



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 Email: cdd@ci.tumwater.wa.us
 (360) 754-4180
LAND CLEARING MODIFICATION
Submittal Checklist

TUM -	DATE STAMP
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APPLICANT INFORMATION *(please print neatly)*

NAME OF APPLICANT: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OF PROPERTY (COMPLETE): _____

If a proposed activity cannot comply with the standards set forth in TMC 16.08, a submittal must consist of an application and all items on this checklist unless waived by Staff.

A. APPLICATION	N/A	Provided	Staff
1. Provide a complete and signed (by owner or authorized representative) application and applicable fee.		<input type="checkbox"/>	<input type="checkbox"/>
2. Forester's Report, prepared in accordance with TMC 16.08.050.C.		<input type="checkbox"/>	<input type="checkbox"/>
3. A written request explaining the need for the Modification for any of the following reason(s):		<input type="checkbox"/>	<input type="checkbox"/>
a. Special circumstances relating to the size, shape, topography, physical conditions, location or surroundings of the subject property, or to provide it with use rights and privileges permitted to other properties in the vicinity and zone in which it is located.	<input type="checkbox"/>	<input type="checkbox"/>	
b. Improvement as required without modification or waiver would not function properly or safely or would not be advantageous or harmonious to the neighborhood or city as a whole.	<input type="checkbox"/>	<input type="checkbox"/>	
c. The proposed modification would result in an increased retention of mature trees and/or naturally occurring vegetation on the site.	<input type="checkbox"/>	<input type="checkbox"/>	
d. The proposed modification represents a superior result than that which could be achieved by strictly following the requirements of this chapter, the proposed modification complies with the stated purpose of TMC 16.08.020, and the proposed modification will not violate any City of Tumwater Codes or ordinances.	<input type="checkbox"/>	<input type="checkbox"/>	
B. SITE PLAN	N/A	Provided	Staff
1. The site plan(s) shall be on a minimum of 11"x17" to a maximum of 24"x36" sheet(s) drawn to a scale of no more than 1"=20' and less than 1"=100', unless otherwise approved by the City. The plan(s) shall be a drawing of the entire contiguous parcel(s) showing the following information:		<input type="checkbox"/>	<input type="checkbox"/>
a. Date, north arrow and scale.		<input type="checkbox"/>	
b. Property boundaries, the extent and location of proposed clearing and major physical features of the property (streams, ravines, etc.).		<input type="checkbox"/>	
c. General vicinity map.		<input type="checkbox"/>	

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B. SITE PLAN (CONTINUED)	N/A	Provided	Staff
d. A plan indicating how the site will be re-vegetated and landscaped.		<input type="checkbox"/>	
e. A timeline for implementation and monitoring of the tree protection, and/or replacement plan.		<input type="checkbox"/>	
f. A proposed time schedule for land clearing, land restoration, re-vegetation, landscaping, implementation of erosion controls, and any construction of improvements.		<input type="checkbox"/>	
g. A note indicating that the City will have the right of entry upon the subject property for the purpose of performing inspections consistent with the provisions of this Chapter.		<input type="checkbox"/>	
h. Erosion Control Plan; information indicating the method to be followed in erosion control and restoration of land during and immediately following land clearing.		<input type="checkbox"/>	
i. Tree inventory, drawn to scale on the preliminary or conceptual site plan; a map delineating vegetation types. Each type should include the following information:		<input type="checkbox"/>	
- Average trees and basal area per acre, by species and six-inch diameter class. For non-forested areas, a general description of the vegetation present.		<input type="checkbox"/>	
- Narrative description of the potential for tree preservation for each vegetation type. This should include soils, wind-throw potential, insect and disease problems, and approximate distance to existing and proposed targets.		<input type="checkbox"/>	
- Description of any off-site tree or trees, which could be adversely affected by the proposed activity.		<input type="checkbox"/>	
j. Tree Protection Plan; drawn to scale on the site plan, grading and erosion control, and landscape plans. It must include the following information:		<input type="checkbox"/>	
- Surveyed locations of perimeters of groves of trees and individual trees to be preserved, adjacent to the proposed limits of the construction. General locations of trees proposed for removal. The critical root zones of trees to be preserved shall be shown on the plans.		<input type="checkbox"/>	
- Limits of construction, and existing and proposed grade changes on site.		<input type="checkbox"/>	
- Narrative description, buildable area of site, and graphic detail of tree protection, and tree-maintenance measures required for the preservation of existing trees identified to be preserved.		<input type="checkbox"/>	
- Timeline for clearing, grading and installation of tree-protection measures.		<input type="checkbox"/>	
k. Tree Replacement Plan; drawn to scale on the site and landscape plans. The tree replacement plan shall be developed by a Washington State licensed landscape architect, Washington State certified nursery professional, ISA certified arborist, Board certified horticulturist, qualified professional forester or Washington State certified landscaper. It must include the following information:		<input type="checkbox"/>	
- Location, size (including height), species, type (deciduous or evergreen, drought tolerant, etc.), and number of trees to be planted.		<input type="checkbox"/>	
- Narrative description and detail showing any site preparation, installation and maintenance measures necessary for the long-term survival and health of the trees.		<input type="checkbox"/>	

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B. SITE PLAN (CONTINUED)	N/A	Provided	Staff
- Narrative description and detail showing proposed locations of required tree planting, site preparation, installation and maintenance within critical root zones of preserved groups or individual trees.		<input type="checkbox"/>	
- Cost estimate for the purchase, installation and three-year maintenance of trees.		<input type="checkbox"/>	
1. Other information as deemed appropriate and necessary by the Code Administrator and/or City Tree Protection Professional.		<input type="checkbox"/>	
C. ELECTRONIC SUBMITTAL	N/A	Provided	Staff
1. Compact disc (CD) or USB drive containing all of the plans, reports, etc. as outlined under A and B above, in PDF-file format. Maximum format shall be 300 dpi. Note: Please do not include the application or submittal checklist in electronic format.		<input type="checkbox"/>	<input type="checkbox"/>

The application for an administrative Land Clearing Modification must be submitted prior to Formal Site Plan Review, or prior to submittal of a Building Permit application.

I verify that all required documents associated with this application have been submitted.

Signature of Applicant/Representative

Date