

**SITE AREAS**

TOTAL PARCEL	1,089,803 SF	25.02 AC
ROW DEDICATION	3,837 SF	0.09 AC
PRIVATE ROADS	91,312 SF	2.10 AC
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TOTAL LOT AREA	410,893 SF	9.43 AC
WETLAND & BUFFER (INCLUDED IN OPEN SPACE)	336,977 SF	7.74 AC
REQUIRED OPEN SPACE	163,470 SF	3.75 AC 15%
REQUIRED ACTIVE OPEN SPACE	81,735 SF	1.88 AC 50%
REQUIRED PASSIVE OPEN SPACE	81,735 SF	1.88 AC 50%
PROVIDED OPEN SPACE	269,479 SF	6.19 AC 25%
PROVIDED ACTIVE OPEN SPACE	94,273 SF	2.16 AC 50%
PROVIDED PASSIVE OPEN SPACE	175,206 SF	4.02 AC 85%

**PROPOSED ROADWAY STANDARD NOTE**

PRIVATE INTERNAL 36' WIDE ROADS:  
 8' PARKING BOTH SIDES, TWO 10' TRAVEL LANES, & 5' SIDEWALK (PRIVATE ROAD, BUT CONSISTENT WITH CITY OF FERDALE STANDARD DETAIL R-4)

LABOUNTY DRIVE:  
 WIDEN AND PROVIDE CURB/GUTTER/SIDEWALK ON EAST SIDE OF ROAD. ADD 2' GRAVEL SHOULDER TO WEST SIDE.  
 10' RIGHT-OF-WAY DEDICATION ON EAST SIDE.

**PARKING**

PARKING SPACES REQUIRED:	492
(246) 2 BEDROOM MULTIFAMILY:	
(50) SINGLE FAMILY ATTACHED:	100
(14) LIVE-WORK UNITS:	28
4,200 SF RETAIL:	13
TOTAL REQUIRED:	633
PARKING SPACES PROVIDED:	407
MULTIFAMILY ON-SITE:	110
ON-STREET PARKING:	100
SINGLE FAMILY ATTACHED:	100
LIVE-WORK:	28
TOTAL PROVIDED:	645

ACCESSIBLE PARKING SPACES:  
 REQUIRED: 13 (2% OF 643)  
 PROVIDED: 18

PARKING STALL DIMENSIONS:  
 STALL WIDTH: 8.5' (TYPICAL ALL STALLS)  
 DRIVE AISLE WIDTH: 24' (TYPICAL ALL PARKING)  
 STALL LENGTH: 15' TO 17'  
 (PARKING STALLS VARY FROM 15' TO 17' LONG WITH 2' OVERHANG. ALL STALLS ADJACENT TO SIDEWALKS ARE 17' WITH WHEEL STOPS. PER OWNERSHIP REQUEST, SELECT PARKING AREAS ALONG THE OUTSIDE OF THE PROJECT ARE 17' DEEP WITH A 2' OVERHANG TO PROVIDE A LONGER 19' EFFECTIVE PARKING STALL. ALL PARKING STALLS PROVIDE A MINIMUM EFFECTIVE LENGTH OF 17'.)

**RMM DENSITY CALCULATIONS**

GROSS AREA ZONED RMM:	723,106 SF (16.60 AC)
MINIMUM REQUIRED DENSITY:	166 (10 PER ACRE)
MAXIMUM ALLOWED DENSITY:	498 (30 PER ACRE)
PROPOSED DENSITY:	310 (18.7 PER ACRE)

