

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

TO: County Clerk and Recorder
Yellowstone County
Billings, Montana

E.Q. #22-1295

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Commache and East Commache Rewrite**

Amended Plat of The Town of Commache and the Amended Plat of East Commache
Subdivision located in the Northwest ¼ of Section 20, Township 3 North, Range 24
East P.M.M., Yellowstone County, Montana

consisting of 35 lots, (Block 2: Lots 1, 2, 3, 4; Block 3: Lots 1, 2, 3, 4, 5, 6, 7, 8; Block 4: Lots 1, 2, 3, 4, 5, 6, 7, 8; Block 5: 1, 2, 3, 4; Block 6: Lot 1; Block 7: Lot 1, 2, 3, 5; Block 8: Lots 1, 3, 4, 6; Block 9: Lots 3 and 4;) have been reviewed by personnel of the Water Quality 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 lot sizes as indicated on the Plat 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 each individual water system will consist of a minimum 2,000-gallon cistern that is constructed and installed in accordance with department Circular DEQ-17 with all water hauled by a licensed water hauler 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,

THAT the individual sewage treatment system shall be constructed in accordance with the approved plans and specifications, provided by IMEG of Billings MT or by equivalent plans and specifications, as will comply with Yellowstone County Regulations for Sewage Treatment Systems, Title 17, Chapter 36, Sub-Chapters 1, 3 & 6 ARM, and the most current standards of the Department of Environmental Quality, and,

THAT the subsurface drainfield has been allowed a 50% reduction in total required absorption area due to the use of a recirculating trickling filter, and,

THAT the conditions of approval of the (Ecopod-N Series 350-N) for Level II treatment requires 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 each subsurface drainfield shall have an absorption area of sufficient size to provide for an application rate of 0.4 gpd/square foot and,

THAT when the sewage treatment system is in need of extensive repairs or replacement it shall be replaced by a septic 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 the most current standards of the Department of Environmental Quality, 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 in accordance with the stamped and approved Storm Water Drainage Layout signed and stamped by Kolten Knatterud, Montana Professional Engineer Number 38396 PE, and,

THAT within 90 days after construction is completed of the 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 of the system was completed in accordance with the plans and specifications approved by the Department, and,

THAT within 90 days after construction is completed, project certification shall be accompanied by a complete set of "as-built" drawings bearing the signature and seal of the professional engineer must be submitted to the Department, and,

THAT construction of the storm drainage system 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, and,

THAT the storm drainage facilities shall include roadside ditches as shown on the approved plans, and,

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

As a part of this project a waiver was requested and granted from ARM 17.36.325(3)(c) to allow less than one test hole dug for each individual drainfield, and,

THAT water supply systems, sewage treatment systems and storm drainage systems will be located as shown on the approved plans and 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 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 6th day of April 2022.

Chris Dorrington
DIRECTOR

By:


Margarite Juarez Thomas, Supervisor
Public Water & Subdivision Section
Engineering Bureau
Water Quality Division
Department of Environmental Quality