



**Montana Department of
ENVIRONMENTAL QUALITY**

Brian Schweitzer, Governor
Richard H. Opper, Director

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

March 26, 2012

Travis West
Engineering West
P O Box 194
Columbus MT 59019

RE: Fort Peck Lake Rock Creek Cabin Sites
(Parcels 41, 42, 43, 44, 45, 99, 100, 101, 102
& 103)
Garfield County
E.Q. #12 1075 COS Sheet 5 D-1

Dear Mr West:

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,

Steve Kilbreath
Steve Kilbreath, Supervisor
Subdivision Review Section

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cc: County Sanitarian
County Planning Board

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
Garfield County
Jordan, Montana

E.Q. #12-1075-COS Sheet 5 D-1

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Fort Peck Lake Rock Creek Cabin Sites (Parcels 41, 42, 43, 44, 45, 99, 100, 101, 102, and 103)**

Located in Sections 13 and 14, Township 23 North, Range 42 East, PMM, Garfield County, Montana

consisting of 113 parcels of which only 10 have been reviewed and approved through this document by personnel of the Permitting and Compliance Division and,

THAT Parcels 303, 304 and 315 were reviewed and approved under EQ#98-2069 and are exempt under ARM 17.36.605(2)(b)(i)(ii), and

THAT Parcels D-13, D-14, D-17, D-20, D-21, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-63, D-84, D-85, D-86, D-Group 1, D-Group 2, D-Group 3 and D-Group 4 are exempt under MCA 76-4-125(2)(a) and,

THAT Parcels 1-6 and 11-17 were reviewed and approved under EQ#12-14-1075-COS Sheet 3, and,

THAT Parcels 20, 21, 80-86, 301 and 302 were reviewed and approved under EQ#12-14-1075-COS Sheet 4, and,

THAT Parcels 23- 27, 87 and 104- 107 were reviewed and approved under EQ#12-14-1075-COS Sheet 5 D-2, and,

THAT Parcels 36 -40 and 93-98 were reviewed and approved under EQ#12-14-1075-COS Sheet 5 D-3, and,

THAT Parcels 29- 35, 88 - 92 were reviewed and approved under EQ#12-14-1075-COS Sheet 5 D-4, and,

THAT Parcels 46-57 were reviewed and approved under EQ#12-14-1075-COS Sheet 6 A, and,

THAT Parcels 57-66 were reviewed and approved under EQ#12-14-1075-COS Sheet 6 B, and,

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

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THAT the approval of the Certificate of Survey (COS) 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 Parcels 41, 42, 43, 44, 45, 99, 100, 101, 102, and 103 shall each be used for one single-family dwelling, and,

THAT Parcel D-Group 1 shall each be used for a public wastewater treatment system only, and,

Water Supply

THAT when the existing individual well water supply system serving Parcel 41, 42, 43, 44, 45, 99, 101, 102 or 103 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,

THAT the Parcel 100 individual water system shall each consist of a cistern, or a individual well, or a cistern with individual well combination, and,

THAT each cistern must be a minimum 2,000 gallon tank that is constructed and installed in accordance with department Circular DEQ-17 with water supplied by the well, or water hauled either by a licensed water hauler or water hauled by the parcel owner from an approved public water supply and all hauled water must be disinfected in accordance with the criteria established in Title 17, Chapter 38, Subchapter 5 and the most current standards of the Department of Environmental Quality, and,

THAT each well must be drilled to a minimum depth of 25 feet and 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 groundwater supply source at a depth of approximately 100-200 feet, and,

THAT the groundwater supply source has elevated concentrations of specific conductance (similar to total dissolved solids) that exceed US EPA secondary maximum contaminant levels for total dissolved solids. While there are no human health standards for this constituent, this constituent will affect the aesthetics, usefulness, and palatability of the water for all domestic (drinking, cleaning, bathing, etc) and irrigation uses, and may require additional treatment to make the water useable for domestic and irrigation purposes, and,

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THAT in order to change the individual water supply system from a well, well with cistern or cistern with hauled water to another type of water system, prior approval by the department will be required, and,

Wastewater Treatment

THAT when the existing individual sewage treatment systems serving Parcels 41, 42, 43, 44, 45, 99, 100, 101, 102, or 103 is in need of abandonment or extensive repairs or replacement, the lot owner may modify the existing septic tank for use as a holding tank until such time as the public wastewater treatment system is installed, and,

