

PRE-APPLICATION SUSTAINABLE SITE DESIGN CHECKLIST

ABOUT SUSTAINABLE DESIGN PLAN

The City desires that all developments are designed with sustainable site design / low impact development principles. Specifically, the City is looking for development that incorporates the natural resources into the site design, which will allow for reduced impervious surfaces, retain native vegetation, and reduce stormwater runoff from the developed site. This will further enhance the community aesthetics while maintaining and preserving the natural quality of the City of Sammamish.

As such, all development shall provide a simple sustainable site plan inventory and composite map for review and discussion. This map is not meant to be an engineered drawing. Colored aerials or hand-drawn composite maps may suffice if all the appropriate information is provided.

WHEN IS THIS CHECKLIST REQUIRED?

For any new subdivision, binding site plan, commercial, industrial, multi-use, and multi-family development that requires new buildings or site development. This checklist shall be complete prior and submitted with the pre-application application and with the building or site development application submittal.

PRE-APPLICATION SUSTAINABLE SITE DESIGN REQUIRED MATERIALS

1. This Checklist / Assessment Completed and questions answered.
2. Provide a copy of the Simple Sustainable Site Plan completed as part of Predevelopment meeting.
3. Provide the Sustainable Site Plan that provides all the necessary information requested below.

Submittal Instructions

Complete & save this checklist before submitting with the Pre-Application documents.

Resources

Sustainable Site Design Handout
[Sammamish Property Tool](#)
[Sammamish Maps](#)
[King County IMAP](#)

Questions?

Submit Project Guidance
Visit the Permit Center

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

SUSTAINABLE SITE PLAN CHECKLIST AND ASSESSMENT

This portion of the packet is to inventory the existing site conditions and assist in analyzing the site for feasible sustainable site planning.

1. Sustainable Site Design Information:

- We have reviewed the Sustainable Site Plan Handout

2. Sustainable Site Plan Required Basic Information:

- Proposed project name, parcel number, and area of the site (acres)
- Location and dimensions of existing and proposed building structures
- Internal Circulation system, name and location of existing and proposed roadways and roadway easements.
- Location of existing and proposed driveways and off-street parking
- Items identified in the sections below

3. Lot Coverage and Impervious Surface Limitations:

Answer all applicable questions and identify the following on the sustainable site plan:

- Lot Coverage and Impervious Surface Limitations Table (provide calculations on sustainable site plan):

	R-1	R-4	R-6	R-8	R-12	R-18	TC-A	TC-B	TC-C	TC-D	TC-E
Max Impervious Surface (Note 1)	30%	N/A	N/A	75%	85%	85%	N/A	N/A	N/A	N/A	N/A
Min Yard Area (Note 2)	N/A	45%	35%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Max lot Coverage (Note 3)	N/A	40%	50%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Allocated Commercial Area (Note 5)	N/A	N/A	N/A	N/A	N/A	N/A	Variable	N/A	N/A	10,000	N/A
Maximum Floor Area Ratio (Note 5)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.5	0.5	N/A	N/A

- Notes:
1. If lot 0.5-acre, then impervious surface limited to 10,000 sf or 30% of property, whichever is less.
 2. Yard is any area that has landscaping, artificial turf, or decks <18" tall. Yard does not include pervious concrete or accessory structures.
 3. Lot coverage may be increased by 5% one time, if a covered outdoor living space (area covered with a roof that is not fully enclosed) or an accessory dwelling unit is built on site.
 4. See Lot Coverage & Impervious Surface Handout
 5. See [Chapter 21B.25](#) for additional development conditions.

City of Sammamish Municipal Code Lot Coverage and Impervious Surfaces References (please check the box to indicate acknowledgement of the standard):

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- SMC 21A.25.030 (Residential Zoning)– Provides lot coverage, impervious surface area, and specific development conditions.
- SMC 21B.25.030 (Town Center Zoning) – Provides Floor Area Ratios, allocated commercial area, and specific development conditions.

