

MUNICIPAL ADDRESS: 352 PRIMROSE DRIVE SE  
 LEGAL DESCRIPTION: LOT 1, BLOCK 2, PLAN 7711650

R-MD - MEDIUM-DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS FOR PERMITTED USE: MULTIPLE UNIT RESIDENTIAL DEVELOPMENT		
STANDARD	REQUIREMENT	ACTUAL
SITE AREA	180 m <sup>2</sup> PER DWELLING = 7200 m <sup>2</sup>	13018.704 m <sup>2</sup> (3.22 ac)
SITE WIDTH	MIN. 20.0 m	157.032 m
SITE COVERAGE	65 %	37 %
SITE DENSITY	MIN. 25 UPH = 33 UNITS MAX. 56 UPH = 73 UNITS	30.7 UPH = 40 UNITS
BLDG. HEIGHT	MAX. 10.0 m	5.4 m
VEHICULAR PARKING	AS PER DEVELOPMENT AUTHORITY	TOTAL STALLS: 73 3 - 2.75 x 6.0 VISITOR STALLS 1 - 5.4 x 6.0 ACCESSIBLE STALL 30 - GARAGE STALLS 40 - DRIVEWAY STALLS

Sub-division Schedule		
Name	Area	Coverage
Asphalt	1936 m <sup>2</sup>	15%
Building	4805 m <sup>2</sup>	37%
Concrete	1318 m <sup>2</sup>	10%
Landscape	4960 m <sup>2</sup>	38%
13019 m <sup>2</sup>		

Parking Schedule	
Count	Description
3	Parking Space 1: 2.75 x 6.0 - 90°
1	Parking Space - ADA: 3.00m x 5.50m c/w 2.40m Aisle
Grand total: 4	

SUITE DESCRIPTION BREAKDOWN SITE TOTAL: 40 UNITS						
SUITE TYPE	MODEL	QTY.	# BEDROOMS	# BATH	SUITE AREA (SF)	AMENITY AREA (SF)
SUITE TYPE 1	1-STOREY	26	2	2	1012	145
SUITE TYPE 2	1-STOREY	1	2	2	1012	121
SUITE TYPE 3	1-STOREY	10	1	1	712	159
SUITE TYPE 4	1-STOREY	2	2	2	1058	145
SUITE TYPE 5	1-STOREY	1	2	2	1043	143



1 Site Plan  
1 : 400



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 Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction.  
 NewRock Developments Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building code requirements.

No. 1  
Description Permit Submission

Revision Schedule  
Date 2026-01-15

FOR Newrock Developments Inc.  
 PROJECT Multi-Family Townhouse Development  
 352 Primrose Drive SE, Medicine Hat, AB

DRAWING TITLE Site Plan  
 CREATION DATE: 2025-07-24  
 BY: JW  
 CHK: SDR  
 Scale AS SHOWN

A100

Permit Submission

MUNICIPAL ADDRESS: 352 PRIMROSE DRIVE SE  
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Planting Schedule - Site

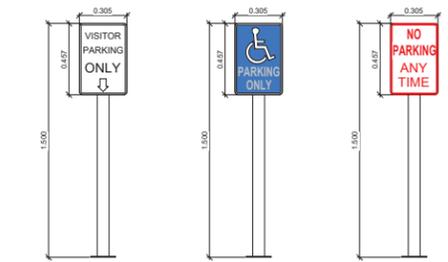
Type Mark	Count	Common Name	Botanical Name
<b>Tree</b>			
A	18	Dropmore Linden	Tilia X flavescens
B	14	Japanese Tree Lilac	Syringa Reticulata
C	18	Pink Spires Flowering Crab	Malus 'Pink Spires'
D	15	Dakota Pinnacle Birch	Betula Platyphylla "Fargo"
E	11	Amur Maple	Acer ginnala
76			
<b>Shrub</b>			
a	36	Dwarf European Cranberry	Viburnum opulus 'Nanum'
b	48	Globe Caragana	Caragana frutex 'Globosa'
c	4	Arcadia Juniper	Juniperus sabina 'Arcadia'
88			

Landscaping Quantities

Description	Surface Area	Percentage of Landscaping Area
Irrigated Sod	4781 m <sup>2</sup>	96%
Landscape Rock	179 m <sup>2</sup>	4%
	4960 m <sup>2</sup>	100%



SITE LEGEND	PLANTING LEGEND
<ul style="list-style-type: none"> <li>IRRIGATED GRASS</li> <li>CONCRETE</li> <li>LANDSCAPE ROCK - c/w timber header landscape fabric - in planter beds</li> <li>NP DENOTES NO PARKING SIGN</li> </ul>	<p><b>TREES:</b></p> <ul style="list-style-type: none"> <li>DECIDUOUS TREE - MINIMUM HEIGHT 2.0 m AND/ OR 50.0 mm IN CALIPER</li> </ul> <p><b>SHRUBS:</b></p> <ul style="list-style-type: none"> <li>SHRUB - MINIMUM OF 4/2 CONTAINER AND/OR MINIMUM HEIGHT OF 180 TO 230 mm AS PER CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS.</li> </ul>



2 Sign Legend  
1 : 30

1 Landscape Plan  
1 : 400



No.	Description	Date
1	Permit Submission	2026-01-15

FOR Newrock Developments Inc.	DRAWING TITLE Landscape Plan
PROJECT Multi-Family Townhouse Development 352 Primrose Drive SE, Medicine Hat, AB	CREATION DATE: 2025-10-24 BY: JW CHK: SDR Scale AS SHOWN
	<b>L100</b>

Permit Submission





