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STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 through 76-4-131, MCA 1995)

TO: County Clerk and Recorder
Madison County
Virginia City, Montana

E.Q. 06-2342

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Sky View Subdivision**

Located in the Northwest and Southwest Quarters of Section 28, the Northwest Quarter of Section 33 and the Northeast Quarter of Section 32, all in Township 5 South, Range 1 West, PMM, Madison County, Montana

consisting of 84 lots have been reviewed by personnel of the Permitting and Compliance Division, and,

THAT the documents and data required by ARM Chapter 17 Section 36 have been submitted and found to be in compliance therewith, and,

THAT the approval of the Plat is made with the understanding that the following conditions shall be met:

THAT the Lot sizes as indicated on the Plat to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT each Lot shall be used for one single-family dwelling and separate one bedroom apartment, and

THAT each lot's single-family dwelling and separate one bedroom apartment shall share a water system which will consist of a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT data provided indicates an acceptable water source at a depth of approximately 95 feet, and,

That each lot's single-family dwelling and separate one bedroom apartment shall share a subsurface drainfield, and,

THAT the subsurface drainfield for lots 1 - 4, 10 - 26, 31 - 46, 54, 55 and 57-82 will consist of a 1,500 gallon septic tank, effluent filter and subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT each subsurface drainfield for lots 1 - 4, 10 - 26, 31 - 46, 54, 55 and 57-82 shall have an absorption area of sufficient size to provide 750 square feet, and,

THAT the subsurface drainfield for lots 5, 6, 7, 8, 9, 27, 28, 29, 30, 47, 48, 49, 50, 51, 52, 53, 56, 83, and 84 shall consist of a 1,500 gallon septic tank, effluent filter, a 1,000 gallon dosing tank and elevated sand mound of such size and description as will comply with Title 17, Chapter 36, Sub-

Chapters 1, 3, and 6 ARM, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT water supply systems, sewage treatment systems and storm drainage systems will be located as shown on the approved plans, and,

THAT all wells and drainfields must be located and staked by an engineer prior to construction and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer and/or owner of record shall provide each purchaser of property with a copy of the plat, approved location of water supply and sewage treatment system as shown on the attached lot layout, and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the county health department and will comply with local regulations and ARM, Title 17, Chapter 36, Subchapters 3 and 9, before construction is started.

THAT departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental Quality.

Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

YOU ARE REQUESTED to record this certificate by attaching it to the plat filed in your office as required by law.

DATED this 11th day of January, 2007. *SWH*

Richard Opper
DIRECTOR

By:

Barbara Kingery for
Steve Kilbreath, Supervisor
Subdivision Section
Water Protection Bureau
Permitting and Compliance Division
Department of Environmental Quality



Owner's Name: Paul and Karen McMullin

Pintail Ridge Subdivision Common Area

WETLAND AREA

1' DEEP SWALE WITH 3:1
SIDESLOPE TO RUN LENGTH
OF NORTHERN PROPERTY LINE.
SEE SHEET 15 FOR DETAILS.

GROUND SLOPE
APPROX. 0.016 FT/FT

GROUND SLOPE
APPROX. 0.007 FT/FT

GROUND SLOPE
APPROX. 0.007 FT/FT

GROUND SLOPE
APPROX. 0.007 FT/FT

Sky View Drive

Northfield Ct.

Sunset Ct.

Lot 47
1.56± ACRES

Lot 48
1.63± ACRES

Lot 49
2.01± ACRES

Lot 50
1.88± ACRES

Lot 51
1.58± ACRES

Lot 56
1.56± ACRES

Lot 57
1.04± ACRES

Lot 58
1.46± ACRES

Lot 65
1.78± ACRES

Lot 64
1.57± ACRES

Lot 59
1.59± ACRES

Lot 52
1.16± ACRES

Lot 53
1.46± ACRES

Lot 54
1.30± ACRES

Lot 55
1.40± ACRES

Lot 84
1.43± ACRES

Lot 83
1.90± ACRES

Lot 82
2.72± ACRES

Lot 81
2.59± ACRES

Lot 80
3.04± ACRES

Lot 79
2.57± ACRES

TP #48
M.W.

