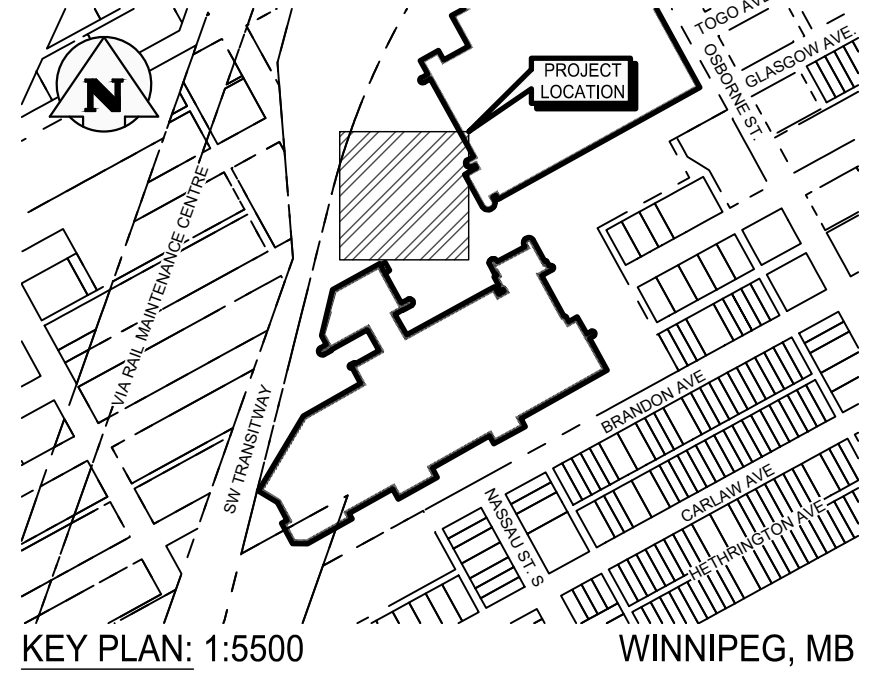




PROPOSED LOT GRADING PLAN
SCALE: 1:250



PROPERTY LIMITS DELINEATION
DELINEATION OF PROPERTY LIMITS AS SHOWN ON THIS DWG DOES NOT REPRESENT A "LEGAL SURVEY". KGS GROUP MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF PROPERTY LIMITS DELINEATED ON THIS DWG, NOR ON THE DIMENSIONAL ACCURACY OF DWG FEATURES RELATIVE TO THOSE PROPERTY LIMITS.

NOTE:
LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.

WARNING

1. NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION.
2. TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS.
3. SEE PROVINCIAL REGULATION 210/72 FOR DETAILS.

METRIC

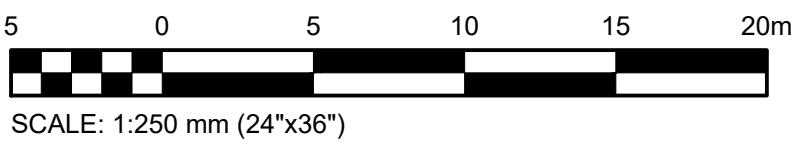
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

EXISTING	LEGEND-PLAN	PROPOSED
---	LAND DRAINAGE SEWER	---
---	WASTE WATER SEWER	---
---	WATER MAIN	---
---	FIRE LINE	---
---	UNDERGROUND GAS	---
---	UNDERGROUND POWER	---
---	BELL / MTS CABLE	---
---	FENCELINE	---
---	CONCRETE SIDEWALK	---
---	ROAD CENTERLINE	---
---	PROPERTY LINE	---
---	PARKING RAIL	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAVEMENT	---
•	LIGHT POLE	•
○	BOLLARD	○
○	TREE	○
+	HYDRANT	+
+	VALVE	+
○	MANHOLE	○
□	CATCH BASIN	□
▽	CURB INLET	▽
+	TEST HOLE	+
+	GUY WIRE	+
+	GEODETIC BENCHMARK	+
231.334	ELEVATION	(32.231)

NOTES:

1. DRAWING DEVELOPED FROM:
1.1. KGS GROUP SURVEY DATED MAY 14, 2024.
1.1.1. SURVEY CONTROL BASED ON CANADIAN SPATIAL REFERENCE SYSTEM PRECISE POINT POSITIONING ONLINE TOOL. UTM ZONE 14N, NAD83 (CSRS1997), HTV2.0.
- 1.2. AS-BUILT DRAWINGS PROVIDED BY CLIENT. EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY SHOWN.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THAT SHOWN ON THE DESIGN DRAWINGS.
3. ALL UNDERGROUND AND SURFACE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION OF THE CITY OF WINNIPEG STANDARD CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL RESTORE ALL SURFACES DISTURBED BY CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITION THAN PRIOR TO CONSTRUCTION.

10	—	—
9	—	—
8	—	—
7	—	—
6	—	—
5	—	—
4	—	—
3	—	—
2	—	—
1	—	—
NO.	DRAWING NUMBER	REFERENCE DRAWING TITLE
REFERENCE DRAWINGS		



S.M. ELEV.			
CONSTRUCTION COMPLETION DATE: YYYY MM DD			
1	RE-ISSUED FOR CONSTRUCTION	2025 07 08	JMM
0	ISSUED FOR CONSTRUCTION	2025 05 30	JMM
NO.	REVISIONS	DATE	BY

KGS GROUP			
DESIGNED BY	JMM	CHECKED BY	BJM
DRAWN BY	MBM	APPROVED BY	JMM
SCALE:	AS SHOWN	RELEASED FOR CONSTRUCTION	
DATE	2025 05 30	DATE	
PLOT DATE:	2025 07 09		

ENGINEER'S SEAL
CONSULTANT DRAWING NUMBER
24-0107-004_C04

THE CITY OF WINNIPEG Winnipeg TRANSIT DEPARTMENT ENGINEERING DIVISION WINNIPEG TRANSIT – FORT ROUGE FACILITY HYDROGEN REFUELING STATION CIVIL PROPOSED LOT GRADING PLAN	
CITY DRAWING NUMBER	465-2025-C0004
SHEET	1 OF 1