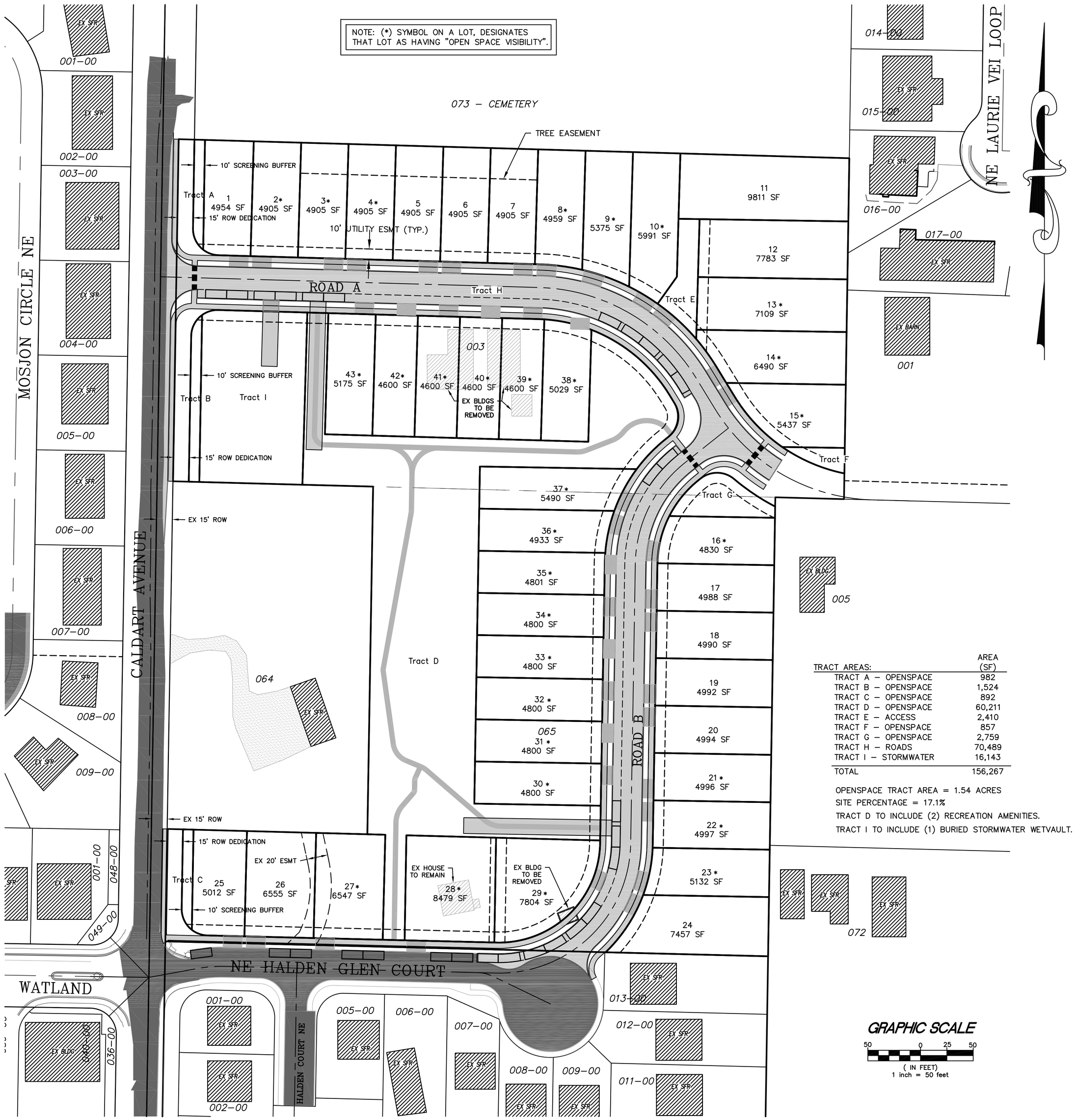
CALAVISTA – PRD

SITE PLAN

NOTE: (*) SYMBOL ON A LOT, DESIGNATES THAT LOT AS HAVING "OPEN SPACE VISIBILITY".



TRACT AREAS:	AREA (SF)
TRACT A – OPENSPACE	982
TRACT B – OPENSPACE	1,524
TRACT C – OPENSPACE	892
TRACT D – OPENSPACE	60,211
TRACT E – ACCESS	2,410
TRACT F – OPENSPACE	857
TRACT G – OPENSPACE	2,759
TRACT H – ROADS	70,489
TRACT I – STORMWATER	16,143
TOTAL	156,267

OPENSPACE TRACT AREA = 1.54 ACRES

SITE PERCENTAGE = 17.1%

TRACT D TO INCLUDE (2) RECREATION AMENITIES.

TRACT I TO INCLUDE (1) BURIED STORMWATER WETVAULT.

GRAPHIC SCALE

50 0 25 50

(IN FEET)

1 inch = 50 feet

ADJACENT PROPERTY OWNERS:

132601-3-073-2006
POULSBO CEMETERY

5191-000-016-0000
SLADE RICHARD A
& JUTHAMAS
1951 NE LAURIE VEI LOOP
POULSBO WA 98370

5191-000-017-0009
FLEMING SANDRA L
1957 NE LAURIE VEI LOOP
POULSBO WA 98370 8580

132601-3-001-2003
SVARDH MICHAEL L
& JOAN Y
PO BOX 350
HANSVILLE WA 98340

132601-3-005-2009
HUNTER BOBBY G
PO BOX 387
POULSBO WA 98370

132601-3-072-2007
TLC INVESTMENTS
PO BOX 986
POULSBO WA 98370

5631-000-013-0001
GREENE MEGAN
1670 NE HALDEN GLEN CT
POULSBO WA 98370

5631-000-012-0002
BREITMAYER ALEX
& SHELBURNE JENNIFER
1664 NE HALDEN GLEN CT
POULSBO WA 98370

5631-000-009-0007
KRENZELOK RICHARD
& SABRINA
1646 HALDEN GLEN CT NE
POULSBO WA 98370

5631-000-008-0008
BARTHA MICHAEL
1640 NE HALDEN GLEN CT
POULSBO WA 98370 5601

5631-000-007-0009
ROESLER NATHANIEL K
& AURORA G
1634 NE HALDEN GLEN CT
POULSBO WA 98370

5631-000-006-0000
BYE TORRE HOWARD D
& JOHN G
1628 NE HALDEN GLEN CT
POULSBO WA 98370

5631-000-005-0001
ANDERSON ROMAN
1622 NE HALDEN GLEN CT
POULSBO WA 98370

5631-000-001-0005
SURLES SCOTT N
& CHELSEA L
19619 HALDEN CT NE
POULSBO WA 98370 5503

4246-000-002-0004
MOSJON MANOR LLC
PO BOX 4508
ROLLING BAY WA 98061

4246-000-003-0003
HERRON STEPHEN M
19880 MOSJON CIRCLE NE
POULSBO WA 98370

4246-000-004-0002
NELSON HENRY K
& MARGARET J TRUSTEES
2402 E INIDAN PINK CIR
PAYSON AZ 85541 4184

4246-000-005-0001
CORRY MICHAEL & NICOLE
19830 MOSJON CIR NE
POULSBO WA 98370 8597

4246-000-006-0000
RICKE MICHAEL
19800 MOSJON CIR NE
POULSBO WA 98370 8597

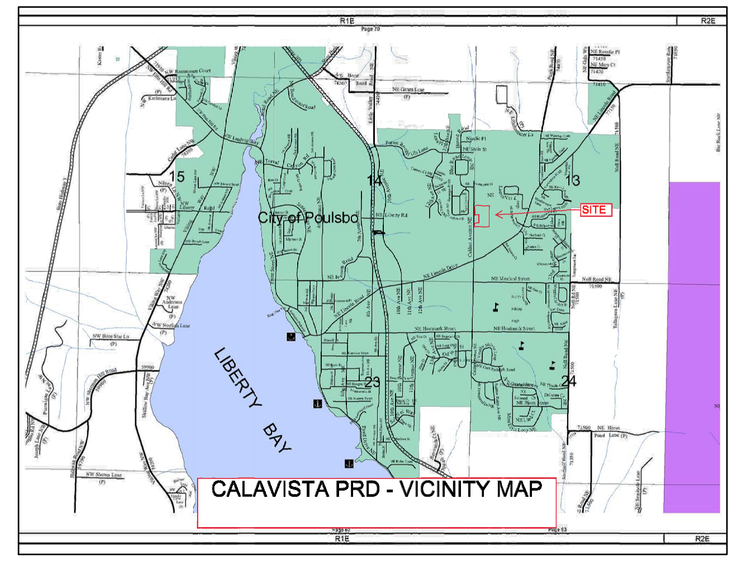
4246-000-007-0009
LAWSON KATHERINE M
19770 MOSJON CIRCLE NE
POULSBO WA 98370

4246-000-008-0008
MURPHY AARON D
2454 NE KEVOS POND DR
POULSBO WA 98370 0057

4246-000-009-0007
KLEPPE WAYNE K
& SANDRA L
19730 MOSJON CIRCLE NE
POULSBO WA 98370

5498-000-001-0007
KELLN BRENT M
& SHAUNA L
1597 NE WATLAND ST
POULSBO WA 98370

132601-3-064-2007
RAMIREZ JOSE LUIS
& LARIOS SONIA RAMIERZ
23618 DUNBAR PL NW
POULSBO WA 98370



SITE DATA

LOCATION: 19700 & 19840 CALDART AVE NE
POULSBO WA 98370

TAX PARCEL NOS.: 132601-3-065-2006 & 132601-3-003-2001

EXISTING ZONING: URBAN LOW RESIDENTIAL (UL)

INTENDED USE: 43 LOTS – SINGLE FAMILY RESIDENTIAL

NOTE: SURROUNDING ZONING IS ALL UL WITHIN 300 FEET OF SITE.

SITE AREAS:	AREA (ACRES)	% OF TOTAL
RESIDENTIAL	5.44	59.7
STORMWATER TRACT	0.37	4.1
OPENSPACE TRACTS	1.54	16.9
STREETS	1.67	19.4
TOTAL	9.02	100.0
DEVELOPED AREA		
PERVIOUS SURFACES	4.94	54.8
IMPERVIOUS SURFACES	4.08	45.2

OPEN SPACE NOTE: >10% OF THE SITE WILL BE SPECIFICALLY DEDICATED AND MAINTAINED IN OPEN SPACE TRACTS, AS WILL BE CREATED ON THE FACE OF THE FINAL PLAT.

OWNER OF RECORD & LEGAL DESCRIPTION: CALDART POULSBO LLC
105 S MAIN ST, STE 230
SEATTLE, WA 98104

132601-3-065-2006
LOT B SHORT PLAT NO. 6570R-1 RECORDED IN VOLUME 13 PAGE 114 OF SHORT PLATS, AUDITOR'S FILE NO. 9603040054 BEING AN AMENDMENT OF VOLUME 11 PAGE 98 OF SHORT PLATS, AUDITOR'S FILE NO. 9409280108/0109. BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON. TOGETHER WITH EASEMENTS AS DEPICTED ON THE SHORT PLAT.

132601-3-003-2001
S 323' OF NW 1/4 NW 1/4 SW 1/4 EXC W 15FT FOR CO RD

UTILITIES:

POWER:	PUGET SOUND ENERGY SERVICES
WATER:	CITY OF POULSBO
SEWER:	CITY OF POULSBO
TELEPHONE:	CENTURYLINK
REFUSE:	CITY OF POULSBO
FIRE PROTECTION:	KITSAP COUNTY FIRE DISTRICT #18

SHEET INDEX	
#	Title
1	SITE PLAN
2	LOT DIMENSIONS
3	EXISTING TREE PLAN
4	TREE SURVEY DATA (1 OF 4)
5	TREE SURVEY DATA (2 OF 4)
6	TREE SURVEY DATA (3 OF 4)
7	TREE SURVEY DATA (4 OF 4)
8	TREE RETENTION PLAN
9	TREE RETENTION PLAN – TRACT D DETAIL
10	TESC PLAN
11	TESC DETAILS
12	COMPREHENSIVE GRADING PLAN
13	ROAD SECTIONS
14	CALDART – PLAN & PROFILE
15	ROAD A – PLAN & PROFILE
16	ROAD B – PLAN & PROFILE
17	WALLS – PLAN & PROFILES
18	COMPREHENSIVE UTILITY PLAN
19	CALDART STORM – PLAN & PROFILE
20	ROAD A STORM – PLAN & PROFILE
21	ROAD B STORM – PLAN & PROFILE
22	STORM INLET PLAN & PROFILE
23	STORM FACILITY PLAN & DETAILS
24	STORM OUTLET PLAN & PROFILE
25	STORM DETAILS (1 OF 2)
26	STORM DETAILS (2 OF 2)
27	CALDART SEWER PLAN & PROFILE
28	ROAD A SEWER – PLAN & PROFILE
29	ROAD B SEWER – PLAN & PROFILE
30	WATER PLAN

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

2/24/2020

PROJECT MANAGER: RON D CLEAVER JR

SIGNATURE:

TITLE: CALAVISTA – PRD
SITE PLAN

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 1 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 4:08:33 PM, 1:1

CALAVISTA – PRD

LOT DIMENSIONS

NE HALDEN GLEN COURT

HALDEN COURT NE

ROAD A

ROAD B

CALDART AVENUE

Tract A

Tract B

Tract D

Tract E

Tract F

Tract G

Tract H

Tract I

10' SCREENING BUFFER

15' ROW DEDICATION

EX 15' ROW

EX 20' ESMT

BUILDING ENVELOPES (TYP.)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 feet
40 0 20 40

073 – CEMETERY

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

PROJECT MANAGER: RON D CLEAVER JR
SIGNATURE:

RDCJR
CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

TITLE CALAVISTA – PRD
LOT DIMENSIONS

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

RON D. CLEAVER JR · STATE OF WASHINGTON · 43644 · REGISTERED · PROFESSIONAL ENGINEER

2/24/2020

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

SHEET 2 OF 30
FILE NO 1222

CALAVISTA – PRD

EXISTING TREE PLAN

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

RONALD C. CLEAVER JR. STATE OF WASHINGTON 43848 REGISTERED PROFESSIONAL ENGINEER
2/24/2020

PROJECT MANAGER RON D CLEAVER JR
SIGNATURE

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

TITLE CALAVISTA – PRD
EXISTING TREE PLAN

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

SHEET 3 OF 30
FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 4:11:18 PM, 1:1

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 4:11:23 PM, 1:1

Onsite Tree Observations:

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret	Remove	N	W	E	S	
										Viable	For site improvements	Tree credits				
1	677	Western red cedar	42	42	16			OK	Dead spur @ root crown, carpenter ants bark only, thin canopy, typical of species		1	16	16	16	16	1
2	678	Colorado blue spruce	19	19	13			OK	Torque crack @ root crown up to 15' towards south, free flowing sap, spruce adelgid, dead wood, broken branches, typical of species		1	13	13	13	13	1
3	679	Colorado blue spruce	22	22	16			OK	Vertical crack @ root crown up to 15' towards east, thin canopy, spruce adelgid, typical of species		1	16	16	16	16	1
4	680	Colorado blue spruce	13	13	12			OK	Spruce adelgid, moss and lichen, typical of species, thin canopy		1	12	12	12	12	1
5	681	Douglas fir	14	14	12			Poor	Exposed roots, co-dominant leaders with included bark x2 @ 20' up to 30', fused trunks	1		12	12	12	12	1
6	682	Douglas fir	28	28	20			OK	Carpenter ants, thin canopy, typical of species		1	20	20	20	20	1
7	683	Western red cedar	18	18	13			OK	Strong lateral, thin canopy, typical of species		1	13	13	13	13	1
8	684	Western red cedar	18	18	16			OK	Tag on fence, dominant canopy, typical of species		1	16	16	16	16	1
9	688	Hemlock	10	10	16			Poor	Girdling barbed wire, previous top loss, thin canopy	1		16	16	16	16	1
10	689	Douglas fir	10	10	10			OK	Low live crown ratio < 30%, dead wood, broken branches, co-dominant canopy, typical of species		1	10	10	10	10	1
												Tree credits				1
												Viable tree credits				1
												Retained tree credits				

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret	Remove	N	W	E	S	
										Viable	For site improvements	Tree credits				
11	690	Douglas fir	10	10	13			OK	Low live crown ratio < 30%, asymmetric canopy towards west, co-dominant canopy, nurse tree		1	16	16	16	16	1
12	693	Douglas fir	11	11	10			Fair	No taper, abnormal bark, shedding bark, low live crown ratio < 30%		1	13	13	13	13	1
13	694	Douglas fir	12	12	8			Fair	No taper, abnormal bark, shedding bark, popping bark, low live crown ratio < 10%			8	8	8	8	1
14	695	Douglas fir	13	13	12			OK	Low live crown ratio < 20%, exposed roots, typical of species			12	12	12	12	1
15	696	Douglas fir	14	14	10			Fair	Low live crown ratio < 10%, no taper, abnormal bark, shedding bark, popping bark, typical of species, carpenter ants bark only, woodpecker activity		1	10	10	10	10	1
16	697	Douglas fir	11	11	16			Fair	Previous top loss, elongated branches, low live crown ratio < 10%		1	16	16	16	16	1
17	698	Madrona	16, 14	21.5	20 south only			OK	Co-dominant leaders with included bark x2 @ root crown, lean towards south, dead wood, broken branches, typical of species, leaning on utility line							
18	699	Red alder	10	10	16			Poor	Lean towards east, blight,		1					
19	700	Madrona	14	14	18			OK	Failing towards east, typical of species							
												Tree credits				1
												Viable tree credits				
												Retained tree credits				

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret	Remove	N	W	E	S	
										Viable	For site improvements	Tree credits				
20	701	Douglas fir	22	22	16			OK	Previous top loss, elongated branches, dominant canopy, dead wood, broken branches, typical of species		1	16	16	16	16	1
21	702	Douglas fir	14	14	13			OK	Previous top loss, elongated branch, typical of species, abnormal bark, shedding bark		1	13	13	13	13	1
22	703	Grand fir	16	16	14			OK	Free flowing sap, asymmetric canopy towards south, thin canopy			14	14	14	14	1
23	704	Douglas fir	26	26	16			OK	Dead wood, broken branches, asymmetric canopy towards south, co-dominant canopy, typical of species			16	16	16	16	1
24	705	Douglas fir	13	13	12			Fair	Co-dominant canopy, previous top loss, lean towards east, low live crown ratio < 20%			12	12	12	12	1
25	706	Madrona	15, 18	23.5	26 south only			OK	Lean towards south, dead wood, broken branches, moss and lichen, blight, typical of species, co-dominant leaders with included bark x2 @ root crown, vertical crack @ root crown up to 8' towards west			20	20	20	20	1
26	707	Bigleaf maple	10, 8, 12, 8	19.5	26 north only			OK	Co-dominant leaders with included bark x4 @ root crown, typical of species			12	12	12	12	1
												Tree credits				1
												Viable tree credits				1
												Retained tree credits				

CALAVISTA — PRD

TREE SURVEY DATA (1 OF 4)

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret	Remove	N	W	E	S	
										Viable	For site improvements	Tree credits				
27	708	Douglas fir	37	37	18			OK	Abnormal bark, shedding bark, popping bark, carpenter ants bark only, asymmetric canopy towards south, dead wood, broken branches, co-dominant canopy		1	18	18	18	18	1
28	709	Madrona	14, 4	14.5	28 south only			Fair	Co-dominant leaders with included bark x2 @ root crown, dead scaffold, vertical crack @ root crown up to 4' towards east		1	28 south only	28 south only	28 south only	28 south only	1
29	710	Douglas fir	31	31	16 west only			OK	Co-dominant canopy, abnormal bark, shedding bark, popping bark, carpenter ants bark only, asymmetric canopy towards west, typical of species		1	16 west only	16 west only	16 west only	16 west only	1
30	712	Douglas fir	14	14	14			Fair	Abnormal bark, shedding bark, suppressed canopy, previous top loss, low live crown ratio < 10%, dead wood, broken branches, carpenter ants		1	14	14	14	14	1
31	713	Bigleaf maple	19	19	30 south only			Fair	Co-dominant leaders with included bark x2 @ 6', previous top loss, dead wood, broken branches, dead scaffold, asymmetric canopy towards south	1		30 south only	30 south only	30 south only	30 south only	1
												Tree credits				1
												Viable tree credits				1
												Retained tree credits				

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret	Remove	N	W	E	S	
										Viable	For site improvements	Tree credits				
32	714	Douglas fir	23	23	14			Fair	Exposed roots, previous top loss, elongated branch, dead wood, broken branches, suppressed canopy, asymmetric canopy towards south, carpenter ants, woodpecker activity			14	14	14	14	1
33	715	Douglas fir	28	28	16			OK	Asymmetric canopy towards south, dead wood, broken branches, elongated branches, previous top loss, typical of species		1	16	16	16	16	1
34	716	Bitter cherry	12, 13	17.5	16			Fair	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, previous top loss, asymmetric canopy towards south, failing @ root crown			16	16	16	16	1
35	721	Bitter cherry	12, 4	12.5	20 south only			Fair	Lean towards west, serpentine trunk, previous top loss, dead wood, broken branches, Abnormal bark, shedding bark, carpenter ants bark only, typical of species			20 south only	20 south only	20 south only	20 south only	1
36	722	Bitter cherry	12, 8	14.5	19			Y	Fair	Co-dominant leaders with included bark x2 @ 4', gummosis, lean towards south, dead wood, broken branches, typical of species		1	19	19	19	19	1
37	723	Douglas fir	18	18	16			OK	Asymmetric canopy towards south, exposed roots, carpenter ants bark only, dead wood, broken branches, dominant canopy, typical of species			16	16	16	16	1
												Tree credits				1
												Viable tree credits				1
												Retained tree credits				

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret	Remove	N	W	E	S	
										Viable	For site improvements	Tree credits				
38	724	Madrona	18	18	24 south only			OK	Lean towards south, typical of species			24 south only	24 south only	24 south only	24 south only	1
39	725	Silver maple	10, 10	14	24			Poor	Dead scaffold, co-dominant leaders with included bark x2 @ 1', dying		1	24 south only	24 south only	24 south only	24 south only	1
40	726	Silver maple	10	10	15			Poor	Vertical crack @ root crown up to 30', dying			15	15	15	15	1
41	727	Douglas fir	19	19	21 west only			Fair	Asymmetric canopy towards west, dead wood, broken branches, self-corrected lean, free flowing sap		1	21 west only	21 west only	21 west only	21 west only	1
42	728	Douglas fir	14	14	12			OK	Co-dominant canopy, low live crown ratio < 20%, dead wood, broken branches, typical of species			12	12	12	12	1
43	729	Silver maple	16	16	18			Poor	Lean towards west, serpentine trunk, previous top loss, dead wood, broken branches,			18	18	18	18	1
44	730	Douglas fir	21	21	16			OK	Abnormal bark, shedding bark, carpenter ants bark only, typical of species			16	16	16	16	1
45	731	Silver maple	15	15	17			Poor	Previous top loss @ 40', weak laterals, vertical crack @ root crown up to 10' towards south		1	17	17	17	17	1
46	732	Western red cedar	41	41	16			Fair	Racoon poop, cavity @ root crown up to 3' towards south, co-dominant leaders with included bark x2 @ 6', cavity @ root crown up to 6' towards south, woodpecker activity, carpenter ants			16	16	16	16	1
												Tree credits				1
												Viable tree credits				1
												Retained tree credits				

PROJECT MANAGER: RON D CLEAVER JR SIGNATURE:

SHEET 4 OF 30
FILE NO 1222

RDCJR
CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

TITLE CALAVISTA — PRD
TREE SURVEY DATA (1 OF 4)

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RON D. CLEAVER JR — STATE OF WASHINGTON — 43644 — REGISTERED PROFESSIONAL ENGINEER

2/24/2020

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 4:28:31 PM, 1:1

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret. Viable	Remove Non-viable	Remove For site improvements	N	W	E	S
									Tree credits			1	15	15	15	15
									Viable tree credits			1	16	16	16	16
									Retained tree credits				16	16	16	16
47	733	Western red cedar	14	14	15		OK	Self-corrected lean, asymmetric canopy towards west, suppressed canopy, typical of species			1	15	15	15	15	1
48	734	Western red cedar	10	10	16		OK	Self-corrected lean towards west, typical of species			1	16	16	16	16	1
49	735	Western red cedar	12	12	16		OK	Self-corrected lean, co-dominant canopy, asymmetric canopy towards west, typical of species			1	16	16	16	16	1
50	736	Western red cedar	11	11	14		OK	Co-dominant canopy, asymmetric canopy towards south, typical of species			1	14	14	14	14	1
51	737	Bigleaf maple	6, 10	11.5	16		Fair	Co-dominant leaders with included bark x2 @ root crown, suppressed canopy, low live crown ratio < 10%, self-corrected lean towards west			1	16	16	16	16	1
52	738	Madrona	12, 13, 9	20	36		Fair	Co-dominant leaders with included bark x3 @ 1', suppressed canopy, dead scaffold, blight, typical of species			1	36	36	36	36	1
53	739	Western red cedar	18, 13, 18, 10, 19, 17	39.5	14		OK	Co-dominant leaders with included bark x6 @ root crown, typical of species, racoon poop				14	14	14	14	1
54	740	Douglas fir	17	17	14		OK	Dominant canopy, asymmetric canopy towards west, carpenter ants bark only, typical of species				14	14	14	14	1

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret. Viable	Remove Non-viable	Remove For site improvements	N	W	E	S
									Tree credits			1	14	14	14	14
									Viable tree credits			1	14	14	14	14
									Retained tree credits				14	14	14	14
55	743	Douglas fir	14	14	14		Fair	Self-corrected lean, previous top loss @ 50', asymmetric canopy towards west				14	14	14	14	1
56	744	Madrona	11	11	28 west only		OK	Lean towards west, typical of species, dead wood, broken branches, suppressed canopy			1	16	16	16	16	1
57	745	Douglas fir	16	16	14		OK	Exposed roots, girdled root? Low live crown ratio? Asymmetric canopy towards west, co-dominant canopy			1	16	16	16	16	1
58	746	Douglas fir	13	13	10		OK	Suppressed canopy, asymmetric canopy towards west, exposed roots, girdled by Western red cedar roots				14	14	14	14	1
59	747	Western red cedar	15	15	12		OK	Typical of species, dominant canopy, woodpecker activity, carpenter ants bark only				16	16	16	16	1
60	748	Western red cedar	14, 14, 6, 12	24	14		OK	Co-dominant leaders with included bark x4 @ 2', suppressed canopy, dead spurs, typical of species				16	16	16	16	1
61	749	Bigleaf maple	4, 8, 11, 10, 8, 4	21.5	20		Poor	Co-dominant leaders with included bark x7 @ root crown, decay @ root crown, multiple cavities @ root crown			1	36	36	36	36	1
62	750	Douglas fir	21	21	18		Fair	Dominant canopy, asymmetric canopy towards west, previous top loss, dead wood, broken branches, low live crown ratio < 30%				14	14	14	14	1
63	751	Madrona	12, 7	14	30 west only		Fair	Co-dominant leaders with included bark x2 @ 8', cavity @ root crown, suppressed canopy, typical of species				15	15	15	15	1
64	752	Douglas fir	10	10	10		Fair	Previous top loss @ 50', supported by #751				14	14	14	14	1
65	753	Douglas fir	15	15	14		OK	Low live crown ratio < 30%, asymmetric canopy towards northwest, co-dominant canopy, dead wood, broken branches, typical of species				16	16	16	16	1
66	754	Madrona	17	17	22 west only		OK	Lean towards west, poor pruning with decay, co-dominant leaders with included bark x2 @ 5', typical of species				14	14	14	14	1
67	755	Madrona	16	16	18 west only		OK	Lean towards west, typical of species				16	16	16	16	1
68	756	Silver maple	15	15	17		Poor	Dying, poor, dead scaffold				14	14	14	14	1
69	757	Bigleaf maple	15, 3, 8	17.5	22 south only		Fair	Co-dominant leaders with included bark x3 @ root crown, asymmetric canopy towards south, moss and lichen, lean towards south			1	14	14	14	14	1
70	758	Bigleaf maple	9, 11, 6, 7, 9, 12	22.5	16		Fair	Co-dominant leaders with included bark x6 @ root crown, moss and lichen, dead scaffold			1	14	14	14	14	1
71	759	Madrona	11	11	14		Fair	Low live crown ratio < 5%, lean towards east			1	14	14	14	14	1

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret. Viable	Remove Non-viable	Remove For site improvements	N	W	E	S
									Tree credits			1	14	14	14	14
									Viable tree credits			1	14	14	14	14
									Retained tree credits				14	14	14	14
72	760	Bigleaf maple	11	11	14		OK	Suppressed canopy, asymmetric canopy towards west, typical of species		1			14	14	14	14
73	761	Bigleaf maple	14, 9	16.5	17		OK	Co-dominant leaders with included bark x2 @ root crown, vertical crack @ root crown up to 35' towards north, asymmetric canopy towards north, typical of species		1			17	17	17	17
74	762	Madrona	15	15	18		Fair	Co-dominant canopy, low live crown ratio < 10%, moss and lichen, multiple cavities		1			18	18	18	18
75	763	Bigleaf maple	10	10	14		OK	Low live crown ratio < 20%, moss and lichen, typical of species		1			14	14	14	14
76	765	Madrona	14	14	20		Fair	Cavity @ root crown, exposed roots, lean towards south, typical of species		1			20	20	20	20
77	766	Bigleaf maple	9, 9, 15	19.5	15		Fair	Co-dominant leaders with included bark x3 @ root crown, large cavity @ root crown		1			15	15	15	15
78	770	Hemlock	8, 7	10.5	9		Poor	Co-dominant leaders with included bark x2 @ root crown, perennial canker, moss and lichen, exposed roots, mostly dead			1		9	9	9	9
79	771	Bigleaf maple	8, 5, 7	11.5	10	Y	Fair	Co-dominant leaders with included bark x3 @ root crown, cavity @ root crown up to 1'				1	10	10	10	10
80	773	Douglas fir	11	11	10		OK	Co-dominant canopy, low live crown ratio < 10%, dead wood, broken branches, typical of species				1	10	10	10	10

