



March 6, 2026

Katrina Svingen, P.E.  
MK Engineering, LLC  
PO Box 353  
McAllister, MT 59740

RE: Storter Lot 86 – 1st Minor Subdivision  
Madison County  
E.Q. #24-2972

Dear Ms. Svingen,

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.

Pursuant to MAR Notice No. 17-447, ARM 17.36.103 has been amended to no longer require a letter from the Montana Department of Natural Resources and Conservation (DNRC) or for projects within the reservation boundaries, by the appropriate water management board, regarding legal water availability (i.e. water rights) prior to certificate of subdivision approval. Thus, this certificate of subdivision approval does not consider legal water availability, but only the physical presence and properties of water (i.e. quantity and quality). For water rights determinations, contact DNRC or the appropriate management board as the regulatory authority of legal water availability.

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.

In addition, your project may be subject to Federal regulations relating to Class V injection wells. Please contact the United States Environmental Protection Agency regarding specific rules that may apply.

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 have any questions, please contact this office.

Sincerely,



(for)

James Erven, R.S.  
Subdivision Section Supervisor | Engineering Bureau | Water Quality Division

JE/SFS

cc: County Sanitarian  
Owner (e-mail)

STATE OF MONTANA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
CERTIFICATE OF SUBDIVISION PLAT APPROVAL  
(Section 76-4-101 et seq.)

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

E.Q. #24-2972

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as Storter Lot 86 – 1st Minor Subdivision

BEING PARCEL 86 OF CERTIFICATE OF SURVEY BOOK 4 PAGE 72&73 IN PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 29 TOWNSHIP 6 SOUTH, RANGE 1 EAST, P.M.M. MADISON COUNTY MONTANA

THAT Lot 86-A, consisting of 5.487 acres, Lot 86-B, consisting of 5.00 acres, Lot 86-C, consisting of 5.00 acres, and Lot 86-D, consisting of 5.00 acres, have been reviewed by personnel of the Water Quality 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 Storter Lot 86 – 1st Minor Subdivision is made with the understanding that the following conditions shall be met:

THAT the purpose of this subdivision is to approve sanitary facilities for four residential lots created by a minor subdivision, and,

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

THAT the lot shall be used for one living unit each, and,

THAT each individual water system shall 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 each individual wastewater treatment system will consist of a septic tank, effluent filter, and a subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and the most current standards of the Department of Environmental Quality, and the most current local wastewater treatment regulations, and,

THAT the subsurface drainfields serving Lot 86-A, 86-B, and 86-C shall have an absorption area of sufficient size to provide an application rate of 0.6 gpd/square foot, and,

THAT the subsurface drainfields serving Lot 86-D shall have an absorption area of sufficient size to provide an application rate of 0.4 gpd/square foot, and,

Storter Lot 86 – 1st Minor Subdivision  
Madison County, Montana  
E.Q. #24-2972

THAT the bottom of each 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 the storm drainage design requires each parcel to install a minimum of 10,000 square feet of lawn and landscaped area around the structures to absorb a portion of the additional run-off from the living units, and,

THAT the storm drainage plan requires landscaping and site grading of hard surfaces and disturbed areas to maintain typical storm water flow within the lot perimeters, and to direct storm water flow to constructed retention facilities, and,

THAT the storm drainage plan requires the access road and driveways to be constructed to direct storm water flow to constructed retention facilities, and,

THAT the storm drainage plan requires access road and driveway ditching, and retention facilities with a combined minimum volume of 1,631 cubic feet for Lot 86-A, 1,406 cubic feet for Lot 86-B, 1,406 cubic feet for Lot 86-C, and 956 cubic feet for Lot 86-D, constructed and located in accordance with the approved plans, and,

THAT the storm drainage plan requires a culvert with a minimum diameter of 12 inches to be installed where the access road intersects McDeed Creek Road, constructed and located in accordance with the approved plans, and,

THAT the operation and maintenance of the water supply, sewage treatment system, and stormwater facilities shall be the responsibility of the parcel owner, and,

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

THAT the developer and/or owner of record shall provide each purchaser of property with a copy of the Amended Plat, approved location of water supply, sewage treatment system, and storm drainage structures 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

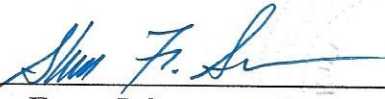
Storter Lot 86 – 1st Minor Subdivision  
Madison County, Montana  
E.Q. #24-2972

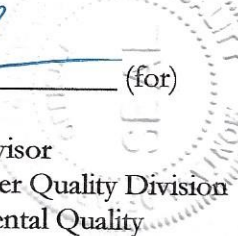
subdivision plat with the county clerk and recorder. This certificate of subdivision approval considered the physical presence and properties of water but does not constitute an entitlement to or a representation regarding water rights or the legal availability of water, which is regulated by the Montana Department of Natural Resources and Conservation or for projects within the reservation boundaries, by the appropriate water management board.

