



WASTEWATER TREATMENT SYSTEM INSPECTION REPORT

Name of Owner Susan Burnett

Legal Address/Location 25500 Ashby Cr.

Certified Installer Bob Dorat

System Type: New  Replacement  Modified  No. of Bedrooms Permitted 3

Septic Tank Capacity: \_\_\_\_\_ Gal., Material: Concrete  Other  Depth to top: \_\_\_\_\_ ft. \_\_\_\_\_ in.

Trenches: Standard  Gravelless  Distribution: Gravity  Pressure Dist.  Filter? Y/N

Drainfield Total length 174 ft. Trench Depth 36 inches # of Laterals 3

Absorption Bed Depth: \_\_\_\_\_ in. Seepage Pit: Height \_\_\_\_\_ ft., Depth to Top \_\_\_\_\_ ft. \_\_\_\_\_ in.

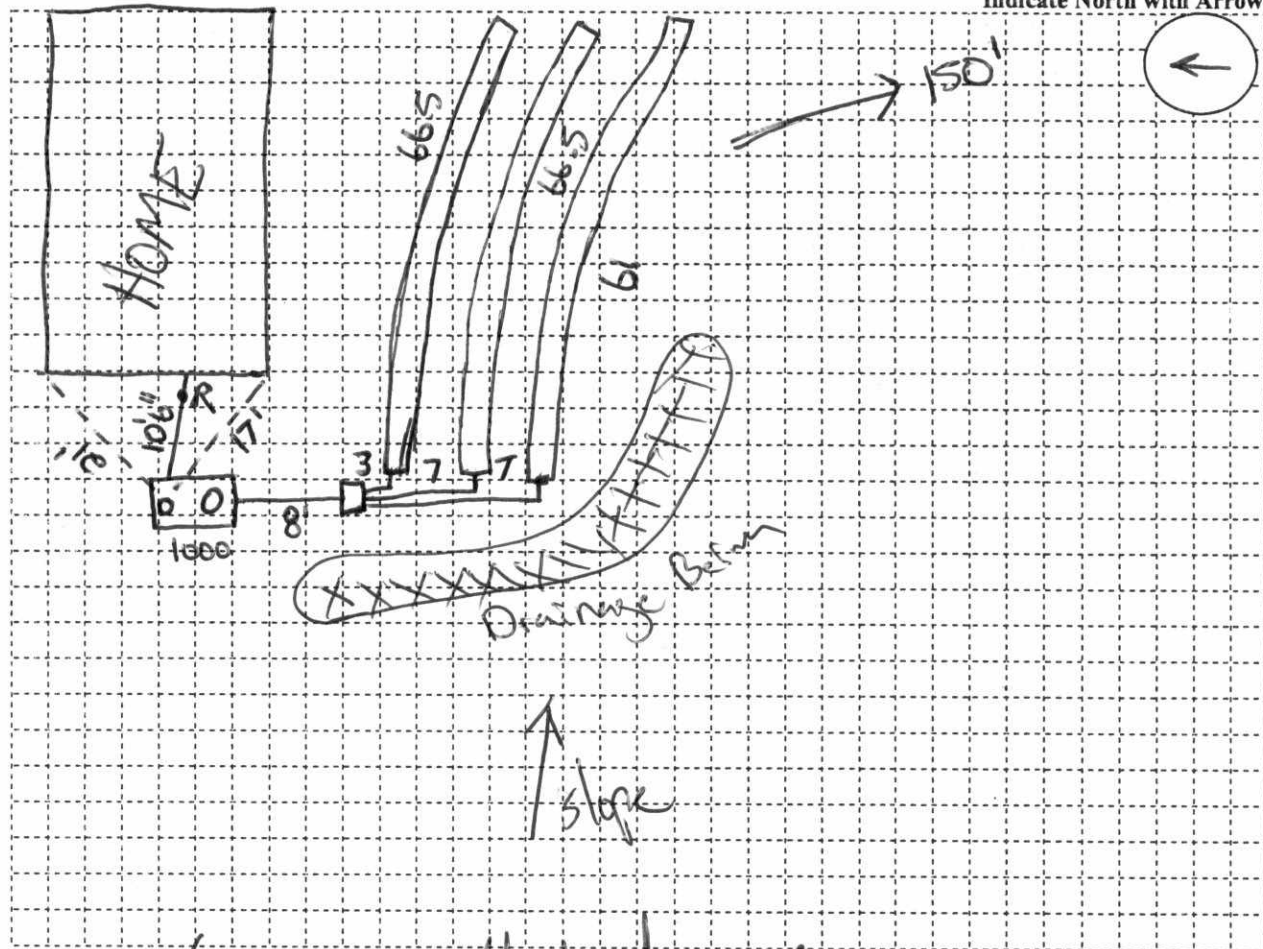
Distance of Installation From: Property Lines: 10' Wells: \_\_\_\_\_ Surface Water: \_\_\_\_\_ Other \_\_\_\_\_

Soil Type gravelly sandy loam Squirt Height in Ft \_\_\_\_\_ Paved? Yes  No

Septic Tank- Latitude: D 46 M 48 S 41.0 Longitude: D 113 M 38 S 5.5

Abs System- Latitude: D 113 M 38 S 5.7 Longitude: D 46 M 48 S 40.6

Indicate North with Arrow



Approved  Disapproved  [Signature] Sanitarian Date 7/15/13

Corrections Necessary: \_\_\_\_\_

Inspection Witnessed By: [Signature] / /

Deficiencies Corrected: Yes  No  Sanitarian Date / /

REPLACEMENT  
unpermitted original

MISSOULA CITY-COUNTY HEALTH DEPARTMENT  
301 W. ALDER, MISSOULA MT 59802  
(406) 258-4755 FAX (406) 258-4781

PERMIT #: 2013-069

PERMIT FEE AMOUNT: \$ 145.00

Dept

SEPTIC PERMIT

DATE PAID: May 21, 2013

Owner Name: Susan Burnett Phone: 406-244-5155  
Owner Mailing Address: PO Box 750 City Bonner State MT Zip 59823  
Certified Installer: Bob Donat  
Location of Installation: 1/4 NE T 12 R 16 S 8 Other:  
Address of Site: 25500 Ashby Cr. Rd. City Bonner Zip 59823  
Certificate of Survey #: Subdivision: Tarantlar - Claim#8687  
Tract: Lot: Block: Other: Parcel Size: 20.59  
General Area Name: POTOMAC Geocode: 2096-08-2-01-05-0000