**PARKING LEGEND**

- ACCESSIBLE PARKING STALL
- ELECTRICAL VEHICLE CHARGING STALL
- 19' EFFECTIVE LENGTH STALLS

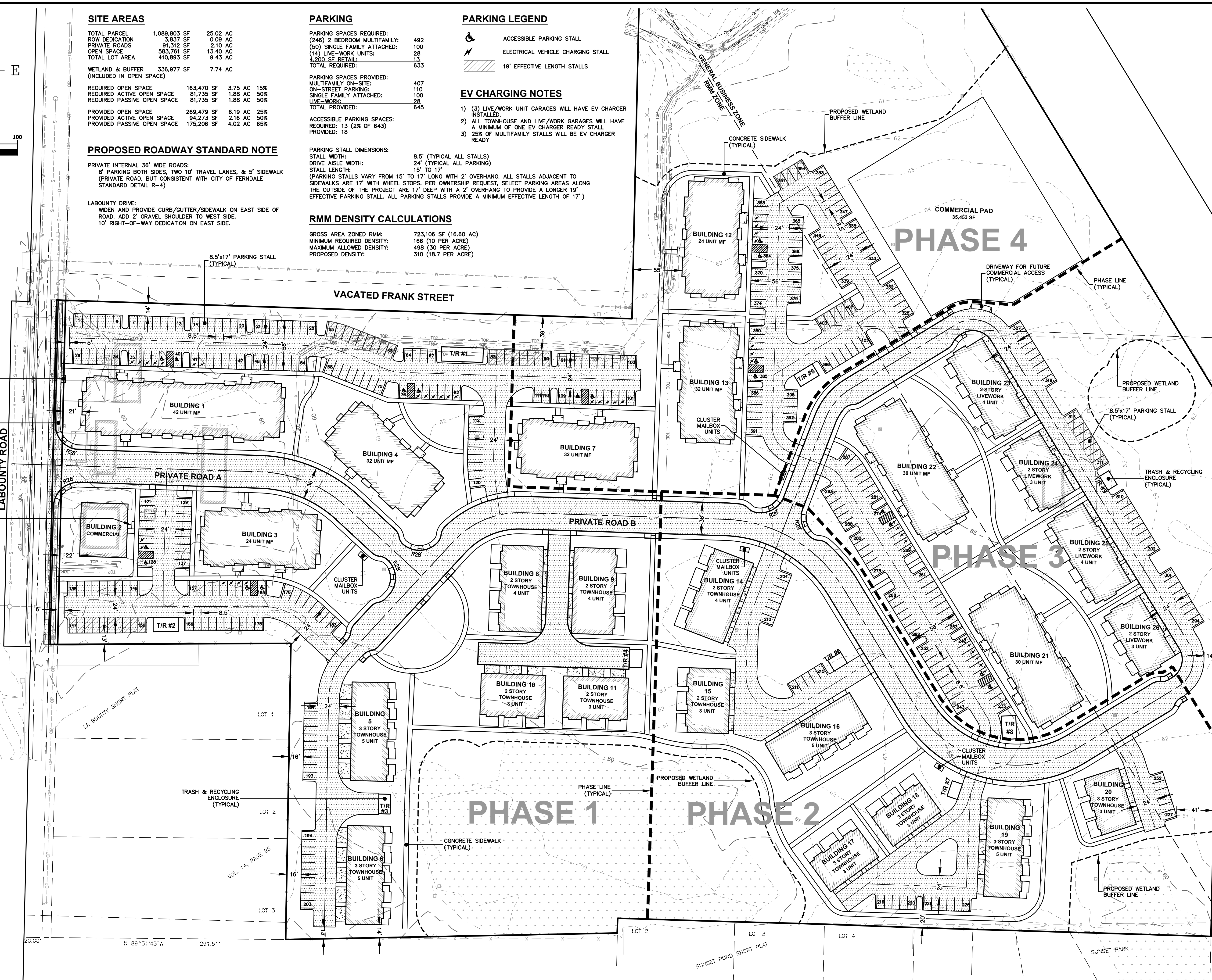
**EV CHARGING NOTES**

- 1) (3) LIVE/WORK UNIT GARAGES WILL HAVE EV CHARGER INSTALLED.
- 2) ALL TOWNHOUSE AND LIVE/WORK GARAGES WILL HAVE A MINIMUM OF ONE EV CHARGER READY STALL.
- 3) 25% OF MULTIFAMILY STALLS WILL BE EV CHARGER READY.

5'x8' CONCRETE PAD FOR FUTURE WTA BUS STOP SHELTER. EXACT SIZE AND LOCATION TO BE DETERMINED WITH CONSTRUCTION PLANS.

10' WIDE RIGHT OF WAY DEDICATION & FRONTAGE IMPROVEMENTS

(3) BICYCLE PARKING SPACES FOR COMMERCIAL BUILDING



220 West Champion Street, Suite 200  
 Belingham, WA 98225  
 T: 360.650.1408  
 F: 360.650.1401

**FREELAND & ASSOCIATES**

BY:	
DESCRIPTION:	
REV:	DATE:

CLIENT:  
**CULTIVATE DEVELOPMENT**  
 303 POTTER STREET  
 BELINGHAM, WA

CALL BEFORE YOU DIG  
 FOR BURIED UTILITY LOCATIONS  
 1-800-424-5655

PROJECT LOCATION:  
**SILVERHAWK DEVELOPMENT**  
 LABOUNTY ROAD  
 FERDALE, WA

DRAWN BY: EJP  
 CHECKED BY: JPS

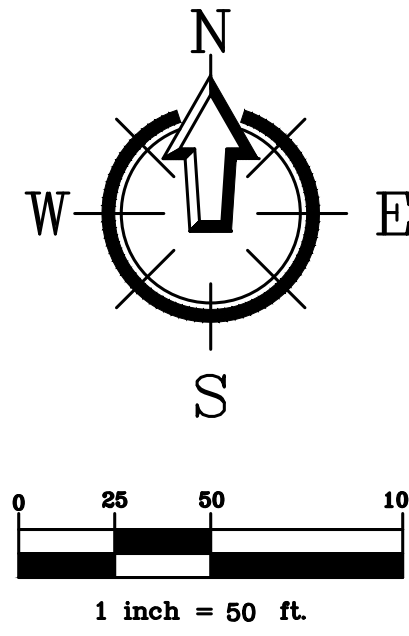
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 DESIGNED BY: JPS

SHEET CONTENTS:  
**PRELIMINARY SITE PLAN**

**PRELIMINARY**

JOB #: 22084  
 DATE: 5-28-2024

SHEET: **SP2**



220 West Champion Street, Suite 200  
Bellevue, WA 98005  
t: 360.650.1408  
f: 360.650.1401

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 LABOUNTY ROAD  
 FERNDALE, WA

