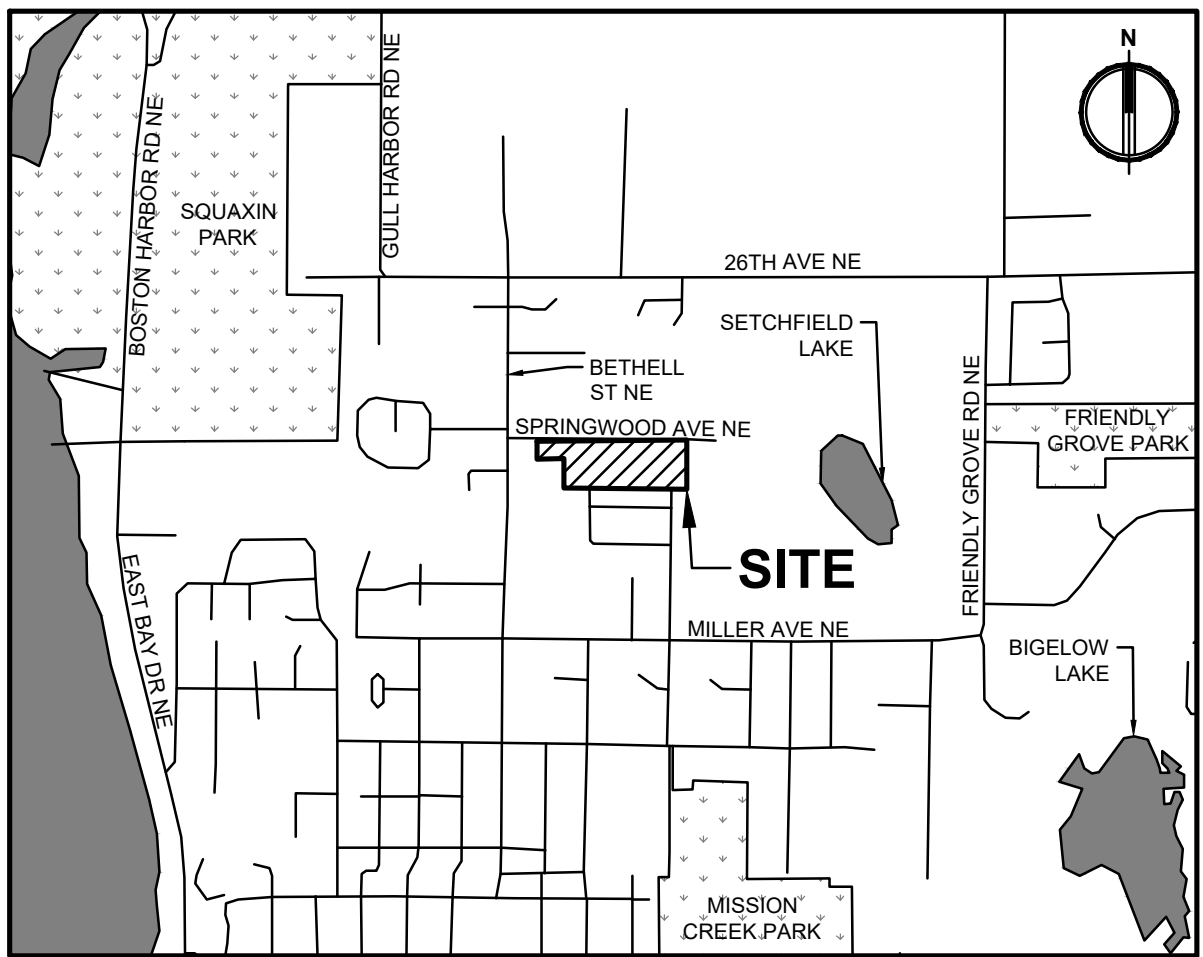
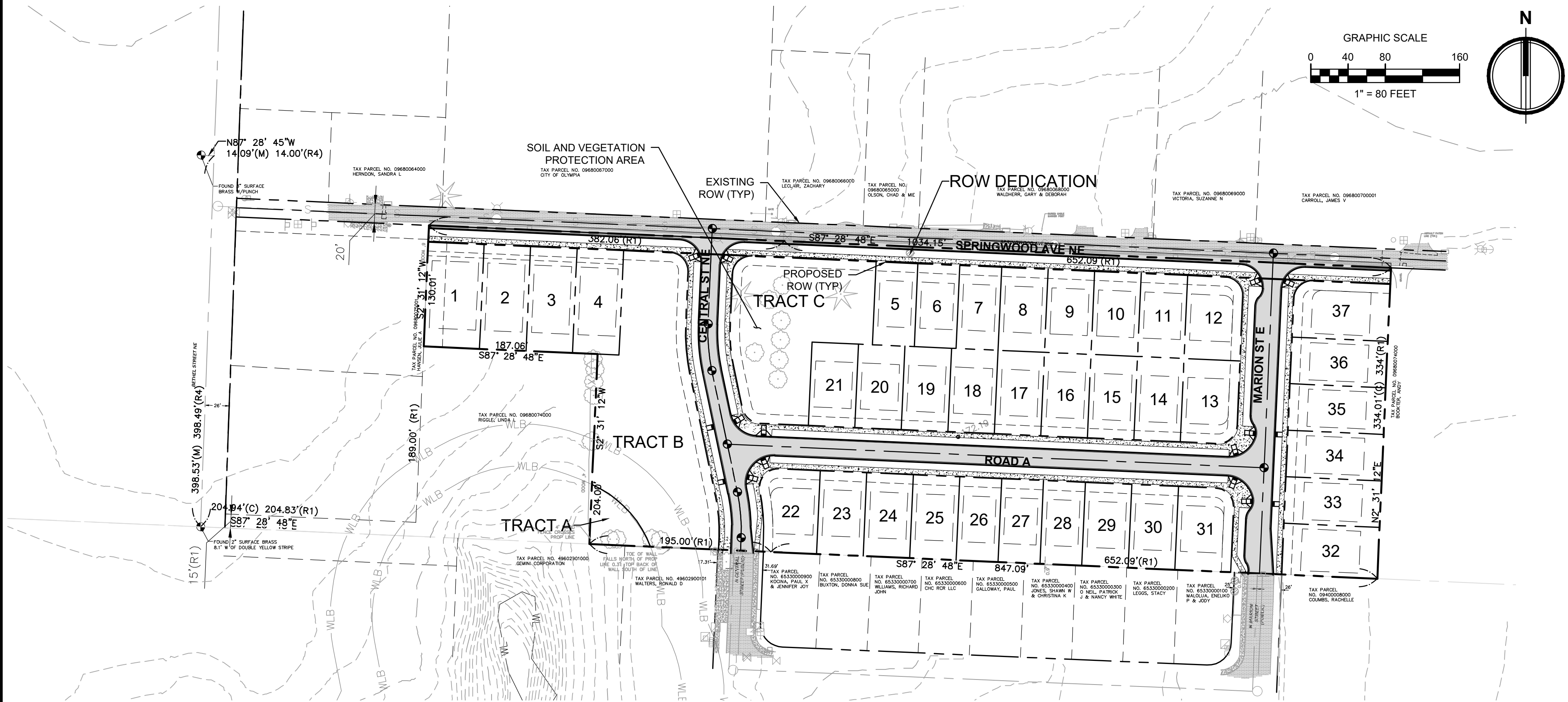




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# SPRINGWOOD GARDEN

A PORTION OF THE O'BRYANT D.L.C. NO. 40,  
LYING WITHIN THE NW 1/4 AND SW 1/4 OF SECTION 12, TWN. 18 N., RGE. 2 W., W.M.,  
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.



VICINITY MAP  
SCALE: 1" = 1,320' (1/4 MILE)

## LEGEND

| EXISTING | DESCRIPTION                      | PROPOSED |
|----------|----------------------------------|----------|
|          | ROW                              |          |
|          | SETBACK LINE                     |          |
|          | EASEMENT                         |          |
|          | MONUMENT                         |          |
|          | FOUND PROPERTY CORNER            |          |
|          | SANITARY SEWER MANHOLE           |          |
|          | STORM CATCH BASIN                |          |
|          | YARD DRAIN                       |          |
|          | ROOF DRAIN                       |          |
|          | POWER TRANSFORMER                |          |
|          | GUY ANCHOR                       |          |
|          | POWER METER                      |          |
|          | JUNCTION BOX                     |          |
|          | LUMINAIRE                        |          |
|          | WATER VALVE                      |          |
|          | WATER METER                      |          |
|          | FIRE HYDRANT                     |          |
|          | POST INDICATOR VALVE (PIV)       |          |
|          | FIRE DEPARTMENT CONNECTION (FDC) |          |
|          | HOSE BIB                         |          |
|          | TEST PIT                         |          |
|          | SIGN                             |          |
|          | CONIFEROUS TREE                  |          |
|          | DECIDUOUS TREE                   |          |
|          | CONTOURS                         |          |
|          | SEWER LINE                       |          |
|          | STORM LINE                       |          |
|          | WATER LINE                       |          |
|          | GAS LINE                         |          |
|          | ELECTRICAL LINE                  |          |
|          | COMMUNICATION LINE               |          |
|          | FENCE                            |          |
|          | ASPHALT PAVEMENT                 |          |
|          | CEMENT CONCRETE PAVEMENT         |          |

## OWNER

GARRETTE CUSTOM HOMES PUGET SOUND, INC.  
4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409  
CONTACT: MATT LEWIS, PRESIDENT

## CIVIL ENGINEER

AHBL  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
(253) 383-2422  
CONTACT: MATT WEBER, PE

## SURVEYOR

AHBL  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
(253) 383-2422  
CONTACT: DAVE FOLLANSBEE, PLS

## VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON  
ORTHOMETRICALLY CORRECTED GPS  
OBSERVATIONS USING WSRN AND  
GEOID 2012A.

## BASIS OF BEARING

NAD 1983/11  
WASHINGTON STATE PLANE SOUTH  
PROJECTION, BASED ON GPS  
OBSERVATIONS USING WSRN AND  
GEOID 2012A. UNITS OF MEASUREMENT  
ARE US SURVEY FEET.

## FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM  
PRODUCTS, OR SUBSTANCES WHICH ARE  
HAZARDOUS, DANGEROUS, TOXIC, OR WHICH  
OTHERWISE VIOLATE ANY STATE, FEDERAL, OR  
LOCAL LAW, ORDINANCE, CODE, REGULATION,  
RULE, ORDER, OR STANDARD.

## TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER  
EXCAVATION FOUR OR MORE FEET IN DEPTH  
THAT DOES NOT MEET THE OPEN PIT  
REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B,  
IT SHALL BE SHORED AND CRIBBED. THE  
CONTRACTOR ALONE SHALL BE RESPONSIBLE  
FOR WORKER SAFETY AND AHBL ASSUMES NO  
RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS  
SHALL MEET THE REQUIREMENTS OF THE  
WASHINGTON INDUSTRIAL SAFETY AND HEALTH  
ACT, CHAPTER 49.17 RCW.

## LEGAL DESCRIPTION

PER QUIT CLAIM DEED, RECORDED UNDER RECORDING  
NUMBER 4917908, RECORDS OF THURSTON COUNTY:

PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. SS-5328,  
AS RECORDED DECEMBER 3, 1984 UNDER AUDITOR'S FILE  
NO. 8412030032.

## UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES  
ARE APPROXIMATE ONLY AND HAVE NOT BEEN  
INDEPENDENTLY VERIFIED BY THE OWNER OR ITS  
REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE  
THE EXACT LOCATION OF ALL EXISTING UTILITIES  
BEFORE COMMENCING WORK AND AGREES TO BE FULLY  
RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN  
DUE TO THE CONTRACTOR'S FAILURE TO LOCATE  
EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND  
UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE  
LOCATION OF UNDERGROUND UTILITIES.

## UTILITY PURVEYORS

WATER: CITY OF OLYMPIA  
SEWER: CITY OF OLYMPIA  
POWER: PSE  
CABLE: LUMEN/COMCAST

## SITE STATISTICS

PARCEL NUMBER: 09680073000  
PARCEL SIZE: 7.06 AC  
ROW SIZE: 1.35 AC  
NET DEVELOPABLE: 5.64 AC

ZONING: R4-8  
MINIMUM LOT WIDTH: 45'  
MINIMUM LOT SIZE: 4,000 SF  
NUMBER OF LOTS: 37  
PROPOSED DENSITY: 7 UNITS/ACRE  
MAX ALLOWED DENSITY: 8 UNITS/ACRE

SETBACKS:  
FRONT: 20'  
SIDE: 5'  
REAR: 20'  
CORNER LOT FLANKING: 10'  
MINIMUM DENSITY: 4 UNITS/ACRE  
MAXIMUM DENSITY: 8 UNITS/ACRE

## REQUIRED GENERAL NOTES FOR ALL PROJECTS:

- ALL WORK AND MATERIALS SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING:
  - THE CITY OF OLYMPIA'S (2023) ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS).
  - THE MOST CURRENT "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
  - THE CITY OF OLYMPIA'S 2016 DRAINAGE AND EROSION CONTROL MANUAL, AND
  - THE CITY OF OLYMPIA SUPPLEMENTAL SPECIFICATIONS, THE CONTRACT SPECIFICATIONS AND SPECIAL PROVISIONS, AS APPLICABLE.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION. ALL PRIVATE DEVELOPMENT (PERMITTED) PROJECTS MUST SCHEDULE THE PRE-CONSTRUCTION CONFERENCE USING THE CITY'S SMARTGOV PERMITTING SYSTEM.
- UNLESS NOTED OTHERWISE, UTILITIES SHOWN ON THE PLAN AND PROFILE ARE EXISTING, AND ARE LOCATED TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PRINTING. THE CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION AND TAKE EXTRAORDINARY CARE WHEN EXCAVATING NEAR OR AROUND UTILITY CROSSINGS INCLUDING "HAND" EXCAVATION AND POT HOLING. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE PRIVATE UTILITY TO RAISE, RELOCATE, OR LOWER THE CONFLICTING APPURTENANCES.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING 811, THE UNDERGROUND LOCATION LINE, A MINIMUM OF 48 HOURS (TWO WORKING DAYS) PRIOR TO ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE REQUESTER TO MAINTAIN THE MARKINGS AFTER THE INITIAL LOCATE IN ACCORDANCE WITH RCW 19.122.
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR OLYMPIA" (DRAINAGE MANUAL).
- CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT ARE NOT TO BE REMOVED AS DIRECTED BY THE ENGINEER.
- ALL DRAINAGE STRUCTURES, SANITARY MANHOLES, WATER METERS, WATER VALVES OR OTHER APPURTENANCES SHALL BE ADJUSTED TO FINAL GRADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL MAINTAIN FUNCTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION, UNLESS OTHERWISE AGREED.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SIDEWALK AND ROAD SURFACES OUTSIDE OF THE PROJECT LIMITS. ALL DAMAGE OR UNDERMINING SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY REPAIR TO CITY STANDARDS AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING SIGNS THAT INTERFERE WITH CONSTRUCTION SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER.
- ACCESS TO PRIVATE PROPERTY SHALL BE MAINTAINED AT ALL TIMES UNLESS PRIOR APPROVAL AND COORDINATION HAS OCCURRED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS WILL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK WILL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED CONSTRUCTION PLANS ON SITE AT ALL TIMES.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE ENGINEER.
- CITY OF OLYMPIA VERTICAL DATUM IS NAVD 88 AND SHALL BE USED FOR ALL VERTICAL CONTROL.

