



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

July 19, 2011

Travis West
Land Development Solutions LLC
P O Box 194
Columbus MT 59019

RE: Fort Peck Rock Creek Cabin Sites
Parcel 67, 69-79 & 201-218
McCone County
E.Q. #11 1709

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 FOR
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
McCone County
Circle, Montana

E.Q. #11-1709

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Fort Peck Rock Creek Cabin Sites Parcels 67, 69-79 and 201-218**

Located in the Sections 17, 19, 19, 20, 28, 29, 30, 31, 32, and 33, Township 23
North, Range 43 East, PMM, McCone County, Montana

consisting of 47 Parcels of which 30 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:

THAT each tract size as indicated on the plat to be filed with the county clerk and recorder will not be further altered without approval, and,

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

Existing Wells and Water Supplies to be Abandoned

THAT the existing well on Parcels 69 and 212 will be abandoned in accordance with the most current standards of the Department of Environmental Quality and local regulations, and,

THAT the existing water lines connecting Parcels 67 and 70 to the well on Parcel 69 will be abandoned in accordance with the most current standards of the Department of Environmental Quality and local regulations, and,

Existing Wells

THAT when the existing potable water supply system serving Parcels 71-75, 78, 79, 202-207, 209, 215, 216 and 218 is in need of extensive repairs or replacement it shall be replaced by a well drilled to a minimum depth of 25 feet constructed and located 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 proposed well water 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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Proposed Cisterns Only

THAT each individual water system for Parcels 210, 211 and 212 will consist of a minimum 2,200 gallon cistern that is constructed and installed in accordance with department Circular DEQ-17 with all water hauled by the parcel owner and 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 in order to change the individual water system from a cistern and hauled water to another type of individual water system, prior approval by the department will be required, and,

Proposed Well and/or Cistern

THAT each individual water system for Parcels 67, 69, 70, 76, 77, 201, 208, 213, 214, and 217 will consist of a minimum 2,200 gallon cistern that is constructed and installed in accordance with department Circular DEQ-17 with all water hauled by a water hauler or the parcel owner and 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/or a proposed 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 55-150 feet, and,

THAT the proposed well water 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,

Existing Sewage Treatment Systems to be Abandoned

THAT the existing gray water systems serving Parcels 70, 205, 206, and 209 will be abandoned in accordance with the most current standards of the Department of Environmental Quality and local regulations, and,

THAT the existing wastewater treatment system serving Parcel 77, 203, 204, 211, 212 and 216 will be abandoned in accordance with the most current standards of the Department of Environmental Quality and local regulations, and,

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Proposed Sewage Treatment Systems with Primary and Replacement Areas on Same Parcel

THAT temporary individual holding tanks will be permitted on Parcels 76, 77, 201, and 205 until such time as an individual onsite sewage treatment system is installed, and,

THAT the individual sewage treatment system serving Parcel 76, 77, 201, and 205 will consist of a septic tank, effluent filter, dose 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 the individual subsurface drainfield serving Parcel 76 and 77 shall have an absorption area of sufficient size to provide an application rate of 0.2 gallons per day per square foot and,

THAT the individual subsurface drainfield serving Parcel 201 and 205 shall have an absorption area of sufficient size to provide an application rate of 0.6 gallons per day per square foot and,

THAT the individual pressure dosed sewage treatment system serving 205 shall each have a maximum trench depth of 18 inches, and,

THAT when the proposed sewage treatment system is in need of extensive repairs or replacement it shall be replaced by a septic tank, effluent filter, dose tank and pressure dosed 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 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,

Proposed Sewage Treatment Systems with Primary and Replacement Areas on Different Parcel

THAT temporary individual holding tanks will be permitted on Parcels 202, 203, 204, 206, 209, 211, and 212 until such time as an individual onsite sewage treatment system is installed, and,

THAT the individual sewage treatment system serving Parcel 202, 203, 204, 206, 209, 211, and 212 will consist of a septic tank, effluent filter, dose 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 the individual pressure dosed sewage treatment system serving Parcel 209, 211 and 212 will be located on Parcel D-209, D-211 and D-212 respectively and shall each have an absorption area of sufficient size to provide an application rate of 0.4 gallons per day per square foot, and,

THAT the individual pressure dosed sewage treatment system serving Parcel 202 and 203 will be located on Parcel D-202 and D-203 respectively and shall each have an absorption area of sufficient size to provide an application rate of 0.3 gallons per day per square foot, and,

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THAT the individual pressure dosed sewage treatment system serving Parcel 204 and 206 will be located on Parcel D-204 and D-206 respectively, and shall each have an absorption area of sufficient size to provide an application rate of 0.2 gallons per day per square foot, and,

THAT when the proposed sewage treatment system is in need of extensive repairs or replacement it shall be replaced by a septic tank, effluent filter, dose tank and pressure dosed 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 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,

Existing Sewage Treatment Systems with Proposed Replacement Areas on Same Parcel

THAT when the present sewage treatment system serving Parcel 71, 72, 78, 207, 208, 210, 213, 214, 216, 217, and 218 is in need of extensive repairs or replacement it shall be replaced by a septic tank, effluent filter, dose tank and pressure dosed subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT when the present sewage treatment system serving Parcel 79 is in need of extensive repairs or replacement it shall be replaced by a septic tank, 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 a physical barrier will be placed around the existing sewage treatment system serving Parcel 71 to protect the system components from vehicular traffic, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 72 shall have an absorption area of sufficient size to provide an application rate of 0.2 gallons per day per square foot, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 71, 78, 79, 207, 210, 213, 216, 217 and 218 shall have an absorption area of sufficient size to provide an application rate of 0.4 gallons per day per square foot, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 71, and 78 shall each have a maximum trench depth of 18 inches, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 217 shall each have a maximum trench depth of 12 inches, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 218 shall each have a maximum trench depth of 16 inches, and,

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THAT the individual replacement pressure dosed sewage treatment system serving Parcel 214 shall have an absorption area of sufficient size to provide an application rate of 0.5 gallons per day per square foot, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 208 shall have an absorption area of sufficient size to provide an application rate of 0.6 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,

Existing Sewage Treatment Systems with Proposed Replacement Areas on Different Parcel

THAT when the present sewage treatment system serving Parcel 67, 69, 70, 73, 74, 75, and 215 is in need of extensive repairs or replacement it shall be replaced by a septic tank, effluent filter, dose tank and pressure dosed subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT a physical barrier will be placed around the existing sewage treatment system serving Parcel 75 to protect the system components from vehicular traffic, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 74, and 75 will be located on Parcel D-74, and D-75, respectively and shall each have an absorption area of sufficient size to provide an application rate of 0.2 gallons per day per square foot, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 67, 69, 70, and 73 will be located on Parcel D-67, D-69 and D-70, and D-73 respectively and shall each have an absorption area of sufficient size to provide an application rate of 0.3 gallons per day per square foot, and,

THAT the individual replacement pressure dosed sewage treatment system serving Parcel 215 will be located on Parcel D-215 and shall each have an absorption area of sufficient size to provide an application rate of 0.5 gallons per day per square foot, 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 the 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,

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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 plat filed in your office as required by law.

DATED this 18th day of July, 2011

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: United State Army