0.01 ha
BANWELL ROAD
DRAIN
LACHANCE INTERSECTION ROAD
FUTURE TWIN OAKS ROAD
0.3m RESERVE TO E.C. ROW
PROPOSED 1.5m SIDEWALK
PROPOSED 4.0m TRAIL
0.01 ha
0.3m RESERVE TO E.C. ROW
PROPOSED CENTERLINE
SIGHTLINE TRIANGLE FINAL DESIGN SUBJECT TO FUTURE DEVELOPMENT PLAN
EXISTING PROPERTY LINE
FUTURE SIGNALIZED INTERSECTION
CITY LIMIT
EXISTING PROPERTY LINE
0.01 ha
45.7mx1.3m
POTENTIAL PROPERTY REQUIREMENT FOR FUTURE ROAD WIDENING IN THE TOWN OF TECUMSEH
EXISTING ROAD PROFILE
FUTURE ROAD PROFILE
K = 100,000
80.00m VC
POTENTIAL PROPERTY REQUIREMENT FOR FUTURE ROAD WIDENING IN THE TOWN OF TECUMSEH
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED CENTERLINE
0.3m RESERVE TO E.C. ROW
PROPOSED 1.5m SIDEWALK
PROPOSED 4.0m TRAIL
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING ROAD PROFILE

K = 100,000
80.00 m VC

FUTURE ROAD PROFILE

K = 100,000
80.00 m VC

0.28 ha
410 m (width varies from 0 m to 7.5 m)

0.77 ha
Rai 080-040-0400
5.5 m x 121 m
Rai 080-040-04100
60 m x 22 m

0.27 ha
115.3 m (width varies from 22.5 m to 35 m)

0.11 ha
98.4 m (width varies from 0 m to 20.5 m)

FUTURE STREET

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

0.3 m RESERVE TO E.C. ROW

PROPOSED 1.5m SIDEWALK

PROPOSED 4.0m TRAIL

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

0.3 m RESERVE TO E.C. ROW

PROPOSED CENTERLINE

PROPOSED 4.0m TRAIL

SIGHTLINE TRIANGLE FINAL DESIGN SUBJECT TO FUTURE DEVELOPMENT PLAN

POTENTIAL PROPERTY REQUIREMENT FOR FUTURE STREET IN THE TOWN OF TECUMSEH

SCALE: 1:1000

LEGEND:

- Existing Property Line
- Proposed Road
- Raised Median
- Crosswalk
- Sidewalk
- Multi-Use Trail
- Landscape Area
- Painted Median
- Noise Barrier
- Proposed Centreline
- Truck Apron
- City Limit
- Property Acquisition
- Proposed Right-of-Way / 0.3 m Reserve where indicated

PRELIMINARY ROAD DESIGN

RECOMMENDED

TECUMSEH ROAD EAST TO C.P.R. TRACKS
SOUTH OF INTERSECTION ROAD

IBI GROUP
100-175 Galaxy Boulevard
Toronto ON, M9W 0C9 Canada
Tel 416 679 1930 Fax 416 675 4620
ibigroup.com

BANWELL ROAD EA

SCALE:

HOR 1:1000
VIR 1:100
THE COMMERCIAL DRIVEWAY ON THE SOUTH SIDE OF WILDWOOD DRIVE MAY REQUIRE A DEDICATED LEFT TURN LANE FOR WESTBOUND TRAFFIC.

PROPOSED 4.0m TRAIL
PROPOSED 1.5m SIDEWALK
MATCH EXISTING CURB
EXISTING PROPERTY LINE
EXISTING NOISE WALL
EXISTING ROAD PROFILE
FUTURE ROAD PROFILE

0.01 ha

BANWELL ROAD
VIOLA CRESCENT
MULBERRY DRIVE
S/S HIGHWAY 2

LEGEND:
- Existing Property Line
- Proposed Road
- Raised Median
- Crosswalk
- Sidewalk
- Multi-Use Trail
- Landscape Area
- Painted Median
- Noise Barrier
- Proposed Centreline
- Truck Apron
- City Limit
- Property Acquisition
- Proposed Right-of-Way / 0.3m Reserve where indicated

SCALE: 1:1000
TECUMSEH ROAD EAST
MATCH EXISTING SIDEWALK
MATCH EXISTING CURB
EXISTING MULTI-USE TRAIL
EXISTING GEOMETRY OF TECUMSEH ROAD INTERSECTION TO REMAIN
SCALE: 1:1000
LEGEND:
Existing Property Line
Proposed Road
Raised Median
Crosswalk
Side Walk
Multi-Use Trail
Landscape Area
Painted Median
Noise Barrier
Proposed Centreline
Truck Apron
City Limit
Property Acquisition
Proposed Right-of-Way / 0.3m Reserve where indicated

11400
0
11500
11505
11677

Unit 20
Unit 30
Unit 40

SCALE:
HOR  1:1000
VDR  1:1000

BANWELL ROAD EA
TECUMSEH ROAD EAST TO C.P.R. TRACKS
SOUTH OF INTERSECTION ROAD
PRELIMINARY ROAD DESIGN
RECOMMENDED