



CITY OF TUMWATER
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**FINAL BINDING SITE PLAN
 Submittal Checklist**

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APPLICANT INFORMATION (please print neatly)

NAME OF APPLICANT: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OF PROPERTY (COMPLETE): _____

If the approval of the preliminary Binding Site Plan (BSP) has not expired, and the Final BSP is not more than a minor alteration of the approved preliminary BSP, then a submittal for a Final BSP shall consist of 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. Two copies of the Title report / Plat Certificate / Subdivision Guarantee, dated no more than 30 days prior to submittal.		<input type="checkbox"/>	<input type="checkbox"/>
3. Current Plat Name Reservation Certificate from Thurston County Auditor.		<input type="checkbox"/>	<input type="checkbox"/>
4. Five copies of the proposed BSP drawing(s).		<input type="checkbox"/>	<input type="checkbox"/>
5. One reduced copy (11"x17") of the BSP drawings.		<input type="checkbox"/>	<input type="checkbox"/>
B. BINDING SITE PLAN MAPS	N/A	Provided	Staff
1. The survey of the land division and preparation of the BSP maps shall be made by or under the supervision of a registered land surveyor who shall certify on the map(s) that it is a true and correct representation of the lands actually surveyed.		<input type="checkbox"/>	<input type="checkbox"/>
2. The surveyor preparing the Final BSP shall submit a separate Street Monumentation Plan for approval prior to setting any permanent monuments. The Public Works Department shall determine the number and location of permanent control monuments in streets within and leading into the land division, if any. All street monuments shall conform to the standard specifications of the American Public Works Association.		<input type="checkbox"/>	<input type="checkbox"/>
3. All BSP maps shall be drawn in accordance with the following:			<input type="checkbox"/>
a. The scale of the map(s) shall be not less than 1"=200'. Lettering shall be at least 3/32 of an inch high. The perimeter of the land division being recorded shall be depicted with heavier lines wider than the remaining portion of the land division.		<input type="checkbox"/>	
b. A margin line shall be drawn completely around each sheet, leaving a margin of two inches on the left, and one-half inch on each of the other three sides.		<input type="checkbox"/>	
c. If more than two sheets are used, an index of the entire Final BSP showing the arrangement of all sheets shall be included. Each sheet shall be appropriately numbered.	<input type="checkbox"/>	<input type="checkbox"/>	

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B. BINDING SITE PLAN MAPS (CONTINUED)	N/A	Provided	Staff
d. The size of each sheet shall be 18 inches by 24 inches.		<input type="checkbox"/>	
4. The BSP map shall be a drawing of the entire contiguous tract owned by the applicant, showing the following information:			<input type="checkbox"/>
a. The BSP title or number, date, scale, north arrow, legend, controlling topography, and existing features such as highways and railroads.		<input type="checkbox"/>	
b. Legal description of the land division boundaries.		<input type="checkbox"/>	
c. Reference points and lines of existing surveys identified, related to the land division as follows:			
- Adjoining corners of adjoining land divisions.	<input type="checkbox"/>	<input type="checkbox"/>	
- City or County boundary lines when crossing or adjacent to the division.	<input type="checkbox"/>	<input type="checkbox"/>	
- Section and donation land claim lines within and adjacent to the division.		<input type="checkbox"/>	
- Whenever any City or Thurston County has established the centerline of a street adjacent to or within the proposed division, the location of this line and monuments found or reset.	<input type="checkbox"/>	<input type="checkbox"/>	
- All other monuments found or established in making the survey or required to be installed by provisions of the Tumwater Municipal Code.	<input type="checkbox"/>	<input type="checkbox"/>	
- The basis of bearing shall be shown and shall be the Tumwater coordinate system.		<input type="checkbox"/>	
d. The exact location and width of the streets and easements intersecting the boundary of the tract.	<input type="checkbox"/>	<input type="checkbox"/>	
e. Tract, block and lot boundary lines and street rights-of-way and centerlines, with dimensions, bearings or deflection angles, radii, arcs, points of curvature and tangent bearings. Tract boundaries, lot boundaries and street bearings shall be shown to the nearest second with basis of bearings. All distances shall be shown to the nearest 0.01 foot.		<input type="checkbox"/>	
f. The width of the portion of streets being dedicated, the width of any existing right-of-way, and the width of each side of the centerline. For streets on curvature, curve data shall be based on the street centerline. In addition to the centerline dimensions, the radius and central angle shall be indicated.	<input type="checkbox"/>	<input type="checkbox"/>	
g. Easements denoted by fine dashed lines, clearly identified and, if already of record, their recorded reference. The width of the easement, its length and bearings, and sufficient ties to locate the easement with respect to the land division must be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate of dedication.	<input type="checkbox"/>	<input type="checkbox"/>	
h. Lot numbers beginning with number "1" and numbered consecutively without omission or duplication throughout the division. The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure. Lot numbers in an addition to a land division of the same name shall, where practical, be a continuation of the numbering of the original land division.		<input type="checkbox"/>	
i. Accurate outlines and designations of any Tracts (beginning with the letter "A") to be dedicated or reserved for public use or to be committed for the common use of all property owners with the purpose of dedication, reservation and commitment to be clearly set forth on the land division document together with accurate references to appropriate recorded documents.	<input type="checkbox"/>	<input type="checkbox"/>	

