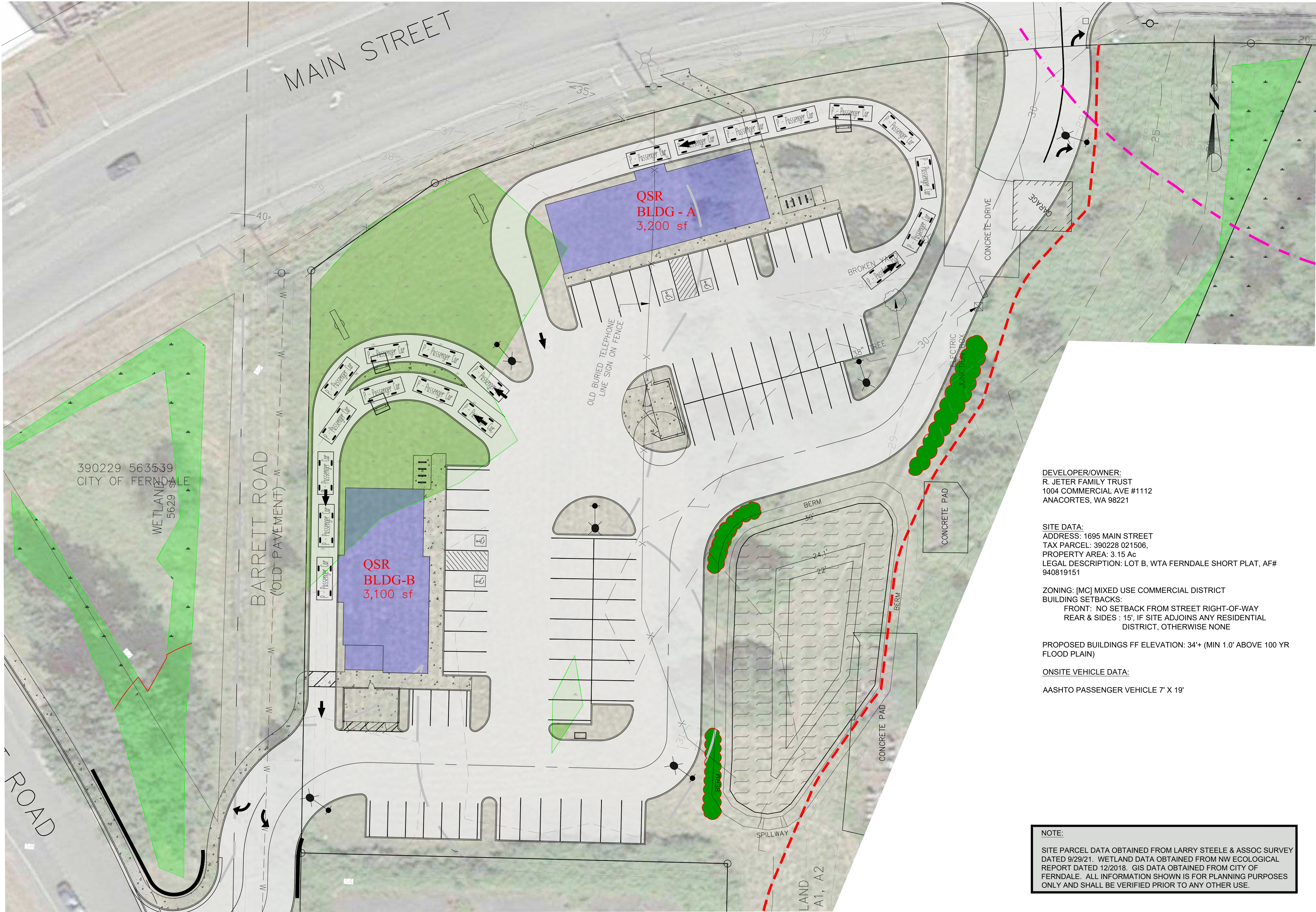




DEVELOPER/OWNER:
R. JETER FAMILY TRUST
1004 COMMERCIAL AVE #1112
ANACORTES, WA 98221

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

ZONING: [MC] MIXED USE COMMERCIAL DISTRICT
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: 34'+ (MIN 1.0' ABOVE 100 YR
FLOOD PLAIN)

ONSITE VEHICLE DATA:

AASHTO PASSENGER VEHICLE 7' X 19'

NOTE:

SITE PARCEL DATA OBTAINED FROM LARRY STEELE & ASSOC SURVEY
DATED 9/29/21. 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.

WEDEN ENGINEERING, LLC

Development Planning • Engineering • Permitting

2636 Nulgaard Rd, Ferndale, WA 98248

(360) 380-1363 (360) 384-3615 Fx

email: info@wedenengineering.com

SCALE: 1" = 20'

CAD FILE:

DATE: 11/15/2023

DRAWN BY: KLS

REVIEWED BY: EJW

SHEET

1 of 1

EASTFRONT COMMERCIAL

1695 MAIN STREET FERNDAL, WA

TRAFFIC QUEUING PLAN