

**Advisory Plan Commission**  
**TECHNICAL REVIEW COMMITTEE**



61 North Green Street | Brownsburg, Indiana 46112  
Tel 317.852.1128 | Fax 317.852.1134

Project Name: Compass & Key Industrial Park DPR  
Record Number: PSDP-26-3  
TECH Meeting Date: February 5, 2026

The following Technical Review Committee (“TECH”) members provided comments for the project as detailed below:

Development Services

- Kevin Tolloty, Senior Planner
- Lauren Bouslog, Planner I
- Mitchell Giesting, Planner I
- Steve Fletcher, Building Commissioner/Director
- Frank Wise, Senior Building Inspector

Town Administration

- Debbie Cook, Town Manager
- Shawn Pabst, Capital Projects & Procurement Manager
- Ethan Pierce, Economic Development Manager

Water Department

- Frank Monts, Superintendent

Wastewater Department

- Kathy Dillon, Water Utilities Director
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Street Department

- Aaron Love, Superintendent
- Matt Griner, Asst. Superintendent

Parks Department

- Amber Lane, Director

Fire Territory

- Paul Hudson, Fire Marshal
- Jeff Schlageter, Deputy Fire Marshal

Police Department

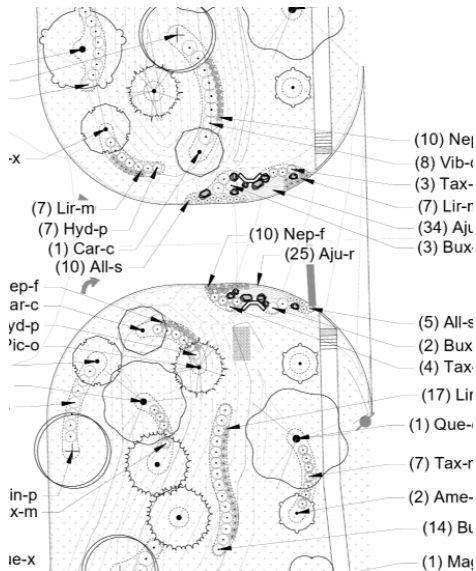
- Joe Grimes, Chief
- Pat Bullock, Captain
- Bryan Fultz, Major

External Agencies

- Regan Huff, BCSC
- Dave Gaston, P.S., Hend. Co. Surveyor
- John Ayers, Hendricks Co. Engineer
- Mary Atkins, Wessler Engineering
- Angie DeKemper, CountryMark
- Gerry Jones, Vectren

**1) DEVELOPMENT SERVICES**

- a) Add vision clearance triangles to the landscape plan by the main entrance.



- b) The foundation plantings do not meet the standards in 5.11.D.

**FOUNDATION PLANTING**

Requirements: Requires (2) shrubs or ornamental trees per 10 l.f. building front.

Building Perimeter = 1,768 l.f.

Required: 1,768 l.f. / 10 l.f. = 354 shrubs or ornamental trees

Provided: 185 shrubs or ornamental trees + perennials

- c) A lighting plan needs to be submitted and in lux.  
 d) Architectural details need submitted with material percentages for each façade shown.

**2) BUILDING**

- a) Storm Infrastructure on plans should be per Town of Brownsburg Construction Standards Dated February 2024.  
 b) Entrance should be per Town of Brownsburg Construction Standards Dated February 2024 (see detail TR-16).

**3) CAPITAL PROJECTS**

- a) None

**4) WATER**

- a) The water service for this property is provided by Citizens Energy Group. The water provider on the cover sheet needs to be changed to Citizens.

**5) WASTEWATER**

- a) Water Utility contact on front page and throughout document needs corrected. Citizens Energy Service area.  
 b) Sanitary Sewer contact on front page and throughout document needs to reference the correct provider. This is outside of Brownsburg's sanitary service area.  
 c) Include details as required by the respective utility provider. - For example, include water details per Citizens Energy specifications/standards.

**6) STREET/PUBLIC WORKS**

a) None

**7) PARKS**

a) None

**8) FIRE TERRITORY**

a) None

**9) POLICE**

a) None

**10) STORMWATER**

a) See attached

**11) BROWNSBURG COMMUNITY SCHOOL CORPORATION**

a) None

**12) HENDRICKS COUNTY SURVEYOR**

a) This project appears to be surrounded by annexed arear of the Town of Brownsburg and Marion County on the East therefore, it does not appear that this project will be required to make application to the Hendricks County Drainage Board.

