

# Seattle Permits

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

## Environmentally Critical Area Site Plan Requirements

Updated January 29, 2019

*Note: When this Tip refers to ECA regulations that apply within the Shoreline District, please reference ECA regulations dated before May 15, 2017. When the Tip refers to ECA regulations that apply outside the Shoreline District, please reference ECA regulations dated May 15, 2017.*

Under Seattle Municipal Code (SMC) Chapter 25.9, the City of Seattle regulates activities on sites that include environmentally critical areas (ECAs) such as landslide-prone areas, flood-prone areas, riparian corridors, wetlands, wetland buffers, steep slope erosion hazard areas, and steep slope erosion hazard area buffers. The application and review process of development proposals on parcels affected by ECAs requires a surveyed site plan and the submittal of additional information relating to ECAs and their buffers. This information is required in addition to technical reports described in SMC Sections 25.09.060 and 25.09.330 and site plan requirements outlined in Tip 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 2 foot contour intervals on-site, on adjacent lands within 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 stormwater-flow characteristics** within the site, on adjacent sites within 25 feet of the site's property lines, and on the full width of abutting public and private rights-of-way and easements.

3. Location, species, and stem diameter of all **trees** 6 inches or more in diameter measured 4.5 feet above the ground. Include the dripline (basic Tree Protection Area) for all trees at least 6 inches in diameter.
4. Location and boundaries of all **existing site improvements** on the site, on adjacent land within 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 existing development, 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 **existing drainage control facilities or systems** on site or on adjacent lands within 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 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 SDCI.

### Additional Site Plan Information

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

1. Location and boundaries of all **ECAs and their buffers** on-site and on adjacent land within 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 non-disturbance fenced areas and buffers** on-



- site and on adjacent lands within 25 feet of the site's property lines.
3. Location and boundaries of all **proposed site improvements** on the site, on adjacent lands within 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 **the ordinary high water mark (for fresh water) or the mean higher high water mark (for marine water) of all water bodies and watercourses within 200 feet** of the site's property lines, and the location and identification of the associated riparian management areas on the project site.
  5. Locations and identification of **all boundaries of wetlands and associated wetland buffers** within 200 feet of the site's property lines.
  6. Location of **floodplain and floodway**, Base Flood Elevation and flood zone type (AE or VE).
  7. Location and identification of the **Shoreline District** if any portion of the site is within 200 feet of the ordinary high water mark (for fresh water) and mean higher high water mark (for marine water) of a state Shoreline. Show all designations and appropriate Shoreline setbacks.
  8. Location of all **proposed grading activities and all proposed drainage control facilities** or systems on-site or on adjacent land within 25 feet of the site's property lines, and in the full width of abutting public and private rights-of-way and easements.
  9. Location of all **proposed utilities** (water, sewer, gas, electric, phone, cable, etc.), both above and below ground, on-site, on adjacent lands within 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.
  10. Location and boundaries of **non-disturbance areas** on the site that have been required by previous land use or construction approvals.

11. Additional site plan information may be required by SDCI for review of a project subject to ECA regulations.

### Helpful Documents for ECA Development

- **Director's Rule 3-2007**, [Application Submittal Requirements in Environmentally Critical Areas](#)
- **Tip 103**, [Site Plan Requirements](#)
- **Tip 111**, [Construction and Development in Floodplains](#)
- **Tip 209**, [Master Use Permit Application Requirements for Shoreline Permits](#)
- **Tip 324**, [Reducing Landslide and Stormwater Erosion Damage: What You Can Do](#)
- **Tip 327a**, [ECA Exemptions and Modifications to ECA Submittal Requirements—Application Instructions and Submittal Requirements](#)
- **Tip 327b**, [Environmentally Critical Areas — Small Project Waivers](#)
- **Tip 328**, [Environmentally Critical Areas Exceptions](#)
- **Tip 329**, [Environmentally Critical Areas Administrative Conditional Use Permit](#)
- **Tip 330**, [Environmentally Critical Areas Yard & Setback, Steep Slope Erosion Hazard and Wetland Buffer Variances — Application Instructions and Submittal Requirements](#)
- **Tip 331**, [Environmentally Critical Areas — Tree and Vegetation Overview](#)
- **Tip 331A**, [Environmentally Critical Areas: Vegetation Restoration](#)
- **Tip 331B**, [Hazard Trees](#)

### Access to Information

Links to electronic versions of SDCI Tips, Director's Rules, and the Seattle Municipal Code are available on the "Resources" page of our website at [www.seattle.gov/sdci](http://www.seattle.gov/sdci). 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.