

Prime parcel at busy Interstate entrance/exit

1695 Main St, Ferndale

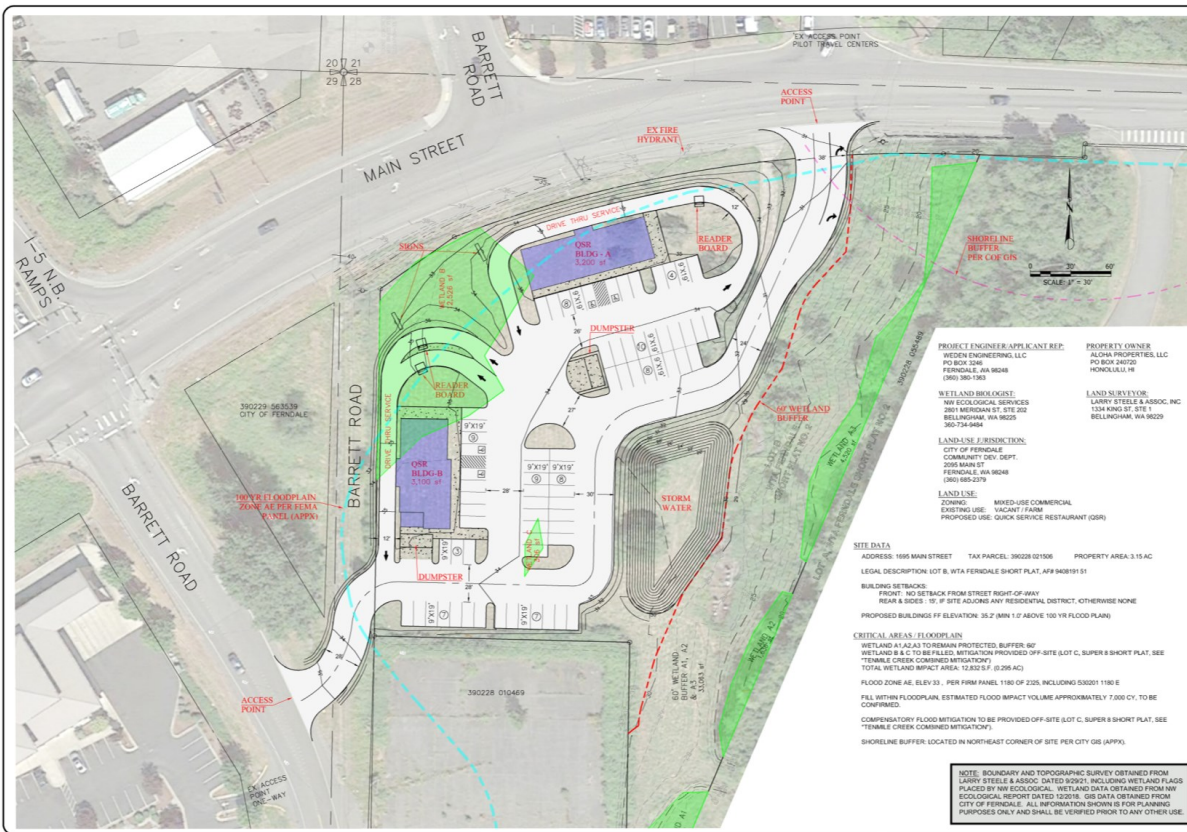
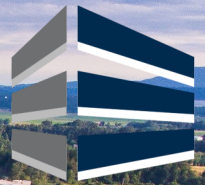


OFFERED AT: \$130,000 Per Year, Per Pad

3.15 Acres of Commercial/Mixed Use Land

- ⇒ Across the street from McDonalds on Main Street
- ⇒ Wetland study complete
- ⇒ Pad ready with all utilities
- ⇒ Easy access to all weather road
- ⇒ Excellent location in heavily trafficked area
- ⇒ Traffic counts of 10,800+ vehicles daily on Main St
- ⇒ I-5 Traffic counts of 50,000+ a day





WEDEN ENGINEERING, LLC
 2800 36th Ave, Ferndale, WA 98248
 PHONE: 360-948-1983
 FAX: 360-948-1984
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SHEET 1 of 2
 DATE: 1/20/2018
 DRAWN BY: JAW
 CHECKED BY: JAW

EASTFRONT COMMERCIAL
 1695 MAIN STREET FERDALE, WA
SITE PLAN

PROJECT ENGINEER/APPLICANT REP:
 WEDEN ENGINEERING, LLC
 PO BOX 28020
 FERDALE, WA 98248
 (360) 360-1983

PROPERTY OWNER:
 ALPHA PROPERTIES, LLC
 PO BOX 28020
 HONOLULU, HI

WETLAND BROKER:
 NW ECOLOGICAL SERVICES
 2901 MEDINA ST, STE 202
 BELLINGHAM, WA 98225
 360-734-9484

LAND SURVEYOR:
 LARRY STEELE & ASSOC, INC.
 1204 KING ST, STE 1
 BELLINGHAM, WA 98229

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

LAND-USE ZONING:
 VACANT FRM
 PROPOSED USE: QUNCH SERVICE RESTAURANT (QSR)

EXISTING USE: MIXED-USE COMMERCIAL

SITE DATA
 ADDRESS: 1695 MAIN STREET TAX PARCEL: 39028 01066 PROPERTY AREA: 3.15 AC
 LEGAL DESCRIPTION: LOT 8, W/4 FERDALE SHORT PLAT, #19 9489191 51

BUILDING SETBACKS:
 FRONT: NO SETBACK FROM STREET RIGHT-OF-WAY
 REAR & SIDES: 10' IF SITE ADJACENT ANY RESIDENTIAL DISTRICT, OTHERWISE NONE
 PROPOSED BUILDINGS FF ELEVATION: 35.2' (MIN 1/2' ABOVE 100 YR FLOOD PLAIN)

CRITICAL AREAS: FLOODPLAIN
 WETLAND A & A2 A3 TO REMAIN PROTECTED, BUFFER: 60'
 WETLAND B & C TO BE FILLED WITH ROCK PROVIDED 99% SITE (LOT C, SUPER B SHORT PLAT, SEE "TEMPERLE CREEK CHANNEL MITIGATION")
 TOTAL WETLAND IMPACT AREA: 12,832 SF (0.296 AC)
 FLOOD ZONE AS: EL. 33. PER FIRM PANEL 1180 OF 2205, INCLUDING 50001 1180 CV
 FILL WITHIN FLOODPLAIN, ESTIMATED FLOOD IMPACT VOLUME APPROXIMATELY 1200 CV, TO BE CONFIRMED.
 COMPENSATORY FLOOD MITIGATION TO BE PROVIDED OFF-SITE (LOT C, SUPER B SHORT PLAT, SEE "TEMPERLE CREEK CHANNEL MITIGATION")
 SHORELINE BUFFER: LOCATED IN NORTHEAST CORNER OF SITE PER CITY GIS (APPX).

NOTE: BOUNDARY AND TOPOGRAPHIC SURVEY OBTAINED FROM LARRY STEELE & ASSOC., DATED 9/2017, INCLUDING WETLAND PLANS PLACED BY NW ECOLOGICAL. WETLAND DATA OBTAINED FROM NW ECOLOGICAL REPORT DATED 12/2018. GIS DATA OBTAINED FROM CITY OF FERDALE. ALL INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY AND SHALL BE VERIFIED PRIOR TO ANY OTHER USE.