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

DATED this 6<sup>th</sup> day of March, 2026.

Sonja Nowakowski,  
Director, DEQ

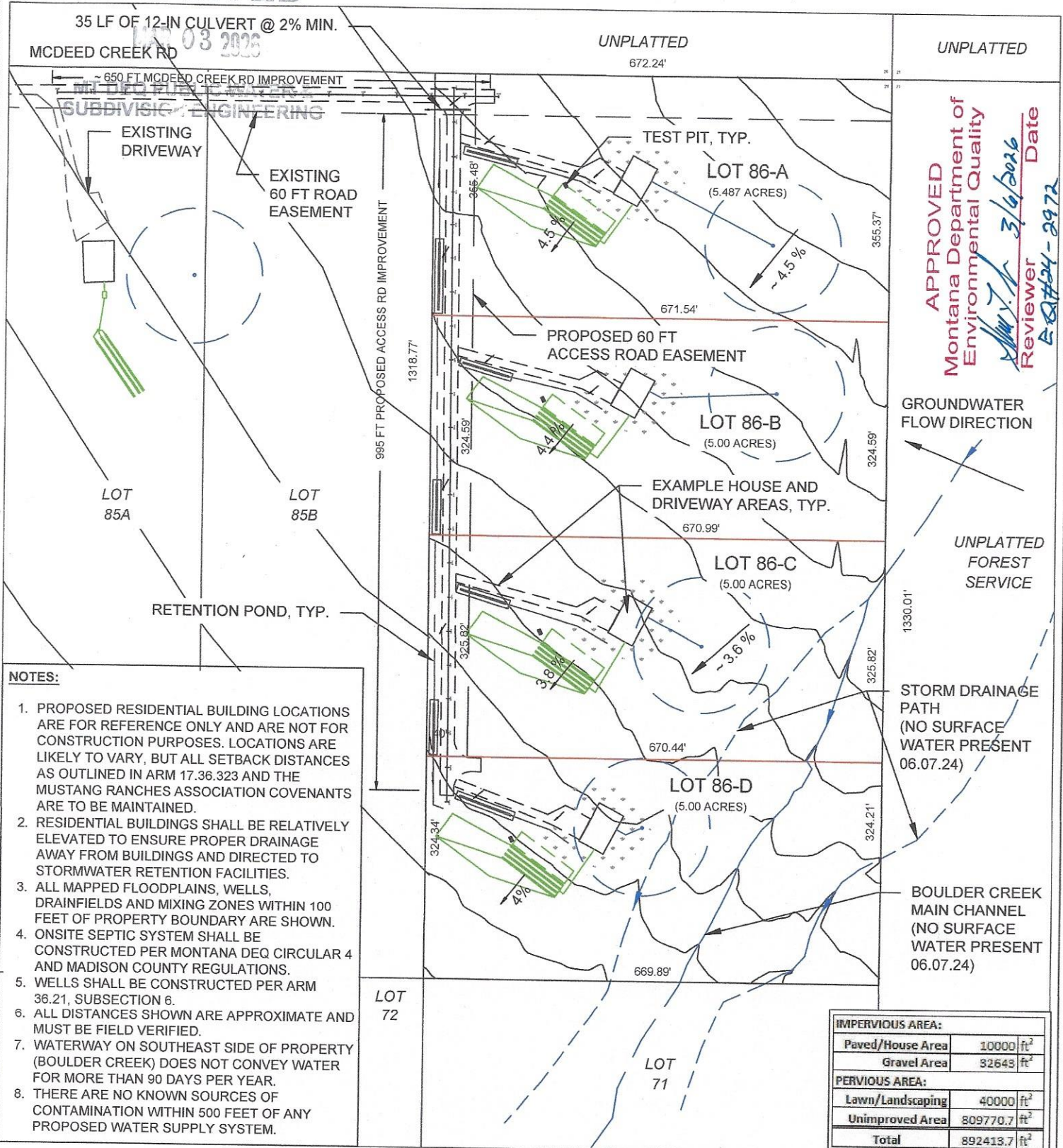
By:  (for)  
James Erven, R.S.  
Subdivision Section Supervisor  
Engineering Bureau – Water Quality Division  
Department of Environmental Quality