Sustainable Site Planning Lot Coverage and Impervious Surfaces questions:

- Confirm that the project team has discussed with the property owner how the project impacts future site development due to the proposed lot coverage, impervious surfaces, and floor area ratios limitations.
- If the proposal requires utilizing the maximum impervious surfaces and lot coverage, describe why the proposal can't be reduced to limit site development impacts.

4. Setbacks and Building Height Limitations:

Answer all applicable questions and identify the following on the sustainable site plan:

- Minimum Setbacks (denote setbacks on sustainable site plan):

Type of Building (Note 1)	R-1	R-8	R-12	R-18	TC-A	TC-B	TC-C	TC-D	TC-E
Front Yard / Street	20 ft	10 ft	10 ft	10 ft	0 ft	10 ft	15 ft	15 ft	15 ft
Rear Yard	10 ft	10 ft	10 ft	5 ft	N/A	20 ft	20 ft	20 ft	20 ft
Side Yard	10 ft	10 ft	5 ft	5 ft	N/A	N/A	7 ft	7ft	7ft

R-4 Dynamic Setbacks (Note 1)	Front Yard	Arterial Front Yard	Rear Yard	Side Yard
Home Size: < 2,500 SF	15 ft (living space), 20 ft (garage)	30 ft	15 ft (average), 12 ft (minimum)	5 ft
Home Size: 2,500 – 4,000 SF	20 ft	30 ft	20 ft (average), 15 ft (minimum)	10 ft (average), 8 ft (minimum)
Home Size: > 4,000 SF	25 ft	30 ft	25 ft (average), 20 ft (minimum)	12 ft (average), 10 ft (minimum)

R-6 Dynamic Setbacks (Note 2)	Front Yard	Arterial Front Yard	Side Yard
Home Size: < 2,500 SF	15 ft (living space), 20 ft (garage)	30 ft	5 ft
Home Size: 2,500 – 4,000 SF	15 ft (living space), 20 ft (garage)	30 ft	10 ft (average), 8 ft (minimum)
Home Size: > 4,000 SF	20 ft	30 ft	12 ft (average), 10 ft (minimum)

Notes:

1. Town Center Zoning Districts has specific development conditions provided in [Chapter 21B.25](#)

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- 2. See Handout #120
- 3. See Handout #130

Building Height Limitations:

Type of Building Notes 1, 2, & 3.	R-1	R-4	R-6	R-8	R-12	R-18	TC-A	TC-B	TC-C	TC-D	TC-E
Detached Accessory Dwelling Unit	18 ft	18 ft	18 ft	18 ft	18 ft	18 ft	0 ft	10 ft	15 ft	15 ft	15 ft
All Other Buildings / Structures	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft – 70 ft	50 ft	35 ft	60 ft	35 ft

Notes:

- 1. See Handout #310 for more Detached Accessory Dwelling Unit requirements.
- 2. New single-family residences or additions, the maximum height of any exterior wall is 40 feet unless design includes features provided in Handout #140
- 3. Town Center Zoning Districts has specific development conditions provided in [Chapter 21B.25](#)

City of Sammamish Municipal Code Setback and Height References (please check the box to indicate acknowledgement of the standard):

- SMC 21A.25.030 (Residential Zoning)– Provides minimum setback and maximum height standards and specific development conditions.
- SMC 21B.25.030 (Town Center Zoning) – Provides minimum setback and maximum height standards and specific development conditions.

5. **Topography and soils:**

Answer all applicable questions and Identify all items on the sustainable site plan:

- The property has areas of moderate (5% to 20%), moderate-steep (20% to 40%), and Steep (40% or greater) slopes.
 - The [City of Sammamish Property Tool](#) can provide contour information for the slope calculation
 - Slope percentage calculation is Rise / Run x 100%.
- Soil Type(s) – List and Identify on Site Plan (Soil Report or [USDA Soil Map](#)):

Is bedrock present: Yes No If yes, depth (feet):

What is the depth to seasonable average high groundwater (feet) as determined by a Soil report or [USDA Soil Map](#): _____

- How to Find Depth to Water Table: Using the USDA Soil Map, define your Area of Interest (study area/parcel boundaries), and then click Soil Map tab. Clicking on any of the soils will generate a soils property window. Under the “Properties and qualities” heading, will be the Depth to Water Table.

