

# PRE-DEVELOPMENT SUSTAINABLE SITE DESIGN CHECKLIST

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## ABOUT SUSTAINABLE SITE DESIGN

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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?

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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-development application.

## PRE DEVELOPMENT SUSTAINABLE SITE DESIGN REQUIRED MATERIALS

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1. This Checklist / Assessment Completed
2. Simple Sustainable Site Plan that provides all the necessary information requested below.
3. GIS Print Out Maps of any Critical Areas Identified

## Submittal Instructions

Complete & save this checklist before submitting with the Pre-Development 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](http://www.sammamish.us)

## SIMPLE 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
- We have reviewed the Sustainable Site Plan Video

### 2. Simple Sustainable Site Plan Required Basic Information:

- Development Name
- Parcel Number and Project Address
- North Arrow and Scale
- Property Boundaries
- Items identified in the sections below

### 3. Topography and soils:

Identify the following on the simple 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](#)):

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- Are hydric soils present:  Yes  No

- [King County Hydric Soils List](#)

- 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.

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| <b>Interpretive groups</b><br><i>Land capability classification (irrigated):</i> None specified<br><i>Land capability classification (nonirrigated):</i> 4s<br><b>Hydrologic Soil Group: B</b><br><i>Forage suitability group:</i> Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)<br><i>Other vegetative classification:</i> Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)<br><i>Hydric soil rating:</i> No |
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### 4. Hydrologic Patterns and Features:

Identify the following on the simple sustainable site plan:

- Critical Drainage Areas ([City of Sammamish Property Tool](#) or [Critical Drainage Area](#))
  - Landslide Hazard Drainage Area

# PRE-DEVELOPMENT SUSTAINABLE SITE DESIGN



- Beaver and Pine Lake Drainage Area
- Any known natural seeps or springs (please denote and describe): \_\_\_\_\_
- Existing flooding or drainage complaints on site? (please denote and describe): \_\_\_\_\_

## 5. Vegetation:

Identify the following on the simple sustainable site plan:

- Identify Vegetation Type by general land cover via aerial images ([City of Sammamish Property Tool](#)):
  - Manicured Lawn       Sparse Vegetation       Shrub/Scrub
  - Tree Canopy             Open Water             Wetland
  - Riparian                 Recently Cleared and Graded
  - Invasive                 Developed Landscape (example: basketball court, pool, etc.)
- Known 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.
- Known invasive vegetation on site? (Describe): \_\_\_\_\_
- If known and applicable, describe why the entire site needs to be cleared and graded:

## 6. 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.

Identify the following on the simple 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)

# PRE-DEVELOPMENT SUSTAINABLE SITE DESIGN

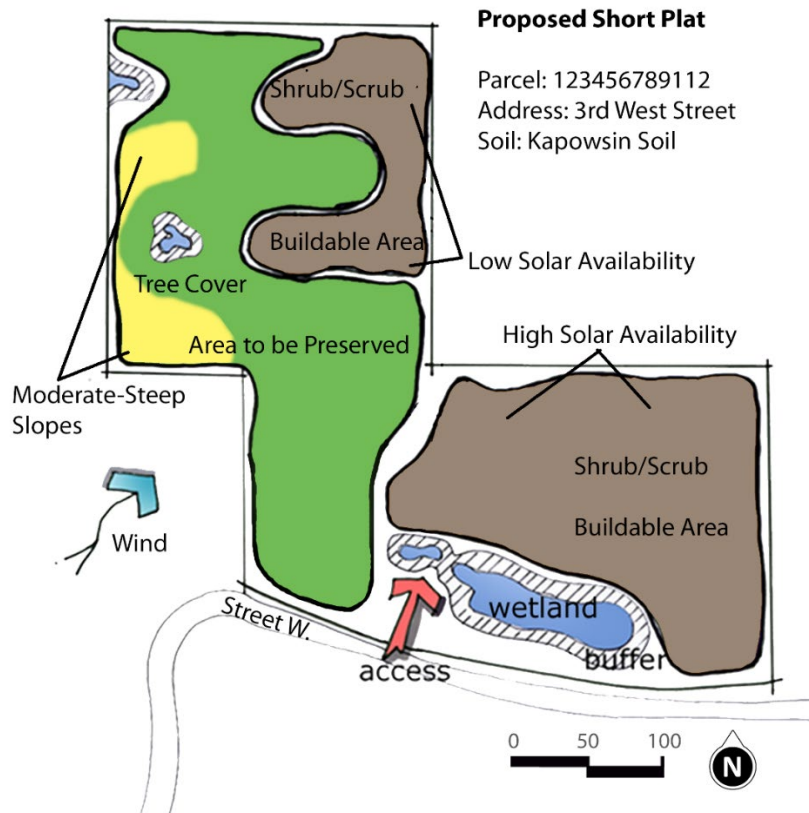
- If yes, review SMC 21A.50.210 and .230 and identify on site plan.
- Critical Aquifer Recharge Area (on the property)
  - If yes, review SMC 21A.50.210 and .280 and identify on site plan.
- Fish and Wildlife Habitat (on the property) – Use PHS Mapping
  - If yes, review SMC 21A.50.210, .325, and .327 and identify on site plan.
- If known and applicable, describe likely critical area impacts because of the proposed project:

## 7. Shoreline Master Program (SMC 25):

Identify the following on the simple 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)

## SIMPLE SUSTAINABLE SITE PLAN EXAMPLE



**PRE-DEVELOPMENT SUSTAINABLE SITE DESIGN**

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