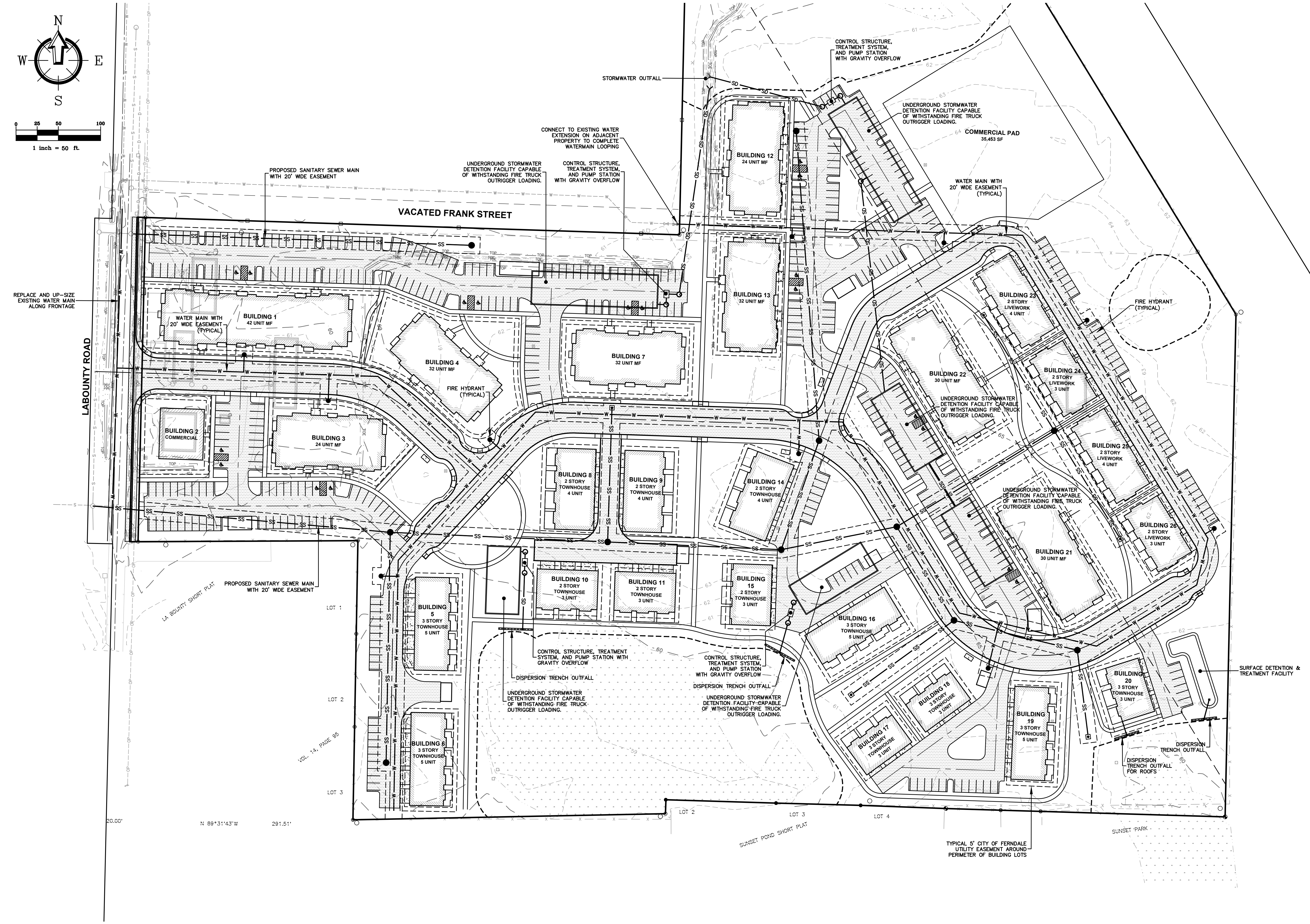
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**SHEET CONTENTS:**  
**PRELIMINARY UTILITY PLAN**

**PRELIMINARY**

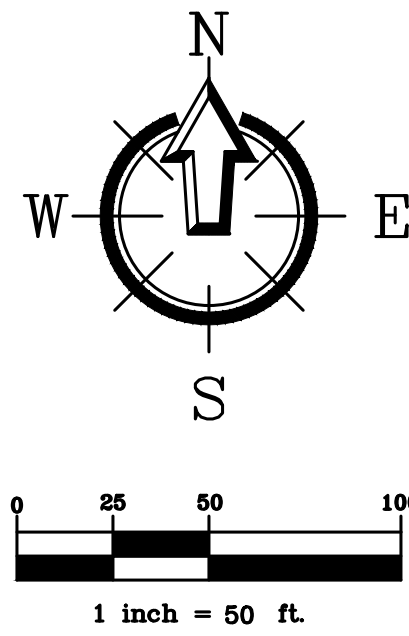
JOB #: 22084 DATE: 5-28-2024  
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**SP3**










**SP3**





**LEGEND:**

-  = PROPOSED STREET TREE
-  = PROPOSED SMALL ORNAMENTAL TREES
-  = PROPOSED L-1 LANDSCAPING
-  = PROPOSED L-2 LANDSCAPING
-  = PROPOSED L-3 LANDSCAPE BUFFER
-  = PROPOSED L-6 LANDSCAPE SCREENING
-  = PROPOSED ACTIVE OPEN SPACE (ACTIVE OPEN SPACE CONSISTS OF A MIX OF PEDESTRIAN PATHS, LAWN AREAS, AND NATURE INTERPRETIVE AREAS)



