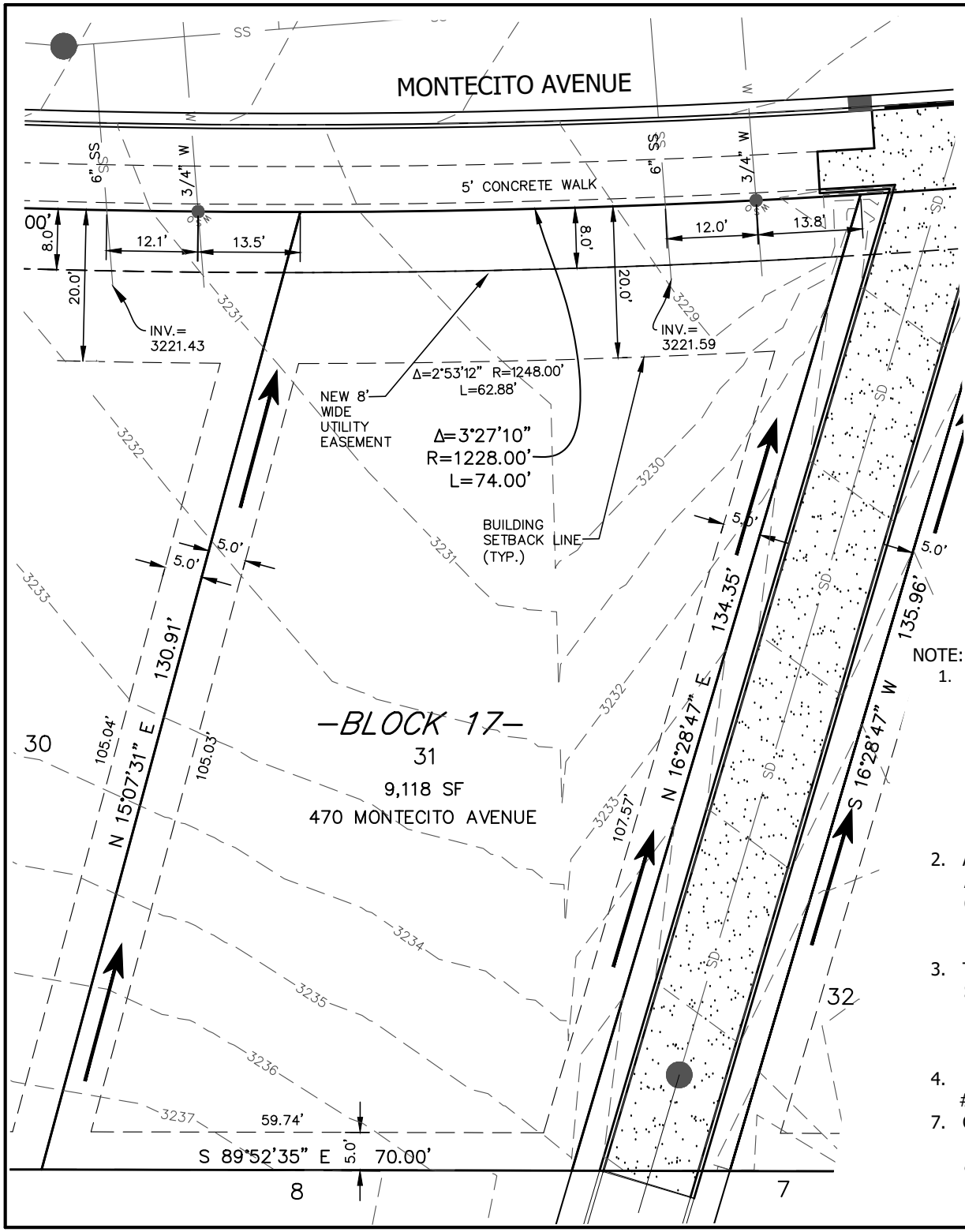

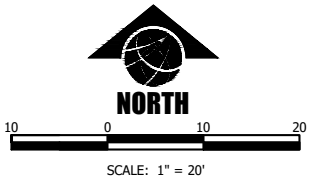

GENERAL DIRECTION OF STORM RUNOFF FROM LOT TO STREET. FINAL GRADING PER BUILDING CODE.

NOTE:

1. DRAINAGE SWALES, TO BE CONSTRUCTED WITH HOME CONSTRUCTION, 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 #4051301 5. SIA RECORDING #4051302 6. DRAINAGE EASEMENT #4041304
7. CONTOURS AS SHOWN ARE APPROXIMATE & MAY DIFFER AFTER CONSTRUCTION OF ADJACENT STREET & UTILITY IMPROVEMENTS.

SANDERSON STEWART
Enduring Community Design

FILE: 82061_145_LOTS_PROD.DWG
PROJECT NO: 82061.144
CAD: BG

LOT 31, BLOCK 17, HIGH SIERRA SUB., 21ST FILING
470 MONTECITO AVENUE
BILLINGS, YELLOWSTONE COUNTY, MONTANA
LOT LAYOUT

C1.0