



390229 563539
CITY OF FERNDALE
WETLAND
5629 SA

BARRETT ROAD
(OLD PAVEMENT)

QSR
BLDG-B
3,100 sf

QSR
BLDG - A
3,200 sf

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 FERNDALE 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
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 Nutguard Rd, Ferndale, WA 98248
(360) 380-1363 (360) 384-3615 Fx
email: info@wedenengineering.com

SCALE: 1" = 20'

DATE: 11/15/2023

DRAWN BY: KLS

REVIEWED BY: EJW

SHEET
1 of 1

CAD FILE

EASTFRONT COMMERCIAL
1695 MAIN STREET FERNDALE, WA

TRAFFIC QUEUING PLAN