## SHEET INDEX

| PAGE # | SHEET # | SHEET TITLE                            |
|--------|---------|----------------------------------------|
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| 2      | C1.0    | EXISTING CONDITIONS PLAN               |
| 3      | C1.1    | TESC PLAN                              |
| 4      | C1.2    | TESC NOTES AND DETAILS                 |
| 5      | C2.0    | HORIZONTAL CONTROL PLAN                |
| 6      | C3.0    | GRADING AND STORM DRAINAGE PLAN        |
| 7      | C3.1    | POND SECTIONS                          |
| 8      | C3.2    | TYPICAL LOT STORMWATER MANAGEMENT PLAN |
| 9      | C3.4    | SOIL LOGS                              |
| 10     | C4.0    | ROADWAY SECTIONS                       |
| 11     | C5.0    | SANITARY SEWER PLAN                    |
| 12     | C6.0    | WATER PLAN                             |
| 13     | C7.0    | SOLID WASTE PLAN                       |
| 14     | C8.0    | SIGNAGE AND SPEED CUSHION PLAN         |
| 15     | L1      | PRELIMINARY LANDSCAPE PLAN             |
| 16     | L2      | LANDSCAPE DETAILS & NOTES              |



## Project Title: SPRINGWOOD GARDEN PRELIMINARY PLAT

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

Project No.  
2240545.10

Issue Set & Date:

## PRELIMINARY PLAT

12/9/2025



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△ CITY COMMENTS - 5/21/2025

Revisions:

## Sheet Title: COVER SHEET

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

# C0.0

1 of 16 Sheets

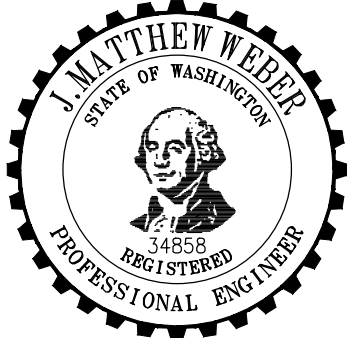
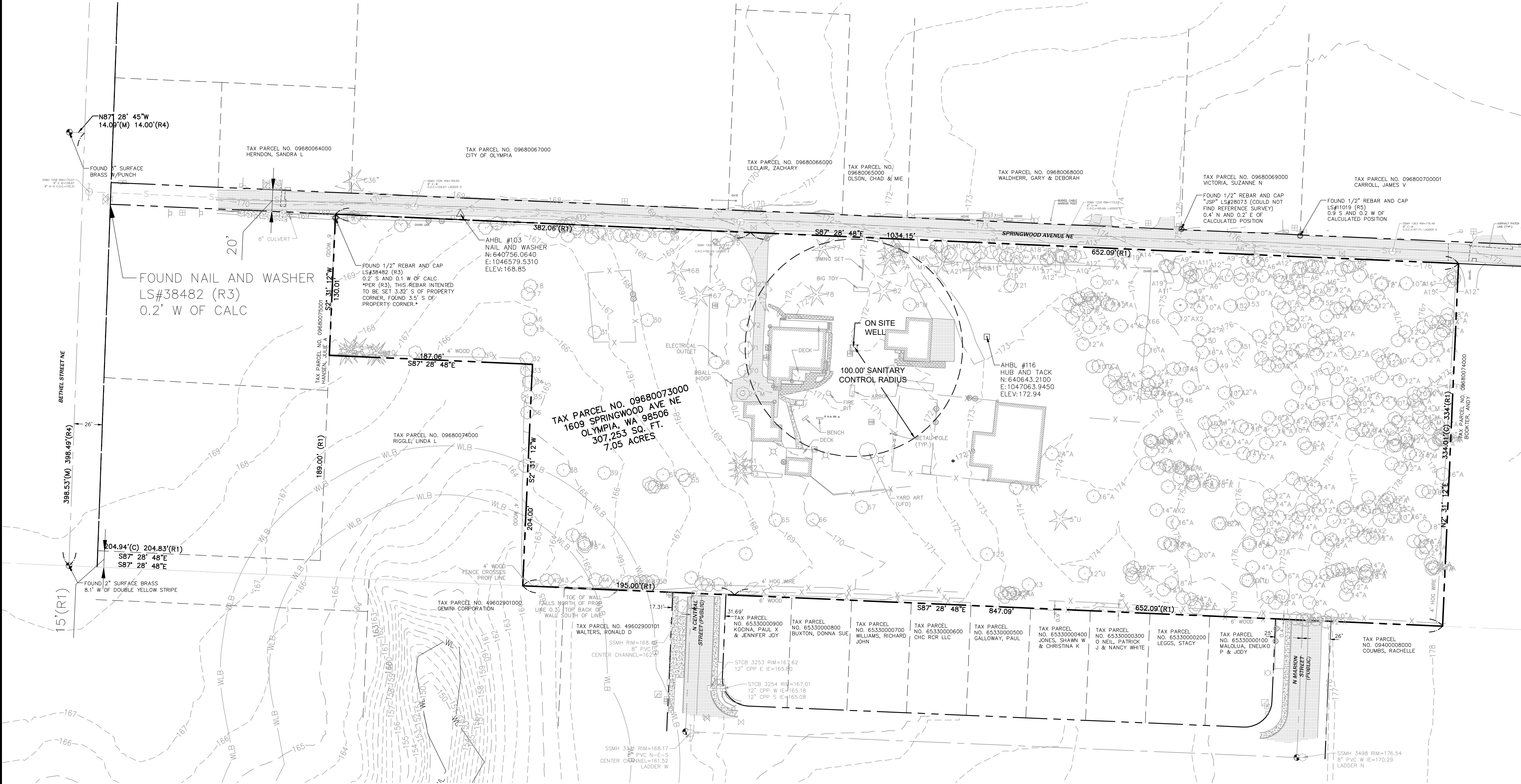
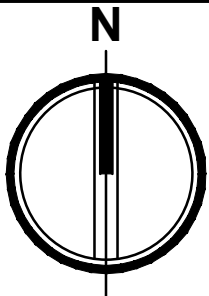
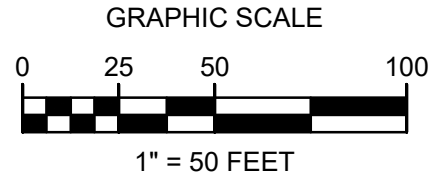




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Project Title:  
**SPRINGWOOD GARDEN  
PRELIMINARY PLAT**

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

Project No.  
2240545.10

Issue Set & Date:

**PRELIMINARY PLAT**

12/9/2025

- △
- △
- △
- △ CITY COMMENTS - 5/21/2025

Revisions:

Sheet Title:  
**EXISTING  
CONDITIONS PLAN**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

**C1.0**

2 of 16 Sheets

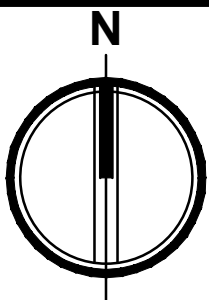
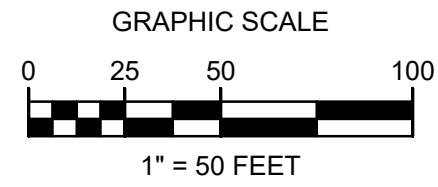




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TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**SPRINGWOOD GARDEN  
PRELIMINARY PLAT**

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

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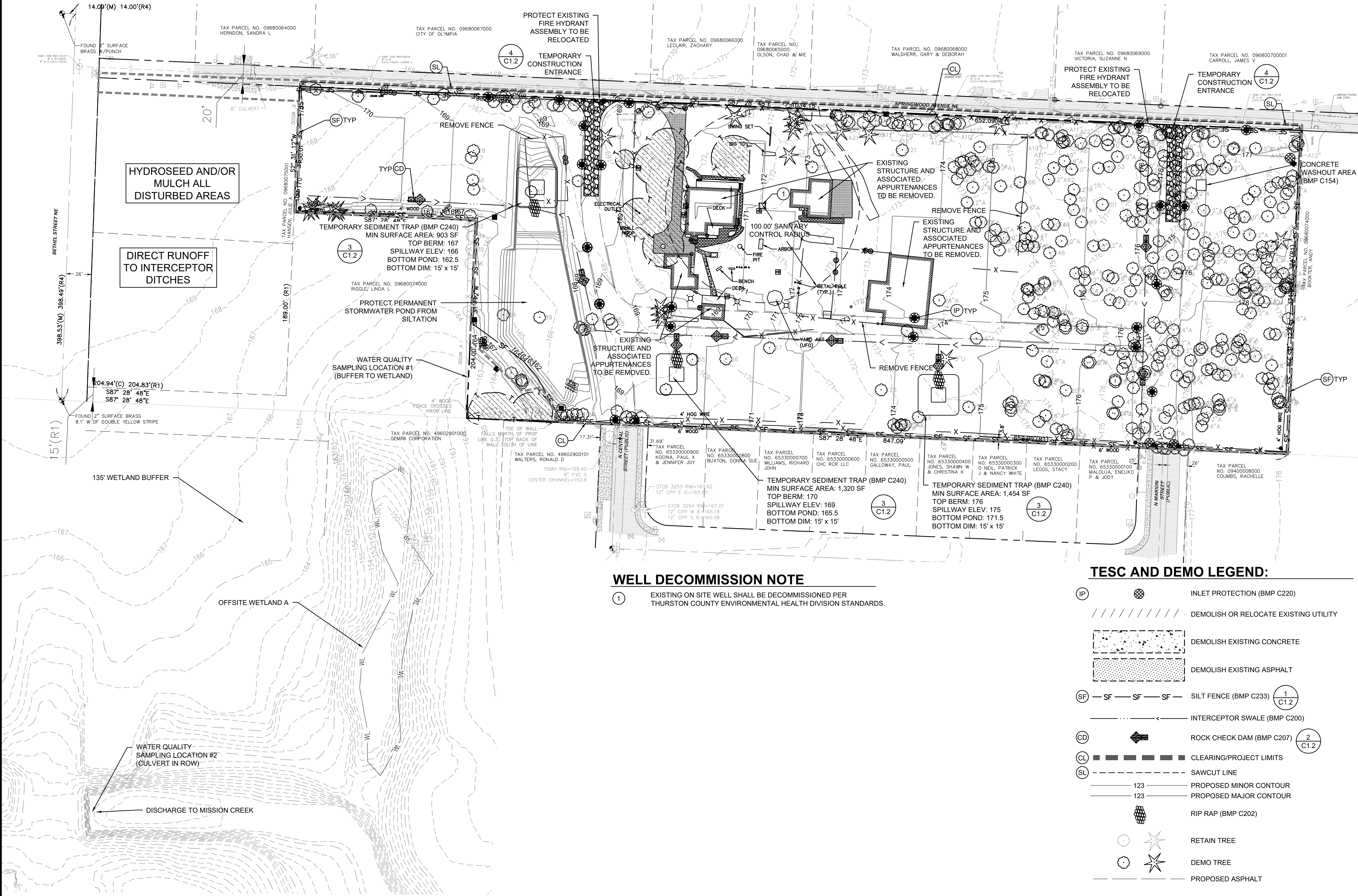
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**PRELIMINARY PLAT**

12/9/2025



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## WELL DECOMMISSION NOTE

- ① EXISTING ON SITE WELL SHALL BE DECOMMISSIONED PER THURSTON COUNTY ENVIRONMENTAL HEALTH DIVISION STANDARDS.

## TESC AND DEMO LEGEND:

- IP INLET PROTECTION (BMP C220)
- DEMOLISH OR RELOCATE EXISTING UTILITY
- DEMOLISH EXISTING CONCRETE
- DEMOLISH EXISTING ASPHALT
- SF — SF — SF — SF — SILT FENCE (BMP C233) ① C1.2
- INTERCEPTOR SWALE (BMP C200)
- CD ROCK CHECK DAM (BMP C207) ② C1.2
- CL CLEARING/PROJECT LIMITS
- SL SAWCUT LINE
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- RIP RAP (BMP C202)
- RETAIN TREE
- DEMO TREE
- PROPOSED ASPHALT

- △
- △
- △
- △ CITY COMMENTS - 5/21/2025

Revisions:

Sheet Title:  
**TESC PLAN**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

**C1.1**

3 of 16 Sheets





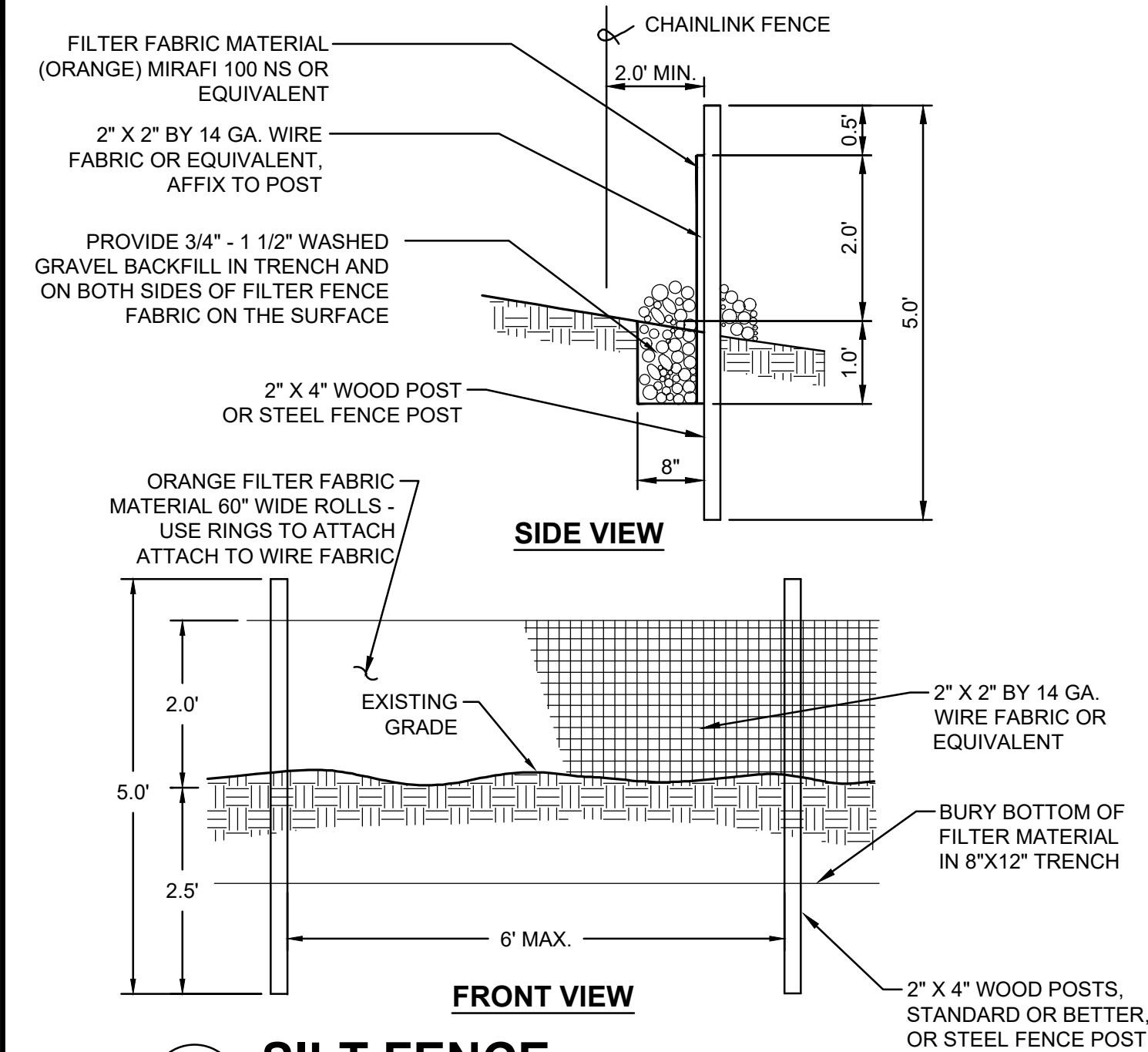
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# SPRINGWOOD GARDEN

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CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.

## SILT FENCE NOTES

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM SIX-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30")
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY EIGHT INCHES WIDE AND TWELVE INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST ONE INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES AND SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND TWENTY INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE (S) APPLYING.
7. THE TRENCH SHALL BE BACKFILL WITH 3/4 INCH MINIMUM DIAMETER WASHED GRAVEL.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL. AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. CONTRIBUTING LENGTH TO FENCE SHALL NOT BE MORE THAN 100 FEET.
11. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
12. DO NOT DRIVE OVER OR FILL OVER FILTER FABRIC FENCE.



