

# NO. 420 - SAMMAMISH PROPERTY TOOL OVERLAY INFORMATION GUIDE

## MAPPING OF CRITICAL AREAS

The Sammamish Property Tool is an online resource that includes property information such as zoning district, development activity, and critical areas. These various critical areas are shown as layers within this mapping system.

## CRITICAL AREA MAP LAYERS

### CRITICAL AQUIFER RECHARGE AREA [SMC 21.03.020.X](#)

Critical aquifer recharge areas have a critical recharging effect on aquifers used for potable water. CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of groundwater resources or contribute significantly to the replenishment of groundwater.

#### Required Reports

- Topographic Survey
- Geotechnical Report

### EROSION HAZARD AREA [SMC 21.03.020.W.1](#)

Generally, this includes slopes that are 15% or steeper with soils that are prone to erosion. [Wet Season Work Request](#) required for clearing and grading between October 1<sup>st</sup> and April 30<sup>th</sup>.

#### Required Reports

- Topographic Survey
- Temporary Erosion and Sediment Control Plan
- Geotechnical Report

### EROSION HAZARD NEAR SENSITIVE WATER BODIES [SMC 21.03.020.W.2](#)

Generally, this includes slopes that are 15% or steeper with soils that are prone to erosion and are located near streams, wetlands, and lakes.

#### Required Reports

- Topographic Survey
- Temporary Erosion and Sediment Control Plan
- Geotechnical Report

## Overlays

All maps are deemed advisory, with the exception of the critical aquifer recharge area, flood insurance study for King County, wetland management area and erosion hazard near sensitive water bodies overlay maps SMC 21.03.020(J).

As such, a report may be required to verify the actual presence of absence of features that constitute a critical area.

## Code Reference

Critical Areas Regulations  
[SMC 21.03.020](#)

## Questions?

[Submit Project Guidance](#)

[Visit the Permit Center](#)

City of Sammamish  
801 228<sup>th</sup> Ave SE  
Sammamish, WA 98075  
[www.sammamish.us](http://www.sammamish.us)

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**FISH AND WILDLIFE HABITAT CONSERVATION AREA** [SMC 21.03.020.Z](#)

Requires that a fish and wildlife habitat corridor be established when a development proposal site contains Type F or Np streams and/or wetlands with a high habitat score greater than or equal to 8, that are also located within 200 feet of an on-site or off-site Type F or Np stream and/or wetland with a high habitat score greater than or equal to 8.

**Required Reports**

- Topographic Survey
- Critical Area Study
- Management plan for the wildlife corridor

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**LANDSLIDE HAZARD AREA** [SMC 21.03.020.W.6](#)

The property needs to be evaluated by a qualified geo-technical expert to determine whether or not there is a landslide hazard area present as defined in SMC 21.04.040.B.195. If a landslide hazard area is identified, the provisions of SMC 21.03.020.W.6 apply to proposed development. These provisions include, but are not limited to, buffer requirements beyond the top of slopes that are 40% or steeper.

**Required Reports**

- Topographic Survey
- Critical Area Study
- Geotechnical report

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**NO DISTURBANCE AREA** [SMC 21.03.020.W.2.c.](#)

The no-disturbance area is established on the sloped portion of the special district overlay to prevent damage from erosion.

**Required Reports**

- Topographic Survey
- Critical Area Study
- Geotechnical report

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**SHORELINE JURISDICTION** [SMC 25.07](#)

Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high-water mark (OHWM); floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters that are subject to the provisions of this program.

**Required Reports**

- A qualified wetland biologist must identify and mark the lake's OHWM location which then must be surveyed and clearly reflected on site plans.
  - A critical area study shall be provided to include measures to mitigate environmental impacts.
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**STREAMS** [SMC 21.03.020.AA.1](#)

On- and off-site stream must be identified and classified by a qualified biologist according to current stream classification requirements. Where located on-site, applicable stream boundaries must be delineated and surveyed. Where located off-site, the boundaries can be estimated based on aerial photographs, viewing these areas from the subject property, and/or from previous mapping of these areas.

**Required Reports**

- Topographic Survey
- Critical Area Study

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**WETLANDS** [SMC 21.03.020.Y](#)

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetland generally include swamps, marshes, bogs, and similar areas.

**Required Reports**

- Topographic Survey
- Critical Area Study

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**WETLAND MANAGEMENT AREA** [SMC 21.03.020.Y.6](#)

The purpose of the wetland management area special overlay district is to provide a means to designate certain unique and outstanding wetlands when necessary to protect their functions and values from the impacts created from geographic and hydrologic isolation and impervious surface.

**Required Reports**

- Topographic Survey
  - Critical Area Study
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