

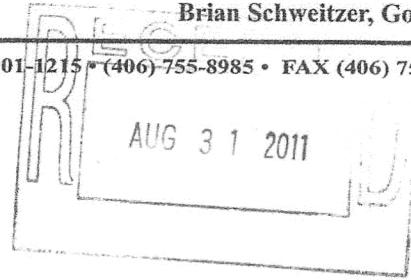


Montana Department of
ENVIRONMENTAL QUALITY

Brian Schweitzer, Governor

655 Timberwolf Parkway • Suite 3 • Kalispell, MT 59901-1215 • (406) 755-8985 • FAX (406) 755-8977
August 23rd, 2011

SHAWN D. ROWLAND, MS, RS
ROWLAND ENVIRONMENTAL CONSULTING, INC.
P.O. BOX 171
POLSON, MT 59860



RE: Wild Horse Ranches
Lake County
E.Q. #12-1085

Dear Mr. Rowland:

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 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.

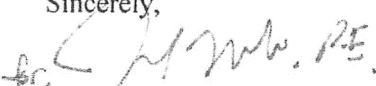
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080 for more information or visit the Department's storm water construction website at <http://www.deq.state.mt.us/wqinfo/MPDES>. 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 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/jam

cc: File
✓ County Sanitarian
County Planning Board

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

TO: County Clerk and Recorder
Lake County
Polson, Montana

E.Q. #12-1085

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Wild Horse Ranches:**

A tract of land located in Section 21, Township 25 North, Range 20 West, PMM, Lake County, Montana

consisting of fifteen (15) lots, thirteen (13) of which 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 the Lots designated "Community Park 1," and "Community Park 2" are exempt from review under MCA 76-4-125(2)(a) which references MCA 76-3-201(1)(h) which states, (1) *"Unless the method of disposition is adopted for the purpose of evading this chapter, the requirements of this chapter may not apply to any division of land that:"*, and (h), *"is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter"*, and these two (2) Lots shall be used for the purposes of locating common areas and housing drainfield infrastructure, and,

THAT this Certificate supersedes Certificate Number EQ#06-2189 dated the 15th day of August, 2007, FOR PURPOSES OF RELOCATING THE SURGE TANK, THE TWO (2) DOSE TANKS, INCREASE IN LENGTH OF DRAINFIELD SUPPLY LINE, AND LOCATION ADJUSTMENT OF DRAINFIELD LATERALS ONLY, and all previous copies should be marked superseded, and,

THAT the Lot sizes as indicated on the Plat already filed with the county clerk and recorder will not be further altered without approval, and,

THAT each Lot shall be used for one(1) single family dwelling limited to 4-bedrooms,

THAT the individual water systems and individual wastewater treatment components are all previously approved and shall conform to all previously cited criteria 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 public subsurface wastewater treatment system (SWTS) will consist of approximately 4,900 lineal feet of 6-inch SDR 9 HDPE Gravity Sewer Main; one(1) 3,000 gallon and two(2) 3,000 gallon dosing tanks connected in parallel where each dosing tank

will have its own pump followed by a pressure dosed sub-surface infiltrator drainfield constructed in accordance with Department Circular DEQ-4; and the approved plans and specifications submitted by Rebecca P Dupuis PE #9837 of Rowland Environmental Consulting Inc., of Polson, dated 7/27/11, and received by the Department on 8/2/11, and,

THAT the pressure dosed, infiltrator SWTS is sized on an application rate of 0.5 gallons per day per square foot and shall have Ten (10) zones total where each dose tank shall pump via a 660-foot and 700-foot 2-inch SCH40 PVC forcemain to automatic distributing valves servicing 5 zones each; each zone will have three (3) 1.5-inch SCH 40 PVC laterals 100-feet in length each with an end 2-inch SCH 40 PVC manifold; and shall be constructed in accordance with the approved plans and specifications prepared by Rebecca P Dupuis PE #9837 of Rowland Environmental Consulting Inc., of Polson, dated 7/27/11, and received by the Department on 8/2/11, and,

