

#7248



June 7, 2017

Tim Smith  
Timberline Land Surveyors  
PO Box 1565  
Trout Creek MT 59874

RE: Amended Plat of Waterfront West  
Sanders County  
E.Q. #17-1947

Dear Mr Smith:

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.

In addition, your project may be subject to Federal regulations relating to Class V injection wells. Please contact the United States Environmental Protection Agency regarding specific rules that may apply.

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,

*Barb Kingery Fox*

Barb Kingery, Supervisor  
Subdivision Review Section

BK/le

cc: County Sanitarian  
County Planning Board (e-mail)  
Owner

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

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

E.Q. #17-1947

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Amended Plat of Waterfront West**

Located in a Portion of the SW  $\frac{1}{4}$  of Section 16, T. 21 N., R. 29 W., P.M.M., Sanders County, Montana.

consisting of six (6) parcels having been reviewed by personnel of the Water Quality 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 Lot Layout is made with the understanding that the following conditions shall be met:

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

THAT each parcel shall be used for one living unit,

THAT each individual water system shall 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 adequate water source at a depth of approximately 140 feet, 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 an application rate of **0.8 gpd/ft<sup>2</sup>**, and,

THAT the subsurface drainfield absorption area for **Lot 1-A** shall consist of three (3) – 63 foot laterals, and the subsurface drainfield absorption areas for all other lots shall consist of two (2) – 94 foot laterals, all based on three (3) bedroom living units, 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 high water 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 structures and landscaping on each parcel shall utilize and maintain the natural slope drainage

and discharge storm runoff into the existing subdivision roads and the natural drainage swale as shown on the approved lot layout, and,

THAT the storm water conveyance and retention for the access roads shall be constructed as indicated on the approved Driveway and Ditch Cross Section and shall discharge to the existing subdivision roads and the natural drainage swale as shown on the approved lot layout, and,

THAT storm water conveyance and retention structures shall be maintained in accordance with the approved Storm Water Maintenance Plan, and,

THAT water supply systems, sewage treatment systems, and storm drainage systems will be located as shown on the approved lot layout, and,

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

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

DATED this 31<sup>st</sup> day of May, 2017.

Tom Livers  
DIRECTOR

By: Shawn F. Sorenson  
Shawn Sorenson, Sanitarian  
Environmental Health Department  
Sanders County

By: Jamie Skarland for  
Barbara Kingery, Supervisor  
Subdivision Section  
Water Quality Division  
Department of Environmental Quality



Owner's Name: Donald Oliver

**SUBDIVISION SIGNIFICANCE DETERMINATION CHECKLIST  
MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

Subdivision Name Amended Plat of Waterfront West

EQ Number 17-1947

Date Reviewed 5/10/2017 & 5/30/2017

Reviewer Shawn Sorenson

2<sup>nd</sup> Reviewer \_\_\_\_\_

Determination: Significant XX Non-Significant Incomplete

rev. 01/2000

**Part I. Activity Categories**

ARM 17.30.701(1) & 75-5-103(9), MCA

1. Are any high quality waters affected? (Include downstream and downgradient)

YES

If NO, the nondegradation requirements are not applicable.

ARM 17.30.702(16) & 17.30.705(1)

2. New or increased source of pollutants?

YES

If NO, the nondegradation requirements are not applicable.

This is a rewrite of an existing subdivision, including aggregation of parcels to make larger parcels, reduce wastewater flow, and eliminate cumulative impact of drainfields.

3. Activity categorically excluded under ARM 17.30.716 or 75-5-317, MCA?

NO

If YES, the Activity is Non-Significant.

4. Non-Significant under ARM 17.30.715(3)? (Public Notice Required)

NO

If YES, the Activity is Non-Significant.

ARM 17.30 sub-chapter 5

5. Is this determination contingent upon granting a mixing zone?

YES

If YES, determine if a mixing zone can be granted before going on to Part II. If NO, continue on to Part II.

200 foot source specific mixing zones for multiple lots and 500 foot mixing zone for one lot.

ARM 17.30.715(1)(a)

6. Change in mean monthly flow of the surface water > 15%, or change in 7Q10 flow > 10%.

NO

ARM 17.30.715(1)(b)

7. Concentration of carcinogen or parameter with BCF > 300 in discharge greater than receiving water.

NO

ARM 17.30.715(1)(c)

8. Increase in toxics or nutrients > trigger value and concentration after mixing > 15% of lowest applicable standard. For nutrients, if the answer is YES, the criteria in question #10 must also be exceeded for the activity to be significant.

NO

ARM 17.30.715(1)(f)

9. Increase of a harmful parameter > 10% of applicable standard and existing water quality > 40% of applicable standard.

NO

ARM 17.30.715(1)(g)

10. Measurable effect on a beneficial use or measurable changes in aquatic life or ecological integrity from a narrative parameter.