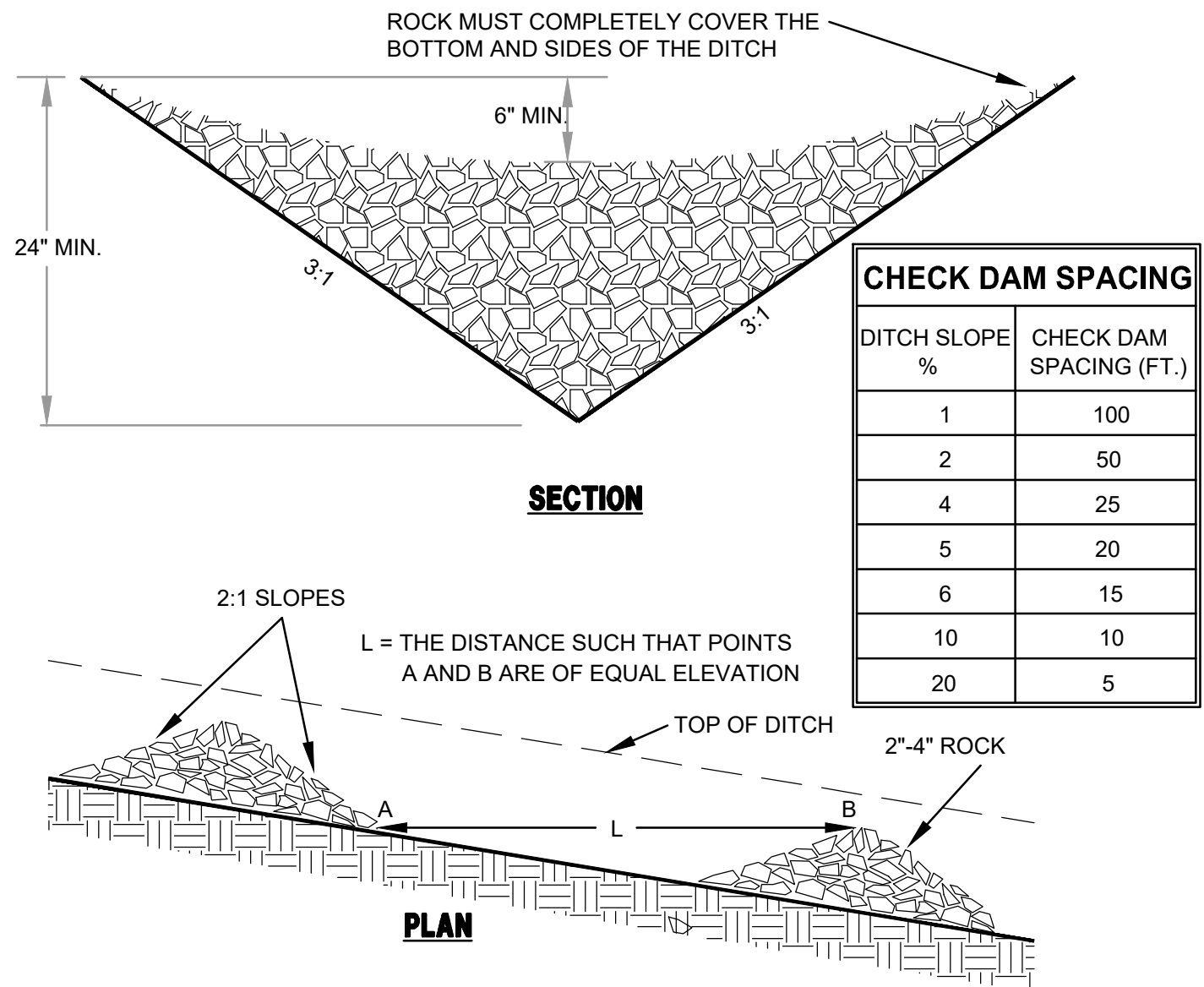
## 1 SILT FENCE

NOT TO SCALE

### STANDARD NOTES FOR EROSION AND SEDIMENT CONTROL PLANS:

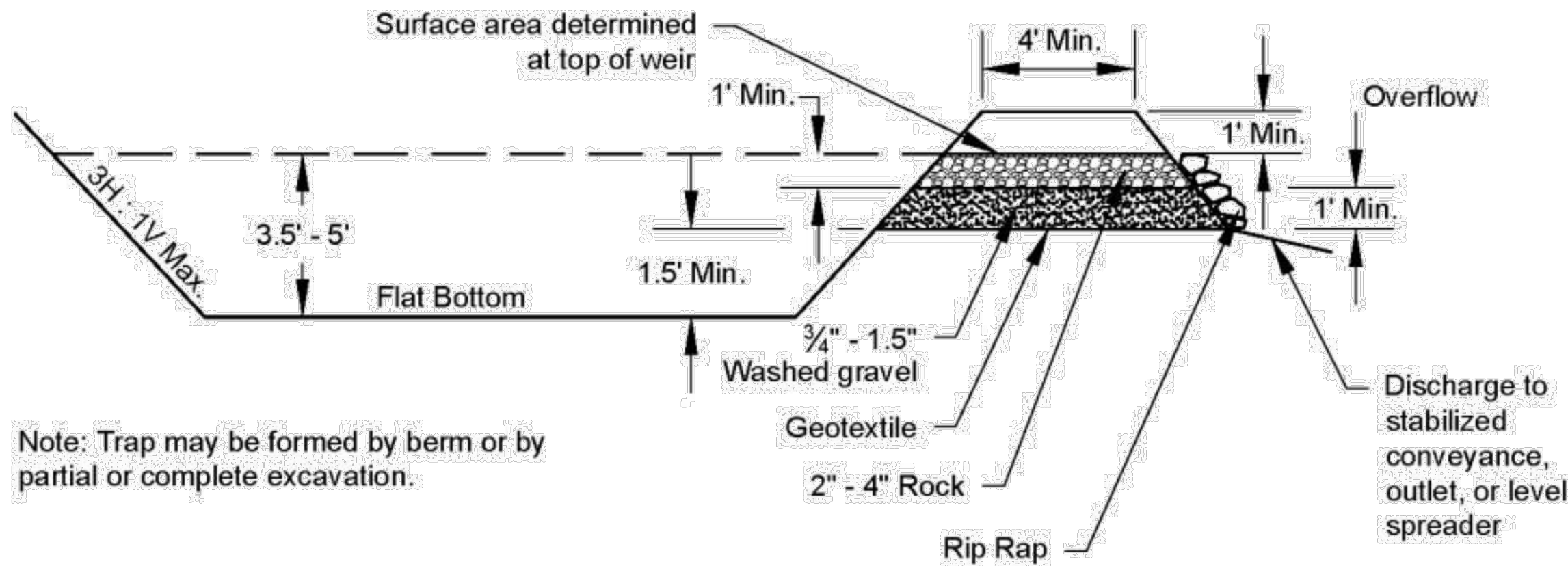
THE FOLLOWING STANDARD NOTES ARE REQUIRED FOR USE IN EROSION AND SEDIMENT CONTROL PLANS. PLANS SHOULD ALSO IDENTIFY WITH PHONE NUMBERS THE PERSON OR FIRM RESPONSIBLE FOR THE PREPARATION OF THE EROSION CONTROL PLAN.

1. NO CONSTRUCTION RELATED ACTIVITY SHALL CONTRIBUTE TO THE DEGRADATION OF THE ENVIRONMENT, ALLOW MATERIAL TO ENTER SURFACE OR GROUND WATER, OR ALLOW PARTICULATE EMISSIONS TO THE ATMOSPHERE, WHICH EXCEED STATE OR FEDERAL STANDARDS. ANY ACTION THAT POTENTIALLY ALLOW A DISCHARGE TO STATE WATERS MUST HAVE PRIOR APPROVAL.
2. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) IS REQUIRED FOR ALL CONSTRUCTION PROJECTS. THE NAMED PERSON OR FIRM SHALL BE ON-SITE OR ON-CALL AT ALL TIMES. FOR THIS SITE, THE PERSON/FIRM IS \_\_\_\_\_ AND THEIR OFFICE AND CELL TELEPHONE NUMBERS ARE \_\_\_\_\_
3. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STREET OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. STORMWATER FACILITY INFILTRATIVE SURFACES SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION THROUGHOUT CONSTRUCTION. NOTE THAT POST-CONSTRUCTION VERIFICATION TESTING IS REQUIRED FOR ALL STORMWATER INFILTRATION FACILITIES. STORMWATER INFILTRATION FACILITIES THAT FAIL TO PERFORM AS DESIGNED MUST BE RECONSTRUCTED OR EXPANDED TO SUBSTANTIALLY MEET THE DESIGNED PERFORMANCE.
6. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
8. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
10. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT.
12. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
13. ROADS SHALL BE CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
14. FROM OCTOBER 15 THROUGH APRIL 1, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM APRIL 2 TO OCTOBER 14, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE LOCAL PERMITTING AUTHORITY MAY ADJUST THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
15. FROM OCTOBER 15 THROUGH APRIL 1, CLEARING, GRADING, AND OTHER SOIL-DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE LOCAL PERMITTING AUTHORITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED.
16. SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT-TRAPPING MEASURES.
17. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
18. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. REPORT ALL SPILLS TO 911.
19. WATER FROM MOST DEWATERING OPERATIONS SHALL BE DISCHARGED INTO A SEDIMENT TRAP OR POND. CLEAN, NOT-TURBID WATER MAY BE DISCHARGED TO STATE SURFACE WATERS, PROVIDED THE DISCHARGE DOES NOT CAUSE EROSION OR FLOODING. HIGHLY TURBID OR CONTAMINATED DEWATERING WATER FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM SHALL BE HANDLED SEPARATELY FROM STORMWATER AND PROPERLY DISPOSED.



## 2 CHECK DAM

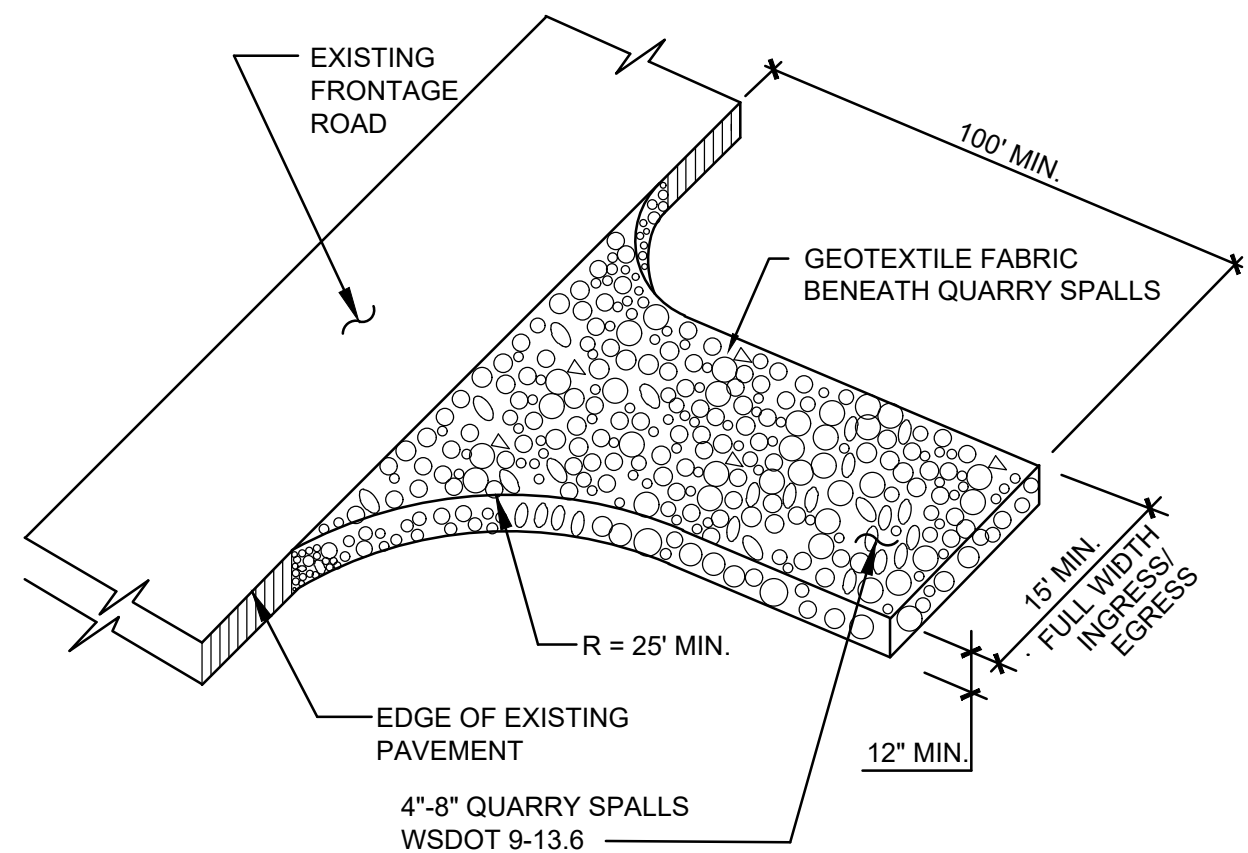
NOT TO SCALE



Note: Trap may be formed by berm or by partial or complete excavation.

## 3 SEDIMENT TRAP

NOT TO SCALE



## 4 CONSTRUCTION ENTRANCE

NOT TO SCALE



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2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

## Project Title: SPRINGWOOD GARDEN PRELIMINARY PLAT

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

Project No.  
2240545.10

Issue Set & Date:

## PRELIMINARY PLAT

12/9/2025



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△ CITY COMMENTS - 5/21/2025

Revisions:

## Sheet Title: TESC NOTES AND DETAILS

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

# C1.2

4 of 16 Sheets

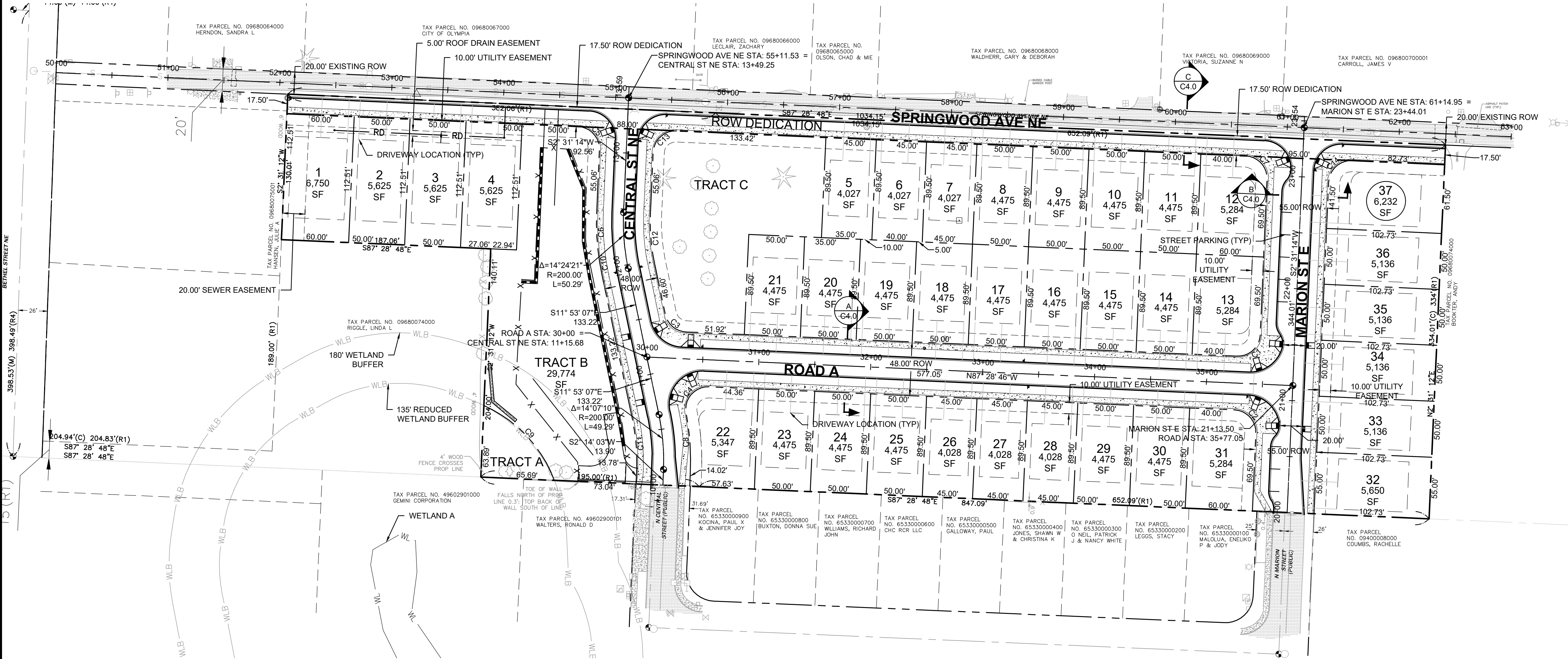
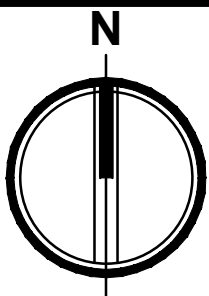
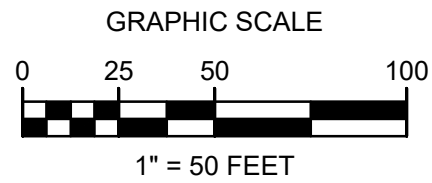




