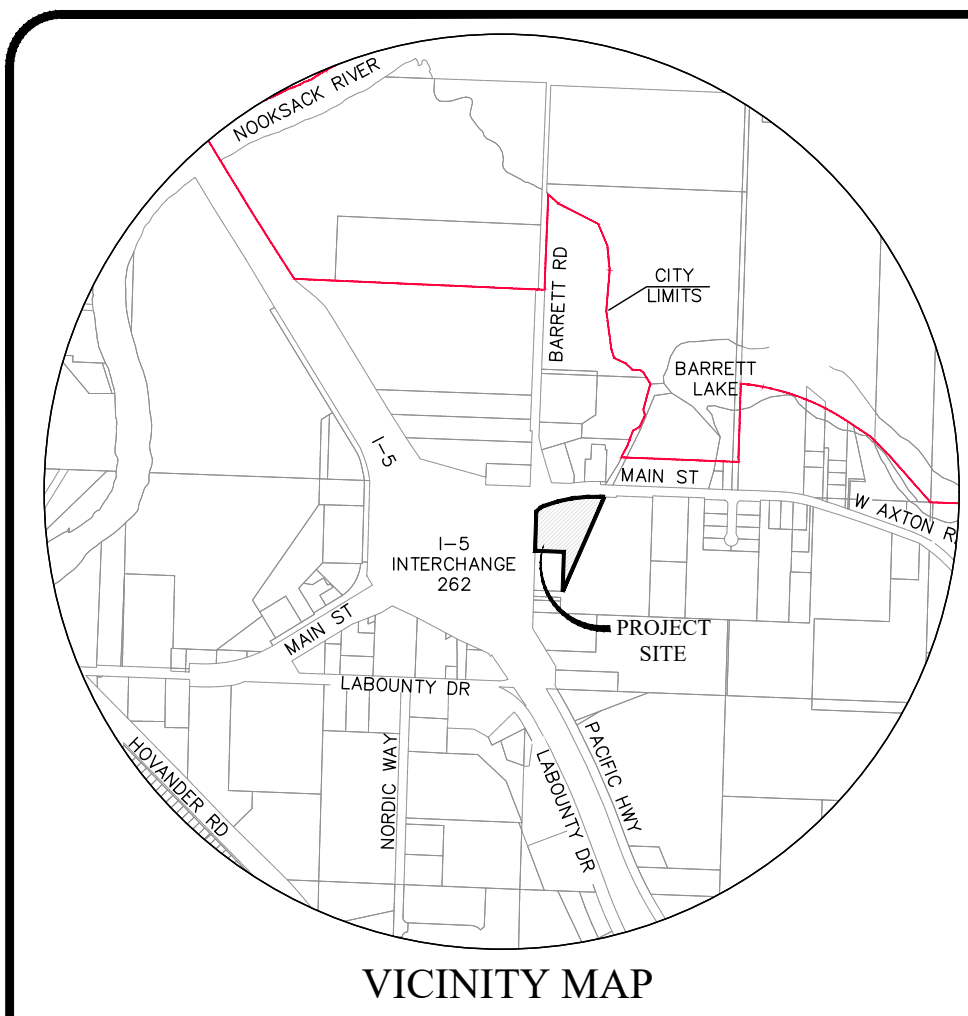


**WEDEN ENGINEERING, LLC**  
 Development Planning • Engineering • Permitting  
 2636 Nubgaard Rd., Ferndale, WA 98248  
 (360) 380-1363 (360) 384-3615 Fax  
 email: info@wedenengineering.com

