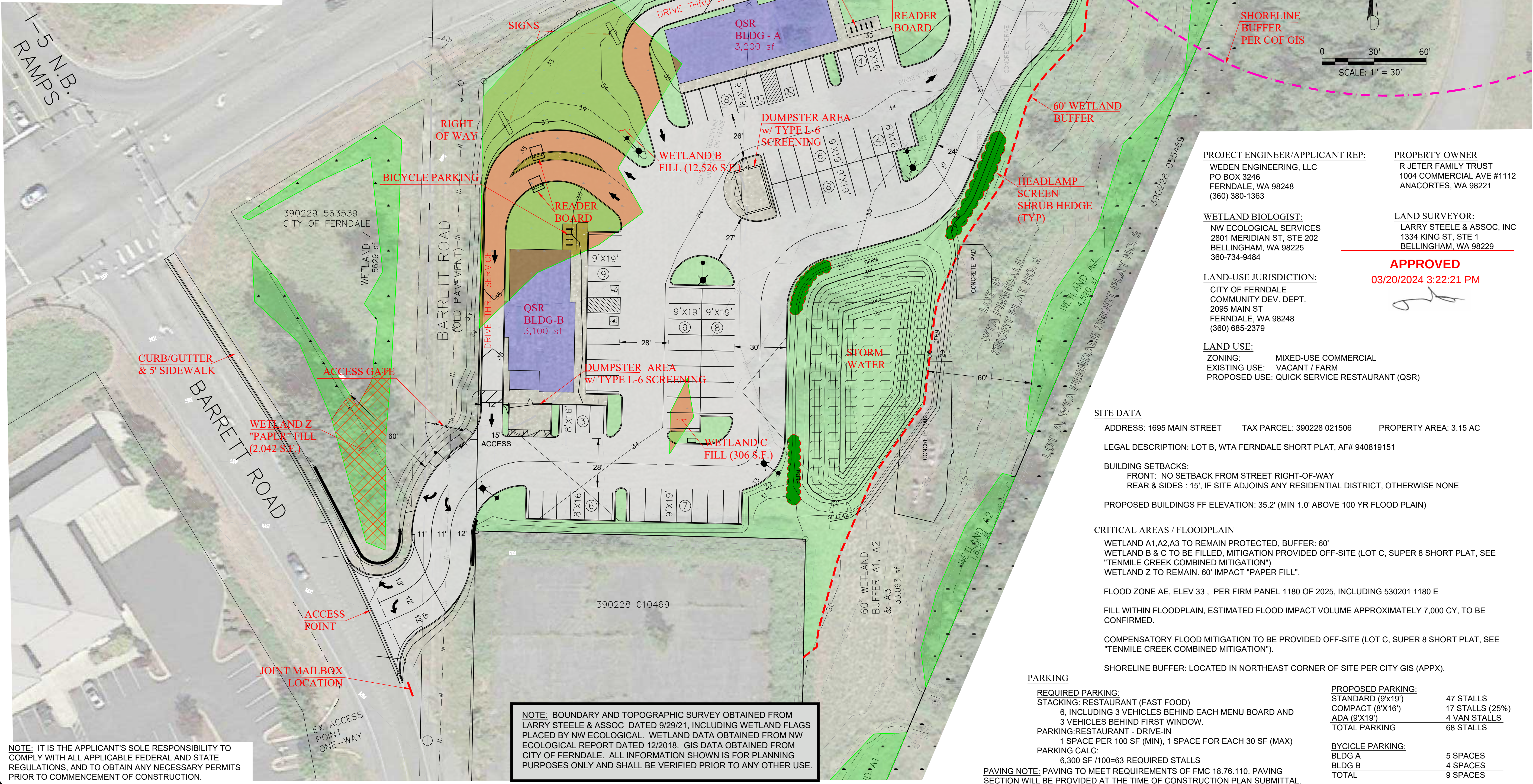
