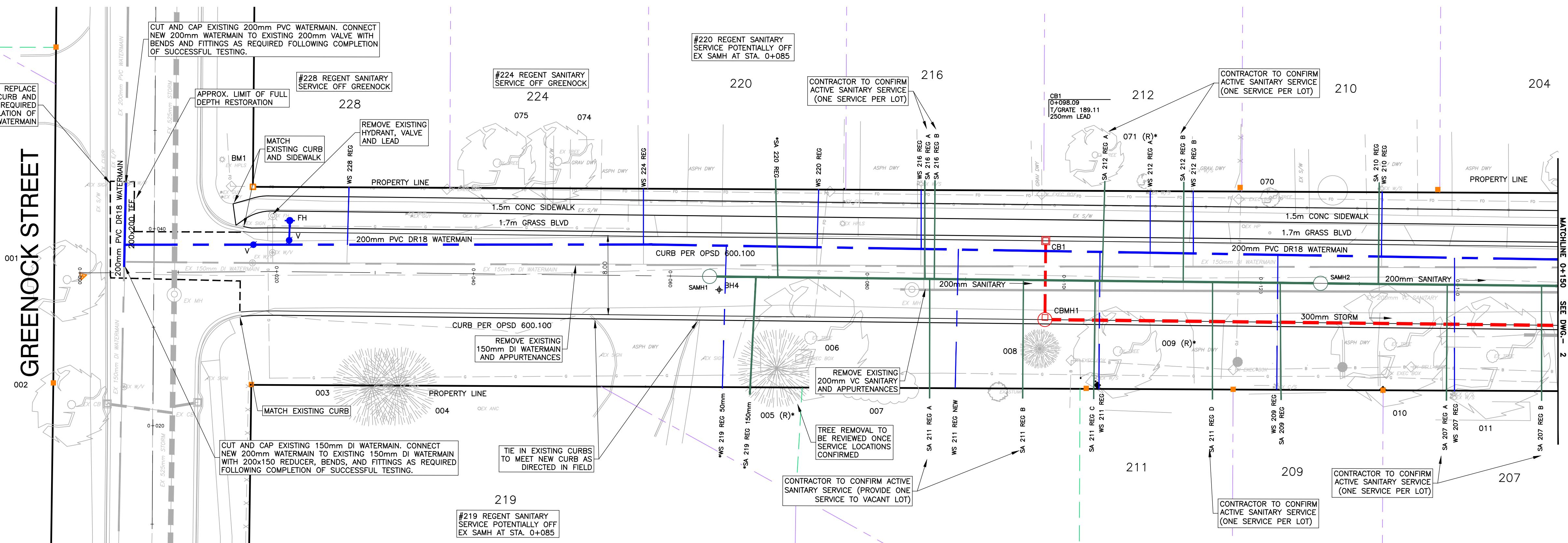


REV. No.	DATE	REVISION
0	2025/10/22	30% / 60% DESIGN REVIEW
1	2025/12/23	90% DESIGN REVIEW
2	2026/01/13	ISSUED FOR TENDER

