

SUMMARY NOTES:

DEVELOPER/OWNER: ADRIAN TAMES
HYG HOMES
84 NE LOOP 410,
SUITE 242
SAN ANTONIO, TX 78216

ENGINEER: BGE, INC., TBPE-1046
CONTACT: JAVIER CASTELLO, P.E.
EMAIL: JCASTELLO@BGEINC.COM
7330 SAN PEDRO AVENUE SUITE 202
SAN ANTONIO, TEXAS 78216
PHONE: (210) 581-3600

SURVEYOR: BGE, INC., TBPE F1046
CONTACT: DION ALBERTSON
EMAIL: DALBERTSON@BGEINC.COM
7330 SAN PEDRO AVENUE SUITE 202
SAN ANTONIO, TEXAS 78216
PHONE: (210) 581-3600

FLOODPLAIN INFORMATION

NO PORTION OF THE LOT IN THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL.

FEMA PANEL: 48029C0220G EFF. 9/29/2010
TRACT SIZE: 7.36 ACRES
TYPE: SINGLE FAMILY RESIDENTIAL

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.

STREETS - CITY OF SAN ANTONIO
WATER - SAN ANTONIO WATER SYSTEM - SAWS
DRAINAGE - CITY OF SAN ANTONIO
WASTEWATER - SAN ANTONIO WATER SYSTEM - SAWS

CONTACT INFORMATION FOR COORDINATION AND EMERGENCY

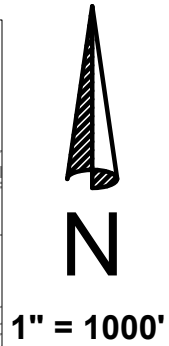
CITY OF SAN ANTONIO: (210) 207-1111
ELECTRIC UTILITY: CPS ENERGY (210) 353-4357
WATER UTILITY: SAN ANTONIO WATER SYSTEM-SAWS (210) 704-7297
WASTEWATER UTILITY: SAN ANTONIO WATER SYSTEM-SAWS (210) 704-7297

CIVIL CONSTRUCTION DRAWINGS:
HERON VALLEY PHASE 1
CITY OF SAN ANTONIO

WATER, SEWER, STREET & DRAINAGE IMPROVEMENTS

NOVEMBER 2024

VICINITY MAP



REVISIONS/CORRECTIONS					
SHEET LIST	DESCRIPTION	DATE	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	ACCEPTED BY	APPROVAL DATE

NOT FOR CONSTRUCTION



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.browningay.com
TBPE Registration No. F-1046

SUBMITTED BY

JAVIER CASTELLO, P.E.
BGE, INC. TBPE NO. F-1046
7330 SAN PEDRO AVENUE SUITE 202
SAN ANTONIO, TEXAS 78216
PHONE: (210) 581-3600

DATE: 11/14/2024

HERON VALLEY PHASE 1

Sheet Number	Sheet Title
C00.00	COVER SHEET
C01.00	CIVIL GENERAL NOTES
C01.10	EXISTING CONDITIONS PLAN
C01.11	DEMOLITION PLAN
C02.00	EROSION & SEDIMENTATION CONTROL PLAN
C02.10	EROSION & SEDIMENTATION CONTROL DETAILS
C02.20	TREE PROTECTION PLAN
C02.21	DETAILED TREE PROTECTION PLAN (SHEET 1 OF 4)
C02.22	DETAILED TREE PROTECTION PLAN (SHEET 2 OF 4)
C02.23	DETAILED TREE PROTECTION PLAN (SHEET 3 OF 4)
C02.24	DETAILED TREE PROTECTION PLAN (SHEET 4 OF 4)
C02.30	TREE PROTECTION TABLES (SHEET 1 OF 2)
C02.31	TREE PROTECTION TABLES (SHEET 2 OF 2)
C02.32	TREE PROTECTION CALCULATIONS
C02.40	TREE PROTECTION PLAN DETAILS
C03.00	OVERALL GRADING PLAN
C03.20	DETENTION POND PLAN
C04.00	UTILITY PLAN
C05.00	OVERALL WASTEWATER PLAN
C05.10	WASTEWATER LINE A PLAN & PROFILE STA 1+00 TO 6+50
C05.11	WASTEWATER LINE A PLAN & PROFILE STA 6+50 TO END
C05.12	WASTEWATER LINE B PLAN & PROFILE
C06.00	WATER DISTRIBUTION PLAN
C07.00	PARROT VALLEY PLAN AND PROFILE
C07.01	CONDOR VALLEY PLAN AND PROFILE
C07.02	CANARY VALLEY PLAN AND PROFILE
C07.03	FLAMINGO VALLEY PLAN AND PROFILE
C07.04	ROBIN VALLEY PLAN AND PROFILE
C07.10	KNUCKLE DETAILS
C08.00	STORM DRAIN COLLECTION PLAN
C08.10	STORM LINE A PLAN AND PROFILE
C08.11	STORM LINE B PLAN AND PROFILE
C08.20	STREET & DRAINAGE DETAILS (SHEET 1 OF 5)
C08.21	STREET & DRAINAGE DETAILS (SHEET 2 OF 5)
C08.22	STREET & DRAINAGE DETAILS (SHEET 3 OF 5)
C08.23	STREET & DRAINAGE DETAILS (SHEET 4 OF 5)
C08.24	STREET & DRAINAGE DETAILS (SHEET 5 OF 5)
C09.00	SIGNAGE PLAN
C09.01	SIGNAGE DETAILS (SHEET 1 OF 2)
C09.02	SIGNAGE DETAILS (SHEET 2 OF 2)

