

Mae Design Limited File No.: 20190122

October 8, 2019

Platinum Construction Company Limited
P.O. Box 16008, Station Foxtrap
Conception Bay South, NL
A1X 2E2

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STREET ADDRESS:
615 Conception Bay Highway
2nd Floor

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f: 709.834.1558
e: admin@maedesign.net

Attention: Mr. Tony Gosse

**Re: Rock Quarry - 75 Incinerator Road
St. John's, NL**

Dear Tony,

Further to your request we have reviewed the view scape of the proposed rock quarry at the referenced location in relation to east and west bound vehicles travelling on the Trans Canada Highway.

Methodology

To complete this review we obtained 1:2,500 topographical mapping from the provincial government and overlaid the proposed rock quarry location. Using the contours on the mapping we generated sight lines and ground profiles from where a vehicle travelling on the Trans Canada Highway would most likely have a view of the Quarry.

The sight line drawings are attached. Drawing C1 contains the west bound sight lines and drawing C2 contains the east bound sight lines.

Assessment Results

Using a 50 metre vegetation buffer around the quarry and a tree height of 12 metres in the buffer the west bound traffic sight lines are slightly above the existing ground elevation at the center of the quarry where the ground elevations are at the highest. For the east bound traffic sight line the existing ground will be visible at the center of the quarry where the ground elevations are at the highest. As the sight line shifts towards the north the existing ground that is visible becomes less.

As quarry operations begin excavation will begin at the highest elevations and the ground elevation will be cut down so that the operations and ground level are not visible. An approximate illustration of the quarry ground elevation during operations has been added to the drawings to show the sight line in relation to the new ground elevation.

October 8, 2019

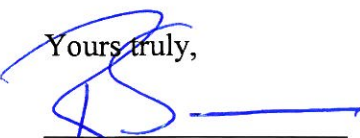
Page 2 of 2

Recommendations

To help maintain quarry operations that are not visible to vehicles travelling on the Trans Canada Highway it is recommended that the vegetation buffer be reduced in stages starting at the center where quarry operations will begin. Keeping a wide vegetation buffer in place as long as possible will push the sight line higher and the quarry operations at the highest part of the land will not be visible. Drawings C3 and C4 illustrate the staging effect of the vegetation buffer on the sight lines.

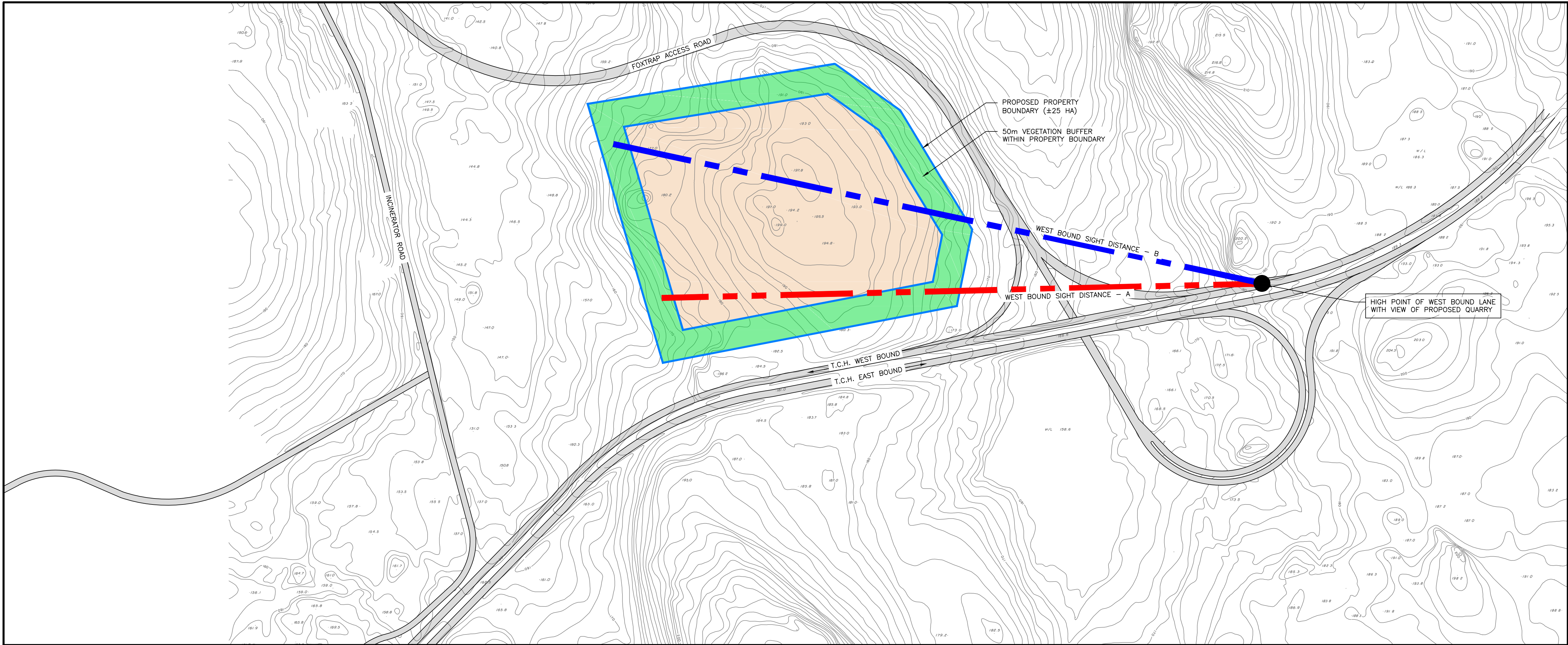
If you have any questions please do not hesitate to contact me.

Yours truly,



Robin Summers, P.Eng.
Mae Design Limited

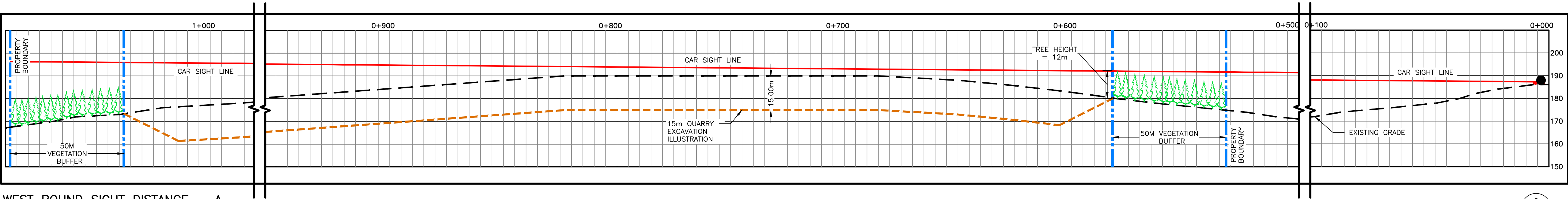
Attachments: Drawings C1, C2, C3 and C4 Dated October 8,2019



SITE PLAN – WEST BOUND SIGHT LINES

SCALE: 1=4000

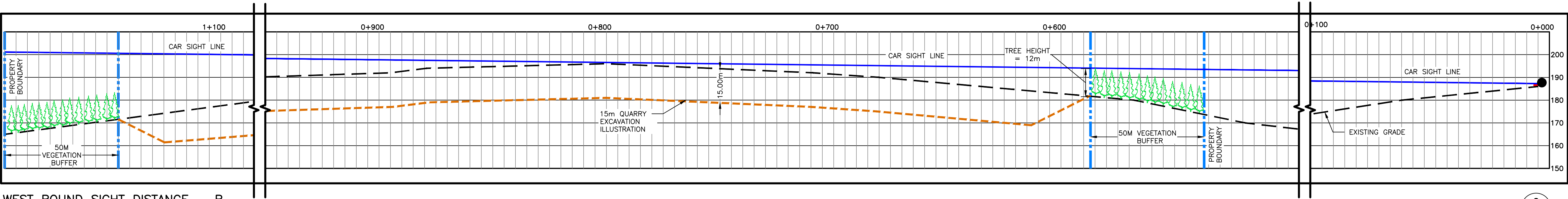
1
C-1



WEST BOUND SIGHT DISTANCE – A

SCALE: 1=1000

2
C-1



WEST BOUND SIGHT DISTANCE – B

SCALE: 1=1000

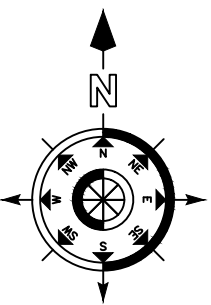
2
C-1

NOTES

1.	ISSUED FOR REVIEW	KN	08/10/19
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS

PROVINCE OF NEWFOUNDLAND
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which is valid for the year 2019.



PRIME CONSULTANT

CIVIL CONSULTANT



TEL (709) 834-1554

FAX (709) 834-1558

DRAWN BY: K. NORMAN

CHECKED BY: R. SUMMERS

APPROVED BY: R. SUMMERS

SCALE AS NOTED

A	DETAIL NO.
B	DRAWING NO.
C	WHERE DETAIL REQUIRED

PROJECT
QUARRY DEVELOPMENT
ON
FOXTRAP ACCESS & TCH

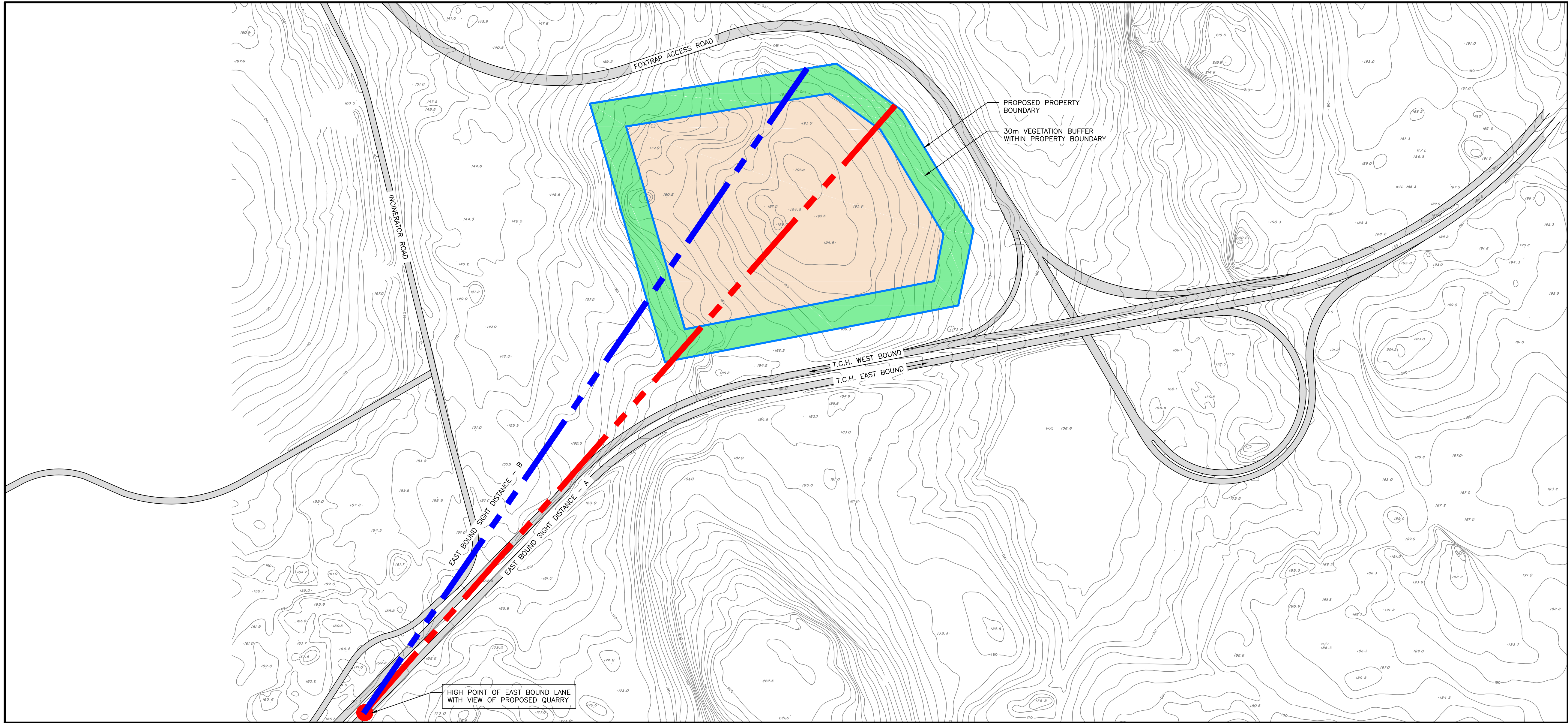
CONCEPTION BAY SOUTH, NL

DRAWING TITLE
WEST BOUND SIGHT LINES
AND PROFILES

PROJECT No. 2019.122
DRAWING FILE No. MC-19122-001-190919

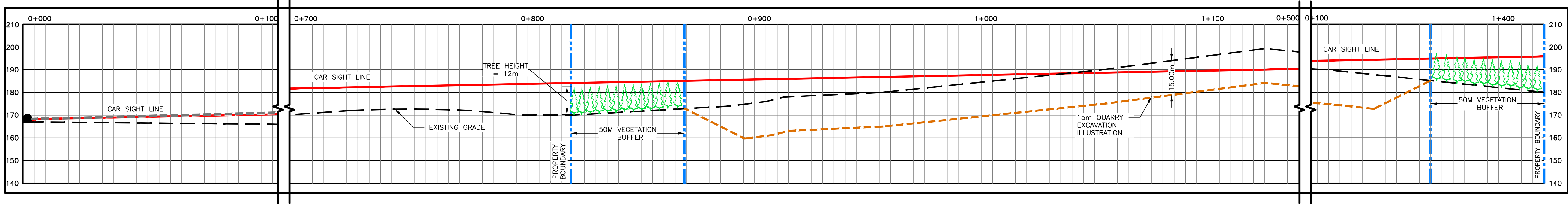
DRAWING No. C-1
SHEET 1 OF 4

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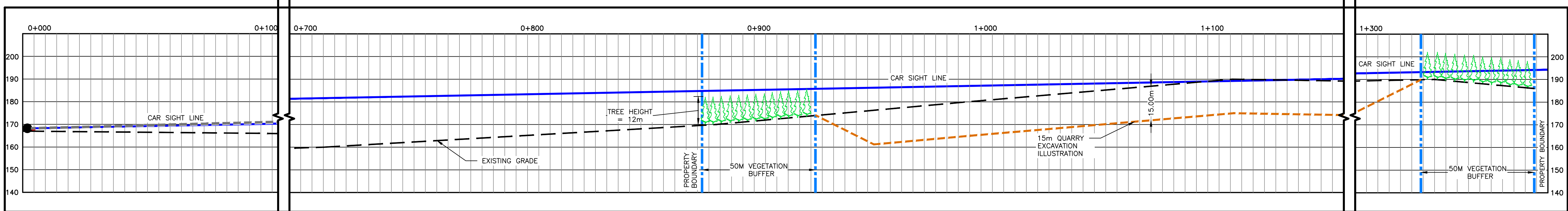
SITE PLAN – EAST BOUND SIGHT LINES