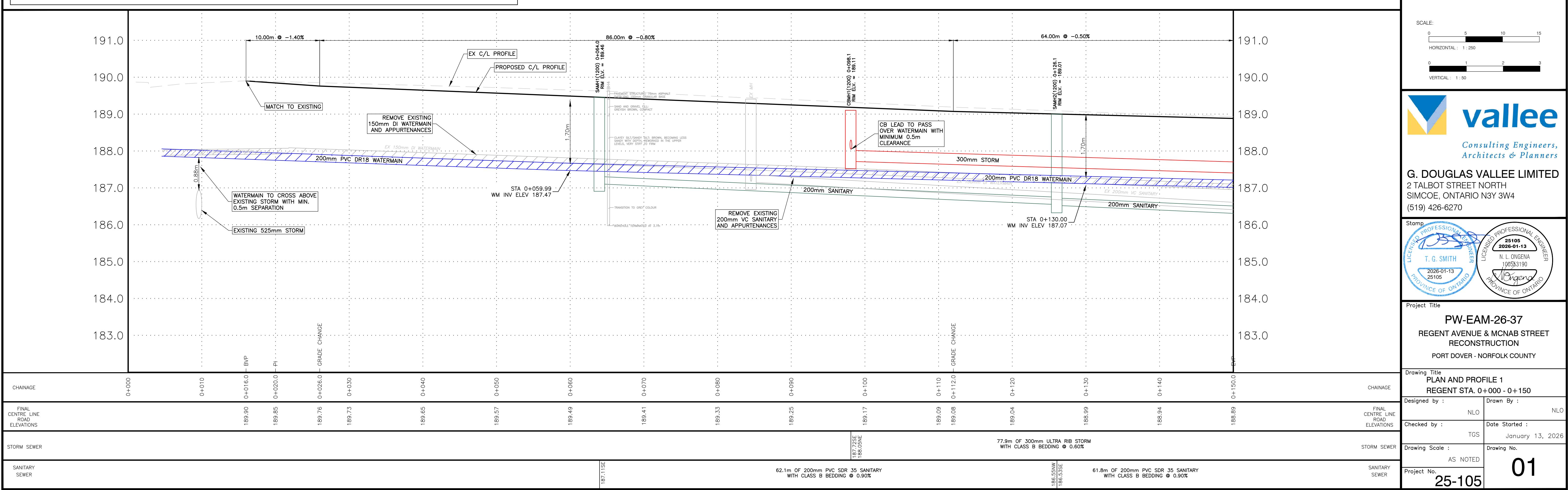
NOTE:  
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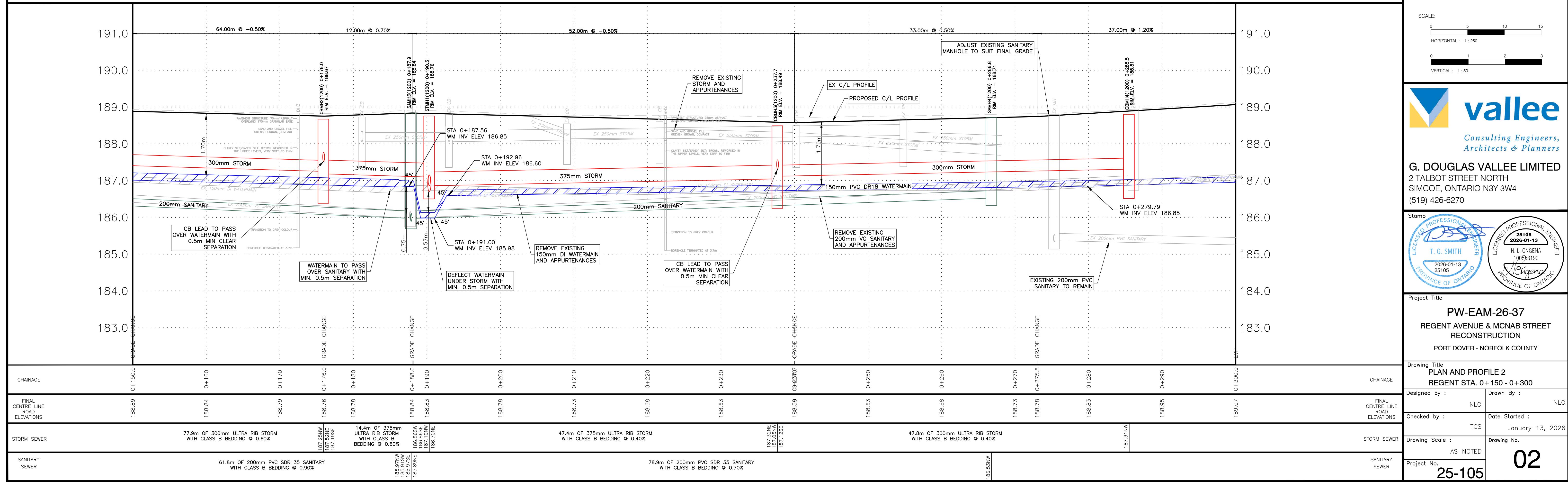
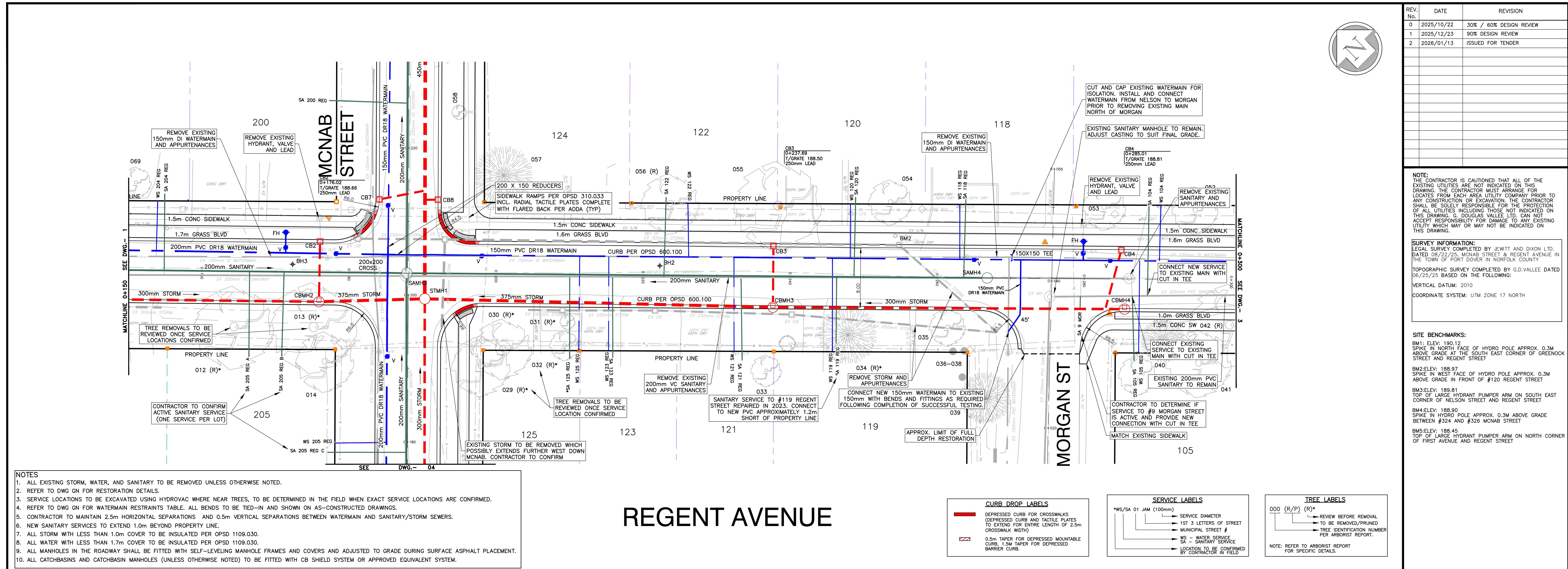
SURVEY INFORMATION:  
LEGAL SURVEY COMPLETED BY JEWITT AND DIXON LTD., DATED 08/22/25, MCNAB STREET & REGENT AVENUE IN THE TOWN OF PORT DOVER IN NORFOLK COUNTY  
TOPOGRAPHIC SURVEY COMPLETED BY G.D. VALLEE DATED 06/25/25 BASED ON THE FOLLOWING:  
VERTICAL DATUM: 2010  
COORDINATE SYSTEM: UTM ZONE 17 NORTH

SITE BENCHMARKS:  
BM1: ELEV. 189.10  
SPIKE IN NORTH FACE OF HYDRO POLE APPROX. 0.3M ABOVE GRADE AT THE SOUTH EAST CORNER OF GREENOCK STREET AND REGENT STREET  
BM2: ELEV. 188.97  
SPIKE IN 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