SAWS PRESSURE ZONE: 1111

DEVELOPER NAME: HYG HOMES
DEVELOPER ADDRESS: 84 NE LOOP 410, SUITE 242
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE: (210) 966-2025 FAX: N/A
SAWS BLOCK MAP #: N/A TOTAL EDU'S 40 TOTAL ACREAGE 7.361
TOTAL LINEAR FOOTAGE OF PIPE: 2,225 PLAT NO. 24-11800389
NUMBER OF LOTS: 40 SAWS JOB NO. 24-1625

MIDDLE COLLECTION AND TREATMENT AREA (MCTA)

DEVELOPER NAME: HYG HOMES
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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: *San Antonio Water System*
DATE: 11/15/2024



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

[illegible]

REVIEWED BY THE
SAN ANTONIO WATER SYSTEM

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CONTRACTOR OR SUB-CONTRACTOR OF THE
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AND REGULATIONS

BY: San
DATE: 11/15/2024

MIDDLE COLLECTION AND TREATMENT AREA (MCTA)

DEVELOPER NAME: HYG HOMES

DEVELOPER ADDRESS: 846 N LOOP 410, SUITE 242

CITY SAN ANTONIO STATE TX ZIP 78216

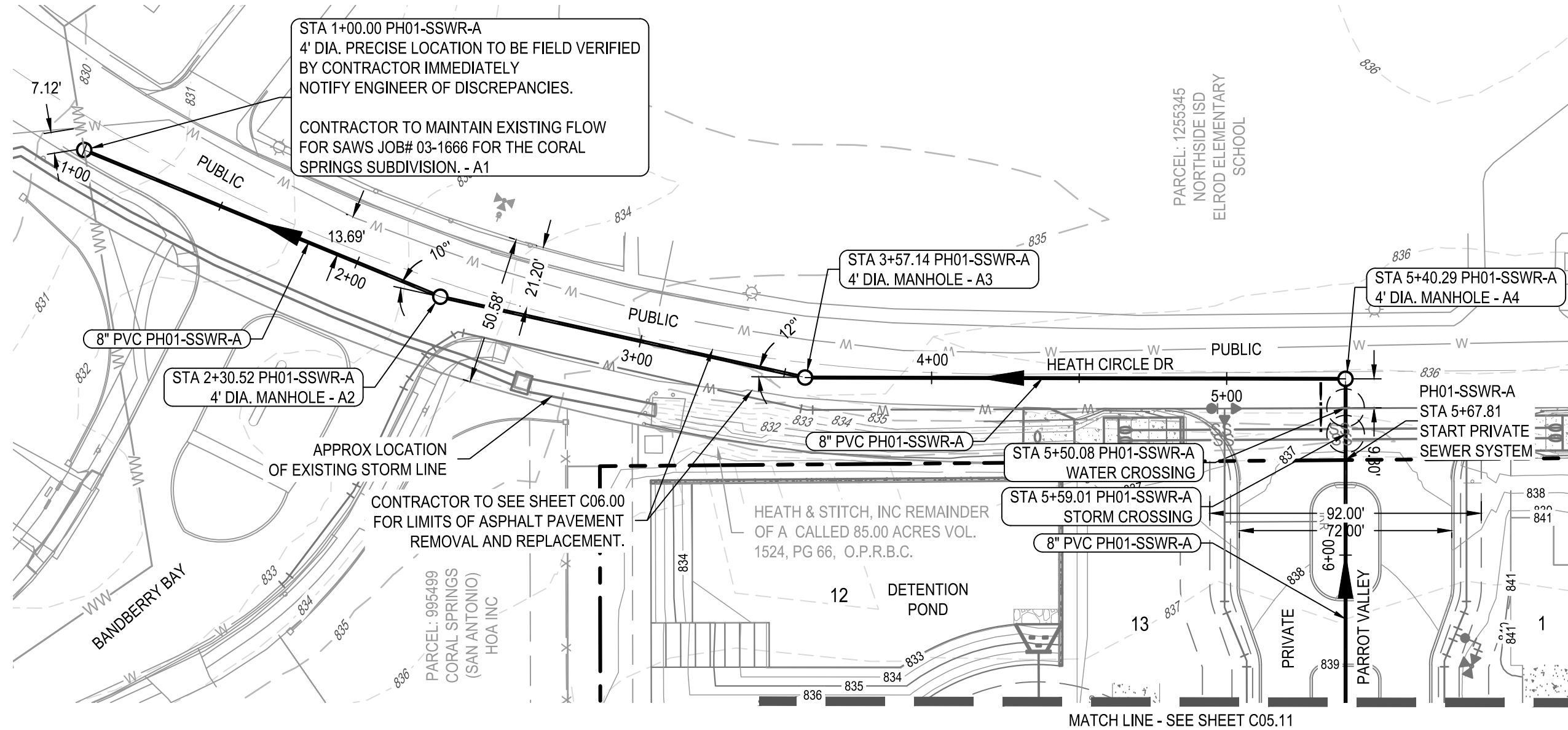
PHONE (210) 966-2025 FAX N/A

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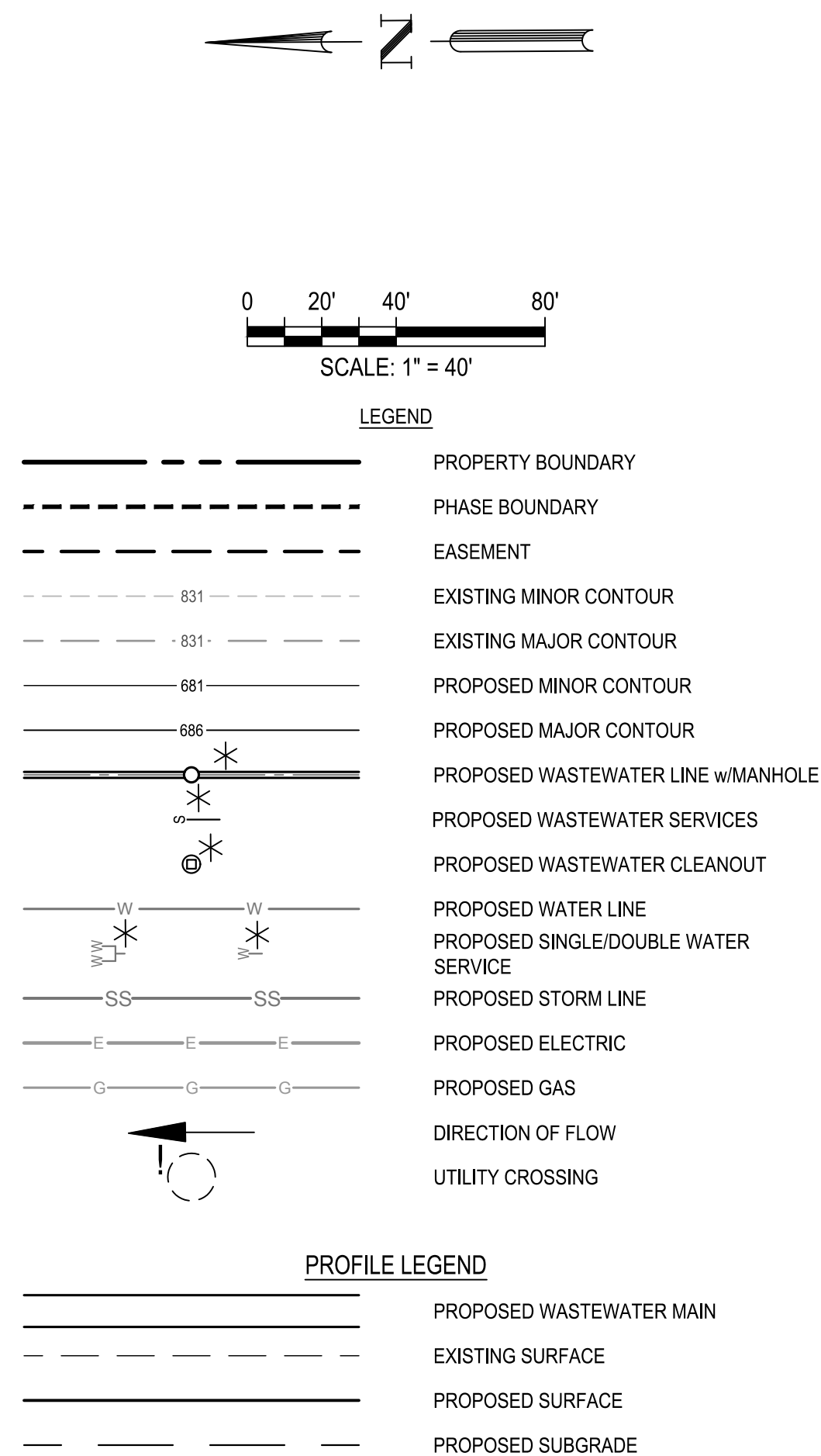
TOTAL LINEAR FOOTAGE OF PIPE 1,364.12' @ 36" PCD PLAT NO. 24-11800389

NUMBER OF LOTS 40 SAWS JOB NO. 24-1625

PLAT NUMBER
24-11800389



CONTRACTOR IS RESPONSIBLE TO KEEP HEATH CIRCLE RD WITH TRAFFIC FLOWING AT ALL TIMES. CONTRACTOR MUST SUBMIT AND PROCESS A TRAFFIC CONTROL PLAN THROUGH THE CITY/COUNTY.



SEWER GENERAL NOTE:
WASTEWATER PIPES SHALL BE SDR21 PVC.
NOTE:
UTILITY SYMBOLS ARE NOT TO SCALE, AND ARE ONLY SHOWN FOR
ILLUSTRATION PURPOSES.