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# SPRINGWOOD GARDEN

A PORTION OF THE O'BRYANT D.L.C. NO. 40,  
LYING WITHIN THE NW 1/4 AND SW 1/4 OF SECTION 12, TWN. 18 N., RGE. 2 W., W.M.,  
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.



| TRACT TABLE |             |      |
|-------------|-------------|------|
| TRACT NAME  | DESCRIPTION | AREA |

| CURVE TABLE |        |        |            |
|-------------|--------|--------|------------|
| CURVE       | LENGTH | RADIUS | DELTA      |
| C1          | 31.42  | 20.00  | 90°00'00"  |
| C2          | 31.42  | 20.00  | 90°00'00"  |
| C3          | 26.39  | 20.00  | 75°35'39"  |
| C4          | 36.10  | 20.00  | 103°24'50" |
| C5          | 31.42  | 20.00  | 90°00'00"  |
| C6          | 56.32  | 224.00 | 14°24'21"  |
| C7          | 31.42  | 20.00  | 90°00'00"  |
| C8          | 51.32  | 224.00 | 13°07'39"  |
| C9          | 94.07  | 118.77 | 45°22'52"  |
| C10         | 56.32  | 224.00 | 14°24'21"  |
| C11         | 43.37  | 176.00 | 14°07'10"  |
| C12         | 44.25  | 176.00 | 14°24'21"  |
| C13         | 31.42  | 20.00  | 90°00'00"  |
| C14         | 31.42  | 20.00  | 90°00'01"  |



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Revisions:

CITY COMMENTS - 5/21/2025

Sheet Title:  
**HORIZONTAL  
CONTROL PLAN**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

**C2.0**

5 of 16 Sheets

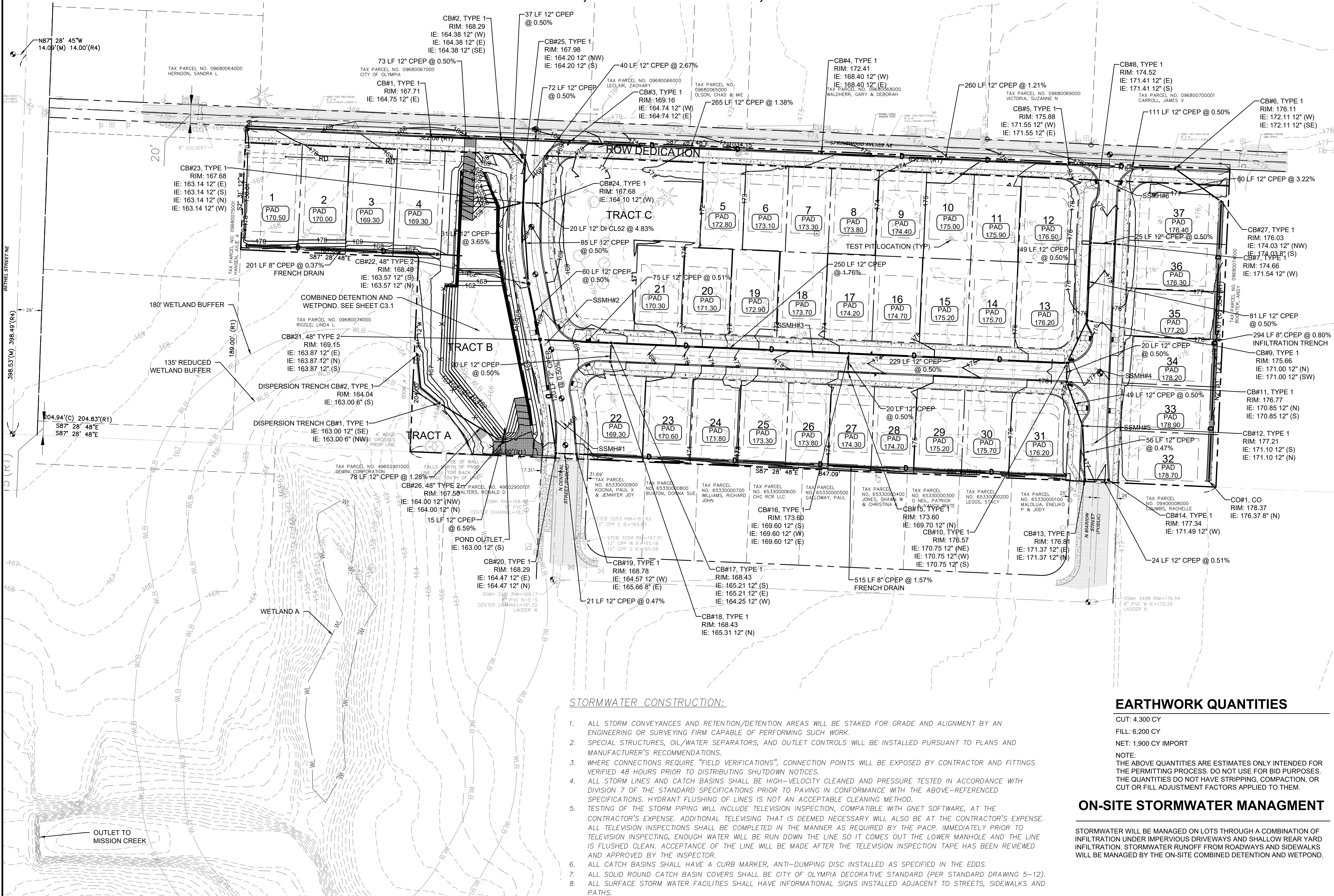
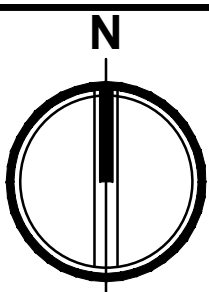
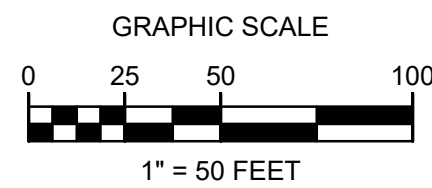




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# SPRINGWOOD GARDEN

A PORTION OF THE O'BRYANT D.L.C. NO. 40,  
LYING WITHIN THE NW 1/4 AND SW 1/4 OF SECTION 12, TWN. 18 N., RGE. 2 W., W.M.,  
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.



### STORMWATER CONSTRUCTION:

- ALL STORM CONVEYANCES AND RETENTION/DETENTION AREAS WILL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS WILL BE INSTALLED PURSUANT TO PLANS AND MANUFACTURER'S RECOMMENDATIONS.
- WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.
- ALL STORM LINES AND CATCH BASINS SHALL BE HIGH-VELOCITY CLEANED AND PRESSURE TESTED IN ACCORDANCE WITH DIVISION 7 OF THE STANDARD SPECIFICATIONS PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE-REFERENCED SPECIFICATIONS. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
- TESTING OF THE STORM PIPING WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GNET SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TELEVISION THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER AS REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTING, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR.
- ALL CATCH BASINS SHALL HAVE A CURB MARKER, ANTI-DUMPING DISC INSTALLED AS SPECIFIED IN THE EDDS.
- ALL SOLID ROUND CATCH BASIN COVERS SHALL BE CITY OF OLYMPIA DECORATIVE STANDARD (PER STANDARD DRAWING 5-12).
- ALL SURFACE STORM WATER FACILITIES SHALL HAVE INFORMATIONAL SIGNS INSTALLED ADJACENT TO STREETS, SIDEWALKS AND PATHS.

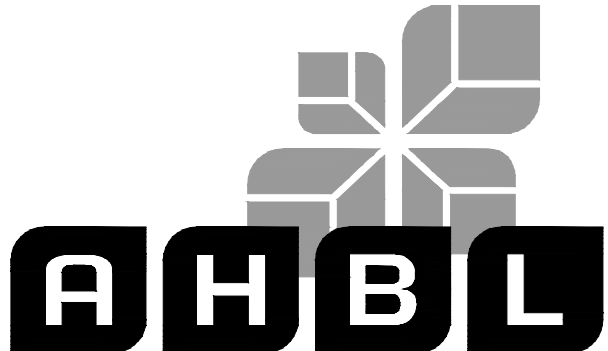
### EARTHWORK QUANTITIES

CUT: 4,300 CY  
FILL: 6,200 CY  
NET: 1,900 CY IMPORT

NOTE:  
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM.

### ON-SITE STORMWATER MANAGMENT

STORMWATER WILL BE MANAGED ON LOTS THROUGH A COMBINATION OF INFILTRATION UNDER IMPERVIOUS DRIVEWAYS AND SHALLOW REAR YARD INFILTRATION. STORMWATER RUNOFF FROM ROADWAYS AND SIDEWALKS WILL BE MANAGED BY THE ON-SITE COMBINED DETENTION AND WETPOND.



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PRELIMINARY PLAT**

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

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A CITY COMMENTS - 5/21/2025

Revisions:

Sheet Title:

**GRADING AND  
STORM DRAINAGE  
PLAN**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

**C3.0**

6 of 16 Sheets

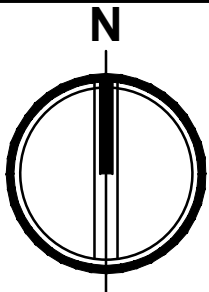
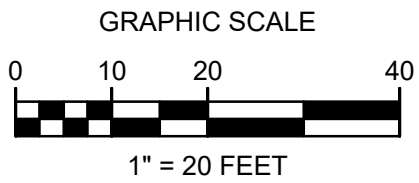




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Revisions:

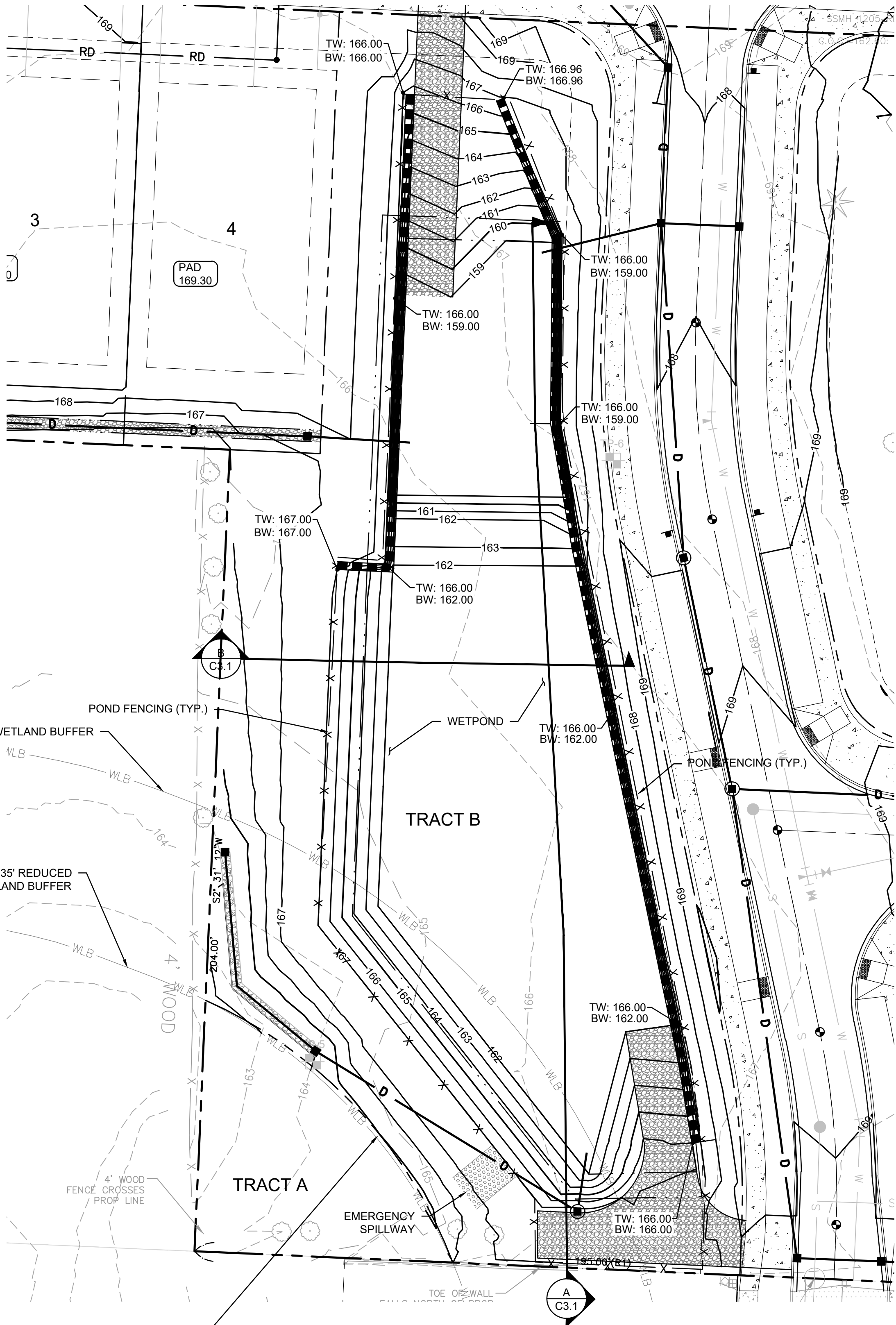
Sheet Title:  
**POND SECTIONS**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