TP #47
M.W.

TP #48(a)

TP #49
M.W.

TP #52
M.W.

TP #51
M.W.

TP #56
M.W.

TP #57
M.W.

TP #58
M.W.

TP #53(a)

TP #54
M.W.

TP #80

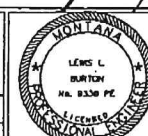
CULVERT #9
43.5' OF 27" CMP

CULVERT #8
39' OF 18" CMP

CULVERTS #6 & #7
39' OF 18" CMP EACH

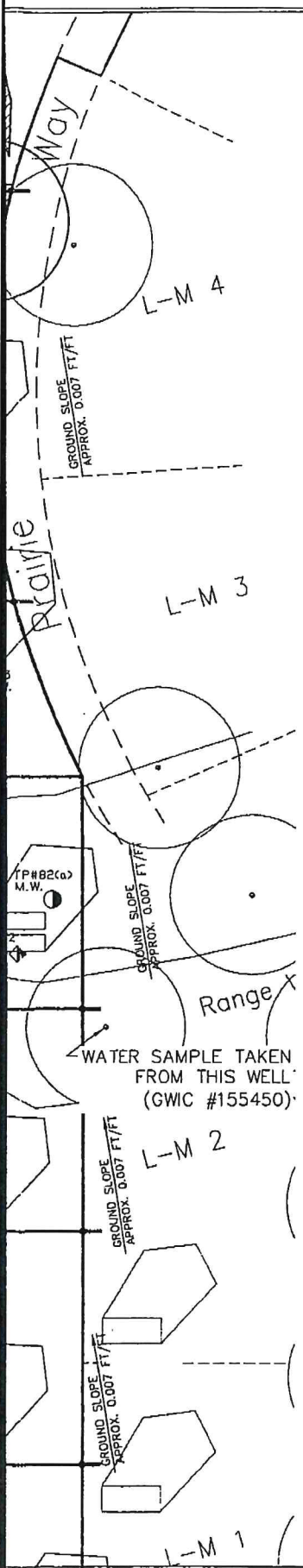
REVISIONS	DRAWN BY	DATE
UPDATED WELLS & DRAINFIELDS	BSS	3/8/06
UPDATED TEST PITS	AP	10/5/06
NEW TEST PITS & CONTOURS	AP	11/29/06
STORM WATER NOTES	AP	11/30/06

0	100	200	300
SCALE: 1 INCH = 200 FEET			
PROJECT ENGINEER: BSS	DRAWN BY: BSS		
DESIGNED BY: BSS	REVIEWED BY: LLB		



GATEWAY ENGINEERING & SURVEY

2020 CHARLOTTE ST
BOZEMAN, MONTANA
Phone: (406) 587-4545
Fax: (406) 587-7676



GROUNDWATER FLOW N37E
 HYDRAULIC CONDUCTIVITY = 8080 FT/DAY
 HYDRAULIC GRADIENT = 0.006 FT/FT

EQ#06-2342
APPROVED
 Montana Department of
 Environmental Quality
 Permitting and Compliance Division
Barbara Kingery 1-11-07
 Reviewer Date