NO

11. Increase in nitrate-nitrogen in groundwater at a mixing zone boundary exceeds that allowed in ARM 17.30.715(1)(d).

NO

Nitrate concentration less than 5 mg/l at the end of the 200 ft. and 500 foot mixing zones using a hydraulic conductivity value of 206.00ft/day, hydraulic gradient of 0.0006 ft/ft (as determined by DEQ hydrologist), and background nitrate = 0.02 mg/l.

ARM 17.30.715(1)(e)

12. Increases in phosphorus in groundwater where adsorptive capacity of soils will be exceeded within 50 years and will reach surface water, or the activity does not employ department approved water quality protection practices.

NO

DEQ hydrologist determination of direction of ground water flow. All parcels have breakthrough >7000 years.

13. Significant under ARM 17.30.715(2)?

NO

**If any answer to Questions #6 through #13 is YES, the Activity is Significant (except for question #8 as applied to nutrients).**

AMENDED WATERFRONT WEST  
E.Q. #17-1947

Storm Water Maintenance Plan

The maintenance of the natural storm water control swale for Amended Waterfront West will be the shared responsibility of each individual lot owner until such time that the homeowner's association is formed.

To maintain a healthy vegetative cover and ensure proper hydraulic function of the natural storm water channel, general maintenance activities will be required. These activities shall include the following.

1. Mowing of natural grasses to a minimum of 3 inches.
2. Control of weeds.
3. Watering during drought conditions.
4. Reseeding of bare ground areas.
5. Clearing of debris and blockages from borrow ditches and culverts.

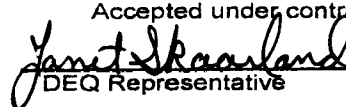
All cuttings and accumulated sediment shall be removed from the channel. Maintenance activities should begin in the spring after snow melt. During summer and fall months, the grassy areas need to be monitored and mowed as needed. Special attention should be given to the storm water features following wind and rain storms and also during the winter months when ice may build up. Debris should be removed promptly to ensure continued proper functioning of the storm water features.

Individual lot owners shall preserve and maintain the natural vegetation and slope of their parcel, with the exception of approved access roads, approved structures, and approved lawns.

Reviewed by the Local Reviewing Authority  
Under contract with the  
Department of Environmental Quality

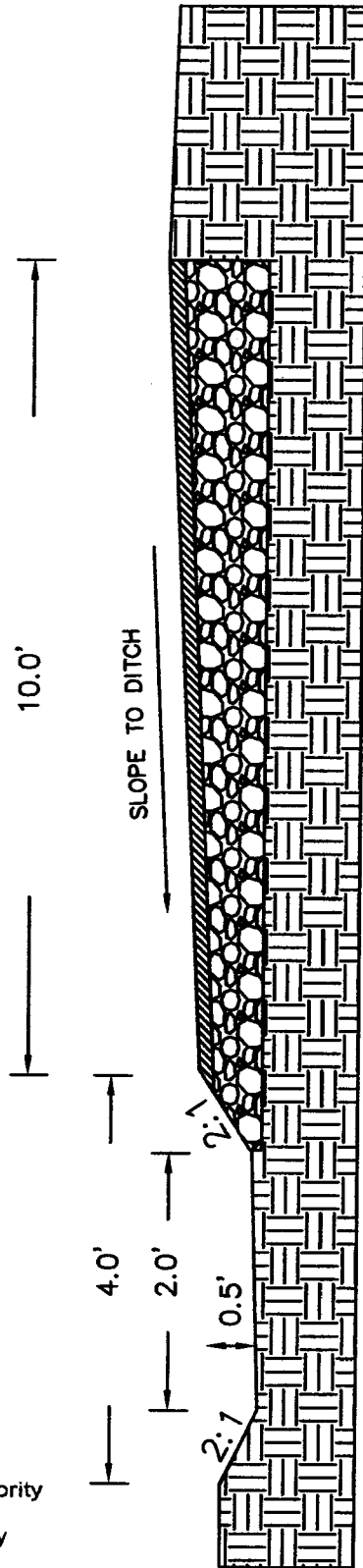
 5/31/2017  
Local Reviewer Date

Accepted under contract

 6/5/17  
DEQ Representative Date

Timberline Land Surveyors  
Job No. S16-09 Date: 05-30-17

AMENDED WATERFRONT WEST E.Q. #17-1947  
PROPOSED DRIVEWAY AND DITCH CROSS SECTION



SEE SANDERS COUNTY  
TYP. GRAVEL ROAD SECTION F-2.  
FOR REQUIRED MATERIALS

NOT TO SCALE

Reviewed by the Local Reviewing Authority  
Under contract with the  
Department of Environmental Quality