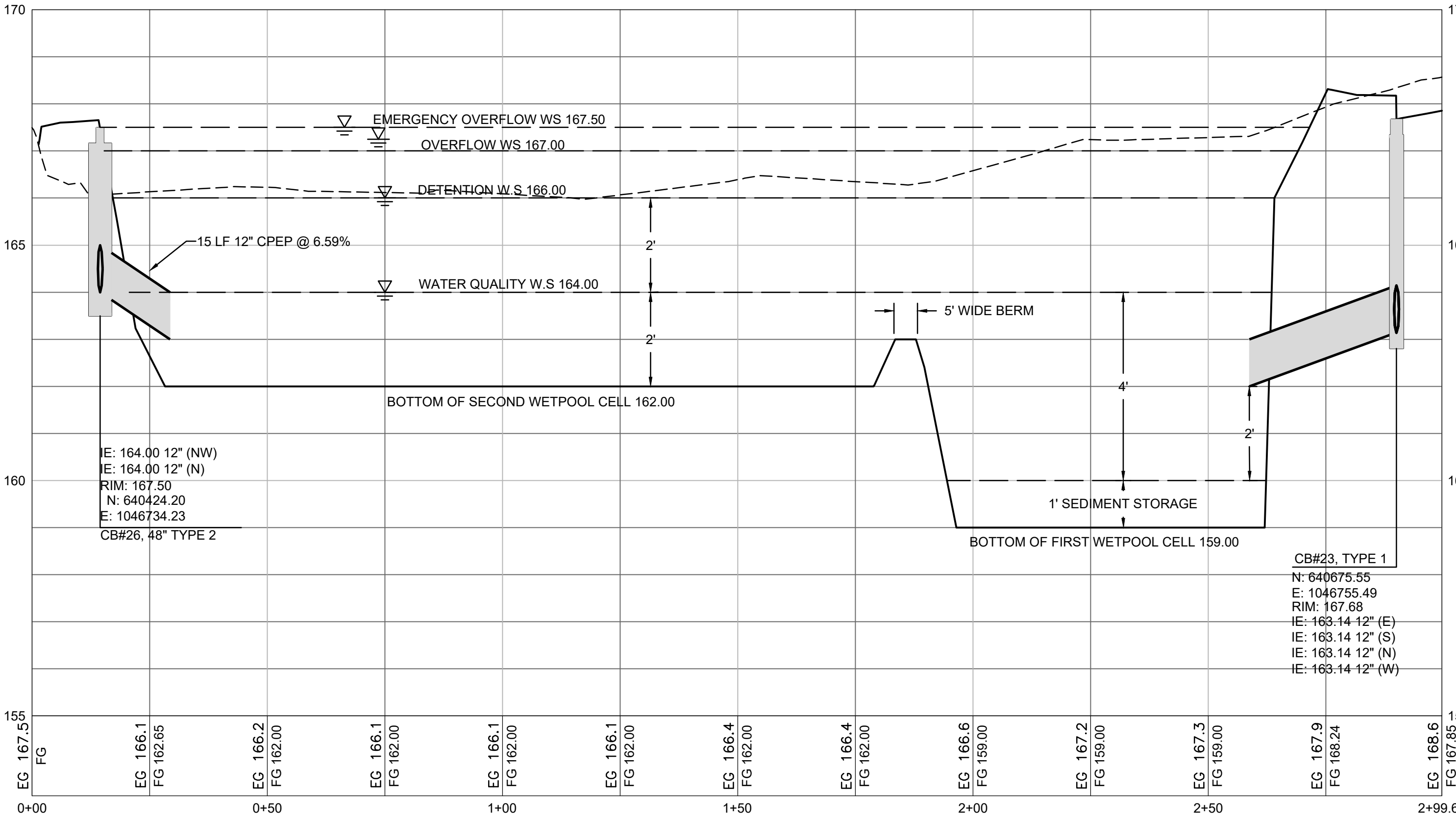
**C3.1**

7 of 16 Sheets

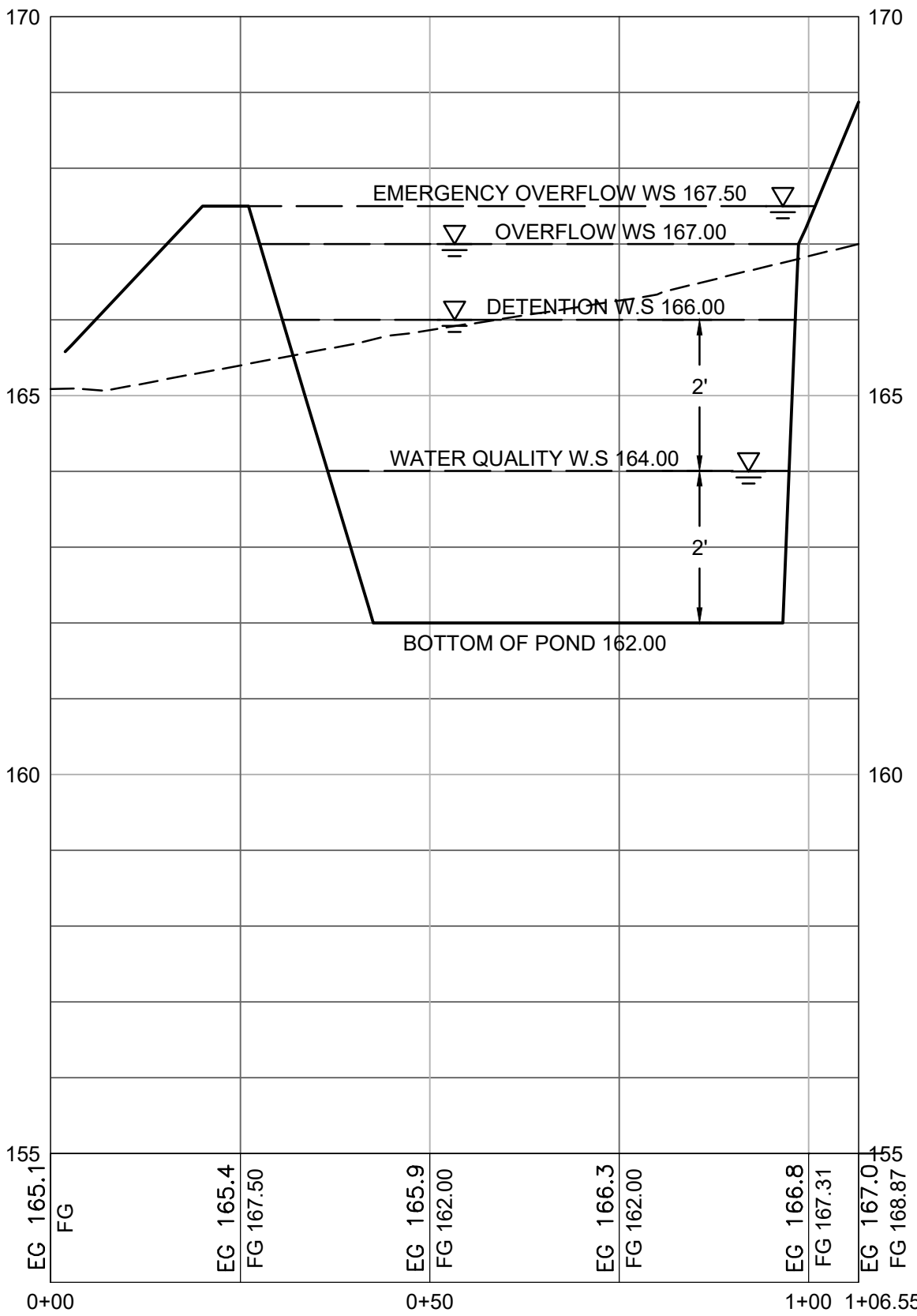


COMBINED DETENTION AND WETPOND  
REQUIRED DETENTION STORAGE VOLUME: 23,261 CF  
PROVIDED DETENTION STORAGE VOLUME: 23,342 CF  
REQUIRED WATER QUALITY VOLUME: 18,265 CF  
PROVIDED WATER QUALITY VOLUME: 23,342 CF  
REQUIRED PRE-SETTLING VOLUME: 4,066 CF  
PROVIDED PRE-SETTLING VOLUME: 10,192 CF

NO IMPACT TO WETLAND  
BUFFER PROPOSED AS PART  
OF PROJECT



**A POND SECTION N-S**  
SCALE: 20V = 2H



**B POND SECTION E-W**  
SCALE: 20V=2H

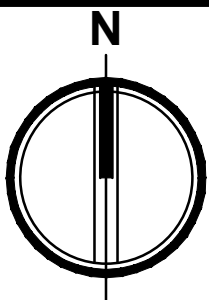
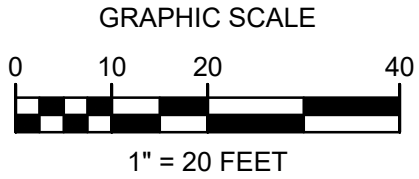




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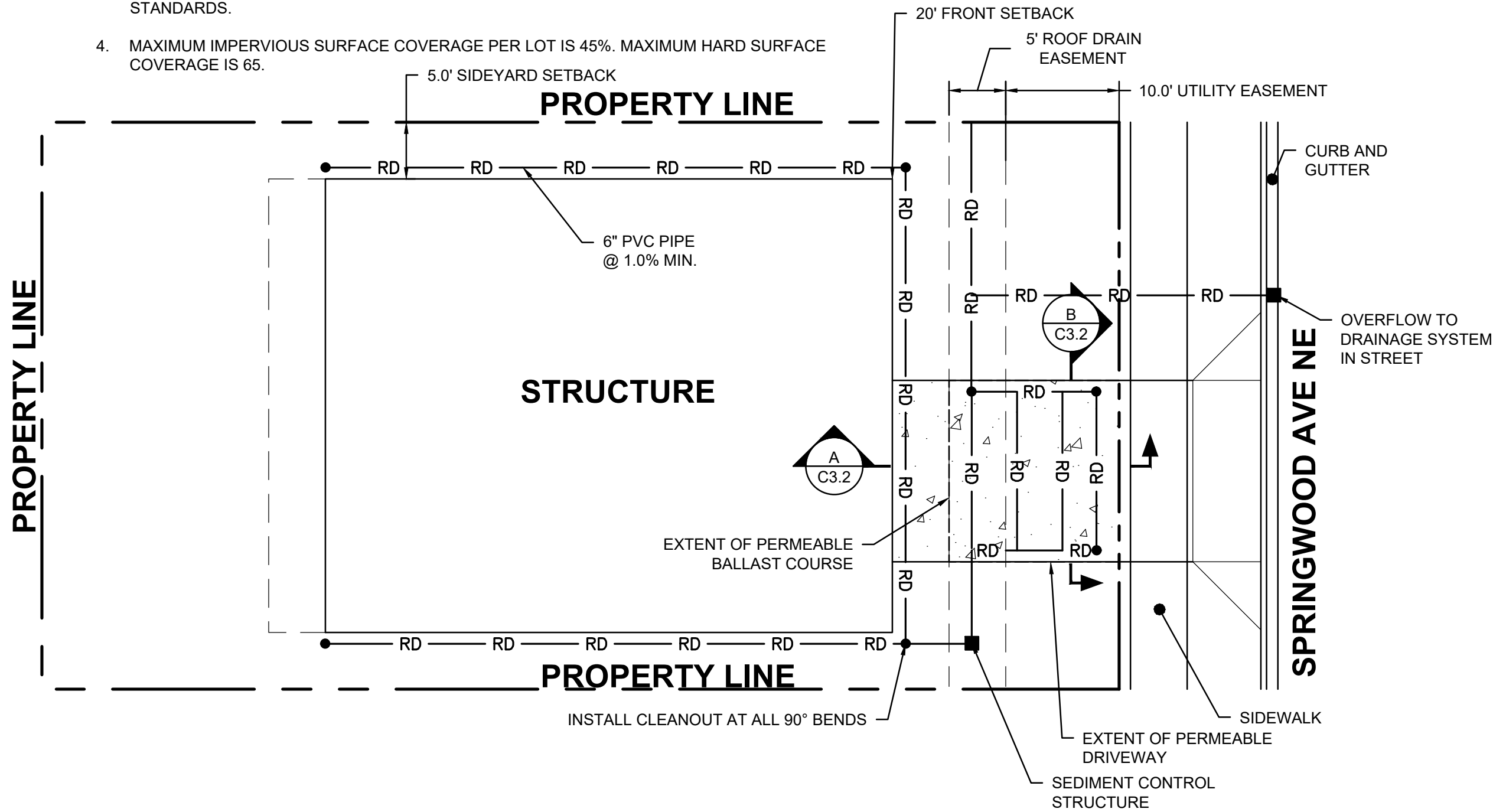
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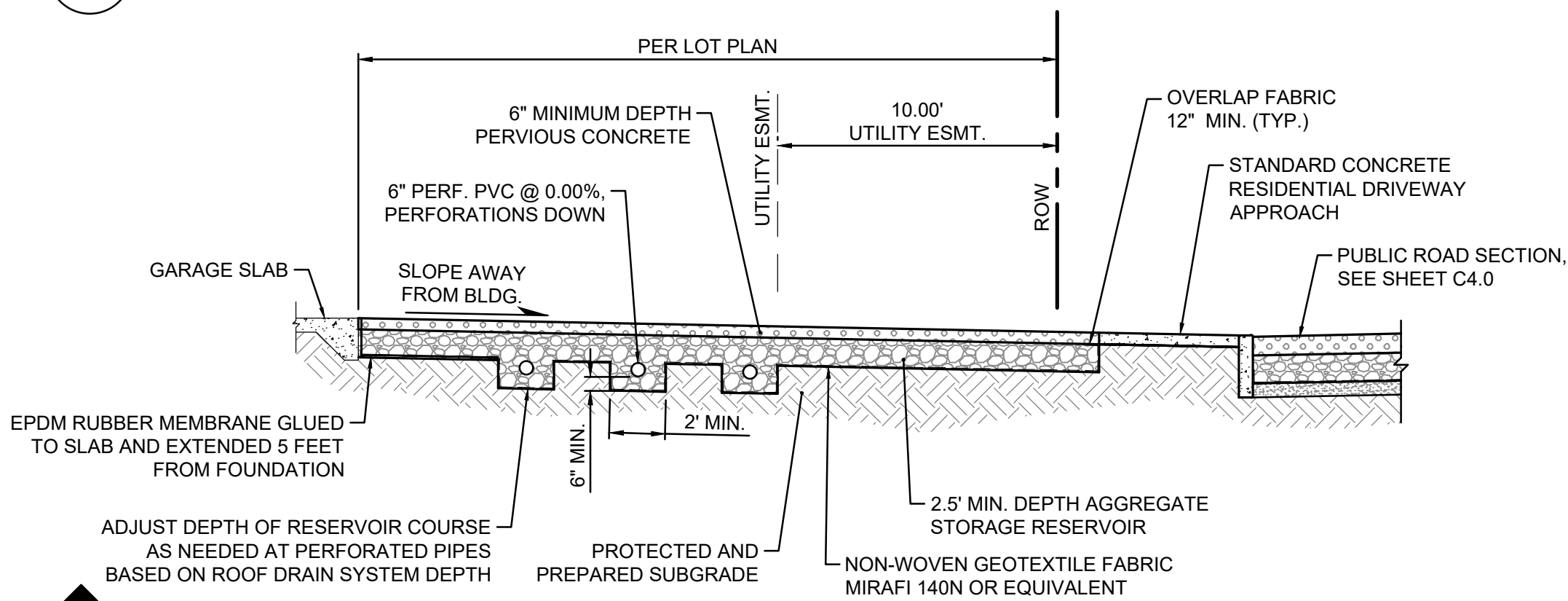
## LOT STORMWATER NOTES

- BUILDING, DRIVEWAY, AND ROOF DRAIN LAYOUT IS SCHEMATIC ONLY. ACTUAL DESIGN TO BE CONFIRMED WITH EACH BUILDING PERMIT.
- THE DRIVEWAY RESERVOIR COURSE SHALL BE SIZED TO ACCOMMODATE THE LIMITS OF THE PERMEABLE DRIVEWAY. THE REMAINDER OF ROOF RUNOFF WILL BE DIRECTED TO THE PROPOSED DRAINAGE SYSTEM LOCATED IN SPRINGWOOD AVE NE.
- LAWN AND LANDSCAPE AREAS SHALL BE AMENDED PER CITY OF OLYMPIA DDEC STANDARD.
- MAXIMUM IMPERVIOUS SURFACE COVERAGE PER LOT IS 45%. MAXIMUM HARD SURFACE COVERAGE IS 65%.



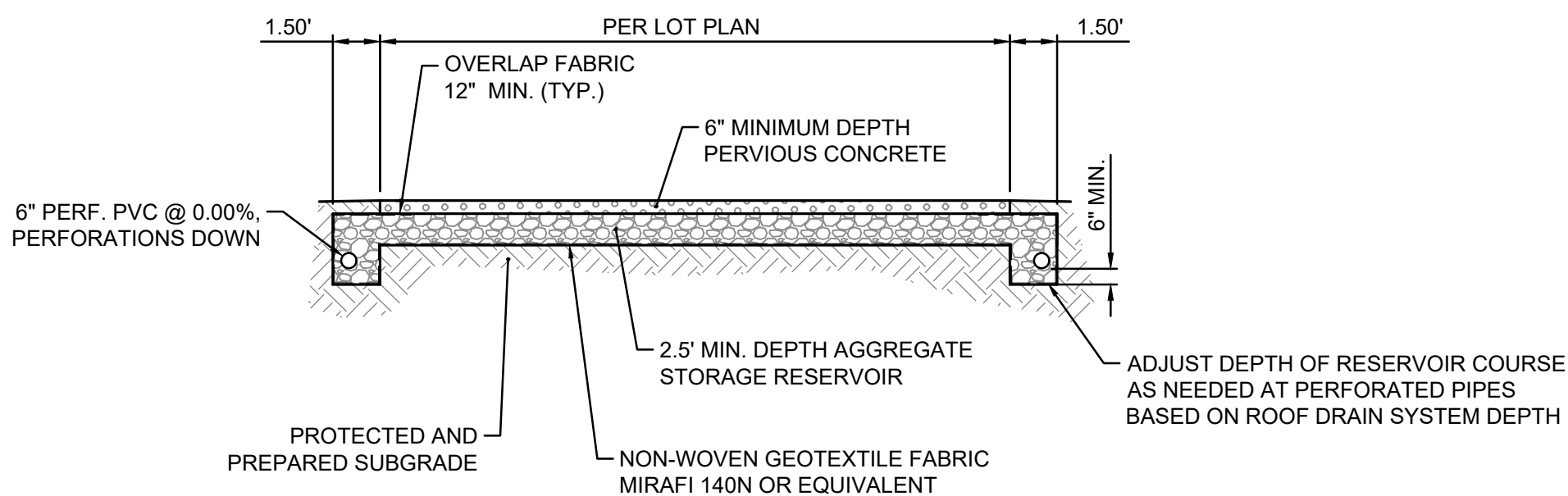
## 1 TYPICAL LOT STORMWATER MANAGMENT PLAN (LOTS 1-4)