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret. Viable	Remove Non-viable	Remove For site improvements	N	W	E	S
									Tree credits			1	18	18	18	18
									Viable tree credits			1	18	18	18	18
									Retained tree credits				18	18	18	18
81	775	Scouler willow	6, 16	17	18		Poor	Co-dominant leaders with included bark x2 @ 2', dead scaffold, dead wood, broken branches moss and lichen, dead top		1			18	18	18	18
82	776	Douglas fir	12	12	12		OK	Moss and lichen, exposed roots, low live crown ratio < 15%, dead wood, broken branches, typical of species				1	12	12	12	12
83	780	Red alder	11	11	14		Fair	Lean towards west, asymmetric canopy towards west, previous top loss				1	14	14	14	14
84	782	Douglas fir	16	16	12		OK	Low live crown ratio < 20%, dead wood, broken branches, moss and lichen, typical of species				1	12	12	12	12
85	783	Douglas fir	16	16	12		OK	Low live crown ratio < 15%, co-dominant canopy, dead wood, broken branches, moss and lichen, typical of species				1	12	12	12	12
86	786	Red alder	9, 10	13.5	16		Fair	Co-dominant leaders with included bark x2 @ root crown, dead top, moss and lichen		1			16	16	16	16
87	787	Scouler willow	5, 14	15	20		Fair	Co-dominant leaders with included bark x2 @ root crown, dead wood, broken branches				1	20	20	20	20
88	788	Scouler willow	14	14	22		Fair	Moss and lichen, dead wood, broken branches, dead top				1	22	22	22	22
89	792	Bigleaf maple	12	12	18		Fair	Co-dominant leaders with included bark x3 @ root crown, cavity @ root crown up to 1', dead wood, broken branches, typical of species				1	18	18	18	1

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret. Viable	Remove Non-viable	Remove For site improvements	N	W	E	S
									Tree credits			1	22 south only	22 south only	22 south only	22 south only
									Viable tree credits			1	22 south only	22 south only	22 south only	22 south only
									Retained tree credits				22 south only	22 south only	22 south only	22 south only
90	793	Bigleaf maple	12	12	16		OK	Moss and lichen, asymmetric canopy towards west, self-corrected lean towards west, typical of species					22 south only	22 south only	22 south only	22 south only
91	796	Douglas fir	17, 4	17.5	12		OK	Co-dominant leaders with included bark x2 @ 12', dominant canopy, dead wood, broken branches, moss and lichen, typical of species, co-dominant leaders with included bark x2 @ root crown					22 south only	22 south only	22 south only	22 south only
92	797	Grand fir	14	14	14		OK	Exposed roots, dominant canopy, some free flowing sap @ 3' towards south, typical of species					22 south only	22 south only	22 south only	22 south only
93	798	Bigleaf maple	13	13	14		OK	Tag on branch towards east, typical of species					22 south only	22 south only	22 south only	22 south only
94	799	Red alder	6, 20, 10	23	18		Fair	Previous top loss multiple times, moss and lichen, dead top, co-dominant leaders with included bark x3 @ 3', dead scaffold, tag on branch towards east					22 south only	22 south only	22 south only	22 south only
95	800	True fir	20	20	17		OK	Typical of species, dead wood, broken branches, moss and lichen, previous top loss, elongated branch					22 south only	22 south only	22 south only	22 south only
96	801	Bigleaf maple	10	10	12		OK	Typical of species					22 south only	22 south only	22 south only	22 south only
97	802	Western red cedar	31	31	16		OK	Thin canopy, drought stress, carpenter ants bark only, typical of species					22 south only	22 south only	22 south only	22 south only
98	803	Red alder	10	10	14		Fair	Lean towards west, dead top					22 south only	22 south only	22 south only	22 south only

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret. Viable	Remove Non-viable	Remove For site improvements	N	W	E	S
									Tree credits			1	30 west only	30 west only	30 west only	30 west only
									Viable tree credits			1	30 west only	30 west only	30 west only	30 west only
									Retained tree credits				30 west only	30 west only	30 west only	30 west only
1	1	1						1		1			14	14	14	14
1	1										1		16	16	16	16
1	1	1						1					14	14	14	14
													10	10	10	10
													14	14	14	14
1	1	1						1					14	14	14	14
1	1	1						1					14	14	14	14
1	1	1						1					14	14	14	14

1	2	3	4	5	6	7	8	9	10			11				12
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD Radius in feet				
										Ret. Viable	Remove Non-viable	Remove For site improvements	N	W	E	S
									Tree credits			1	22 west only	22 west only	22 west only	22 west only
									Viable tree credits			1	22 west only	22 west only	22 west only	22 west only
									Retained tree credits				22 west only	22 west only	22 west only	22 west only
1	1	1						1		1			18 west only	18 west only	18 west only	18 west only
											1		17	17	17	17
1	1	1						1					22 west only	22 west only	22 west only	22 west only
													10	10	10	10
													14	14	14	14
1	1	1						1					22 west only	22 west only	22 west only	22 west only
1	1	1						1					14	14	14	14
1	1	1						1					22 west only	22 west only	22 west only	22 west only

CALAVISTA — PRD

TREE SURVEY DATA (2 OF 4)

PROJECT MANAGER: RON D CLEAVER JR SIGNATURE:

RDCJR
CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 5 OF 30
FILE NO 1222

TITLE CALAVISTA — PRD
TREE SURVEY DATA (2 OF 4)

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RON D. CLEAVER JR — STATE OF WASHINGTON — 43644 — REGISTERED PROFESSIONAL ENGINEER

2/24/2020

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

CALAVISTA — PRD
TREE SURVEY DATA (3 OF 4)

Page **21** of **41**
Calavista

1	2	3	4	5	6	7	8	9	10				11					12	
									Proposed Action				CRZ/TPZ/LOD Radius in feet						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Ret.	Remove							Tree credits	Viable tree credits	Retained tree credits
										Viable	Non-viable	For site improvements	N	W	E	S			
107	812	Douglas fir	9, 8	12	14			Fair	Moss and lichen, co-dominant leaders with included bark x2 @ 4', low live crown ratio < 5%, dead wood, broken branches		1		14	14	14	14	1		
106	811	Douglas fir	10	10	12			OK	Typical of species, co-dominant canopy, low live crown ratio < 30%, dead wood, broken branches			1	12	12	12	12	1	1	1
105	810	Bigleaf maple	12	12	16			OK	Moss and lichen, typical of species			1	16	16	16	16	1	1	1
104	809	True fir	21	21	20			OK	Exposed roots, self-corrected lean towards north, typical of species			1	20	20	20	20	1	1	1
103	808	Western red cedar	20	20	20			OK	Co-dominant leaders with included bark x2 @ root crown towards west, carpenter ants woodpecker activity, thin canopy, typical of species			1	20	20	20	20	1	1	1
102	807	True fir	20	20	18			OK	Previous top loss, elongated branch, coning, dead wood, broken branches, exposed roots, typical of species			1	18	18	18	18	1	1	1
101	806	Western red cedar	10	10	14			OK	Suppressed canopy, typical of species			1	14	14	14	14	1	1	1
100	805	True fir	18	18	19			OK	Girdling from #806, carpenter ants, woodpecker activity, typical of species			1	19	19	19	19	1	1	1
99	804	Red alder	18	18	18			Fair	Dead wood, broken branches, cavity @ 10', moss and lichen, dead top, dead spur, vertical crack @ 4' up to 6' towards west		1		18	18	18	18	1	1	1

Page **22** of **41**
Calavista

1	2	3	4	5	6	7	8	9	10				11					12	
									Proposed Action				CRZ/TPZ/LOD Radius in feet						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Ret.	Remove							Tree credits	Viable tree credits	Retained tree credits
										Viable	Non-viable	For site improvements	N	W	E	S			
115	820	Western red cedar	9, 9	12.5	24 north only			Fair	Co-dominant leaders with included bark x2 @ 15', moss and lichen, dominant canopy, dead wood, typical of species			1	24 north only	24 north only	24 north only	24 north only	1	1	1
114	819	Red alder	15	15	20			Poor	Vertical cracks in bark, previous top loss @ 12', weak laterals, dead wood, broken branches, dead scaffold			1	20	20	20	20	1	1	1
113	818	Madrona	14	14	16			OK	Self-corrected lean towards west, typical of species			1	16	16	16	16	1	1	1
112	817	True fir	18	18	19			Fair	Co-dominant leaders with included bark x2 @ 15', moss and lichen, dominant canopy, dead wood, typical of species			1	19	19	19	19	1		
111	816	Madrona	9, 9	12.5	24 north only			OK	Co-dominant leaders with included bark x2 @ root crown, lean towards north, asymmetric canopy towards north, blight, dead wood, broken branches, typical of species			1	24 north only	24 north only	24 north only	24 north only	1	1	1
110	815	True fir	11	11	16			Poor	Self-corrected lean towards north, callouse wound @ 4' up to 8', serpentine trunk, asymmetric canopy towards north			1	16	16	16	16	1		
109	814	Madrona	10	10	12			OK	Suppressed canopy, typical of species			1	12	12	12	12	1	1	1
108	813	Western red cedar	18	18	18			OK	Co-dominant leaders with included bark x3 @ root crown, twisted trunks, dominant canopy, typical of species			1	18	18	18	18	1	1	1

Page **23** of **41**
Calavista

1	2	3	4	5	6	7	8	9	10				11					12	
									Proposed Action				CRZ/TPZ/LOD Radius in feet						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Ret.	Remove							Tree credits	Viable tree credits	Retained tree credits
										Viable	Non-viable	For site improvements	N	W	E	S			
116	821	Douglas fir	20	20	16		Y	Fair	Horizontal crack @ 22', free flowing sap, laminated root rot, calloused wound @ 6'	1			16	16	16	16	1	1	1
117	822	Madrona	13, 8	15.5	17			OK	Co-dominant leaders with included bark x2 @ 1', blight, typical of species	1			17	17	17	17	1	1	1
118	823	Madrona	9, 2	9	16			OK	Co-dominant leaders with included bark x2 @ root crown, typical of species, lean towards south	1			12	12	12	12	1	1	1
119	824	Madrona	9	9	18			OK	Lean towards north, blight, cavity @ 15' up to 18', towards south	1			16	16	16	16	1	1	1
120	825	Madrona	9	9	12			OK	Typical of species	1			16	16	16	16	1	1	1
121	826	Madrona	9	9	14			OK	Asymmetric canopy towards south, typical of species	1			10	10	10	10	1	1	1
122	827	Madrona	12	12	14			OK	Serpentine trunk, typical of species	1			14	14	14	14	1	1	1
123	828	Douglas fir	17	17	14			OK	Dominant canopy, dead wood, broken branches, typical of species	1			14	14	14	14	1	1	1
124	829	Western red cedar	16, 10, 10	21.5	16			OK	Co-dominant leaders with included bark x3 @ 2', spur @ 25', horizontal crack @ 25' towards east	1			16	16	16	16	1	1	1
125	830	Red alder	14	14	18			Poor	Mostly dead		1		18	18	18	18	1		
126	831	Douglas fir	22	22	16			OK	Dominant canopy, dead wood, broken branches, typical of species	1			16	16	16	16	1	1	1

Page **24** of **41**
Calavista

1	2	3	4	5	6	7	8	9	10				11					12	
									Proposed Action				CRZ/TPZ/LOD Radius in feet						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Ret.	Remove							Tree credits	Viable tree credits	Retained tree credits
										Viable	Non-viable	For site improvements	N	W	E	S			
127	832	Madrona	16, 16	22.5	18			Good	Co-dominant leaders with included bark x2 @ root crown, typical of species, blight	1			18	18	18	18	1	1	1
128	833	Western red cedar	4, 15, 13	20	16			OK	Co-dominant leaders with included bark x3 @ 1', co-dominant canopy, typical of species, cavity @ root crown towards northwest	1			16	16	16	16	1	1	1
129	834	Douglas fir	14	14	14			OK	Hanger, co-dominant canopy, previous top loss, elongated branch, asymmetric canopy towards south, typical of species	1			14	14	14	14	1	1	1
130	835	Douglas fir	14	14	16		Y	Fair	Low live crown ratio < 25%, co-dominant leaders with included bark x2 @ 40	1			16	16	16	16	1	1	1
131	836	Madrona	9	9	16 north only		Y	Fair	Dead wood, broken branches, moss and lichen, blight	1			16 north only	16 north only	16 north only	16 north only	1	1	1
132	837	True fir	24	24	16			OK	Moss and lichen, carpenter ants bark only, woodpecker activity, dominant canopy, hangers	1			16	16	16	16	1	1	1
133	838	Madrona	21	21	26			OK	Serpentine trunk, typical of species	1			26	26	26	26	1	1	1
134	839	Douglas fir	14	14	17			OK	Carpenter ants, dead wood, broken branches, typical of species	1			17	17	17	17	1	1	1
135	840	Bitter cherry	15	15	20		Y	Fair	Gummosis, self-corrected lean towards south, multiple cavities	1			20	20	20	20	1	1	1

Page **25** of **41**
Calavista

1	2	3	4	5	6	7	8	9	10				11					12	
									Proposed Action				CRZ/TPZ/LOD Radius in feet						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Ret.	Remove							Tree credits	Viable tree credits	Retained tree credits
										Viable	Non-viable	For site improvements	N	W	E	S			
136	841	True fir	14	14	20			OK	Ivy @ root crown up to 10', aphid, typical of species, thin canopy			1	20	20	20	20	1	1	1
137	842	True fir	5, 7, 12, 12, 12	22.5	12			OK	Aphid, co-dominant leaders with included bark x5 @ root crown, typical of species, dead wood, broken branches, dominant canopy			1	12	12	12	12	1	1	1
138	843	Western red cedar	37	37	16			OK	Co-dominant leaders with included bark x3 @ 25', typical of species, free flowing sap			1	16	16	16	16	1	1	1
139	844	Red alder	10	10	12			Fair	Dead top, moss and lichen, typical of species			1	12	12	12	12	1	1	1
140	845	Madrona	12	12	8			Fair	Cavity @ root crown up to 12' towards north, co-dominant leaders with included bark x2 @ 8'			1	8	8	8	8	1	1	1
141	846	Douglas fir	15	15	16			OK	Co-dominant canopy, moss and lichen, typical of species			1	16	16	16	16	1	1	1
142	847	Douglas fir	14	14	16			Fair	Co-dominant leaders with included bark x2 @ 20', weak laterals, lean towards south, exposed roots, dead wood, broken branches			1	16	16	16	16	1	1	1
143	848	Red alder	6, 5, 4, 7	11	12			Fair	Co-dominant leaders with included bark x4 @ root crown, dead scaffold, dead wood, dead top			1	12	12	12	12	1	1	1
144	849	Douglas fir	12	12	14			Fair	Asymmetric canopy towards north, co-dominant leaders with included bark x2 @ 50', thin canopy			1	14	14	14	14	1	1	1

Page **26** of **41**
Calavista

1	2	3	4	5	6	7	8	9	10				11					12	
									Proposed Action				CRZ/TPZ/LOD Radius in feet						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Ret.	Remove							Tree credits	Viable tree credits	Retained tree credits
										Viable	Non-viable	For site improvements	N	W	E	S			
145	850	Douglas fir	13	13	12			Fair	Torque crack @ 6' up to 10' towards south, dead wood, broken branches, low live crown ratio < 15%, fused spur @ root crown up to 12'		1		12	12	12	12	1		
146	851	Douglas fir	12	12	16			Fair	Co-dominant canopy, exposed roots, moss and lichen, dead wood, broken branches, low live crown ratio < 15%		1		16	16	16	16	1		
147	852	Douglas fir	10	10	16			OK	Low live crown ratio < 20%, dead wood, broken branches, typical of species, co-dominant canopy			1	16	16	16	16	1	1	1
148	853	Douglas fir	10	10	10			Fair	Co-dominant leaders with included bark x2 @ 40', dead wood, broken branches, co-dominant canopy		1		10	10	10	10	1		
149	854	Douglas fir	10	10	12			Fair	Serpentine trunk, previous top loss, weak laterals, moss and lichen		1		12	12	12	12	1		
150	855	Douglas fir	13	13	12			OK	Co-dominant canopy, epicormic branch formation @ 10' towards west, typical of species			1	12	12	12	12	1	1	
151	856	Douglas fir	10	10	10 south only			Fair	Asymmetric canopy towards south, lean towards south, low live crown ratio < 10%, previous top loss				10 south only	10 south only	10 south only	10 south only	1		
152	857	Douglas fir	16	16	12			OK	Co-dominant canopy, moss and lichen, exposed roots, dominant canopy, previous top loss, elongated branch			1	12	12	12	12	1	1	

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

RON D. CLEAVER JR. 43644 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON
2/24/2020

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 4:50:08 PM, 1:1

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:10:36 PM, 1:1

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Ret. Viable	Proposed Action: Remove Non-viable	Proposed Action: Remove For site improvements	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Tree credits	Viable tree credits	Retained tree credits
153	858	Douglas fir	16	16	17			Fair	Self-corrected lean towards south, serpentine trunk, previous top loss, elongated branch, moss and lichen, dead wood, broken branches, typical of species		1		17	17	17	17	1		
154	859	Madrona	10	10	14			OK	Self-corrected lean towards east, co-dominant leaders with included bark x2 @ 12', blight, asymmetric canopy towards east, moss and lichen, typical of species			1	14	14	14	14	1	1	
155	860	Douglas fir	11	11	12			OK	Asymmetric canopy towards south, low live crown ratio < 25%, dead wood, broken branches, typical of species, exposed roots			1	12	12	12	12	1	1	
156	861	Madrona	12	12	14			OK	Dead wood, broken branches, blight, serpentine trunk, typical of species			1	14	14	14	14	1	1	
157	862	Madrona	11	11	16			OK	Typical of species, co-dominant leaders with included bark x2 @ 22'				16	16	16	16	1	1	
158	863	Madrona	11	11	12			OK	Typical of species				12	12	12	12	1	1	
159	864	Madrona	10	10	16			Poor	Dead wood, broken branches, dieback		1		16	16	16	16	1		
160	865	Madrona	12, 11	16.5	16			OK	Co-dominant leaders with included bark x2 @ root crown, some drought stress, typical of species			1	16	16	16	16	1	1	
161	866	Red alder	10	10	14			Fair	Top dead, moss and lichen, canker		1		14	14	14	14	1		

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Ret. Viable	Proposed Action: Remove Non-viable	Proposed Action: Remove For site improvements	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Tree credits	Viable tree credits	Retained tree credits
162	867	Douglas fir	14	14	14		Y	Fair	Exposed roots, previous top loss, elongated branches, dead wood, broken branches, dominant canopy										
163	868	Scouler willow	15	15	16			Fair	Co-dominant leaders with included bark x3 @ 5', dead wood, broken branches, dead top										
164	869	Madrona	16	16	16			OK	Self-corrected lean towards west, dead wood, broken branches, suppressed canopy										
165	870	Western red cedar	24	24	18			Poor	Self-corrected lean towards southwest, cavity @ root crown up to 3' towards north, large cavity @ 30' up to 40'										
166	871	Scouler willow	17	17	17		Y	Fair	Exposed roots, moss and lichen, co-dominant leaders with included bark x2 @ 6', dead wood, broken branches										
167	872	Sequoia	25	25	16			Poor	Dying, drought stress										
168	873	Douglas fir	16	16	18		Y	Fair	Previous top loss @ 70', weak leaders, low live crown ratio < 20%										
169	874	Douglas fir	15	15	15			OK	Previous top loss, elongated branch, dominant canopy, dead wood, broken branches, typical of species										
170	875	True fir	12	12	12		Y	Fair	Co-dominant canopy, asymmetric canopy towards west, dead wood, broken branches, low live crown ratio < 20%										

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Ret. Viable	Proposed Action: Remove Non-viable	Proposed Action: Remove For site improvements	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Tree credits	Viable tree credits	Retained tree credits
171	876	True fir	16	16	16			OK	Girdling root towards west, co-dominant canopy, dead wood, broken branches, typical of species			1	16	16	16	16	1	1	
172	877	Douglas fir	13	13	14			OK	Dominant canopy, dead wood, broken branches, typical of species										
173	878	Silver maple	10, 15, 18, 14	29	18		Y	Fair	Co-dominant leaders with included bark x4 @ root crown, large cavity @ 4' up to 12' towards south, dead scaffold, hangers, previous failures			1	14	14	14	14	1	1	
174	879	Western red cedar	28	28	18			OK	Tag tied to Laurel on north side, thin canopy, coning, drought stressed										
175	882	River birch	17	17	18			OK	Woodpecker activity, carpenter ants, typical of species										
176	883	River birch	12	12	16			OK	Co-dominant canopy, carpenter ants, woodpecker activity, typical of species										
177	884	River birch	26	26	21			OK	Co-dominant leaders with included bark x2 @ 30', carpenter ants, woodpecker activity, co-dominant canopy										
178	885	River birch	22	22	16			OK	Co-dominant canopy, carpenter ants, woodpecker activity, typical of species										
179	886	River birch	25	25	14			OK	Lean towards north, carpenter ants, woodpecker activity, typical of species, #882 through #886 tags ties to raspberry pole										

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Ret. Viable	Proposed Action: Remove Non-viable	Proposed Action: Remove For site improvements	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Tree credits	Viable tree credits	Retained tree credits
180	888	Western red cedar	15	15	16			OK	Spur @ 15' towards south, previous top loss @ 50', typical of species	1			16	16	16	16	1	1	
181	889	Douglas fir	24	24	14			OK	Moss and lichen, typical of species	1			14	14	14	14	1	1	
182	890	Bigleaf maple	17	17	17		Y	Fair	Nurse tree, exposed roots, roots intertwined with Western red cedar, typical of species	1			17	17	17	17	1	1	
183	891	Western red cedar	20, 17, 14	29.5	17			OK	Co-dominant leaders with included bark x3 @ root crown, carpenter ants, woodpecker activity, nurse tree, twisted girdled trunks		1		17	17	17	17	1	1	
184	892	Western red cedar	10	10	10			OK	Unable to assess due to blackberries			1	10	10	10	10	1	1	
185	893	Western red cedar	11	11	11			OK	Unable to assess due to blackberries			1	11	11	11	11	1	1	
186	894	Western red cedar	12	12	12			OK	Unable to assess due to blackberries			1	12	12	12	12	1	1	
187	895	Western red cedar	12	12	12			OK	Unable to assess due to blackberries			1	12	12	12	12	1	1	
188	896	Western red cedar	15	15	15			OK	Unable to assess due to blackberries			1	15	15	15	15	1	1	
189	897	Western red cedar	13	13	13			OK	Unable to assess due to blackberries			1	13	13	13	13	1	1	
190	898	Western red cedar	20	20	20			OK	Unable to assess due to blackberries			1	20	20	20	20	1	1	

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Ret. Viable	Proposed Action: Remove Non-viable	Proposed Action: Remove For site improvements	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Tree credits	Viable tree credits	Retained tree credits
191	899	Western red cedar	11	11	11			OK	Unable to assess due to blackberries										
192	900	Douglas fir	13	13	13			OK	Unable to assess due to blackberries										
193	901	Western red cedar	12	12	12			OK	Unable to assess due to blackberries										
194	902	Douglas fir	12	12	12			OK	Unable to assess due to blackberries										
195	16	Douglas fir	5	5	6			OK	Typical of species										
196	17	Douglas fir	6	6	6			OK	Hanger, typical of species										
197	18	Douglas fir	6	6	6			OK	Typical of species										
198	19	Douglas fir	9	9	8			OK	Typical of species										
199	20	Douglas fir	5	5	6			OK	Typical of species, asymmetric canopy towards west										
200	21	Douglas fir	6	6	9			OK	Douglas fir, asymmetric canopy towards west, typical of species										
201	22	Douglas fir	7	7	4			OK	Typical of species										
202	23	Douglas fir	4	4	6			OK	Typical of species										
203	24	Douglas fir	7	7	7			OK	Typical of species										
204	25	Douglas fir	6	6	4			OK	Typical of species										
205	26	Douglas fir	4	4	4			OK	Typical of species										
206	27	Douglas fir	8	8	6			OK	Typical of species										

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action: Ret. Viable	Proposed Action: Remove Non-viable	Proposed Action: Remove For site improvements	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Tree credits	Viable tree credits	Retained tree credits
207	28	Douglas fir	7	7	4			OK	Typical of species	1			16	16	16	16	1	1	
208	29	Douglas fir	8	8	5			OK	Typical of species	1			14	14	14	14	1	1	
209	30	Bigleaf maple	9	9	10			OK	Previous top loss @ 25', typical of species	1			17	17	17	17	1	1	
210	31	Bigleaf maple	8	8	8			OK	Typical of species	1			17	17	17	17	1	1	
211	32	Douglas fir	7	7	6			OK	Typical of species	1			10	10	10	10	1	1	
212	33	Bigleaf maple	6	6	6			OK	Typical of species	1			17	17	17	17	1	1	
213	34	Bigleaf maple	6	6	8			OK	Co-dominant leaders with included bark x2 @ 15', typical of species	1			16	16	16	16	1	1	
214	35	Bigleaf maple	7	7	9			OK	Typical of species, moss and lichen	1			10	10	10	10	1	1	
215	36	Western red cedar	7	7	10			OK	Nurse tree, typical of species	1			11	11	11	11	1	1	
216	37	Douglas fir	6	6	5			OK	Typical of species	1			12	12	12	12	1	1	
217	38	Douglas fir	5	5	5			OK	Typical of species	1			12	12	12	12	1	1	
218	39	Douglas fir	6	6	5			OK	Moss and lichen, typical of species	1			10	10	10	10	1	1	
219	40	Douglas fir	5	5	6			OK	Typical of species, low live crown ratio < 30%	1			15	15	15	15	1	1	
220	41	Douglas fir	5	5	6			OK	Typical of species	1			13	13	13	13	1	1	
221	42	Madrona	8	8	15 east only			OK	Typical of species, lean towards east	1			20	20	20	20	1	1	

CALAVISTA — PRD

TREE SURVEY DATA (4 OF 4)

PROJECT MANAGER: RON D CLEAVER JR **SIGNATURE:**

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 7 OF 30
FILE NO 1222

TITLE CALAVISTA – PRD
TREE SURVEY DATA (4 OF 4)

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

RON D. CLEAVER JR — STATE OF WASHINGTON — 43644 — REGISTERED PROFESSIONAL ENGINEER

2/24/2020

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

CALAVISTA – PRD

TREE RETENTION PLAN

TREE DENSITY CALCULATION	
TOTAL NUMBER OF SIGNIFICANT TREES	194
TOTAL NUMBER OF ONSITE VIABLE TREES	137
TOTAL NUMBER OF TREE CREDITS	194
TOTAL HEALTHY TREE CREDITS	137
TOTAL UNHEALTHY TREE CREDITS	57
REQUIRED TREE DENSITY (194 *25%)	49
NUMBER OF RETAINED TREES <10"	38
NUMBER OF RETAINED TREES >10" (122" EQUIVALENT / 10" = 12 TREE CREDITS)	12
TOTAL NUMBER OF RETAINED TREE CREDITS (38 + 12)	50
REQUIRED MITIGATION	0

ALL RETAINED TREES IN THIS TABLE WILL BE PRESERVED IN OPEN SPACE TRACTS OR IN "TREE RETENTION" EASEMENTS THAT WILL HAVE SPECIFIC MAINTENANCE LANGUAGE AND OTHER NOTES REGARDING USES AND LIMITATIONS.

SITE SPECIFIC TREE PROTECTION MEASURES:

1. ALL TREE PROTECTION EASEMENT AREAS WILL BE PROTECTED ALONG CLEARING LIMIT AREAS WITH ORANGE BARRICADE STYLE FENCING.

2. TREE RETENTION EASEMENTS WILL BE ESTABLISHED FOR TREES TO BE RETAINED THAT ARE LOCATED ON "LOT" AREAS. SPECIFICALLY ON LOTS 3-7.

