



LAKE CUSHMAN MAINTENANCE COMPANY
Tree-Cutting Permit Request

Lake Cushman Maintenance Company Permit Request and Instructions

Please read carefully!

Packet Includes:

1. Tree-cutting permit criteria
2. Permit Application with Instructions
3. Sample Plot Plan

Lessee Name: _____
Div & Lot: _____
Date: _____

When you submit your plans to the Architecture Committee for approval, please remember that the Committee is comprised of lessees, like yourselves, who have volunteered their time to help maintain the natural beauty of the Lake Cushman area. The Committee must follow the governing documents of the Lake Cushman Maintenance Company and any County, State and Federal regulations that may apply when considering requests. By careful and dedicated effort, and our individual willingness, we can protect the value of all our properties. Thank you for following the LCMC Covenants, Conditions and Restrictions when making changes and/or improvements on your property.

This Checksheet must be completed and submitted with your permit request

Yes No **Is your proposed project within 200' of a wetland, within 150' of a stream, or within 100' of a lake?** If you checked **yes**, prior to applying for your LCMC permit, you must submit your plans to Mason County Permit Center at 360-427-9670 ext 352 to ensure compliance with Mason County regulations.

Yes No **Is your proposed project below the high water mark? (742' Elevation of Lake Cushman or 482' elevation of Lake Kokanee)** If you checked **yes**, you will need to submit your plans to Bret Forrester at Tacoma Power - 253-502-8782 to ensure compliance with TPU regulations.

Yes No **Is your proposed project within 50' of a slope greater than 40%.** If you checked **yes**, prior to applying for your LCMC permit, you must submit your plans to Mason County Permit Center at 360-427-9670 ext 352 to ensure compliance with Mason County regulations. (Note; an easy way to determine a 40% slope is to use a 10' board. Stick it out level with one end against the ground at the project site. If the opposite end is 4 ft. or more off the ground that's a 40% or greater slope.)

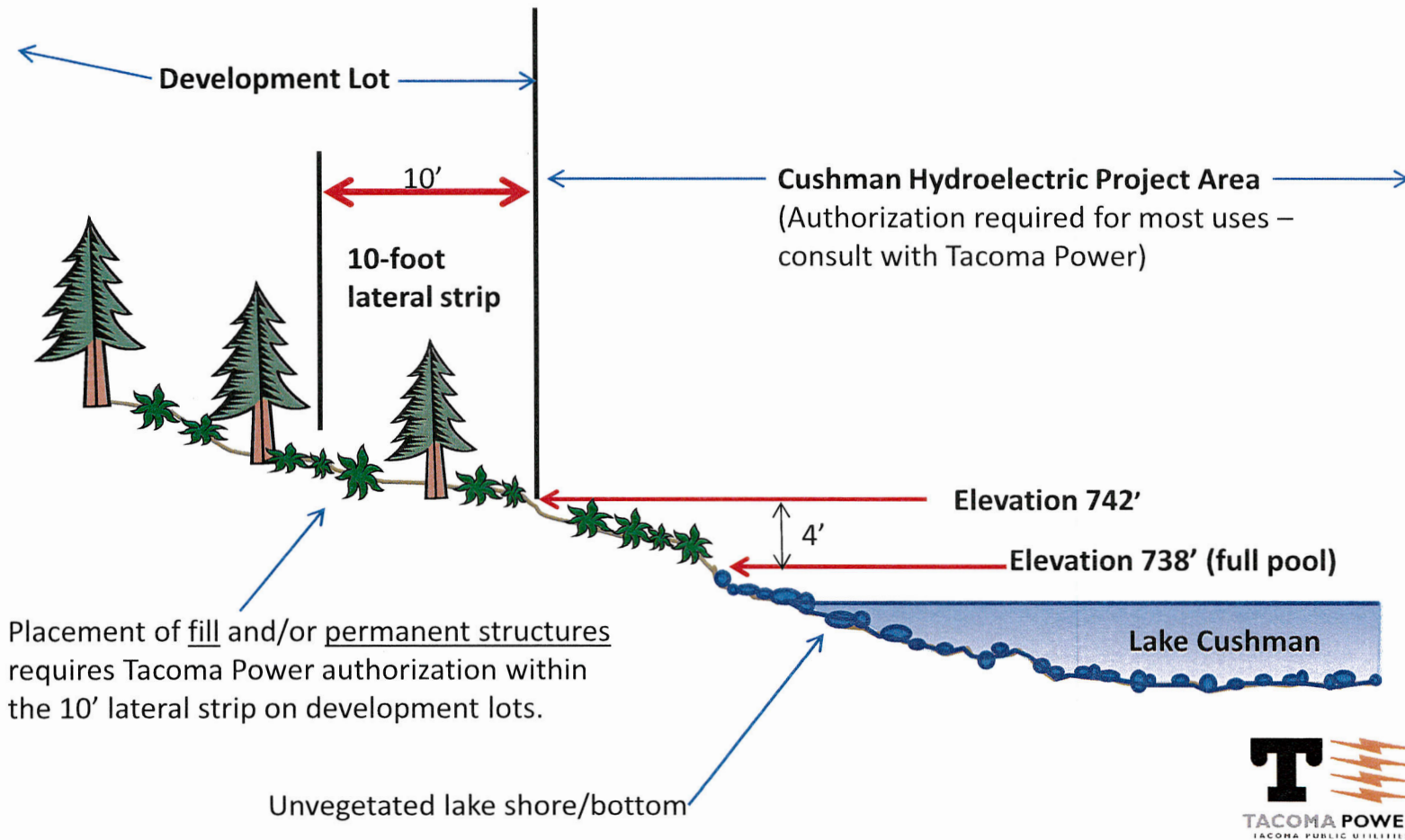
Tree-Cutting Permits will be valid for up to 60 days from issuance date.

