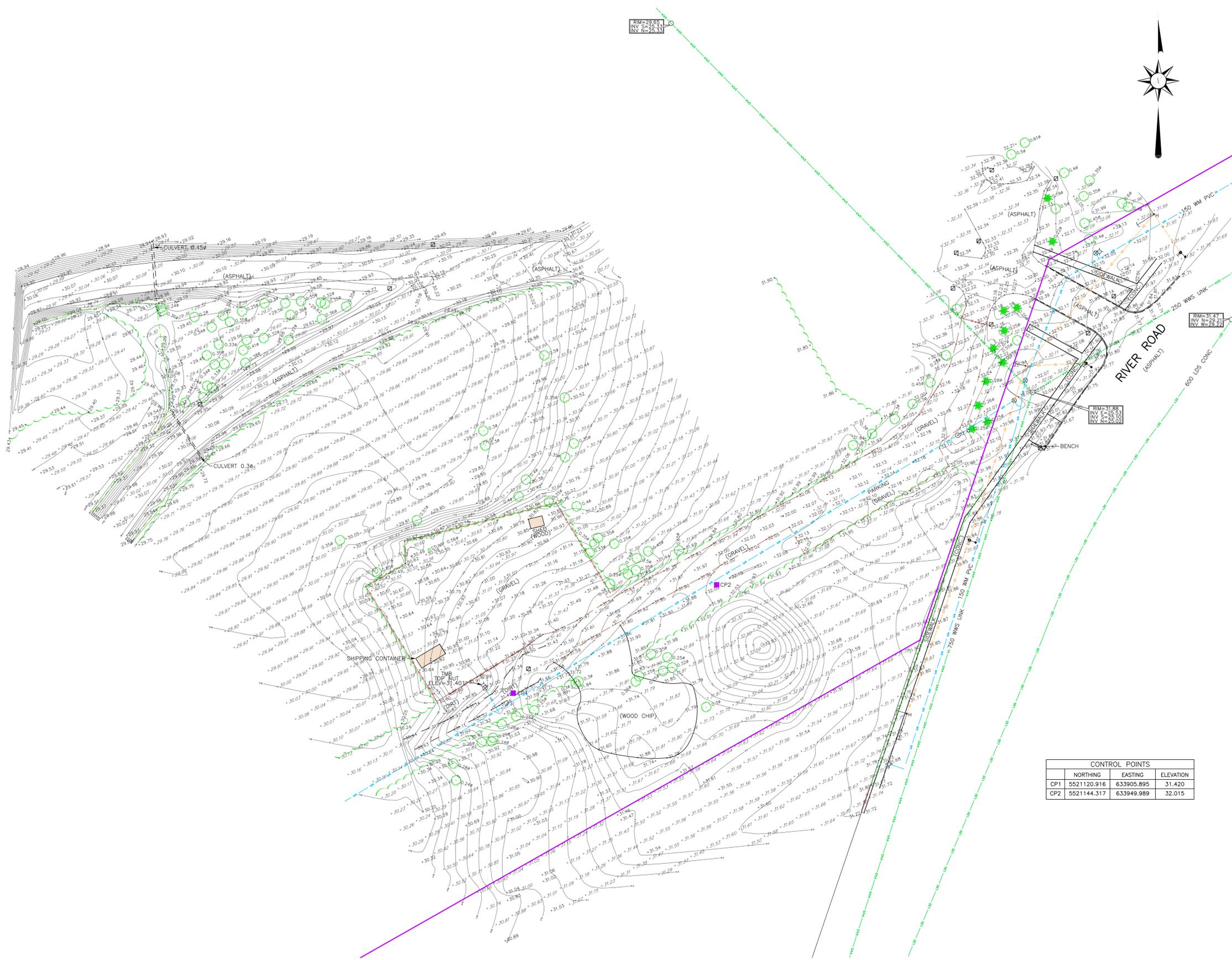


METRIC

# TOPOGRAPHIC SURVEY

190 RIVER ROAD  
WINNIPEG, MANITOBA

SCALE 1 : 400



## GENERAL NOTES AND SYMBOLS

- NOTES :
- ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084
  - ELEVATIONS ARE RELATIVE TO CITY OF WINNIPEG BENCHMARK 63-009 AND CAN BE MADE GEODETIC BY ADDING 200.00m.
  - CONFIRMATION OF THE EXISTENCE AND LOCATION OF ALL UNDERGROUND STRUCTURES MUST BE OBTAINED FROM ALL UTILITY PROVIDERS PRIOR TO COMMENCING ANY CONSTRUCTION.
  - SPOT ELEVATIONS ARE SHOWN THUS \_\_\_\_\_
  - GRID ELEVATIONS ARE SHOWN THUS \_\_\_\_\_
  - GROUND CONTOUR ARE SHOWN THUS \_\_\_\_\_
  - MANHOLES ARE SHOWN THUS \_\_\_\_\_
  - WATER VALVES ARE SHOWN THUS \_\_\_\_\_
  - FIRE HYDRANTS ARE SHOWN THUS \_\_\_\_\_
  - CUYWIRES ARE SHOWN THUS \_\_\_\_\_
  - HYDRO POLES ARE SHOWN THUS \_\_\_\_\_
  - HYDRO POLES WITH LIGHTS ARE SHOWN THUS \_\_\_\_\_
  - SIGNS ARE SHOWN THUS \_\_\_\_\_
  - DECIDUOUS TREES WITH CALIPER ARE SHOWN THUS \_\_\_\_\_
  - CONIFEROUS TREES ARE SHOWN THUS \_\_\_\_\_
  - BUSH LINES ARE SHOWN THUS \_\_\_\_\_
  - BUILDINGS ARE SHOWN THUS \_\_\_\_\_
  - INVERTS PROVIDED BY CITY OF WINNIPEG ARE SHOWN THUS \_\_\_\_\_
  - CONTROL POINTS ARE SHOWN THUS \_\_\_\_\_

## LINETYPE LEGEND

- EXISTING BOUNDARIES ARE SHOWN THUS \_\_\_\_\_
- EDGE OF SIDEWALKS ARE SHOWN THUS \_\_\_\_\_
- CUTTERS ARE SHOWN THUS \_\_\_\_\_
- EDGE OF ASPHALT ARE SHOWN THUS \_\_\_\_\_
- FENCES ARE SHOWN THUS \_\_\_\_\_
- WATERMAIN LINES ARE SHOWN THUS \_\_\_\_\_
- WASTE WATER SEWER ARE SHOWN THUS \_\_\_\_\_
- LAND DRAINAGE SYSTEM ARE SHOWN THUS \_\_\_\_\_
- OVERHEAD HYDRO ARE SHOWN THUS \_\_\_\_\_
- TOP OF BANKS ARE SHOWN THUS \_\_\_\_\_
