PERMIT NUMBER								
SDP			—					

801 – 228th Avenue SE • Sammamish, WA 98075 • Phone: 425-295-0500 • Fax: 425-295-0600 • web: www.sammamish.us

Site Development Permit

Name of Plat _____ Land use # assigned _____

PROPERTY

Address:	
City/State/Zip:	
Tax Parcel No(s):	
PROPERTY OWNER	
Owner Name:	Phone:
Mailing Address:	
City/State/Zip:	
Email:	
OWNERS AUTHORIZED AGENT/CONTACT	
Company Name:	Contact:
Mailing Address:	
Email:	Phone:
ENGINEER/SURVEYOR	
Company Name:	Phone:
Contact:	
Mailing Address:	
Email:	
CESCL CONTACT INFORMATION	
Company Name:	Phone:
Contact:	Email:
Mailing Address:	
CESCL ID#:	Expiration date

PERMIT FEES

Short Plat Review Fees (due @ Submittal)

Counter Service 2: $ 244.00
Short Subdivision Prelim review fee: $3,050.00

Subdivision Review Fees (due @ Submittal)

Counter Service 3: $ 366.00
Subdivision Prelim review Fee: $2440.00 Plus

Per Lot fee:
10-20 lots $304/per lot
21-50 lots $242/per lot
51+ lots $210/per lot

Please reference Traffic Concurrency Certificate for amount due for deposit during this phase.

All other Projects

Counter Service 2: $244.00
Review fee: $1,220.00

Short Plat Inspections (due @ Issuance)

Short Plat Inspection Fee: $9,760.00

Subdivision Inspections (due @ Issuance)

Subdivision Inspection Fee: $9,760.00

Per Lot fee:
10-20 lots $488.00/per lot
21-50 lots $366.00/per lot
51+ lots $244.00/per lot

Surface water retention locks (due @ issuance)

Cost per lock: $32.00 plus tax

Job Description:

1. How many total cubic yards of earth will be worked? _____
Excavation Fill Displaced (circle)

2. Does the project intersect with any of the following environmentally critical areas?
If so, by how much? _____ cubic yards
a. Erosion Hazard
b. Flood Hazard
c. Landslide Hazard
d. Seismic Hazard
e. Steep Slope
(circle type)

3. Does the project intersect with any of the following environmentally critical areas?
If so, by how much? _____ cubic yards
a. Stream
b. Wetland
c. Lake
d. Wetland/Stream/Lake Buffer
(circle type)

4. How many cubic yards of earth will be worked in these areas? _____

5. Will soils be transferred off site? YES NO (circle) Where?

_____

Grade of Access Street (%): _____ (Provide % for the steepest grade between the proposed structure and the main arterial road.)
Length of Access Street: _____
Width of Access Street (at narrowest point): _____(Provide actual width of street – non easement)
Location of Nearest Fire Hydrant (in feet) to driveway entrance: _____

Proposed Home Sizes:
- ☐ Less than 3600sq ft
- ☐ 3600 - 5000 sq ft
- ☐ More than 5000 sq ft

All Provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state of local law regulating construction of the performance of construction. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation; plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official.

I hereby certify that I have read and examined this application and know the same to be true and correct.

Signature of Owner or Authorized Agent: **Date:**

Site Development Permit Submittal Plan Set

SUBMITTAL REQUIREMENTS

CHECK BOX	DESCRIPTION	NUMER OF COPIES
	PLAN SET 22 X 34 ***plan sheets 1-3, 5, 6 & 9 are required for complete submittal***	**2 COPIES**
	PLAN SET 11 X 17 ***plan sheets 1-3, 5, 6 & 9 are required for complete submittal***	**1 COPY**
	TECHNICAL INFORMATION REPORT (TIR)	**2 COPIES**
	GEOTECHNICAL REPORT	**2 COPIES**
	STORMWATER Stormwater Pollution Prevention Plan **(SWPPP)** if 1 acre disturbance or more. The SWPPP shall be completed in accordance with the Washington State Department of Ecology's guidelines for preparing a construction site. (www.epa.gov).	**2 COPIES**
	FIRE HYDRANT LOCATIONS (separate from Civils)	**2 COPIES**
	ELECTRONIC CD INCLUDES PDF's OF ALL DOCUMENTS	**1 COPY**
	WATER AVAILABILITY CERTIFICATE	**1 COPY**

Applications which require the submittal of a development plan set must prepare the sheets as shown and in the format described below. If you have questions please contact the Permit Center at 425-295-0500.

