



## CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
123 FIFTH AVENUE, KIRKLAND, WA 98033  
425.587.3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

### **HOLMES POINT VEGETATION MANAGEMENT PLAN** **INSTRUCTIONS**

1. In addition to the maximum area allowed for buildings and other impervious surfaces, a maximum of 50% of the total lot area may be used for garden, lawn or landscaping, provided that **ALL** significant trees as defined in KZC 95 must be retained within this area.
2. Total site alteration, including impervious surfaces and landscaped area, shall not exceed 75% of the total lot area.
3. Prior to issuance of any permits for alteration or building on any individual lot, the applicant shall clearly delineate the area of the lot proposed to be altered and built on with environmental fencing and/or high visibility survey tape. Prior to the issuance of any permits, the applicant shall schedule an inspection of the site to verify the existing amount of undisturbed area, tree and other plant cover, and any previous site alteration or building on the site.
4. The area labeled "Native Vegetation Area Not to be Disturbed" shall be maintained in an undisturbed state, except as allowed by KZC 70.15.6 and KZC 95.
5. The required tree and native vegetation area fencing shall be maintained throughout construction until removal is authorized by the City's project planner.
6. At no time during or after construction shall any disturbance occur within the tree or native vegetation protection areas unless specifically approved by the City of Kirkland.

**Maintenance Requirements:** All significant trees and native vegetation in the 25% native vegetation retention area shall be maintained for the life of the project and shall not be removed or damaged unless approved by a valid The City of Kirkland permit.