

# Post Construction Standards Plan: Subdivision Development Entitlement Review

Subdivision developments over 5,000 ft<sup>2</sup> are subject to the regulated entitlement submittal requirements. If the subdivision is a redevelopment and will be replacing or creating more than 5,000 ft<sup>2</sup> of impervious area, it is also subject to the regulated project entitlement process. The documents listed below are required with the initial submittal. Please use the six-step process and submit the required documents with the project's entitlement submittal. Examples have been provided to help you through the entitlement submittal process.

Six Step Process is detailed in the [“Post Construction Standard Plan”](#).

1. Identify the Drainage Management Area
2. Identify Applicable Pollution Source Control
3. Incorporate Low Impact Development Design Standards
4. Select, Size, and Design Treatment Control Measures
5. Apply the Stormwater Treatment Control Measures
6. Apply Hydromodification Management Requirements as needed.

## 1. Entitlement submittal documents required for subdivisions:

The City of Redding requires the following document submittal at the entitlement phase.

### A. Forms

- 1) The [Low Impact Development Worksheet for the City of Redding](#) (fill out pages 3- 5 for each DMA and the LIDs located in the DMA).
- 2) The [tree preservation/tree planting credit](#) form must be submitted if you are claiming tree credits.
- 3) The [California Phase II LID Sizing Tool Sheets for each LID](#).
  - a) *Print out of “Step 8 Summary”*
  - b) *Print out of each “BMP Detail sheet”*
- 4) [Preliminary Operation & Maintenance Plan](#) (please use this document to provide an understanding of the required maintenance for each type of low impact development(s).
- 5) [Entitlement Phase Development Checklist](#) for Post-Construction Standards Submittal (please use as a guide for providing a complete submittal of required documents).

### B. Map Includes

- 1) Pervious and Impervious Area Map (please see examples maps)
  - a) *Map displays both the impervious area and pervious areas*
  - b) *Map includes text quantifying the areas in either square feet or acres.*
- 2) DMA and LID Maps (please see examples maps)
  - a) *Map displays all Drainage Management Areas (DMAs)*
  - b) *Map displays each Low Impact Development (LIDs)*
  - c) *Map includes text listings of the type of each LIDs*
  - d) *Map includes text listings of the size of each LIDs*

- 3) Drainage Map (please see examples maps)
  - a) Map displays the drainage slope
  - b) Map displays elevation/contours
  - c) Map displays flow lines/hydrologic flow to the DMAs and LIDs
- 4) Tree Maps (If applicable, please see examples maps)
  - a) Map displays trees to be preserved/planted
  - b) Map displays trees to be removed

## C. Hydrology Report

Hydrology Report (this is required for developments that have more than 1 acre of impervious area).

- a) Pre-development flow analysis for a 2 year, 24 hour storm event and quantified runoff.
- b) Post development flow analysis for the 2-year, 24 hour storm event.
- c) The post-development analysis must have no increase in storm water leaving the site. If an increase of runoff is found LIDs can be sized to accommodate the change in runoff to capture and treat runoff or a hydromodification can be used to manage runoff.

Subdivisions can claim tree preservation and tree credits. Commonly there is a landscape requirement for subdivisions. Tree credit for planted trees can be claimed to reduce the LID requirement. To claim tree credits the trees must meet the minimum tree size 15 gallon and be maintained indefinitely.

## 2. Entitlement Submittal Form Packages can be accessed at the link below:

<https://www.cityofredding.org/home/showdocument?id=21388>

**\*Extract the files from the folder to use.**

## 3. Examples of Entitlement Review Documents:

1. Example [Post Construction/Low Impact Development Worksheet](#)
2. Example [Preliminary Operation and Maintenance plan](#)
3. Example [Sacramento Phase II LID Tool sheets](#)
4. Example [Map including all outlined information](#)
5. Example [Map showing trees preserved and removed](#)
6. Example [Tree Planting and Preservation Credit Form](#)