NOT TO SCALE



## A DRIVEWAY SECTION 'A'

NOT TO SCALE

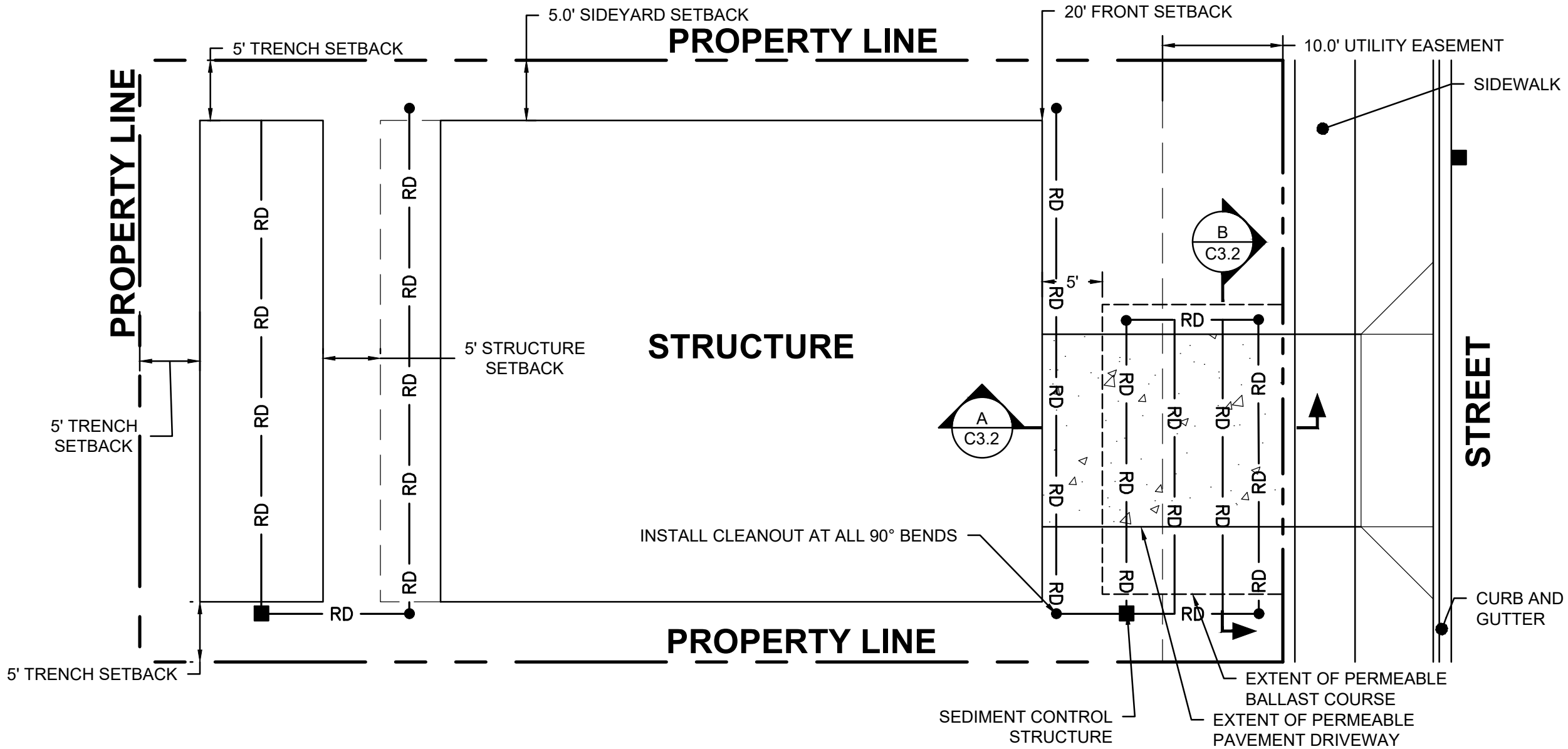


## B DRIVEWAY SECTION 'B'

NOT TO SCALE

## LOT STORMWATER NOTES

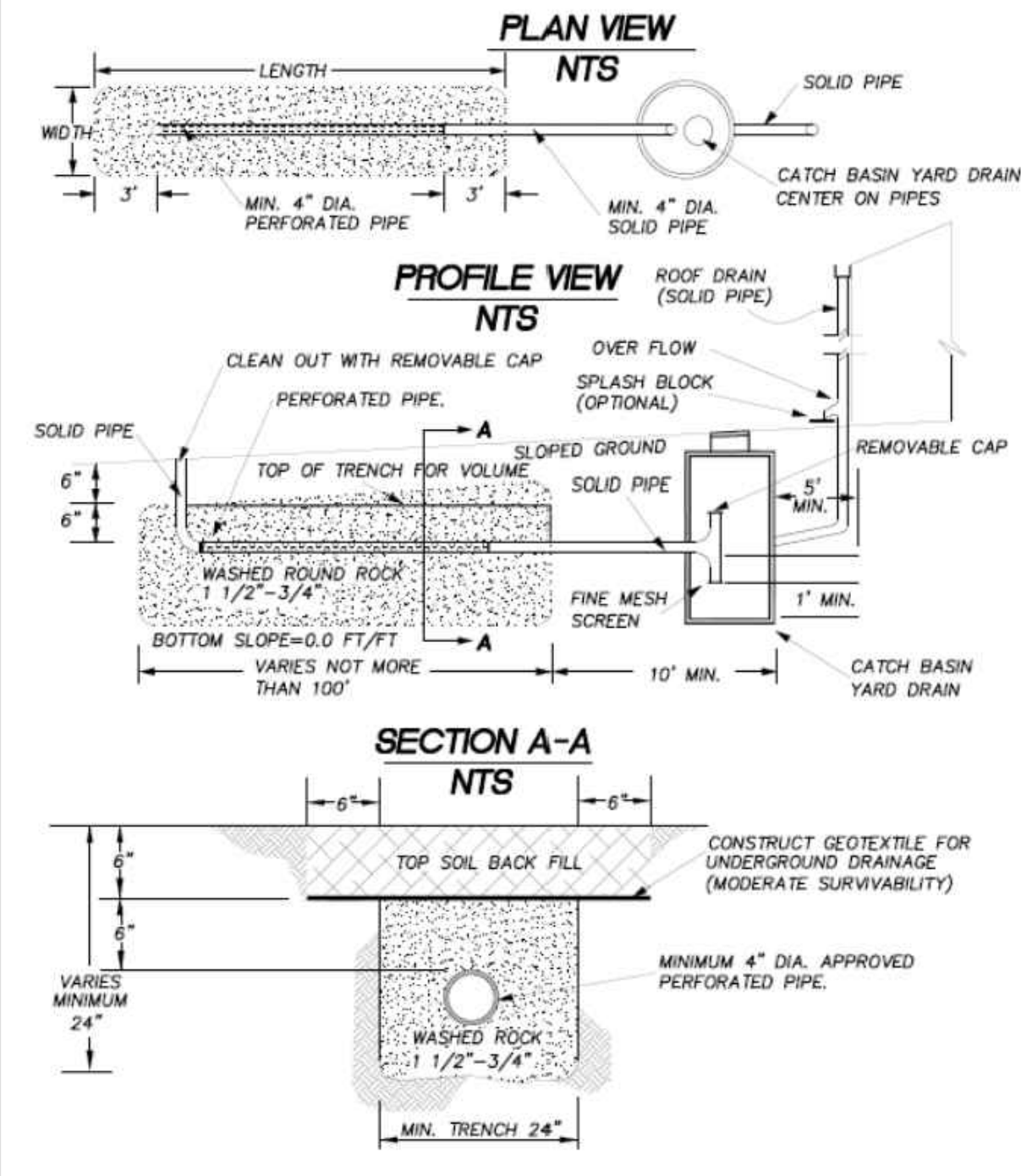
- BUILDING, DRIVEWAY, AND ROOF DRAIN LAYOUT IS SCHEMATIC ONLY. ACTUAL DESIGN TO BE CONFIRMED WITH EACH BUILDING PERMIT.
- THE DRIVEWAY RESERVOIR COURSE SHALL BE SIZED TO ACCOMMODATE HALF OF THE ROOF RUNOFF. IT IS ASSUMED THAT RESERVOIR COURSE WILL EXTEND BEYOND THE LIMITS OF THE PERMEABLE DRIVEWAY. THE REMAINING HALF OF ROOF RUNOFF SHALL BE DIRECTED TO AN INFILTRATION TRENCH LOCATED IN THE BACK OF EACH LOT.
- LAWN AND LANDSCAPE AREAS SHALL BE AMENDED PER CITY OF OLYMPIA DDEC STANDARD.
- MAXIMUM IMPERVIOUS SURFACE COVERAGE IS 45%. MAXIMUM HARD SURFACE COVERAGE IS 65%.



## 2 TYPICAL LOT STORMWATER MANAGEMENT (LOTS 5-37)

NOT TO SCALE

- NOTES:
- PIPE MATERIAL SHALL BE AS APPROVED IN UNIFORM PLUMBING CODE AND BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.
  - TRENCH LENGTH IS GREATER THAN OR EQUAL TO WIDTH.
  - BENDS AND TEES ALLOWED IN PIPE.
  - TOP OF TRENCH FOR VOLUME CALCULATION IS HORIZONTAL LINE EXTENDED FORM LOWEST TOP OF WASHED ROCK.
  - CATCH BASIN/YARD DRAIN TO BE MIN. 18 INCH DIA. AND 30 INCH DEEP. MUST HAVE REMOVABLE COVER, AND SOLID BASE. STRUCTURE MAY BE MADE OF CONCRETE, HDPE OR PVC. USE HANGCOR SLUMP PUMP WELL (CASHW180000) AND LID (CALW180000) OR EQUAL. DRILL HOLES IN LID AS NEEDED TO ALLOW WATER ENTRY.
  - WASHED ROUND ROCK 1 1/2"-3/4" 100% PASSING 1 1/2" SIEVE. LESS THAN 10% PASSING 3/4" SIEVE. ROUND ROCK TO BE WASHED BEFORE INSTALLATION.



## 3 RESIDENTIAL SEDIMENT CONTROL STRUCTURE

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Revisions:

Sheet Title:

## TYPICAL LOT STORMWATER MANAGEMENT PLAN

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

# C3.2

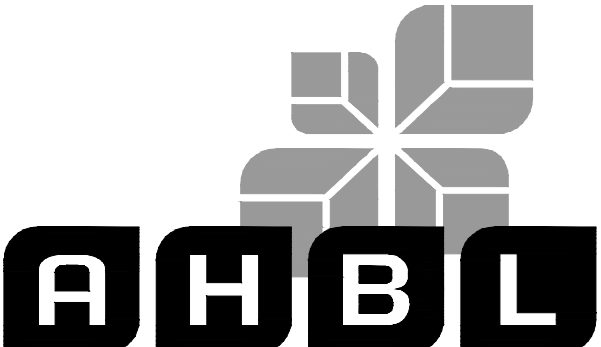
8 of 16 Sheets





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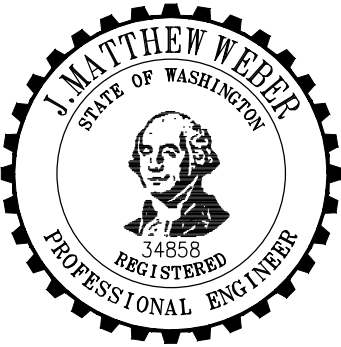
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| Test Pit TP-3                                                          |           |                                                                                                      |  |
|------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------|--|
| Location: Northeast portion of site                                    |           |                                                                                                      |  |
| Approximate Elevation: 172 feet (Conceptual Site Plan, assumed NAVD88) |           |                                                                                                      |  |
| Depth (ft)                                                             | Soil Type | Soil Description                                                                                     |  |
| 0.0 - 1.0                                                              | -         | Forest duff and topsoil                                                                              |  |
| 1.0 - 3.5                                                              | SM        | Brownish grey gravelly silty fine SAND (loose to medium dense, moist) (Recessional sand)             |  |
| 3.5 - 5.5                                                              | SM        | Mottled brownish grey silty SAND with gravel (medium dense to dense, moist) (Weathered glacial till) |  |
| 5.5 - 6.0                                                              | SM        | Grey silty SAND with gravel (dense to very dense, moist) (Glacial till)                              |  |
| Terminated at 6.0 feet BGS.                                            |           |                                                                                                      |  |
| Mottling observed from 3.5 to 5.5 feet BGS at time of excavation.      |           |                                                                                                      |  |
| No caving or groundwater seepage observed during excavation.           |           |                                                                                                      |  |
| Test Pit TP-4                                                          |           |                                                                                                      |  |
| Location: Southwest portion of site                                    |           |                                                                                                      |  |
| Approximate Elevation: 165 feet (Conceptual Site Plan, assumed NAVD88) |           |                                                                                                      |  |
| Depth (ft)                                                             | Soil Type | Soil Description                                                                                     |  |
| 0.0 - 1.0                                                              | -         | Topsoil                                                                                              |  |
| 1.0 - 2.0                                                              | SM        | Tan to brown silty SAND (loose to medium dense, moist) (Recessional sand)                            |  |
| 2.0 - 3.5                                                              | SP-SM     | Mottled brownish grey SAND with some silt (loose to medium dense, moist) (Recessional sand)          |  |
| 3.5 - 10.0                                                             | ML        | Mottled grey sandy SILT with pockets of clean sand (soft to medium stiff, moist) (Recessional silt)  |  |
| Terminated at 10.0 feet BGS.                                           |           |                                                                                                      |  |
| Mottling observed from 2.0 to 10.0 feet BGS at time of excavation.     |           |                                                                                                      |  |
| No caving or groundwater seepage observed during excavation.           |           |                                                                                                      |  |

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Excavated on: September 17, 2024

Test Pit Logs

Proposed Residential Plat  
1609 Springwood Avenue Northeast  
Olympia, Washington  
PN: 09680073000

Doc ID: GCH.SpringwoodAveNE.F

Oct 2024

Figure A-3

| Test Pit TP-3                                                                   |        |           |                                                                                                      |
|---------------------------------------------------------------------------------|--------|-----------|------------------------------------------------------------------------------------------------------|
| Location: Northeast portion of site                                             |        |           |                                                                                                      |
| Approximate Elevation: 172 feet ( <i>Conceptual Site Plan</i> , assumed NAVD88) |        |           |                                                                                                      |
| Depth (ft)                                                                      |        | Soil Type | Soil Description                                                                                     |
| 0.0                                                                             | - 1.0  | -         | Forest duff and topsoil                                                                              |
| 1.0                                                                             | - 3.5  | SM        | Brownish grey gravelly silty fine SAND (loose to medium dense, moist) (Recessional sand)             |
| 3.5                                                                             | - 5.5  | SM        | Mottled brownish grey silty SAND with gravel (medium dense to dense, moist) (Weathered glacial till) |
| 5.5                                                                             | - 6.0  | SM        | Grey silty SAND with gravel (dense to very dense, moist) (Glacial till)                              |
| Terminated at 6.0 feet BGS.                                                     |        |           |                                                                                                      |
| Mottling observed from 3.5 to 5.5 feet BGS at time of excavation.               |        |           |                                                                                                      |
| No caving or groundwater seepage observed during excavation.                    |        |           |                                                                                                      |
| Test Pit TP-4                                                                   |        |           |                                                                                                      |
| Location: Southwest portion of site                                             |        |           |                                                                                                      |
| Approximate Elevation: 165 feet ( <i>Conceptual Site Plan</i> , assumed NAVD88) |        |           |                                                                                                      |
| Depth (ft)                                                                      |        | Soil Type | Soil Description                                                                                     |
| 0.0                                                                             | - 1.0  | -         | Topsoil                                                                                              |
| 1.0                                                                             | - 2.0  | SM        | Tan to brown silty SAND (loose to medium dense, moist) (Recessional sand)                            |
| 2.0                                                                             | - 3.5  | SP-SM     | Mottled brownish grey SAND with some silt (loose to medium dense, moist) (Recessional sand)          |
| 3.5                                                                             | - 10.0 | ML        | Mottled grey sandy SILT with pockets of clean sand (soft to medium stiff, moist) (Recessional silt)  |
| Terminated at 10.0 feet BGS.                                                    |        |           |                                                                                                      |
| Mottling observed from 2.0 to 10.0 feet BGS at time of excavation.              |        |           |                                                                                                      |
| No caving or groundwater seepage observed during excavation.                    |        |           |                                                                                                      |

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Excavated on: September 17, 2024

