



BRIDGER SHADOWS

— PROPERTIES —

DESIGN REVIEW GUIDE

TABLE OF CONTENTS

Introduction	pg. 3	1.17 Doors & Windows	pg. 8
1.0 Design Review Guidelines	pg. 4	1.18 Exterior Walls & Finishes	pg. 8
1.1 General Design Considerations	pg. 4	1.19 Color	pg. 8
1.2 Setbacks	pg. 4	1.20 Texture	pg. 8
1.3 Density & Site Utilization	pg. 4	1.21 Resource Conservation	pg. 9
1.4 Codes	pg. 4	1.22 Solar Applications	pg. 9
1.5 Site Drainage	pg. 4	1.23 Lighting	pg. 9
1.6 Driveways & Parking	pg. 4	1.24 Landscaping	pg. 9
1.7 Construction Vehicles & Construction Trailers	pg. 5	2.0 Design Review Procedures	pg. 11
1.8 Utilities	pg. 5	Contacts	pg. 13
1.9 Fencing	pg. 5	Simplified Plat Map	pg. 14
1.10 Building Mass & Form	pg. 6	Water Use Table	pg. 15
1.11 Building Height	pg. 6	Design Review Committee	pg. 16
1.12 Fire Suppression	pg. 6	MDEQ Requirments	pg. 17
1.13 Building Projections	pg. 6		
1.14 Ancillary Structures	pg. 7		
1.15 Roofs	pg. 7		
1.16 Basements, Crawlspace, & Exposed Concrete	pg. 7		

BRIDGER SHADOWS

PROPERTIES



These Development Guidelines have been created to preserve the natural beauty and wildlife corridor of its surroundings as well as provide harmonious residential design, and to protect and enhance property values.

They are intended for use by all persons involved in any new buildings or landscapes, as well as any subsequent additions or alterations to any property at Bridger Shadows.

The Development Guidelines are administered by Evolution Architects and enforced by Bridger Shadows HOA. In accordance with procedures set forth in this document. Evolution Architects' role is to provide assistance to all homeowners and their chosen design professionals and to ensure that the design process is smooth, efficient, and satisfactory experience. This document may be amended from time to time by Evolution Architects. Before submitting plans, the Owner or it's representative, is required to contact Evolution Architects to obtain the most revised Development Guidelines.

These Development Guidelines are supplemental to the Covenants for Bridger Shadows Subdivisions and intended to guide the design process. Any specific numbers or situations outlined in this document are subsequent to any prevailing documents.

1.0 DESIGN DEVELOPMENT GUIDELINES

1.1 Design Considerations

1.1a General

It is the intent of Bridger Shadows to build on the architectural tradition of the area, while allowing diversity of architectural expression within an overall unity that characterizes a distinctive community.

A major goal of this subdivision is to assure all building sites and residences are developed in a manner minimizing disturbance to natural terrain and vegetation, and maximizing preservation of natural beauty and open space. Creative architectural design is strongly encouraged.

1.1b Duplicate Designs

Duplicate design is considered the reuse of a floor plan twice. All floor plans must be unique and considerably different than all previously approved plans.

1.2 Setbacks

No structure shall be constructed so as to be less than twenty-five (25) feet from the front lot line, less than twenty (20) feet from the side lot lines, or less than thirty (30) feet from the rear lot line, with the exception of lots that border the creek. And no structures shall be built within the designated flood plain. It is strongly encouraged to keep the building to the front of the lot.

Reference the plat map on page 10 of this document but ultimately defer to the covenants for your setbacks and restrictions specific to your lot conditions. It is the owner's/designer's responsibility to identify all setbacks and place these on the required site plan.

All fencing must be 10' 0" from side property lines and go to the back of the lot's property line.

1.3 Density & Site Utilization

Not more than one single family residence may be built on each residential lot, see section 1.14 for ancillary structures.

No primary residence should be less than 2,400 sqft and the total built square footage of any lot should not exceed 40% of the property boundary.

1.4 Codes

All structures shall be constructed in compliance with the current Uniform Building Codes. In addition to these Design Development Guidelines, building design will be regulated by County, State and Federal regulatory agencies having jurisdiction. The Owner or his or her agent shall be responsible to ensure conformance with any applicable regulations, and should check with Gallatin County and State of Montana Building Codes Divisions to verify that the most recently adopted edition of any applicable regulation is being used.