Owner's Name: Johnathon Storter

**RECEIVED**

**STORTER LOT 86 - 1ST MINOR SUBDIVISION**  
 (NE 1/4 OF NE 1/4 OF SECTION 29, TOWNSHIP 06 SOUTH, RANGE 01 E)



**APPROVED**  
 Montana Department of  
 Environmental Quality  
 Reviewer: *[Signature]* Date: 3/6/2026  
 E-0724-2972

- NOTES:**
1. PROPOSED RESIDENTIAL BUILDING LOCATIONS ARE FOR REFERENCE ONLY AND ARE NOT FOR CONSTRUCTION PURPOSES. LOCATIONS ARE LIKELY TO VARY, BUT ALL SETBACK DISTANCES AS OUTLINED IN ARM 17.36.323 AND THE MUSTANG RANCHES ASSOCIATION COVENANTS ARE TO BE MAINTAINED.
  2. RESIDENTIAL BUILDINGS SHALL BE RELATIVELY ELEVATED TO ENSURE PROPER DRAINAGE AWAY FROM BUILDINGS AND DIRECTED TO STORMWATER RETENTION FACILITIES.
  3. ALL MAPPED FLOODPLAINS, WELLS, DRAINFIELDS AND MIXING ZONES WITHIN 100 FEET OF PROPERTY BOUNDARY ARE SHOWN.
  4. ONSITE SEPTIC SYSTEM SHALL BE CONSTRUCTED PER MONTANA DEQ CIRCULAR 4 AND MADISON COUNTY REGULATIONS.
  5. WELLS SHALL BE CONSTRUCTED PER ARM 36.21, SUBSECTION 6.
  6. ALL DISTANCES SHOWN ARE APPROXIMATE AND MUST BE FIELD VERIFIED.
  7. WATERWAY ON SOUTHEAST SIDE OF PROPERTY (BOULDER CREEK) DOES NOT CONVEY WATER FOR MORE THAN 90 DAYS PER YEAR.
  8. THERE ARE NO KNOWN SOURCES OF CONTAMINATION WITHIN 500 FEET OF ANY PROPOSED WATER SUPPLY SYSTEM.

IMPERVIOUS AREA:	
Paved/House Area	10000 ft <sup>2</sup>
Gravel Area	32643 ft <sup>2</sup>
PERVIOUS AREA:	
Lawn/Landscaping	40000 ft <sup>2</sup>
Unimproved Area	809770.7 ft <sup>2</sup>
<b>Total</b>	<b>892413.7 ft<sup>2</sup></b>

**MK Engineering**  
 P.O. BOX 353  
 McALLISTER, MT 59740  
 (406) 570-0341  
 mkcivilengineering.com

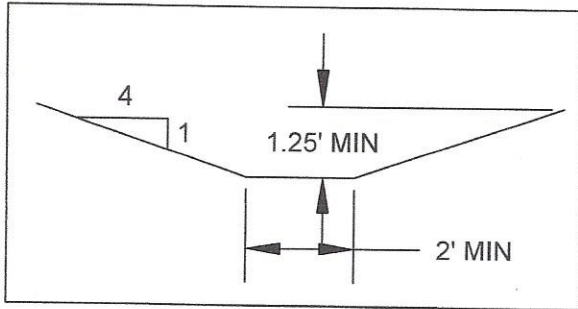
DESIGNED BY  
 KMS  
 DRAWN BY  
 KMS  
 DATE  
 05.22.25

