

GENERAL AND SPECIFIC BINDING SITE PLAN OF LOT B, W.T.A. FERNDALE SHORT PLAT NO. 2

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF
SEC. 28, T. 39 N., R 02 E, W.M.

LEGAL DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY GUARANTEE / CERTIFICATE NUMBER: 245460643

A PORTION OF LAND SITUATED IN THE NORTHWEST CORNER OF THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 02 EAST OF W.M.; BEING LOT B OF W.T.A. FERNDALE SHORT PLAT NO. 2, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2021100788, RECORDS OF WHATCOM COUNTY, WASHINGTON

DECLARATION AND DEDICATION

KNOWN TO ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, ARE PERSONS AUTHORIZED BY ALL PARTIES HAVING ANY INTEREST IN THE LAND HEREON DESCRIBED TO OBTAIN THIS PLAT, HEREBY DECLARE AND ACKNOWLEDGE THIS "GENERAL AND SPECIFIC BINDING SITE PLAN OF LOT B, W.T.A. FERNDALE SHORT PLAT NO. 2" AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND/OR RIGHTS OF WAY OR OTHERS AREAS AND OTHER WAYS, DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF FERNDALE AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS-OF-WAY OR OTHER AREAS AND OTHER WAYS, AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED.

OWNER OR AUTHORIZED AGENT OF R JETER FAMILY TRUST

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
SS.)
COUNTY OF WHATCOM)

ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, APPEARED _____ AUTHORIZED AGENT OF R JETER FAMILY TRUST TO BE KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT (S)HE IS DULY AUTHORIZED TO SIGN FOR SAID COMPANY, ALSO DESCRIBED AND ACKNOWLEDGED TO ME THAT (S)HE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
DATE TERM EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN HEREON, AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND SUBDIVISION REGULATIONS OF THE CITY OF FERNDALE, COUNTY OF WHATCOM, AND THE STATE OF WASHINGTON.

JOSHUA V. DAHM, PLS
STATE OF WASHINGTON LICENSE NO. 46880

DATE

WHATCOM COUNTY AUDITOR'S OFFICE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF _____, ON THIS _____ DAY OF _____, 20____, AT _____ M., AND IS RECORDED UNDER AUDITOR'S FILE NO. _____ RECORDS OF WHATCOM COUNTY, WASHINGTON.

AUDITOR, WHATCOM COUNTY, WASHINGTON

DEPUTY

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN HAS BEEN EXAMINED FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES, TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN HEREON AND IS HEREBY APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____, 20____.

GENERAL AND SPECIFIC BINDING SITE PLAN NOTES:

1. ALL FUTURE DEVELOPMENT AND USE OF THE LAND SHALL COMPLY WITH THE CONDITIONS OF GENERAL BINDING SITE PLAN LETTER OF DECISION DATED _____, 20____, AND AS IDENTIFIED ON THE GENERAL AND SPECIFIC BINDING SITE PLAN RECORDED UNDER A.F. NO. _____.
2. THE LOTS AS IDENTIFIED WITHIN THIS SPECIFIC BINDING SITE PLAN ARE RECORDED FOR SUBDIVISION PURPOSES ONLY. ALL FUTURE DEVELOPMENT MUST BE DESIGNED AND INSTALLED TO COMPLY WITH ALL CURRENT APPLICABLE STATE AND LOCAL DEVELOPMENT STANDARDS TO THE SATISFACTION OF THE CITY OF FERNDALE PRIOR TO OCCUPANCY OF FUTURE BUILDINGS.
3. A SITE PLAN REVIEW AND APPROVAL SUBJECT TO CHAPTER 14.09 FMC SHALL BE REQUIRED PRIOR TO THE ESTABLISHMENT OF ANY FUTURE USE WITHIN THE SPECIFIC BINDING SITE PLAN.
4. EXCEPT AS DETERMINED TO BE TIME PROTECTED BY THE DEPARTMENT OF ECOLOGY, FUTURE DEVELOPMENT OF EACH PARCEL WILL COMPLY WITH THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL IN EFFECT AT TIME OF APPLICATION FOR BUILDING PERMIT(S) FOR SAID PARCEL(S).
5. DEVELOPMENT SHOULD COMPLY WITH THE SEPA MDNS ISSUED ON _____, 20____. FUTURE PROJECTS THAT FALL OUTSIDE THE SCOPE OF THE ORIGINAL SEPA MDNS REQUIRE ADDITIONAL SEPA REVIEW.

