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ALL WORK IS PERFORMED TO COMPLY TO CURRENT ALBERTA BUILDING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

PROJECT:

Chelsea Multi-Family Site
LOT 1, BLOCK 10, PLAN
Unregistered

CLIENT:

LUXURIA HOMES
inspired homes for inspired living

DRAWING SET:

DEVELOPMENT PERMIT SET

RELEASED FOR:	DRWN BY:	CHK'D BY:	DATE: (M/D/Y)
DESIGN APPROVAL	X	X	XX/XX/XX
DEVELOPMENT PERMIT	MJV	X	10/20/20
BUILDING PERMIT	X	X	XX/XX/XX

REVISION DESCRIPTION:	DRWN BY:	CHK'D BY:	DATE: (M/D/Y)
1. WALKWAY LIGHTING	MJV	X	11/03/20
2. DSSP REVISIONS	MJV	X	11/25/20
3. CIRCULATION REVISIONS	MJV	X	12/28/20
4. CIRCULATION REVISIONS	TL	X	03/22/21
5. BUILDIGN 9/ 10 REVISIONS	TL		03/29/21
6. BUILDING 5 REDESIGN	TL		04/15/21
7.			
8.			
9.			
10.			

TITLE:

BLOCKPLAN SITEPLAN

PROJECT #:	20-08291
DATE:	APR. 15, 2021
SCALE:	AS SHOWN

PAGE #:

DP1.01



PROPOSED BUILDINGS = 2740.09 M² OR 27.16%
CONCRETE SIDEWALK / APRON / DRIVEWAYS = 1891.20 M² OR 18.75%
SOD = 1830.90 M² OR 18.16%
ORNAMENTAL GRASS = 65.68 M² OR 0.65%
PLANTING BEDS = 713.52 M² = 7.07%
RUNDLE ROCK TAILINGS = 197.60 M² OR 1.96%
PROPOSED UTILITIES = 24.0 M² OR 0.24%
ASPHALT LANE & PARKING = 2622.53 M² OR 26.01%

TOTAL SOFT LANDSCAPE AREA 2808.33 M² OR 27.83%
TOTAL LOT AREA = 10085.52 M² OR 100%

LANDSCAPING RULES:
(AS OUTLINED BELOW)

- 1 TREE & 2 SHRUBS / 50 SQ. M. OF LANDSCAPE AREA PROVIDED
- MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)
- MINIMUM RATIO OF 25% CONIFEROUS TO DECIDUOUS TREES
- MINIMUM SIZE OF SMALL DECIDUOUS: 50MM
- MINIMUM SIZE OF LARGE DECIDUOUS: 50-60MM
- MINIMUM HEIGHT OF SMALL CONIFEROUS: 2.0M OR 6'-6"
- MINIMUM HEIGHT OF LARGE CONIFEROUS: 2.0-2.5M OR 8'-0"

THEREFORE:
WE REQUIRE: 10085.52 x 40% = 4034.21 M² / 50 M² = 80.68 (81) TREES 161.36 (161) SHRUBS (AS PER ENHANCED LANDSCAPING OPTION)

BROKEN DOWN AS:
TOTAL TREES: 85
TOTAL SHRUBS: 188
45 LARGE (24 DECIDUOUS / 21 CONIFEROUS)
40 SMALL (20 DECIDUOUS / 20 CONIFEROUS)
155 DECIDUOUS SHRUBS WITH MINIMUM HEIGHT OR SPREAD OF 0.4 M
33 CONIFEROUS SHRUBS SHRUBS WITH MINIMUM HEIGHT OR SPREAD OF 0.4 M
(ALL LANDSCAPING TO BE IRRIGATED WITH LOW WATER IRRIGATION SYSTEM)

CLIENT

LUXURIA HOMES
Inspired homes for inspired living

CONSULTANT

TRICOR
DESIGN GROUP

LANDSCAPE CONSULTANT

GEORGE HARRIS
COLLABORATIVE INC.
Landscape Architecture
/ Urban Design

LEGEND

DT1 - Spring Snow Flowering Crab (Malus 'Spring Snow' Deciduous. Min 60mm Caliper. Approx 5m height at maturity.

DT2 - Black Hawk Mountain Ash (Sorbus aucuparia 'Black Hawk') Deciduous. Min 60mm Caliper. Approx 10m height at maturity.

DT3 - Guardian Columnar Aspen (Populus 'Jefguard') Deciduous. Min 50mm Caliper. Approx 12m height at maturity.

CT1 - Colorado Spruce (columnar) (Picea pungens 'Fastigiata') Coniferous. Min 2m height at planting. Approx. 6m height at maturity.