REV.	DATE	DESCRIPTION

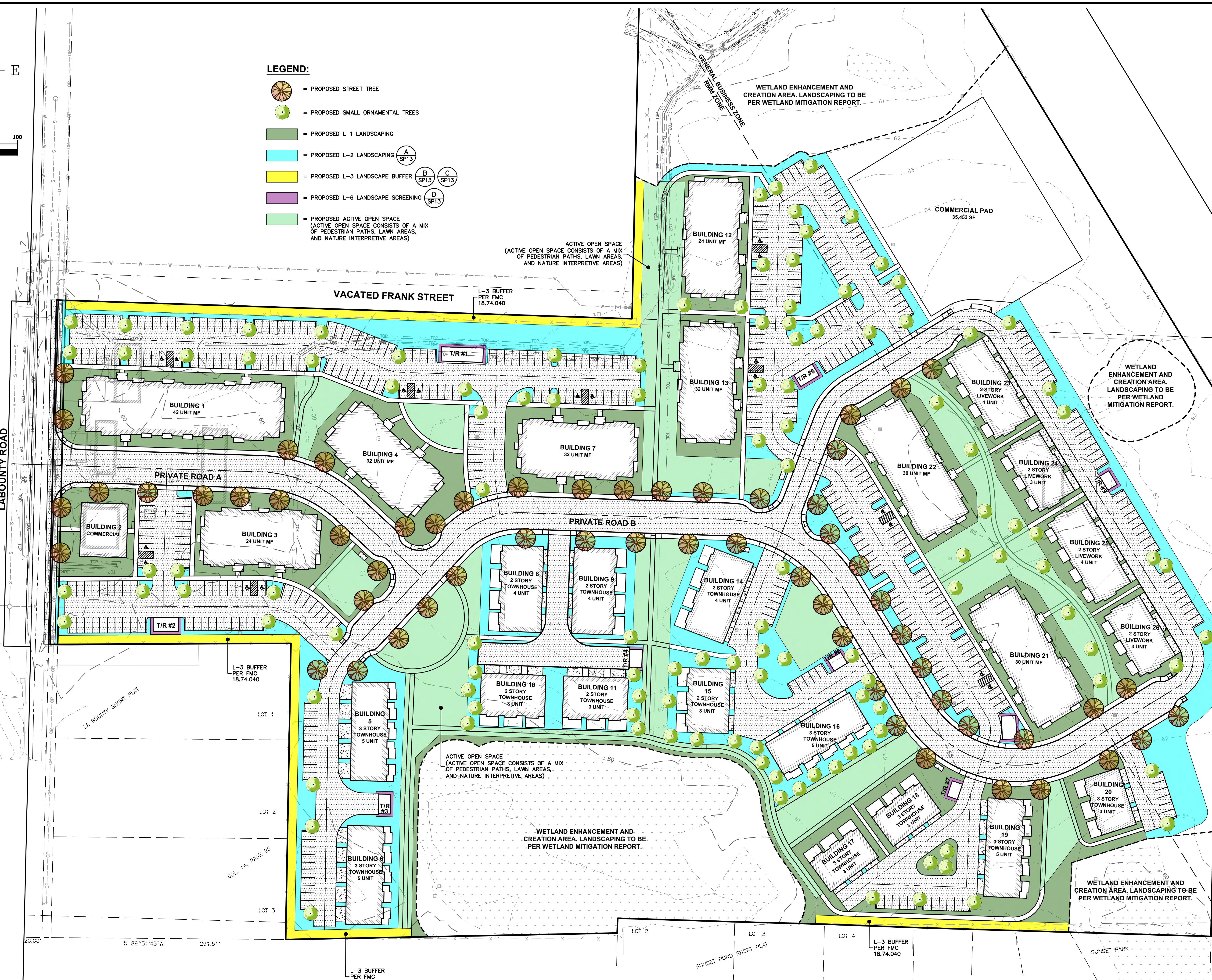
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PROJECT LOCATION: **SILVERHAWK DEVELOPMENT**  
 LABOUNTY ROAD  
 FERDALE, WA  
 DRAWN BY: EJP  
 CHECKED BY: JPS  
 DRAWING #: 22084SP4.DWG  
 DESIGNED BY: JPS

SHEET CONTENTS: **PRELIMINARY LANDSCAPE PLAN**

JOB #: 22084 DATE: 5-28-2024  
 SHEET: **SP10**

**PRELIMINARY**



LABOUNTY ROAD

LA BOUNTY SHORT PLAT

VOL. 14, PAGE 95

SUNSET POND SHORT PLAT

SUNSET PARK

N 89°31'43"W 291.51'

L-3 BUFFER PER FMC 18.74.040

L-3 BUFFER PER FMC 18.74.040

VACATED FRANK STREET L-3 BUFFER PER FMC 18.74.040

PRIVATE ROAD A

PRIVATE ROAD B

BUILDING 1  
42 UNIT MF

BUILDING 4  
32 UNIT MF

BUILDING 7  
32 UNIT MF

BUILDING 12  
24 UNIT MF

BUILDING 13  
32 UNIT MF

BUILDING 23  
2 STORY LIVEDWELL 4 UNIT

BUILDING 22  
30 UNIT MF

BUILDING 24  
2 STORY LIVEDWELL 3 UNIT

BUILDING 2  
COMMERCIAL

BUILDING 3  
24 UNIT MF

BUILDING 8  
2 STORY TOWNHOUSE 4 UNIT

BUILDING 9  
2 STORY TOWNHOUSE 4 UNIT

BUILDING 14  
2 STORY TOWNHOUSE 4 UNIT

BUILDING 22  
30 UNIT MF

BUILDING 24  
2 STORY LIVEDWELL 3 UNIT

BUILDING 25  
2 STORY LIVEDWELL 4 UNIT

BUILDING 26  
2 STORY LIVEDWELL 3 UNIT

BUILDING 5  
3 STORY TOWNHOUSE 5 UNIT

BUILDING 6  
3 STORY TOWNHOUSE 5 UNIT

BUILDING 10  
2 STORY TOWNHOUSE 3 UNIT

BUILDING 11  
2 STORY TOWNHOUSE 3 UNIT

BUILDING 15  
2 STORY TOWNHOUSE 3 UNIT

BUILDING 16  
3 STORY TOWNHOUSE 5 UNIT

BUILDING 17  
3 STORY TOWNHOUSE 3 UNIT

BUILDING 18  
3 STORY TOWNHOUSE 3 UNIT

BUILDING 19  
3 STORY TOWNHOUSE 5 UNIT

BUILDING 20  
3 STORY TOWNHOUSE 3 UNIT

BUILDING 21  
30 UNIT MF

20.00'