Test Pit Logs

Proposed Residential Plat

1609 Springwood Avenue Northeast

Olympia, Washington

PN: 09680073000

Doc ID: GCH.SpringwoodAveNE.F

Oct 2024

Figure A-3

| Test Pit TP-5                                                                   |        |           |                                                                                                                   |
|---------------------------------------------------------------------------------|--------|-----------|-------------------------------------------------------------------------------------------------------------------|
| Location: Southwest portion of site                                             |        |           |                                                                                                                   |
| Approximate Elevation: 160 feet ( <i>Conceptual Site Plan</i> , assumed NAVD88) |        |           |                                                                                                                   |
| Depth (ft)                                                                      |        | Soil Type | Soil Description                                                                                                  |
| 0.0                                                                             | - 0.5  | -         | Forest duff and topsoil                                                                                           |
| 0.5                                                                             | - 2.0  | SM        | Tan silty SAND (loose to medium dense, moist) (Recessional sand)                                                  |
| 2.0                                                                             | - 5.5  | SM        | Mottled grey silty SAND (loose to medium dense, moist) (Recessional sand)                                         |
| 5.5                                                                             | - 10.0 | ML        | Mottled grey sandy SILT (soft to medium stiff, moist) (Recessional silt)                                          |
| Terminated at 10.0 feet BGS.                                                    |        |           |                                                                                                                   |
| Mottling observed from 2.0 to 10.0 feet BGS at time of excavation.              |        |           |                                                                                                                   |
| No caving or groundwater seepage observed during excavation.                    |        |           |                                                                                                                   |
| Test Pit TP-6                                                                   |        |           |                                                                                                                   |
| Location: Northwest portion of site                                             |        |           |                                                                                                                   |
| Approximate Elevation: 164 feet ( <i>Conceptual Site Plan</i> , assumed NAVD88) |        |           |                                                                                                                   |
| Depth (ft)                                                                      |        | Soil Type | Soil Description                                                                                                  |
| 0.0                                                                             | - 10.0 | ML        | Orange-tan to mottled grey sandy SILT with pockets of clean sand (soft to medium stiff, moist) (Recessional silt) |
| Terminated at 10.0 feet BGS.                                                    |        |           |                                                                                                                   |
| Mottling observed from 1.5 to 10.0 feet BGS at time of excavation.              |        |           |                                                                                                                   |
| No caving or groundwater seepage observed during excavation.                    |        |           |                                                                                                                   |
| Test Pit TP-7                                                                   |        |           |                                                                                                                   |
| Location: Northwest portion of site                                             |        |           |                                                                                                                   |
| Approximate Elevation: 164 feet ( <i>Conceptual Site Plan</i> , assumed NAVD88) |        |           |                                                                                                                   |
| Depth (ft)                                                                      |        | Soil Type | Soil Description                                                                                                  |
| 0.0                                                                             | - 0.5  | -         | Topsoil                                                                                                           |
| 0.5                                                                             | - 9.0  | ML        | Orange to mottled tan sandy SILT (soft to medium stiff, moist) (Recessional silt)                                 |
| Terminated at 9.0 feet BGS.                                                     |        |           |                                                                                                                   |
| Mottling observed from 2.5 to 9.0 feet BGS at time of excavation.               |        |           |                                                                                                                   |
| No caving or groundwater seepage observed during excavation.                    |        |           |                                                                                                                   |

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1609 Springwood Avenue Northeast  
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PN: 09680073000

Doc ID: GCH.SpringwoodAveNE.F

Oct 2024

Figure A-4

A

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A

A CITY COMMENTS - 5/21/2025

Revisions:

Sheet Title:

SOIL LOGS

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

C3.4

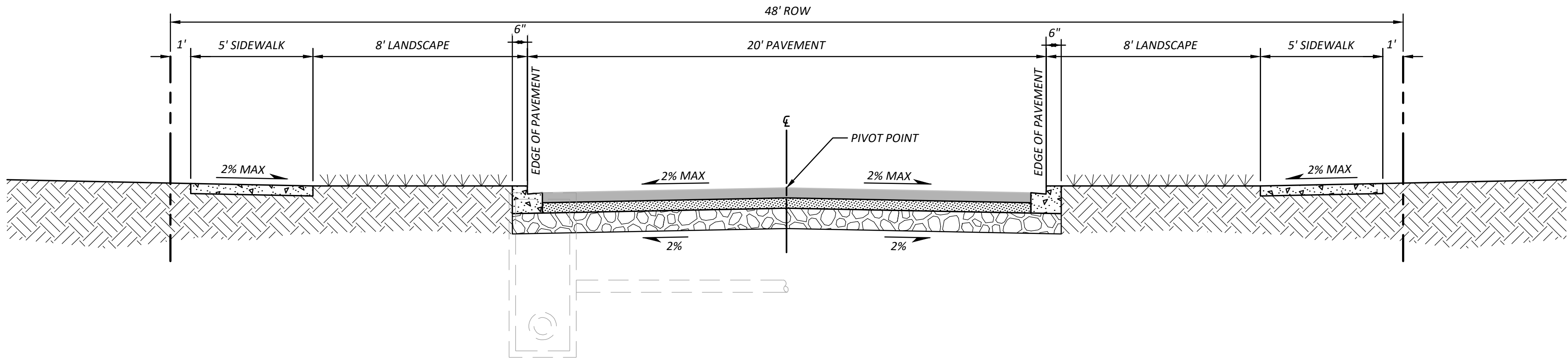
9 of 16 Sheets



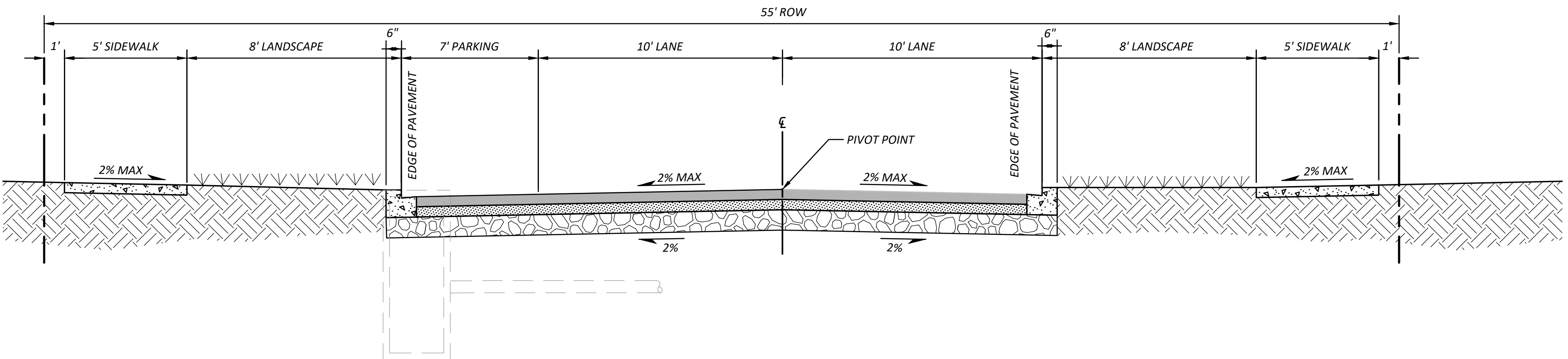


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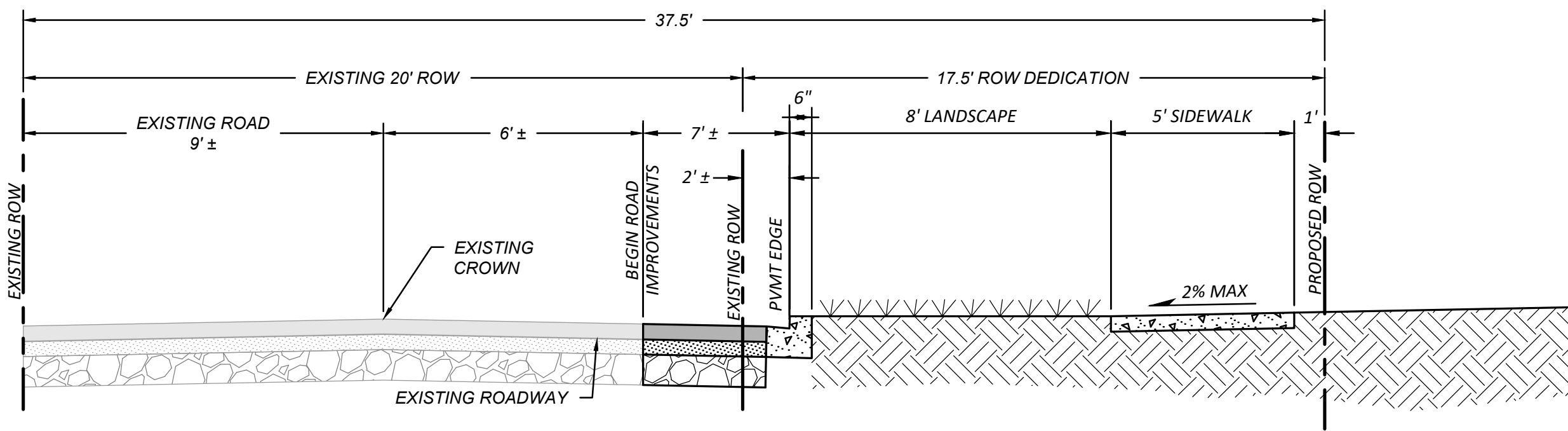
**SPRINGWOOD GARDEN**  
A PORTION OF THE O'BRYANT D.L.C. NO. 40,  
LYING WITHIN THE NW 1/4 AND SW 1/4 OF SECTION 12, TWN. 18 N., RGE. 2 W., W.M.,  
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.



**A LOCAL ROAD SECTION**  
NOT TO SCALE



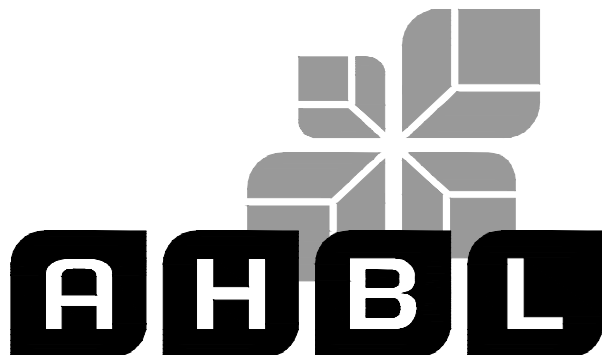
**B NEIGHBORHOOD COLLECTOR STREET**  
NOT TO SCALE



**C FRONTAGE SECTION**  
NOT TO SCALE

STREET CONSTRUCTION:

1. ALL CURB, CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT WILL BE STAKED BY ENGINEERING OR SURVEYING FIRMS CAPABLE OF PERFORMING SUCH WORK.
2. ASPHALT CONCRETE PAVEMENT FOR WEARING COURSE WILL NOT BE PLACED ON ANY TRAVELED WAY BETWEEN OCTOBER 1ST AND APRIL 1ST WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER.
3. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT WILL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT WILL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL JOINT (CONTRACTION, CONSTRUCTION, ISOLATION, ETC.) LAYOUT PLANS SHALL BE APPROVED ONE WEEK BEFORE PLACING CONCRETE.
6. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE PLACING CONCRETE. TWENTY-FOUR HOURS' NOTICE IS REQUIRED FOR FORM INSPECTION.
7. TESTING AND SAMPLING FREQUENCIES WILL BE AS DESCRIBED IN THE CURRENT WSDOT STANDARD SPECIFICATIONS AND CHAPTER 4 OF THE EDDS.



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Project Title:  
**SPRINGWOOD GARDEN  
PRELIMINARY PLAT**

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

Project No.  
2240545.10

Issue Set & Date:

**PRELIMINARY PLAT**

12/9/2025



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Revisions:

Sheet Title:

**ROADWAY  
SECTIONS**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

**C4.0**

10 of 16 Sheets

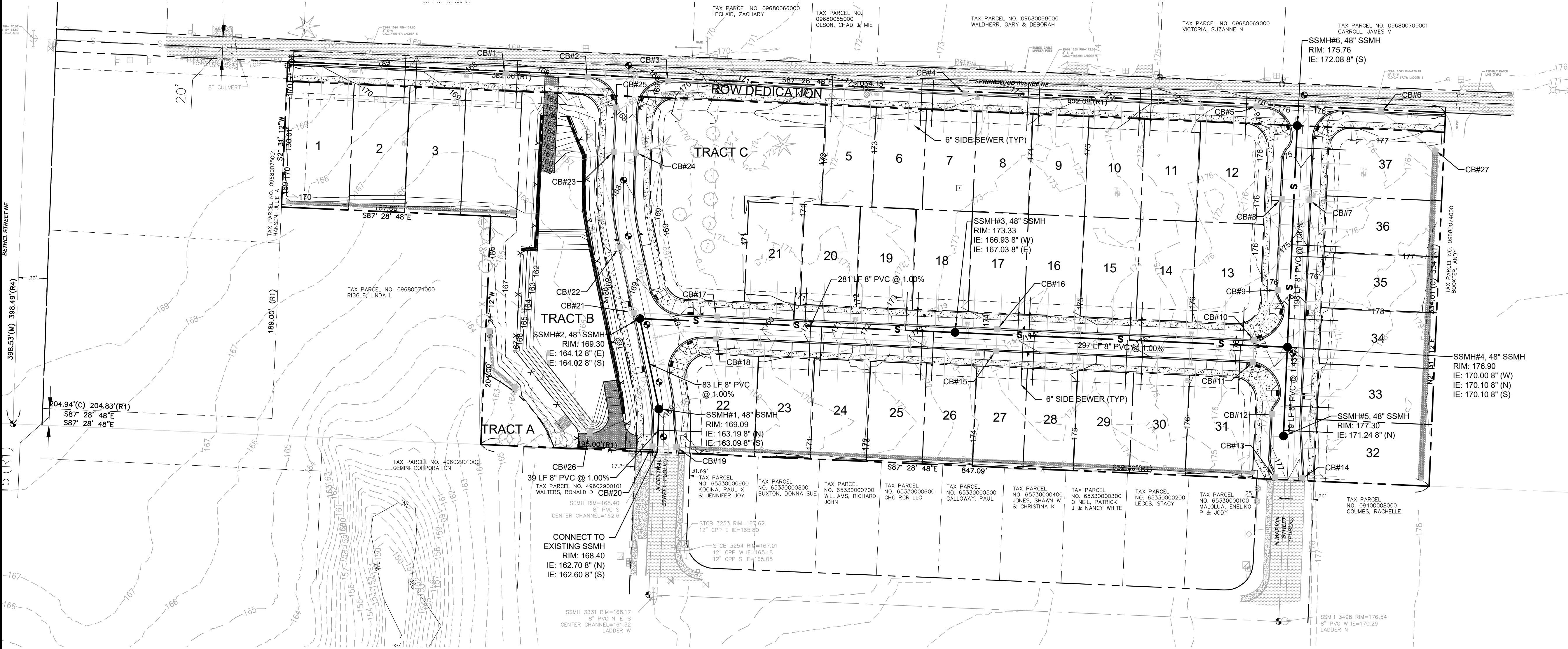
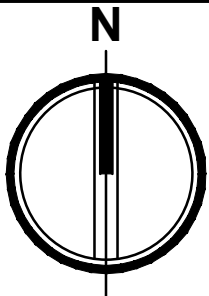
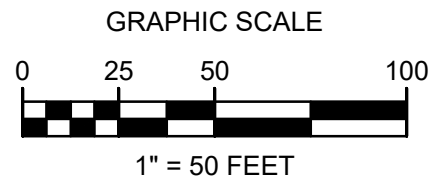




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# SPRINGWOOD GARDEN

A PORTION OF THE O'BRYANT D.L.C. NO. 40,  
LYING WITHIN THE NW 1/4 AND SW 1/4 OF SECTION 12, TWN. 18 N., RGE. 2 W., W.M.,  
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.



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## SANITARY SEWER CONSTRUCTION:

- IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
- THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (TWO WORKING DAYS) IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP.
- ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK. STAKING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WHEN TEMPORARY STREET PATCHES ARE ALLOWED BY THE CITY, COLD MIX ASPHALT SHALL BE PLACED AND COMPACTED TO A MAXIMUM DEPTH OF 2 INCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED BY THE CITY.
- AFTER BACKFILLING, BUT PRIOR TO PAVING, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL DOES NOT CONSTITUTE FINAL ACCEPTANCE OF THE SEWER LINE. THE CONTRACTOR SHALL RETAIN THE RESPONSIBILITY TO REPAIR ALL DEFICIENCIES AND FAILURES REVEALED DURING ALL REQUIRED TESTING FOR ACCEPTANCE AND THROUGH THE DURATION OF THE WARRANTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS. ANY MAIN OR APPURTENANCE BACKFILLED PRIOR TO INSPECTION SHALL BE RE-EXCAVATED FOR INSPECTION.
- ALL LINES WILL BE HIGH-VELOCITY CLEANED AND SUBJECTED TO A LOW-PRESSURE AIR TEST PURSUANT TO CURRENT WSDOT STANDARD SPECIFICATIONS AFTER BACKFILLING, BUT PRIOR TO PAVING. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
- TESTING OF THE SANITARY SEWER MAIN WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GNET SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TELEVISION THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTION, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE CITY INSPECTOR.
- A TEST OF ALL MANHOLES IN ACCORDANCE WITH OLYMPIA STANDARD IS ALSO REQUIRED. TESTING WILL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.