DS1- Bailey Compact Highbush Cranberry (Viburnum Trilobum 'Bailey Compact') Deciduous shrub.

DS2 - Royal Burgundy Japanese Barberry (Berberis thunbergii 'gentry') OR Globe Caragana (Caragana frutex 'Globosa') Deciduous shrub.

CS1 - Calgary Carpet Juniper (Juniperus sabina 'calgary carpet') Coniferous shrub.

CS2 - Dwarf Mugo Pine (pinus mugo 'var. pumilio') Coniferous shrub.

P1- Flame Grass (miscanthus sinensis 'purpurascens') Perennial.

P2 - Bulbous Oat Grass (Helictotrichon sempervirens) Perennial.

GENERAL LEGEND

PROPERTY LINE

BUILDING OUTLINE

ROAD CURB

1.2m HIGH CHAINLINK FENCE

AMENITY SPACE

ENTRANCE

EARTH BIN SYSTEM

PICNIC TABLE

RUNDLE ROCK TAILINGS

ASPHALT

CONCRETE

SOD

PLANTING BEDS

STEPPING STONE

EXPOSED AGGREGATE CONCRETE

01 27 APR 21

ISSUED FOR DP

M.M

S.A

J.B

REV DATE

ISSUED FOR

DRWN

CHECK

DESIGN

PROJECT

Chelsea Multi-Family Site
LOT 1, BLOCK 10, PLAN UNREGISTERED

DISCIPLINE

LANDSCAPE

SHEET TYPE

DEVELOPMENT PERMIT

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

SCALE

1:200

PROJECT NO.

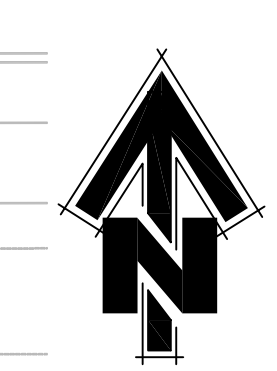
21-658

SHEET NO.

DP01

REV

01



LEGEND:	
	CONSTRUCTION BOUNDARY
	CONCRETE SIDEWALK
	WHEEL CHAIR RAMP
	ORIGINAL GROUND CONTOUR (MAJOR)
	ORIGINAL GROUND CONTOUR (MINOR)
	LG OF GUTTER
	LG OF GUTTER RADIUS
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	TRANSFORMER
	INLET CONTROL DEVICE SIZE RADIUS IN
	EXISTING GRADE
	FINISHED GRADE (AT ASPHALT)
	DRAINAGE DIRECTION
	WOR AS PER CITY SPECIFICATION
	EMERGENCY OVERLAND ESCAPE ROUTE
	DRAINAGE AREA STORM POND 100YR EVENT
2	DRAINAGE AREA NUMBER
EX	EXISTING
TBR	TO BE REMOVED
WOR	DEPRESSED CURB
UNLESS NOTED OTHERWISE	
FEE	FINISH FLOOR ELEVATION
DEPRESSURE CURB REQUIRED AT ALL CROSSING LOCATIONS UNLESS	
STORM DRAINAGE AREA	
ALL DRAINAGE IS TO BE CONTAINED ONSITE, UNLESS OTHERWISE NOTED.	
FINISH GRADES SHOWN ARE AT ASPHALT AND LANDSCAPED GRADES.	
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATERMAIN & VALVE
	EXISTING WATERMAIN & VALVE
	WATER METER ROOM
	ELECTRICAL SERVICE
	GAS SERVICE
WTD	WEEPING TILE DRAIN
LTF	LOWEST TOP OF FOOTING
MF	MAIN FLOOR ELEVATION
MG	MINIMUM GRADE ELEVATION
RNG	MINIMUM GRADE ELEVATION RESTRICTIVE COORDINATE REQUIREMENT
BW	BACK OF WALK
LG	LG OF GUTTER

