

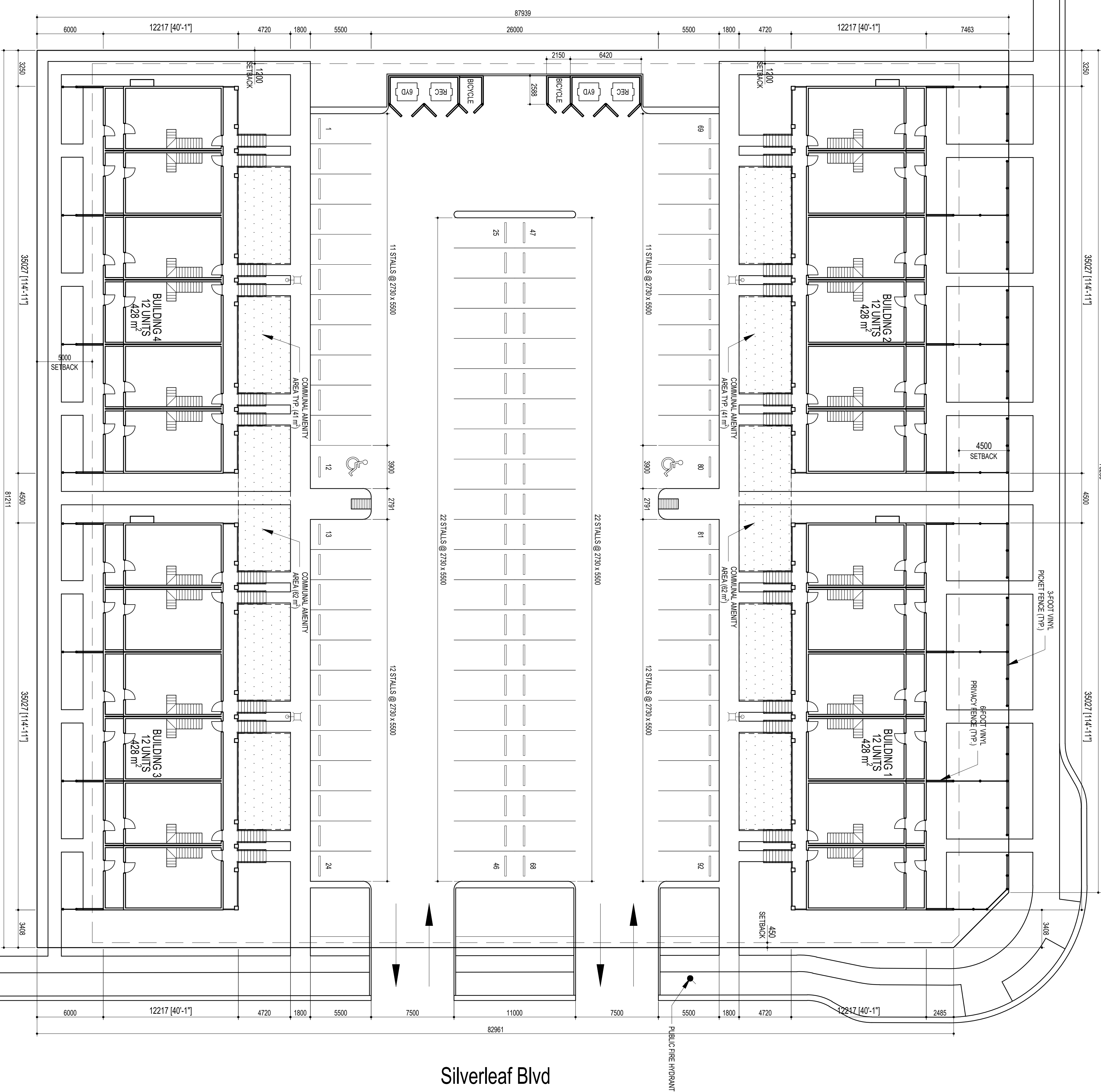
Mapleford Blvd

73233

35027 [114'-11"]

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3408



Silverleaf Blvd

PLAINSVIEW TOWNHOMES
STACKED TOWNHOMES

PARCEL E
ROSEWOOD SUBDIVISION, REGINA

PART 3D - RH ZONE: RESIDENTIAL HIGH-RISE ZONE

TABLE 3D.T1: BUILDING, PLANNED GROUP

TABLE 3D.T3	REQUIRED	PROVIDED
MIN. SITE AREA	1600 m²	7129 m²
FRONT YARD SETBACK	4.5 m	7.463 m
SIDE YARD SETBACK	1.2 m / 0.45 m	3.25 m / 3.48 m
REAR YARD SETBACK	5 m	6.0 m
MAX. BUILDING HEIGHT	20 m	10.2 m
MAX. SITE COVERAGE	60%	24%
FLOOR AREA		4194 m²
MAX. FLOOR AREA RATIO	3.0	0.59

LANDSCAPE AREA	1069 m²	1786 m²
COMMUNAL AMENITY AREA	356 m²	452 m²
3D/6 PARKING		
1.0 PARKING STALLS / UNIT	48	92

TOTAL UNITS: 48
SITE AREA = 7129 m² = 1.76 acres
DENSITY = 27.3 units/acre

Communal Amenity Area

16-foot LED area luminaire
w/ backlight shield

No.	Description	Date
A	Conceptual site layout	03.01.20

PLAINSVIEW TOWNHOMES
Parcel E, Rosewood Subdivision

SITE PLAN

Project Number: TBD

Date: 2020.01.16

Drawn By: GMD

Checked By: GMD

A1.1

Scale: As shown

1 SITE PLAN
A1.1
1:200