SCALE: 1=4000



EAST BOUND SIGHT DISTANCE – A

SCALE: 1=1000



EAST BOUND SIGHT DISTANCE – B

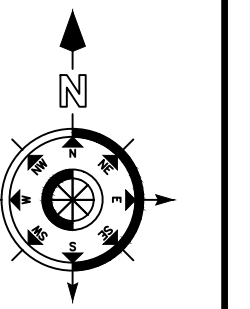
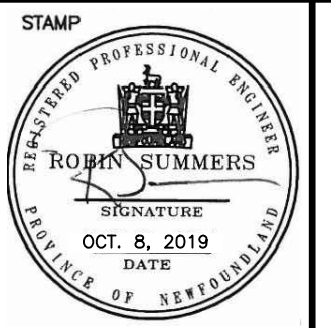
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	WHERE DETAILED C

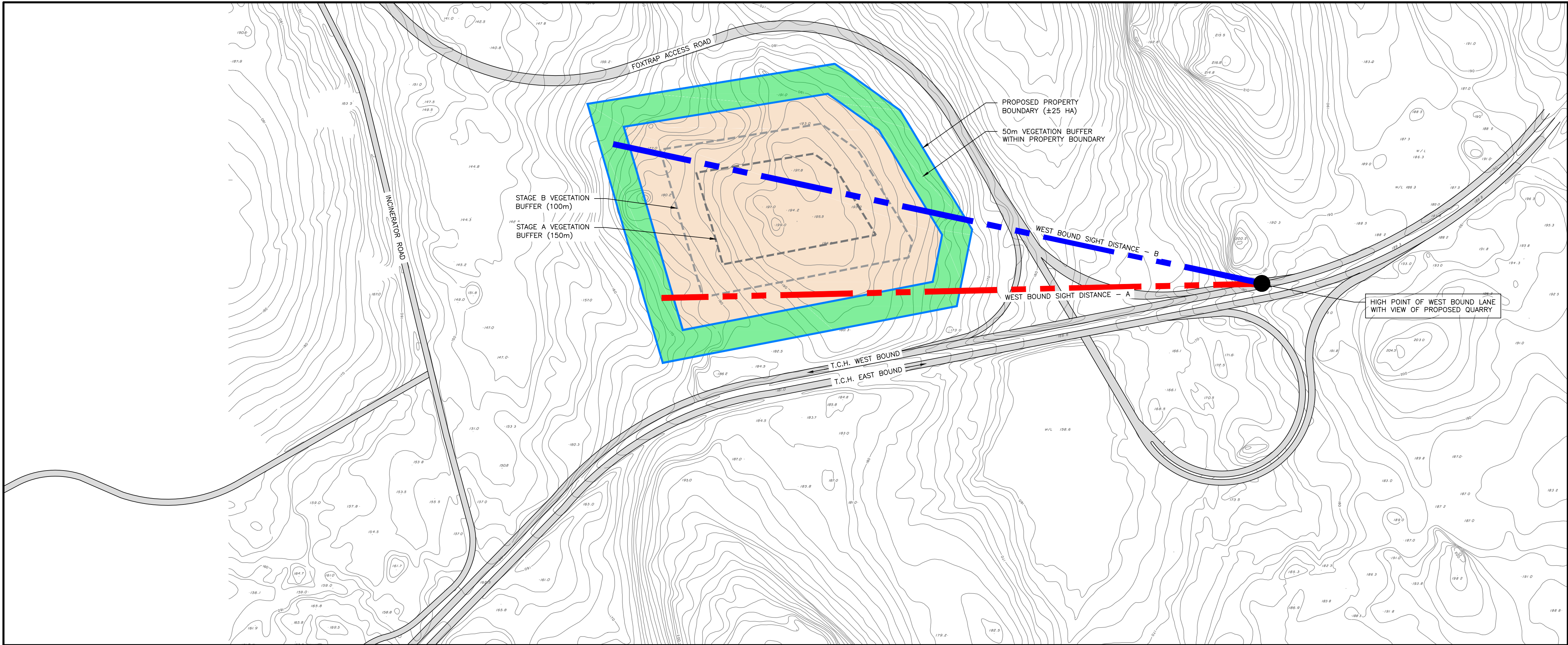
PROJECT
**QUARRY DEVELOPMENT
ON
FOXTRAP ACCESS & TCH**

CONCEPTION BAY SOUTH, NL

DRAWING TITLE
**EAST BOUND SIGHT LINES
AND PROFILES**

PROJECT No. 2019.122	DRAWING No. C-2
DRAWING FILE No. MC-19122-001-190919	SHEET 2 OF 4

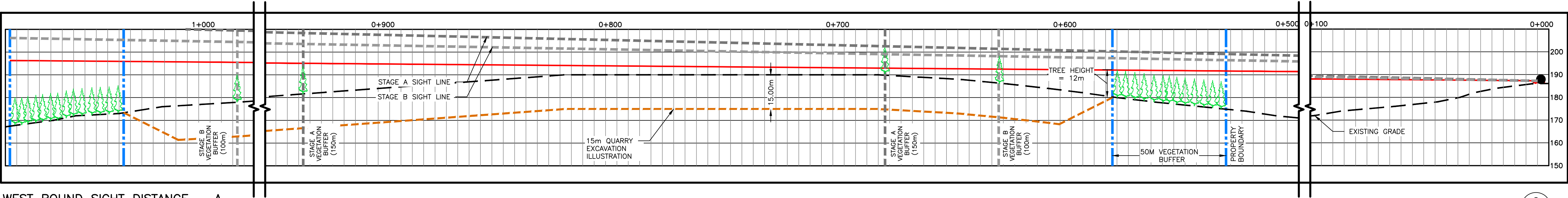
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SITE PLAN – WEST BOUND SIGHT LINES

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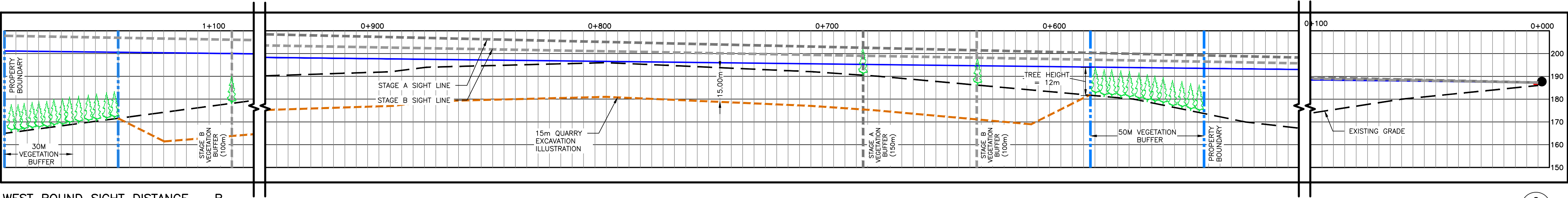
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C-3 | C-3



WEST BOUND SIGHT DISTANCE – A

SCALE: 1=1000

2
C-3 | C-3



WEST BOUND SIGHT DISTANCE – B

SCALE: 1=1000

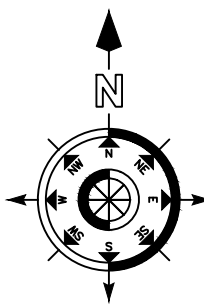
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C-3 | C-3

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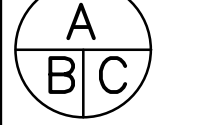
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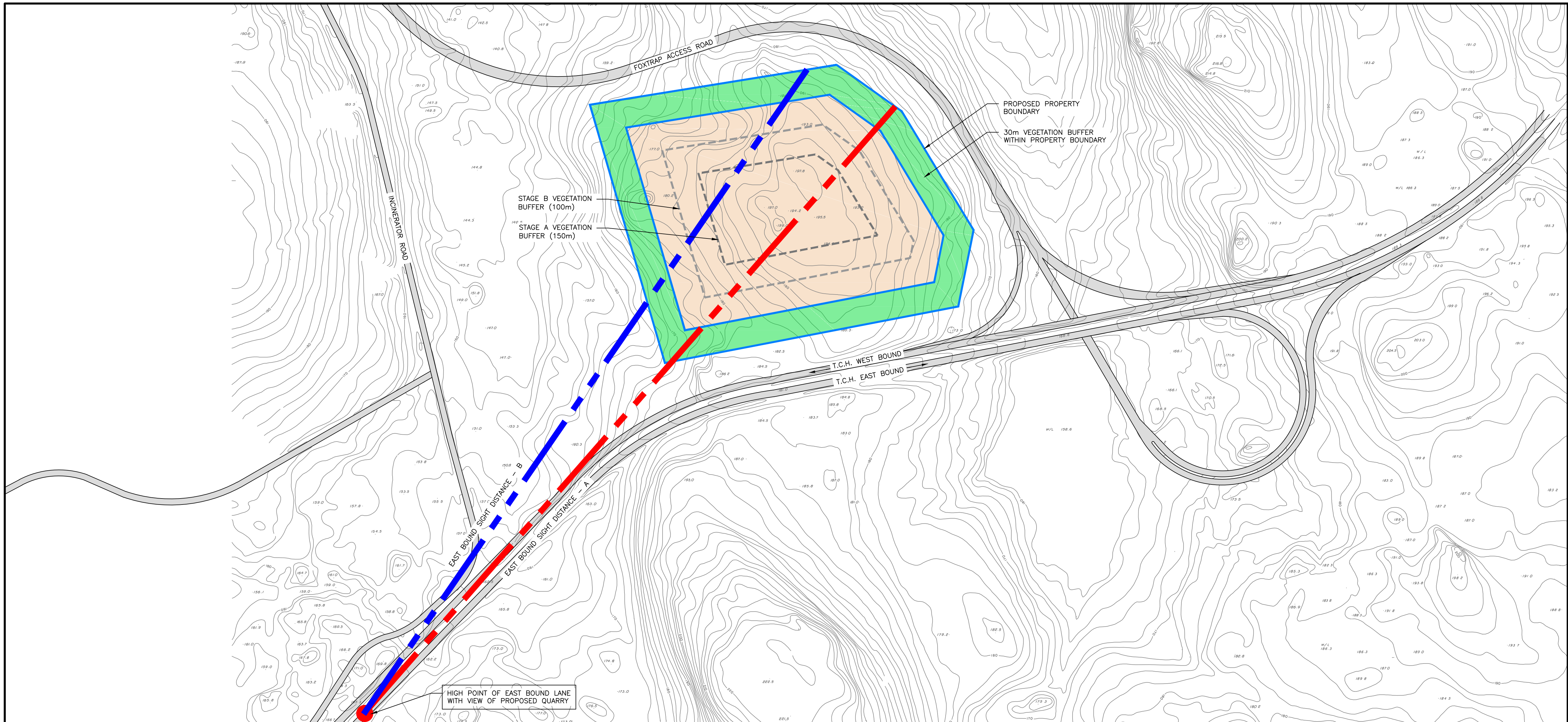


DETAIL NO.
A
B
C
DRAWING NO.
WHERE DETAIL REQUIRED
DRAWING NO.
WHERE DETAILED

PROJECT
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CONCEPTION BAY SOUTH, NL

