

Submittal Requirements for Planning Applications

ITEMS REQUIRED FOR PROJECTS WITH SUBDIVISION OF LAND	PLANNING DIVISION SUBMITTALS		
	PRE-APPLICATION	CONCEPTUAL	FORMAL
Tentative Tract/Parcel Map *			X
Site Plan Showing all Easements	X	X	X
Preliminary Grading plan showing Contours and Drainage Patterns **			X
Utility Plan showing POC's to Exist. Public Water & Sewer Mains			X
Preliminary Landscape Plan showing any MS4 related features			X
Preliminary Title Report			X
MS4 Calculations		X***	X***
Soils Percolation Testing Report			X
Flood Elevation Certificates			X

ITEMS REQUIRED FOR NON- SUBDIVISION RELATED PROJECTS	PLANNING DIVISION SUBMITTALS		
	PRE-APPLICATION	CONCEPTUAL	FORMAL
Site Plan Showing all Easements	X	X	X
Preliminary Grading plan showing Contours and Drainage Patterns **			X
Utility Plan showing POC's to Exist. Public Water & Sewer Mains			X
Preliminary Landscape Plan showing any MS4 related features			X
Preliminary Title Report			X
MS4 Calculations		X***	X***
Soils Percolation Testing Report			X
Flood Elevation Certificates			X

* See attached Plan Requirements

** If the project is located in HMP, the requirements of HMP is to be followed.

*** See attached Stormwater Compliance Study Requirements.

NOTE: THE ITEMS LISTED ABOVE ARE THE ONLY DOCUMENTS THAT WILL BE REVIEWED FOR THAT SUBMITTAL.

		PLAN REQUIREMENTS
Tentative Tract Maps	Tentative Parcel Maps	The following items are required for all Tentative Tract Maps and Parcel Maps , as indicated.
√		(a) Tract number.
√	√	(b) Sufficient legal description of the land to define the boundaries.
√	√	(c) Location map
√	√	(d) Name, address and telephone number of the record owner, subdivider and person preparing the map.
√	√	(e) The date the map was prepared
√	√	(f) North point and scale of map. Scale to be not less than 1'=100'.
√	√	(g) Approximate acreage and number of lots.
√		(h) Zoning - existing and proposed.
√		(i) The designation and proposed use of public areas; parks, schools, etc.
√	√	(j) Lot layout, approximate dimensions of each lot, the approximate number of square feet of all irregular shaped lots and number of each.
√	√	(k) Locations, names and widths of all existing or proposed streets, highways and ways within and adjacent to the subdivision.
√	√	(l) All street names, so far as they are known
√	√	(m) Approximate grades of existing and proposed streets with and adjacent to the property involve
√	√	(n) Approximate center line radius of all curves on streets and alleys.
√	√	(o) All future street extensions shall be shown in dotted lines.
√	√	(p) The approximate location of all existing buildings or structures within the proposed subdivision identified by use and address and boundaries of orchards on or within 100 feet of the proposed subdivision.
√	√	(q) Approximate location of existing irrigation lines, tile drains, wells, and other underground facilities or improvements, when such information can be secured, or statement that none known or found.
√		(r) The location of all potentially dangerous areas, including geological hazardous areas and areas subject to inundation or flood hazard, or statement that none known or found.
√		(s) The location, width, and direction of flow of all water courses and storm drains within and adjacent to the property involved and the proposed method of providing flood and erosion control.
√	√	(t) Contour lines based on City evaluation datum, provide reference, with intervals of not more than five feet and of not more than two-foot intervals for ground within a general slope of less than five percent (5%). Contour lines shall extend a minimum of 100 feet beyond the subdivision boundary, and if the subdivision is bordered by a drainage channel or barranca, they shall extend the additional distance necessary to show the far side of the drainage facility or barranca.
√	√	(u) Approximate widths and location of all existing or proposed easements or rights-of-way within and adjacent to the subdivision.
√	√	(v) The approximate location of all existing and proposed sewer and water lines.
√		(w) The approximate location and general description of any large or historically significant trees, and an indication as to the retention or removal of such trees.
√	√	(x) Preliminary Title Report of all properties covered by the application.

STORMWATER COMPLIANCE STUDY

SUBMITTAL REQUIREMENTS

(1) Conceptual Projects:

- a. A letter report from a registered civil engineer summarizing the project's proposal to comply with the new MS4 requirements.

The letter report should include the following:

- project area;
- total impervious area;
- allowable effective impervious area;
- volume to be retained;
- size and type of retention BMPs selected to the maximum extent possible;
- reasons for technical infeasibility, if applicable;
- volume for biofiltration;
- size and type of biofiltration BMPs selected;
- whether 5% EIA is achieved;
- need for alternate compliance;
- mitigation volume, if applicable;
- volume for treatment control measures;
- size and type of onsite treatment control measures selected.

- b. The MS-4 spreadsheet is **not** required to be submitted.

(2) Formal Projects:

- a. A letter report (see above) from a registered civil engineer summarizing the project's proposal to comply with the new MS4 requirements.
- b. MS-4 spreadsheet filled out with supporting information. Spreadsheet can be found at the following website: <http://www.cityofventura.net/page/land-development-engineering>
- c. Soils report
- d. Percolation test (as specified)

Land Development Staff:

Chandra Chandrashaker: 805-654-7714