



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

PROPERTY OWNER:
 ALOHA PROPERTIES, LLC
 PO BOX 240720
 HONOLULU, HI

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 FERNDALE
 COMMUNITY DEV. DEPT.
 2095 MAIN ST
 FERNDALE, 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 FERNDALE SHORT PLAT, AFF# 940819151
 BUILDING SETBACKS:
 FRONT: NO SETBACK FROM STREET RIGHT-OF-WAY
 REAR & SIDES: 15', IF SITE ADJONS 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")
 TOTAL WETLAND IMPACT AREA: 12,832 S.F. (0.295 AC)
 FLOOD ZONE AE, ELEV 33', PER FIRM PANEL 1180 OF 2125, 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).

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 FERNDALE. ALL INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY AND SHALL BE VERIFIED PRIOR TO ANY OTHER USE.

ORIGINAL SHEET SIZE: 24 X 36

WEDEN ENGINEERING, LLC
 Development Planning • Engineering • Permitting
 2636 Nubgard Rd, Ferndale, WA 98248
 (360) 380-1363 (360) 384-9615 FX
 email: info@wedenengineering.com

DATE: 11/25/2021
 DRAWN BY: KLS
 REVIEWED BY: EJW

SCALE: 1" = 30'
 CAD FILE

SHEET
 1 of 2

EASTFRONT COMMERCIAL
 1695 MAIN STREET FERNDALE, WA

SITE PLAN