



January 9, 2018

Marshall Phil  
Blueline Engineering  
2110 Overland Avenue Suite 119B  
Billings MT 59102

RE: Pine Rock Subdivision First Filing  
Yellowstone County  
E.Q. #17-1355

Dear Mr Phil:

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,

A handwritten signature in blue ink that reads "Rachel English Fox".

Rachel Clark, Supervisor  
Subdivision Review Section

RC/le

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

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. #17-1355

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **PINE ROCK SUBDIVISION, FIRST FILING**

Being Tract 2 of Certificate of Survey No. 3288 Amended located in Section 27 of Township 2 North, Range 26 East, P.M.M., Yellowstone County, Montana as found in the records of the Yellowstone County Clerk & Recorder consisting of 534.57 acres,

consisting of 49 lots, of which only 48 lots have been reviewed as Lot 1 of Block 8 is exempt from review pursuant to MCA 76-4-103 as it is greater than 20 acres, 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 to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT the department recommends the owner abide by the recommendations set forth in the February 3, 2016 letter from the Montana Sage Grouse Habitat Conservation Program administered by the Montana Department of Natural Resources and Conservation, and,

THAT Lot 1 of Block 6 shall be used for mailboxes and a bus turnaround, and,

THAT each of the remaining lots shall be used for one living unit and a maximum of three outbuildings, and,

THAT only one of the three outbuildings may have a single bathroom, and,

THAT the two wells located on Lot 1, of Block 6 are for non-potable use only, 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 each individual sewage treatment system 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 the most current standards of the Department of Environmental Quality, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide for an application rate of 0.5 gpd/square foot and,

THAT the total absorption area of the subsurface drainfield may be reduced in size by 25% due to the use of gravelless trenches, and,

THAT the primary and replacement drainfield areas be staked by a site evaluator or engineer prior to construction to ensure they are located as per the approved site plan and all setbacks are maintained, and

THAT due to shallow bedrock, the subsurface drainfield absorption trenches on Block 2 Lot 1, Block 3 Lot 1, Block 3 Lot 7, and Block 3 Lot 8 shall be excavated no deeper than 12 inches below natural ground surface, and,

THAT the bottom of each 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 the stormwater design conveyance and catchment structures consisting of culverts beneath individual driveways, roadside ditches, one culvert beneath Pine Rock Drive, one culvert beneath Sage Rock Drive, two culverts beneath Aspen Rock Drive, check dams, retention facilities, and grading shall be constructed and located in accordance with the approved plans, and,

THAT an easement document has been prepared and shall be filed with this document allowing for a temporary stormwater facility to be constructed and located on C.O.S. 3288, Parcel 1A, AMD TR 1 (17) in accordance with the approved plans, and,

THAT an easement document has been prepared and shall be filed with this document allowing for a temporary stormwater facility to be constructed and located on Lot 1 of Block 8 of the Pine Rock Subdivision, First Filing in accordance with the approved plans, and,

THAT the maintenance of the stormwater system shall be the responsibility of the RSID with Yellowstone County and shall be performed in accordance with the attached Stormwater Pond Maintenance Plan, and,

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

THAT water supply systems, sewage treatment systems, and storm drainage systems will be located as shown on the approved plans, 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.

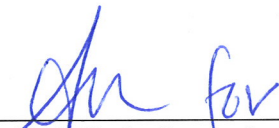
Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

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

DATED this 27<sup>th</sup> day of December, 2017.

Tom Livers  
DIRECTOR

By:

  
\_\_\_\_\_  
Rachel Clark, Supervisor  
Public Water & Subdivision Section  
Engineering Bureau  
Water Quality Division  
Department of Environmental Quality

Owner's Name: VTR Properties LLC

Yellowstone County Clerk and Recorder  
Attn: Jeff Martin  
P.O. 35000  
Billings, Montana 59107

### County Stormwater Easement

For valuable consideration, receipt of which is hereby acknowledged, the undersigned, (the "Owners") do hereby create as written below, an easement across, over and through certain real property located in Section 27, T.2N., R26E, C.O.S. 3288, PARCEL 1A, AMD TR 1 (17) Yellowstone County, Montana, more particularly described as follows, to wit:

A Stormwater easement in gross across the above described land for use as a Stormwater detention area as show in STORMWATER EASEMENT FOR C/S 3288 AM. A county easement is a public easement. The easement shall allow all legal uses of a Stormwater facility for maintenance and assessments of an RSID. The easement shall continue until the Stormwater facility is abandoned during further subdivision of PINE ROCK SUBDIVISION, Lot 1 Block 8. Attached is a map that indicates the placement of the easement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

REICHENBACH, VICTOR

REICHENBACH, TODD

By: \_\_\_\_\_

By: \_\_\_\_\_

As: \_\_\_\_\_

As: \_\_\_\_\_

State of Montana        }  
                                  ss.  
County of Yellowstone    }

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_ appeared as \_\_\_\_\_  
"owner" and \_\_\_\_\_ "owner", and acknowledged to me that they executed the attached  
easement.

\_\_\_\_\_  
(NAME)  
Notary Public For the State of Montana  
Residing at Billings, Montana.  
My commission expires (DATE)

(Notarial Seal)

8377117

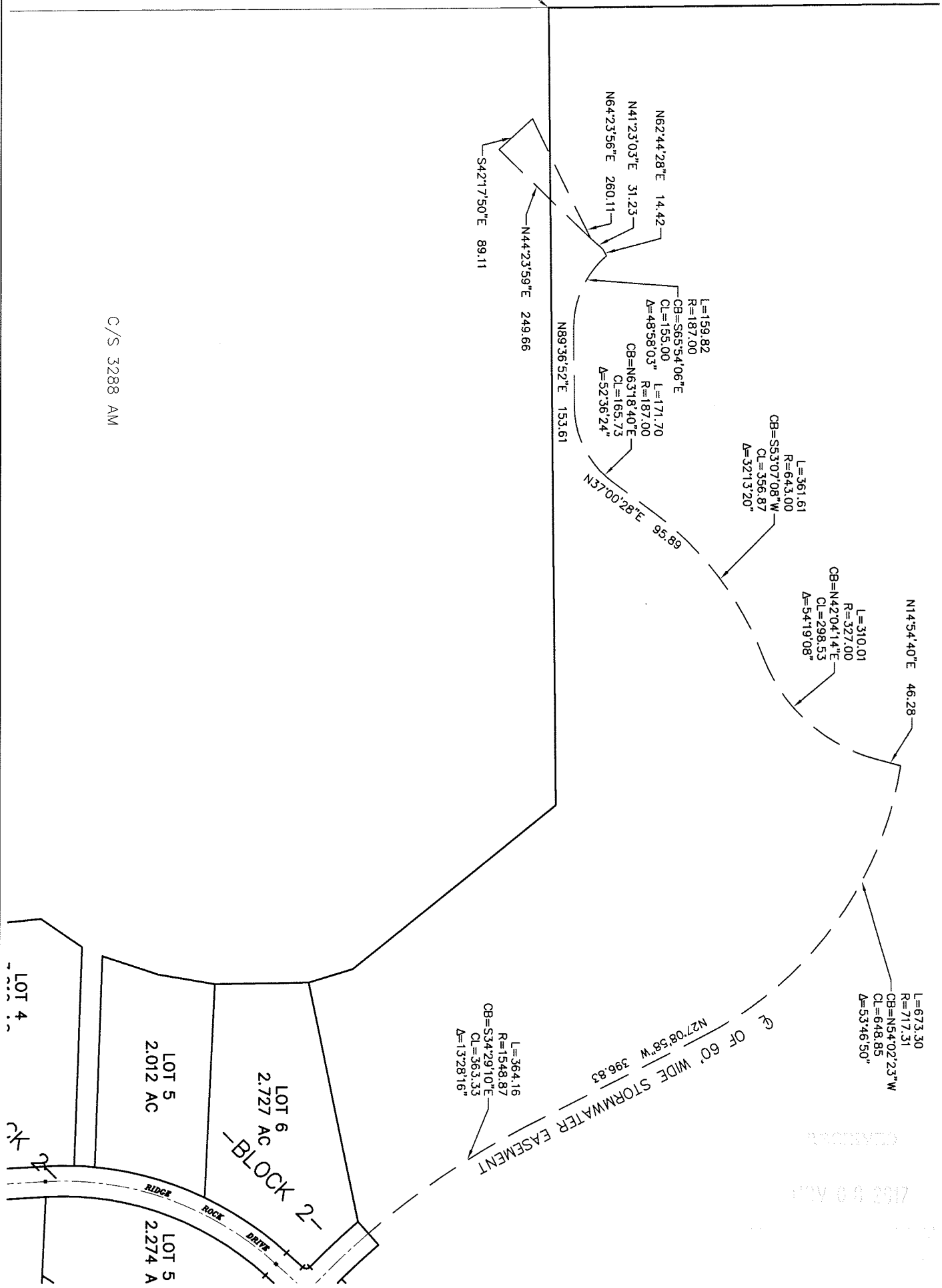
NOV 04 2017

8377117

# STORMWATER EASEMENT FOR C/S 3288 AM

UNDER RD  
T 59105-4541

C/S 3288 AM



RECEIVED

NOV 09 2017

PLANNING & ZONING DEPARTMENT

STAFF

Yellowstone County Clerk and Recorder  
Attn: Jeff Martin  
P.O. 35000  
Billings, Montana 59107

### County Stormwater Easement

For valuable consideration, receipt of which is hereby acknowledged, the undersigned, (the "Owners") do hereby create as written below, an easement across, over and through certain real property located in Section 27, T.2N., R26E, C.O.S. 3288, PARCEL 2, AMD TR 1 (17) Yellowstone County, Montana, more particularly described as follows, to wit:

A Stormwater easement in gross across the above described land for use as a Stormwater detention area as show in STORMWATER EASEMENT FOR PINE ROCK SUBDIVISION. A county easement is a public easement. The easement shall allow all legal uses of a Stormwater facility for maintenance and assessments of an RSID. The easement shall continue until the Stormwater facility is abandoned during further subdivision of PINE ROCK SUBDIVISION, Lot 1 Block 8. Attached is a map that indicates the placement of the easement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

VTR PROPERTIES LLC

\_\_\_\_\_  
By:

\_\_\_\_\_  
As:

State of Montana            }  
  ss.  
County of Yellowstone    }

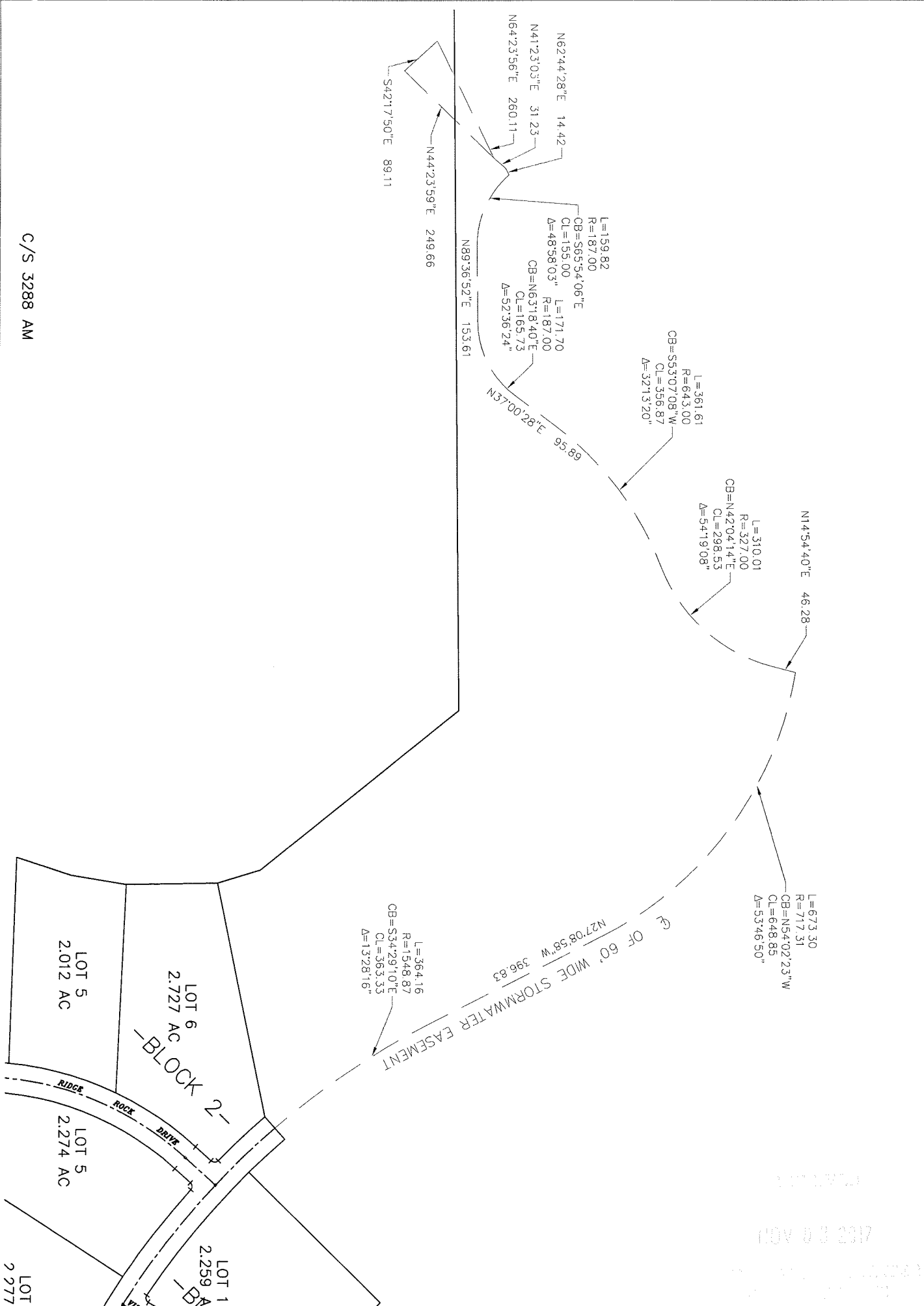
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_ appeared as \_\_\_\_\_ of VTR PROPERTIES LLC, and acknowledged to me that they executed the attached easement.

\_\_\_\_\_  
(NAME)  
Notary Public For the State of Montana  
Residing at Billings, Montana.  
My commission expires (DATE)

(Notarial Seal)

RECEIVED  
NOV 08 2017  
MT DEQ PUBLIC WATER  
& SUBDIVISIONS

# STORMWATER EASEMENT FOR PINE ROCK SUBDIVISION



C/S 3288 AM

10/11/2017  
 10/11/2017  
 10/11/2017



**STORMWATER POND MAINTAINENCE**

Regular maintenance of the check dams and barrow ditches is the responsibility of the RSID with Yellowstone County. Maintenance will involve upkeep of the pond and its immediate surroundings, including periodic removal of trash and debris. Plant growth will be monitored annually every spring to late summer. Inspections will include an assessment of weeds, especially invasive non-native species, and the integrity of the ponds structure. In addition to these annual inspections, ponds will be inspected after major storms for side slope erosion and outfall structure damage, with needed repairs made as soon as possible.

**STORMWATER OUTLET**

Yearly inspections of the engineered stormwater outlet will be completed by the RSID with Yellowstone County. Any erosive damage will be repaired and re-seeded.

**WEED CONTROL**

Methods of weed control used will be herbicide application and mechanical weed control, as well as manually cutting or pulling weeds from the affected area. This again, will be done by the RSID.

**CULVERT MAINTENACE**

All culverts within the subdivision will be inspected yearly for debris and sediment and cleaned accordingly. This work will be performed by the RSID.

APPROVED  
Montana Department of  
Environmental Quality

*[Signature]* 12/27/2017  
Reviewer Date

RECEIVED

FEB 13 2017

WATER PUBLIC WATER  
COMMISSION