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 2.7 inches)

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Are hydric soils present: Yes No

- [King County Hydric Soils List](#)

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- Soil Infiltration (Soil Infiltration Rate or Hydrologic Soil Group(s)):
 - What is the native soil infiltration rates?:
 - What is the Hydrologic Soil Group(s) for the property's soils? ([USDA Soil Map](#))
 - Group A Group B
 - Group C Group D
 - How to Find Your Soil Group: Using the USDA Soil Map, define your Area of Interest (study area/parcel boundaries), and then click the Soil Map tab. Clicking on any of the soils will generate a soils property window. Under the "Interpretive Groups" heading, will be the Hydrologic Soil Group.

Interpretive groups <i>Land capability classification (irrigated):</i> None specified <i>Land capability classification (nonirrigated):</i> 4s <i>Hydrologic Soil Group:</i> B <i>Forage suitability group:</i> Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA) <i>Other vegetative classification:</i> Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA) <i>Hydric soil rating:</i> No
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City of Sammamish Municipal Code Clearing and Grading References (please check the box to indicate acknowledgement of the standard):

- SMC 16.15.090 – Excavation shall not exceed 10 feet and fill shall not exceed 5 feet without a request for deviation. No slope of cut and fill surface shall be exceed 2:1.
- SMC 21A.25.190 (Residential Zoning)– Retaining walls exceeding 6 feet in R-1 through R-18 zoned is not permitted within setback unless with approved variance.
- SMC 21B.30.180 (Town Center Zoning) – Retaining walls outside the require setback shall not exceed the building height for the zone. Retaining walls taller than four and visible from street shall be terraced by at least a two-foot landscaping bed.

Sustainable Site Planning Clearing and Grading Questions:

- Describe the existing site topography and slopes:

- Describe how the project incorporates the proposed development within the existing topography and soils:

- Describe how the project team considered property access with relation to the site topography. By considering site access early in the site design process the project may avoid excessive grading that will increase project costs:

- Do you anticipate requiring an excavation or fill deviation from SMC 16.15.090? If so, please describe why.

- Do you anticipate that grading activities that would impact groundwater? If so, how do you plan to address City's Stormwater Manual?

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6. Hydrologic Patterns and Features:

Answer all applicable questions and Identify all items on the sustainable site plan:

- Critical Drainage Areas ([City of Sammamish Property Tool](#) or [Critical Drainage Area](#))
 - Landslide Hazard Drainage Area
 - Beaver and Pine Lake Drainage Area
- Any known natural seeps or springs (please describe):

City of Sammamish Municipal Code Important References (please check the box to indicate acknowledgement of the standard):

- SMC 13.20.040(2) – Single-family development located in landslide hazard drainage area shall be limited to 35 percent impervious surface on each lot until the director has determined that infrastructure is in place to mitigate risk to downslope hazards.
- SMC 13.20.040(4) – Low impact development techniques shall be used to the maximum extent feasible for all critical drainage areas. Feasibility is determined by the Stormwater Manual.
- SMC 13.20.040(5) – Projects within critical drainage areas shall not qualify for exemption or exception from core Surface Water Design manual except Core Requirements 1, 3, and 8 as allowed per SMC 13.20.040(5)(a).

Sustainable Site Planning Hydrologic Pattern Questions:

- Existing flooding or drainage complaints on site? (please describe)

- If located in a critical drainage area, have you reviewed what low impact development techniques are feasible? If yes, what techniques are feasible and not feasible? If no, do you have low impact development techniques planned for project?

- Are there signs of existing erosion on the property? If yea, please describe the conditions and how would the project address these issues?

- If there are existing flooding or drainage complaints? If yes, how would the project address the issues?

- Describe any changes to the site drainage patterns and why these changes are needed?