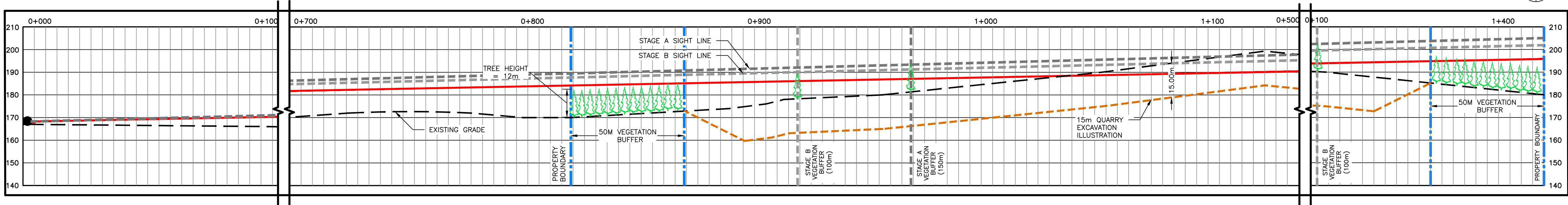
DRAWING TITLE
WEST BOUND SIGHT LINE
STAGE A AND STAGE B
VEGETATION BUFFER

PROJECT No. 2019.122
DRAWING FILE No. MC-19122-001-190919
DRAWING No. C-3
SHEET 3 OF 4



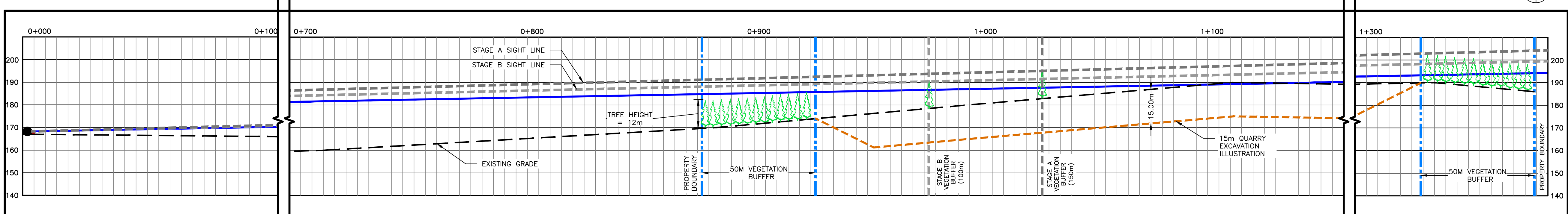
SITE PLAN

SCALE: 1=4000



EAST BOUND SIGHT DISTANCE - A

SCALE: 1=1000



EAST BOUND SIGHT DISTANCE - B

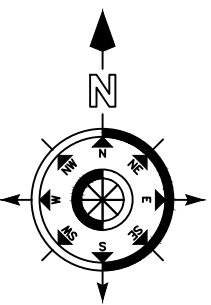
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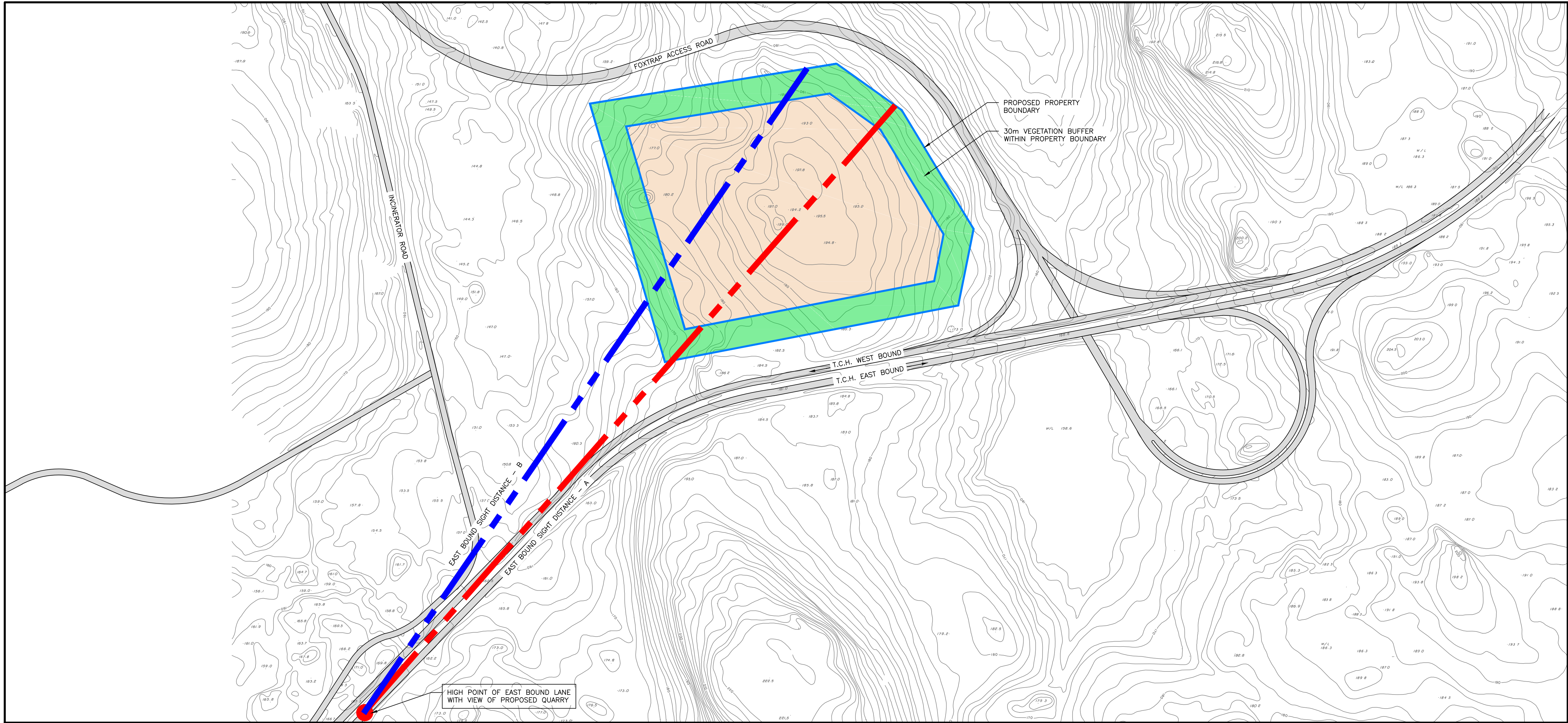
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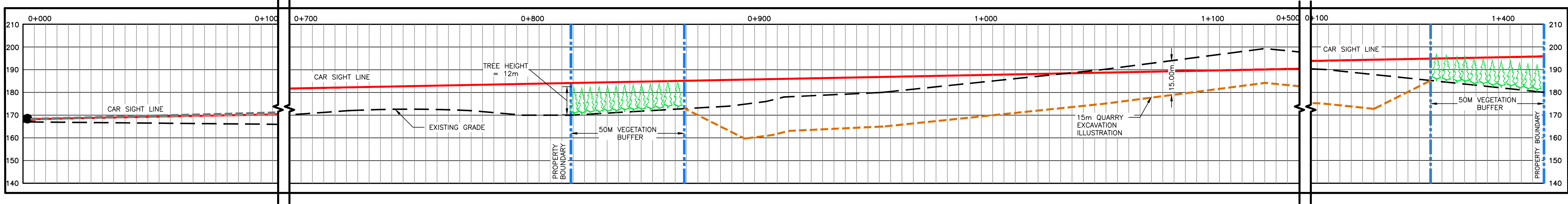
EAST BOUND SIGHT LINE
STAGE A AND STAGE B
VEGETATION BUFFER

PROJECT No.	2019.122	DRAWING No.	C-4
DRAWING FILE No.	MC-19122-001-190919	SHEET	4 OF 4



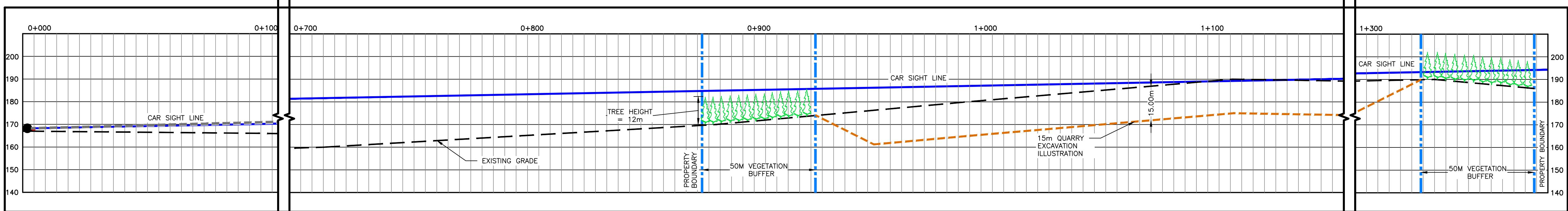
SITE PLAN – EAST BOUND SIGHT LINES

SCALE: 1=4000



EAST BOUND SIGHT DISTANCE – A

SCALE: 1=1000



EAST BOUND SIGHT DISTANCE – B

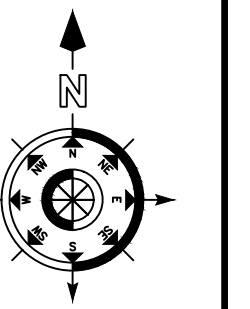
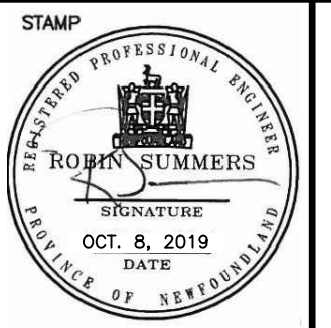
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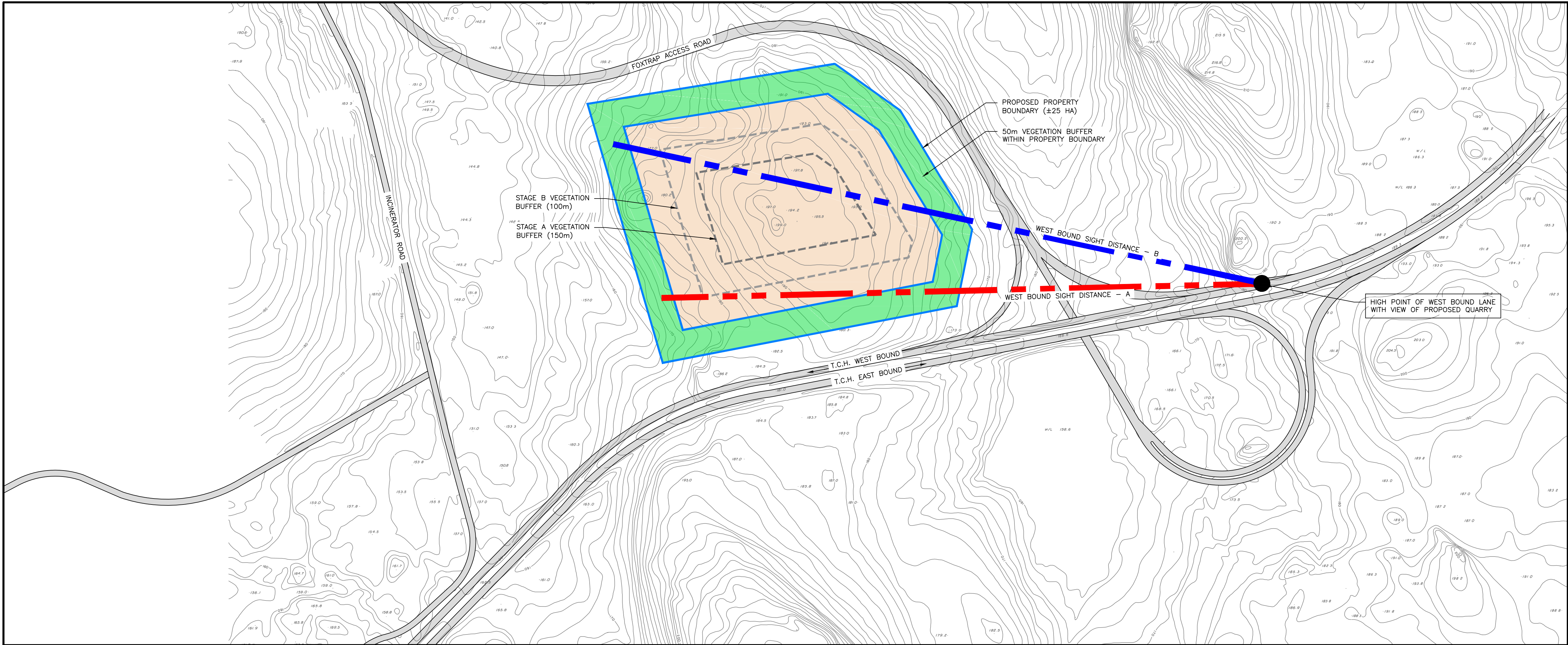
PROJECT
**QUARRY DEVELOPMENT
ON
FOXTRAP ACCESS & TCH**

CONCEPTION BAY SOUTH, NL

DRAWING TITLE
**EAST BOUND SIGHT LINES
AND PROFILES**

PROJECT No. 2019.122	DRAWING No. C-2
DRAWING FILE No. MC-19122-001-190919	SHEET 2 OF 4

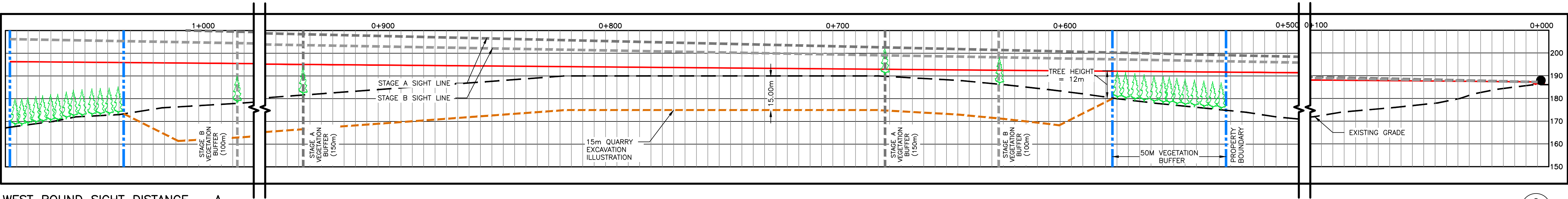
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SITE PLAN – WEST BOUND SIGHT LINES