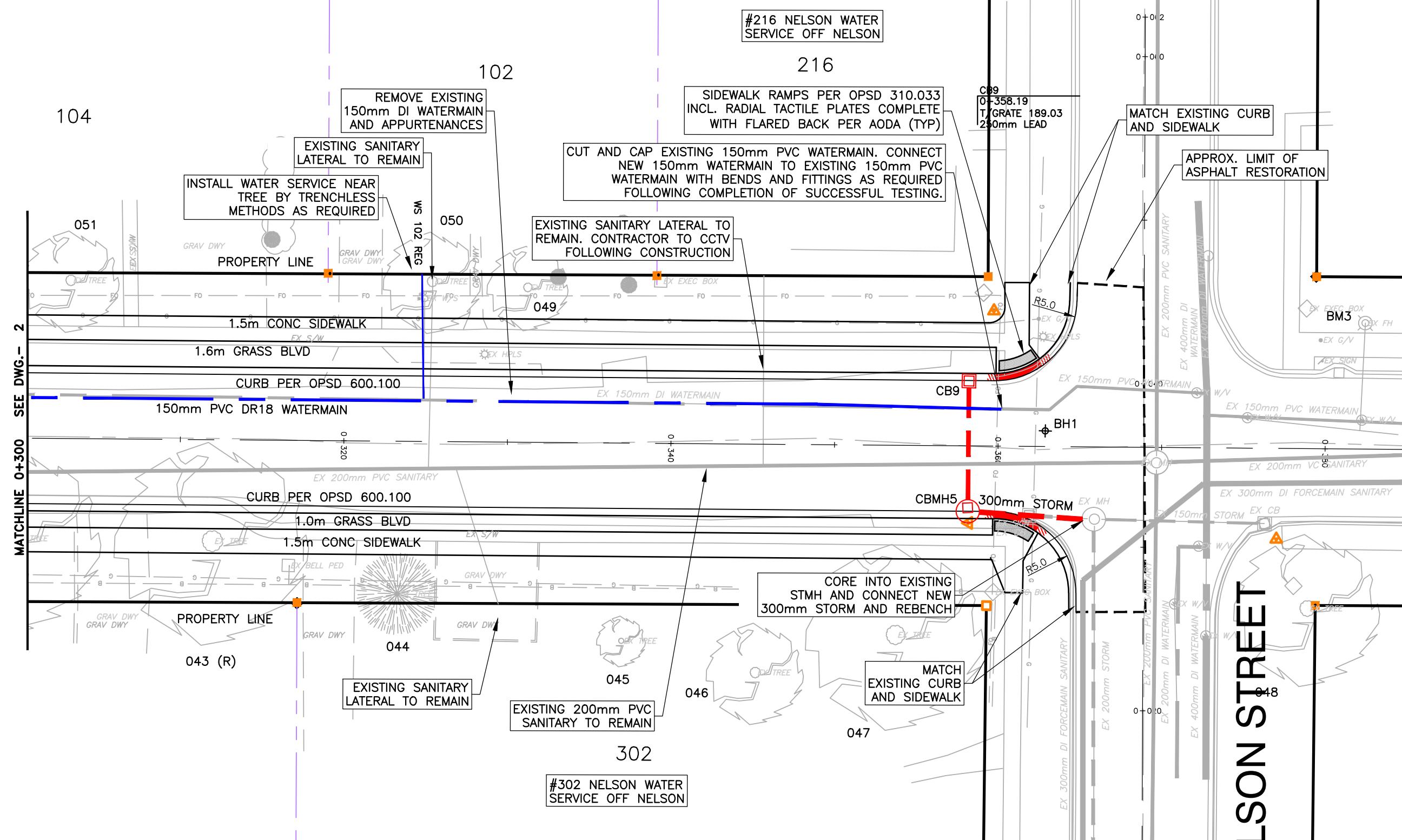
## REGENT AVENUE



