



September 17, 2025

Jessica Erben  
WGM Group  
1111 East Broadway  
Missoula MT 59808

RE: AP Nature View Estates Lot 8A Rewrite  
Missoula County  
E.Q. #25-1798

Dear Mrs Erben:

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.

Pursuant to MAR Notice No. 17-447, ARM 17.36.103 has been amended to no longer require a letter from the Montana Department of Natural Resources and Conservation (DNRC) or for projects within the reservation boundaries, by the appropriate water management board, regarding legal water availability (i.e. water rights) prior to certificate of subdivision approval. Thus, this certificate of subdivision approval does not consider legal water availability, but only the physical presence and properties of water (i.e. quantity and quality). For water rights determinations, contact DNRC or the appropriate management board as the regulatory authority of legal water availability.

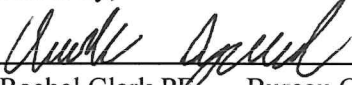
Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080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

  
Rachel Clark PE Bureau Chief  
Engineering Bureau  
Water Quality Division  
Department of Environmental Quality

RC/LE

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

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

TO: County Clerk and Recorder  
Missoula County  
Missoula, Montana

EQ 25-1798  
AP Nature View Estates Lot 8A Rewrite  
Owner: Lemeza

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **AP Nature View Estates Lot 8A Rewrite** located in Section 03 of Township 11N, Range 20W, Missoula County, consisting of **one (1) lot** has been reviewed by personnel of the Water Quality Division, and,

THAT **Lot 8A** was reviewed, 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 **COSA** is made with the understanding that the following conditions shall be met:

THAT the lot size as indicated on the **COSA** to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT, **Lot 8A** shall be used for **two (2) living units**, and,

THAT the existing individual water system located in an easement on lot 4 will be converted to a **shared water system**, and,

THAT when the existing water supply system is in need of extensive repairs or replacement it shall be replaced by 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 each **individual wastewater treatment and disposal system** will consist of 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,

THAT the **previously reviewed subsurface drainfield** to serve the first living unit shall have an absorption area of sufficient size to provide an application rate **0.8 gallons per square foot per day**, per EQ 04-1917, and,

THAT the subsurface drainfield to serve the second living unit shall have an absorption area of sufficient size to provide an application rate **0.4 gallons per square foot per day**, and shall use **pressure distribution** in accordance with DEQ4, and will be installed according to the approved design or equivalent, and

EQ 25-1798  
AP Nature View Estates Lot 8A Rewrite  
Owner: Lemeza

THAT the **drainfield locations must be properly located and remain physically marked** for both individual septic systems until the time that the facilities are constructed, and,

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

THAT no wastewater treatment and disposal 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 on Lot 8A a **retention facility with a minimum volume of 2677 cubic feet** shall be constructed in accordance with the approved stormwater plans, and,

THAT all sanitary facilities and storm drainage infrastructure will be located as shown on the approved plans and lot layout, and,

THAT the developer and/or owner of record shall provide the purchaser of property with a copy of the COSA approved location of water supply and wastewater treatment and disposal 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 wastewater treatment and disposal 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 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 the local Health Officer, under Section 50-2-116(1)(i), before filing a subdivision plat with the County Clerk and Recorder.

THAT, 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, and,

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, and,

THAT 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.

EQ 25-1798  
AP Nature View Estates Lot 8A Rewrite  
Owner: Lemeza

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

DATED, this **29th day of August 2025**

JEANNA MILLER, CHIEF OFFICER  
MISSOULA PUBLIC HEALTH DEPT.

SONJA NOWAKOWSKI  
DIRECTOR, DEQ

By: 

Kyle Crapster, R.S.  
Environmental Health Specialist III  
Missoula Public Health Department

By: 

Shawn Rowland, MS RS,  
Subdivision Section Supervisor  
Engineering Bureau  
Water Quality Division  
Department of Environmental Quality



