





Montana Department of  
**ENVIRONMENTAL QUALITY**

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • Website: [www.deq.state.mt.us](http://www.deq.state.mt.us)



June 30, 2003

Douglas E Daniels, PE  
PO Box 869  
Belgrade MT 59714

RE: Sun West Ranch Subdivision  
Madison County  
E.Q. #03-2427

Dear Mr Douglas:

Rewrite Lots 12, 13, 14, 15, 16, 17, 18  
& 19

The plans and supplemental information relating to the water supply, sewage, solid waste disposal, and storm drainage (if any) for the above referenced division of land have been reviewed as required by ARM Title 17 Chapter 36(101-805) and have been found to be in compliance with those rules.

Two copies of the Certificate of Subdivision Plat Approval are enclosed. The original is to be filed at the office of the county clerk and recorder. The duplicate is for your personal records.

Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080 for more information or visit the Department's storm water construction website at <http://www.deq.state.mt.us/wqinfo/MPDES/StormwaterConstruction.asp>. Failure to obtain this permit (if required) prior to development can result in significant penalties.

Your copy is to inform you of the conditions of the approval. Please note that you have specific responsibilities according to the plat approval statement primarily with regard to informing any new owner as to any conditions that have been imposed.

If you wish to challenge the conditions of this Certificate of Subdivision Plat Approval, you may request a hearing before the Board of Environmental Review or the Department, pursuant to Section 76-4-126, MCA and the Montana Administrative Procedures Act.

If you have any questions, please contact this office.

Sincerely,

for Bonnie Lovelace, Chief  
Water Protection Bureau

BL/ML

cc: *Melanie Lee*  
County Sanitarian  
County Planning Board

**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. #03-2427  
03-43J**

**THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as Sun West Ranch Subdivision, Lots 12, 13, 14, 15, 16, 17, 18 & 19, Rewrite:**

**A tract of land located Section 33, Township 10 South, Range 1 East, Principal Meridian Montana, Madison County, Montana,**

**consisting of eight(8) lots, have been reviewed by personnel of the Permitting and Compliance Division, and,**

**THAT the documents and data required by ARM Title 17 Chapter 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 this Certificate supersedes Certificate No. 28-94-S5-428, dated the 6th of December, 1993, for Lots 12 through 19 only, and,**

**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(1) single-family dwelling, and,**

**THAT the water supply system for Lots 12, 13, 14, 15, 16, 17, 18 & 19 will be by extension and service connection to Water Supply System #4, and,**

**THAT Water Supply System #4 will be owned, operated and maintained by the Homeowner's Association, and,**

**THAT Water Supply System #4 shall not serve more than 24 persons, and**

**THAT the piping design of the water main extensions and connections for Water Supply System #4 will remain the same as originally designed by Gaston Engineering of Bozeman which was approved in Certificate No. 28-94-S5-428, dated the 6th of December, 1993, and,**

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**Sun West Ranch Subdivision, Lots 12, 13, 14, 15, 16, 17, 18 & 19, Rewrite  
Madison County  
E.Q. #03-2427**

**THAT the water supply source for Water Supply System #4 will be by a spring; and components of the system will consist of a concrete spring box and a 4,000 gallon concrete storage reservoir, constructed in accordance with the approved plans and specifications prepared by Douglas E. Daniels PE #3539E, of Daniels & Associates Inc., of Belgrade, dated 4/6/03 and received by the Department on 6/09/03, and,**

**THAT the spring, spring box and reservoir for Water Supply System #4 will be enclosed within a fence to provide protection from animals and vehicles, and,**

**THAT the individual sewage treatment systems for Lots 12, 13, 14, 15, 16, 17, 18 & 19 will consist of a minimum 1,000 gallon septic tank with an effluent filter and a sub-surface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3 and 6 ARM, and,**

**THAT the subsurface drainfield serving Lots 14 & 19 shall have an absorption area of sufficient size to provide 140 square feet per bedroom, and,**

**THAT the subsurface drainfield serving Lot 16 shall have an absorption area of sufficient size to provide 160 square feet per bedroom, and,**

**THAT the subsurface drainfield serving Lots 15, 17 & 18 shall have an absorption area of sufficient size to provide 190 square feet per bedroom, and,**

**THAT the subsurface drainfield serving Lots 12 & 13 shall have an absorption area of sufficient size to provide 220 square feet per bedroom, and,**

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

**THAT the developer and/or owner of record shall provide each purchaser of property with a copy of the Plat, and a copy of this document, and,**

**THAT the 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, Sub-Chapters 3 and 9, and,**

**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.**

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**Sun West Ranch Subdivision, Lots 12, 13, 14, 15, 16, 17, 18 & 19, Rewrite  
Madison County  
E.Q. #03-2427**

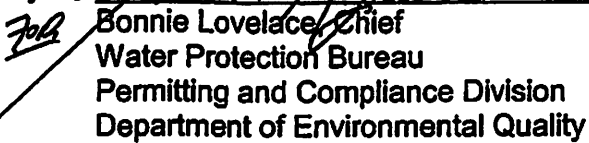
Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

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

**DATED** this 30th day of June, 2003.

Jan P. Sensibaugh  
Director

By:

  
Bonnie Lovelace, Chief  
Water Protection Bureau  
Permitting and Compliance Division  
Department of Environmental Quality

**Owner's Name:** Madison Valley Properties, Inc/Steven R. Smelser