

SITE PLAN LEGEND	
	Property Line
	Municipal Setback Line
	Right-of-Way
	Existing Chain Link Fence
	Water Service Line
	Sanitary Line
	Storm Service Line
	Existing 3 Phase Power (UG)
	Existing O/H Power Line
	Existing Natural Gas line
	Existing Manhole
	Existing Electrical Panel
	Existing Gas Meter
	Existing Power Pole
	Existing Power Pole/Light Pole
	Existing Site Lighting
	Existing STOP Sign
	Geodetic Elevation (Existing)
	Geodetic Elevation (Proposed)
	Proposed Exterior Lighting
	Existing Light Duty Asphalt Pavement
	Existing Heavy Duty Asphalt Pavement
	Existing Maintained Grass
	Existing Landscaped Paver
	Existing Concrete Pavement

1 SITE PLAN SCALE: 1:300

SITE DATA		
SITE INFORMATION		
SITE AREA = 22,700.0 m², 2.27 HECTARES (5.61 ACRES)		
LAND USE DISTRICT		
INDUSTRIAL - GENERAL (I-G) Calgary Land Use Bylaw 1P2007		
PREVIOUS LUD - ROCKY VIEW DIRECT CONTROL 56 (DC 56)		
BUILDING SETBACKS		
	PROVIDED	REQUIRED
FRONT (SOUTH)	30.5m	4.0m
FRONT (EAST)	6.0m	4.0m
SIDE(WEST)	5.0m	1.2m*
SIDE (NORTH)	5.0m	1.2m*
*ASSUMING THE ADJACENT LAND USE WILL REZONE TO INDUSTRIAL DISTRICT.		
SURVEY INFORMATION FROM:		
DEVELOPMENT SITE SERVICING PLAN BY VERITAS DEVELOPMENT SOLUTIONS, DATED ON APRIL 17, 2018.		
ALL SURVEY INFORMATION IS ASSUMED ACCURATE & DENIZEN ARCHITECTURE LTD. DOES NOT TAKE RESPONSIBILITY FOR SUCH INFORMATION OR ANY DISCREPANCIES THEREIN.		

BUILDING DATA		
BUILDING USE		
EXST. BLDG. 1: OFFICE + SHOP		
EXST. BLDG. 2: OPERATION BUILDING 1		
EXST. BLDG. 4: PAINT SHOP		
BUILDING AREA FOOTPRINT		
	sq. m.	sq. ft.
EXST. BLDG. 1	±2600.0	±27986.2
EXST. BLDG. 2	±325.6	±3505.1
EXST. BLDG. 4	±695.8	±7490.0
PROP. ADDITION	±1092.4	±11758.4
TOTAL	±3621.5	±38981.2
LOT COVERAGE (MAX. 30%)		
±16.0% (3,621.5 m² of 22,700.0m²)		
FLOOR AREA RATIO		
0.17 (3,837.5 m² of 22,700.0m²)		



2 VICINITY PLAN SCALE: N.T.S.

- ### GENERAL SITE PLAN NOTES
- All underground utilities must be located prior to commencement of construction.
 - All discrepancies between site conditions shown on this drawing and those existing at time of construction must be reported.
 - No change to existing site grading.
 - Existing site access will remain unchanged. No changes are proposed.
 - The proposed development will enclose an existing outdoor operational area.
 - No new uses are proposed, and the level of operations will remain unchanged. Therefore, no additional parking is required.
 - The existing landscaping will remain unchanged.

PERMITS

BP#2019-08114
DP#2019-2466
BP#2018-09144
BP#2018-06977

REV.	DATE	DESCRIPTION	DR	RV
1	2026-05-22	ISSUED FOR PRE-APPLICATION	VS	JL
2	2026-07-13	ISSUED FOR DP REVIEW	VS	JL
3	2026-07-27	ISSUED FOR DEVELOPMENT PERMIT	VS	JL

CLIENT
PURCELL DEVELOPMENTS LTD.



PROJECT
GLENMORE FABRICATORS
ADDITION

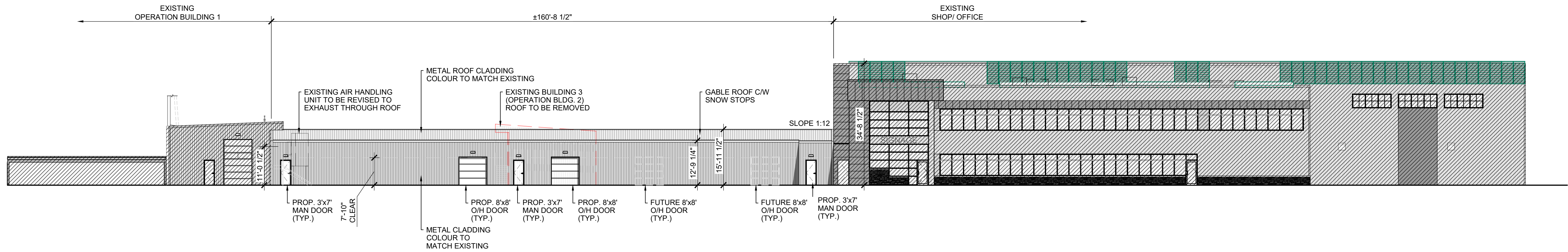
PROJECT ADDRESS/ LEGAL DESCRIPTION
10005 ENTERPRISE WAY SE,
CALGARY, AB T3S 0A1

PLAN 031 3630
BLOCK 3
LOT 8

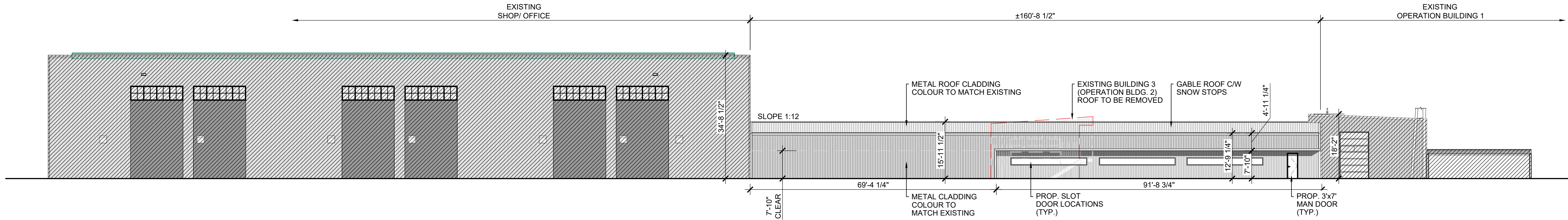
N.E. SEC-18-23-28-4

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1 OVERALL FLOOR PLAN
DP2 SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
DP2 SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
DP2 SCALE: 1/16" = 1'-0"

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OVERALL FLOOR PLAN & BUILDING
ELEVATIONS