



Geosyntec assisted Pizzuti with a FEMA Letter of Map Revision for the 800-acre Pinnacle Business Center.

Client: Pizzuti

Services Provided:

- ✓ Clean Water Act Permitting
- ✓ Regulatory Negotiations
- ✓ Floodplain Analysis
- ✓ Flood Insurance Rate Map Revision

Project Objective

The Pinnacle Business Center is an 800-acre industrial and retail center used for distribution, warehousing, and manufacturing. The development of the site, which was done as a Planned Unit Development, required extensive water resources-related permitting and compliance efforts. In addition to the Village of Romeoville storm water management provisions, the requirements included a U.S. Army Corps of Engineers (USACE) Clean Water Act Section 404 permit, a FEMA Conditional Letter of Map Revision and final Letter of Map Revision, a dam safety permit from the IDNR, and Illinois Environmental Protection Agency General Permit for Construction Activities.

The CWA Section 404 permit included special conditions for the inclusion of site-specific storm water BMPs on each of the industrial building sites. The requirement to incorporate storm water BMPs on the development site led Pizzuti to employ additional sustainable site design elements and to develop several of the industrial buildings under the LEED certification program.

Geosyntec's Scope of Services

Geosyntec was responsible for providing review of the design of storm water best management practices (BMPs) for individual industrial buildings built on the 800-acre industrial and retail center site. Geosyntec was also responsible for submitting the proposed storm water BMP designs, including soil erosion and sediment control plans, developed by various site civil engineers to the USACE as a condition of the site's Section 404 permit.

Geosyntec's responsibilities also included performing the necessary hydrologic and hydraulic modeling and preparation of the required FEMA forms to obtain a Letter of Map Revision for the development site due to impacts to the floodplain on the site. Geosyntec was also responsible for coordinating with the Village of Romeoville, the Illinois State Water Survey and Illinois Department of Natural Resources (IDNR). Geosyntec also assisted in updating the site's Operation and Maintenance Manual for the IDNR dam safety permit.

Geosyntec has since been requested to perform similar water resources-related permitting and compliance services for additional properties that have been acquired by Pizzuti for expansion of the industrial and retail center.

Notable Accomplishments

Successful coordination with the regulatory agencies was essential for keeping the various development efforts on schedule. Geosyntec's relationships with the regulators and sound understanding of the regulatory processes allowed Pizzuti to obtain the necessary permits and approvals in a timely manner.