

OPERATIONS & MAINTENANCE MANUAL

FOR POST CONSTRUCTION STORMWATER MEASURES

Compass & Key Industrial Park

Project Location:

2616 N Raceway Rd, Brownsburg, IN 46234

Prepared for:

Compass and Key LLC

9129 Log Run Dr S, Indianapolis, IN 46234

Date:

February 21, 2026

TERRA Project Number: 2504018



CONSULTING ENGINEERS & LAND SURVEYORS

CIVIL / SITE ENGINEERING
LAND SURVEYING
GEOTECHNICAL ENGINEERING
ENVIRONMENTAL CONSULTING
BROWNFIELDS REDEVELOPMENT
CONSTRUCTION MATERIALS TESTING (CMT) / INSPECTION

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Owner Information

Owner Name	Compass and Key LLC – William Macias
Address	9129 Log Run Dr S, Indianapolis, IN 46234
Cell Phone	317-748-2953
Email	Macias.bill@gmail.com

Emergency Contact Information:

Emergency: 911

Fire Dept: 911 OR 317-852-1190 for non-emergency

IDEM: 317-232-8603

Hendricks County Surveyor: 317-745-9237

Site Summary

The client intends to convert this vacant agricultural field into two similar 40,000± SF light industrial tenant spaces. The project will include on site underground detention and water quality units.

Preparation & Affirmation

This document was prepared by: Terra Site Development.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Name: Kevin Steely

Notice to Owner

Owner is required to perform periodic inspections and to keep records of inspections and cleaning activities. These inspections are described in this report and the attached appendices. Owner may make use of checklists provided.

Owner is required to perform maintenance specified by the Town of Brownsburg, if any. The Department of Development Services must be notified in writing of any changes in ownership, major repairs, or failure within 30 days of the event.

The Town of Brownsburg representatives have the right to enter the property to inspect all related stormwater infrastructure. Inspection and maintenance records shall be provided the Town of Brownsburg within 48 hrs of a request by the Town representative.

Owner is responsible for all inspections and maintenance of stormwater facilities, including the cost of inspection or maintenance.

Signature

Date

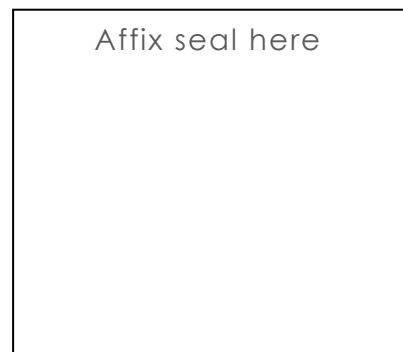
Owner

Notarized by:
State of Indiana, County of: _____

Signed (or attested) before me on _____

By: _____

Notary Public Signature
Commissioned in _____ County



Operation & Maintenance

Hydrodynamic Separator(s)

Routine maintenance shall include measurement of accumulated sediment at the base of the unit. When sediment depth reaches 9" proceed to remedial maintenance. Keep record log of measurements every 6 months and following extreme events of 1 ½ inches rainfall or more.

Remedial maintenance includes using a vacuum truck to remove all water debris, oil and sediment. Use high pressure hose to clean the manhole of all remaining sediment and debris. Then use vacuum truck to remove the water. Fill the clean manhole with water until the level reaches the invert of the outlet pipe. Replace manhole cover and dispose of polluted water, oil, sediment and trash at an approved facility.

Treatment Row in Underground Detention Cell System

Routine maintenance includes opening the inspection ports and making visual observation of sediment depth on annual basis. Use measuring stick and record observations on log sheet. This shall be done semi-annually and after extreme events of 1 ½ inches rainfall or more.

Remedial maintenance may include the following: plug outlet pipe to prevent contamination downstream. Use jet vacuum (with centralizer) to remove sediment from the treatment row.

Storm Sewer and Storm Structures

Routine maintenance includes inspecting storm inlets after any rainfall event exceeding ½ inches. Remove debris, trash, leaves, or other organic debris from grates. If sumps present, vacuum or shovel sediment from catch basin when it reaches within 12 inches of outlet pipe invert. Verify rodent guards are intact (if present in design).

Remedial maintenance may require slip lining for cracked RCP or deformed HDPE. Grouting may be required at structures if sinkholes are appearing at the surface due to soil infiltration. Rebuild chimney or replace casting/grate and frame as needed.