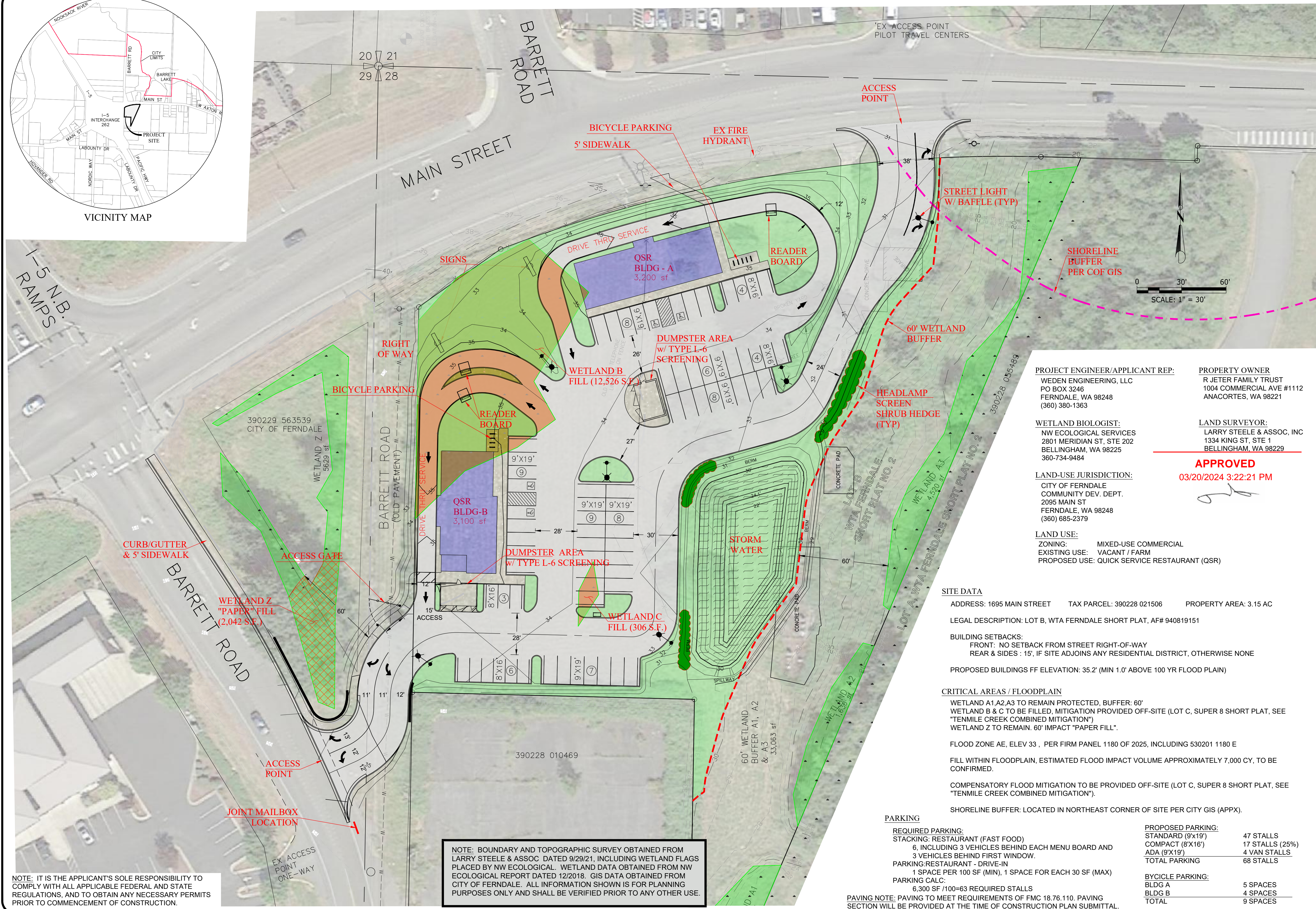
DATE: 03/20/2024  
 DRAWN BY: KLS  
 REVIEWED BY: EJW

SCALE: 1" = 30'  
 CAD FILE:

SHEET  
 1 of 1



I-5 N.B. RAMPS



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.

**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

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

**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)

**SITE DATA**  
 ADDRESS: 1695 MAIN STREET TAX PARCEL: 390228 021506 PROPERTY AREA: 3.15 AC  
 LEGAL DESCRIPTION: LOT B, WTA FERNDAL SHORT PLAT, AFF# 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).

**PARKING**

REQUIRED PARKING: STACKING: 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	PROPOSED PARKING: STANDARD (9'X19') 47 STALLS COMPACT (8'X16') 17 STALLS (25%) ADA (9'X19') 4 VAN STALLS TOTAL PARKING 68 STALLS
	BYCICLE PARKING: BLDG A 5 SPACES BLDG B 4 SPACES TOTAL 9 SPACES

PAVING NOTE: PAVING TO MEET REQUIREMENTS OF FMC 18.76.110. PAVING SECTION WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.

**EASTFRONT COMMERCIAL**  
 1695 MAIN STREET FERNDAL, WA

**SITE PLAN**

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