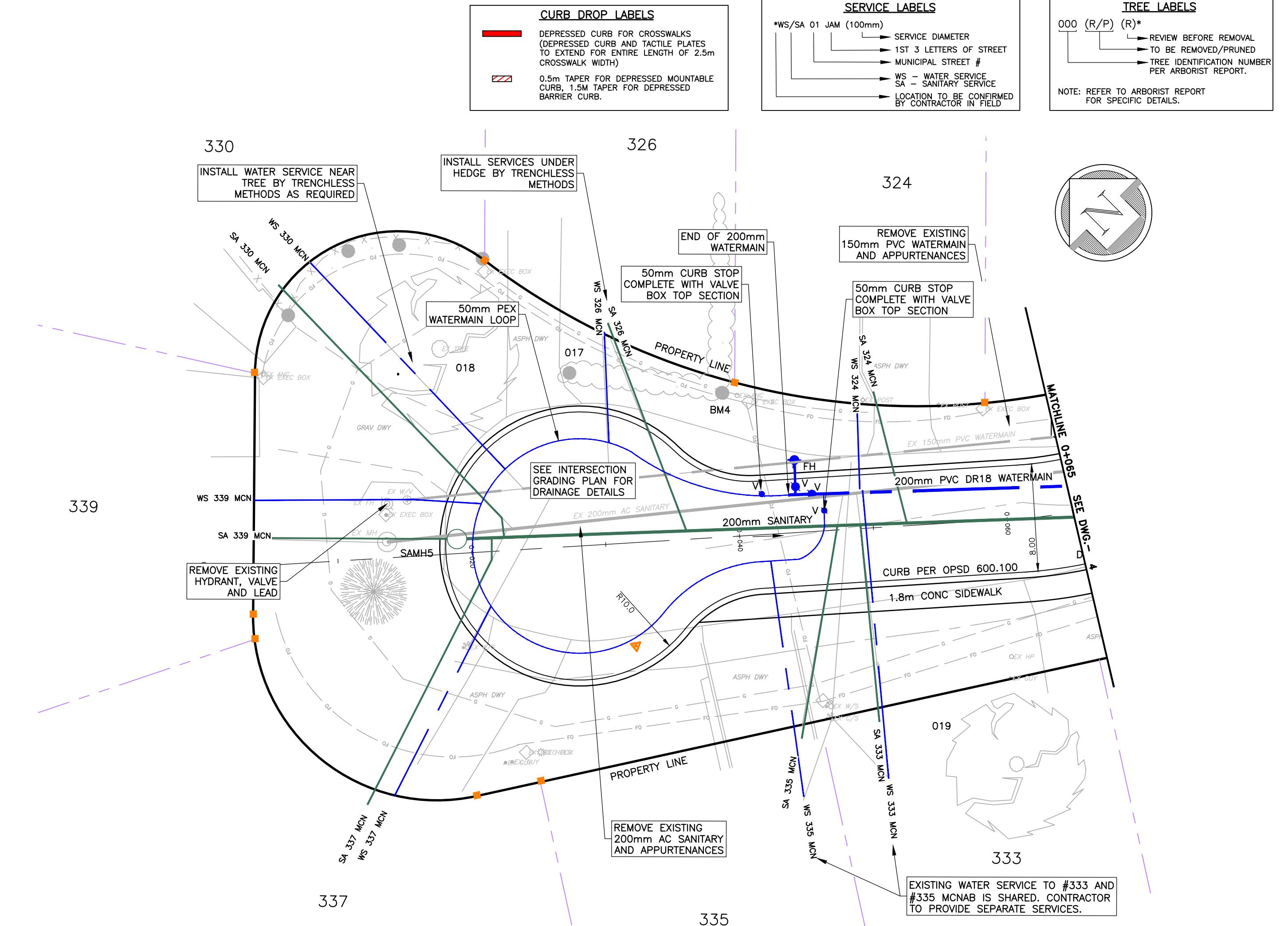
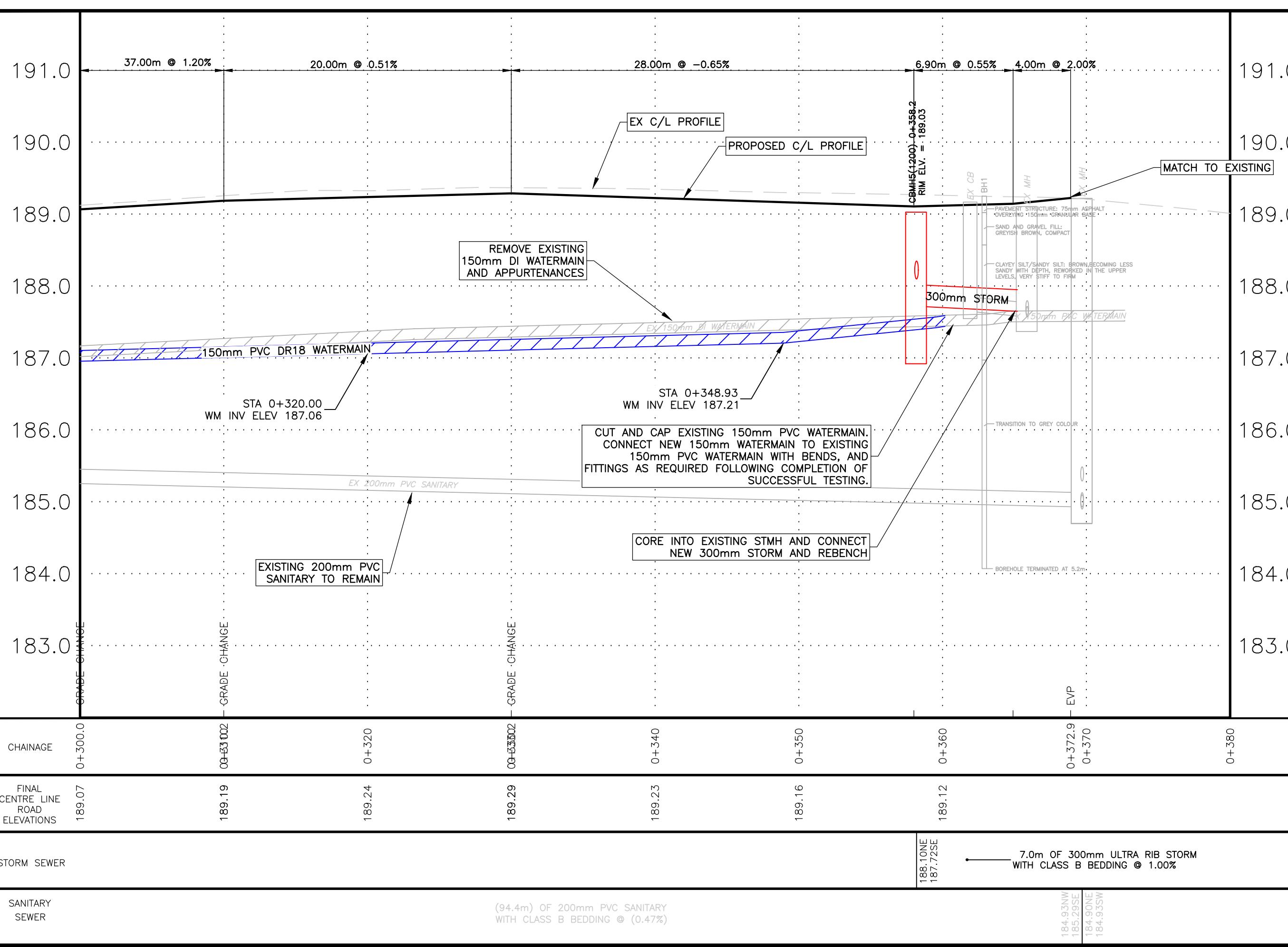


