City of Sammamish
Community Development
801 228th Ave NE
Sammamish, WA 98075
425-295-0500 | www.sammamish.us

SINGLE-FAMILY RESIDENCE (SFR) SUSTAINBLE SITE DESIGN CHECKLIST

ABOUT SUSTAINABLE SITE DESIGN

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, retaining native vegetation, and reduction of 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.

For property owners and developers, understanding the existing site conditions early in the site planning process can preserve the property's character and reduce project costs by reducing excessive clearing and grading, the amount of landscape replanting, the number of costly reports and permits, and reduce the risk of significant redesigns and project delays.

As such, all single-family residences and accessory development shall provide a sustainable site assessment.

WHEN IS THIS CHECKLIST REQUIRED?

For any new single-family residence or accessory structure on a single-family residentially zoned property. This checklist shall be completed prior to pre-development/pre-application (if required) or prior to building or site development application submittals.

SFR SUSTAINABLE SITE DESIGN REQUIRED MATERIALS

1. This Checklist / Assessment Completed

Submittal Instructions

Complete & save this checklist before submitting with the Pre-Development application documents or permit application.

Resources

Sustainable Site Plan 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 DESIGN CHECKLIST AND ASSESSMENT

This assessment is meant to ensure that the project team and project proponent inventory the existing site conditions and is used in the development of sustainable site.

1. **Sustainable Site Plan Information**:

☐ My project team and I have reviewed the Sustainable Site Design Handout

☐ My project team and I understand that pre-development and/or pre-application meetings are recommended and we understand that by not requesting these meetings that there is a higher chance that the project will need to go through significant redesign to be code compliant.

2. **Lot Coverage and Impervious Surface Limitations**:

By reviewing the lot coverage and impervious surface limitations prior to full site design, you can adequately size the project without costly project redesign or the uncertainty of requesting a variance. Additionally, please keep in mind that any proposed development will limit the property ability for further development in the future.

I have talked about the following lot coverage and impervious surface limitations with the project design team:

☐ Lot Coverage and Impervious Surface Limitations Table:

	R-1	R-4	R-6	R-8	R-12	R-18	Note
Max Impervious Surface	30%			75%	85%	85%	1
Min Yard Area		45%	35%				2
Max lot Coverage		40%	50%				3 & 4

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

☐ My project team and I understand that if impervious surfaces or lot coverage is maxed out now, that all future development will be limited or not permitted.

3. **Setbacks and Building Height Limitations**:

By reviewing the minimum setbacks and maximum building height prior to full site design, you can adequately locate and size the project without costly project redesign or the uncertainty of requesting a variance.

I have talked about the following setback and building height limitations with the project design team:

☐ Minimum Setbacks:

Type of Building	R-1	R-8	R-12	R-18
Front Yard	20 ft	10 ft	10 ft	10 ft
Rear Yard	10 ft	10 ft	10 ft	5 ft
Side Yard	10 ft	10 ft	5 ft	5 ft

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. See Handout #120
2. See Handout #130

☐ Building Height Limitations:

Type of Building	R-1	R-4	R-6	R-8	R-12	R-18	Note
Detached Accessory Dwelling Unit	18 ft	18 ft	18 ft	18 ft	18 ft	18 ft	1
All Other Buildings / Structures	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	2

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

☐ My project team and I have reviewed SMC 21A.25.050(3) and Handout #140 on how building height is measured.

4. **Topography, soils, and grading**:

By reviewing the existing topography prior to full site plan development, you can adequately plan for future projects and potentially reduce costs associated with excessive clearing and grading, unneeded consultant

reports, permits, and associated fees. Your existing topography and soils are assets to the property and the community. While grading a site flat is seen as the most straight forward option for builders, you may prefer it financially and aesthetically that your site design is incorporated into the topography. It is important to discuss your site topography and soils early in the site design process.

I have talked about the following topographical and soil elements with the project design team:

☐ That Moderate (5% to 20%), Moderate-Steep (20% to 40%), and Steep (40% or greater) slopes are located on the property.

- The City of Sammamish Property Tool can provide contour information for the slope calculation

☐ The project team has denoted the slopes on the site plan.

☐ The project team and I have discussed options pertaining to incorporating the project within the existing topography.

☐ I understand that moderate-steep to steep slopes located on the property will require a Geotechnical Report to address.

☐ That excavation shall not exceed 10-feet, and fill shall not exceed 5 feet without approved deviation.

