



Planning Department

Powell County Planning Department | 409 Missouri Ave | Suite 101 | Deer Lodge, Montana 59722
406.846.9729 | www.powellcountymt.gov

PRELIMINARY PLAT SUBDIVISION APPLICATION - PART TWO

CONTENTS AND SUPPLEMENTS

1. Preliminary Plat Subdivision Application – Part I
2. Preliminary Plat Review Fee
3. Preliminary Plat Form, Contents and Supplements:

The subdivider shall submit thirteen 11 by 17-inch and four 24 by 36-inch preliminary plat copies completed by a land surveyor. The following information, in addition to requirements shown in ARM 24.183.1107 Uniform Standards for Final Subdivision Plats, must be provided on the preliminary plat or in supplements to the preliminary plat:

- a. The approximate locations of all existing buildings, structures and other improvements;
 - b. The use of each lot, if other than for single-family residential;
 - c. All existing streets, roads, highways, avenues, alleys and/or access easements adjacent to the subject property;
 - d. All proposed streets, roads, alleys, avenues and easements; the width of the easement or right-of-way, grades and curvature of each;
 - e. Existing and proposed infrastructure and proposed utilities including:
 - i. The approximate location, size and depth of existing and proposed sanitary and storm sewers;
 - ii. The approximate location, size and depth of existing and proposed water mains, lines, wells and facilities; and
 - iii. The approximate locations of gas lines, fire hydrants or firefighting water storage facilities, electric and telephone lines, and streetlights.
 - f. A vicinity sketch on the plat.
 - g. For any land area which will be subdivided or disturbed, show contour intervals of 2 feet where the average slope is less than 10-percent; show contour intervals of five feet where the average slope is greater than 10-percent and less than 15-percent; and show contour intervals of 10 feet where the average slope is 15-percent or greater.
 - h. Slopes greater than 25-percent shall be shaded and labeled as no-build zones.
4. A grading and drainage plan that includes:
 - a. Proposed grades of all streets and roads;
 - b. Proposed drainage facilities for all lots, blocks and other areas displaying accurate dimensions, courses and elevations;
 - c. Existing and proposed contours, using the contour requirements in No. 4;
 - d. Graded slopes;
 - e. Calculations for a 10-year frequency one-hour storm and a method to mitigate adverse impacts for a 100-year frequency one-hour storm; and
 - f. Construction procedures, slope protection or information describing the ultimate destinations of storm runoff used to minimize erosion; and
 - g. Slope Stability Report shall be completed if the proposed subdivision includes areas with the potential for landsliding or slope instability. The report must be completed by a qualified soil or geotechnical engineer and indicate the locations, character, and extent of all areas of all slope stability, and these areas shall be shown on the plat.
 5. Preliminary engineering plans for all public and private improvements, including roads, utilities and any structures;
 6. Overall development plan if the improvements are to be completed in phases. The approximate area of each phase shall be shown on the plat.
 7. Abstract of Title or Title Report (Subdivision Guarantee) dated not more than 90 days prior to the date of submittal (include copies of any listed deeds or easements);
 8. Lienholders' Acknowledgement of Subdivision for each lienholder identified on the Abstract of Title or Title Report;
 9. Documentation of legal and physical access;
 10. Documentation of existing easements not listed in Subdivision Guarantee;
 11. Existing covenants and deed restrictions not listed in Subdivision Guarantee;
 12. Existing water rights and proposed disposition if lots average less than five-acres in size (Chapter VI-P);



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13. Existing mineral rights and proposed disposition;
14. Names and addresses of all adjoining property owners;
15. A proposed road plan and profile that includes:
 - a. Street names.
 - b. Right-of-way or easement widths;
 - c. Typical cross sections for each type of road;
 - d. Street grades;
 - e. Road profiles and cross sections for all proposed streets and roads that have grades exceeding five-percent, or cuts and fills exceeding three feet.
 - f. The type and location of sidewalks, curbs and gutters (where required);
 - g. Site distances at corners;
 - h. Curb radiuses at corners;
 - i. For cul-de-sac streets:
 - i. Widths of turnaround radiuses;
 - ii. Right-of-way widths at the turnarounds;
 - iii. Pavement or road surface width at the turnarounds;
 - iv. Total lengths of the streets.
 - j. The locations and characteristics of bridges and culverts;
 - k. The locations and widths of easements and dedicated land, which provide a buffer between the subdivision lots and streets;
 - l. Typical grading and location of intersections with private driveways; and
 - m. Description of how the roads will be maintained (may be covered in CC&Rs).
16. Encroachment (approach) permits from Montana Department of Transportation or the local jurisdiction;
17. Proposed easements;
18. Parkland dedication calculations, including a property valuation assessment or appraisal if cash-in-lieu of parkland is proposed;
19. Transportation Impact Analysis or Transportation Plan (if required at pre-application meeting);
20. Summary of Probable Impacts and Summary of Community Impacts, including proof that the subdivider has submitted for review copies of the subdivision application, Summary of Probable Impacts and Summary of Community Impacts, if applicable, to the public utilities and agencies of the local, state and federal government identified during the pre-application meeting or subsequently identified as having an interest in the proposed subdivision;
21. Weed Management Plan and Re-vegetation Plan;
22. Fire Prevention and Control Plan for areas identified as Wildfire Hazard Areas (Chapter VI-S);
23. Property Owners' Association Documents shall accompany the preliminary plat, if required at pre-application meeting, and at a minimum shall provide the information, form and contents included in Chapter II-B-3 of the subdivision regulations (see Chapter VI-S, also);
24. FIRM or FEMA panel map and/or letter identifying floodplain status and other hydrologic characteristics including surface water bodies, designated floodplain and areas of riparian resource (FIRM maps available in Planning Department);
25. Required water and sanitation information (76-3-622)
 - I. Submit the information listed in this section for proposed subdivisions that will include new water supply or wastewater facilities.
 - a. A map or plan that shows (if these do not exist, please explain):
 - I. The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of:
 - A. Floodplains;
 - B. Surface water features;
 - C. Springs;
 - D. Irrigation ditches;



