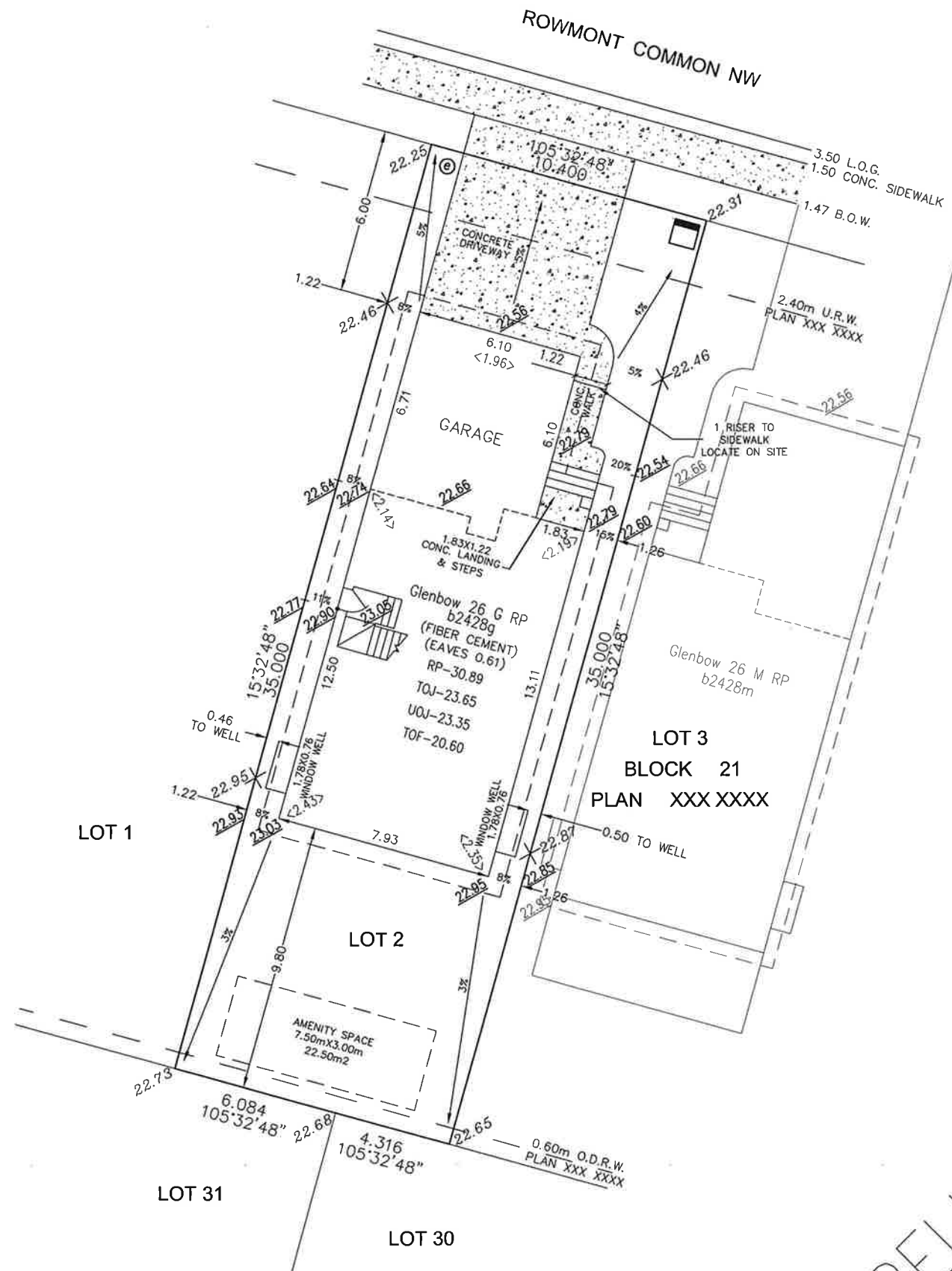
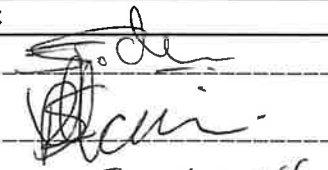
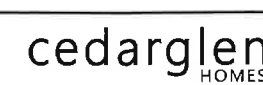