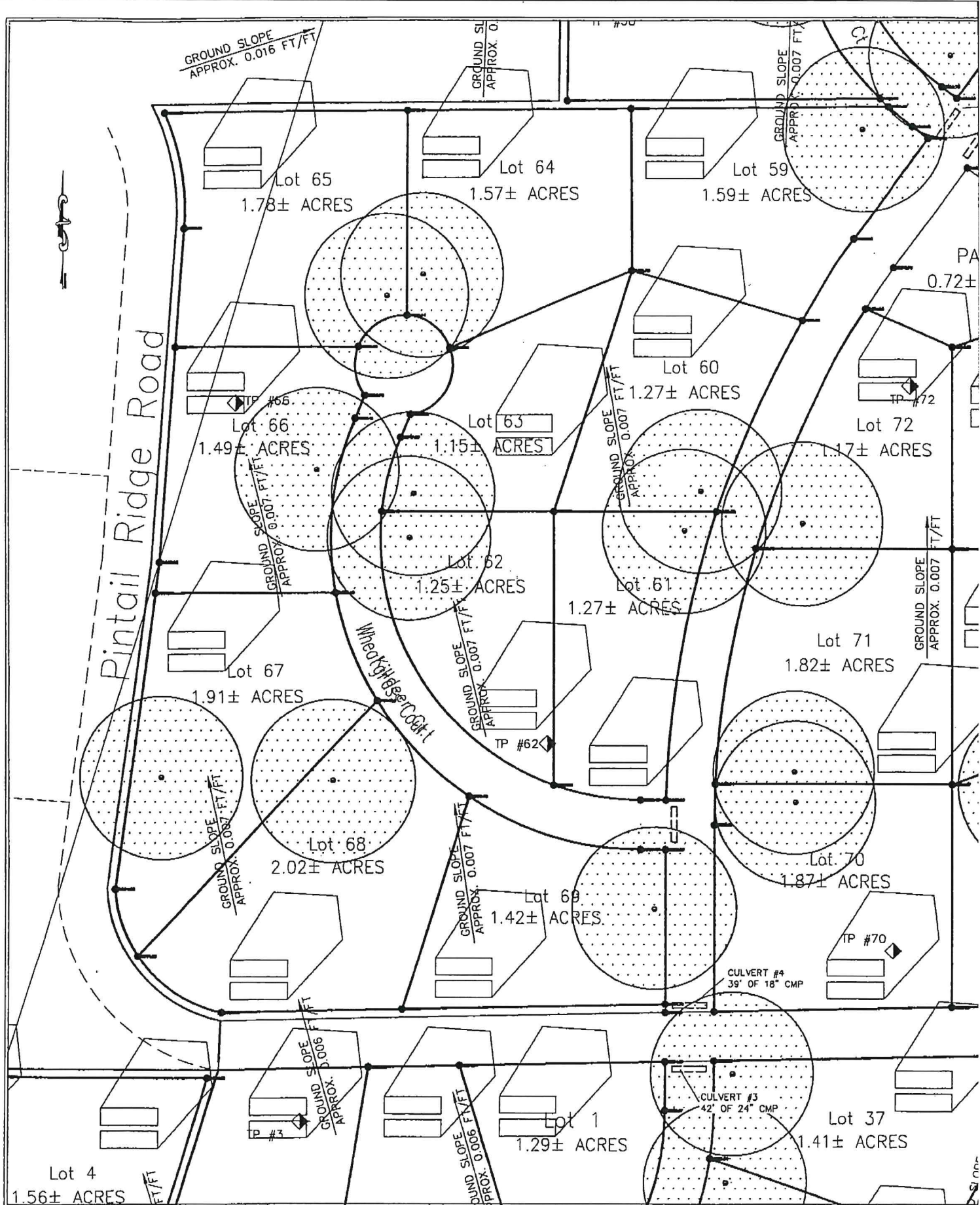
LEGEND

PROPOSED ELEVATED SAND MOUND DRAINFIELD, 100% REPLACEMENT AREA, & 100' MIXING ZONE	
PROPOSED DRAINFIELD, 100% REPLACEMENT AREA, & 100' MIXING ZONE	
TEST PIT LOCATION	
NEW TEST PIT LOCATION	
EXISTING OR APPROVED WELL & ISOLATION ZONE	
PROPOSED WELL & ISOLATION ZONE	
MONITORING WELL	M.W.

NOTES:
 THERE ARE NO FLOOD PLAINS IN PROPOSED SUBDIVISION.

STORM DRAINAGE NOTES:
 STORM DRAINAGE SHALL BE CONTAINED IN ROADSIDE DITCHES AND DRAINAGE SWALES AS SHOWN ON THE STORM DRAINAGE PLAN, SHEET 8 OF THE DRAWINGS.