IN ADDITION, THE FOLLOWING SPECIFIC NOTES PERTAINING TO STEP SYSTEMS AND LIFT STATIONS AND FORCE MAINS WILL BE INCLUDED WHEN THESE UTILITIES ARE PART OF THE PROJECT.

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A CITY COMMENTS - 5/21/2025

Revisions:

Sheet Title:  
**SANITARY SEWER  
PLAN**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

**C5.0**

11 of 16 Sheets

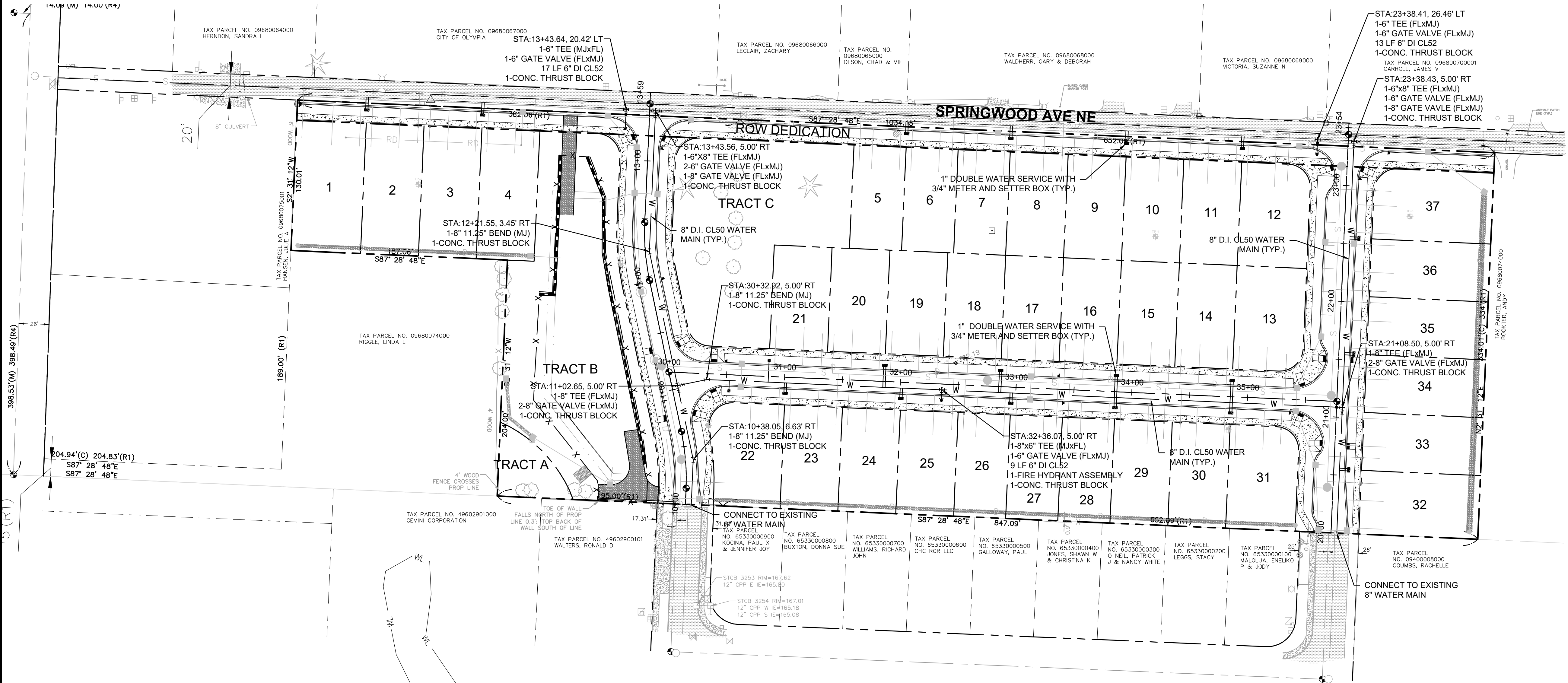
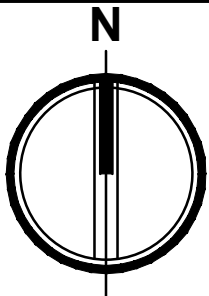
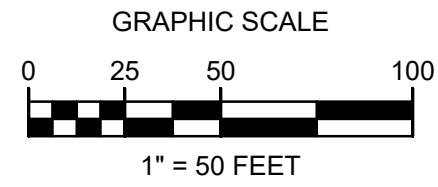




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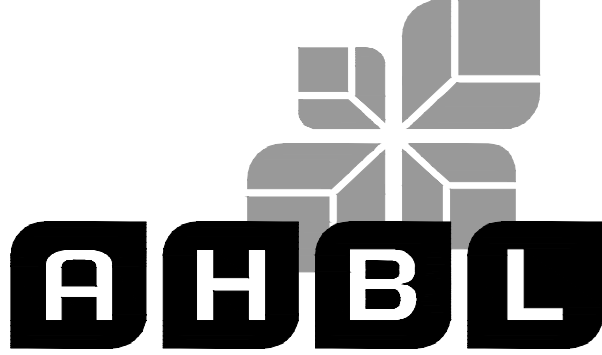
# SPRINGWOOD GARDEN

A PORTION OF THE O'BRYANT D.L.C. NO. 40,  
LYING WITHIN THE NW 1/4 AND SW 1/4 OF SECTION 12, TWN. 18 N., RGE. 2 W., W.M.,  
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.



## WATER MAIN CONSTRUCTION:

- ALL LINES WILL BE CHLORINATED AND TESTED IN CONFORMANCE AMERICAN WATER WORKS ASSOCIATION STANDARDS.
- ALL WATER MAINS WILL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. STAKING WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL WATER SYSTEM CONNECTIONS TO SERVE BUILDINGS OR PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER SYSTEMS, OR IRRIGATION SYSTEMS WILL COMPLY WITH THE MINIMUM BACKFLOW PREVENTION REQUIREMENTS AS ESTABLISHED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH AND THE CITY OF OLYMPIA IN ITS CROSS CONNECTION PROGRAM.
- THE CITY REQUIRES 10 WORKING DAYS WRITTEN NOTICE TO SCHEDULE SHUTDOWNS. THE WRITTEN NOTICE WILL BE COORDINATED WITH THE CITY INSPECTOR. THE CITY OF OLYMPIA DRINKING WATER OPERATIONS OR CITY INSPECTOR WILL PERFORM THE SHUTDOWN.
- AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS BY THE CONTRACTOR PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR WILL INSTALL A NEW VALVE.
- AT ANY WATER MAIN TAP TO EXISTING CITY MAINS WHERE THE CONTRACTOR ENCOUNTERS A COUPLING OR EXISTING ASSEMBLIES, THE CONTRACTOR WILL PROVIDE A MINIMUM OF 18 INCHES OF CLEARANCE FROM COUPLING OR ASSEMBLIES TO EDGE OF TAPPING SLEEVE.
- ANY WATER MAIN TAP OR CONNECTION WILL BE BLOCKED ACCORDING TO THE CITY OF OLYMPIA STANDARD DRAWINGS.
- ANY EXCAVATION THAT EXPOSES AN ASBESTOS CEMENT (AC) WATER MAIN OR THE CITY'S 36-INCH WATER TRANSMISSION MAIN SHALL BE BEDDED WITH CONTROLLED DENSITY FILL (CDF) PURSUANT TO THE WSDOT SPECIFICATIONS FOR CDF. AS AN OPTION THE CONTRACTOR MAY CHOOSE TO REPLACE THE AC PIPE AT ANY CROSSING WITH DUCTILE IRON PIPE BENCHED INTO BOTH TRENCH WALLS. THE CONTRACTOR WILL COORDINATE WITH THE CITY INSPECTOR TO HAVE A CITY OF OLYMPIA DRINKING WATER OPERATIONS STAFF MEMBER ON SITE BEFORE CONSTRUCTION BEGINS.
- BEFORE CUTTING OR REMOVING ANY EXISTING AC PIPE, THE CONTRACTOR WILL SUPPLY THE CITY OF OLYMPIA INSPECTOR A COPY OF THE WORKMAN'S CERTIFICATIONS TO WORK WITH AC PIPE. THE CONTRACTOR WILL CONFORM TO ALL REGULATIONS AND GUIDANCE RELATED TO ASBESTOS WORK PROVIDED BY THE OLYMPIC REGION CLEAN AIR AGENCY.



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## Project Title: SPRINGWOOD GARDEN PRELIMINARY PLAT

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

Project No.  
2240545.10

Issue Set & Date:

## PRELIMINARY PLAT

12/9/2025



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Revisions:

## Sheet Title: WATER PLAN

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

# C6.0

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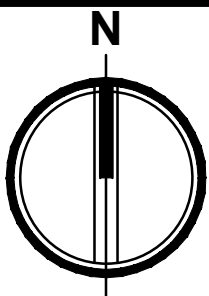
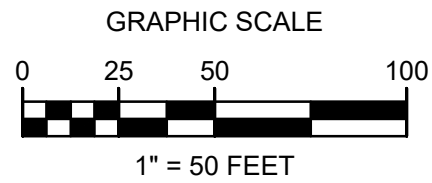




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4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

Project No.

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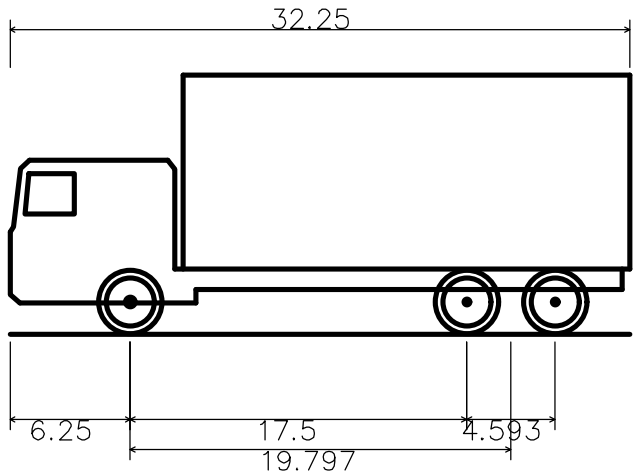
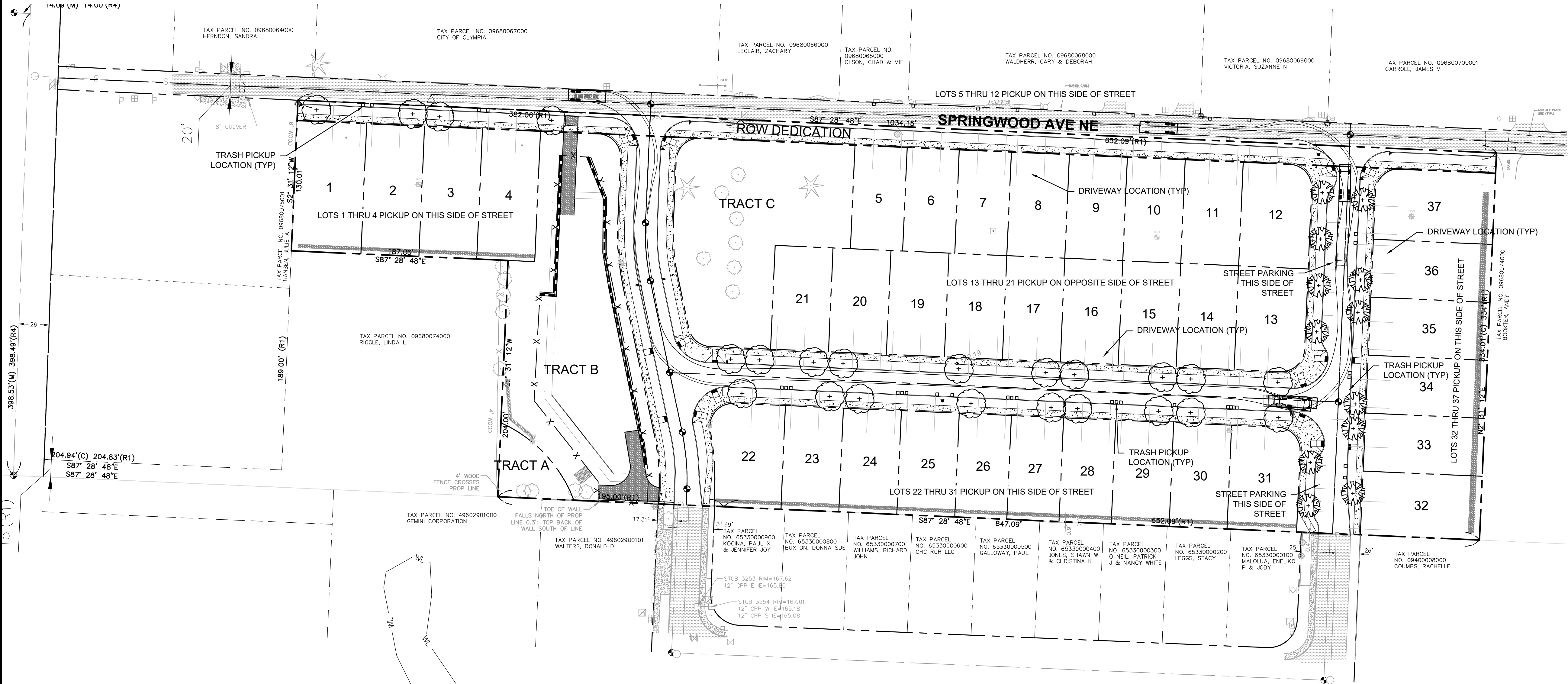
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SIDE LOAD GARBAGE TRUCK  
Overall Length 32.250ft  
Overall Width 9.500ft  
Overall Body Height 13.500ft  
Min Body Ground Clearance 1.630ft  
Track Width 9.500ft  
Lock-to-lock time 6.30s  
Max Steering Angle (Virtual) 23.00°

## 1 DESIGN VEHICLE

PER EDDSS 8.110 TABLE 4

- △
- △
- △
- △ CITY COMMENTS - 5/21/2025

Revisions:

Sheet Title:

**SOLID WASTE PLAN**

Designed by: CF Drawn by: CR Checked by: JMW

Sheet No.

**C7.0**

13 of 16 Sheets

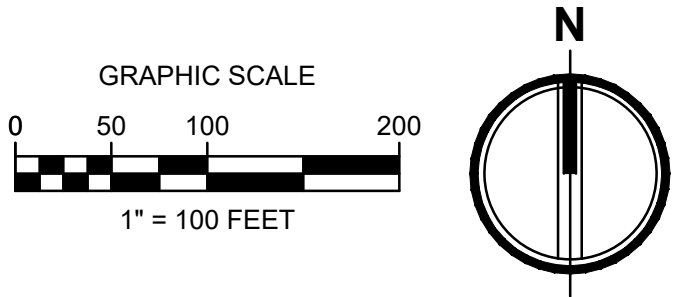




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4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

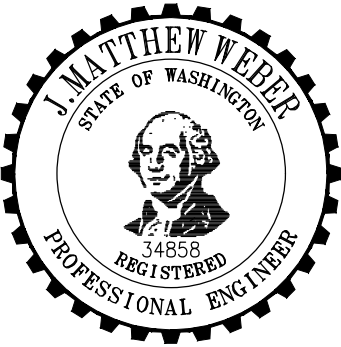
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Project No.  
2240545.10

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Revisions:

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**SIGNAGE AND  
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PLAN**

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**SPRINGWOOD GARDEN**  
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CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.

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Project Title:

**SPRINGWOOD GARDEN  
PRELIMINARY PLAT**

Client:

**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

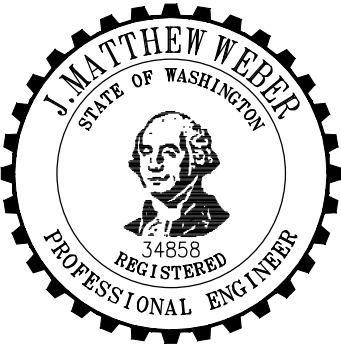
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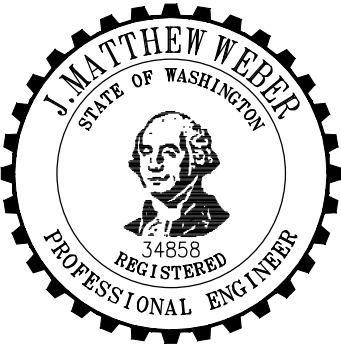
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