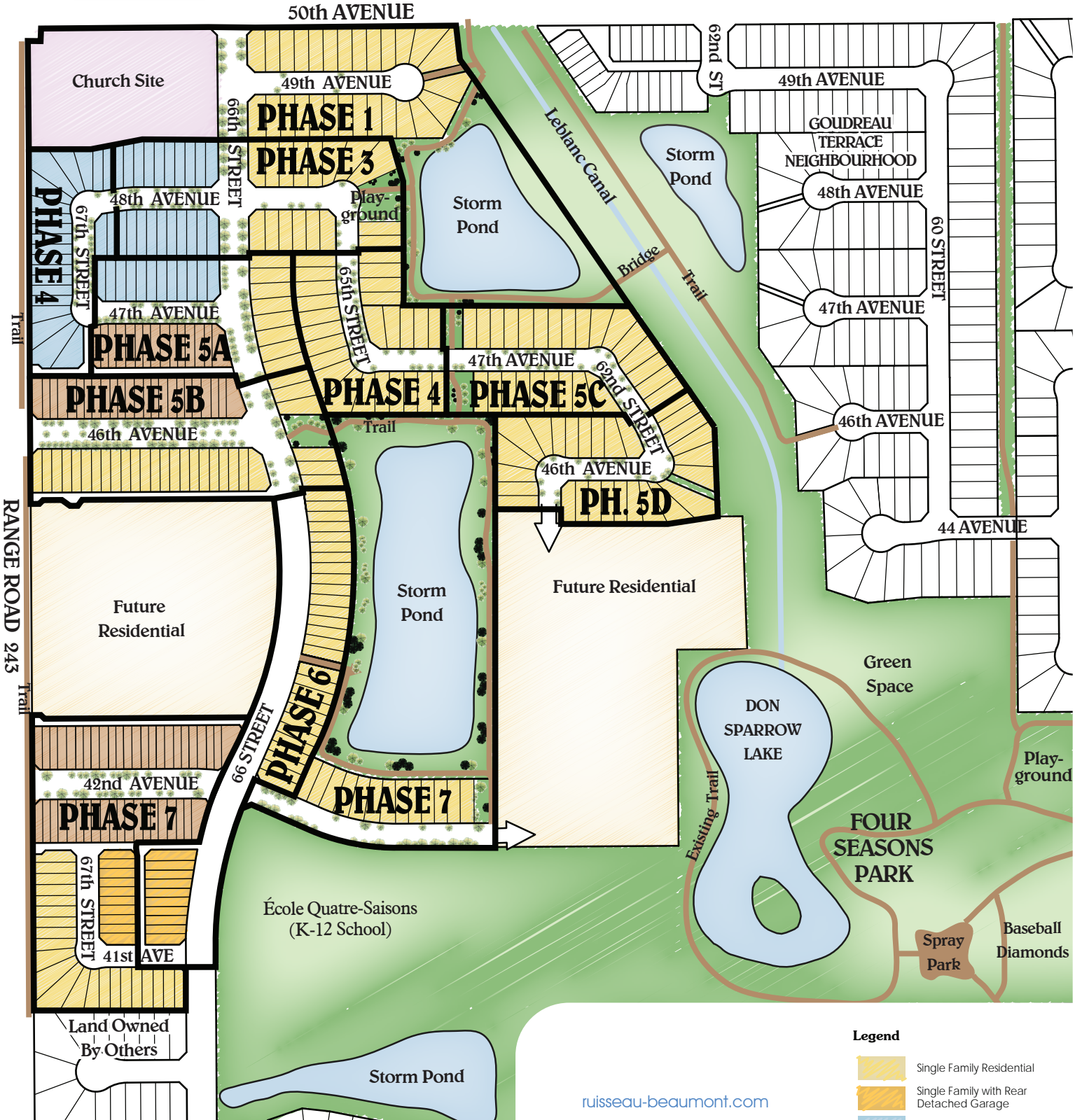


NEIGHBOURHOOD CONCEPT PLAN



RUISSEAU



Legend

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

ruisseau-beaumont.com

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 City of Beaumont for current information.

