

PLAN OF SUBDIVISION

OF PART OF  
OTM LOT 68  
PARISH OF ST. PAUL  
INCLUDING  
LOTS 1, 2 AND 3, PLAN 24343

R.M. OF EAST ST. PAUL  
MANITOBA  
SCALE 1 : 2000



NOTES:

- General Notes
  - All distances are in metres and may be converted to feet by multiplying by 3.28084.
  - Add 200.00 to existing and proposed elevations to obtain Geoidal elevation.
  - All plans referred to are of record in the Winnipeg Land Titles Office.
  - All construction and testing shall be done in accordance with RM of East St. Paul By-Laws.
  - Contractor shall verify and be responsible for all dimensions and grades, any errors and/or omissions must be reported to an Engineer at Barnes & Duncan. Any claims resulting from the Contractor's failure to do so shall be at the Contractor's expense.
  - Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.

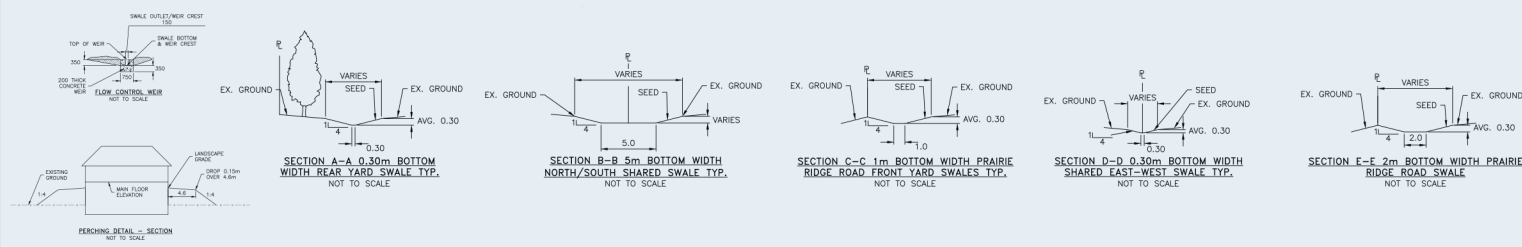
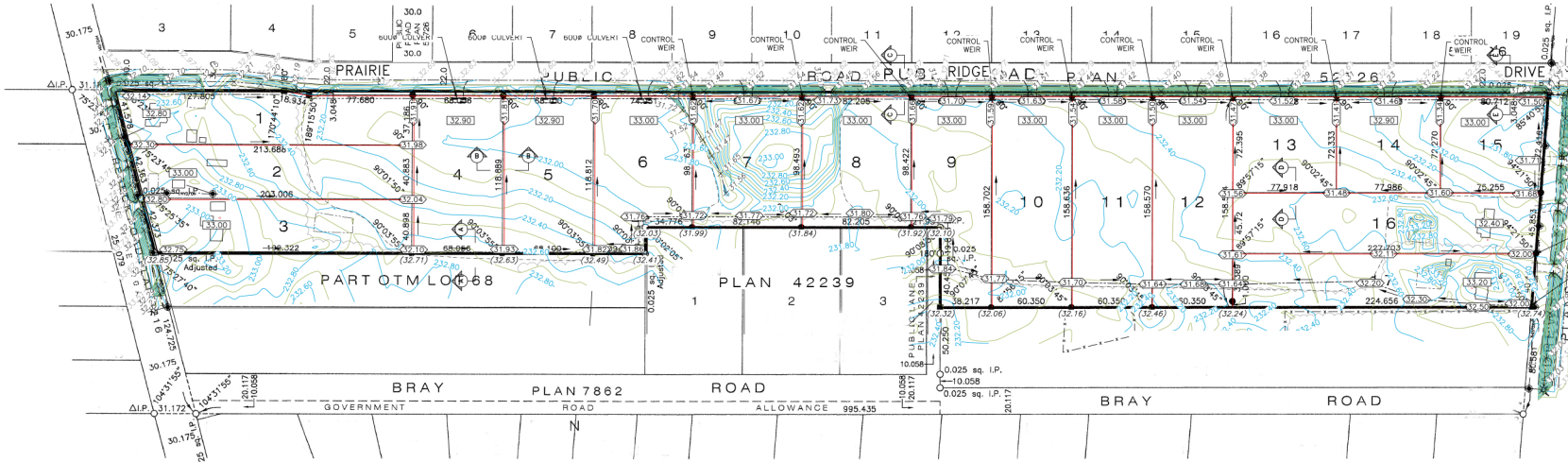
2. Lot Grade Plan