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

ACTIVE OPEN SPACE  
(ACTIVE OPEN SPACE CONSISTS OF A MIX OF PEDESTRIAN PATHS, LAWN AREAS, AND NATURE INTERPRETIVE AREAS)

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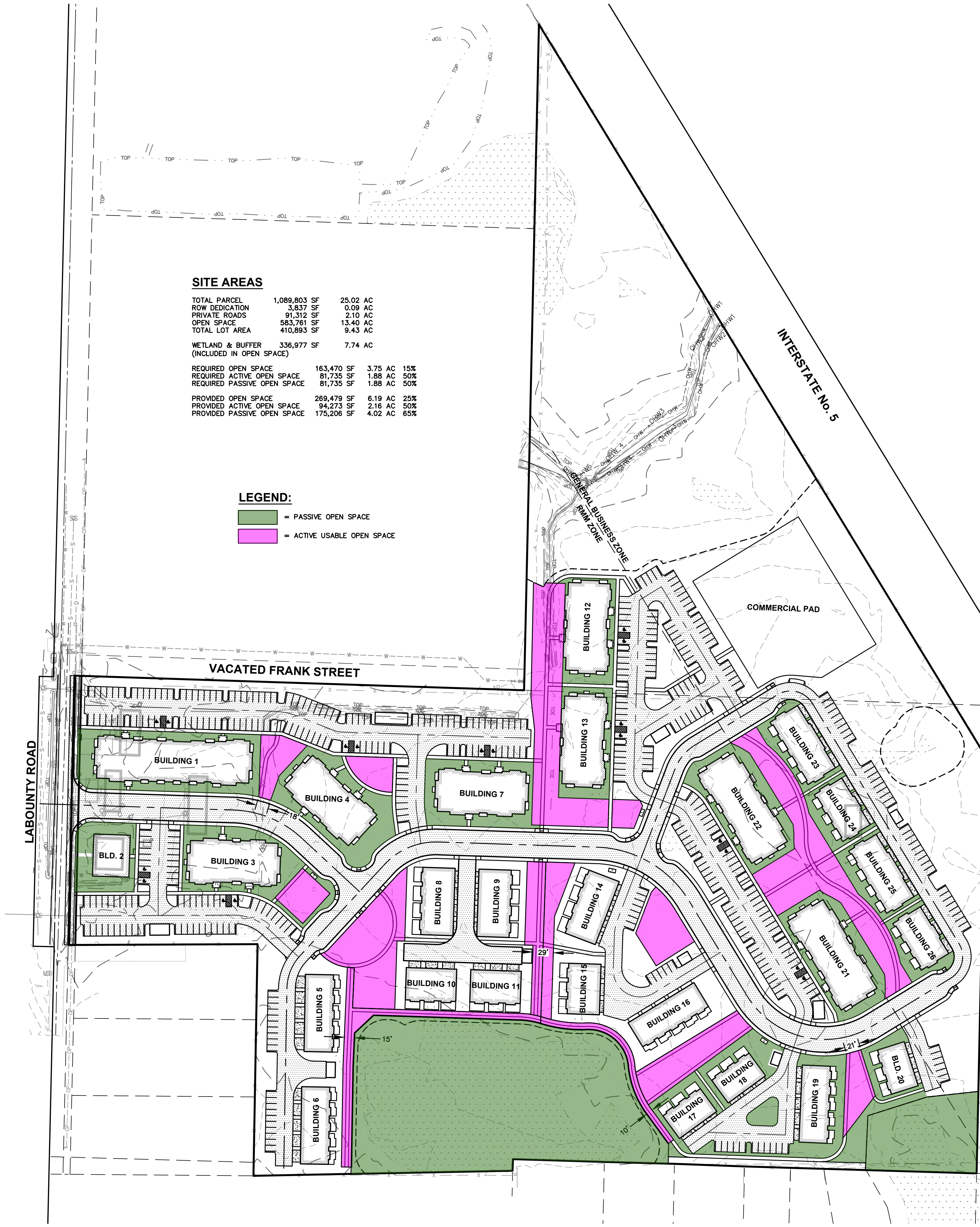
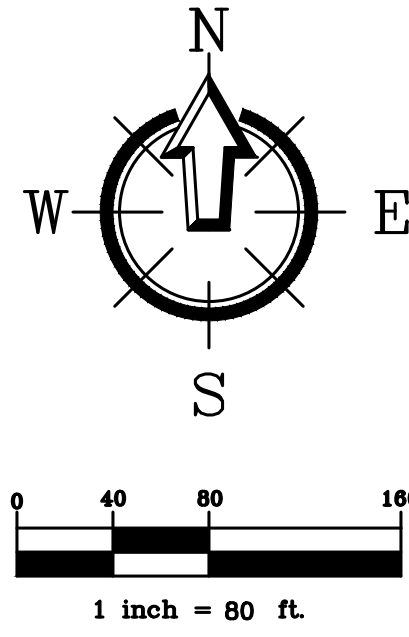
WETLAND ENHANCEMENT AND CREATION AREA. LANDSCAPING TO BE PER WETLAND MITIGATION REPORT.

