



PUBLIC WORKS & ENGINEERING SERVICES

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December 5, 2019

Kimley-Horn & Associates, Inc.
Attn: Joseph Malo, P.E.
1400 Woodlock Forest Dr, Suite 225
The Woodlands, TX 77380

Re: Addison Galaxy FBO Civil Plan Review

Mr. Malo,

As the Town's review engineer, Cobb, Fendley & Associates, Inc. (CobbFendley) has reviewed the following plan for compliance with Town of Addison and Dallas County requirements.

Development: Galaxy FBO
Town Project #: 19-09D
Plan Review: 2nd Civil Submittal

Plan Received: Nov 13, 2019
Plan Date: Nov 11, 2019

The City staff and review engineer have endeavored to review the plan for compliance with the governing authorities. This review does not relieve the design engineer, developer, and / or contractor from meeting all Town of Addison, TCEQ, TxDOT, TDLR, and other state and federal requirements that apply to this project that may or may not have been identified through this review.

CobbFendley has summarized our review comments along with the comments of the Town of Addison staff on the following pages. The submitting engineer / developer should address the following comments prior to plan approval.

I look forward to working with you on receiving approval for this development. If you have any questions, feel free to call at 972-335-3214.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

Jenny Prazak, P.E.
Municipal Infrastructure



Town of Addison

Summary of Engineering Review Comments

Date: December 5, 2019
 Plan Review : Civil Review 2
 Received: November 13, 2019
 Plan Date: November 11, 2019
 Development: Galaxy FBO

Town Project #:19-09D

Prepared by: JP

All comments on Plan Review Set and Summary of Review Comment form must be addressed.
Summary of Review Comment form may NOT be all inclusive of comments made directly on the Plan Review Set.

Page No.	Comments	Response (See Note)	Explanation
GENERAL	PREVIOUSLY NOTED. Reference markups for additional comments & detailed markups. <i>It appears as though the Review 1 markups set was not checked for additional markups and therefore some items were not addressed.</i>		
GENERAL	PREVIOUSLY NOTED. All airside plan sheets much be submitted to airport staff and Garver for review and approval also.		
GENERAL	Please include building addresses on all of the "overall" plan sheets (for each section)		
C01.00 & 03.01	PREVIOUSLY REQUESTED. Extend project limits to encompass ALL paving/grading/drainage/utility work. <i>You are doing work outside of the lease limits, therefore the project limits must also be shown.</i>		
EROSION CONTROL	Add note: Location of silt fence & other erosion control measures shall be adjusted as needed during construction phasing.		
EROSION CONTROL	Inlet protection needs to be provided for all inlets, existing & proposed, as well as trench drains. Provide applicable details for grate inlet & trench drains in concrete.		
EROSION CONTROL	Show limits of disturbance.		
C02.02	Include cover/protection of dumpster drain so dirt & debris are not introduced to the sanitary system during construction.		
C02.02	Add note: Contractor shall coordinate with the Airport for fuel farm access to install & maintain erosion control inlet protection on the fuel farm site during construction.		

Page No.	Comments	Response (See Note)	Explanation
DEMO	PREVIOUSLY REQUESTED. Show ex. Sanitary service lines & cleanouts and call for demo where applicable. Records and additional information have been given to regarding the location of many subsurface items onsite & they need to be shown and labeled.		
DEMO	PREVIOUSLY REQUESTED. Show all existing drainage pipes across the site coordinate with Dave Wilde to get records.		
C03.01	Indicate one additional panel of sidewalk removal at southern end of site.		
C04.03	Why calling for 3/4" expansion joint & not 1" as requested?		
PAVING	Reference drive approach detail for pavement requirements & match street thickness up to the lease limit line. (Typ all drives)		
PAVING	PREVIOUSLY REQUESTED. Do you need a publicly accessible route from the street?		
C05.01	Show additional panel replacement for sidewalk on south end.		
C05.05	Add note that panel color shall be determined by the owner (TOA)		
C06.01	Why aren't you squaring off the taxiway approach so can be poured as one continuous piece rather than multiple separate triangles?		
C06.03	Shouldn't Type A1 under detail 2 also be isolation joint?		
DRAINAGE	PREVIOUSLY REQUESTED. Refer to TOA Drainage Criteria Manual for drainage requirements. Reference storm plan requirement checklists (section 5) and required tables & information as shown in the appendix (Fig 11-15)		
DRAINAGE	Use the same naming conventions & stationing for the plan views as in the calculations, for clarity. Storm should be referred to as "Storm Drain" not "Storm Sewer."		
DRAINAGE	Profile all storm lines (not roof drain connections), including laterals.		
DRAINAGE	Indicate type & size of inlets where called out		
DRAINAGE	Identify & label laterals.		
DRAINAGE	PREVIOUSLY REQUESTED. All storm drain within the fire lane should be RCP.		
C11.00, 11.01, & C11.03	Show all offsite drainage areas that interact with the site & include calcs for these subbasins. Account for pass-through flows in your Q100 calculations where appropriate.		
C11.02	All of the table information for SD-1 (or, what I assume is SD-1) is wrong. I spot-checked additional numbers through the tables and found numerous inconsistencies with the plan & profile information. Please check all calculations and revise prior to resubmitting.		