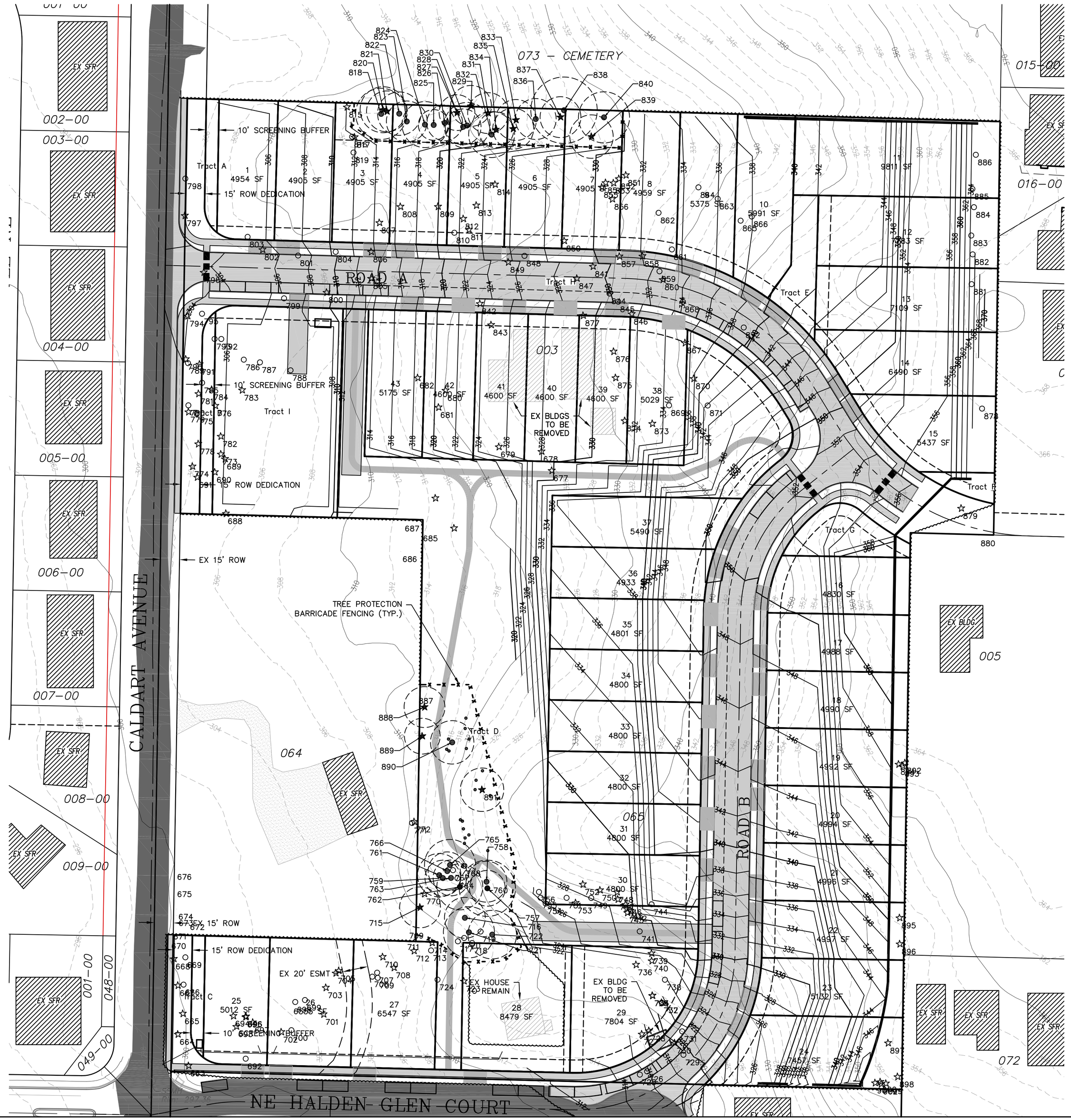
3. TREES RETAINED WITHIN "OPEN SPACE TRACTS" WILL NOT NEED EASEMENTS. SEE TRACT D.

4. TREES SMALLER THAN 10" DBH ARE BEING SAVED IN TRACT D . THESE SAVED TREES ARE BEING COUNTED FOR RETENTION CREDIT OF 1 TREE UNIT PER 10 INCHES SAVED. SEE "TREE RETENTION PLAN - TRACT D" SHEET 9 FOR DETAIL AND NOTES.

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 feet



18.180.070 TREE PROTECTION MEASURES.

A. PRIOR TO INITIATING TREE REMOVAL AND LAND ALTERATION ON THE SITE, TREES AND VEGETATED AREAS IDENTIFIED DURING LAND USE PERMIT APPROVAL TO BE PRESERVED SHALL BE PROTECTED FROM POTENTIALLY DAMAGING ACTIVITIES.

1. TREE RETENTION TRACT(S), OPEN SPACE TRACT(S) OR OTHER PROTECTIVE MECHANISM SHALL BE DEPICTED ON ALL SUBMITTED CONSTRUCTION OR LAND ALTERATION PLANS, INCLUDING BUT NOT LIMITED TO LAND CLEARING AND GRADING PERMITS, FINAL LANDSCAPE PLANS, AND ENGINEERING CONSTRUCTION DRAWINGS.

2. TREE RETENTION TRACT(S), OPEN SPACE TRACT(S), OR OTHER PROTECTIVE MECHANISM SHALL BE SHOWN ON THE FACE OF THE PLAT, BINDING SITE PLAN OR SIMILAR DOCUMENTS, WITH A NOTE ON THE FACE DESCRIBING THE PURPOSE FOR LONG-TERM RETENTION.

3. THE RETAINED TREES SHOULD BE DRAWN TO SCALE, PROTECTIVE MEASURES INCLUDED IN THE CONSTRUCTION NOTES, AND THE DETAIL FOR PROTECTION FENCING INCLUDED.

B. BEFORE LAND CLEARING, FILLING OR ANY LAND ALTERATION APPROVED THROUGH A LAND CLEARING OR GRADING PERMIT, THE APPLICANT:

1. SHALL INSTALL A VISIBLE PROTECTIVE TREE FENCING ALONG THE OUTER EDGE AND COMPLETELY SURROUNDING THE PROTECTED AREA (DRIPLINE/CRITICAL ROOT ZONE) OF ALL PROTECTED TREES OR GROUPS OF TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER APPROVED MATERIAL AND AT LEAST FOUR FEET HIGH, UNLESS OTHER TYPE OF FENCING IS AUTHORIZED BY THE REVIEW AUTHORITY.

2. SHALL PROHIBIT EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS.

3. SHALL MAINTAIN THE PROTECTIVE BARRIERS IN PLACE UNTIL THE REVIEW AUTHORITY AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.

4. SHALL ENSURE THAT ANY LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.

5. IN ADDITION TO THE ABOVE, THE PLANNING DIRECTOR MAY REQUIRE THE FOLLOWING:

a. COVER WITH MULCH TO A DEPTH OF AT LEAST SIX INCHES OR WITH PLYWOOD OR SIMILAR MATERIAL THE AREAS ADJOINING THE CRITICAL ROOT ZONE OF A TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.

b. MINIMIZE ROOT DAMAGE BY EXCAVATING A TWO-FOOT-DEEP TRENCH, AT EDGE OF CRITICAL ROOT ZONE, TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED.

c. HAVE CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY.

d. MAINTAIN TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.

C. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR RETENTION.

D. ALL CONSTRUCTION ACTIVITIES, INCLUDING STAGING AND TRAFFIC AREAS, SHALL BE PROHIBITED WITHIN FIVE FEET OF THE DRIPLINE OF THE PROTECTED TREES.

E.WHERE TREE RETENTION AREAS ARE REMOTE FROM AREAS OF LAND DISTURBANCE AND WHEN APPROVED BY THE PLANNING DIRECTOR, ALTERNATIVE FORMS OF TREE PROTECTION MAY BE USED IN LIEU OF THE TREE PROTECTION FENCING; PROVIDED, THAT RETAINED TREES ARE COMPLETELY SURROUNDED WITH CONTINUOUS ROPE OR FLAGGING AND ARE ACCOMPANIED BY "TREE SAVE AREA--KEEP OUT" SIGNS.

F.THE REVIEW AUTHORITY MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES AS CONDITIONS OF APPROVAL, WHICH ARE CONSISTENT WITH ACCEPTED URBAN FORESTRY PRACTICES. (ORD. 2013-04 § 2 (EXH. A (PART)), 2013)

18.180.080 LONG-TERM TREE PROTECTION AND MAINTENANCE.

A. THE TREES RETAINED AS REQUIRED BY THIS CHAPTER SHALL BE PRESERVED AND MAINTAINED AS ESTABLISHED IN THE CONDITIONS OF THE LAND DEVELOPMENT APPROVAL.

B. THE TREE RETENTION TRACT(S), OPEN SPACE TRACT(S) OR OTHER PERMANENT PROTECTIVE MECHANISMS FOR TREE RETENTION SHALL BE OWNED AND MAINTAINED THROUGH A HOMEOWNERS' ASSOCIATION OR OTHER COMMON OWNERSHIP. THE FACE OF THE PLAT, BINDING SITE PLAN OR SIMILAR DOCUMENT SHALL INCLUDE A STATEMENT(S) THAT THE PROJECT'S HOMEOWNERS' ASSOCIATION OR OTHER COMMON OWNERSHIP WILL OWN AND MAINTAIN THE TREE RETENTION TRACTS, AND ENFORCE ANY ACTIVITIES CONTRARY TO THE RETENTION AND PRESERVATION OF THE TREES.

C. THE TREES RETAINED AS REQUIRED BY THIS CHAPTER MAY BE REMOVED TO REMEDY A HAZARDOUS TREE OR PUBLIC SAFETY REASONS ONLY, AND UPON REVIEW AND APPROVAL OF THE PLANNING DIRECTOR AND CITY ARBORIST.

D. PRUNING OF TREES RETAINED AS REQUIRED BY THIS CHAPTER MAY BE PERMITTED FOR MAINTENANCE AND HEALTH OF TREE(S) OR OTHER JUSTIFICATIONS FOUND ACCEPTABLE BY THE CITY, AND UPON REVIEW AND APPROVAL OF THE PLANNING DIRECTOR AND CITY ARBORIST.

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

ROND D CLEAVER JR — STATE OF WASHINGTON — 20848 — REGISTERED PROFESSIONAL ENGINEER

2/24/2020

TITLE
CALAVISTA – PRD
TREE RETENTION PLAN

CLIENT
CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

PROJECT MANAGER RON D CLEAVER JR

SIGNATURES

RDCJR
CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

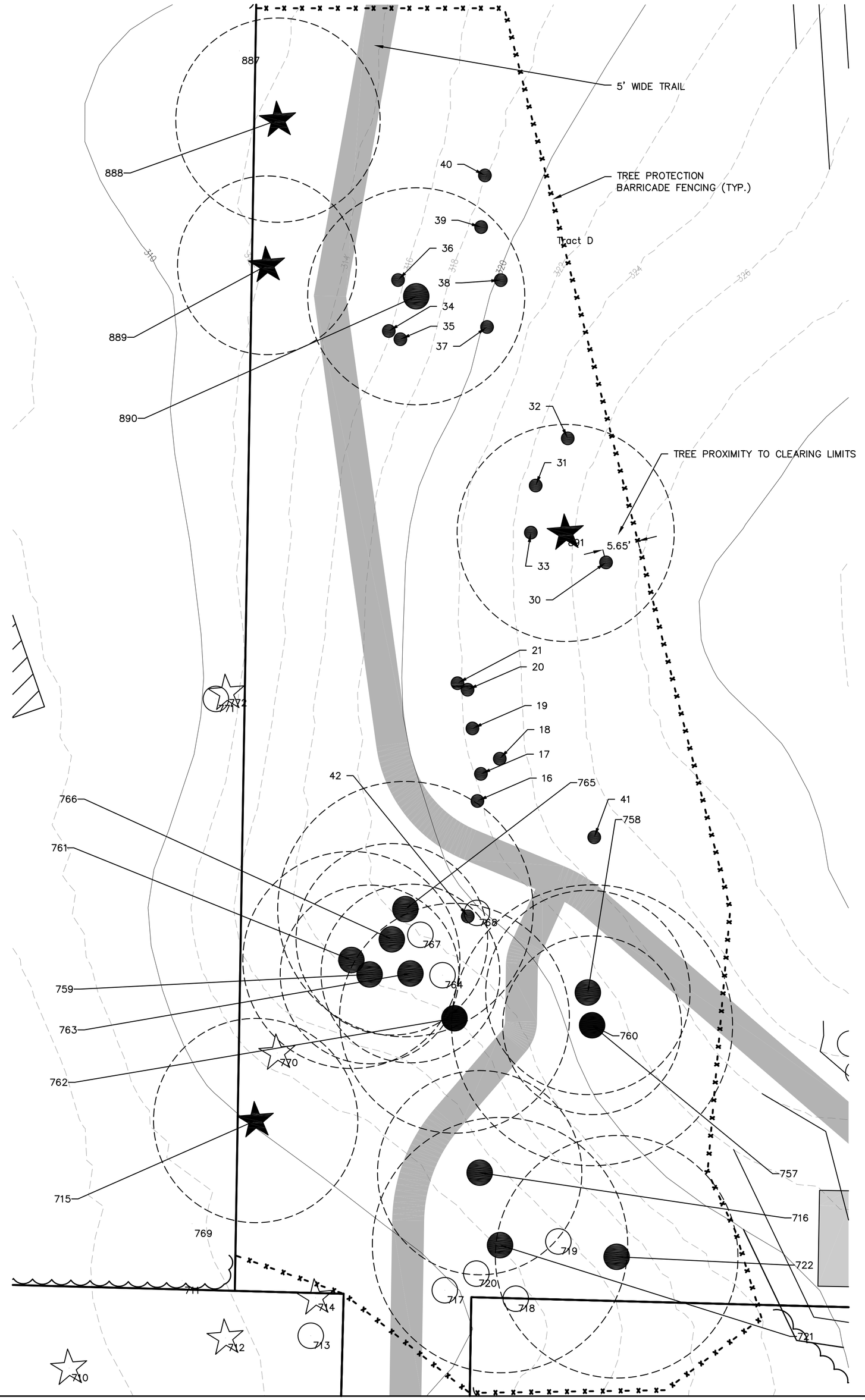
SHEET 8 OF 30

FILE NO 1222

Z:\064 Calavista (1222)\dwg\064 PRD.dwg, 2/24/2020 5:31:29 PM, 1:1

CALAVISTA – PRD

TREE RETENTION PLAN – TRACT D DETAIL



TREES SMALLER THAN 10" DBH BEING SAVED FOR CREDIT

TAG #	SPECIES	DBH(INCHES)
16	DOUGLAS FIR	5
17	DOUGLAS FIR	6
18	DOUGLAS FIR	6
19	DOUGLAS FIR	9
20	DOUGLAS FIR	5
21	DOUGLAS FIR	6
30	BIG LEAF MAPLE	9
31	BIG LEAF MAPLE	8
32	DOUGLAS FIR	7
33	BIG LEAF MAPLE	6
34	BIG LEAF MAPLE	6
35	BIG LEAF MAPLE	7
36	WESTERN RED CEDAR	7
37	DOUGLAS FIR	6
38	DOUGLAS FIR	5
39	DOUGLAS FIR	6
40	DOUGLAS FIR	5
41	DOUGLAS FIR	5
42	MADRONA	8

TOTAL DBH OF SMALL TREES RETAINED = 122 INCHES

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 feet

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

RONALD C. CLEAVER JR. STATE OF WASHINGTON 43648 REGISTERED PROFESSIONAL ENGINEER

2/24/2020

PROJECT MANAGER: RON D. CLEAVER, JR.

SIGNATURE:

TITLE CALAVISTA – PRD
TREE RETENTION PLAN – TRACT D DETAIL

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST. SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

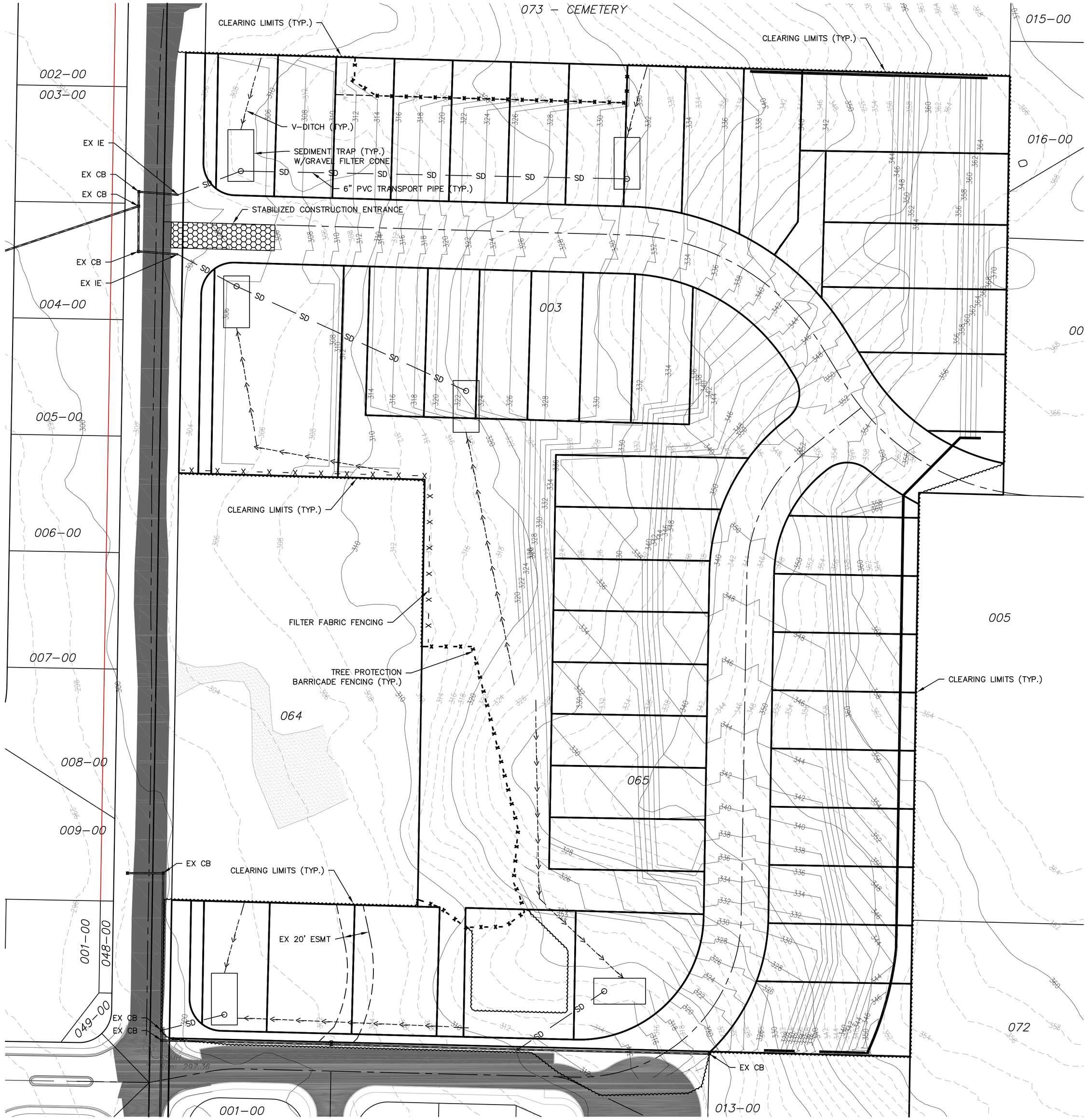
SHEET 9 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:31:39 PM, 1:1

CALAVISTA – PRD

TESC PLAN



DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 28N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

ROBERT D. CLEAVER JR. STATE OF WASHINGTON 43848 REGISTERED PROFESSIONAL ENGINEER

2/24/2020

PROJECT MANAGER: RON D CLEAVER JR

SIGNATURE:

TITLE: CALAVISTA – PRD
TESC PLAN

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

RDCJR
CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

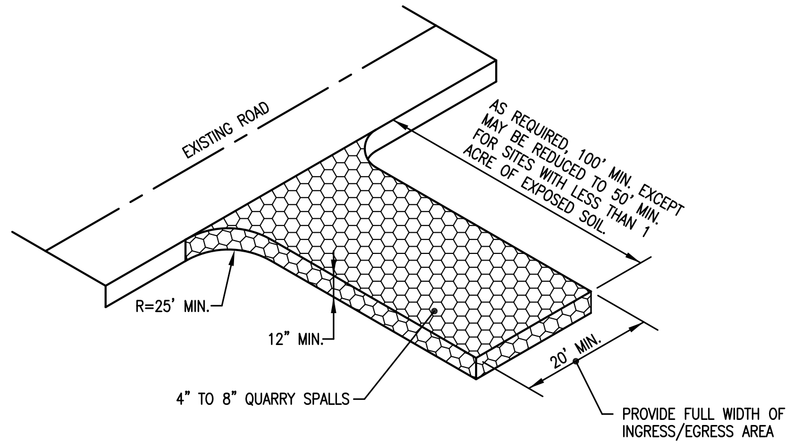
SHEET 10 OF 30

FILE NO 1222

Z:\004 calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:31:44 PM, 1:1

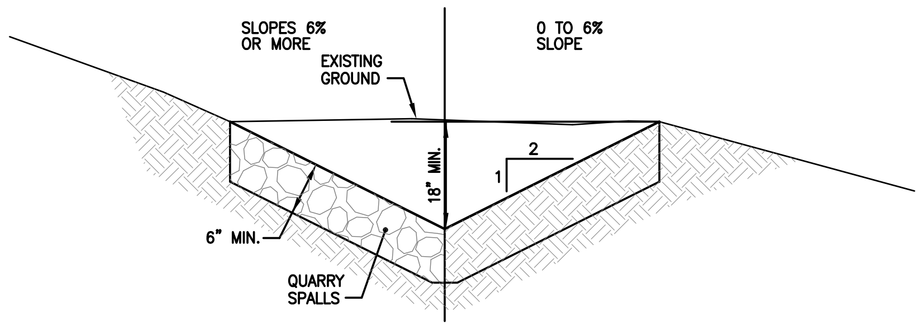
CALAVISTA – PRD

TESC DETAILS



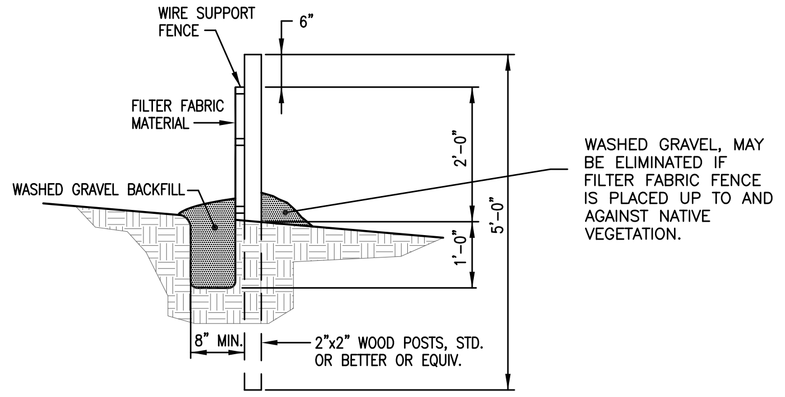
CONSTRUCTION STABILIZATION ENTRANCE

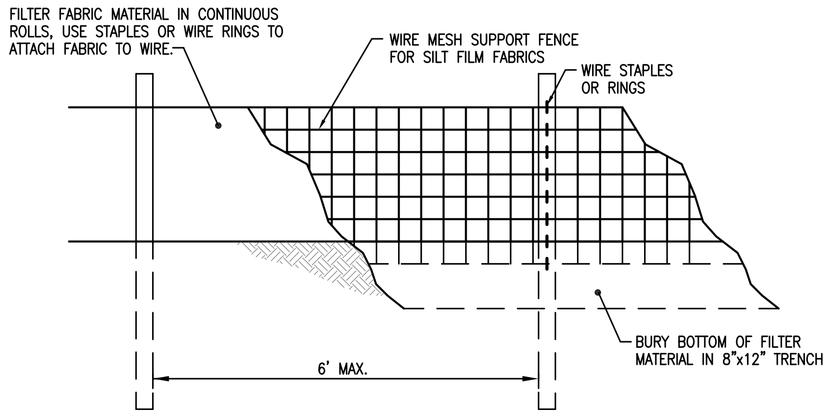
NTS



V–DITCH

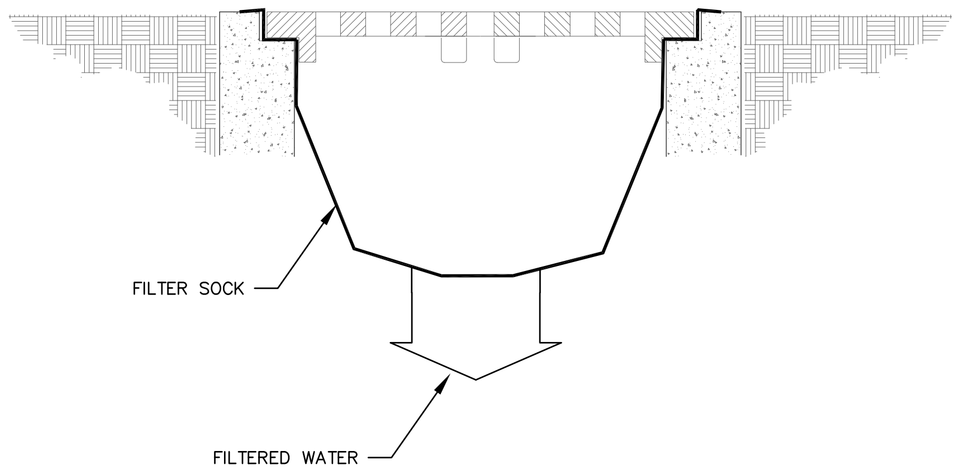
NO SCALE



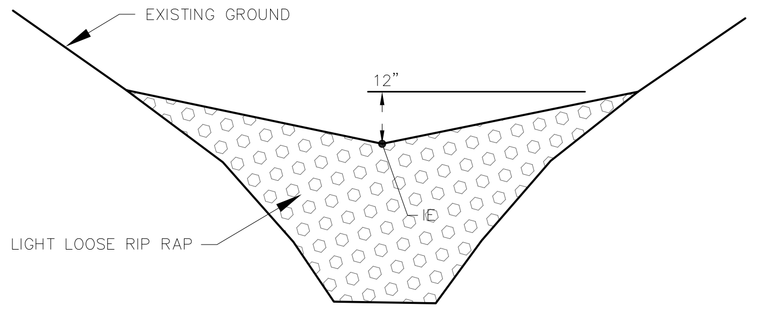


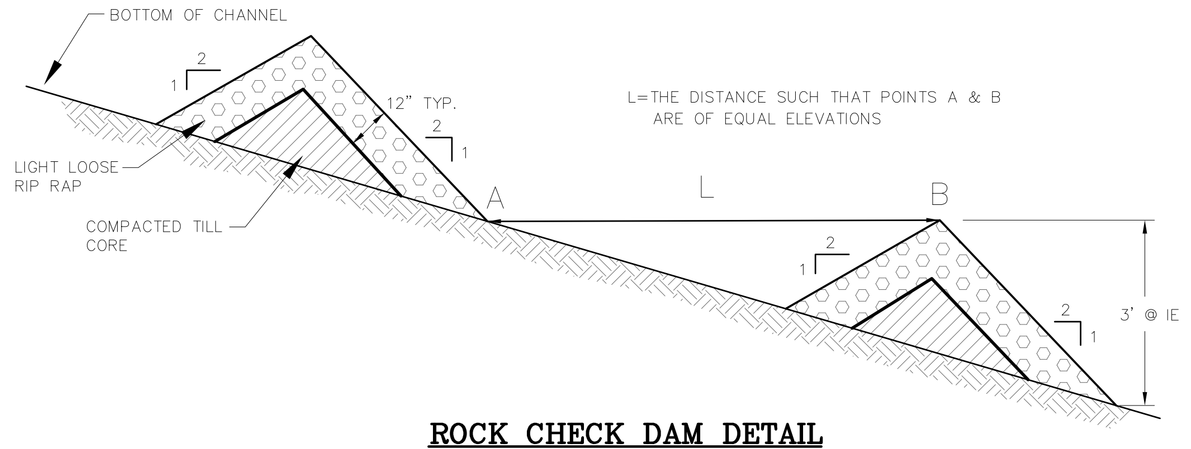
FILTER FABRIC FENCE DETAIL

NTS

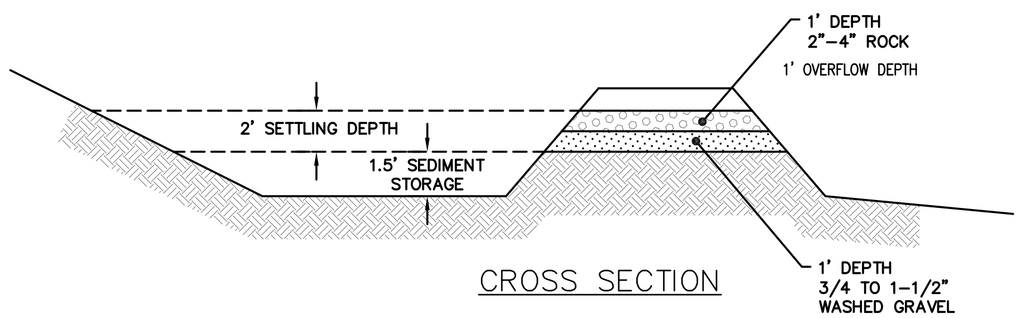


CATCH BASIN INLET PROTECTION DETAIL

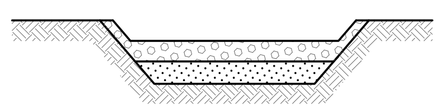




ROCK CHECK DAM DETAIL



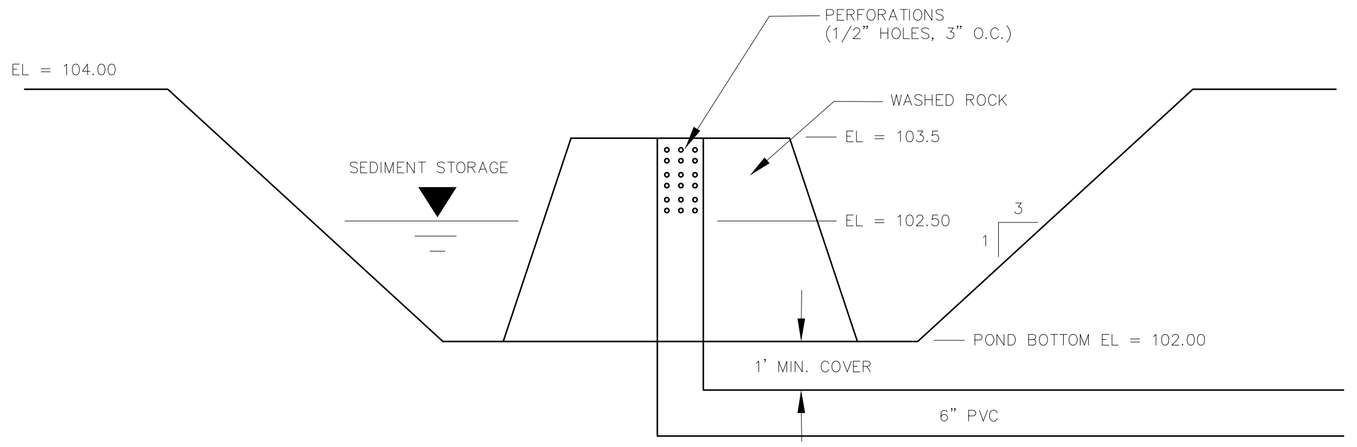
CROSS SECTION



SEDIMENT TRAP OUTLET

SEDIMENT TRAP

NO SCALE



STANDPIPE AND GRAVEL FILTER CONE FOR TEMPORARY SEDIMENT TRAP

NO SCALE

DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 26N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

