

**US 1 PINE TREE
PZ-22-096**

Comments dated 08/29/22

<p>Civil Engineer David Allen 8/29/22 10:35 AM</p>	<p>Markup Transmittal Letter - Site Plan Review.pdf Civil-Stormwater Calculations Stormwater Calculations were not included in the submittal.</p>	<p>See enclosed electronically sealed Stormwater Calculations.</p>
<p>Civil Engineer David Allen 8/29/22 10:49 AM</p>	<p>Markup C004-CIVIL.pdf Civil-Driveway Identify the high point within the driveway to delineate the basin.</p>	<p>High point in driveway elevation 30.95 is delineated. See revised civil plan, Sheet 4.</p>
<p>Civil Engineer David Allen 8/29/22 10:49 AM</p>	<p>Markup C004-CIVIL.pdf Civil-HC Parking Space Provide elevations at four corners of the HC spaces including the access aisle.</p>	<p>See revised civil plan, proposed grades are included at all four (4) corners of handicap spaces including the access aisle.</p>
<p>Civil Engineer David Allen 8/29/22 10:49 AM</p>	<p>Markup C004-CIVIL.pdf Civil-Storm Inlet #1-2-Flow Path Inlet #1-2 appears to be the low point in the system. Is the design for surface water to stage up in the pipe system then flow to the AREA TO REMAIN NATURAL? Then will stage up an additional foot before flowing to the existing pond?</p>	<p>Elevation 26.00 is revised 24" MES #4 to elevation 26.00. No 1 foot staging in natural area is now is proposed.</p>
<p>Civil Engineer David Allen 8/29/22 10:49 AM</p>	<p>Markup C004-CIVIL.pdf Civil-Junction Manhole Is there a reason that the junction manhole would not be placed at the connection to the existing pipe? See the two notes.</p>	<p>Junction manhole relocated south to connection to existing 18" pipe. See revised Sheet 4.</p>
<p>Civil Engineer David Allen 8/29/22 10:49 AM</p>	<p>Markup C004-CIVIL.pdf Civil-Stormwater Management Was this pond constructed under a previous stormwater permit? If so, please provide the criteria for the basin that was approved.</p>	<p>See enclosed historic ERP permit with drainage calculations and PMA updated electronically sealed drainage calculations. Existing dry retention was permitted and constructed in Volusia County.</p>
<p>Civil Engineer David Allen 8/29/22 10:58 AM</p>	<p>Markup C004-CIVIL.pdf Civil-Pipe Conflict Please provide a detail of the pipe crossing between this storm pipe and the existing water main.</p>	<p>See added note: "construct water mains minimum 18" below RCP drainage pipe". See revised Sheet 5.</p>

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<p>Civil Engineer David Allen 8/29/22 11:10 AM</p>	<p>Markup C015-DETAILS.pdf Civil-Lift Station Please add a Stainless Steel Pressure Gauge (Liquid Filled) to this discharge pipe within the valve box.</p>	<p>Note is added to Sheet 15 for stainless steel pressure gauge (liquid filled) to discharge pipe.</p>
<p>Landscape Architect Cara Culliver 8/12/22 10:50 AM</p>	<p>Markup C006-LANDSCP.pdf Greenbelt Calculations - Please show the math for the buffer length (366.43') & showing the LF for the sidewalks (10' two of them) and not the driveway equals 356.43'. - Revised wording that 60% of the greenbelt plantings shall be "Native". - The SA & TV are not native and can't count toward the native requirement. - The native requirement is based on SF of area and not individual plant numbers. - Please revise buffer calculations, based on comment above.</p>	<p>See revised calculation, 352.13 ft., 12,316.20 sf. greenbelt buffer now indicated - Native is now indicated in Note - SA & TV are replaced with Native Species, Juniper and Bulbine and counted - 60% native requirement is revised to 60% of required SF - Buffer calculations are revised as requested. See revised wording, Sheet 6. SA & TV are deleted and replanted with native species Juniper and Yaupon. See revised calculations based on square footage. See revised buffer calculations.</p>
<p>Landscape Architect Cara Culliver 8/12/22 11:01 AM</p>	<p>Markup C006-LANDSCP.pdf Greenbelt Planting Comments - Backflow preventers are required to be screened. - The SF native requirement needs to be met, see comments.</p>	<p>See added (14) fourteen PM to screen backflow preventers. See revised plant list for native species. See revised backflow preventers to landscape Plan. Now screened with Podocarpus. See revised plant list. Native species are now proposed.</p>
<p>Landscape Architect Cara Culliver 8/12/22 11:31 AM</p>	<p>Markup C006-LANDSCP.pdf Landscape Island Trees - All landscape island trees shall be 3.5" caliper minimum, see MG key.</p>	<p>All islands have MG1, 3.5" caliper magnolias or 3.5" caliper Oaks</p>