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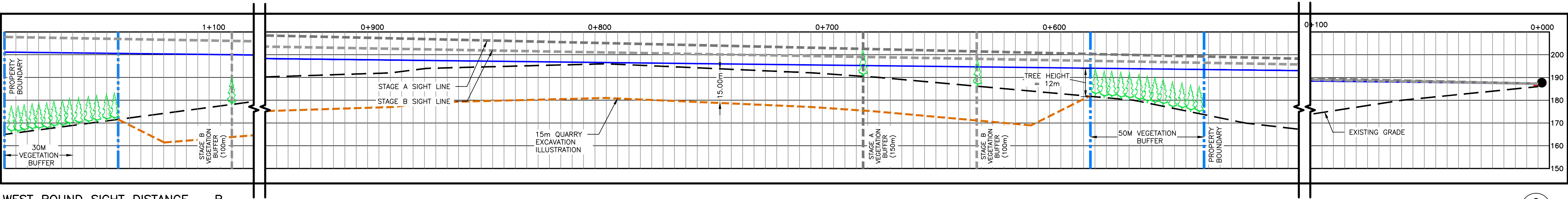
1
C-3 | C-3



WEST BOUND SIGHT DISTANCE – A

SCALE: 1=1000

2
C-3 | C-3



WEST BOUND SIGHT DISTANCE – B

SCALE: 1=1000

2
C-3 | C-3

NOTES

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STAMP	ROBIN SUMMERS
SIGNATURE	OCT. 8, 2019
DATE	DATE

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PROJECT

QUARRY DEVELOPMENT
ON
FOXTRAP ACCESS & TCH

CONCEPTION BAY SOUTH, NL

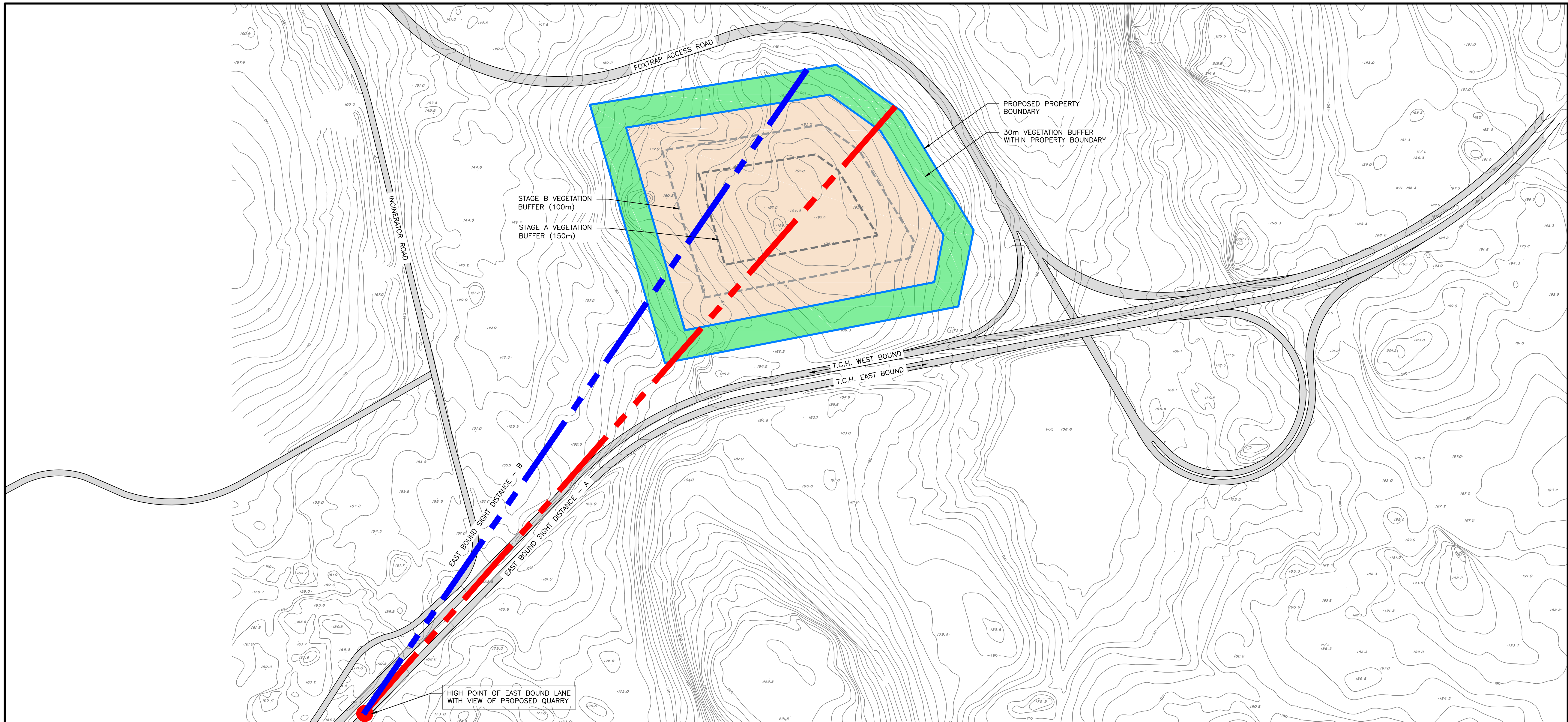
DRAWING TITLE

WEST BOUND SIGHT LINE
STAGE A AND STAGE B
VEGETATION BUFFER

PROJECT No. 2019.122

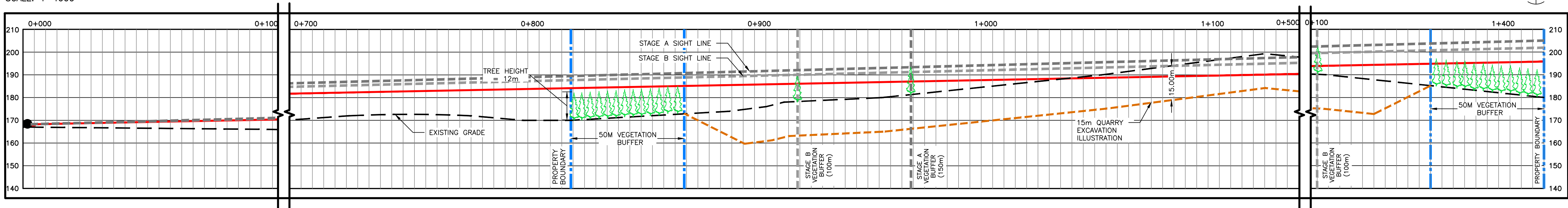
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SHEET 3 OF 4



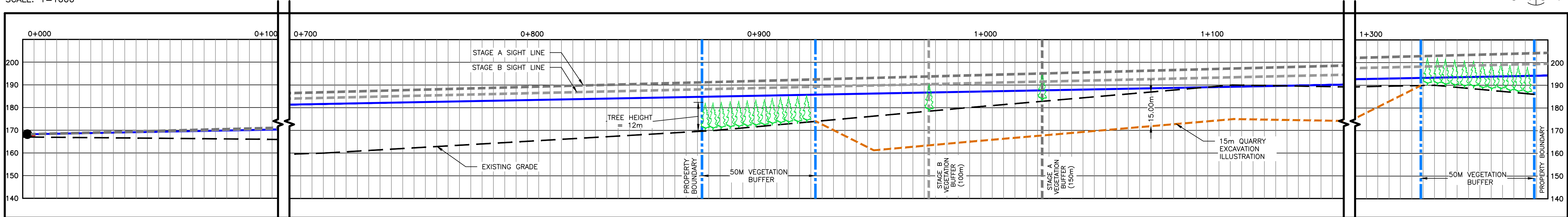
SITE PLAN

SCALE: 1=4000



EAST BOUND SIGHT DISTANCE - A

SCALE: 1=1000



EAST BOUND SIGHT DISTANCE - B

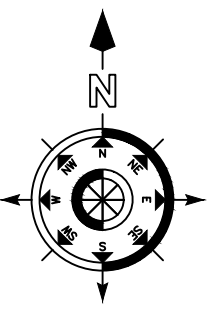
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FOXTRAP ACCESS & TCH

CONCEPTION BAY SOUTH, NL

DRAWING TITLE

EAST BOUND SIGHT LINE
STAGE A AND STAGE B
VEGETATION BUFFER

PROJECT No. 2019.122

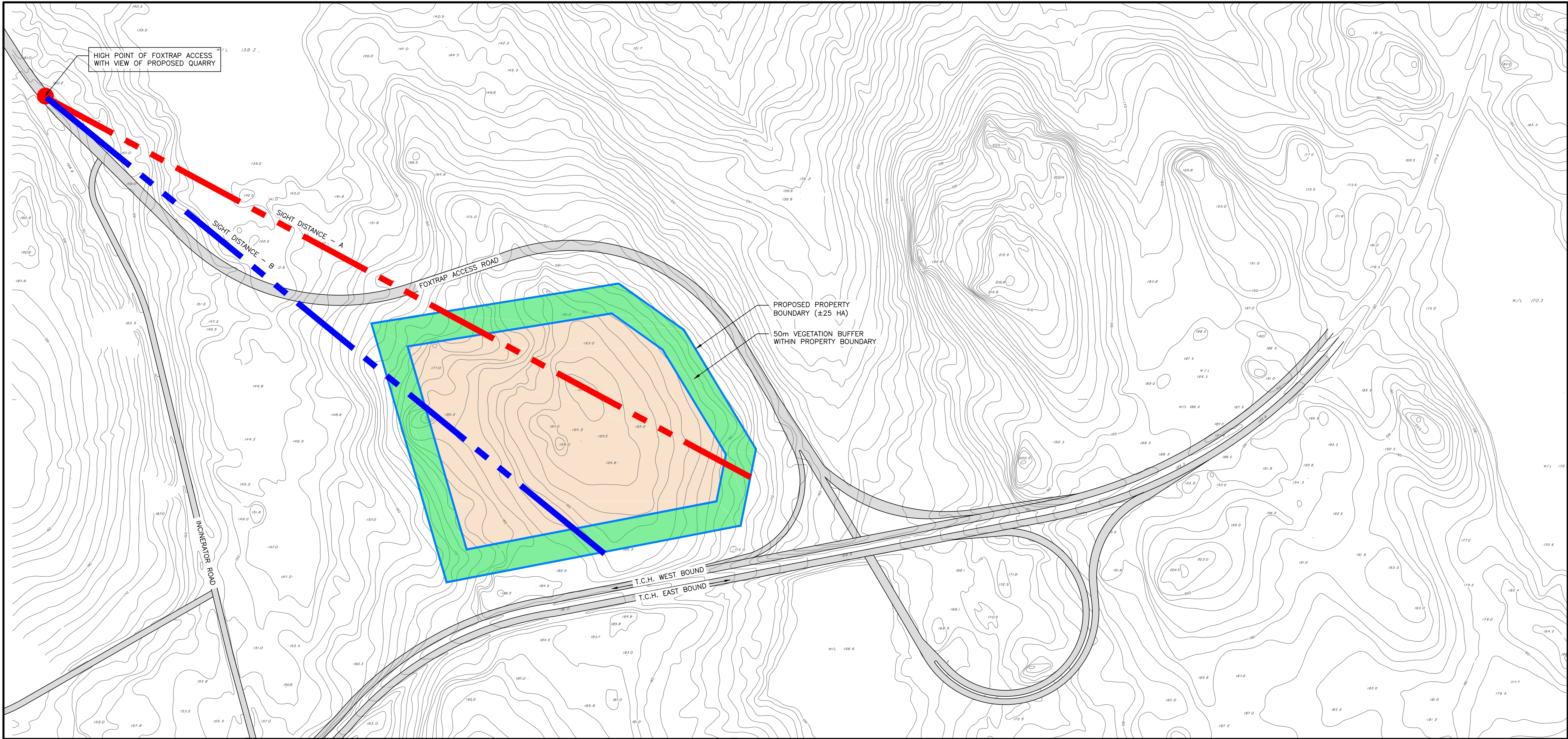
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DRAWING No.