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

NOTES

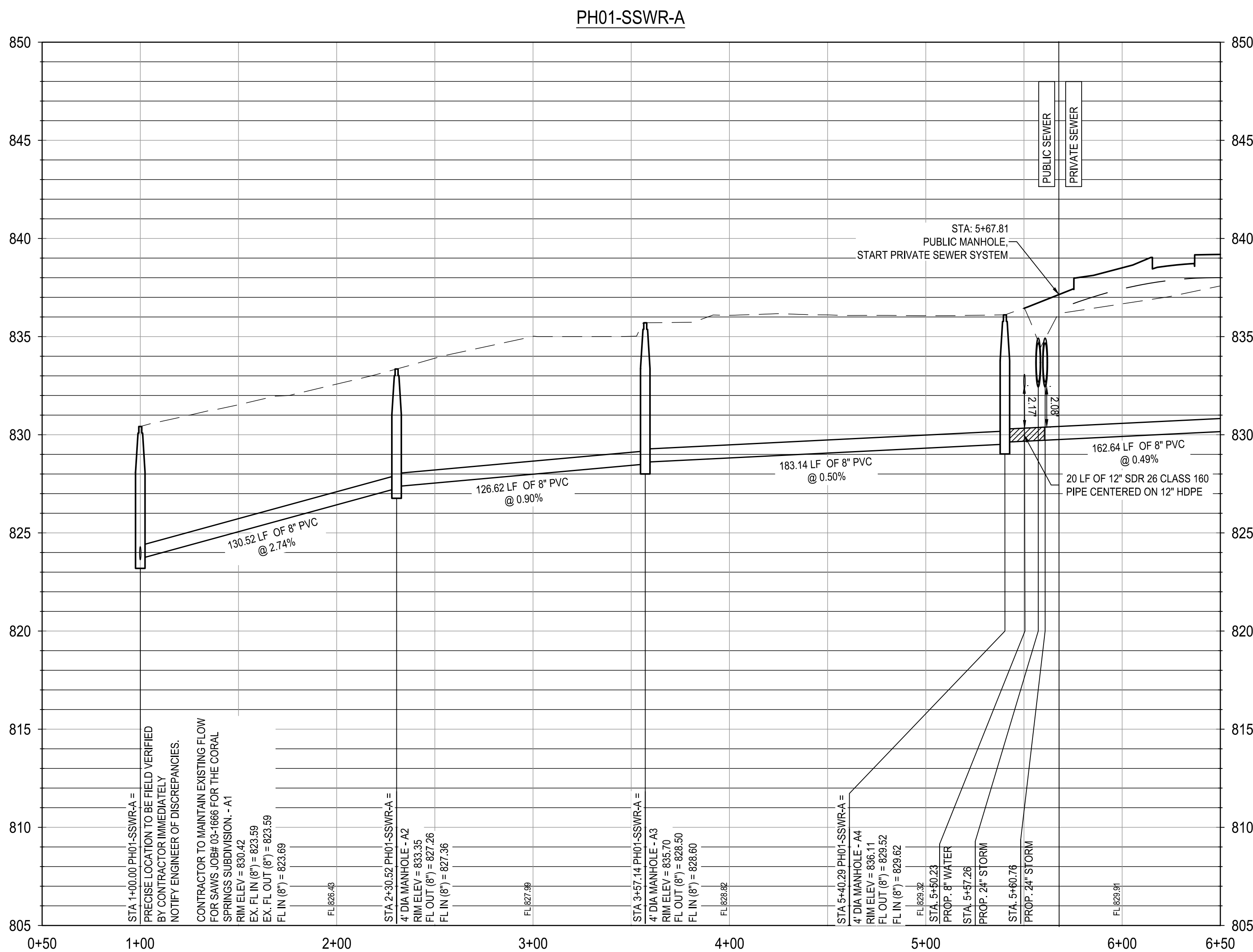
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. WATER LINES 3" AND SMALLER SHALL BE SCH 40 PVC OR CLASS WATER LINES 3" AND SMALLER SHALL BE SCH 40 PVC OR CLASS 200 PVC WATER PIPE. WATER LINES 4" THROUGH 12" SHALL BE AWWA C-909. ALL WATER MAINS 14" THROUGH 36" SHALL BE C-900.
4. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. NOT ALL FITTINGS ARE NOTED, SHOWN, OR INDICATED.
5. REFER TO GENERAL NOTES SHEET OR SPECIFIC DETAIL SHEET IN THIS REFER TO GENERAL NOTES SHEET OR SPECIFIC DETAIL SHEET IN THIS SET FOR FURTHER INSTRUCTIONS. FOR ANY DISCREPANCIES THE MORE STRINGENT WILL APPLY.
6. REFER TO PLAN AND PROFILE SHEETS IN THIS SET FOR SANITARY REFER TO PLAN AND PROFILE SHEETS IN THIS SET FOR SANITARY REFER AND STORM SEWER DESIGN INFORMATION.
7. RADIUS WATERLINE PIPE SHALL BE LAID IN 20 FT INCREMENTS AT 1' RADIUS WATERLINE PIPE SHALL BE LAID IN 20 FT INCREMENTS AT 1' DEFLECTIONS.
8. COMPACTION OF TRENCH UNDER PROPOSED PAVING SHOULD USE COMPACTION OF TRENCH UNDER PROPOSED PAVING SHOULD USE APPROPRIATE REPLACEMENT GRANULAR MATERIAL IF UNSUITABLE SOIL IS EXCAVATED FROM TRENCH.
9. ALL OTHER UTILITIES SHALL BE INSTALLED BELOW THE WATER LINE ALL OTHER UTILITIES SHALL BE INSTALLED BELOW THE WATER LINE WITH AT LEAST 1' SEPARATION.

FINISHED FLOOR ELEVATIONS

THE ELEVATIONS OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

PRIVATE STREET DESIGNATION:

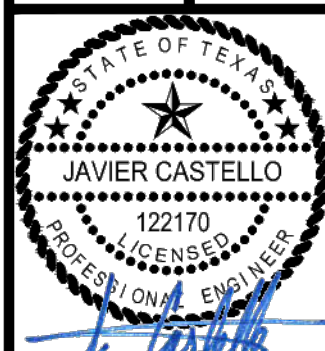
LOT 999, BLOCK 9, IS A PRIVATE STREET AND IS DESIGNATED AS AN IRREVOCABLE UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.



NOT FOR CONSTRUCTION

HERON VALLEY PHASE 1

WASTEWATER LINE A PLAN & PROFILE
STA 1+00 TO 6+50



11/14/2024
SHEET
C05.10

G:\TXC\Projects\San Antonio Projects\2936-00 - Heron Valley\01_Unit\03_CADD\01_Shts\C05.10 WASTEWATER LINE A PLAN & PROFILE.dwg Layout: WASTEWATER LINE A PLAN & PROFILE STA 6+50 TO END Plotted: 11/14/2024 3:56:30 PM By: Calderon

REVIEWED BY THE
SAN ANTONIO WATER SYSTEM
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BY: *Antonio B. Rivas*
DATE: 11/15/2024

MIDDLE COLLECTION AND TREATMENT AREA (MCTA)
DEVELOPER NAME: HYG HOMES
DEVELOPER ADDRESS: 84 NE LOOP 410, SUITE 242
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE: (210) 586-2025 FAX: N/A
SAWS BLOCK MAP #: N/A TOTAL EDDS: 40 TOTAL ACREAGE: 2.361
TOTAL LINEAR FOOTAGE OF PIPE: 1184.12' (8" PVC) PLAT NO.: 24-11800389
NUMBER OF LOTS: 40 SAWS JOB NO.: 24-1625

PLAT NUMBER:
24-11800389

DATE

DESCRIPTION

DESIGNED BY: JDC
REVIEWED BY: OR
DRAWN BY: JDC



BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgeenergy.com
TX P.E. Registration No. F-1040

HERON VALLEY PHASE 1

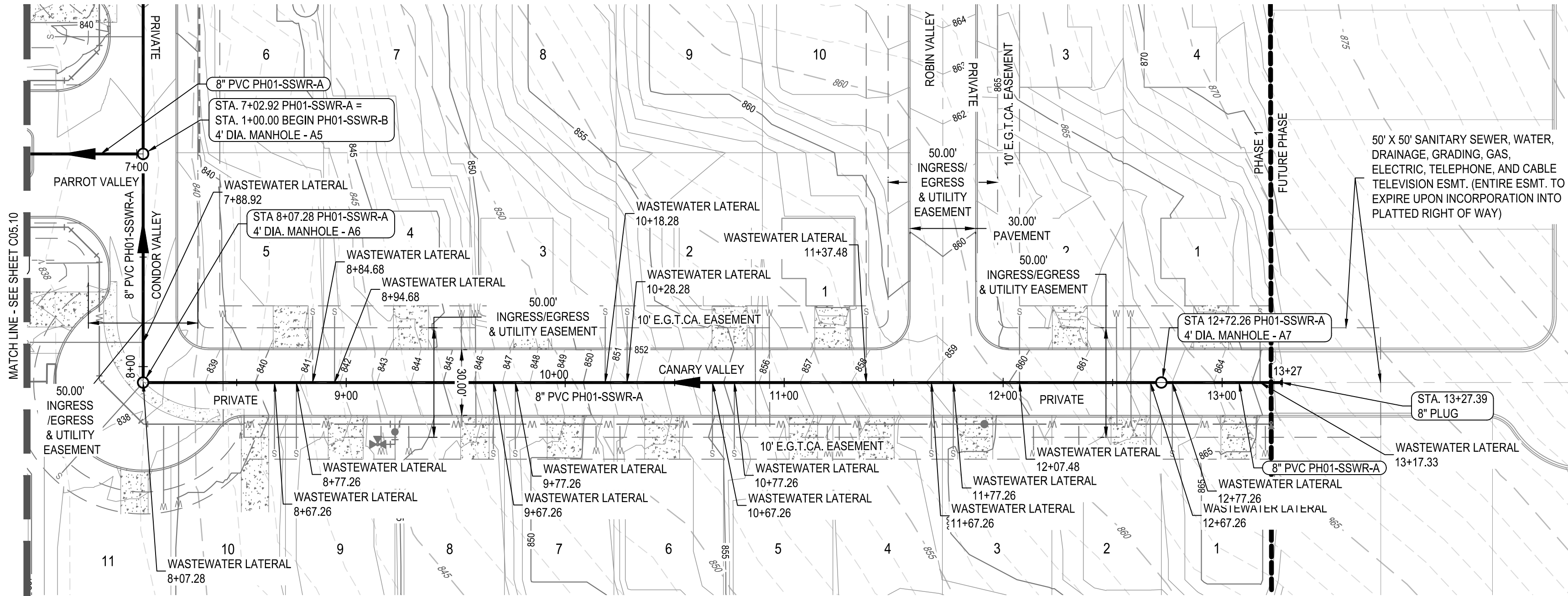
WASTEWATER LINE A PLAN & PROFILE
STA 6+50 TO END

NOT FOR CONSTRUCTION



11/14/2024

SHEET
C05.11



0 20' 40' 80'
SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED WASTEWATER LINE w/MANHOLE
- PROPOSED WASTEWATER SERVICES
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WATER LINE
- PROPOSED SINGLE/DOUBLE WATER SERVICE
- PROPOSED STORM LINE
- PROPOSED ELECTRIC
- PROPOSED GAS
- DIRECTION OF FLOW
- UTILITY CROSSING

PROFILE LEGEND

- PROPOSED WASTEWATER MAIN
- EXISTING SURFACE
- PROPOSED SURFACE
- PROPOSED SUBGRADE

SEWER GENERAL NOTE:
WASTEWATER PIPES SHALL BE SDR21 PVC.
NOTE:
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TRENCH EXCAVATION SAFETY PROTECTION

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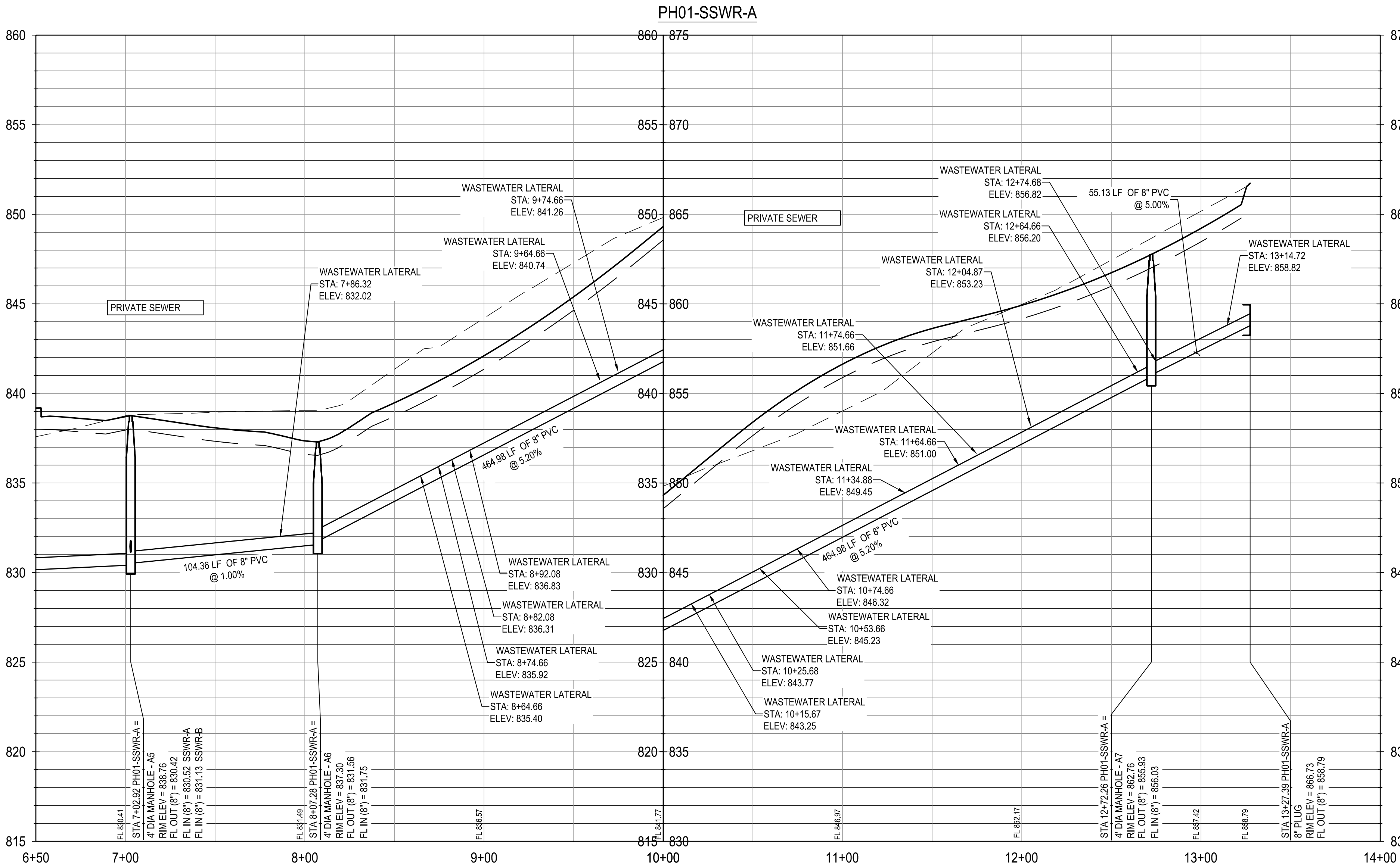
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FINISHED FLOOR ELEVATIONS

