



Butte, Montana
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Bozeman, Montana
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Anaconda, Montana
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Great Falls, Montana
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Kalispell, Montana
(406) 309-6085

Sheridan, Wyoming
(307) 672-7133

waterenvtech.com



LAND DEVELOPMENT SERVICES

Water & Environmental Technologies (WET) is a full-service environmental and civil engineering consulting firm that can assist with land development and surveying efforts.

Commercial and residential land development in Montana can be straightforward or challenging depending on site location, conditions, and applicable State of Montana Laws and Regulations. The sections below summarize key principles to consider for land development projects.

Wastewater

Availability of sanitary sewer, or lack thereof, is one of the main factors to consider for development commercial or residential sites. The simplest cases involve connecting to nearby sanitary sewer mains with service connections meeting plumbing codes. Multiple buildings on sites result in multiple service connections or sewer main extensions.

If sanitary mains are not near the site, WET can design and permit an onsite wastewater system. Multiple factors influence the design and permitting of onsite wastewater systems:

- Sanitary Restrictions
- Lot Size
- Commercial versus Residential
- Wastewater Flows
- Site Characteristics

Water Supply

Water supply for drinking water and industrial uses also presents many challenges related to land development projects. Key water supply factors that WET will help you consider when developing a site include:

- Municipal Supply
- Onsite Wells
- Public Water Supply (Serving 25 or more people)

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Land Surveying

Land surveying is a complex discipline that effects land development marketability and permitting. Examples of WET's land surveying tasks and services are:

- Retracements
- Subdivisions
- Common Boundary Adjustment
- Family Transfers
- Mortgage Surveys

Other Considerations

Listed below are other factors that WET can discuss with you that affect land development:

- Zoning
- Subdivisions
- Stormwater
- Fire protection
- Traffic
- Road and Parking Requirements
- Landscaping Requirements
- Other permits

To learn more about our land development services, visit waterenvtech.com/engineering-services and waterenvtech.com/technical-services.

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