ROBERT D. CLEAVER JR. STATE OF WASHINGTON 23648 REGISTERED PROFESSIONAL ENGINEER

2/24/2020

SIGNATURE:

TITLE CALAVISTA – PRD
TESC DETAILS

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

PROJECT MANAGER: RON D CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 11 OF 30

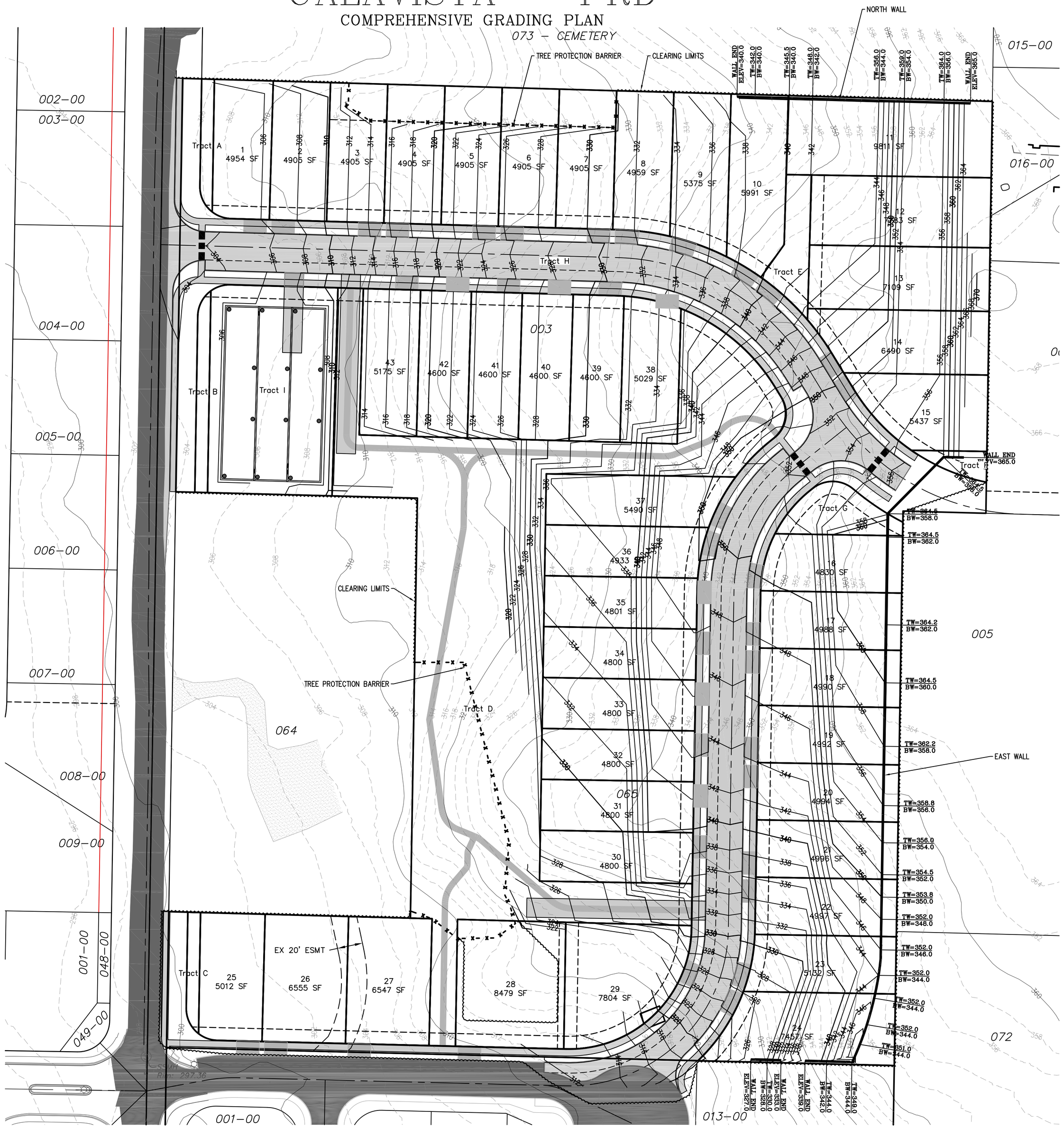
FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:31:47 PM, 1:1

CALAVISTA – PRD

COMPREHENSIVE GRADING PLAN

073 – CEMETERY



GEOTECHNICAL RECOMMENDATION NOTES:

EARTHWORK CONSIDERATIONS

DURING WET WEATHER CONDITIONS, WHICH ARE TYPICALLY PRESENT FROM OCTOBER THROUGH APRIL, SUBGRADE STABILITY PROBLEMS AND GRADING DIFFICULTIES MAY DEVELOP DUE TO HIGH MOISTURE CONTENT IN THE SOIL, DISTURBANCE OF SENSITIVE SOILS AND/OR THE PRESENCE OF PERCHED GROUNDWATER. THEREFORE, WE RECOMMEND THAT EARTHWORK ACTIVITY BE PERFORMED DURING THE DRY SEASON. IF WORK MUST PROCEED IN WET WEATHER, WE RECOMMEND FOLLOWING THE GUIDELINES PRESENTED IN THE WET WEATHER SECTION OF THIS REPORT.

STRUCTURAL FILL

THE GLACIAL TILL SOILS PRESENT AT THE SITE ARE MOISTURE SENSITIVE DUE TO THEIR HIGH FINES CONTENT AND WILL NOT LIKELY BE SUITABLE FOR USE AS STRUCTURAL FILL DURING WET WEATHER CONDITIONS. SOILS WITH A HIGH FINES CONTENT MAY BE DIFFICULT TO COMPACT IF THE MOISTURE CONTENT IS NOT AT OR BELOW THE OPTIMUM MOISTURE CONTENT. THE ONSITE GRANULAR OUTWASH SOILS MAY BE SUITABLE FOR USE AS STRUCTURAL FILL, PROVIDED THEY ARE FREE OF ORGANIC OR DELETERIOUS MATERIAL, AND ARE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THIS REPORT.

IF THE EARTHWORK IS TO TAKE PLACE DURING THE NORMALLY WET PERIOD OF THE YEAR, PROVISIONS SHOULD BE IN PLACE FOR EXPORT OF WET, MOISTURE SENSITIVE SOIL AND IMPORT OF GRANULAR STRUCTURAL FILL MATERIAL. IMPORTED STRUCTURAL FILL SHOULD CONSIST OF WELL-GRADED GRAVEL AND/OR SAND WITH A MAXIMUM GRAIN SIZE OF 3 INCHES AND LESS THAN 5 PERCENT FINES (MATERIAL PASSING THE U.S. STANDARD NO. 200 SIEVE). IF CONSTRUCTION OCCURS DURING DRY PERIODS THE FINES CONTENT CAN BE INCREASED TO 10 PERCENT. ALL MATERIAL PROPOSED FOR USE AS STRUCTURAL FILL SHOULD BE APPROVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.

STRUCTURAL FILL SHOULD BE PLACED IN LOOSE LIFTS NO MORE THAN 12 INCHES THICK, MOISTURE CONDITIONED AS NECESSARY (MOISTURE CONTENT OF SOIL SHOULD BE WITHIN 2 PERCENT OF OPTIMUM MOISTURE) AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D-1557. ADDITIONAL LIFTS SHOULD NOT BE PLACED IF THE PREVIOUS LIFT DID NOT MEET THE REQUIRED DRY DENSITY OR IF SOIL CONDITIONS ARE NOT STABLE. NOTE THAT, ALTHOUGH IN PLACE DENSITY TESTING OF FILL IS FREQUENTLY USED AS THE PRIMARY CRITERION FOR ACCEPTANCE OF FILL, IT SHOULD NOT BE THE ONLY CRITERION. IF, IN THE JUDGMENT OF THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE, PLACED FILL IS NOT SUITABLE IT SHOULD BE REJECTED REGARDLESS OF IN PLACE DENSITY TEST RESULTS. AS AN EXAMPLE, FILL THAT IS COMPACTED WET OF THE OPTIMUM MOISTURE CONTENT MAY EXHIBIT "PUMPING" BEHAVIOR EVEN IF IN PLACE DENSITY TEST RESULTS INDICATE GREATER THAN 95 PERCENT COMPACTION HAS BEEN ACHIEVED. IN SUCH A SITUATION, THE FILL SHOULD BE REMOVED AND REPLACED WITH DRIER MATERIAL.

GRADING QUANTITIES
31,500 CY CUT
18,000 CY FILL
13,500 CY EXPORT

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 feet

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 28N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

ROBERT CLEAVER JR. 40848 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON
2/24/2020

SIGNATURE:

TITLE CALAVISTA – PRD
COMPREHENSIVE GRADING PLAN

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

PROJECT MANAGER RON D. CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

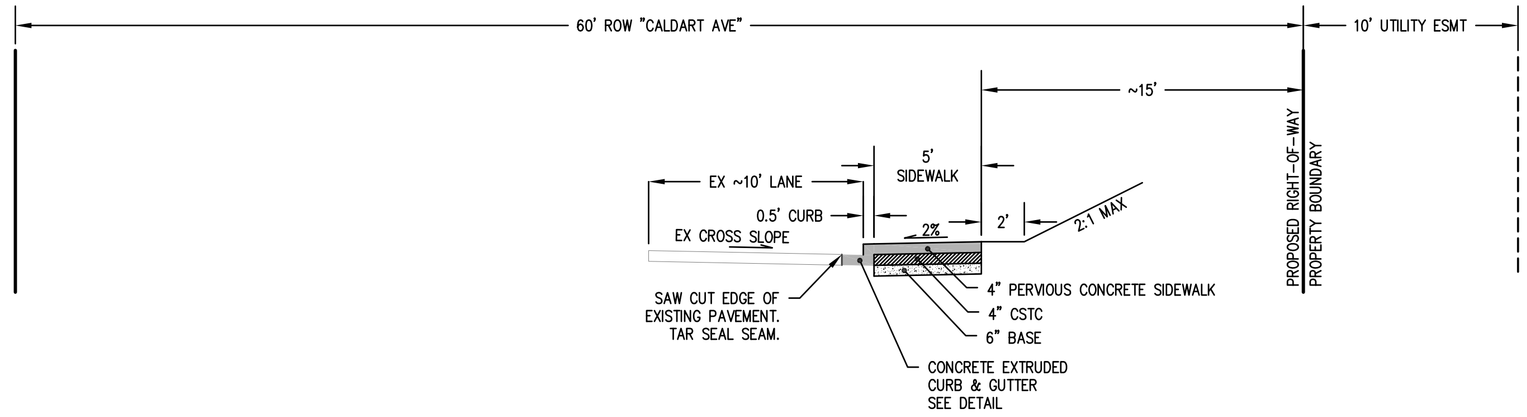
SHEET 12 OF 30

FILE NO 1222

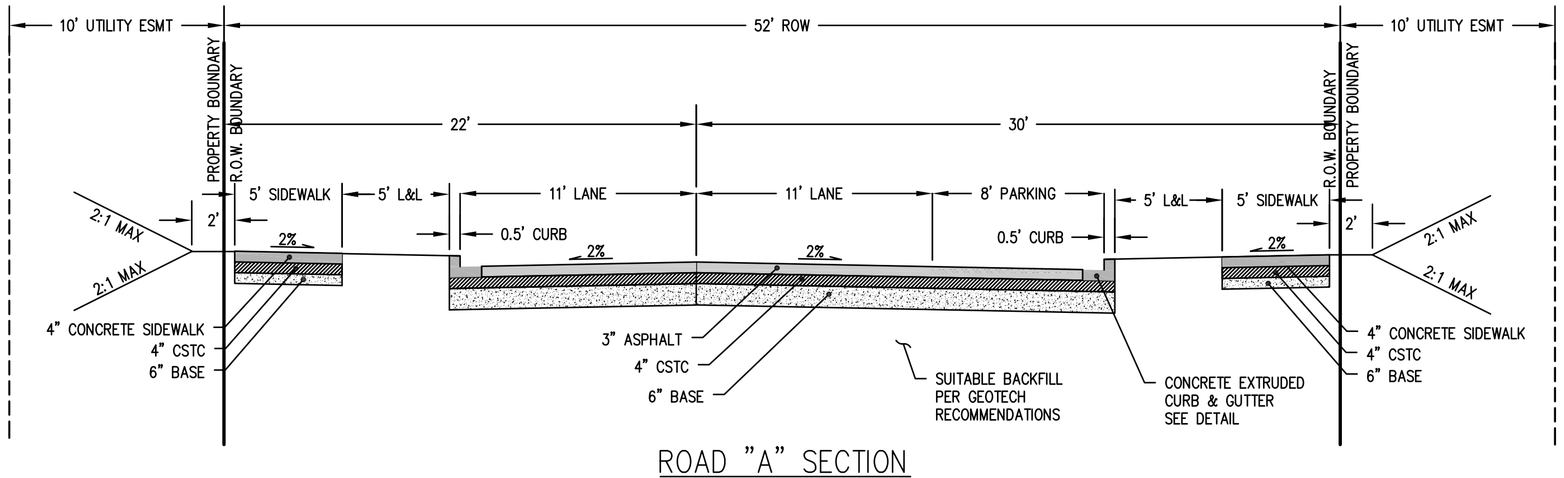
Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:31:54 PM, 1:1

CALAVISTA – PRD

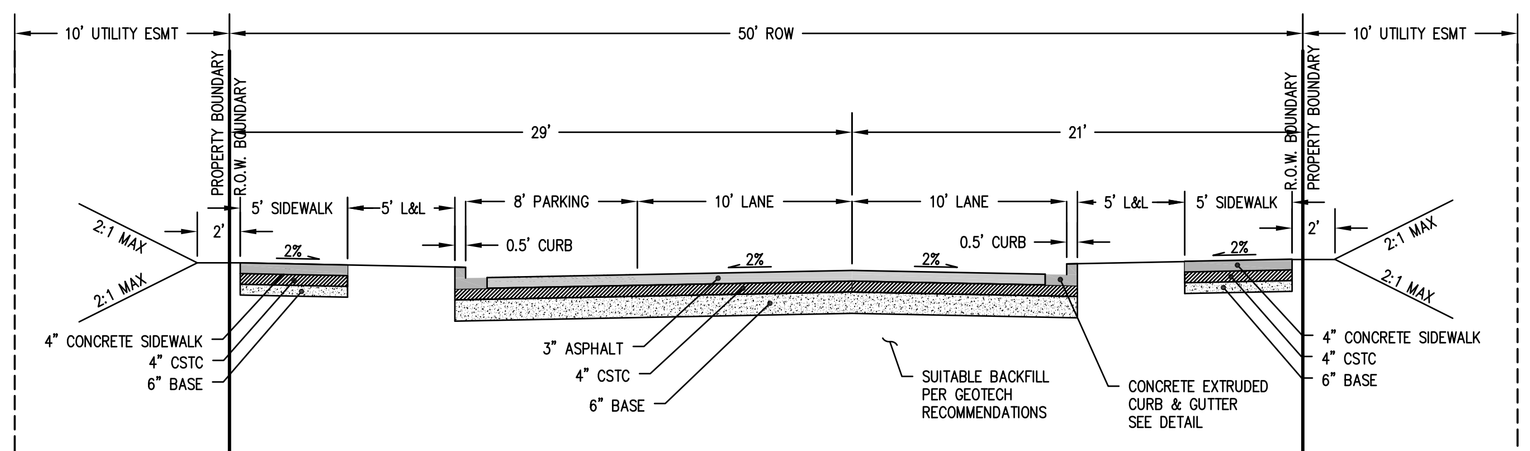
ROAD SECTIONS



"CALDART AVE"
FRONTAGE IMPROVEMENT SECTION
NTS



ROAD "A" SECTION
NTS



ROAD "B" SECTION
NTS

DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 26N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

ROLAND C. CLEAVER JR. 43648 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

2/24/2020

PROJECT MANAGER: RON D. CLEAVER JR

SIGNATURE:

TITLE: CALAVISTA – PRD
ROAD SECTIONS

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 13 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:32:02 PM, 1:1

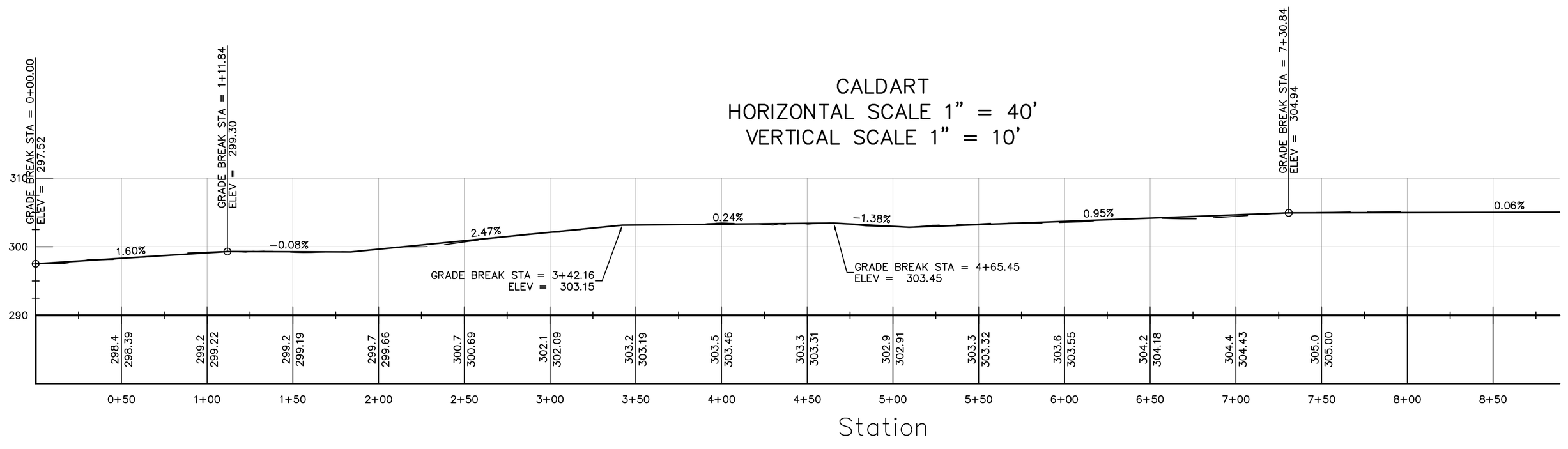
CALAVISTA – PRD

CALDART – PLAN & PROFILE

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 feet



DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 28N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

RON D CLEAVER JR
STATE OF WASHINGTON
23648
REGISTERED PROFESSIONAL ENGINEER

2/24/2020

SIGNATURE

TITLE CALAVISTA – PRD
CALDART – PLAN & PROFILE

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

PROJECT MANAGER: RON D CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

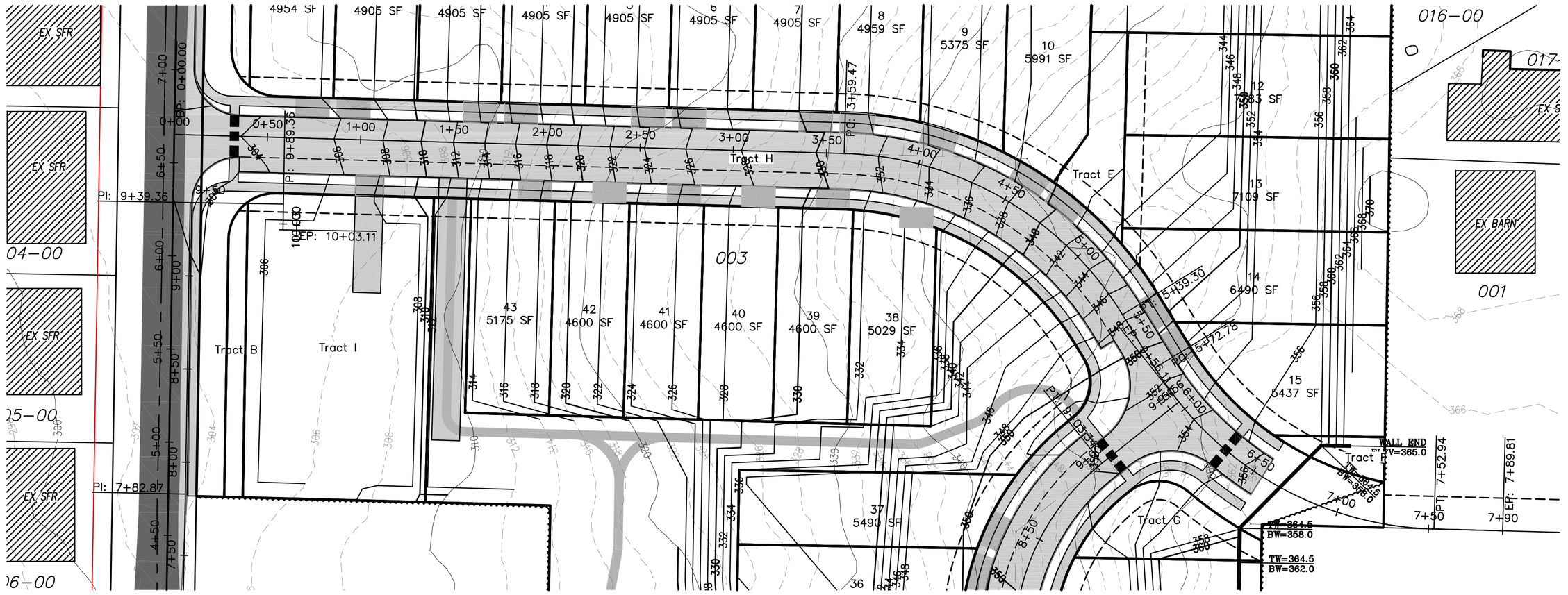
SHEET 14 OF 30

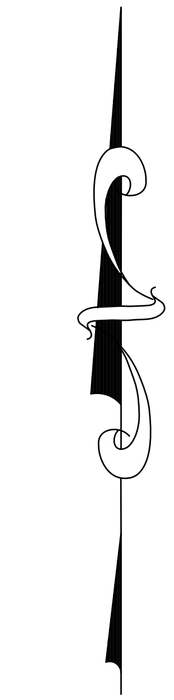
FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:32:10 PM, 1:1

CALAVISTA – PRD

ROAD A – PLAN & PROFILE



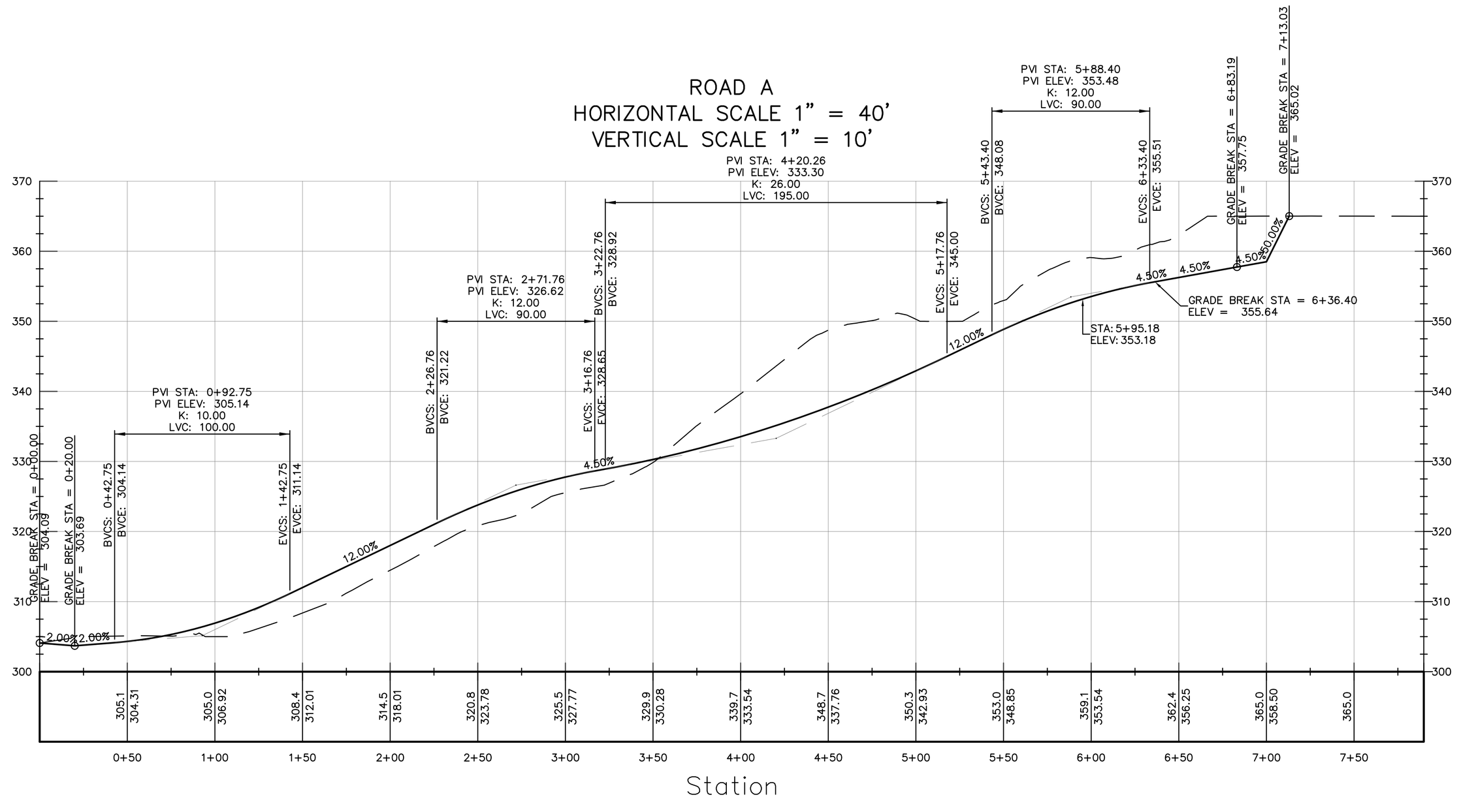


GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 feet

ROAD A
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

RONALD C. CLEAVER JR. STATE OF WASHINGTON 43848 REGISTERED PROFESSIONAL ENGINEER

2/24/2020

PROJECT MANAGER: RON D CLEAVER JR

SIGNATURES:

TITLE: CALAVISTA – PRD
ROAD A – PLAN & PROFILE

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST. SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

