

# SITE RE-DEVELOPMENT MACEWEN PETROLEUM INC 5546 ALBION RD S, OTTAWA



KEY PLAN (N.T.S.)

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LRL

ENGINEERING | INGÉNIERIE

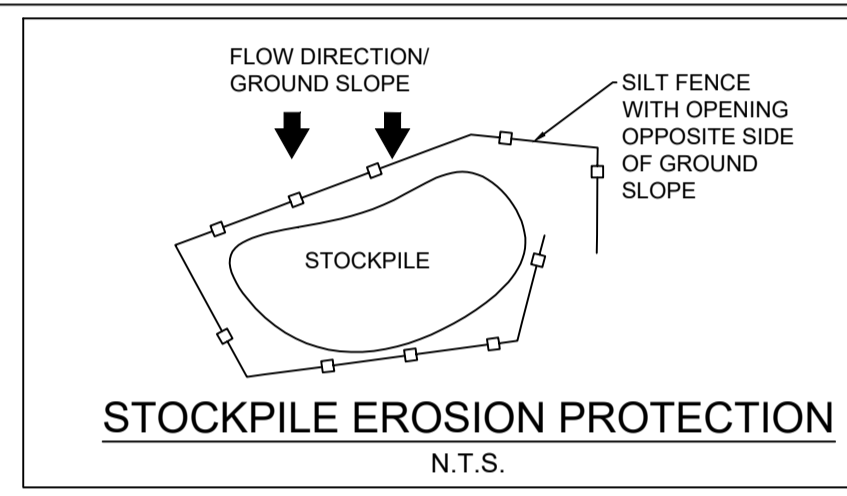
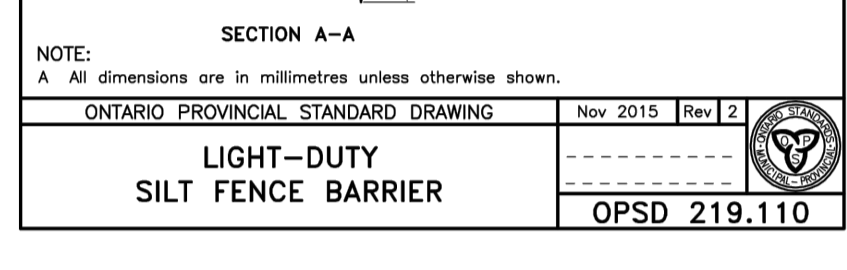
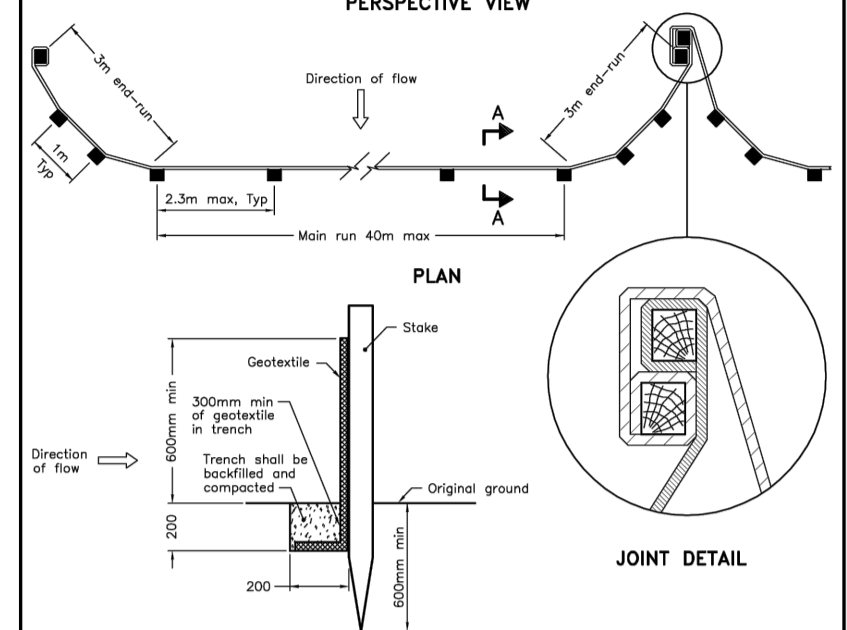
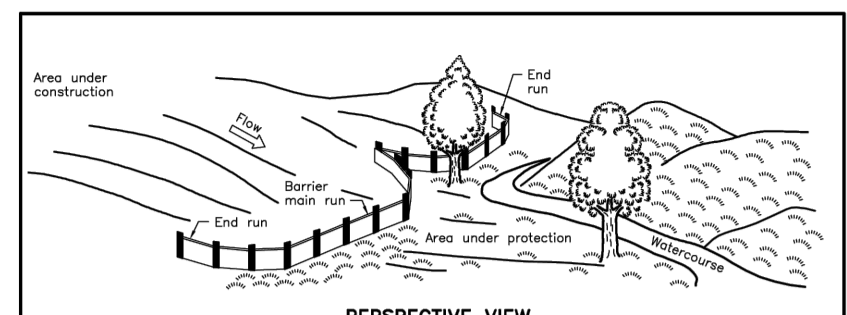
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

**SITE RE-DEVELOPMENT**  
 5546 ALBION RD, OTTAWA  
 REV.05 - RE-ISSUED FOR APPROVAL - NOVEMBER 15th 2024  
 LRL PROJECT no: 01348



NOT AUTHENTIC UNLESS SIGNED AND DATED





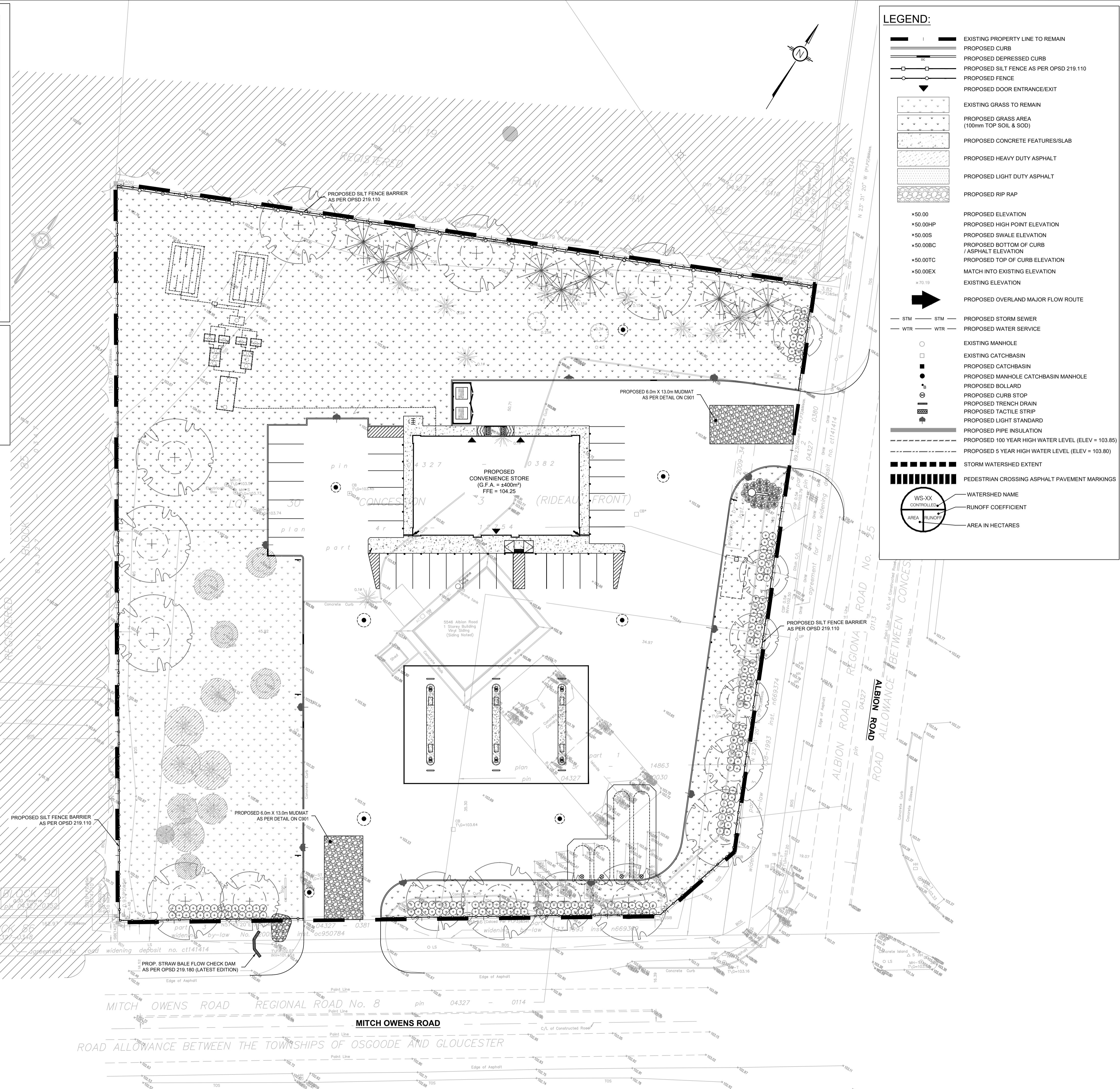
NOTE:  
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING  
Nov 2015 | Rev 2

**LIGHT-DUTY SILT FENCE BARRIER**  
OPSD 219.110

**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- EXISTING GRASS TO REMAIN
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED MANHOLE CATCHBASIN MANHOLE
- PROPOSED BOLLARD
- PROPOSED CURB STOP
- PROPOSED TRENCH DRAIN
- PROPOSED TACTILE STRIP
- PROPOSED LIGHT STANDARD
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL (ELEV = 103.85)
- PROPOSED 5 YEAR HIGH WATER LEVEL (ELEV = 103.80)
- STORM WATERSHED EXTENT
- PEDESTRIAN CROSSING ASPHALT PAVEMENT MARKINGS
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES



**USE AND INTERPRETATION OF DRAWINGS**

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER/CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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TOPOGRAPHICAL SURVEY FOR THIS PROPERTY WAS PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., IN APRIL 2022.

5m 2 0 5 10m  
SCALE: 1:300

**SUBJECT TO APPROVAL**

No.	REVISIONS	BY	DATE
05	ISSUED FOR APPROVAL	M.L.	15 NOV 2024
04	ISSUED FOR APPROVAL	M.L.	09 AUG 2024
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02	ISSUED FOR APPROVAL	M.L.	13 DEC 2023
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CLIENT: **MACEWEN PETROLEUM INC.**  
18 ADELAIDE STREET, MAXVILLE, ON

DESIGNED BY: **M.L.** DRAWN BY: **M.L.** APPROVED BY: **M.B.**

PROJECT: **SITE RE-DEVELOPMENT  
MACEWEN ALBION  
5546 ALBION RD S, GLOUCESTER, ON**

DRAWING TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO: **01348**  
DATE: **APRIL 2022**

NOT AUTHENTIC UNLESS SIGNED AND DATED

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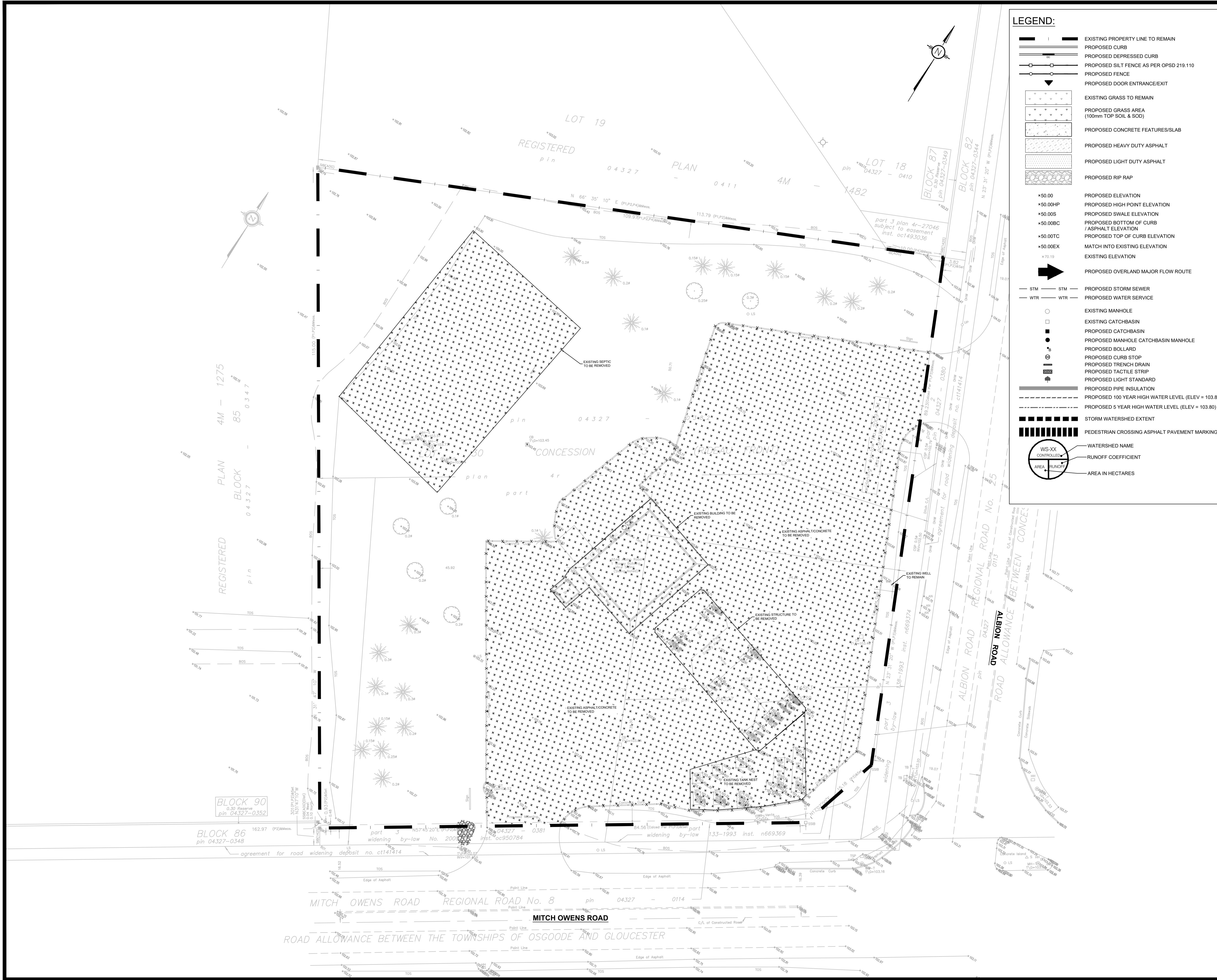
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Scale: 1:300

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DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: **SITE RE-DEVELOPMENT**  
**MACEWEN ALBION**  
5546 ALBION RD S, GLOUCESTER, ON

