

# JAMES STREET RECONSTRUCTION

# NORFOLK COUNTY

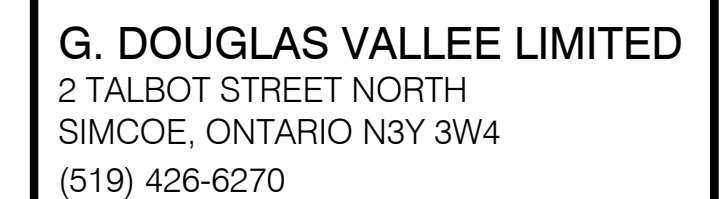
[illegible]

**SITE BENCHMARKS:**

**BM1:**  
TOP OF TOP NUT OF FIRE HYDRANT #72 AT #619 JAMES STREET ACROSS FROM CROSIER STREET  
ELEV: 241.98m

**BM2:**  
SPIKE IN EAST FACE OF HYDRO POLE 0.3M ABOVE GROUND AT NORTHWEST CORNER OF JAMES STREET AND EVELL STREET  
ELEV: 243.17m

**BM3:**  
TOP OF SOUTHEAST CORNER OF CONCRETE BASE FOR PILLAR AT SOUTH SIDE OF SOUTH DRIVEWAY TO #760 JAMES STREET  
ELEV: 242.01m



Stamp

**PRELIMINARY**  
NOT TO BE USED  
FOR CONSTRUCTION

Project Title

PW - ENG - 26 - 35

JAMES STREET RECONSTRUCTION

JAMES STREET

DELHI - NORFOLK COUNTY

Drawing Title	COVER PAGE
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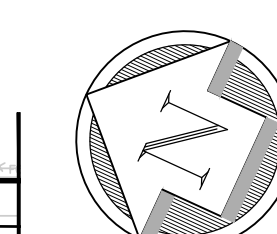
Designed by :	Drawn By :
NLB	RCS

Checked by :	Date Started :
TGS	

Drawing Scale :	Drawing No.
AS SHOWN	000

Project No. 25-075





**NOTE:** THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE, LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

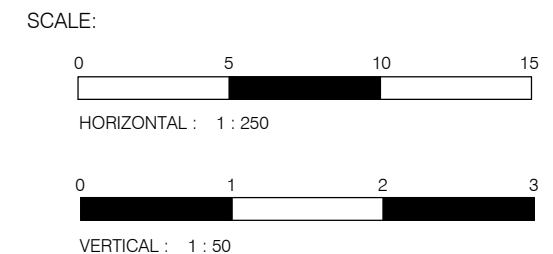
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- # JAMES STREET



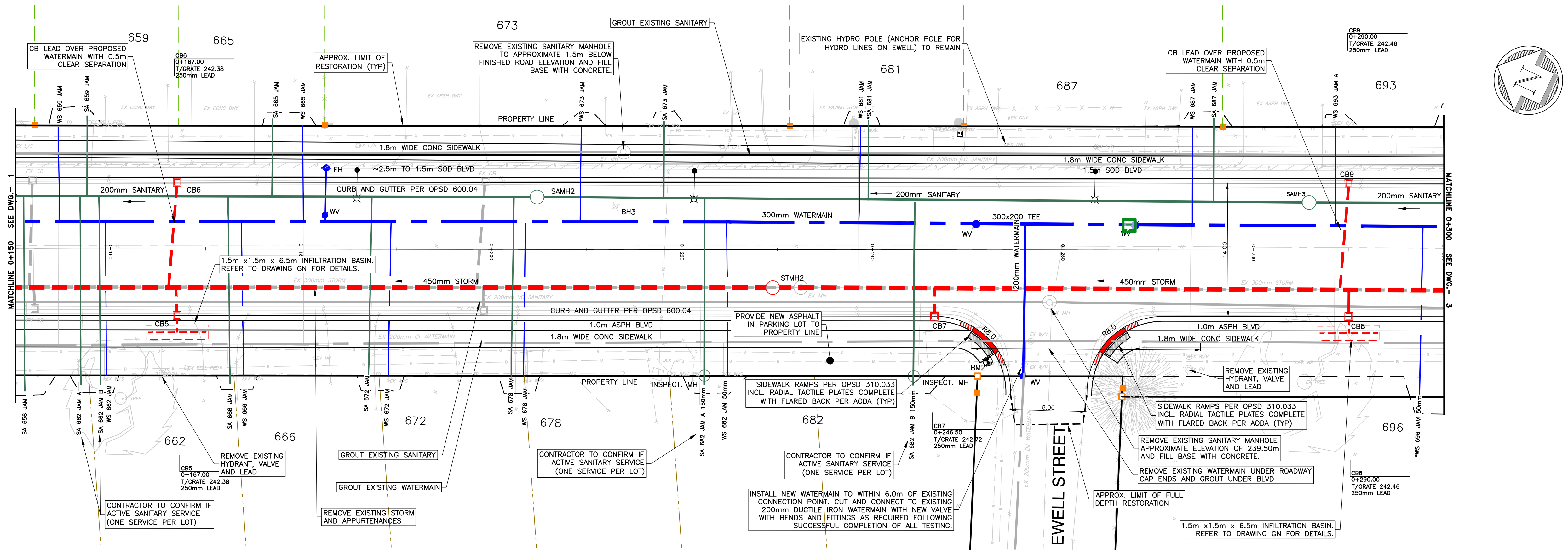
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**PRELIMINARY**  
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**FOR CONSTRUCTION**

Drawing Title
PLAN AND PROFILE 1
0+000 - 0+150

Designed by : NLB	Drawn By : RCS
Checked by : TGS	Date Started : October 16, 2025
Drawing Scale : AS NOTED	Drawing No.  <b>01</b>
Project No. <b>25-075</b>	





- NOTES**
1. ALL EXISTING STORM, WATER, AND SANITARY TO BE REMOVED UNLESS OTHERWISE NOTED.
  2. REFER TO DWG GN FOR RESTORATION DETAILS.
  3. SERVICE LOCATIONS TO BE EXCAVATED USING HYDROVAC WHERE NEAR TREES, TO BE DETERMINED IN THE FIELD WHEN EXACT SERVICE LOCATIONS ARE CONFIRMED.
  4. REFER TO DWG GN FOR WATERMAIN RESTRAINTS TABLE. ALL BENDS TO BE TIED-IN AND SHOWN ON AS-CONSTRUCTED DRAWINGS.
  5. CONTRACTOR TO MAINTAIN 2.5m HORIZONTAL SEPARATIONS AND 0.5m VERTICAL SEPARATIONS BETWEEN WATERMAIN AND SANITARY/STORM SEWERS.
  6. NEW SANITARY SERVICES TO EXTEND 1.0m BEYOND PROPERTY LINE.
  7. ALL STORM WITH LESS THAN 1.0m COVER TO BE INSULATED PER OPSD 1109.030.
  8. ALL WATER WITH LESS THAN 1.7m COVER TO BE INSULATED PER OPSD 1109.030.
  9. ALL MANHOLES IN THE ROADWAY SHALL BE FITTED WITH SELF-LEVELING MANHOLE FRAMES AND COVERS AND ADJUSTED TO GRADE DURING SURFACE ASPHALT PLACEMENT.
  10. ALL CATCHBASINS AND CATCHBASIN MANHOLES (UNLESS OTHERWISE NOTED) TO BE FITTED WITH CB SHIELD SYSTEM OR APPROVED EQUIVALENT SYSTEM.

# JAMES STREET

**CURB DROP LABELS**

- DEPRESSED CURB FOR CROSSEWALKS (DEPRESSED CURB AND TACTILE PLATES TO EXTEND FOR ENTIRE LENGTH OF 2.0m CROSSEWALK WIDTH)
- 0.5m TAPER FOR DEPRESSED MOUNTABLE CURB, 1.5m TAPER FOR DEPRESSED BARRIER CURB.

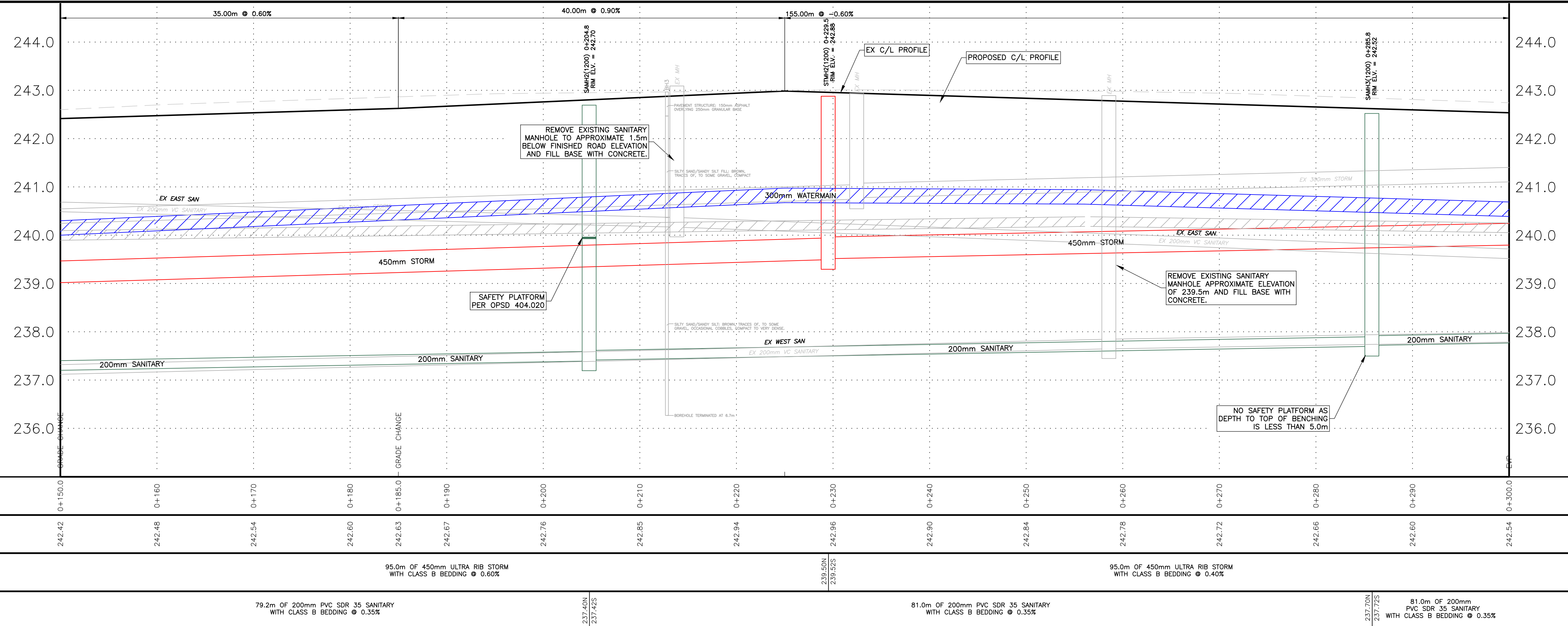
**SERVICE LABELS**

- WS/SA 01 JAM (100mm)
- SERVICE DIAMETER
- 1ST 3 LETTERS OF STREET
- MUNICIPAL STREET #
- WS - WATER SERVICE
- SA - SANITARY SERVICE
- LOCATION TO BE CONFIRMED BY CONTRACTOR IN FIELD

**TREE LABELS**

- 000 (R/P) (R)\*
- REVIEW BEFORE REMOVAL
- TO BE REMOVED/PRUNED
- TREE IDENTIFICATION NUMBER PER ARBORIST REPORT.

NOTE: REFER TO ARBORIST REPORT FOR SPECIFIC DETAILS.



REV. No.	DATE	REVISION
0	07/26/2025	30% DESIGN REVIEW
1	10/20/2025	90% DESIGN REVIEW

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**SURVEY INFORMATION:**  
LEGAL SURVEY COMPLETED BY JEWITT AND DIXON DATED 11/03/11; ENTER LEGAL DESCRIPTION.  
TOPOGRAPHIC SURVEY COMPLETED BY G.D.VALLEE DATED 05/01/25 BASED ON THE FOLLOWING:  
VERTICAL DATUM: 2010  
COORDINATE SYSTEM: UTM ZONE 17 NORTH

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ELEV: 243.17m  
BM3: TOP OF SOUTHEAST CORNER OF CONCRETE BASE FOR PILLAR AT SOUTH SIDE OF SOUTH DRIVEWAY TO #760 JAMES STREET  
ELEV: 242.01m

SCALE:  
HORIZONTAL: 1:250  
VERTICAL: 1:50

**vallee**  
Consulting Engineers,  
Architects & Planners

**G. DOUGLAS VALLEE LIMITED**  
2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4  
(519) 426-6270

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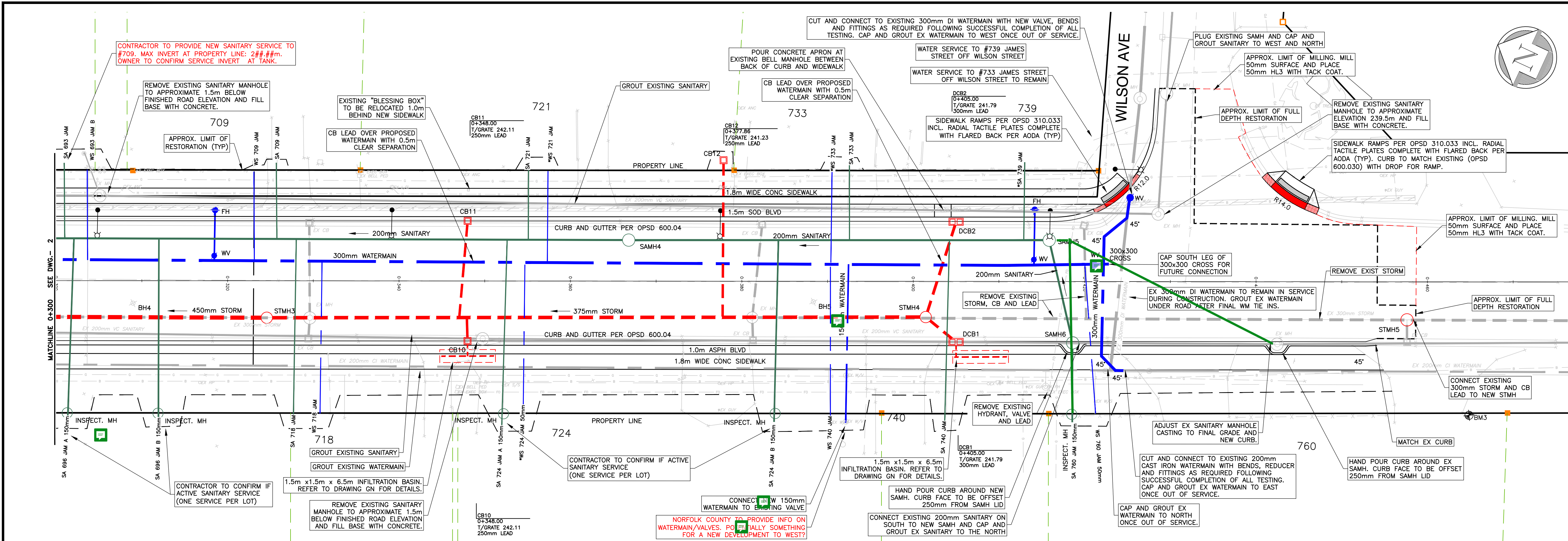
Project Title  
**PW - ENG - 26 - 35**  
**JAMES STREET RECONSTRUCTION**  
JAMES STREET  
DELHI / NORFOLK COUNTY

Drawing Title  
**PLAN AND PROFILE 2**  
**0+150 - 0+300**

Designed by :	NLB	Drawn By :	RCS
Checked by :	TGS	Date Started :	October 16, 2025
Drawing Scale :	AS NOTED	Drawing No.	02

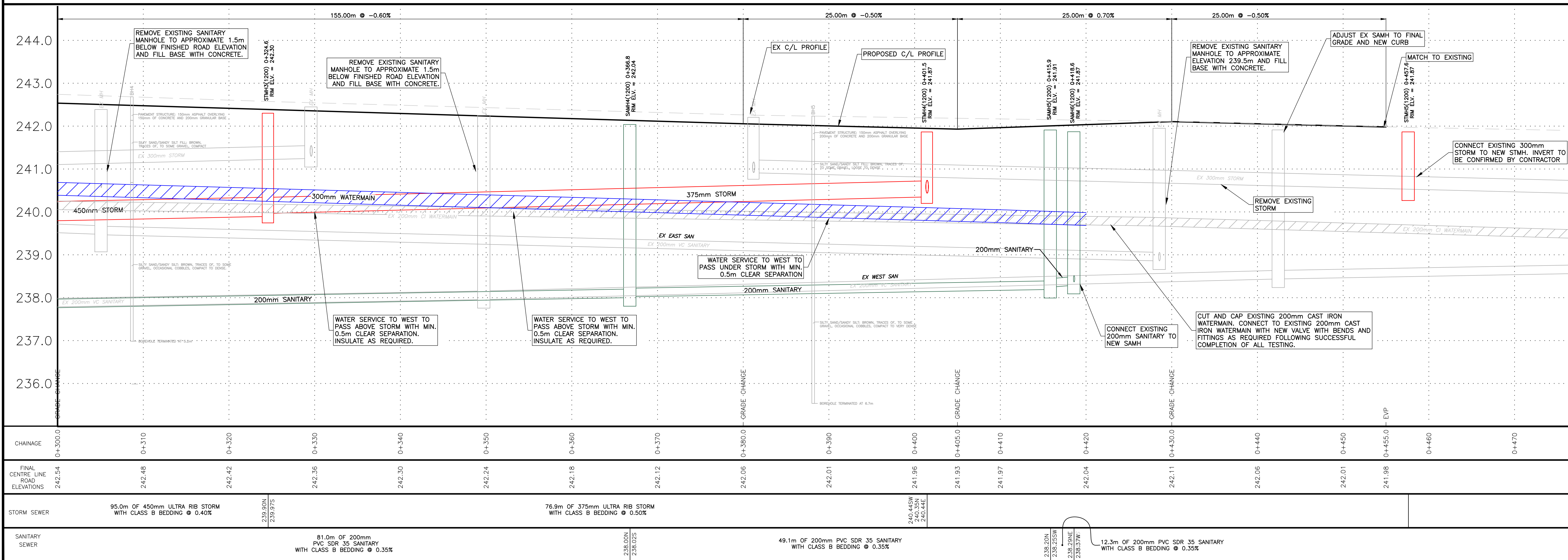
Project No.  
**25-075**





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## JAMES STREET



REV. No.	DATE	REVISION
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CURB DROP LABELS	SERVICE LABELS	TREE LABELS
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G. DOUGLAS VALLEE LIMITED  
2 TALBOT STREET NORTH  
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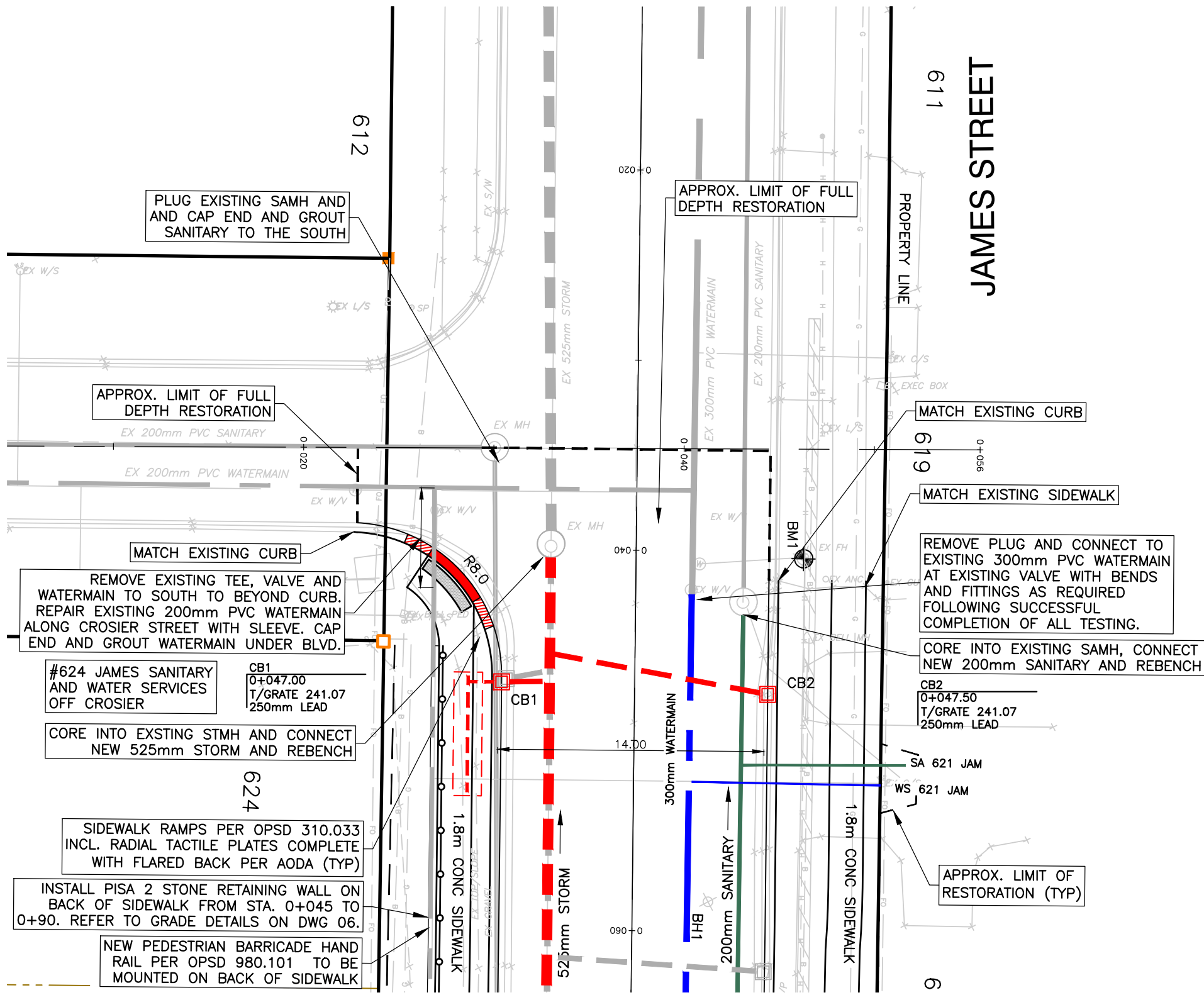
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Project Title  
**PW - ENG - 26 - 35**  
JAMES STREET RECONSTRUCTION  
JAMES STREET  
DELHI / NORFOLK COUNTY

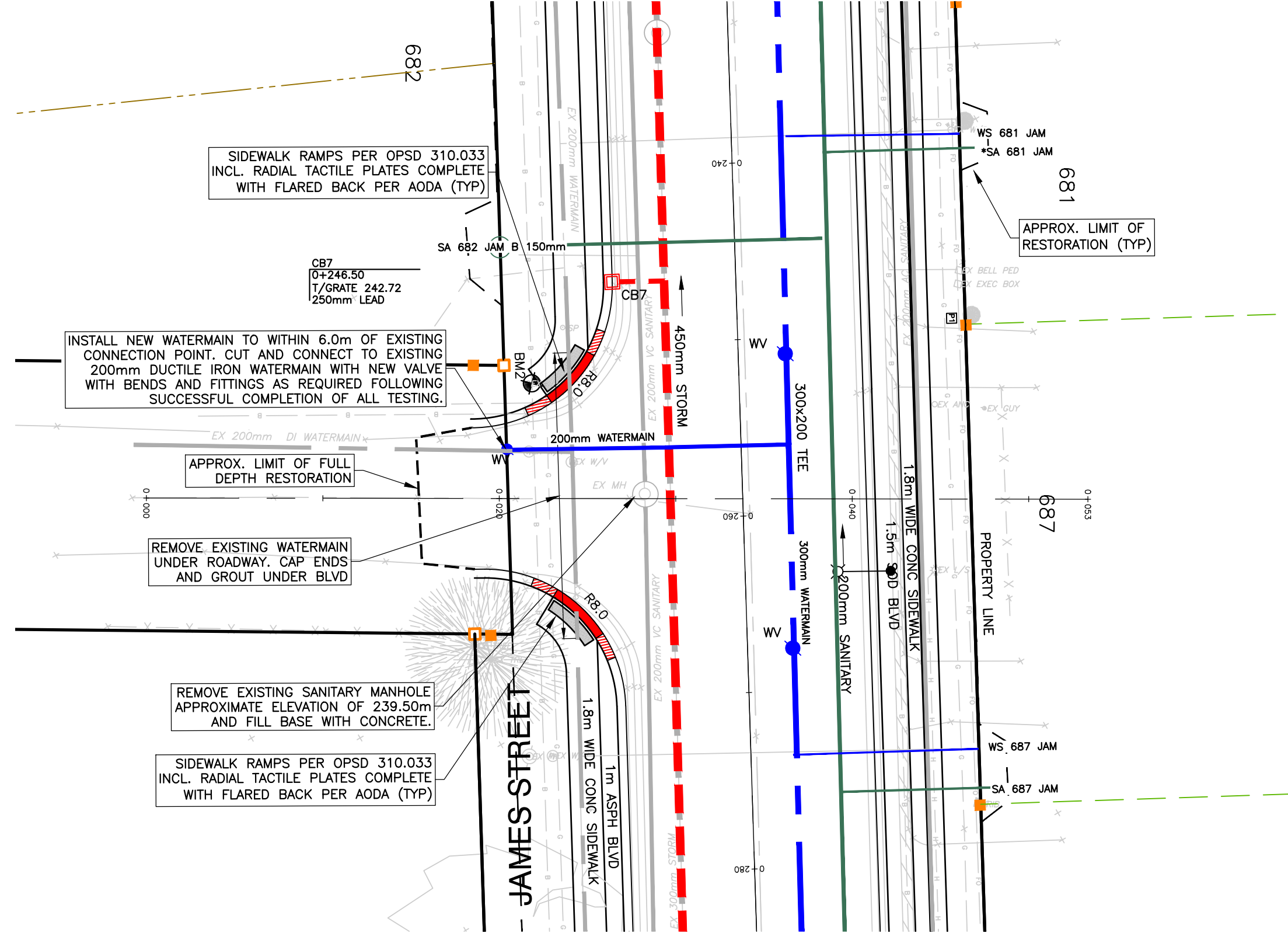
Drawing Title <b>PLAN AND PROFILE 3</b> 0+300 - END	Designed by : NLB	Drawn By : RCS
Checked by : TGS	Date Started : October 20, 2025	
Drawing Scale : AS NOTED	Drawing No. <b>03</b>	
Project No. <b>25-075</b>		



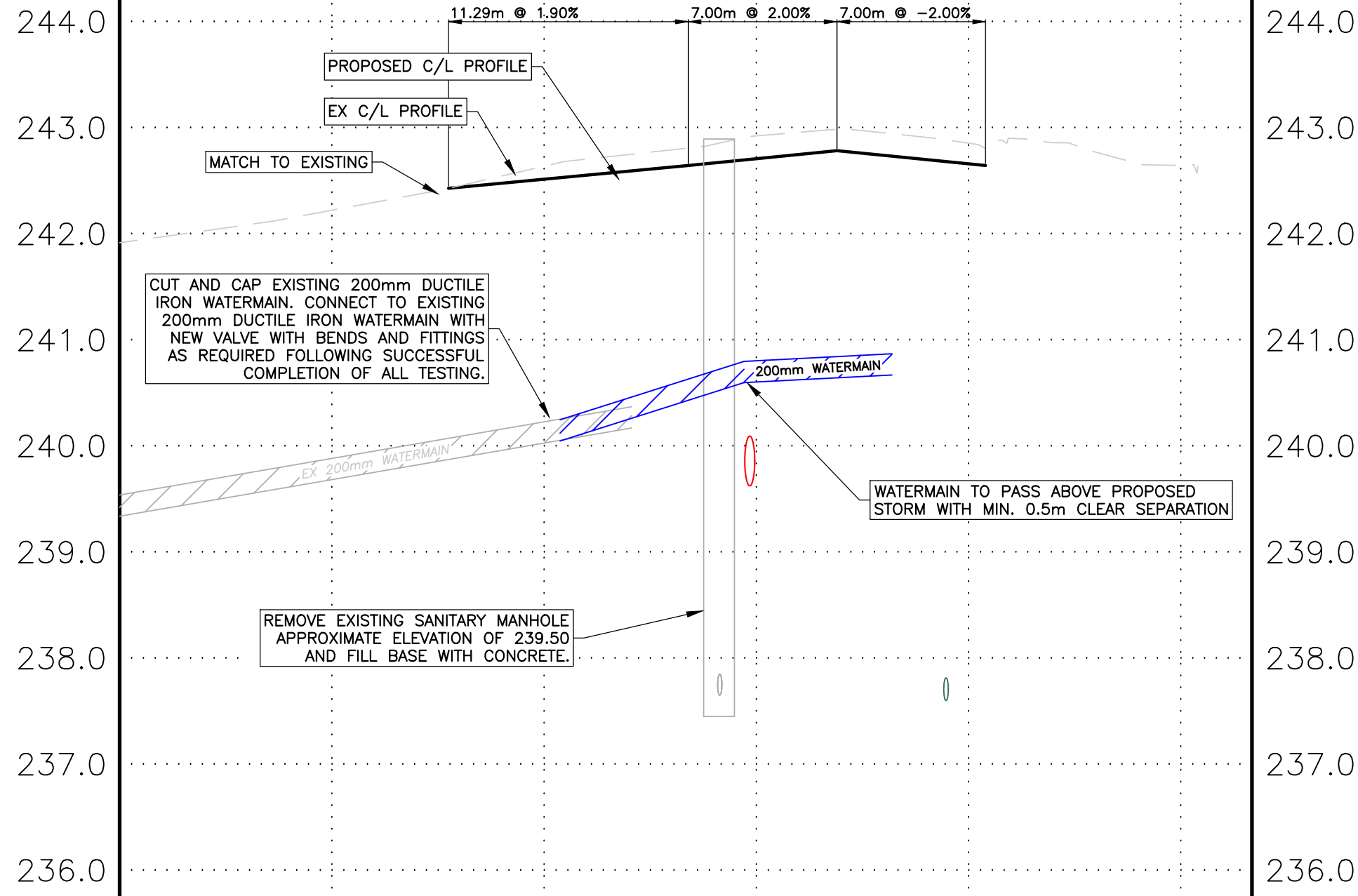
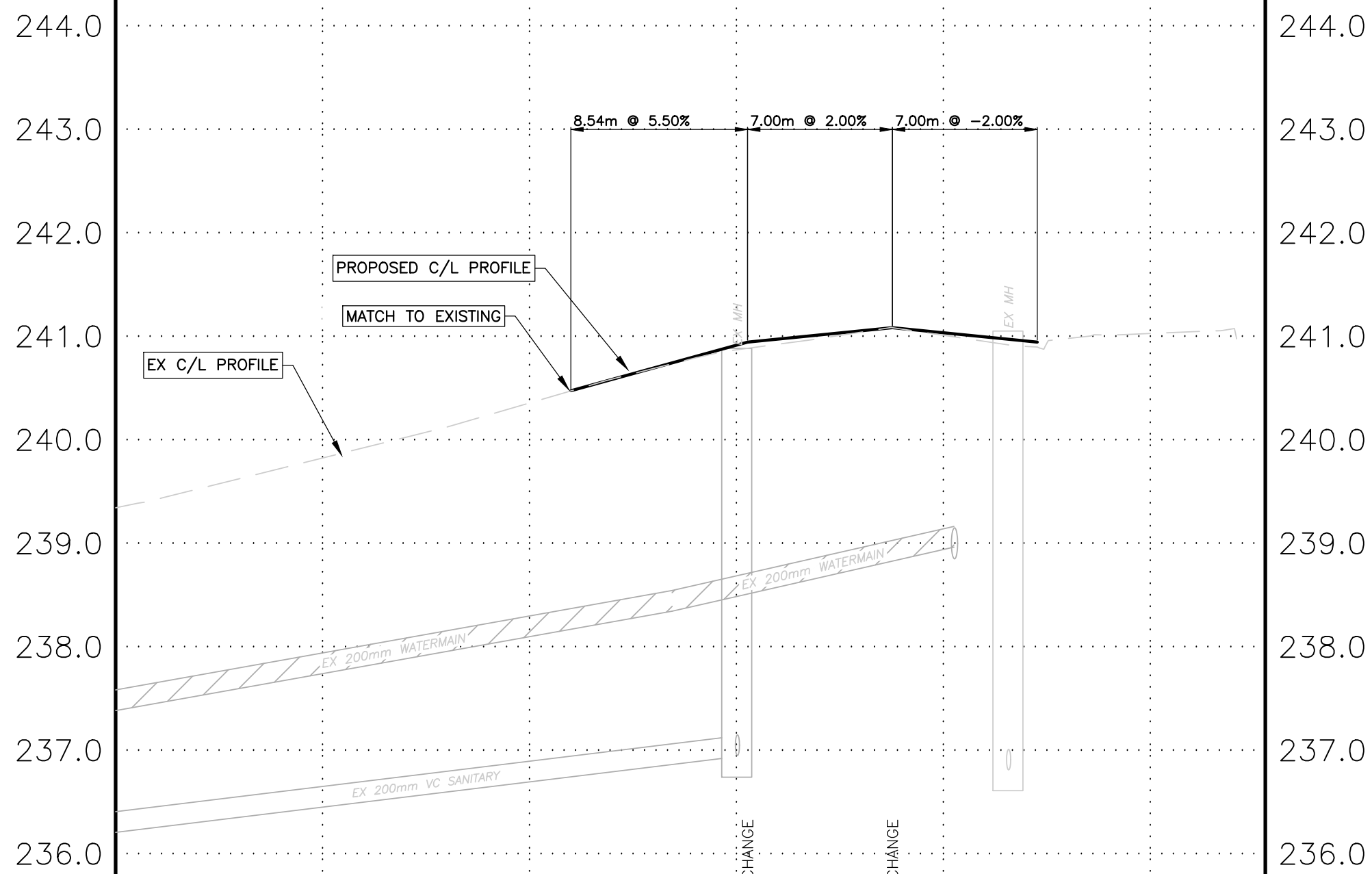
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## CROSIER STREET



## EWELL STREET

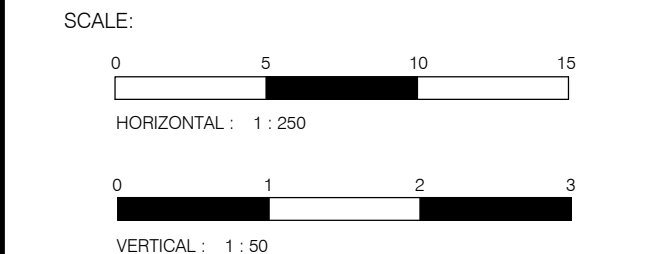


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Project Title  
**PW - ENG - 26 - 35**  
**JAMES STREET RECONSTRUCTION**  
JAMES STREET  
DELHI / NORFOLK COUNTY

Drawing Title  
**PLAN AND PROFILE 4**  
**CROSIER STREET AND EWELL STREET**

Designed by : NLB  
Drawn By : RCS

Checked by : TGS  
Date Started : October 16, 2025

Drawing Scale : AS NOTED  
Drawing No.

Project No.  
**25-075**  
**04**

CHAINAGE	0+000	0+010	0+020	0+022.0 - BVP	0+030.0 - GRADE CHANGE	0+037.5 - GRADE CHANGE	0+040	0+044.5 - EVP	0+050	0+055.6
FINAL CENTRE LINE ROAD ELEVATIONS			240.47	240.34	241.08	241.04	240.94			
STORM SEWER										
SANITARY SEWER										

CHAINAGE	0+000	0+010	0+015.0 - BVP	0+020	0+030	0+040	0+040.8 - EVP	0+050	0+053.4
FINAL CENTRE LINE ROAD ELEVATIONS			242.52	242.71	242.66	242.64			
STORM SEWER									
SANITARY SEWER									

95.0m OF 450mm ULTRA RIB STORM WITH CLASS B BEDDING @ 0.40%

81.0m OF 200mm PVC SDR 35 SANITARY WITH CLASS B BEDDING @ 0.35%







