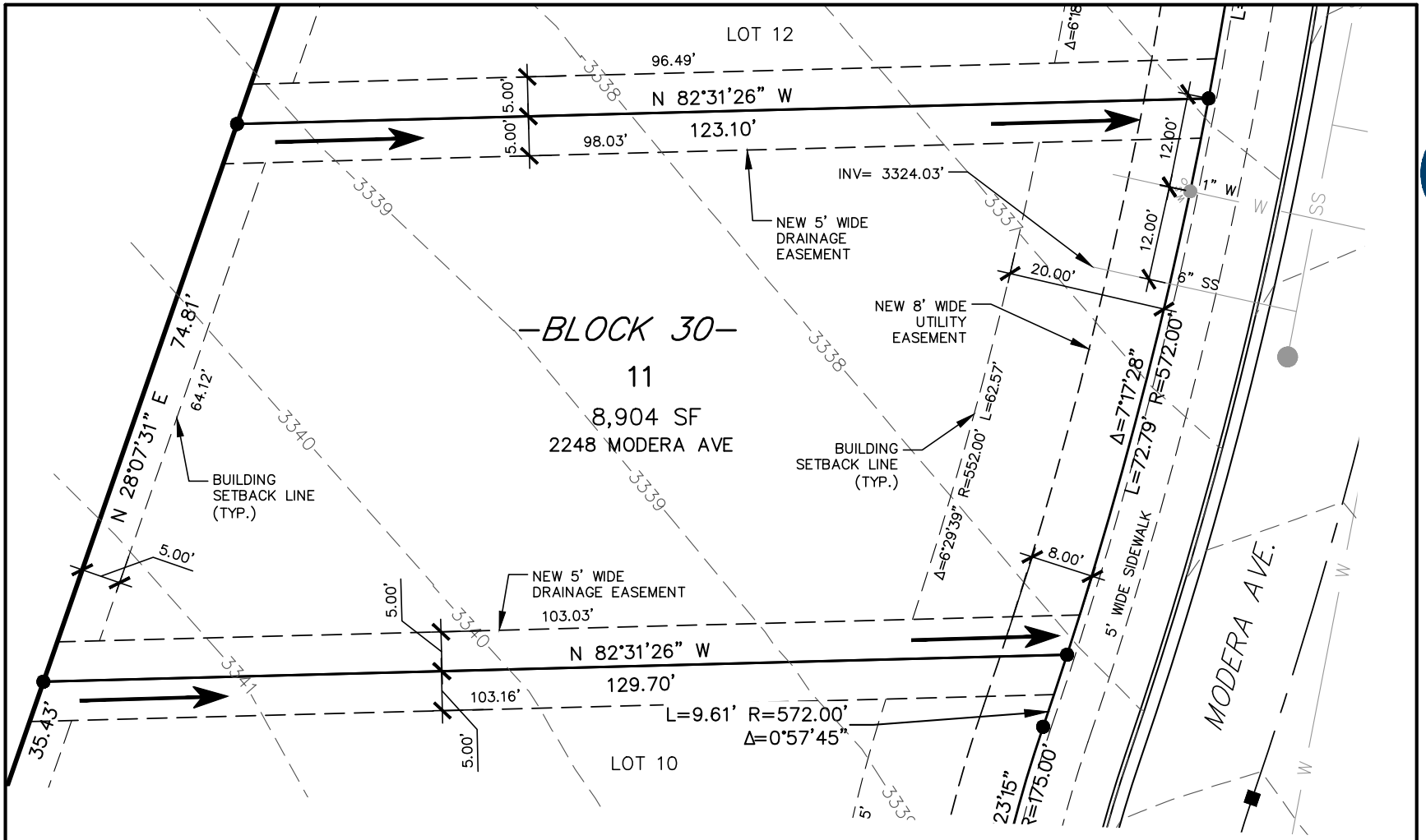

NORTH

10 0 10 20

SCALE: 1" = 20'

GENERAL DIRECTION OF STORM RUNOFF FROM LOT TO STREET. FINAL GRADING PER BUILDING CODE.

NOTE:

1. THE DRAINAGE SWALES LOCATED IN THE DRAINAGE EASEMENTS ARE FOR CONVEYING STORMWATER AND IRRIGATION RUNOFF AND THE DRAINAGE SHALL NOT BE ALTERED IN ANY WAY TO INHIBIT THE CONVEYANCE OF STORMWATER AND OTHER RUNOFF. IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO MAINTAIN AND PERPETUATE THESE DRAINAGE EASEMENTS AND REQUIRED DRAINAGE SWALES.
2. ALL DRAINAGE SHALL BE RETAINED ON THE LOT IN ACCORDANCE WITH CITY OF BILLINGS CODE & DIRECTED TOWARD THE PUBLIC RIGHT-OF-WAY UNLESS SPECIFIC DRAINAGE EASEMENTS EXIST.
3. THIS IS AN EXHIBIT INTENDED TO SHOW LOT SETBACKS AND STREET FEATURES AND IS NOT A PLAT OF LEGAL REPRESENTATION OF LOT BOUNDARIES. REFER TO THE FINAL PLAT FOR LEGAL BOUNDARIES.
4. PLAT RECORDING #4104862
5. SIA RECORDING #4104863
6. DRAINAGE EASEMENT #4104865
7. CONTOURS AS SHOWN ARE APPROXIMATE & MAY DIFFER AFTER CONSTRUCTION OF ADJACENT STREET & UTILITY IMPROVEMENTS.
8. THE LOWEST FINISHED FLOOR ELEVATION (WHICH INCLUDES THE GARAGE) SHALL BE A MINIMUM OF 18 INCHES HIGHER THAN THE TOP OF CURB, MEASURED FROM THE HIGHEST LOCATION ALONG THE FRONTAGE. HOME BUILDER AND LOT OWNER MAY FIND IT NECESSARY TO RAISE THE FINISHED FLOOR ELEVATION OF HOUSE OR GARAGE ABOVE THIS MINIMUM DURING ON-SITE BUILDING DESIGN AND/OR DURING ON-LOT GRADING.

sanbell
Intelligent Infrastructure, Enduring Community

FILE: 82061_156_LOT_LAYOUTS.DWG
PROJECT NO: 82061.156
CAD: WWB
QUALITY ASSURANCE: GO

HIGH SIERRA 20TH FILING
INDIVIDUAL LOT LAYOUTS
BILLINGS, MT
2248 MODERA AVE

L11 B30