

Montana Department of
ENVIRONMENTAL QUALITY

Brian Schweitzer, Governor

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • www.deq.state.mt.us
September 30, 2005

Jason Rice, P.E.
Landworks Consulting and Design, Inc.
PO Box 7908
Missoula, MT 59807

RE: Salish Shores III
Sanders County
E.Q. #05-2847

Dear Mr. Rice:

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.

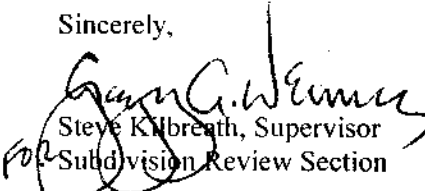
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080 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.

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,


Steve Kilbreth, Supervisor
Subdivision Review Section

SK/GW

cc: County Sanitarian
County Planning Board

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

TO: County Clerk and Recorder
Sanders County
Thompson Falls, Montana

E.Q. #05-2847
06-01 SAN

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as Salish Shores III, a major subdivision

A tract of land located in the S 1/2, Section 15 and a portion of Government Lot 6 of Section 22, all in Township 21 North, Range 29 West, Principal Montana Meridian, Sanders County, Montana,

Consisting of 29 Lots, of which 28 Lots have been reviewed by personnel of the Permitting and Compliance Division, while Tract A is exempt pursuant to MCA 17.36.605(1)(a), and,

That Tract A will be used for the public water supply wells and pump house for the subdivision, and no sewage treatment system will be located on this tract, 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 each Lot shall be used for one single family dwelling, and,

THAT the public water supply system will be provided by the Salish Shores Water System, PWS ID# MT0003911, and,

THAT the Salish Shores III water main extension shall be constructed following the "Water Main Construction Plans", (containing 6 sheets of plans and specifications) dated April 25, 2005 and received by the Department on May 18, 2005 and stamped by Jason S. Rice, licensed professional engineer number 13470 PE on May 13, 2005 and,

THAT within 90 days after construction is completed upon a an extension of the water mains, the professional engineer shall certify to the Department that the construction of the 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 the Public 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 120-246 feet, and,

THAT each individual sewage treatment system will consist of a septic tank with 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,

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

THAT each subsurface drainfield for Lots 1 - 3 and 8 - 13 shall have an absorption area of sufficient size to provide 750 square feet per a three bedroom single family residence, or be sized using an application rate of 0.4 gallons per day per square foot, and, for Lots 4 - 7 and 14 - 28 shall have an absorption area of sufficient size to provide 500 square feet per a three bedroom single family residence, or be sized using an application rate of 0.6 gallons per day per square foot, 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.

Page 2 of 2
Sanders County
Salish Shores III
E.Q. #05-2847

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.

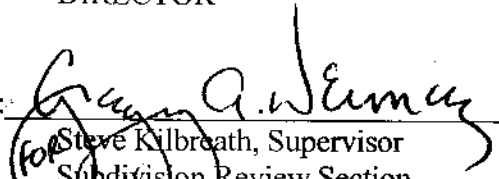
Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

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

DATED this 29th day of September, 2005.

RICHARD OPPER
DIRECTOR

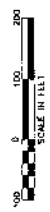
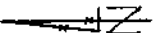
By:


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

Owner's Name: Bud Leufkens

APPROVED
Montana Department of
Environmental Quality
Permitting and Compliance Division

Handwritten signature and date: 9/30/05



MATCHLINE
SHEET 2

LEGEND

- MINING ZONES
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- APPROXIMATE ADJACENT PROPERTY LINE
- EXISTING EDGE OF ROAD
- PROPOSED DITCH
- EXISTING FENCE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING WELL
- 504 PROJE E
- PROPOSED 100% REPLACEMENT AREA
- PROPOSED DRAINAGE
- DRAINAGE FINISHED ROAD GRADE
- DRAINAGE FLOW DIRECTION
- CHECK DAM