DRAWING TITLE: **DEMOLITION PLAN**

PROJECT NO: **01348**

DATE: **APRIL 2022**

**C102**



**CONSULTANTS**

**PLANNER**

Jonah Bonn  
First Bay Properties Inc.  
311 Richmond Road, Suite 301, Ottawa

**SITE ENGINEERING**

Maxime Longtin  
LRL Engineering Ltd.  
5430 Canotek Rd, Ottawa

**ARCHITECT**

Ian Wilson  
McRobie Architects - Interior Designers  
Suite 100, 66 Queen Street, Ottawa

**SURVEYOR**

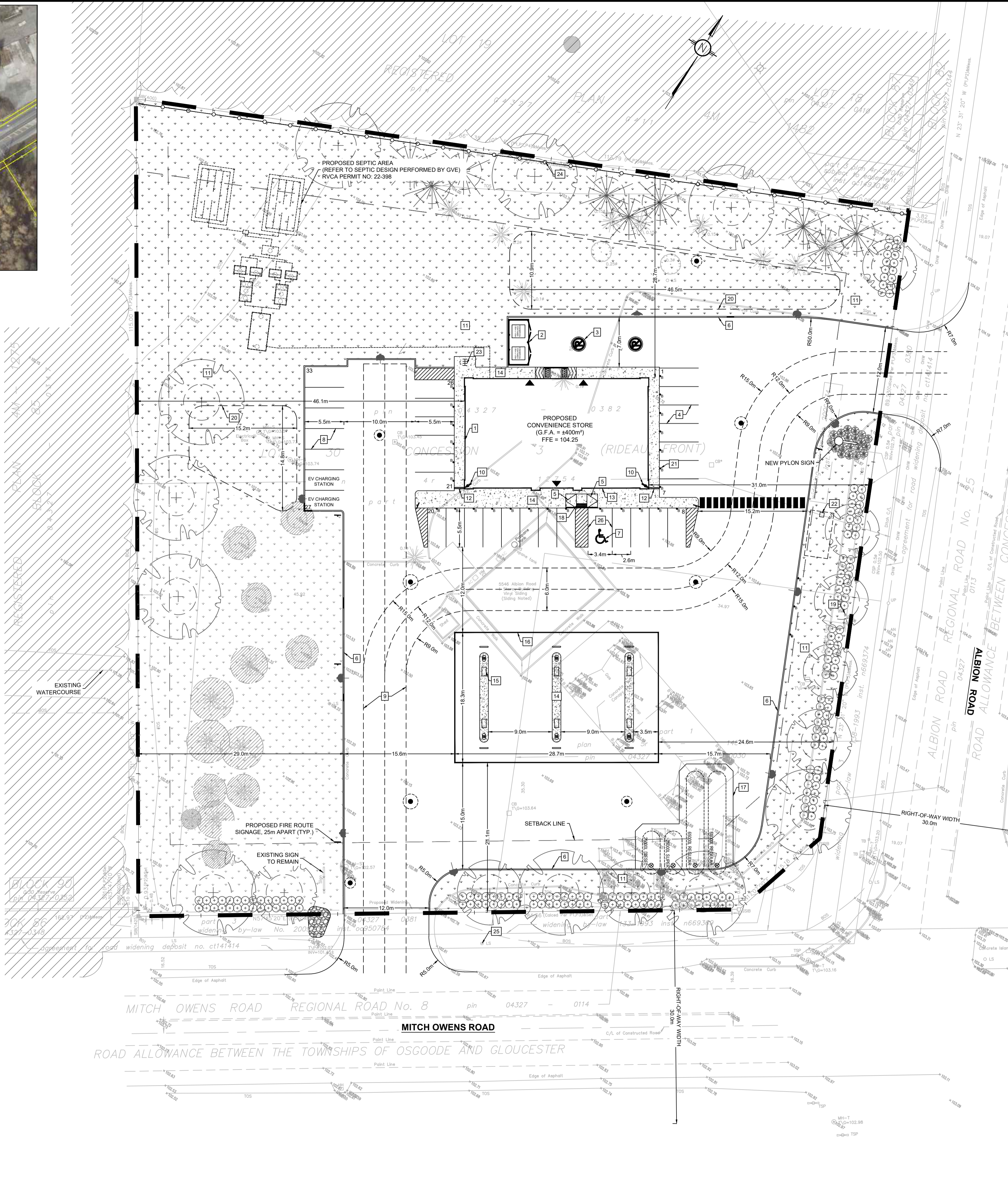
Ed Herweyer  
Annis O'Sullivan Vollebek Ltd.  
14 Concourse Gate, Suite 500, Nepean

The property information was derived from the topographical survey prepared by Annis, O'Sullivan, Vollebek LTD. prepared in April 2022.

PART OF LOT 30, CONCESSION 3 (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

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DATA	REQUIRED		PROVIDED
	ZONING	RC2	
SETBACKS	FY	10.0m	21.2m
	RY	10.0m	28.7m
	INT.SY	4.5m	44.6m
	EXT.SY	7.5m	24.6m
NET LOT AREA (sqm)	2,000 sqm		10,844 sqm
BUILDING COVERAGE	30% (MAX)		3.7%
BUILDING HEIGHT	11.0 m (MAX)		7.2 m
GROSS FLOOR AREA			400 sqm
No. of UNITS (COMMERCIAL)			1
LOADING SPACES	0		1
PARKING:	13 + 1 HC		32 + 1 HC
LANDSCAPE BUFFER	15% MIN.		42% MIN.
No. OF STOREYS			1
OTHER:			

**DETAILS OF DEVELOPMENT**

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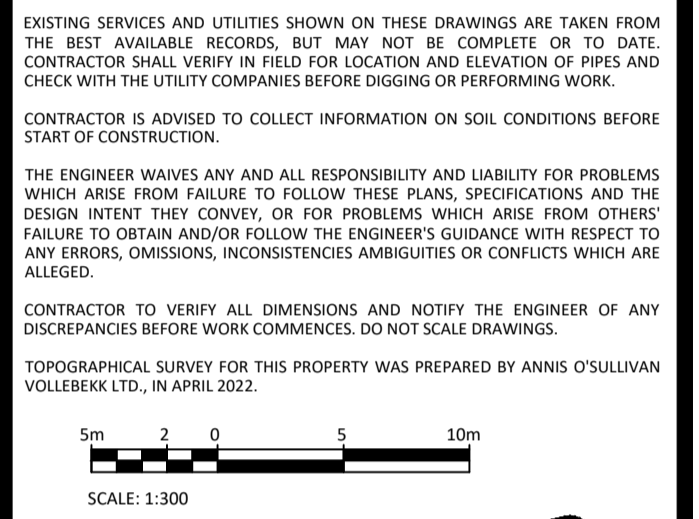
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**SUBJECT TO APPROVAL**

- SITE PLAN NOTES:**
1. PROPOSED CONVENIENCE STORE
  2. PROPOSED GARBAGE ENCLOSURE
  3. PROPOSED NO PARKING AREA FOR GARBAGE & LOADING AREA (WITH NO PARKING SIGNS/PAVEMENT MARKINGS)
  4. PROPOSED PAVEMENT MARKINGS
  5. PROPOSED ACCESSIBLE RAMP 1:12
  6. PROPOSED CONCRETE BARRIER CURB AS PER OPSD 600.110
  7. PROPOSED ACCESSIBLE PARKING CW PAINTED BLUE BACKGROUND
  8. PROPOSED PARKING
  9. FIRE ROUTE
  10. PROPOSED ROOF DRAINAGE DOWNSPOUT LOCATION
  11. PROPOSED 100mm TOP SOIL & SOD. (CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY TURF MAINTENANCE TO OPTIMIZE GROWTH OF THE SEED OR SOD FOR THE FIRST 30 DAYS, OR UNTIL THE FIRST CUT.)
  12. PRE-SLOPED POLYPROPYLENE TRENCH DRAIN SYSTEMS WITH DUCTILE IRON FRAMES AT DOWNSPOUT LOCATIONS AROUND PROPOSED BUILDING (SEE DETAIL ON C901)
  13. 30 x 45 cm "ACCESSIBLE PARKING PERMIT" SIGN (Rb-93) AS PER MTO BOOK 5 AND AS PER SECTION 11 OF THE ONTARIO REGULATION 581/90. SIGN TO BE MOUNTED ON BUILDING WALL
  14. PROPOSED CONCRETE FEATURES / SIDEWALK / PUMP ISLAND
  15. PROPOSED CAR FILL-UP STATION
  16. 18.3m X 28.7m CANOPY OVER CONCRETE APRON
  17. PROPOSED UNDERGROUND TANK LOCATION
  18. PROPOSED TACTILE ATTENTION INDICATOR. DEPTH SHALL BE NOT LESS THAN 300mm AND NOT MORE THAN 10mm. SHALL CONFORM TO CLAUSES 4.1.1 AND 4.1.2 OF ISO 23899: "ASSISTIVE PRODUCTS FOR BLIND AND VISION-IMPAIRED PERSONS - TACTILE WALKING SURFACE INDICATORS"
  19. EXISTING WELL TO REMAIN
  20. SNOW STORAGE AREA
  21. PROPOSED BOLLARD
  22. PROPOSED FIRE PROTECTION TANK (55,000L) WITH DETAILS ATTACHED ON C902
  23. PROPOSED BIKE RACK PER DETAIL ON C902
  24. PROPOSED 1.5m WOODEN PRIVACY FENCE
  25. EXISTING POLE WITH BUS STOP SIGNAGE TO REMAIN
  26. PROPOSED ACCESSIBLE PARKING SPACES

No.	REVISIONS	BY	DATE
05	ISSUED FOR APPROVAL	M.L.	15 NOV 2024
04	ISSUED FOR APPROVAL	M.L.	09 AUG 2024
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NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRL**  
ENGINEERING | INGENIERIE  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

CLIENT: **MACEWEN PETROLEUM INC.**  
18 ADELAIDE STREET, MAXVILLE, ON

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: **SITE RE-DEVELOPMENT**  
**MACEWEN ALBION**  
5546 ALBION RD S, GLOUCESTER, ON

DRAWING TITLE: **SITE DEVELOPMENT PLAN**

PROJECT NO: **01348**

DATE: **APRIL 2022**

**C201**

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).  
For bearing comparisons, a rotation of 1°04'10" counter-clockwise was applied to bearings on P1, P2, P3 & P4.

**TOPOGRAPHICAL PLAN OF SURVEY**  
**PART OF LOT 30**  
**CONCESSION 3 (RIDEAU FRONT)**  
**GEOGRAPHIC TOWNSHIP OF GLOUCESTER**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250  
Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the 7th day of April, 2022.  
Date: APR 16 2022  
E. H. HANAYEK  
Ontario Land Surveyor

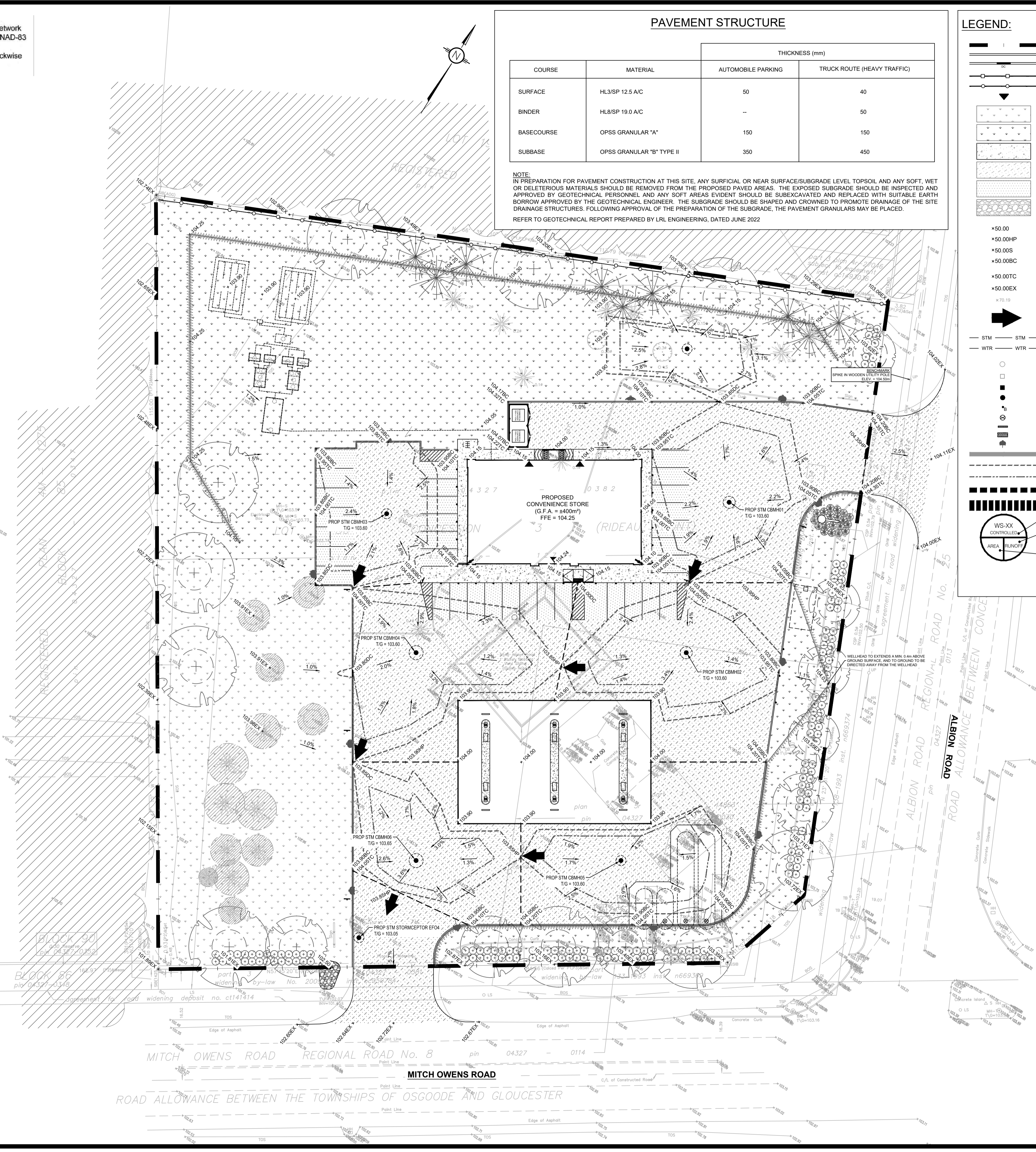
**PAVEMENT STRUCTURE**

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL3/SP 12.5 A/C	50	40
BINDER	HL8/SP 19.0 A/C	-	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B" TYPE II	350	450

