

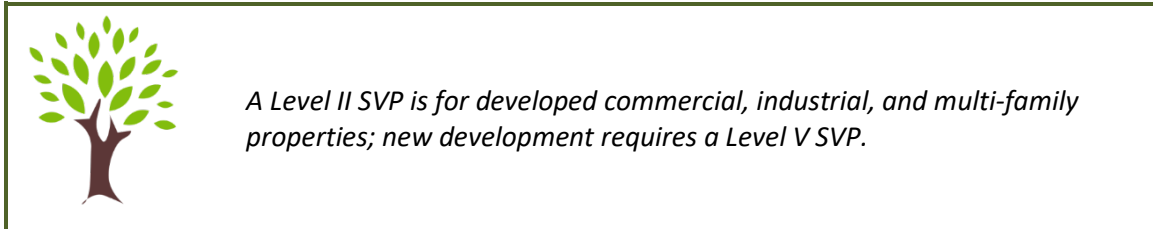
### 6.3

## Level II (2) Soil and Vegetation Plan

### **REQUIRED FOR:**

Developed sites—commercial, industrial, and multi-family (five (5) units or more) land uses proposing an addition or site disturbance.

**PROFESSIONAL FORESTER:** Required.



### **REQUIRED ELEMENTS:**

#### **Tree, Soil and Native Vegetation Report:**

##### *Existing Conditions and Project Narrative:*

- Narrative detailing the project scope, including the amount in square feet of land disturbance and/or structural additions being proposed; desired outcomes; and anticipated impacts to existing soils, native vegetation, and/or trees.
- Narrative detailing existing soil conditions, including:
  - Underlying soils on the site utilizing soil surveys, soil test pits, soil borings, or soil grain analyses (soils report findings from a professional soil scientist for a Drainage Control Plan may be used to fulfill this requirement)
  - Existing soil compatibility for tree and native vegetation retention
  - Near-term and long-term impacts to soils by the proposed construction activity and resulting new development, including, but not limited to, changes in land use, site topography, and/or hydrology
- Narrative description of SVPAs proposed for stormwater dispersion (this information can be found on the Drainage/Grading/Earthwork drawings required for a Drainage Control Plan)
- Narrative description of existing native vegetation: distribution, species, and condition
- Narrative description of invasive vegetation: distribution and species

##### *Tree Density Calculations:*

- Calculate the buildable area of the site in square feet and the proposed site area to be disturbed in square feet
- Show the quantity, size, and equivalent tree units for trees proposed for removal
- Calculate the replacement tree density required based on the area of the site to be disturbed and trees proposed for removal
- Demonstrate how density will be met either through the retention of existing trees, planting of new

trees, or a combination of both (See Chapter 4 for how to calculate tree density)

*Tree and SVPA Protection:*

- Assessment of the potential impacts to soils, understory vegetation, and/or trees from the proposed construction and/or development activity
- Narrative description and graphic detail of tree and SVPA protection measures (see Chapter 7 for tree, soil, and native vegetation protection standards)
- Timeline for clearing, grading, and installation of tree and SVPA protection measures

*Planting and Mitigation:*

- Narrative description and detail showing any site preparation installation and maintenance measures necessary for the long-term establishment and growth of newly installed trees and other plant material, including, but not limited to: remediation of compacted or contaminated soils, removal of invasive species, planting of native understory vegetation, or restorative tree pruning
- Type, quantity, and distribution of soil amendments or other soil improvements
- Location, size, species, and quantity of trees (including street trees) and plant material to be installed
- Location, number, species, and size of any trees to be installed off-site, or dollar amount of fees to be paid in-lieu of tree installation (if applicable)
- Timeline for site preparation, installation, and maintenance of soils, trees, and plant material
- Cost estimate for the purchase, installation, and three (3) years of maintenance for all soils, trees, and plant material

**Site Maps:**

*Existing Conditions and Project Proposal (surveyed and drawn to scale):*

- Property lines, parcel numbers, and ownership
- Existing grades, proposed grades, and construction stormwater pollution prevention measures
- Location and footprint of existing structures, paved and hard surfaces, stormwater facilities and dispersion areas, and any other improvements
- Limits of construction and the location and footprint of all planned improvements
- Location of any critical areas or buffers (as defined in Olympia Municipal Code Chapter 18.32)
- Location of soil logs (Soil log locations on Drainage/Grading/Earthwork drawings for a Drainage Control Plan will fulfill this requirement)
- Location of existing trees, street trees, tree tracts, and SVPAs, including critical root zones, with potential to be impacted by the proposed site changes
- Location of trees, tree tracts, and SVPAs, including critical root zones, on adjacent properties with potential to be impacted by the proposed site changes
- Delineate SVPAs proposed for stormwater dispersion
- Location of tree and SVPA protection measures
- Narrative description and graphic detail of tree and SVPA protection measures (see Chapter 7 for tree, soil, and native vegetation protection standards; may be included on separate notes and details sheet)

*Landscape Plan (drawn to scale):*

- Location, species, size, and quantity of trees and/or plant material to be installed
- Tree density calculations

*Grading Plan (surveyed and drawn to scale):*

- Tree survey: surveyed locations of perimeters of SVPAs and individual trees (including street trees) to be preserved and protected and their critical root zones
- Delineate SVPAs proposed for stormwater dispersion
- Location of tree and SVPA protection measures
- Narrative description and graphic detail of tree and SVPA protection measures (see Chapter 7 for tree, soil, and native vegetation protection standards; may be included on separate notes and details sheet)

*Construction Stormwater Pollution Prevention Plan—"C-SWPPP" (surveyed and drawn to scale):*

- Tree survey: surveyed locations of perimeters of groves of trees and individual trees (including street trees) to be preserved and protected and their critical root zones
- Delineate SVPAs proposed for stormwater dispersion
- Location of tree and SVPA protection measures
- Narrative description and graphic detail of tree and SVPA protection measures (see Chapter 7 for required tree, soil, and native vegetation protection standards; may be included on separate notes and details sheet)