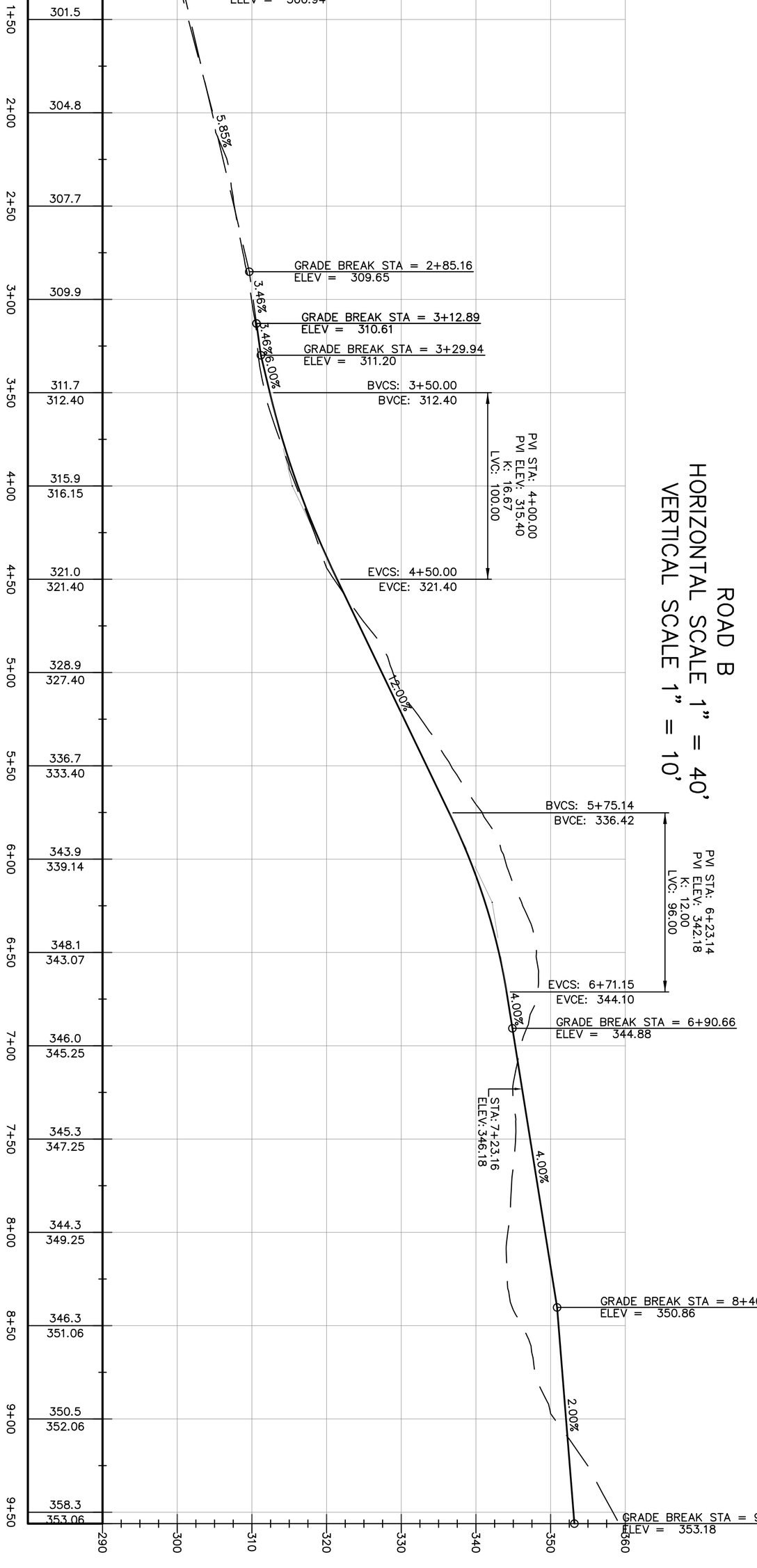
SHEET 15 OF 30

FILE NO 1222

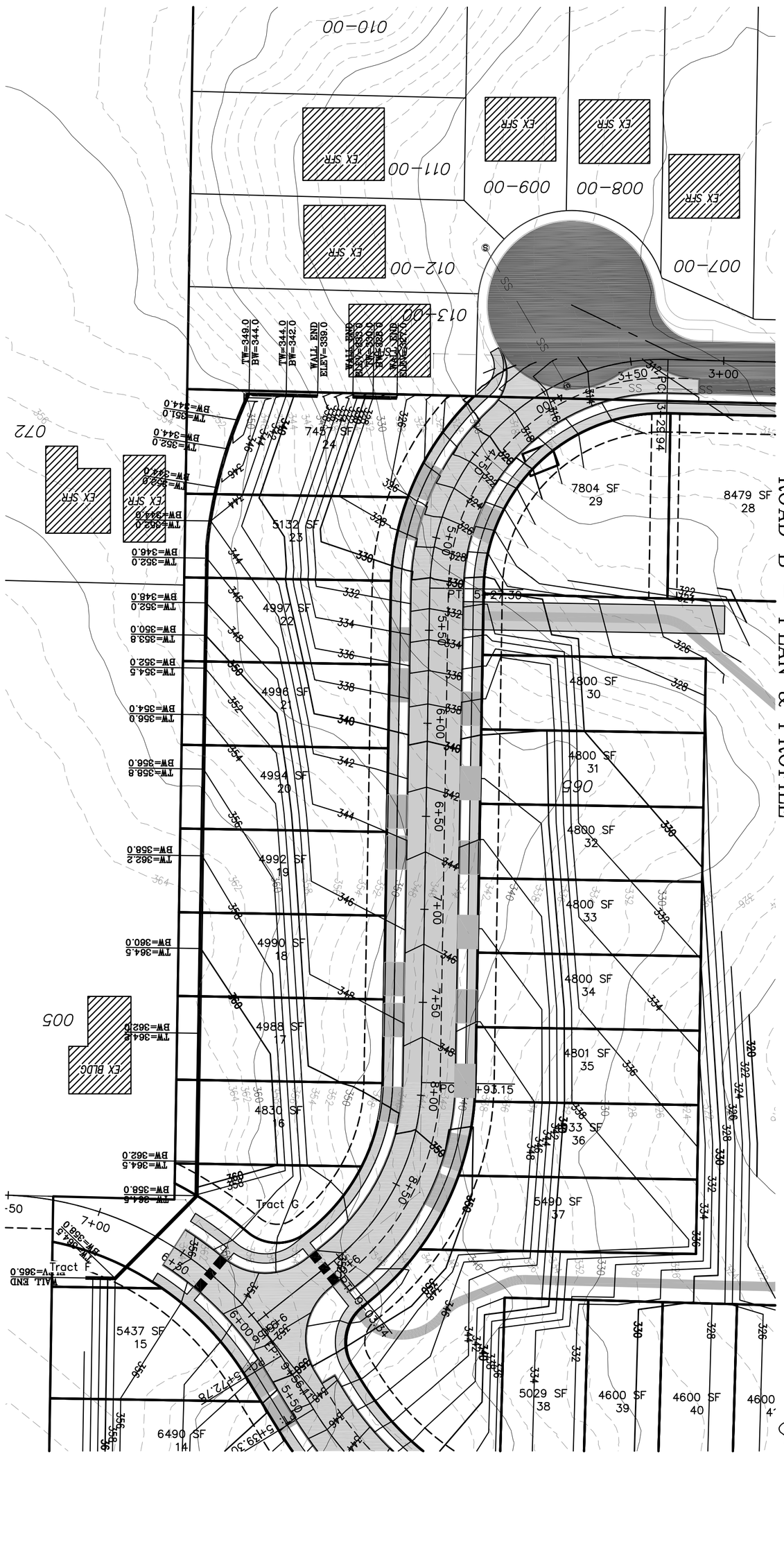
Z:\004 Calavista (1222)\dwg\004 PRO.dwg, 2/24/2020 5:32:15 PM, 1:1

CALAVISTA — PRD

ROAD B — PLAN & PROFILE



ROAD B
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 feet

PROJECT MANAGER: RON D CLEAVER JR **SIGNATURE:**

SHEET 16 OF 30
FILE NO 1222

RDCJR
CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

TITLE CALAVISTA — PRD
ROAD B — PLAN & PROFILE

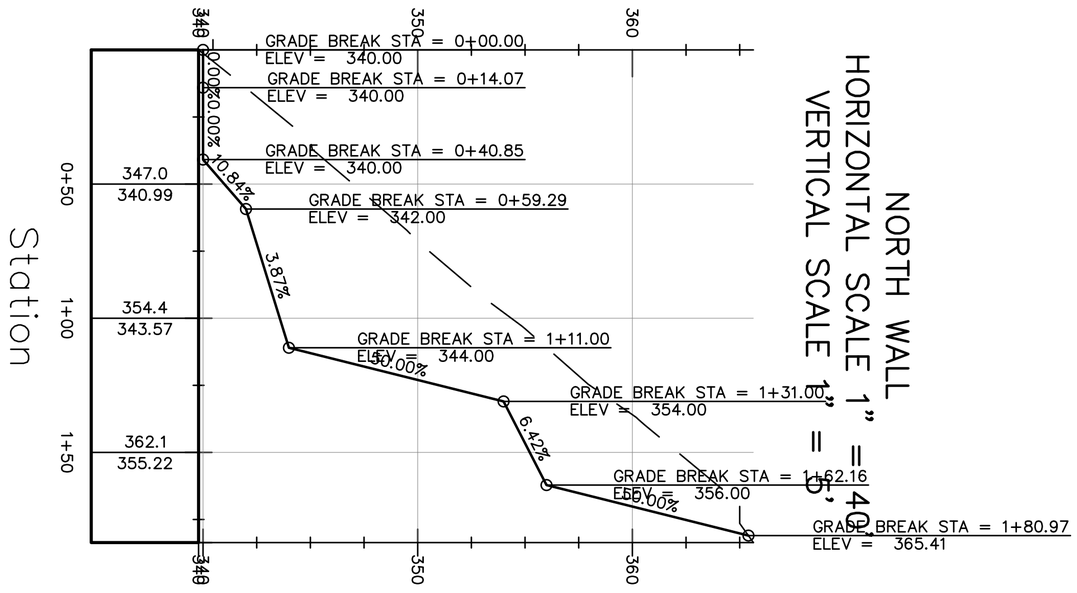
CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

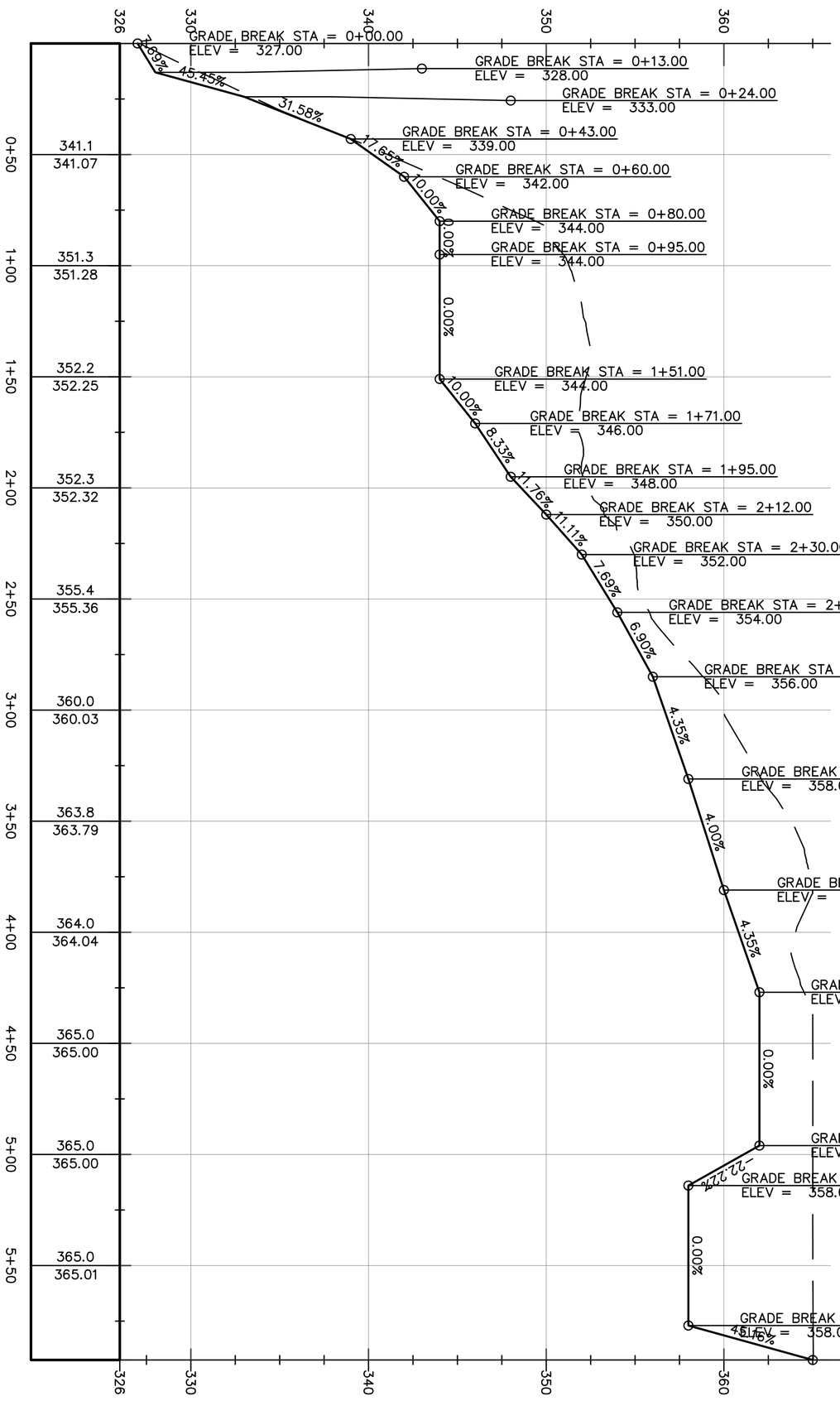
RON D. CLEAVER JR
STATE OF WASHINGTON
43644
REGISTERED
PROFESSIONAL ENGINEER

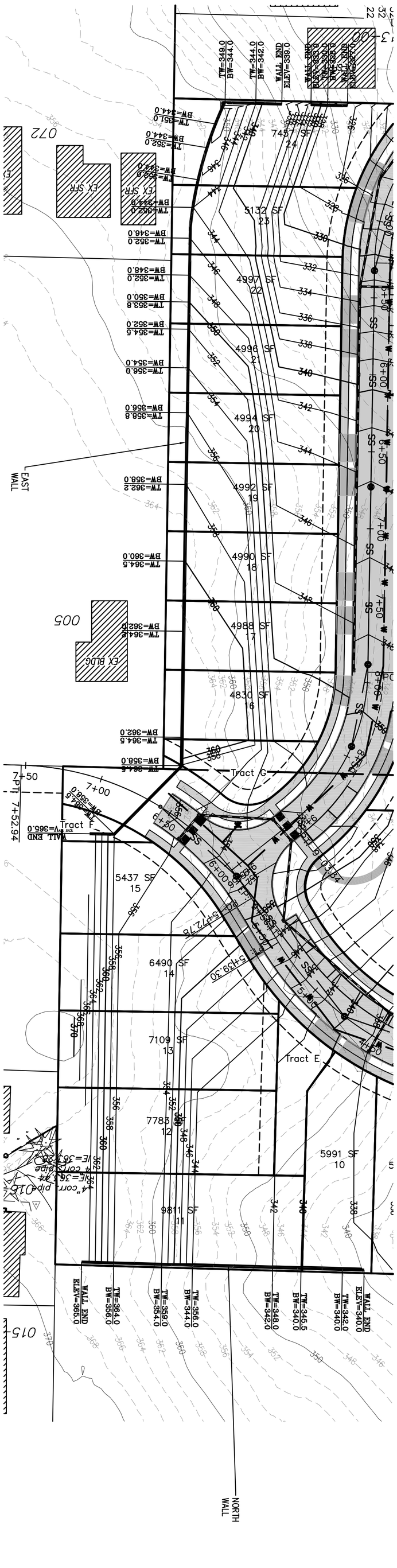
2/24/2020

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED







PROJECT MANAGER: RON D CLEAVER JR SIGNATURE:

SHEET 17 OF 30
FILE NO 1222

RDCJR
CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

TITLE CALAVISTA – PRD
WALLS – PLAN & PROFILES

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

RON D. CLEAVER JR — STATE OF WASHINGTON — 43644 — REGISTERED — PROFESSIONAL ENGINEER

2/24/2020

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

CALAVISTA – PRD

COMPREHENSIVE UTILITY PLAN

EX STORM TO BE FILLED WITH CDF AND ABANDONED.

EX STORM TO BE FILLED WITH CDF AND ABANDONED.

MOSJON CIRCLE NE

CALDART AVENUE

ROAD A

ROAD B

NE HALDEN GLEN COURT

10' SCREENING BUFFER

15' ROW DEDICATION

10' SCREENING BUFFER

15' ROW DEDICATION

10' SCREENING BUFFER

EX 15' ROW

EX 15' ROW

CONNECT TO EX SSMH

EX FHA

EX FHA

EX FHA

EX FHA

EX CREEK "SOUTH FORK DOGFISH CREEK"

6'x12' UNDERGROUND BIOPOD UNIT

4'x6' UNDERGROUND BIOPOD UNIT

EX 20' ESMT

TYPICAL MAN ACCESS

INLET

OUTLET

4"corr. pipe IE=363.44

4" corr. pipe IE=363.28

CONNECT TO EX SSMH

Tract A

Tract B

Tract C

Tract D

Tract E

Tract F

Tract G

Tract H

Tract I

1 4954 SF

2 4905 SF

3 4905 SF

4 4905 SF

5 4905 SF

6 4905 SF

7 4905 SF

8 4959 SF

9 5375 SF

10 5991 SF

11 9811 SF

12 7783 SF

13 7109 SF

14 6490 SF

15 5437 SF

16 4830 SF

17 4988 SF

18 4990 SF

19 4992 SF

20 4994 SF

21 4996 SF

22 4997 SF

23 5132 SF

24 7457 SF

25 5012 SF

26 6555 SF

27 6547 SF

28 8479 SF

29 7804 SF

30 4800 SF

31 4800 SF

32 4800 SF

33 4800 SF

34 4800 SF

35 4801 SF

36 4933 SF

37 5490 SF

38 5029 SF

39 4600 SF

40 4600 SF

41 4600 SF

42 4600 SF

43 5175 SF

003

005

064

065

072

EX SFR

EX BLDG

016–00

002–00

003–00

004–00

005–00

006–00

007–00

008–00

009–00

010–00

001–00

048–00

049–00

054–00

017–00

018–00

019–00

020–00

021–00

015–00

014–00

013–00

012–00

011–00

CB#1 CB#2 CB#3 CB#4 CB#5 CB#6 CB#7 CB#8 CB#9 CB#10 CB#11 CB#12 CB#13 CB#14 CB#15 CB#16 CB#17 CB#18 CB#19 CB#20 CB#21 CB#22 CB#23 CB#24 CB#25 CB#26 CB#27

CB#V1 CB#V2 CB#V3 CB#V4 CB#V5 CB#V6 CB#V7

SSMH#1 SSMH#2 SSMH#3 SSMH#4 SSMH#5 SSMH#6 SSMH#7 SSMH#8 SSMH#9 SSMH#10 SSMH#11

SSCO#7C SSCO#12C

IE=287.33

CB Rim: 291.63 IE=289.28 12" ads S

SSMH Rim: 290.83 IE=285.17 8" ins. ctr. trough

CB Rim: 291.64 IE=289.44 12" ads N

CB Rim: 297.36

CB Rim: 297.36

NE WATLAND STREET

WATLAND

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 feet

DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 26N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

RONALD C. CLEAVER JR. STATE OF WASHINGTON 43849 REGISTERED PROFESSIONAL ENGINEER

2/24/2020

PROJECT MANAGER: RON D CLEAVER JR

SIGNATURE:

TITLE: CALAVISTA – PRD
COMPREHENSIVE UTILITY PLAN

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

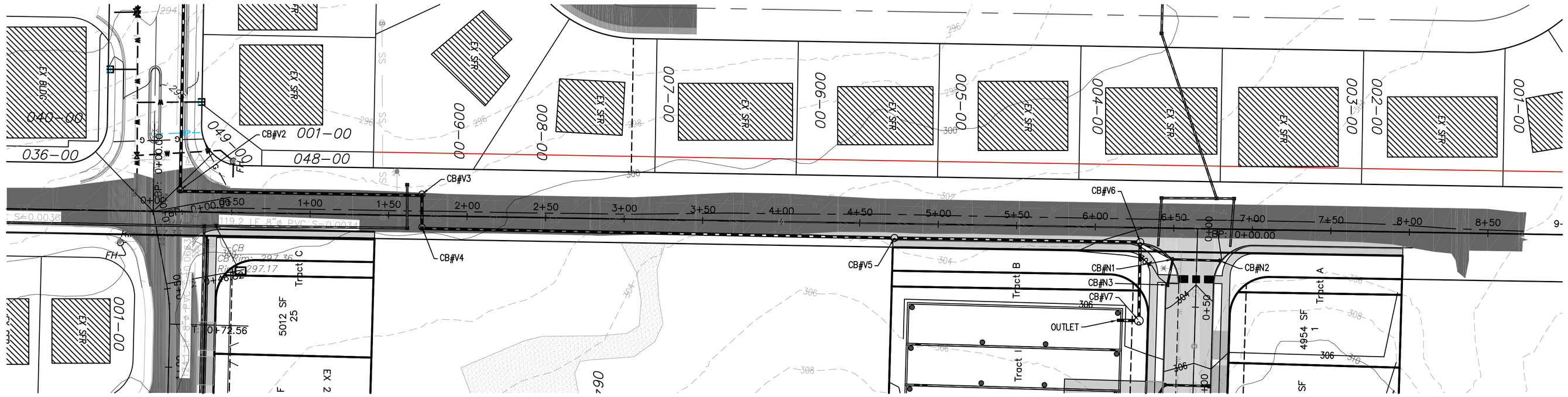
SHEET 18 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:32:29 PM, 1:1

CALAVISTA – PRD

CALDART STORM – PLAN & PROFILE

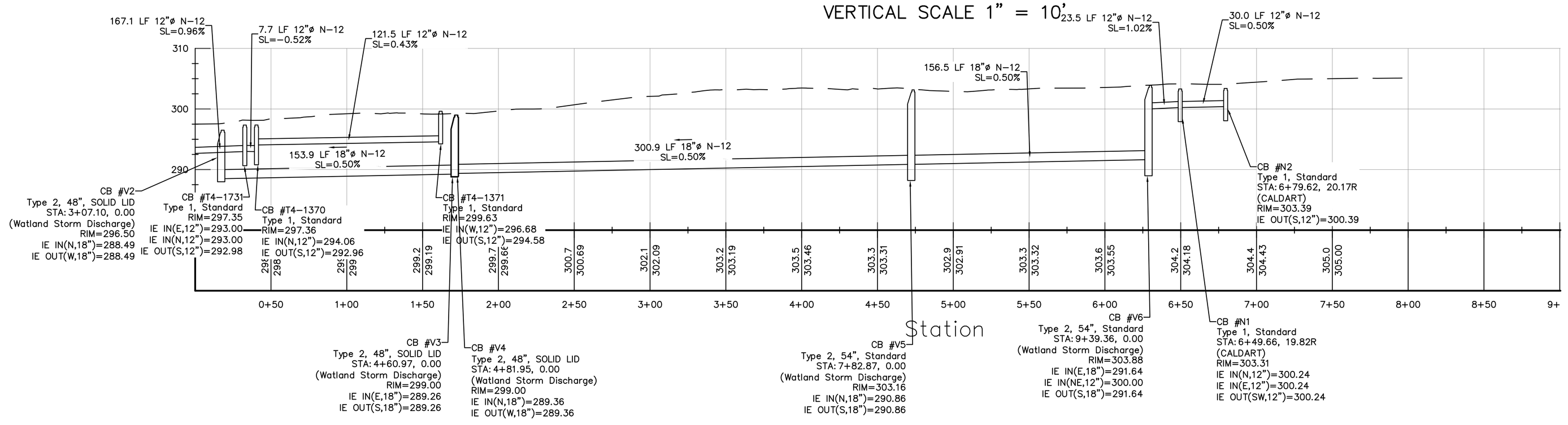


GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 feet

CALDART STORM
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



NOTE: SOME STORM CATCHMENTS ON THIS SHEET ARE TIED TO A DIFFERENT PROFILE AS NOTED IN THE STRUCTURE TEXT. SEE SHEET 24.

DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 26N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

ROND CLEAVER JR. — STATE OF EXAMINATION — 43848 — REGISTERED PROFESSIONAL ENGINEER

2/24/2020

SIGNATURE:

TITLE: CALAVISTA – PRD
CALDART STORM – PLAN & PROFILE

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

PROJECT MANAGER: RON D CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

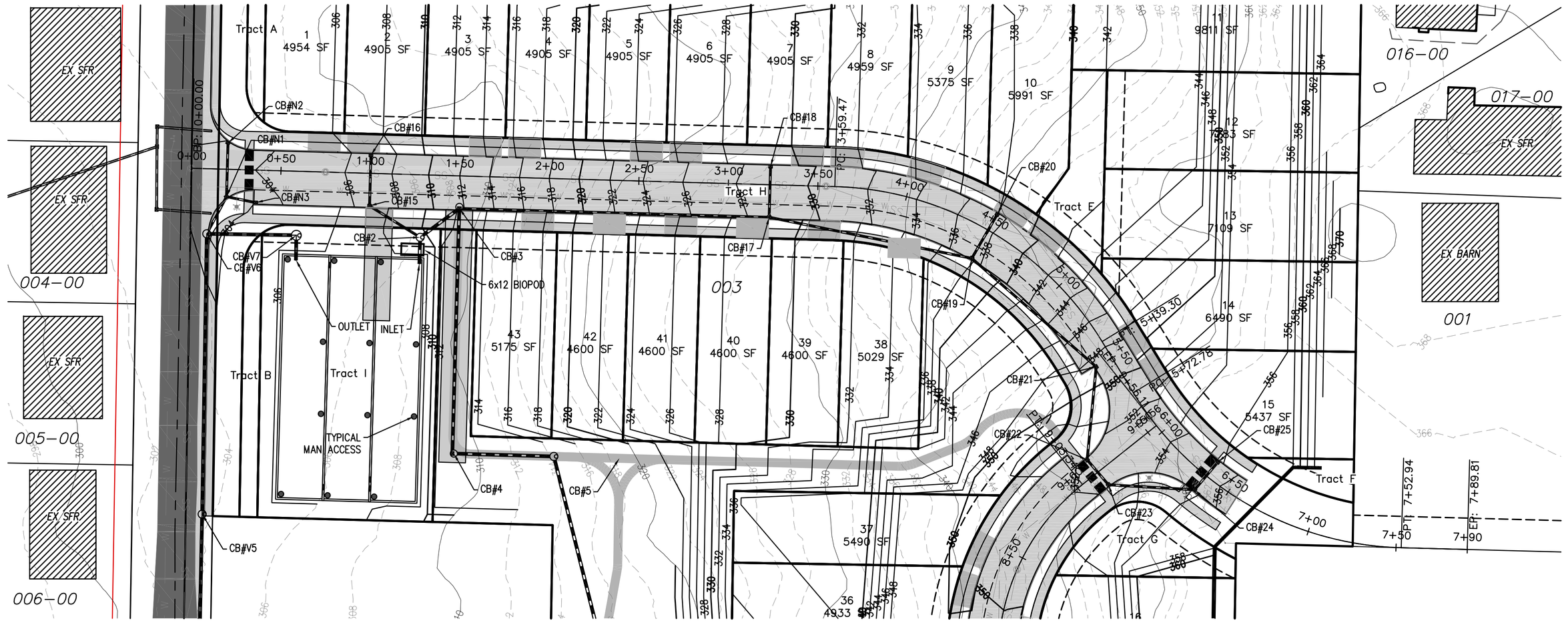
SHEET 19 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:32:35 PM, 1:1

CALAVISTA – PRD

ROAD A STORM – PLAN & PROFILE

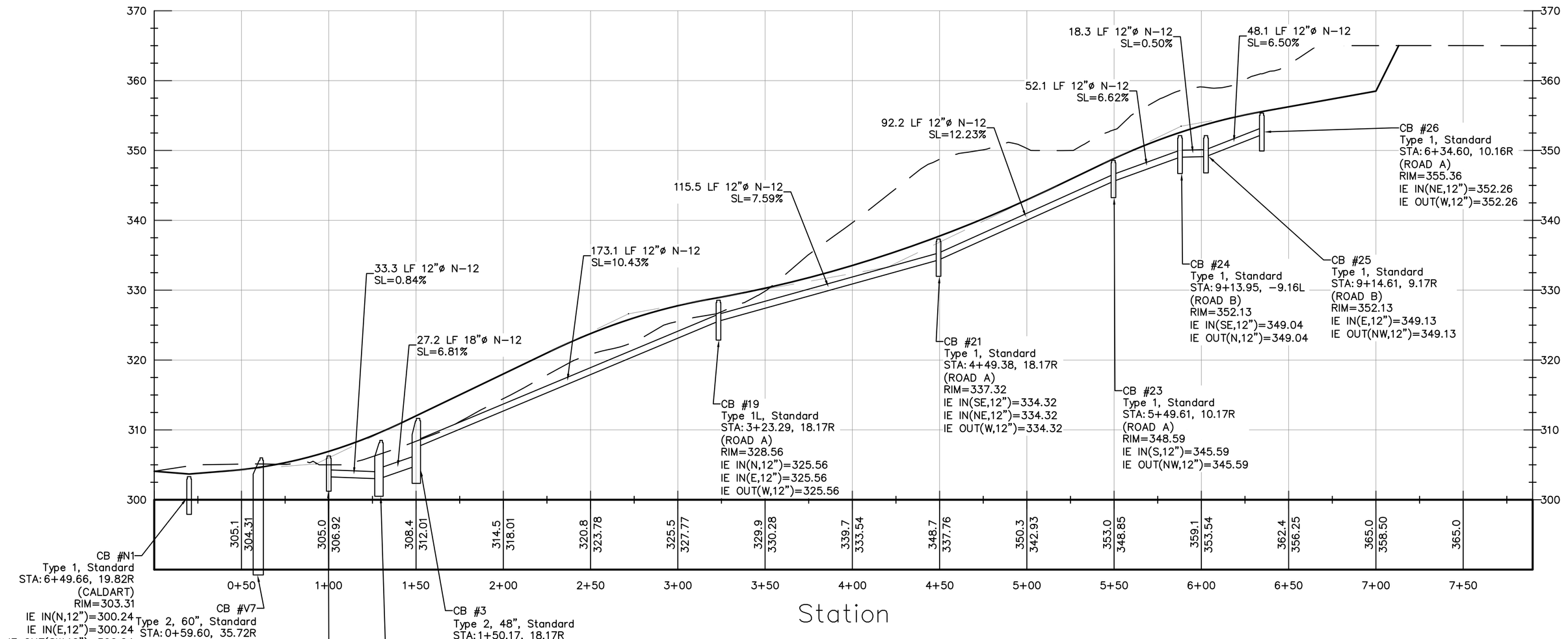


GRAPHIC SCALE

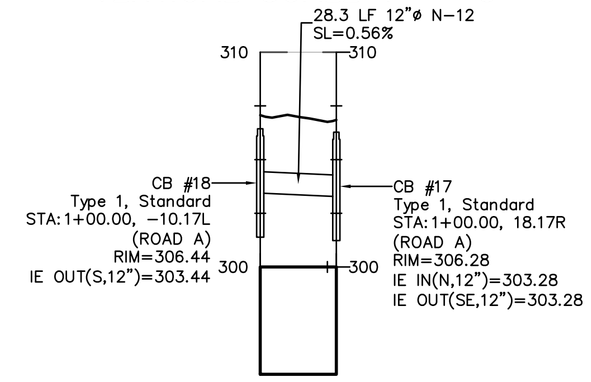
40 0 20 40

(IN FEET)
1 inch = 40 feet

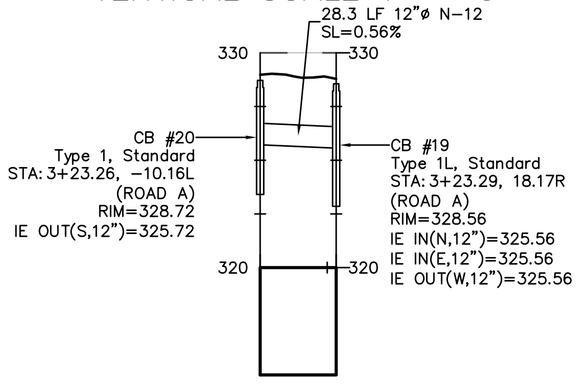
ROAD A STORM
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