7. Vegetation:

Answer all applicable questions and Identify all items on the sustainable site plan:

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Identify Vegetation Type by general land cover via aerial images ([City of Sammamish Property Tool](#)):

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> Manicured Lawn | <input type="checkbox"/> Sparse Vegetation | <input type="checkbox"/> Shrub/Scrub |
| <input type="checkbox"/> Tree Canopy | <input type="checkbox"/> Open Water | <input type="checkbox"/> Wetland |
| <input type="checkbox"/> Riparian | <input type="checkbox"/> Recently Cleared and Graded | |
| <input type="checkbox"/> Invasive | <input type="checkbox"/> Developed Landscape (example: basketball court, pool, etc.) | |

How many Significant or Heritage/Landmark Trees onsite?: _____

- Heritage Trees are those equal to or greater than 22 inches DBH (SMC 21A.15.1332)
- Landmark Trees are those equal to or greater than 32 inches DBH (SMC 21A.15.1332.1)
- Significant Trees are trees that are in a healthy condition and is a noninvasive species: (SMC 21A.15.1333)
 - A coniferous tree with a diameter of 8 inches or more DBH.
 - A deciduous tree with a diameter of 12 inches or more DBH.

How many Significant Trees will be removed?: _____

Approximate existing tree canopy coverage (acres): _____

Approximate proposed landscape area (acres / percent): _____

Approximate proposed impervious area (acres / percent): _____

Known invasive vegetation on site? (Describe): _____

If known and applicable, describe why the entire site needs to be cleared and graded:

New landscaping and trees have been placed in a location that will not require early removal or trimming.

All new trees are located so that they are not in conflict with underground and overhead utilities.

City of Sammamish Municipal Code Important References (please check the box to indicate acknowledgement of the applicable standard):

- SMC 21A.25.030(A) (Residential Zoning) – The City limits minimum yard setback, maximum impervious, and maximum lot coverage based on the specific residential zoning district.
- SMC 21A.25.040(A) (Commercial Zoning) – The City limits minimum yard setback, maximum impervious, and maximum floor/lot ratio based on the specific commercial zoning district.
- SMC 21A.30.140 – All single-family, multifamily, townhouse, and mixed-use developments of more than 4 units shall provide on-site recreation excluding critical areas. Stormwater runoff tracts may be created for up to 100 percent of the on-site recreation space as described in SMC 21A.30.140(4). Recreation space fees in lieu of is allowed per SMC 21A.30.150.
- SMC 21A.30.160 – All single detached subdivisions, apartments, townhouse, and mixed-use development, excluding age-restricted senior citizen housing, shall provide children’s play area except when public parks or playgrounds are within one-quarter mile of the project without crossing a arterial street.
- SMC 21A.35.040-090 – Landscape screening is required for street frontages, side and rear lot lines, drainage facilities, and surface parking areas.

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- SMC 21A.37.240 – Maximum significant tree removal is limited by zoning district and size of the property. All residential and commercial zoned properties are required to apply for Tree removal permit required prior to removing any significant trees.
- SMC 21A.37.250 – Requires a minimum percentage of significant tree retention that is based on the zoning district.
- SMC 21A.37.270 – All retained significant trees shall be protected as required by SMC21A.37.270.
- SMC 21A.37.270(4) – New subdivisions and short plats may utilize a on-site recreation space reduction incentive if the proposal provides higher levels of landmark, heritage, and significant tree preservation.
- SMC 21B.25.039(1) (Town Center Zoning) – The City limits minimum yard setback and maximum floor area ratio based on the specific Town Center zoning district.
- SMC 21B.25.039(2) (Town Center Zoning) – The allows bonus commercial and residential development capacity if the development incorporate at least five features provide in SMC 21B.25.039(2). This includes extensive environmental restoration and/or tree retention, environmental certification for all structures, and incorporating low impact development that minimizes stormwater runoff.
- SMC 21B.25.080 (Town Center Zoning) – Submerged lands, landslide hazard areas, wetland, streams, and the associated buffers shall not be credited toward density or floor area calculations.
- SMC 21B.30.030 and -.080(4) (Town Center Zoning) – Requires landscaping types by the street adjacent to the project and the type of proposed development and adjacent uses and zoning.
- SMC 21B.30.050 (Town Center Zoning) – Requires all site overs two acres or with multiple buildings, except for single-family development, shall incorporate open space and landscaping as a unifying element and low impact development measures and stormwater management systems as part of the site plan.
- SMC 21B.30.090 (Town Center Zoning) – Requires open space requirements based on the proposed use.
- SMC 21B.30.100 (Town Center Zoning) – The project shall adhere to the low impact development standards and requirements in the Stormwater Master Plan for the Town Center. Additionally, biofiltration swales shall be integrated into the overall site design were possible.
- SMC 21B.30.150 (Town Center Zoning) – Street design shall include low impact development measure as indicated in the Town Center Infrastructure Plan, Town Center Stormwater Master Plan, and Unified Zone Development Plan.
- SMC 21B.30.160(1)(f) (Town Center Zoning) – Requires that landscape elements shall also serve as stormwater quality improvement function and as rain gardens.