DIRECTOR OF PUBLIC WORKS APPROVAL

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN HAS BEEN EXAMINED AND THAT ALL THE REQUIREMENTS OF THE CITY OF FERNDALE HAVE BEEN PROVIDED FOR AND IS HEREBY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS THIS _____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS, FERNDALE, WASHINGTON

SUBDIVISION ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDALE SUBDIVISION ADMINISTRATOR THIS _____ DAY OF _____, 20____.

SUBDIVISION ADMINISTRATOR

CITY CLERK'S APPROVAL

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN HAS BEEN EXAMINED AND THAT ALL THE REQUIREMENTS OF THE CITY OF FERNDALE HAVE BEEN PROVIDED FOR AND IS HEREBY APPROVED BY THE CITY CLERK THIS _____ DAY OF _____, 20____.

CITY CLERK

COVENANTS, CONDITIONS AND RESTRICTIONS

ALL PARCELS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO THE RESTRICTIVE COVENANTS, LIMITATIONS AND CONDITIONS AS RECORDED IN THE COUNTY AUDITOR'S OFFICE, VOLUME _____ OF _____, AT PAGE _____.

GENERAL AND SPECIFIC BINDING SITE PLAN OF LOT B, W.T.A. FERNDALE SHORT PLAT NO. 2

NORTHWEST 1/4 OF NORTHWEST 1/4
SECTION 28 T. 39N, R 02E., W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON
FOR
WESTFRONT L.L.C.

DWG: 2109-01 BS PLAN	DATE: NOV, 2023:	JOB 2109-01
CHECKED: EJW	SCALE: 1" = 50'	SHEET 1 of 4

GENERAL AND SPECIFIC BINDING SITE PLAN OF LOT B, W.T.A. FERNDAL SHORT PLAT NO. 2

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF
SEC. 28, T. 39 N., R 02 E, W.M.



LEGAL DESCRIPTION:

A PORTION OF LAND SITUATED IN THE NORTHWEST CORNER OF THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 02 EAST OF W.M.; BEING LOT B OF W.T.A. FERNDAL SHORT PLAT NO. 2, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2021100788, RECORDS OF WHATCOM COUNTY, WASHINGTON

EASEMENT NOTE:

A BLANKET EASEMENT FOR ACCESS INGRESS/EGRESS AND UTILITIES SHALL BE PROVIDED ON LOT 1, AND LOT 2 IN BENEFIT OF ALL PARTIES AS SAID ABOVE.

WATER EASEMENT NOTE:

A 15 FOOT PUBLIC WATER LINE EASEMENT SHALL BE PROVIDED ON LOT 1, IN BENEFIT TO THE CITY OF FERNDAL.