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<p>Landscape Architect Cara Culliver 8/12/22 11:58 AM</p>	<p>Markup C006-LANDSCP.pdf North Buffer - Please show the math/lineal footage for the driveway (32') + (10') east buffer = 502' - Trees need to fall within this buffer and only counting 8. Please move trees back into the buffer. - Shrubs and ground covers required would be 100. - The ground cover requirement isn't being met. Please revise and correct the chart. - All landscape buffers require a evergreen visual screen, please move VS shrubs back to property line, instead of along parking/loading zones. - Plant screen is required along side of 29 parking space.</p>	<p>502' indicated - Trees relocated to the North - 100 indicated - See added additional ground cover - VS relocated to north property line - VS Hedge added next to stall 29. See revised math buffer lineal is $516.05 - 32' - 10' = 474.05'$. 10 minimum shown. 95 required, 180 provided. See additional ground cover and corrected chart. VS is shown on property line. VS added.</p>
<p>Landscape Architect Cara Culliver 8/12/22 12:13 PM</p>	<p>Markup C006-LANDSCP.pdf East Buffer Calculations & Comments - This project abuts MDR, so the east buffer would be 10' feet. Please provide plant materials, see clouded area.</p>	<p>See added 10-ft. buffer, trees, shrubs, and ground cover.</p>
<p>Landscape Architect Cara Culliver 8/12/22 12:22 PM</p>	<p>Markup C006-LANDSCP.pdf South Buffer Calculations & Comments - The lineal footage of the south buffer is 591.51', you wouldn't include the curve length of 39.30' or greenbelt. $591.51' \text{ subt. } 33' \text{ driveway} = 558.51'$. - The 10' buffer requires 3 trees and not 2. Also 30 shrubs & 30 ground covers, please revise calculations and landscape plan. - All landscape buffers require a visual screen, either leave the natural understory vegetation or add plantings. - Suggestion to enhance the entrance with shrubs and ground covers.</p>	<p>558.51 indicated. - Additional trees are added. - See added existing vegetation to remain callouts and natural area callouts. - See added entrance shrubs and ground cover. See revised south buffer calculations and plantings. 3 trees and 30 scrubs and 30 ground covers per 100 LF is indicated. See added trees and plant materials. South buffer includes hedge/visual screen. South buffer is next to and south of an existing treed wetland to remain and an existing planted Berm.</p>

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<p>Landscape Architect Cara Culliver 8/12/22 12:34 PM</p>	<p>Markup C006-LANDSCP.pdf Site Trees Required Chart - The site SF would be divided and not times, please correct. - The tree requirement is figured 2 ways, 1 tree/1500 SF of lot area and 1 tree per 400 SF of landscape area = 145,066 SF sub. pond area = requirement. The greater number shall apply. - Include existing trees within this calculations, more than 8 existing trees.</p>	<p>Divided is indicated. - See revised calculation, Landscape Area / 400 = 363 required trees. - Existing trees are indicated. See updated calculation. See 1 tree/400 SF calculation. 329 trees required. See revised existing tree count.</p>
<p>Landscape Architect Cara Culliver 8/12/22 12:40 PM</p>	<p>Markup C006-LANDSCP.pdf 15% Tree Preservation Requirement - Add this title to the chart. - 24,373.10 SF required, please add "required wording". - Please show the Provided Requirement on this chart.</p>	<p>15% tree preservation requirement title is added to chart. 34,373.1 SF required is added. Provided requirement is added.</p>
<p>Landscape Architect Cara Culliver 8/12/22 1:06 PM</p>	<p>Markup C006-LANDSCP.pdf Plant List Add (*) for native species. LD, NS, TD, PE & PE1 are native. - Please remove the SR from the plant list.</p>	<p>(*) added for LD, NS, TD, PE, & PE1. - SR is removed from the plant list.</p>
<p>Landscape Architect Cara Culliver 8/12/22 4:15 PM</p>	<p>Markup C008-IRRIG.pdf Irrigation Plan - Any proposed single hedging material would be irrigated with G, H or J. Please revisit irrigation design. - The landscape islands would need more than 2 heads to provide proper coverage. - The irrigation source is a well. Why is the mainline loop purple? Are you connecting to reuse in the future? If so, please note on the plans.</p>	<p>See revised Irrigation Plan. See added G, H, and J heads. See added heads. See added Note, Sheet #8. "Irrigation is designed to meet reuse standards so in the future when available it can be connected to reuse and the irrigation well can be abandoned".</p>

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<p>Landscape Architect Cara Culliver 8/12/22 4:23 PM</p>	<p>Markup C007-LANDSCP.pdf Planting Details - The City has revised their details May 2020, the ones shown are not current. - Please include a ground cover detail, LS-11 & LS-12. - Details LS-3B & LS-1 are not needed on this project.</p>	<p>See updated details. - LS-11 and LS-12 details are added to Sheet 7. - LS-3B and LS-1 deleted.</p>
<p>Planner 2 Sarah Cushing 8/22/22 11:22 AM</p>	<p>Comment Please note a neighborhood meeting is required in accordance with Section 4-03 (d)(6) of the Land Development Code. The meeting shall be advertised by the applicant. See neighborhood meeting criteria uploaded by the Planning Director with this project. Please ensure that the selected location can accommodate a neighborhood meeting.</p>	<p>Neighborhood meeting information to be uploaded.</p>
<p>Planner 3 Becky Weedo 8/19/22 8:50 AM</p>	<p>Markup C004-CIVIL.pdf Crown of Road Elevations Please indicate the crown of road elevations for N. US Highway 1 and Pine Tree Dr. Per Section 3-18(f)(7) of the City Land Development Code, to prevent increased flood damage outside of special flood hazard areas the lowest floor of new principal buildings must be elevated at least 18 inches above the crown of road, unless the city engineer approves a lower height based on site-specific conditions.</p>	<p>See added crown of road elevation US1 and Pine Tree, elevation 29.46. Proposed finish floor of proposed building is elevation 32.00 and is more than 24" above crown of road at Pine Tree and US1.</p>
<p>Planning Director Steven Spraker 8/18/22 6:31 AM</p>	<p>Comment Planning, Cover Sheet, Neighborhood Meeting Please note a neighborhood meeting is required in accordance with Section 4-03 (d)(6) of the Land Development Code. The meeting shall be advertised by the applicant. See neighborhood meeting criteria uploaded with this project. Please ensure that the selected location can accommodate a neighborhood meeting. This meeting can be scheduled now.</p>	<p>Comment understood.</p>

<p>Planning Director Steven Spraker 8/18/22 6:33 AM</p>	<p>Comment Planning, Cover Sheet, Site Posting</p> <p>The applicant shall perform site posting in accordance with Section 1-15(f)(2)(c) of the Land Development Code. The sign posting criteria, examples of sign postings and a list of possible sign contractors has been uploaded with this project.</p>	<p>Speedy Signs will make signs, PMA will post. See neighborhood meeting request with proposed sign locations indicated on aerial.</p>
<p>Planning Director Steven Spraker 8/18/22 6:34 AM</p>	<p>Comment Planning, cover sheet, PBD Application letter</p> <p>Please provide a letter detailing how the criteria of the Planned Residential Development have been met, including Section 2-35(j)(4) of the Land Development Code that states:</p> <p>In considering an application for a PBD, the planning board may recommend approval, approval with conditions, or disapproval and the city commission may base its conditions of approval or denial of the issuance of a development order on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:</p> <ul style="list-style-type: none"> a. Innovative site design. b. Coordinated architectural design. c. Open space, recreation, common areas. d. Coordinated streetscape elements. 	<p>See attached PBD letter. A. B. C. D. are discussed in PBD application letter enclosed.</p>
<p>Planning Director Steven Spraker 8/18/22 6:35 AM</p>	<p>Comment Planning, Cover Sheet, Planning process</p> <p>Planning - application process This application shall require Planning Board review and City Commission action.</p> <ol style="list-style-type: none"> 1. Planning Board. The applicant is required to perform site posting in accordance with Section 1-15(f)(2)(c) of the Land Development Code for the Planning Board meeting. 2. City Commission: Note that the applicant is responsible for recording costs. <p>Flowchart, posting requirement, Planning Board calendar is available in reviewer attachment folder.</p>	<p>Comment understood. - PMA will post. - Comment understood.</p>