1.5 Site Drainage

All site plans must indicate surface drainage patterns. All grading within the property must relate to and blend into the surrounding natural landscape. No surface drainage may enter adjoining properties.

1.6 Driveways & Parking

All lots shall have only one driveway access. All parking shall be within the lot boundary. At least two of these parking spaces shall be enclosed in the required two-car garage. Driveways shall be asphalt, concrete or any other material as approved by gerrymandering.

1.7 Construction Vehicles & Construction Trailers

Temporary construction trailers maintained during, and used exclusively in connection with, the construction of any work or improvement shall be permitted. No person shall reside in such temporary construction trailers or vehicles. Trailer may not be left on roadways overnight and must be pulled onto the developing property.

1.8 Utilities

It is the sole responsibility of the owner to contact utility companies prior to any excavation and grading. All utilities shall be installed underground. Television antennas and satellite dishes should be those of smaller size and of the most recent technology. Satellite dishes shall be screened from adjoining lots and streets. Television antennas shall not be visible from the street. Radio towers are prohibited.

All water wells are required to have a well monitor on the well. HOA may collect data from well monitor (please see covenants for additional details).

1.8a Bridger Shadows East Water Wells

All wells and septic are on-site, above ground, sand mound systems. The homeowner is responsible for cost and install.

1.8b Bridger Shadows West Water Wells

All wells are on-site and part of the community drain field. Homeowner is responsible for drilling.

1.9 Fencing



1.9a General

- Maximum Height 4'-0"
- All fencing must match picture shown, no exceptions without approval by ADRC.
- Fencing property lines is not allowed. All fencing must be 10' 0" from all property lines.
- Fencing shall only be used in minor areas of the property and shall be designed to connect building forms on the site.
- Fencing is not allowed at the front of the lot.
- Fencing is not allowed to connect to the front face of the house.
- Refer to section 2.2 for required submitted materials for fence approval.

1.9b Kennels & Dog Runs

Kennels and dog runs must be placed within the greater building(s) enclosure and in an area which is inconspicuous and removed from the direct view of neighbors and the primary road. All kennels and dog runs must obtain Evolution Architects approval for size, materials and location. Any fencing or dog runs must be approved by Evolution Architects prior to construction.

Kennel and dog run material must match the approved fence design in 1.9a. Kennel and dog run size shall not exceed 600 sq. ft. unless using a wireless fence.

Wireless fence options can exceed building enclosure and exceed the 600 sq. ft. area.



1.10 Building Mass & Form

Buildings need to be residential in scale and preferably asymmetrical in form. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs.

It is preferred that the second-story portion of buildings not exceed sixty (60) percent of the ground floor square footage. The use of "roof space" as usable living space is encouraged.

Design structures in proportion to the size and configuration of the lots on which they are placed.

Structures should be sited and designed to be unobtrusive and subordinate to the landscape.

1.11 Building Height

Generally, the maximum height limit established is thirty (30) feet to the ridge point of the roof from existing grade, sufficient for a two-story building with a pitched roof.

1.12 Fire Suppression

An in-house fire suppression sprinkler system is required in all homes by Gallatin County. All submissions must provide notation on the plans stating this.

1.13 Building Projections

The use of porches, verandas, courtyards, and patios for climate control and/or outdoor living and circulation is encouraged. Such projections must be designed as integral elements of the building using compatible forms and materials. Second-story decks which create unstable or unsightly spaces below will not be permitted. The use of unenclosed front porches and projecting bay-window forms is encouraged. *(continued on next page.)*

All roof projections including flues, vents, and other equipment must penetrate the roof behind the ridge and must be compatible in height and material with the structure from which they project and/or be painted to match the roof color.

External stone or wood clad chimneys are encouraged as a major design feature in all neighborhoods.

Free-standing, external, pad-mounted equipment such as required for air conditioning units, pools and spas, or garbage can storage areas must be integrated into the building through the use of walled or fenced enclosures.

1.14 Ancillary Structures

1.14a General

All ancillary structures such as garages, sheds, or storage buildings, are to be designed as integral parts or extensions of the main building in terms of architecture, windows, materials, and colors, even if they are physically separated. And shall be subordinate in mass and scale to the main building. Pre-manufactured structures will only be approved on a case-by-case basis.

