



February 21, 2026

Town of Brownsburg
61 N Green St
Brownsburg, IN 46112

**RE: PSDP-26-3, Compass & Key Industrial Park DPR
TERRA #2504018**

Dear Ms. Bouslog,

We received the comments during Tech Review on February 5, 2026 and offer the following responses **in Bold**. If you have any questions or concerns please contact me at ksteely@terrasitedev.com or 574-304-1389. Thank you.

1. Development Services

- a. Add vision clearance triangles to the landscape plan by the main entrance. **This has been added to the landscape plan. It is also labeled on C220.**
- b. The foundation plantings do not meet the standards in 5.11.D. **The planting plan has been revised and uploaded.**
- c. A lighting plan needs to be submitted and in lux. **We have added the Lighting plan, which is labeled in lux.**
- d. Architectural details need submitted with material percentages for each façade shown. **Elevations have been added to the submittals. The material percentages are labeled on the A101 center note.**

2. Building

- a. Storm infrastructure on plans should be per Town of Brownsburg Construction Standards Dated February 2024. **Acknowledged.**
- b. Entrance should be per Town of Brownsburg Construction Standards Dated February 2024 (see detail TR-16). **The radii have been modified to 50'; the throat width has been widened to 32'. The taper section for 120' was omitted because there is no R/W associated with that 120' nor does it fit the internal geometry and traffic circulation patterns of the site. See C200.**

3. Water

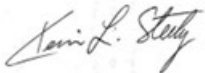
- a. The water service provider for this property is provided by Citizens Energy Group. The water provider on the cover sheet needs to be changed to Citizens. **We have updated the cover sheet C000 and supplied plans and application to Citizens Energy Group (CEG). We have also responded to CEG first round of comments.**

4. Wastewater

- a. Water utility contact on front page and throughout the document needs corrected. **We have updated the cover sheet C000 and plan notes to list CEG appropriately.**
- b. Sanitary sewer contact on front page and throughout document needs to reference correct provider. This is outside of Brownsburg's sanitary service area. **This has been corrected on the cover sheet C000.**
- c. Include details as required by the respective utility provider. **We have updated details on the C800 series plans and attached HCRSD details, as instructed by each service provider. We filed with HCRSD and have responded to their first round of comments.**

Please also see the stormwater response to comments attached.

Sincerely,



Kevin Steely, PE, CPESC

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.	KS	We confirmed the 100-yr HGL is below the casting. see attached calcs.
2	Flood routing	RS	For development plans, evaluate stormwater ponding and overflow path routing for Ch. 151.21 I.	KS	These were added; see C310-C311
3	Pre-Cast Storm Message	RS	A pre-cast storm message is required on all inlet grates.	KS	Added to C400
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)	KS	Updated calcs attached; revised SQU and flow rates on C400 and C610
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.	KS	Crossings are shown and labeled; conc collar is called out as needed.
6	Details and specifications	RS	Refer to the Town's Standard Details and Specifications when developing Construction Plans.	KS	Acknowledged
7	Pipe Cover	RS	Pipe cover appears to be less than 2 feet in several places.	KS	Corrected on C600-C603
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	KS	Design and Drainage Report are updated with addl storage.
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.	KS	revised C200.
10	Inspection Ports	RS	Inspection ports (minimum 10-inch diameter) are required to access each chamber of the underground detention.	KS	Detention system modified; C650-C651
11	Flow Arrows	RS	Include flow arrows for surface and subsurface flow on the plans.	KS	Added C300-C301
12	Construction Details	RS	Verify that all components shown on the Town's standard details are present on the details shown on the plans.	KS	See C800-C803
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.	KS	Attached calcs.
14	Swale	RS	Include calculations in the drainage report. Refer to Ch 151.21E. for requirements.	KS	Attached calcs.
15	Emergency Spillway	RS	Emergency flow from the detention facility shall be sized to carry 125% of the 100 yr flow.	KS	Attached calcs.

