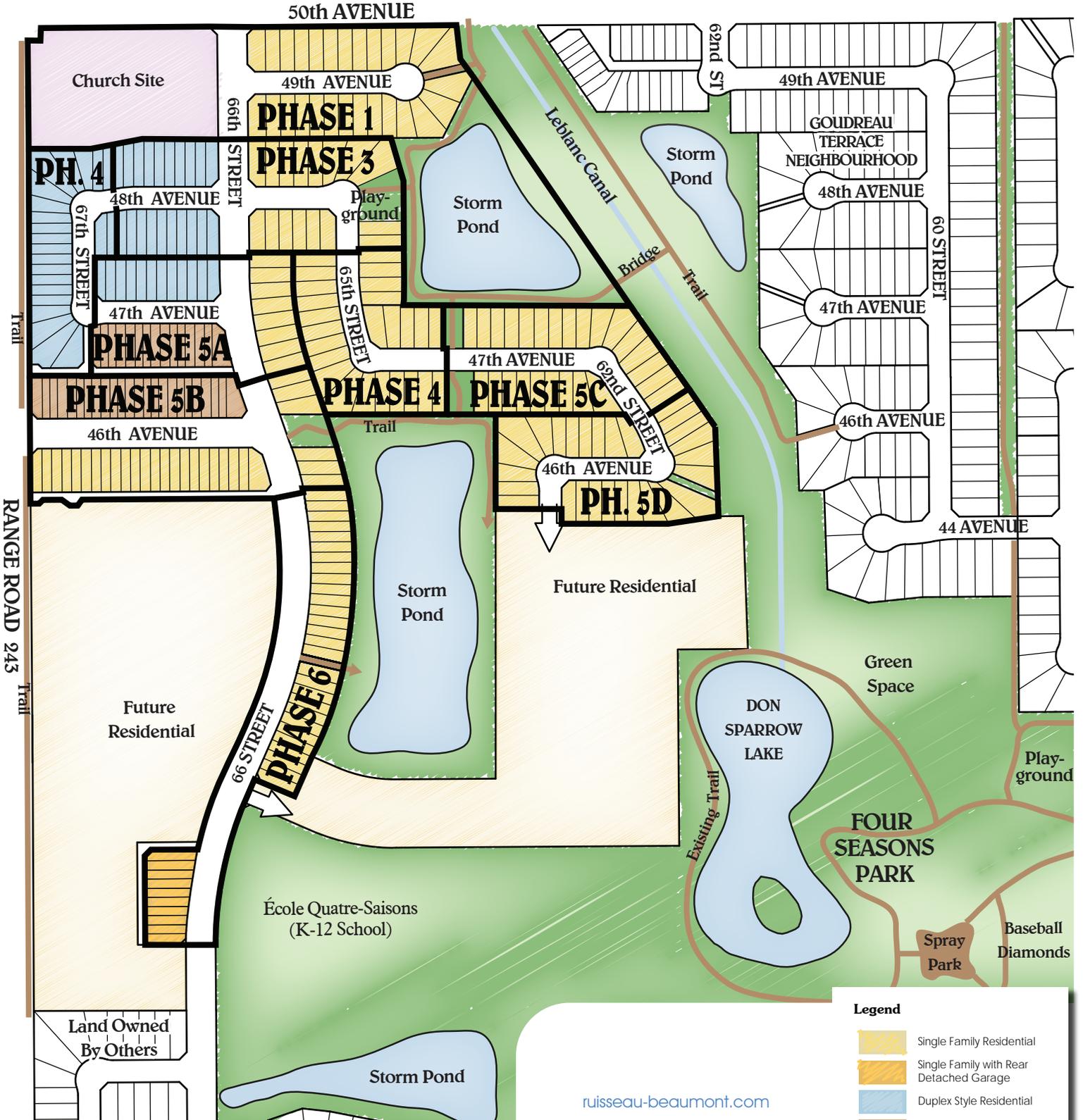


# NEIGHBOURHOOD CONCEPT PLAN



# RUISSEAU



### Legend

- Single Family Residential
- Single Family with Rear Detached Garage
- Duplex Style Residential
- Townhouse Style Residential
- Future Residential
- Open Space

[ruisseau-beaumont.com](http://ruisseau-beaumont.com)

This is prepared as a conceptual plan only and based on the Approved Ruisseau Outline Plan at the time of printing. All elements are subject to change without notification and should not be relied upon. Future road alignments are subject to change. "Future Residential" includes low density residential and/or medium density residential. Please contact the Town of Beaumont for current information.

February 15, 2024

WE CREATE WHAT WE  
**BELIEVE IN**

**QUALICO**<sup>®</sup>  
communities



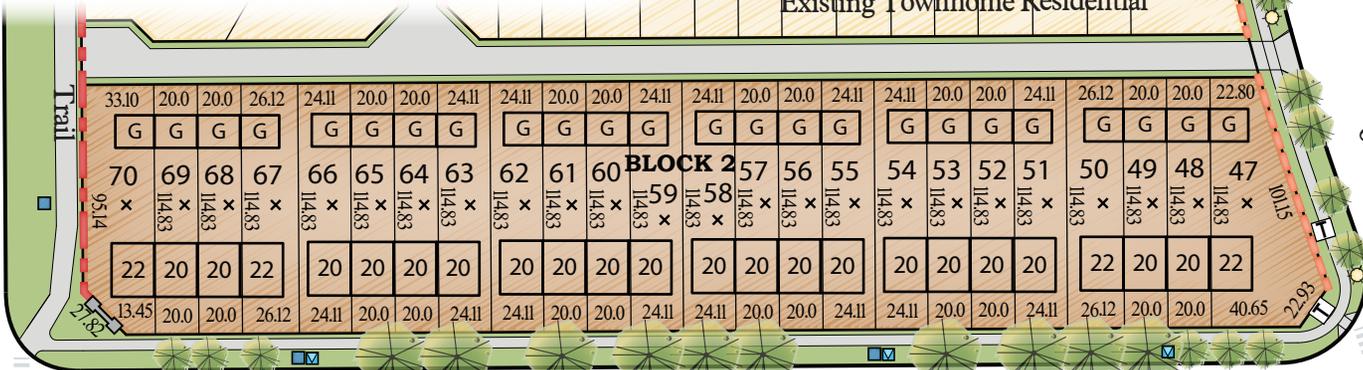
# Preliminary Plan Phase 5B Lot Information Plan

# RUISSEAU

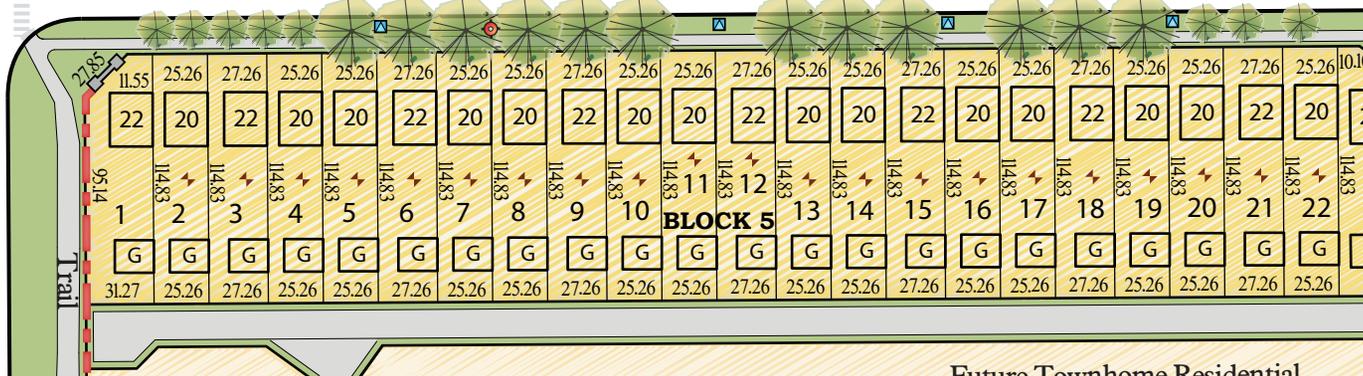
ruisseau-beaumont.com

RANGE ROAD 243

Existing Townhome Residential



46th AVENUE



**Legend**

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Telecommunications Vault
- Driveway location with suggested house width in feet
- Detached Garage Location
- Cross Lot Drainage Restrictive Covenant (RC)
- 1.5 m Zero Lot Line Easement
- Entry Feature
- Noise Attenuation Fence (RC)
- Step Down Wood Screen Fence (RC)
- Chain Link Fence (RC)
- Tree Locations (Subject to change)
- Single Family Home
- Townhome

**NOTES:**

1. All information shown on this plan is deemed accurate to the date shown.
2. Bungalows and 2 Storey require window wells.
3. Surveyors - Building pocket supersedes marketing map.
4. Special attention should be paid to lot grades.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 3.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. Restrictive Covenant on fencing.
9. Cross lot drainage easement on Townhome Lots (Lots 47-70 Block 2).
10. A 1.5 metre Zero Lot Line Maintenance/Drainage Easement is located on Lots 2-23 Block 5.

This is prepared as a conceptual plan only and all elements are subject to change without notification and should not be relied upon. Please refer to the registered subdivision plan and approved engineering drawings to confirm all information. Dimensions are in feet. **November 2, 2021**

**QUALICO**<sup>®</sup>  
communities

WE CREATE WHAT WE  
**BELIEVE IN**



# RUISSEAU

ruisseau-beaumont.com

## Preliminary Plan Phase 5D Lot Information Plan



### Legend

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Telecommunications Vault
- Step Down Wood Screen Fence (RC)
- Chain Link Fence (RC)
- Swale
- Tree Locations (Subject to change)
- Single Family Home
- Driveway location with suggested house width in feet
- Full Walkout Lot Potential

### NOTES:

1. All information shown on this plan is deemed accurate to the date shown.
2. Bungalows and 2 Storey require window wells.
3. Surveyors - Building pocket supersedes marketing map.
4. Special attention should be paid to lot grades.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 3.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. Restrictive Covenant on fencing.

This is prepared as a conceptual plan only and all elements are subject to change without notification and should not be relied upon. Please refer to the registered subdivision plan and approved engineering drawings to confirm all information. Dimensions are in feet. **November 2, 2021**

