

SUBDIVISION – PRELIMINARY APPROVAL

ABOUT PRELIMINARY APPROVAL FOR SUBDIVISIONS

A preliminary subdivision, also known as a preliminary plat, is for the division of land into ten or more lots.

Preliminary approval is the first step in the subdivision process and is followed by approval, issuance of a site development permit, a pre-final review, and final plat approval.

APPLICATION APPROVAL

A Preliminary Subdivision Approval is a Type 3 decision subject to a hearing and decision by the Hearing Examiner based on the recommendation of the Director.

FEES

Applicants are responsible for providing an initial deposit (as well as additional deposits as needed) to cover all application review costs.

FEES APPLICABLE TO THIS PROJECT
Preliminary Subdivision Planning Review
Environmental Checklist Review (if applicable)
Fire Review
Subdivision/Preliminary Plat Engineering Review
15% Technology Fee
See current fee schedule

Code Reference

Subdivisions
[SMC 21.02.060\(D\)](#)

Resources

[King County iMap](#)
[Sammamish Property Tool](#)
[Can I Subdivide? Guide](#)

Questions?

[Submit Project Guidance](#)
[Visit the Permit Center](#)

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

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OWNER INFORMATION

Owner is organized as an LLC*

Name: _____ Company: _____
(if applicable)

Address: _____

Phone: _____ E-Mail: _____

APPLICANT/REPRESENTATIVE INFORMATION

Applicant is organized as an LLC*

Name: _____ Company: _____
(if applicable)

Address: _____

Phone: _____ E-Mail: _____

**O2020-513 requires owners/applicants organized as a single-member or multiple-member LLC to provide the names and addresses of all members, including all individuals who hold transferable interests in the applicant or its members. Please provide this information using the supplemental form on www.MyBuildingPermit.com.*

PROPERTY INFORMATION

Property Address: _____

Parcel Number(s): _____

Total Lot Area(s): _____ Total Critical Areas on Property: _____
(Square Feet) (Square Feet)

Please complete the below for any critical areas on property:

Type	Total Area (Square Feet)	Type	Total Area (Square Feet)
<input type="checkbox"/> Frequently flooded area	_____	<input type="checkbox"/> Lake	_____
<input type="checkbox"/> Landslide area	_____	<input type="checkbox"/> Critical aquifer recharge area	_____
<input type="checkbox"/> Seismic hazard area	_____	<input type="checkbox"/> Wetland	_____
<input type="checkbox"/> Erosion hazard area	_____	<input type="checkbox"/> Stream	_____
<input type="checkbox"/> Erosion hazard near sensitive water bodies overlay	_____	<input type="checkbox"/> Fish & wildlife habitat conservation area	_____

Do you control the property where the work is being proposed (lease, easement, or fee-ownership)?
 Yes No

Property Information continued on next page

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PROPERTY INFORMATION CONTINUED

Is the proposed project located on a parcel that abuts the King County Trail Corridor?

- Yes No

Does the proposal require the use of or crossing the King County East Lake Sammamish Regional Trail for access to the project site?

- Yes No

Prior to the start of construction, are you willing to allow native plant salvage of existing native vegetation located within clearing limits that will be impacted by construction?

- Yes No

SUBMITTAL CHECKLIST

A PDF of each document is required at time of submittal. Please label files as numbered and listed below:
(For example: *02 Project Narrative*)

- 01. Signed Application Form
- 02. Project Narrative
 - Provide brief description of the site and the project
 - Include all names associated with this subdivision
- 03. Preapplication Conference Letter
- 04. Acceptance of Financial Responsibility - Affidavit of Applicant Status
- 05. Density Calculations
- 06. Historic Resources Affidavit
- 07. Water & Sewer District Approval
- 08. Preliminary Septic Approval (if required)
- 09. Future Sewer Connection Agreement (**only for projects with approval from King County Public Health for on-site or community sewage system and/or group b water systems or private wells**)
- 10. Eastside Fire & Rescue Plan Review Sheet
- 11. Neighborhood Meeting – Proof of Completion
- 12. Title Report (<30 days old)
 - Must be less than 30 days old
 - Must be for the parcel(s) related to this application
- 13. Legal Description
 - Must be for parcel(s) related to this application
 - Must be a title verified description by a Washington State licensed surveyor

Submittal Checklist continued next page

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SUBMITTAL CHECKLIST CONTINUED

- 14. Mailing List, Map, and Labels
 - Include all property owners within 1,000 feet of the site (2,000 feet for properties within the Erosion Hazard Near Sensitive Water Bodies overlay)
 - Utilize the Excel template provided and upload a PDF version, with the map, under “Mailing List, Map, and Labels” in MyBuildingPermit.com
 - After submittal, the City will request the Excel version of the template via email

- 15. SEPA Checklist
- 16. Critical Area Affidavit
- 17. Critical Area Study (if applicable)
- 18. Geotechnical Report
- 19. Arborist Report
- 20. Criteria Compliance Narrative
 - Can be a matrix and/or narrative format
 - Details how the application meets all applicable local and state regulations

- 21. Survey – Boundary and Topographic
- 22. Traffic Concurrency Certificate
- 23. Traffic Impact Analysis Report
 - For proposals generating 10 or more new vehicle trips during AM or PM peak hour
 - May also be required for projects not generating 10 AM or PM peak hour vehicle trips (see the [Public Works Standards](#) for requirements)

- 24. Storm Drainage Analysis (Technical Information Report)
- 25. PW Standards Deviation (if proposed)
- 26. Plan Set
 - Must be prepared by a licensed land surveyor or engineer and include:
 - The name and seal of surveyor or engineer
 - Space for the file number of subdivision to be added after the application is accepted
 - The location description based on legal description
 - Compass, scale, and date
 - A delineated boundary of project site and ordinary high water mark (if applicable)

[Plan Set continued on next page](#)

Submittal Checklist Continued on next page

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SUBMITTAL CHECKLIST CONTINUED

26. Plan Set (Continued)

- The dimension, square footage and labeling shown on all public and private streets and adjoining streets (i.e., private roads, alleys, driveways, access points), on-site recreational, open space and play areas
- The dimension, square footage and labeling shown on all critical areas and buffers per [SMC 21.03.020](#), public rights-of-way, ground detention facilities, lots, lot numbers and tract letters
- Location and numbering of all trees, and identification of trees being removed and trees being retained (please use the Tree Removal & Retention Table to help create your tree removal and retention planning)

CERTIFICATIONS & SIGNATURES

I have read this application in its entirety and certify that all information submitted, including any supplemental information, is true and complete to the best of my knowledge. I acknowledge that willful misrepresentation of information will terminate this permit application. I understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed pursuant to [SMC 21.09.010](#).

Owner Signature: _____ Date: _____

Applicant/Representative Signature (if applicable): _____ Date: _____

ONLINE SUBMITTAL INSTRUCTIONS

- 1 Create an account on MyBuildingPermit.com.
- 2 Select “Apply For Permit” and then select “Sammamish” as the jurisdiction.
- 3 Select the following:

<u>Application Type</u>	<u>Project Type</u>	<u>Activity Type</u>	<u>Scope of Work</u>
Land Use	Any Project Type	Land Division	Plat - Preliminary
- 4 Complete & save this form before uploading it in the “File Upload” section along with the required submittal documents.