**13) HENDRICKS COUNTY ENGINEER**

a) None

**14) COUNTRYMARK**

a) None

**15) VECTREN**

a) None

*Please provide a written response to this report addressing each issue and, if necessary, indicate where on the revised plans the modification has been made.*

**TOWN OF BROWNSBURG STORMWATER/DRAINAGE PLAN REVIEW**

CO Comment Originator  
 CR Comment Respondee

**NAME OF PROJECT: Compass and Key**  
**DESIGN PACKAGE: Primary Plat**  
**DESIGNER: Terra Site Development**

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
1	HGL	RS	HGL for the 10-yr event appears to be above the crown of the pipe in some places. Include calculations for the 25-yr HGL showing it remains below the casting.		
2	Flood routing	RS	For development plans, evaluate stormwater ponding and overflow path routing for Ch. 151.21 I.		
3	Pre-Cast Storm Message	RS	A pre-cast storm message is required on all inlet grates.		
4	Post-construction stormwater quality	RS	Refer to Ch. 151.23 for post-construction water quality flow rate requirements. The methodology was updated in April 2024. (Note: 30 minute minimum Tc for water quality flow rate calculations)		
5	Utility Crossings	RS	The plan view shows utilities crossing the proposed storm line. Show these utilities in the storm profile. Minimum 18 inch separation is required.		
6	Details and specifications	RS	Refer to the Town's Standard Details and Specifications when developing Construction Plans.		
7	Pipe Cover	RS	Pipe cover appears to be less than 2 feet in several places.		
8	Detention Design	RS	Minimum Tc is to be 30 minutes. For the post dev calculations must use the next less infiltrating class for soil. e.g. HSG C soil - use HSG D for the post calcs		
9	Impervious Surface Area	RS	For projects that are not single family homes, please provide the total amount of impervious surface area in square feet for the completed project. In addition to the total, provide a breakdown of total compacted gravel, total concrete/asphalt and total building footprint (in square feet). This is used for stormwater utility billing.		
10	Inspection Ports	RS	Inspection ports (minimum 10-inch diameter) are required to access each chamber of the underground detention.		
11	Flow Arrows	RS	Include flow arrows for surface and subsurface flow on the plans.		
12	Construction Details	RS	Verify that all components shown on the Town's standard details are present on the details shown on the plans.		
13	Culverts	RS	Culverts are to be sized based on the 25-yr event. The 100-yr event must be contained within the drainage easement.		
14	Swale	RS	Include calculations in the drainage report. Refer to Ch 151.21E. for requirements.		
15	Emergency Spillway	RS	Emergency flow from the detention facility shall be sized to carry 125% of the 100 yr flow.		

**These comments should not be construed as a comprehensive list of comments, and the reviewer may make additional comments based on subsequent submittals**



**Construction/ Stormwater Pollution Prevention Plan Technical Review**  
 Town of Brownsburg Stormwater Management Ordinance  
[https://codelibrary.amlegal.com/codes/brownsburg/latest/brownsburg\\_in/0-0-0-26557](https://codelibrary.amlegal.com/codes/brownsburg/latest/brownsburg_in/0-0-0-26557)  
 IDEM Construction Stormwater General Permit:  
<https://www.in.gov/idem/stormwater/construction-land-disturbance-permitting/>  
 (INRA00000 effective 12/18/2021)

