



Site and Civil Design Services

Solutions that are integrated with overall facility design and maximize our clients' assets

Local Development Knowledge Combined with Nationwide Experience

Cornerstone Environmental Group staff has years of experience providing services for site and civil features at solid waste, commercial, institutional, and industrial facilities. Our design, permitting, operations, and construction management solutions help clients maximize operational and asset efficiency, profit, safety, and durability.

Our specialty is providing site and civil design solutions that are integrated into the overall design of the facility and are coordinated with all design disciplines involved in a project. We offer innovative ways to maximize the operational flexibility of the facility, while complying with local, state, and national regulatory requirements. We also look for opportunities to incorporate civil design features that make efficient use of scarce resources and provide environmental benefits.

Cornerstone's clients include municipalities, private facility owners, and architectural firms. As a nationwide company with offices around the country, we are familiar with local development design requirements and innovative approaches that may be applicable to a particular project's needs.

Cornerstone is constantly refining its civil design services based on industry innovations, client feedback, and knowledge gained from ongoing permitting and construction projects across the nation. These refinements have served to enhance and improve facility operations, profitability, regulatory compliance, and energy efficiency.

What Sets Cornerstone Apart?

- Client focus – Our business philosophy is rooted in providing superior service to our clients and we begin each project by getting a full understanding of the client's goals for the facility, really listening to their needs and asking the right questions.
- Local support from nationwide presence – Offering a local perspective and knowledge of local business realities and regulatory issues, we also incorporate the best ideas from successful regional, national, and international solutions.
- Client focus – Listening to our clients' needs and objectives and thoroughly understanding the daily and long- term challenges that owners and operators face.
- Our solutions improve clients' bottom line – We consider the entire life-cycle of a facility, incorporating design elements that maximize flexibility for future use, maximize efficiency of site operations and facilitate future site growth/expansion.
- Environmentally sound design – Cornerstone follows green design principles, including using recycled materials in pavement and base, water harvesting, and looking for pollution prevention opportunities.
- Client satisfaction – Much of our work is repeat business or word of mouth referrals, a testament to our record of listening to our client's vision and understanding how to translate that into necessary civil design features.



Site / Civil Design Services Provided

Site Design Engineering

- Preliminary planning and cost estimating
- Regulatory agency assistance/coordination
- Grading and site utilities design
- Site circulation
- Land use applications and planning
- Parking area design
- Roadway design
- Construction plans and specifications
- Construction Quality Assurance (CQA)

Surface Water Management Design

- Hydrologic evaluations
- Hydraulic design
- Drainage/surface water management studies
- Erosion control planning
- Clean Water Act Section 404 permitting
- Floodplain delineations
- Floodway encroachment studies
- Storm drainage design and modeling
- Stormwater Pollution Prevention Plans (SWPPP)

Environmental Engineering

- Spill Prevention, Control, and Countermeasures (SPCC) Plans
- Due diligence investigations and reporting
- Groundwater sampling, compliance and consulting services
- Air sampling, compliance and consulting services
- Remedial investigations and consulting services

Recent Cornerstone Experience

Cornerstone prides itself on establishing close and productive relationships with its clients. A few recent examples of our civil design assignments include:

City of Tucson/Lizard Rock Designs (AZ) – Sizing evaluation, civil design and permitting of recycling facilities and transfer station for residential self-haul and small commercial waste as a part of the overall design of a new entrance for a facilities/administrative office campus at a landfill site.

Tohono O'odham Nation/Lizard Rock Designs (AZ) – Site/civil design for the expansion of an elder care/assisted living facility, including new assisted living facilities, staff housing buildings, and associated water, sewer, drainage, and road-way facilities.

Confidential Client (AZ) – Design and construction administration/CQA for 8.5 miles of new paved roadway, including hydrologic investigations of 100+ square mile watershed, hydraulic design, paving design and improvements to the intersection with a state highway.

Yukiguni Maitake Manufacturing Corporation of America (NY) – Design engineering, construction management, and CQA services for a planned 465,000 square foot high-tech mushroom facility, including site plan design, and design of process and sanitary wastewater disposal systems.

Brown County Solid Waste and Port Authority (WI) – Site/civil design for a 3 MW landfill gas-to-energy power plant at the Brown County Wisconsin East Landfill, including civil engineering for the building and support facilities, potable water line, sanitary sewer connections, site grading, surface water controls, parking and access.

Veolia Water Milwaukee, LLC (WI) – Preliminary design and permitting for a 17-mile pipeline used to transport landfill gas to the Jones Island Waste Water Treatment Plant, including route selection, review of utility locations, pipe sizing and material selection and cost estimating.



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