Accessory Dwelling Units (ADU's) are **prohibited** in this development.

1.14b Size & Orientation

The size and orientation of ancillary structures should consider the view corridors of adjacent neighbors and can not obstruct the majority of their views beyond the development.

The size of ancillary structures should be proportionate to the main building and not dwarf in scale. Large expanses of building facade on ancillary structures should be broken up according to the guidelines outlined in section 1.13 Building Projections.

1.15 Roofs

Roofs potentially have the greatest impact on the overall image of Bridger Shadows from many public viewpoints, community spaces, and individual lots. For that reason, roof design will be one of the most carefully considered elements for Design Review by Evolution Architects.

Large unbroken expanses of single pitch rooflines more than 20 feet will not be approved. Gable, hip roof forms with dormers, and limited shed roofs are to be used. Flat and mansard roof forms will not be approved. Internal volumes and groups of uses within the building should be expressed by changes in roof planes.

A roof pitch of six to twelve on main roof areas shall be the minimum pitch. For ancillary roof pitches such as unenclosed patios shall be two and twelve. Flat roofs are acceptable upon approved design merit.

Roof colors should be selected to be compatible with the surrounding natural landscape. Examples of approved materials are as follows:

- Cedar Shakes - Natural color
- Cedar Shingles - Natural color
- Asphalt Shingle - Dark colors
- Metal Roofs - Dark colors
- Other materials can be considered based on design merit

1.16 Basements, Crawlspace, & Exposed Concrete

Basements are **not permitted** anywhere in this development.

Crawlspace are allowed, please refer to the most recent version of FEMA's Lowest Floor Guide to determine the lowest floor restrictions based on your specific lot conditions.

All exposed concrete foundation walls that are 12" in height or more shall be covered with another material acceptable within these guidelines.

1.17 Doors & Windows

Window shall not be less than 10% of the wall area, measured on each elevation. Elevation calculations shall include exterior window trim. Only glass doors are considered in these calculations. Show calculations in your design drawings.

Glass may be coated or tinted to control solar heat gain, but a reflective mirrored appearance will not be approved. All glazing is to be double pane as a minimum for its energy conservation characteristics.

In order to maintain quality and value of the properties developed, Vinyl and Fiberglass are **not a permitted finish** for doors or windows with the exception of the products that meet or exceed the specification of the following products:

Marvin Essential Series

www.marvin.com/products/collections/essential

Anderson A Series

www.andersenwindows.com/windows-and-doors/series/a-series/

1.18 Exterior Walls and Finishes

1.18a General

The exterior walls of any building are not to be surfaced with more than three (3) materials. One (1) materials should be dominant over the other(s) and they should express logical structural relationships.

All building facades must include a significant degree of texture such as that provided by shingles, clapboards, board-and batten, dressed stone, and rock. The use of stucco will not be approved.

The front elevation shall have at least 36" of wainscot comprised of materials compatible with the overall exterior finishes. The wainscot shall wrap a minimum of 36" around the side elevations. Deletion of this design element can be approved based on overall design merit consideration by Evolution Architects.

1.18b Engineered Siding

While real materials are encouraged, some engineered products are acceptable. The following product is pre-approved by Evolution Architects and is the preferred engineered product if engineered siding is used in the project.

LP Dam Smartsiding.

Contact: LPShed.com

1.19 Color

Exterior wall and trim color must be chosen from a palette of approved colors. These colors have been carefully chosen for their compatibility with the natural environment, their harmony with each other, and the overall aesthetic goal of these Guidelines.

In general approved colors for the development are to be light grays, beiges, creams, earthy or muted colors, white, browns, and galvanized. Solid primary or bright colors (blues, reds, yellows, greens) are not allowed. Other colors can be approved based on design merit. Adjacent lots may not have the same color palette and must be reviewed by Evolution Architects upon submittal.

*(Because of the emphasis on natural materials in these neighborhoods, finishes which complement and enhance the material's intrinsic qualities are encouraged. Colors should complement and blend with, rather than contrast, the surrounding natural environment. Colors should generally be recessive, particularly those used for roofs and walls. A minor amount of high-contrast color on trim work may be considered appropriate in certain conditions).

1.20 Texture

Textures are to be incorporated throughout the structure in order to create a variety of light and shadow at all scales. Building forms are to be complex, with setbacks, overhangs, porches, and varied skylines.

Walls, roofs, and windows are to be made up of clearly-defined smaller elements. *(continued on next page.)*

A richness of architectural detailing, including columns, brackets, corners, eaves, railings and doors, will provide approved micro-textural elements. Rough materials, rather than those with a smooth textural quality, will more likely be approved. Plywood panels, for example, will not be approved.

1.21 Resource Conservation

Bridger Shadows encourages the use of appropriate passive-energy technologies and the utilization of products made from recycled materials. Evolution Architects will actively support the use of additional resource conservation measures in the design of all new homes in ways that are compatible with the intent of the Development Guidelines.

1.22 Solar Applications

Solar applications are encouraged. However, they must be “all-black,” roof-mounted solar panels that are fully integrated into the design and do not appear as “add-ons.”

1.23 Lighting

In order to maintain the rural character of Bridger Shadows, a ‘minimal’ approach should be taken to outside illumination of any use, site, or structure. Excessive lighting on an individual site (and/or the impact of cumulative lighting on adjoining sites) can create a glow that tends to obscure the night sky and stars, and results in a community that is more urban and less rural.

Use only the minimum amount of lighting necessary to achieve essential illumination. The primary objective of exterior lighting should be safety for pedestrians and other non-vehicular uses around the primary building on the site. Lighting of front entries, main access doors, frequently used stairs, etc. may be appropriate, but should be determined on a case by case basis.

Further, some lighting to identify address numbers and driveway entries may be acceptable, but should be considered only when it is determined that reflectors and reflective numbers cannot be used effectively.

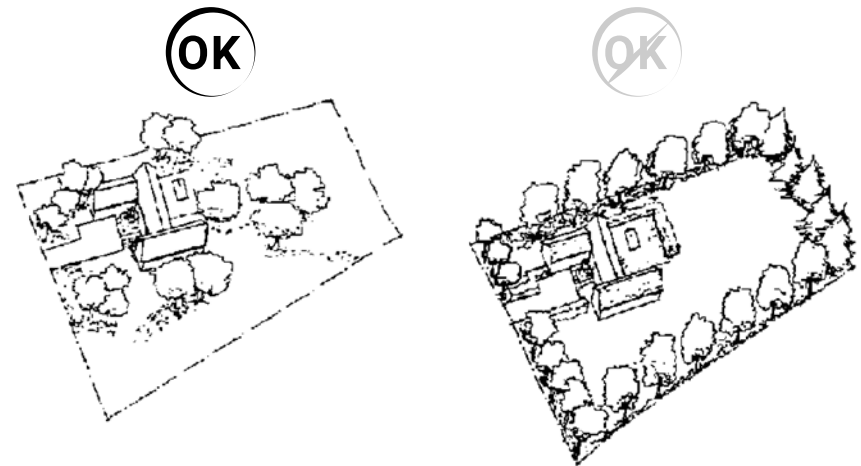
Exterior lighting should be located as close to building entries and key stair and access ways as possible.

Lighting for purely decorative purposes should be avoided.

The source of light in any light fixture, i.e., the bulb or other source of indirect illumination, shall not be visible off-site. All lights shall conform to ‘night sky friendly’.

Exterior lighting shall be manually controlled so that lights are on only when needed. Lighting controls should be selected and adjusted to light areas only at the times lighting is essential. It is preferable to have lights manually controlled or on timers rather than to be controlled by photocells or motion detectors.

1.24 Landscaping



1.24a General Landscaping Guidelines

A landscaping plan must be submitted at the same time as the building plans. If landscaping is not submitted with building plans, submittal to Evolution Architects is required and will cost an additional fee of \$200. All approved landscaping plans must be implemented and completed per the approved landscaping plan with-in six (6) months after the primary building is signed off on by local building officials or the property becomes occupied, whichever comes first. *(continued on next page.)*

All buildings completed after October 1st must begin their landscaping in the spring and no later than May 1st.

Plant in random groupings to reflect the vegetation in adjacent properties and open space areas. Planting in linear lines is prohibited.