**Construction/Stormwater Pollution Prevention Plan Technical Review and Comment**

<b>Project Name:</b> <a href="#">Compass and Key Industrial Park</a> <b>Scope of Project:</b> <a href="#">Construction of two industrial buildings and associated utilities and parking</a> <b>Location of Project:</b> <a href="#">2616 N Raceway Rd, Brownsburg, IN 46234</a> <b>County(ies):</b> <a href="#">Hendricks</a> <b>Latitude:</b> <a href="#">39.802432 N</a> <b>Longitude:</b> <a href="#">86.326896 W</a>	<b>Plan Submittal Date:</b> <b><a href="#">January 28, 2026</a></b> <b>Plan Review Date:</b> <b><a href="#">January 30, 2026</a></b>
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<b>Plan Preparer:</b> <a href="#">Gary Murray</a> <b>Address:</b> <a href="#">571 Monon Blvd, Ste 200</a> <b>City:</b> <a href="#">Westfield</a> <b>State:</b> <a href="#">IN</a> <b>Phone:</b> <a href="#">317-418-9486</a> <b>Cell Phone:</b>	<b>Affiliation:</b> <a href="#">Terra Site Development</a> <b>Zip:</b> <a href="#">46074</a> <b>Email:</b> <a href="mailto:gmurray@terrasitedev.com">gmurray@terrasitedev.com</a>
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<b>Project Site Owner:</b> <a href="#">Bill Macias</a> <b>Address:</b> <a href="#">9129 Log Run Dr S</a> <b>City:</b> <a href="#">Indianapolis</a> <b>State:</b> <a href="#">IN</a> <b>Phone:</b> <b>Cell Phone:</b>	<b>Company Name (if applicable):</b> <a href="#">Compass and Key, LLC</a> <b>Zip:</b> <a href="#">46234</a> <b>Email:</b> <a href="mailto:macias.bill@gmail.com">macias.bill@gmail.com</a>
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<b>Plan Reviewer:</b> <a href="#">Mary Atkins, PE, CPESC</a> <b>Assisted By:</b> <a href="#">Natalie Maag, Wessler Engineering</a> <b>Address:</b> <a href="#">6219 South East Street</a> <b>City:</b> <a href="#">Indianapolis, IN</a> <b>State:</b> <a href="#">IN</a> <b>Phone:</b> <a href="#">317-788-4551</a> <b>Cell Phone:</b>	<b>Affiliation:</b> <a href="#">Wessler Engineering</a> <b>On behalf of:</b> <a href="#">Town of Brownsburg</a> <b>Zip:</b> <a href="#">46227</a> <b>Email:</b> <a href="mailto:Marya@wesslerengineering.com">MaryA@wesslerengineering.com</a>
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**Plan Review Status:**

<input type="checkbox"/>	<b>Plan is Adequate</b>	A comprehensive plan review has been completed and it has been determined that the plan satisfies the minimum requirements of the Town of Brownsburg Stormwater Management Ordinance and Construction Standards, and the Construction Stormwater General Permit INRA00000 (Effective 12-18-2021).
<input type="checkbox"/>	<b>Preliminary Review</b>	A comprehensive review will not be completed at this time. The plan review authority reserves the right to perform a comprehensive review at a later date, and revisions may be required at that time.
<input type="checkbox"/>	<b>Conditional Acceptance</b>	Acceptance of the plan is conditional. The conditional acceptance is contingent upon addressing the issues identified in the comment sections.
<input checked="" type="checkbox"/>	<b>Plan is Deficient</b>	Significant deficiencies were identified and must be addressed. Refer to the comment sections.

**Action:**

<input type="checkbox"/>	<b>Submit a Notice of Intent:</b> Submit the Notice of Intent (NOI) online through the IDEM Regulatory ePortal. It is required to upload a copy of this review form when submitting the NOI through the IDEM Regulatory ePortal: ( <a href="https://stormwater.idem.in.gov/ncore/external/home">https://stormwater.idem.in.gov/ncore/external/home</a> )
<input checked="" type="checkbox"/>	<b>Do not file a Notice of Intent or commence land-disturbing activities:</b> Deficiencies must be adequately addressed and an acceptable plan review completed.
<input checked="" type="checkbox"/>	<b>Comments:</b> Refer to Plan Review Comments Sections of this document.
<input checked="" type="checkbox"/>	<b>Revisions:</b> Update and submit the revised Construction/Stormwater Pollution Prevention Plan as indicated below.
<input checked="" type="checkbox"/>	Update and submit a complete plan set that addresses plan deficiencies.
<input checked="" type="checkbox"/>	Update and submit a document (narrative and/or plan sheets) that address plan deficiencies.
<input type="checkbox"/>	Update and submit a complete plan set that addresses plan deficiencies. A comprehensive plan review will not be completed.

