

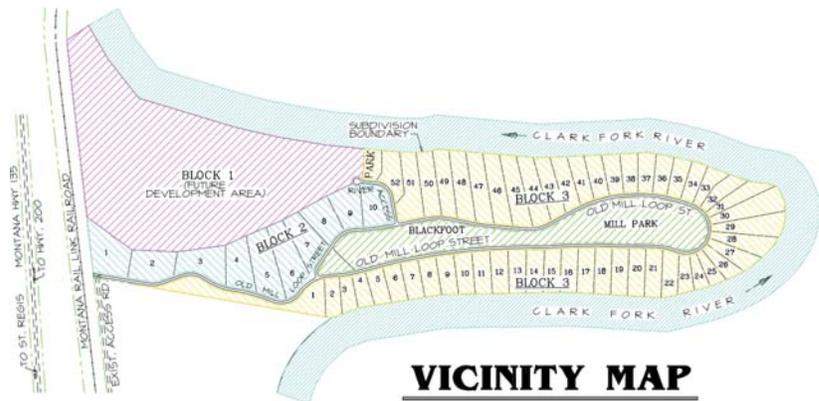
RESIDENTIAL PROJECTS

Subdivisions Project History

PROJECT SCOPE: Neil Consultants, Inc. has designed and administrated the construction of various subdivision projects, be it new, or later expansion phases of existing subdivisions. **NCI is capable of performing the three phases of subdivision developments.** The **first phase is planning**, which could possibly include feasibility, preliminary topographic and/or aerial survey, preliminary and final platting of lots and blocks, local and state reviews for zoning, environmental, phase development, cost sharing, forming S.I.D. and R.I.D., and planning around state and local subdivision review requirements. The **second phase is the design**. The design could include water source, treatment, distribution and fire protection, sanitary sewer collection, lift stations and treatment, computer modeling for storm water runoff and detention/retention, street layout and site grading. The **third phase of NCI's involvement is normally construction management and field inspection to oversee that the development is built as intended.**

OLD MILL PENINSULA SUBDIVISION:

Major 62 lot recreational type subdivision adjacent to St. Regis, Montana. The property is surrounded by the Clark Fork River which created multiple environmental concerns for the development. Engineering included well water source siting and development, community water pump house facility, water system distribution and individual lot services, individual onsite sewage disposal systems, storm water drainages/retention ponds and outlet structures, lots and block layout, platting, and road design. Development design was approved by Montana Department of Environmental Quality. This design of independent septic tanks and drainfields saved thousands of dollars over the cost of sand filter's treatment and other equipment which would have been required by new state regulations for non-degradation of groundwater.



BUTLER BLUFF DEVELOPMENT: This 228 acre, major subdivision is located in Paradise Valley, 5 miles north of Emmigrant, Montana (south of Livingston). **The 60-unit townhouse development consists of a unique "clustering" concept**, in which living units are confined to a 59 acre parcel and the remaining 169 acres are designed as common space for recreational and other uses (horseback riding, hiking, livestock grazing, etc.). The project consists of a community water system (two wells, storage and distribution piping), community sewer system (conventional gravity collection, facultative treatment and disposal by spray irrigation), storm drainage and grading plans, roadways, and a bridge across the Park Branch Canal. The engineering services for this very publicly-accepted project **included all related planning, surveying, platting, permitting, preliminary design, public hearings, design reports, and final design.** The project was required to be completed on an accelerated schedule and received very timely approval from the State's reviewer.