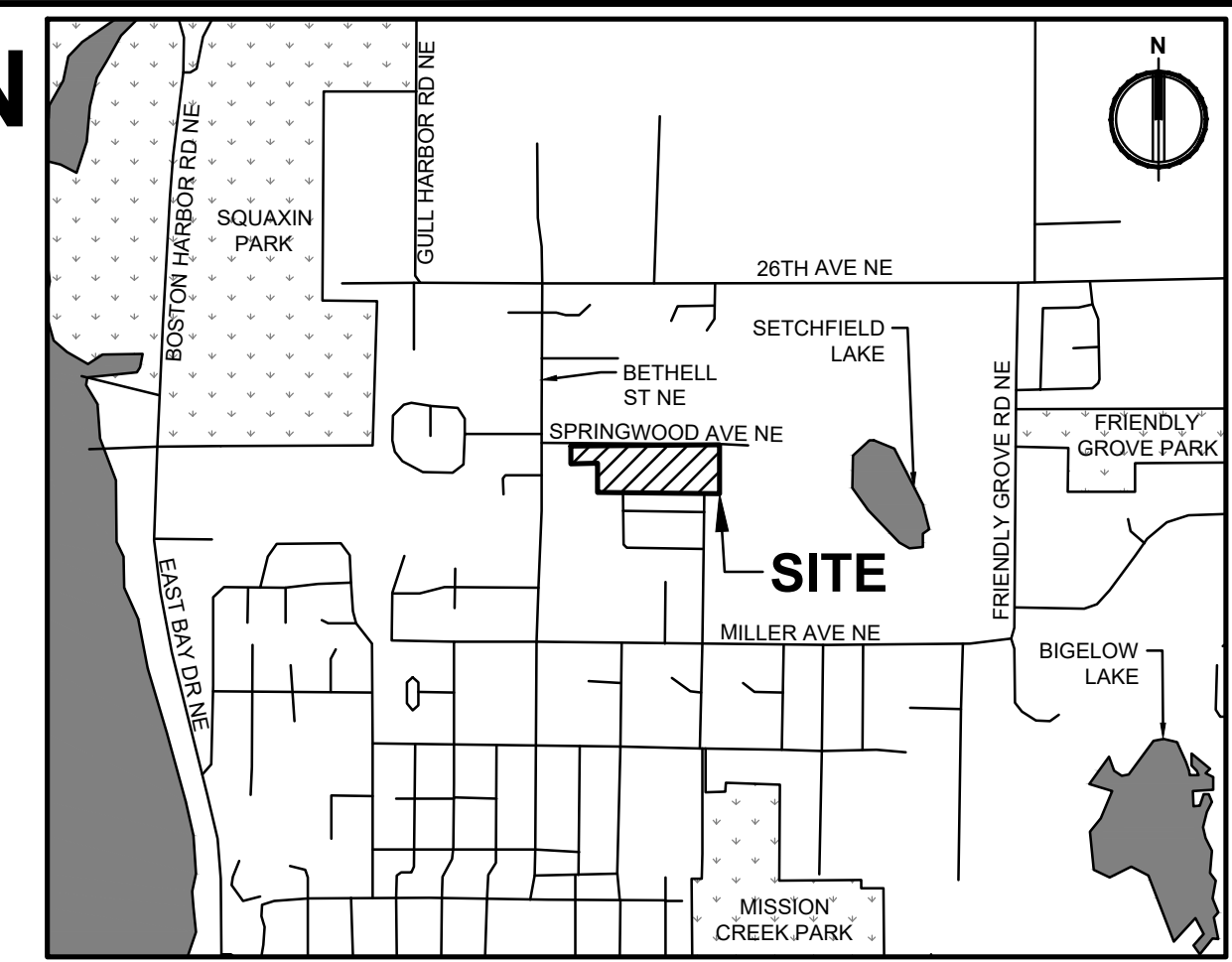




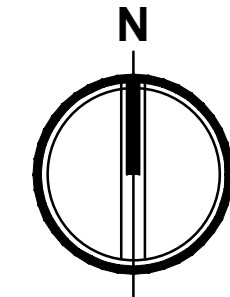
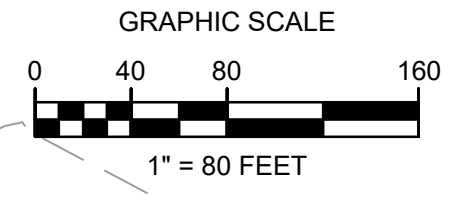
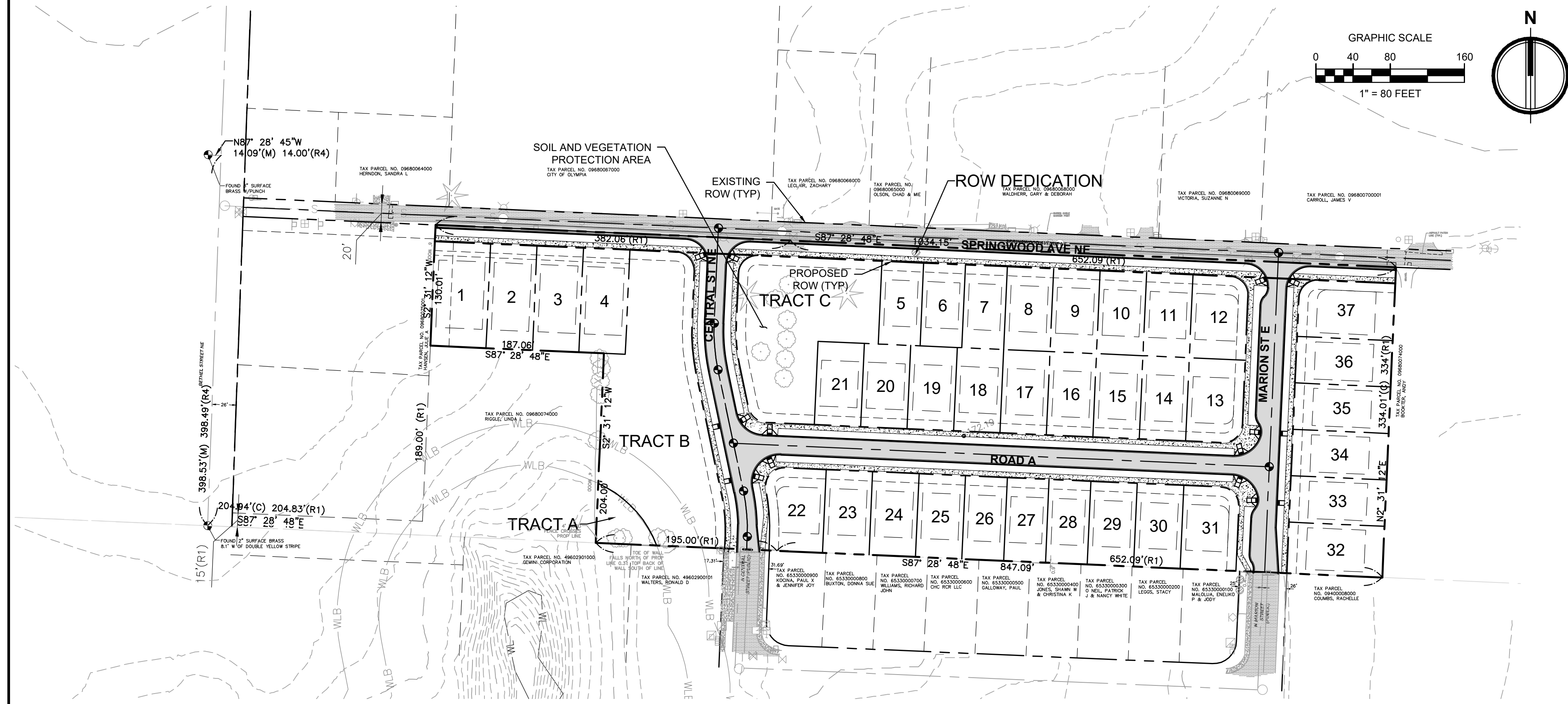
Know what's below.  
Call before you dig.

# SPRINGWOOD GARDEN PRELIMINARY PLAT - SITE PLAN

A PORTION OF O'BRYANT D.L.C. NO. 40, 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	○
---	ELEV	---
---	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.

