

Water and Sanitation Report

for

**Amended Plat of Lot 4 of
Gateway Place – Phase 1 Subdivision**

1st Element Review: May 30, 2018
2nd Element Review: June 21, 2018
1st Agency Review: July 5, 2018

Prepared For:
Mountain Bread, LLC
2038 Overland Drive
Billings, MT 59102

Prepared By:



Engineers and Land Surveyors

3530 Centennial Drive, Helena, MT 59601 phone: 406-442-8594
851 Bridger Drive, Suite 1, Bozeman, MT 59715 phone: 406-522-8594
2223 Montana Avenue, Suite 201, Billings, MT 59101 phone: 406-601-4055
www.seaeng.com

1.0 MAP

A vicinity map or plan that shows:

- a. The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of flood plains; surface water features; springs; irrigation ditches;
An Existing Conditions map included with this report shows the location of the proposed subdivision within one hundred (100) feet of the property boundary line. There are no flood plains and surface water features; such as springs and irrigation ditches included in the proposed subdivision.
- b. Existing, previously approved, and, for parcels fewer than 20 acres, proposed water wells and wastewater treatment systems; for parcels less than 20 acres, mixing zones;
There are no water wells, wastewater treatment systems and mixing zones included in the proposed subdivision.
- c. The representative drain-field site used for the soil profile description; and
There are no drain-field sites proposed with this subdivision.
- d. The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities.
Existing public water and sanitary sewer are located within 500 feet of the exterior boundary of the proposed subdivision and are shown on the Existing Conditions Map included with this report.

2.0 Description

A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including the following:

Water Supply: Service connection to existing public water supply.

Storm water system: Existing onsite stormwater management

Solid waste disposal: City Services

Sanitary Sewer: Service connection to existing public sanitary sewer utilities.

- a. 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 Montana Department of Environmental Quality (DEQ).
The proposed water supply and wastewater treatment systems are service connections to public systems as defined in rules published by the Montana Department of Environmental Quality (DEQ).

- b. 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, MCA 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.

The water supply and wastewater systems that will service the proposed subdivision are connections to existing public facilities as defined in 69-3-101, MCA which are subject to the jurisdiction of the public service commission.

- c. If the water supply is provided by a multiple user water supply system, per Section 3-070, submit the system design prepared by a professional engineer to comply with design and construction requirements for public water supply systems specified by rules adopted pursuant to MCA Title 75, Chapter 6.

Not applicable, the proposed water supply is service connections to an existing public water system.

3.0 Lot Layout

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 Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

A Concept Site Plan which includes all information required by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA, is included with this report.

4.0 Suitability

Evidence of suitability for new on-site wastewater treatment systems that, at a minimum, include:

This section is not applicable due to the proposed service connection to existing public wastewater systems.

- a. A soil profile description from a representative drain-field site identified on the vicinity map that complies with standards published by the Montana Department of Environmental Quality;
Not Applicable, see above.
- b. 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
Not Applicable, see above.
- c. 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 of 4 feet.
Not Applicable, see above.

5.0 Water Quantity

For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:

This section is not applicable since the proposed water supply for this subdivision is service connections to existing public water mains.

- a. obtained from well logs or testing of onsite or nearby wells;
Not Applicable, see above.
- b. obtained from information contained in published hydro-geological reports; or
Not Applicable, see above.
- c. as otherwise specified by rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
Not Applicable, see above.

6.0 Water Quality

Evidence of sufficient water quality in accordance with rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