THAT the storm water system will include: washed gravel filter berms approximately 1-foot in height spaced roughly 50-feet along the roadway in its ditches; culverts of 16-gage corrugated steel in three (3) locations; and both shall be constructed in accordance with the approved storm water plans and specifications prepared by Rowland Environmental Consulting Inc., of Polson, dated 7/27/11, and received by the Department on 8/2/11, 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 construction will be completed within three years of the date of this approval. If more than three years pass before beginning construction, it shall be necessary to resubmit the plans and specifications. This expiration period does not extend any compliance schedule requirements pursuant to enforcement action against a public water/sewage system, and,

THAT within 90 days after construction is completed upon a public water system, wastewater system, or storm drainage system, or upon an extension of or addition to such a system, the professional engineer shall certify to the Department that the construction, alteration or extension was completed in accordance with the plans and specifications approved by the Department, and,

THAT project certification shall be accompanied by a complete set of "as-built" drawings bearing the signature and seal of the professional engineer, 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, 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 water 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 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 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 23rd day of August 2011.

Richard H Opper
Director

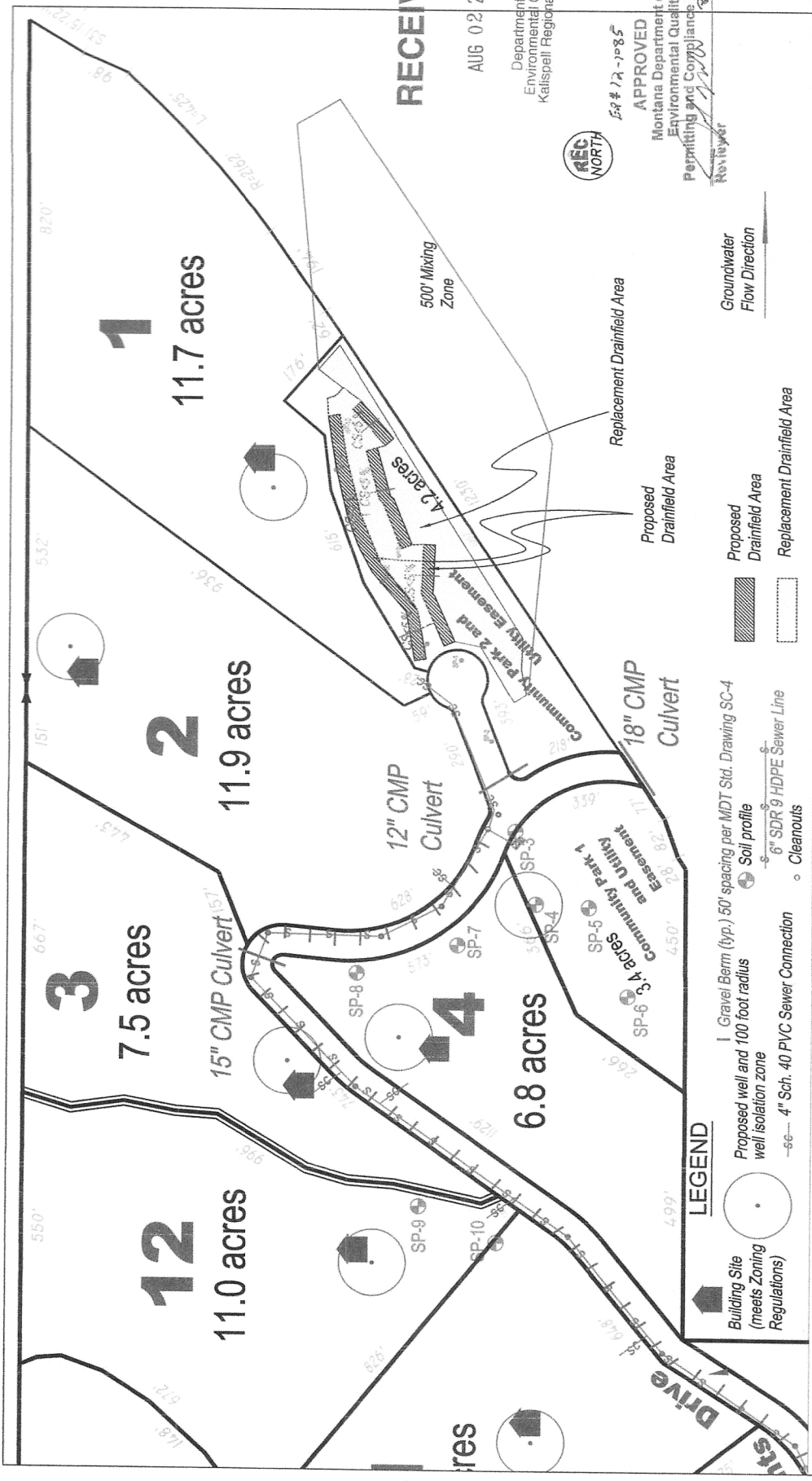
By:

for



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

Owner's Name: Flathead Land Development Company, LLC; 17271 Cliffhanger Ln; Bigfork, MT 59911



RECEIVED

AUG 02 2011

Department of
Environmental Quality
Kalispell Regional Office



APPROVED
8/2/11

Montana Department of
Environmental Quality
Permitting and Compliance Division

Reviewer: [Signature]
Date: 8/23/11

Groundwater
Flow Direction

Proposed
Drainfield Area

18" CMP
Culvert

12" CMP
Culvert

15" CMP Culvert

3.4 acres
Community Park 1
and Utility
Easement

4.2 acres
Community Park 2 and
Utility Easement

500' Mixing
Zone

Replacement Drainfield Area

Proposed Drainfield Area

LEGEND

Building Site
(meets Zoning
Regulations)

Proposed well and 100 foot radius
well isolation zone

Gravel Berm (typ.) 50' spacing per MDT Std. Drawing SC-4

Soil profile

6" SDR 9 HDPE Sewer Line

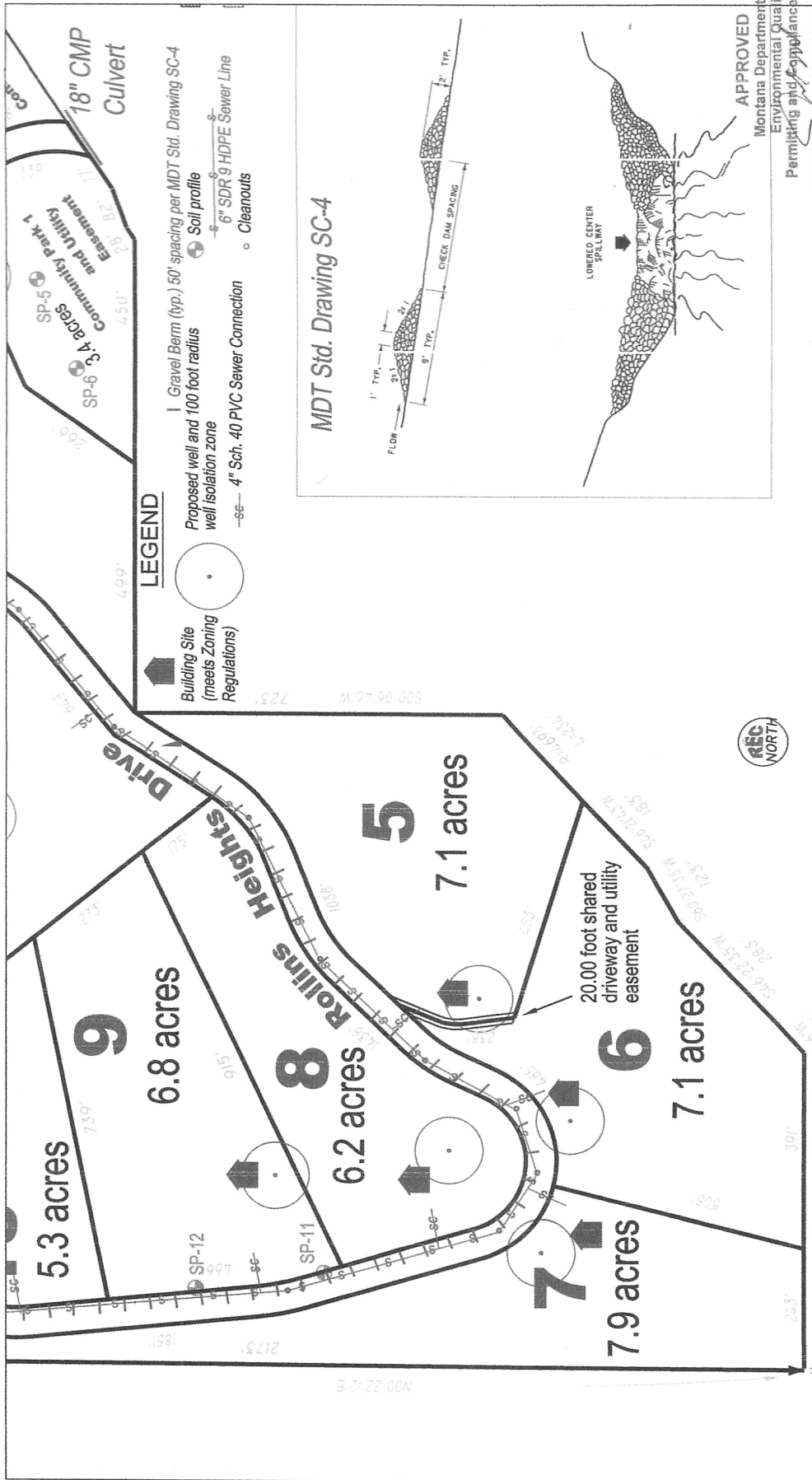
4" Sch. 40 PVC Sewer Connection

Cleanouts

REC
Rowland Environmental Consulting, Inc.

Wild Horse Ranches
Section 21, Twp 25N, Rng 20W
(Previously known as Redline Heights)

SIZE	MTDEQ LOT LAYOUT	REV	2
SCALE	1"=200'	7-20-2011	SHEET 1:3



RECEIVED

AUG 02 2011

REVIEWER
Wild Horse Ranches

Section 21, Twp 25N, R19E 20W
(Previously known as Rollins Heights)

SIZE
MTDEQ LOT LAYOUT

SCALE 1"=200'

