

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

TO: County Clerk and Recorder
Flathead County
Kalispell, Montana

E.Q. #20-1951

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Pheasant Ridge Subdivision**

Parcel B of Certificate of Survey 17971 located in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16 of Township 28 North, Range 22 West, P.M.M., Flathead County, Montana as found in the records of the Flathead County Clerk & Recorder, consisting of 30.00 acres,

consisting of thirteen (13) lots, twelve (12) of which have been reviewed by personnel of the Water Quality Division, and,

THAT Utility Lot was not reviewed pursuant to MCA 76-4-125(1)(a) as the division is created for rights-of-way or utility sites, 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 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 living unit, and,

THAT individual water system on each lot 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 200 feet, and,

THAT due to water rights, irrigation on each lot is restricted to 5 months per year, May thru September, and,

THAT the individual sewage treatment system on Lots 8-10 will consist 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 most current standards of the Department of Environmental Quality, and,

THAT the individual wastewater treatment systems on Lots 1-7 and Lots 11-12 shall consist of a septic tank, effluent filter, Department Approved Level II recirculating trickling filter treatment system, dosing tank and subsurface pressure-dosed drainfield in accordance with the approved plans, and of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT the conditions of approval for the recirculating trickling filter systems for Level II treatment require 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,

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 subsurface pressure-dose drainfield on Lots 1-6 and Lots 8-12 shall have an absorption area of sufficient size to provide for an application rate of 0.4 gpd/square foot and,

THAT the subsurface pressure-dose drainfield on Lot 7 shall have an absorption area of sufficient size to provide for an application rate of 0.3 gpd/square foot and,

THAT the primary drainfields on Lots 1-7 and Lots 11-12 are allowed a 50% reduction in total required absorption area due to the use of a recirculating trickling filter, and,

THAT a full-sized replacement area for the drainfields shall be provided on each lot, 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 storm drainage facilities shall be constructed as shown on the lot layout and drainage plans, signed and stamped by Bryan Long, Montana Professional Engineer Number 14132 PE, and approved under EQ #20-2471, and,

THAT the stormwater design requires the installation of a minimum of 10,000 square feet (0.23 acre) of lawn and landscaped area around the structure on each lot to absorb a portion the additional run-off from the living unit, and,

THAT the operation and maintenance of water supply, sewage treatment system, and individual stormwater facilities shall be the responsibility of each lot owner, and,

THAT the operation and maintenance of stormwater facilities consisting of roadside ditches, culverts and the retention facility between Lot 7 and 8 shall be the responsibility of the subdivision's home owners association, and,

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

THAT the developer and/or owner of record shall provide «TheEach» 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.

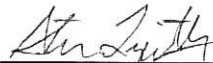
Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

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

DATED this 10th of September 2020.

Shaun McGrath,
DIRECTOR

By:



For:

Ashley Kroon, Supervisor
Public Water & Subdivision Section
Engineering Bureau
Water Quality Division
Department of Environmental Quality

Owner's Name: Michael W. Fraser
Strickland Family Trust



September 10, 2020

Bryan Long, PE
105 Stage Bend Lane
Columbia Falls, MT 59912

RE: Pheasant Ridge Estates
Stormwater Design
Flathead County
EQ #20-2471
EQ #20-1951 (Subdivision)

Dear Mr. Long:

The storm drainage design and lot layout for the subject submittal were received by the Department on March 20th, 2020. Additional information, and final design plans were received by the Department on September 4th, 2020. The stormwater plans were submitted under the seal of Bryan K. Long, PE #14132. The subject project was reviewed in accordance with Circular DEQ-8, 2017 Edition. **The proposed stormwater design to serve the Pheasant Ridge Estates Subdivision is hereby approved.**

The project is in Flathead County, south of Whalebone Drive and east of Smith Lake Road, approximately 0.3 miles south of US Highway 2 West approximately 3 miles west of Kalispell, MT. The project generally consists of roadside ditches, culverts and swales to convey stormwater runoff to an 11,500-cubic foot retention facility located between Lot 7 and Lot 8. The project also proposes multiple retention facilities on Lot 1 through Lot 7 as shown on the approved plans and lot layout. The stormwater facilities will serve seven commercial lots within the Pheasant Ridge Estates Subdivision reviewed as a subdivision under EQ #20-1951. *Residential*

THAT the stormwater design also requires the installation of a minimum of 10,000 square feet (0.93 acre) of lawn and landscaped area around the structures on each lot within the subdivision to absorb a portion of the additional run-off from impervious area proposed on the lots. *0.73*

The project may not be placed into service until the project engineer or designer certifies by letter to the Department that the activated portion of the project was constructed in substantial accordance with the plans approved by the Department and there are no deviations from the design standards other than those previously approved by the department. Within 90 days after the completion of construction, a complete set of certified "as-built" drawings must be signed and submitted to the Department.

Page 2
September 10, 2020

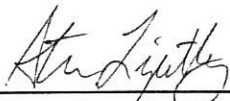
RE: Pheasant Ridge Estates
Stormwater
Flathead County
EQ # 20-2471

Construction of this project must 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.

Additionally, if construction disturbance exceeds 1-acre, a construction stormwater permit will be required. Information can be obtained by contacting the Water Protection Bureau at 444-5310.

Thank you for your efforts to meet our requirements. If you have any questions on the above, please feel free to call me at the Water Quality Division at 444-5368 or email me at Steven.Lipetzky@mt.gov.

Sincerely,



Steve Lipetzky, PE
Environmental Engineer
Subdivision Section
Engineering Bureau

cc: file (EQ #20-1951)
Flathead County Sanitarian
Owner



Montana Department
of Environmental Quality

September 10, 2020

Bryan Long
Long Engineering
105 Stag Bend Lane
Columbia Falls MT 59912

RE: Pheasant Ridge Subdivision
Flathead County
E.Q. #20-1951

Dear Mr. Long:

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.

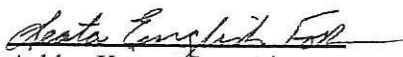
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080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

Sincerely,


Ashley Kroon, Supervisor
Subdivision Review Section

AK/le

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