C-4

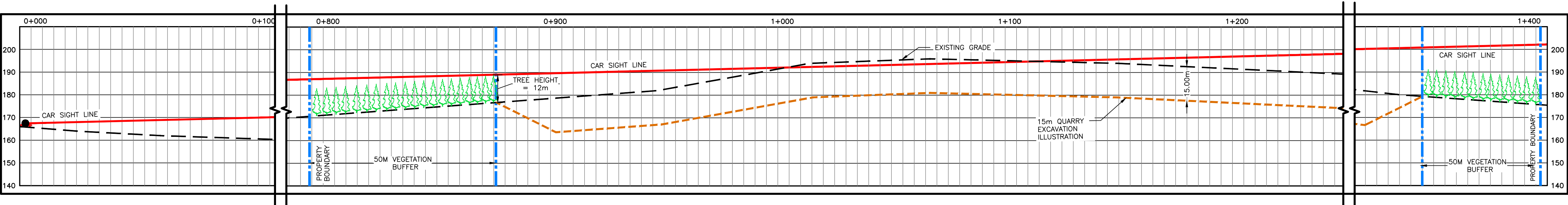
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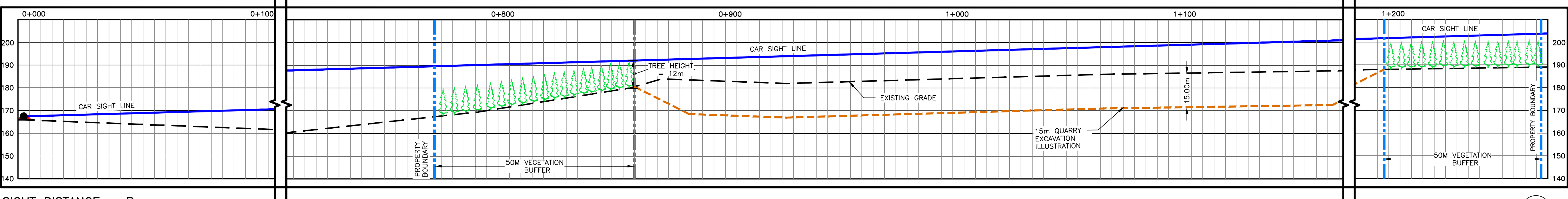
SITE PLAN – FOXTRAP ACCESS SIGHT LINES
SCALE: 1=4000

1
C-5 | C-5



SIGHT DISTANCE – A
SCALE: 1=1000

2
C-5 | C-5



SIGHT DISTANCE – B
SCALE: 1=1000

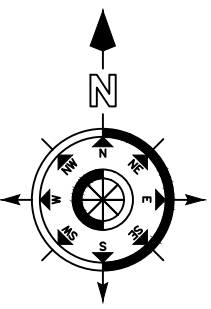
2
C-5 | C-5

NOTES

2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
1.	ISSUED FOR REVIEW	KN	08/10/19
No.	DESCRIPTION	BY	DD/MM/YY

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MAE DESIGN LIMITED
MIRC NO: 02778
Signature or Member Number
(Member-In-Responsible Charge)



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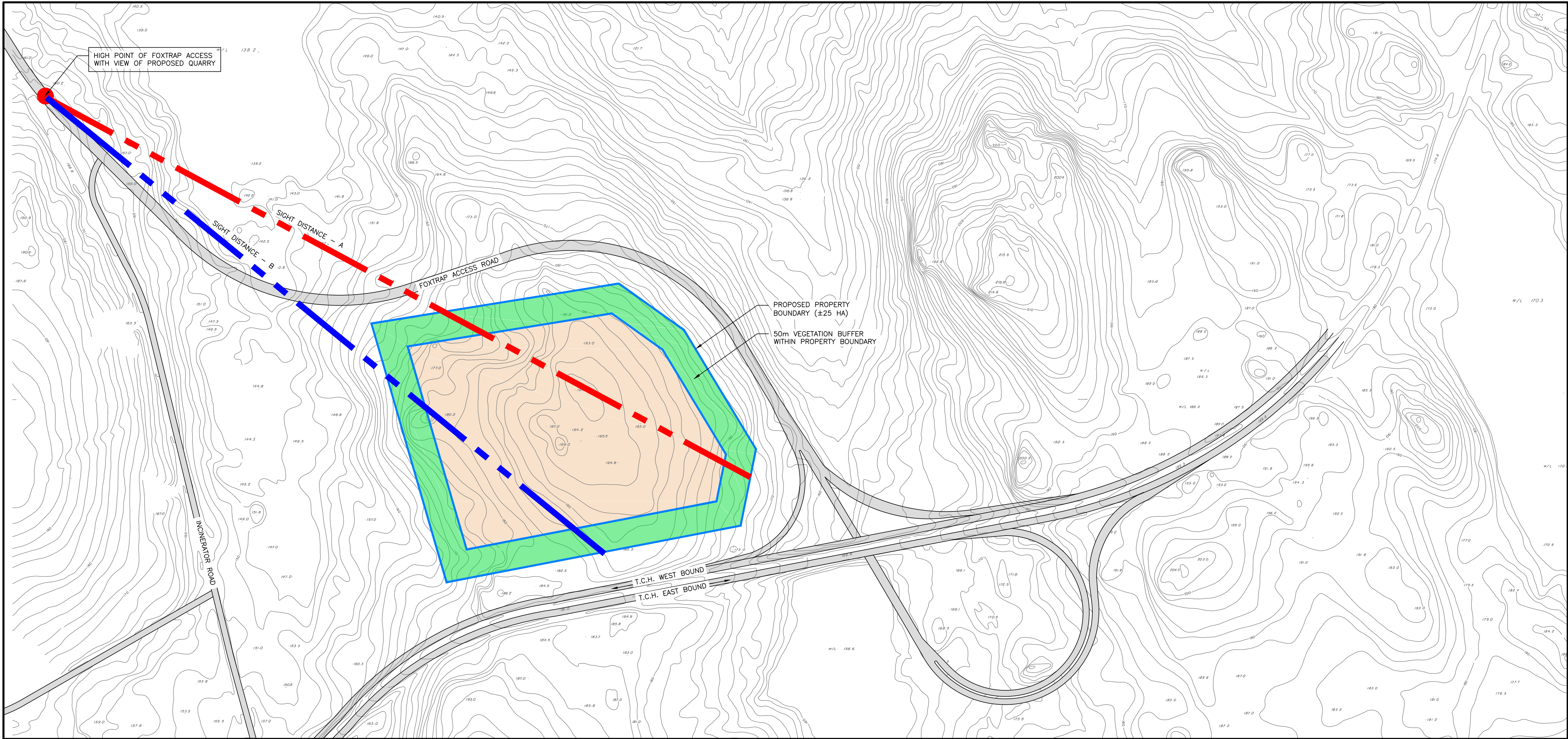
PROJECT
QUARRY DEVELOPMENT ON FOXTRAP ACCESS & TCH
CONCEPTION BAY SOUTH, NL

DRAWING TITLE
FOX TRAP ACCESS SIGHT LINES AND PROFILES

PROJECT No. 2019.122
DRAWING FILE No. MC-19122-002-200522

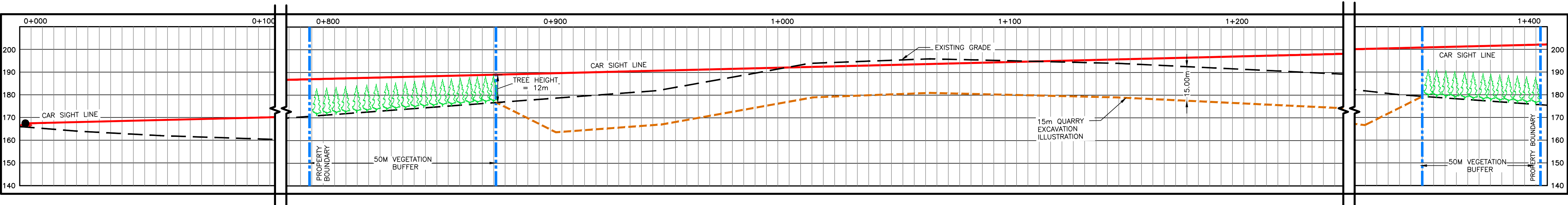
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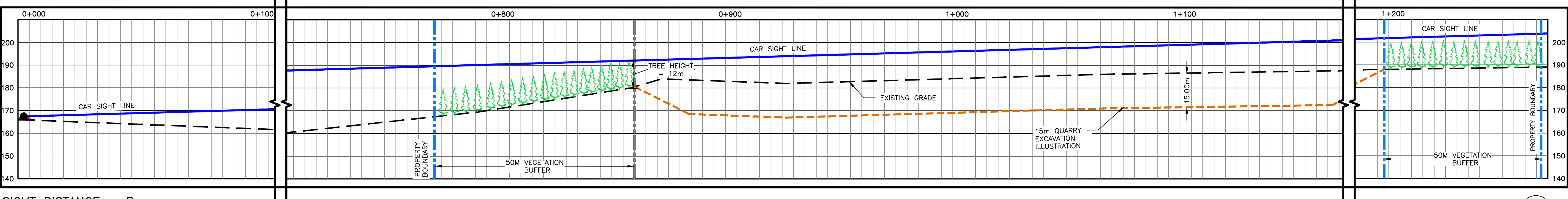
SITE PLAN – FOXTRAP ACCESS SIGHT LINES
SCALE: 1=4000

1
C-5 | C-5



SIGHT DISTANCE – A
SCALE: 1=1000

2
C-5 | C-5



SIGHT DISTANCE – B
SCALE: 1=1000

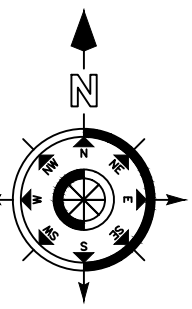
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C-5 | C-5

NOTES

2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
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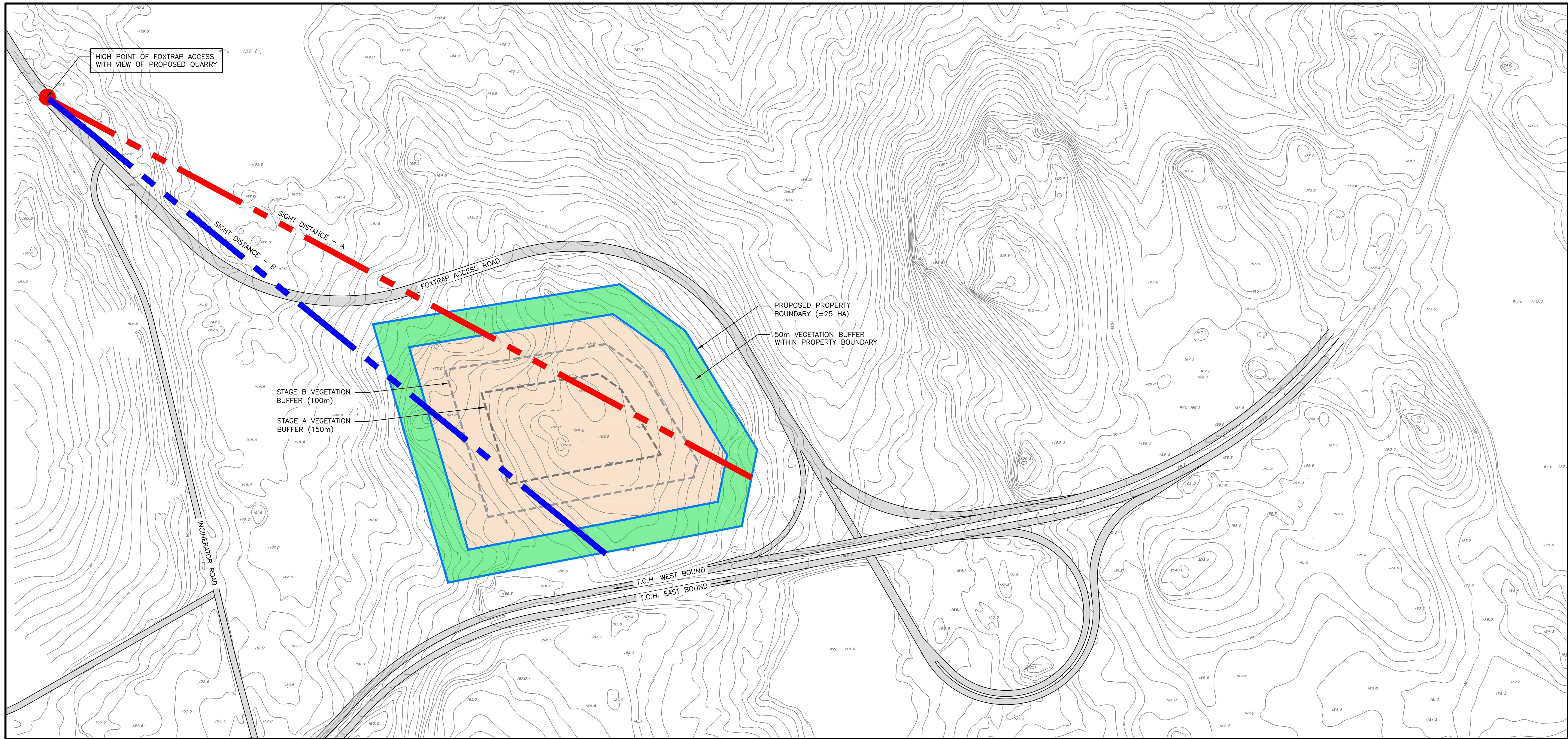
A	DETAIL NO.
B	WHERE DETAIL REQUIRED
C	WHERE DETAILED