7-20-2011

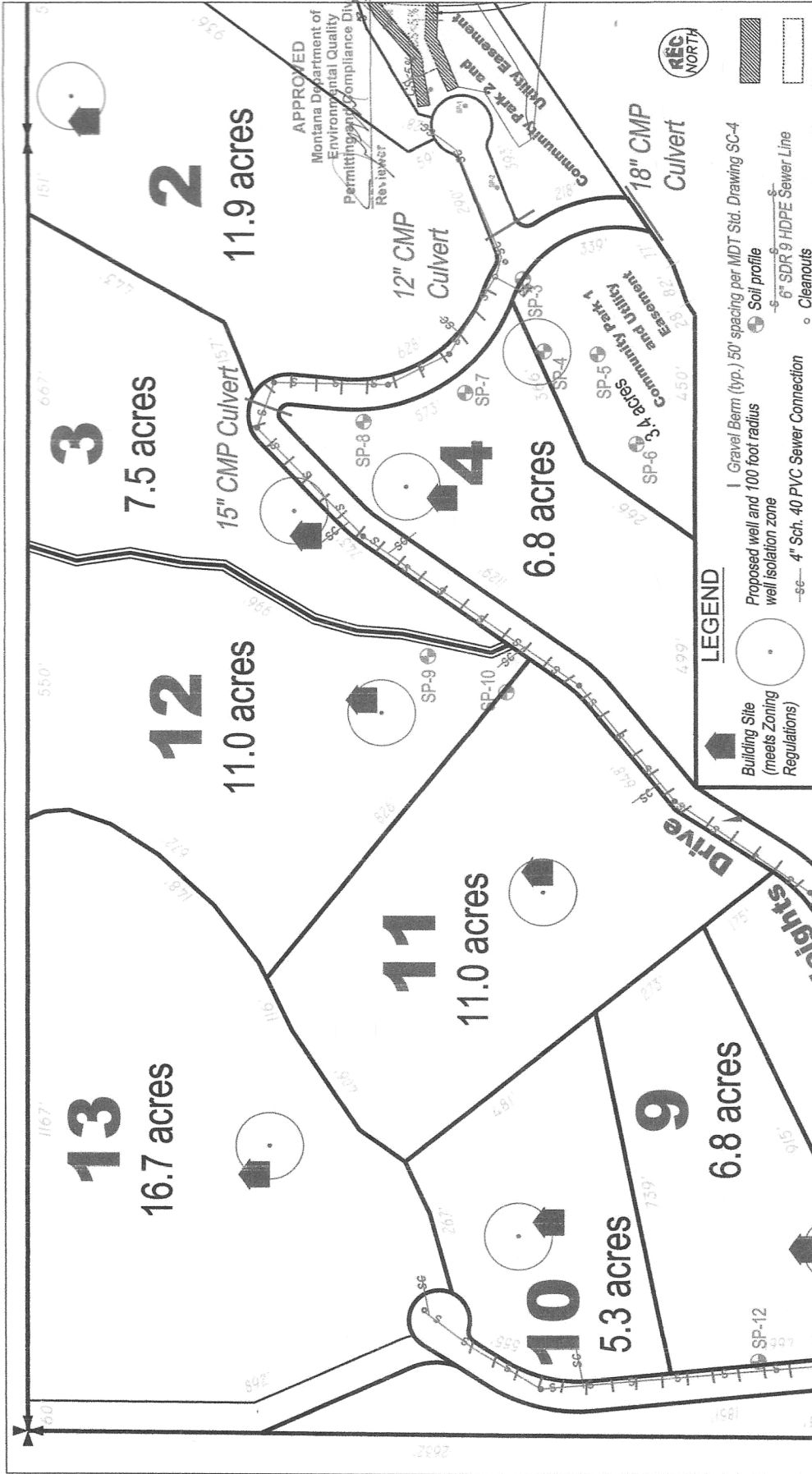
SHEET 2-3

REV 2



Rowland Environmental Consulting, Inc.

Department of Environmental Quality
Kallispell Regional Office



APPROVED
 Montana Department of
 Environmental Quality
 Permitting and Compliance Division
 Reviewer
 Date



- LEGEND**
- Building Site (meets Zoning Regulations)
 - Gravel Berm (typ.) 50' spacing per MDT Std. Drawing SC-4
 - Proposed well and 100 foot radius well isolation zone
 - Soil profile
 - 6" SDR 9 HDPE Sewer Line
 - Cleanouts
 - 4" Sch. 40 PVC Sewer Connection