**NOTE:**  
IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL AND ANY SOFT AREAS EVIDENT SHOULD BE SUBCAVATED AND REPLACED WITH SUITABLE EARTH BORROW APPROVED BY THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE SITE DRAINAGE STRUCTURES. FOLLOWING APPROVAL OF THE PREPARATION OF THE SUBGRADE, THE PAVEMENT GRANULARS MAY BE PLACED.  
REFER TO GEOTECHNICAL REPORT PREPARED BY LRL ENGINEERING, DATED JUNE 2022

**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
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- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
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- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- >50.00 PROPOSED ELEVATION
- >50.00HP PROPOSED HIGH POINT ELEVATION
- >50.00S PROPOSED SWALE ELEVATION
- >50.00BC PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- >50.00TC PROPOSED TOP OF CURB ELEVATION
- >50.00EX MATCH INTO EXISTING ELEVATION
- >70.19 EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- STM PROPOSED STORM SEWER
- WTR PROPOSED WATER SERVICE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED MANHOLE CATCHBASIN MANHOLE
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- PROPOSED TRENCH DRAIN
- PROPOSED TACTILE STRIP
- PROPOSED LIGHT STANDARD
- PROPOSED PIPE INSULATION
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- PROPOSED 5 YEAR HIGH WATER LEVEL (ELEV = 103.80)
- STORM WATERSHED EXTENT
- PEDESTRIAN CROSSING ASPHALT PAVEMENT MARKINGS
- WS-XX WATERSHED NAME
- CONTROLLED RUNOFF COEFFICIENT
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SCALE: 1:300

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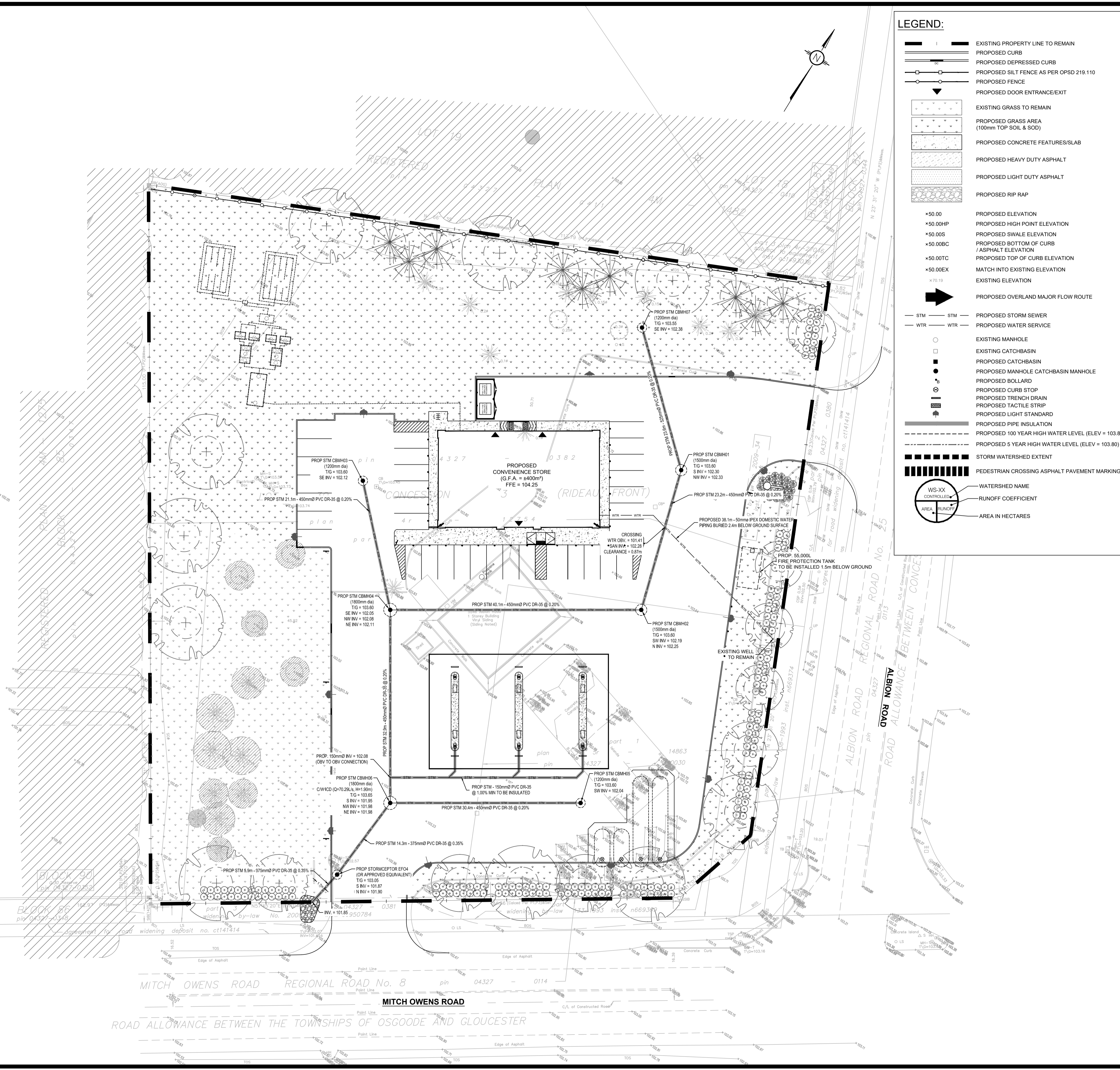
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18 ADELAIDE STREET, MAXVILLE, ON  
DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.  
PROJECT: **SITE RE-DEVELOPMENT MACEWEN ALBION**  
5546 ALBION RD S, GLOUCESTER, ON

DRAWING TITLE: **GRADING AND DRAINAGE PLAN**  
PROJECT NO: 01348  
DATE: APRIL 2022  
**C301**



**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
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- PROPOSED DEPRESSED CURB
- PROPOSED FENCE
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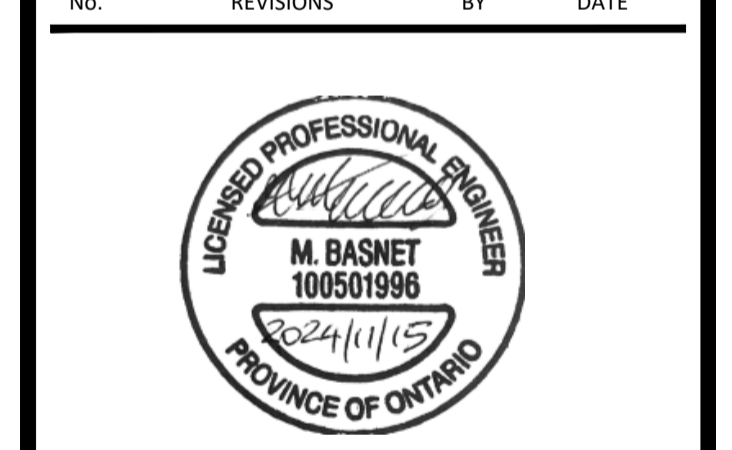
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SCALE: 1:300

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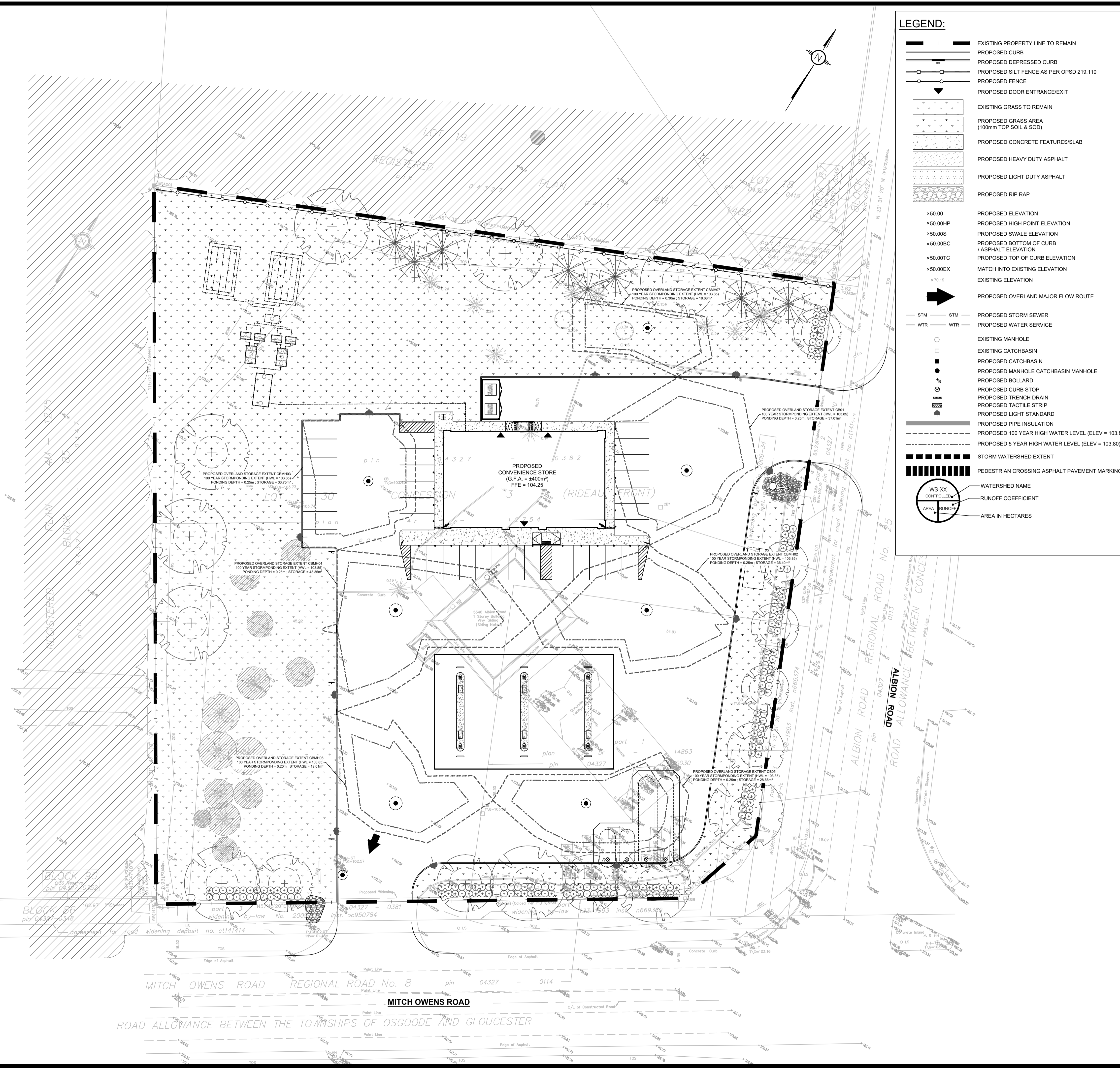
PROJECT: **SITE RE-DEVELOPMENT**  
**MACEWEN ALBION**  
5546 ALBION RD S, GLOUCESTER, ON

DRAWING TITLE: **SERVICING PLAN**

PROJECT NO: **01348**

DATE: **APRIL 2022**

**C401**



**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
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- PROPOSED DEPRESSED CURB
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- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED MANHOLE CATCHBASIN MANHOLE
- PROPOSED BOLLARD
- PROPOSED CURB STOP
- PROPOSED TRENCH DRAIN
- PROPOSED TACTILE STRIP
- PROPOSED LIGHT STANDARD
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL (ELEV = 103.85)
- PROPOSED 5 YEAR HIGH WATER LEVEL (ELEV = 103.80)
- STORM WATERSHED EXTENT
- PEDESTRIAN CROSSING ASPHALT PAVEMENT MARKINGS
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

**USE AND INTERPRETATION OF DRAWINGS**

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**UNAUTHORIZED CHANGES:**

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OR ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

**GENERAL NOTES:**

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THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

TOPOGRAPHICAL SURVEY FOR THIS PROPERTY WAS PREPARED BY ANNIS O'SULLIVAN VOLLEBERG LTD. IN APRIL 2022.

5m 2 0 5 10m  
SCALE: 1:300

**SUBJECT TO APPROVAL**

No.	ISSUED FOR APPROVAL	M.L.	DATE
05	ISSUED FOR APPROVAL	M.L.	15 NOV 2024
04	ISSUED FOR APPROVAL	M.L.	09 AUG 2024
03	ISSUED FOR APPROVAL	M.L.	10 APR 2024
02	ISSUED FOR APPROVAL	M.L.	13 DEC 2023
01	ISSUED FOR APPROVAL	M.L.	07 SEP 2023

No. REVISIONS BY DATE

LICENSED PROFESSIONAL ENGINEER  
M. BASNET  
100501996  
2024/11/15  
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED



**LRL**  
ENGINEERING | INGÉNIÉRIE  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

CLIENT: **MACEWEN PETROLEUM INC.**  
18 ADELAIDE STREET, MAXVILLE, ON

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: **SITE RE-DEVELOPMENT  
MACEWEN ALBION  
5546 ALBION RD S, GLOUCESTER, ON**

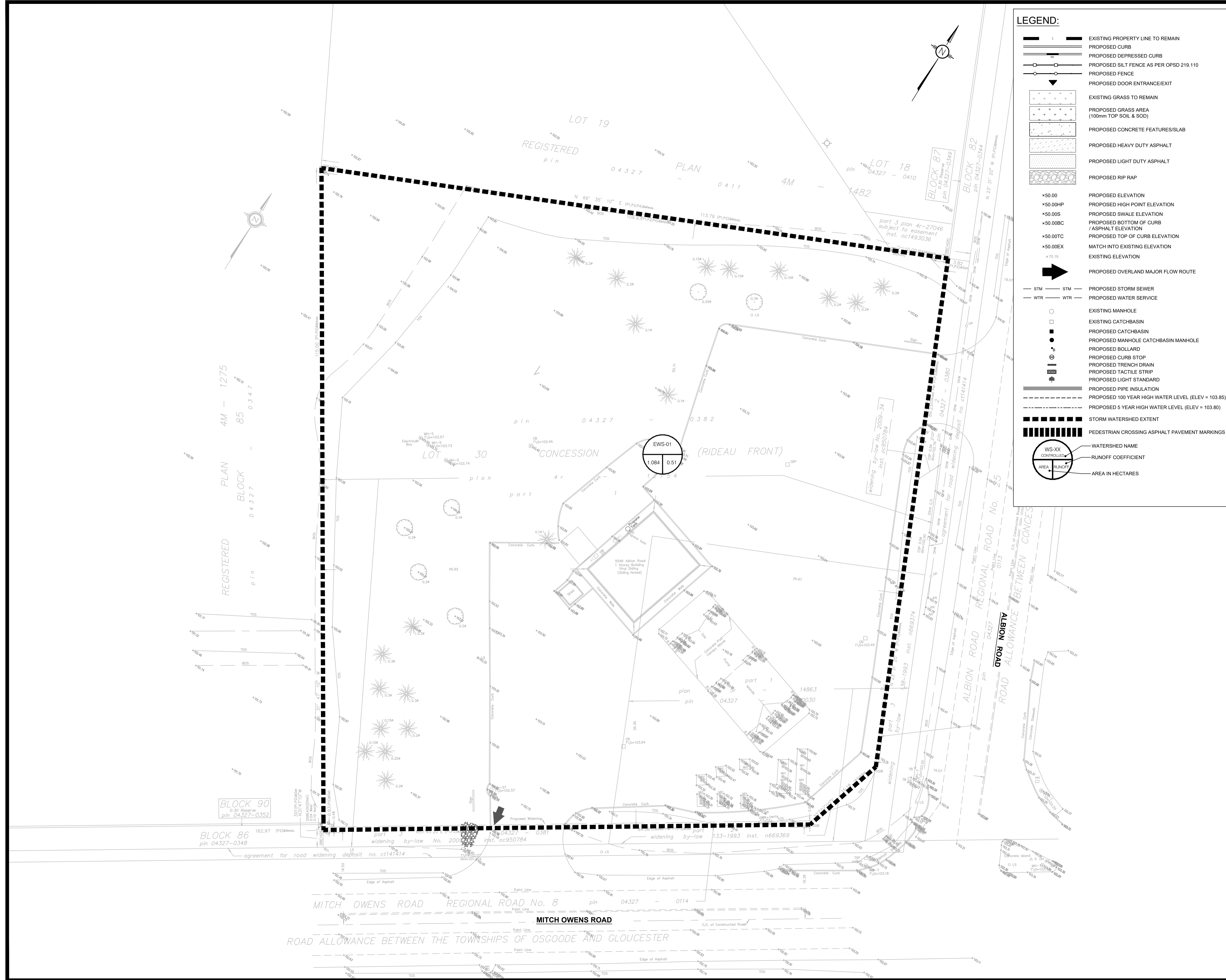
DRAWING TITLE: **STORMWATER MANAGEMENT PLAN**

