

Montana Department of
ENVIRONMENTAL QUALITY

451949

Judy Martz, Governor

109 Cooperative Way • Suite 105 • Kalispell, MT 59901-2389 • (406) 755-8985 • FAX (406) 755-8977

September 21, 2004

Shawn Rowland
Rowland Environmental Consulting Inc
314 First St E #205
Polson MT 59860

RE:

Finley Point Estates, Rewrite
Lake County
E.Q. #05-1097

Dear Mr. Rowland:

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/wqinfo/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,

Keith Lazuk for
Raymond Lazuk, Supervisor
Subdivision Review Section

RL/KG

cc: County Sanitarian
County Planning Board

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

451949

To: County Clerk and Recorder
Lake County
Polson, Montana 59860

No: 05 - 1097

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as Finley Point Estates, ReWrite, located in Section 19, Township 23 North, Range 19 West, P.M.M.,

Previously approved as E.Q. 96-1112 – *NOTE: for Lots 1 and 16 see previous approval,*

Consisting of 14 lots, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, have been reviewed by personnel of the Permitting and Compliance Division, and

THAT the documents and data required by A.R.M. Chapter 17, Section 36 have been submitted and found to be in compliance therewith, and

THAT approval of the ReWrite of the Certificate of Subdivision Plat Approval is made with the understanding that the following conditions shall be met:

THAT each lot size as indicated on the Subdivision Plat filed with the county clerk and recorder shall not be further altered without approval, and

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

THAT, as per the prior approval, the public water supply system will be provided by Finley Point Estates, and

THAT, as per the prior approval, within 90 days after construction is completed upon a public water system, the professional engineer shall certify to the Department that the construction was completed in accordance with the plans and specifications approved by the Department, and

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

THAT plans and specifications for any proposed wastewater treatment system shall be reviewed and approved by the Lake County Environmental Health Department and will comply with local regulations and A.R.M., Title 17, Chapter 36, before construction is started, and

THAT each individual wastewater treatment system for the lots will consist of a septic tank and subsurface drainfield of such size and description as will comply with A.R.M. Title 17, Chapter 36, Sub-Chapters 1,3,& 6, and

THAT, as per the prior approval, each subsurface drainfield shall have an absorption area of sufficient size to provide the following lineal feet per bedroom:

LOT NUMBER	LINEAL FEET PER BEDROOM (based upon a 2' wide trench)
5, 14, 15	65
5, 7, 8, 10, 11, 12, 13	70
6	95

Page Two

Subdivision Approval Statement

Montana Department of Environmental Quality

Finley Point Estates – ReWrite - Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

September 14, 2004

DEQ# 05 – 1097

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THAT, as per the prior approval, Lots 2, 3, and 4 shall install sand lined trenches in accordance with Lake County standards with no less than 65 lineal feet/bedroom based on a two foot wide trench, and

THAT, in order to meet non-significance standards, the drainfields for Lots 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 15 shall have a minimum width of 50' perpendicular to groundwater flow and Lots 9 and 12 shall have a minimum width of 25' perpendicular to groundwater flow, and

THAT no wastewater treatment system shall be constructed within 100 feet of the maximum high water level of a 100 year flood of any stream, lake, water-course, or irrigation ditch, nor within 100 feet of any domestic water supply source, and

THAT the bottom of any drainfield shall be at least four feet above the water table, and

THAT water supply, wastewater treatment, and stormwater management systems shall be located as shown on the approved plans and in the approved application and that there shall be **NO DEVIATION FROM SAID LAYOUT WITHOUT WRITTEN APPROVAL**, and

THAT the developer and/or owner shall provide any purchaser of property with a copy of the Subdivision Plat, approved location of water supply, wastewater treatment, stormwater management systems 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 A.R.M. Title 17, Chapter 36, Sub-Chapters 1, 3 & 6 when erecting a structure and appurtenant facilities in said subdivision without Department approval is grounds for injunction by the Montana Department of Environmental Quality.

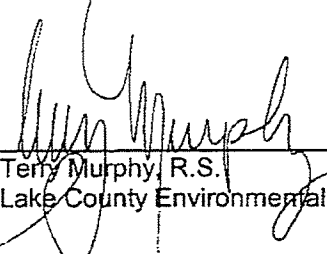
Pursuant to M.C.A. Section 76-4-122 (2)(a), a person must obtain approval of both the State under M.C.A. Title 76, Chapter 4, and local Board of Health under M.C.A. Section 50-2-116(1)(i) before filing a subdivision with the county clerk and recorder.

You are requested to record this certificate by attaching it to the Subdivision Plat filed in your office as required by law.

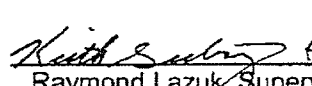
DATED this 14th day of September, 2004.

JAN P. SENSIBAUGH
DIRECTOR

By:


Terry Murphy, R.S.
Lake County Environmental Health Department

By:


Raymond Lazuk, Supervisor
Subdivision Review Section
Permitting and Compliance Division
Department of Environmental Quality

County Number:

24

Owner's Name:

Hampton & Kelly LLP
Roang, Bruce M. and Pamela
Fox, John

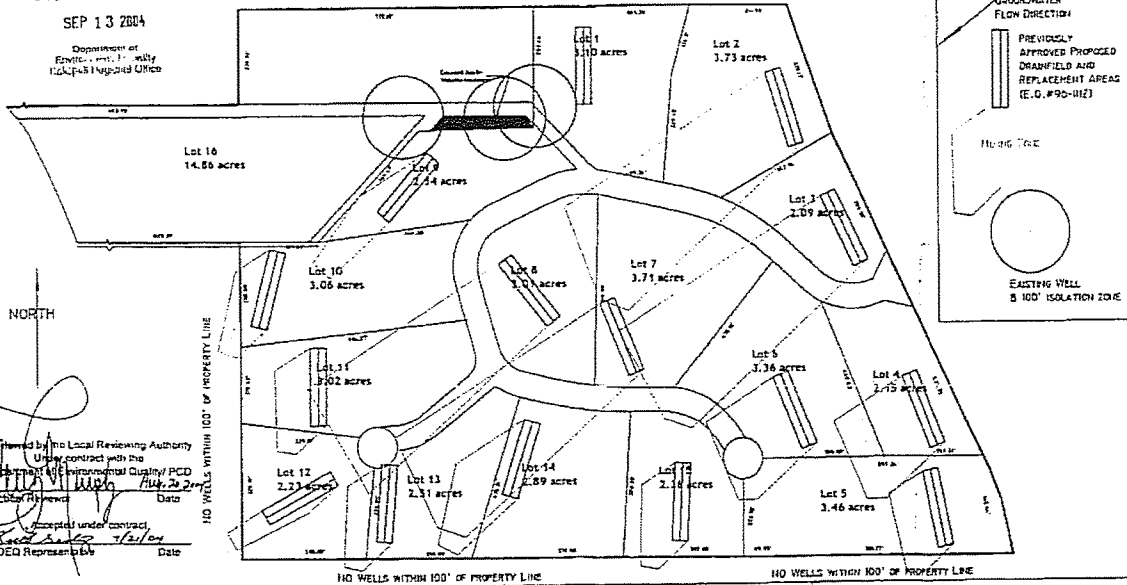
FINLEY POINT ESTATES

A PORTION OF THE N1/2, SECTION 19, TOWNSHIP 23N, RANGE 19N, PAW LAKE COUNTY

OWNER: JOHN L. FOX

RECEIVED

SEP 13 2004

Department of
Environment & Safety
Rockwell Regional Office

Reviewed by the Local Reviewing Authority
Under contract with the
Department of Environment & Safety/PCD
Date: 7/16/04
Accepted under contract,
Date: 7/16/04
DEQ Representative

REC

Rowland Environmental Consulting, Inc.

RENOTE OF FINLEY POINT
ESTATES (LOTS 2-15)

DATE	MDG LOT LAYOUT	REV
SCALE 1"=200'	7/16/04	SHEET 1-1