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COMMERCIAL PAD  
35,453 SF



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**LEGEND:**

- = PASSIVE OPEN SPACE
- = ACTIVE USABLE OPEN SPACE



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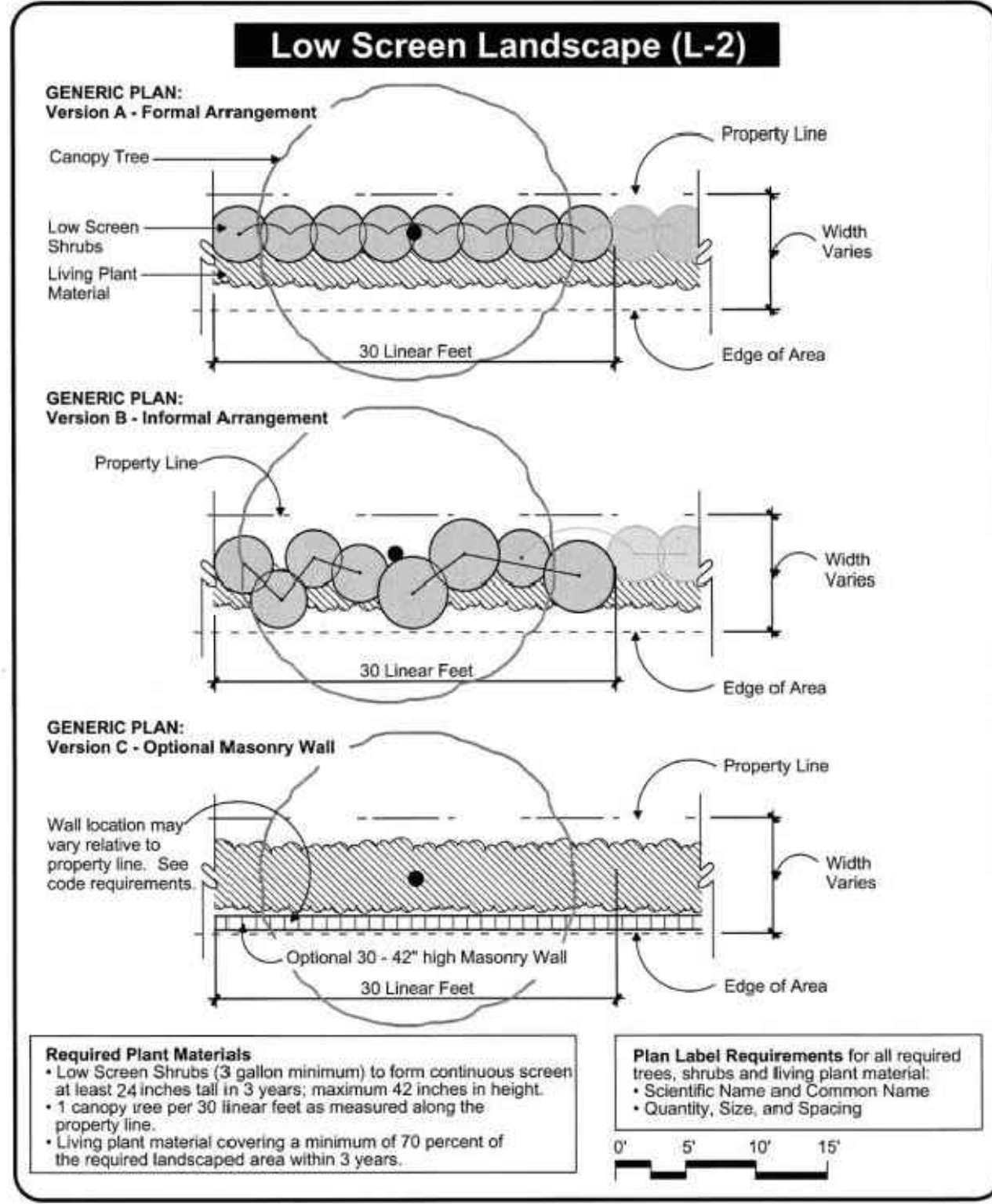
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**SILVERHAWK DEVELOPMENT**  
 LABOUNTY ROAD  
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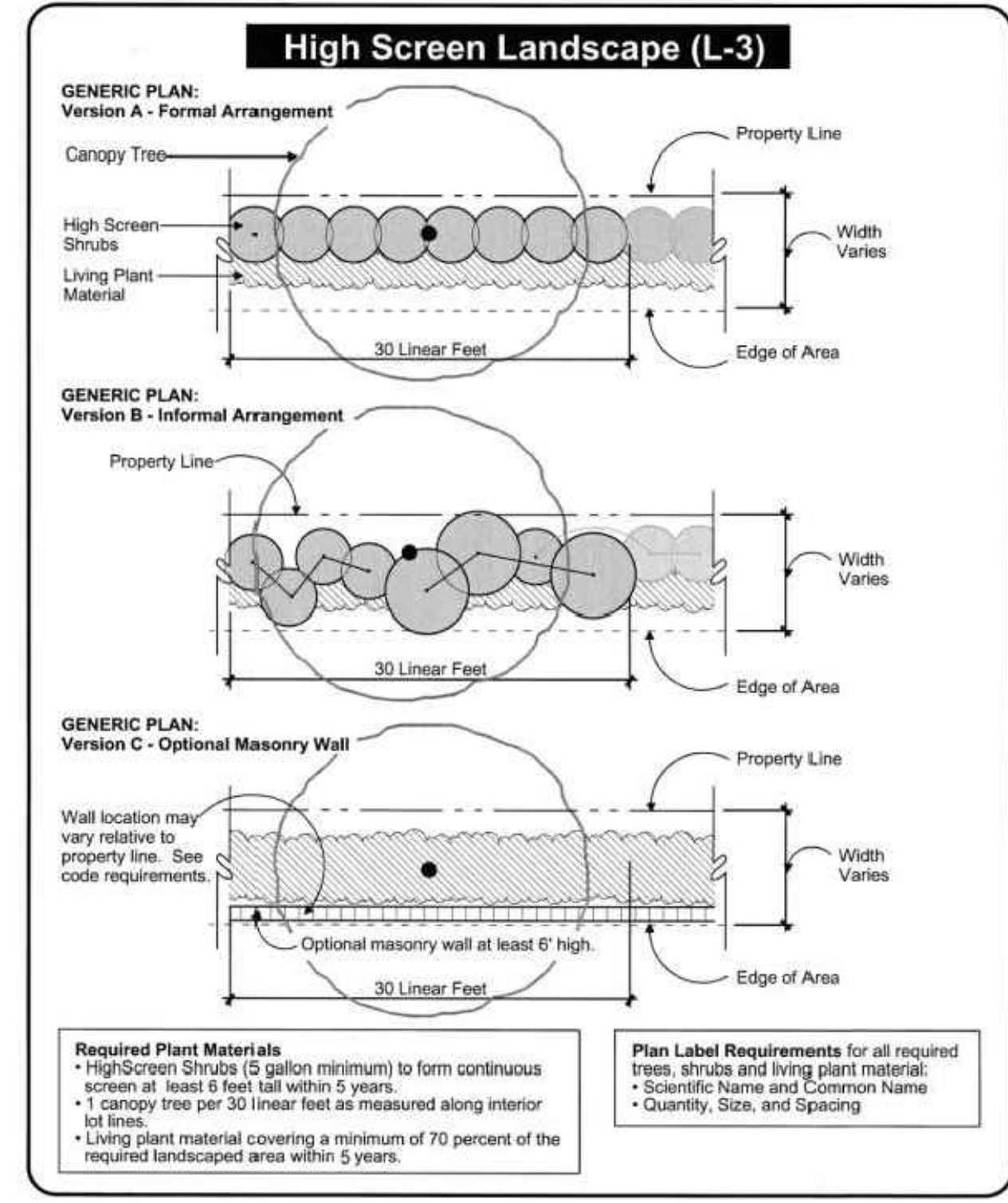
**SHEET CONTENTS:**  
**PRELIMINARY OPEN SPACE PLAN**