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- 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 (I.g); and
 - G. The representative drainfield site used for the soil profile description as required under subsection (I.d); and
 - ii. The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities;
 - a. A listing of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including 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 (DEQ);
 - b. 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 DEQ pursuant to 76-4-104;
 - c. Evidence of suitability for new onsite wastewater treatment systems that, at a minimum, includes:
 - i. A soil profile description from a representative drainfield site identified on the vicinity map, as provided in subsection (I.a.i.G.), that complies with standards published by the DEQ;
 - ii. Demonstration that the soil profile contains a minimum of four 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 seven feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance provided in subsection (I.d.ii);
 - d. For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:
 - 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 DEQ pursuant to 76-4-104;
 - e. Evidence of sufficient water quality in accordance with rules adopted by the DEQ pursuant to 76-4-104;
 - f. A 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 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, the subdivider may perform a complete nondegradation analysis in the same manner as is required for an application that is reviewed under Title 76, chapter 4.
- II. A subdivider whose land division is excluded from review under 76-4-125(2) is not required to submit the information required in this section.
- 26. A form of Subdivision Improvements Agreement, if proposed;
 - 27. Letter requesting a revocation of Agricultural Covenant (if needed);
 - 28. Letter indicating locations of cultural or historic resources (if required at pre-application meeting);
 - 29. Variance request or approval (if needed);
 - 30. Re-zoning request or approval (if needed);
 - 31. When required, a flood hazard evaluation that contains the following detailed information (to be submitted to the Water Resources Division, Department of Natural Resources):
 - a. Certification by a registered professional engineer;



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- b. An overall scaled plan view with identified scale for vertical and horizontal distance showing the following:
 - i. Watercourse
 - ii. Floodplain boundaries
 - iii. Location of property
 - iv. Contours
 - v. Cross sections
 - vi. Bridges or other contractions in the floodplains
 - vii. USGS gauging stations (if any);
 - c. The location and elevation of a temporary benchmark(s) established within the subdivision and referenced to mean sea level with appropriate elevation adjustment.
 - d. Cross-sectional information that contains the following information:
 - i. Elevations and stations that are determined at points representing significant breaks in ground slope and at changes in the hydraulic characteristics of the floodplain. Elevations must be reported in NAVD 88 or NGVD 29 datum.
 - ii. Each cross section must cross the entire floodplain. The cross-section alignment should be perpendicular to the general flow of the watercourse (approximately perpendicular to contour lines). Occasionally, wide floodplains require a dogleg alignment to be perpendicular to the anticipated flow lines. Shots should be taken at the water' edge and measurements taken (if elevation shots cannot be taken) to determine the channel bottom shape. Cross sections must be accurately located on a USGS 7 1/2 minute quad sheet.
 - iii. The number of cross sections needed, and the distance between cross sections, will vary depending on the site, the slope of the watercourse, the slope of the channel and the hydraulic characteristics of the reach. A minimum of four cross sections is required over the entire reach with at least two cross sections at the property where the elevations are desired. Additional cross sections must be taken at bridges, control structures or natural constrictions in topography. [Photogrammetric methods may be used in lieu of cross sections whenever appropriate and when reviewed and approved by the county.]
 - e. A description and sketch of all bridges within the reach, showing unobstructed waterway openings and elevations.
 - f. Elevation of the water surface is to be determined by survey as part of each valley cross section.
 - g. Supporting documentation, such as engineering reports of computer computations, calculations and assumptions that may include:
 - i. Hydrology (research of published hydrology or calculations showing how hydrology was derived)
 - ii. Input files (hardcopy and on diskette)
 - iii. Output files (diskette only)
32. Letter identifying and proposing mitigation for potential hazards or other adverse impacts as identified in the pre-application meeting and not covered by any of the above required materials; and
 33. Such additional relevant and reasonable information as identified by the Planning Department during the pre-application meeting that is pertinent to the required elements of this section.
 34. The recording set must consist of two Mylars and three paper copies.