

**Merged Document Report****Application No.: PL7991**

Description :	SARATOGA RIDGE PRELIMINARY PLAT- PHASES 1-4
Address :	602 SARATOGA CORPUS CHRISTI TX 78417
Record Type :	RS-4.5 AND RE/SP 2-07

Submission Documents:

Document Filename
Utility.pdf
SWQMP_BY SS_20230913.pdf
Prelim43549C200_20231018.pdf

Comment Author Contact Information:

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General Comments

~~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
1	Preliminary Plat City template	Callout	Bria Whitmire : DS	Closed	City of CC doesn't have a B-1 street type. What is this Street Section for?	
2	Preliminary Plat City template	Note	Bria Whitmire : DS	Closed	Label all streets with their associated Street Section type.	
3	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Add Phase 1,2,3 and 4	

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4	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Submit draft of HOA document prior to Final Plat recordation.	
5	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Remove the Drainage Flow arrows from the plat and Legend.	
6	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	"Driven"	
7	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Remove all Utilities from the Preliminary Plat and Legend	
8	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Remove "Proposed" from Master Prelim plat.	
9	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Original Comment: Label as Private and provide square footage and acreage. Provide a Plat note on Master Plat providing total Park Acreage as per Special Permit. New Comment: Park label not addressed on plat revision as per Parks Department. Parks to be maintained by HOA.	
10	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Add " All residential lots are meeting the minimum Development Standards for RS-4.5	
11	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Provide how the property will reduce the post development flows. IDM 3.05.b.a Provide a description on the SWQMP indicating this.	
12	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Show and label Centerline for Saratoga Blvd.	
13	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Not clear if Lot is within Master Plan development or Remaining Acreage. Clarify with with boundaries or remove Label.	
14	SWQMP	Note	Bria Whitmire : DS	Closed	A detention pond does nothing when within the floodway. Essentially the floodway is full in a 100-yr event meaning the tailwater will be too high for the development to drain into said detention pond. That said, the post development flow being twice as much as the pre development flow has not been addressed. In our meeting Tuesday August 22, 2023, we discussed out the Post Development flows may not be as drastic as it being shown and adjustments could be made via separating the C values for the high-density areas, medium density areas, and open land. Did this not help? While we understand that this is a preliminary, there must be a plan for the increased runoff and an underwater detention pond is not sufficient...	

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15	SWQMP	Callout	Bria Whitmire : DS	Closed	The Q100 for Post Development cannot exceed the Q100 for the Pre Development. Consider this the snapshot at the outfall. If difference is being detained (and/or adjusted C values show the runoff to be slowed down) the final Q100 value should be equal to or less than the Pre Development Q100.	
17	SWQMP	Callout	Bria Whitmire : DS	Closed	Directional arrows appear to be all pre-development flows. Include post development flow arrows. Some do this on the same page by having hollow pointed arrows. This may help in adjusting the Tcs.	
20	SWQMP	Callout	Bria Whitmire : DS	Closed	Tc for Pre Development is 60 min? Adjusting Tc's for both Pre Development and Post Development may help.. Provide backup data on selected Tc.	
21	SWQMP	Callout	Bria Whitmire : DS	Closed	Show AICUZ line and any different densities of homes to support basin C Values.	
23	Utility	Callout	Bria Whitmire : DS	Closed	Understand there are ongoing conversations with CCW on the master lines - is this layout still correct? I'd understood the WW was being taken west as well...	
24	Utility	Callout	Bria Whitmire : DS	Closed	SWQMP is big square matching the approved master preliminary, but this a portion of that - unclear of overall utility plan for site overall; this phase would be main connection for rest of phases so needs to be sure sized /connectedd throughout - identify more clearly.	