

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

TO: County Clerk and Recorder  
Cascade County  
Great Falls, Montana

E.Q. #21-1315

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **River Bend Estates 3**

Being a subdivision in the SW  $\frac{1}{4}$  of Section 34, T.20N., R.3E., P.M.M., Cascade County, Montana,

consisting of 15 lots, 14 of which (Lots 25-36, 26A and Parkland) have been reviewed by personnel of the Water Quality Division the Remainder Lot is exempt pursuant to 76-4-103, MCA for being greater than 20 acres, 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 Lots 25-36 shall each be used for one individual living unit, and,

THAT Lot 26A-Open Space shall be used for the location of a stormwater retention swale only, and,

THAT the Parkland Lot shall be used for a natural stormwater drainage swale only, and,

THAT the proposed individual water systems serving Lots 25-36 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 320-420 feet, and,

THAT each individual sewage treatment system serving Lots 31, 32, 33, and, 36 will consist of a septic tank, 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,

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THAT each subsurface drainfield serving Lots 31, 32, 33, and, 36 shall have an absorption area of sufficient size to provide for an application rate of 0.4 gpd/sf, (plus a 25% reduction for use of gravelless chambers), and,

THAT each individual sewage treatment system serving Lots 26, 27, 28, 29, 30, 34, and, 35 will consist of a septic tank, effluent filter, dose tank/chamber, effluent pump and pressure dosed 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 pressure dosed subsurface drainfield serving Lots 26, 27, 28, 29, 30, 34, and, 35 shall have an absorption area of sufficient size to provide for an application rate of 0.5 gpd/sf, (plus a 25% reduction for use of gravelless chambers), and,

THAT the individual sewage treatment system serving Lot 25 will at a minimum consist of a 1,500 gallon septic tank with a Department Approved Level II recirculating trickling filter treatment system, dose tank and effluent pump, and pressure dosed subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT the pressure dosed subsurface drainfield serving Lot 25 shall have an absorption area of sufficient size to provide for an application rate of 0.5 gpd/sf, (plus a 25% reduction for use of gravelless chambers), and,

That the conditions of approval of the recirculating trickling filter treatment system 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 the replacement drainfield areas shall be sized without reduction, and,

THAT the bottom of the drainfields shall be at least four feet above the water table, and,

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That the approved proposed locations of the drinking water supply wells, wastewater treatment system primary disposal and replacement areas shall be staked by the engineer or site evaluator prior to any construction on the lots, and,

THAT the stormwater design was reviewed and approved under EQ#21-1713, dated April 30, 2021, and,

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

THAT the operation and maintenance of site wide stormwater facilities shall be conducted in accordance with the approved operation and maintenance plan, and shall be the responsibility of the River Bend Estates Home Owners Association, 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 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.

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 board of health officer having jurisdiction, before filing a subdivision plat with the county clerk and recorder.

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

DATED this 7<sup>th</sup> day of May, 2021.

CHRIS DORRINGTON

DIRECTOR

By: Kevin Smith for  
Kevin Smith, PE Bureau Chief  
Engineering Bureau  
Water Quality Division  
Department of Environmental Quality

Owner's Name: Rick and Judy Higgins



May 7, 2021

Scott Pfahler PE  
Triple Tree Engineering Inc  
800 North Last Chance Gulch No 100  
Helena MT 59602

RE: River Bend Estates 3  
Cascade County  
E.O. #21-1515

Dear Mr. Pfahler:

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,

  
Kevin Smith PE, Bureau Chief  
Subdivision Review Section

KS/le

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



