

City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

**NOTICE OF APPLICATION**  
**Rainier Dodge Automobile Service**  
Permit No. TUM-21-0704  
April 26, 2023

**Proposal:** Construction of a new 8,715 sq. ft. automobile service building and associated parking.

**Applicant:** Eugene Johnson Family Investments, LLC Attn: Casey Johnson, PO Box 11486, Olympia, WA 98508

**Representative:** Chris Merritt, PE Olympic Engineering, PO Box 12690, Olympia, WA 98508

**Location:** 2520 Mottman Road SW, Tumwater, WA 98512, Parcel # 63050000401

**Complete Application:** Application submitted: March 24, 2023. Application deemed complete: April 19, 2023.

**Project Permit/Approvals:** The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Building Permit, Site Development/Grading Permit, and Sign Permits.

**Environmental Documents Relating to the Project:** A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

**Determination of Consistency:** No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Subdivision Code (TMC Title 17) Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

**Public Hearing:** A public hearing is not required for this project.

**Public Comment Period:** The 14 day comment period ends at 5:00 p.m. on May 10, 2023. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us).

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us) or call 360-754-4180.

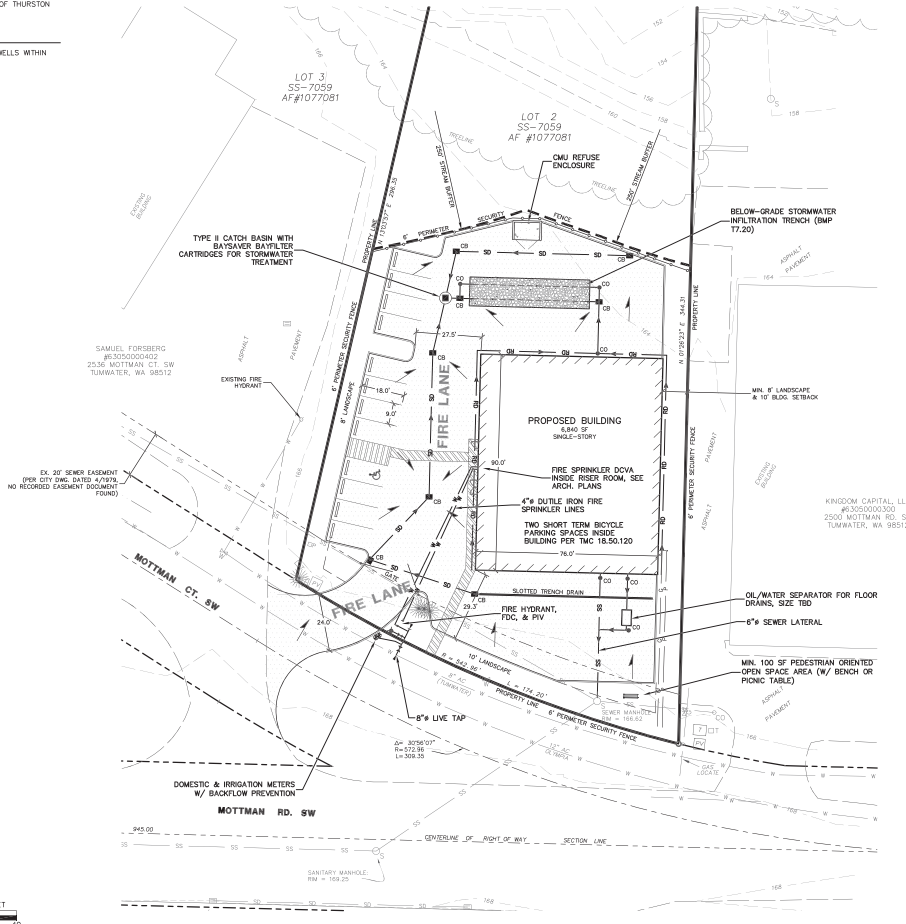
**LEGAL DESCRIPTION**

LOT 2 OF SHORT SUBDIVISION NO. SS-7059 AS RECORDED UNDER AUDITOR'S FILE NO. 1077081, RECORDS OF THURSTON COUNTY, WASHINGTON.