Table with 2 columns: Question, Answer. Rows include: Site plan matches state approval? (N/A), All separations met? (YES), Any additional existing septic systems? (YES), Upgrade required? (YES), Floor Plans Attached? (YES)

Table with 2 columns: Question, Answer. Rows include: NON-DEG requirements met? (YES), MWTPSA requirements met? (N/A), Within 100' of Floodplain/Flood prone? (NO), Well Permit Required? (NO), Checklist on reverse completed? (YES)

WELL PERMIT #: pre-permit WATER SUPPLY: WELL-INDV  
TYPE OF SYSTEM:  Residential: #Dwelling Units- 1 #of Bedrooms- 3 + Unfinished Basement? NO  
 Commercial: Use #Employees- #Customers-  
DESIGN GALLONS PER DAY: 300

SYSTEM SIZING

APPLICATION RATE: (Gal/day or sq. ft./bedroom): 0.6 FROM: site eval 2013-026SE (A)  
SOIL TYPE: very gravelly sandy loam

SYSTEM DESIGN (TOTAL MINIMUM REQUIRED)

DISTRIBUTION TYPE: GRAVITY SEPTIC TANK SIZE: 1000 GAL DOSE TANK SIZE: NA  
ABSORPTION SYSTEM TYPE: DRAINFIELD SQUARE FEET: 500 LINEAL FEET: 250  
TRENCH WIDTH: 24 inches LINEAL FEET IF CHAMBERS ARE USED: 188

SPECIAL CONDITIONS/ADDITIONAL COMMENTS

Main Home is 1 bedroom (sized for minimum of 3 bedrooms). Install drainfield in area shown on site plan with a dosing distribution box. Install effluent filter in tank. Install child safety baskets in all risers 22" and larger. Maintain 100' minimum from pond and well (alternatively, pond may be filled and abandoned). Replacement area will require pressure distribution due to position upslope.

Any well and/or drainfield must be installed as shown on an applicable Certificate of Subdivision Plat Approval (76-4-130 MCA)

As purchaser of this permit, I agree to comply with all requirements for installation as described in Missoula City-County Health Code Regulation #1, DEQ Circular 4 and special conditions described above. This document does not release me from complying with any other State, Federal or Local regulations including but not limited to zoning, building and floodplain regulations.

This permit is valid for twelve (12) months from date of purchase. Sewage disposal systems must be completed within this time and inspected by the Department prior to covering the system. A copy of this permit is to be on site at all times during construction and inspection of the system.

Permit purchaser: [Signature] Date: 7-8-13  
Health Authority: [Signature] Date: 7-8-13

SEPTIC PERMIT CHECKLIST (Office Use Only)

ALL PERMITS:

MUNICIPAL SEWER:

- Public sewer does not abut property or is not within 200 ft of system/building, verified by NL
Public sewer abuts property, is within 200 ft of structure or any part of subsurface disposal system, connection required.
Public sewer will not allow connection as per on

SPECIAL MANAGEMENT AREAS: (CHECK ONE)

- STEP tank area requires City permits and inspections.
MWTPSA -- Deed restriction filed Subdivision Plat language exists
RATTLESNAKE - One system per lot, advanced secondary treatment?
ROMAN CREEK/TOUCHETTE LANE (W 1/2 SEC 27, S 28, E 1/2 S 29, T 15N, R 21 W) -- Conditions met
WYE Nitrate Control Area - New and increased use must show no increase in nitrates (above and beyond non-deg)
LOLO SEWER (RSID 901) or Connection not allowed as per on
NONE

TYPE OF PARCEL: (CHECK ONE)

- Subdivision filed prior to 5/27/1961 -- Site evaluation in file?
Subdivision filed after 5/27/1961 without lifting, requires subdivision review
Subdivision filed after 5/27/1961 with restriction lifted and recorded.
COS with MT DEQ Certificate of Subdivision Approval.
Tractland requires a site evaluation. (>5 acres before 1973, >10 acres before 1975, >20 acres)
COS without lifting (usually an exemption - no permit can be issued, e.g. ag, cemetery, etc) Subdivision review required.
Mortgage release/exemption

NEW PERMITS:

- Change of use? OPG notified?
In Air Stagnation Zone Paving permit required?
Subdivision for Lease or Rent OPG notified?

REPLACEMENT SYSTEMS:

SEEPAGE PIT in MWTPSA Waiver filed? 25ft to groundwater? Verified by:

SETBACKS:

- System meets all applicable setbacks
High groundwater area Pressure\_Distribution Necessary?
Within 100' of wells Pressure\_Distribution Necessary?
Other limiting layer within 6 feet of ground surface

SITE VISIT: (CHECK ONE)

- Site visit required to verify room for: 1) Drainfield, absorption bed or seepage pit; 2) Groundwater; 3) Wells; 4) Other
Site plan shows all separations met. Site visit not necessary to verify soils or groundwater.