Sustainable Site Planning Vegetation Questions:

- Describe how the site native vegetation been incorporated into the site design?

- How many acres of native vegetation would be retained?

- Describe how the project retains significant trees to the greatest amount feasible:

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- What is the proposed impervious surface percentage? Have you attempted to reduce impervious area? Have you thought about future uses and developments that would need additional impervious surfaces?

- Do you foresee any deviations from the above standards? If Yes, please describe:

- Describe how the project team considered property access with relation to the vegetation. By considering site access early in the site design process the project may avoid excessive clearing and site disturbance:

8. Environmental Critical Areas (SMC 21A.50):

City maps are used to identify potential critical areas. A report from a qualified professional would be required to confirm the presence of Critical Areas and address associated development standards. List of exempted activities is provided in SMC 21A.50.050 - .070. Utilize the [City of Sammamish Property Tool](#), [Critical Area Mapping](#), or Department of Fish and Wildlife [Priority Habitat Species \(PHS\) on the Web](#) sources. If you have already completed Project Guidance the notes from the City will indicate which critical areas are present. Include a GIS map of any critical areas identified using these sources.

Answer all applicable questions and Identify all items on the sustainable site plan:

- Erosion Hazard Area (on the property)
 - If yes, review SMC 21A.50.210 and .220 and identify on site plan.
- Landslide Hazard Area (on or within 50 feet of property)
 - If yes, review SMC 21A.50.210 and .240 and identify on site plan.
- Seismic Hazard Area (on the property)
 - If yes, review SMC 21A.50.210 and .270 and identify on site plan.
- Wetlands (on or within 300 feet of property)
 - If yes, review SMC 21A.50.210 and .290-.322 and identify on site plan.
- Streams (on or within 300 feet of property)
 - If yes, review SMC 21A.50.210 and .330 - .350 and identify on site plan.
- Flood Hazard Area (on the property)
 - If yes, review SMC 21A.50.210 and .230 and identify on site plan.
- Critical Aquifer Recharge Area (on the property)
 - If yes, review SMC 21A.50.210 and .280 and identify on site plan.
- Fish and Wildlife Habitat (on the property) – Use PHS Mapping
 - If yes, review SMC 21A.50.210, .325, and .327 and identify on site plan.
- Identify all permanent and temporary impacts to critical areas and associated buffers
- Any proposed septic systems are to be located outside of critical areas and their associated buffers.

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City of Sammamish Municipal Code Important References (please check the box to indicate acknowledgement of the applicable standard):

General:

- The United States Army Corps of Engineers, The United States Department of Fish and Wildlife, Washington Department of Fish and Wildlife, Washington Department of Natural Resources, and Washington Department of Ecology may require additional permits for the proposed development.
- SMC 21A.50.135 – Except as otherwise provided in SMC 21A.50.060, an applicant for a development proposal, activity, or alteration on a property with critical areas shall document the consideration of and subsequently shall implement the following sequential measures, which appear in order of preference, to avoid, minimize, and mitigate impacts to environmentally critical areas and associated buffers.
- SMC 21A.50.210 – Buildings and other structures shall be setback 15 feet from edge of critical area buffer unless allowed per SMC 21A.50.210.