PROJECT
QUARRY DEVELOPMENT ON FOXTRAP ACCESS & TCH
CONCEPTION BAY SOUTH, NL

DRAWING TITLE
FOX TRAP ACCESS SIGHT LINES AND PROFILES

PROJECT No.	2019.122	DRAWING No.	C-5
DRAWING FILE No.	MC-19122-002-200522	SHEET	5 OF 6

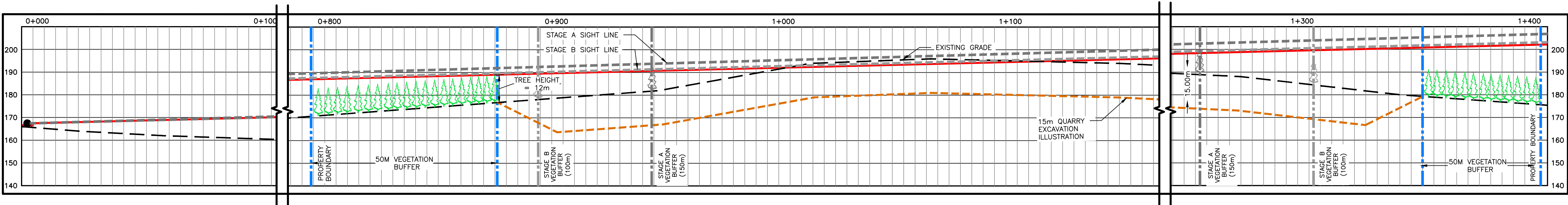
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SITE PLAN – FOXTRAP ACCESS SIGHT LINES

SCALE: 1=4000

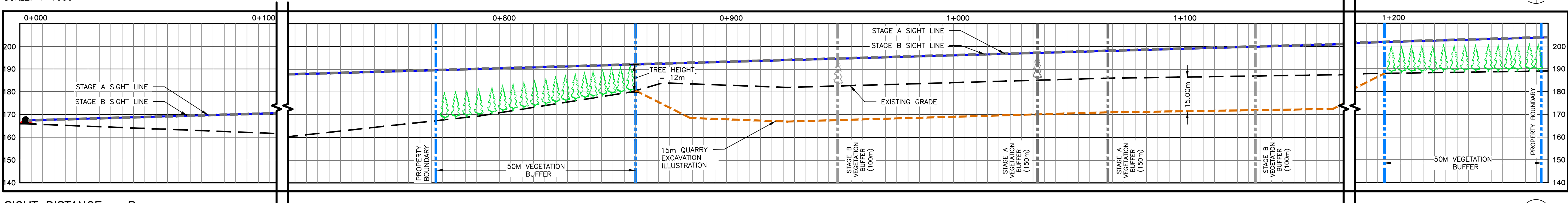
1
C-5 C-5



SIGHT DISTANCE – A

SCALE: 1=1000

2
C-5 C-5



SIGHT DISTANCE – B

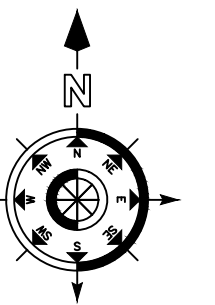
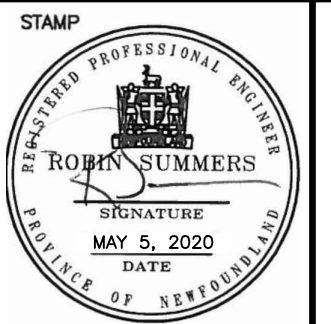
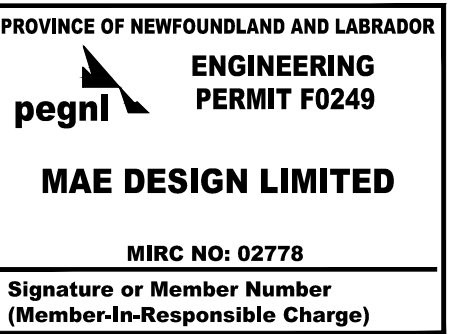
SCALE: 1=1000

2
C-5 C-5

NOTES

2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
1.	ISSUED FOR REVIEW	KN	08/10/19
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS



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DRAWN BY: K. NORMAN

CHECKED BY: R. SUMMERS

APPROVED BY: R. SUMMERS

SCALE AS NOTED

A	DETAIL NO.
B	WHERE DETAIL REQUIRED
C	WHERE DETAILED

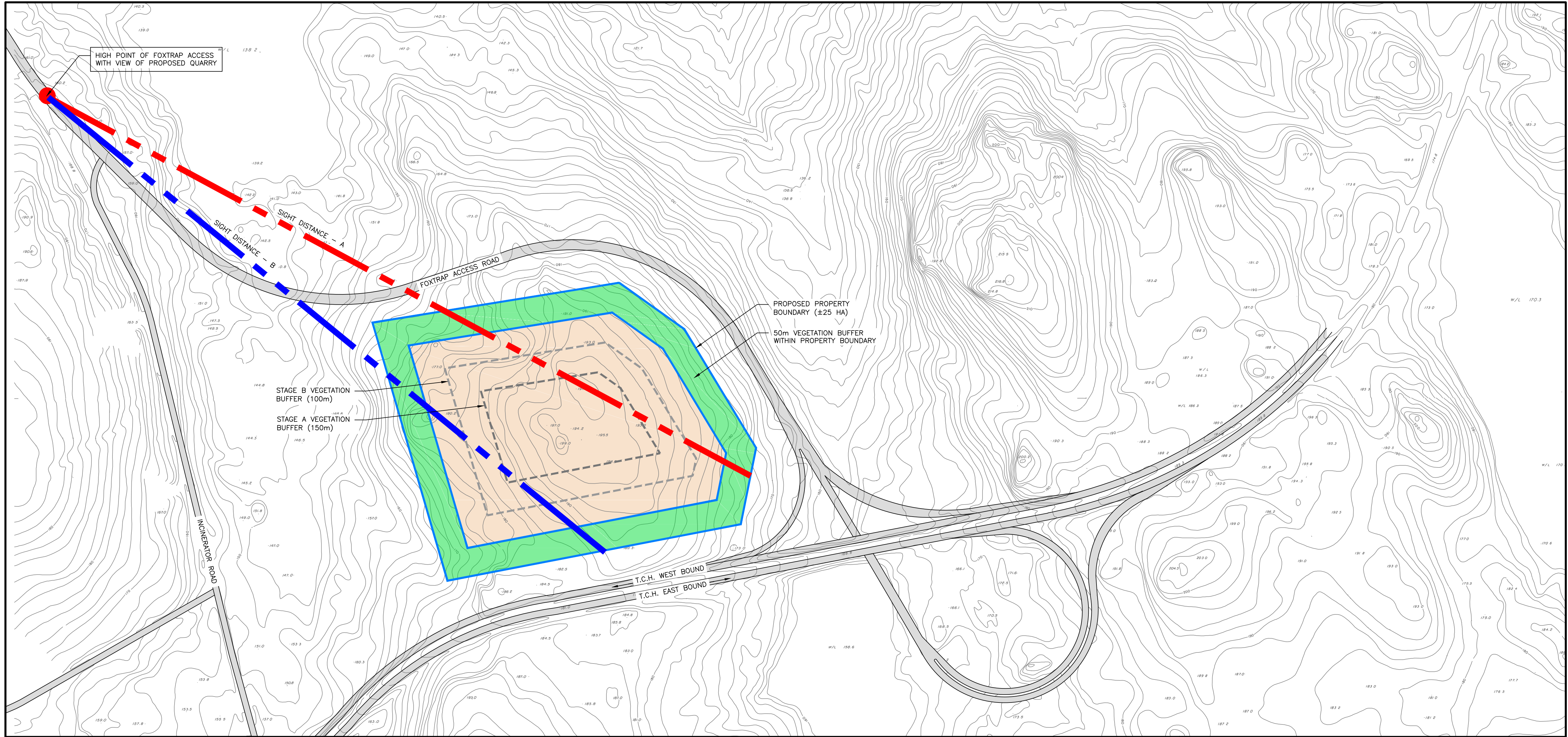
PROJECT
QUARRY DEVELOPMENT
ON
FOXTRAP ACCESS & TCH

CONCEPTION BAY SOUTH, NL

DRAWING TITLE
FOX TRAP ACCESS
SIGHT LINE
STAGE A AND STAGE B
VEGETATION BUFFER

PROJECT No.	2019.122	DRAWING No.	C-6
DRAWING FILE No.	MC-19122-002-200522	SHEET	6 OF 6

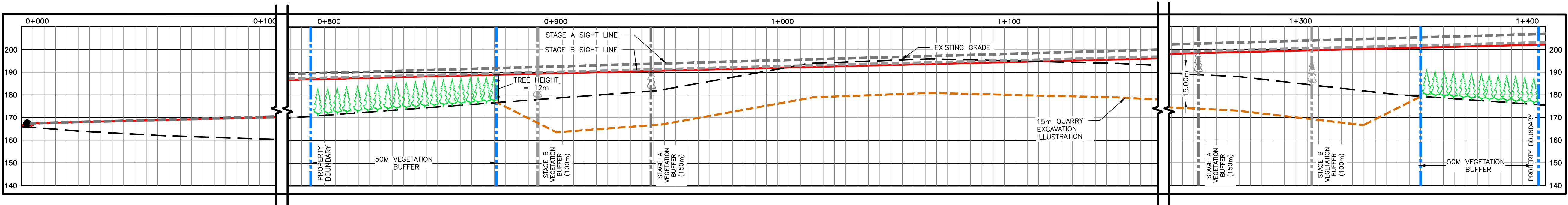
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SITE PLAN – FOXTRAP ACCESS SIGHT LINES

SCALE: 1=4000

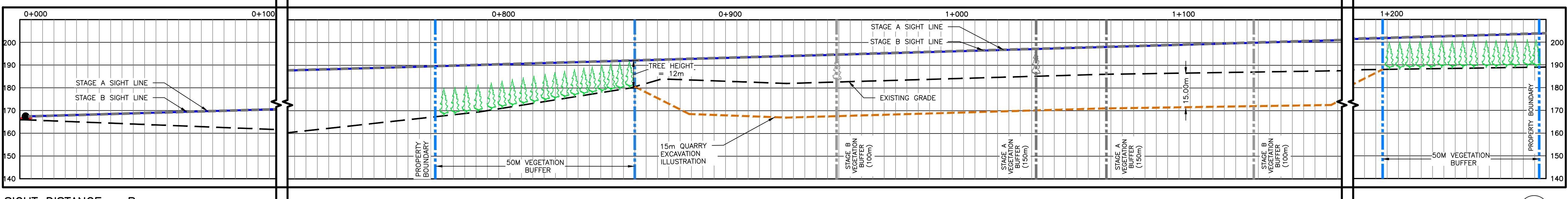
1
C-5 C-5



SIGHT DISTANCE – A

SCALE: 1=1000

2
C-5 C-5



SIGHT DISTANCE – B

SCALE: 1=1000

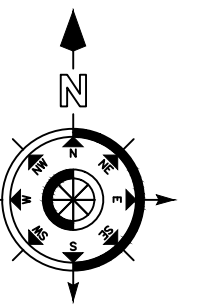
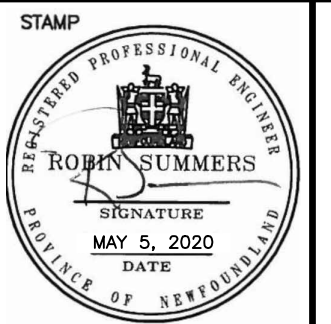
2
C-5 C-5

NOTES

2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
1.	ISSUED FOR REVIEW	KN	08/10/19
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS

PROVINCE OF NEWFOUNDLAND AND LABRADOR
ENGINEERING PERMIT F0249
MAE DESIGN LIMITED
MIRC NO: 02778
Signature or Member Number
(Member-In-Responsible Charge)