**QUALICO**<sup>®</sup>  
communities

WE CREATE WHAT WE  
**BELIEVE IN**



# RUISSEAU

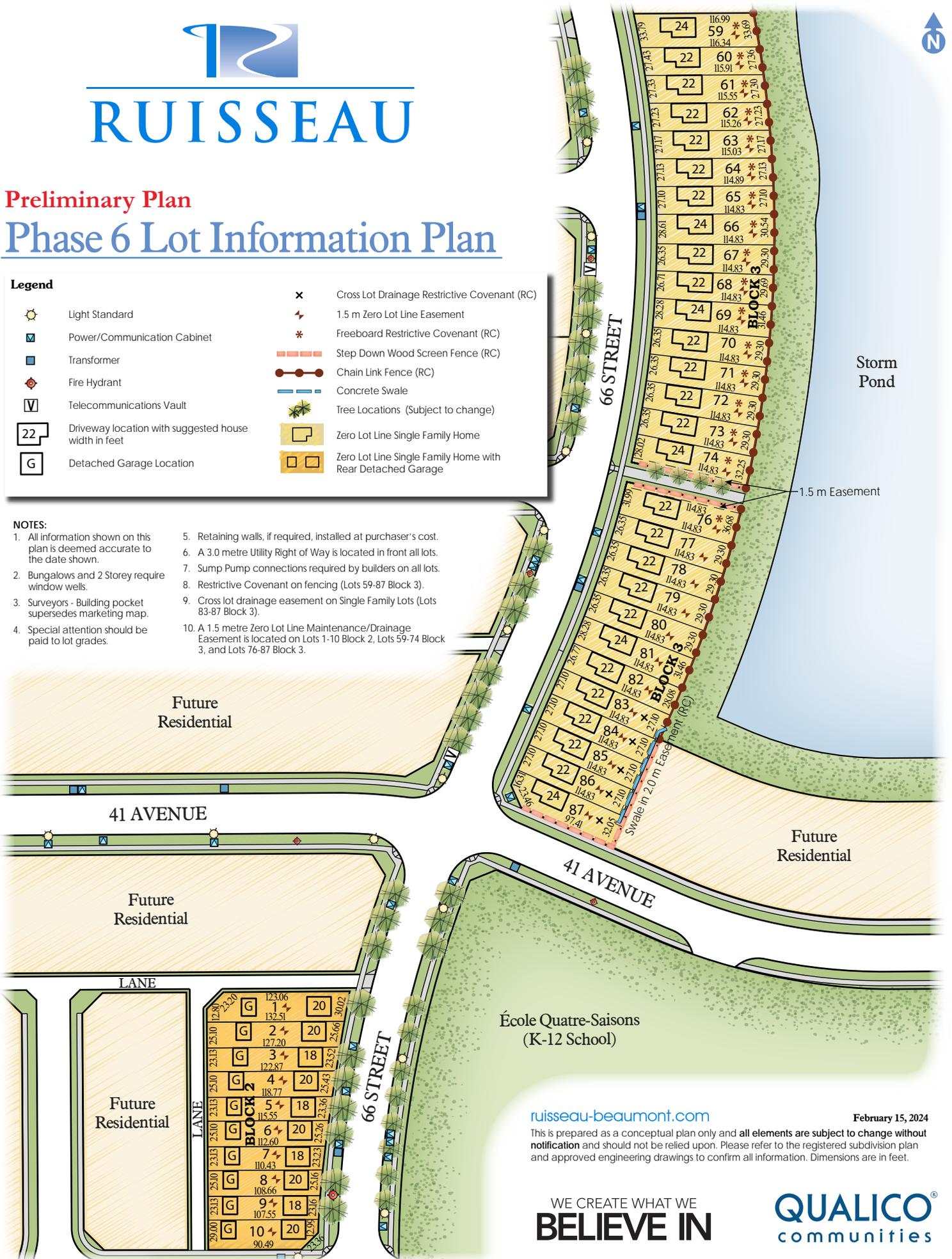
## Preliminary Plan Phase 6 Lot Information Plan

### Legend

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Telecommunications Vault
- Driveway location with suggested house width in feet
- Detached Garage Location
- Cross Lot Drainage Restrictive Covenant (RC)
- 1.5 m Zero Lot Line Easement
- Freeboard Restrictive Covenant (RC)
- Step Down Wood Screen Fence (RC)
- Chain Link Fence (RC)
- Concrete Swale
- Tree Locations (Subject to change)
- Zero Lot Line Single Family Home
- Zero Lot Line Single Family Home with Rear Detached Garage

### NOTES:

1. All information shown on this plan is deemed accurate to the date shown.
2. Bungalows and 2 Storey require window wells.
3. Surveyors - Building pocket supersedes marketing map.
4. Special attention should be paid to lot grades.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 3.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. Restrictive Covenant on fencing (Lots 59-87 Block 3).
9. Cross lot drainage easement on Single Family Lots (Lots 83-87 Block 3).
10. A 1.5 metre Zero Lot Line Maintenance/Drainage Easement is located on Lots 1-10 Block 2, Lots 59-74 Block 3, and Lots 76-87 Block 3.



[ruisseau-beaumont.com](http://ruisseau-beaumont.com)

February 15, 2024

This is prepared as a conceptual plan only and all elements are subject to change without notification and should not be relied upon. Please refer to the registered subdivision plan and approved engineering drawings to confirm all information. Dimensions are in feet.

WE CREATE WHAT WE  
**BELIEVE IN**

**QUALICO**  
communities