

# RESIDENTIAL DEVELOPMENT – CANAL VISTA RESIDENTIAL DEVELOPMENT

## Client:

Canal Vista, LLC

## Location:

Billings, Montana

## SERVICES PROVIDED

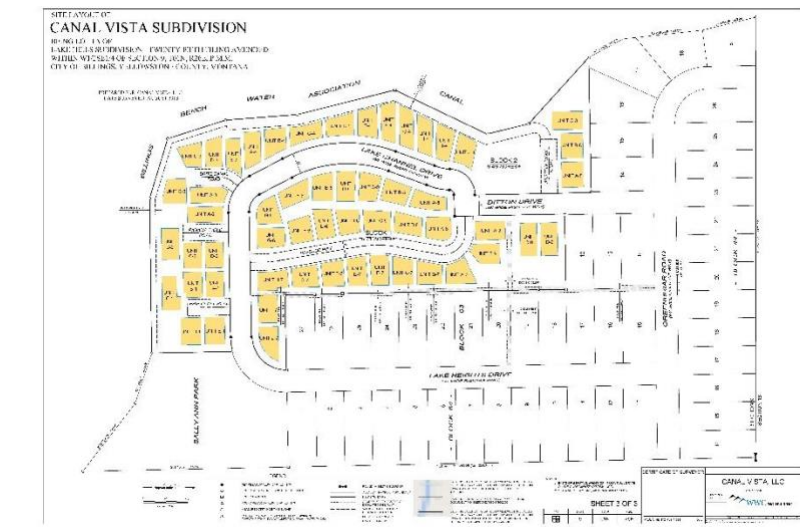
- Land Survey
- Site Design
- Construction Oversight

## Markets

- Industrial and Commercial
- Infrastructure

## THE PROJECT

WWC re-platted properties to develop 55 patio home sites to meet City of Billings and Heights Water requirements for water, sanitary sewer, stormwater, and access. This property was also immediately adjacent to the Billings Bench Water Association (BBWA) main canal which was the ultimate location for stormwater drainage. Completion of the project required negotiation between City of Billings Fire Department and Heights Water in addition to negotiations with the BBWA to prohibit erosion of their banks due to stormwater discharges. Stormwater design for the project focused on risks associated with potential breaching of on-site ponds and discharge to the BBWA, additionally, site groundwater was near surface which limited pond volume vertically.



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## HIGHLIGHTS

- WWC recreated the subdivision documents to increase lot density and decrease infrastructure costs.
- WWC limited lengths of private drives to those acceptable to City of Billings Fire Department and Heights Water to prohibit fire hydrants necessitating oversized services.
- WWC completed all design and permitting of the project to allow construction within the owners' requested time period.