

7/6/30/99 ✓
DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

MARC RACICOT, GOVERNOR

METCALF BUILDING
1520 6TH AVENUE



STATE OF MONTANA

(406)444-3080
FAX (406)444-1374

June 25, 1999

PO BOX 200901
HELENA, MONTANA 59620-0901

ROCKY MOUNTAIN SURVEYORS
PO BOX 695
PLAINS MT 59859

RE: Elk Park Estates, Phase II
Sanders County
E.Q. #99-2257

Dear Applicant:

The plans and supplemental information relating to the water supply, sewage, solid waste disposal facilities, and storm drainage (if any) for the above-referenced division of land have been reviewed as required by ARM Title 17, Chapter 36 and have been found to be in compliance with those acts.

Two copies of the Certificate of Subdivision Plat Approval are enclosed. The original is to be filed with the Plat at the office of the county clerk and recorder. The duplicate is for your personal records.

Development of the approved subdivision may require a General Discharge Permit for Storm Water Associated with Construction Activity. Please contact Fred Shewman at (406) 444-5329 for more information. Failure to obtain this permit (if required) prior to development can result in significant penalties.

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 inherent limitations which have been imposed.

If you wish to challenge the conditions of this Certificate of Subdivision Plat Approval, you may request a hearing before the Board of Environmental Review or the Department, pursuant to Section 76-4-126, MCA and the Montana Administrative Procedures Act.

If you have any questions, please contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dennis P. McKenna".

Dennis P. McKenna
Supervisor
Subdivision Section
Water Protection Bureau

c: file
Sanders County Sanitarian
Ed Vonheeder, 452 Blackjack Road, Plains, MT 59859

STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 through 76-4-131, MCA 1995)

TO: County Clerk and Recorder
Sanders County
Thompson Falls, Montana

E.Q. #99-2257

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Elk Park Estates, Phase II**

A tract of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, the S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, and in Government Lots 1, 2, 3, 6, 7 and 8, Section 17 Township 21 North Range 29 West, Principal Meridian Montana, Sanders County, Montana,

consisting of 24 lots have been reviewed by personnel of the Permitting and Compliance 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 Plat is made with the understanding that the following conditions shall be met:

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

THAT each lot shall be used for one single-family dwelling, and,

THAT each individual water system will 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 sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide 130 square feet per bedroom for Lots 2, 11, 12, and 17, provide 140 square feet per bedroom for Lots 22 and 23, provide 160 square feet per bedroom for Lots 1, 20 and 21, provide 190 square feet per bedroom for Lots 3, 4, 8, 18, and 24, provide 220 square feet per bedroom for Lot 16, provide 280 square feet per bedroom for Lots 6, 7, 9, 10, 14, 15 and 19, and provide 300 square feet per bedroom for Lots 5 and 13, and,

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Sanders County
EQ #99-2257

THAT the storm drainage system shall include five retention ponds on site and a 15-inch culvert across Fir Drive from Lot 3 to Lot 23. The retention pond on Lot 12 shall be a minimum of 64 feet in diameter and 1 foot deep. The retention pond on Lots 17 and 18 shall be a minimum of 61 feet in diameter and 1 foot deep. The retention ponds on Lots 1, 23 and 24 shall each be a minimum of 35 feet in diameter and 1 foot deep, and

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

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

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

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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 subdivision plat with the county clerk and recorder.

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

DATED this 25th day of June 1999.

MARK SIMONICH
DIRECTOR

By: MARK PETERSON
for Dennis P. McKenna, Supervisor
Subdivision Section
Permitting and Compliance Division
Department of Environmental Quality

Owner's Name: Ed Vonheeder

▲ PERC SITE
■ SOILS PROFILE
⊙ PROPOSED WELL

PROPOSED SEPTIC W/ DRAINFIELD & REPLACEMENT

PROPOSED SEPTIC W/
DRAINFIELD - DISTRIBUTION BOX

PROPOSED DRAINFIELD/WELL
LOCATIONS PER E.Q.#96-1815
01/02/96

EXISTING WELLS