Return completed request to:

Lake Cushman Maintenance Company
3740 N. Lake Cushman Road
Hoodsport, WA 98548
Fax: 360-877-6713 Email: lcmc@lakecushmanmc.com
Phone: (360) 877-5233 or 1-888-777-6443

Tacoma Power/Cushman Co. Lease Terms

10-foot Lateral Strip (Lake Cushman)



Lake Cushman Maintenance Co. Tree-Cutting Permit Guidelines

Tree-cutting permit criteria

An LCMC permit is required before cutting any trees, except that brush, such as salal, huckleberry, tree seedlings and trees of four inches or less in diameter, may be removed without a permit. In addition, limbing of trees up to fifteen (15) feet above ground level does not require a permit from LCMC, however, it is the Lessee's responsibility to research and verify compliance with any governmental permit requirements regarding any vegetation modification or removal.

The clearing of lots for construction of buildings or other structures and other lot development shall not be started until plans and specifications showing driveways, septic systems, drainage systems (including culverts), and any structures, including the nature, kind, height, material, and location of the same have been submitted to and approved in writing by the Architecture Committee. Proof of application for a Mason County building permit (if applicable) shall also be submitted at this time, or the LCMC permit shall be held until such proof is provided.

You may not cut or remove any trees or timber over 4" in diameter from your lot without written approval, including that which may be essential to the preparation of a building site, driveways or walkways.

For lots that border the Lake, Tacoma Public Utilities reserves a 10' Lateral Strip (or buffer), above the 742' elevation of Lake Cushman and 10' above the 482' elevation of Lake Kokanee (high water mark). LCMC Tree Permits may be issued for trees in this area, however, no logs or tree trimming debris may be left in this area! (See attached TPU chart)

Contact Information

Shoreline, stream, wetland, slope setbacks and County Permit Information:

Mason County Permit Center 360-427-9670 ext. 352

Tacoma Power tree removal permit:

Brett Forrester at Tacoma Power: 253-502-8782

Stumps and Debris

Stumps and debris may not be buried, but must be removed and disposed of in areas designated for material of this nature. This is a Mason County regulation! You may not burn logging debris without a permit from the Mason County Fire Marshall.