INCREASED USE - CHANGE OF USE:

SIGNIFICANT IMPROVEMENT/EXPANSION OF STRUCTURES:

- Adequate secondary treatment required (AST)
Advanced secondary treatment required for systems not meeting AST above.
Septic tank appropriately sized, pumped, verified in good condition, effluent filter, capacity gallons.
Within MWTPSA, deed restriction required; recorded copy attached to permit.

main Home  
2013-069

MISSOULA  
COUNTY



MISSOULA CITY-COUNTY HEALTH DEPARTMENT  
301 WEST ALDER  
MISSOULA, MONTANA 59802-4123

(406) 258-4755 FAX (406) 258-4781

#1505  
\$100.00  
(ORIGINAL CHECK FOR \$200 FOR 2 PERMITS)  
MH

Applicant Notified: \_\_\_\_\_

Application Fee: \_\_\_\_\_  
Date Paid: 5/21/13

### Wastewater Treatment System and Well Application

Owner's name SUSAN BURNETT Phone # 406-244-5155  
Owner's address 25500 W Ashby - PO Box 750 Bonner MT 59823  
City: Potomac State: MT Zip Code: 59823  
Certified Installer: SELF (If you haven't decided yet, ensure installer is certified by MCCHD)

#### Applicant Information (if different from owner)

Applicant's name SUSAN BURNETT Phone # 406-244-5155  
Applicant's address \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Legal description of site: (Can be found on your tax statement or the Missoula County Property Database at [www.co.missoula.mt.us/Owner/Default.aspx](http://www.co.missoula.mt.us/Owner/Default.aspx))

GeoCode: 2096-08-2-01-05-0000 Short Legal: T 2N R 16W Section 08 1/4 Section \_\_\_\_\_  
Certificate of Survey # or Subdivision Name: Tarrant No 8687  
Tract or Lot \_\_\_\_\_ Block (if applicable): \_\_\_\_\_ Size of lot or parcel: 20.59

Address Assigned by the County Road Department (located at 199 West Pine St, PH: 258-4866):

Address: 25500 W Ashby manhouse City: Potomac Zip 59823

#### \*\*\*\*\*Well Applications Only\*\*\*\*\*

Type of Well: New  Replacement  Reason for Replacement: \_\_\_\_\_

Intended Uses of Well: \_\_\_\_\_

Number and description of dwelling units and structures that will be connected to the well:

Will the well be: At least 100 feet from septic systems Yes  No  Unsure   
Out of the floodplain Yes  No  Unsure   
At least 100 feet from surface water Yes  No  Unsure

(OVER: Please complete other side)

\*\*\*\*\* Wastewater Applications Only\*\*\*\*\*

**Wastewater System Information:** New  Replacement  Modification   
 Residential  Number of dwelling units \_\_\_\_\_ Number of bedrooms 1  
 Will there be a basement? yes Will it be finished? NO  
 Commercial  Use \_\_\_\_\_ # Employees \_\_\_\_\_ # Customers \_\_\_\_\_  
 Other  Describe Use \_\_\_\_\_

**Will the drainfield be:**

At least 100 feet from wells	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 10 feet from water lines	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 100 feet from floodplain	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 100 feet from surface water	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 6 feet from groundwater	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 10 feet from property lines	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 10 feet from buildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
On a slope less than 25%	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>

**Surface Water:** Describe the nearest surface water to the drainfield: Small Pond  
 How close is it to the drainfield? 150'

**Drinking Water:** What is the drinking water source for the parcel? Dug well  
(Well, Spring, Lake, etc.)  
 How many structures are served by the water system? 1

**Floor Plans:** Attach floor plans (no larger than 11" by 17") for all structures to be served by the wastewater system (even if they are not directly connected to the system.) Floor plans don't have to be to scale and can be hand drawn. Label the rooms.