☐ That retaining walls shall not exceed 6-feet within setback of R-1 through R-18 zoning districts.

☐ The property soils, including hydric soils, are denoted soils on the site plan, and we have discussed how the existing soils impacts site design.

- USDA Soil Map
- King County Hydric Soils List

☐ The project team and I have discussed options to incorporate the proposed development within the existing topography and soils.

☐ The project team has 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.

5. **Hydrologic Patterns and Features:**

By reviewing the existing hydrologic patterns prior to full site plan development, your proposal may avoid excessive construction costs, avoidable redesigns, and permit fees. Additionally, you can avoid long-term drainage issues by carefully planning stormwater flow.

I have talked about the following hydrologic patterns and elements with the project design team:

☐ If the property is within a Critical Drainage Areas and we have discussed the potential impacts to the proposed project (City of Sammamish Property Tool or Critical Drainage Area)?

☐ Landslide Hazard Drainage Area: We understand that per SMC 13.20.040(2), single-family development is limited to 35% impervious surface unless approved by the Director.

☐ Per SMC 13.20.040(4) and (5), Low impact development techniques shall be used to the maximum extent feasible for all critical drainage areas. Feasibility is determined by the Stormwater Manual.

☐ The Project team and I have discussed if there are existing flooding and drainage complaints are located on site and, if so, how these issues can be addressed.

☐ The project team have discussed how to address any signs of existing erosion on the property.

☐ The project team have discussed how the project incorporates the proposed development within the existing hydrologic patterns and features.

6. **Vegetation:**

By avoiding impacts to existing vegetation will preserve the natural character of your property but it would also potentially reduce construction costs associated with excessive clearing and grading and reduce permitting costs by reducing the number of permits, permit fees, the number of consultant reports, and the costs of re-planting cleared land.

I have talked about the following vegetation elements with the project design team:

☐ The project team has Identify the following Vegetation Types (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.)

☐ The project team has Identified all known Significant or Heritage/Landmark Trees onsite and these resources have been denoted on the site plan.

- Heritage Trees are those equal to or greater than 22 inches diameter at breast height (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.

☐ The project team and I have discussed how the project could incorporate the Significant or Heritage/Landmark Trees within the site design within the site plan.

☐ The project team has placed all new landscaping and trees in a location that will not require early removal or trimming.

☐ The project team has placed all new trees in locations that will not be in conflict with underground and overhead utilities.

☐ The project team have discussed how the site's native vegetation has been incorporated into the site design.

☐ The project team have discussed how the project incorporates the proposed development with minimal natural vegetation disturbance.

☐ The project team has considered property access with relation to the vegetation.

☐ The project team and project proponent have considered future uses and development that would need additional impervious surfaces and vegetation clearing.

7. **Critical Areas (SMC 21A.50):**

By avoiding impacts to critical areas and associated buffers will preserve the natural character of your property but it would also potentially avoid significant fees and delays relating to additional permits, redesigns to meet code, and additional reports.

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.

I have talked about the following critical areas with my project design team:

☐ 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.

☐ Any proposed septic systems are to be located outside of critical areas and their associated buffers.

☐ The project team has discussed how the project will minimize impacts to environmental critical areas and associated buffers.

☐ The project team has discussed if the proposed development impact require buffer averaging.

☐ The project team has discussed how critical areas are assets to properties and contributes to the community character and how the project will attempt to highlight and enhance those resources.

8. **Shoreline Master Program (SMC 25):**

By reviewing the City's Shoreline master program and avoiding impacts to shorelines will preserve the natural character of your property/community but it would also potentially reduce construction costs associated with inadequately planned development, reports, permits, fees, and any associated delays.

I have talked about the Shoreline Master Program with my project design team:

☐ 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?

☐ The project team has discussed how the project has avoided impacts to the shoreline buffer.

☐ The project team has discussed how to reduce impervious surfaces within the shoreline buffer.

☐ The project team has discussed why it is not feasible to locate the development outside of the shoreline setback if the project is developing within a shoreline setback or requesting a shoreline setback reduction.

☐ The project team has discussed how shorelines are assets to properties and contributes to the community character and how the project will attempted to highlight and enhance this resource.

9. **General Sustainable Site Planning**

☐ The project team took sustainable site planning into consideration with building and site improvements placement.

☐ The project team took sustainable site planning in consideration with site access.

☐ The project team took sustainable site planning in consideration with utility placement.