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

Line No.	Inlet ID	Invert Dn (ft)	Invert Up (ft)	HGL Dn (ft)	HGL Up (ft)	Line Size (in)	Line Slope (%)	Line Length (ft)	Drng Area (ac)	Runoff Coeff (C)	Vel Ave (ft/s)	Flow Rate (cfs)	Capac Full (cfs)	Gnd/Rim El Up (ft)
1	101	832.23	832.31	835.45	835.47	18	0.40	19.810	0.00	0.00	1.64	2.90	6.67	836.34
2	102	832.41	832.50	835.50	835.51	18	0.50	18.116	0.00	0.00	1.64	2.90	7.41	833.74
3	112	832.50	832.60	835.97	836.00	24	0.67	15.000	0.00	0.00	3.40	10.67	18.46	838.47
4	113	833.41	833.66	836.17	836.72	12	0.58	43.339	0.12	0.80	5.08	3.99	2.70	838.48
5	114	833.76	834.24	836.92	837.59	12	0.54	89.476	0.28	0.80	3.95	3.10	2.61	838.13
6	115	834.34	834.39	837.72	837.72	12	0.52	9.534	0.10	0.80	1.05	0.82	2.58	838.14
7	117	832.60	832.85	836.17	836.26	24	0.30	82.803	0.29	0.80	2.39	7.50	12.42	837.35
8	118	832.85	833.33	836.31	836.41	24	0.31	156.027	0.00	0.00	1.87	5.88	12.55	838.99
9	119	833.33	833.63	836.47	836.87	18	0.25	120.052	0.41	0.80	3.43	6.06	5.25	838.52
10	120	833.73	834.51	836.96	837.11	18	0.50	155.996	0.39	0.80	1.82	3.21	7.43	838.51
11	302	833.73	833.79	834.90	835.26	18	0.24	24.969	0.00	0.00	5.66	9.09	5.15	838.60
12	305	833.89	834.09	835.67	835.81	18	0.52	38.453	0.46	0.80	3.59	6.34	7.57	838.86
13	306	834.09	834.63	835.91	836.57	12	0.50	107.464	0.23	0.80	3.54	2.78	2.52	838.43
14	307	834.73	834.81	836.66	836.67	12	0.84	9.534	0.11	0.80	1.15	0.91	3.26	838.31
15	304	833.89	834.75	835.67	836.27	12	0.99	87.191	0.41	0.70	3.76	2.95	3.54	839.25
16	403	832.50	832.60	835.80	835.92	24	0.41	24.183	0.00	0.00	4.98	15.64	14.54	839.30
17	494	832.70	832.88	836.30	836.41	24	0.20	88.193	0.26	0.80	2.53	7.96	10.22	837.56
18	405	832.88	833.20	836.46	836.59	24	0.21	155.960	0.00	0.00	2.08	6.54	10.25	839.94
19	406	833.30	833.64	836.66	837.15	18	0.28	120.014	0.45	0.80	3.80	6.72	5.59	837.54
20	407	833.74	834.52	837.26	837.44	18	0.50	155.996	0.43	0.80	2.00	3.54	7.43	837.56
21	408	832.76	832.95	836.30	836.35	24	0.50	38.174	0.46	0.80	2.55	8.02	15.96	837.82
22	409	832.95	833.27	836.40	836.64	18	0.30	107.731	0.23	0.80	2.82	4.98	5.72	837.86
23	410	833.37	833.40	836.70	836.71	18	0.32	9.267	0.08	0.80	1.90	3.36	5.98	837.85

