



Merged Document Report

Application No.: PL8675

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260424-Saratoga Ridge Unit 1 Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
33	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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	PL210	Note	Mina Trinidad : DS	Closed	Submit Land Subdivision Application.	
1	PL210	Note	Mina Trinidad : DS	Closed	Submit Land Subdivision Application.	
24	PL210	Note	Alex Harmon : DS	Closed	7/2/2025 UPDATE: Will the owner or HOA maintain? Plat note 11 mentions owner, comment response is HOA. Is it the intent of the developer to have the detention pond be maintained by the City? Detention ponds are generally not maintained by the City of Corpus Christi	
24	PL210	Note	Alex Harmon : DS	Closed	7/2/2025 UPDATE: Will the owner or HOA maintain? Plat note 11 mentions owner, comment response is HOA. Is it the intent of the developer to have the detention pond be maintained by the City? Detention ponds are generally not maintained by the City of Corpus Christi	
26	PL210	Note	Alex Harmon : DS	Closed	Further discussion about easements should be coordinated. Per the public improvement plans, AEP infrastructure will be in the ROW. City preference is a single 10' U.E.	
26	PL210	Note	Alex Harmon : DS	Closed	Further discussion about easements should be coordinated. Per the public improvement plans, AEP infrastructure will be in the ROW. City preference is a single 10' U.E.	
32	PL210	Note	Alex Harmon : DS	Closed	Street names should be verified with GIS/9-1-1 regulations.	
32	PL210	Note	Alex Harmon : DS	Closed	Street names should be verified with GIS/9-1-1 regulations.	
3	PL210	Note	Mark Zans : LD	Closed	TxDot comments: Please add the following 4 notes to the surveyor notes as per TxDot. • No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. • TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>§ 11.52, 2020).</p> <ul style="list-style-type: none"> •□Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. •□If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. •□Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being established. 	
3	PL210	Note	Mark Zans : LD	Closed	<p>TxDot comments: Please add the following 4 notes to the surveyor notes as per TxDot.</p> <ul style="list-style-type: none"> •□No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. •□TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). •□Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. •□If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. •□Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being established. 	
4	PL210	Note	Mark Zans : LD	Closed	Plat is a final plat.	

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4	PL210	Note	Mark Zans : LD	Closed	Plat is a final plat.	
5	PL210	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/14/2025 The deadline for revisions to be submitted is 5/5/2025.	
5	PL210	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/14/2025 The deadline for revisions to be submitted is 5/5/2025.	
6	PL210	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
6	PL210	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
7	PL210	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
7	PL210	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
8	PL210	Note	Mark Zans : LD	Closed	Add year 2025 to all required areas of the plat face.	
8	PL210	Note	Mark Zans : LD	Closed	Add year 2025 to all required areas of the plat face.	
9	PL210	Note	Mark Zans : LD	Closed	AEP Distribution comment: AEP Tx distribution is requesting the 10' UE along front of lots to be converted to a 5'EE/5"UE off of the ROW on every block and street.	
9	PL210	Note	Mark Zans : LD	Closed	AEP Distribution comment: AEP Tx distribution is requesting the 10' UE along front of lots to be converted to a 5'EE/5"UE off of the ROW on every block and street.	
10	PL210	Note	Mark Zans : LD	Closed	Provide street name unless street is named X.	
10	PL210	Note	Mark Zans : LD	Closed	Provide street name unless street is named X.	
11	PL210	Note	Mark Zans : LD	Closed	Place square footage of lots within the lot areas.	
11	PL210	Note	Mark Zans : LD	Closed	Place square footage of lots within the lot areas.	
12	PL210	Note	Mark Zans : LD	Closed	Remove Block numbers and depict block numbers with in a circle inside each block.	