RECEIVED
DEC 12 2006
MT DEQ PUBLIC WATER & SUBDIVISIONS BUREAU



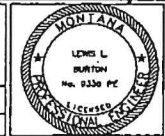
REVISIONS	DRAWN BY	DATE
UPDATED WELLS & DRAINFIELDS	BSS	3/6/06
STORM WATER NOTES	AP	11/30/06

0 75 150 225

SCALE: 1 INCH = 150 FEET

PROJECT ENGINEER: BSS DRAWN BY: BSS

DESIGNED BY: BSS REVIEWED BY: LLB



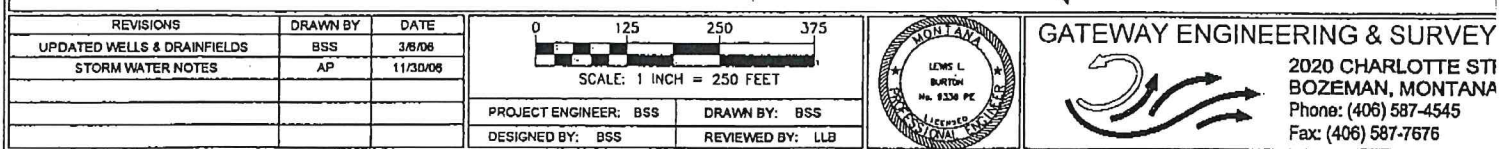
GATEWAY ENGINEERING & SURVEY

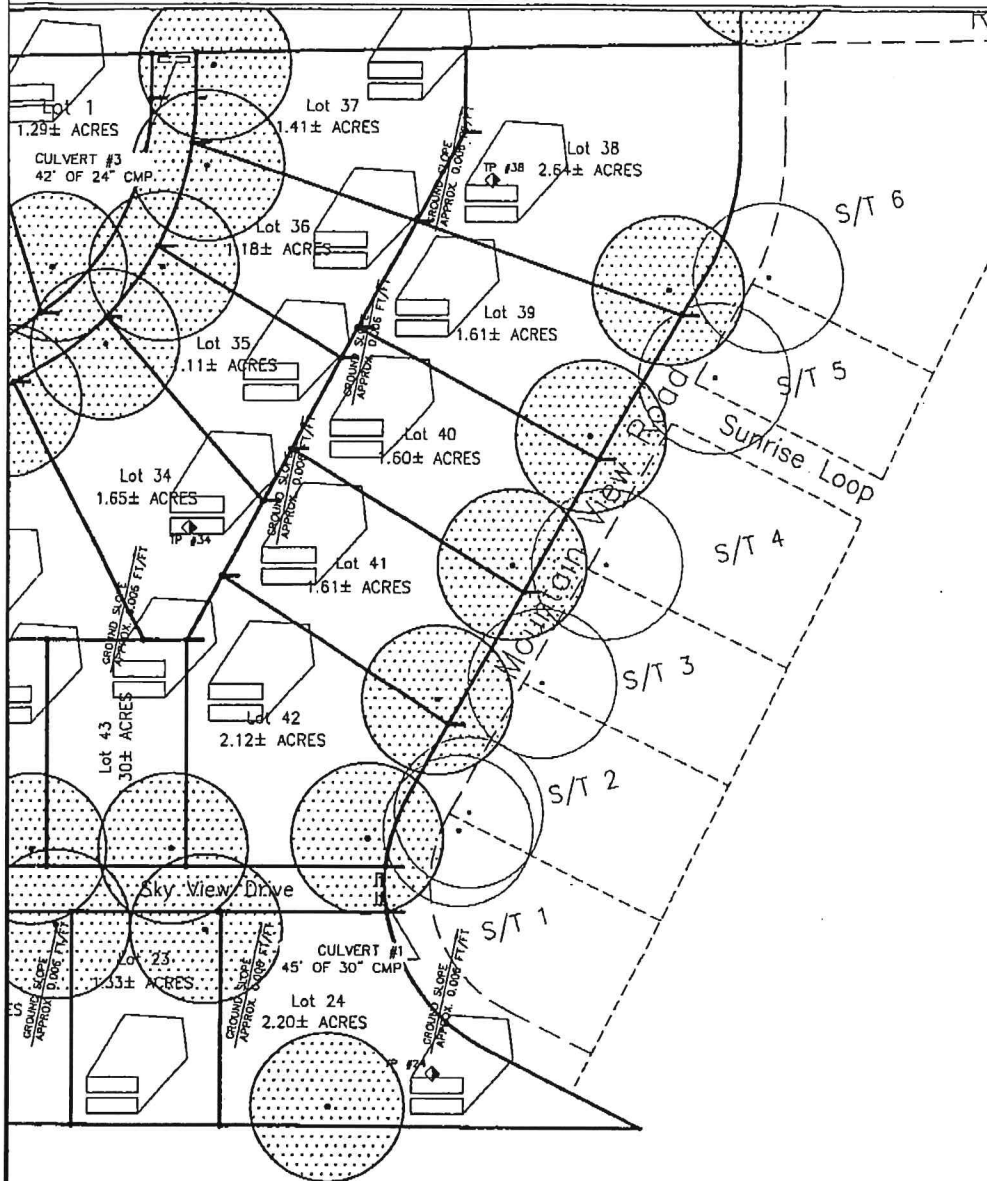
2020 CHARLOTTE ST
BOZEMAN, MONTANA
Phone: (406) 587-4545
Fax: (406) 587-7676