\*\*\*\*\* All Applications\*\*\*\*\*

**Existing Structures:** Describe existing structures, wells and wastewater systems on the parcel:

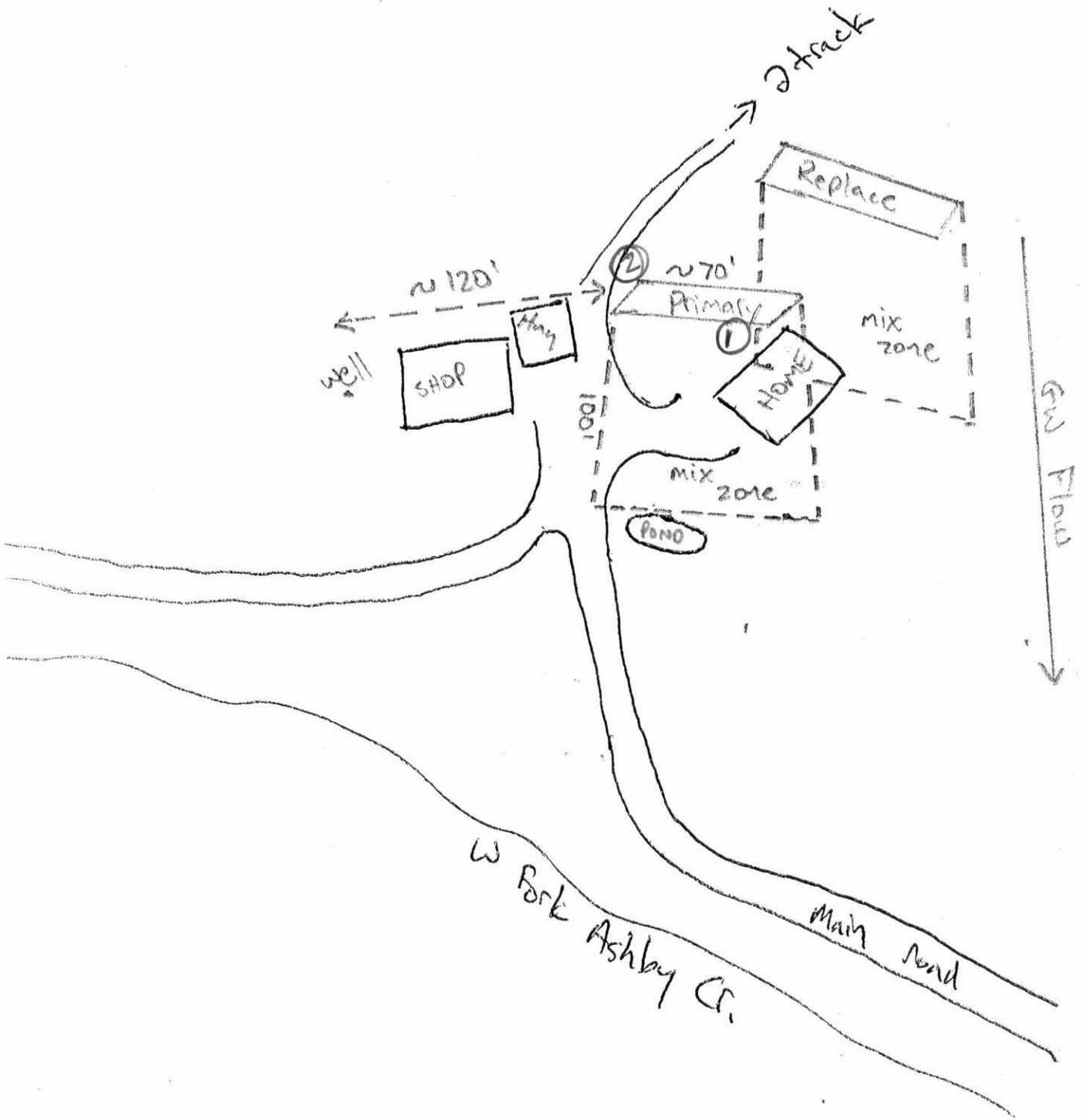
1 Bedroom House Barn 30x50 Equipment Shed -  
 Guest Cabin 2 Dug wells 2 Nonconforming Drainfields

**Site Plan:** Attach a site plan (no larger than 11" by 17") showing the locations (existing and proposed) of all features (existing and proposed) listed below. Site plans can, but don't have to be prepared to scale by a professional engineer or architect. If the site plan is not drawn to scale, include enough measurements to accurately depict where everything is on the property.

- \* Property Lines
- \* Buildings
- \* Roads & Driveways
- \* Wastewater Systems
- \* Surface Water
- \* Floodplain & Floodprone Areas
- \* Water Supplies (wells)
- \* Easements and No Build Zones
- \* Wells and Wastewater Systems within 100 feet of your property

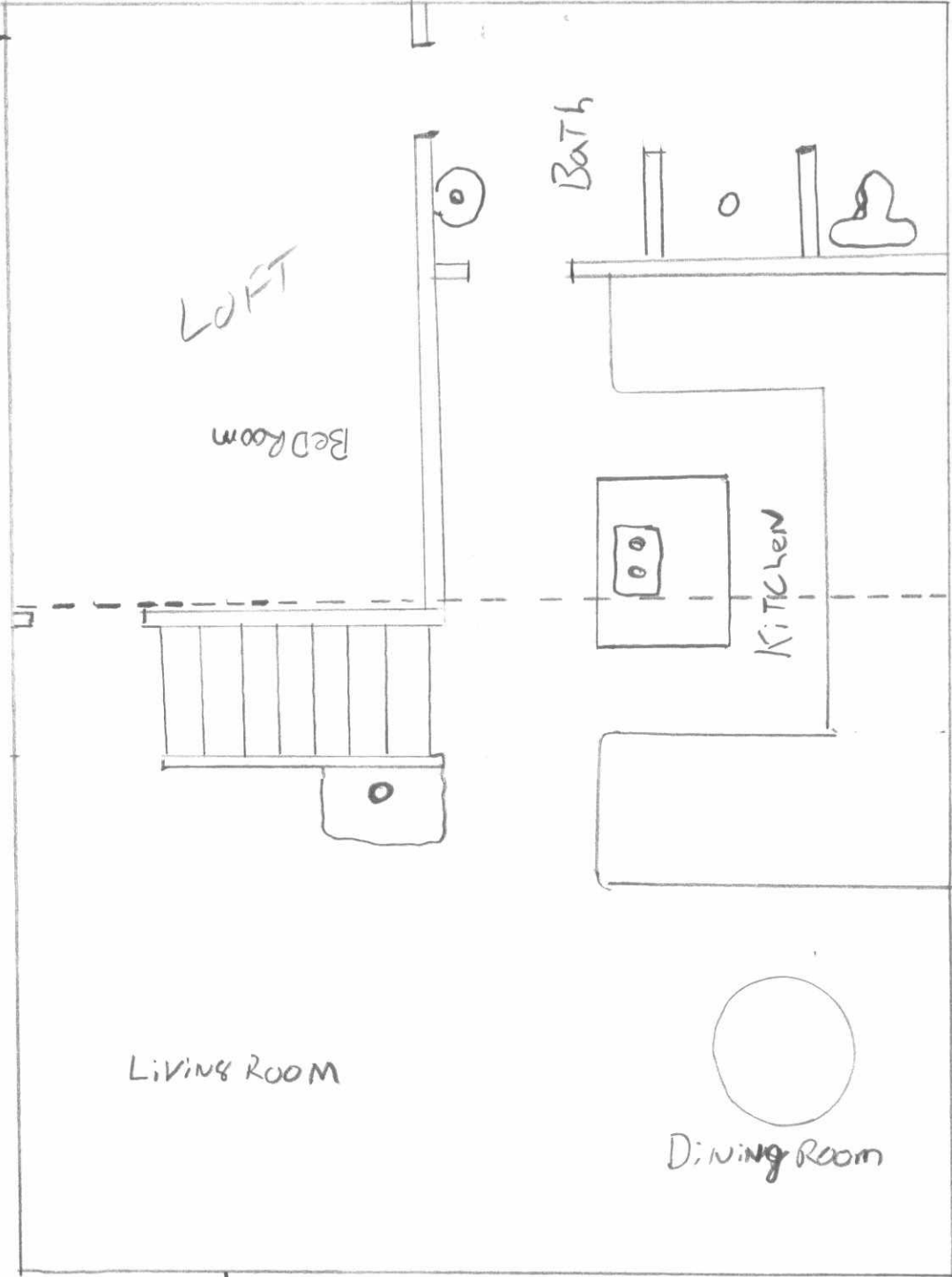
**Certification:** I certify that the information I have provided on this application is accurate and true and that the submitted site plan is an accurate representation of all required elements.