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12	PL210	Note	Mark Zans : LD	Closed	Remove Block numbers and depict block numbers with in a circle inside each block.	
13	PL210	Note	Mark Zans : LD	Closed	Provide width and square footage of ROW dedication.	
14	PL210	Note	Mark Zans : LD	Closed	provide width and square footage of ROW dedication.	
14	PL210	Note	Mark Zans : LD	Closed	provide width and square footage of ROW dedication.	
15	PL210	Note	Mark Zans : LD	Closed	Please make Y.R. number visible.	
15	PL210	Note	Mark Zans : LD	Closed	Please make Y.R. number visible.	
16	PL210	Note	Mark Zans : LD	Closed	Provide dimension for ROW dedication and square footage. of dedication area.	
16	PL210	Note	Mark Zans : LD	Closed	Provide dimension for ROW dedication and square footage. of dedication area.	
17	PL210	Note	Mark Zans : LD	Closed	Dimension easement.	
17	PL210	Note	Mark Zans : LD	Closed	Dimension easement.	
18	PL210	Note	Mark Zans : LD	Closed	There is no match line B on sheet 4 of 5. Please check match lines for continuation of the areas being platted.	
18	PL210	Note	Mark Zans : LD	Closed	There is no match line B on sheet 4 of 5. Please check match lines for continuation of the areas being platted.	
19	PL210	Note	Mark Zans : LD	Closed	Please depict all areas being platted on the location map.	
19	PL210	Note	Mark Zans : LD	Closed	Please depict all areas being platted on the location map.	
20	PL210	Note	Mark Zans : LD	Closed	Park fees: 67 lots x 462.50 = \$30,987.50	
20	PL210	Note	Mark Zans : LD	Closed	Park fees: 67 lots x 462.50 = \$30,987.50	
21	PL210	Note	Mark Zans : LD	Closed	<p>Traffic comments; informational only</p> <p>1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>3□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance</p>	

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					<p>to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>13□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p> <p>14□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	
21	PL210	Note	Mark Zans : LD	Closed	<p>Traffic comments; informational only</p> <p>1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>3□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks,</p>	

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					<p>and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>13□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p> <p>14□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	

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25	PL210	Note	Mark Zans : LD	Closed	GIS comments: Please provide a line and curve table showing all calls and dimensions for the boundary line of the plat to check closure.	
25	PL210	Note	Mark Zans : LD	Closed	GIS comments: Please provide a line and curve table showing all calls and dimensions for the boundary line of the plat to check closure.	
27	PL210	Note	Mark Zans : LD	Closed	Along the west boundaery line the RMP calls for a C-1 road classification. Roadway to be 60' ROW width.	
27	PL210	Note	Mark Zans : LD	Closed	Along the west boundaery line the RMP calls for a C-1 road classification. Roadway to be 60' ROW width.	
28	PL210	Note	Mark Zans : LD	Closed	Along the south boundary, Saratoga Blvd. to be A-3 road classification with 130' ROW width. Please check dedication of roadway along south boundary.	
28	PL210	Note	Mark Zans : LD	Closed	Along the south boundary, Saratoga Blvd. to be A-3 road classification with 130' ROW width. Please check dedication of roadway along south boundary.	
30	PL210	Note	Mark Zans : LD	Closed	Along the east boundary, roadway classification is A-2 with a ROW of 100'.	
30	PL210	Note	Mark Zans : LD	Closed	Along the east boundary, roadway classification is A-2 with a ROW of 100'.	
31	PL210	Note	Mark Zans : LD	Closed	Add to general notes the note for property subject to aircraft flyovers, noise, and vibrations.	
31	PL210	Note	Mark Zans : LD	Closed	Add to general notes the note for property subject to aircraft flyovers, noise, and vibrations.	
38	PL210	Note	Mark Zans : LD	Closed	Updated comments 6/27/2025 1. Revisions did not include a revised copy of the Utility plan. 2. Revisions did not include a revised copy of the stormwater plan. Revised plans for the SWQMP and Utility plans are needed so that LD can sign off for those comments placed on those sheets.	

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39	PL210	Note	Mark Zans : LD	Closed	Updated comments 6/27/2025 from GIS This revised plat presents significant issues that require immediate attention. The property boundaries lack clarity, with inconsistent line types (some dashed, some bold) making it difficult to ascertain precise demarcations. Furthermore, the tables contain duplicate entries displaying conflicting numerical data, which compromises the accuracy and reliability of the information. Please provide a corrected plat that addresses these discrepancies and clearly delineates all property lines and ensures data consistency.	
36	PL210	Note	Caleb Wong : STREET	Closed	PW STR: On Sheet 3 of 5, two areas are called out as numbers 18 and 19, but there appears to be no indication on the sheet to what the areas are. Please confirm the area types called out by these numbers.	
36	PL210	Note	Caleb Wong : STREET	Closed	PW STR: On Sheet 3 of 5, two areas are called out as numbers 18 and 19, but there appears to be no indication on the sheet to what the areas are. Please confirm the area types called out by these numbers.	
37	PL210	Note	Caleb Wong : STREET	Closed	PW STR: Please identify road classification types as listed in our City of Corpus Christi UDC and IDM	
37	PL210	Note	Caleb Wong : STREET	Closed	PW STR: Please identify road classification types as listed in our City of Corpus Christi UDC and IDM	