### ON-SITE STORMWATER MANAGEMENT

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

### 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

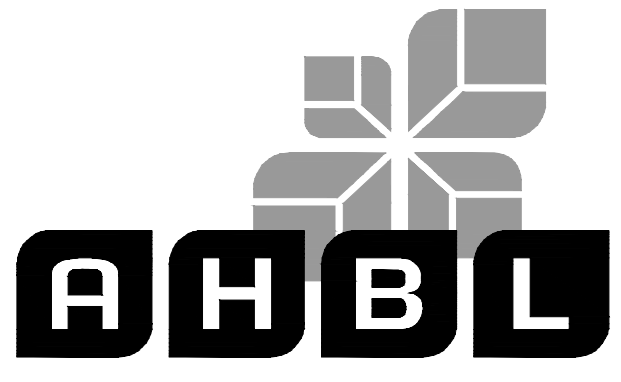
PARCEL NUMBER: 09680073000  
PARCEL SIZE: 7.06 AC  
ROW SIZE: 1.35 AC  
NET DEVELOPABLE: 5.64 AC

ZONING: R4-8  
MINIMUM LOT WIDTH: 45'  
MINIMUM LOT SIZE: 4,000 SF  
NUMBER OF LOTS: 39  
PROPOSED DENSITY: 7 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 HOLLING. 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 LOCATE 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.



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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 - SITE PLAN

Client:  
**GARRETTE HOMES**

4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

Project No.  
2240545.10

### Issue Set & Date: PRELIMINARY PLAT - SITE PLAN

12/2/2025



12/10/2025

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- △
- △
- △ CITY COMMENTS - 10/17/2025
- △ CITY COMMENTS - 5/21/2025

Revisions:

### Sheet Title: COVER SHEET

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

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	PRELIMINARY PLAT - SITE PLAN
3	TOPOGRAPHIC & BOUNDARY SURVEY
4	TOPOGRAPHIC & BOUNDARY SURVEY

# C0.0

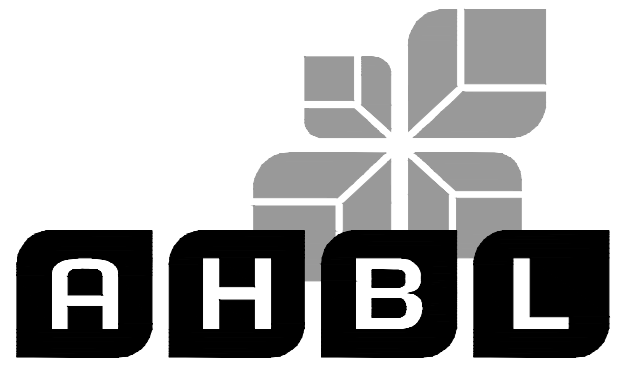
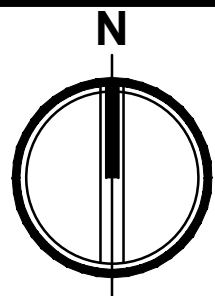
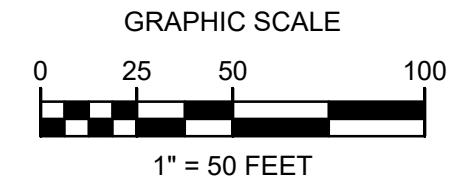
1 of 4 Sheets



Know what's below.  
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# SPRINGWOOD GARDEN PRELIMINARY PLAT - SITE PLAN

A PORTION OF O'BRYANT D.L.C. NO. 40, TWN. 18 N., RGE. 2 W., W.M.,  
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.