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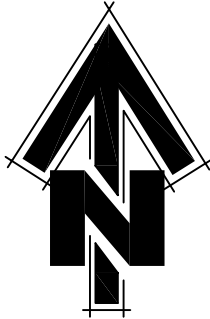
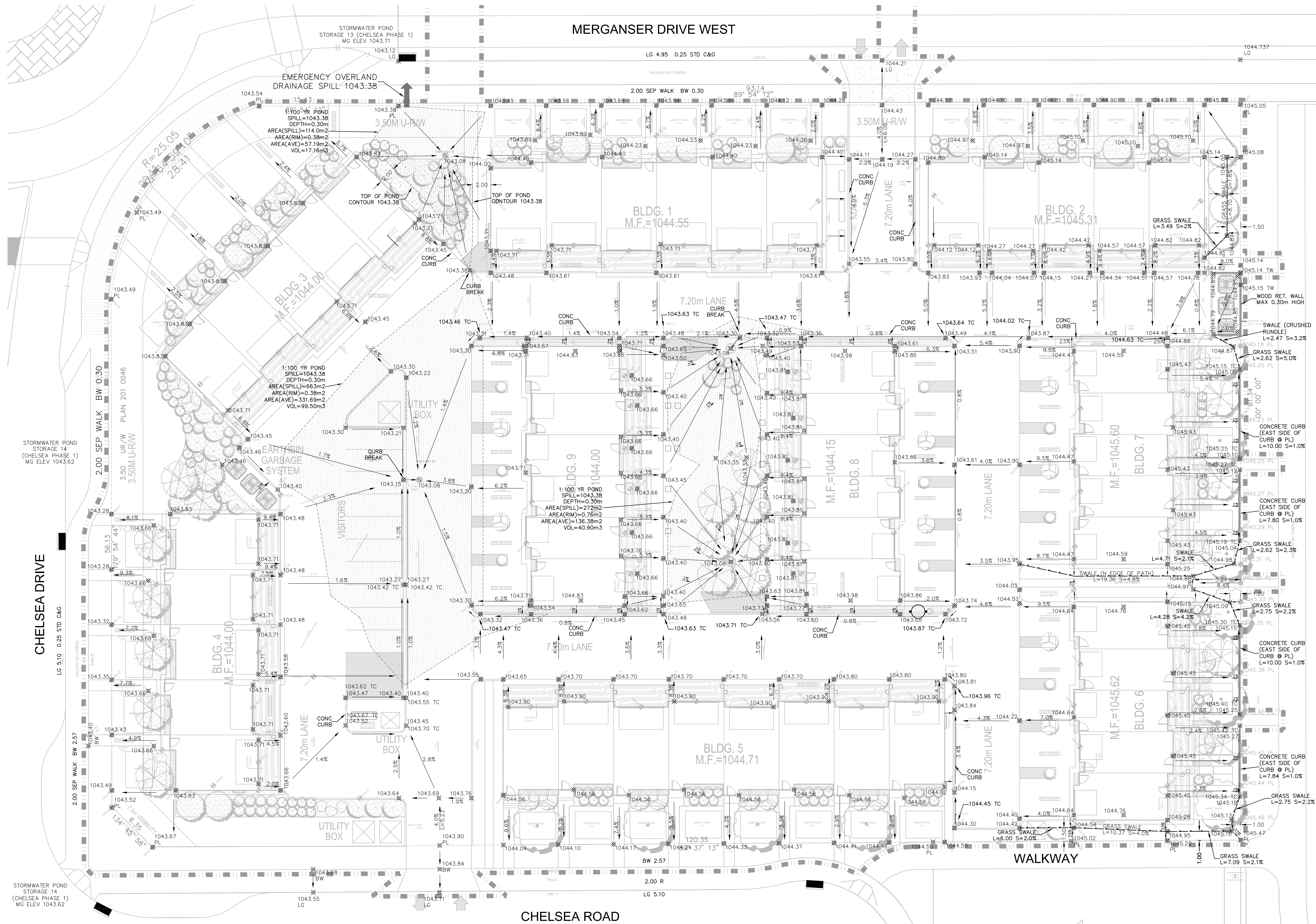
CHELSEA TOWNHOMES
CHESTERMERE, ALBERTA
LUXURIA HOMES LTD.

PERMIT TO PRACTICE
HILCO PROJECTS INC.

PERMIT NUMBER: P 07866
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

HILCO PROJECTS INC.		
DESIGN BY : HC	CHECKED BY : HC	PROJECT No.
DRAWN BY :	CHECKED BY :	0995
SCALE : AS NOTED	DATE : SEP 2020	DRAWING No.
		SW-C2

PERTINENT DATA:
SITE LOCATION:
XXXX CHESTERMERE, AB
LEGAL DESCRIPTION:
PLAN XXXXX, LOT 1, BLOCK 10 SEC 9, TWP 24, RGE 28, W4M AREA=1.01 ha
DEVELOPMENT PERMIT NUMBER
DP21-54227



GENERAL NOTES:

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LATEST ARCH SITE PLAN. REFER TO THE LATEST ARCH SITE PLAN FOR BUILDING, SIDEWALK, PATHWAY AND ROAD LOCATIONS AND DIMENSIONS. FOR PAINT MARKINGS DETAILS REFER TO LATEST ARCH DWGS.