**WELLS**

THERE ARE NO KNOWN ON-SITE OR OFF-SITE WELLS WITHIN 200-FEET OF THE SUBJECT PARCEL.

PTN. OF SE 1/4 OF SW 1/4 OF SEC 21, TWP 18N, RGE 2W, W.M.



**VICINITY MAP**



**PROJECT INFORMATION**

**OWNER/APPLICANT:** ELIGNE JOHNSON FAMILY INVESTMENTS LLC  
 11407 23RD AVE SW, TUMWATER, WA 98512

**PARCEL NO.:** 63050000401

**SITE ADDRESS:** 2500 MOTTMAN CT. SW, TUMWATER, WA 98512

**ZONING:** LL LIGHT INDUSTRIAL

**TOTAL PARCEL AREA:** 1 ACRE (43,562 SF)

**PARKING PROVIDED:** 12 SPACES, INCL. 1 ADA

**WATER/SEWER:** CITY OF TUMWATER

**TELECOMMUNICATIONS:** COMCAST & CENTURYLINK

**POWER/GAS:** PUGET SOUND ENERGY

**FIRE DISTRICT:** TUMWATER

**REFUSE/RECYCLING:** PACIFIC DISPOSAL

**SOIL TYPE:** GRAVEL

**FEMA FIRM DESIGNATION:** ZONE X (PANEL #3047C0168D), OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**GRADING:** 42,900 CY CUT/FILL (FOR APPLICATION PURPOSES ONLY)

**BUILDING SETBACKS:** 20' FRONT, 10' SIDE, 10' REAR

**BUILDING HEIGHT:** 35'

**CONSTRUCTION TYPE:** 1995 II

**OCCUPANCY:** B (OFFICE), S1 (SHOP)

**FLOOR AREA RATIO:** 0.16

**HARD SURFACE COVERAGE:** 49.6%

**SURVEY NOTE**

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DERIVED HEREON WAS BRACY & THOMAS LAND SURVEYORS. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

**PROPOSED BMP'S**

- THE FOLLOWING PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:
- FILTRATION TREATMENT FACILITIES (ANY/LATER)
  - 15.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH
  - 15.49 PRESERVING NATIVE VEGETATION AND RESTORING SITE VEGETATION
  - 17.25 INFILTRATION TRENCHES/DALLELS
- THE FOLLOWING TEMPORARY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:
- C101 PRESERVING NATURAL VEGETATION
  - C102 BUFFER ZONES
  - C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
  - C104 STABILIZED CONSTRUCTION ENTRANCE
  - C105 WHEEL WASH
  - C106 TEMPORARY AND PERMANENT SEEDING
  - C107 MULCHING
  - C123 PLASTIC COVERING
  - C125 TOPSOILING/COMPOSTING
  - C140 DUST CONTROL
  - C150 MATERIALS ON HAND
  - C151 CONCRETE HANDLING
  - C152 SAMPLING AND SURFACING POLLUTION PREVENTION
  - C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
  - C220 STORM DRAIN INLET PROTECTION
  - C233 SALT FENCE

**SHEET INDEX**

- 1 SITE PLAN
- 2 OVERALL SITE PLAN

TUM-21-0704

REVISION	
NO.	DATE
1	11/10/2021
2	11/22/21
1. 11/10/2021 REVISION FOR CITY PER COMMENTS	
2. 11/22/21 REVISION FOR CITY PER COMMENTS	
DRAWN BY: CMB	
CHECKED BY: CMB	
SCALE: 1" = 20'	
DATE: 11/15/2021	
PROJECT: RAINIER DODGE MOTTMAN	
SITE PLAN (FOR FORMAL SPRI)	
CITY OF TUMWATER WASHINGTON	
JOB NUMBER: 21049	
DRAWING NAME: 18037 SITE	
SHEET: 1 OF 2	