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**Project Title:**  
**SPRINGWOOD GARDEN  
PRELIMINARY PLAT -  
SITE PLAN**

**Client:**  
**GARRETTE HOMES**

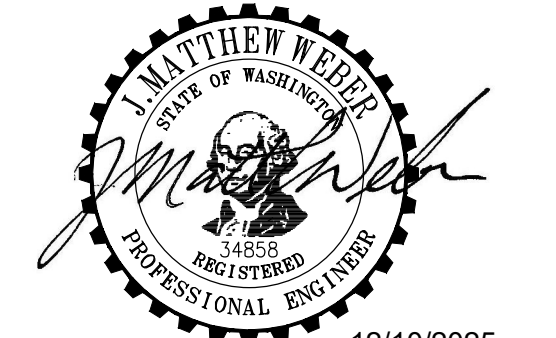
4802 TACOMA MALL BOULEVARD  
TACOMA, WA 98409

CONTACT: MATT LEWIS, PRESIDENT

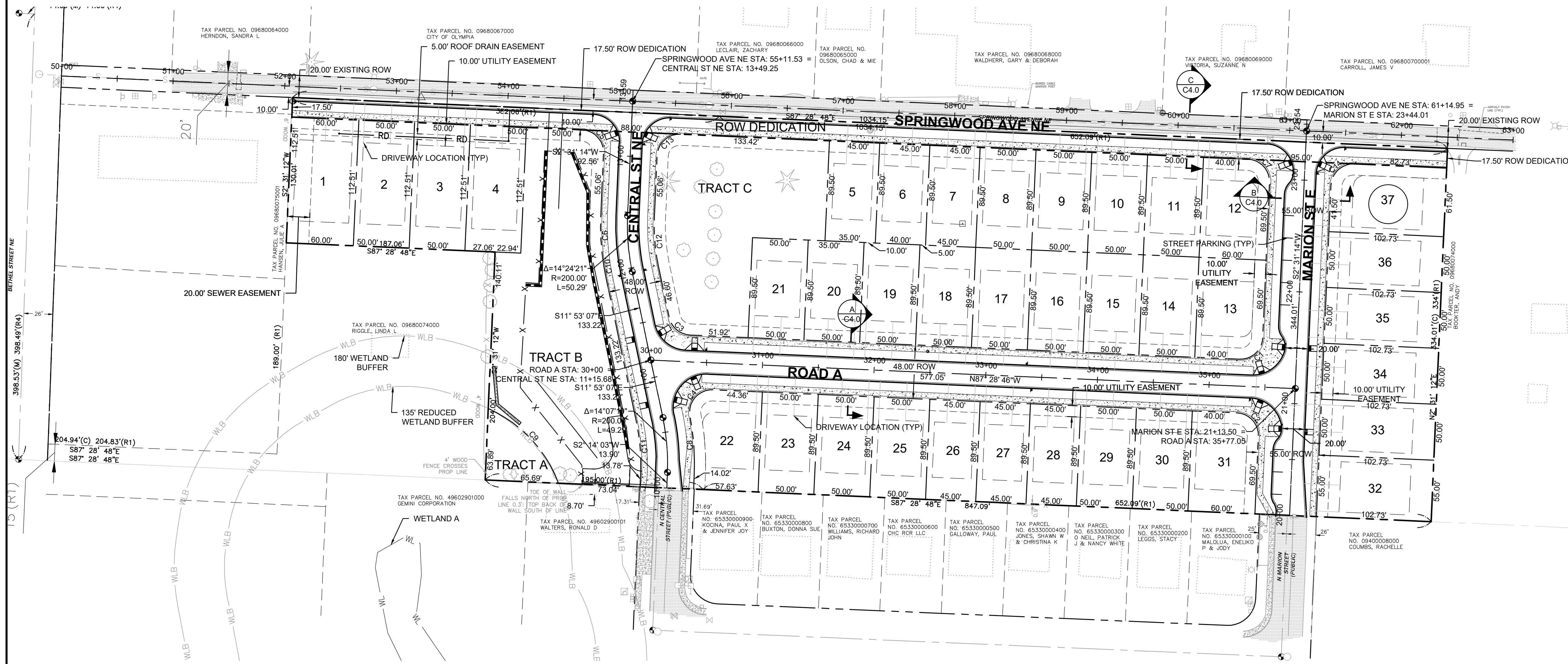
**Project No.**  
2240545.10

**Issue Set & Date:**  
**PRELIMINARY PLAT -  
SITE PLAN**

12/2/2025



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LOT AREAS	
LOT NUMBER	AREA
1	6,750 SF (0.15 AC)
2	5,625 SF (0.13 AC)
3	5,625 SF (0.13 AC)
4	5,625 SF (0.13 AC)
5	4,027 SF (0.09 AC)
6	4,027 SF (0.09 AC)
7	4,027 SF (0.09 AC)
8	4,475 SF (0.10 AC)
9	4,475 SF (0.10 AC)
10	4,475 SF (0.10 AC)
11	4,475 SF (0.10 AC)
12	5,284 SF (0.12 AC)
13	5,284 SF (0.12 AC)
14	4,475 SF (0.10 AC)
15	4,475 SF (0.10 AC)
16	4,475 SF (0.10 AC)
17	4,475 SF (0.10 AC)
18	4,475 SF (0.10 AC)
19	4,475 SF (0.10 AC)

LOT AREAS	
LOT NUMBER	AREA
20	4,475 SF (0.10 AC)
21	4,475 SF (0.10 AC)
22	5,347 SF (0.12 AC)
23	4,475 SF (0.10 AC)
24	4,475 SF (0.10 AC)
25	4,475 SF (0.10 AC)
26	4,028 SF (0.09 AC)
27	4,028 SF (0.09 AC)
28	4,028 SF (0.09 AC)
29	4,475 SF (0.10 AC)
30	4,475 SF (0.10 AC)
31	5,284 SF (0.12 AC)
32	5,650 SF (0.13 AC)
33	5,136 SF (0.12 AC)
34	5,136 SF (0.12 AC)
35	5,136 SF (0.12 AC)
36	5,136 SF (0.12 AC)
37	6,232 SF (0.14 AC)

LOT AREAS	
LOT NUMBER	AREA
ROW DEDICATION	18,098 SF (0.42 AC)
TRACT A	2,664 SF (0.06 AC)
TRACT B	29,774 SF (0.68 AC)
TRACT C	20,635 SF (0.47 AC)

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"

△ CITY COMMENTS - 10/17/2025

△ CITY COMMENTS - 5/21/2025

**Revisions:**  
**Sheet Title:**  
**PRELIMINARY PLAT -  
SITE PLAN**

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

**Sheet No.**  
**C1.0**  
2 of 4 Sheets



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Project Title:  
**SPRINGWOOD PLAT**

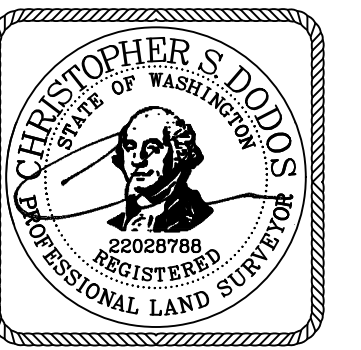
Client:  
**GARRETTE CUSTOM HOMES  
PUGET SOUND, INC.**

4802 TACOMA MALL BLVD  
TACOMA, WA 98409  
MATT LEWIS

Job No.  
22405450

Issue Set & Date:

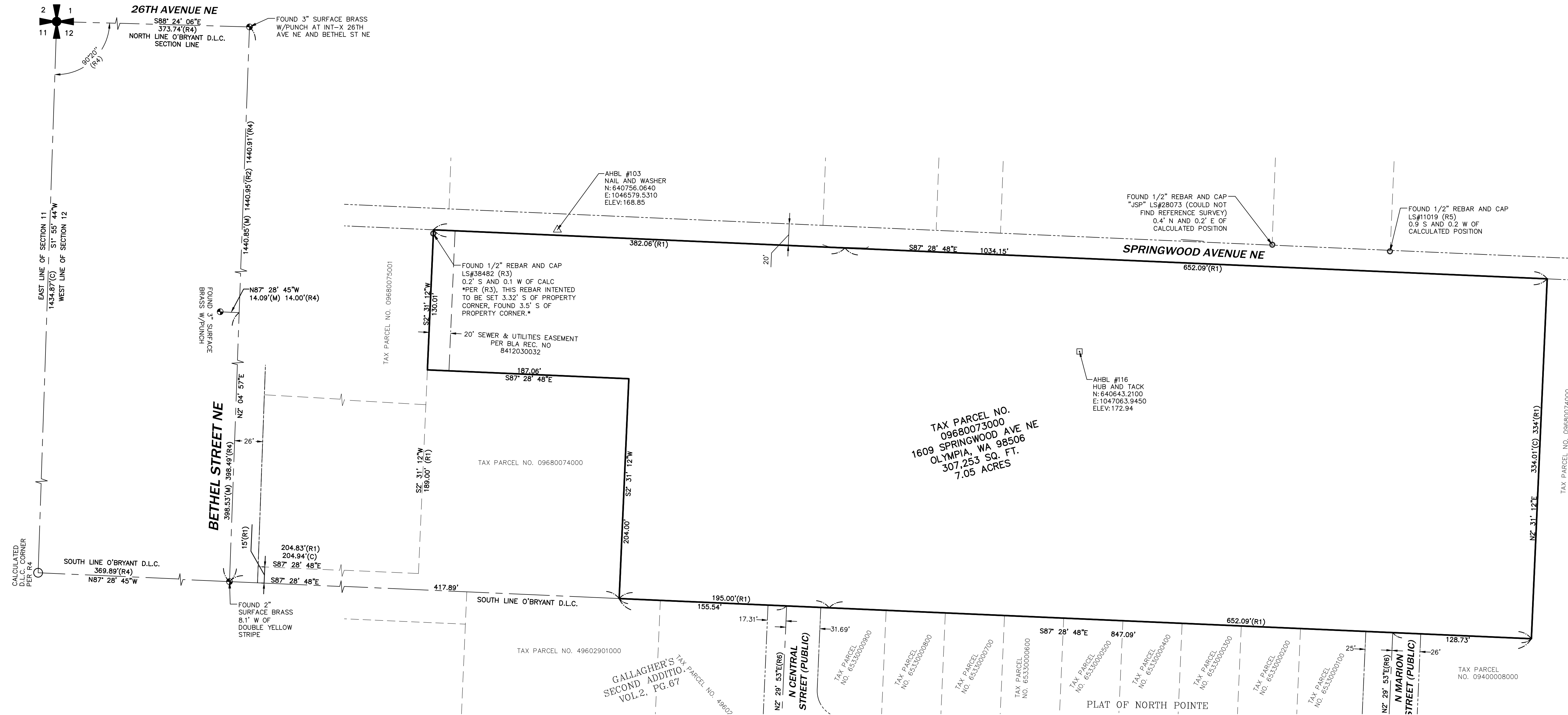
DECEMBER 30, 2024



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# SPRINGWOOD PLAT

## 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.



**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.

**EQUIPMENT USED**

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

**SURVEYOR'S CERTIFICATE**

I, DAVID FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN DECEMBER 2024 IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF MATT LEWIS.

DAVID FOLLANSBEE, PLS 45161 DATE

**SURVEY REFERENCES**

- (R1) DECLARATION OF BOUNDARY LINE ADJUSTMENT AND COVENANTS, REC. NO. 8412030032
- (R2) RECORD OF SURVEY FOR DR. ANGELA BOWEN, REC. NO. 3983313
- (R3) RECORD OF SURVEY FOR JULIE KAINBER, REC. NO. 4714370
- (R4) PLAT OF DEVON PLACE, REC. NO. 9401240271
- (R5) RECORD OF SURVEY FOR JIM CARROL, REC. NO. 4087939
- (R6) PLAT OF NORTH POINTE, REC. NO. 3139036

**UTILITY NOTES**

SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.

CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

**LEGAL DESCRIPTION**

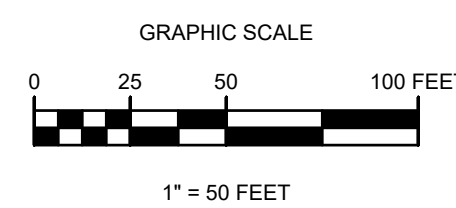
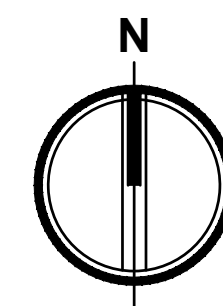
PER TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. CTT1240064553, DATED JANUARY 16, 2025:

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

IN THURSTON COUNTY, WASHINGTON.

**TREE NOTE**

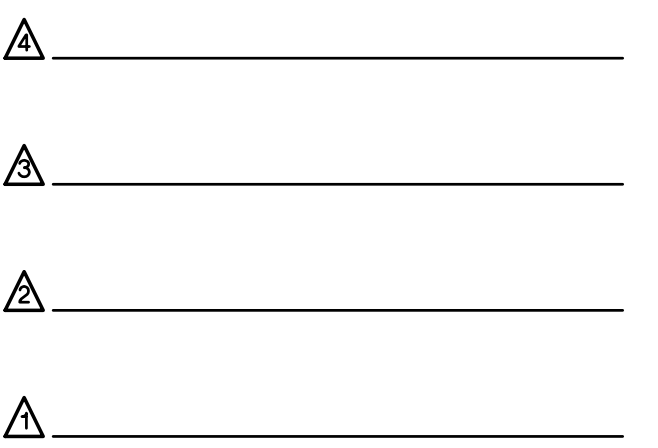
TREE'S LABELED WITH ONLY A NUMBER REFER TO ARBORIST TAG.



1" = 50 FEET

**LEGEND**

- CALCULATED SECTION CORNER & NW CORNER O'BRYANT D.L.C.
- FOUND MONUMENT AS NOTED
- FOUND PROPERTY CORNER
- MEASURED DISTANCE
- CALCULATED DISTANCE
- REFER TO REFERENCE SURVEYS
- EASEMENT LINE



Revisions:

Sheet Title:  
**TOPOGRAPHIC & BOUNDARY SURVEY**

Designed by: Drawn by: Checked by:  
GD CD

Sheet No.



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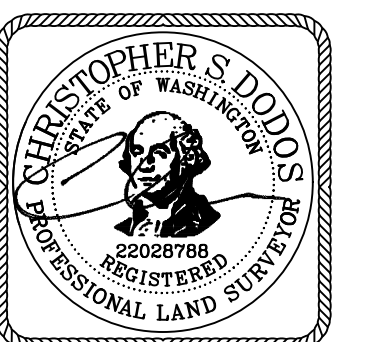
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TACOMA, WA 98409  
MATT LEWIS

Job No.  
2240545.50

Issue Set & Date:

DECEMBER 30, 2024

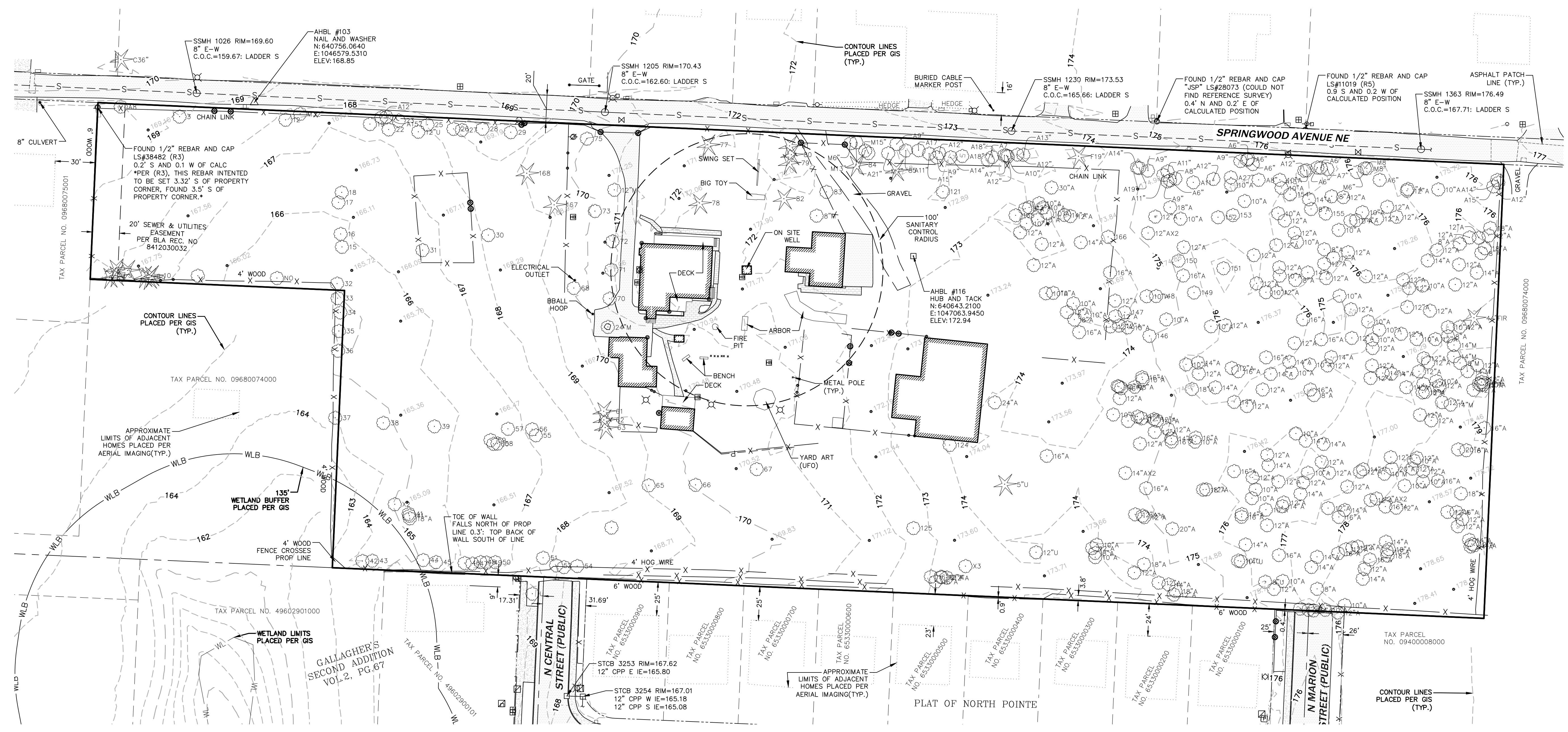


12/10/2025

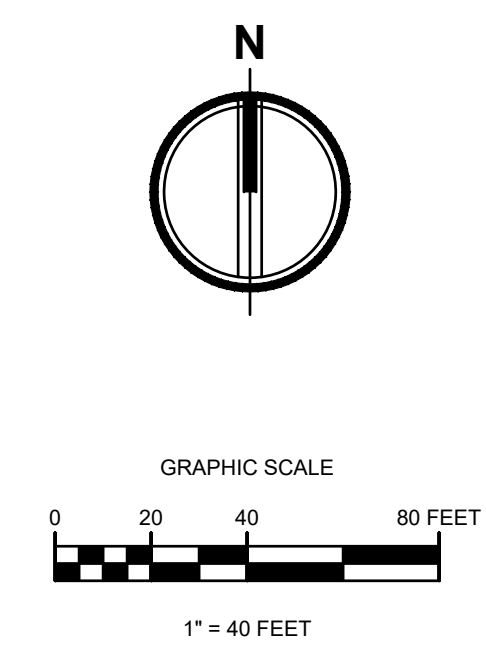
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# SPRINGWOOD PLAT

## 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.



**WETLANDS NOTE**  
NO WETLANDS WERE LOCATED AT TIME OF SURVEY. WETLAND LIMITS AND 150' WETLAND BUFFER WERE PLACED PER AVAILABLE GIS DATA.



**LEGEND**

- CALCULATED SECTION CORNER & NW CORNER O'BRYANT D.L.C.
- FOUND MONUMENT AS NOTED
- SET NAIL AND WASHER
- FOUND PROPERTY CORNER
- MAIL BOX
- SIGN
- GATE POST
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- CABLE RISER
- GUY ANCHOR
- UTILITY POWER POLE
- POWER METER
- LUMINAIRE
- FIRE HYDRANT
- WATER METER
- HOSE BIB
- MONITORING WELL
- ROOF DRAIN
- GAS METER
- GAS VALVE
- DECIDUOUS TREE A=ALDER M=MAPLE U=UNKNOWN
- CONIFEROUS TREE F=FIR C=CEDAR
- EASEMENT LINE
- ELECTRICAL LINE
- SEWER LINE
- FENCE
- BRICK PAVERS
- ASPHALT
- CONCRETE

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- Revisions:

Sheet Title:  
**TOPOGRAPHIC & BOUNDARY SURVEY**

Designed by: Drawn by: Checked by:  
GD CD