Project File: compass_key_storm2.stm

Number of lines: 34

Date: 2/11/2026

NOTES: ** Critical depth

Line No.	Inlet ID	Invert Dn (ft)	Invert Up (ft)	HGL Dn (ft)	HGL Up (ft)	Line Size (in)	Line Slope (%)	Line Length (ft)	Drng Area (ac)	Runoff Coeff (C)	Vel Ave (ft/s)	Flow Rate (cfs)	Capac Full (cfs)	Gnd/Rim El Up (ft)
24	411	833.50	833.80	836.74	836.82	18	0.30	98.982	0.07	0.80	1.65	2.92	5.78	837.85
25	412	833.80	833.85	836.84	836.88	12	0.56	9.015	0.23	0.80	3.06	2.40	2.65	837.85
26	413	833.95	834.39	836.95	836.99	12	0.49	89.998	0.09	0.80	0.94	0.74	2.49	837.89
27	310	833.48	833.54	834.12	834.31	12	0.33	18.000	0.00	0.00	3.79	2.22	2.06	839.05
28	302	833.54	833.61	834.49	834.51	12	0.39	18.000	0.00	0.00	1.47	1.11	2.22	838.60
29	901	832.82	833.05	833.53	833.82	18	0.46	50.096	0.00	0.00	4.04	3.50	7.12	836.80
30	116	832.71	832.74	833.59	833.84	12	0.25	12.131	0.00	0.00	5.85	4.44	1.77	838.37
31	112	832.74	832.76	834.34	834.39	12	0.17	12.000	0.00	0.00	2.83	2.22	1.45	838.47
32	420	832.54	832.55	833.45	833.84	12	0.06	18.000	0.00	0.00	6.45	4.96	0.84	839.31
33	403	832.56	832.57	834.46	834.54	12	0.06	18.000	0.00	0.00	3.16	2.48	0.84	839.30
34	201	832.50	832.50	833.23	833.58	12	0.00	28.865	0.00	0.00	4.21	2.90	0.00	833.73

Project File: compass_key_storm2.stm	Number of lines: 34	Date: 2/11/2026
--------------------------------------	---------------------	-----------------

NOTES: ** Critical depth

cells in blue must be completed by user

CNwq	UNIT =	420
= 1000/[10+5P+10Qa -10 SQRT(Qa^2 +1.25QaP)]		
P	1 inch rainfall	From 151.23
Impervious	64.52 %	C 0.445 runoff coefficient
Qa	0.63068	Tc 30 min
CNwq =	96	I 2.34 in/hr (2-yr storm at Tc)
		I/2 1.17 in/hr
		Qwq 1.33 cfs Rational
WQv	= (P * Rv * A) / 12	
A	2.56 Area (AC)	
WQv =	0.1345 ac-ft	
	5861 CF	

CNwq	UNIT =	310
= 1000/[10+5P+10Qa -10 SQRT(Qa^2 +1.25QaP)]		
P	1 inch rainfall	From 151.23
Impervious	64.52 %	C 0.445 runoff coefficient
Qa	0.63068	Tc 30 min
CNwq =	96	I 2.34 in/hr (2-yr storm at Tc)
		I/2 1.17 in/hr
		Qwq 0.59 cfs Rational
WQv	= (P * Rv * A) / 12	
A	1.14 Area (AC)	
WQv =	0.0599 ac-ft	
	2610 CF	

CNwq	UNIT =	116
= 1000/[10+5P+10Qa -10 SQRT(Qa^2 +1.25QaP)]		
P	1 inch rainfall	From 151.23
Impervious	64.52 %	C 0.445 runoff coefficient
Qa	0.63068	Tc 30 min
CNwq =	96	I 2.34 in/hr (2-yr storm at Tc)
		I/2 1.17 in/hr
		Qwq 1.19 cfs Rational
WQv	= (P * Rv * A) / 12	
A	2.29 Area (AC)	
WQv =	0.1204 ac-ft	
	5243 CF	

Culvert Report

Compass entry

Invert Elev Dn (ft)	= 834.21
Pipe Length (ft)	= 60.00
Slope (%)	= 0.42
Invert Elev Up (ft)	= 834.46
Rise (in)	= 18.0
Shape	= Circular
Span (in)	= 18.0
No. Barrels	= 1
n-Value	= 0.012
Culvert Type	= Circular Concrete
Culvert Entrance	= Square edge w/headwall (C)
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5