Erosion Hazard Areas:

- SMC 21A.50.220 – Land clearing, grading, filling, and foundation work in an erosion hazard area is allowed only from May 1st to September 30th unless allowed per SMC 21A.50.220(1).
- SMC 21A.50.220 – If Subdivision, Short Subdivision, or binding site plans, large-scale clearing and grading is not allowed unless it is determined that it is not a reasonable to perform grading on an individual basis.
- SMC 21A.50.225 – One-care exemption in the stormwater design manual addendum shall not apply within the erosion hazards near sensitive water body overlay.

Flood Hazard areas:

- SMC 15.10.160– Provides specific standards based on the type of construction within special flood hazards are provided.
- SMC 15.10.190– Provides standards for shallow flooding areas.

Landslide Hazard areas:

- SMC 21A.50.260(1) – A minimum 50-foot buffer shall be established from top and toe of the landslide hazard area. The buffer may be reduced to 15-feet based on a critical areas study that describes how the buffer reduction will adequately protect the development and other properties.
- SMC 21A.50.260(3) – Removal of any vegetation from landslide hazard area or buffer shall be prohibited unless for the removal of hazardous trees or allowed per SMC 15.10.260(5).

Seismic Hazard areas:

- SMC 21A.50.270– Evaluation of site-specific subsurface conditions and mitigation is required.

Critical Aquifer Recharge Area (CARA):

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- SMC 21A.50.280(1)– Requires developments within CARA classes to infiltrate 75% of on-site stormwater volume generated by the project unless a lesser standard or on-site infiltration is waived per SMC 21A.50.280(1)(a).
- SMC 21A.50.280(5)– In Class 1 and 2 CARAs, on lots smaller than one acre, new on-site septic system is prohibited unless the Washington State Department of Health approves the system, the up flow media or packed-bed filter systems is designed to achieve approximately 80% nitrogen removal, or Seattle-King County Department of Public Health determines these system will not function on site.

Wetlands:

- SMC 21A.50.290 – Provides standards for development proposals located on a parcel or parcels containing a wetland or associated buffers.
- SMC 21A.50.290(3) – Removal of native vegetation or woody debris from wetland or wetland buffer may be allowed only as part of an approved alteration.
- SMC 21A.50.135 – Except as otherwise provided in SMC 21A.50.060, an applicant for a development proposal, activity, or alteration shall document the consideration of and subsequently shall implement the following sequential measures, which appear in order of preference, to avoid, minimize, and mitigate impacts to environmentally critical areas and associated buffers.

Fish and Wildlife Habitat:

- SMC 21A.50.325(3)(d) – Removal of any native vegetation or woody debris from the habitat conservation area may be allowed only as part of an approved habitat management plan, critical areas study, and/or alteration plan.
- SMC 21A.50.325(3)(e) – Low impact uses and development activities which are consistent with the purpose and function of the habitat conservation area and do not detract from its integrity may be permitted within the conservation area depending on the sensitivity of the habitat area.
- SMC 21A.50.327 – Provides specific requirements for proposal sites that contain Type F or Np streams and/or wetlands with a habitat score of 8 or higher that are also within 200 feet of an on-site or off-site Type F or Np Stream and/or wetlands with a habitat score of 8 or higher.

Streams:

- SMC 21A.50.330 – Provides standards for development proposals located on a parcel or parcels containing a streams or associated buffers.
- SMC 21A.50.330(9) – Removal of native vegetation or woody debris from wetland or wetland buffer may be allowed only as part of an approved alteration.
- SMC 21A.50.340 – Alterations to streams and stream buffers are not allowed except as allowed per SMC 21A.50.340.