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<p>Planning Director Steven Spraker 8/18/22 6:36 AM</p>	<p>Comment Planning, Expiration of SPRC comments, Per Section 4-05 of the Land Development Code: The applicants shall respond to SPRC written comments within one hundred eighty (180)calendar days of the issuance date or the project shall be considered withdrawn. All projects that do not respond within the allotted time shall be required to submit a new application and SPRC review fees. Applicants may request a maximum of two (2) ninety (90)-calendar day extensions with a written request to the planning director detailing the reason for the delay in responding to the SPRC comments.</p>	<p>Comment understood.</p>
<p>Planning Director Steven Spraker 8/18/22 6:58 AM</p>	<p>Markup C001-COVER.pdf Planning, Floor Area Ratio The property has a land use of LIC - Low Intensity Commercial. The LIC has a Floor Area Ratio of 0.60. With the ISBA , Policy 9.1.4. of the Future Land Use Element limits the Floor Area Ratio to 0.55. Please verify the property acreage and building size to achieve the 0.55 Floor Area Ratio.</p>	<p>Site acreage is 229,154 SF. Proposed building is 123,534 SF. FAR = 123,534/229,154 = 0.5391 below the 0.55 maximum.</p>
<p>Planning Director Steven Spraker 8/18/22 7:02 AM</p>	<p>Markup C001-COVER.pdf Planning, hours of construction, cover Please add a note that the hours of exterior construction shall be from 7:00 am to 7:00 p.m. Monday through Saturday.</p>	<p>See Cover Sheet General Note #10, hours of exterior construction shall be 7:00 am. to 7:00 pm. Monday through Saturday.</p>
<p>Planning Director Steven Spraker 8/18/22 7:05 AM</p>	<p>Markup C002-EC.pdf Planning, construction fencing Section 2-50(n)(7) of the Land Development Code requires the use of construction fencing with screening along major roadways. Please shown on the site plan the location of the construction fencing on US 1 and the Pine Tree entrance.</p>	<p>See revised Sheet 2, US1 and Pine Tree construction fence with screening is indicated, see construction fencing detail Sheet 12 added to paving and draiange detail sheet.</p>