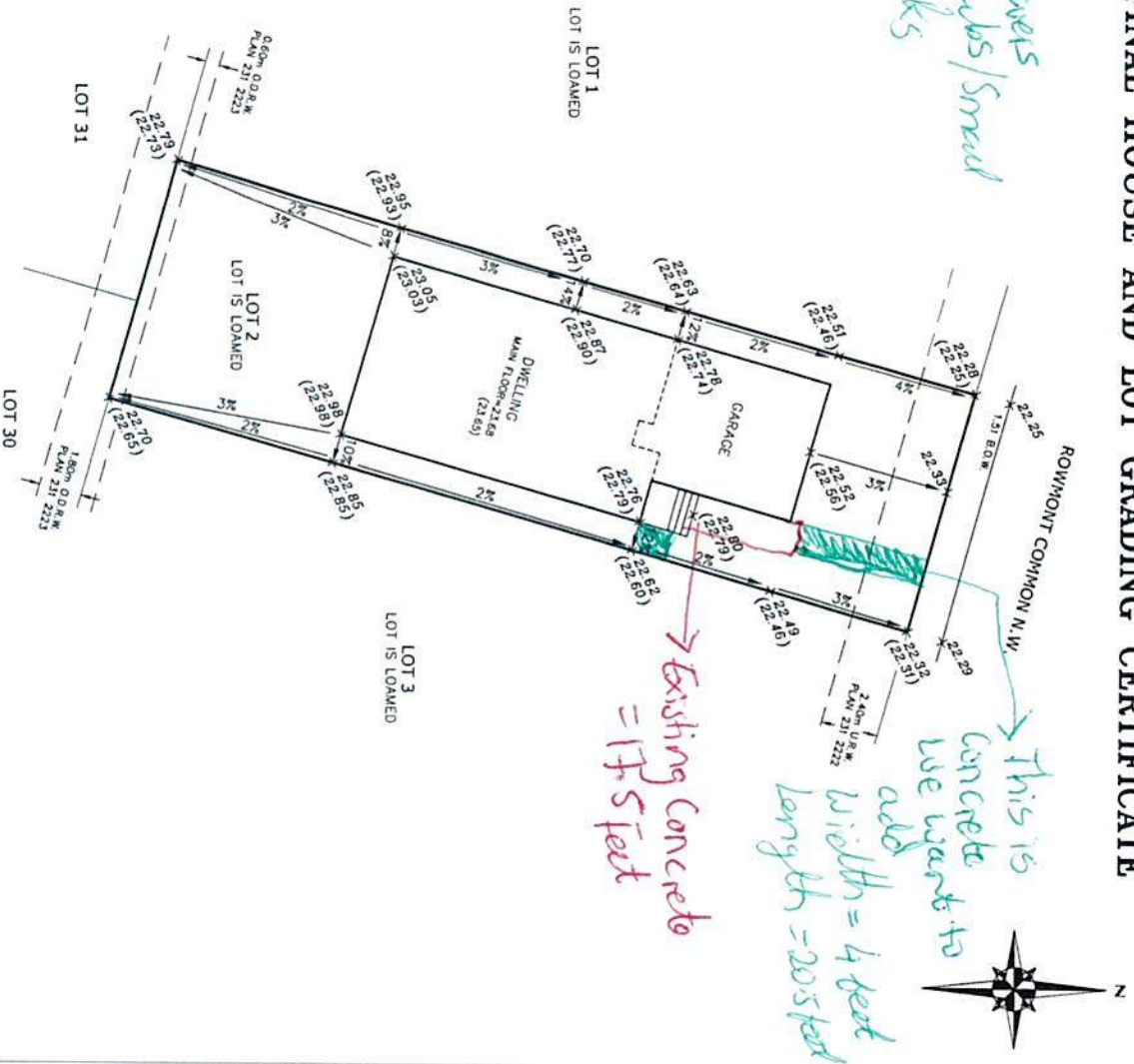
PRELIMINARY PLAN

SURVEYOR NOTE:
FOOTINGS TO BE PINNED AFTER
POURING

STANDARD ENTRY PORCH RISER HEIGHT TABLE					LEGEND	
CONC. PORCH	0.49m	0.68m	✓ 0.86m	1.05m	1.23m	Ⓜ ELECTRICAL SERVICE ENTRY
RISERS	2	3	4	5	6	Ⓜ TRANSFORMER
WOOD PORCH	0.53m	0.73m	0.93m	1.13m	1.33m	Ⓜ FIRE HYDRANT
BASEMENT WALL HEIGHT TABLE (BASED ON 11 7/8" JOIST DEPTH & 3" CONCRETE SLAB)						Ⓜ STREETLIGHT
BASEMENT TYPE (CONCRETE FOUNDATION WALL HEIGHT)		ACTUAL CEILING HT (T/O SLAB TO U/S JOISTS)		TOP OF FOOTING TO TOP OF JOISTS		Ⓜ MAILBOX
STANDARD (8'-0")		7'-9"		2.74m		Ⓜ CABLE PEDESTAL
WO 405 (8'-4")		8'-1"		2.84m		Ⓜ TELUS PEDESTAL
✓ WO 400 (9'-0")		8'-9"		3.05m		Ⓜ EXISTING GRADE
JOB#: rp04D/021/0002						Ⓜ DESIGN GRADE
CUST. ID: 00025895			SCALE: 1:200			Ⓜ TOF TO GRADE HEIGHT
CIVIC ADDRESS: 93 ROWMONT COMMON NW						
SUBDIVISION: ROCKLAND PARK						
PHASE: 04		BLOCK: 21		LOT: 02		
RP: 30.89		T.O.J.: 23.65		U.O.J.: 23.35		
T.O.F.: 20.60		L.T.F.: 20.11		MG: 22.56		
HOUSE FOOTPRINT: (INCL. DET. GARAGE/PARKING PAD IF APPLICABLE)					143.27 m ²	
LOT AREA:					364.00 m ²	
LOT COVERAGE:					39.36 %	
FOUNDATION:					141.04 m ²	
SIDEWALK AREA:					6.52 m ²	
SIDEWALK BORDER AREA (IF APPLICABLE):					N/A	
DRIVEWAY AREA:					45.54 m ²	
DRIVEWAY BORDER AREA (IF APPLICABLE):					N/A	
APRON AREA (IF APPLICABLE):					N/A	
DRN. BY: KW		DATE: 15 MAY 2024		ZONING: R-G		
REVISIONS	1.: Preplot 10/May/24 - HS			GENERAL RULES		
	2.: preplot 15/May/24 KW			Driveway within 6.0m of a sidewalk or a curb must not exceed a width of: - 6.0m when the parcel width is 9.0m or less; or - 7.0m when the parcel width is greater than 9.0m and less than 15.0m Decks in "Developed Areas" must not exceed: - 1.5m above grade at any point except where a deck is located above a walkout basement		
	3.: Stage 1A 22/May/24 KW					
	4.: Bsmt height rev 23/May/24 KW					
	5.: Stage 1B 29/May/24 KW					
	6.:					