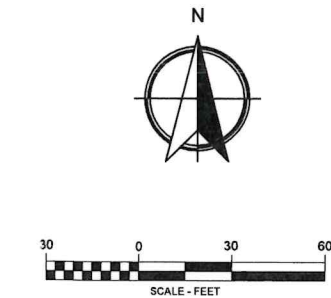
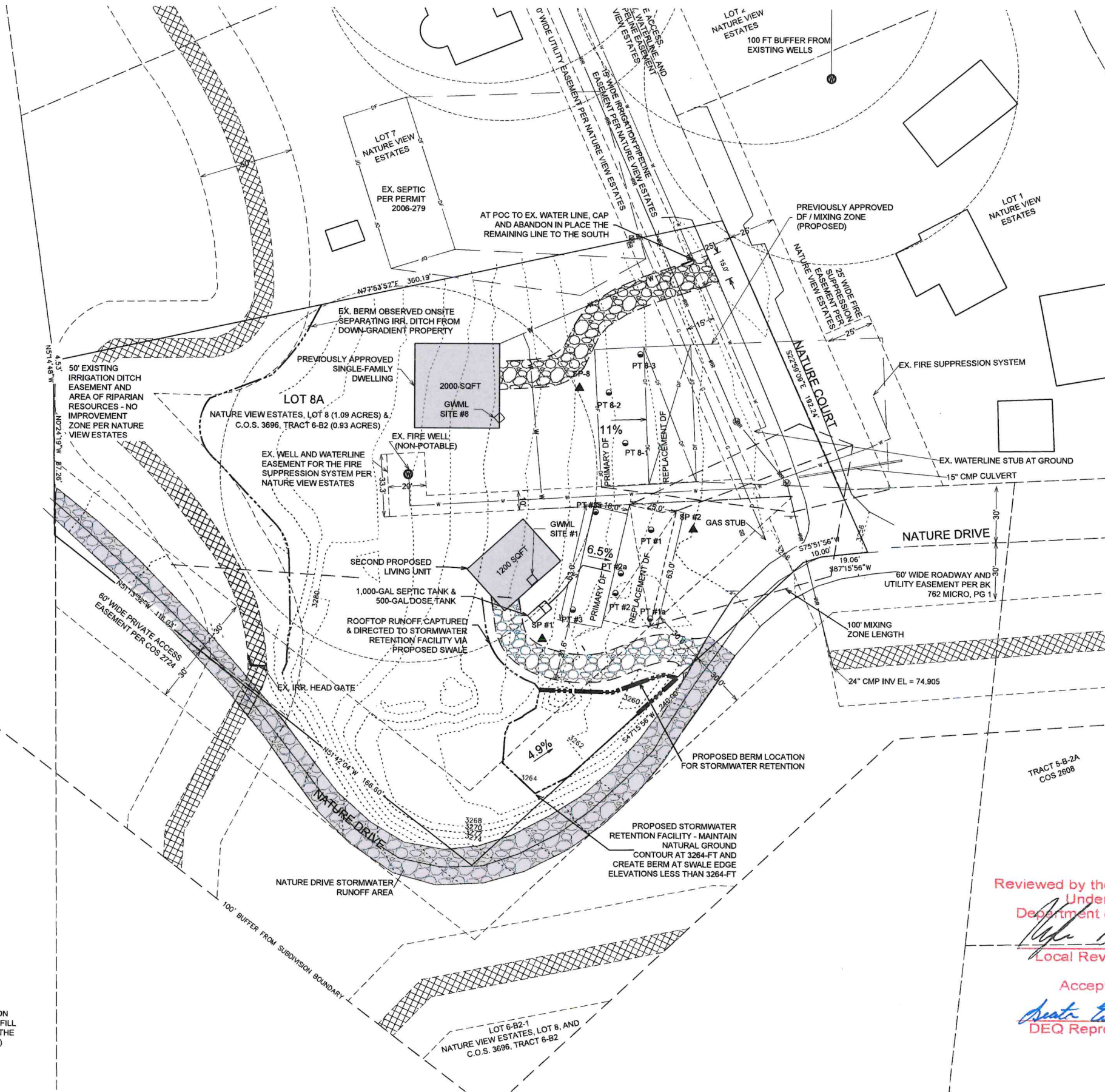
SEP 1 2025

RECEIVED

APPROXIMATE  
GROUNDWATER FLOW DIRECTION  
SOURCE: MBMG SHALLOW BASIN-FILL  
POTENTIOMETRIC SURFACE FOR THE  
LOLO-BITTERROOT AREA (2006)