*[Signature]* 5/31/2017  
Local Reviewer Date

Accepted under contract

*[Signature]* 6/5/17  
DEQ Representative Date

*[Stamp]*  
JUN 09 2017  
*[Stamp]*

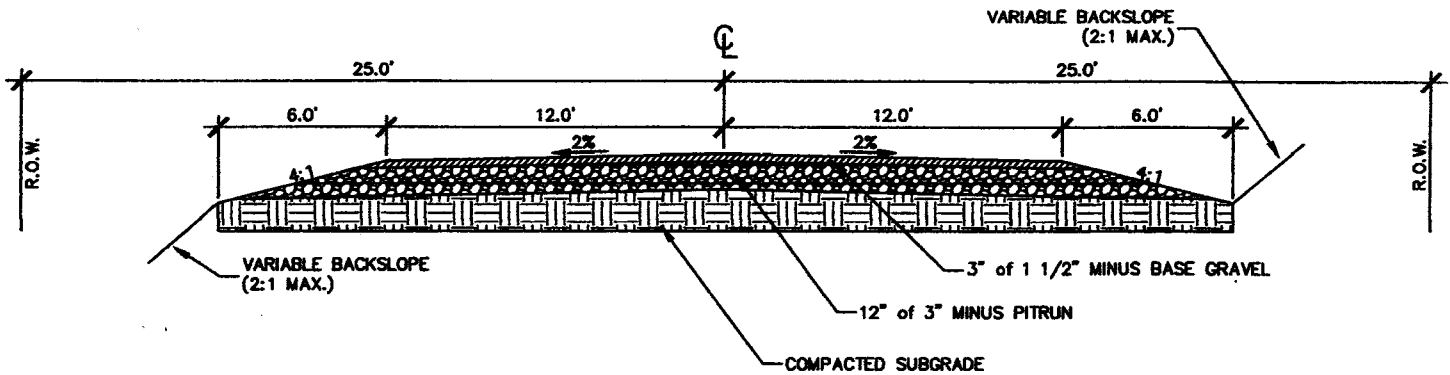
F-2. TYPICAL GRAVEL ROAD SECTION

*Handwritten signature*

JUL 03 2017

STATE OF MONTANA  
DEPARTMENT OF ENVIRONMENTAL QUALITY

STANDARD GRAVEL SECTION

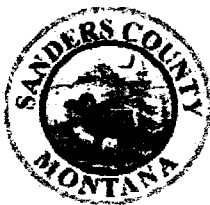


Reviewed by the Local Reviewing Authority  
Under contract with the  
Department of Environmental Quality

*Shawn J. Saw* 5/31/2017  
Local Reviewer Date

Accepted under contract

*Janet Skarland* 6/5/17  
DEQ Representative Date



**SANDERS COUNTY**

8/22/13

Road Classification	Gravel Surface Width	Right-Of-Way Width
Collector	26 ft.	60 ft.
Local	24 ft.	50 ft. *
Low Volume	18 ft.	50 ft. *

\* 60 ft. Right-Of-Way Width required in Hilly Terrain

# LOT LAYOUT

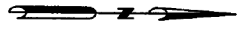
"AMENDED WATERFRONT WEST"  
 A RE-WRITE OF E.Q. #08-2612

TRANSMISSION LINE EASEMENT

STATE OF MONTANA SANDERS COUNTY  
 RECORDED: 08/01/2017 3:53 KOI: SUSD DCS  
 MICHAEL SCHRIENER CLERK AND RECORDER  
 BY: [Signature] EY: 00  
 COS 2094  
 TO: TIMBERLINE LAND SURVEYORS P.O. BOX 1555, TROUT CREEK, MT