GROUNDWATER FLOW N37E
HYDRAULIC CONDUCTIVITY = 808.0 FT/DAY
HYDRAULIC GRADIENT = 0.006 FT/FT

PROPOSED WELL &
ISOLATION ZONE

SHEET
3 OF 22
PROJECT #: 04-124
DATE: 8/12/08





EQ # 06-2342
APPROVED
 Montana Department of
 Environmental Quality
 Permitting and Compliance Division
Barbara King 1-11-07
 Date
 GROUNDWATER FLOW N37E
 HYDRAULIC CONDUCTIVITY = 808.0 FT/DAY
 HYDRAULIC GRADIENT = 0.006 FT/FT

LEGEND

PROPOSED DRAINFIELD, 100% REPLACEMENT AREA, & 100' MIXING ZONE

TEST PIT LOCATION

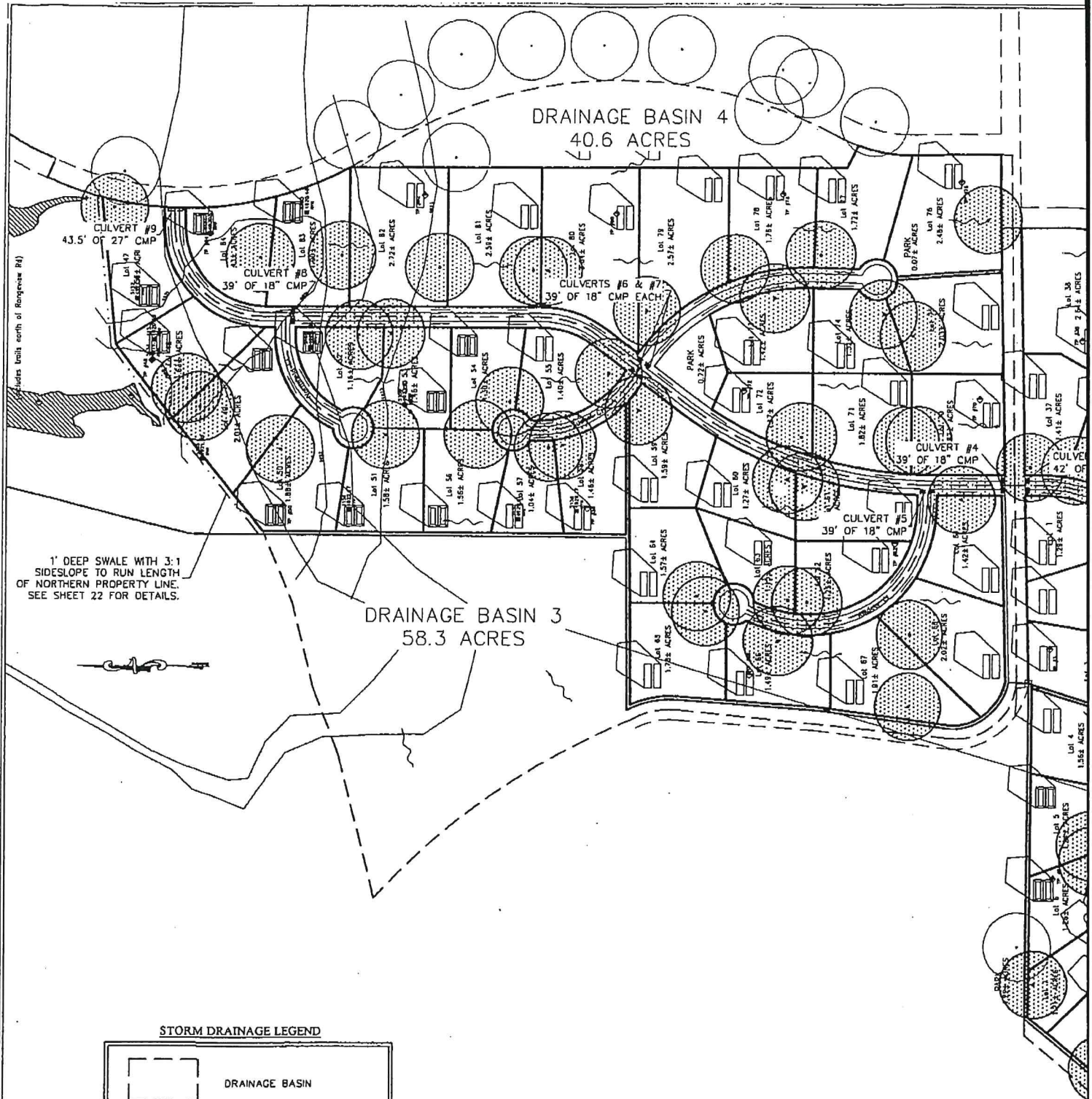
EXISTING OR APPROVED WELL & ISOLATION ZONE

PROPOSED WELL & ISOLATION ZONE

MONITORING WELL M.W.

STORM DRAINAGE NOTES:
 STORM DRAINAGE SHALL BE
 CONTAINED IN ROADSIDE
 DITCHES AND DRAINAGE
 SWALES AS SHOWN ON THE
 STORM DRAINAGE PLAN,
 SHEET 8 OF THE DRAWINGS.

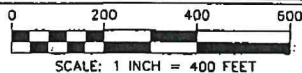
RECEIVED
 DEC 12 2006
 NOTES:
 THIS PROPOSED PUBLIC WATER
 SUBDIVISION IS SUBJECT TO
 THE PROPOSED
 SUBDIVISION.