**NOTES**

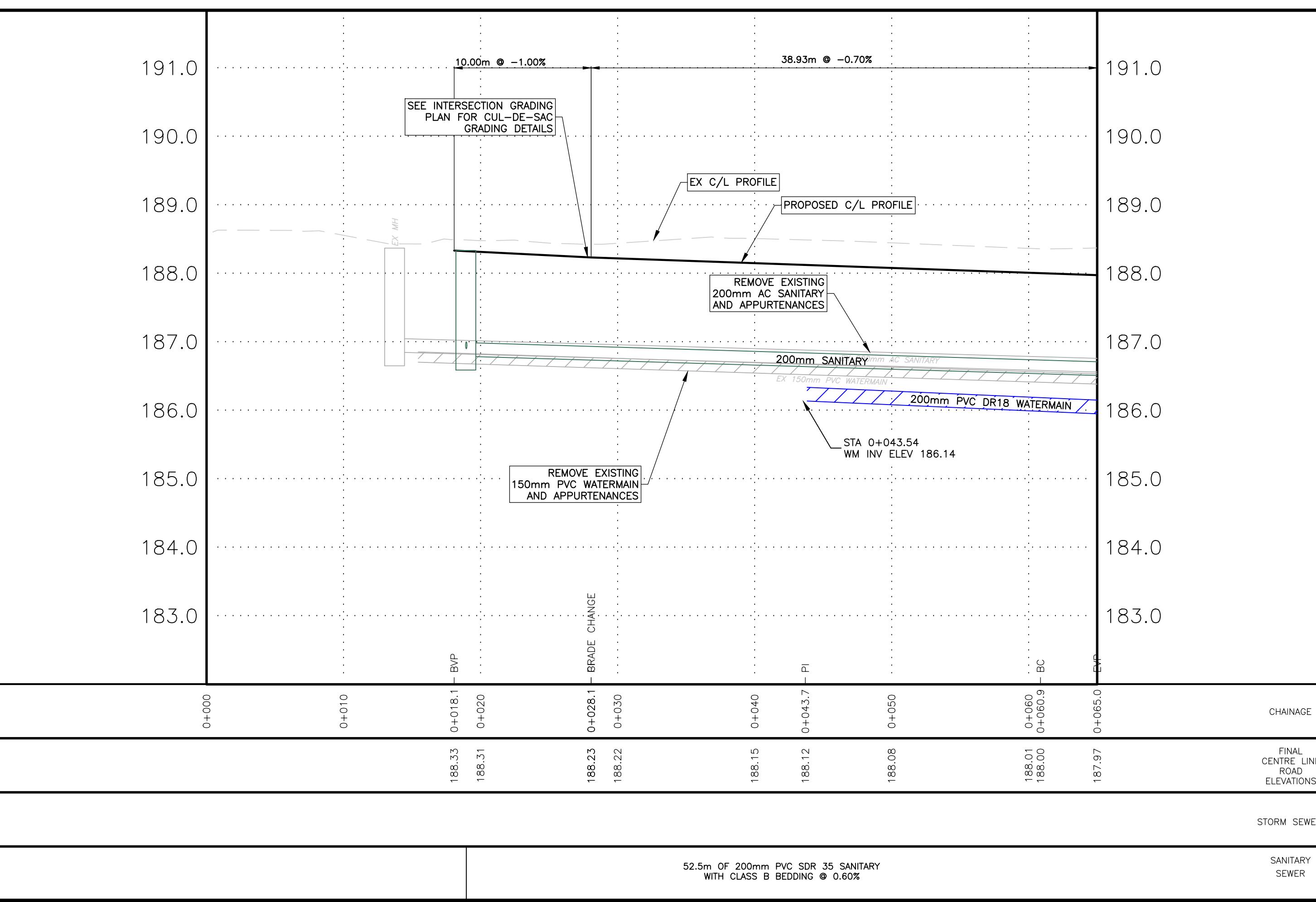
1. ALL EXISTING STORM, WATER, AND SANITARY TO BE REMOVED UNLESS OTHERWISE NOTED.
2. REFER TO DWG GN FOR RESTORATION DETAILS.
3. SERVICE LOCATIONS TO BE EXCAVATED USING HYDROVAC WHERE NEAR TREES, TO BE DETERMINED IN THE FIELD WHEN EXACT SERVICE LOCATIONS ARE CONFIRMED.
4. REFER TO DWG GN FOR WATERMAIN 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



# MCNAB STREET



SCALE:



HORIZONTAL : 1 : 250


VERTICAL : 1 : 50



**vallee**  
*Consulting Engineers,*

**G. DOUGLAS VALLEE LIMITED**  
2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4

313, 123 3273

project Title

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

## **PLAN AND PROFILE 3**

PLAN AND PROFILE S	
REGENT STA. 0+300 - END & MCNAB STA. 0+000 - 0+065	
Designed by :	Drawn By :
NLO	NLO

checked by : Date Started :

TGS | January 12, 2026

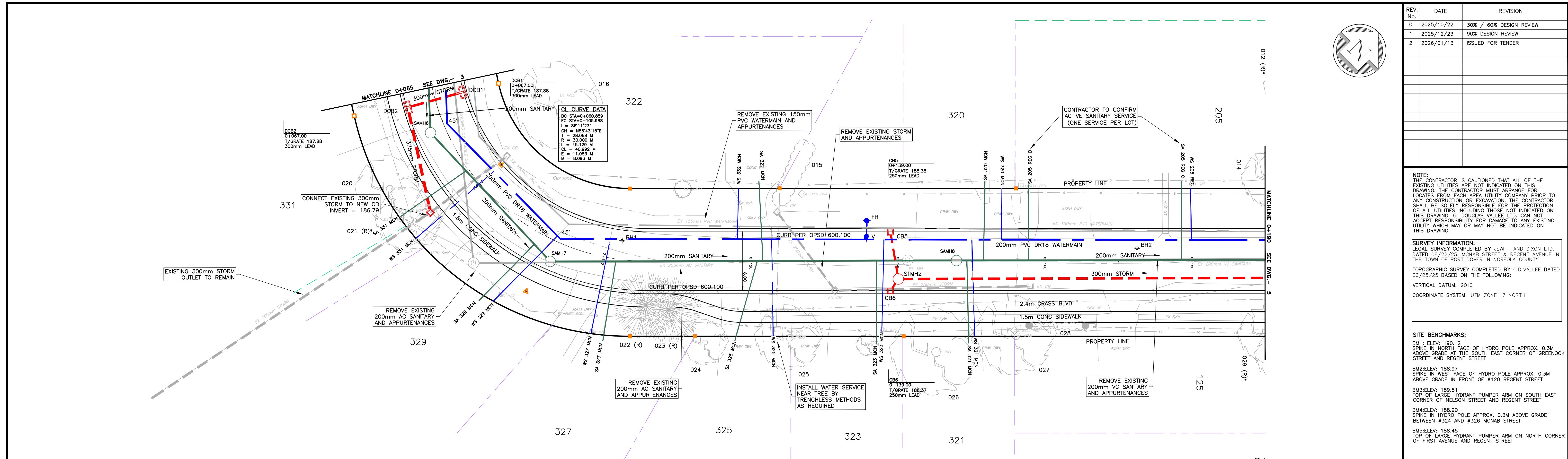
Drawing Scale : Drawing No.