Applicant's Signature: Susan B Bennett Date: 5-21-2013



Proposed Area

40'



LOFT

Bed Room

Bath

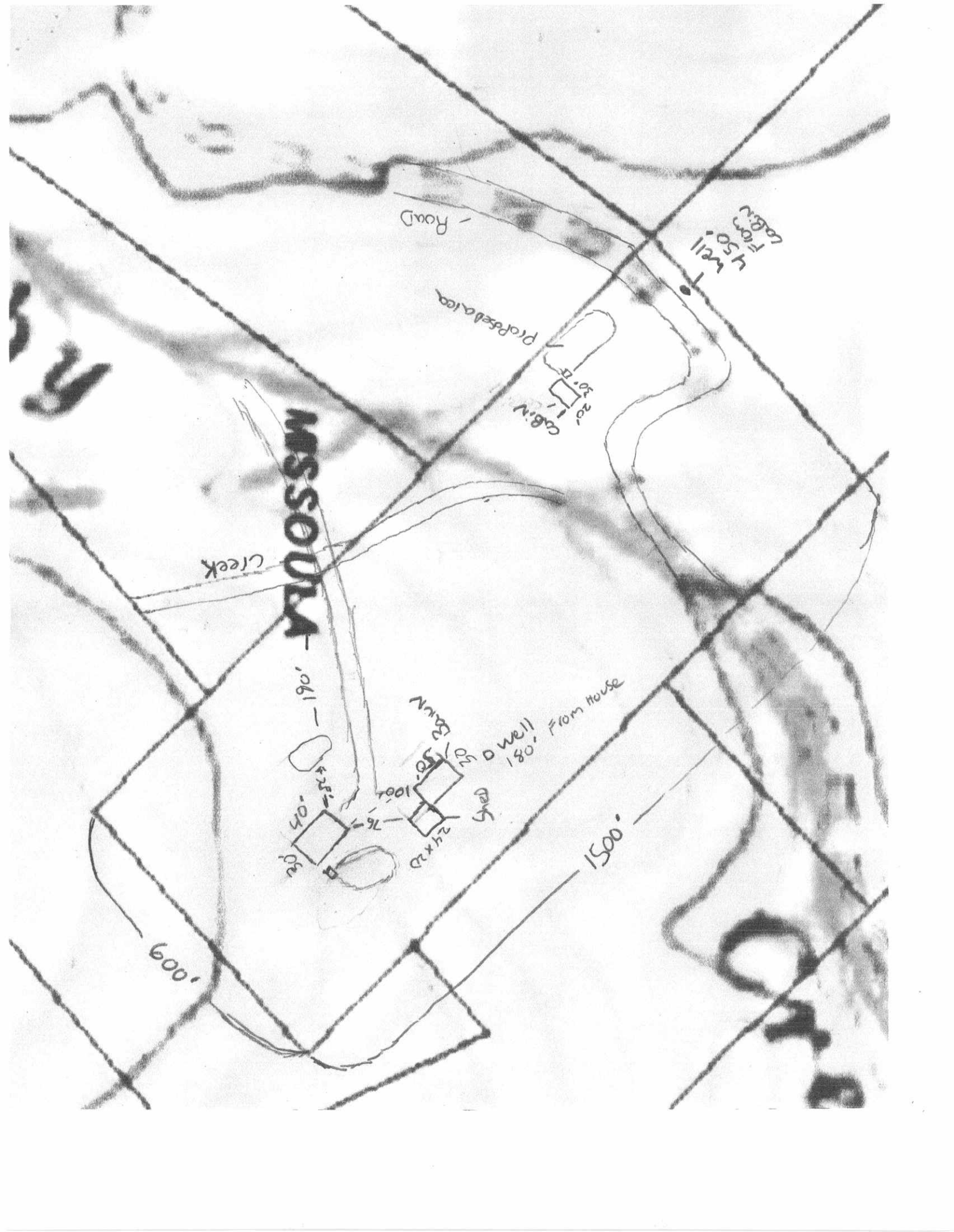
KITCHEN

LIVING ROOM

Dining Room

30'