Note:
All plan drawings shall be:

A. Sheet Size, 22" x 34" (6), 11 x 17 (1)
B. Numbered sequentially (lower right hand corner of each page)
C. Name of Project
D. Date, including additional space for revision dates
E. North Arrow (all site related sheets)
F. Engineering Scale (includes scale bar on all sheets)
G. Survey Drawings at NAD 83/91 horizontal datum & NAVD 88 vertical datum and included on site plan (not to exceed 1"=50', 1"=20' preferred)
H. Contour Intervals = 2'
I. Elevations within 50' of subject site
J. Professional Stamp (Civil Engineer)
K. Planner and Public Works Engineer Signature blocks, each sheet

1. Title Sheet

A. Project Name
B. Site Development Permit/Land Use Planning Number (***not available at submittal point***)
C. Vicinity Map of Proposed Development
D. Sheet Index
E. Table of Existing/Proposed:
    1. Total Acres & Square Feet per lot
    2. Total Number of Dwelling Units
    3. Total Gross Floor Area
    4. Total Net Floor Area
    5. Total Parking & Loading Spaces
    6. Total Impervious Surfaces
    7. Zoning Designation
    8. Land Uses of N, S, E, W of Site
F. Parcel # (Section, Township, & Range)
G. Legal Description

2. Subdivision or Short Subdivision Conditions and City of Sammamish General Notes

A. Project Number (City Project Number)
B. Vesting Date
C. Conditions of Approval from Preliminary Plat Approval
D. City of Sammamish General Notes

3. Existing Conditions and Tree Survey Plan

A. Existing Parcel Boundary
B. Existing Impervious Surfaces (indicate asphalt, gravel, etc)
C. Existing Structures (include demolition, if applicable)
D. Existing Utilities on site and along frontage
E. Existing Significant Trees on site, along frontage, and any trees where drip line falls within site boundary
F. Existing/Proposed Easements
G. Neighboring Parcel Numbers
H. Environmentally critical areas, buffers, setbacks

4. Horizontal Control Plan

A. Location of Existing Monuments
B. Basis of Bearing
C. Horizontal Datum (NAD 83/91)
D. Vertical Datum (NAVD 88)
E. Proposed lot boundaries

5. Grading and Temporary Erosion Control Plan

A. City of Sammamish Standard Erosion Control Notes
B. Critical Areas and Buffers
C. Existing and Proposed Grade Contours
D. Existing Significant Trees
E. Erosion Control Plan (KCSWDM Appendix D)
    1. Construction entrance
    2. Clearing limits
    3. Silt fence
    4. Stock Piles
    5. Catch basin inserts
    6. Bank protection
    7. Hydro-Seeding
    8. Sedimentation Pond
    9. TESC Details

6. Drainage Plan

A. City of Sammamish Standard Drainage Notes
B. Storm water Facilities, Existing/Proposed
C. Contours, Existing/Proposed
D. Storm Profiles with utility crossings
E. Storm water details
F. Catch basin and Grate Type
G. Ponds
    1. Control structure agrees with TIR
    2. Debris barrier on inlet pipe
    3. Secondary inlet jailhouse window
    4. Emergency overflow structure
    5. Access road
    6. Fencing, if required
    7. Landscaping, per drainage manual
    8. Liner, if required
    9. Control structure information plate
    10. Pond sign
H. Show Sewer/Water Other utility plans

7. Paving Plan / Parking Plan:

Public or Private Streets, driveways plans shall include the following at a minimum:

1. City of Sammamish Standard Road Notes
2. Existing pavement (indicate asphalt, concrete, gravel, etc)
3. Proposed pavement
4. Road cross sections
5. Road profiles (include existing road profiles)
6. Signage and road striping
7. Mail box locations, existing and proposed
8. ADA curb ramp at intersections to follow WSDOT Std Plan F-40.10-01, or equivalent.

