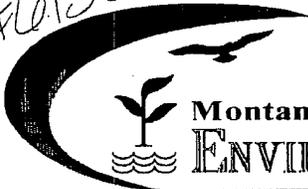


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4973



Montana Department of  
**ENVIRONMENTAL QUALITY**

Brian Schweitzer, Governor

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • www.deq.mt.gov  
March 26, 2007

Paul Druyvestein, P.E.  
DJ & A, P.C.  
3203 Russell Street  
Missoula, MT 59801

RE: Panorama Terrace  
Sanders County  
E.Q. #07-1115

Dear Mr. Druyvestein:

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.

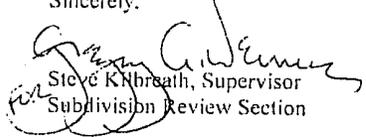
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acres. If so, please contact the Storm Water Program at (406) 444-3080 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,

  
Steve K. Hreath, 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. #07-1115  
SAN07-30

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **PANORAMA TERRACE SUBDIVISION**,

A tract of land located in the Lots 1, 2 and 7 of Section 4, Township 20 North, Range 27 West, Montana Principal Meridian, Sanders County, Montana, and,

**Consisting of eleven lots, of which Lot 11 is exempt per 76-3-201(1)(h) MCA, 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, and,

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 multi-user 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 356 feet, and,

**THAT the multiple family water system will consist of a 6-inch diameter well, a pump capable of producing 33 gpm at operating pressure; 2,068 feet of 6-inch PVC water main; ten water service line stubs and two blow-off assemblies; a well house with four WellMate WM-20WB (60 gallon capacity) hydropneumatic tanks; valves; gauges and appurtenances. Approval is based on plans and specifications consisting of 3 sheets submitted by DJ&A, dated June 2006, and,**

THAT when the existing water supply system is in need of extensive repairs or replacement it shall be replaced by 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,

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THAT individual sewage treatment systems 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 subsurface drainfield for Lots 1 - 6 shall have an absorption area of sufficient size to provide an application rate of 0.8 gallons per day per square foot, and,**

**THAT the subsurface drainfields for Lots 7 - 10 shall be pressure dosed with sand-lined trenches, as designed by DJ&A, P.C., and shall have an absorption area of sufficient size to provide an application rate of 0.8 gallons per day per square foot, and**

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

**THAT the storm drainage system will consist of a 8-foot wide by 1-foot deep grassy drainage swales on both sides of Lacock Road and Lacock Court, and two 21" x 15" corrugated steel pipe arch culverts with fixed end treatment section, as shown on the plans and lot layout, 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.

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.

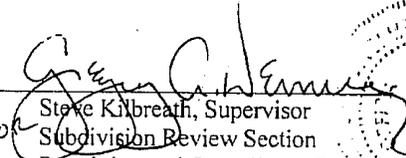
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Page 3 of 3  
Sanders County  
Panorama Terrace Subdivision  
E.Q. #07-1115

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

DATED this 26th day of March, 2007.