TRACT 8  
COS 1369



LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- CONTOUR (2 FOOT INTERVAL)
- OVERFLOW SWALE
- IRRIGATION LINE
- GAS LINE UTILITY
- WATER LINE
- STORMWATER FACILITIES
- GRAVEL ROAD
- OFF-SITE GRAVEL STORMWATER RUNOFF AREA
- EXISTING OR APPROVED BUILDING
- IRRIGATION DITCH
- APPROVED DRAINFIELD
- APPROVED MIXING ZONE
- WELL LOCATION
- GROUNDWATER MONITORING LOCATION
- PERCOLATION TEST
- SOIL TEST PIT
- ELECTRICAL BOX
- MANHOLE

LEGEND-PROPOSED

- WATER LINE
- EDGE OF GRAVEL
- STORMWATER SWALE
- STORMWATER RETENTION BERM
- DRAINFIELD
- MIXING ZONE
- BUILDING
- GRAVEL DRIVEWAY

Reviewed by the Local Reviewing Authority  
Under contract with the  
Department of Environmental Quality

Local Reviewer Date 08/29/25

Accepted under contract

DEQ Representative Date 9/11/2025

PROPERTY LOCATED IN S03 T11N R20W  
SANITARY LOT LAYOUT PREPARED BY JESSICA ERBEN, EI  
UPDATED BY ABBY INDRELAND HUNT, PE

SANITARY LOT LAYOUT  
AMENDED PLAT OF NATURE VIEW ESTATES LOT 8A REWRITE  
MISSOULA COUNTY, MONTANA

| REVISIONS: |             |      |
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| NO.        | DESCRIPTION | DATE |
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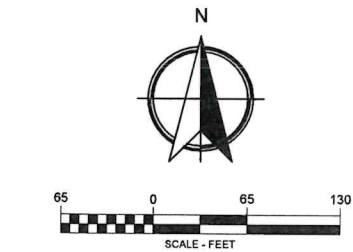
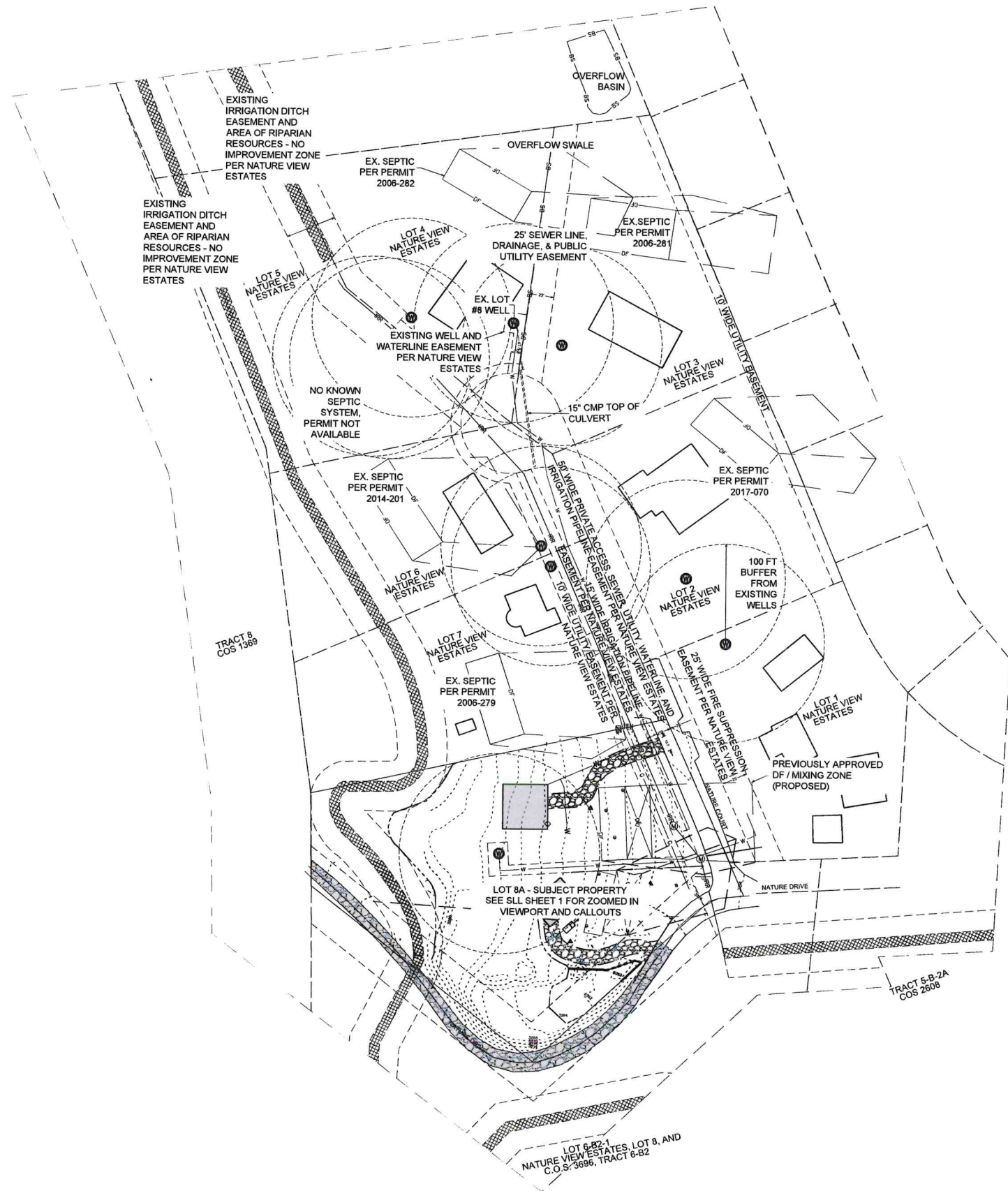
PROJECT: 24-03-36  
LAYOUT: PAGE1  
SURVEYED: —  
DESIGN: JNE  
DRAFT: CEG  
APPROVE: AIH  
DATE: —