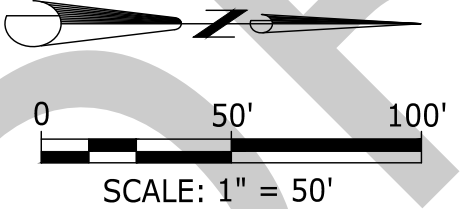
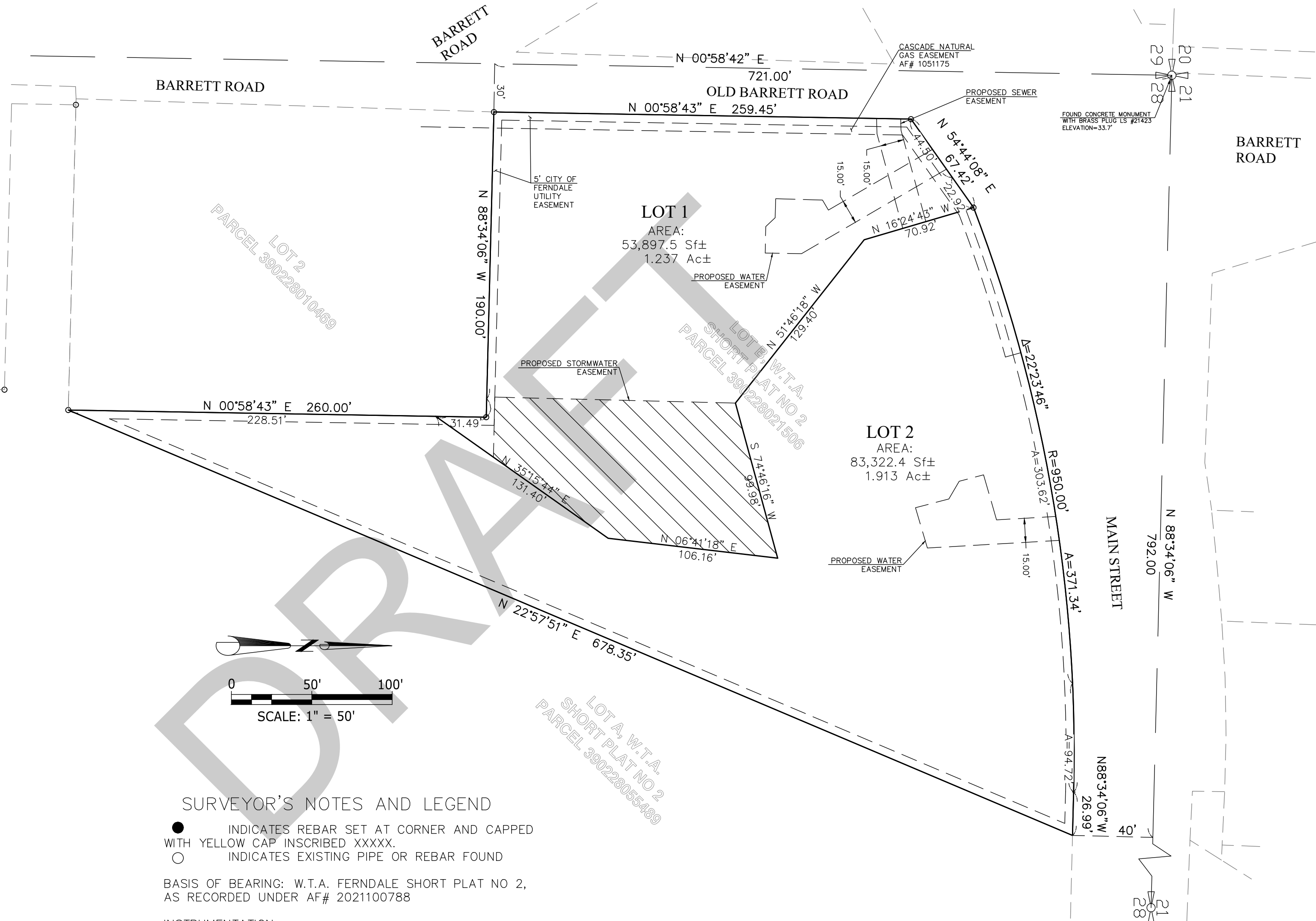
A 15 FOOT PUBLIC WATER LINE EASEMENT SHALL BE PROVIDED ON LOT 2, IN BENEFIT TO THE CITY OF FERNDAL FOR ACCESS AND MAINTENANCE.

EASEMENT NOTE:

A 15 FOOT PRIVATE SEWER EASEMENT SHALL BE PROVIDED ON LOT 1, IN BENEFIT TO LOT 2 FOR ACCESS AND MAINTENANCE.

STORMWATER EASEMENT NOTE:

AN EASEMENT FOR THE STORMWATER POND SHALL BE PROVIDED ON LOT 1 IN BENEFIT OF LOT 2



SURVEYOR'S NOTES AND LEGEND

- INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED XXXXX.
- INDICATES EXISTING PIPE OR REBAR FOUND

BASIS OF BEARING: W.T.A. FERNDAL SHORT PLAT NO 2, AS RECORDED UNDER AF# 2021100788

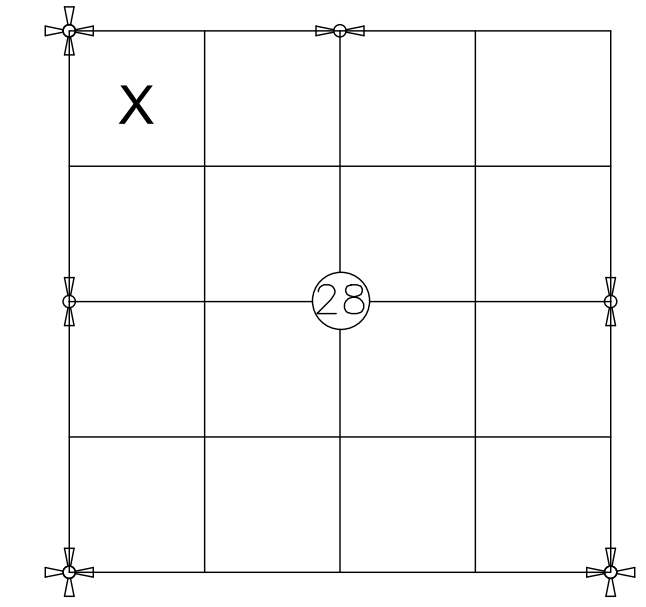
INSTRUMENTATION:

ELEVATION BENCHMARK: CITY OF FERNDAL DATUM NORTHWEST CORNER OF SECTION 28, ELEV=33.7' (NVGD 29)

THIS BINDING SITE PLAN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER INSTRUMENTS LISTED AND DESCRIBED ELSEWHERE ON THIS BINDING SITE PLAN MAP

THIS SURVEY WAS PREPARED AT THE REQUEST OF WESTFRONT L.L.C.

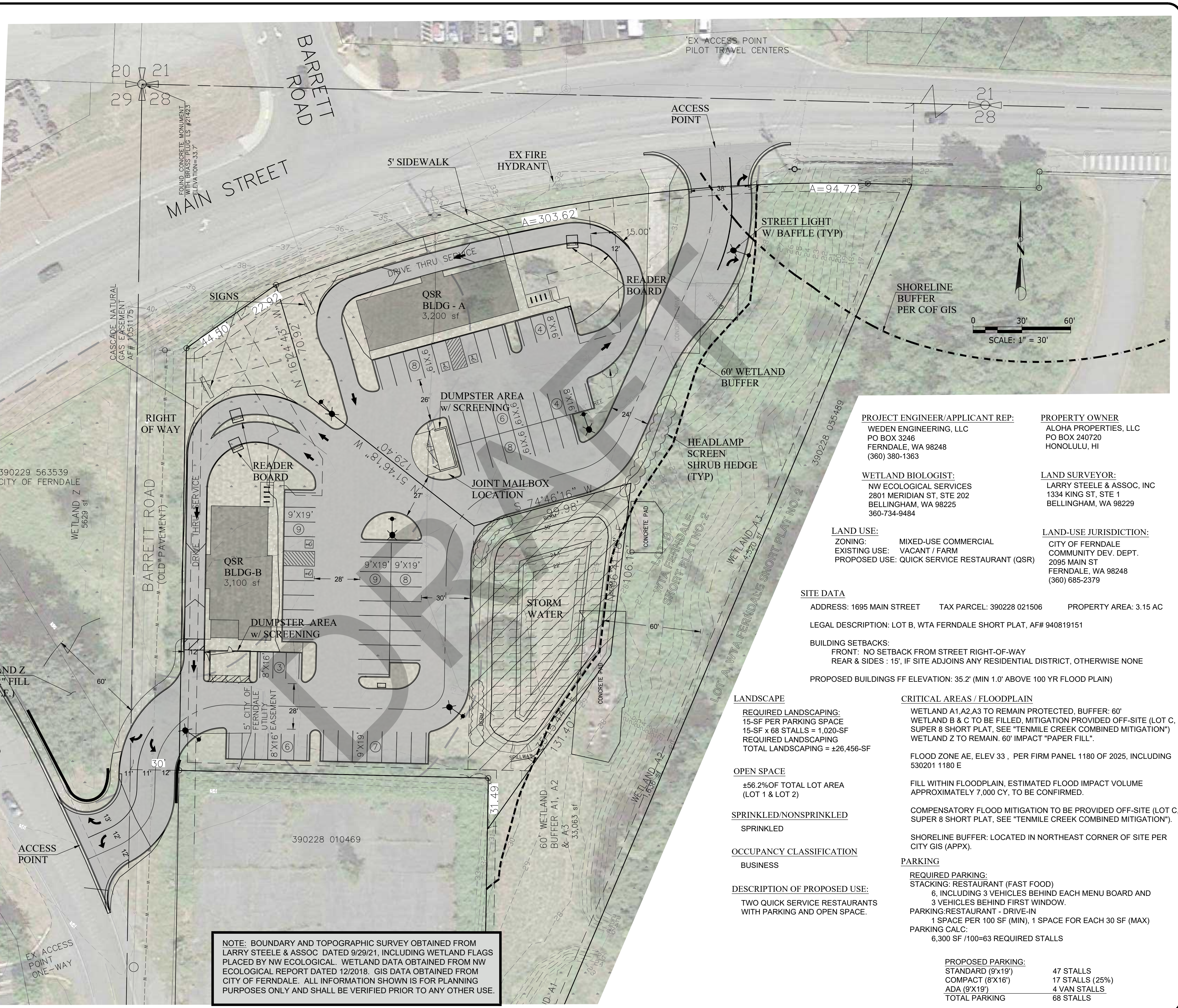
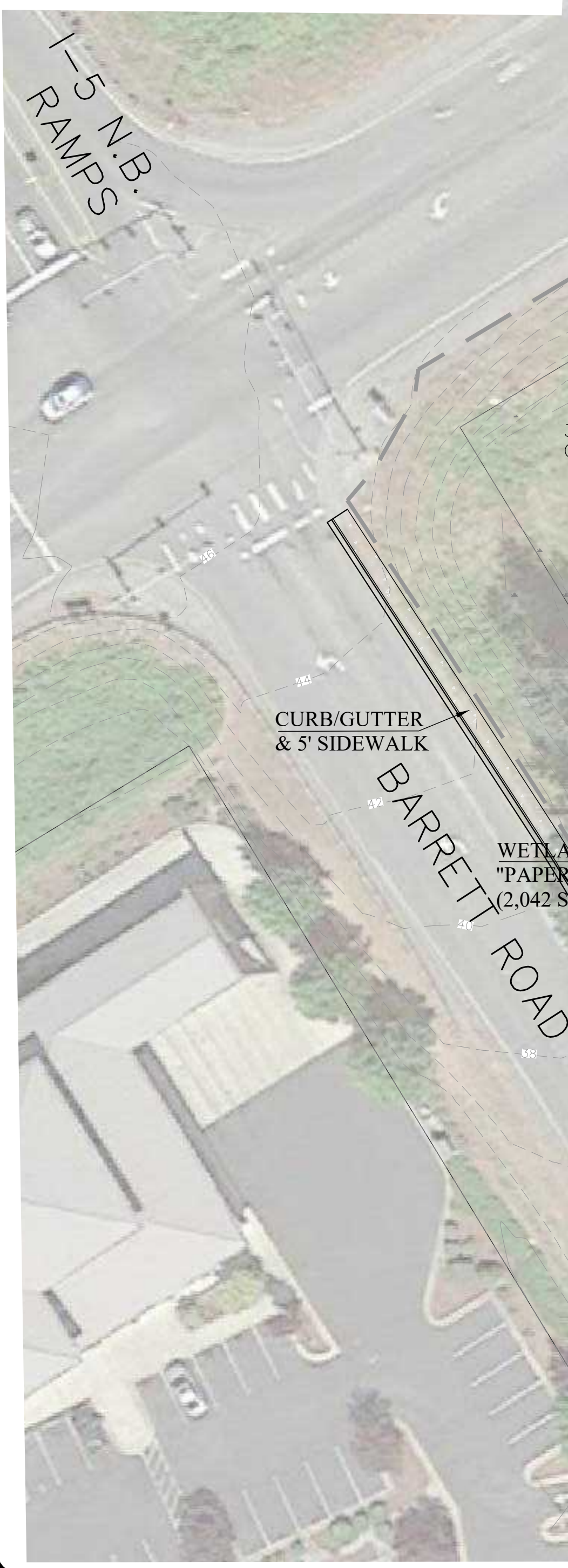
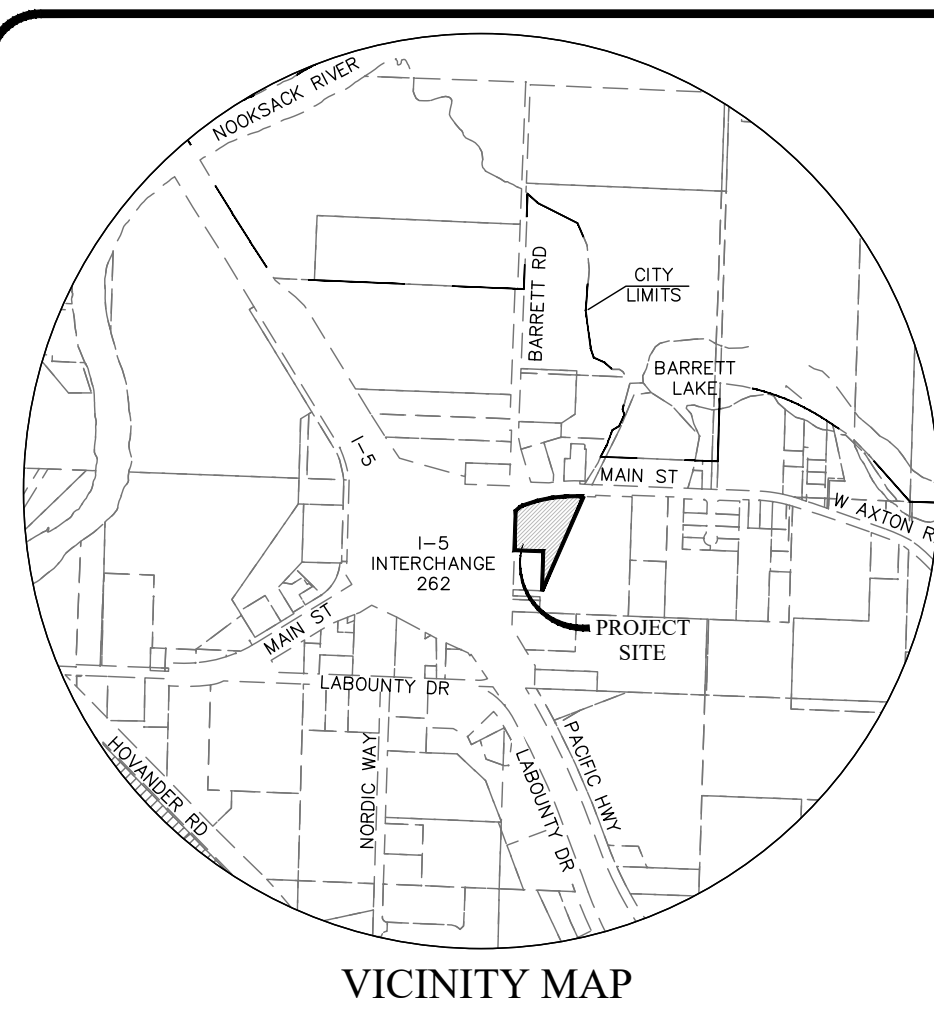
VICINITY MAP
SECTION 28 T. 39N, R 02E., W.M.