- BOTTOM OF BANKS ARE SHOWN THUS \_\_\_\_\_

## UTILITIES AND UNDERGROUND STRUCTURES

DISCLAIMER:

BURIED UTILITY OBJECTS ARE SHOWN BASED ON LOCATES PROVIDED BY THE INDIVIDUAL UTILITY COMPANIES, AND RECORDS OBTAINED FROM THE CITY OF WINNIPEG, AND HAVE BEEN OVERLAYED ON THE DRAWING WITH REFERENCE TO POSITIONS OF SURFACE VISIBLE FEATURES OBSERVED DURING THE SURVEY.

BURIED OBJECTS ARE SHOWN ON THIS PLAN FOR GENERAL AWARENESS PURPOSES ONLY. PHILLIPS & STEVENS OFFERS NO GUARANTEE THAT ALL UNDERGROUND OBJECTS ARE SHOWN OR THAT THEIR LOCATIONS AS SHOWN ARE EXACT. THIS DRAWING IS NOT A CLEARANCE TO DIG AND SHALL NOT BE RELIED UPON FOR SUCH PURPOSE. ALL UTILITY COMPANIES MUST BE CONTACTED FOR UP-TO-DATE AND CERTIFIED CLEARANCES BEFORE ANY EXCAVATION OR CONSTRUCTION ACTIVITY IS CARRIED OUT.

CONTOURS SHOWN ARE DERIVED FROM MODELING SOFTWARE AND ARE BASED ON THE POINT ELEVATION INFORMATION OBTAINED. MORE OR DIFFERENT POINT ELEVATION INFORMATION WILL RESULT IN CHANGES TO THE CONTOUR MODEL. THE CONTOURS SHOWN SHALL NOT BE CONSIDERED PERFECT.

CONTROL POINTS			
	NORTHING	EASTING	ELEVATION
CP1	5521120.916	633905.895	31.420
CP2	5521144.317	633949.989	32.015

REVISION:	DATE:	COMMENTS:
2	OCTOBER 14, 2021	ADDED CONTROL POINTS 1 AND 2
1	AUGUST 17, 2021	ADJUSTED ELEVATIONS AND CONTOURS. ADDED LOT LINES
0	JULY 14, 2021	ORIGINAL RELEASE

THIS SURVEY WAS MADE BETWEEN THE 18th DAY OF MAY & THE 13th DAY OF JULY, 2021. I CERTIFY THAT THIS PLAN REFLECTS THE LOCATIONS OF ABOVE GROUND OBJECTS RELATIVE TO THE BOUNDARIES OF THE LAND DESCRIBED ABOVE.



473 Henderson Highway  
Winnipeg, Manitoba R2K 2H7  
Email info@phillipsstevens.com  
Web www.phillipsstevens.com  
Tel. 204-663-2089  
Fax. 204-668-9826  
Toll 888-667-9554