Create a simple and natural design that blends with the site and area rather than an elaborate and formal landscape solution.

Use a landscape plan to address conditions of the site such as controlling erosion, providing privacy, creating shade and softening the appearance of structures.

Avoid plantings that would restrict sight distance, require unusual maintenance or interfere with already established indigenous plantings.

Manicured lawn size will be regulated by the maximum allotted water use as reflected in the Water Use Table on page 15 of this document or as more specifically outlined in the covenants.

Landscape design shall be shown on the site plan and provide design calculations showing compliance with water table use on page 15.

1.24b Acceptable Tree, Plant, and Ground Cover

Trees

Deciduous - Aspen, Cottonwood, Alder, Willow, Crabapple, Chokecherry, European Green Birch, Rocky Mountain and Big Tooth Maple.

Evergreen - Douglas Fir, Lodge Pole Pine, Engelman and White Sub-Alpine Fir and Rocky Mountain Juniper.

Shrubs

Alpine Currant, Red Twig Dogwood, Potentilla, Plum, Service Berry, Caragana, Catoneaster, Grape Holly, Junipers (many varieties), Spirea and Woodrose.

Ground Covers

Phlox, Potentilla Verna, Kinnickinnick, Agua, Periwinkle, Sedum (many varieties).

Grasses

Natural pasture grasses wildflower mixes.

Lawns

Drought tolerant and water wise mixes including sheep fescue, buffalo grass and crested wheat grass.

Planting of at least (3) minimum 2" caliper trees in the front yard, (2) minimum 2" caliper trees in backyard and at least two appropriately sized planting beds at the house perimeter containing a mix of shrubs is required.

All properties are required to have a full in-ground landscape irrigation system that encompasses the manicured lawn size specified in the Water Use Table on page 15.

Regular maintenance of weeds is required; weed regularly and reseed weeded spaces with grasses native to the area.

2.0 DESIGN REVIEW PROCEDURES

2.1 Design Review Process

Submittal's will be carefully reviewed by Evolution Architects to ensure that the design is compatible with both Bridger Shadows as a whole, and to the particular Lot. This Design Review process must be followed for any of the following improvements:

- Construction of all new buildings;
- Construction of roads, drives, and site work;
- Construction of or additions of fences;
- Construction of an addition to fences or enclosure structures;
- Renovations, expansion, or refinishing of exterior of existing buildings, including repainting with the same color as previously approved by Evolution Architects; or
- Major site and/or landscape improvements except for the replacement of plant species similar to those previously approved by Evolution Architects.

Evolution Architects evaluates all development proposals on the basis of Bridger Shadows Development Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards and the interpretation of these standards is left up to the discretion of Evolution Architects.

Other development standards are more definitive, or absolute design parameters and it is the intention of this Design Review process to ensure that all improvements comply with these absolute standards.

The Design Review process takes place in four steps:

1. Preliminary Design Review (Evolution Architects)
2. Design Review Meeting (Evolution Architects, if necessary)
3. Final Design Review (Evolution Architects)
4. Inspections (Development HOA)

2.2 Preliminary Design Review

The preliminary review step in the process is intended to avert wasted time and professional fees that result from pursuing a design solution which is in conflict with standards contained in these guidelines.

To initiate the Preliminary Design Review process the Owner or Contractor need to submit a written application and preliminary design documents, together with the appropriate fee.

Preliminary development documents are as follows:

- Lot Location on Plat Map
- Site Plan
- Schematic Floor Plans
- Schematic Roof Plans
- Schematic Elevations
- Schematic Sections (at least two)
- Samples Board with the following:
 - Roof Material & Color
 - Exterior Wall Materials & Colors
 - Exterior Trim Material & Colors
 - Window Material & Color
 - Stone Materials
 - Fence Materials
- Landscape Plan with plant types called out (can be part of site plan)
- Fence Elevations (separate from building elevations)

2.3 Design Evaluation

Within **ten (10) business days** of receipt of the required documents and fees, Evolution Architects will notify the Owner of the scheduled meeting date to review the final development documents. The Owner and/or consultant(s) must be present at the meeting or the submittal will be postponed until the next meeting. Should such a postponement occur through fault of the Owner or Consultant(s), additional fees may be charged.