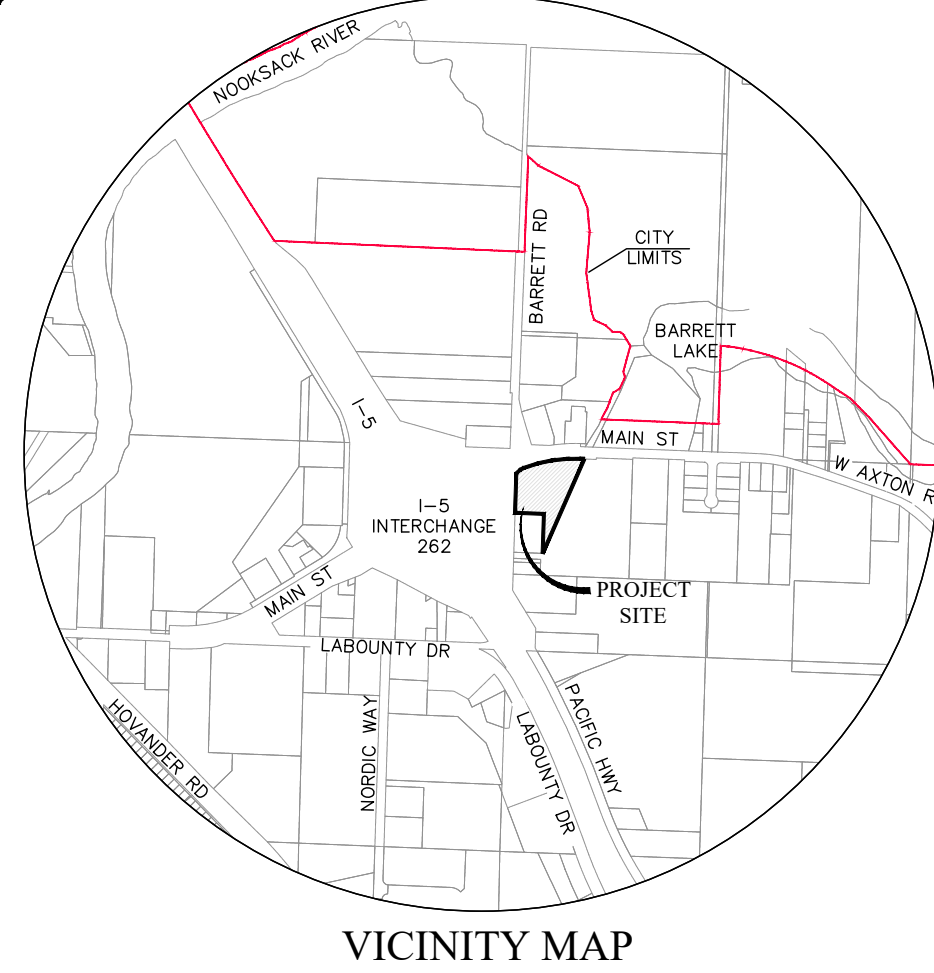