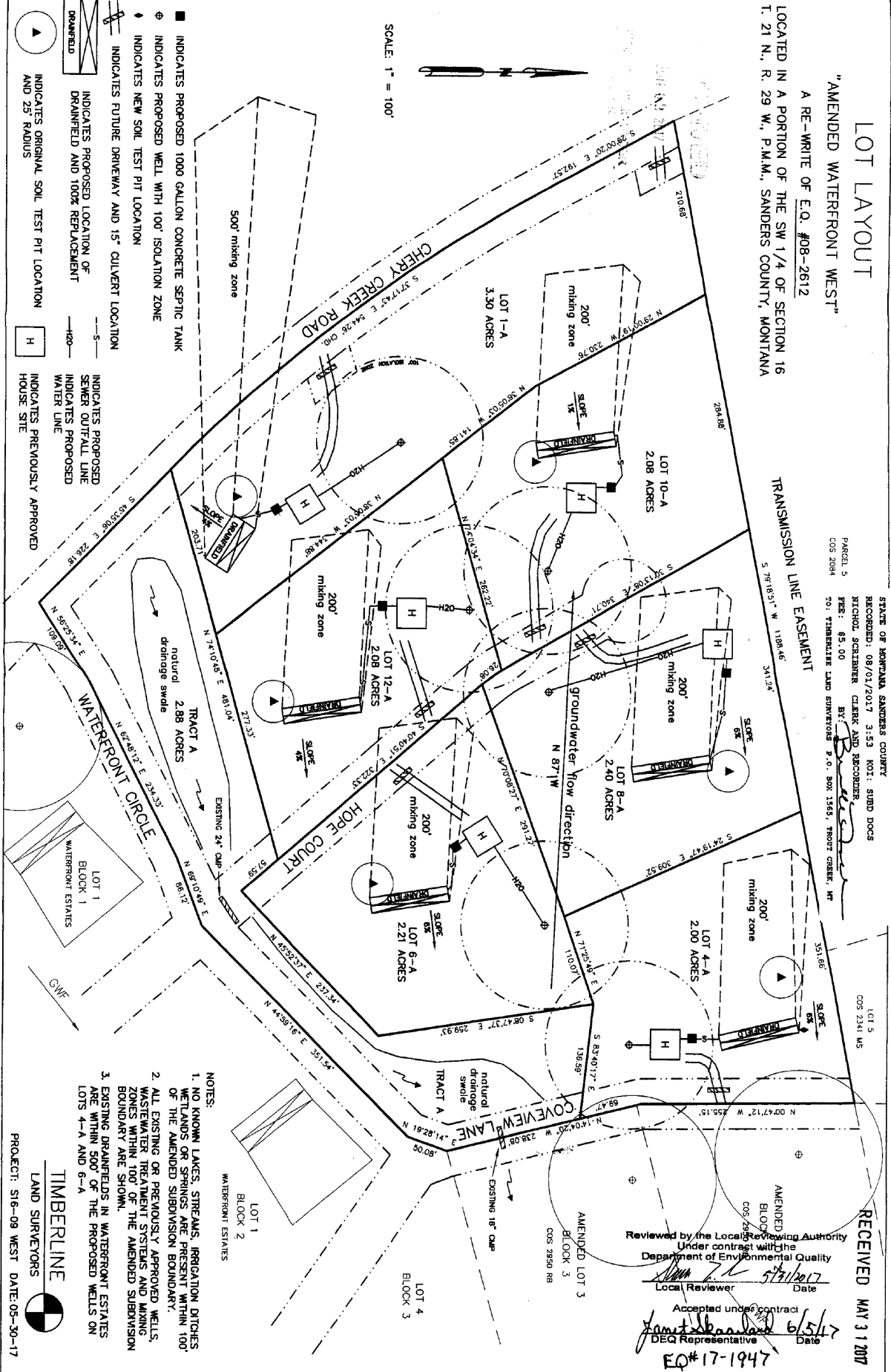
RECEIVED MAY 31 2017

Reviewed by the Local Reviewing Authority  
 Under contract with the  
 Department of Environmental Quality  
 [Signature] 5/27/2017  
 Local Reviewer Date  
 Accepted under contract  
 [Signature] 6/5/17  
 DEQ Representative Date  
 EQ# 17-1947



SCALE: 1" = 100'

- INDICATES PROPOSED 1000 GALLON CONCRETE SEPTIC TANK
- ⊕ INDICATES PROPOSED WELL WITH 100' ISOLATION ZONE
- ♦ INDICATES NEW SOIL TEST PIT LOCATION
- ⊕ INDICATES FUTURE DRIVEWAY AND 15" CULVERT LOCATION
- ⊕ INDICATES PROPOSED LOCATION OF DRAINFIELD AND 100% REPLACEMENT
- ⊕ INDICATES ORIGINAL SOIL TEST PIT LOCATION AND 25' RADIUS
- ⊕ INDICATES PROPOSED SEWER OUTFALL LINE
- ⊕ INDICATES PROPOSED WATER LINE
- ⊕ INDICATES PREVIOUSLY APPROVED HOUSE SITE



- NOTES:
1. NO KNOWN LAKES, STREAMS, IRRIGATION DITCHES, WETLANDS OR SPRINGS ARE PRESENT WITHIN 100' OF THE AMENDED SUBDIVISION BOUNDARY.
  2. ALL EXISTING OR PREVIOUSLY APPROVED WELLS, WASTEWATER TREATMENT SYSTEMS AND MIXING ZONES WITHIN 100' OF THE AMENDED SUBDIVISION BOUNDARY ARE SHOWN.
  3. EXISTING DRAINFIELDS IN WATERFRONT ESTATES ARE WITHIN 500' OF THE PROPOSED WELLS ON LOTS 4-A AND 6-A.

TIMBERLINE  
 LAND SURVEYORS  
 PROJECT: S16-09 WEST DATE: 05-30-17