Lake Management Areas:

- SMC 21A.50.355 – Proposed stormwater facilities shall be designed to remove 80% of all new total phosphorus loading on an annual basis where feasible or utilize AKART if infeasible. AKART standards are provided in SMC 21A.50.355(c).

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Sustainable Site Planning Environmental Critical Area Questions:

- If the proposal will require impact to environmental critical areas and associated buffers, describe why impacts to these areas cannot be avoided through redesign?

- If large scale clearing and grading is anticipated, please describe why it is not reasonable to perform grading on an individual basis:

- If the project is located within a CARA, do you plan on infiltrating 75% of on-site stormwater or applying for a lesser standard?

- Will the proposed development impact to wetland or streams or associated buffers? If yes, please describe why impacts are needed, why they cannot feasibly be avoided, and initial mitigation plans.

- Will the proposed development impact require buffer averaging? If yes, please describe why buffer averaging is required and cannot be avoided.

- If the project is located within Lake Management Area, do you plan on utilizing stormwater facilities that will remove 80% of total phosphorus or utilize AKART?

9. Shoreline Master Program (SMC 25):

Answer all applicable questions and Identify all items on the sustainable site plan:

- Does the property have a Shoreline Designation? ([City of Sammamish Property Tool](#)):
 - Lake Sammamish Shoreline Residential Lake Sammamish Urban Conservancy
 - Pine and Beaver Lake Shoreline Residence Pine and Beaver Lake Urban Conservancy
- If property is within 200 feet from Lake Sammamish, Pine Lake or Beaver Lake have you reviewed the [City of Sammamish Shoreline Master Program User Guide](#)?
- Vegetation Enhancement Area, if required (SMC 25.06.010)
- How many Significant Trees will be removed within the shoreline jurisdiction?: _____
- Approximate proposed landscape area within the shoreline jurisdiction (acres / percent): _____
- Approximate proposed impervious area within the shoreline jurisdiction (acres / percent): _____

City of Sammamish Municipal Code Important References (please check the box to indicate acknowledgement of the applicable standard):

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- SMC 25.06.020(5)– The amount of clearing and grading shall be limited to the minimum necessary to accommodate the allowed use/development.
- SMC 25.06.020(10)– The Lake Sammamish 15-foot wide portion of the shoreline setback that is immediately landward of the OHWM shall be reserved as a vegetation enhancement area (VEA). The VEA shall be maintained with at least 75 percent of native vegetation.
- SMC 25.06.020(12)– 80% of significant trees within the Pine and Beaver Lake shoreline jurisdiction must be retained.
- SMC 25.06.020(13)– The Pine and Beaver Lake requires a Vegetation enhancement area immediately landward of the OHWM when compensatory mitigation is required.
- SMC 25.06.050– Best management practices (BMPs) for controlling erosion and sedimentation and preventing pollutants from entering lakes shall be implemented for all new uses and developments.
- SMC 25.07.010-2(A) (Shoreline designation) – Provides the minimum development standards by the type of development and shoreline designation.
- SMC 25.07.020 – Provides Dredging regulations.
- SMC 25.07.030 – Provides Filling and excavation regulations.

Sustainable Site Planning Shoreline Master Program Questions:

- If developing within a shoreline setback or requesting a shoreline setback reduction, describe why it is not feasible to locate the development outside of the shoreline setback.

- Describe how you have reduced impervious surfaces within the shoreline buffer:

- Shorelines are assets to properties and contributes to the community character. If you have shorelines onsite, has the project team attempted to highlight and enhance this resource?

10. General Sustainable Site Planning Questions? (answer all applicable questions)

- Did you take sustainable site planning in consideration with building placement (please describe)?

- Did you take sustainable site planning in consideration with site access (please describe)?

- Did you take sustainable site planning in consideration with utility placement (please describe)?

11. Sustainable Site Planning Goals (required):

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Once you have completed all sections of this assessment, describe the project efforts to:

Minimize grading:

Minimize loss of native vegetation:

Minimize stormwater runoff:

Avoiding impacts to critical areas and associated buffers: