

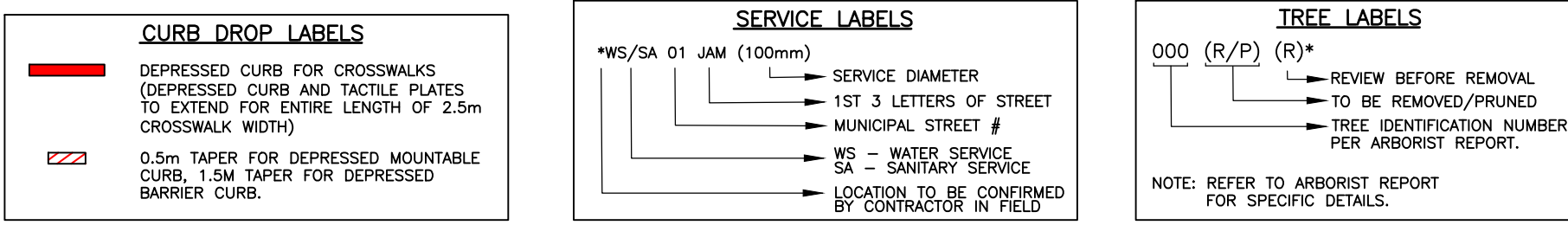
SURVEY INFORMATION:
LEGAL SURVEY COMPLETED BY JEWITT AND DIXON LTD.
DATED 08/22/25, MCNAB STREET & REGENT AVENUE IN
THE TOWN OF PORT DOVER IN NORFOLK COUNTY

TOPOGRAPHIC SURVEY COMPLETED BY G.D.VALLÉE DATED
06/25/25 **BASED ON THE FOLLOWING:**

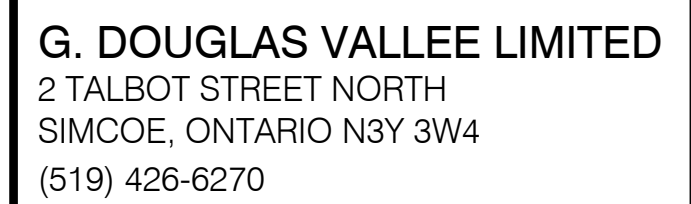
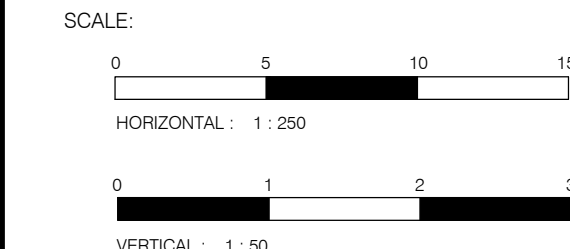
VERTICAL DATUM: 2010

COORDINATE SYSTEM: UTM ZONE 17 NORTH

Date	Description	Amount	Balance
	Cash		
	Bank		
	Accounts Receivable		
	Accounts Payable		
	Inventory		
	Fixed Assets		
	Equity		
	Liabilities		
	Total		



- # REGENT AVENUE



Project Title

PW-EAM-26-37

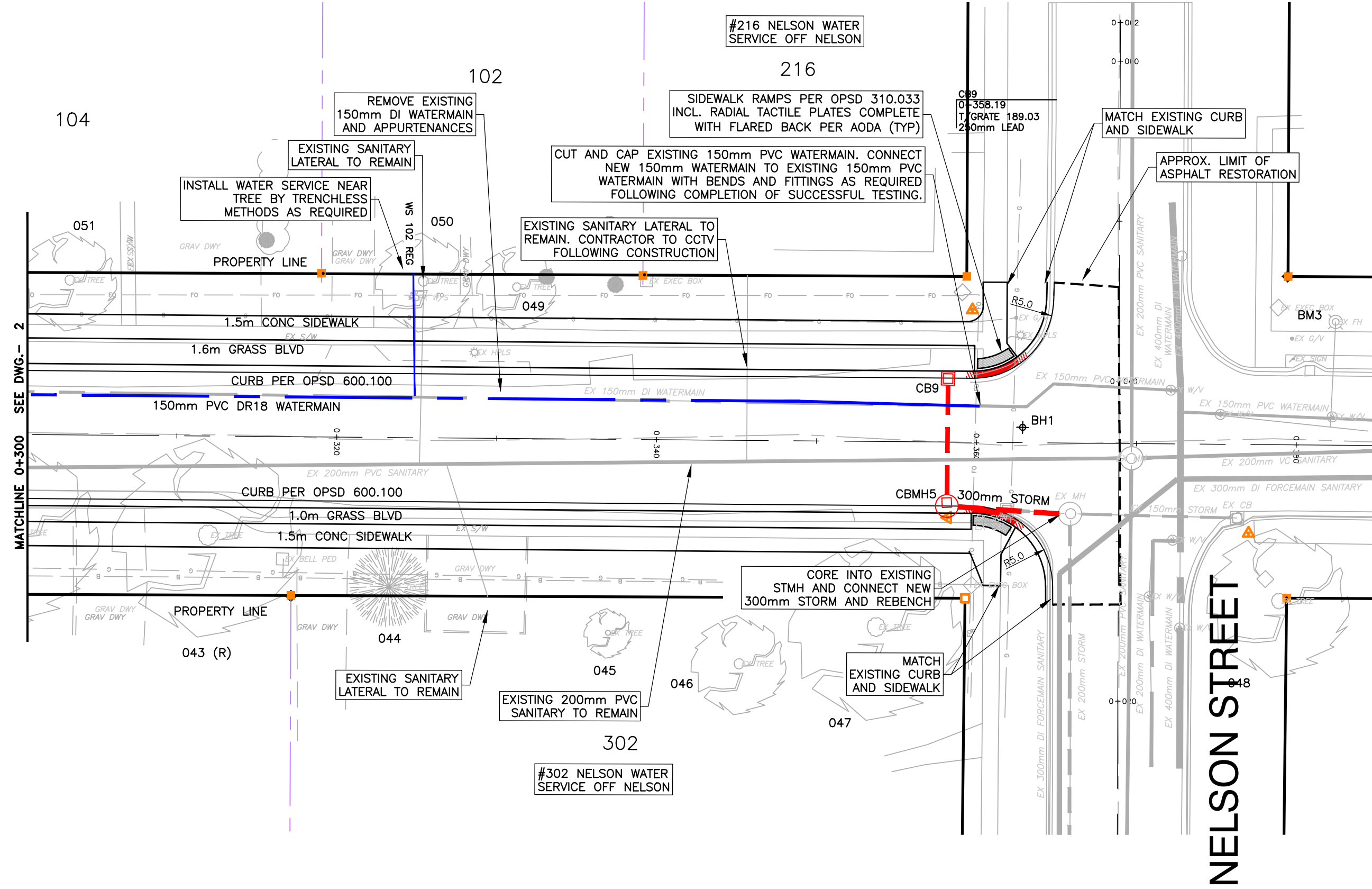
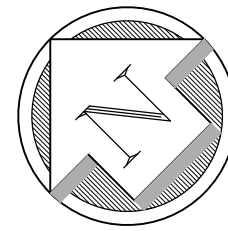
**REGENT AVENUE & MCNAB STREET
RECONSTRUCTION**

PORT DOVER - NORFOLK COUNTY

Drawing Title
PLAN AND PROFILE 2
REGENT STA. 0+150 - 0+300

Designed by : NLO	Drawn by : NLO
Checked by : TGS	Date Started : January 13, 2026
Drawing Scale : AS NOTED	Drawing No. 02
Project No. 25-105	

- 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.



REGENT AVENUE

CURB DROP LABELS

- DEPRESSED CURB FOR CROSSWALKS (DEPRESSED CURB AND TACTILE PLATES TO EXTEND FOR ENTIRE LENGTH OF 2.5m CROSSWALK WIDTH)
- 0.5m TAPER FOR DEPRESSED MOUNTABLE CURB, 1.5m TAPER FOR DEPRESSED BARRIER CURB.

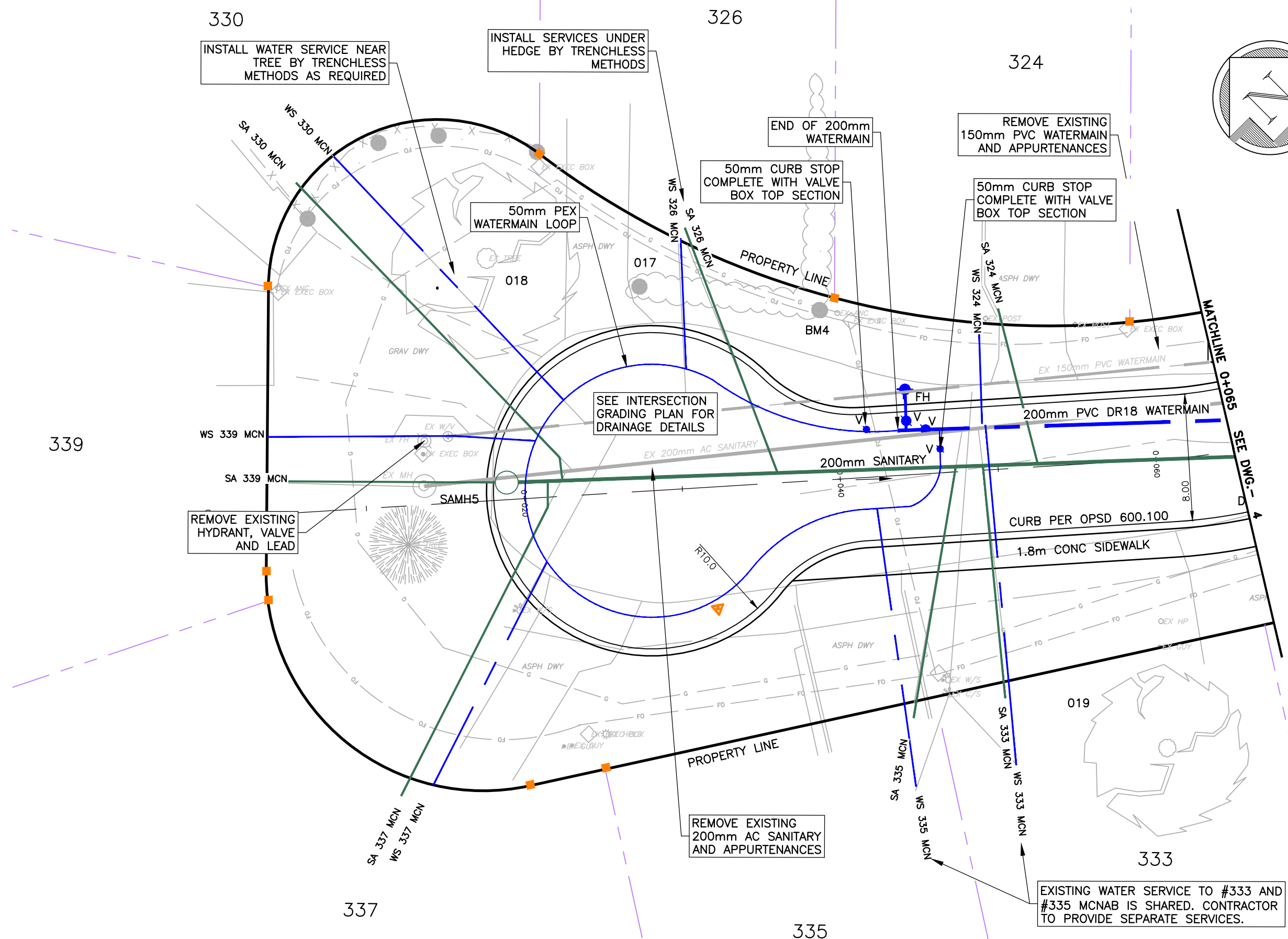
SERVICE LABELS

- 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

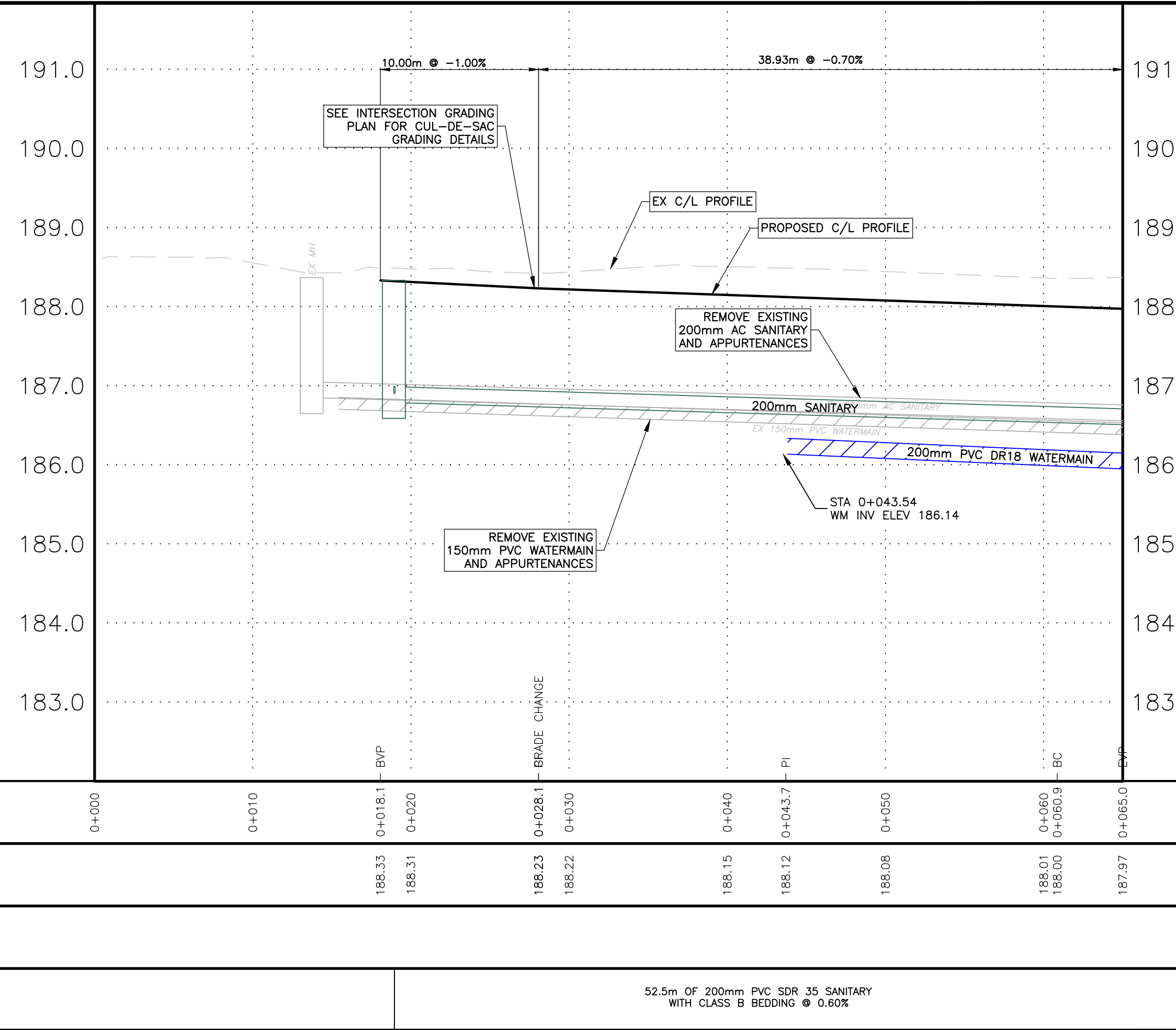
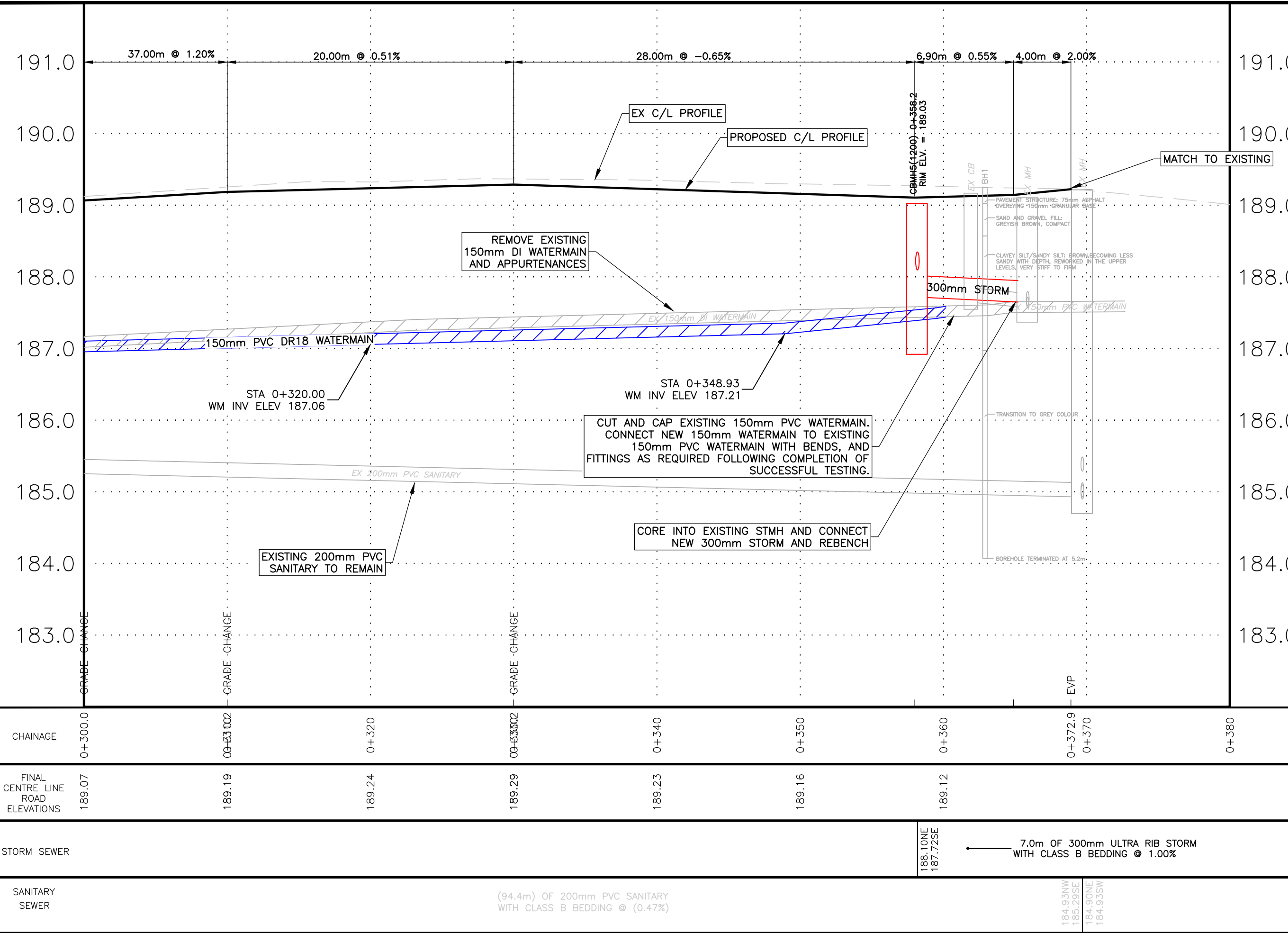
TREE LABELS

- 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.



MCNAB STREET



REV. No.	DATE	REVISION
0	2025/10/22	30% / 60% DESIGN REVIEW
1	2025/12/23	90% DESIGN REVIEW
2	2026/01/13	ISSUED FOR TENDER

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.

SURVEY INFORMATION:
LEGAL SURVEY COMPLETED BY JEWITT AND DIXON LTD. DATED 08/22/25. MCNAB STREET & REGENT AVENUE IN THE TOWN OF PORT DOVER IN NORFOLK COUNTY.

TOPOGRAPHIC SURVEY COMPLETED BY G.D. VALLEE DATED 06/25/25 BASED ON THE FOLLOWING:
VERTICAL DATUM: 2010
COORDINATE SYSTEM: UTM ZONE 17 NORTH

SITE BENCHMARKS:

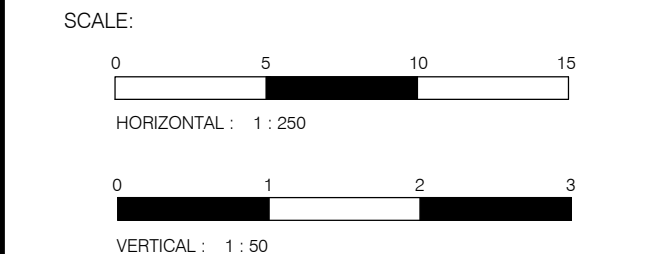
BM1: ELEV. 190.12
SPIKE IN NORTH FACE OF HYDRO POLE APPROX. 0.3m ABOVE GRADE IN FRONT OF #120 REGENT STREET

BM2: ELEV. 188.97
SPIKE IN WEST FACE OF HYDRO POLE APPROX. 0.3m ABOVE GRADE IN FRONT OF #120 REGENT STREET

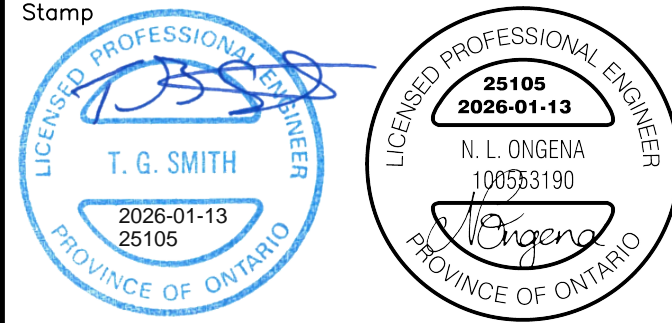
BM3: ELEV. 189.81
TOP OF LARGE HYDRANT PUMPER ARM ON SOUTH EAST CORNER OF NELSON STREET AND REGENT STREET

BM4: ELEV. 188.90
SPIKE IN HYDRO POLE APPROX. 0.3m ABOVE GRADE BETWEEN #324 AND #326 MCNAB STREET

BM5: ELEV. 188.45
TOP OF LARGE HYDRANT PUMPER ARM ON NORTH CORNER OF FIRST AVENUE AND REGENT STREET

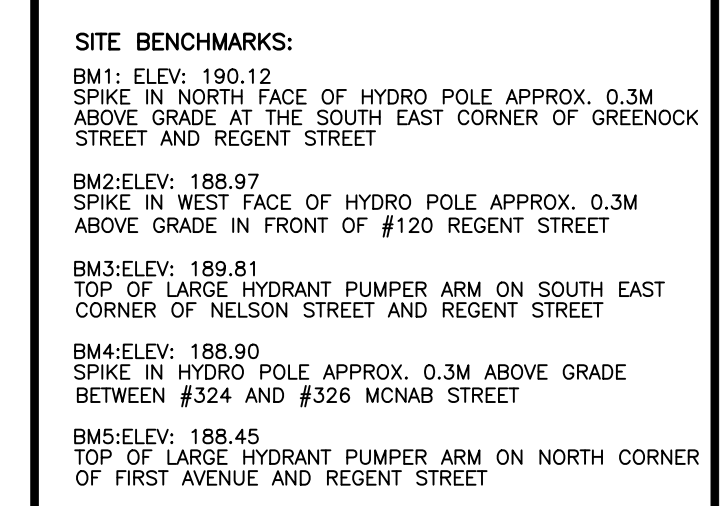





G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

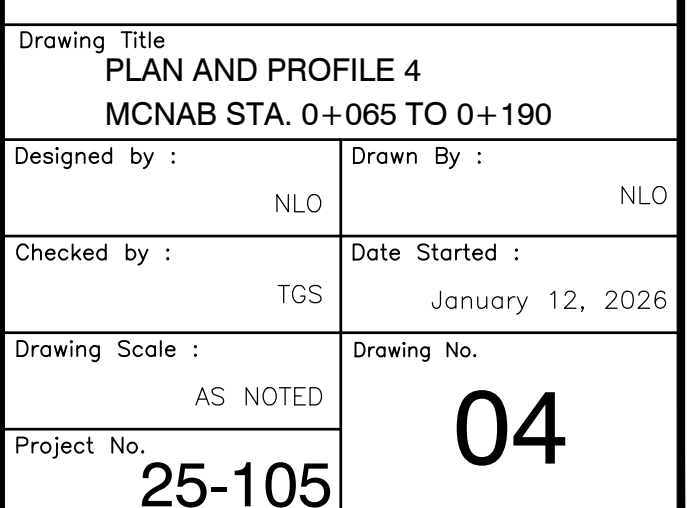


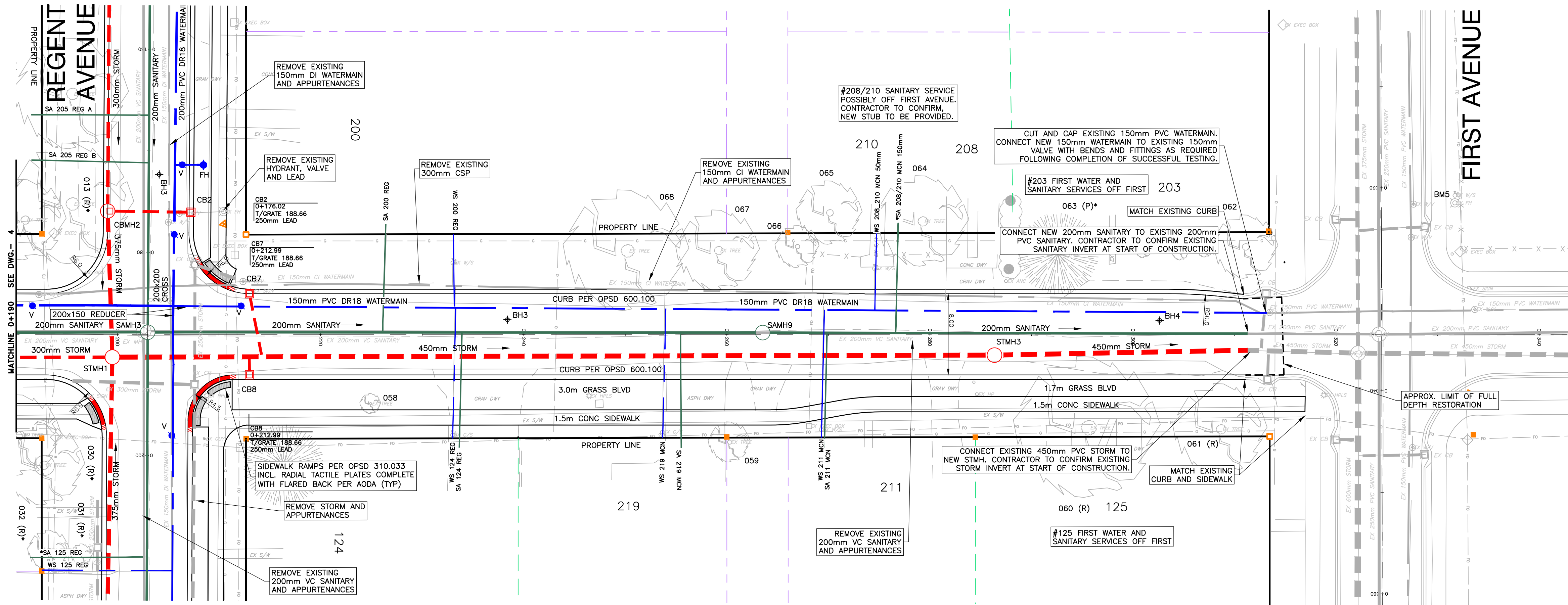
Project Title
PW-EAM-26-37
REGENT AVENUE & MCNAB STREET
RECONSTRUCTION
PORT DOVER - NORFOLK COUNTY

Drawing Title PLAN AND PROFILE 3 REGENT STA. 0+300 - END & MCNAB STA. 0+000 - 0+005	
Designed by : NLO	Drawn By : NLO
Checked by : TGS	Date Started : January 12, 2026
Drawing Scale : AS NOTED	Drawing No. 03
Project No. 25-105	



- | CURB DROP LABELS | SERVICE LABELS | TREE LABELS |
|--|---|---|
|  <p>DEPRESSED CURB FOR CROSSWALKS
(DEPRESSED CURB AND TACTILE PLATES TO EXTEND FOR ENTIRE LENGTH OF 2.5m CROSSWALK WIDTH)</p> |  <p>*WS/SA 01 JAM (100mm)</p> <p>SERVICE DIAMETER
1ST 3 LETTERS OF STREET
MUNICIPAL SERVICE #
WS = WATER SERVICE
SA = SANITARY SERVICE
LOCATION TO BE CONFIRMED BY CONTRACTOR IN FIELD</p> | <p>000 (R/P) (R*)</p> <p>→ REVIEW BEFORE REMOVAL
→ TO BE REMOVED/PRUNED
→ TREE IDENTIFICATION NUMBER PER ARBORIST REPORT.</p> |
|  <p>0.5m TAPER FOR DEPRESSED MOUNTABLE CURB, 1.5M TAPER FOR DEPRESSED BARRIER CURB.</p> | | <p>NOTE: REFER TO ARBORIST REPORT FOR SPECIFIC DETAILS.</p> |





- NOTES
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MCNAB 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)

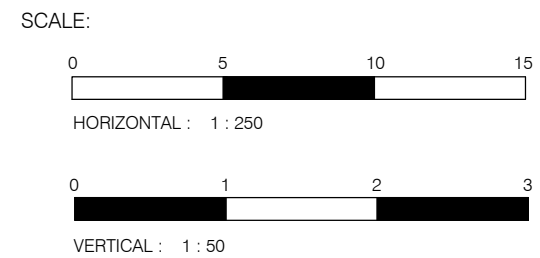
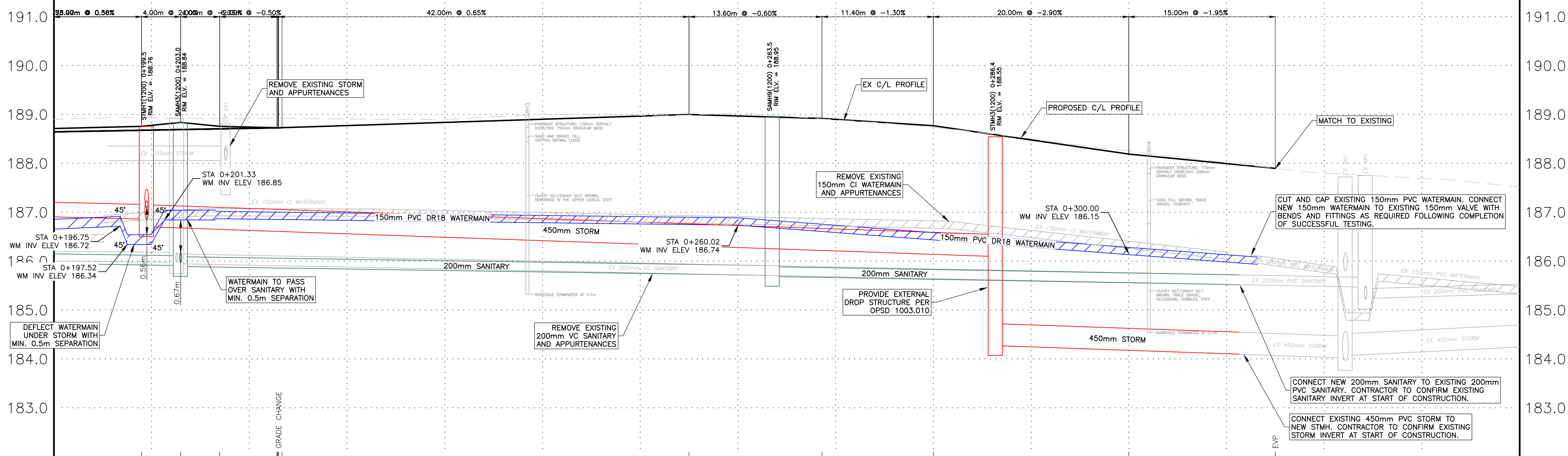
— SERVICE DIAMETER
— 1ST 3 LETTERS OF STREET
— MUNICIPAL STREET #
— WS - WATER SERVICE
— SA - SANITARY SERVICE
— LOCATION TO BE CONFIRMED
BY CONTRACTOR IN FIELD

TREE LABELS

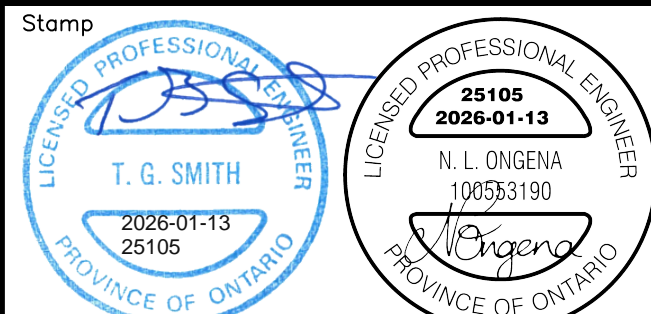
000 (R/P) (R)*

— REVIEW BEFORE REMOVAL
— TO BE REMOVED/PRUNED
— TREE IDENTIFICATION NUMBER
PER ARBORIST REPORT.

NOTE: REFER TO ARBORIST REPORT
FOR SPECIFIC DETAILS.



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



Project Title
PW-EAM-26-37
REGENCY AVENUE & MCNAB STREET
RECONSTRUCTION
PORT DOVER - NORFOLK COUNTY

Drawing Title
PLAN AND PROFILE 5
MCNAB STA. 0+190 - END

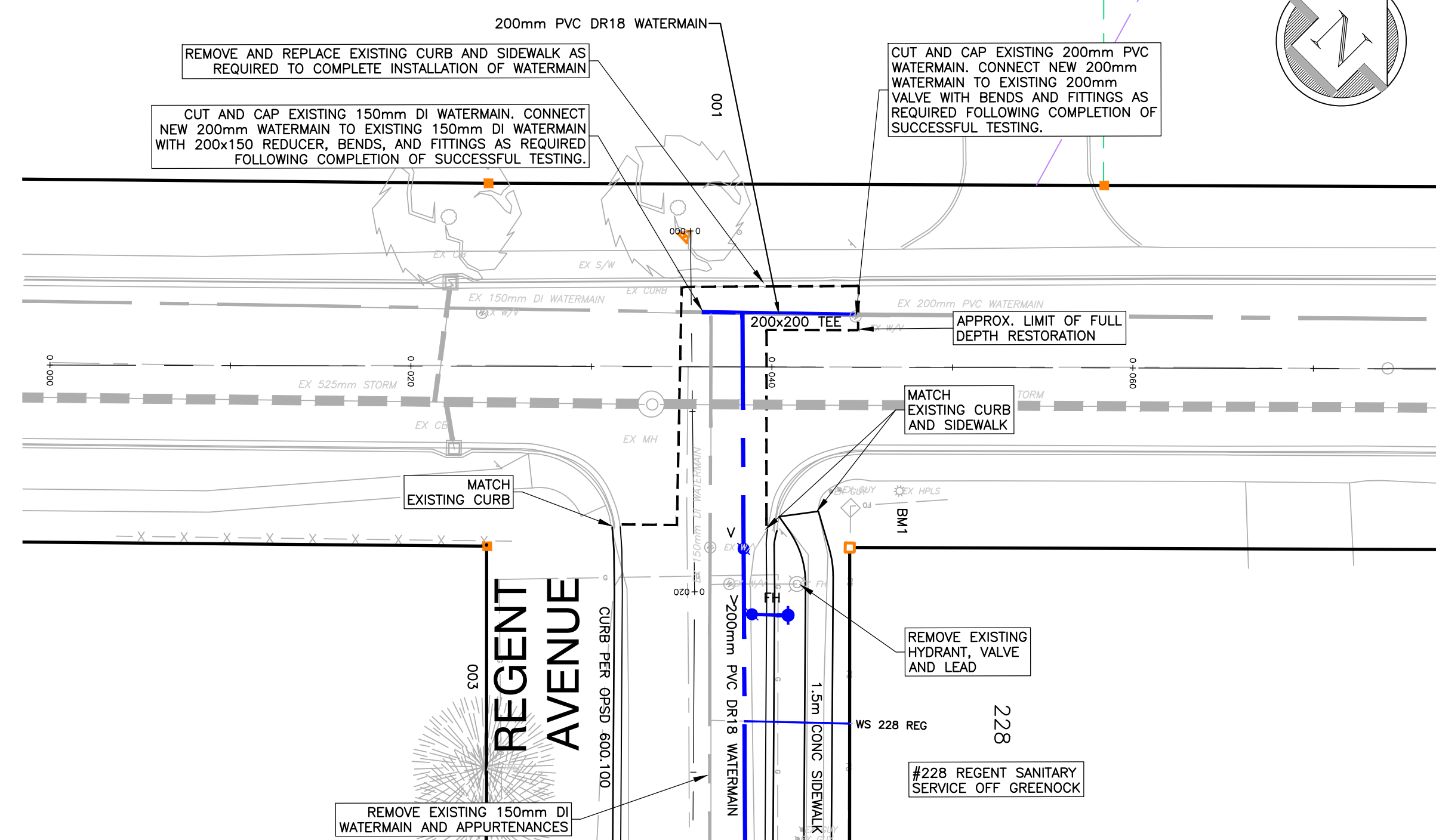
Designed by : NLO Drawn By : NLO

Checked by : TGS Date Started : December 17, 2025

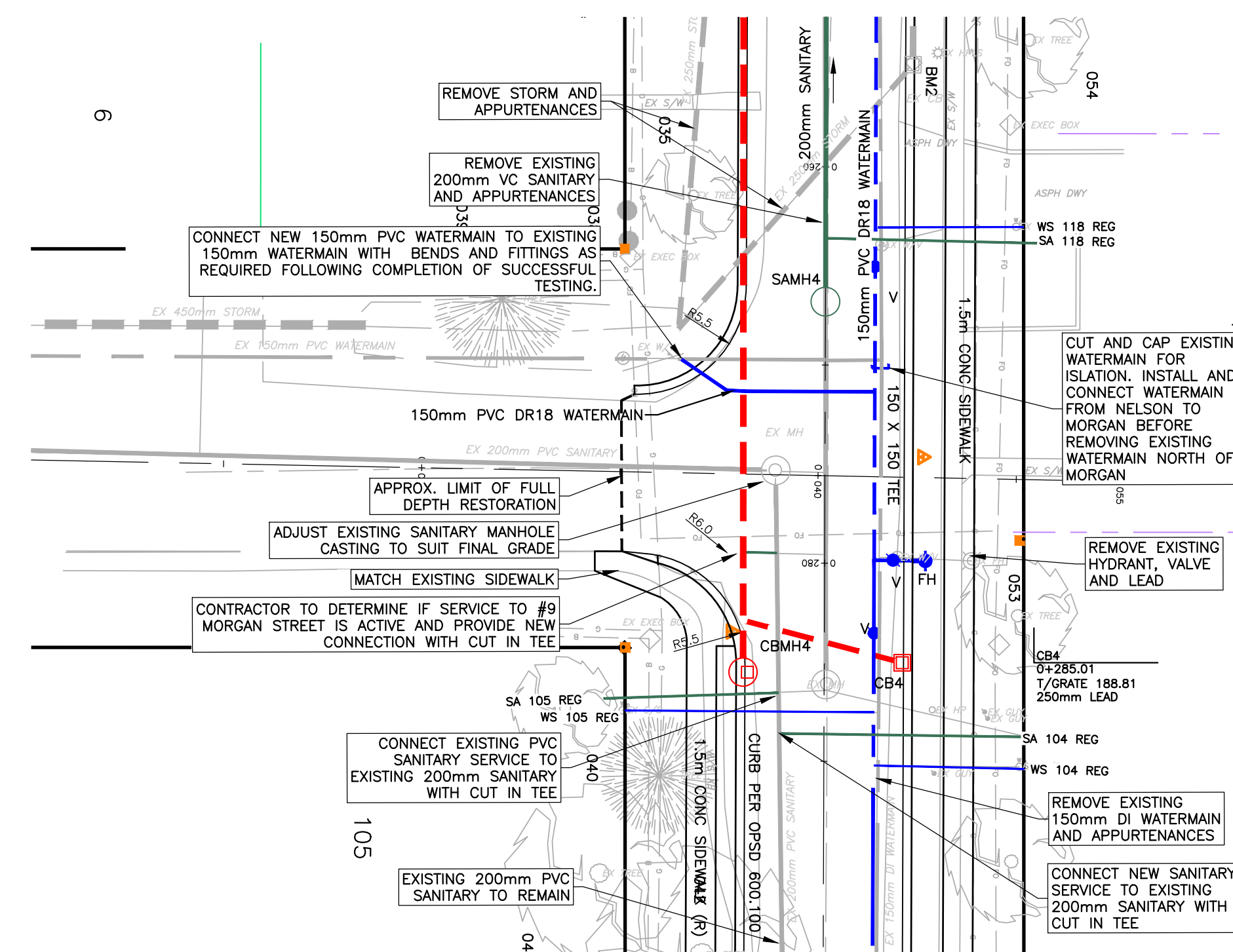
Drawing Scale : AS NOTED Drawing No. **05**

Project No. **25-105**

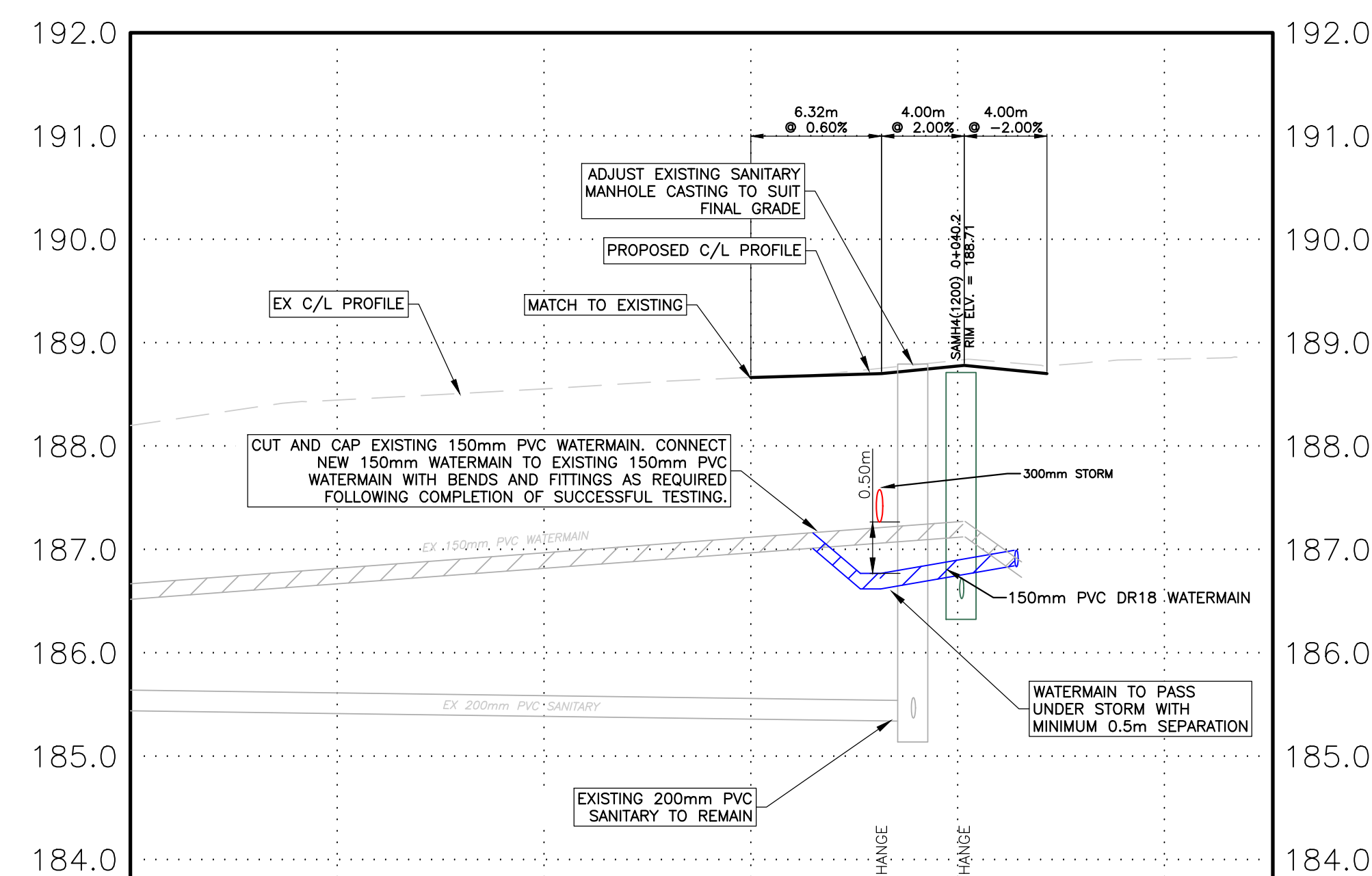
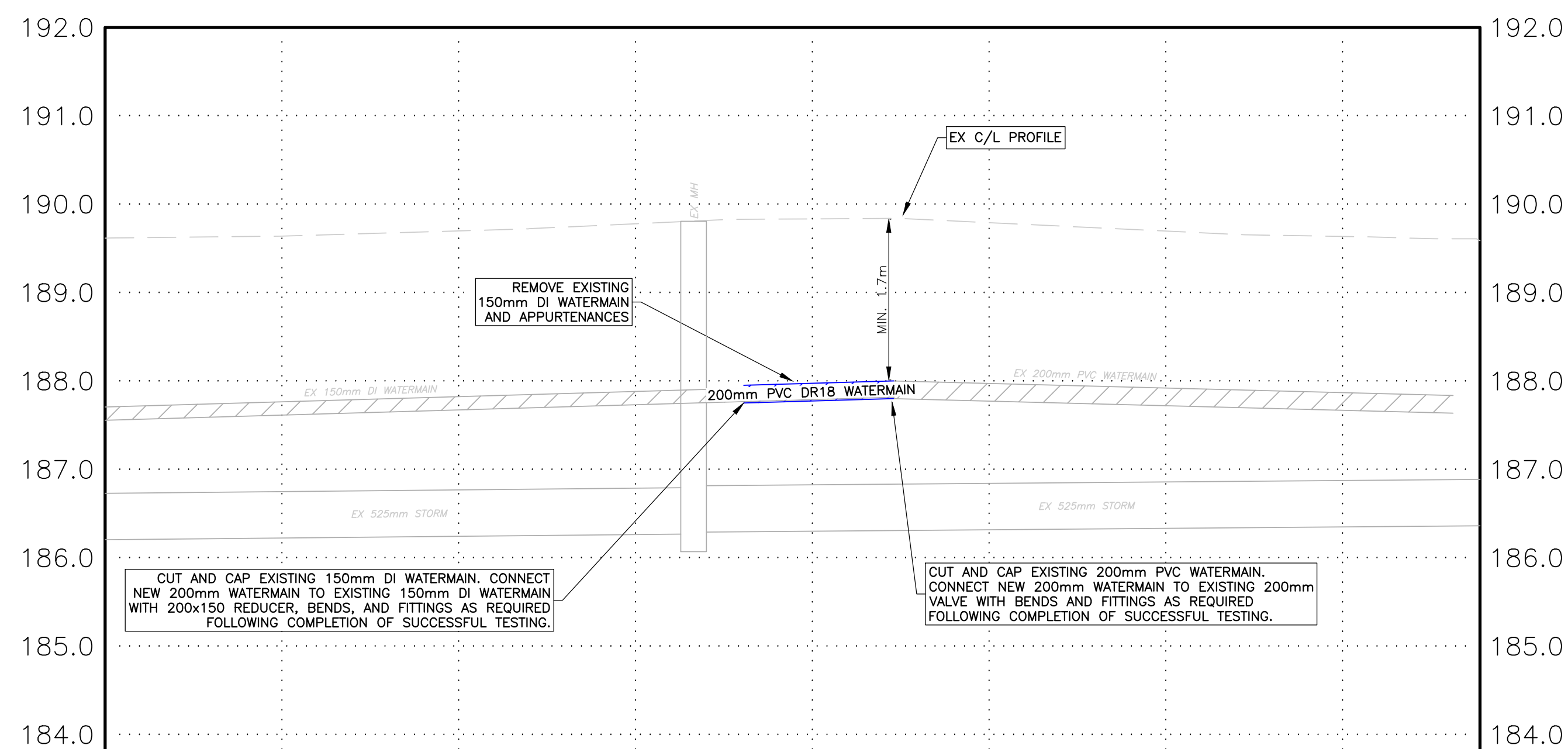
- | NOTES | |
|-------|--|
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GREENOCK STREET



MORGAN STREET



CHAINAGE	0+000	0+010	0+020	0+030	0+040	0+050	0+060	0+070	0+077.8
FINAL CENTRE LINE ROAD ELEVATIONS	189.62	189.64	189.70	189.78	189.83	189.79	189.70	189.64	189.59
STORM SEWER									
SANITARY SEWER									

0+000	0+010	0+020	0+030.00	0+036.3	0+040.75	0+044.3	0+050	0+055.2	CHAINAGE
			188.67	188.70	188.78	188.70			FINAL CENTRE LINE ROAD ELEVATIONS
47.8m OF 300mm ULTRA RIB STORM WITH CLASS B BEDDING @ 0.40%									STORM SEWER
186.53NW									SANITARY SEWER