Parking lot plans shall include the following at a minimum:

1. Parking space and aisle dimensions
2. Parking stall count by type (i.e. compact, standard, ADA accessible)
3. Location of proposed loading / vanpool / carpool spaces
4. 18" stepping space adjacent to landscaped areas
5. Proposed parking lot lighting locations (including light fixture detail)
6. Parking lot surfacing cross section
7. Parking lot striping
8. Proposed wheel stop / curb locations
9. Fire lane striping
10. Bicycle facility location, bicycle space parking count
11. Pedestrian / bicycle circulation plan and site access
12. Walkway dimensions
13. ADA accessible pathways / ramps
14. Crosswalks

8. Illumination (PWS Article V)

A. Existing lighting (removal/relocation)
B. Location of proposed lighting
C. Illumination Details and Notes

9. Landscaping/Tree Retention Plan:

A. The landscape plan submitted to the department shall be drawn on the same base map as the development plans and shall identify the following:

1. Total landscape area and separate hydrozones.
2. Landscape materials botanical/common name and applicable size.
3. Property lines.
4. Impervious surfaces.
5. Location of proposed utilities (water, sewer, overhead electric / telephone, and stormwater)
6. Natural or manmade water features or bodies.
7. Existing or proposed structures, fences, and retaining walls.
8. Existing and proposed grade
9. Natural features or vegetation left in natural state.
10. Designated recreational open space areas.
11. Perimeter (street, interior property lines) landscaped area
12. Parking Lot area and proposed number of parking stalls.
13. Landscaping square footage associated with the proposed parking
14. Number of trees associated with the proposed parking

15. Plant specifics, including at a minimum:
    a. Plant name (botanical / common)
    b. Counts of individual plants
    c. Plant sizes
    d. Diameter / minimum height
    e. Percentage of tree types (i.e. deciduous / coniferous)
16. Proposed curbs or structural barriers to protect the plantings from vehicle overhang
17. Landscaping details, including at a minimum:
    a. Plant installation
    b. Root barrier per PWS Figure 02-29
    c. Compost / mulch treatments
18. Irrigation water budget table
19. The proposed landscape plan shall be certified by a Washington State registered landscape architect, Washington State certified

B. (1) Tree Retention Plan

A. Tree's identification tag number if required
B. Diameter of tree and actual tree drip line
C. Clearing limits and location of TESC fencing
D. Grading, proposed utilities
E. Tree protection barriers - installed along the outer edge and completely encompass the drip line of trees identified for retention.
    a. Protection barriers shall consist of fencing at least four feet high,
    b. Constructed of chain link or polyethylene laminar safety fencing or similar material;
F. Tree protection flagging - along the outer edge
    a. Completely encompass the drip line of trees identified for retention.
    b. Flagging should include signs reading "Tree Save Area."
G. Long-term protection of trees identified for retention:
    a. Curbing or other physical barrier in areas used by vehicular traffic;
    b. Fencing around areas adjacent to areas not used by vehicular traffic; or
    c. Other protection means as approved by the director.
H. The Plan shall be reviewed by a certified professional to ensure selection of healthy trees pursuant to SMC 21A.35.210(5), Tree retention requirements;
I. Identify trees scheduled for future removal and/or removed within the past year, to the maximum extent feasible

(2) Street Trees (PWS.15.20)
(3) Boundary of Property
(4) Total Landscape Area
(5) Impervious Surfaces

(6) Planter strip detail with root guard per PWS Figure 02-29
(7) Table of Landscape Material/Mix Including:
    1. Botanical/Common Name
    2. Diameter Width
    3. Percentage of Tree Types

I. Structures including Detention Facilities, Existing and Proposed
J. Fences and Retaining Walls
K. Undisturbed Vegetated Areas
L. Open Space and/or Recreational Space
M. Water Budget Table
N. Utilities

Mitigation Plan
Traffic Control Plan - if work in public right of way, may be submitted prior to preconstruction meeting