



Merged Document Report

Application No.:

Description :	PL8076 Azali District Unit 1
Address :	3642 SARATOGA CORPUS CHRISTI TX 78415
Record Type :	

Submission Documents:

Document Filename
AZALI DISTRICT .pdf

Comment Author Contact Information:

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Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
18	Melanie Barrera : DS	Closed	DS engineering comments pending approval of preliminary plat to ensure consistency 3/14/2024 note: several items on preliminary plat were not resolved as PI plans were not submitted. upon submission of PI plans, final plat should align with PI comments as well.	
27	Melanie Barrera : DS	Open	revise SWQMP so that easements comply with UDC 8.2.3.B.5. and IDM 3.03.a.b.ii.3. There must be 5 feet minimum from the edge of the maximum (100 yr storm event) detention pond rim elevation. runoff coefficient 'C' is dependent on land use, soil type, overland slope, and other factors as appropriate. A runoff value of 0.30 is not appropriate (zoning values should only be used when layout is unknown, as previously stated) and mitigating to an inaccurate value is unsafe.	

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	SWQMP 1	Callout	Melanie Barrera : DS	Open	TXDOT approval needed prior to recordation, however, platting requirements still apply. A comparison between pre and post flows must be shown, and any proposed mitigation efforts should clearly show how the delta q is reduced to predeveloped flow rates.	