GENERAL AND SPECIFIC BINDING SITE PLAN OF LOT B, W.T.A. FERNDAL SHORT PLAT NO. 2
NORTHWEST 1/4 OF NORTHWEST 1/4
SECTION 28 T. 39N, R 02E., W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON
FOR
WESTFRONT L.L.C.

DWG: 2109-01 BS PLAN	DATE: DEC, 2023:	JOB 2109-01
CHECKED: EJW	SCALE: 1" = 50'	SHEET 2 of 4

Izabella 12/12/23 2:02pm - P:\2109-01 1695 Main St Commercial\7 CAD\XREF\2109 BS Plan.dwg



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 FERDALE. 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
 FERDALE, 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:
 ZONING: MIXED-USE COMMERCIAL
 EXISTING USE: VACANT / FARM
 PROPOSED USE: QUICK SERVICE RESTAURANT (QSR)

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

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

LANDSCAPE
 REQUIRED LANDSCAPING:
 15-SF PER PARKING SPACE
 15-SF x 68 STALLS = 1,020-SF
 REQUIRED LANDSCAPING
 TOTAL LANDSCAPING = ±26,456-SF

OPEN SPACE
 ±56.2% OF TOTAL LOT AREA
 (LOT 1 & LOT 2)

SPRINKLED/NONSPRINKLED
 SPRINKLED

OCCUPANCY CLASSIFICATION
 BUSINESS

DESCRIPTION OF PROPOSED USE:
 TWO QUICK SERVICE RESTAURANTS
 WITH PARKING AND OPEN SPACE.

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

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

DATE: 12/12/2023
 DRAWN BY: KLS/ITM
 REVIEWED BY: EIW

SCALE: 1" = 30'
 CAD FILE:

SHEET
 3 of 4

EASTFRONT COMMERCIAL
 1695 MAIN STREET FERDALE, WA
GENERAL AND SPECIFIC
SITE PLAN