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CHECKED BY: R. SUMMERS

APPROVED BY: R. SUMMERS

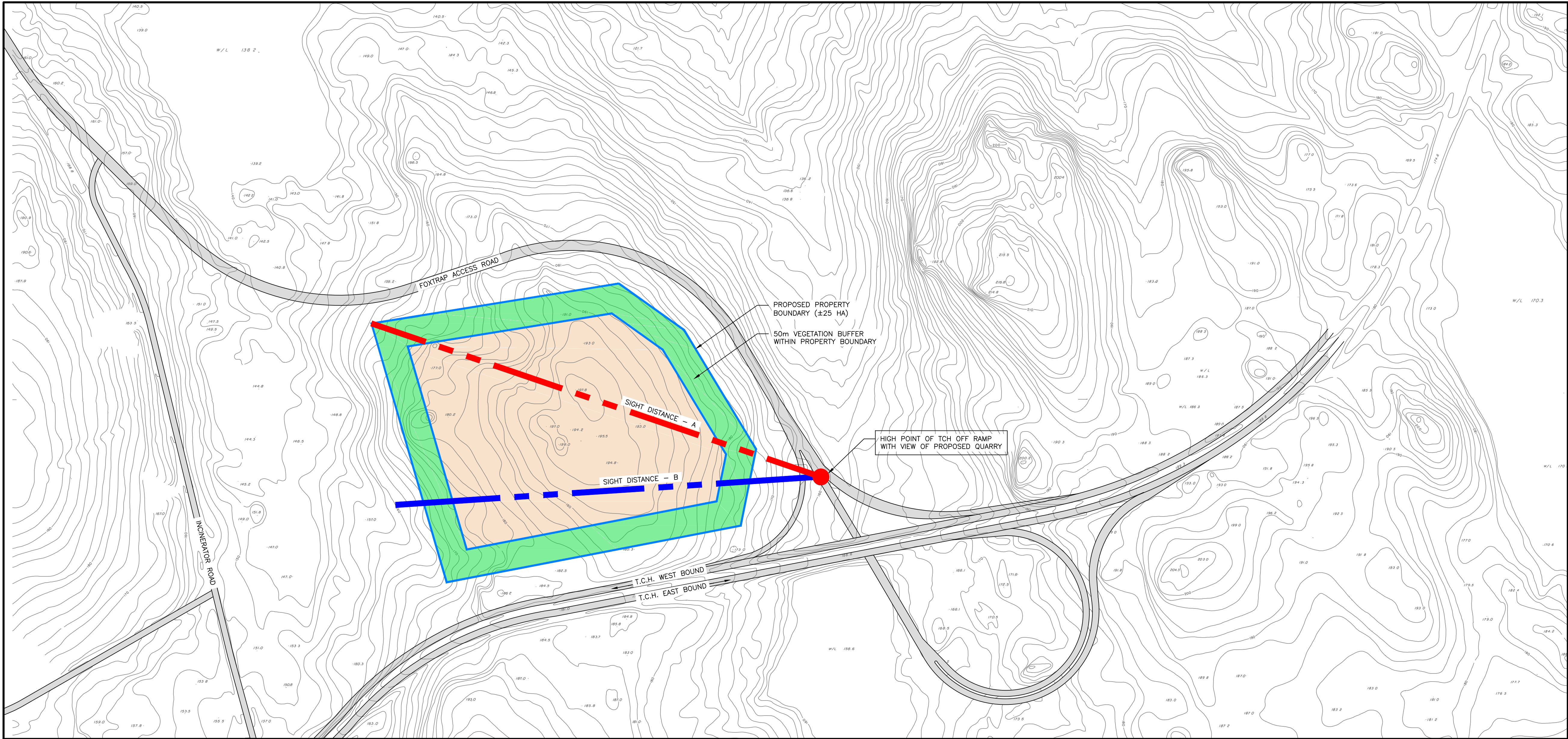
SCALE AS NOTED

A	DETAIL NO.
B	WHERE DETAIL REQUIRED
C	WHERE DETAILED

PROJECT
QUARRY DEVELOPMENT ON FOXTRAP ACCESS & TCH
CONCEPTION BAY SOUTH, NL

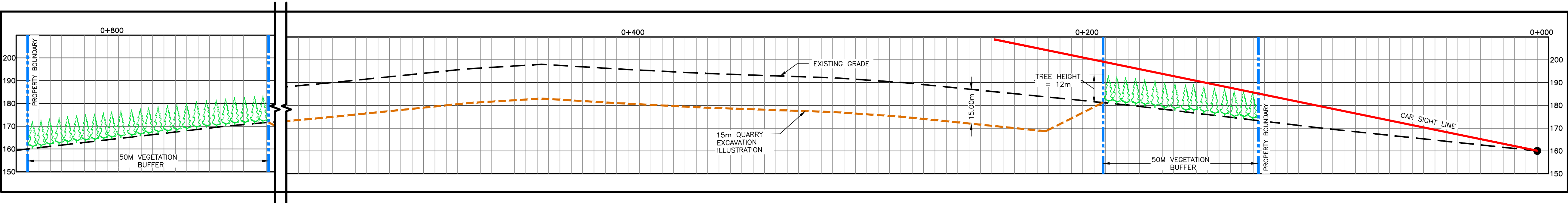
DRAWING TITLE
FOX TRAP ACCESS SIGHT LINE STAGE A AND STAGE B VEGETATION BUFFER

PROJECT No.	2019.122	DRAWING No.	C-6
DRAWING FILE No.	MC-19122-002-200522	SHEET	6 OF 6



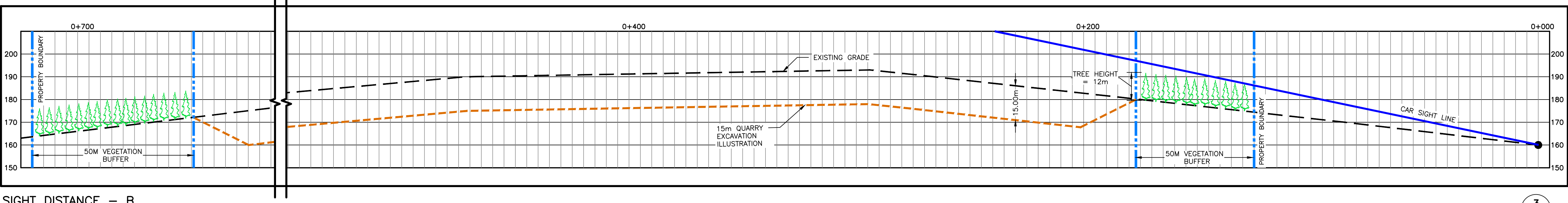
SITE PLAN – FOXTRAP ACCESS SIGHT LINES
SCALE: 1=4000

1
C-7 | C-7



SIGHT DISTANCE – A
SCALE: 1=1000

2
C-7 | C-7



SIGHT DISTANCE – B
SCALE: 1=1000

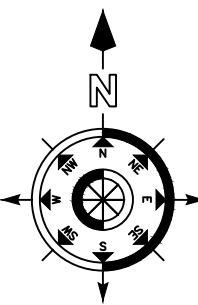
3
C-7 | C-7

NOTES

3.	REVISED TO ADD SIGHT LINES AND RE-ISSUED FOR REVIEW	KN	10/06/20
2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
1.	ISSUED FOR REVIEW	KN	08/10/19
No.	DESCRIPTION	BY	DD/MM/YY

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APPROVED BY: R. SUMMERS

SCALE AS NOTED

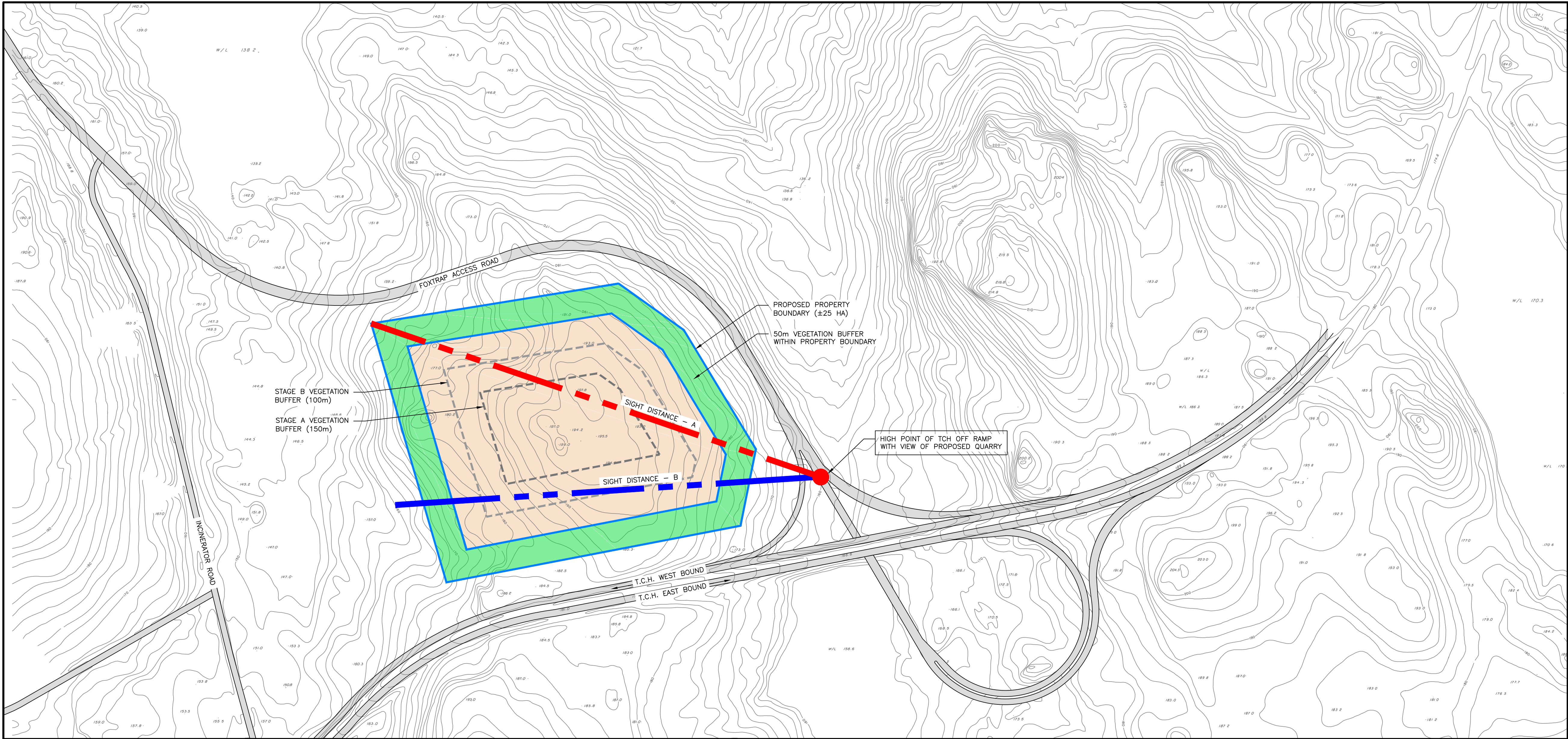
A	DETAIL NO.
B	WHERE DETAIL REQUIRED
C	WHERE DETAILED

PROJECT
QUARRY DEVELOPMENT ON FOXTRAP ACCESS & TCH
CONCEPTION BAY SOUTH, NL

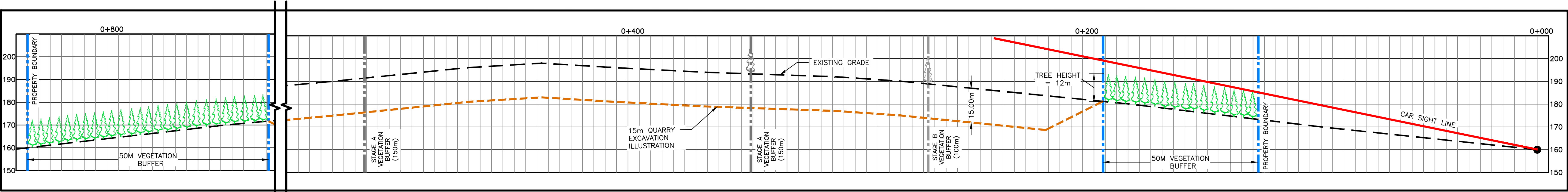
DRAWING TITLE
TCH OFF RAMP SIGHT LINES AND PROFILES

PROJECT No. 2019.122
DRAWING FILE No. MC-19122-002-200522

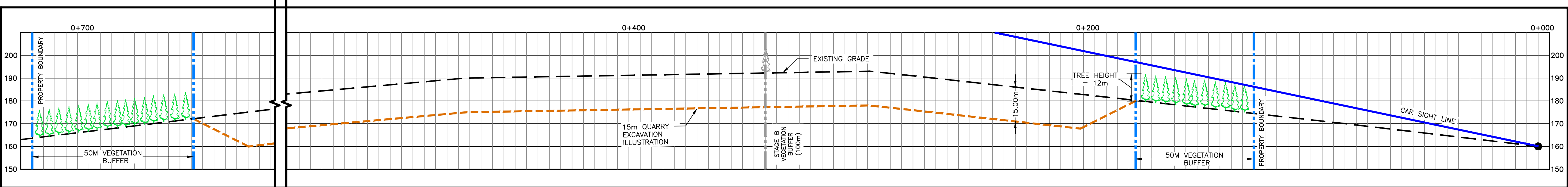
DRAWING No. C-7
SHEET 7 OF 8



SITE PLAN – FOXTRAP ACCESS SIGHT LINES
SCALE: 1=4000



SIGHT DISTANCE – A
SCALE: 1=1000



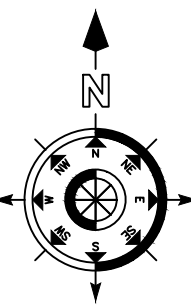
SIGHT DISTANCE – B
SCALE: 1=1000

NOTES

3.	REVISED TO ADD SIGHT LINES AND RE-ISSUED FOR REVIEW	KN	10/06/20
2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
1.	ISSUED FOR REVIEW	KN	08/10/19
No.	DESCRIPTION	BY	DD/MM/YY