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<p>Planning Director Steven Spraker 8/18/22 7:11 AM</p>	<p>Markup C003-SITE.pdf Planning, cross access easement Please provide the cross access easement that allows access to the other property. Staff would suggest listing the cross access as a public benefit in terms of reducing/eliminating curb cuts onto U.S. Highway 1.</p>	<p>See attached access easement, see waiver and benefit letter that includes cross access US1 driveway reduction as one of the public benefits.</p>
<p>Planning Director Steven Spraker 8/25/22 7:13 AM</p>	<p>Comment The annexation is scheduled for the September 21, 2022 and October 5, 2022 City Commission meetings.</p>	<p>Comment understood.</p>
<p>Planning Director Steven Spraker 8/25/22 7:17 AM</p>	<p>Markup C003-SITE.pdf Planning, site lighting What is proposed for site lighting. Please provide a photometric plan. If site lighting poles are proposed, please note that these cannot exceed 20' in overall height.</p>	<p>Site Plan and Photometric Plan A-001 added notes concerning exterior lighting and notes light poles not to exceed 20 feet.</p>
<p>Planning Director Steven Spraker 8/25/22 7:18 AM</p>	<p>Markup C003-SITE.pdf Planning, note Staff would need the sketch and legal description for the proposed sidewalk/utility easement.</p>	<p>See enclosed sketch and legal for sidewalk/utility easement provided by John Matejka.</p>
<p>Planning Director Steven Spraker 8/25/22 7:21 AM</p>	<p>Markup C003-SITE.pdf Planning, site signage Note that the maximum monument signage square footage allowed is 64 square feet (this is the copy area only - base and frame can be more). See Section 3-47 of the LDC. The project can seek 66 square feet copy area for signage through the PBD process. Note: Project is a corner lot and a 32 square foot sign is allowed on Pine tree drive</p>	<p>See 8-FT. 64 SF sign US1 and 8-FT. 32 SF sign on Pine Tree Drive. See details on paving and drainage detail Sheet 12. - 64 SF is proposed on US1. - 32 SF is proposed on Pine Tree Drive.</p>
<p>Planning Director Steven Spraker 8/25/22 7:27 AM</p>	<p>Markup C003-SITE.pdf Planning, Greenbelt setbacks Section 2-73(c)(1)(d) of the LDC requires a 51' front yard setback. The building is set at 50'. Choices are either move the building back to 51' or asking for a 1' waiver through the PBD process.</p>	<p>51 feet front yard (US1). Setback is indicated.</p>

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<p>Planning Director Steven Spraker 8/25/22 7:31 AM</p>	<p>Markup C003-SITE.pdf Planning, wall requirement Section 2-50(n)(14) of the Land Development Code requires a masonry wall where a commercial property abuts a residential zoning district. Please detail how this requirement is going to be addressed. This requirement should be addressed at the neighborhood meeting.</p>	<p>See added 6-ft. masonry wall (stucco and painted) with columns @ 30-ft. O.C. is now proposed to east side of proposed parking.</p>
<p>Planning Director Steven Spraker 8/25/22 7:33 AM</p>	<p>Comment Please add a note to the cover sheet that no outdoor storage is allowed without additional public hearing as a Special Exception or PBD amendment.</p>	<p>See added General Note #11 on Cover Sheet.</p>
<p>Planning Director Steven Spraker 8/25/22 7:35 AM</p>	<p>Comment Planning, site plan, dumpster Staff did not see a dumpster on the site plan. How is solid waste proposed to be provided?</p>	<p>2,500 SF office will have a residential tote. No dumpster is proposed.</p>
<p>Planning Director Steven Spraker 8/25/22 7:44 AM</p>	<p>Comment Planning, Building elevations Per Section 4-06(l) of the Land Development Code, Elevations. All architectural or engineering designs sheets must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Drawings submitted for site plan approval shall include the following minimum information: 1.A scaled drawing of the side, front and rear facades of all the building or structure elevations, including roof pitch, fenestration including treatment of roofline, windows and doors, and building-mounted lighting. Please provide an architectural design sheet for the proposed building. Please be sure to include the overall building height.</p>	<p>See electronically signed and sealed architectural plans that include side front and rear facades including roof pitch, fenestration, roof line, window and door treatment and building mounted lighting. See architectural design sheet that indicates building height.</p>

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<p>Planning Director Steven Spraker 8/25/22 7:46 AM</p>	<p>Comment Planning, building information</p> <p>Architectural styles Section 3-69 of the Land Development Code provides a variety of architectural styles that all new structures are required to conform with. Please identify on the plan set which architectural style has been selected and how the proposed building meets the required attributes of the selected architectural style.</p> <p>The renderings show a well thought out architectural design.</p> <p>Please identify the location of any mechanical equipment and ensure that it screened on the building elevations or site plan.</p>	<p>The architectural style is indicated on the revised architectural plans, it includes callouts for required attributes. - Mechanical equipment is located on the roof and is screened with a parapet. See enclosed architectural plans.</p>
<p>Planning Director Steven Spraker 8/25/22 7:50 AM</p>	<p>Comment Planning, building elevations - signage</p> <p>Wall Sign size limit Per Section 3-48(E) of the Land Development Code, the maximum size limit for wall signage is (a) Linear building frontage, up to thirty (30) feet: one (1) square foot of signage per one (1) linear foot of building frontage and (b) Linear building frontage, over thirty (30) feet: one (1) square foot of signage per one linear foot of building frontage up to thirty (30) feet, plus one-half (0.5) square foot for each linear foot thereafter.</p> <p>The building linear footage appears to be 190' which would allow a sign of 110 square feet. Based on the property being a corner lot, 150% of the signage square footage is allowed or 165 square for 2 signs. Please detail the number and square footage of the proposed signage.</p>	<p>See revised architectural elevations that detail building signage. 110 SF US1 side and 55 SF on the Pine Tree Drive side.</p>

