



Subdivision Review for Lots Greater than 20 Acres
M.C.A. 76-3-622. Water and sanitation information to accompany preliminary plat.

Applicant initials or N/A	Required information	Reviewer initials or N/A
	<p>(a) a vicinity map or plan that shows:</p> <ul style="list-style-type: none"> (i) the location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of: <ul style="list-style-type: none"> (A) flood plains; (B) surface water features; (C) springs; (D) irrigation ditches; (E) existing, previously approved, and, for parcels less than 20 acres, proposed water wells and wastewater treatment systems; (F) for parcels less than 20 acres, mixing zones identified as provided in subsection (1)(g); and (G) the representative drainfield site used for the soil profile description as required under subsection (1)(d); and (ii) the location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities; 	
	<p>(b) a description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including:</p> <ul style="list-style-type: none"> (i) whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the department of environmental quality; and (ii) if the water supply and wastewater treatment systems are shared, multiple user, or public, a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction and, if exempt, an explanation for the exemption; (iii) Storm drainage plan that discusses impacts from increased impervious area for the 2-year, 10-year and 100-year storm event. Circular DEQ 8 with the DEQ spreadsheets can be used as a guide; (iv) Solid waste disposal site information; 	



	<p>(c) A drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the department of environmental quality pursuant to 76-4-104;</p> <ul style="list-style-type: none"> (i) Name and location of the subdivision (section, township and range) in which the proposed subdivision is located; (ii) A north arrow and scale; (iii) The boundaries, dimensions, and total area of each lot; (iv) An identifier or number for each lot; (v) Locations of existing and proposed roads and utilities; (vi) Locations of existing and proposed roads and utilities; (vii) Locations, sizes and design details of existing and proposed storm water structures (culverts, ponds, dry wells, etc); (viii) Locations of drainageways; (ix) Name and affiliation of the person who prepared the lot layout; (x) Information on specific water supply and wastewater systems in the subdivision (all systems must be labeled as “existing” or “proposed.”) 	
	<p>(d) Evidence of suitability for new onsite wastewater treatment systems that, at a minimum, includes:</p> <ul style="list-style-type: none"> (i) a soil profile description from a representative drainfield site identified on the vicinity map, as provided in subsection (1)(a)(i)(G), that complies with standards published by the department of environmental quality; (ii) demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and (iii) in cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance provided in subsection (1)(d)(ii); 	
	<p>(e) For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:</p> <ul style="list-style-type: none"> (i) obtained from well logs or testing of onsite or nearby wells; (ii) obtained from information contained in published hydrogeological reports; or (iii) as otherwise specified by rules adopted by the department of environmental quality pursuant to 76-4-104; 	
	<p>(f) Evidence of sufficient water quality in accordance with rules adopted</p>	



	by the department of environmental quality pursuant to 76-4-104 ; (i) This includes a water sample from the aquifer for nitrates + nitrites and specific conductance;	
	(g) A preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted pursuant to 75-5-301 and 75-5-303 related to standard mixing zones for ground water, source specific mixing zones, and nonsignificant changes in water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis required under this subsection (1)(g), the subdivider may perform a complete non-degradation analysis in the same manner as is required for an application that is reviewed under Title 76, chapter 4. This includes: (i) Nitrogen impacts to surface water (nitrate sensitivity analysis); (ii) Phosphorus impacts to surface water (Phosphorus breakthrough or trigger value); (iii) Nitrogen impacts to surface water (trigger value).	

Land Owner/Preparer:

Name and Title: _____

Mailing Address: _____

Phone Number: _____

Signature of Preparer: _____ Date: _____

Reviewer:

Name and Title: _____

Approved

Denied

Signature of Reviewer: _____ Date: _____

Fee Paid? _____ Date: _____ Check #/Cash/CC: _____ Initials: _____



APPLICANT NOTES:

REVIEWER NOTES:
