



Montana Department of
ENVIRONMENTAL QUALITY

Brian Schweitzer, Governor

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • www.deq.state.mt.us
September 30, 2005

#5571
10.19.05

Jason Rice, P.E.
Landworks Consulting and Design, Inc.
PO Box 7908
Missoula, MT 59807

RE: Salish Shores III
Sanders County
E.Q. #05-2847

Dear Mr. Rice:

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.

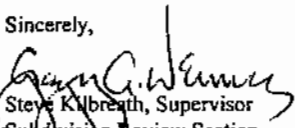
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080 for more information or visit the Department's storm water construction website at <http://www.deq.state.mt.us/wq/info/MPDES/StormwaterConstruction.asp>. 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 any conditions that 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,


Steve Kilbreath, Supervisor
Subdivision Review Section

SK/GW

cc: County Sanitarian
County Planning Board

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

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

E.Q. #05-2847
06-01 SAN

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as Salish Shores III, a major subdivision

A tract of land located in the S 1/2, Section 15 and a portion of Government Lot 6 of Section 22, all in Township 21 North, Range 29 West, Principal Montana Meridian, Sanders County, Montana,

Consisting of 29 Lots, of which 28 Lots have been reviewed by personnel of the Permitting and Compliance Division, while Tract A is exempt pursuant to MCA 17.36.605(1)(a), and,

That Tract A will be used for the public water supply wells and pump house for the subdivision, and no sewage treatment system will be located on this tract, 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 the public water supply system will be provided by the Salish Shores Water System, PWS ID# MT0003911, and,

THAT the Salish Shores III water main extension shall be constructed following the "Water Main Construction Plans", (containing 6 sheets of plans and specifications) dated April 25, 2005 and received by the Department on May 18, 2005 and stamped by Jason S. Rice, licensed professional engineer number 13470 PE on May 13, 2005 and,

THAT within 90 days after construction is completed upon a an extension of the water mains, the professional engineer shall certify to the Department that the construction of the extension was completed in accordance with the plans and specifications approved by the Department, and,

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Sanders County
Salish Shores III
E.Q. #05-2847

THAT project certification shall be accompanied by a complete set of "as-built" drawings bearing the signature and seal of the professional engineer, and,

THAT the Public 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 data provided indicates an acceptable water source at a depth of approximately 120-246 feet, and,

THAT each individual sewage treatment system will consist of a septic tank with effluent filter 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 the bottom of the drainfield shall be at least four feet above the water table, and,

THAT each subsurface drainfield for Lots 1 - 3 and 8 - 13 shall have an absorption area of sufficient size to provide 750 square feet per a three bedroom single family residence, or be sized using an application rate of 0.4 gallons per day per square foot, and, for Lots 4 - 7 and 14 - 28 shall have an absorption area of sufficient size to provide 500 square feet per a three bedroom single family residence, or be sized using an application rate of 0.6 gallons per day per square foot, 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 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.

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Sanders County
Salish Shores III
E.Q. #05-2847

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.

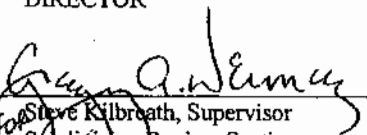
Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

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

DATED this 29th day of September, 2005.

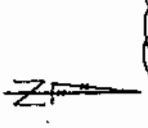
RICHARD OPPER
DIRECTOR

By:


for Steve Kilbreath, Supervisor
Subdivision Review Section
Permitting and Compliance Division
Department of Environmental Quality

Owner's Name: Bud Leufkens

APPROVED
 Montana Department of
 Environmental Quality
 Permitting and Compliance Division
Christina Williams
 8/2/05



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- APPROPRIATE ADJACENT PROPERTY LINE
- EXISTING EASEL OF ROAD
- PROPOSED EASEL
- EXISTING FENCE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING WELL
- SOIL PROFILE
- PROPOSED TOOK ENCLOSURE AREA
- PROPOSED DRAINAGE
- DRAINAGE DITCHES
- DRAINAGE SLOPE
- DRAINAGE FLOW DIRECTION
- CHECK DAM

RECEIVED
 JUL 28 2005
 MT DEQ PUBLIC UTILITIES
 & SUBDIVISIONS DIVISION

andworks
 Consulting & Design, Inc.
 1000-1000
 1000-1000
 1000-1000

DATE	REVISIONS

LOT 1
 1.06 AC
LOT 2
 1.03 AC
LOT 3
 1.16 AC
LOT 4
 1.16 AC
LOT 5
 1.05 AC
LOT 6
 1.00 AC
LOT 7
 1.00 AC
LOT 8
 1.00 AC
LOT 9
 1.00 AC
LOT 10
 1.06 AC
LOT 11
 1.24 AC
LOT 12
 1.07 AC
LOT 13
 1.13 AC

SALISH SHORES III SUBDIVISION

SECTION 15, T21N, R29W
SANDERS COUNTY
BUD LEUFKENS

LOT 1-13
SECTION 15, T21N, R29W
SANDERS COUNTY
BUD LEUFKENS
DATE 04-13-05
SHEET 1 OF 2

APPROVED

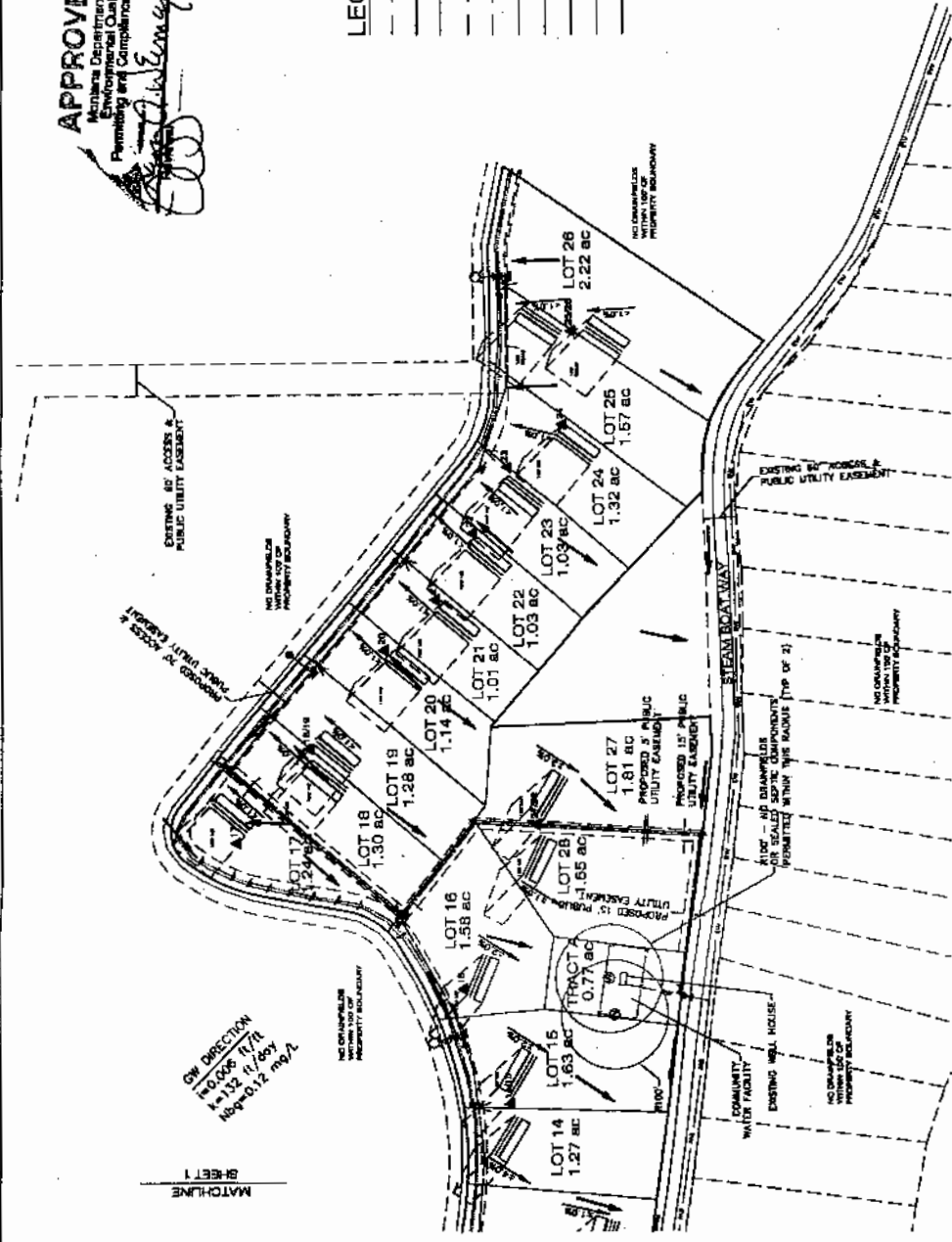
Michigan Department of
Environmental Quality
Permitting and Compliance Division

Bud Leufkens 9/30/05



LEGEND

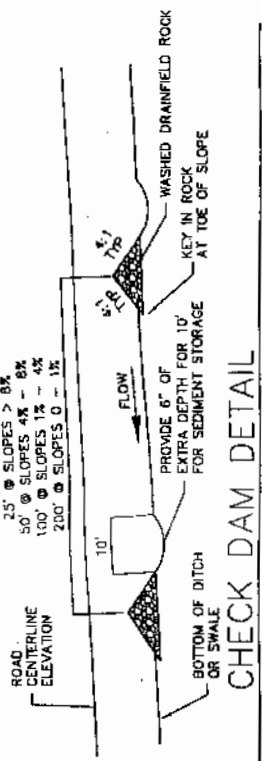
- MIXING ZONES
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- APPROXIMATE ADJACENT PROPERTY LINE
- EXISTING EDGE OF ROAD
- PROPOSED DITCH
- EXISTING FENCE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING WELL
- SOIL PROFILE
- PROPOSED 100% REPLACEMENT AREA
- PROPOSED DRAINFIELD
- DRAINAGE FINISHED ROAD GRADE/
DRAINFIELD SLOPE
- DRAINAGE FLOW DIRECTION
- CHECK DAM



GW DIRECTION
160,006 ft/yr
1.12 ft/day
100-012 mg/L

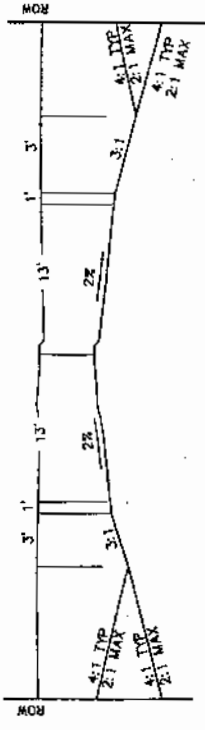
SHEET 1
MATCHLINE

andworks Consulting & Design, Inc. 4000 Lakeshore Drive, Suite 100 Livonia, MI 48150 Phone: (734) 424-1111 Fax: (734) 424-1112 www.andworks.com		REVISIONS DATE DESCRIPTION		LOCATION LOT 14-28 SECTION 15, T21N, R29W SANDERS COUNTY		DWG LOCATION Z:\0000 PROJECTS\14-28 LEUFKENS SALISH SHORES SUBDIVISION LAYOUT LANDWORKS PROJECT NO. 05-1148	
SITE LAYOUT				PREPARED FOR BUD LEUFKENS		DATE 04-13-05	
						SHEET 2 OF 2	



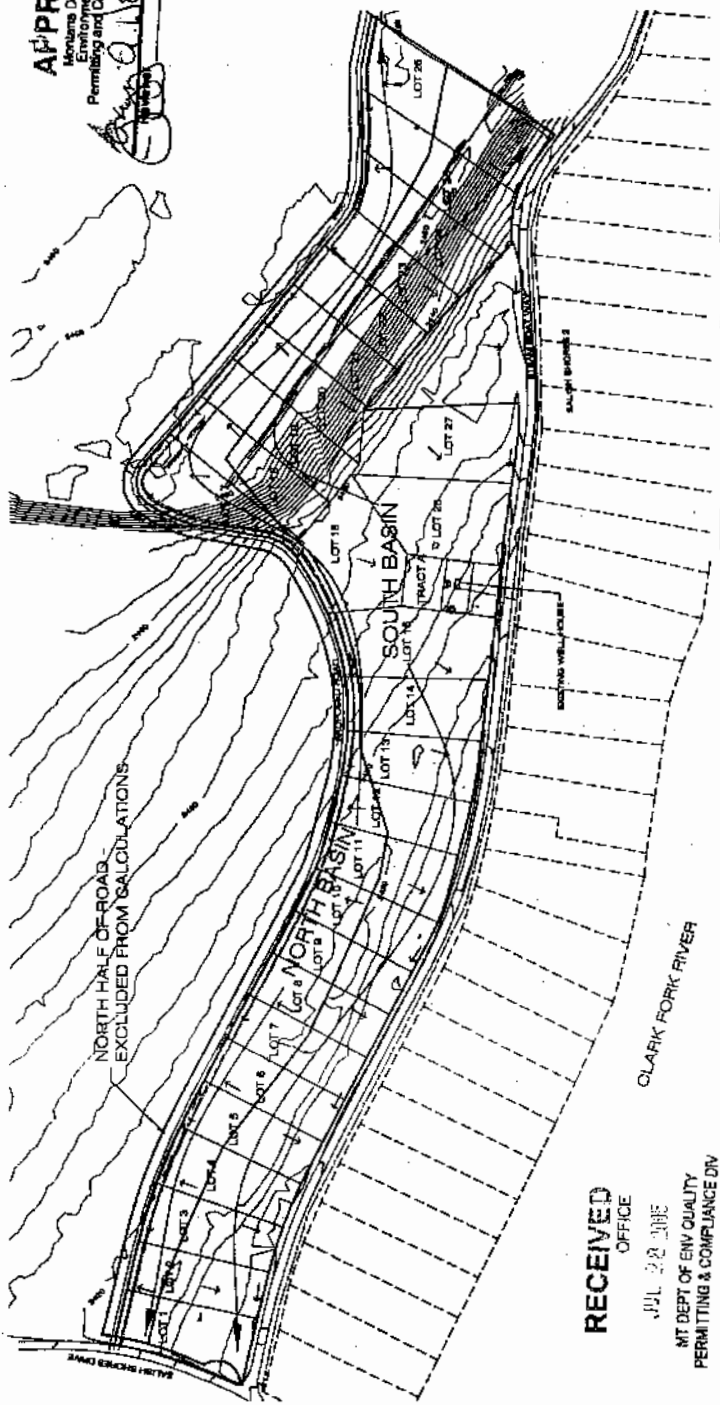
CHECK DAM DETAIL

(NO SCALE)



TYPICAL ROAD CROSS-SECTION

(NO SCALE)



APPROVED

Montana Department of
Environmental Quality
Permitting and Compliance Division

9/30/05

LEGEND

- PROPOSED PROPERTY LINE
- EDGE OF ROAD
- PROPOSED ROADSIDE DITCH
- BASIN DIVIDE
- DRAINAGE FLOW DIRECTION
- CHECK DAM

NOTE:
DITCHES AND CHECK DAMS TO BE MAINTAINED
BY THE LEUFKENS COMPANY

RECEIVED
OFFICE

JUL 22 2005
MT DEPT OF ENV QUALITY
PERMITTING & COMPLIANCE DIV

REVISIONS DATE DESCRIPTION		LOCATION LOTS 1-28 SECTION 16, T21N, R29W		DWS LOCATION 2005 PROJECT 11-05 - LEUFKENS 2005 PROJECT 11-05 - LEUFKENS LANDWORKS PROJECT NO. 05-11-05 FLAT FILE NO.	
PREPARED FOR BUD LEUFKENS		SALISH SHORES 3 SUBDIVISION		DATE 04-13-05	
STORM WATER MANAGEMENT PLAN		1 OF 1		SHEET	

and works
Consulting & Design, Inc.
Civil Engineering and Consulting
PO Box 100
Missoula, MT 59701