RICHARD OPPER  
DIRECTOR

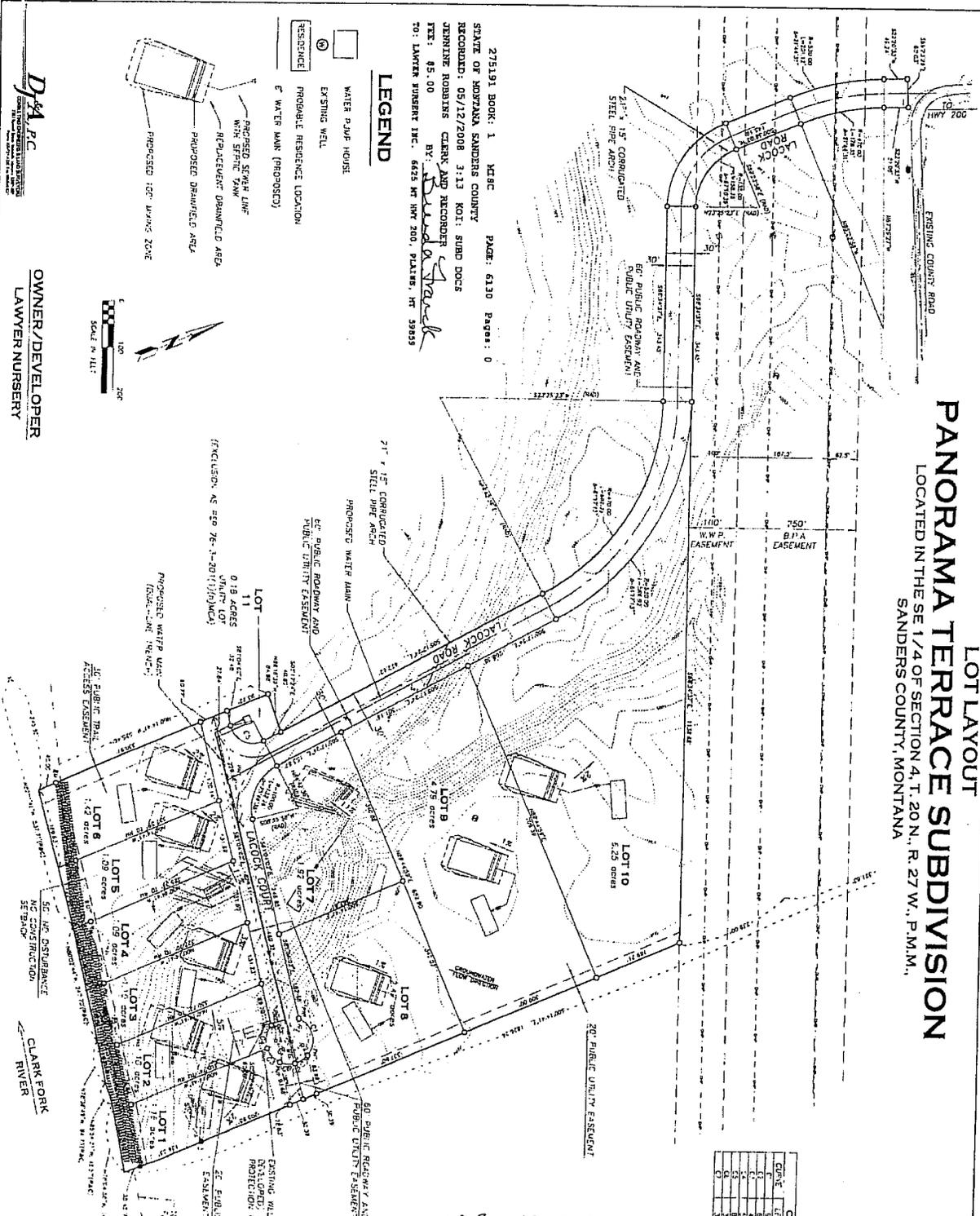
By:   
for  Steve Kilbreath, Supervisor  
Subdivision Review Section  
Permitting and Compliance Division  
Department of Environmental Quality



Owner's Name: John Lawyer

# LOT LAYOUT PANORAMA TERRACE SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 4, T. 20 N., R. 27 W., P.M.M.,  
SANDERS COUNTY, MONTANA



**CURVE TABLE**

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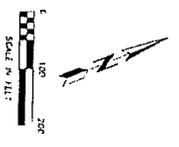
**RADIANT TABLE**

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35	334.13317

- NOTES:
1. LOT 11 IS CREATED FOR UTILITY SITES ONLY AND WILL BE OWNED BY THE STATE OF MONTANA. A SUBSEQUENT CHANGE IN THE USE OF SECTION 4, T. 20 N., R. 27 W., P.M.M. TO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS SUBJECT TO MONTANA SUBDIVISION LAWS.
  2. NO CRODES EXCEED 3% AND NO CUTS OR FILLS EXCEED 3 FEET IN DEPTH.
  3. NO DEVELOPMENT IS ALLOWED WITHIN THE 100'-FOOT WELLS SOURCE PROTECTION RADII.
  4. NO WELLS, WELPMENTS, RESERVOIR SYSTEMS AND LIVING ZONES ARE WITHIN 100' OF THE WELLS SOURCE PROTECTION RADII.

275191 BOOK: 1 PAGE: 6130 Pages: 0  
 STATE OF MONTANA SANDERS COUNTY  
 RECORD: 05/12/2008 3:13 NO: SUB DOCS  
 JENNINE ROBBINS CLARK AND RECORDER  
 TX: \$5.00 BY: *Jennine Robbins*  
 TO: LAWYER NURSERY INC. 6625 MT HWY 200, PLATERS, MT 59933

- LEGEND**
- WATER PUMP HOUSE
  - EXISTING WELL
  - PROPOSED RESIDENCE LOCATION
  - WATER MAIN (PROPOSED)
  - PROPOSED SEWER LINE WITH SPENT TANK
  - REPAIRED DRAINFIELD AREA
  - PROPOSED DRAINFIELD AREA
  - PROPOSED 100' BUFFER ZONE



**DPA PC**  
 DESIGN PROFESSIONAL CORPORATION  
 1000 N. 10TH ST. SUITE 100  
 BUTTE, MONTANA 59717  
 (406) 833-1111

**OWNER/DEVELOPER**  
 LAWYER NURSERY

**MT DEQ PUBLIC USE AND SUBDIVISIONS BUREAU**  
 Rev. Feb. 2007  
 DECEMBER 2006

RECEIVED

FEB 28 2007

*Jennine Robbins*  
 Permitting and Compliance  
 Montana Dept. of Environmental Quality  
 2-28-07