PROJECT NO.: 01348

DATE: APRIL 2022

C601





**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- EXISTING GRASS TO REMAIN
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED MANHOLE CATCHBASIN MANHOLE
- PROPOSED BOLLARD
- PROPOSED CURB STOP
- PROPOSED TRENCH DRAIN
- PROPOSED TACTILE STRIP
- PROPOSED LIGHT STANDARD
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL (ELEV = 103.85)
- PROPOSED 5 YEAR HIGH WATER LEVEL (ELEV = 103.80)
- STORM WATERSHED EXTENT
- PEDESTRIAN CROSSING ASPHALT PAVEMENT MARKINGS
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

**USE AND INTERPRETATION OF DRAWINGS**

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**GENERAL NOTES:**

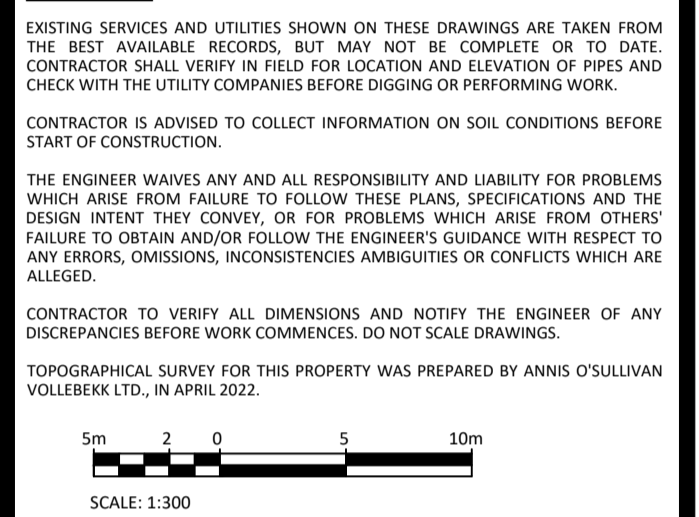
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TOPOGRAPHICAL SURVEY FOR THIS PROPERTY WAS PREPARED BY ANNIS O'SULLIVAN VOLLEBERG LTD. IN APRIL 2022.



**SUBJECT TO APPROVAL**

No.	REVISIONS	BY	DATE
05	ISSUED FOR APPROVAL	M.L.	15 NOV 2024
04	ISSUED FOR APPROVAL	M.L.	09 AUG 2024
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01	ISSUED FOR APPROVAL	M.L.	07 SEP 2023



NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRL**  
ENGINEERING | INGENIERIE  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

CLIENT  
**MACEWEN PETROLEUM INC.**  
18 ADELAIDE STREET, MAXVILLE, ON

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

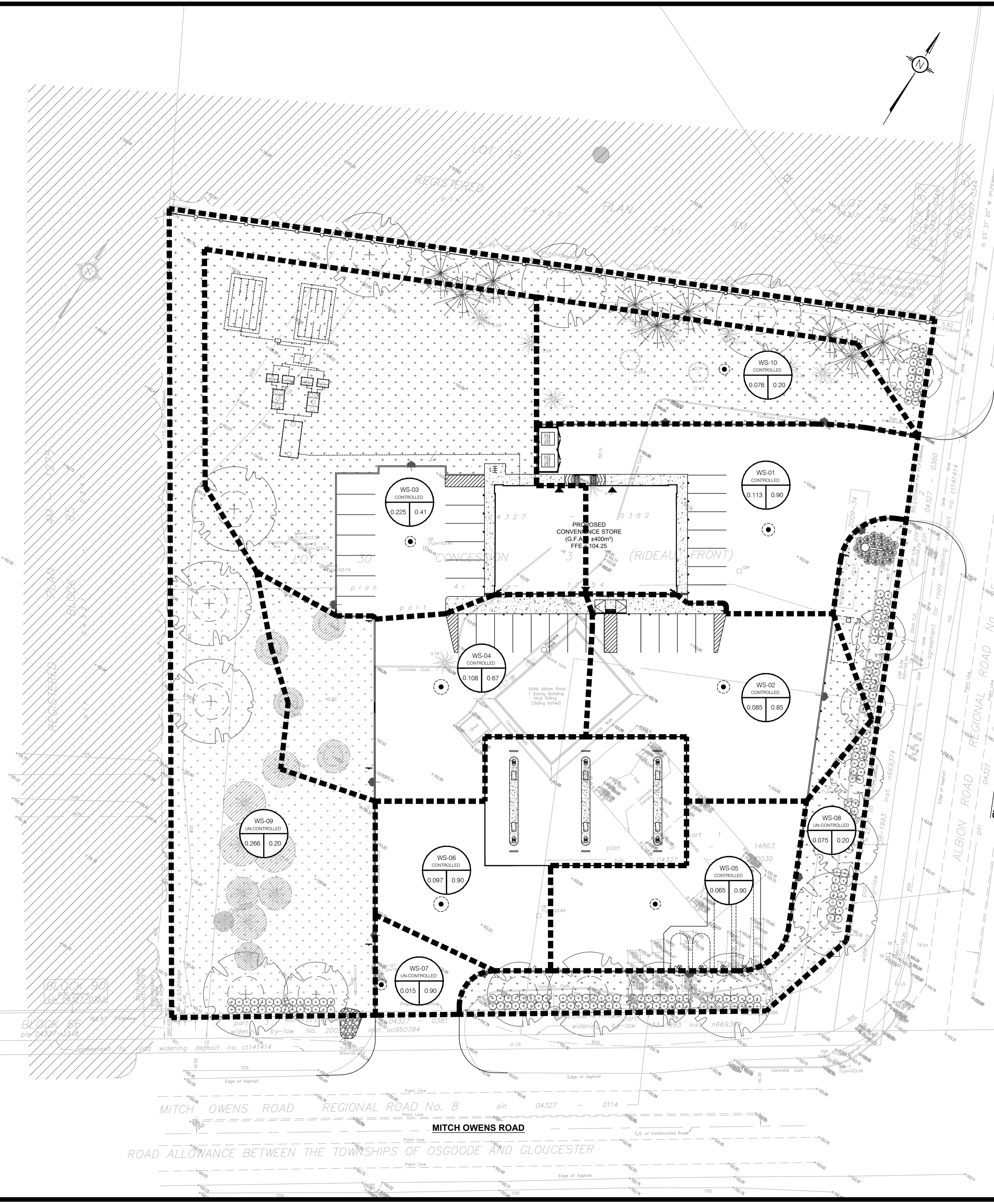
PROJECT  
SITE RE-DEVELOPMENT  
MACEWEN ALBION  
5546 ALBION RD S, GLOUCESTER, ON

DRAWING TITLE  
**PRE-DEVELOPMENT WATERSHED PLAN**

PROJECT NO.  
01348

DATE  
APRIL 2022

**C701**



**LEGEND:**

- I — EXISTING PROPERTY LINE TO REMAIN
- — — PROPOSED CURB
- — — PROPOSED DEPRESSED CURB
- — — PROPOSED SILT FENCE AS PER OPSD 219.110
- — — PROPOSED FENCE
- — — PROPOSED DOOR ENTRANCE/EXIT
- EXISTING GRASS TO REMAIN
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- ×50.00 PROPOSED ELEVATION
- ×50.00HP PROPOSED HIGH POINT ELEVATION
- ×50.00S PROPOSED SWALE ELEVATION
- ×50.00BC PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- ×50.00TC PROPOSED TOP OF CURB ELEVATION
- ×50.00EX MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- STM — PROPOSED STORM SEWER
- WTR — PROPOSED WATER SERVICE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED MANHOLE CATCHBASIN MANHOLE
- PROPOSED BOLLARD
- PROPOSED CURB STOP
- PROPOSED TRENCH DRAIN
- PROPOSED TACTILE STRIP
- PROPOSED LIGHT STANDARD
- — — PROPOSED PIPE INSULATION
- — — PROPOSED 100 YEAR HIGH WATER LEVEL (ELEV = 103.85)
- — — PROPOSED 5 YEAR HIGH WATER LEVEL (ELEV = 103.80)
- — — STORM WATERSHED EXTENT
- ▬▬▬▬▬ PEDESTRIAN CROSSING ASPHALT PAVEMENT MARKINGS
- WS-XX CONTROLLED WATERSHED NAME
- AREA RUNOFF RUNOFF COEFFICIENT
- AREA IN HECTARES AREA IN HECTARES

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TOPOGRAPHICAL SURVEY FOR THIS PROPERTY WAS PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., IN APRIL 2022.

SCALE: 1:300

5m 2 5 10m

**SUBJECT TO APPROVAL**

No.	REVISIONS	BY	DATE
05	ISSUED FOR APPROVAL	M.L.	15 NOV 2024
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**LRL**  
ENGINEERING | INGENIERIE  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

CLIENT: **MACEWEN PETROLEUM INC.**  
18 ADELAIDE STREET, MAXVILLE, ON

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: **SITE RE-DEVELOPMENT  
MACEWEN ALBION  
5546 ALBION RD S, GLOUCESTER, ON**

DRAWING TITLE: **POST-DEVELOPMENT  
WATERSHED PLAN**

PROJECT NO.: 01348

DATE: APRIL 2022

**C702**

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESIGNEE USE AND INTENT OF THE DRAWING...

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS...

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY RESPONSIBLE...

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GENERAL NOTES: THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE STANDARDS, SPECIFICATIONS AND THE DESIGN INTENT...

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Table with 3 columns: No., REVISIONS, BY, DATE. Includes entries for ISSUED FOR APPROVAL and REVISIONS.