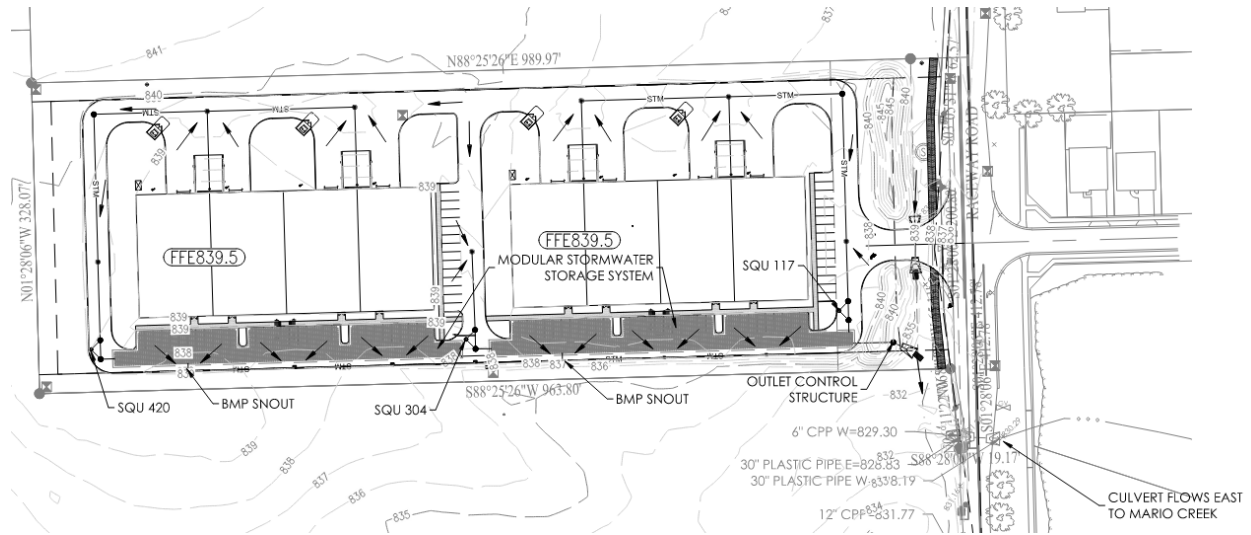
SNOUT vented hood

Routine maintenance includes monthly monitoring every six months. Measure sediment or trash after rainfall events exceeding ½ inches. When oil is observed on the surface or the sump is ½ full, perform remedial maintenance. Inspect the anti-siphon vent and access hatch.

Remedial maintenance involves a vacuum truck to remove sediment and oil. All collected wastes must be handled and disposed of according to local environmental requirements. Restore water level in sump to invert of outlet pipe. If bio-skirt present, replace after contact with oil or other chemical spills.

BMP Location Map

2616 N Raceway Rd, Brownsburg, IN 46234

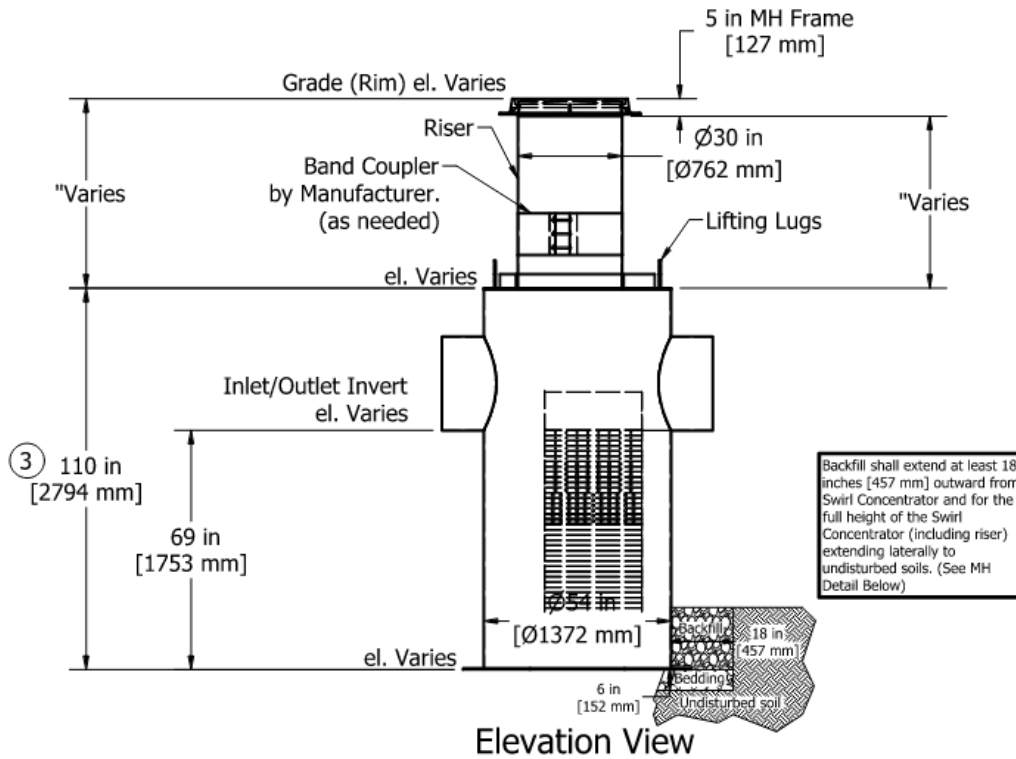


SQU 420, SQU 304, SQU 117 are specified as AquaSwirl XP hydrodynamic separators.