STORTER LOT 86 - 1<sup>ST</sup> MINOR SUBDIVISION  
 MCDEED CREEK RD MADISON COUNTY

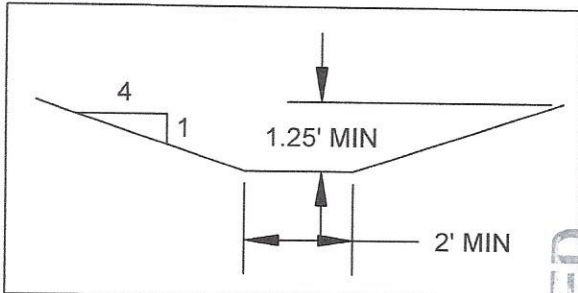
SHEET NUMBER  
**EX 1**

**SITE PLAN**

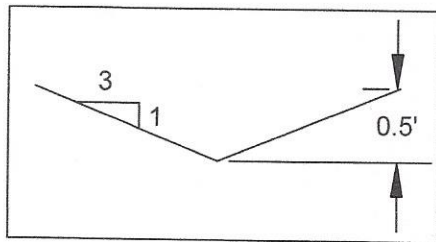
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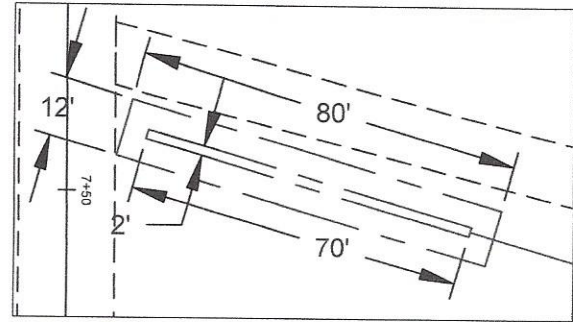
**DRIVEWAY RETENTION POND SECTION**



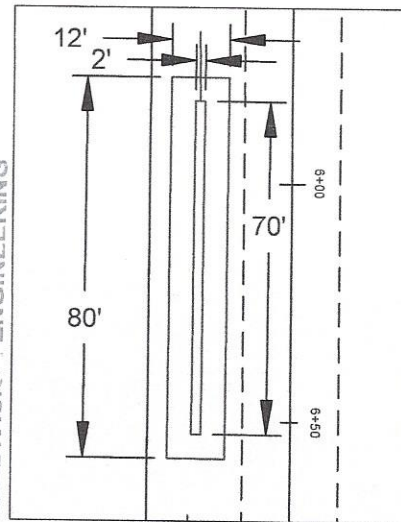
**ACCESS ROAD RETENTION POND SECTION**



**TYPICAL V-DITCH SECTION**



**TYPICAL DRIVEWAY RETENTION POND PLAN VIEW**



**TYPICAL ACCESS ROAD RETENTION POND PLAN VIEW**

MT DEQ PUBLIC WATER &  
 SUBDIVISION ENGINEERING

MAR 03 2026

**APPROVED**  
 Montana Department of  
 Environmental Quality  
*Shelley A. Dan*  
 Reviewer Date  
 3/6/2026  
 P.O. #24-2977

	SLOPE (S) X H : 1 V	DEPTH (D)	BOTTOM LENGTH (BL)	BOTTOM WIDTH (BW)	TOP LENGTH (TL)	TOP WIDTH (TW)	POND VOLUME (CF)
<b>Access Road</b>							
Lot 86-A	4	1.25	85	2	95	12	881
Lot 86-B	4	1.25	60	2	70	12	663
Lot 86-C	4	1.25	60	2	70	12	663
Lot 86-D	4	1.25	10	2	20	12	225
							2432
<b>Driveways &amp; House Area</b>							
Lot 86-A	4	1.25	70	2	80	12	750
Lot 86-B	4	1.25	70	2	80	12	750
Lot 86-C	4	1.25	70	2	80	12	750
Lot 86-D	4	1.25	70	2	80	12	750
							3000

<b>Total Required Pond Storage</b>	5157	CF
<b>Total Provided Pond Storage</b>	5432	CF

**NOTES:**

1. ALL STORMWATER FACILITIES ASSOCIATED WITHIN THE PROPOSED LOTS ARE TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
2. ANY AREAS OF DISTURBANCE WILL BE STABILIZED AND PROTECTED FROM EROSION UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
3. THE ACCESS ROAD RETENTION PONDS ARE TO BE MAINTAINED BY EACH LOT OWNER ADJACENT TO THE ACCESS ROAD.
4. ANY SHARED SYSTEMS INCLUDING THE CULVERT WITHIN THE MCDEED CREEK ROAD EASEMENT SHALL BE MAINTAINED BY THE LOT OWNERS COLLECTIVELY USING THE ACCESS ROAD AND AS OUTLINED IN THE ROAD MAINTENANCE AGREEMENT DOC# \_\_\_\_\_ FILED WITH THE MADISON COUNTY CLERK & RECORDER'S OFFICE.

**MK Engineering**  
 P.O. BOX 353  
 McALLISTER, MT 59740  
 (406) 570-0341  
 mkcivilengineering.com

DESIGNED BY  
 KMS  
 DRAWN BY  
 KMS  
 DATE  
 03.02.2026

STORTER LOT 86 - 1<sup>ST</sup> MINOR SUBDIVISION  
 MCDEED CREEK RD MADISON COUNTY

SHEET NUMBER  
**EX 2**

**STORMWATER DETAILS**

NTS