Reference

Mason County Resource Ordinance:

17.01.100 Landslide Hazard Areas

17.01.110 Fish and Wildlife Habitat Conservation Areas

Mason County Website: www.co.mason.wa.us/code/

Lake Cushman Maintenance Co. Tree-Cutting Permit Guidelines

DEVELOPMENT OF 2+ ACRE PARCELS

Requirements

By the Lease Agreement imparted to the LCC (the Lessee), by Tacoma Public Utilities (the Lessor), the LCMC acting for the sub-lessee under item 11 of the Lease has established the following requirements for development of the parcels containing 2+ acres:

1. The Lake Cushman Architecture Committee, acting under the LCMC can approve development plans that allow for a single driveway and for a single building site.
 - a. Driveway is limited to 30 feet in width.
 - b. Building site is to be no larger than one acre.
 - c. Stumps and debris must be removed and disposed of in areas designated for material of this nature.
2. Prior to any development or construction, the sub-lessee must make arrangements with the LCMC office for a \$2,500.00 dollar road damage deposit. The deposit shall be returned to the sub-lessee upon completion of developmental work providing any damage to roads is corrected in the opinion of the Architecture Committee and the Public Works Manager.

NOTE:

This information is contained in a handout given to lessees



LAKE CUSHMAN MAINTENANCE COMPANY

Tree-Cutting Permit Application

*(Please read carefully and **initial where indicated**. Complete both pages. Incomplete applications can not be processed, and will be returned to you!)*

Date Submitted: _____ Project Start Date: _____

Name: _____ Phone No. _____

Division: _____ Block: ___ Lot: _____ E-mail Address: _____

Physical Street Address of Cushman Property _____

Mailing Address: _____

Mail Permit to: _____ Hold Permit for Pickup:

Permit Type: Limb/Remove trees Number of Trees _____ Confirm that trees are marked

Other (explain below)

READ AND INITIAL

Initial Tree Cutting Permit Requirements: Provide a **detailed plot plan** showing location of tree(s) and **mark the trees** that you would like removed with bright paint or ribbon entirely encircling the tree. Show the distance from trees to all property lines and bodies of water. *Cutting trees within the county shoreline/stream/slope setbacks requires that you meet certain specific criteria, which may include a letter from a certified Forester and/or a geological assessment. It is the lot owner's responsibility to ensure they are complying with county, state and/or federal regulations. A County Approved Septic Design is required when requesting a permit to cut trees for septic installations. Proof of application for a Mason County building permit must be submitted with the tree cutting permit request when trees are being cut for a structure requiring a county permit.* When cutting trees for construction of a structure, the structure must be shown on the plot plan.

Questions about slopes/streams/waterfront setbacks and County Permits:

Mason County Dept. of Community Development is (360) 427-9670 ext. 352.

Questions about development within the 10' Lateral Strip (buffer zone) or below the high water mark:

Tacoma Power – Bret Forrester (253) 502-8782.

Tree-cutting permits expire 60 days from issue date.

Explain reason for requesting tree-cutting/limbing in detail:

Contractor Name: _____

OVER ↗

All documentation submitted with this permit request will be accepted as complete and accurate unless there is evidence to the contrary, in which case the discrepant documentation will be resolved to the satisfaction of the leaseholder and the Architecture Committee. If any submitted documentation is determined to be discrepant subsequent to issuance of the permit, the permit will be revoked and any resulting expense incurred will be the responsibility of the leaseholder.

Your **LOT NUMBER** must be **CLEARLY VISIBLE FROM THE ROAD** so our representative can find it. This is especially important on large and heavily wooded lots. **IF THE PROPERTY STAKES CAN NOT BE FOUND, YOU ARE RESPONSIBLE FOR HAVING THE PROPERTY SURVEYED. LCMC IS NOT RESPONSIBLE FOR VERIFICATION OF THE LOT LINES. PROPERTY STAKES MUST BE VISIBLE TO THE ARCHITECTURE COMMITTEE REPRESENTATIVE.**

I assume all responsibility, including financial, for any actions or work performed by me or my hired professional. Brush and/or building debris will be cleaned up and disposed of in an appropriate manner. **I have read and understand the requirements for obtaining a tree cutting permit. I understand that I am responsible for following any LCMC, Tacoma Public Utilities, County, State or Federal regulations that may apply. My signature below constitutes authorization for a member of the LCMC Architecture Committee to enter onto the applicant's lot to determine approval or disapproval of the permit.**

