

Motorola Office and Research Campus

Deer Park, IL



CLIENT

Motorola, Inc.

SCOPE OF SERVICES

Preliminary and Final
Engineering Design

On-Site Stormwater
Management

Permitting Services for Land
Development and Infrastructures
Improvements

Wetland Delineation

Wetland Mitigation

Wetland Impact Assessment
and Permitting

Wetlands Monitoring and
Management Plan



In connection with the development of a 40-acre, 600,000-square-foot corporate office campus, Manhard Consulting, Ltd. provided preliminary and final design services for a 320,000 square foot first phase. These services included on-site stormwater management incorporated in two large detention ponds and permitting for site development, parking lots, sanitary sewer, storm sewer and water main improvements.



A dominant feature of this site was the natural landscape composed of wetlands, prairie and savannas. This 69-acre site with cropland, woodlands, meadows and residential lots included 6.2 acres of pre-development wetlands and "farmed wetlands." Manhard performed a wetland delineation of non-agricultural areas according to the

procedures outlined in the U. S. Army Corps of Engineers 1987 Wetland Delineation Manual. Manhard staff coordinated closely with the U.S. Natural Resources Conservation Service, which was involved in developing a "certified wetland determination" for the agricultural areas.

An impact assessment was performed to document wetlands impacts for the nearby office-research campus. A Section 404 permit application (Regional Permit 1) for approximately 1.3 acres of wetlands impacts was prepared for the U. S. Army Corps of Engineers, requiring close coordination with the Corps to expedite permit processing.

An on-site mitigation plan was developed, which included construction drawings and specifications for creating 1.34 acres of emergent wetlands, enhancing 2.9 acres of degraded farmed wetlands, and establishing 4.1 acres of native prairie buffer zones. Best Management Practices (BMPs) for stormwater quality treatment included a biofilter basin planted with wetland and prairie vegetation. A long-term natural areas monitoring and management plan also was developed, which covered wetlands, prairies, savannas and woodlands.

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An extremely tight schedule coupled with the complexities of permitting, mitigation and construction required close coordination and numerous meetings with Motorola's project manager, the U. S. Army Corps of Engineers, and the Village of Deer Park's ecological and landscape consultants. The U. S. Corps of Engineers wetlands permit was obtained in just 45 days.