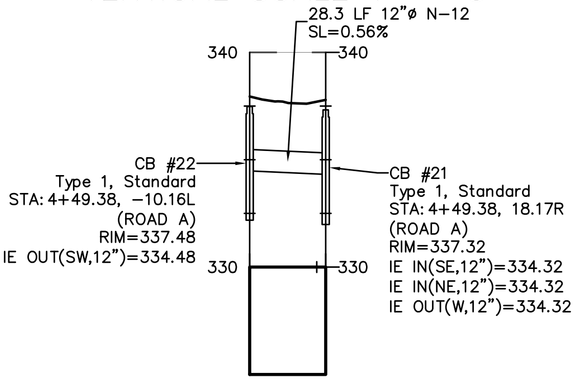
18–17
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 5'



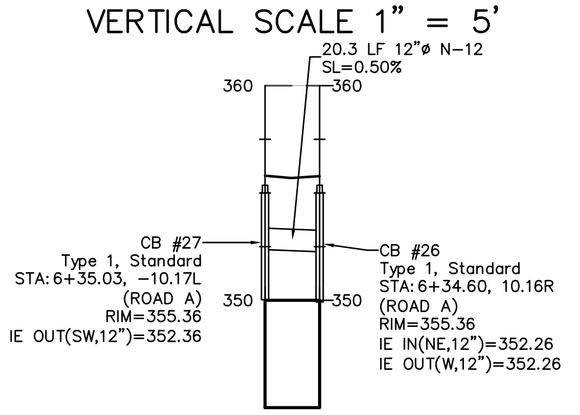
20–19
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 5'



22–21
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 5'



27–26
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 5'



REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

ROAD A STORM – PLAN & PROFILE

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

PROJECT MANAGER: RON D CLEAVER JR

SIGNATURE:

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 20 OF 30

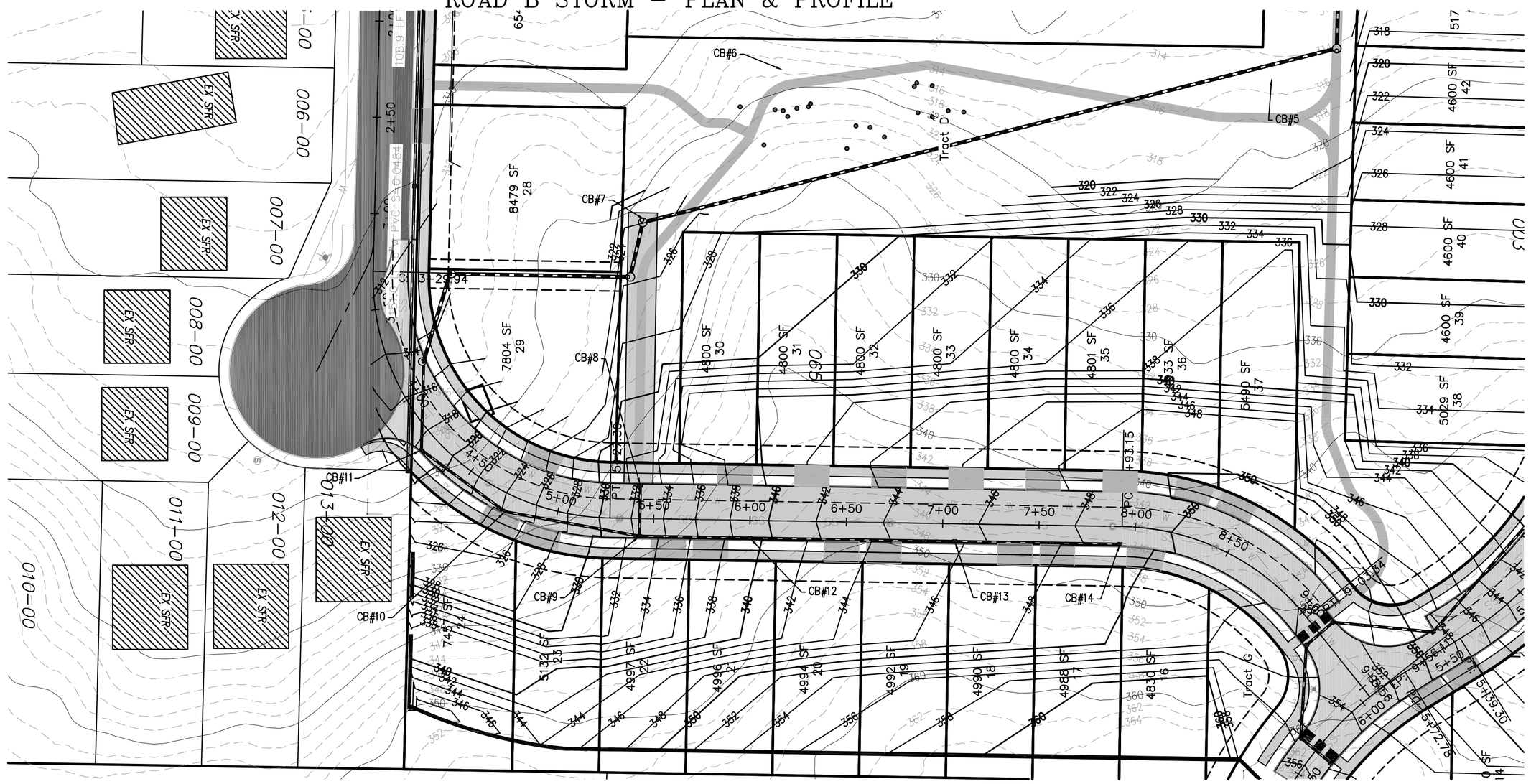
FILE NO 1222

2/24/2020

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:32:46 PM, 1:1

CALAVISTA – PRD

ROAD B STORM – PLAN & PROFILE

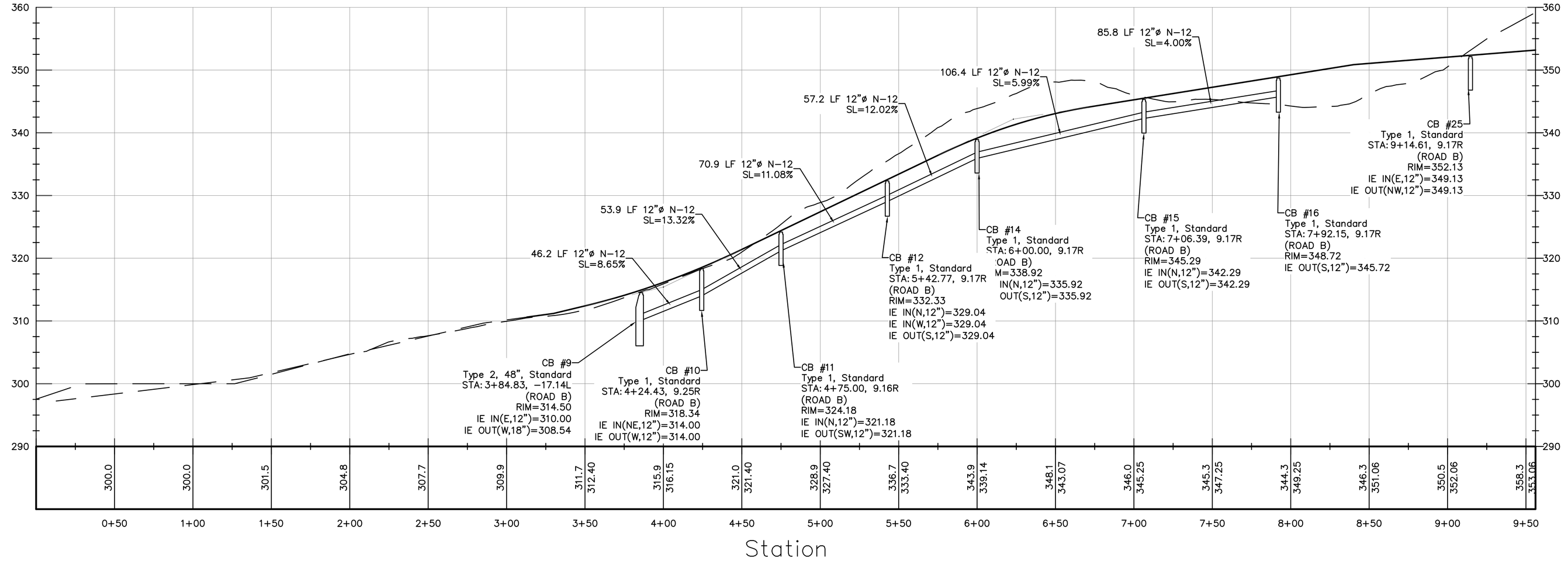


GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 feet

ROAD B STORM
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO ____ DATE 8/15/2018
SCALE AS NOTED

ROBERT D. CLEAVER JR. STATE OF WASHINGTON 43848 REGISTERED PROFESSIONAL ENGINEER

2/24/2020

SIGNATURE:

TITLE CALAVISTA – PRD
ROAD B STORM – PLAN & PROFILE

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

PROJECT MANAGER: RON D CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

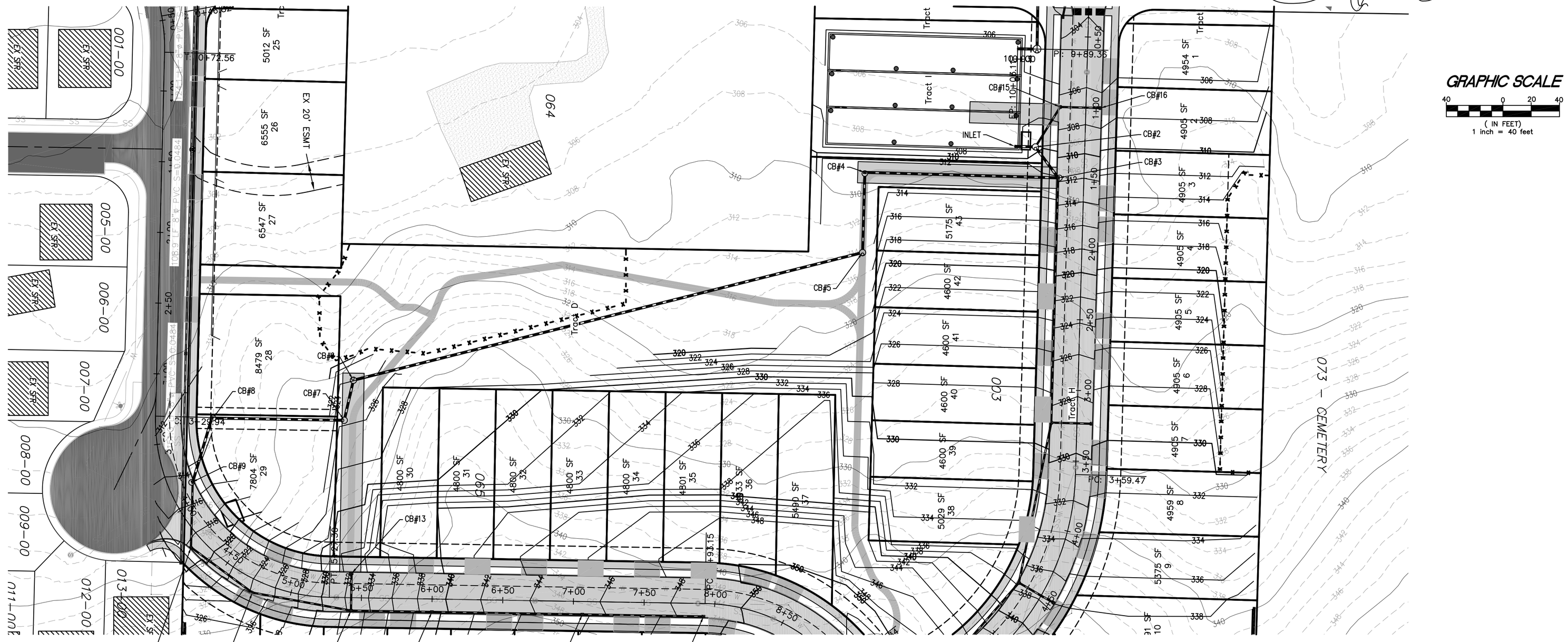
SHEET 21 OF 30

FILE NO 1222

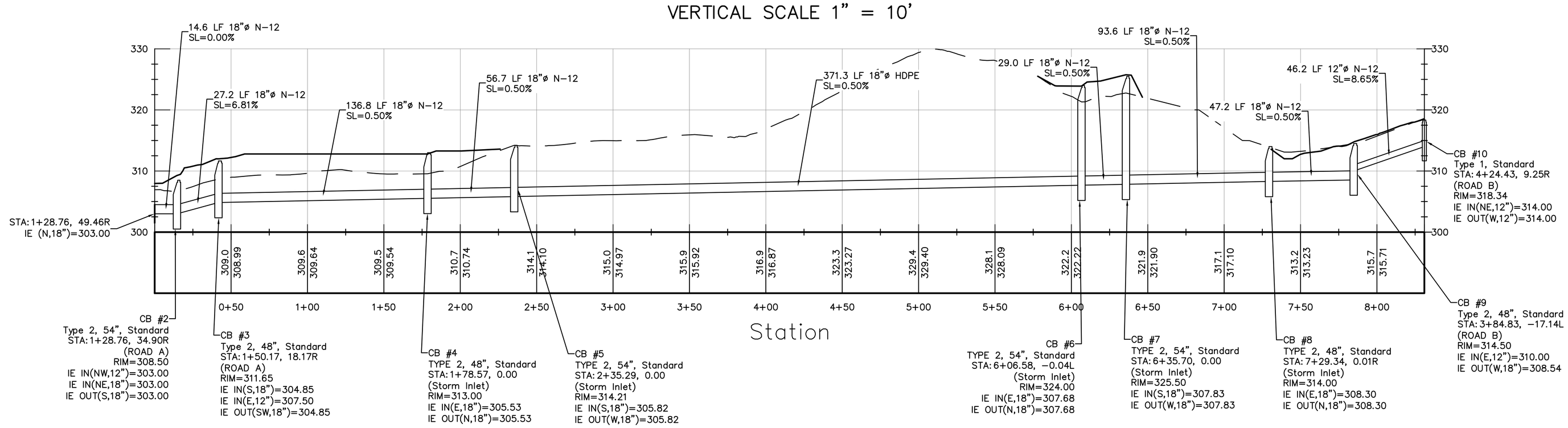
Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:32:55 PM, 1:1

CALAVISTA – PRD

STORM INLET PLAN & PROFILE



Storm Inlet
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

ROBERT D. CLEAVER JR. STATE OF WASHINGTON 43848 REGISTERED PROFESSIONAL ENGINEER
2/24/2020

SIGNATURES

TITLE CALAVISTA – PRD
STORM INLET PLAN & PROFILE

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

PROJECT MANAGER: RON D CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

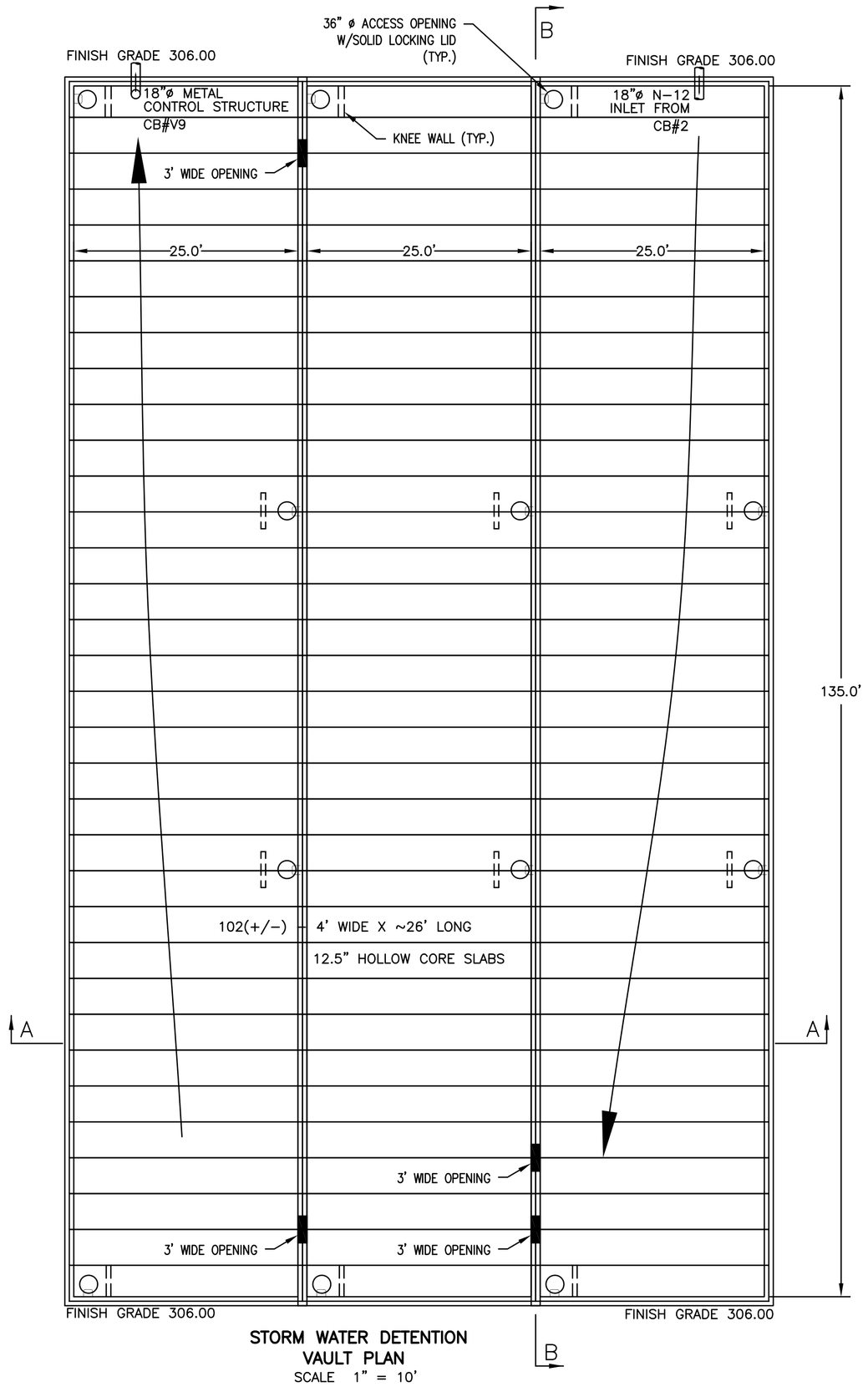
SHEET 22 OF 30

FILE NO 1222

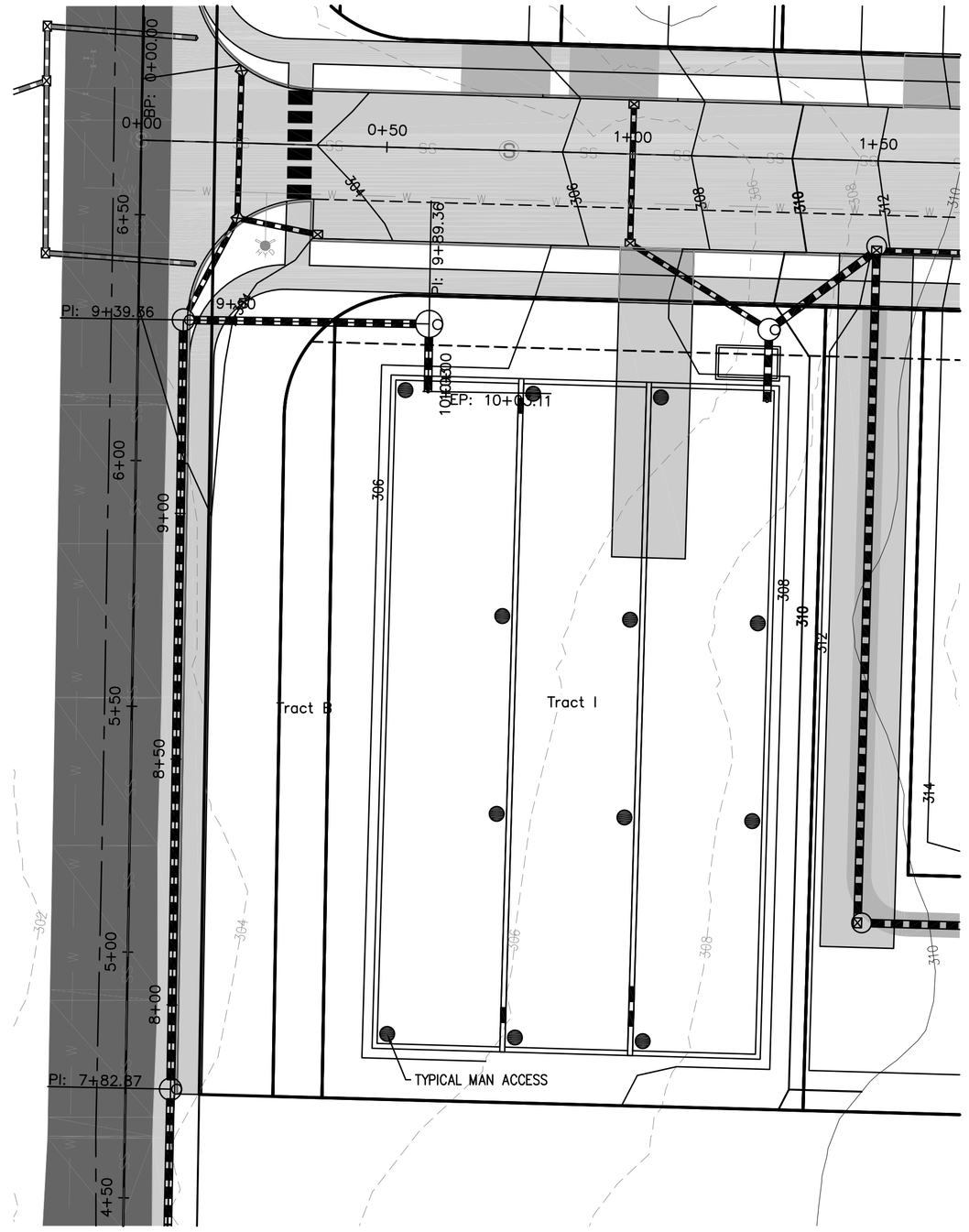
Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:33:00 PM, 1:1

CALAVISTA – PRD

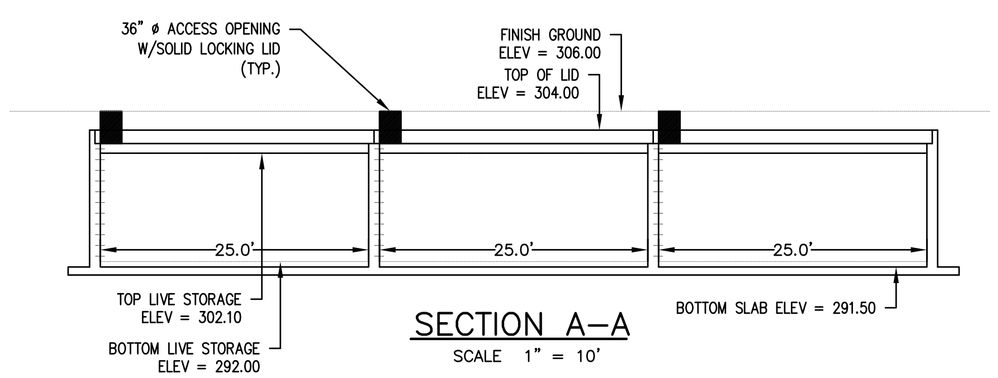
STORM FACILITY PLAN & DETAILS



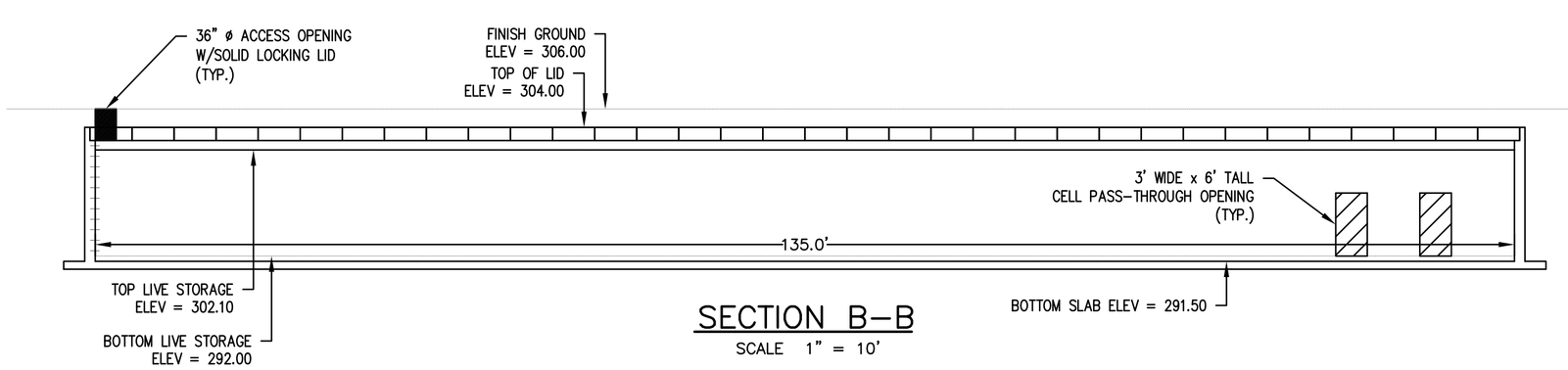
STORM WATER DETENTION VAULT PLAN
SCALE 1" = 10'



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 feet



SECTION A–A
SCALE 1" = 10'



SECTION B–B
SCALE 1" = 10'

DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 26N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

RONALD CLEAVER JR. STATE OF WASHINGTON 43648 REGISTERED PROFESSIONAL ENGINEER

2/24/2020

TITLE: CALAVISTA – PRD
STORM FACILITY PLAN & DETAILS

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

SIGNATURE:

PROJECT MANAGER: RON D CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

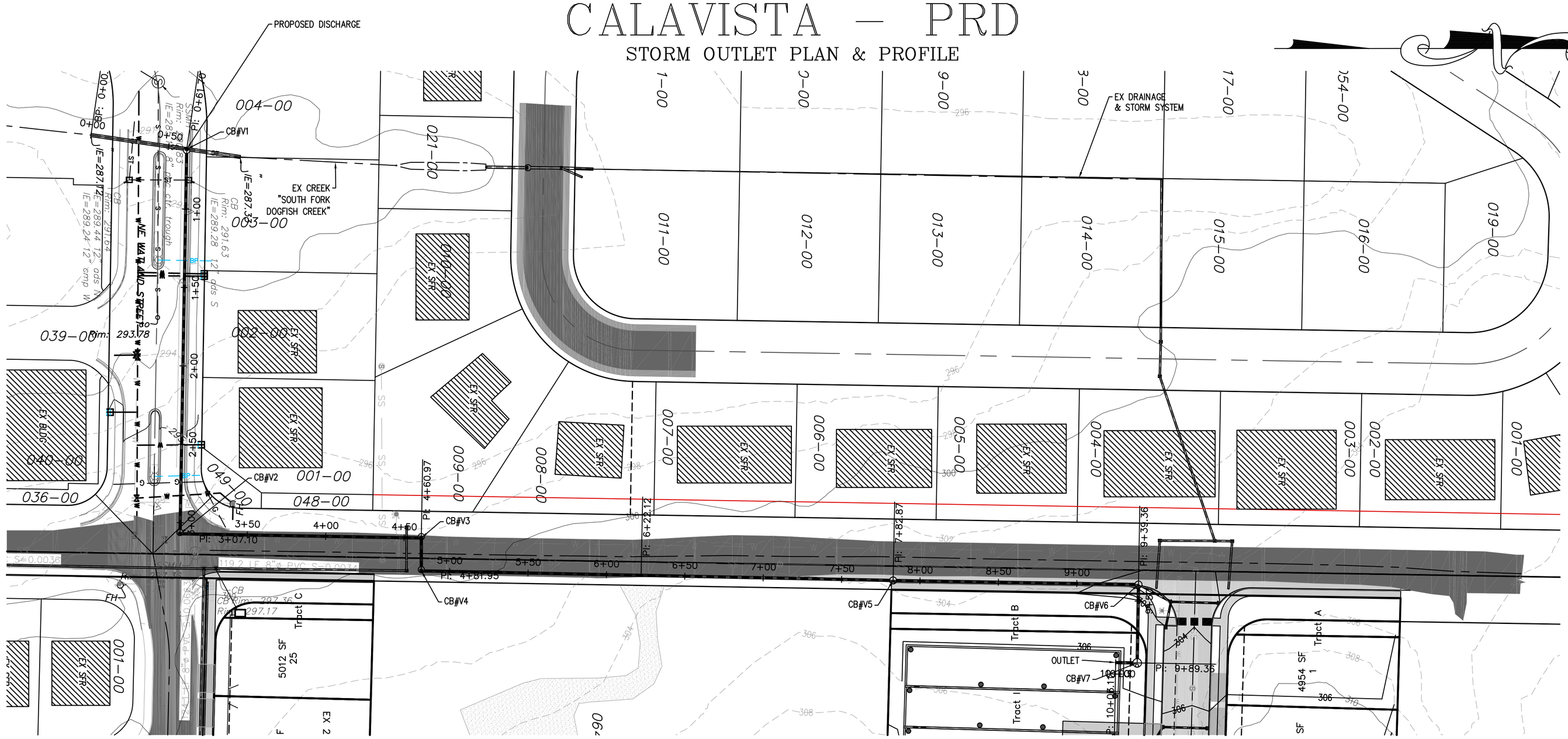
SHEET 23 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:33:08 PM, 1:1

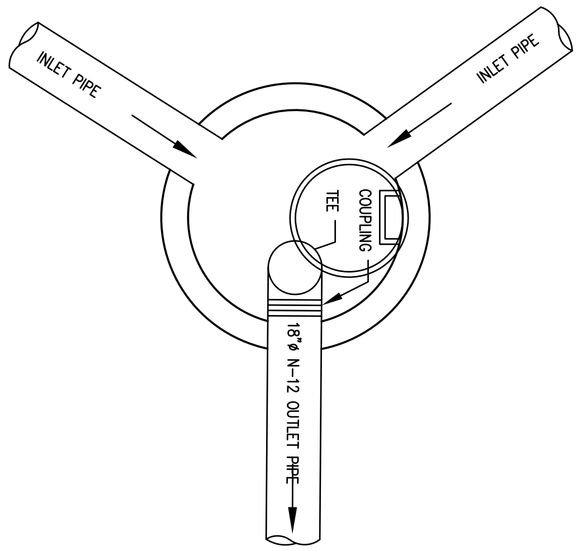
CALAVISTA – PRD

STORM OUTLET PLAN & PROFILE

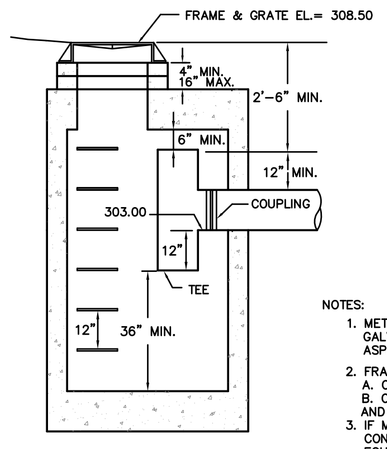


CALAVISTA – PRD

STORM DETAILS (1 OF 2)



PLAN VIEW



ELEVATION

N.T.S.

