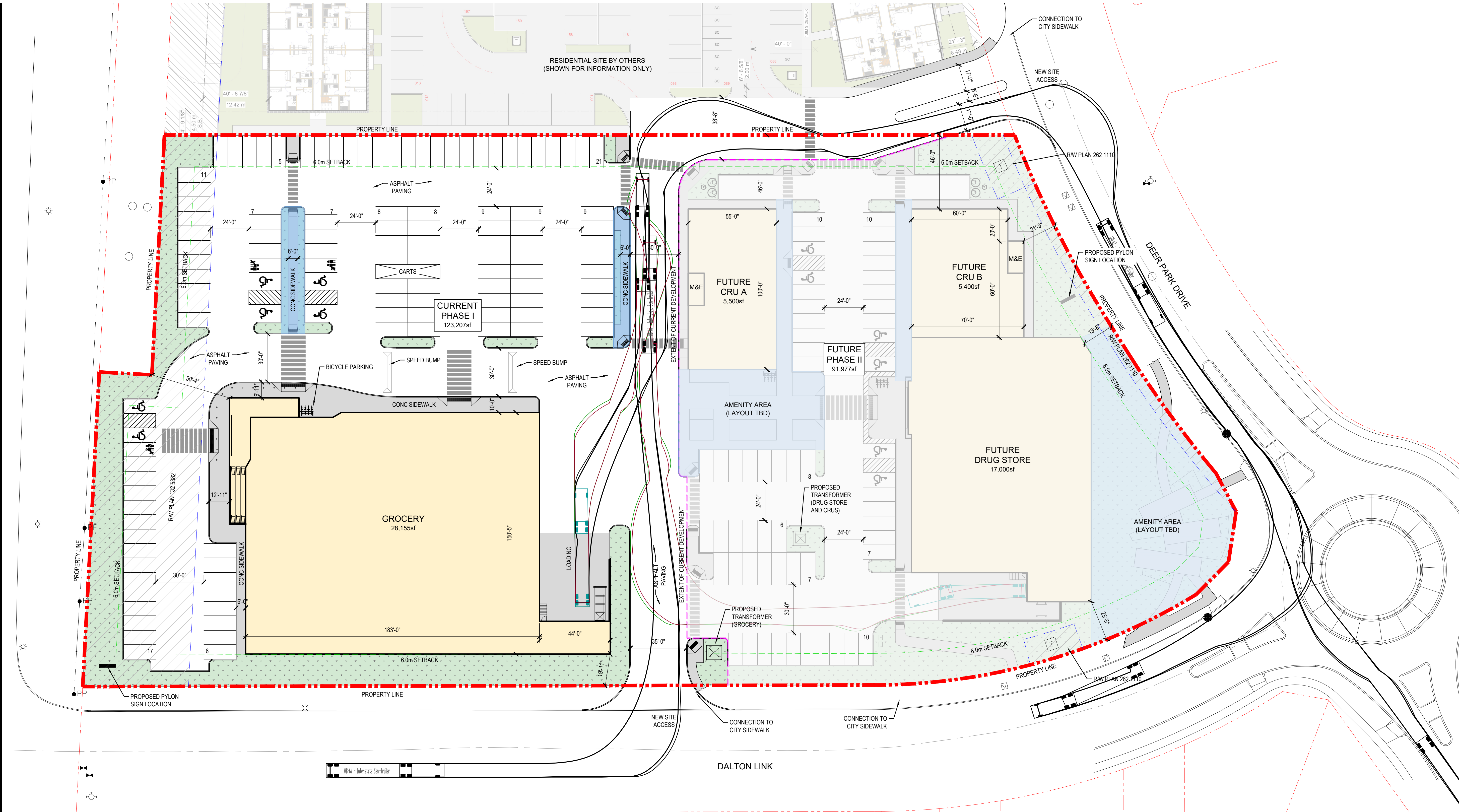


24x36-DWG Path: P:\24000\24129 - Deerpark Commercial - Avison Young\01-0 Design & Drawings\01-5 Working Drawings\24129-A100-SITE.dwg