THIS DRAWING IS TO BE USED FOR SITE SERVING AND GRADING INFORMATION ONLY.

LEGEND:

- CONSTRUCTION BOUNDARY
- CONCRETE SIDEWALK
- WHEEL CHAIR RAMP
- ORIGINAL GROUND CONTOUR (MAJOR)
- ORIGINAL GROUND CONTOUR (MINOR)
- LG
- UP OF GUTTER
- UP OF GUTTER RADIUS
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- TRANSFORMER
- INLET CONTROL DEVICE SIZE RADIUS IN MM
- EXISTING GRADE
- FINISHED GRADE (AT ASPHALT)
- DRAINAGE DIRECTION
- WCR AS PER CITY SPECIFICATION
- EMERGENCY OVERLAND ESCAPE ROUTE
- STORM DRAINAGE AREA
- STORM POND 100YR EVENT
- DRAINAGE AREA NUMBER
- 2
- EXISTING
- TO BE REMOVED
- DEPRESSED CURB
- WCR
- UNLESS NOTED OTHERWISE
- FEE
- FINISH FLOOR ELEVATION
- DEPRESSED CURB REQUIRED AT ALL CROSSING LOCATIONS UNLESS
- STORM DRAINAGE AREA
- ALL DRAINAGE IS TO BE CONTAINED ONSITE, UNLESS OTHERWISE NOTED.
- FINISH GRADES SHOWN ARE AT ASPHALT AND LANDSCAPED GRADES.
- S 200 PVC
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EX S 200 PVC
- EXISTING SANITARY SEWER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- ST 300 PVC
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EX ST 300 PVC
- EXISTING STORM SEWER
- PROPOSED HYDRANT
- EXISTING HYDRANT
- W 300 PVC
- PROPOSED WATERMAIN & VALVE
- EXISTING WATERMAIN & VALVE
- EX W 300 PVC
- EXISTING WATERMAIN & VALVE
- WATER METER ROOM
- ELECTRICAL SERVICE
- GAS SERVICE
- WTD
- WEEDING TILE DRAIN
- LIT
- LOWEST TOP OF FOOTING
- MF
- MAIN FLOOR ELEVATION
- MG
- MINIMUM GRADE ELEVATION
- RMG
- RESTRICTIVE COVENANT REQUIREMENT
- SW
- BACK OF WALK
- LG
- UP OF GUTTER
- TW
- TOP OF WALL
- SW
- BOTTOM OF WALL
- SW
- BOTTOM OF WALL
- TC
- TOP OF CURB

NOTES:

- ALL WORK TO BE COMPLETED TO CITY OF CHESTERMERE STANDARDS. IF CITY OF CHESTERMERE STANDARDS ARE NOT AVAILABLE, CITY OF CALGARY STANDARDS TO BE USED.
- ALL ELEVATIONS ARE GEODETIC.
- ALL SANITARY, STORM AND WEEDING TILE DRAIN MANHOLES SHALL BE TYPE 5A UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY SEWER MAINS TO BE PVC SDR 35 B&S RG, CLASS III BEDDING UNLESS NOTED OTHERWISE.
- ALL STORM SEWER MAINS TO BE PVC SDR 35 B&S RG, CLASS III BEDDING UNLESS NOTED OTHERWISE.
- BEDDING FOR CONCRETE PIPES TO BE CLASS C.
- ALL WATER MAINS 150mm AND LARGER TO BE PVC DR 18, CLASS III BED. 100mm WATER MAINS TO BE PVC DR 14, CLASS III BED.
- HYDRANT VALVES LOCATED 1.0m FROM MAIN UNLESS OTHERWISE NOTED.
- 20, 25, 40 & 50mm WATER SERVICES TO BE PEX PIPE.
- 100mm SANITARY SERVICES TO BE PVC DR 28.
- 75mm STORM (WEEDING TILE DRAIN) SERVICES TO BE PVC DR 28.
- ALL LOTS ADJACENT TO TRAPPED LOWS WITH POND DEPTHS EXCEEDING 0.30m AND THE POND SPILL OVER ELEVATION ENROACHING ON TO THE LOTS WILL HAVE RESTRICTIVE COVENANTS SPECIFYING MINIMUM GRADES PLACED ON THEM. THESE GRADES ARE LABELLED WITH A "RMG". ALL OPENINGS (DOORS, WINDOWS, GARAGE, ETC. ARE ABOVE THE MINIMUM SURFACE GRADE MG OR RMG.

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NO.	REVISION	DATE	BY
2	REVISED SOUTH DRAINAGE LOCATION	04.28.21	HC
1	ISSUED FOR SITE SERVING/PROPOSAL	06.16.20	HC
NO.	REVISION	DATE	BY

CHELSEA TOWNHOMES
CHESTERMERE, ALBERTA

LUXURIA HOMES LTD.