EXISTING DRAINFIELD





### Use Agreement and Covenant upon Real Property

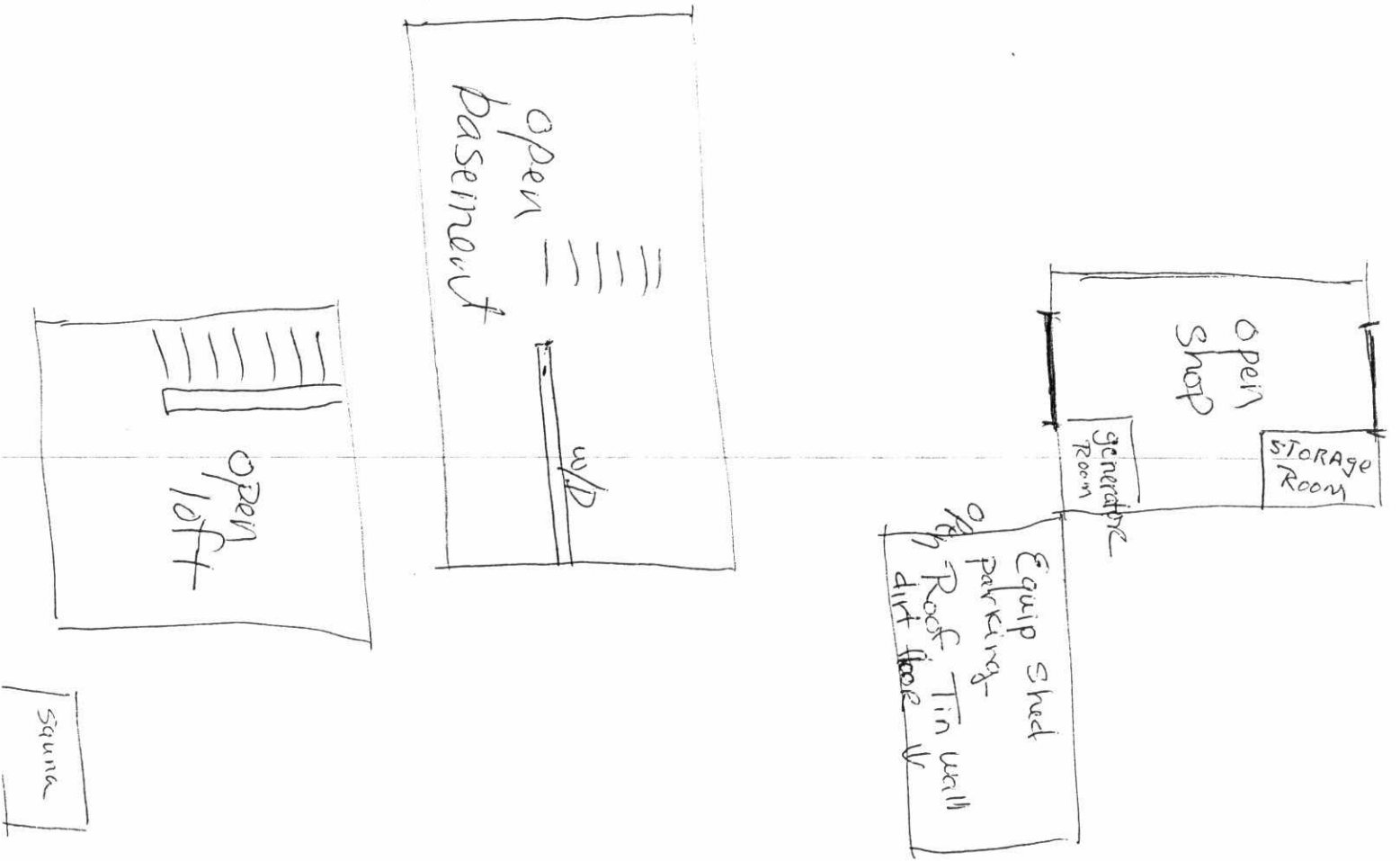
This Use Agreement and Covenant upon Real Property, hereafter referred to as "Agreement", is entered and agreed between Missoula County and the property Owner(s) identified below. The purpose of this Agreement is to confirm that the buildings, structures, or other improvements existing or to be established upon the Owner's real property identified below shall not constitute a subdivision for rent or lease that requires review by the County, because the existing and proposed buildings, structures, or other improvements will not be conveyed in any way and shall only be accessory to the Primary Use Of The Property. This Agreement is intended to establish enforceable restrictions to ensure that there shall be no use of more than one building, structure, or other improvement on the property that would require subdivision review.

- 1) **Legal description of the parcel at issue.** The real property subject to this Agreement, hereafter referred to as "Property", is described as: 508, T12N, R16W, Mine Tarantlar 8657
- 2) **Geocode of the parcel at issue:** 04-2096-08-2-01-05-0000
- 3) **Identification of property owner(s).** The owner(s) of the Property, hereafter referred to collectively as "Owner", are: Susan B Burnett.  
The forenamed person(s) and/or entity(ies) represent that they are the vested owner(s) of the Property and have full authority to enter into this Agreement as a binding restriction upon future use of the Property.
- 4) **Primary Use Of The Property:** Owners residence, guest house accessory to residence. guest house is not leased or rented and only used by non paying guest.
- 5) **Description of current buildings, structures, or other improvements on the property:** Main residence, Equip Shed, Shop, Guest house, wood shed.
- 6) **Description of proposed additional improvements.** The following additional buildings, structures, or other improvements are proposed by Owner: None
- 7)  **Property site plan.** A site plan of the property identifying the locations of all existing and proposed buildings, structures, or other improvements is attached.
- 8)  **Floor plans.** Floor plans for all existing and proposed buildings, structures, or other improvements on the property are attached.
- 9) **Owner's Covenants.** Owner hereby affirmatively agrees and covenants as follows:
  - a) All of the buildings, structures, or other improvements on the property, existing and as proposed above and as identified on the site plan and floor plans attached hereto, shall be used solely in a manner that is consistent with and/or

