



Montana Department of
ENVIRONMENTAL QUALITY

Brian Schweitzer, Governor

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • www.deq.mt.gov
October 16, 2007

Alan R. Wendt, PE
PBS&J
206 Lupfer Avenue
Whitefish, MT 59937

RE: River Crest 1 and 2 Subdivision
Sanders County
E.Q. #06-3356 and #06-3357

Dear Alan:

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.

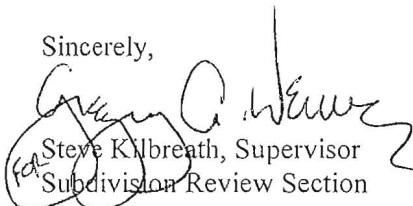
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080 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 K. Breath, 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. #06-3356 & #06-3357
SAN08-13

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **RIVER CREST 1 AND 2 SUBDIVISION**,

A tract of land located in portions of Section 14 and 23, Township 21 North,
Range 29 West, Montana Principal Meridian, Sanders County, Montana, and,

Consisting of ten lots 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 the 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 436 feet, and,

THAT the multiple family water system will be constructed in accordance with the plans and specifications, consisting of 4 sheets, prepared and stamped by Alan R. Wendt, PE No. 17930PE, of PBS&J, Whitefish, Montana, and dated October 11, 2007, and,

THAT the multiple family water system will serve no more than 10 lots and it will consist of a 6-inch diameter well, a variable speed 3 hp submersible pump; 25 feet of 2-inch diameter C901 polyethylene pipe delivering water from well RC1 to the well house; 2,225 feet of 3-inch diameter C900 PVC water main with 3 valves and a 2-inch blow off; 216 feet of 2-inch diameter C901 polyethylene pipe and one valve and 2-inch blow off; ten water service line stubs; a well house with one Well X Trol Model #AWX103 (8.6 gallon capacity) hydropneumatic tank, valves, gauges and appurtenances, and,

Page 2 of 3
Sanders County
River Crest 1 and 2 Subdivision
E.Q. #08-1295

THAT the multiple family water system shall not serve more than 24 people for more than 60 days per year, and,

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 each subsurface drainfield 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 controls will consist of 12-foot wide by 1.5-foot deep road side swales with 4:1 maximum side slopes on both sides of Taxi Way Court, with 12-inch washed rock check dams built along every 4 feet of elevation drop of the road side swales, along with 8-foot wide by 1-foot deep driveway ditches with 4:1 maximum side slopes on both sides of the driveways and 6-inch driveway ditch check dams constructed at every one foot drop along the driveways, 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.

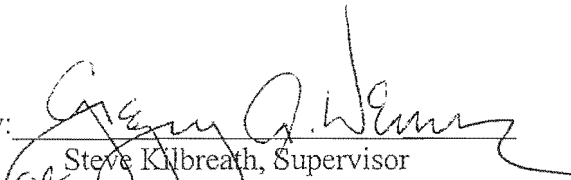
Page 3 of 3
Sanders County
River Crest 1 and 2 Subdivision
E.Q. #08-1295

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

DATED this 16th day of October, 2007.

RICHARD OPPER
DIRECTOR

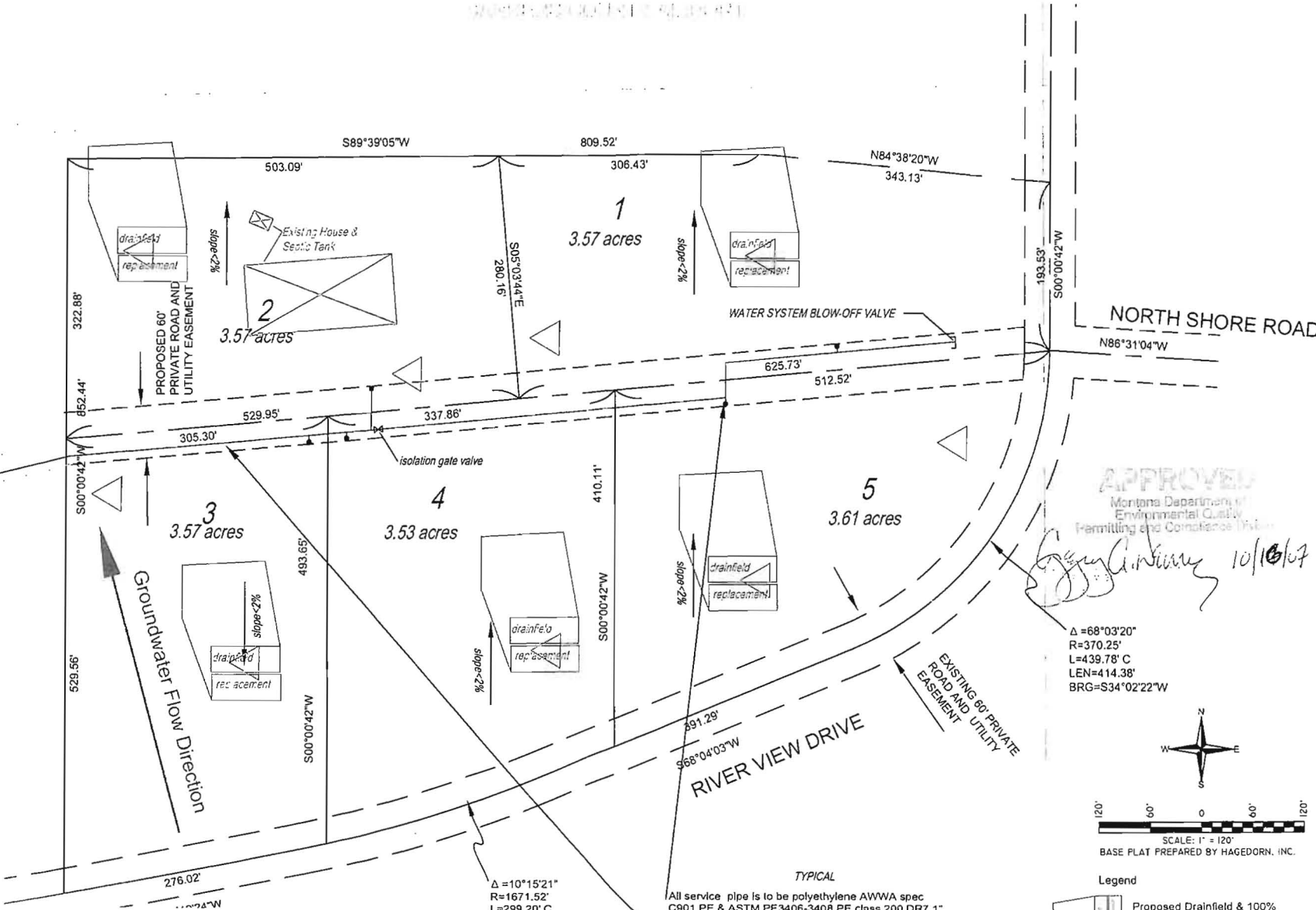
By:


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

Owner's Name: Leanna Pardee



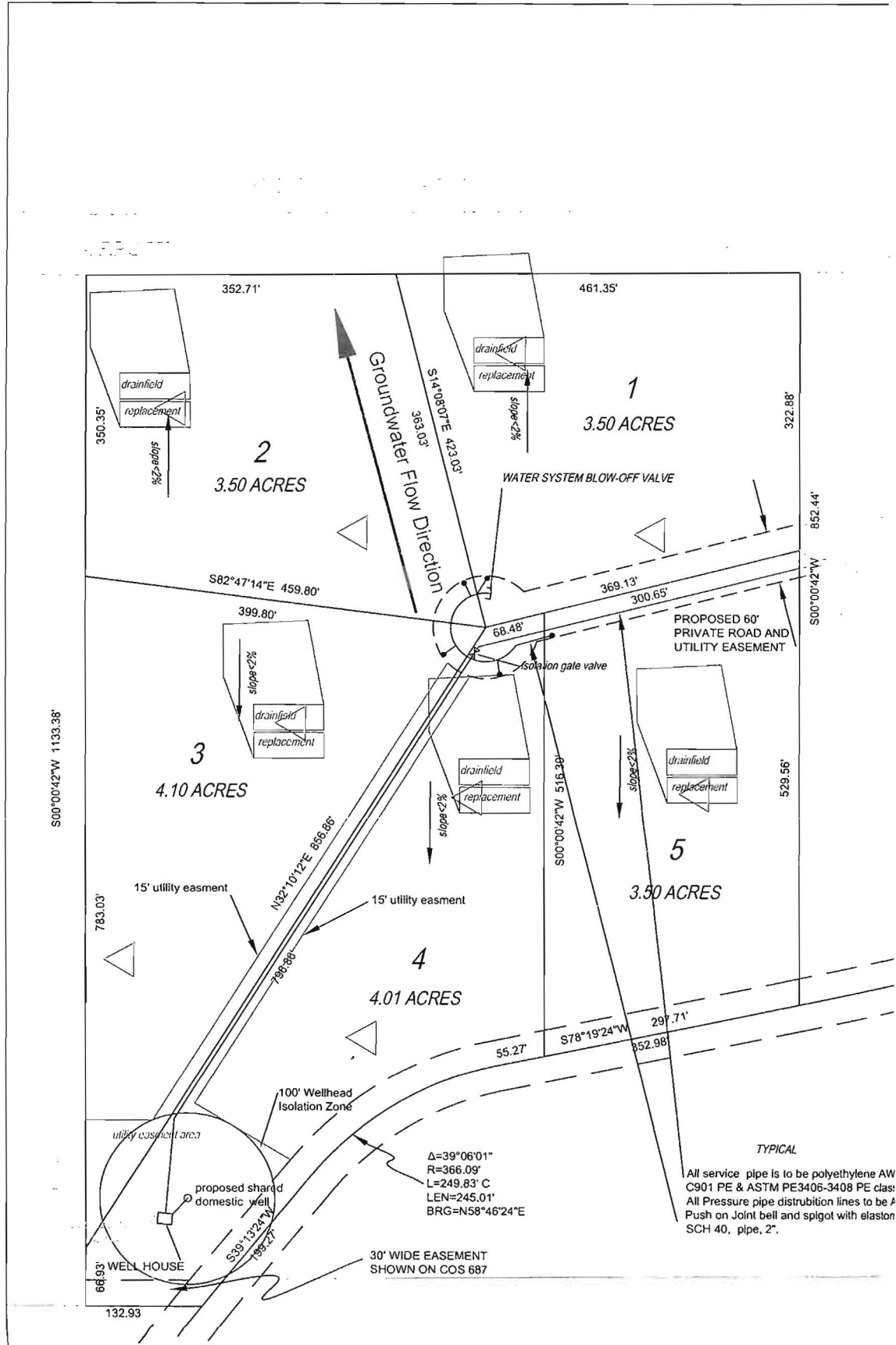
River Crest 1



PROJECT: B31542.00 LOCATION: THOMPSON FALLS, MT SCALE: 1" = 200' FILE NAME: water_plan.dwg	DRAWN: J. ROSENBAUM PROJ MGR: A. WENDT CHECKED: AWJ APPR: AWJ	RIVER CREST 1 LOT LAYOUT
	PORTIONS OF SECTIONS 14 & 23, T 21 N, R 29 W, SANDER	



River West 2



to find out