

SITE PLAN GENERAL NOTES:

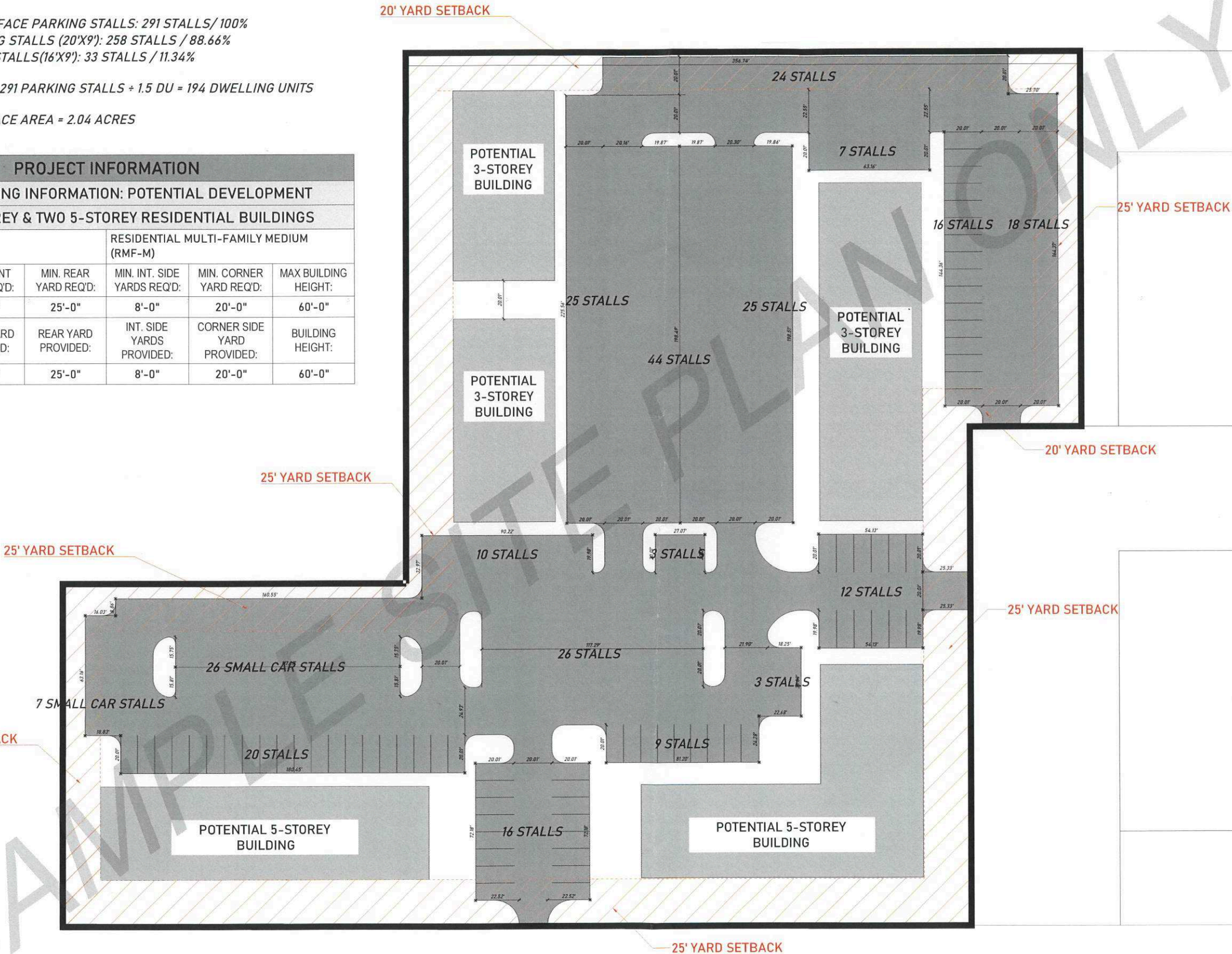
*EXACT LAYOUT SUBJECT TO PLAN APPROVAL *

TOTAL POTENTIAL SURFACE PARKING STALLS: 291 STALLS/ 100%
REGULAR CAR PARKING STALLS (20'X9'): 258 STALLS / 88.66%
SMALL CAR PARKING STALLS(16'X9'): 33 STALLS / 11.34%

MAX DWELLING UNITS: 291 PARKING STALLS ÷ 1.5 DU = 194 DWELLING UNITS

TOTAL PARKING SURFACE AREA = 2.04 ACRES

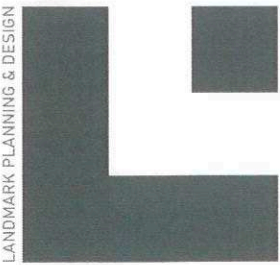
PROJECT INFORMATION					
RMF-M BUILDING INFORMATION: POTENTIAL DEVELOPMENT					
THREE 3-STOREY & TWO 5-STOREY RESIDENTIAL BUILDINGS					
POTENTIAL ZONING:			RESIDENTIAL MULTI-FAMILY MEDIUM (RMF-M)		
ZONING SETBACKS	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REQ'D:	MIN. CORNER YARD REQ'D:	MAX BUILDING HEIGHT:
	25'-0"	25'-0"	8'-0"	20'-0"	60'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:	CORNER SIDE YARD PROVIDED:	BUILDING HEIGHT:
	25'-0"	25'-0"	8'-0"	20'-0"	60'-0"



REVISIONS:	
N/A	
NOTES:	

NORTH: WINNIPEG, MANITOBA

DRAWN BY: BAD
CHECKED BY: N/A
SCALE: 1:300



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PROJECT INFORMATION					
RMF-S BUILDING INFORMATION: POTENTIAL DEVELOPMENT					
TWO 4-STOREY RESIDENTIAL BUILDINGS AND FOUR 2-STOREY TOWNHOUSES					
POTENTIAL ZONING:			RESIDENTIAL MULTI-FAMILY SMALL (RMF-S)		
ZONING SETBACKS	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REQ'D:	MIN. CORNER YARD REQ'D:	MAX BUILDING HEIGHT:
	20'-0"	25'-0"	4'-0"	5'-0"	35'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:	CORNER SIDE YARD PROVIDED:	BUILDING HEIGHT:
	20'-0"	25'-0"	4'-0"	5'-0"	35'-0"

SITE PLAN GENERAL NOTES:

*EXACT LAYOUT SUBJECT TO PLAN APPROVAL *

TOTAL POTENTIAL SURFACE PARKING STALLS: 197 STALLS / 100%
REGULAR CAR PARKING STALLS (20'X9'): 197 STALLS / 100%

MAX DWELLING UNITS: 197 PARKING STALLS + 1.5 DU = 131 DWELLING UNITS

TOTAL PARKING SURFACE AREA: 1.56 ACRES

4' YARD SETBACK

25' YARD SETBACK

4' YARD SETBACK

WATERSIDE EAST

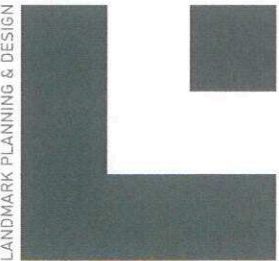
RMF-S SITE DESIGN

#22044

REVISIONS:	
N/A	
NOTES:	
PARKING AREA = 2.04 ACRES	

NORTH: WINNIPEG, MANITOBA

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2.9.2024 A02