NOT AUTHENTIC UNLESS SIGNED AND DATED



5430 Canotek Road | Ottawa, ON, K1J 9G2 www.lrl.ca | (613) 842-3434

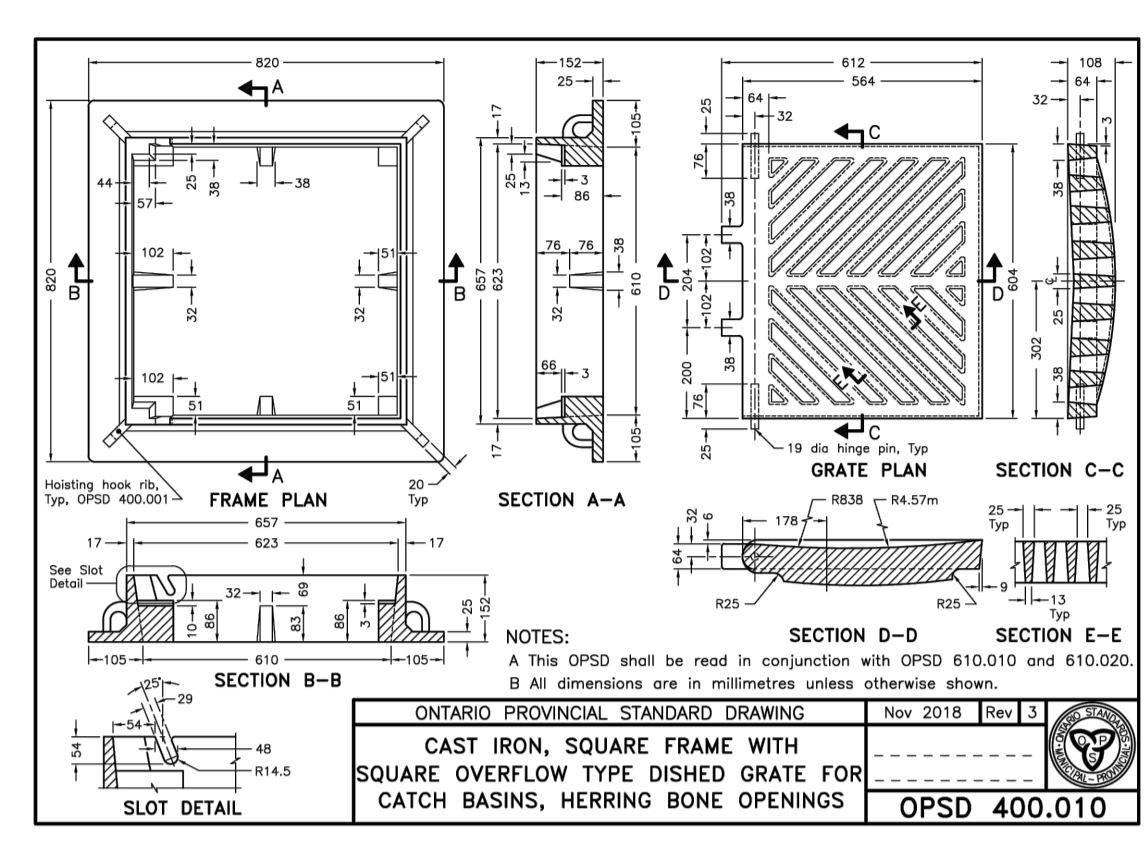
CLIENT: MACEWEN PETROLEUM INC. 18 ADELAIDE STREET, MAXVILLE, ON

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

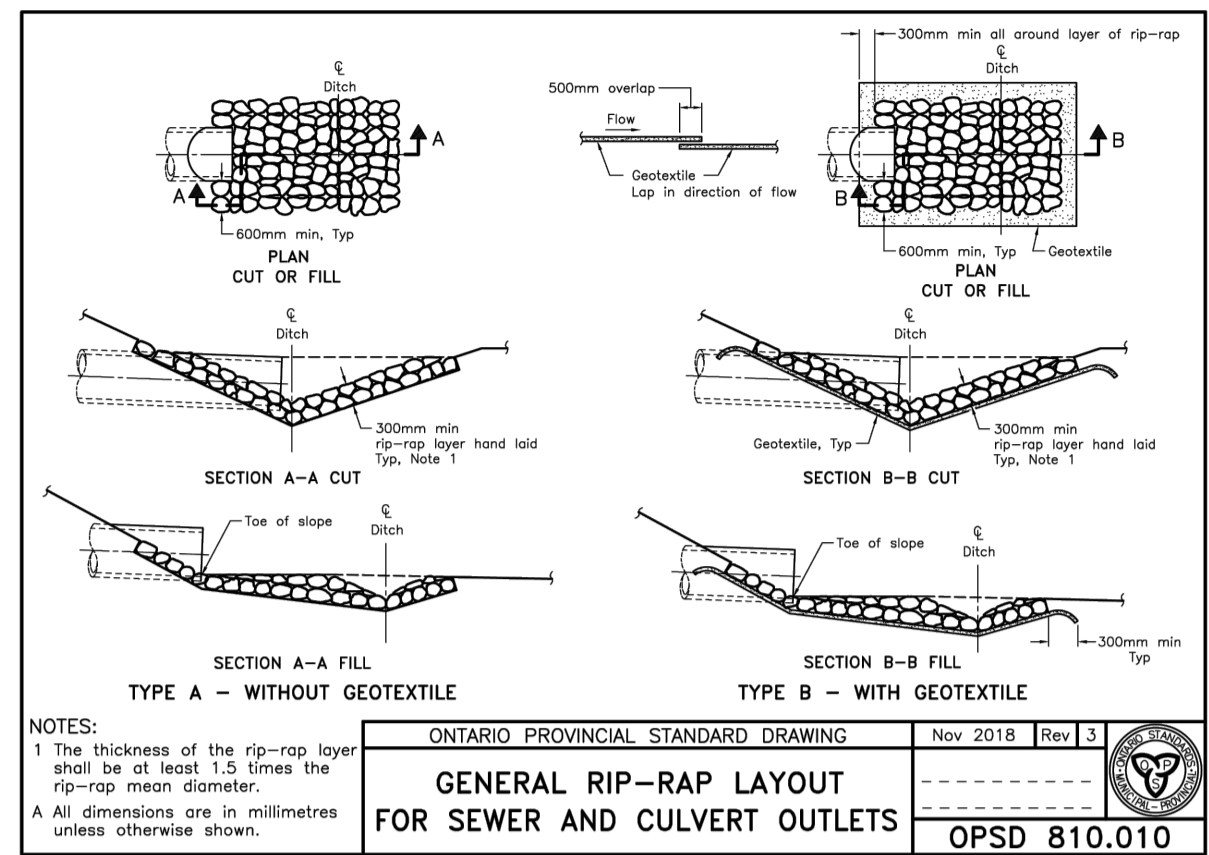
PROJECT: SITE RE-DEVELOPMENT MACEWEN ALBION 5546 ALBION RD S, GLOUCESTER, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

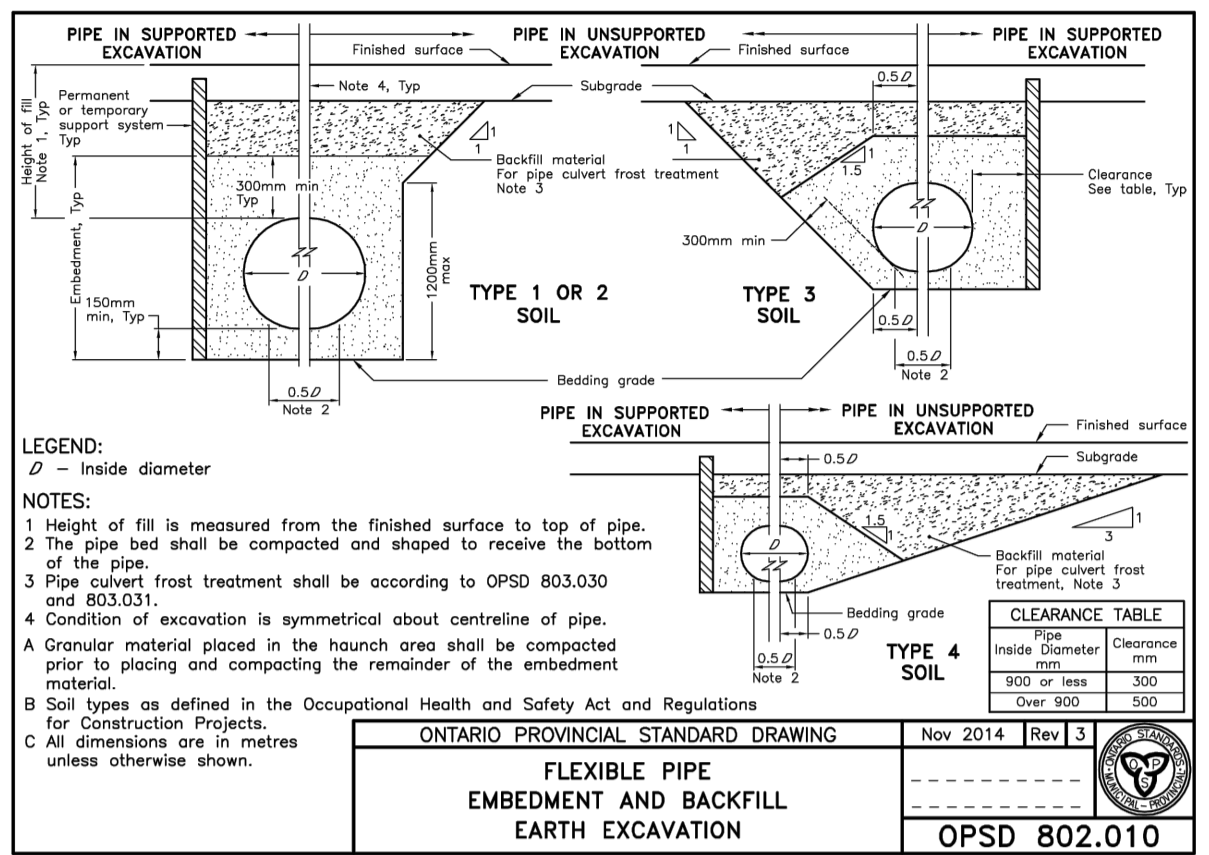
PROJECT NO. 01348 DATE: APRIL 2022



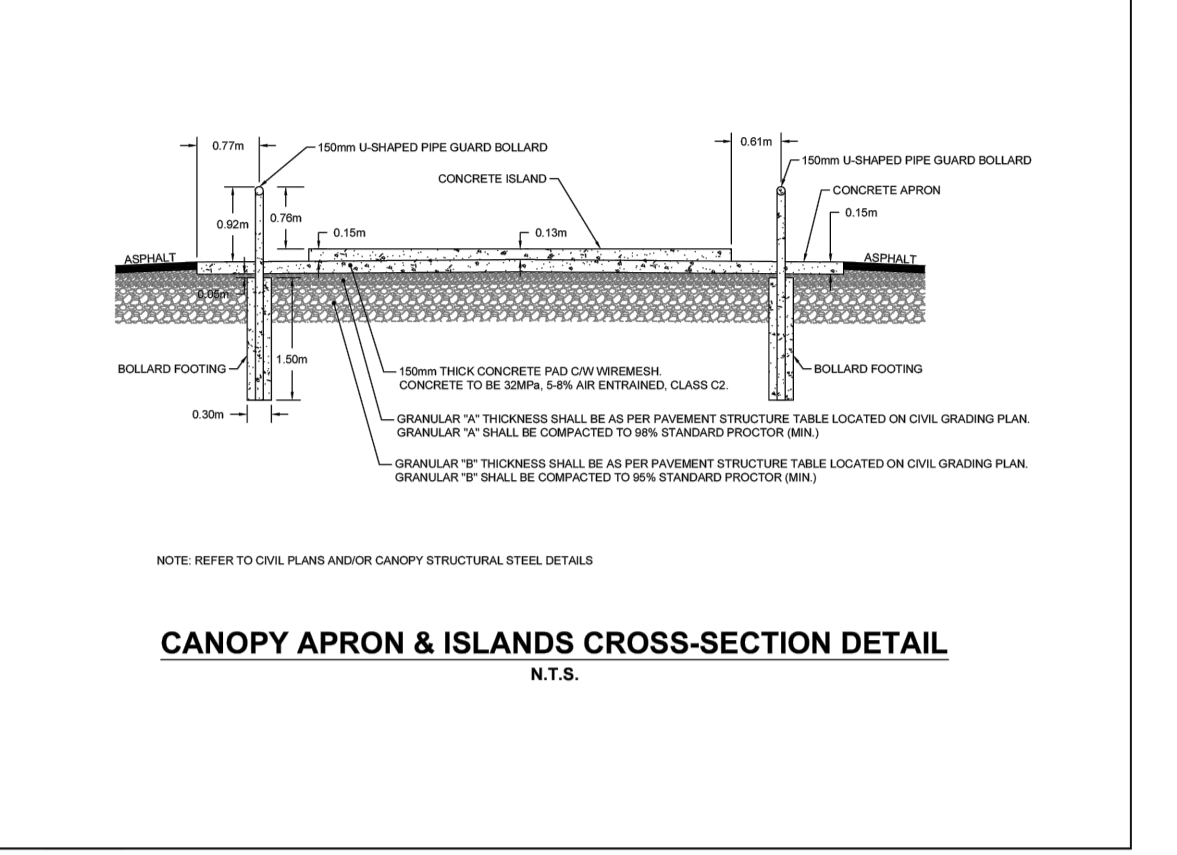
CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW TYPE DISHED GRATE FOR CATCH BASINS, HERRING BONE OPENINGS OPSD 400.010



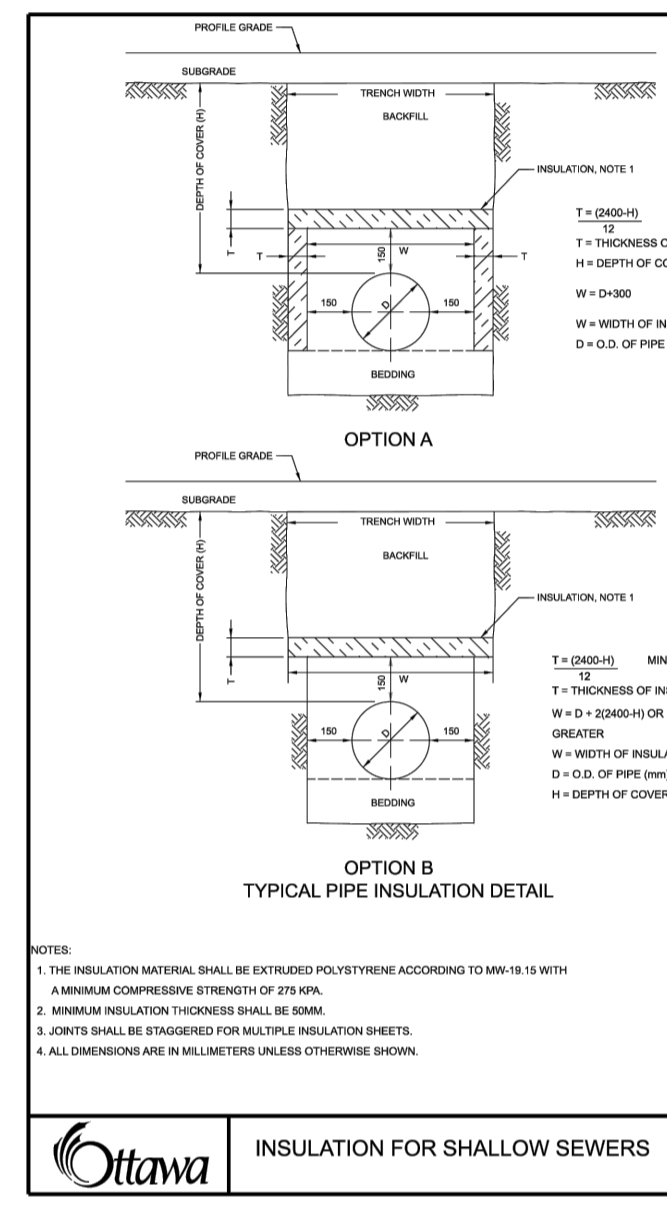
GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS OPSD 810.010



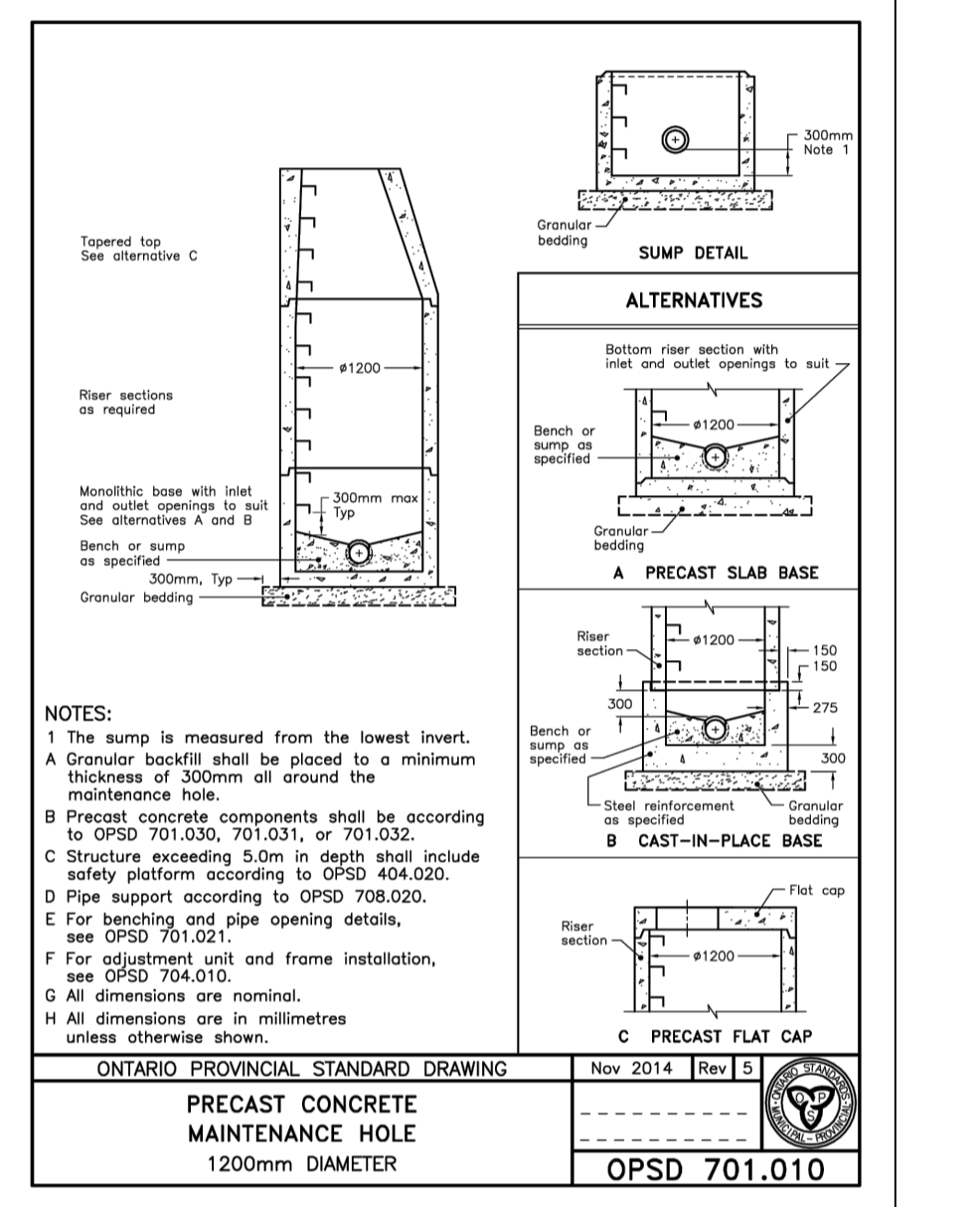
FLEXIBLE PIPE EMBEDED AND BACKFILL EARTH EXCAVATION OPSD 802.010