PRELIMINARY

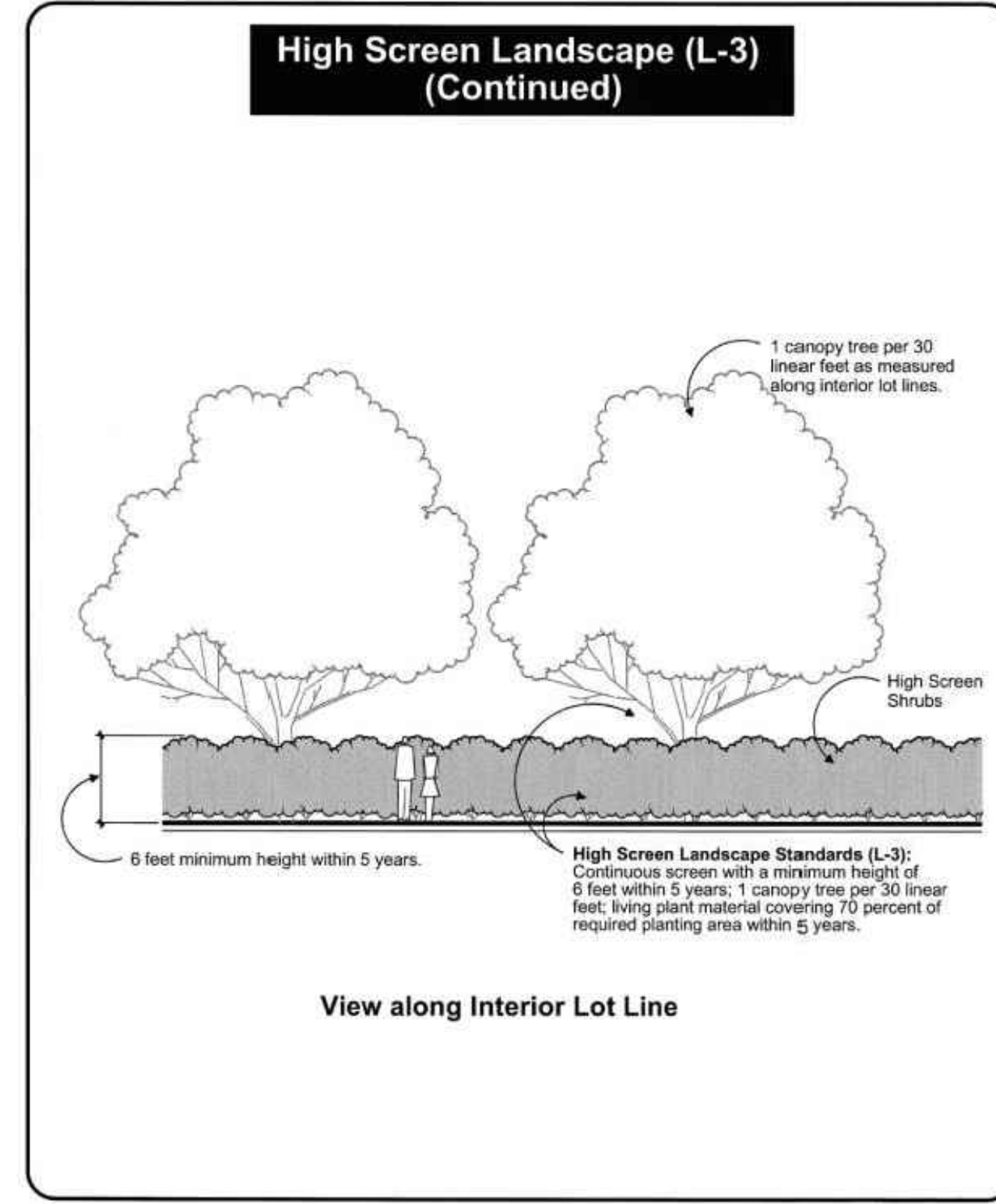
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 DATE: 5-28-2024  
 SHEET: SP11