Applicant Signature: _____



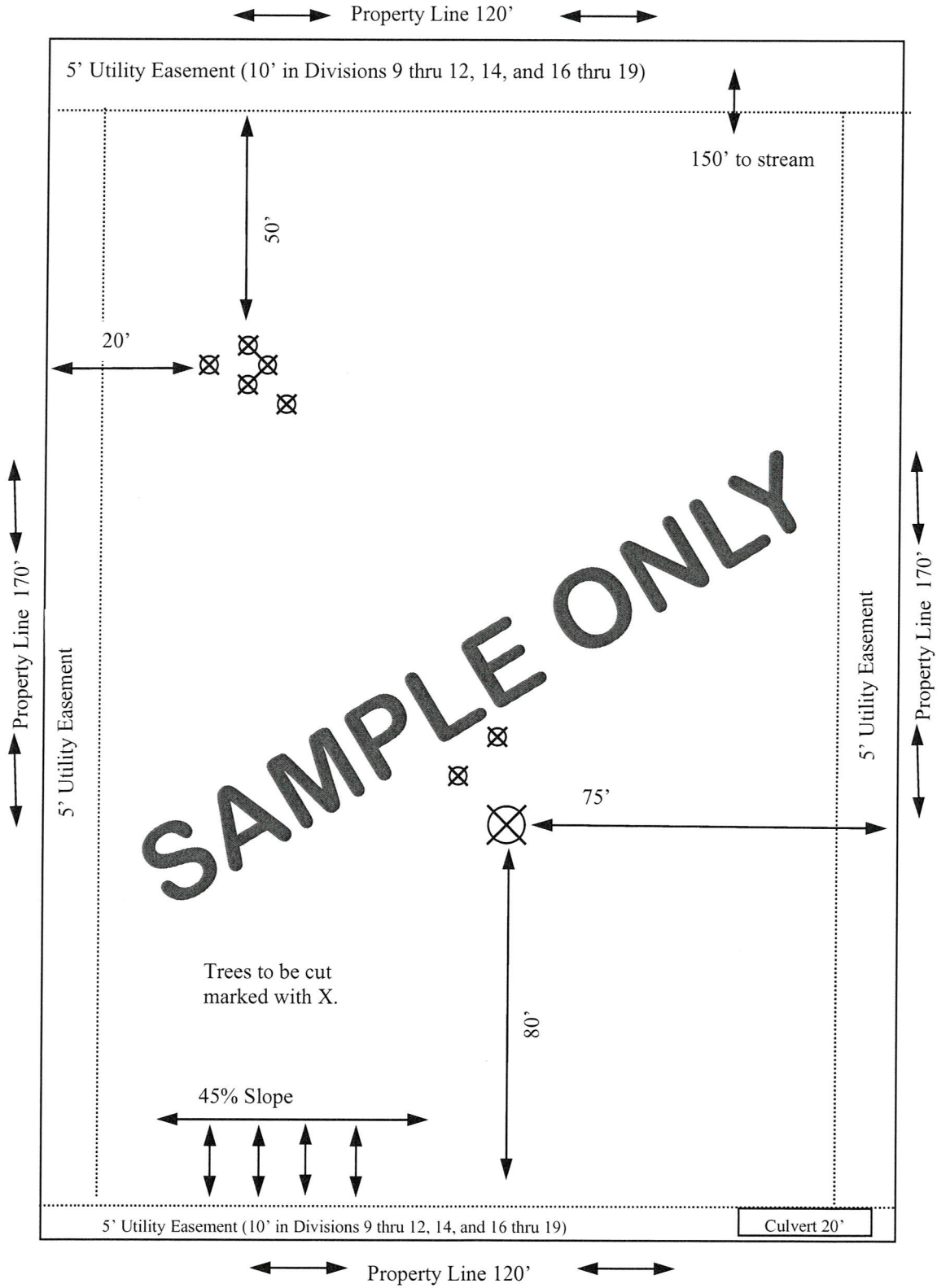
Routing Stamp	

Architecture Committee Approval/Notes:

REMEMBER TO ATTACH YOUR PLOT PLAN – YOUR PERMIT APPLICATION CAN NOT BE PROCESSED WITHOUT AN ATTACHED PLOT PLAN!

Tree-cutting Permit Sample Plot Plan

If requesting removal of dangerous trees, possible target(s) must be shown on the plot plan. (i.e. home, shed, carport, etc.)



----- STREET NAME -----

Name _____

Division & Lot(s) _____

**USE THIS SHEET TO
DRAW YOUR PLOT PLAN**
(see sample)

Lessee Name: _____

Division & Lot No: _____

