

Seattle Permits

— part of a multi-departmental City of Seattle series on getting a permit

Environmentally Critical Area Site Plan Requirements

January 2002

Under City of Seattle Regulations for Environmentally Critical Areas (ECAs), activities on sites that include landslide-prone, flood-prone, riparian corridor, wetland and steep slope environmentally critical areas require preparation of a surveyed site plan and submittal of additional information relating to critical areas and their buffers as part of the application and review process for development proposals. This information is required in addition to technical reports described in Section 25.09.060 of the Seattle Municipal Code and site plan requirements outlined in Client Assistance Memo (CAM) 103, *Site Plan Requirements*.

Elements of Surveyed Site Plan

The required surveyed site plan must be prepared and stamped by a State of Washington licensed surveyor and is required to include the following:

1. **Existing topography** at two (2) foot contour intervals on-site, on adjacent lands within twenty-five (25) feet of the site's property lines, and on the full width of abutting public and private rights-of-way and easements.
2. **Terrain and drainage-flow characteristics** within the site, on adjacent sites within twenty-five (25) feet of the site's property lines, and on the full width of abutting public and private rights-of-way and easements.
3. General location of areas with significant amounts of **vegetation**, and specific location and description of all trees and shrubs over six (6) inch caliper measured three (3) feet above the base of the trunk, and noting their species.

4. Location and boundaries of all **existing site improvements** on the site, on adjacent lands within twenty-five (25) feet of the site's property lines, and on the full width of abutting public and private rights-of-way and easements. This must include the amounts of development coverage, including all impervious surfaces and construction activity areas (noting total square footage and percentage of site occupied).
5. Location of all **grading activities in progress** and all natural and artificial **drainage control facilities or systems in existence** on site or on adjacent lands within twenty-five (25) feet of the site's property lines, and in the full width of abutting public and private rights-of-way and easements.
6. Location of all **existing utilities** (water, sewer, gas, electric, phone, cable, etc.), both above and below ground, on-site, on adjacent lands within twenty-five (25) feet of the site's property lines, in the full width of abutting public rights-of-way, and any proposed extension required to connect to existing utilities, and proposed methods and locations for the proposed development to hook-up to these services.
7. **Additional existing physical elements** information for the site and surrounding area as required by the Director of DPD.

Additional Site Plan Information

Additional site plan information prepared by qualified professionals with training and expertise in their respective area of expertise is also required, as follows:

1. Location and boundaries of all **critical areas** on-site and on adjacent lands within twenty-five (25) feet of the site's property lines, noting both total square footage and percentage of site.
2. Proposed location and boundaries of all **required undisturbed fenced areas and buffers** on-site and on adjacent lands within twenty-five (25) feet of the site's property lines.



3. Location and boundaries of all **proposed site improvements** on the site, on adjacent lands within twenty-five (25) feet of the site's property lines, and on the full width of abutting public and private rights-of-way and easements. This must include the amount of proposed land disturbing activities, including amounts of development coverage, impervious surfaces and construction activity areas (noting total square footage and percentage of site occupied).
4. Location and identification of all **riparian corridors and wetlands** within one hundred (100) feet of the site's property lines.
5. Location of all **proposed grading activities and all proposed drainage control facilities** or systems on site or on adjacent lands within twenty-five (25) feet of the site's property lines, and in the full width of abutting public and private rights-of-way and easements.
6. Location of all **proposed utilities** (water, sewer, gas, electric, phone, cable, etc.), both above and below ground, on-site, on adjacent lands within twenty-five (25) feet of the site's property lines, in the full width of abutting public rights-of-way, and any proposed extension required to connect to existing utilities, and proposed methods and locations for the proposed development to hook-up to these services.
7. Additional site plan information may be required by DPD for review of a project subject to ECA regulations.

Helpful Documents for ECA Development

- **DPD Director's Rule 3-2007**, Modifications to Application Submittal Requirements in Environmentally Critical Areas
- **CAM 103**, *Site Plan Requirements*
- **CAM 324**, *Reducing Landslide and Stormwater Erosion Damage: What You Can Do*
- **CAM 327**, *ECA Exemptions and Modifications to ECA Submittal Requirements—Application Instructions and Submittal Requirements*
- **CAM 328**, *ECA Exception—Application Instructions and Submittal Requirements*
- **CAM 329**, *ECA Administrative Conditional Use Permit—Application Instructions and Submittal Requirements*
- **CAM 330**, *ECA Yard and Setback Variance—Application Instructions and Submittal Requirements*
- **CAM 331**, *ECA: Tree and Vegetation Overview*
- **CAM 331A**, *ECA: Vegetation Restoration*
- **CAM 331B**, *ECA: Hazard Trees*

Access to Information

Links to electronic versions of DPD **Client Assistance Memos (CAMs)**, **Director's Rules**, and the **Seattle Municipal Code** are available on the "Publications" and "Codes" pages of our website at www.seattle.gov/dpd. Paper copies of these documents are available from our Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Avenue in downtown Seattle, (206) 684-8467.