STORM DRAINAGE LEGEND

	DRAINAGE BASIN
	OVERLAND DRAINAGE FLOW PATH
	SWALE/DITCH FLOW PATH
	CULVERT

REVISIONS	DRAWN BY	DATE
UPDATED DRAINAGE BASINS	BSS	3/6/08



PROJECT ENGINEER: BSS
DESIGNED BY: BSS

DRAWN BY: BSS
REVIEWED BY: LLB



GATEWAY ENGINEERING & SURVEY



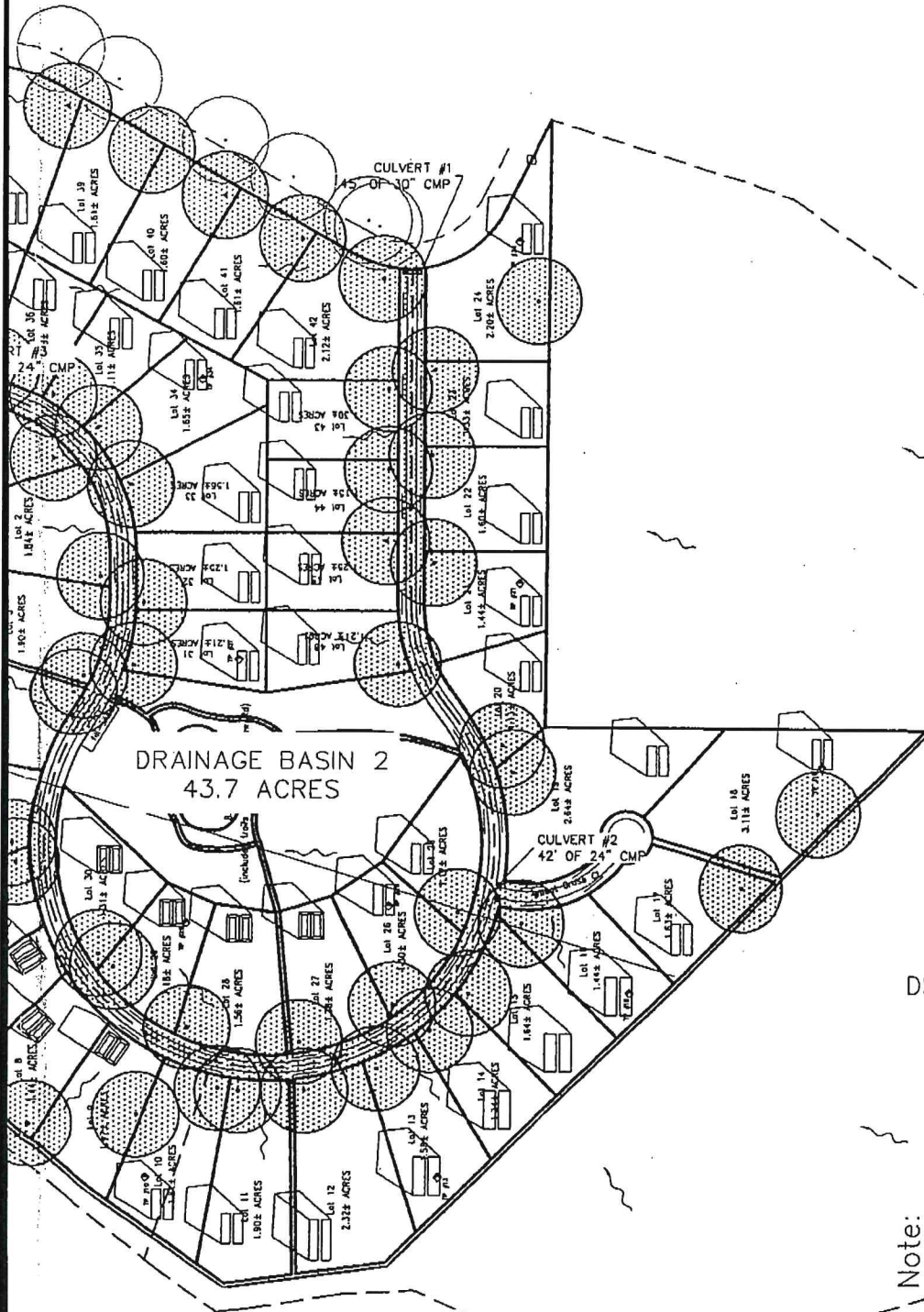
2020 CHARLOTTE ST
BOZEMAN, MONTANA
Phone: (406) 587-4545
Fax: (406) 587-7676

EQ# 06-2342

APPROVED

Montana Department of
Environmental Quality
Planning and Compliance Division

Barbara Kinyon 1-11-07
Date



Note:
Unless shown otherwise, 5/8"
RB and BPC's are 30 feet at lot
corners, r/w pc's, and
intersections.
All cul-de-sacs have a radius of 60 feet

ING, INC.
SHEET
59718

STORM DRAINAGE PLAN
SECTIONS 28, 32, & 33 OF T5S, R1W

Paul and Karen McMullin
SKY VIEW MAJOR SUBDIVISION
MADISON COUNTY

SHEET
8 OF 22
PROJECT #: 04-124
DATE: 1/10/06