Embankment

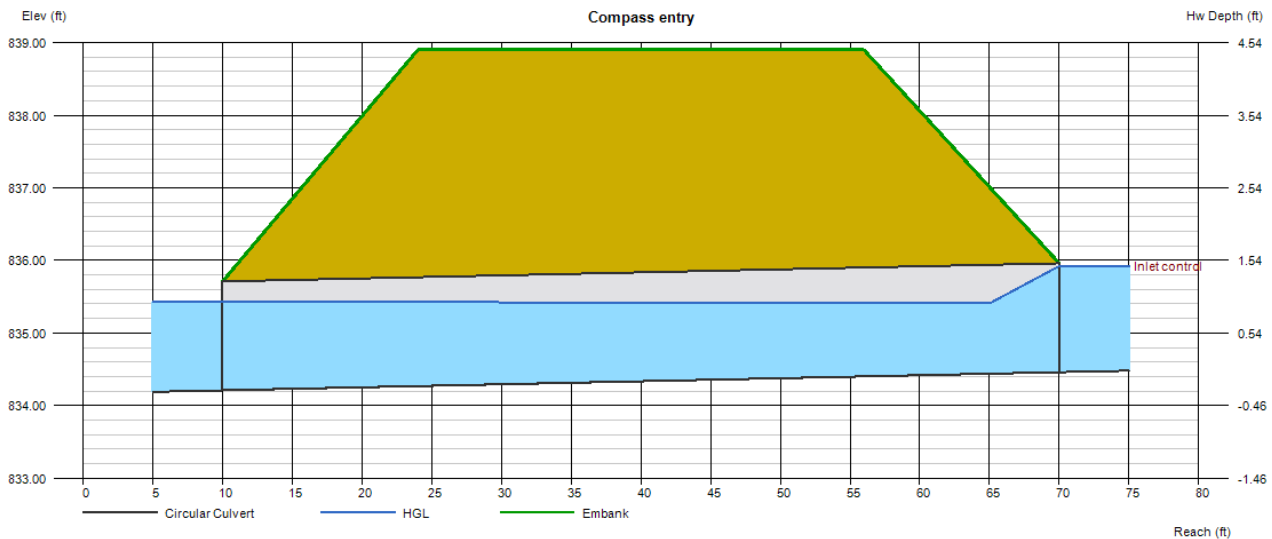
Top Elevation (ft)	= 838.90
Top Width (ft)	= 32.00
Crest Width (ft)	= 150.00

Calculations

Qmin (cfs)	= 3.00
Qmax (cfs)	= 6.00
Tailwater Elev (ft)	= (dc+D)/2

Highlighted

Qtotal (cfs)	= 6.00
Qpipe (cfs)	= 6.00
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 3.89
Veloc Up (ft/s)	= 5.12
HGL Dn (ft)	= 835.43
HGL Up (ft)	= 835.41
Hw Elev (ft)	= 835.92
Hw/D (ft)	= 0.97
Flow Regime	= Inlet Control