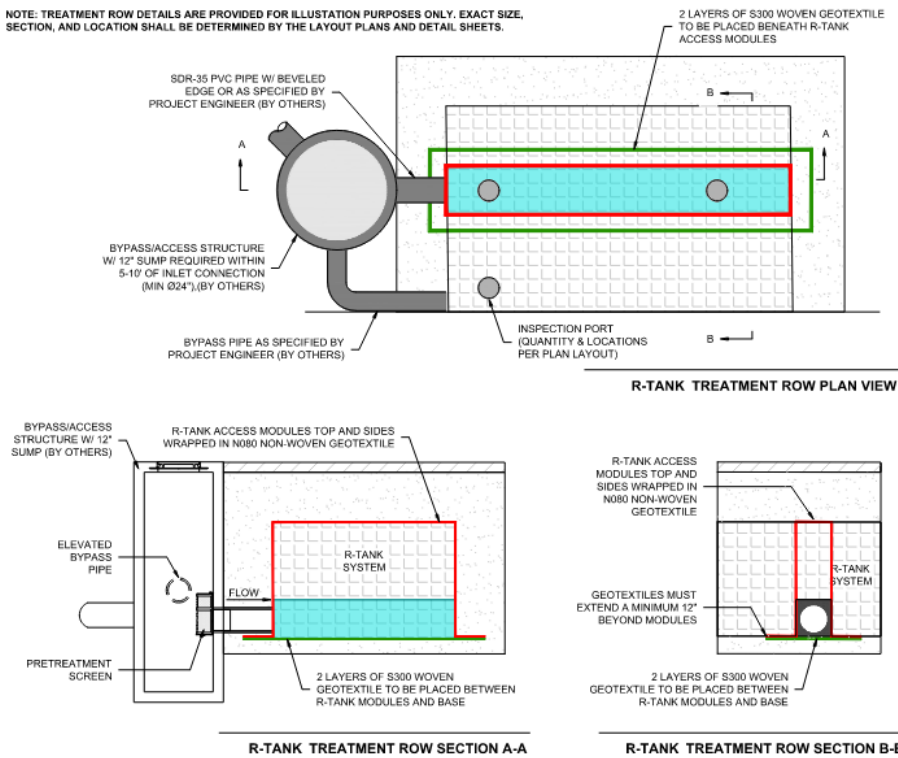
The Modular Stormwater Storage System is specified as R-Tank with treatment rows at each inlet.

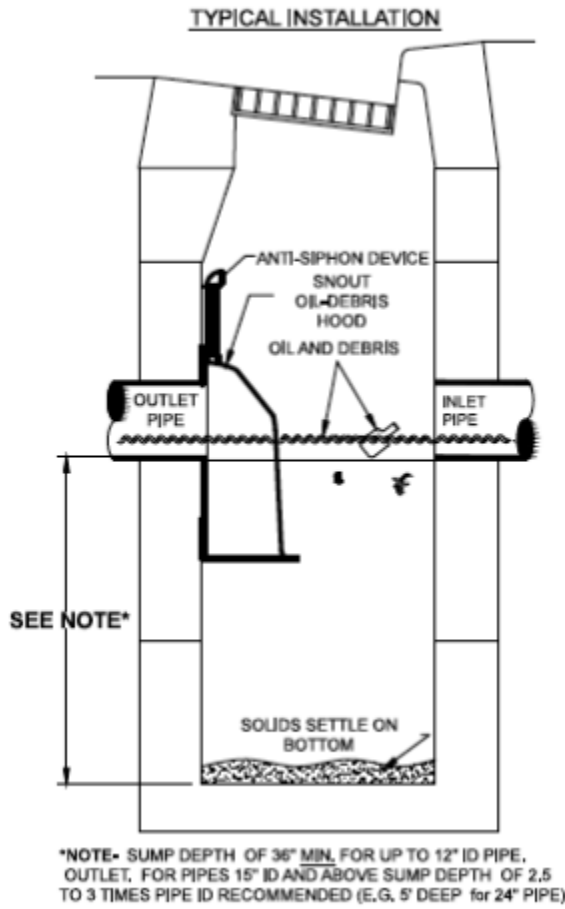
The BMP Snout vented hood is found in structures 211 and 501.

Section Views



NOTE: TREATMENT ROW DETAILS ARE PROVIDED FOR ILLUSTRATION PURPOSES ONLY. EXACT SIZE, SECTION, AND LOCATION SHALL BE DETERMINED BY THE LAYOUT PLANS AND DETAIL SHEETS.





O&M Checklist
See following pages.

Hydro-Dynamic Separator Operation, Maintenance, and
Management Inspection Checklist

Project: _____

Location: _____

Date: _____ Time: _____

Inspector: _____ Title: _____

Signature: _____

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
Measure sediment with stadia rod (sludge judge); clean if > 9"		
Evidence of oil		
Trash and debris		
Cleaning Process		
Remove lid		
Use vacuum truck to remove water, debris, oil and sediment		
Use high pressure hose to clean manhole		
Fill manhole with clean water until it reaches the invert of the outlet pipe		
Replace the lid		

Actions to be taken:
