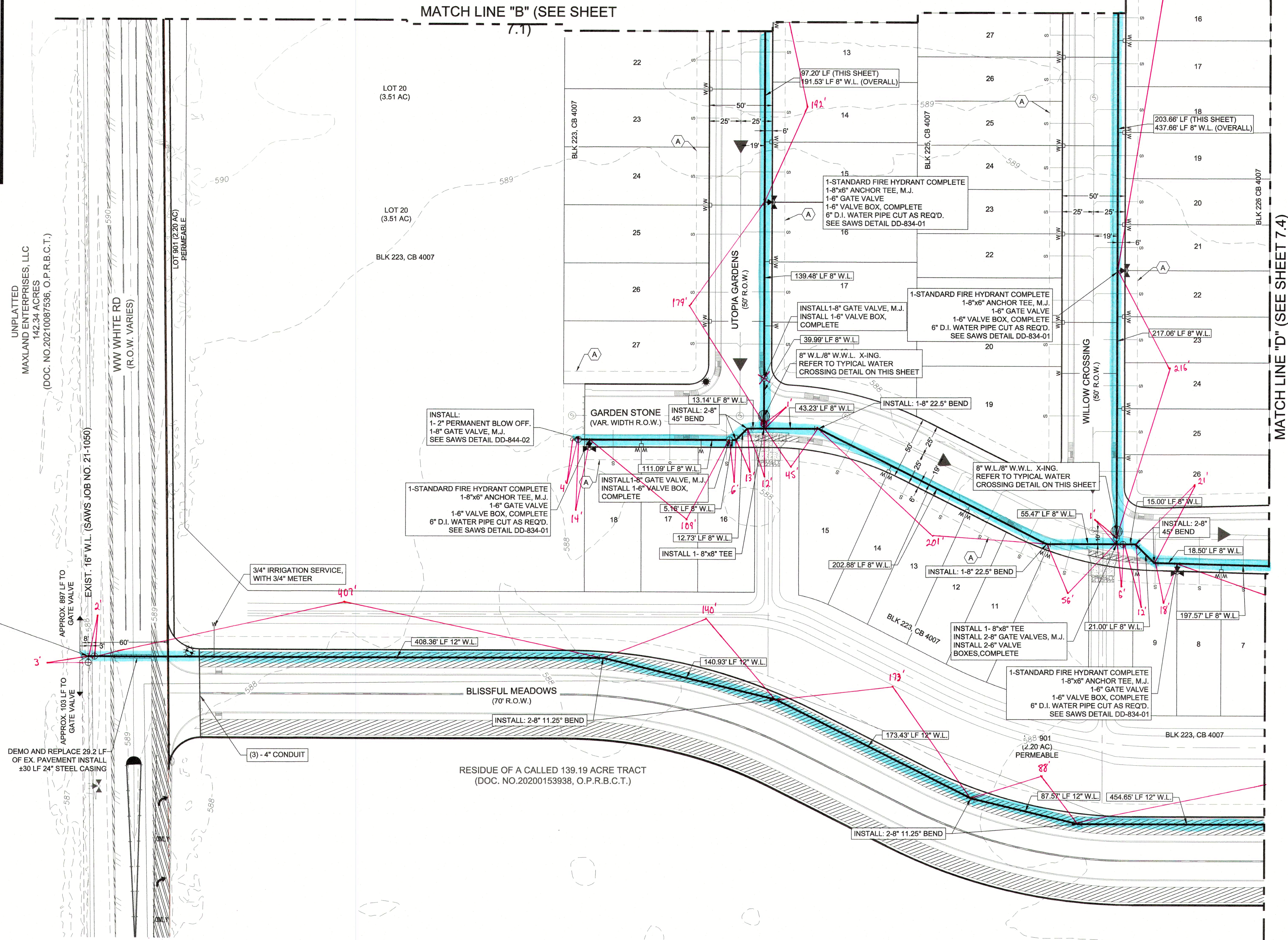


### WATER: SAWS PRESSURE ZONE 2

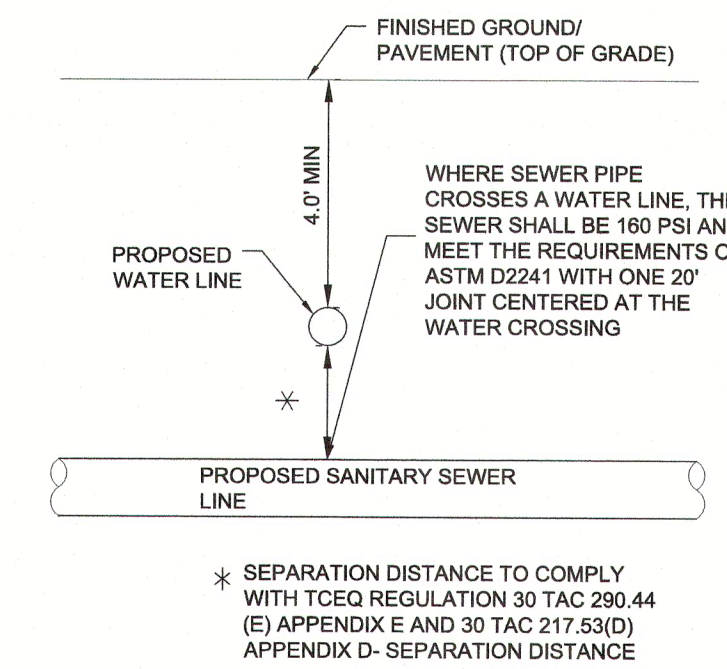
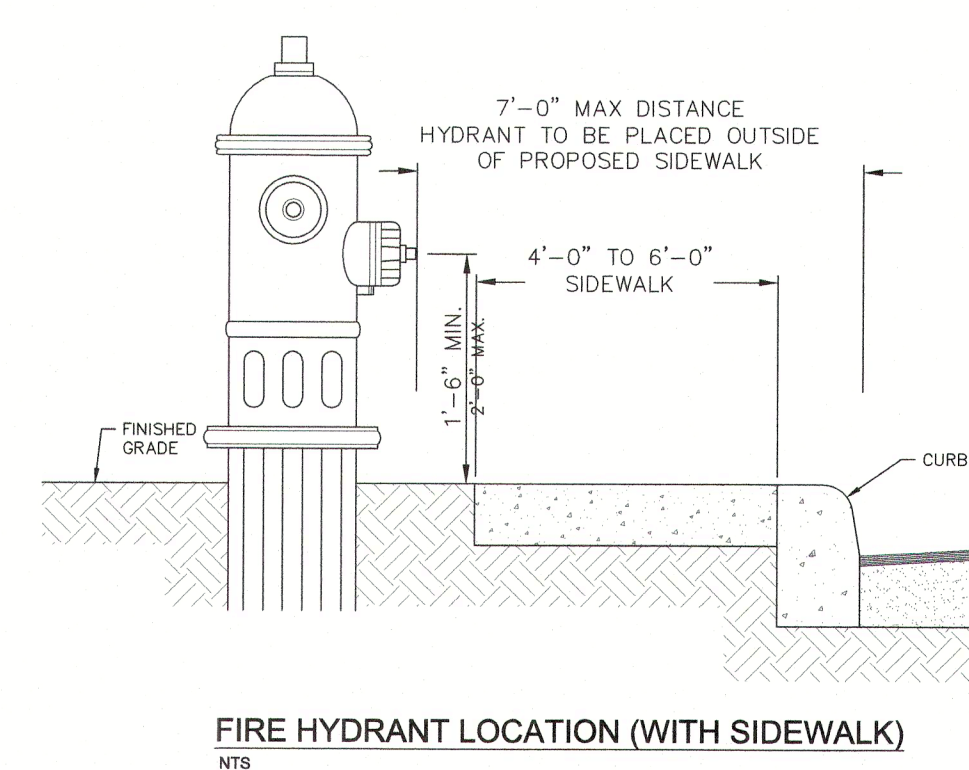
DEVELOPER'S NAME: MORAN LAND DEVELOPMENT  
DEVELOPER'S ADDRESS: 6812 WEST AVENUE, SUITE 100  
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78213  
PHONE #: (210) 764-9075 FAX #: N/A  
SAWS BLOCK MAP #: 192568 TOTAL EDUS: 289 TOTAL ACREAGE: 48.43 AC  
TOTAL LINEAR FOOTAGE OF PIPE: 12" - 1670 LF PLAT NO.: 23-11850410  
NUMBER OF LOTS: 300 SAWS JOB NO.: 23-1186

UNPLATTED  
MAXLAND ENTERPRISES, LLC  
142.34 ACRES  
(DOC. NO.20210087536, O.P.R.B.C.T.)

APPROX. 887 LF TO GATE VALVE  
APPROX. 103 LF TO GATE VALVE  
EXIST. 16" W.L. (SAWS JOB NO. 21-1050)  
DEMO AND REPLACE 29.2 LF OF EX. PAVEMENT INSTALL 130 LF 24" STEEL CASING



- NOTE:
- 18" MINIMUM WATER PIPE SEGMENT TO BE CENTERED UNDER WASTEWATER LINE.
  - WASTEWATER PIPE WITHIN NINE FEET OF WATER PIPE ON EITHER SIDE SHALL BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE RATED PIPE.
  - FULLY RESTRAINT TO BACK TO PVC PIPE. BEYOND THAT, RESTRAINT PER JOINT RESTRAINT TABLE.



