



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](http://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 20, 21, 80, 81, 82, 83, 84, 85, 86, 301  
& 302)  
Garfield County  
E.Q. #12 1075 COS Sheet 4

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.

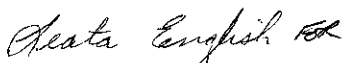
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080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

SK/le

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 4

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Fort Peck Lake Rock Creek Cabin Sites (Parcels 20, 21, 80, 81, 82, 83, 84, 85, 86, 301, and 302)**

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

consisting of 113 parcels of which only 11 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 41- 45 and 99- 103 were reviewed and approved under EQ#12-14-1075-COS Sheet 5 D-1, 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,

**Fort Peck Lake Rock Creek Cabin Sites ((Parcels 20, 21, 80, 81, 82, 83, 84, 85, 86, 301, and 302)**

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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 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 Parcel 20 consists of Parcels 20-1 and 20-2, and,

THAT Parcel 85 consists of Parcels 85-1 and 85-2, and,

THAT Parcels 20, 21, 80, 81, 82, 83, 84, 85, 86, 301, and 302 shall each be used for one single-family dwelling, and,

THAT Parcels D-84, D-85, and D-86 shall each be used for an individual wastewater treatment system only, and,

THAT Parcels D-20 and D-21 are shown on COS Page 3, and,

Water Supply

THAT when the existing individual well water supply system serving Parcel 21, 84, 85, 86, 301, or 302 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 20 individual water system shall consist of a cistern, and,

THAT the 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 the Parcel 80, 81, 82, and 83 individual water system shall each consist of a cistern, or a individual well, or a cistern with individual well combination, and,

**T Fort Peck Lake Rock Creek Cabin Sites ((Parcels 20, 21, 80, 81, 82, 83, 84, 85, 86, 301, and 302)**

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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,

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,

THAT the existing well located southwest of Parcel 80 and serving Parcels 80, 81, 82, and 83 will be used for non-potable purposes only, and,

Wastewater Treatment

THAT when the existing individual sewage treatment systems serving Parcels 20, 21, 84, 85, 86, 301, or 302 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 replacement sewage 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 wastewater treatment systems serving Parcels 20 and 21 shall be abandoned in accordance with the most current local and Department criteria and standards, and,

**Fort Peck Lake Rock Creek Cabin Sites ((Parcels 20, 21, 80, 81, 82, 83, 84, 85, 86, 301, and 302)**

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THAT the individual sewage treatment system serving Parcels 20 and 21 will consist of a septic tank, effluent filter and subsurface pressure dosed drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT each individual subsurface pressure dosed drainfield serving Parcels 20 and 21 shall be located on Parcels D-20 and D-21 respectively (see EQ# 12-1075-COS Sheet 3) and must have an absorption area of sufficient size to provide 0.4 gallons per day per square foot and per bedroom, and,

THAT Parcels 80 and 81 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 80 is subject to an easement to benefit Parcel 81, and,

THAT when the present shared sewage treatment system serving Parcels 80 and 81 is in need of extensive repairs or replacement it shall be replaced by individual septic systems, each consisting of a septic tank, effluent filter, dose tank and subsurface pressure dosed drainfield 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 the replacement individual subsurface pressure dosed drainfield serving Parcel 80 or 81 shall have an absorption area of sufficient size to provide 0.4 gallons per day per square foot, and,

THAT the individual subsurface pressure dosed drainfield trench depth for Parcels 80 and 81 will be limited to 12 inches, and,

THAT Parcels 82 and 83 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 82 is subject to an easement to benefit Parcel 83, and,

THAT when the present shared sewage treatment system serving Parcels 82 and 83 is in need of extensive repairs or replacement it shall be replaced by individual septic systems each consisting of a septic tank, effluent filter, dose tank and individual subsurface pressure dosed drainfield 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 replacement individual subsurface pressure dosed drainfield serving Parcels 82 or 83 shall have an absorption area of sufficient size to provide 0.3 gallons per day per square foot, and,

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THAT when the present individual sewage treatment system serving Parcels 84, 85 or 86 is in need of extensive repairs or replacement it shall be replaced by an individual septic system consisting of a septic tank, effluent filter, dose tank and individual subsurface pressure dosed drainfield 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 replacement individual subsurface pressure dosed drainfield serving Parcels 84, 85 and 86 shall be located on Parcels D-84, D-85 and D-86 respectively and shall have an absorption area of sufficient size to provide 0.4 gallons per day per square foot, and,

THAT the replacement individual sewage treatment systems serving Parcels 301 and 302 will consist of a septic tank, effluent filter and subsurface gravity drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT the replacement subsurface gravity drainfield serving Parcels 301 and 302 shall have an absorption area of sufficient size to provide 0.4 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 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.

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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 26<sup>th</sup> 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