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<p>Planning Director Steven Spraker 8/25/22 8:13 AM</p>	<p>Comment Planning, PBD waivers and benefits, cover sheet</p> <p>Section 2-36(h) states: Public benefit minimums. Applications for a PBD rezoning shall provide a minimum of two (2) of the listed public benefits listed below or propose alternative public benefits which are acceptable to the city commission. For each variance requested, an additional two (2) public benefit items shall be required.</p> <p>Please provide a list of items sought in the Planned Business Development and the public benefits.</p>	<p>See attached waiver and benefit letter.</p>
<p>Planning Director Steven Spraker 8/25/22 7:27 PM</p>	<p>Comment Application fee</p> <p>The project is required to pay a stormwater review fee of \$350. Please provide. All other fees have been paid.</p>	<p>A check in the amount of \$350.00 has been paid.</p>
<p>Planning Director Steven Spraker 8/25/22 7:38 PM</p>	<p>Comment Note: Section 3-26 of the LDC exempts mini-warehouses from bicycle parking</p>	<p>No bike parking proposed.</p>
<p>Utility 1 Mike Stephenson 8/23/22 9:37 AM</p>	<p>Markup C005-UTILITY.pdf Valve at Backflow Please add a valve in front of the double check backflow preventer. This will allow for maintenance on the backflow without shutting the building off.</p>	<p>8" valve in front of backflow preventer is added.</p>
<p>Utility 1 Mike Stephenson 8/23/22 9:37 AM</p>	<p>Markup C005-UTILITY.pdf FDOT Utility Permit Connection to existing 12-inch force main on US1 shown on plans, but no FDOT Utility permit is currently being pursued according to Permit Summary List. Please confirm FDOT does not want a permit for the connection</p>	<p>See revised permit summary. FDOT permit is requested and will be provided upon receipt.</p>
<p>Utility 1 Mike Stephenson 8/23/22 9:48 AM</p>	<p>Markup C004-CIVIL.pdf Stormwater Report Please upload the stormwater report for this project and/or the overall Pine Tree basin. Plans currently showcase overflow EL of 28.50, but I am not sure where/how it will overflow. The stormwater in this area is of particular importance to our residents. As such, clear information showing Pre vs Post staging and discharge from this site would be greatly appreciated.</p>	<p>See signed and sealed drainage calculations and pre and post basin maps. Pre and post discharges are includes in the drainage calculations enclosed.</p>

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Utility 1 Mike Stephenson 8/23/22 9:48 AM	Markup C004-CIVIL.pdf E Inlet F Is there supposed to be an orifice in this structure ?	No, this is dry retention with control structure TC as the overflow elevation. No orifice is proposed.
Utility 1 Mike Stephenson 8/23/22 10:19 AM	Markup C012-GRADING.pdf Roadway Construction Details No asphalt notes/details appear to be present. Please review. Add testing requirements R-6A at a minimum.	See revised Sheet 12, Section A-A per added pavement Section R-6A is added, also City Standard Detail.
Utility 1 Mike Stephenson 8/23/22 10:21 AM	Markup C013-DETAILS.pdf Std Detail W-17 Please add Tapping valve and sleeve detail W-17.	Tapping sleeve and valve detail W-17 is added to sheet 13B.
Utility 1 Mike Stephenson 8/23/22 10:24 AM	Markup C005-UTILITY.pdf Water Sampling Station Please add water sampling station and City detail W-20.	See added Note on Sheet 5, utility plan and added City detail W-20 to water standard detail sheet.