

Land Development/Re-Development

“Developing land carries with it certain inherent physical risks - managing those risks is our business.”

SERVICES:

- **Wetlands**
 - Delineation
 - Mitigation
 - Permitting
 - Design and Construction
- **Transaction Due Diligence**
 - Environmental Assessment (Phase I/II)
 - Building Condition Survey
 - Engineering Reports
- **Site Remediation**
- **Liability Assurance**
 - No Association/No Action Letters
 - Site Closure Certification
 - Agency Negotiation
- **Environmental Review**
 - Environmental Assessment Worksheets (EAWs)
 - Environmental Impact Statements (EISs)
 - Alternative Urban Areawide Reviews (AUARs)
- **Funding Mechanisms**
 - Identification
 - Application
- **Surveying**
- **Building Demolition**

OUR APPROACH:

Developing or re-developing a new parcel of land necessitates an intimate knowledge and understanding of surface and subsurface conditions, including soil, water and environmental issues and how they interact. Each of these factors significantly affect site design and construction plans. Any of these issues, if mishandled, can cause significant timeline and budgetary distress to the project. Pinnacle's staff of engineers, geologists, and project technicians provide the counsel and guidance that is necessary through all phases of your project.



BENEFITS TO YOU:

As a land developer, many times the number of issues needing your attention, as well as the negotiations with various outside sources can be overwhelming. At Pinnacle we work with you to alleviate any unnecessary burdens in the development process, allowing you more time to concentrate on other efforts essential to the success of your project.

PINNACLE SOLUTIONS:

- When saturated soils at a site caused concerns over potential wetland and soil correction issues, Pinnacle was able to evaluate the situation and get the project back on track within the week.
- Communication and knowledge of the work scope, were key elements in Pinnacle's successful management of a 30-acre development project for a major building materials supplier. The project required preparation of an environmental assessment; a SDS Permit to dredge a neighboring lake and dispose of spoils as fill on the development site; wetland delineation, permitting and mitigation plans.

