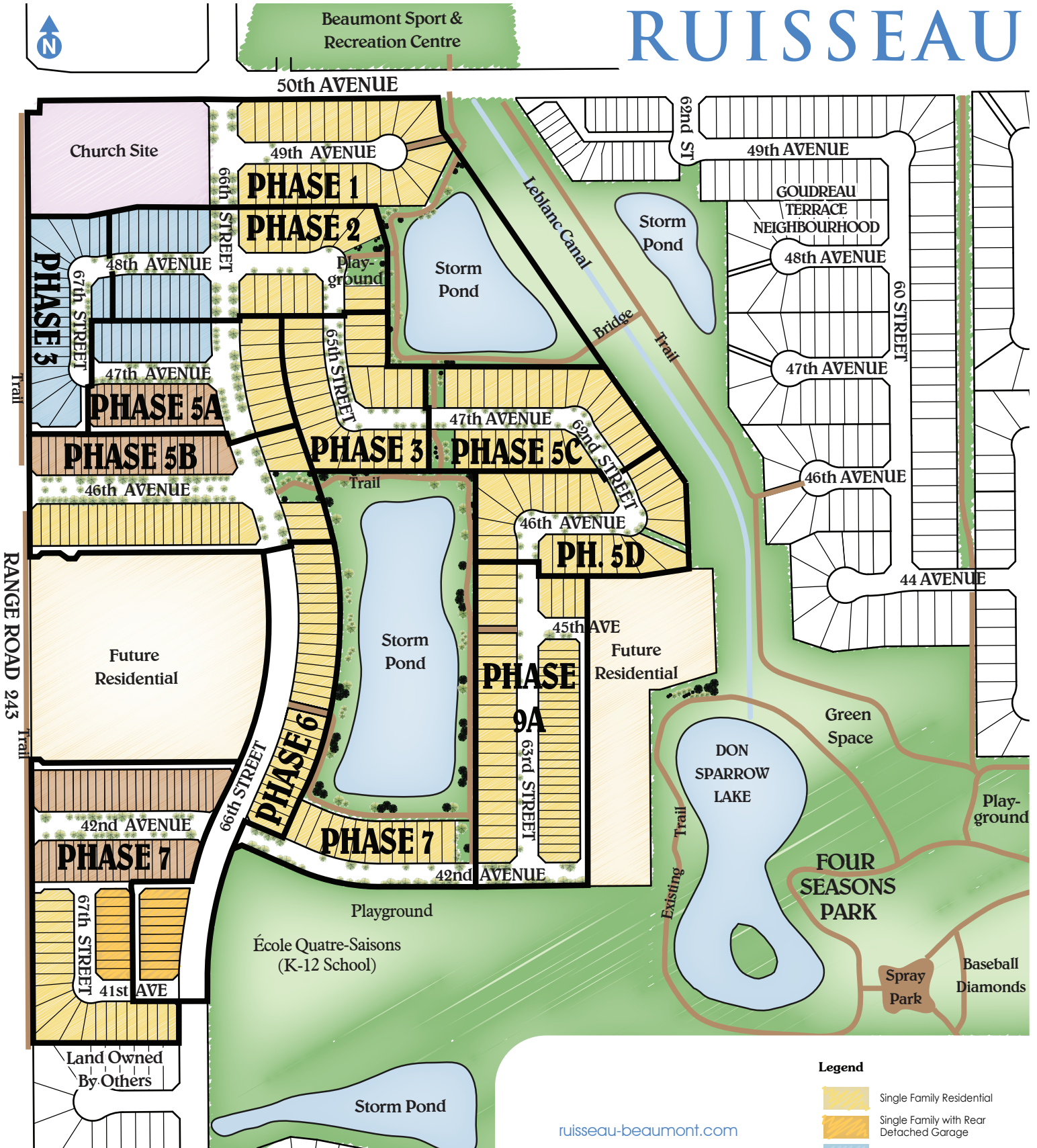


NEIGHBOURHOOD CONCEPT PLAN



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.

August 18, 2026

RUISSÉAU

Phase 9A 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
-  1.5 m Zero Lot Line Easement
-  Disturbed Soil Restrictive Covenant (RC)
-  Wood Screen Fence
-  Chain Link Fence (RC)
-  Drainage Swale
-  Tree Locations (Subject to change)
-  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. Surveyor's 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 connection required on all lots, additional roof leader connection to storm service required on all lots except lots 84 - 87 block 1.
8. A 1.5 metre Zero Lot Line Maintenance/Drainage Easement is located on Lots 1 - 26 Block 7.
10. A 1.5 metre PUL Maintenance Easement on Lots 49 & 51 Block 3.
11. Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation on Lot 51 Block 3.

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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. **August 18, 2020**

August 18, 2026