AS NOTED

Project No. 35 105 | 03

25-105

03



**NOTES**

1. ALL EXISTING STORM, WATER, AND SANITARY TO BE REMOVED UNLESS OTHERWISE NOTED.
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## MCNAB STREET

**CURB DROP LABELS**

■ DEPRESSED CURB FOR CROSSWALKS  
■ 0.5m TAPER FOR DEPRESSED MOUNTABLE CURB, 1.5M TAPER FOR DEPRESSED BARRIER CURB.

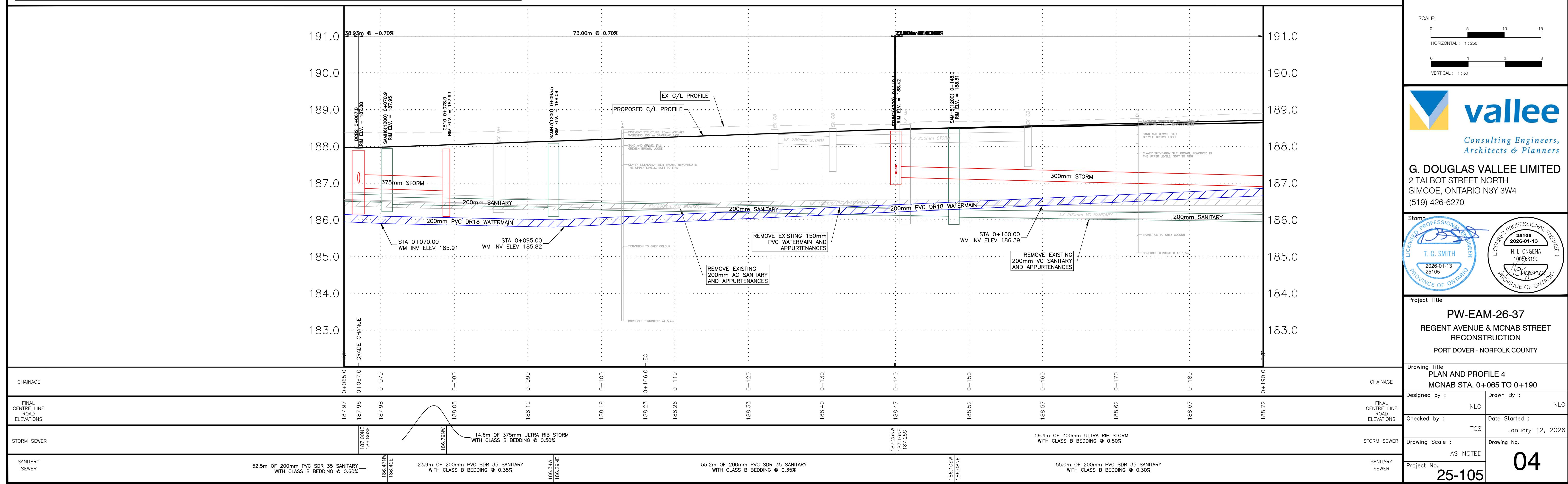
**SERVICE LABELS**

\*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	2025/10/22	30% / 60% DESIGN REVIEW
1	2025/12/23	90% DESIGN REVIEW
2	2026/01/13	ISSUED FOR TENDER

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**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 190.10  
SPIKE IN NORTH FACE OF HYDRO POLE APPROX. 0.3M ABOVE GRADE AT THE SOUTH EAST CORNER OF GREENOCK STREET AND REGENT STREET  
BM2: ELEV. 188.97  
SPIKE IN 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

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

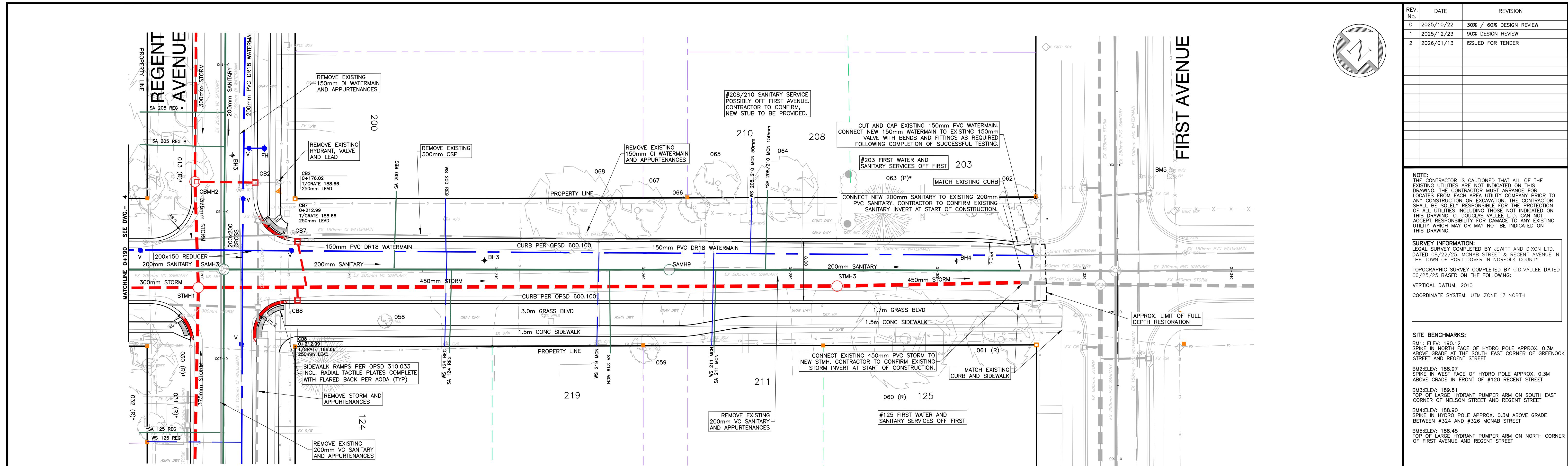
**vallee**  
Consulting Engineers,  
Architects & Planners

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

Stamp  
LICENCED PROFESSIONAL ENGINEER  
T. G. SMITH  
25105  
2026-01-13  
25105  
PROVINCE OF ONTARIO  
LICENCED PROFESSIONAL ENGINEER  
N. L. ONGENA  
10953-9190  
PROVINCE OF ONTARIO