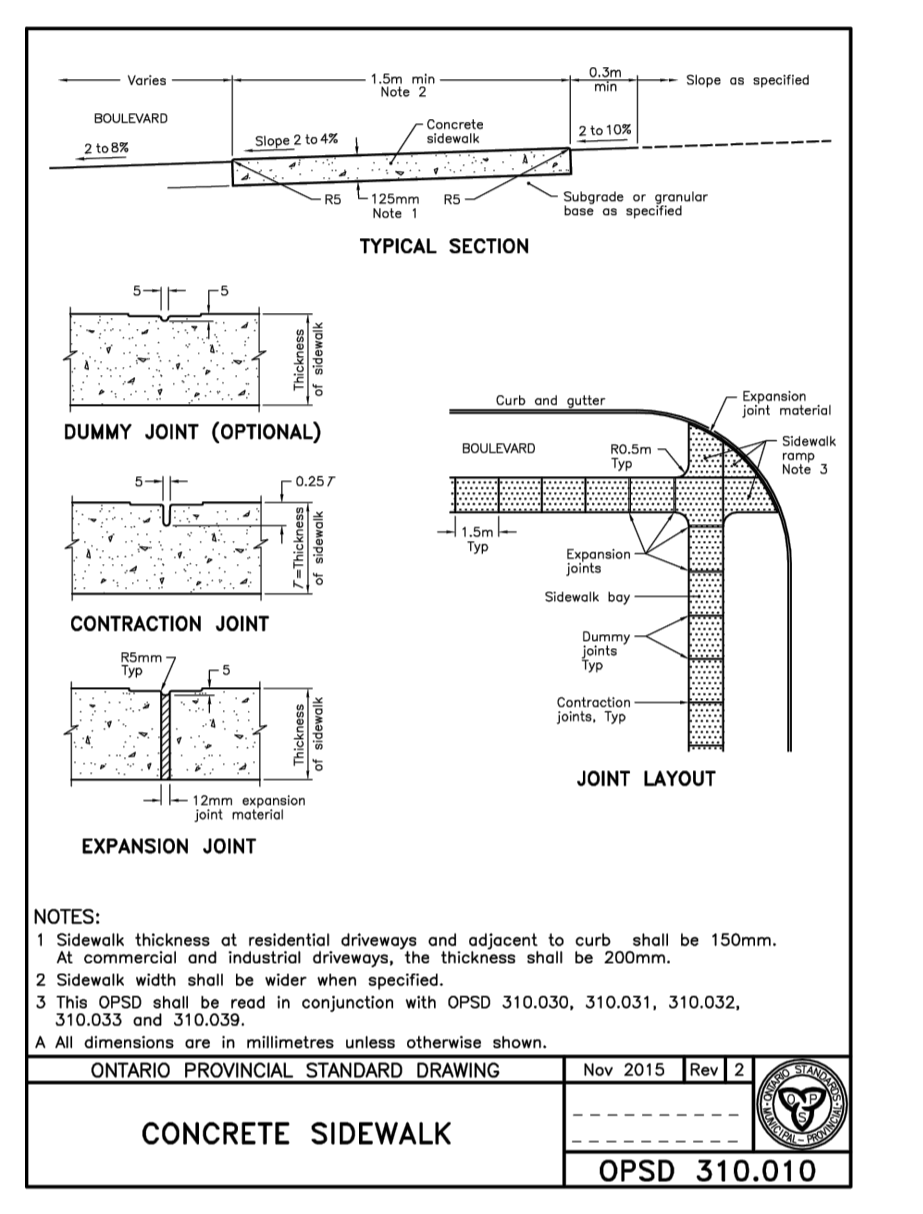
CANOPY APRON & ISLANDS CROSS-SECTION DETAIL N.T.S.



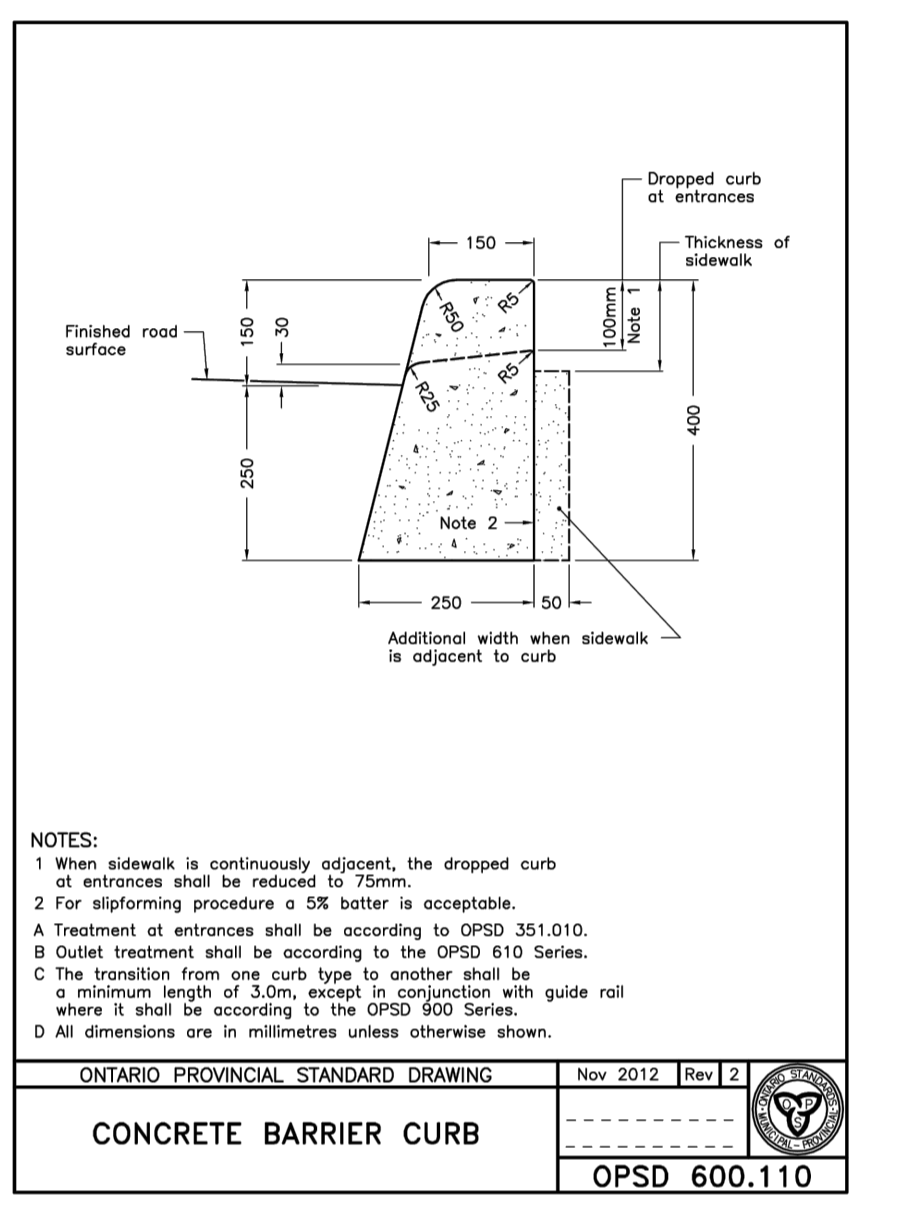
INSULATION FOR SHALLOW SEWERS OPSD 219.180



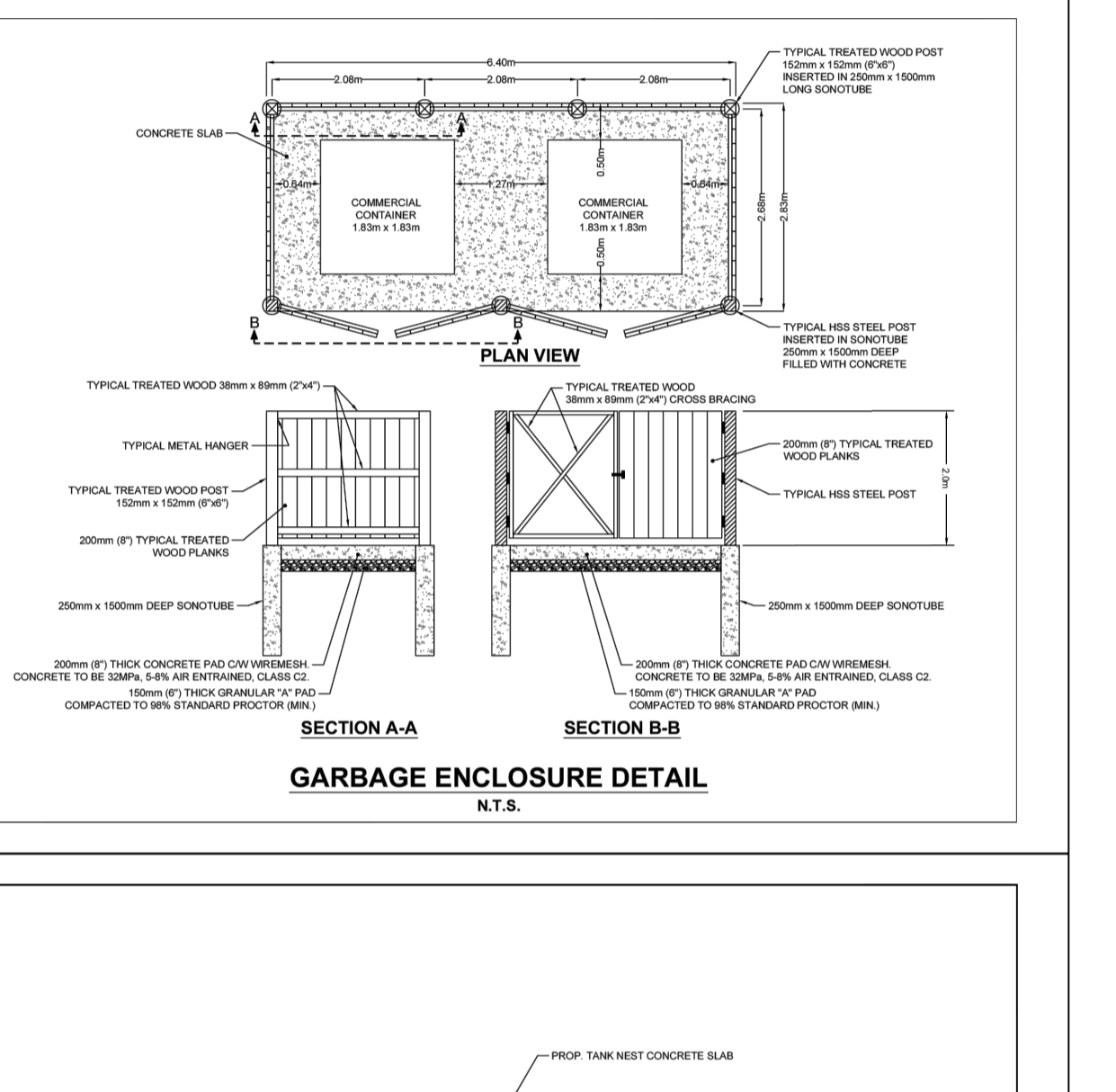
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER OPSD 701.010