SITE GRADING

PROFESSIONAL ENGINEER OF ALBERTA
April 28, 2021

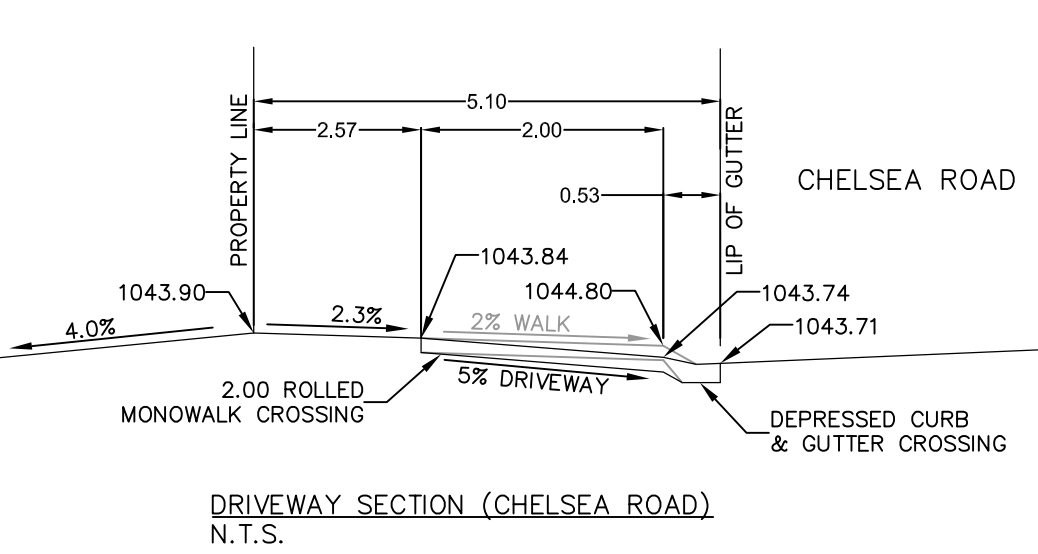
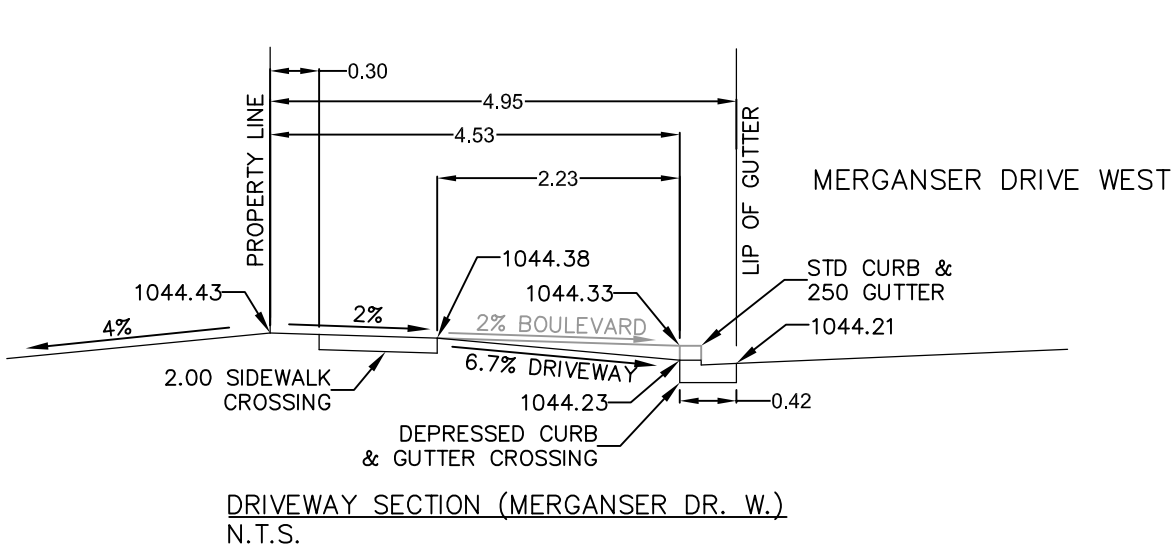
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PERMIT NUMBER: P-07866
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DESIGN BY: HC	CHECKED BY: HC	PROJECT NO.
DRAIN BY: HC	CHECKED BY: HC	09995
SCALE: AS NOTED	DATE: SEP 2020	DRAWING NO.

SW-C1



1 SITE GRADING
Scale: 1:200