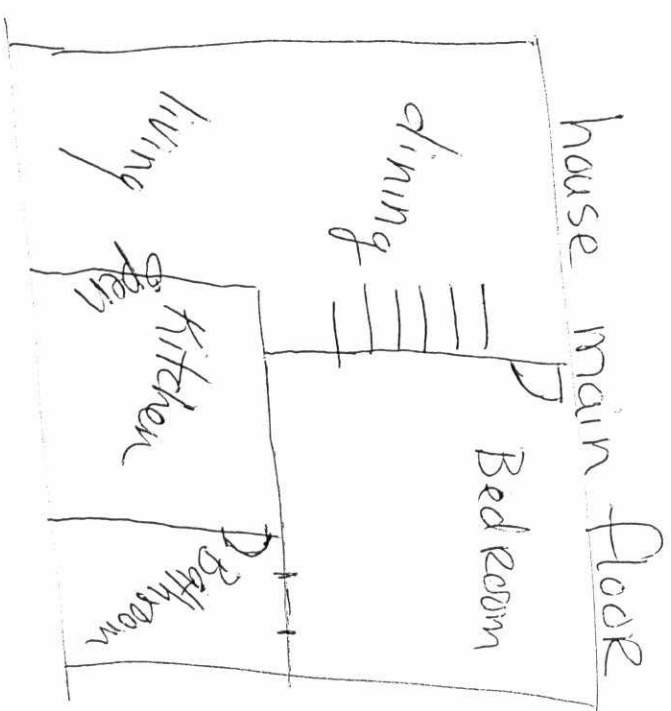


accessory to the Primary Use Of The Property listed above.

- b) Owner shall not construct or install on the property any additional buildings, structures, or improvements, other than those proposed above and as identified and described on the site plan and floor plans attached hereto.
  - c) There shall be no transfer of possession or lease or rent to any third parties of part or all of any of the separate buildings, structures, or other improvements. However, this paragraph does not affect the ability of the Owner to provide temporary accommodations for unpaid guests consistent with the Primary Use Of The Property listed above, and does not prohibit Owner from leasing or renting the entire Property as a single lease/rental unit.
  - d) Owner shall provide a copy of this Agreement to prospective buyers before transferring title to the Property.
- 10) **Perpetually Binding Covenant Running With The Land.** This Agreement binds Owner, and Owner's heirs, successors, and assigns, and shall serve as a permanent covenant upon the Property, running with the land, unless/until withdrawn in writing by the County.
- 11) **Recording of Agreement.** This Agreement will be recorded with the Clerk & Recorder of Missoula County. Owner shall be responsible for any applicable recording fees.
- 12) **Other permitting requirements not affected.** This Agreement does not affect or eliminate the need for any other permits for proposed improvement(s), including but not limited to sanitation, building/electric/mechanical/plumbing, floodplain, shoreline, approach, zoning/land use, or any other permits.
- 13) **Inspection by County.** Owner agrees to allow periodic inspection of the Property by the County at reasonable times upon reasonable notice to ensure compliance with this Agreement.
- 14) **Enforcement.** It is expressly contemplated and agreed that this Agreement is enforceable by Missoula County. Violation of this Agreement by Owner (including Owner's heirs, successors, and assigns) may trigger requirement for subdivision review, subjecting the Property and Owner, including Owner's heirs, successors, and assigns, to any remedies available for violation of subdivision laws, including injunctions to prohibit occupation of any unauthorized subdivision, and/or removal of the improvement(s) if subdivision approval is not obtained. Subdivision review requirements shall be interpreted and applied under the current law and regulations in effect at the time of enforcement.

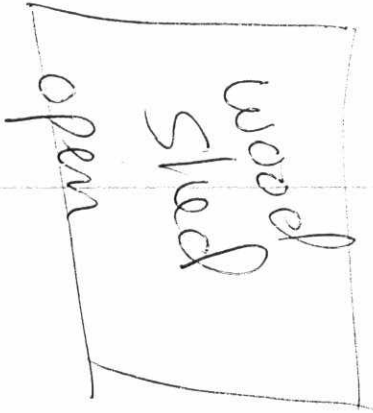
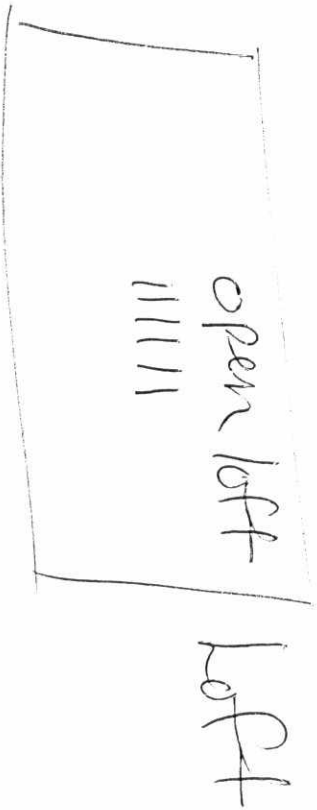
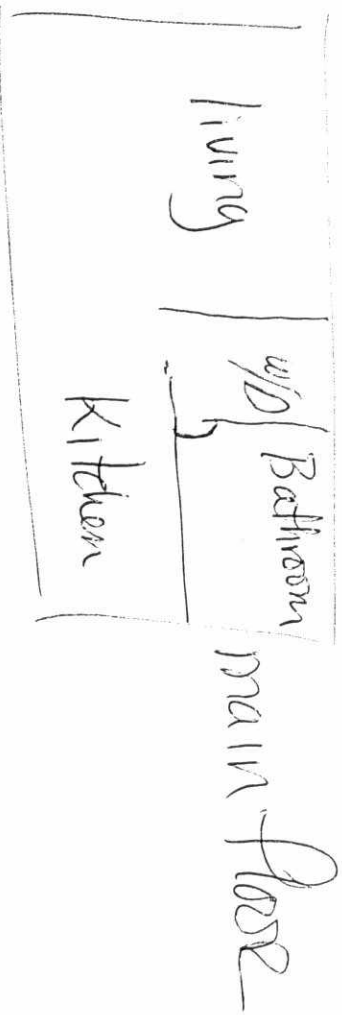