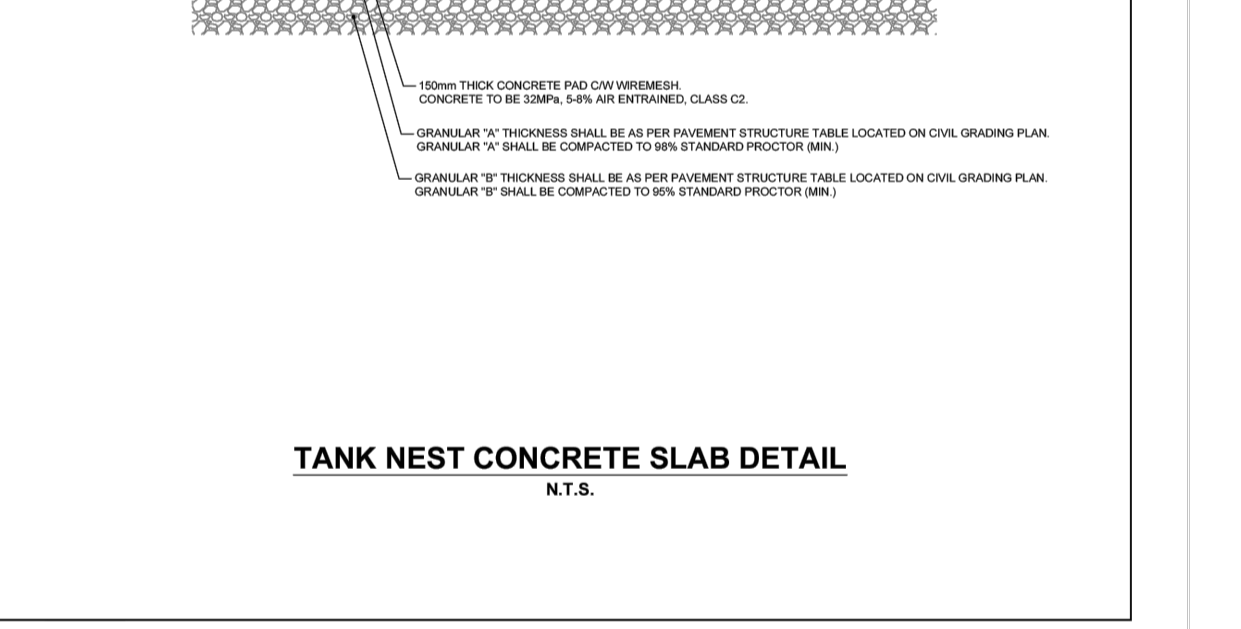
CONCRETE SIDEWALK OPSD 310.010



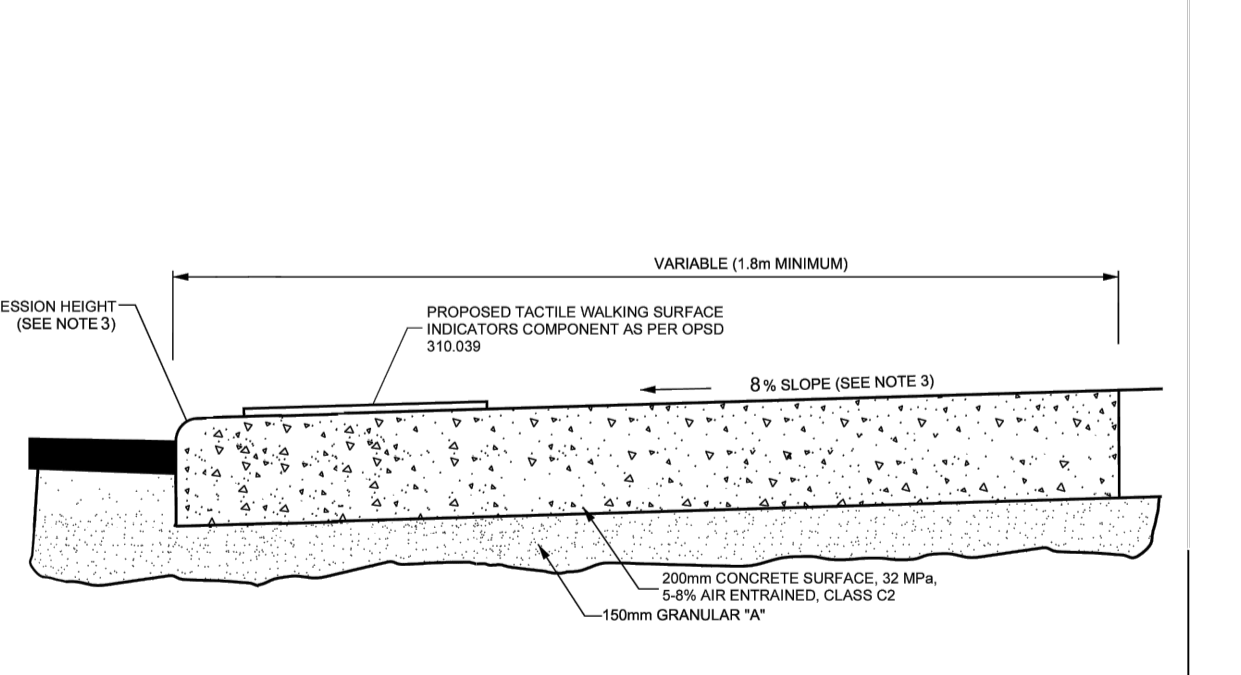
CONCRETE BARRIER CURB OPSD 600.110



GARBAGE ENCLOSURE DETAIL N.T.S.

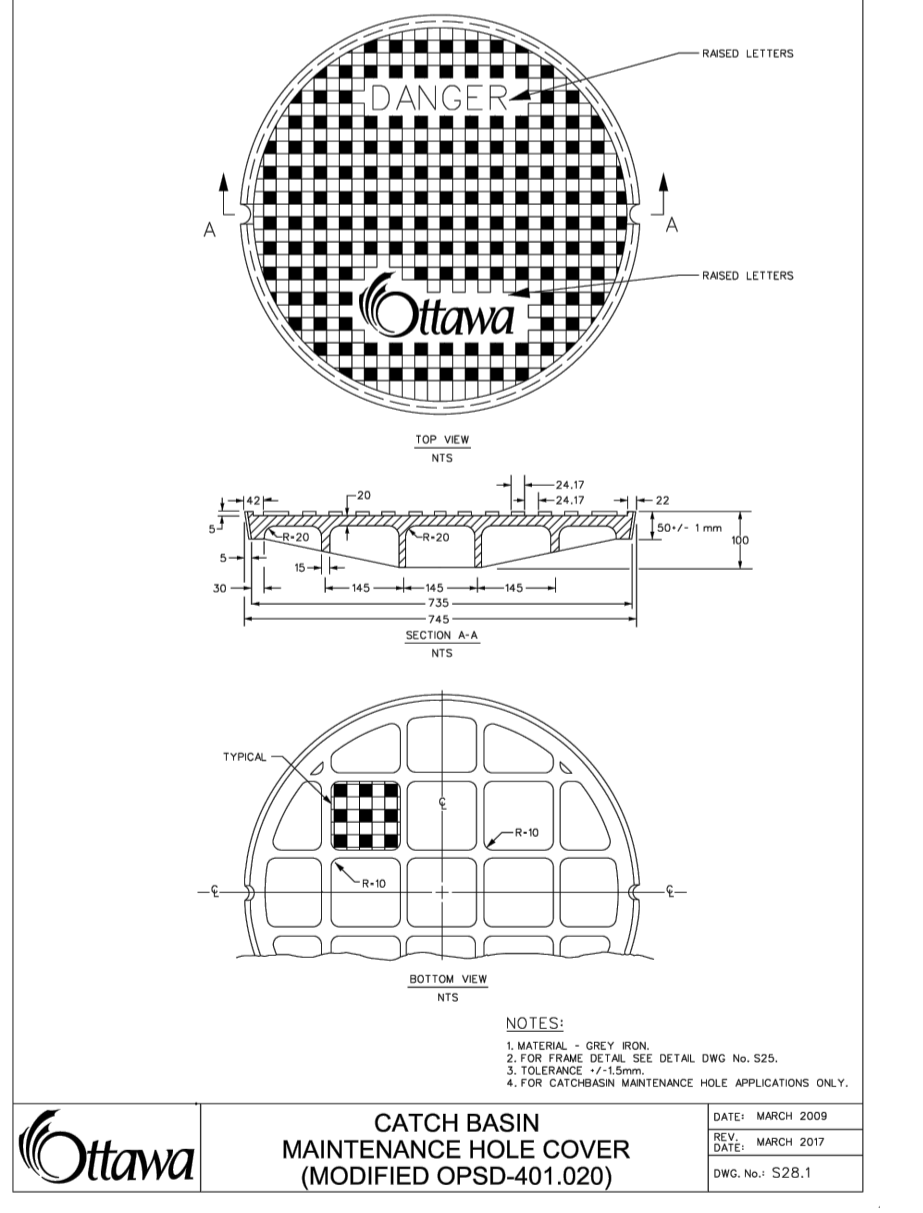


TANK NEST CONCRETE SLAB DETAIL N.T.S.

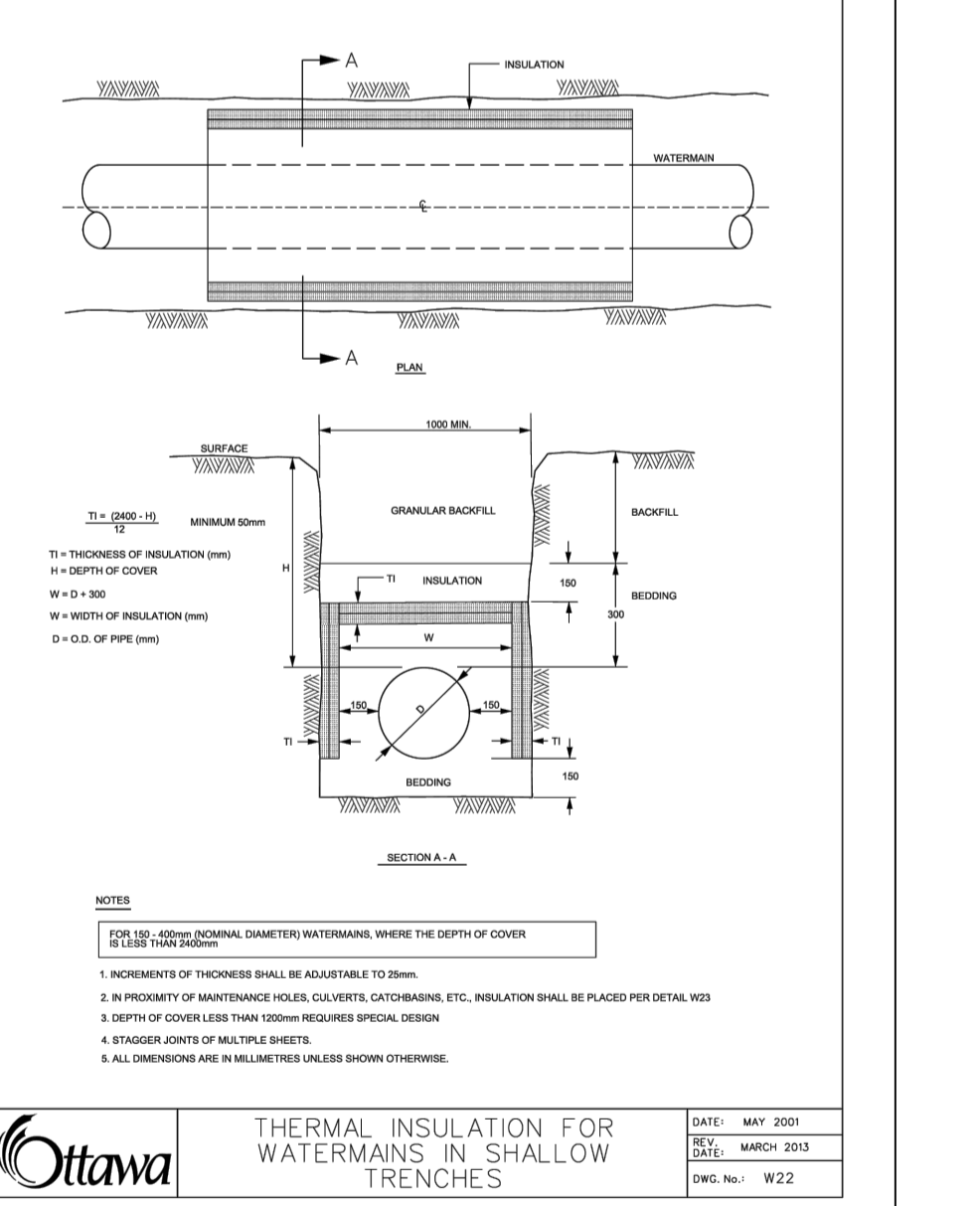


SIDEWALK SECTION AT PRIVATE ENTRANCE AND PEDESTRIAN RAMPS

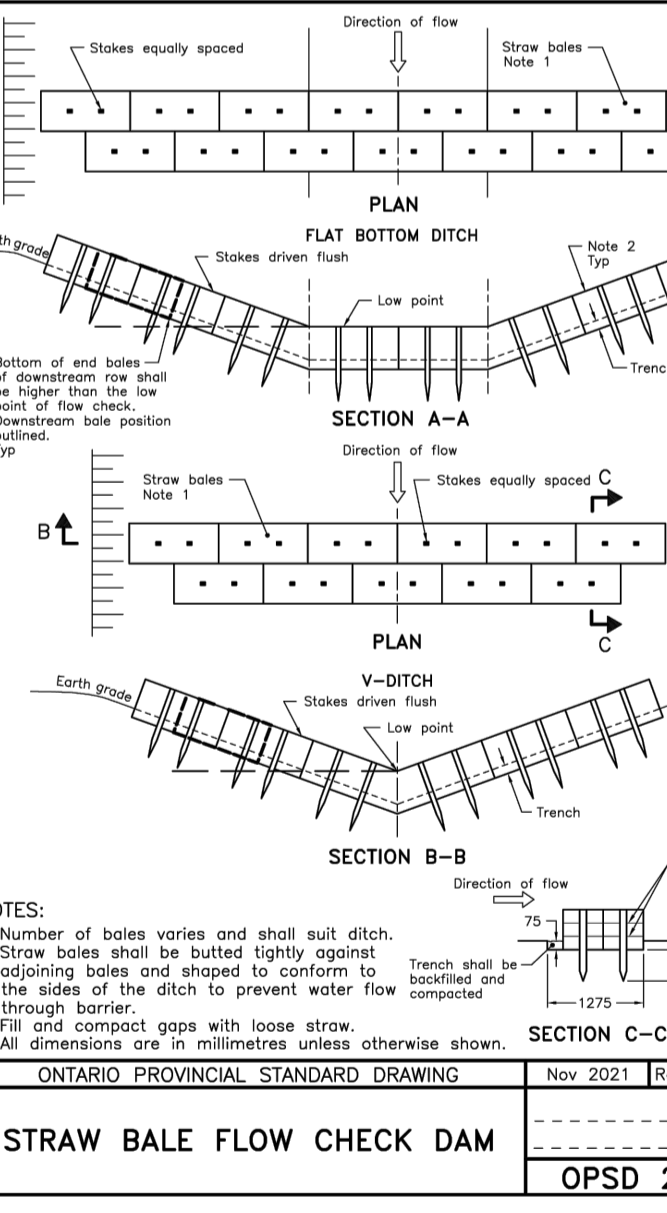
NOTES: 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE. 2. FOR CURB RAMPS, SLOPE OF 2% TO 5%, MAXIMUM 8%. 3. DEPRESSION HEIGHT 0 TO 6mm.