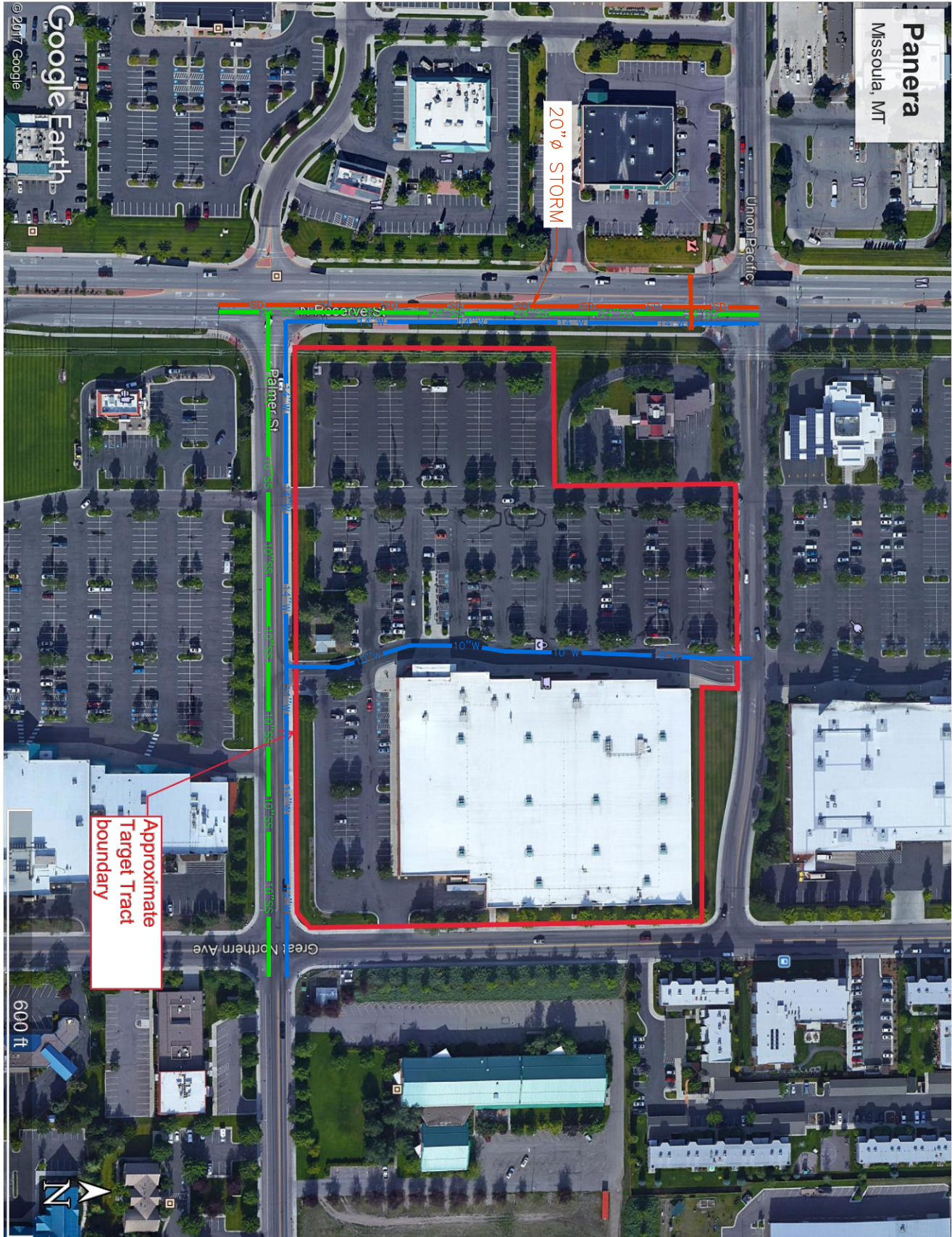
This section is not applicable since the proposed water supply for this subdivision is service connections to existing public water mains.

7.0 Impacts to Groundwater Quality

Preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301, MCA and 75-5-303, MCA related to standard mixing zones for ground water, source specific mixing zones, and non-significant 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, the sub-divider 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 section is not applicable due to the proposed service connection to existing public wastewater systems.

Attachments: Existing Conditions Map



STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS

2223 MONTANA AVE.
STE. 201
BILLINGS, MT 59101
Phone: (406)601-4055
Fax: (406)601-4062

www.seaeng.com

3530 CENTENNIAL DR.
HELENA, MT 59601
Phone: (406)442-8594
Fax: (406)442-8557

851 BRIDGER DR. STE. 1
BOZEMAN, MT 59715
Phone: (406)522-9526
Fax: (406)522-9528

EXISTING CONDITIONS MAP

PANERA BREAD
MISSOULA, MT
MOUNTAIN BREAD, LLC
BILLINGS, MT

DESIGNED: DS
DRAWN: BO
CHECKED: DS
DATE: 7-5-2018

SHEET
Fig. 1