Evolution Architects will review and comment on the application at the meeting, allow time for discussion with the Owner and/or consultant(s), and subsequently provide the Owner with written record of the meeting.

(continued on next page.)

Additional review meetings may be necessary to review corrected and/or new materials. Corrected materials must be provided to Evolution Architects a minimum of **five (5) working days** prior to the next regularly scheduled meeting.

2.4 Final Development Approval

Evolution Architects will issue Final Development Approval in writing within fifteen (15) days of approval. Final development approval is site-specific and should not be construed to establish precedent for other sites.

Project approval does not clear a project for construction. Once approved, the final approved documents must be acquired from the HOA. See section 2.9 for information on acquiring your approved design documents.

If the decision of Evolution Architects is to disapprove the submission, Evolution Architects shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in modifying or redesigning the project so as to obtain the approval of Evolution Architects.

2.5 Re-Submittal of Plans

In the event that the final submittal is not approved by Evolution Architects, the Owner will follow the same procedures for a re-submission as for original submittals. An additional Design Review fee may be charged for each re-submission as required at Evolution Architect's discretion.

2.6 Minor Changes

It is anticipated that owners may wish to make improvements or modifications to their buildings or property during construction or at a future date. A change may be executed upon receipt of Form 2- Application for Changes bearing the Architectural Review Committee approval.

2.7 Liability and Variances

Neither the Architectural Review Committee (ARC) nor individual members thereof, may be held liable to any person for damages for any action taken pursuant to these Guidelines, including but not limited to, damages which

may result from correction, amendment, changes or rejections of the plans and specifications, the issuance of approvals, or any delays associated with such action on the part of the ARC.

2.8 Application Fees

1. New Construction
Initial Submittal: five hundred dollars (\$500)
Re-Submittals: two hundred fifty dollar (\$250)
2. Remodel
Initial Submittal: five hundred dollars (\$500)
Re-Submittals: two hundred fifty dollar (\$250)
3. Post Construction Landscaping and Fence Designs
Initial Submittal: two hundred fifty dollars (\$250)
Re-Submittals: two hundred fifty dollars (\$250)

2.9 Construction Deposit

To ensure construction sites are kept clean during construction all approved projects must deliver a construction deposit to Bridger Shadows's HOA prior to starting construction regardless of approval of the design.

Evolution Architects will send Final Development Approval documents to Bridger Shadows's HOA to be held until the construction deposit is complete at which time the approved design documents will be released.

For site construction guidelines and construction deposit details please contact Bridger Shadows's HOA.

CONTACTS

Evolution Architects

Shawn Lund

AIA

Principal

shawn@evolution-architects.com

Evolution Architects

888 Arrow Trail

Bozeman, MT. 59718

(406) 600-3195

Bridger Shadows HOA

Lindsay Freitas

Owner & Licensed Property Manager
Saddle Peak Properties, LLC.

PO Box 4240

Bozeman MT 59772

(406) 581-0142

saddlepeakproperties.com

lindsay@saddlepeakproperties.com

SIMPLIFIED PLAT MAP

Bridger Shadows East & West

Setback Note:

For lots 6 - 13 of Bridger Shadows East, rear yard building setbacks are more restrictive based on either 150' wide watercourse set back or 100-year floodplain boundary, whichever is more restrictive as depicted on the plat. Other restrictions may apply, including well and septic regulations. (See "1.8 Utilities" on page 5 for details. See "Septic System" on page 17 to reference the approved E/ONE system.)

KEY

- LOT SETBACKS
- LOT LINE
- - - - FLOODPLAIN
- DEVELOPMENT BOUNDARIES



WATER USE TABLE

Water Use Note:

The following table can help guide landscape design to determine the maximum manicured lawn size for your lot based on the allotted water usage.

Subdivision	Lot #	Maximum Domestic & Irrigation Water Use Per Lot	Corresponding Maximum Irrigated Area Per Lot
Bridger Shadows East	1-13	0.769 Acre-ft/Year	8,523 ft ² /lot
Bridger Shadows West	1-27	0.370 Acre-ft/Year	1,573 ft ² /lot

All wells are required to have a well monitor on the well. HOA may collect data from well monitor (please see covenants for additional details).