RECEIVED

JUL 28 2005
MT DEQ PUBLIC WORKS
2505VICTORIA

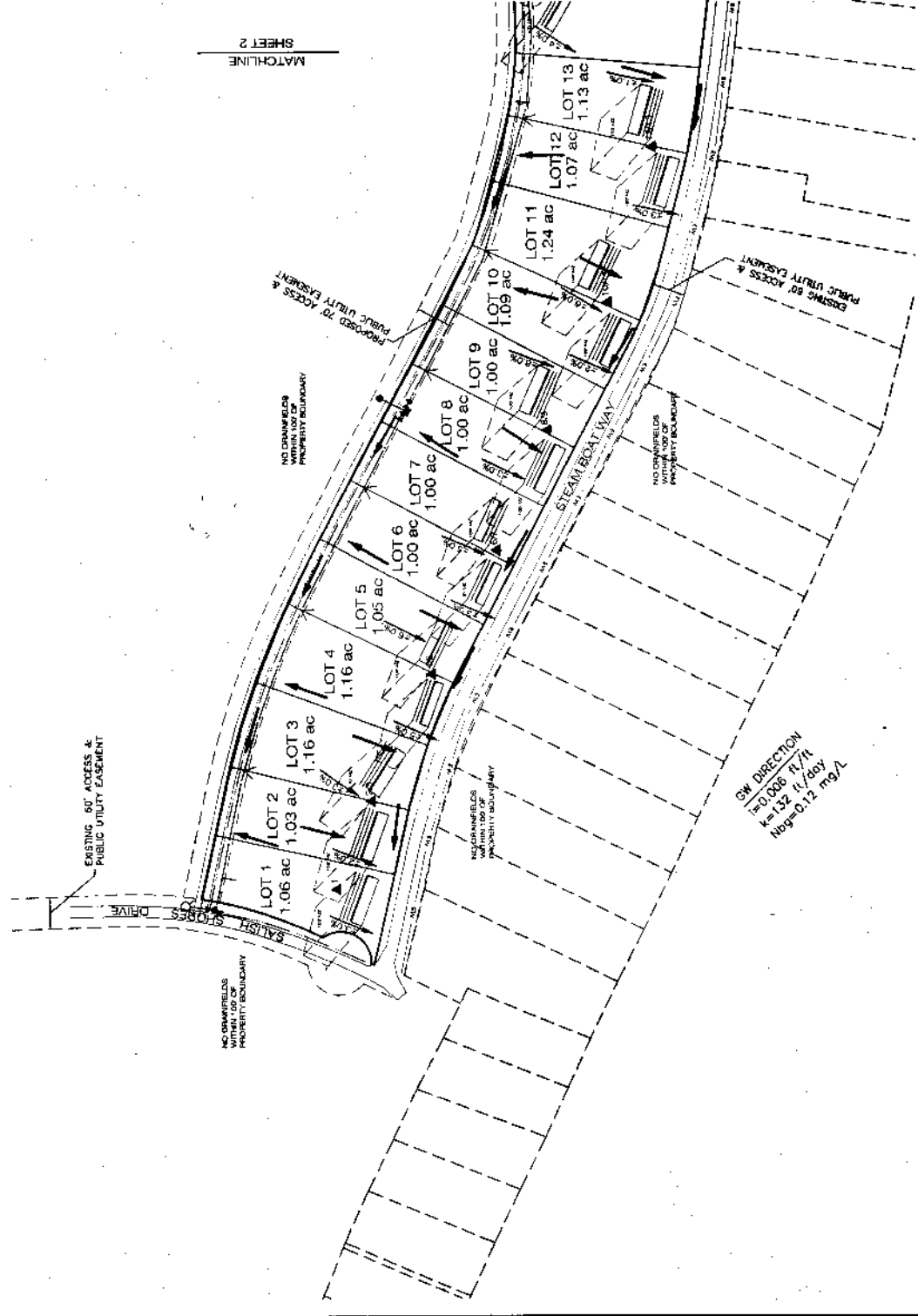
DWG LOCATION	LOTS 1-13
ZONING PROJECTS/1148 - LEUKENS	SECTION 15, T21N, R29W
SALISH SHORES SUBDIVISION LAYOUT	SANDERS COUNTY
LANDWORKS PROJECT NO.	05-1148
DATE	04-13-05
SHEET	1 OF 2

LOCATION:	LOTS 1-13 SECTION 15, T21N, R29W SANDERS COUNTY
PREPARED FOR:	BUD LEUFKENS

SALISH SHORES III SUBDIVISION	SITE LAYOUT
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DATE	REVISIONS	DESCRIPTION