February 6, 2025

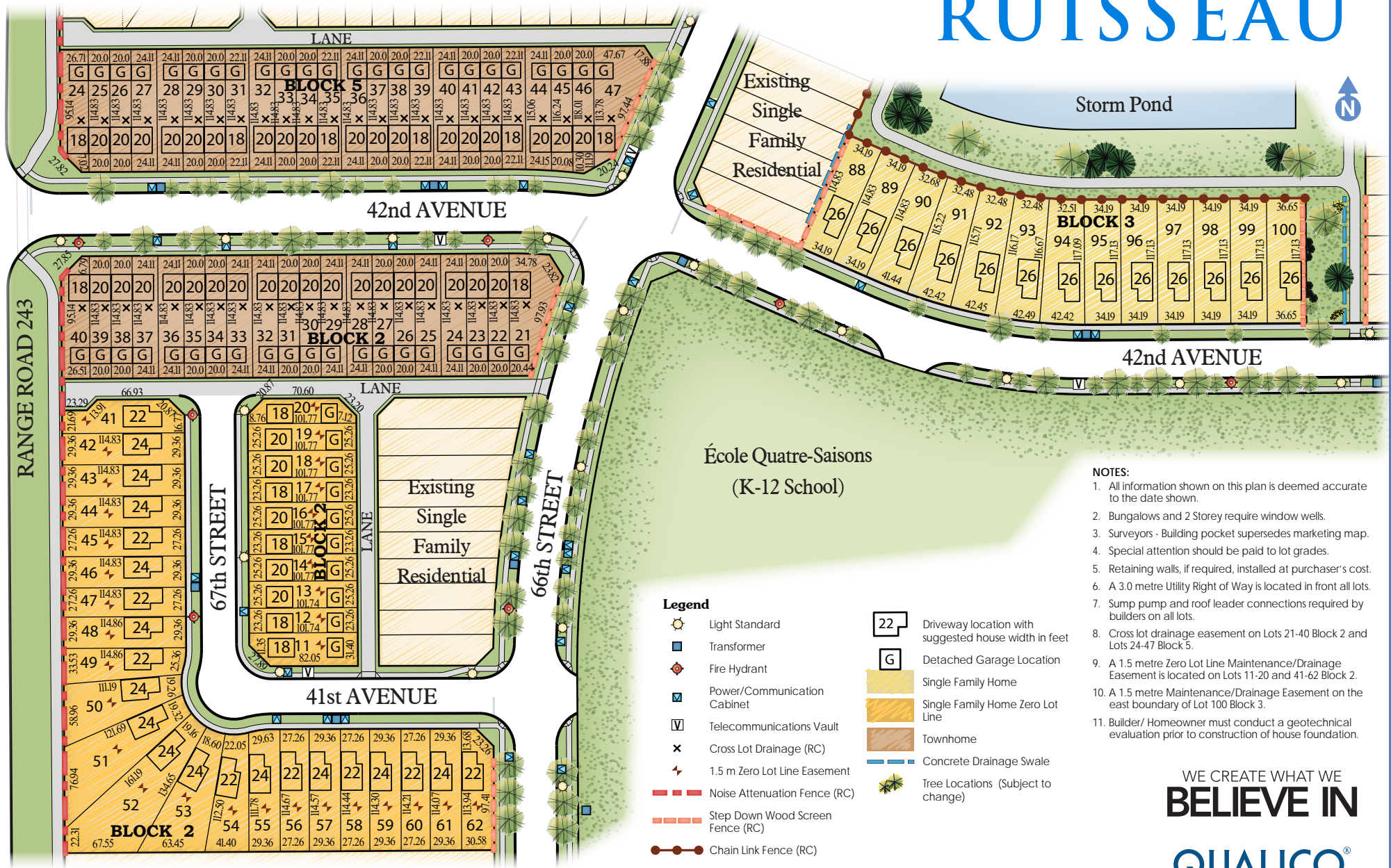
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Preliminary Plan Phase 7 Lot Information Plan



RUISSEAU



- 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 and roof leader connections required by builders on all lots.
 8. Cross lot drainage easement on Lots 21-40 Block 2 and Lots 24-47 Block 5.
 9. A 1.5 metre Zero Lot Line Maintenance/Drainage Easement is located on Lots 11-20 and 41-62 Block 2.
 10. A 1.5 metre Maintenance/Drainage Easement on the east boundary of Lot 100 Block 3.
 11. Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.

Legend

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

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February 6, 2025

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.

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