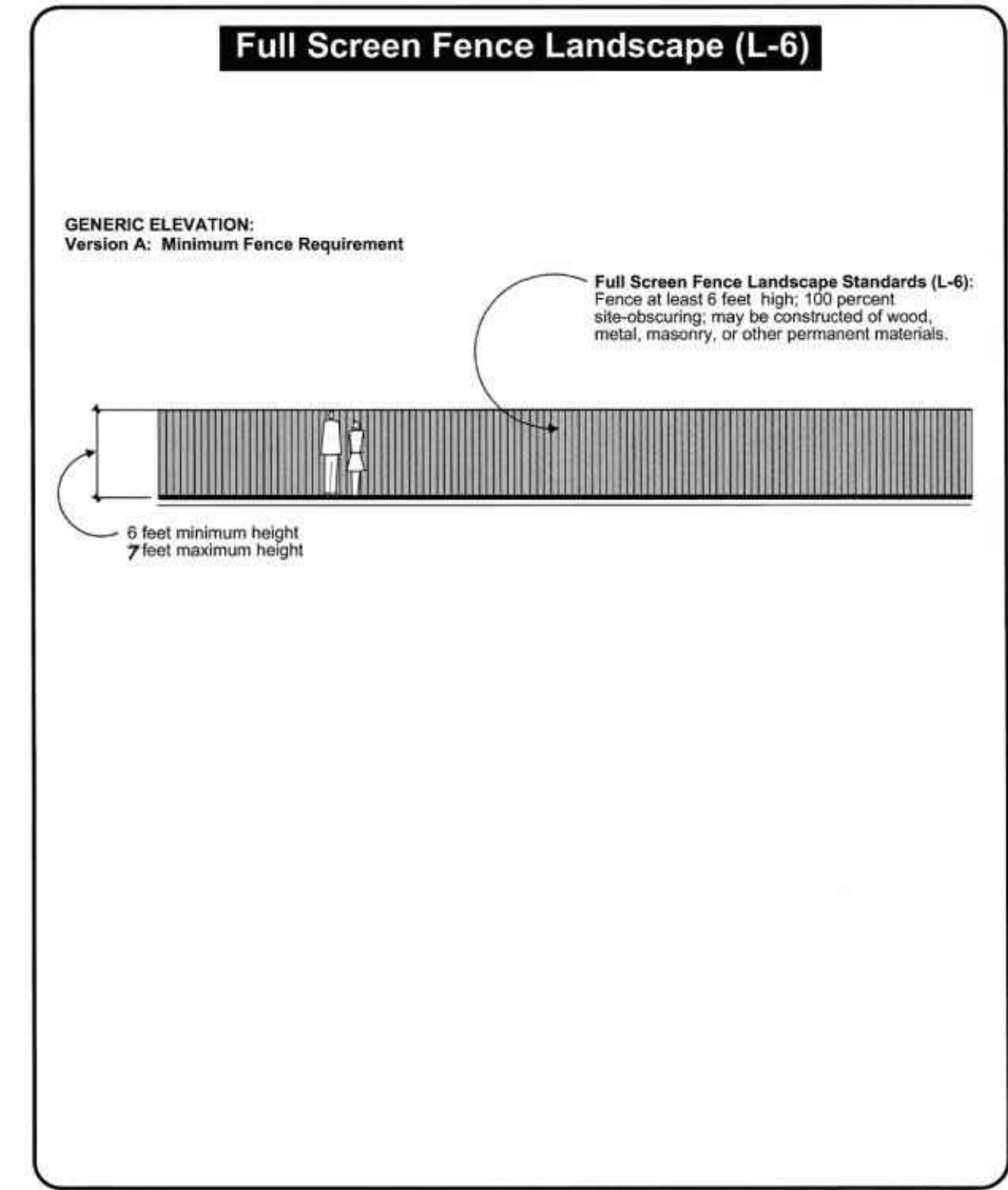
**A** LOW SCREEN LANDSCAPE DETAIL  
nts



**B** HIGH SCREEN LANDSCAPE DETAIL (PLAN)  
nts



**C** HIGH SCREEN LANDSCAPE DETAIL (ELEVATION)  
nts



**D** FULL SCREEN LANDSCAPE DETAIL  
nts



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PROJECT LOCATION: **SILVERHAWK DEVELOPMENT**  
LOGBOWNY ROAD  
FERNDALE, WA

DRAWING #: 22084SP4.DWG  
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SHEET CONTENTS: **PRELIMINARY LANDSCAPE DETAILS**

PRELIMINARY

JOB #: 22084  
DATE: 5-28-2024  
SHEET: **SP13**