

SUBDIVISION APPLICATION

PART 1. GENERAL DESCRIPTION AND INFORMATION

1. Name of the proposed subdivision Horse Creek Hills Subdivision
2. Location (City and/or County) Broadwater County
 Legal description: 1/4 1/4 of Section 31 Township 9N Range 2E
3. Type of water supply system:
 - a. Individual surface water supply from spring W
 - b. Multiple-family water supply system (3-14 connections and fewer than 25 people) _____
 - c. Service connection to multiple-family system _____
 - d. Service connection to public system _____
 - e. Extension of public main _____
 - f. New public system _____
 - g. Individual well X
4. Type of wastewater treatment system:
 - a. Individual or shared on-site septic system X
 - b. Multiple-family on-site system (3-14 connections and fewer than 25 people) _____
 - c. Service connection to multiple-family system _____
 - d. Service connection to public system _____
 - e. Extension of public main _____
 - f. New public system _____
5. Name of solid waste garbage disposal site and hauler: Broadwater County Solid Waste
6. Is information included which substantiates that there will be no degradation of state waters or that degradation will be non-significant? Included in MDEQ Submittal Package - Available Upon Request
8. Descriptive Data:
 - a. Number of lots or rental spaces ⁴¹ _____
 - b. Total acreage in lots being reviewed 319.82 442
 - c. Total acreage in streets or roads 10+ ~ 23 acres (public easement)
 - d. Total acreage in parks, open space, and/or common facilities 14.18 _____
 - e. TOTAL gross acreage of subdivision 435 442
 - f. Minimum size of lots or spaces 5.35 acres _____
 - g. Maximum size of lots or spaces 31.77 acres _____
9. Indicate the proposed use(s) and number of lots or spaces in each:

<u>39</u>	Residential, single family
<u>0</u>	Residential, multiple family
<u>0</u>	Types of multiple family structures and numbers of each (e.g. duplex)
<u>0</u>	Planned Unit Development (Number of units _____)
<u>0</u>	Condominium (Number of units _____)
<u>0</u>	Mobile Home Subdivision (Number of spaces _____)
<u>0</u>	Recreational Vehicle Subdivision (Number of spaces _____)
<u>2</u>	Commercial or Industrial
<u>1</u>	Other (please describe) <u>Open Space</u>

10. Provide the following information regarding the development:

- a. Current land use Vacant
- b. Existing zoning or other regulations N/A
- c. Depth to ground water at the time of year when water table is nearest to the natural ground surface within the drainfield area > 12-feet
- d. Depth to bedrock or other impervious material in the drainfield area > 12-feet
- e. If a tract of land is to be subdivided in phases, an overall development plan indicating the intent for the development of the remainder of the tract.
- f. Drafts of any covenants and restrictions to be included in deeds or contracts for sale. Drafts of homeowners' association bylaws and articles of incorporation, if applicable. (Submitting a draft copy of a homeowners' association bylaws and articles of incorporation is adequate for DEQ to initiate and complete its review of sanitary facilities, but a copy of the fully executed documents must be submitted before DEQ can issue final approval.)
- g. Indicate whether the mineral rights have been severed from the property:
Yes _____ No
- h. Indicate whether water rights have been severed from the property:
Yes _____ No

11. Is the applicant claiming an exemption of the subdivision regulations from the requirement to prepare an environmental assessment?

Yes _____ No

Name, address, and telephone number of designated representative, if any (e.g., engineer, surveyor).

Allied Engineering Services, Inc (406) 582-0221
Name Phone
32 Discovery Drive, Bozeman, MT
59718
Address (Street or P.O. Box, City, State, Zip Code)

Name, address, and telephone number of owner(s).

71 Ranch, LP Ernest T. Grett, President
Name Signature of owner
40 71 Ranch Lane, Martinsdale, MT 59053
Address (Street or P.O. Box, City, State, Zip Code)
07/22/2020 406 572-3312
Date Phone

Name, address, and telephone number of subdivider if different than owner(s).

Same

Name

Ernest T. Galt, President
Signature of subdivider

Address (Street or P.O. Box, City, State, Zip Code)

Date

Phone

The application must be signed by the owner of the land proposed for subdivision or the responsible officer of the corporation offering the same for sale. The application along with all the required supplements must be submitted in a three-ring notebook.