This map is intended for planning purposes only.

This map depicts the approximate location and extent of areas subject to the SMP and official shoreline designations pursuant to SMC Title 25. The actual extent of shoreline jurisdiction requires a site-specific evaluation to identify the location of the ordinary high water mark and any associated wetlands. The map does not display the 100 yr floodplain around the three jurisdictional lakes. The floodplain around Lake Sammamish is at a standard elevation of 33 feet NGVD29.

Shoreline environment designations depicted in this map shall apply to the land and water areas subject to shoreline jurisdiction as defined in the Programs and RCW 90.58. Uses and developments that occur waterward of the OHWM shall be governed by the regulations pertaining to the adjoining shoreland area and all such uses shall be considered accessory to the adjacent primary use.

All ‘associated wetlands’ are regulated as Shorelands per RCW 90.58.030. Wetlands immediately adjacent or physically connected to the lakes are assumed to be associated with the lakes, but wetlands depicted on this map have not been field-verified. Wetland locations are approximate and based on existing inventory data; additional wetlands may be present that are not shown on the maps and some of the areas shown as wetland or portions of areas shown as wetlands may not meet the wetland criteria. Wetland presence, location, extent and degree of association with the lakeshores must be determined through site-specific investigation. This map does not provide a definitive determination as to whether wetlands are associated with the shoreline or not. The definition of ‘associated wetland’ is included in the Program.

When site-specific investigation determines that a wetland is associated with the lake shoreline, the shoreline designation that applies to the parcel on which the wetland is located shall apply to the associated wetland. If there is no designation applied to the parcel on which the wetland is located, the associated wetland shall be designated Urban Conservancy.