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

Drawing Title  
PLAN AND PROFILE 4  
MCNAB STA. 0+065 TO 0+190  
Designed by : NLO Drawn By : NLO  
Final Centre Line Road Elevations  
Checked by : TGS Date Started : January 12, 2026  
Drawing Scale : AS NOTED Drawing No. 04  
SANITARY SEWER Project No. 25-105



**NOTES**

1. ALL EXISTING STORM, WATER, AND SANITARY TO BE REMOVED UNLESS OTHERWISE NOTED.
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# MCNAB STREET

**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**

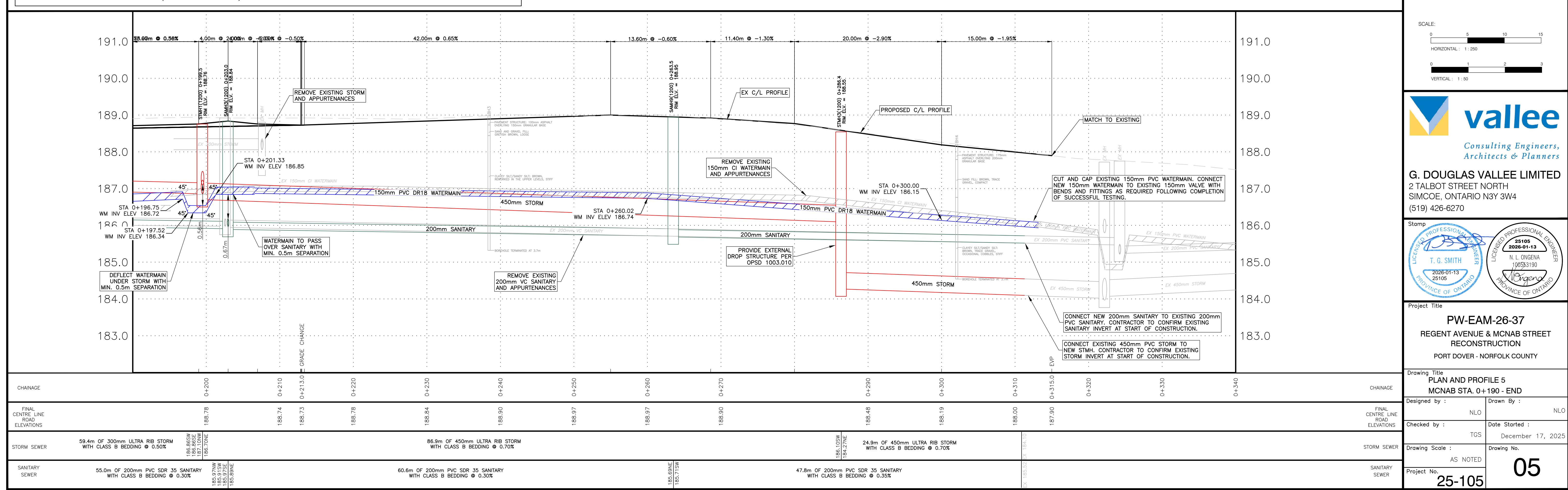
(R/P) (R)\*

REVIEW BEFORE REMOVAL

TO BE REMOVED/PRUNED

TREE IDENTIFICATION NUMBER  
PER ARBORIST REPORT.

REFER TO ARBORIST REPORT  
FOR SPECIFIC DETAILS.



**NOTES**

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CURB, 1.5M TAPER FOR DEPRESSED  
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**SERVICE LABELS**

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

000

NOTE:

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**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 AT THE SOUTH EAST CORNER OF GREENOCK  
STREET AND REGENT STREET

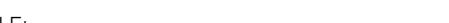
BM2:ELEV: 188.97  
SPIKE IN WEST FACE OF HYDRO POLE APPROX. 0.3M  
ABOVE GRADE IN FRONT OF #120 REGENT STREET

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 RECENT STREET

SCALE:



0                    5                    10                    15

HORIZONTAL : 1 : 250

VERTICAL : 1 : 50

---

**G. DOUGLAS VALLEE LIMITED**  
2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4  
T 519.426.2070

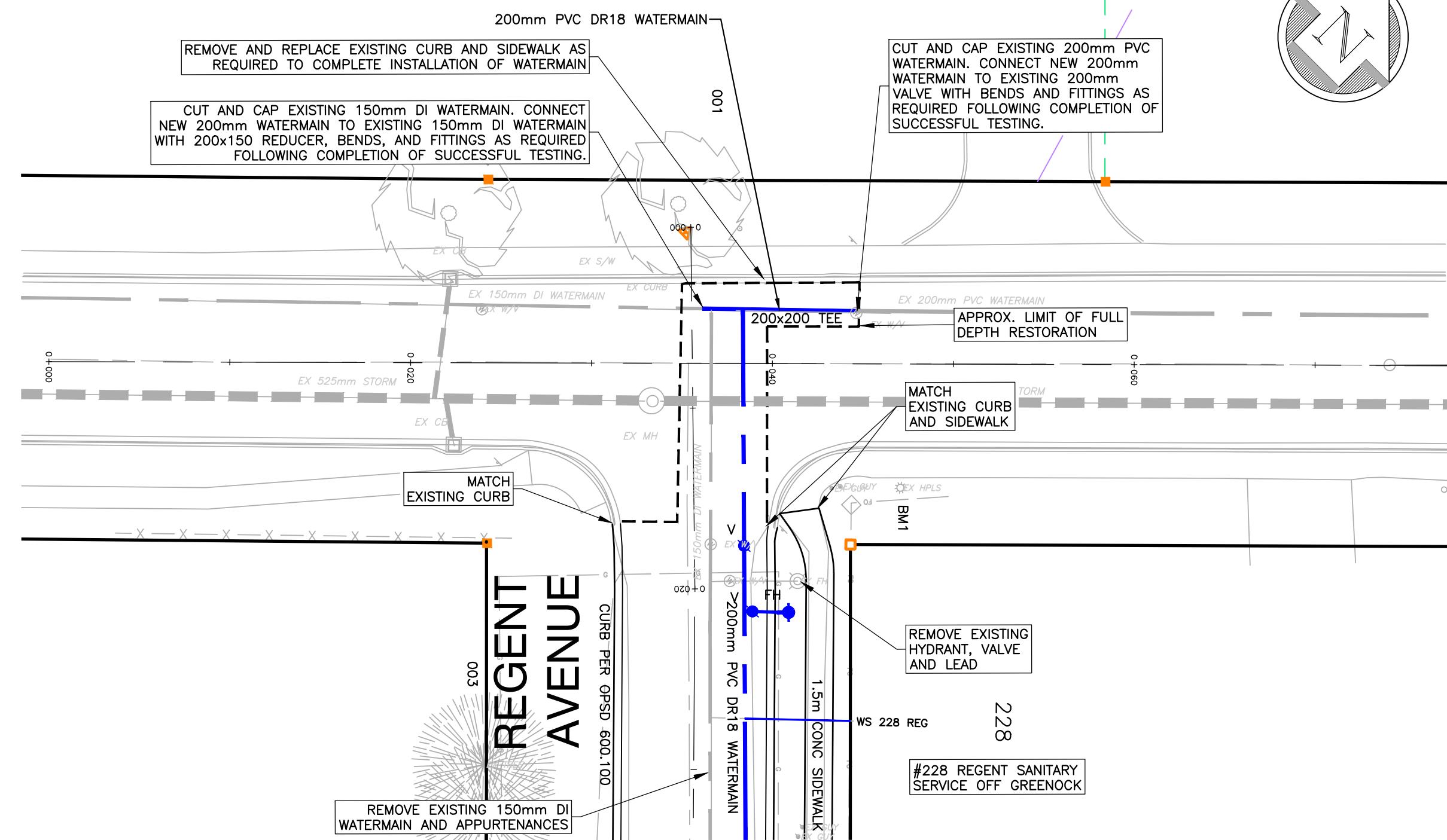
Project Title

# PW-EAM-26-37

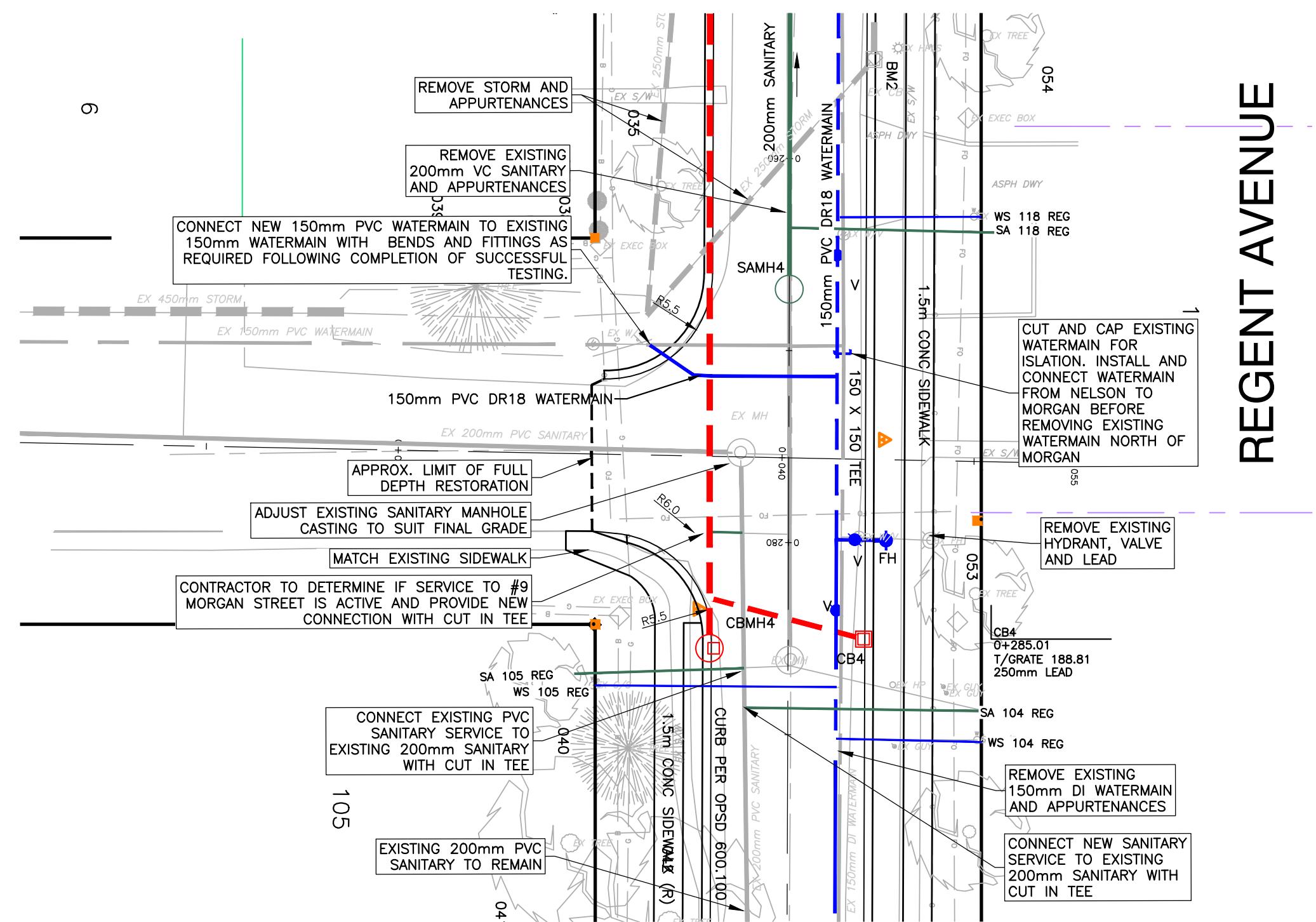
## REGENT AVENUE & MCNAB STREET RECONSTRUCTION

### PORT DOVER - NORFOLK COUNTY

Drawing Title	
<b>PLAN AND PROFILE 6</b>	
<b>GREENOCK &amp; MORGAN</b>	
Designed by :	Drawn By :
NLO	NLO
Checked by :	Date Started :
TGS	January 13, 2026
Drawing Scale :	Drawing No.
AS NOTED	06
Project No.	25-105



# GREENOCK STREET



# MORGAN STREET