Plan Review Information				
<ul style="list-style-type: none"> <li>The technical review and comment is intended to evaluate the completeness of the Construction/Stormwater Pollution Prevention Plan for the project. The Plan submitted was not reviewed for the adequacy of engineering design. All measures included in the plan, as well as those recommended in the comments should be evaluated as to their feasibility by a qualified individual with structural measures designed by a qualified engineer. The Plan has not been reviewed for other local, state, or federal permits that may be required to proceed with this project.</li> <li>Construction activities and unforeseen weather conditions may affect the performance of the erosion and sediment control system, individual measures, or the effectiveness of the plan. The plan must be a flexible document, with provisions to modify or substitute measures as necessary to ensure compliance.</li> </ul>				
Priority Site Information:				
<input type="checkbox"/>	Nature and Extent of Construction		<input type="checkbox"/>	Close Proximity to Wetlands
<input type="checkbox"/>	Close Proximity to Sensitive Area		<input type="checkbox"/>	Potential for Direct Runoff to Receiving Waters
<input type="checkbox"/>	Steep Topography on Proposed Construction Site		<input checked="" type="checkbox"/>	Not a Priority Site
Section A: Construction Plan Elements				
Adequate	Deficient	NA	A	The construction plan elements include general information associated with the project site that are critical for the evaluation of the stormwater pollution prevention plan component. This information includes, but is not limited to an index, resource information, reference maps, grading information, project layout and design, and drainage plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	Index of the location of required plan elements in the construction plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	Narrative of the nature and purpose of the project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	Latitude and longitude to the nearest fifteen (15) seconds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Legal description of the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6	11 X 17-inch plat showing building lot numbers/boundaries and road layout/names
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7	Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8	Land use of all adjacent properties
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	Identification of a U.S. EPA approved or established TMDL
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	Name(s) of the receiving water(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Identification of discharges to a water on the current 303d list of impaired waters and the pollutant(s) for which it is impaired
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12	Soil map of the predominant soil types
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13	Identification and location of all known wetlands, lakes and water courses on or adjacent to the project site (construction plan, existing site layout)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14	Identification of any other state or federal water quality permits or authorizations that are required for construction activities— required 50-foot natural buffer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15	Identification and delineation of existing cover, including natural buffers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16	Existing topography at a contour interval appropriate to indicate drainage patterns
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17	Location(s) of where run-off enters the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18	Location(s) of where run-off discharges from the project site prior to land disturbance. Erosion measures required at the discharge point.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19	Location of all existing structures on the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>21</b>	Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>22</b>	Size of the project area expressed in acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>23</b>	Total expected land disturbance expressed in acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>24</b>	Proposed final topography
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>25</b>	Locations and approximate boundaries of all disturbed areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>26</b>	Location, size, and dimensions of all stormwater drainage systems, such as culverts, storm sewers, and conveyance channels
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>27</b>	Locations of specific points where stormwater and non-stormwater discharges will leave the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>28</b>	Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>29</b>	Location of all on-site soil stockpiles and borrow areas
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>30</b>	Construction support activities that are expected to be part of the project
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>31</b>	Location of any in-stream activities that are planned for the project including, but not limited to stream crossings and pump arounds

**Section A – Comments:**

- **General:** Provide a phone number for the project site owner.
- **A10:** Section A10 references Plan Sheet C100 for the location of receiving waters, however receiving waters are not included at this location. Update accordingly.
- **A14:** Update section A14 to clarify that the CSGP will be required and obtained for the proposed project.

**Section B: Stormwater Pollution Prevention Plan – Erosion and Sediment Control/Project Site Management**

<b>Adequate</b>	<b>Deficient</b>	<b>NA</b>	<b>B</b>	<i>The construction component of the Stormwater Pollution Prevention Plan includes stormwater quality measures to address erosion, sedimentation, and other pollutants associated with land disturbance and construction activities. Proper implementation of the plan, maintenance of measures, and administering a self-monitoring program is required to manage the project site to minimize the discharge of sediment and other pollutants. Construction activities and unforeseen weather conditions may affect the performance of the erosion and sediment control system, individual measures, or the effectiveness of the plan. The plan must be a flexible document, with provisions to modify or substitute measures as necessary to ensure compliance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>1</b>	Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2</b>	Stable construction entrance locations and specifications. Plan to clear tracking of sediments on road. Dust suppression plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>3</b>	Specifications for temporary and permanent stabilization. Include seeding and mulching plan and 70% coverage requirement for final stabilization. Include 7-day stabilization requirement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4</b>	Sediment control measures for concentrated flow areas (sediment basins if used have specific requirements)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>5</b>	Sediment control measures for sheet flow areas
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>6</b>	Run-off control measures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7</b>	Stormwater outlet protection locations and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>8</b>	Grade stabilization structure locations and specifications
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>9</b>	Dewatering applications and management methods
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>10</b>	Measures utilized for work within waterbodies
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>11</b>	Maintenance guidelines for each proposed temporary stormwater quality measure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>12</b>	Planned construction sequence describing the relationship between implementation of stormwater quality measures in relation to land disturbance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>13</b>	Provisions for erosion and sediment control on individual building lots regulated under the proposed project

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>14</b>	Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>15</b>	Material handling and storage procedures associated with construction activity. Management of waste materials and dumpsters for runoff and wind. Concrete washout management. Fueling areas. Equipment washing. Application of pesticides, herbicides, insecticides and fertilizers. Disposal of hazardous waste. Washing of paint or grout applicators.