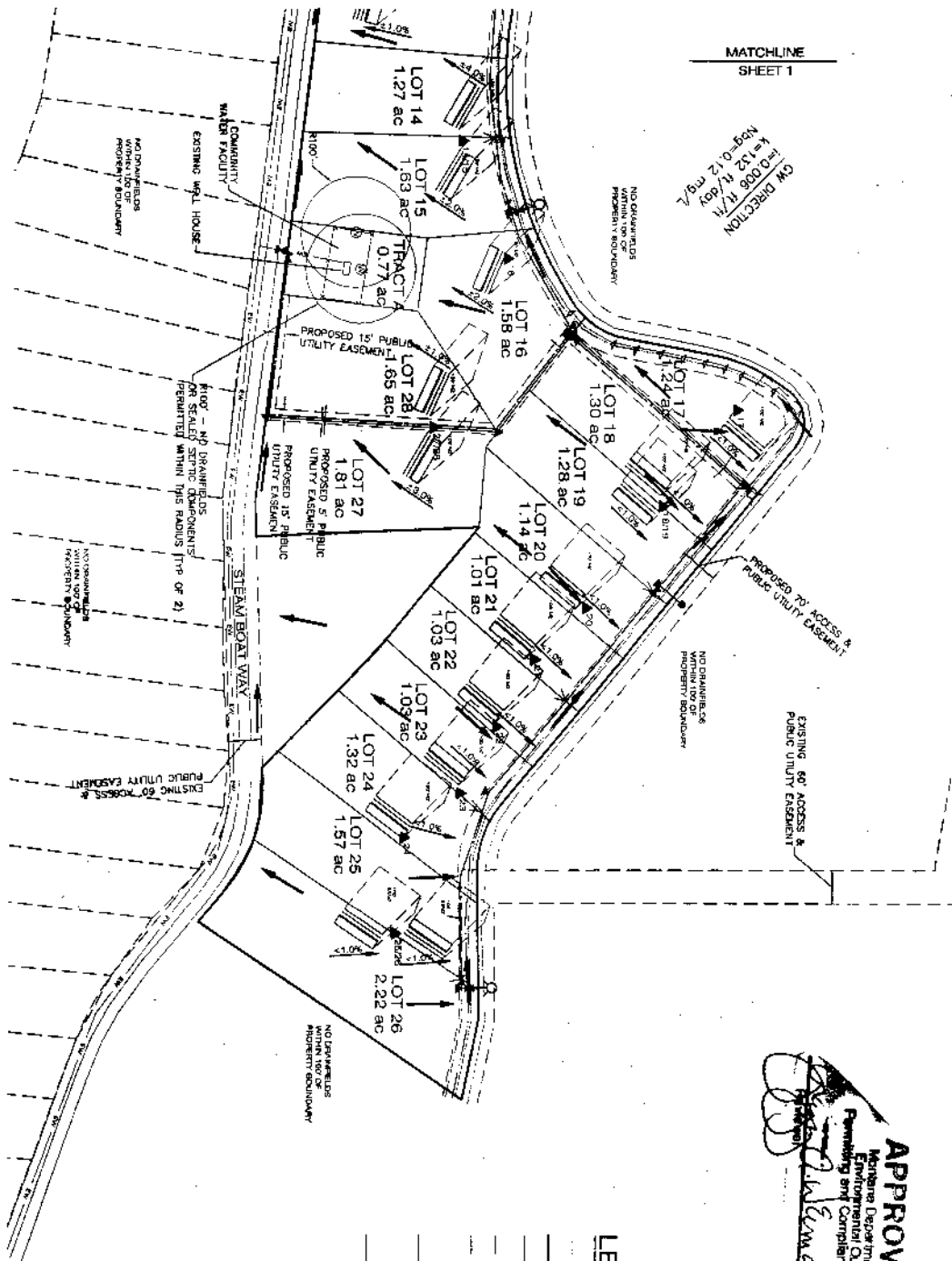
andworks
Consulting & Design, Inc.
* Civil Engineering * Land Consulting
RUBEN
Montana DEQ 11/02



