

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. # 24-2595

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

Lot 2A of the Amended Plat of L.M. Subdivision located in the Northeast $\frac{1}{4}$ of Section 28, Township 01 South, Range 25 East. P.M.M, Yellowstone County, Montana,

consisting of 58 lots have been reviewed by personnel of the Water Quality Division, and,

THAT Park 1 was reviewed for a stormwater retention pond, and,

THAT Park 2 is exempt from sanitation review by the Department of Environmental Quality pursuant to Section 76-3-201(1)(h), MCA, as the lot is being "created for rights-of-way or utility sites," and,

THAT Lot 2, Block 3 and Park 2 are exempt from sanitation review by the Department of Environmental Quality pursuant to 76-4-125(1)(c), "divisions made for purposes other than the construction of water supply or sewage or solid waste disposal facilities," 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 Block 1, Lots 1 through 12; Block 2, Lots 1 through 8; Block 3, Lots 1, 2, 4 and 5; Block 4, Lots 1 through 24; and Block 5, Lots 1 through 9 shall be used for one individual living unit, and,

THAT each individual water system 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 25-60 feet, and,

THAT each individual sewage treatment system will consist of a septic tank, effluent filter, Department approved Level II treatment system, dose tank/chamber, effluent pump and pressure dosed drainfield of

such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, the most current standards of the Department of Environmental Quality, and the most current Yellowstone County Regulations for Sewage Treatment Systems, and,

THAT for lots two acres in size or less, the owner or their representative shall physically identify the drainfield location by staking or other acceptable means of identification, and,

THAT the individual subsurface drainfields serving Block 1, Lots 1 through 12; Block 2, Lots 1 through 6; Block 3, Lots 4 and 5; Block 4, Lots 1 through 24; and Block 5, Lots 4 and 5 shall have an absorption area of sufficient size to provide for an application rate of 0.2 gpd/square foot and,

THAT the individual elevated sand mound drainfield serving Block 2, Lots 7 and 8; Block 3, Lot 1; Block 5, Lots 1 through 3 and Lots 6 through 9 shall have a basal application rate of 0.2 gpd/square foot and,

THAT the individual elevated sand mound drainfield serving Block 3, Lot 3 shall have a basal application rate of 0.15 gpd/square foot and,

THAT the pressure-dosed, gravelless-chambered, subsurface absorption trenches shall be excavated no deeper than 24-inches below natural ground surface or less, based on the trench depth per Sheets C 4 and C 5.1 of the lot layout, and,

THAT the conditions of approval of the 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 and ARM 17.30.718(8), 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 Department Circular DEQ 4 Appendix D and ARM 17.30.718(8)(a), and

THAT annual sampling in accordance with Department Circular DEQ 4 Appendix D and 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 or the County by the service provider at any time that the Department or the County requests the results, and,

THAT the onsite wastewater treatment systems shall be protected from vehicular traffic, and,

THAT the individual wastewater treatment system for Block 2, Lots 7 and 8; Block 3, Lots 1 and 3; Block 5, Lots 1, 2, 3, and 6 through 9 shall pump effluent from the dose tank/chamber to a pressure dosed Elevated Sand Mound (ESM) System with a basal area of 2,040 sq ft; constructed in accordance with Department Circular DEQ-4 and the approved plans and specifications submitted by In Site Engineering of Billings, MT, dated 4/24/2025 and received by the Department on April 28, 2025, and

THAT each elevated sand mound wastewater treatment system will be operated and maintained by the property owner in accordance with the approved operation and maintenance manual, and,

THAT project certification for each elevated sand mound construction shall be accompanied by a complete set of "as-built" drawings bearing the signature of the designer within 90 days after construction and submitted to the reviewing authority, and,

THAT each elevated sand mound (and replacement) location will need to be staked by the site evaluator prior to any construction on the lot, and,

THAT the wastewater system owner shall upon commencing the operation of an ESM or any portion of the system, certify by letter to the reviewing authority that the system, or portion of the system constructed, altered, or extended to that date, was completed in accordance with plans and specifications approved by the reviewing authority and,

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

THAT the replacement drainfields area shall be sized without reduction, 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 stormwater design requires roadside drainage swales and culverts, and a retention pond with a minimum volume of 126,671 cubic feet be constructed and located in accordance with the lot layout and approved plans, and,

THAT within 90 days after stormwater construction completion, the project engineer must submit a complete set of certified as-built drawings for the project; they must be signed and submitted to the department, and,

THAT the operation and maintenance of the sewage treatment systems and stormwater roadside drainage swales and culverts under driveways shall be the responsibility of each lot owner by mowing drainage swales and flushing culverts to clean out sediment as needed, and,

THAT the operation and maintenance of the storm drainage retention pond and culverts at intersections and discharges into the stormwater retention pond shall be the responsibility of the homeowner's association where inspections shall be performed every 3 months and after an storm event with 0.5 inches or greater of total rainfall to ensure the facilities are free from debris and sediment, and,

THAT roadside drainage swales shall not be filled, and,

As a part of this project a deviation was requested and granted from DEQ Circular 4 Section 5.1.1 to allow not using a primary septic tank ahead of a Norweco Singulair Green TNT treatment system, 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.

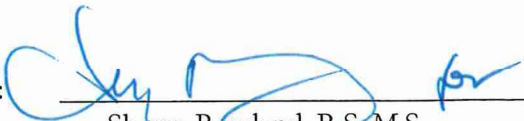
THAT departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental 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. This certificate of subdivision approval considered the physical presence and properties of water but does not constitute an entitlement to or a representation regarding water rights or the legal availability of water, which is regulated by the Montana Department of Natural Resources and Conservation or for projects within the reservation boundaries, by the appropriate water management board.

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

DATED this 15th day of May, 2025.

SONJA NOWAKOWSKI
DIRECTOR

By: 
Shawn Rowland, R.S. M.S.
Subdivision Section Supervisor
Engineering Bureau- Water Quality Division
Department of Environmental Quality

Owner's Name: Lorenz Construction, LLC & Marsich Investments, Inc.