

City of Montclair
Landscape Plan Requirements to support the Water Quality Management Plan

Preliminary Landscape Concept Plan

The City of Montclair requires the submittal of a **Preliminary Landscape Concept Plan** during development of the Water Quality Management Plan (WQMP) for all projects required to prepare a WQMP. The Preliminary Landscape Concept Plan shall be submitted with the second and subsequent submittals of the WQMP. The Preliminary Landscape Concept Plan must receive approval concurrent with the approval of the WQMP.

Please note that as a Preliminary Landscape Concept Plan the plan is subject to further modification as directed by the City during further review, approval, and project permitting.

Purpose

Landscaping is an integral part of the development of any property and key to its appearance. The intent for requiring the Preliminary Landscape Concept Plan during the WQMP review process is to promote consistency between the documents and ensure to the greatest extent possible that the final result is visually attractive and meets the following WQMP and Low Impact Design goals:

- Maintain pre-development hydrology;
- Stabilize disturbed soils; and
- Reduce discharge of pollutants.

Minimum Requirements

- Plan prepared by a Registered Landscape Architect (Montclair Municipal Code, Section 11.060.090).
- A Title Block listing the parcel number, property address, owner, draftsman, and date the plans were drawn (or amended).
- Plan Scale: 1/8"=1'-0" or 1" = 10'-0" unless the project is too large to accommodate the 1/8"=1'-0" scale.
- Landscape Concept Plan that includes the minimum following elements (Montclair Municipal Code, Section 11.060.120) :
 - Design Statement and Concept. The design statement and concept plan shall demonstrate awareness of the water conservation goals and design standards.
 - Site boundaries, calculation of the total landscape area, topographic features on and adjacent to the site, grade elevations, and approximate slope percentages (e.g., 4:1, 10:1, 2%, etc.)

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- Location of existing plant materials to be preserved (including street trees) on the site.
 - Location of all buildings, parking areas, walkways, storage areas, and any other physical structures/improvements on the project site including fences and walls, light fixtures, meters and utility boxes, transformers, fire equipment, other ground mounted equipment, monument signs, etc.
 - Any WQMP requirement(s) as it affects/relates to landscape design, such as bio-retention basins, pervious pavements, underground storage tanks, pipes, or drain lines, etc.
 - Surface Types (e.g., Pervious Pavers, Pervious Portland Cement Concrete, Vegetation, Groundcover-Vegetation, Groundcover-Rock, Groundcover-Mulch, etc.). For any turf area, indicate the functional purpose of the turf (child play area, pet area, etc.)
 - BMP Cross-Sections showing:
 - Maximum Water Surface Elevation During Design Storm
 - Water Surface Elevation When Storing the DCV or Passing the Q_{BMP}
 - Plants by Zone within BMP
 - Groundcover by Zone within BMP
 - Proposed hydrozones, plant materials list (botanic and common names), and planting notes (i.e., number and size of plants, planting distances, etc.).
 - The minimization or elimination of ornamental turf areas is strongly encouraged.
 - Show proposed plants at their mature size.
 - Plant Materials List (the Botanical and Common Name), with size at installation (e.g., 48" box, 24" box, 15 gallon, 1 gallon, etc.), along with an Image of all Proposed Plants in their Mature Form
 - Use organic mulch within developed landscapes to retain moisture. At least two inches of mulch shall be used in all non-turf planting areas and slopes of 4:1 or greater. For slopes of 4:1 or greater, jute netting or other slope stabilization measures shall be required.
- Water Budget (See Montclair Municipal Code, Section 11.060.140) based on the maximum applied water allowance (MAWA), which is a calculation of the maximum amount of water allowed to be used within the landscape area, and the estimated applied water use (EAWU), which is the actual amount of water to be used within the landscape area. The EAWU cannot exceed the MAWA.

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- Elevation/Perspective Color Sketch(es) - illustrating a View from the Street, and/or Adjacent Public Areas, from where the BMPs will be Visible. Illustrate landscape elements at their 'mature' size (approximately 10 years of age).

- Irrigation Plan indicating indicate the following items (Montclair Municipal Code, Section 11.060.160):
 - The location and size of water meter(s) used for landscape irrigation purposes.
 - The location, type, and size of all components of the irrigation system including automatic controllers, main and lateral lines, valves, sprinkler heads, recycled water systems, moisture sensing devices, rain cutoff switches, quick couplers, and backflow prevention devices.
 - Provide separate valves for each plant hydrozone. The planting areas shall be grouped and irrigated in relation to hydrozones based on similarity of water requirements (i.e., turf separate from shrubs and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope).
 - All irrigation systems shall include a SMART irrigation controller, or other equivalent technology which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
 - Narrow or irregularly shaped areas, including turf, with a dimension of less than eight feet in any direction, shall be irrigated with subsurface irrigation or other low volume irrigation technology.
 - Overhead irrigation shall not be permitted within 24 inches of any impervious surfaces. Allowable irrigation within the setback from impervious surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material.
 - Identify type and show tree and shrub placements within the wetted areas of a BMP.