	7.:			R-G or R-Gm Parcel Coverage- Max. 60% or 70% on a laned parcel 1) Building Height - max. 12.0m 2) Building Height for Backyard Suite on a laned parcel -max 10.0m		
	8.:					
	9.:					
	10.:					
CUSTOMER APPROVAL	 DATE: Jun 16, 2024					
	NOTE: CLEAR SIDEYARD RULES NOT ALLOWED: MAIN FLOOR CANTILEVERS. ALLOWED: MECH. VENTS, EAVES, UPPER FLOOR CANTILEVERS, GAS METER, ELECTRICAL METER, WINDOW WELLS, AIR CONDITIONERS & LANDING W/ STEPS TO FRONT AND REAR			NOTE: THE LOCATION OF THE GRAVEL PAD DOES NOT REPRESENT THE LOCATION OF ANY FUTURE GARAGE, EITHER BY CEDARGLEN HOMES OR THE CUSTOMER. THE GARAGE LOCATION IS TO CONFORM WITH THE CITY OF CALGARY LAND USE BYLAW AND THE 'ALBERTA BUILDING CODE'.		
			4770 110 AVENUE S.E. CALGARY, ALBERTA T2C 2T8 (403) 255-2000			

FINAL HOUSE AND LOT GRADING CERTIFICATE

Flowers
Shrubs/Small
trees



BUILDER: THE CEDARGLEN GROUP INC.

BUILDING PERMIT No. BP2024-15209

LEGAL DESCRIPTION:

LOT: 2

BLOCK: 21

REC'D PLAN No.: 231 2221

MUNICIPAL ADDRESS:

93 ROWMONT COMMON N.W.

CALGARY, ALBERTA

NOTES:

- MINIMUM HOUSE OPENING ELEVATIONS (MG) = 22.56.
- SUITABLE DRAINAGE OCCURS ON THE LOT.
- AS BUILT ELEVATIONS REPORTED ON THIS CERTIFICATE ARE VALID ONLY AS OF THE DATE INDICATED BELOW. AL-TERRA GEOMATICS LTD. IS NOT RESPONSIBLE FOR CERTIFICATION AFTER THIS DATE.

LEGEND:

ELEVATIONS SHOWN ARE METRIC, AT 1100m GEODETIC DATUM.
EXISTING ELEVATIONS SHOWN X 22.63
DESIGN ELEVATIONS SHOWN X (22.63)
MINIMUM GRADE INDICATED THUS MG

ALL AS CONSTRUCTED GRADES AND SLOPES AS BUILT JUNE 23rd, 2025

MEET THE TOLERANCES AS DEFINED BY THE CITY OF CALGARY LOT DRAINAGE BYLAW ON THE SURVEY DATE INDICATED EXCLUDING GRADES SHOWN WITH *

DATED THIS 26th DAY OF JUNE, 2025

AT THE CITY OF CALGARY

© Wayne E. Berg, Alberta Land Surveyor.

This document is not valid unless it bears a signature (in blue ink) and an Al-Terra Geomatics Ltd. permit stamp (in red ink)

Scale: 1:200 Date: JUNE 26th, 2025 File No.: 900-737
Drawn by: D.C. Chkd by: W.E.B.

AL-TERRA
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