- Building hydraulic grade(s) and all related lot grade elevations are to be set by a Designated Officer, in accordance with the RM of East St. Paul By-Laws.
- Minimum ditch/swale slopes shall not be less than 0.1%.
- Ditch/swale side slopes shall be at a maximum 4:1 slope.
- Phase swale excavation as existing conditions require or permit.
- Excavate to design grades.
- Contractor to provide shop drawing for the weir control device prior to start of construction.
- Sump discharge pipes are to be located such that positive drainage away from the building is achieved and shall not be located nor directed so as to cause discharge water to drain onto adjacent property or directly onto the streets.
- Downspouts shall discharge into splash pads, and shall not be located nor directed so as to cause storm water to drain onto adjacent property.
- All street curbs and restoration shall be made in accordance with the RM of East St. Paul By-Laws. Reconstruct boulevard area, including boulevard, existing ditch, and road shoulder, in its original condition to match adjoining boulevard area.



Prairie Ridge South  
CUSTOM BUILDING LOTS IN EAST ST. PAUL

\*Lot 15 is understood as fronting onto Andrews Road, and has an existing approach off Andrews Road which is intended to continue to be the approach for that lot. Because Andrews Road is understood to be understood to be under Province of Manitoba jurisdiction, approach permit approval or alterations to it would need Province of Manitoba Approval.



NOTES  
ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.  
SURVEY MONUMENTS FOUND ON THE GROUND ARE DIMENSIONED AND SHOWN THIS...  
IRON PIPES 200.0 x 6.00 x 0.16 MARKED "M&D" WERE PLACED AT ALL POINTS SHOWN THIS...  
LAND INTERFERED BY THE RESECTION OF THIS PLAN IS SHOWN BENEATH THIS...  
ALL PLANS REFERRED TO ARE ON RECORD IN THE WINNIPEG LAND TITLES OFFICE.

APPROVED  
I, SHELBY WENDY JOSEPH DUNCAN, OF THE CITY OF WINNIPEG, MANITOBA, HAVE DRAWN AND SAY THAT I DO PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN, THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND ACCORD TO THE DEED, AND THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESIGNED BY: SHELBY WENDY JOSEPH DUNCAN  
DATED THIS 30th DAY OF NOVEMBER, 2022.

APPROVED BY: SHELBY WENDY JOSEPH DUNCAN  
DATED THIS 30th DAY OF NOVEMBER, 2022.

A SURVEYOR AUTHORIZED TO PRACTICE UNDER THE LAND SURVEYORS ACT.

PROPERTY BOUNDARY	150 WM	WATERMAIN	150 WM	WATERMAIN	150 WM	B.M. ELEV.	F.B. 1385-105/107	<b>BARNES &amp; DUNCAN</b> SURVEYING, ENGINEERING & GEODATICS 6 Donald Street Winnipeg, Manitoba R3L 0K6 DESIGNED: J.L. DRAWN: J.L. HOR. SCALE (24x36") 1:1500 DATE DRAWN: MAY 16, 2022 DATE OF SURVEY: SEP. 30 & OCT. 01, 2021 PROJECT NUMBER: 21-1078 SUB (REV.)	ENGINEER'S SEAL  <b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION	RM OF EAST ST. PAUL  CONCEPTUAL DRAINAGE PLAN  PRAIRIE RIDGE DRIVE EAST ST. PAUL, MB	<b>C01</b>  SHEET 1 OF 1  RM DRAWING NUMBER
SUPPORTING BOUNDARIES	150 WM	HYDRANT	150 WM	HYDRANT VALVE	150 WM						
CENTERLINE ROAD	600 LRS	LAND DRAINAGE SEWER	600 LRS	LAND DRAINAGE SEWER	600 LRS						
DRAINAGE/DITCH	300 WWS	WASTEWATER SEWER	300 WWS	WASTEWATER SEWER	300 WWS						
GAS	300 WWS	MANHOLE	300 WWS	MANHOLE	300 WWS						
HYDRO	300 WWS	CATCH BASIN	300 WWS	CATCH BASIN	300 WWS						
ROAD/GROUND ELEVATION	33.20	CURB INLET	33.20	CURB INLET	33.20						
PROPERTY ELEVATION	33.20	CURB TIE-UP	33.20	CURB TIE-UP	33.20						
DITCH/SWALE ELEVATION	33.20	PLUG	33.20	PLUG	33.20						
PROPOSED GRADING SLOPE	-0.5%	HYDRO POLE AND ANCHOR	-0.5%	HYDRO POLE AND ANCHOR	-0.5%						
EXISTING LEGEND-PLAN	PROPOSED	EXISTING LEGEND-PROFILE	PROPOSED	EXISTING LEGEND-PROFILE	PROPOSED						

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