Channel Report

front yard swale - Compass & Key

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 2.00

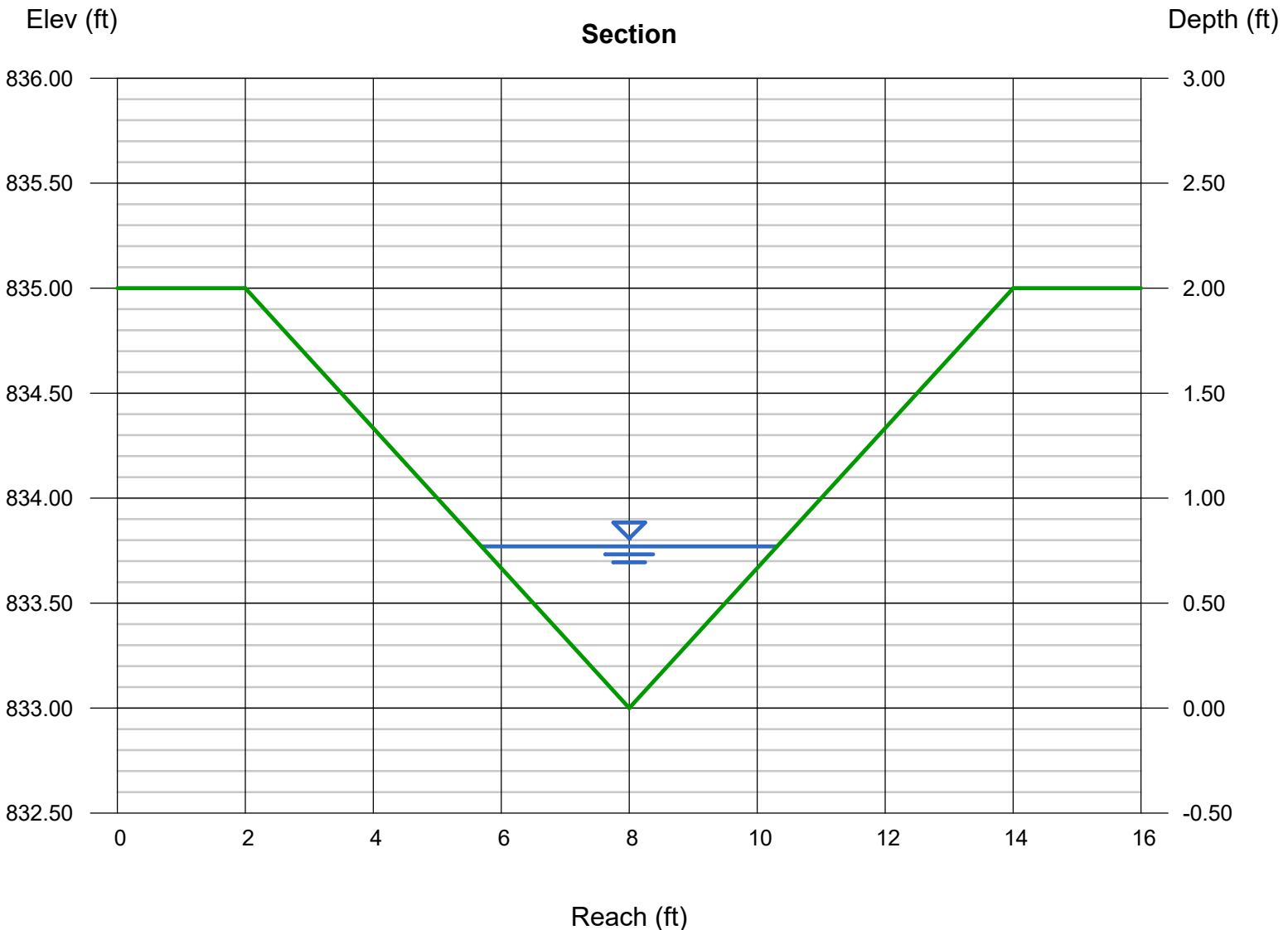
Invert Elev (ft) = 833.00
Slope (%) = 1.00
N-Value = 0.022

Calculations

Compute by: Known Q
Known Q (cfs) = 6.00

Highlighted

Depth (ft) = 0.77
Q (cfs) = 6.000
Area (sqft) = 1.78
Velocity (ft/s) = 3.37
Wetted Perim (ft) = 4.87
Crit Depth, Yc (ft) = 0.76
Top Width (ft) = 4.62
EGL (ft) = 0.95



Weir Report

emergency

Rectangular Weir

Crest = Sharp
Bottom Length (ft) = 5.00
Total Depth (ft) = 2.00

Highlighted

Depth (ft) = 1.76
Q (cfs) = 39.00
Area (sqft) = 8.82
Velocity (ft/s) = 4.42
Top Width (ft) = 5.00

Calculations

Weir Coeff. Cw = 3.33
Compute by: Known Q
Known Q (cfs) = 39.00