NOTES:
1. METAL PARTS: CORROSION RESISTANT GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
2. FRAME & LADDER OR STEPS OFFSET SO:
   A. CLEAMOUT GATE IS VISIBLE FROM TOP
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
3. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE LESS THAN 1/4".

CB# 2 DETAIL
48" OIL/WATER SEPARATOR

NO SCALE

STORM AND GRADING MATERIAL SPECIFICATIONS

1. CATCH BASIN — TYPE I, W.S.D.O.T. STANDARD PLAN B–5.20–01
   TYPE IL, W.S.D.O.T. STANDARD PLAN B–5.40–01
   TYPE 30, PACIFIC INTERNATIONAL PIPE ENTERPRISES TYPE 30
   TYPE II, W.S.D.O.T. STANDARD PLAN B–10.20–00,
   TYPE II WITH FLOW RESTRICTOR, 60" MIN. DIAMETER,
   W.S.D.O.T. STANDARD PLAN B–10.40–00.
2. FRAME & GRATE: VANED GRATE, W.S.D.O.T. STANDARD PLAN B–30.30–00 (AS NOTED ON PLANS).
   STANDARD FRAME AND GRATE, W.S.D.O.T. STANDARD B–30.50–00.
   BEEHIVE GRATE OLYMPIC FOUNDRY, INC.
   PART NO. 60BH (OR EQ.)
3. SOLID METAIL COVER: 3 BOLT LOCKING TYPE, OLYMPIC FOUNDRY TYPE MH 300/7 OR EQUAL FOR TYPE II CATCH BASINS.
   OLYMPIC FOUNDRY TYPE SM 605 OR W.S.D.O.T. STANDARD PLAN B–2 (OR EQUAL) FOR TYPE I CATCH BASINS.
4. STORM SEWER PIPE: *CONCRETE PIPE PER W.S.D.O.T. 9–05.7(1) & 9–05.7(2)
   *CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ADS N–12 OR HANCOR Hi–Q (ASSHTO M294 TYPE S)
5. DOWN SPOUT: ADS N–12 (OR EQUAL.) TIGHTLINE:
6. PIPE BEDDING: W.S.D.O.T. 9–03.12(3) GRAVEL BACKFILL FOR PIPE BEDDING.
7. STRUCTURAL: IMPORTED STRUCTURAL FILL / TRENCH BACKFILL PER W.S.D.O.T. 9–03.19
8. SPALLS: W.S.D.O.T. 9–13.1, LOOSE RIPRAP IN SIZES RANGING FROM 3" TO 1/3 CUBIC FOOT.
9. INITIAL BACKFILL: NATIVE MATERIAL OBTAINED FROM EXCAVATION PER W.S.D.O.T. 7–08.3(3)
10. REMAINING BACKFILL: NATIVE MATERIAL OBTAINED FROM EXCAVATION PER W.S.D.O.T. 2–09.3(1)E.
11. PAVEMENT SECTION: ASPHALT CONCRETE HMA 1/2" (PG 58–22)
    TOP COURSE, W.S.D.O.T. 9–03.8(3)
    BASE COURSE, W.S.D.O.T. 9–03.10
12. YARD DRAIN: NDS–1214 12"x12" CB (OR EQUAL)

CONSTRUCTION NOTES

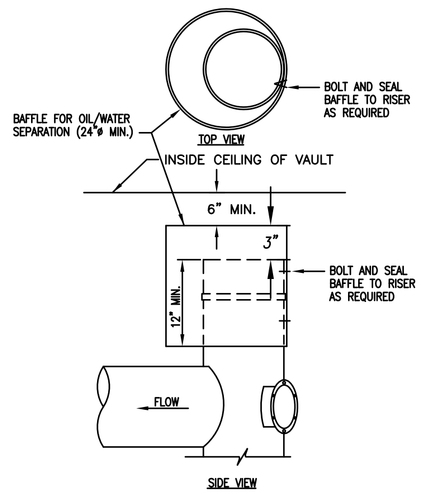
1. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE "2000" STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS JOINTLY ADOPTED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WASHINGTON STATE CHAPTER).
2. ANY REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD.
3. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE "UNDERGROUND LOCATE" CENTER AND NON–SUBSCRIBING INDIVIDUAL UTILITY COMPANIES 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY (PHONE #1–800–424–5555). THE CONTRACTOR SHALL PROVIDED PROTECTION OF EXISTING UTILITIES FROM DAMAGE CAUSED BY CONTRACTOR OPERATIONS.
4. DRAINAGE SYSTEM SHALL BE INSTALLED AND FUNCTIONING PRIOR TO INSTALLATION OF PAVING.
5. CONTRACTOR SHALL HAVE AVAILABLE, AT THE SITE AT ALL TIMES DURING CONSTRUCTION, A SET OF APPROVED FINAL CONSTRUCTION PLANS.
6. BEFORE WORKING IN COUNTY RIGHT–OF–WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED.
7. ALL SLOPES SHALL BE AS NOTED ON THE PLANS.
8. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL REQUIRED AS A RESULT OF HIS/HER OPERATIONS.
9. CONTRACTOR SHALL USE A PROFESSIONAL LAND SURVEYOR FOR ALL CONSTRUCTION STAKING.
10. UNLESS OTHERWISE INDICATED ON PLANS, ALL STORM SEWER PIPE HAS BEEN SIZED TO MEET MANNING'S ROUGHNESS COEFFICIENT, N = 0.012. THE CONTRACTOR SHALL HAVE THE OPTION TO:
    A. INSTALL STORM SEWER PIPE AS INDICATED ON PLANS USING PIPE WHICH MEETS, n=0.012
    B. OR PROVIDE "ENGINEER" W/REVISED PLANS W/DIAMETERS AND OR SLOPE ADJUSTMENTS AS REQUIRED.

ROAD & STORM DRAINAGE CONSTRUCTION INSPECTION REQUIREMENTS AND SCHEDULES

1. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TO ARRANGE INSPECTION SCHEDULES FOR THOSE PHASES OF WORK CHECKED BELOW. INSPECTION SCHEDULES SHALL BE ARRANGED PRIOR TO PROCEEDING TO THE NEXT PHASE OF WORK. INSPECTIONS IN ADDITION TO THOSE INDICATED MAY BE REQUIRED BY THE CITY. THE CONTRACTOR SHALL VERIFY THE INSPECTIONS REQUIRED WITH THE CITY AND SHALL ARRANGE INSPECTIONS SCHEDULES BY CONTACTING THE CITY PUBLIC WORKS DEPARTMENT.
   - ☑ A. IMPLEMENTATION OF VARIOUS PHASES OF TEMPORARY EROSION AND SEDIMENTATION CONTROL PLANS.
   - ☑ B. PLACEMENT OF THE MAJOR DRAINAGE STRUCTURES PRIOR TO BACKFILLING, INCLUDING OVERFLOW SYSTEMS.
   - ☑ C. PRIOR TO THE INSTALLATION OF ORIFICE CONTROL STRUCTURE.
   - ☑ D. COMPLETION OF SUBGRADE PREPARATION
   - ☑ E. COMPLETION OF PLACEMENT OF GRAVEL BASE.
   - ☑ F. COMPLETION OF FINE GRADING PRIOR TO PAVING.
   - ☑ G. COMPLETION OF PAVEMENT INSTALLATIONS.
2. IF ADEQUATE INSPECTION IS NOT CALLED FOR BEFORE COMPLETION OF THE PAVEMENT CONSTRUCTION, IT MAY BE NECESSARY FOR CORE DRILLING AND TESTING TO BE PERFORMED TO ASSURE AN ACCEPTABLE QUALITY OF ROADWAY. WHEN CORE DRILLING IS FOUND TO BE NECESSARY, THE CONTRACTOR WILL BE BILLED AND HELD RESPONSIBLE FOR ALL COSTS INCURRED.

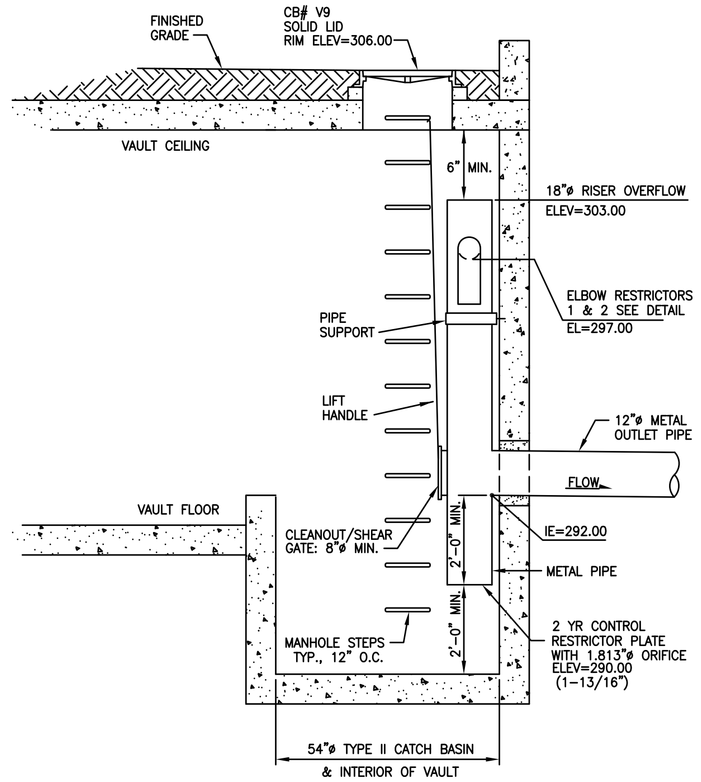
GRADING NOTES

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
2. MAXIMUM SLOPE STEEPNESS SHALL BE 2:1 HORIZONTAL: VERTICAL FOR CUT AND FILL SLOPES.
3. UNLESS OTHERWISE SPECIFIED, ALL EMBANKMENTS IN THE PLAN SET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2–03.3(14)B OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENT COMPACTIONS SHALL CONFORM TO SECTION 2–03.3(14)C, METHOD B OF SAID STANDARD SPECIFICATION.
4. EMBANKMENTS DESIGNED TO IMPOUND WATER SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER SECTION 2–03.3(14)C, METHOD C OF WSDOT STANDARD SPECIFICATIONS.
5. ALL AREAS RECEIVING FILL MATERIAL SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIAL, BY SCARIFYING THE SURFACE TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE THE SLOPES ARE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL AND THE HEIGHT IS GREATER THAN 5 FT., BY BENCHING INTO SOUND COMPETENT MATERIAL AS DETERMINED BY A SOILS ENGINEER.



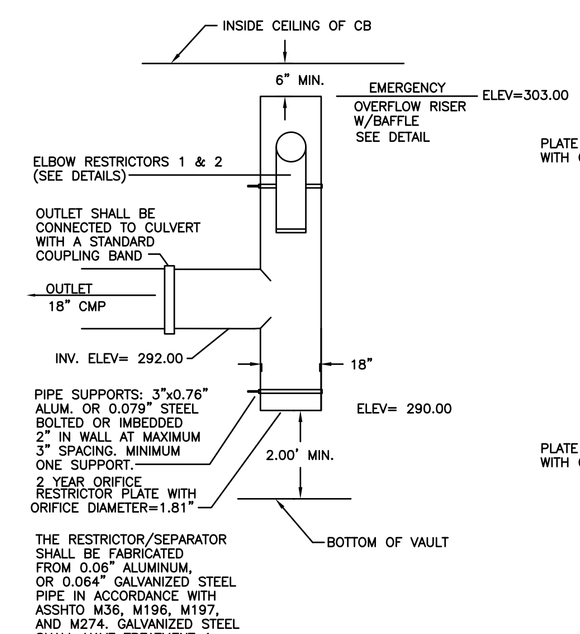
CONTROL STRUCTURE
RISER DETAIL

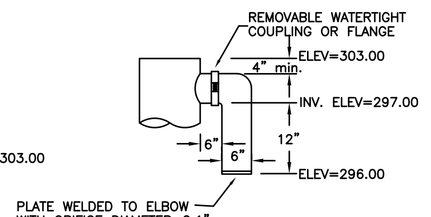
NO SCALE



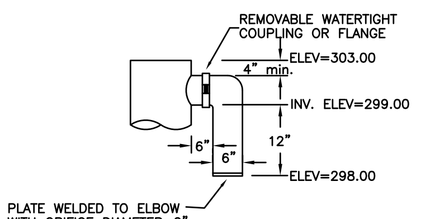
CB# V8
CONTROL STRUCTURE

NO SCALE





ORIFICE #1



ORIFICE #2

IN CB# V8
RESTRICTOR ORIFICES
CONTROL STRUCTURE

NO SCALE

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

2/24/2020

PROJECT MANAGER: RON D CLEAVER JR
SIGNATURE:

TITLE: CALAVISTA – PRD
STORM DETAILS (1 OF 2)

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

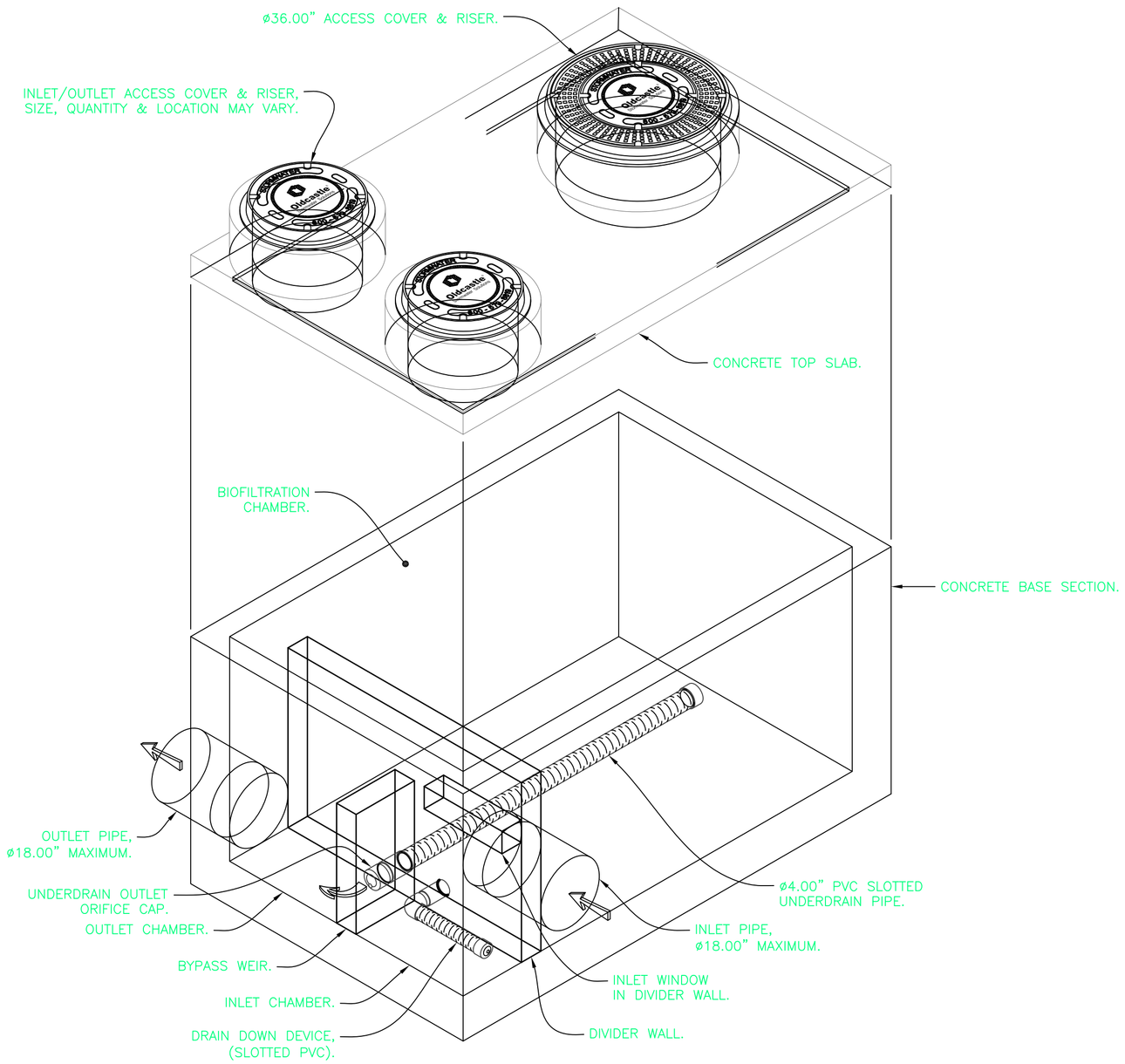
SHEET 25 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:33:26 PM, 1:1

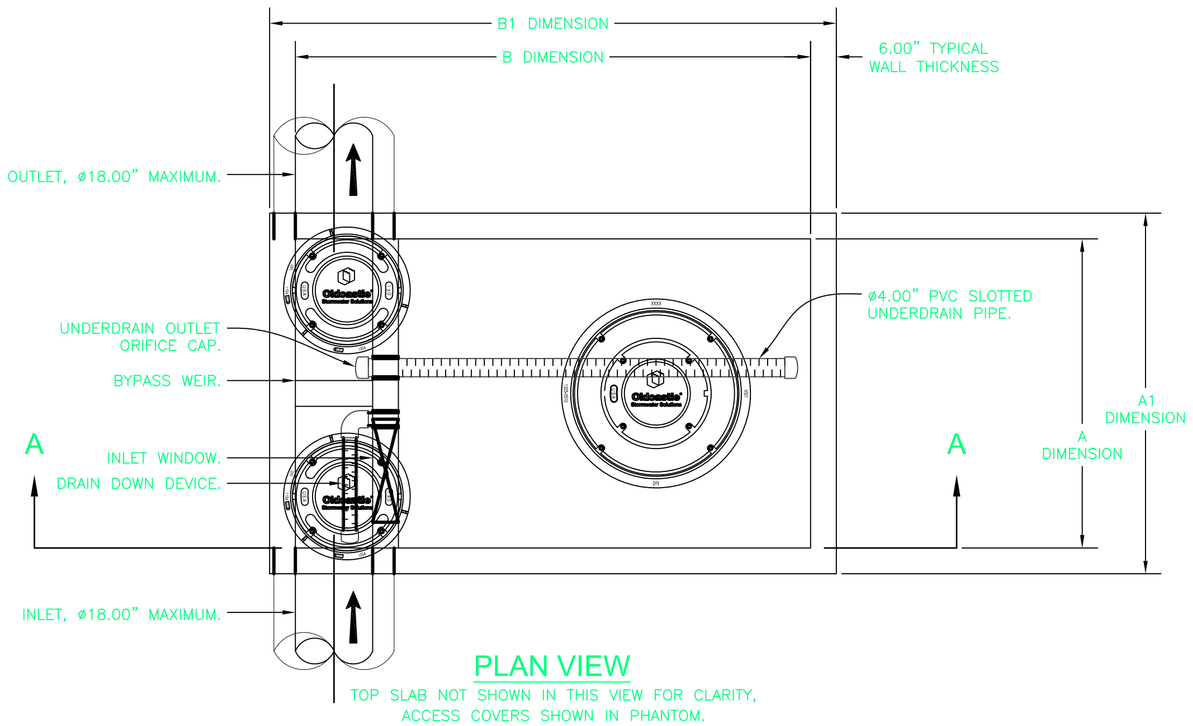
CALAVISTA – PRD

STORM DETAILS (2 OF 2)



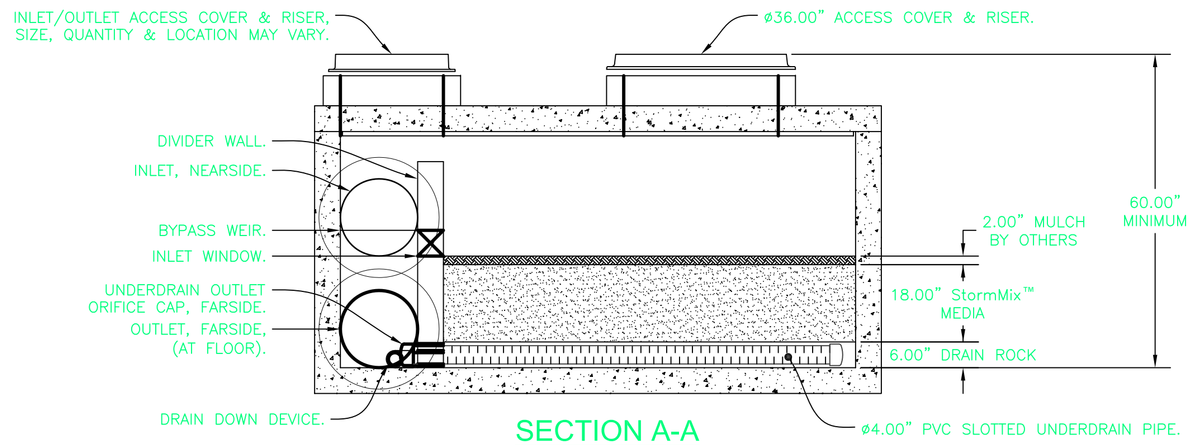
ISOMETRIC VIEW

FILTER MEDIA & DRAIN ROCK NOT SHOWN FOR CLARITY.
SCALE: 1X



PLAN VIEW

TOP SLAB NOT SHOWN IN THIS VIEW FOR CLARITY, ACCESS COVERS SHOWN IN PHANTOM.



SECTION A-A

NOTES:

1. CONTACT OLDCASTLE STORMWATER FOR ENGINEERING ASSISTANCE AND DETAIL DRAWINGS.
2. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C890 & C913.

[1] All Dimensions Are Nominal
[2] Based on an WA Ecology GULD Approval for Basic, Enhanced & Phosphorus. At 1.60 gpm/sf Media Surface Area.
[3] Based on an NJCAT Verification & NJ DEP Certification. At 1.80 gpm/sf Media Surface Area.

US Patents Pending

Bioretention/ Biofiltration

BioPod™ Biofilter Underground

Vault with Internal Bypass

Oldcastle® INFRASTRUCTURE

Ph: 800.579.8819 | oldcastlestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE INFRASTRUCTURE, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF SAID COMPANY. COPYRIGHT © 2018 OLDCASTLE INFRASTRUCTURE, INC. ALL RIGHTS RESERVED.

DRAWING NO.	REV	ECO		DATE	
BPU-IB	NA	ECO-0156	NEW 10/4/18	JPR 10/4/18	SHEET 1 OF 2

US Patents Pending

Bioretention/ Biofiltration

BioPod™ Biofilter Underground

Vault with Internal Bypass

Oldcastle® INFRASTRUCTURE

Ph: 800.579.8819 | oldcastlestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE INFRASTRUCTURE, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF SAID COMPANY. COPYRIGHT © 2018 OLDCASTLE INFRASTRUCTURE, INC. ALL RIGHTS RESERVED.