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SCALE AS NOTED

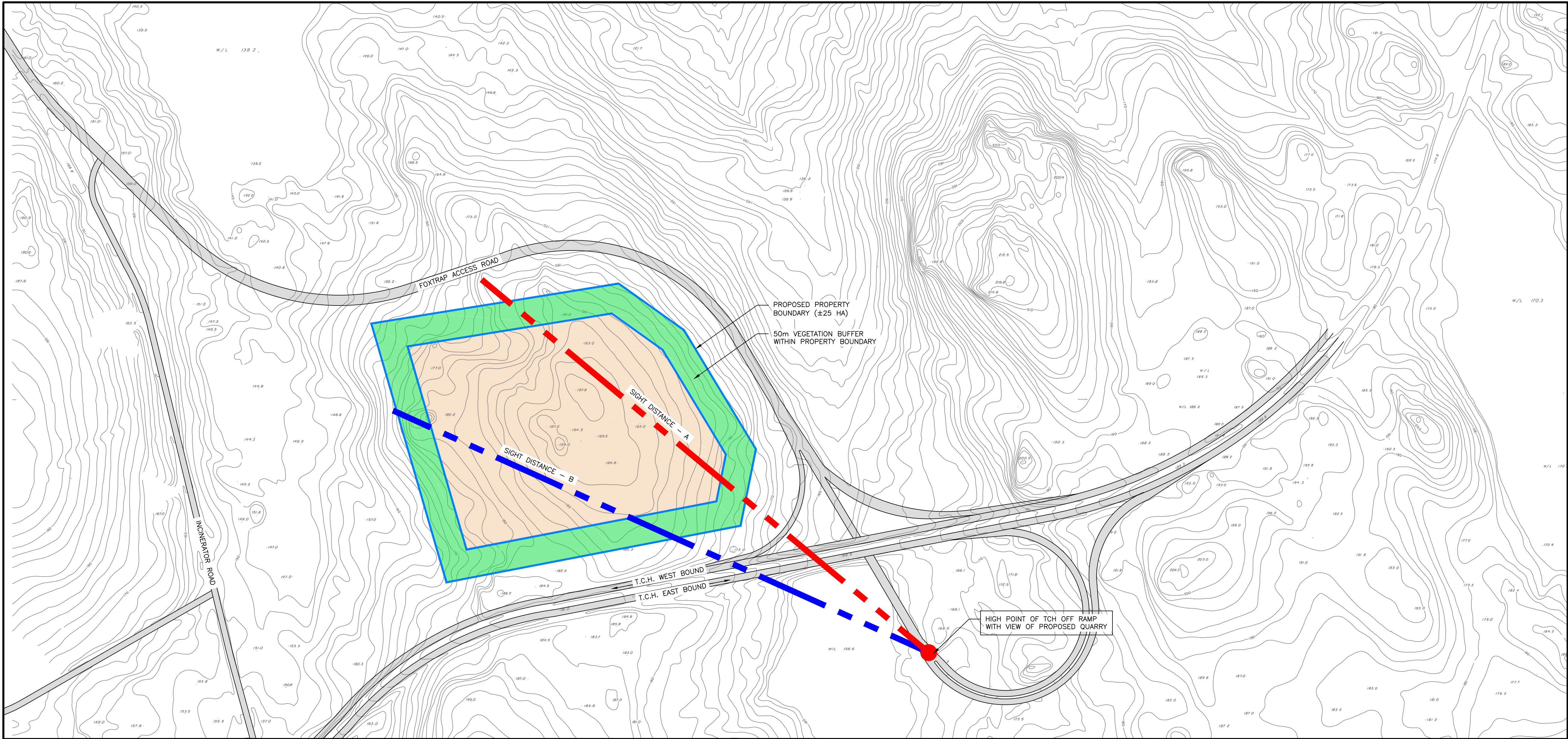
A	DETAIL NO.
B	WHERE DETAIL REQUIRED
C	WHERE DETAILED

PROJECT
QUARRY DEVELOPMENT
ON
FOXTRAP ACCESS & TCH
CONCEPTION BAY SOUTH, NL

DRAWING TITLE
TCH OFF RAMP
SIGHT LINES AND PROFILES
STAGE A AND STAGE B
VEGETATION BUFFER

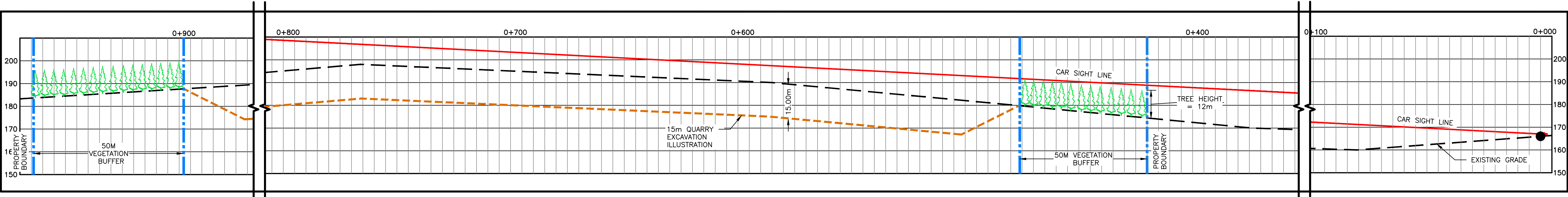
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DRAWING FILE No. MC-19122-002-200522

DRAWING No. C-8
SHEET 8 OF 8



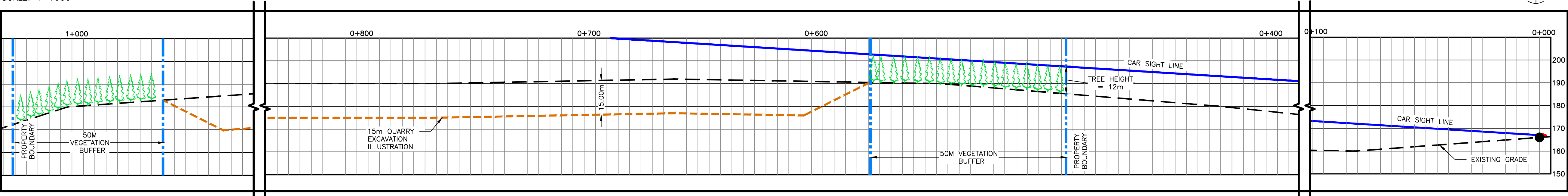
SITE PLAN – FOXTRAP ACCESS SIGHT LINES
SCALE: 1=4000

1
C-9 | C-9



SIGHT DISTANCE – A
SCALE: 1=1000

2
C-9 | C-9



SIGHT DISTANCE – B
SCALE: 1=1000

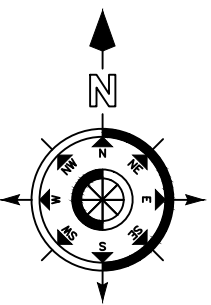
3
C-9 | C-9

NOTES

3.	REVISED TO ADD SIGHT LINES AND RE-ISSUED FOR REVIEW	KN	10/06/20
2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
1.	ISSUED FOR REVIEW	KN	08/10/19
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS

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APPROVED BY: R. SUMMERS

SCALE AS NOTED

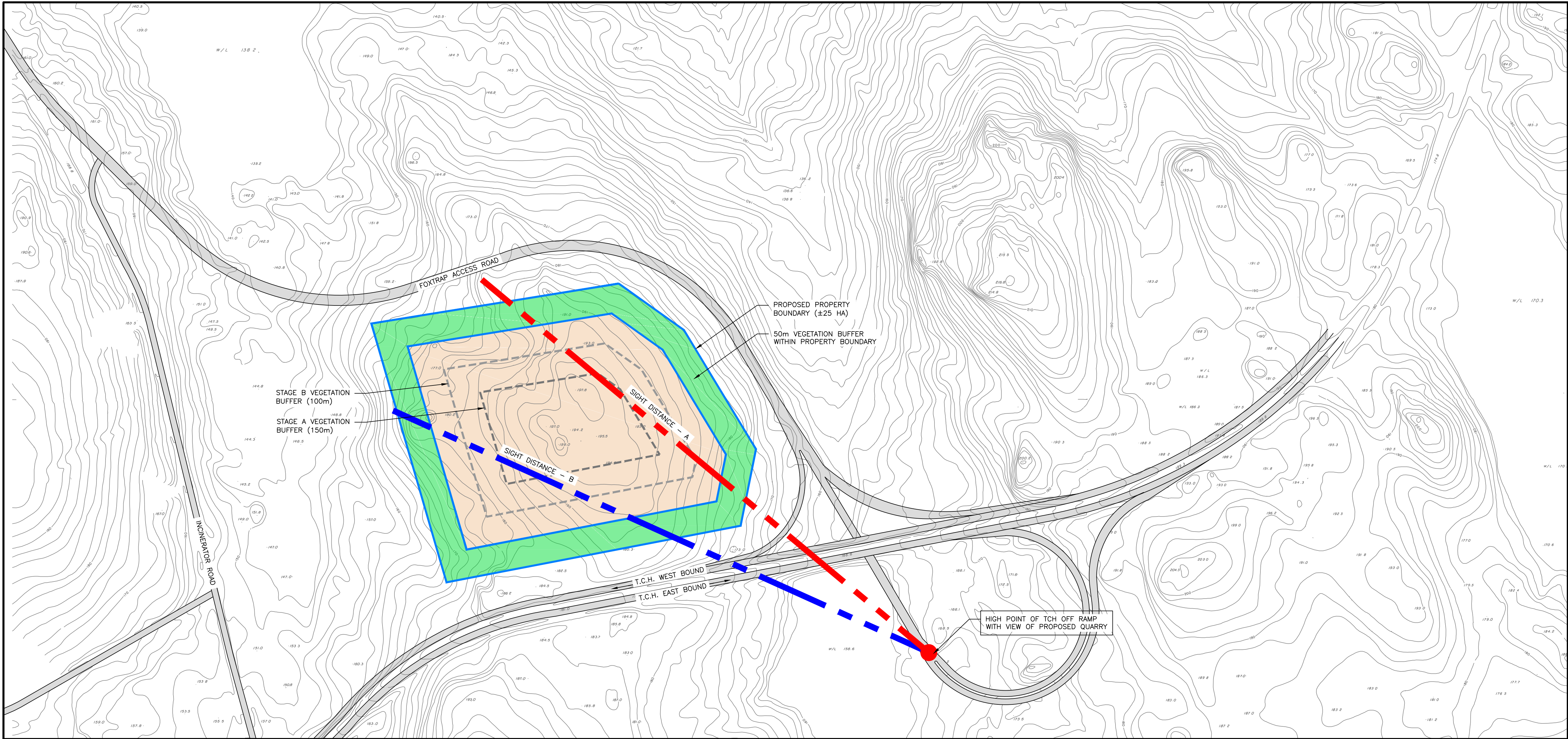
A	DETAIL NO.
B	DRAWING NO. WHERE DETAIL REQUIRED
C	DRAWING NO. WHERE DETAILED

PROJECT
QUARRY DEVELOPMENT ON FOXTRAP ACCESS & TCH
CONCEPTION BAY SOUTH, NL

DRAWING TITLE
TCH OFF RAMP SIGHT LINES AND PROFILES

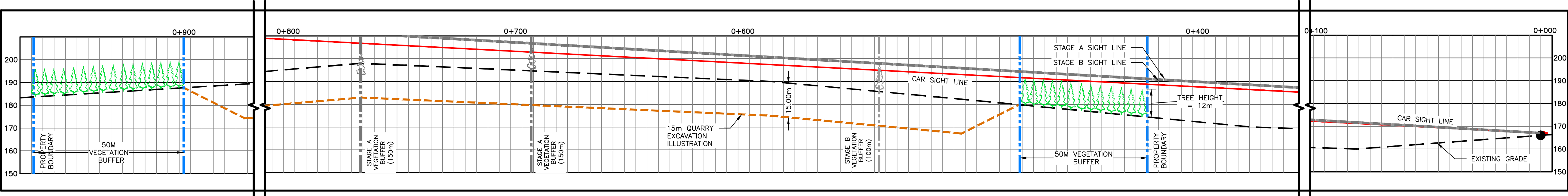
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DRAWING FILE No. MC-19122-002-200522

DRAWING No. C-9
SHEET 9 OF 10



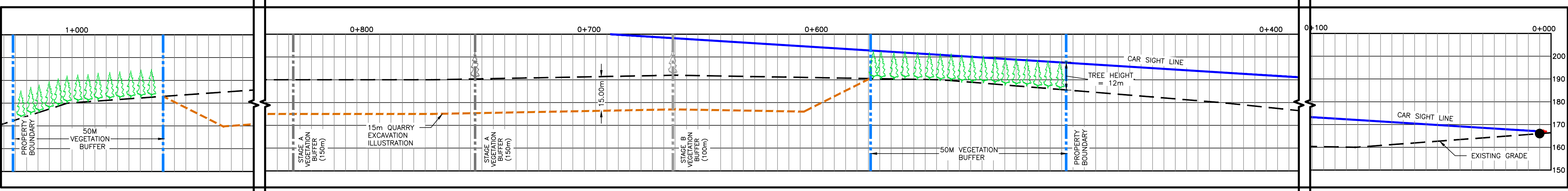
SITE PLAN – FOXTRAP ACCESS SIGHT LINES
SCALE: 1=4000

1
C-10 | C-10



SIGHT DISTANCE – A
SCALE: 1=1000

2
C-10 | C-10



SIGHT DISTANCE – B
SCALE: 1=1000

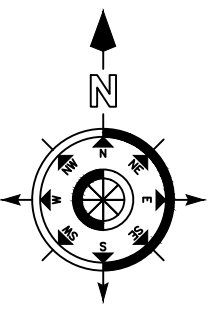
3
C-10 | C-10

NOTES

3.	REVISED TO ADD SIGHT LINES AND RE-ISSUED FOR REVIEW	KN	10/06/20
2.	REVISED AND RE-ISSUED FOR REVIEW	KN	22/05/20
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No.	DESCRIPTION	BY	DD/MM/YY

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MIRC NO: 02778
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APPROVED BY: R. SUMMERS

SCALE AS NOTED

A	DETAIL NO.
B	DRAWING NO. WHERE DETAIL REQUIRED
C	DRAWING NO. WHERE DETAILED

PROJECT
QUARRY DEVELOPMENT ON FOXTRAP ACCESS & TCH
CONCEPTION BAY SOUTH, NL

DRAWING TITLE
TCH OFF RAMP SIGHT LINES AND PROFILES STAGE A AND STAGE B VEGETATION BUFFER

PROJECT No. 2019.122

DRAWING FILE No. MC-19122-002-200522

DRAWING No.

C-10

SHEET 10 OF 10