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C11.02	PREVIOUSLY REQUESTED. Both storm drain lines outfall at the detention pond, so should match beginning HGL's, which should match the 100-yr WSL of the pond.		
C11.03	Include output/reports from flowmaster & culvert master to verify calculations.		
C11.03	PREVIOUSLY REQUESTED. How will flow be regulated in your outfall culvert from the pond? Profile shows a pipe capacity of 147cfs without any kind of control structure restricting flow. Outfall rates are regulated for 2/10/100 yr storm events & a multi-stage structure may be required to ensure not releasing more than allowable in each storm.		
C11.03 & C12.08	Elevations and slopes of the outfall channel are inconsistent between the calculations table and profile view. Show channel depths & 100yr WSEL, provide 1 ft freeboard.		
C11.04	Label storm drains		
C11.04	PREVIOUSLY REQUESTED. Show maintenance access for the pond & check appropriate grading. <i>I did not ask WHO was performing maintenance, I asked where the maintenance access for maintaining the bottom of the pond will be & to confirm that grading is appropriate as shown for mower access, or provide appropriate ramp into pond if existing side slopes are too steep.</i>		
C12.XX	Add Note 6. Any HDPE pipe is considered private and will not be maintained by the Town.		
C12.01 & 12.08	Include ex culvert & ex culvert drainage info/calcs in channel profile		
C12.02 & C12.08	STM-18 should have a 0.10' foot drop between in/out inverts.		
C12.02-04 & C12.08	Trench drain inverts are not consistent between the plan & profile views.		
C12.03	STM-13 should have trench drain information call-out as shown on others		
C12.05 & C12.08	SD-3 alignment should follow the full length of the line & structures should be stationed off the SD-3 alignment, not SD-2. Include all pipe segments & structures in profile.		
C12.06 & C12.08	SD-5 alignment should follow the full length of the line & structures should be stationed off the SD-5 alignment, not SD-2. Include all pipe segments & structures in profile.		
C12.07	Identify & profile storm drain connecting to ex fuel farm drainage (SD-7?)		
C12.08	Call out pipe sizes of the inverts (like in plan view)		

Page No.	Comments	Response (See Note)	Explanation
C12.08	Show all utility service crossings.		
C12.08	PREVIOUSLY REQUESTED. Label HGL100 in profile callouts.		
C12.08	SD-1 : Your HGL100 looks like it's higher than proposed grade in places.		
C12.13	The Addison-specific storm manhole cover is no longer available. Call for a generic "flows to creek" in a note added to the existing standard detail.		
UTILITY	Add embedment notes from plan view sheets to profile sheets as well.		
SANITARY	Add civil cleanouts at the back of curb on all services & include TOA standard cleanout detail.		
SANITARY	PREVIOUSLY REQUESTED. Legend - why calling for a clamp?		
C13.01	Show 90bend on the the sanitary service out of Hangar 1 to indicate it will not cross the water services.		
C13.01	Why are you calling for DI on the 4"?		
C13.01	SAN-25 doesn't have a station in the callout		
C13.02	Identify SS-4 in plan view		
C13.02	SAN-32 : check invert elevations		
C13.02	SAN-24 : add w/ cleanout		
C13.04	PREVIOUSLY REQUESTED. TOA has new batch of MH covers that reflect the "new" logo. note that these should be procured from public works. <i>This detail was stapled to the sanitary sewer detail sheet markups provided after Civil Review 1. They were still attached to the markup set when you returned it with the Review 2 submittal. It has been attached again for your use.</i>		
WATER	PREVIOUSLY REQUESTED. Add valves as noted in the markups & water system requirements (valve on each leg of a tee unless in close proximity to another valve on the same line - deletion of a valve is at staff discretion). <i>Valves on each leg of a tee is a Town of Addison water system requirement and you must comply unless Town staff indicates that a specific location does not need one. Add all valves as requested.</i>		
WATER	PREVIOUSLY REQUESTED. Show & label all applicable vaults & BPA's (must be outside of vehicular surfaces). <i>BPA's are not shown.</i>		
WATER	Place meters at back of curb to minimize service length from main.		
WATER	PREVIOUSLY REQUESTED. Include station equations where applicable in labels (plan & profile).		