### 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 (AT/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                              |

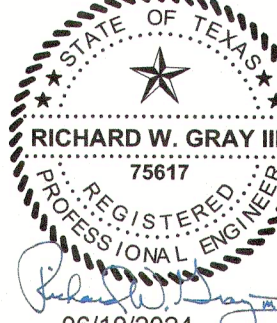
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SCALE IN FEET  
SCALE: 1"=50'

- (A) 10' G.E.T.CA. ESMT  
(B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY  
(C) ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.92 ACRES)  
(D) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (2.86 ACRES, PERMEABLE)  
(E) 5' R.O.W. DEDICATION (0.102 ACRES)  
(F) 6' G.E.T.CA. ESMT  
(G) 1' V.N.A.E. ESMT  
(H) OFF-LOT 15' GRADING ESMT (0.486 ACRES)  
(I) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

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

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| NO.       |      |    |             |

DATE: 9/8/2023  
DESIGNED BY: RG  
DRAWN BY: RG  
CHECKED BY: RG  
DRAWING NAME: 3d Water Layout.dwg



LJA Engineering, Inc.  
Phone 210.503.2700  
LJA.COM  
TBE No. F-1386

9830 Colonnade Blvd  
Suite 300  
San Antonio, Texas 78230

JOB NUMBER:  
SA202-0401B-426

SHEET NO.

7.3

OF SHEETS