PRIVATE STREET DESIGNATION:
LOT 999, BLOCK 9, IS A PRIVATE STREET AND IS DESIGNATED AS AN IRREVOCABLE UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

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G:\TXC\Projects\San Antonio Projects\2936-00 - Heron Valley\01_Unit\103_CADD\01_Shts\C05.12 WASTEWATER LINE B PLAN & PROFILE.dwg Layout: WASTEWATER LINE B PLAN & PROFILE Plotted: 11/14/2024 3:56:33 PM By: Calderon

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AND REGULATIONS

BY: *San Antonio Water System*
DATE: 11/15/2024

MIDDLE COLLECTION AND TREATMENT AREA (MCTA)
DEVELOPER NAME: HYG HOMES
DEVELOPER ADDRESS: 84 NE LOOP 410, SUITE 242
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE: (210) 486-2025 FAX: N/A
SAWS BLOCK MAP #: N/A TOTAL EDSVS: 40 TOTAL ACRES: 2.361
TOTAL LINEAR FOOTAGE OF PIPE: 1,861.12' @ 8" PVC PLAT NO. 24-11800389
NUMBER OF LOTS: 40 SAWS JOB NO. 24-1625

PLAT NUMBER:
24-11800389

APR

DATE

DESCRIPTION

DESIGNED BY: JDC
REVIEWED BY: OR
DRAWN BY: JDC



BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgeenergy.com
TXEPE Registration No. F-1040

HERON VALLEY PHASE 1

WASTEWATER LINE B PLAN & PROFILE

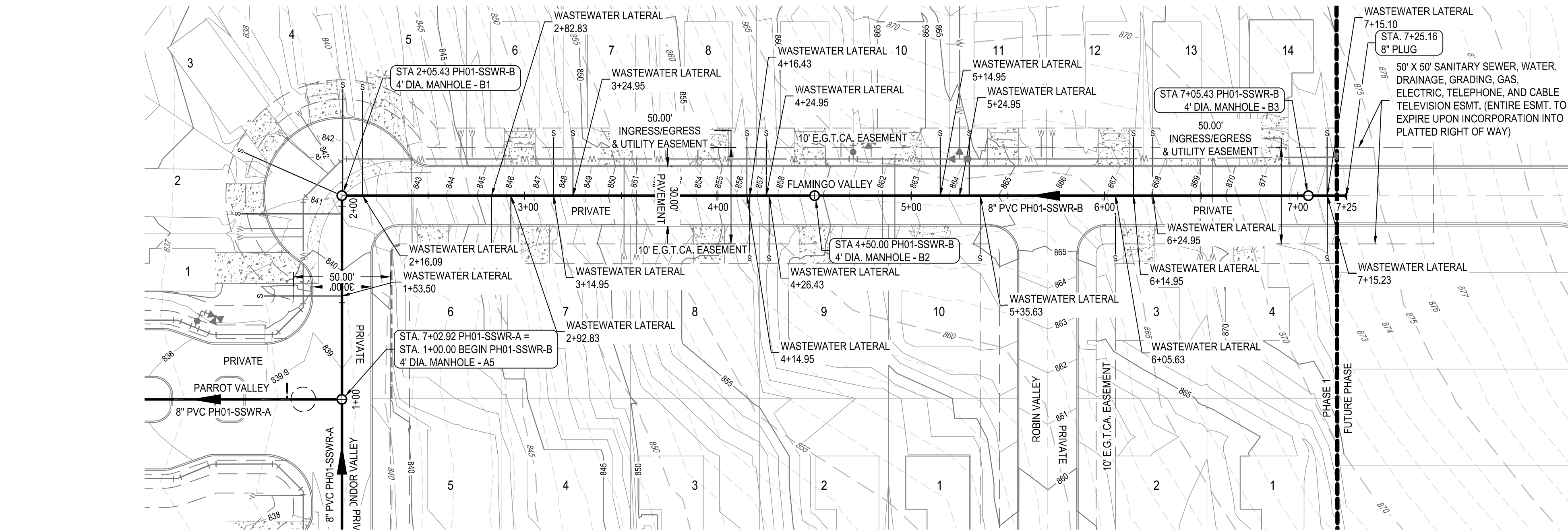
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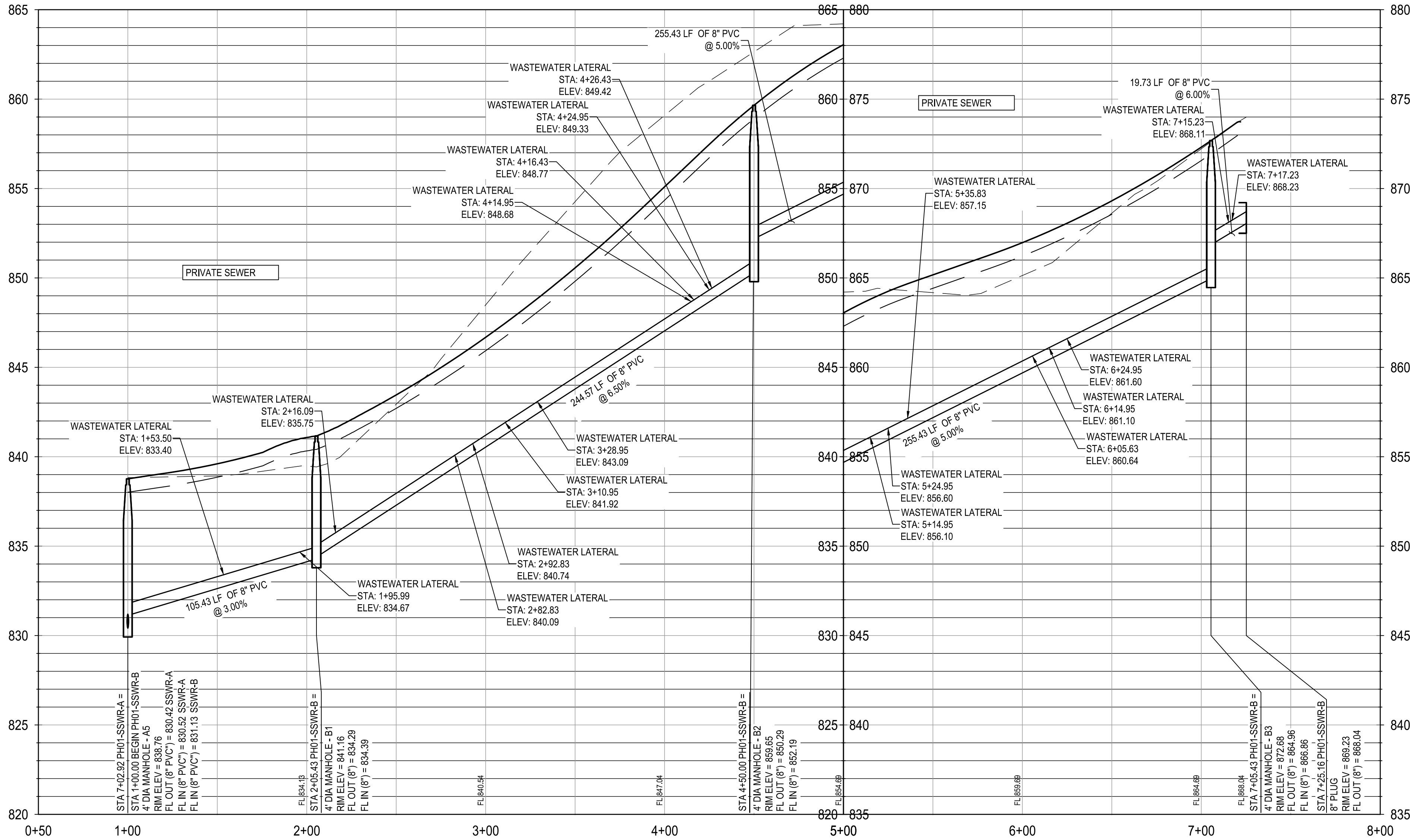
11/14/2024