**Section B – Comments:**

- **General:** Include a note on the design plans stating, "The Town of Brownsburg reserves the right to require additional onsite controls as deemed necessary to maintain compliance with Construction Stormwater General Permit and the Town's Stormwater Management Ordinance. All erosion and sediment controls, best management practices and pollution prevention measures must be installed and maintained in accordance with the Indiana Stormwater Quality Manual."
- **B3:** Per the Brownsburg Construction Standards 02101 Section 3.05(B) disturbed areas must be graded to a final grade and receive a minimum of 4 inches of topsoil. A note should be added to the plans specifying this requirement.
- **B3:** Per the Brownsburg Construction Standards 02101 Section 3.05(E) seeded and fertilized areas must be adequately watered until germination of seed is completed and uniform grass cover is accomplished at a minimum of 70 percent density of vegetation coverage.
- **B3:** Per the Construction Stormwater General Permit, temporary stabilization is to be initiated in areas after 7 days of inactivity and finalized by the 14th day of inactivity. Ensure that temporary stabilization requirements match the CSGP requirement to be initiated within 7 days and finalized by 14 days.
- **B7:** The end sections for outlet structures show a hatching type that is not included in the erosion control legend. Update plan accordingly to include information for the proposed outlet protection on the plan sheets to ensure that appropriate outlet protection is included.
- **B7:** Include a detail in the plan sheets for outlet protection measures.
- **B7:** Per the Town of Brownsburg Construction Standards 02101, Section 2.01(F) riprap placed for pipe and outfall protection shall be contained in a gabion basket. Please update plans to include gabion baskets for riprap outlet protection.
- **B11:** Maintenance guidelines shall be provided for all stormwater measures included in the proposed project, including but not limited to inlet protection, concrete washout, erosion control blanket, outlet protection, and seeding measures. Update Section B11 accordingly to include maintenance guidelines for all proposed stormwater quality measures.
- **B12:** Per the Brownsburg Construction Standards 02101 Section 3.01(B), a notice of termination (NOT) inspection request shall be filed with the Town prior to filing an NOT with IDEM. Update the plan sheets to include this requirement.

**Section C: Stormwater Pollution Prevention Plan – Post-Construction**

<b>Adequate</b>	<b>Deficient</b>	<b>NA</b>	<b>C</b>	<i>The post-construction component of the Stormwater Pollution Prevention Plan includes the implementation of stormwater quality measures to address pollutants that will be associated with the final project land use. Post-construction stormwater measures should be functional upon completion of the project. Long term functionality of the measures is critical to their performance and should be monitored and maintained.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>1</b>	Description of pollutants and their sources associated with the proposed land use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2</b>	Description of proposed post-construction stormwater measures including stormwater detention and water quality treatment according to the local ordinance (refer also to separate technical review comments)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>3</b>	Plan details for each stormwater measure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>4</b>	Sequence describing stormwater measure implementation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>5</b>	Maintenance guidelines for proposed post-construction stormwater measures. Operation and Maintenance (O&M) Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6</b>	Entity that will be responsible for operation and maintenance of the post-construction stormwater measures

**Section C – Comments:**

- C4: Section C4 is intended to describe when the post-construction stormwater measures will be installed in relation to construction activities for the proposed project. Update this section accordingly.
- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance, Section 151.29(A)(4)(b), the O&M Manual shall include a site plan that depicts the stormwater runoff flow direction drainage patterns and the flood routing path of the project site. This information was not provided in the site map, clarify or provide accordingly.
- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance, Section 151.29(A)(4)(g), the O&M Manual shall include documentation of drainage easements around the stormwater facilities and BMPs. Information pertaining to drainage easements was not identified in the provided O&M Manual; clarify or provide accordingly.
- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance Chapter 151.29(A)(4)(c)(2)(d), volume control facilities and BMPs shall be inspected semi-annually and after significant rainfall events exceeding one and one-half (1.5) inches. Ensure that this inspection frequency is stated within the O&M Manual. Update to specify this frequency.
- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance Chapter 151.29, the O&M Manual shall include all stormwater management facilities, including pipes and structures. Update the O&M Manual to include general guidance on inspection and maintenance of storm sewer structures and conveyance pipes.
- O&M Manual: Include cross-section details of the post-construction stormwater quality and quantity measures and any relevant structures to be inspected by the owner.
- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance, Section 151.29(C)(3), the Department of Development Services must be notified of any changes in ownership, major repairs, or failure in writing within 30 days. Include a note within the O&M Manual specifying this requirement.
- O&M Manual: Include a statement that inspection and maintenance records shall be provided to the Town of Brownsburg within 48-hours of request per the Town of Brownsburg Stormwater Management Ordinance.