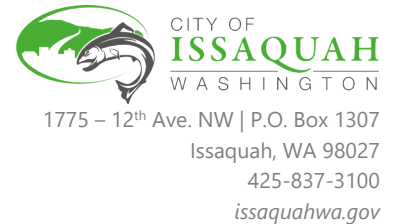


Shoreline Substantial Development Submittal Requirements



The following information is necessary for the evaluation of your Shoreline Substantial Development Permit. The applicant is responsible for the accuracy of all data submitted in support of the requested Shoreline Substantial Development Permit.

Electronically Online

1. Gather your plans and supporting documents per the application checklist and plan set requirements
2. Save the documents in PDF file format per our [PDF File Format Requirements](#)
3. Apply and upload your plans to www.MyBuildingPermit.com.

Select the following options when applying:

Land Use – Any Project Type – Shoreline Development – Shoreline Substantial Development

Submittal Requirements

- Completed Environmental Checklist. All items should be answered as concisely as possible. If information requested does not apply to the proposed project, enter not applicable. Additional sheets may be used if needed.
- Shoreline Substantial Development Permit application fee and Environmental Checklist fee.
- Legal description of the property, including to the nearest ¼ section, township and range
- Vicinity map extending at least 300 feet from the subject property in each direction. The vicinity map page shall include a brief narrative description of the general nature of the improvements and land use within one thousand (1,000) feet in all directions from the development site (i.e. residential to the north, commercial to the south, etc.)
- Project Plan drawings to a size of 8 ½" x 14"

All plans must be drawn to scale with the scale clearly indicated on each plan and must accurately depict the required information. The submittal shall include the following:

- o Existing topography of the site shown in 2-foot or less intervals
- o Proposed topography of the site shown in 2-foot or less intervals
- o Site Plan, including all property lines with locations and dimensions of proposed improvements and locations and dimensions of existing structures which will be maintained.
- o Label the shoreline and indicate Ordinary High Water Mark (OHWM).
- o Show extent of the 100-year flood plain and the upland edge of the floodway.
- o Indicate existing utilities location
- o Indicate dimensions and locations of existing structures and significant vegetation.
- o Show dimensions and locations of existing structures which will be maintained.
- o Show dimensions and locations of proposed structures, including proposed height
- o Typical cross section or sections showing the following at a right Shoreline Substantial Development Instructions Page 2 of 2 angle to Issaquah Creek or Lake Sammamish, which includes:
 - Existing ground elevations
 - Proposed ground elevations
 - Height of existing structures
 - Height of proposed structures
- o Landscaping plans. Show existing significant vegetation and new landscaping proposed. New landscaping shall include a plant legend that includes the plant species, size of planting materials, the spacing of plants and quantities proposed.

- Location of proposed utilities, such as sewer, septic tanks and drain fields, water, gas, electricity. If the development proposes septic tanks, does proposed development comply with local health and state regulations?
- Identify source, composition, and volume of fill material
- Identify composition and volume of any extracted materials and identify proposed disposal area.
- If the development involves the removal of any soils by dredging or otherwise, please identify the proposed disposal site on the map. If the disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the site and its distance to the nearest city or town.
- Shoreline environmental designation(s) according to the Issaquah Shoreline Master Program. See shoreline designation map with the shoreline packet.

Additional Information

- Photographs, sketches engineering reports, or any explanatory documents may be submitted to support the application.
- The Environmental Planner may require additional information at a later time and may determine that an Environmental Impact Statement will be required.