

6.5

Level IV (4) Soil and Vegetation Plan

REQUIRED FOR:

New development—sites on which there are no existing trees.

PROFESSIONAL FORESTER: Required.



“Development” is the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, clearing or land disturbance; and any use or extension of the use of the land (OMC 16.60.020).

REQUIRED ELEMENTS:

Tree, Soil and Native Vegetation Report:

Existing Conditions and Project Narrative:

- Narrative detailing the project scope; desired outcomes; and anticipated impacts to existing soils and vegetation
- 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 SVPA's 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 (if applicable)
- Narrative description of invasive vegetation: distribution and species (if applicable)

Tree Density Calculations:

- Calculate the buildable area of the project parcel in square feet
- Based on the parcel's buildable area, calculate the site's required minimum tree density (see Chapter 4 for how to calculate tree density)
- List the number and size of new trees required to meet the required minimum tree density

Tree and SVPA Protection:

- Assessment of the potential impacts to trees on adjacent properties (if applicable)

- For healthy soils and/or native vegetation proposed for an SVPA, narrative description and graphic detail of SVPA protection measures (see Chapter 7 for tree, soil, and native vegetation protection standards)
- Timeline for clearing, grading, and installation of SVPA protection measures

Planting and Mitigation:

- Narrative description and detail(s) showing any site preparation, installation, maintenance, and/or mitigation 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, and planting of native understory vegetation and trees
- Type, quantity, and distribution of soil amendments or other soil improvements
- Location, size, species, and quantity of trees and plant material to be installed
- Location, size, species, and quantity of trees to be planted 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 soils, trees, and plant material

Site Map:

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 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 proposed SVPA(s); delineate those proposed for stormwater dispersion
- Location of 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 detail sheet than the Site Map)

Landscape Plan (drawn to scale):

- Location, species, and size for landscape trees, street trees, and/or plant material to be installed
- Tree density calculations