SIZE	MTDEQ LOT LAYOUT	REV	2
SCALE	1"=200'	7-20-2011	SHEET 3:3

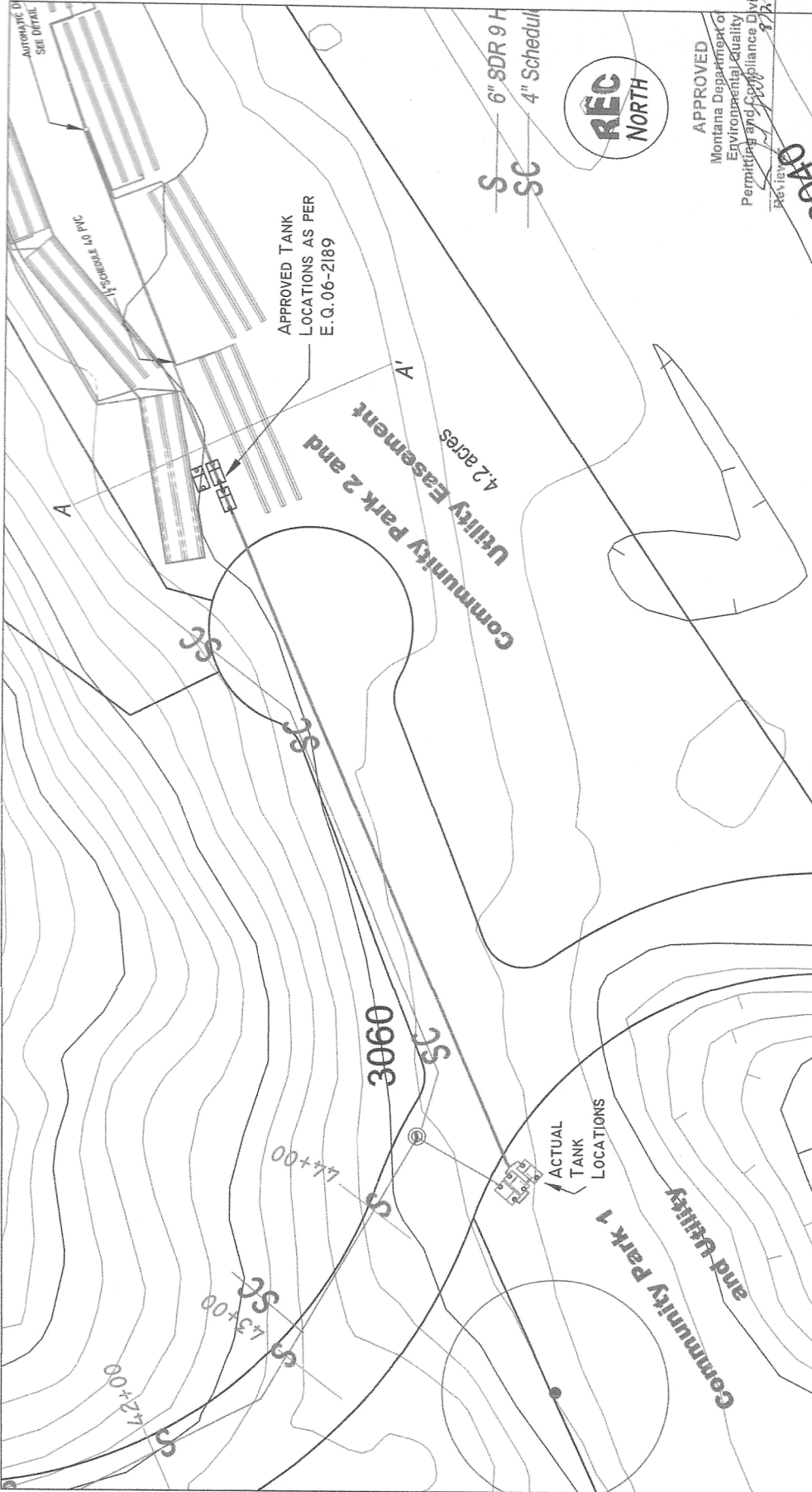
RECEIVED

Wild Horse Ranches
 Section 21, Twp 25N, Rng 20W
 (Previously known as Rollins Heights)

AUG 02 2011

Rowland Environmental Consulting, Inc.

Department of
 Environmental Quality
 Kalspell Regional Office



GRAY LATERALS ARE THE PREVIOUSLY APPROVED LATERALS (E.Q.#06-2189)

WILD HORSE RANCHES
(PREVIOUSLY KNOWN AS ROLLINS HEIGHTS)

REC
Rowland Environmental Consulting, Inc.

SIZE	NEW LATERAL LAYOUT WITH OLD LATERALS	REV	2
SCALE	1"=40'	DATE	7-20-2011
		SHEET	1:1