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B. BINDING SITE PLAN MAPS (CONTINUED)	N/A	Provided	Staff
j. All required dedications, endorsements, covenants, affidavits and certificates shall be shown on the face of the Final BSP.	<input type="checkbox"/>	<input type="checkbox"/>	
k. The land division plan shall show the land division of the section or sections involved and show the township(s) and range(s); provided, that if the land being divided is not described by section subdivision, the Final BSP map shall show a vicinity map showing monuments and land corners sufficient to properly orient the new land division.	<input type="checkbox"/>	<input type="checkbox"/>	
l. A land division contiguous to, or representing a portion of or all of the frontage of a body of water, river or stream shall indicate the location of monuments, which shall be located at such distance above high-water mark as to reasonably insure against damage and destruction by flooding or erosion.	<input type="checkbox"/>	<input type="checkbox"/>	
m. Specific wording as may be required by the preliminary BSP approval.	<input type="checkbox"/>	<input type="checkbox"/>	
n. Lots containing one acre or more shall show net acreage to nearest hundredth, whenever possible.	<input type="checkbox"/>	<input type="checkbox"/>	
o. Designation of lots to be used for other than single-family residential purposes.	<input type="checkbox"/>	<input type="checkbox"/>	
p. If the land division constitutes a re-division of all or portions of an existing division, this shall be clearly indicated just below the division name. All original BSP lines shall be shown in half-tone around the perimeter of the new land division.	<input type="checkbox"/>	<input type="checkbox"/>	
q. The following restrictions shall be shown on the face of the Final BSP:			
- All landscaped areas in public rights-of-way shall be maintained by the owner and his/her successor(s) and may be reduced or eliminated if deemed necessary for or detrimental to City road purposes.	<input type="checkbox"/>	<input type="checkbox"/>	
- Any additional conditions as approved by Staff.	<input type="checkbox"/>	<input type="checkbox"/>	
- The following shall be required when the Final BSP contains a private street: The cost of construction and maintaining all streets not herein dedicated as public streets shall be the obligation of all of the owners and the obligation of any corporation in which title of the streets may be held.	<input type="checkbox"/>	<input type="checkbox"/>	
- The following shall be required when the Final BSP contains commonly owned tracts: Community tracts shall be owned and maintained in common for the benefit of all lot-owners. All lots have an undivided interest in the ownership and maintenance of community areas. The ownership interest in each community tract shall be stated in the deed to each lot.	<input type="checkbox"/>	<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"/>

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

Signature of Applicant/Representative

Date