JUNE 2025



SEP 1, 2025

RECEIVED



### LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- CONTOUR (2 FOOT INTERVAL)
- OVERFLOW SWALE
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### LEGEND-PROPOSED

- WATER LINE
- EDGE OF GRAVEL
- STORMWATER SWALE
- STORMWATER RETENTION BERM
- DRAINFIELD
- MIXING ZONE
- BUILDING
- GRAVEL DRIVEWAY

Reviewed by the Local Reviewing Authority  
Under contract with the  
Department of Environmental Quality

*[Signature]* 08/29/25  
Local Reviewer Date

Accepted under contract

*[Signature]* 9.14.2025  
DEQ Representative Date

PROPERTY LOCATED IN S03 T11N R20W

SANITARY LOT LAYOUT PREPARED BY JESSICA ERBEN, EI  
UPDATED BY ABBY INDRELAND HUNT, PE

## SANITARY LOT LAYOUT AMENDED PLAT OF NATURE VIEW ESTATES LOT 8A REWRITE MISSOULA COUNTY, MONTANA

| REVISIONS: |             |      |
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PROJECT: 24-03-36  
LAYOUT: PAGE2  
SURVEYED: -  
DESIGN: JNE  
DRAFT: CEG  
APPROVE: AH  
DATE:

JUNE 2025



STORMWATER INFRASTRUCTURE  
AMENDED PLAT OF NATURE VIEW ESTATE  
MISSOULA COUNTY, MONTANA

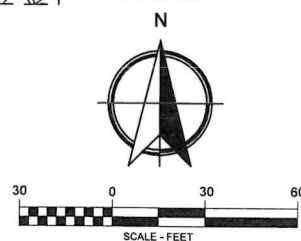
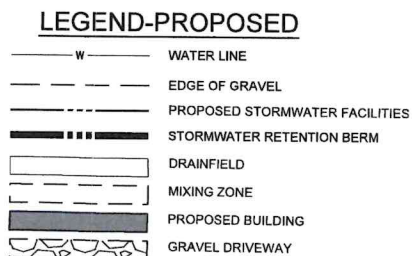
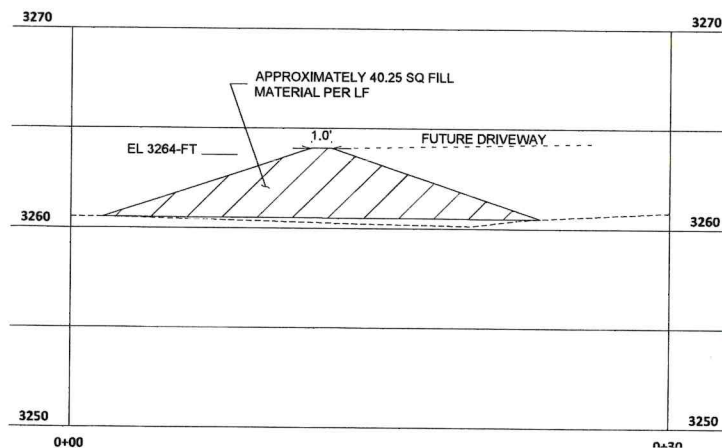
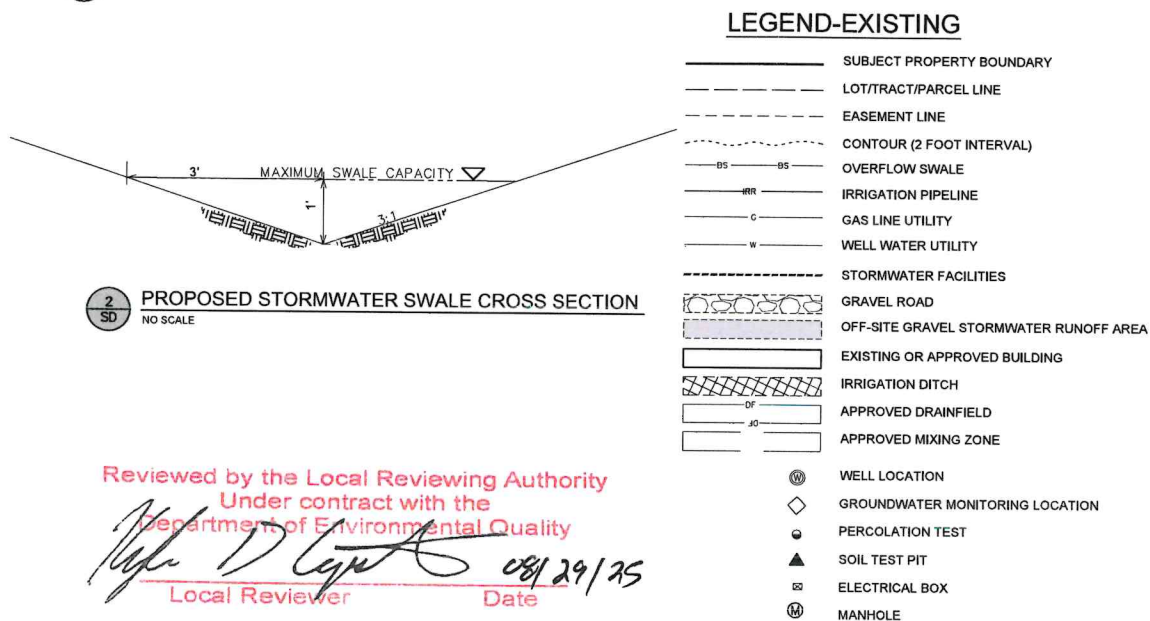
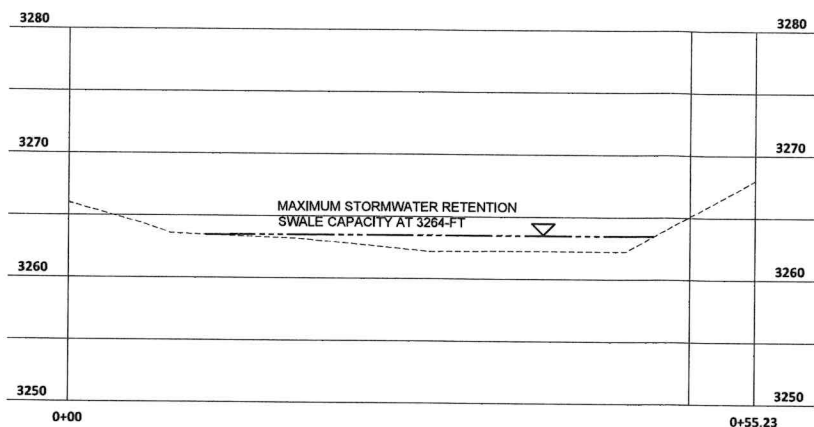
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**PROJECT:** 24-03-36  
**LAYOUT:** D-SIZE  
**SURVEYED:** ---  
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**DATE:**