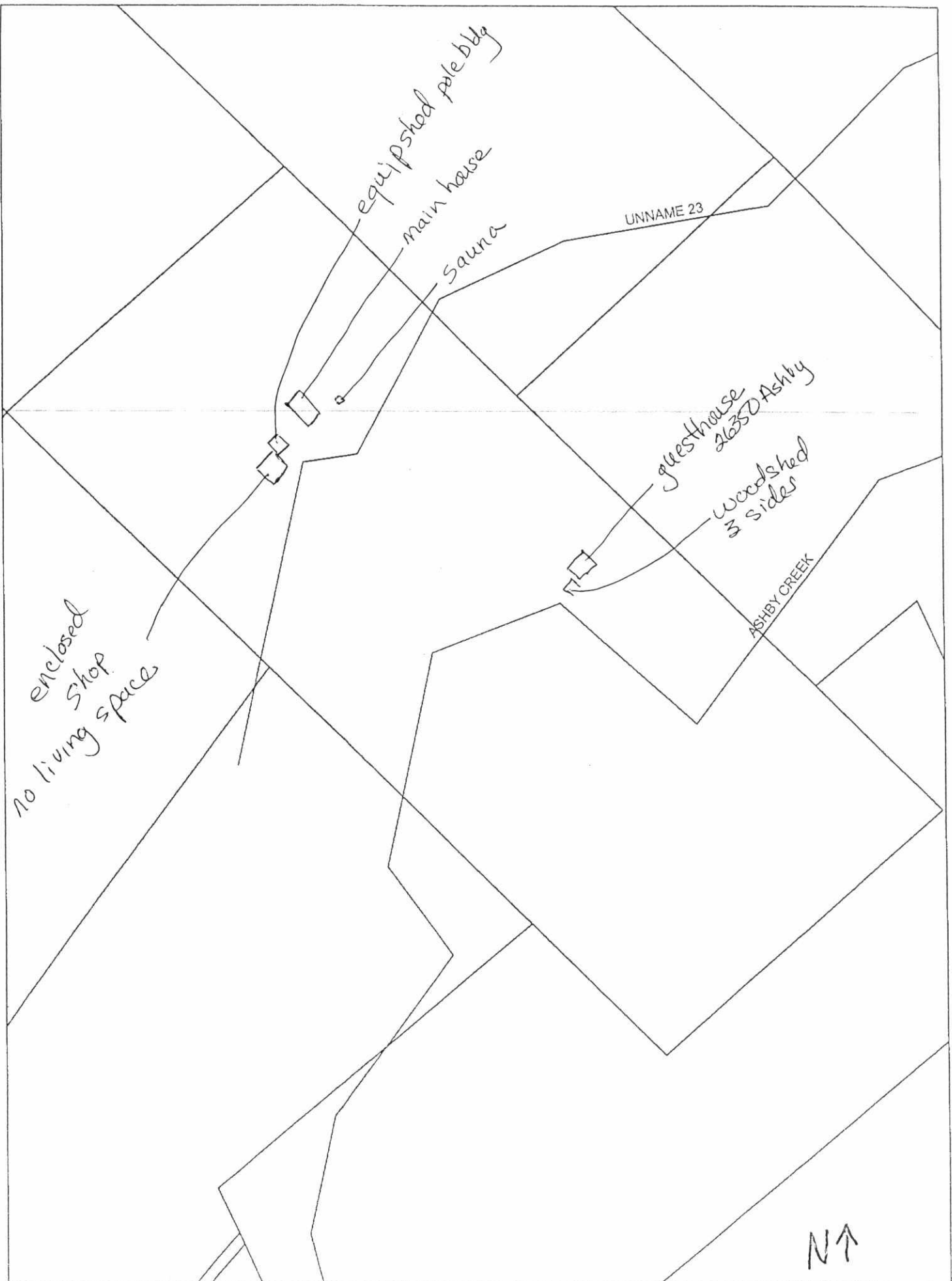
Square



25500 W Ashby  
Potomac  
main residence

2635D W Ashby  
guest house





equip shed pole bldg  
main house  
sauna

UNNAME 23

guesthouse 26350 Ashby  
woodshed 3 sides

ASHBY CREEK

enclosed shop  
no living space

N↑

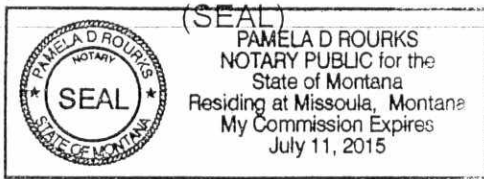
Owner:

Signature: Susan B Burnett  
Susan B Burnett

Dated: 6/28/2013 Printed name:

Title and Relationship to Entity: self

This instrument was acknowledged before me on the 28<sup>th</sup> day of JUNE, 2013, by SUSAN B. BURNETT [name of person] as SELF [type of authority, e.g., officer, trustee, etc.] of SELF [name of party on behalf of whom instrument was executed].



Pamela D. Rourks  
Notary Public for the State of Montana  
Residing at MISSOULA, MT.  
My Commission expires JULY 11, 2015

Owner:

Signature: \_\_\_\_\_  
Printed name: \_\_\_\_\_  
Title and Relationship to Entity: \_\_\_\_\_

Dated: \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ [name of person] as \_\_\_\_\_ [type of authority, e.g., officer, trustee, etc.] of \_\_\_\_\_ [name of party on behalf of whom instrument was executed].

(SEAL)

\_\_\_\_\_  
Notary Public for the State of Montana  
Residing at \_\_\_\_\_, MT.  
My Commission expires \_\_\_\_\_

County:

Signature: Tim Worley  
Printed name: Tim Worley  
Title of authorized County representative: Senior Planner with Missoula County Community and Planning Services

Dated: July 1, 2013