NOTE: IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL AND STATE REGULATIONS, AND TO OBTAIN ANY NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOTE: BOUNDARY AND TOPOGRAPHIC SURVEY OBTAINED FROM LARRY STEELE & ASSOC. DATED 9/29/21, INCLUDING WETLAND FLAGS PLACED BY NW ECOLOGICAL. WETLAND DATA OBTAINED FROM NW ECOLOGICAL REPORT DATED 12/2018. GIS DATA OBTAINED FROM CITY OF FERNDAL. ALL INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY AND SHALL BE VERIFIED PRIOR TO ANY OTHER USE.

PARKING	
REQUIRED PARKING:	
STANDARD: RESTAURANT (FAST FOOD)	
6, INCLUDING 3 VEHICLES BEHIND EACH MENU BOARD AND 3 VEHICLES BEHIND FIRST WINDOW.	
PARKING: RESTAURANT - DRIVE-IN	
1 SPACE PER 100 SF (MIN), 1 SPACE FOR EACH 30 SF (MAX)	
PARKING CALC:	
6,300 SF / 100=63 REQUIRED STALLS	
PAVING NOTE: PAVING TO MEET REQUIREMENTS OF FMC 18.76.110. PAVING SECTION WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.	
PROPOSED PARKING:	
STANDARD (9'X19')	47 STALLS
COMPACT (8'X16')	17 STALLS (25%)
ADA (9'X19')	4 VAN STALLS
TOTAL PARKING	68 STALLS
BICYCLE PARKING:	
BLDG A	5 SPACES
BLDG B	4 SPACES
TOTAL	9 SPACES

PROJECT ENGINEER/APPLICANT REP:
WEDEN ENGINEERING, LLC
PO BOX 3246
FERNDAL, WA 98248
(360) 380-1363

PROPERTY OWNER
R JETER FAMILY TRUST
1004 COMMERCIAL AVE #1112
ANACORTES, WA 98221

WETLAND BIOLOGIST:
NW ECOLOGICAL SERVICES
2801 MERIDIAN ST. STE 202
BELLINGHAM, WA 98225
360-734-9484

LAND SURVEYOR:
LARRY STEELE & ASSOC, INC
1334 KING ST. STE 1
BELLINGHAM, WA 98229

LAND-USE JURISDICTION:
CITY OF FERNDAL
COMMUNITY DEV. DEPT.
2095 MAIN ST
FERNDAL, WA 98248
(360) 685-2379

LAND USE:
ZONING: MIXED-USE COMMERCIAL
EXISTING USE: VACANT / FARM
PROPOSED USE: QUICK SERVICE RESTAURANT (QSR)

APPROVED
03/20/2024 3:22:21 PM

SITE DATA
ADDRESS: 1695 MAIN STREET TAX PARCEL: 390228 021506 PROPERTY AREA: 3.15 AC
LEGAL DESCRIPTION: LOT B, WTA FERNDAL SHORT PLAT, AF# 940819151
BUILDING SETBACKS:
FRONT: NO SETBACK FROM STREET RIGHT-OF-WAY
REAR & SIDES: 15', IF SITE ADJOINS ANY RESIDENTIAL DISTRICT, OTHERWISE NONE
PROPOSED BUILDINGS FF ELEVATION: 35.2' (MIN 1.0' ABOVE 100 YR FLOOD PLAIN)
CRITICAL AREAS / FLOODPLAIN
WETLAND A1, A2, A3 TO REMAIN PROTECTED, BUFFER: 60'
WETLAND B & C TO BE FILLED, MITIGATION PROVIDED OFF-SITE (LOT C, SUPER 8 SHORT PLAT, SEE "TENMILE CREEK COMBINED MITIGATION")
WETLAND Z TO REMAIN. 60' IMPACT "PAPER FILL".
FLOOD ZONE AE, ELEV 33, PER FIRM PANEL 1180 OF 2025, INCLUDING 530201 1180 E
FILL WITHIN FLOODPLAIN, ESTIMATED FLOOD IMPACT VOLUME APPROXIMATELY 7,000 CY, TO BE CONFIRMED.
COMPENSATORY FLOOD MITIGATION TO BE PROVIDED OFF-SITE (LOT C, SUPER 8 SHORT PLAT, SEE "TENMILE CREEK COMBINED MITIGATION").
SHORELINE BUFFER: LOCATED IN NORTHEAST CORNER OF SITE PER CITY GIS (APPX).

WEDEN ENGINEERING, LLC
Development Planning • Engineering • Permitting

2636 Nutgord Rd, Ferndale, WA 98248
(360) 380-1363 (360) 384-3615 Fax
email: info@wedenengineering.com

DATE: 03/20/2024
DRAWN BY: KLS
REVIEWED BY: EJW

SCALE: 1" = 30'
CAD FILE:

SHEET
1 of 1

EASTFRONT COMMERCIAL
1695 MAIN STREET FERNDAL, WA

SITE PLAN

RECEIVED
03/20/2024
BY: Patti Gearhart
23014-SPR