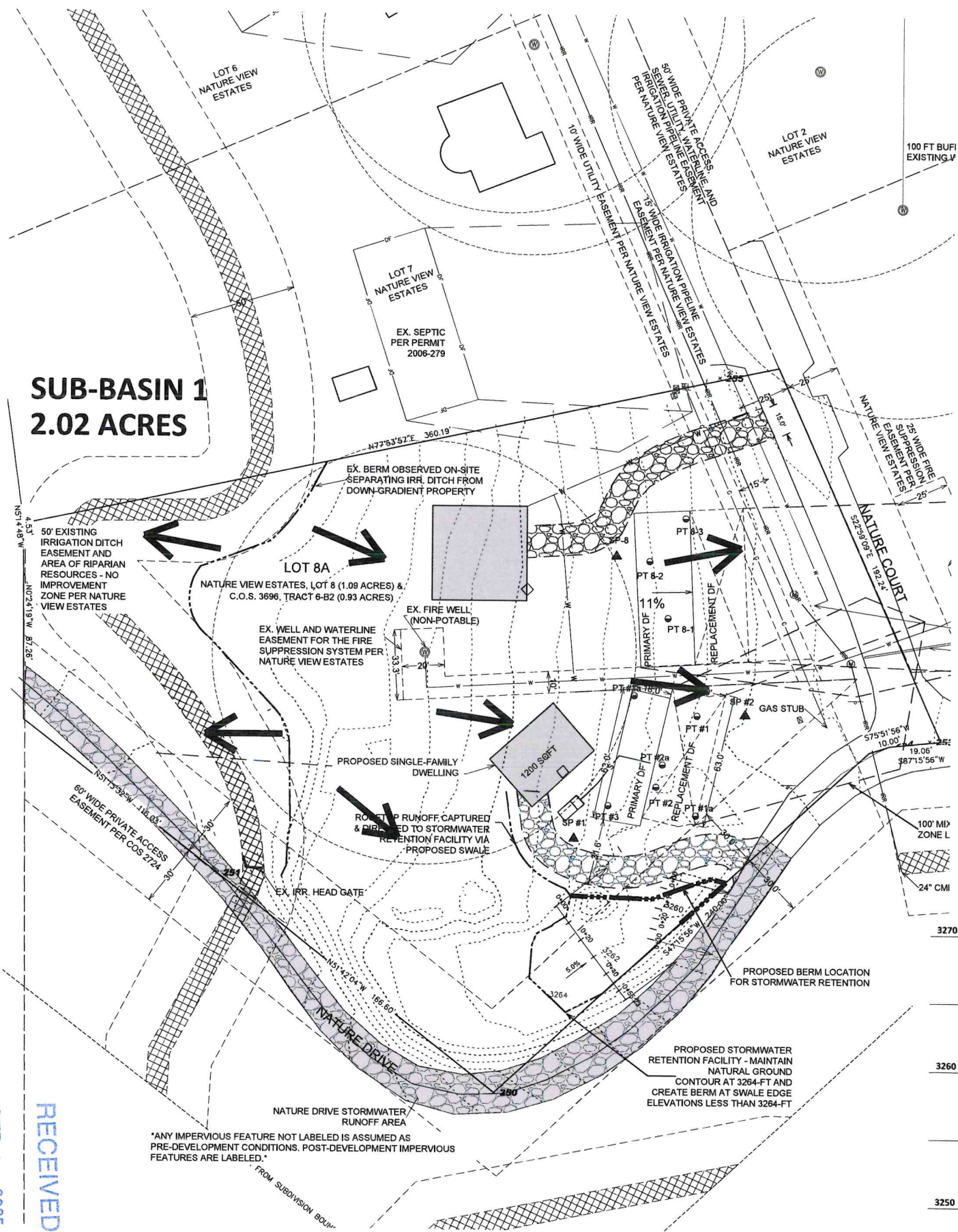
**JUNE 2025**

1 OF 1



**OPERATION & MAINTENANCE:**  
OWNER SHALL SEASONALLY MOW AND REMOVE ANY ACCUMULATED DEBRIS FROM SWALE AND THE RETENTION FACILITY.

**SUB-BASIN 1**  
**2.02 ACRES**



\*ANY IMPERVIOUS FEATURE NOT LABELED IS ASSUMED AS PRE-DEVELOPMENT CONDITIONS. POST-DEVELOPMENT IMPERVIOUS FEATURES ARE LABELED.\*

Subdivisions &amp; Public Water

RECEIVED  
SEP 4 2025