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WATER	PREVIOUSLY REQUESTED. What are the circles at the end of the <i>service</i> lines? Wall mounted FDC's? Other? Clarify <i>Plugs?</i> Some have a circle, some do not. Some are open circles, some are shaded. Add symbol to legend or label in the call-out.		
C14.01	WL-1 : As shown there are numerous conflicts between tees, valves, hydrant leads, etc due to the proximity of this water line to the storm drain. You have two options: drop the water line for the entire parallel length in proximity causing an issue (not preferred by staff) or move the water line east after the gas service turns to enter Hangar 1, creating more room for valves and for vertical deflections to get under the storm drain (preferred by staff to minimize depth of the water line). See markups for additional info & sketch.		
C14.01	WL-3 STA 303+24 : All three nozzles of the hydrant have to be accessible for connections - show the hydrant west of the western face of Hangar 1.		
C14.02	Include blow-up detail of service tees & valves for Hangar 2 - placement on the page and proximity of the two services makes it hard to properly identify correct assembly.		
C14.02	Include a detail for the existing water line connection at Addison Rd - it is difficult to see what's happening b/c it's right on the match line.		
C14.02 & C14.04	WL-5 should be WL-4?		
C14.03	WL-2 profile has labels calling out WL-1 and is not showing the storm drain crossing.		
C14.04	WL-3 STA 300+50 does not have a label, but does have a revcloud. ???		
C15.00	Where are elec/telco/fiber/etc service connections & lines? Will there be transformers/cabinets/pedestals/meters, etc onsite that will need locations coordinated with other infrastructure & landscaping?		
C15.00 & C18.01	Show southern property line power pole relocation on this sheet, not C18.01		
C15.00	Is the one electrical service called out on the sheet the only electrical connection you will have? Where does the elec conduit run within the site? This service crossing needs to be identified/labeled as an underground crossing. Is the aerial crossing on the north side of the northern drive still necessary? If so, call for undergrounding the service line.		
C15.00	PREVIOUSLY REQUESTED. Dimension the separation from the water & gas (min. 4')		

Page No.	Comments	Response (See Note)	Explanation
PVMT MARKING	PREVIOUSLY REQUESTED. Stripe applicable areas in front of/near FHA's on the airside for NO PARKING. Include detail (similar to sketch on C16.04 in Review 1 markups) for striping & bollards/guard posts. <i>I am clarifying that this is not just for No Parking - it should be an obstruction free zone extending 10' on either side of the hydrant.</i>		
C16.06	Include bollard detail.		
LANDSCAPE	Parks & Recreation Dept's landscape & irrigation comments to be provided under separate cover. Coordinate with Janna Tidwell or J.R. Phillips to receive their comments. Comments provided here are from engineering review only.		
LP1.01	PREVIOUSLY REQUESTED. Include re-establishment of grass to newly graded/re-graded areas south of site. <i>Call for the landscaping required to re-establish turf/sod/whatever - cannot be left as bare dirt.</i>		
LI1.02	Add note that irrigation meter should be field located to avoid conflict with proposed storm drain.		

- Notes:**
1. Response: Appropriate response is Agree (Correction Made) or Disagree (Correction Not Made), Explanation Required.
 2. This form must be completed and returned with future submittals.
 3. Previous red lined Plan Review Set must be submitted with future submittals.
 4. **Failure to submit Completed Summary of Review Comments form and previous Plan Review Set will result in a delay of future plan sets being reviewed.**
 5. **Send all plan submittals directly to the Town of Addison**