DRAWING NO.	REV	ECO		DATE	
BPU-IB	NR	ECO-0156	NEW 10/4/18	JPR 10/4/18	SHEET 1 OF 2

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

RONALD CLEAVER JR. 43648 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

2/24/2020

SIGNATURE:

PROJECT MANAGER RON D CLEAVER JR

TITLE CALAVISTA – PRD
STORM DETAILS (2 OF 2)

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

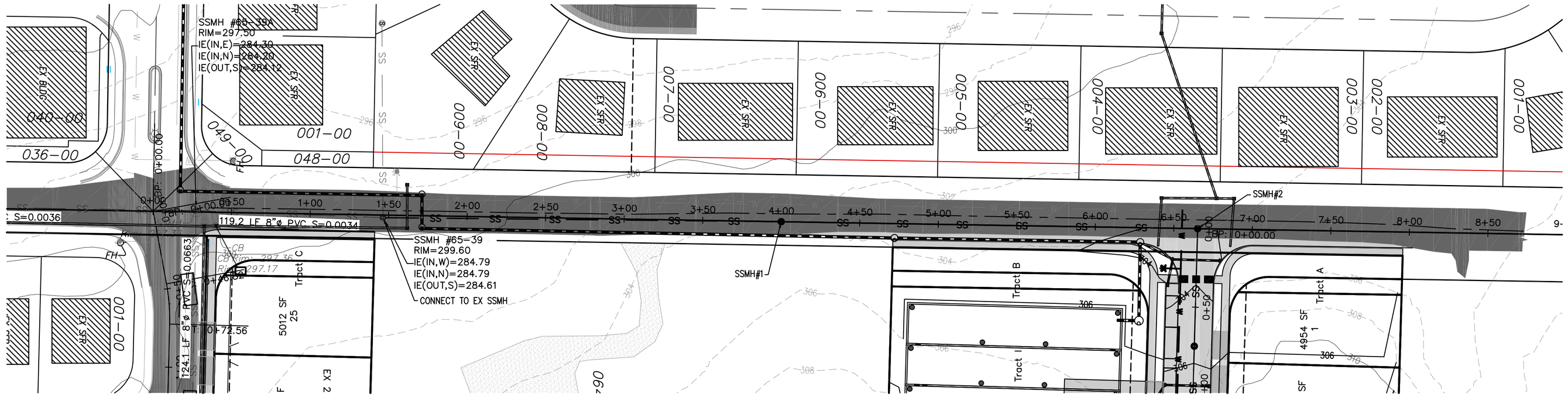
SHEET 26 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:33:34 PM, 1:1

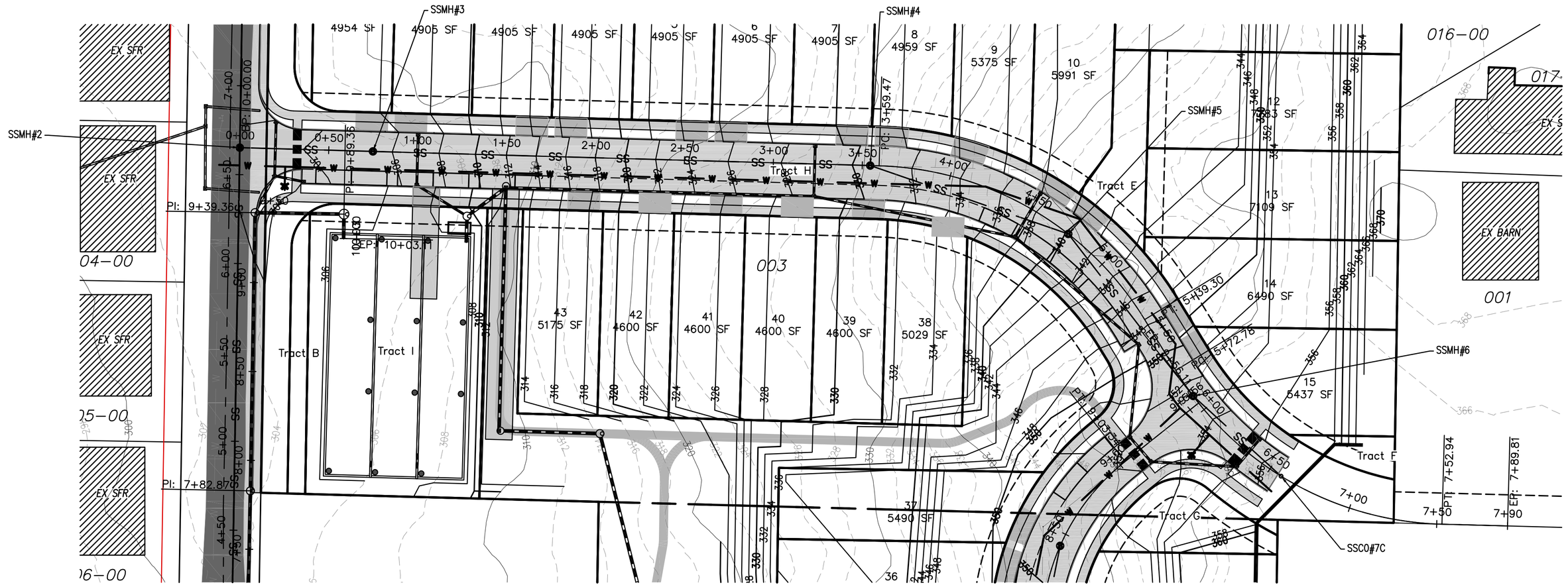
CALAVISTA – PRD

CALDART SEWER PLAN & PROFILE



CALAVISTA – PRD

ROAD A SEWER – PLAN & PROFILE

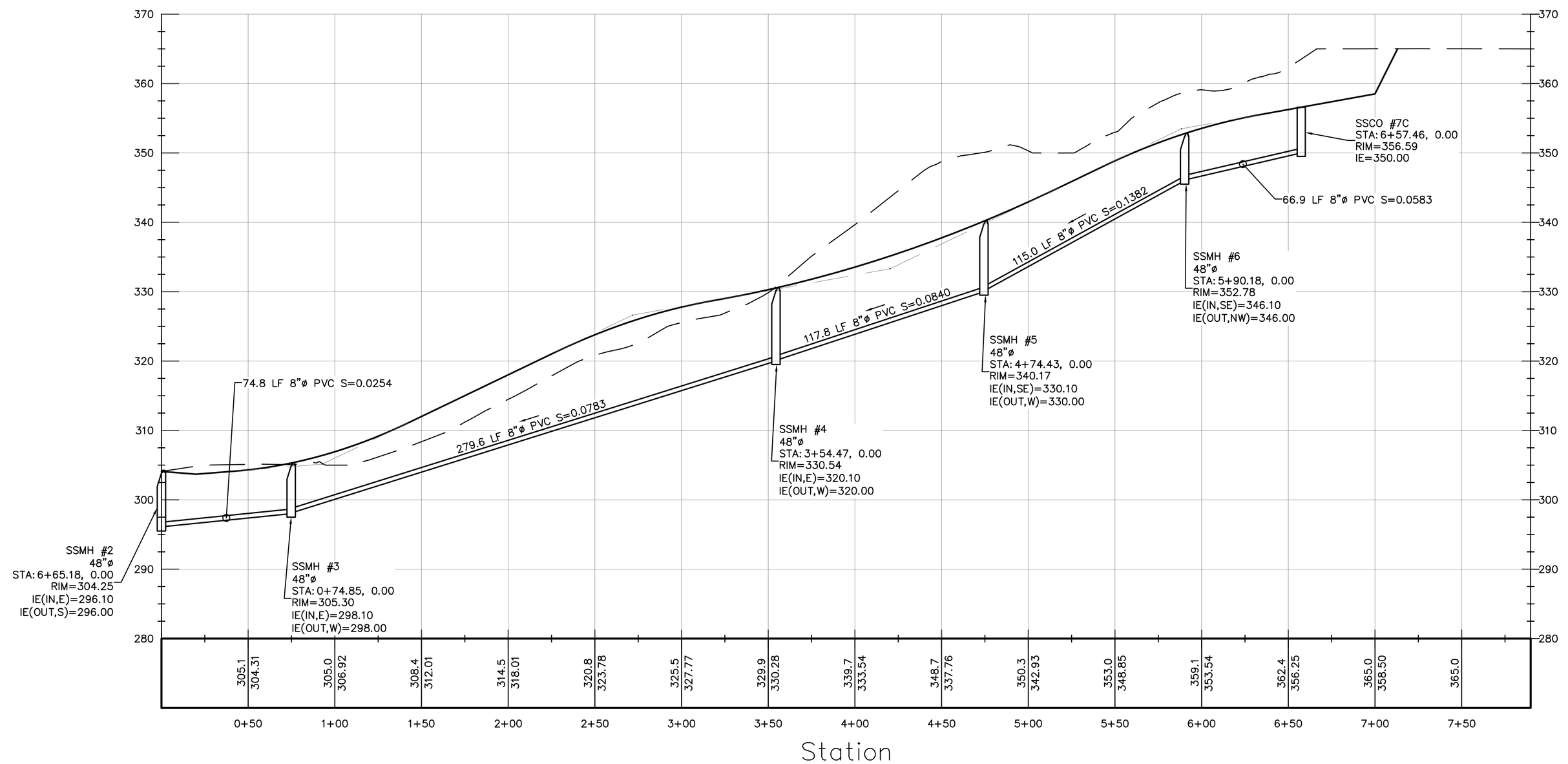


GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 feet

ROAD A SEWER
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

2/24/2020

PROJECT MANAGER: RON D CLEAVER JR
SIGNATURE:

TITLE: CALAVISTA – PRD
ROAD A SEWER – PLAN & PROFILE

CLIENT: CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910–2728

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265–1037 CELL
RON@RDCJRENGINEERING.COM

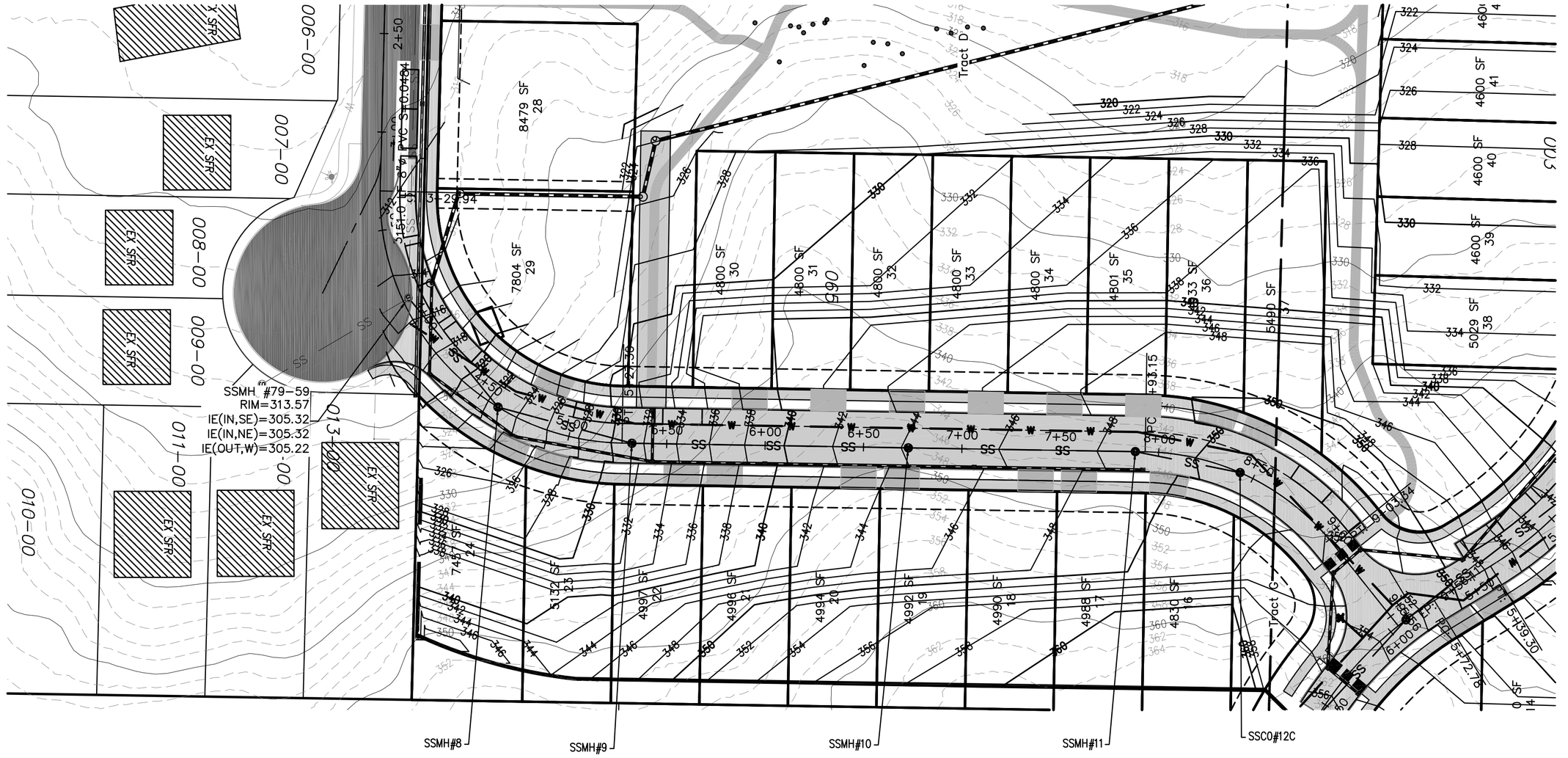
SHEET 28 OF 30

FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:33:46 PM, 1:1

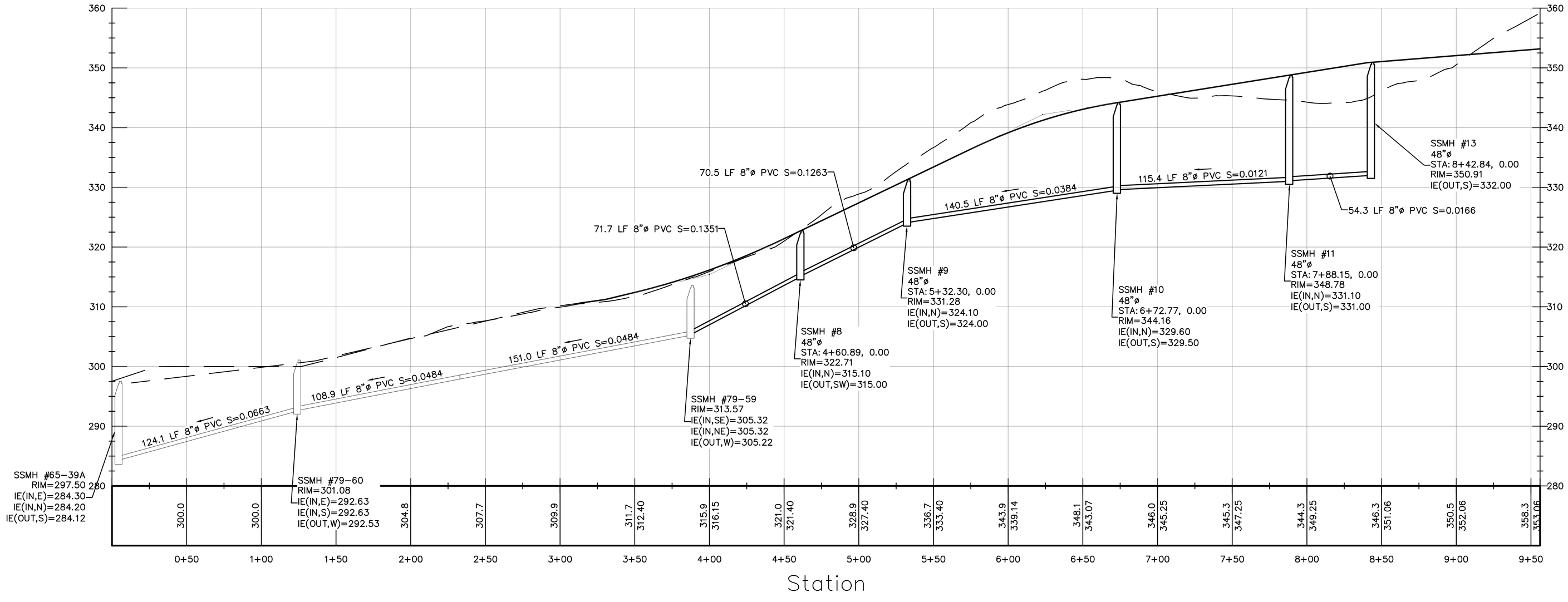
CALAVISTA – PRD

ROAD B SEWER – PLAN & PROFILE



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 feet

ROAD B SEWER
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 10'



REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

DESIGN MAK
DRAWN RDC
CHECKED MAK
SEC 13 T 26N R 1E
DISC NO DATE 8/15/2018
SCALE AS NOTED

ROBERT D. CLEAVER JR. 43848 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

2/24/2020

SIGNATURE:

TITLE CALAVISTA – PRD
ROAD B SEWER – PLAN & PROFILE

CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

PROJECT MANAGER: RON D CLEAVER JR

RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 29 OF 30

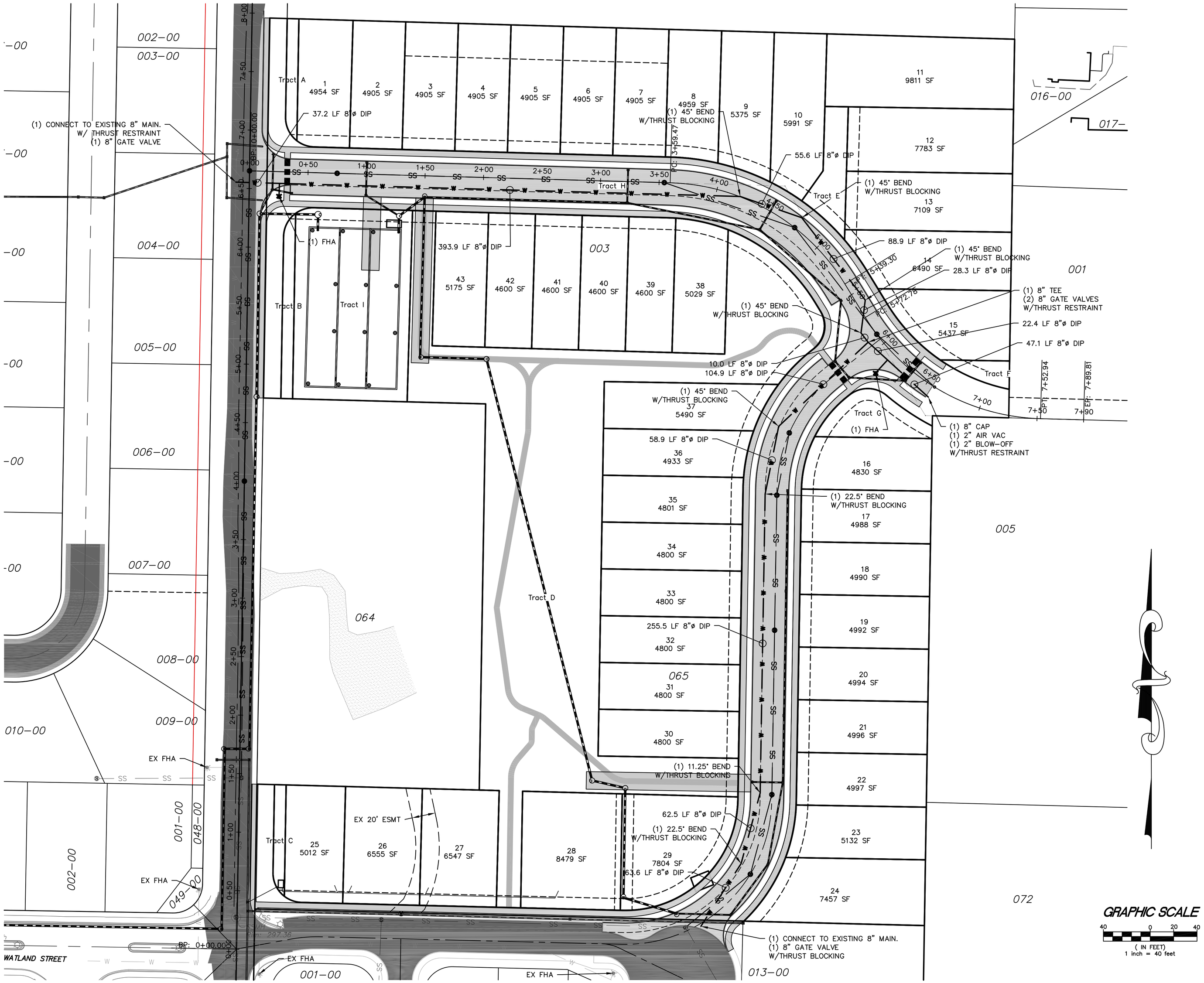
FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:33:50 PM, 1:1

CALAVISTA – PRD

WATER PLAN

NOTE: WATER MAINS ARE TYPICALLY LOCATED 10' AWAY FROM SEWER MAINS.



GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 feet

DESIGN	MAK
DRAWN	RDC
CHECKED	MAK
SEC 13 T 26N R 1E	
DISC NO	DATE 8/15/2018
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	REV. PER CITY COMMENTS, DATED 7/2019	7/22/19	RDC
2	REV. PER CITY COMMENTS, DATED 12/9/2019	12/12/19	RDC
3	REV. PER CITY COMMENTS, DATED 1/22/20	2/24/20	RDC

RON D CLEAVER JR 43848 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

2/24/2020

PROJECT MANAGER RON D CLEAVER JR

SIGNATURE

TITLE CALAVISTA – PRD
WATER PLAN

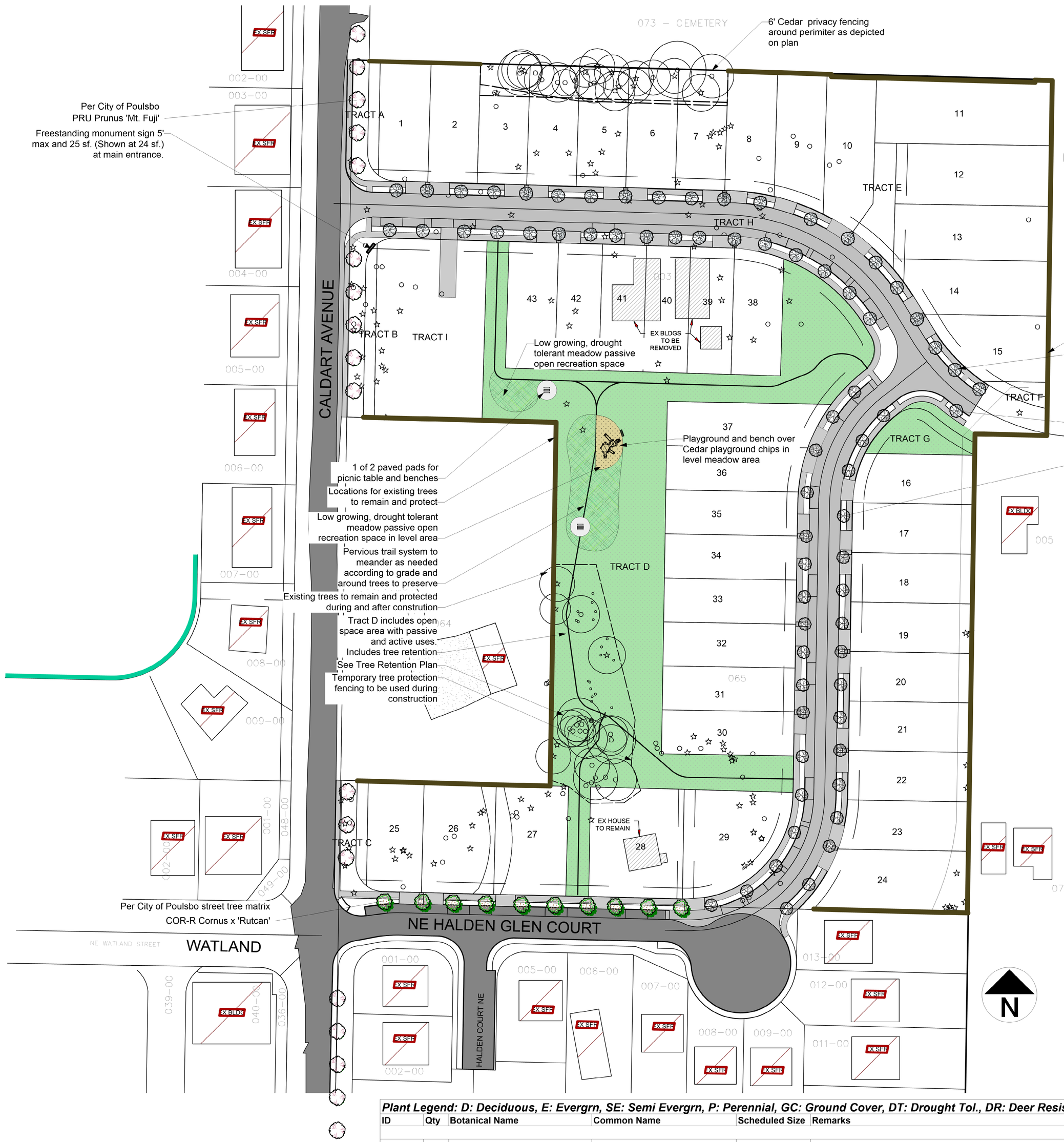
CLIENT CALDART POULSBO LLC
C/O BARRY MARGOLESE
105 S. MAIN ST, SUITE 230
SEATTLE, WA 98104
(206) 910-2728

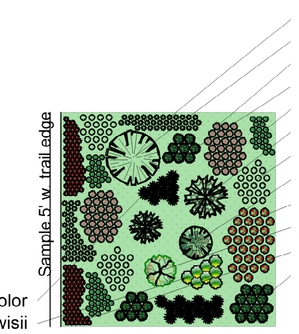
RDCJR CIVIL ENGINEERING
3231 NE TOTTEN ROAD, SUITE 103
POULSBO, WA 98370
(360) 265-1037 CELL
RON@RDCJRENGINEERING.COM

SHEET 30 OF 30

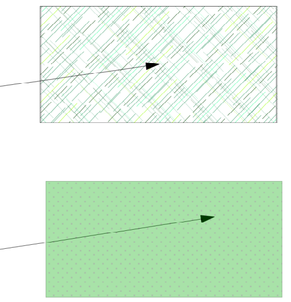
FILE NO 1222

Z:\004 Calavista (1222)\dwg\004 PRD.dwg, 2/24/2020 5:33:54 PM, 1:1





1 Recreational open space planting detail: typical planting style in a sample 100x100' area
Scale: 1" = 50'-0"



Suggested native understory plants used to restore the passive and recreational open space under native tree canopy. Use random array of native plants below with proper spacing. See Detail 1 for sample planting layout:

Ground cover: 4" planted 18" O.C. or 1G. planted 3' O.C.
Fragaria chilloensis, Beach Strawberry
Arctostaphylos uva ursi, Kinnickinick
Arctostaphylos columbiana – Hairy Manzanita
Linnaea borealis – Twin Flower
Oxalis oregano – Redwood Sorrel
Trillium ovatum – Western Trillium

Small shrubs:1 G. at least 12"H. planted 3' O.C.
Cornus Kelsii, Kelsii Dogwood
Mahonia repens, nervosa
Gaultheria shallon – Salal
Lupinus polyphyllus – Large-Leaved Lupine
Polystichum munitum – Western Sword Fern

Medium shrubs: 1 G. at least 12"H. planted 4' O.C.
Cornus Sericea, Red Osier Dogwood
Rosa nutkana – Nootka Rose
Rosa pisocarpa – Cluster Rose
Spirea douglasii – Hardhack
Symphoricarpos albus – Common Snowberry
Vaccinium ovalifolium – Evergreen Huckleberry
Vaccinium membranaceum – Black Huckleberry
Vaccinium parvifolium – Red Huckleberry

Large shrubs: 1 G. at least 18"H. planted 5' O.C.
Holodiscus discolor – Oceanspray
Lonicera involucrata – Black Twinberry
Mahonia aquifolium – Tall Oregongrape
Myrica californica – Pacific Wax Myrtle
Oemleria cerasiformis – Indian Plum
Philadelphus lewisii – Mock Orange
Physocarpus capitus – Pacific Ninebark
Ribes sanguineum – Flowering Red Currant
Rhododendron macrophylum or R. albiflorum – Western Rhododendron
Rubus parviflorus – Thimbleberry
Rubus spectabilis – Salmonberry

General Notes

1. Plant in fall or spring for best results. Plant list is based on inventory commonly available in the Pacific Northwest. Not all plants are available year round. Availability changes both seasonally and annually according to what growers can provide. If an alternative plant is needed due to lack of availability, please see the landscape architect for a substitution.
   Dig and store native plants available on-site prior to excavation. Dig a rootball twice the size of the plant. For larger conifers use a backhoe with tree spade attachment. Store the plants in containers in their native soil. Water regularly prior to planting. Street trees planted 25' O.C. whenever possible. Where space does not allow, plant evenly up 35' O.C. As per plan.
2. Dimensions: Dimensions and layout of existing and proposed site layout are based on provided Civil site plan. The landscape plan was added to the site plan.
3. Planting beds: 50% 3-way mix, 50% native soil. Top dress all beds with organic compost 3"d. Native planting beds: 100 native soil.
   Amend soil annually with 2-3"d. Organic compost to be used as mulch in lieu of bark. Mulch is mantatory with little to no irrigation to retain moisture around plants and amend poor soil.
   If possible store and cover any nutrient rich native soil scraped from the site and re-use in planting beds and meadow areas. See soil storage guidelines.
   Remove all weeds from soil before replacing
4. Amend soil in all beds annually with 3" organic compost
5. Irrigation: Xeriscaping methods have been used in planting beds, which do not require permanent irrigation. Use temporary irrigation during warm months until established. Plants are drought tolerant once established and watering can be reduced after 3 years. Microclimates, weather variability, sunlight, and site conditions will vary greatly and influence watering needs for each area over time. In general water plants 2x per week for the first 3 months or the first summer if the first 3 months are wet weather, then approximately 3x/month during the warm months for the next 2 years. Water as needed after that time. Leaf structure, fullness, color, and changes to plant habit will determine whether water should be reduced or increased over time. Never water between 10 a.m. and 6 p.m. to reduce water lost to evaporation. If you have an automatic irrigatino system, adjust your controller regularly to accommodate weather conditions. Also, install a rain sensor to shut off the device when it rains.There are no assigned watering days, but never water a zone more than three days a week. Plan to "water, rest, water" by watering zones in increments, with rest periods to give water time to travel toward the roots. Light sprinkling only settles the dust and does little to alleviate drought stress of plants growing in hot, dry soil. Instead of light daily waterings, give plants a weekly soaking. When watering, allow the soil to become wet to a depth of 5 to 6 inches. This type of watering allows moisture to penetrate into the soil area where roots can readily absorb it. A soil watered deeply retains moisture for several days, while one wet only an inch or so is dry within a day.
   Consult with the irrigation technician or horticulturalist annually to determine adjustments to water quantity and frequency.
6. Lighting: In general, keep lighting low and to a minimum to reduce light pollution.
7. Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
8. Contractor is responsible for the safety, actions and conduct of her or his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
9. Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid.
10. Contractor is responsible for ensuring that all sitework and structures meet both International and County building codes
11. Call before you Dig: 1-800-424-5555 to avoid disrupting utilities

Plant Legend: D: Deciduous, E: Evergrn, SE: Semi Evergrn, P: Perennial, GC: Ground Cover, DT: Drought Tol., DR: Deer Resist

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
AME-PD	33	Amelanchier 'Princess Diana'	Princess Diana Serviceberry	2" C. 30' O.C.	D, DT, N, DR, small street tree, white flowers
BETU-J	38	Betula utilis var 'Jaquemontii'	Whitebarked Himalayan Birch	2" C. 30' O.C.	D, DT, narrow street tree, white bark
COR-R	10	Cornus x 'Rutcan'	Constellation Dogwood	2" C. 30' O.C.	D, DT, Street tree, year round interest

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Emily Russell
CERTIFICATE NO.1272

CALL TWO WORKING DAYS BEFORE YOU DIG
811
UTILITIES UNDERGROUND LOCATION CENTER

EMILY RUSSELL
Landscape Architecture
Emily Russell, PLA, ASLA
360-990-1720
www.russelldesignsource.com
emily@russelldesignsource.com
245 4th Street #501
Bremerton WA 98337

Consultant

Project Title: Calavista, Caldart Ave, Poulsbo, WA

Drawing Title: Schematic Xeriscape Landscape Plan

Project Manager	Project No. Landscape layout
Drawn By: Emily Russell	Scale: 1"=50'
Reviewed By	Drawing No. L-1 of 1
Date: 10.22.19, Rev. 3.2.20	
CAD File Name: Calavista	