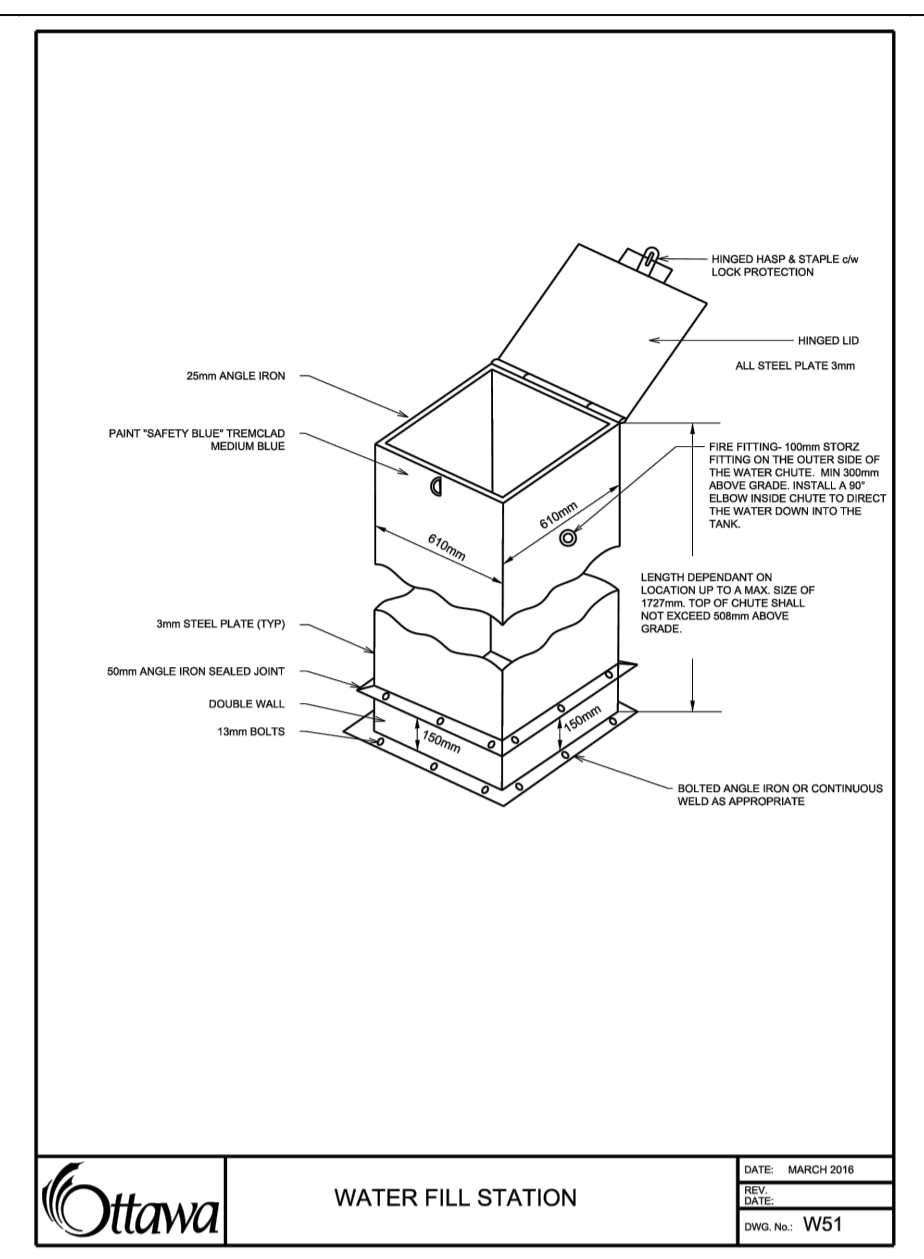
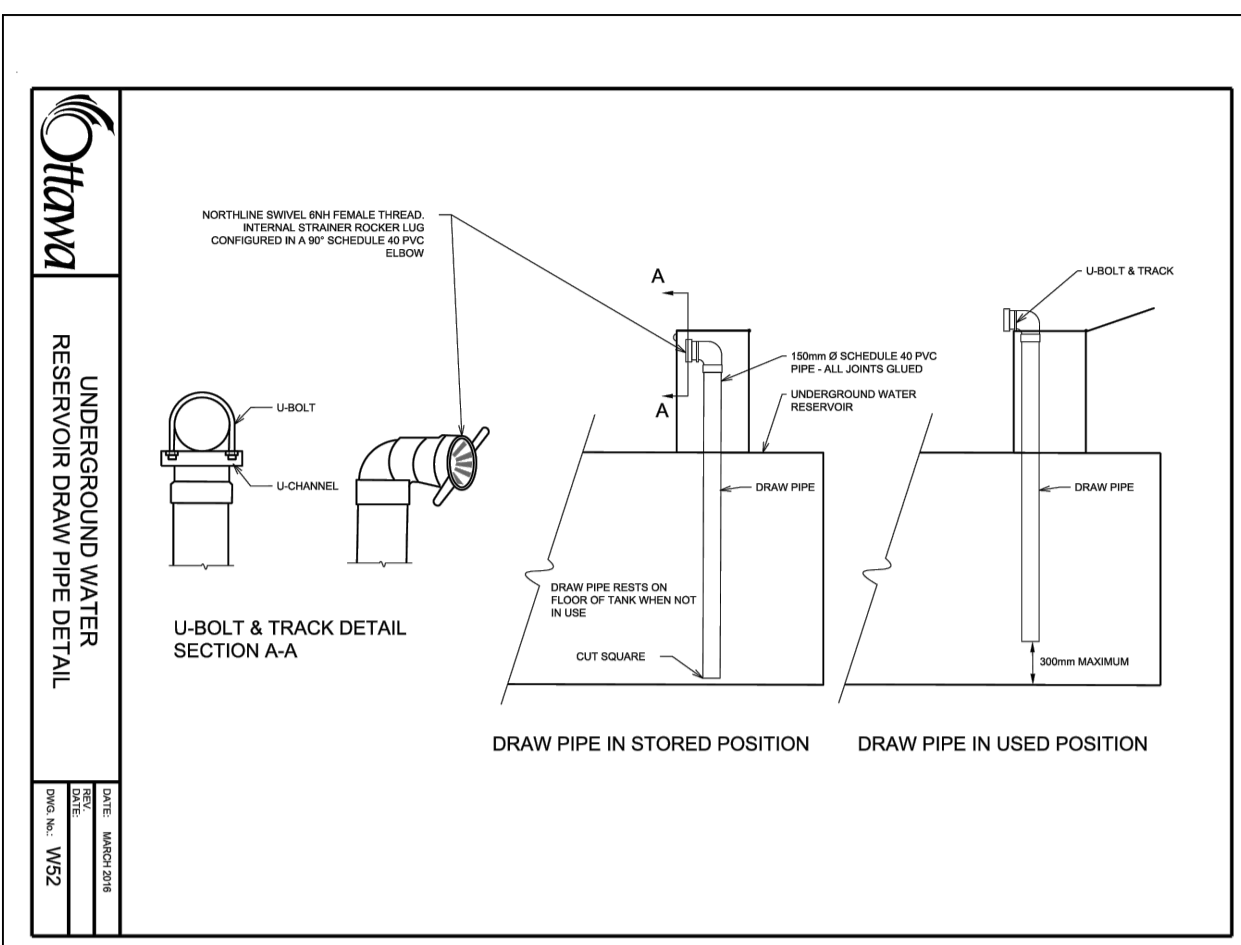
CATCH BASIN MAINTENANCE HOLE COVER (MODIFIED OPSD-401.020)



THERMAL INSULATION FOR WATERMANS IN SHALLOW TRENCHES OPSD 219.180

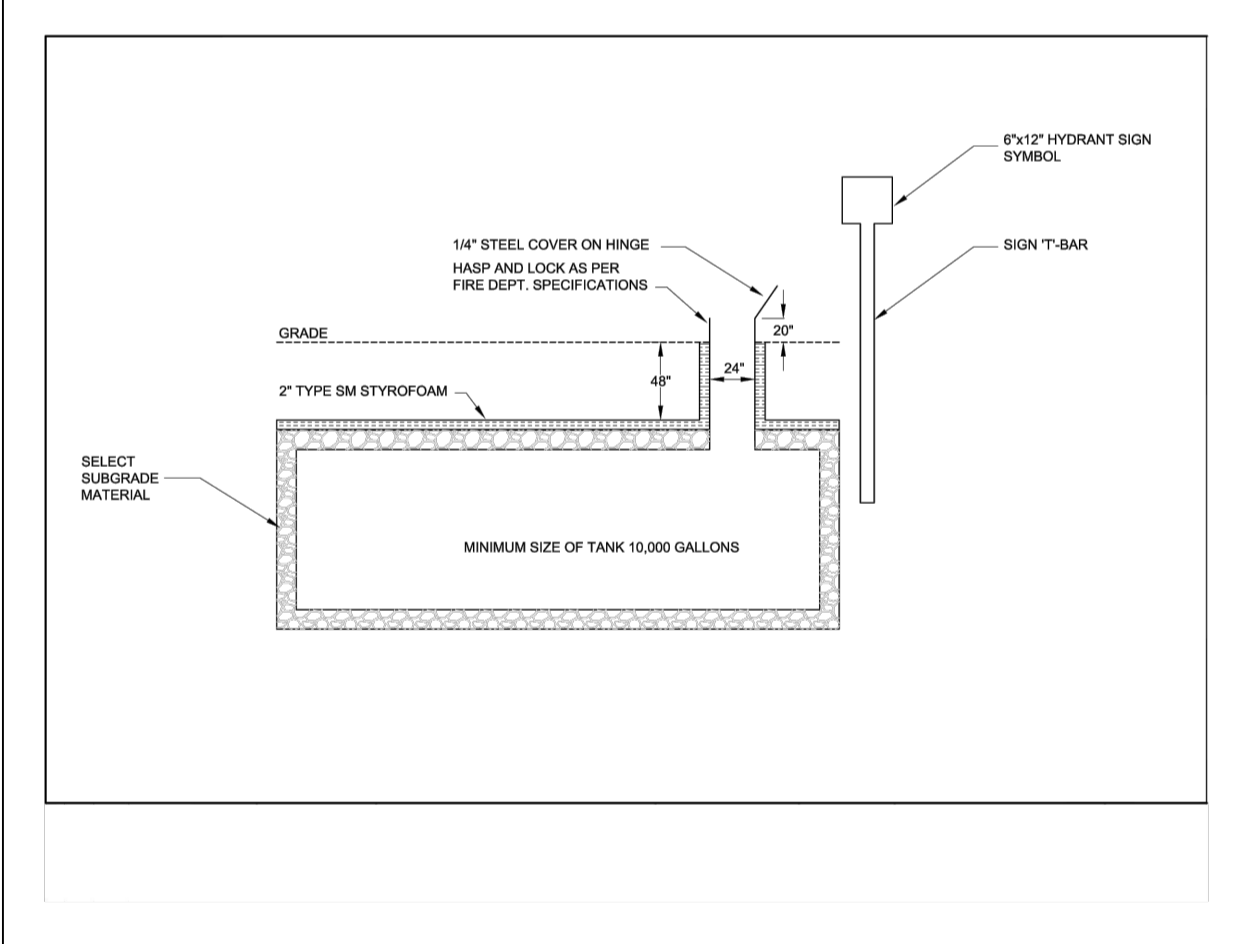
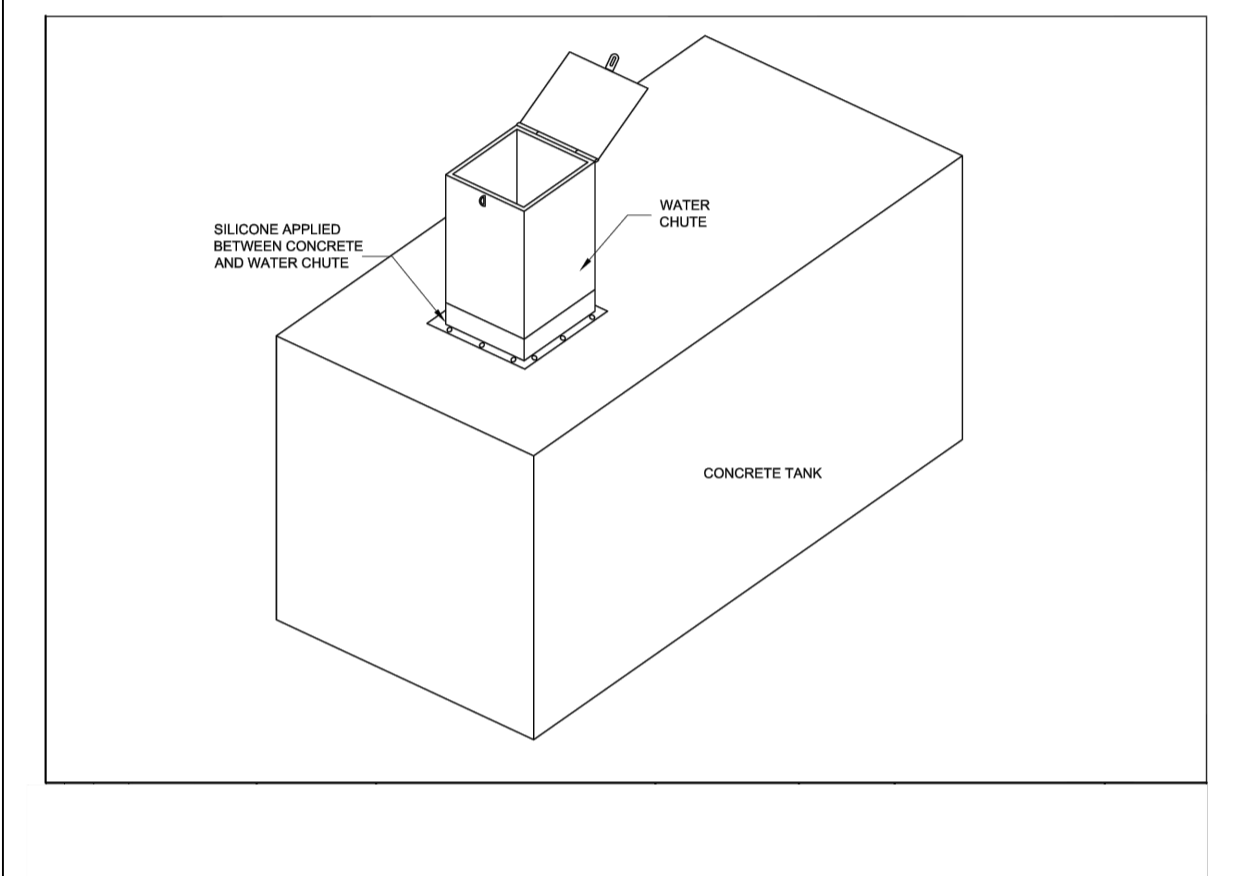


STRAW BALE FLOW CHECK DAM OPSD 219.180



\*MBR300-4-S (standard 4 ring) model shown

## BICYCLE RACK DETAIL



**USE AND INTERPRETATION OF DRAWINGS**

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESIGNEE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE, BUT NOT LIMITED TO, THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DETAILED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THE PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:  
IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PRIOR AUTHORIZATION.

GENERAL NOTES:  
EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.  
THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.  
TOPOGRAPHICAL SURVEY FOR THIS PROPERTY WAS PREPARED BY ANNIS O'SULLIVAN VOLLEBECK LTD., IN APRIL 2022.



No.	REVISIONS	BY	DATE
05	ISSUED FOR APPROVAL	M.L.	15 NOV 2024
04	ISSUED FOR APPROVAL	M.L.	09 AUG 2024
03	ISSUED FOR APPROVAL	M.L.	10 APR 2024
02	ISSUED FOR APPROVAL	M.L.	13 DEC 2023
01	ISSUED FOR APPROVAL	M.L.	07 SEP 2023



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: MACEWEN PETROLEUM INC.  
18 ADELAIDE STREET, MAXVILLE, ON

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: SITE RE-DEVELOPMENT  
MACEWEN ALBION  
5546 ALBION RD S, GLOUCESTER, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO.: 01348  
DATE: APRIL 2022  
C902