LOW DIRECTION
1.0006 ft/ft
1.132 ft/day
109=0.12 mg/L

MATCHLINE
SHEET 1

CW DIRECTION
K=0.006 H/H
K=0.12 H/H
K=0.12 H/H



APPROVED
Kathleen Depew
Professional Engineer
Professional Seal
Professional Stamp
Professional License
Professional Registration
Professional Certification
Professional Accreditation
Professional Qualification
Professional Competence
Professional Integrity
Professional Honesty
Professional Fairness
Professional Transparency
Professional Accountability
Professional Responsibility
Professional Reliability
Professional Trustworthiness
Professional Credibility
Professional Reputability
Professional Respectability
Professional Dignity
Professional Honor
Professional Integrity
Professional Honesty
Professional Fairness
Professional Transparency
Professional Accountability
Professional Responsibility
Professional Reliability
Professional Trustworthiness
Professional Credibility
Professional Reputability
Professional Respectability
Professional Dignity
Professional Honor



North Arrow

LEGEND

- MIXING ZONES
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- APPROXIMATE ADJACENT PROPERTY LINE
- EXISTING EDGE OF ROAD
- PROPOSED DITCH
- EXISTING FENCE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING WELL
- SOIL PROFILE
- PROPOSED 100% REPLACEMENT AREA
- PROPOSED DRAINFIELD
- DRAINAGE FINISHED ROAD GRADE/ DRAINFIELD SLOPE
- DRAINAGE FLOW DIRECTION
- CHECK DAM

REVISIONS

DATE	DESCRIPTION

SALISH SHORES III SUBDIVISION

SITE LAYOUT

LOCATION

LOTS 14-28
SECTION 16, T21N, R29W
SANDERS COUNTY

PREPARED FOR:
BUD LEUPKENS

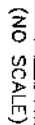
DWG LOCATION

2 X 205 PROJECT 1148 LEUPKENS
SALISH SHORES III SUBDIVISION
LANDOWNER'S PROJECT NO.
02-1148
PLAN FILE NO.

DATE
04-13-05

SHEET
2 OF 2

(NO SCALE)



(NO SCALE)

Environmental Quality
Permitting and Compliance Division
Steven A. Lerner 9/30/05
N



F07

5

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NOTE:
DITCHES AND CHECK DAMS TO BE MAINTAINED
BY THE LEUFKINS COMPANY

CLARK FORK RIVER

MT DEPT OF ENV. QUALITY
PERMITTING & COMPLIANCE DIV.

RECEIVED
OFFICE

1. *Introduction*
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 3. *Results*
 4. *Discussion*
 5. *Conclusion*
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STK RIVER

MT DEPT OF ENV. QUALITY
PERMITTING & COMPLIANCE DIV.

REVISIONS

SALISH SHORES 3 SUBDIVISION

STORM WATER MANAGEMENT PLAN

PREPARED FOR:

BUD LEUFKENS

DWG LOCATION

SALISH SHOE\$10WG:BASE-5-774B

LANDWORKS PROJECT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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08-12-0

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WAIVER OF PROTEST TO RSID

FOR VALUABLE CONSIDERATION, the undersigned, being the DEVELOPER, for and on behalf of all assignees, successors, and heirs to the hereinafter described real property, does hereby waive the right to protest the formation or creation of one or more rural special improvement district(s) for the purposes of road construction, road maintenance, and other improvements incident to the above which the County may require.

Furthermore, the undersigned, for and on behalf of successors and assigns, agrees and consents to, and hereby votes yes, pursuant to any constitutional or statutory requirement for voting on taxes or fees or other initiatives of a similar nature and hereby submits the real property described herein to taxation and assessments for any RSID created for the benefit of the real property. The undersigned will include in all instruments of succession a covenant that will state substantially as follows:

"This real property is subject to a waiver of protest to RSID for ROADS purposes. The Grantee(s), by acceptance of this instrument, agrees to this covenant and agrees to be bound by the original terms of such waiver."

This waiver of protest is independent from all other agreements and is supported by sufficient consideration to which the undersigned are parties, and shall run with the land, in perpetuity, and shall be binding upon the undersigned, and all successors and assigns, and the same shall be recorded in the Office of the County Clerk & Recorder of Sanders County, Montana.

The real property is more particularly described as follows:

Signed and dated this - 13 day of OCT., 2005

By Brad Leufken

STATE OF MONTANA

County of Sanders

On this 13 day of October, 2005, before me, a Notary Public in and for the State of Montana, personally appeared Brad Leufken known to me to be the individual who executed the foregoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal this 13 day of October, 2005

George D. Elliott
Notary Public for the State of Montana
Residing at Thompson Falls, Montana
My commission expires 1-13-2007