



Doug Strand, PE
Treasure State Engineering
6308 Golden West Terrace
Billings, MT 59106

February 6, 2020

Re: Far and Away Estates Subdivision

Yellowstone

EQ# 20-1581

Dear Consultant:

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.

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,

fol Rachel Clark, PE, Supervisor
Public Water and Subdivision Section
Water Quality Division

cc: County Sanitarian
County Planning
Owner
File

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

TO: County Clerk and Recorder
Yellowstone County
Billings, Montana

EQ # 20-1581

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Far and Away Estates Subdivision, Phase 1 (COS 781)**;

A tract of land located in the north ½ of Section 15, Township 1 North, Range 24 East, PMM,
Yellowstone County, Montana

consisting of eight (8) tracts, have been reviewed by personnel of the Water Quality, and,

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

THAT the approval of the application is made with the understanding that the following conditions shall be met:

THAT the tract size as indicated on the certificate of survey filed with the county clerk and recorder will not be further altered without approval, and,

THAT each tract shall be used for one living unit, and,

THAT the individual water system for each tract shall consist of a new 2,200-gallon water cistern 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 individual water system for each tract may include a new well that shall be drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in ARM Title 17, Chapter 36, Subchapters 1, 3, and 6; ARM Title 36, Chapter 21, Subchapter 6; and the most current standards of the Department of Environmental Quality, and,

THAT the Department of Environmental Quality approved a waiver from ARM 17.36.332 (Water Supply Systems: Water Quantity and Dependability) to approve the use of low-producing wells and cisterns due to the limited quantity and dependability of water wells in the area, and,

THAT data provided indicates an acceptable water source at a depth of approximately 300 feet, and,

THAT the individual sewage treatment system for Tracts 5A, 6A, 8A, 9A-2, 10A-2, and 21A shall consist of a minimum 1,500 gallon septic tank with an effluent filter, a minimum 1,000 gallon dosing tank with high level alarm, and a pressure-dosed subsurface drainfield of such size and description as will comply with ARM Title 17, Chapter 36, Subchapters 1, 3, and 6, and,

THAT the individual sewage treatment system for Tracts 1A and 7A shall consist of a minimum 1,500 gallon septic tank with an effluent filter and a subsurface drainfield of such size and description as will comply with ARM Title 17, Chapter 36, Subchapters 1, 3, and 6, and,

THAT the subsurface drainfield serving Tracts 6A, 8A, 9A-2, 10A-2, and 21A shall have gravelless absorption chambers installed and an absorption area of sufficient size to provide 0.3 gallons per day per square foot; and,

THAT the subsurface drainfield serving Tracts 1A and 7A shall have gravelless absorption chambers installed and an absorption area of sufficient size to provide 0.4 gallons per day per square foot; and,

THAT the subsurface drainfield serving Tract 5A shall have gravelless absorption chambers installed and an absorption area of sufficient size to provide 0.5 gallons per day per square foot; and,

THAT the bottom of the drainfield shall be at least four feet above a limiting layer as defined in ARM Title 17, Chapter 36, Subchapter 1, 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 the storm water runoff collection system for the subdivision will consist of site grading, landscaping, drainage swales, and a storm water retention ponds with the minimum volumes listed below:

Tract 1A:	3,513 cubic feet,
Tract 5A:	2,935 cubic feet,
Tract 6A:	1,355 cubic feet,
Tract 7A:	2,011 cubic feet,
Tract 8A:	2,806 cubic feet,
Tract 9A-2:	1,314 cubic feet,
Tract 10A-2:	666 cubic feet, and
Tract 21A:	2,536 cubic feet;

maintenance of the storm water system is the responsibility of the tract owner, and,

THAT water supply systems, sewage collection and 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 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 or replacement sewage treatment systems will be reviewed and approved by the Yellowstone 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 ARM Title 17, Chapter 36, Subchapters 1, 3, and 6 when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental Quality.

THAT pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the reviewing authority under Title 76, Chapter 4, MCA, and local health officer having jurisdiction, 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 6th day of February 2020.

Shaun McGrath
Director

By:

FOR


Rachel Clark, PE, Supervisor
Public Water and Subdivision Section
Water Quality Division
Department of Environmental Quality



Owner's Name: Hertz, Robertson, Fuller, Miron, Arensberg