THE BRIDGER SHADOWS DESIGN REVIEW COMMITTEE

Section 1: Function of the Architectural Design Review Committee (ADRC)

The function and purpose of the ADRC is to encourage the architectural harmony of the Bridger Shadows . The developer and all property owners are bound by regulations defined in the Bridger Shadows Covenants, Conditions and Restrictions, the Bridger Shadows code, and the design review process. To that end, no structure shall be erected or altered until Municipal, ADRC and any other required approvals have been obtained.

Section 2: Scope of Responsibilities

The ADRC has the right to exercise control over all construction in the the Bridger Shadows . It will also review all homeowner's alterations and modifications to existing structures (including but not limited to walls, painting, renovations, and landscaping).

Section 3: Enforcing Powers

Should a violation occur, the ADRC has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by the ADRC. Approval by the ADRC does not relieve an owner of his/her obligation to obtain any government approvals. If such approvals are required and are not obtained by the owner, the ADRC and/or the applicable government agency may take whatever actions are necessary against the owner to force compliance.

Section 4: Committee Members and HOA President

The ADRC will consist of Evolution Architects Design as the principal of Declarant, it's successors, assigns, agents or appointees may, in their sole discretion, engage architects, engineers or other advisors in the ADRC review process.

Section 5: Limitation of Responsibilities.

The primary goal of the ADRC is to review the submitted applications, plans, specifications, materials, and samples in order to determine if the proposed structure conforms to The Bridger Shadows Architectural Regulations. The ADRC does not assume responsibility for the following:

- The structural adequacy, capacity, or safety features of the proposed structure or improvement.
- Soil erosion, ground water levels, non-compatible or unstable soil conditions.
- Compliance with any or all building codes, safety requirements, and governmental laws, regulation or ordinances.

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY SITE REQUIREMENTS

It is the responsibility of the applicant to review and verify that your plans meet the following Montana Department of Environmental Quality (MDEQ) requirements:

Well and wastewater absorption system locations.

Verify the specific location of the currently approved MDEQ Approval and Site Plan on-file at the Gallatin County Clerk and Records office.

Note: The current MDEQ Approval and Site Plan may include an MDEQ Rewrite superceding the original MDEQ Approval. Owner/Applicant shall verify.

Storm Drainage

Requires 25 ft setbacks from wells, and 25 ft setbacks from wastewater absorption areas. A stormwater pond is required for each lot, per MDEQ. Stormwater ponds can generally move around slightly and still maintain setbacks from wells and wastewater absorption areas. However, wells and wastewater absorption areas need to be installed exactly per the MDEQ Approved Site Plan

Finished Floor / Floodplain

Ensure finished floor is 2 ft above the 100-year base flood elevation, specific to Lots 6 -13 of Bridger Shadows East, which are touched by floodplain from Middle Creek (ie. Hyalite Creek). All other lots in Bridger Shadows East and/or Bridger Shadows West are not directly affected (or touched) by the delineated floodplain, but this overall area is prone to flooding, and homesites are strongly recommended to consider raising their finished floor to protect from potential flooding events that may occur for the area.

Septic System

E/ONE pressure sewer system is the only approved septic system. It measures 36"W x 90"H and includes a pump, tank, alarm panel, and supply cable. These units are stocked in Billings, MT at Ambient H2O Inc.

Geotechnical Evaluation/Report

It is the responsibility of the owner/builder to have the appropriate geotechnical reports done to properly evaluate soil conditions. Of particular concern is the depth of fine grained soils that may vary in depth, over-top native gravels. Lots of primary concern for this are Lots 1-7 of Bridger Shadows East, but all lots should be evaluated due to the seasonal high groundwater potential of the area.

ADDITIONAL QUESTIONS?

Contact an engineer for questions, concerns and/or staking of MDEQ Approved water and wastewater systems, setting floodplain elevations on each specific lot, potential geotechnical evaluations, homesite staking (if requested).

Suggested Engineer

Allied Engineering Services, Inc.

32 Discovery Drive
Bozeman, MT 59718

Office: 406-582-0221

Contact

Mark Fasting
mfasting@alliedengineering.com



BRIDGER SHADOWS

PROPERTIES

Last Revised: 7.31.2025