SITE PLAN

1"=30'-0"



PROJECT PHASING

CURRENT SCOPE OF DEVELOPMENT FOR THIS APPLICATION CONSISTS OF THE CONSTRUCTION OF A GROCERY BUILDING AND RELATED SITE DEVELOPMENT NOTED ON THE ABOVE PLAN AS 'PHASE I'. THIS SCOPE INCLUDES THE CONSTRUCTION OF BOTH NEW SITE ACCESSES.

'PHASE II' DEVELOPMENT, INCLUDING DRUG STORE AND CRU BUILDINGS TO BE APPLIED FOR UNDER SEPARATE APPLICATION AT A FUTURE DATE.

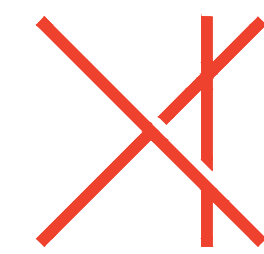
AMENITY AREAS

AMENITY AREAS SHOWN WITH BLUE HATCH

TOTAL SITE AREA: 123,207sf
TOTAL AMENITY AREA: 20,399sf
AMENITY AREA PERCENTAGE: 16.6%

SITE INFORMATION AND STATISTICS

SITE INFORMATION		PARKING ANALYSIS	
AUTHORITY HAVING JURISDICTION	CITY OF SPRUCE GROVE	STANDARD PARKING STALL SIZE	9' x 20'
ZONING	DC 22 - DEER PARK MIXED USE NODE	STANDARD DRIVE AISLE SIZE	24'-0"
PROJECT ADDRESS	LOT 5, BLOCK 1, PLAN 262 1109	PARKING REQUIRED	
LEGAL DISCRIPTION		CURRENT PHASE I	
SITE STATS		GROCERY - RETAIL	2.5 / 100m ² 66 STALLS
SITE AREA - CURRENT PHASE I		FUTURE PHASE II	
SITE AREA - FUTURE PHASE I		DRUG STORE - RETAIL	2.5 / 100m ² 40 STALLS
SITE AREA - TOTAL		CRU A & B - RETAIL*	2.5 / 100m ² 17 STALLS
SITE AREA IN ACRES		CRU A & B - RESTAURANT*	1 / 5m ² SEATING AREA + 1 / 2 EMPLOYEES 47 STALLS
BUILDING STATS		TOTAL PARKING REQUIRED	170 STALLS
GROCERY		*NOTE: CALCULATIONS ASSUME THAT 1/3 OF THE CRU SPACES WILL BE RESTAURANT. OF THAT, IT IS ASSUMED THAT THE SEATING AREA WILL TAKE 60% OF THE TOTAL AREA, AND THAT THERE WILL BE A TOTAL OF 10 EMPLOYEES AT A TIME.	
FUTURE DRUG STORE		PARKING PROVIDED	
FUTURE CRU A		CURRENT PHASE I	117 STALLS
FUTURE CRU B		FUTURE PHASE II	58 STALLS
TOTAL BUILDING AREA (CURRENT AND FUTURE)		TOTAL PARKING PROVIDED	175 STALLS
SITE COVERAGE		BICYCLE PARKING	
45.9%		5% OF TOTAL PARKING REQUIRED	9 STALLS



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REV	26-06-08	ISSUED FOR TENANT REVIEW	MS	SG
REV	YY-MM-DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW

CONSULTANT

PERMIT STAMP

SEAL

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PROJECT

DEER PARK COMMERCIAL

SPRUCE GROVE, AB

DRAWING TITLE

SITE PLAN

PROJECT NO.

24129

ISSUED DATE

JUNE 25, 2026

SCALE

1" = 30'-0"

DRAWING NO.

A100

REVISION

PLOT DATE: JUN 25, 2026