SHEET

C05.12



PH01-SSWR-B



PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 9, IS A PRIVATE STREET
AND IS DESIGNATED AS AN
IRREVOCABLE UNDERGROUND AND
AT-GRADE INFRASTRUCTURE AND
SERVICE FACILITIES EASEMENT FOR
GAS, ELECTRIC, STREET LIGHT,
TELEPHONE, CABLE TELEVISION,
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FINISHED FLOOR ELEVATIONS

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SEWER GENERAL NOTE:
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NOTE:
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ILLUSTRATION PURPOSES.

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AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES
WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION
SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED
IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS,
PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY
PROTECTION THAT 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 PROGRAM IN ACCORDANCE WITH
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PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS
OTHERWISE NOTED.
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SMALLER SHALL BE SCH 40 PVC OR CLASS 200 PVC WATER PIPE. WATER LINES 4"
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INSTRUCTIONS. FOR ANY DISCREPANCIES THE MORE STRINGENT WILL APPLY.
- REFER TO PLAN AND PROFILE SHEETS IN THIS SET FOR SANITARY REFER TO PLAN AND
PROFILE SHEETS IN THIS SET FOR SANITARY SEWER AND STORM SEWER DESIGN
INFORMATION.
- RADIUS WATERLINE PIPE SHALL BE LAID IN 20 FT INCREMENTS AT 1" RADIUS WATERLINE
PIPE SHALL BE LAID IN 20 FT INCREMENTS AT 1" DEFLECTIONS.
- COMPACTION OF TRENCH UNDER PROPOSED PAVING SHOULD USE COMPACTION OF
TRENCH UNDER PROPOSED PAVING SHOULD USE APPROPRIATE REPLACEMENT
GRANULAR MATERIAL IF UNSUITABLE SOIL IS EXCAVATED FROM TRENCH.
- ALL OTHER UTILITIES SHALL BE INSTALLED BELOW THE WATER LINE ALL OTHER UTILITIES
SHALL BE INSTALLED BELOW THE WATER LINE WITH AT LEAST 1' SEPARATION.