THAT all septage from the holding tank will be pumped and hauled by a licensed septic pumper, and,

THAT the present individual sewage treatment system serving Parcels 41, 42, 43, 44, 45, 99, 102 and 103 shall be abandoned in accordance with the most current state and local regulations, and replaced with a public wastewater treatment system, and,

THAT Parcels 100 and 101 are subject to a shared drainfield easement, for the purpose of construction, maintain, operating, repairing, improving, replacing and using the existing shared drainfield and its necessary fixtures and appurtenances. The approximate location of the shared drainfield is shown on the COS; Parcel 101 is subject to an easement to benefit Parcel 100, and,

THAT when the present shared sewage treatment system serving Parcels 100 and 101 is in need of extensive repairs or replacement it shall be replaced with a public wastewater treatment system, and,

THAT the public wastewater treatment system will consist of an individual septic tank, effluent filter, dose tank, and Eliminite 120 or department approved recirculating trickling filter approved for Level II treatment located on each parcel along with a public wastewater collection system, and two community dose tanks with pressure dosed community drainfield located on Parcel D Group-1 of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and the approved plans, and,

THAT each parcel owner will be responsible for operation and maintenance of the facilities located on their parcel, and,

THAT the conditions of approval of department approved recirculating trickling filter for Level II treatment requires an Operation & Maintenance (O&M) contract, in accordance with ARM 17.30.718(8) and the service-related obligations listed in DEQ-4, Appendix D, in perpetuity, with an authorized Dealer/Representative, and,

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THAT the O&M contract shall include a bi-annual on-site inspection of all major components of the wastewater treatment system for the first two (2) years after use of the system begins, and annually thereafter, in accordance with ARM 17.30.718(8)(a), and,

THAT annual sampling in accordance with ARM 17.30.718(8)(b) is required for the life of the system and shall be for the following parameters: nitrate; nitrite, ammonia, TKN, BOD, TSS, fecal coliform, specific conductance and temperature. Effluent sampling shall be conducted after all treatment is complete but before discharge into the absorption system. All water analysis shall be conducted according to the EPA approved method by an independent laboratory, except for temperature which shall be measured on-site. The monitoring results must be maintained by the service provider and made available to the Department by the service provider at any time that the Department requests the results, and,

THAT the public wastewater collection system will consist of approximately 1050 lineal feet of 2 inch diameter 160 psi, DR 11 HPDE or Schedule 40 PVC force main pipe or equivalent and appurtenances, and,

THAT the public wastewater treatment system shall have two 2,400 gallon community dosing tanks with duplex Myers ME 50 pumps or equivalent and a pressure dosed community drainfield and,

THAT the pressure dosed community subsurface drainfield will be constructed in 4 zones, each zone consisting of four - 104 foot long trenches, and,

THAT the trench depth will not exceed 24 inches, and,

THAT the public sewer system will be sized, located and constructed in accordance with the plans and specification received under the stamp and signature of Terry L. Forest, Montana Professional Engineer number 10582PE dated received February 8, 2012, and,

THAT the community sewer collection system, community dosing tanks and pressure dosed community subsurface drainfield will be owned, operated and managed by the Parcel D-Group 1 Public Community Drainfield System Association, and,

THAT construction will be completed within three years of the approval date. If more than three years elapse before completing construction, plans and specifications must be resubmitted and approved before construction begins. This three-year expiration period does not extend any compliance schedule requirements associated with a Department enforcement action against a public water or sewage system, and,

THAT prior to operating a public wastewater system or an extension of or addition to such a system, the professional engineer shall certify to the Department that the construction, alteration or extension of the system was completed in accordance with the plans and specifications approved by the Department, and,

THAT within 90 days after construction is completed, a complete set of "as-built" drawings bearing the signature and seal of the professional engineer must be submitted to the Department, and,

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 departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, Sub-Chapter 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.

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, 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.

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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, 2012.

Richard Opper
DIRECTOR

By: Barbara Kingery for
Steve Kilbreath, Supervisor
Subdivision Section
Water Protection Bureau
Permitting and Compliance Division
Department of Environmental Quality

Owner's Name: US Army Corps of Engineers