

9096 E 56<sup>th</sup> Multi-Tenant Building  
Drainage Report 1-28-26

## Drainage Report

MULTI-TENANT BUILDING  
9096 E. 56<sup>TH</sup> STREET  
BROWNSBURG, IN

**SJL**

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## **A. SITE NARRATIVE**

Leesman Engineering has designed a new Multi-Tenant building 9096 E 56<sup>th</sup> Street, Brownsburg, IN 46112. The subject property is currently an undeveloped portion of the Meijer Subdivision outlots in front of a Meijer. The current vacant lot of approximately 1.677 Acres.

### **Site History:**

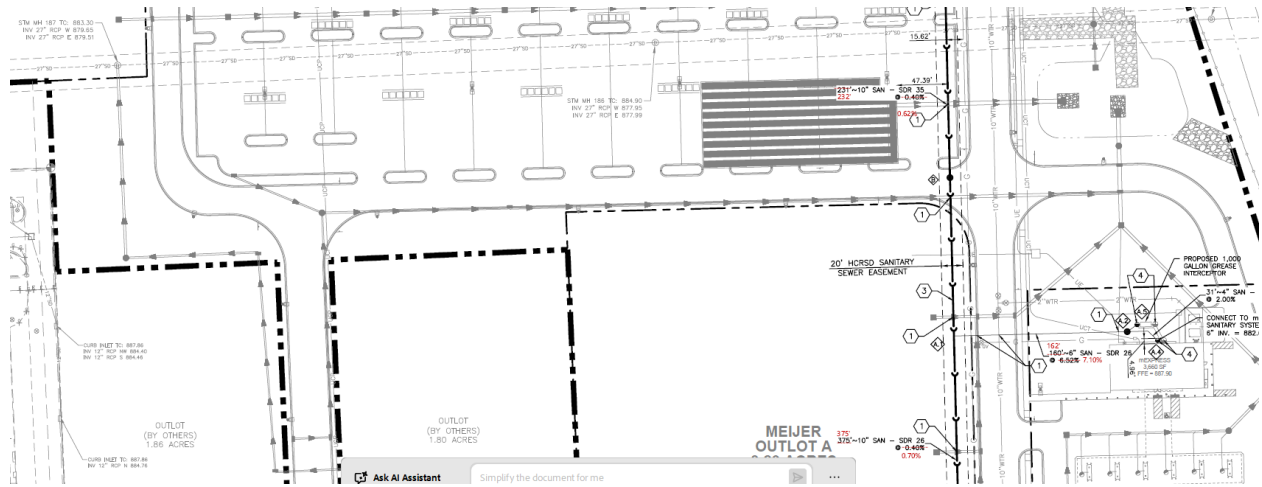
The subject site was primarily farmland until 2022 when development started to create outlots of a proposed Meijer Store. The subject site was originally part of the OrthoIndy development and was split into a new lot in 2025. The subject site was utilized as a staging area for the OrthoIndy construction and is now currently a vacant lot. There is an existing storm sewer network on the site that has been designed to convey storm water from the subject site, but the subject site must provide its own stormwater detention and wq on site.

**Existing Conditions Map:**





**Existing Storm Sewer Network:**



**Proposed Conditions:**

This proposed site is approximately 1.677 acres in size. As the site is currently undeveloped and all grass overall site runoff coefficient (“c”) value of 0.35. The site sheet flows grass toward the east side of the lot.

The proposed site includes 1.40 acres of imperviousness which is equal to 84% of the overall site. The proposed site is broken into two separate developments. The South development will consist of a Multi-tenant building. The North development will consist of a Quick-lube Oil service building. The South and North developments will have separate storm water detention and WQ system. Both the South and North developments will tie into the existing storm water network along the east and north property lines. Both North and South developments can only tie into the existing storm water network post detention and WQ. Stormwater is then conveyed via storm sewer pipes to the east of the Meijer development.

**Specific Problems areas during site inspection:**

No specific problems areas determined at the time of site inspection.

**Known neighborhood concerns:**

No known neighborhood concerns are known at this time.

**Soil contamination concerns:**

No known soil contamination has been found on the site per the attached geotechnical report. Please see **Exhibit J**.

**Existing Soils on site:**

**Subsurface Conditions**

**Water Observations**

**Downstream conditions/restrictions:**

The existing storm water conveyance system is directly downstream from the site. No known restrictions or conditions are expected for storm water tie in.

**Specific planned stormwater management:**

A new underground detention pond with water quality (ADS- Isolator Row) is to be provided for the South Development. Please see the attached detention calculations and water quality calculations for the South Development. The North Development is to provide its own detention and water quality systems and make a separate connection into the existing storm water network.

$Q(\text{Reqd.}) = CIA$   
 $Q(\text{Prov.}) = AV$   
 $V = \frac{1.49 R^{2/3} S^{1/2}}{n}$

**STORM SEWER COMPUTATIONS**  
**9096 E 56th South Development**  
**(Multi-tenant Building)**

LOCATION			AREA					TIME			Intensity "I" in/hr	Q Req. CFS	DESIGN PROFILE							T/C	100 yr HGL - (I = 9.69 in/hr)						
Inlet	Drainage Area	Outlet	Incre. Acres	Total Acres	"C"	Incre. C x A	Sum C x A	To Inlet Ti min	In Pipe Tp min	Total Tc min			Pipe Size Inches	"n" Value	Slope in %	V ft/sec	Q CFS	Pipe Length	Invert Up end		Invert Lo end	Q25 CFS	Friction Slope %	Head Loss	HGL Depth	Grate Elev	Grate - HGL
CB-1	1	CB-2	0.18	0.18	0.90	0.16	0.16	5.0	0.00	5.0	6.99	<b>1.12</b>	12	0.013	1.00	4.55	<b>3.57</b>	47	884.10	883.63	887.10	1.55	0.19	0.09	0.57	887.10	886.53
CB-2	2	CB-3	0.04	0.22	0.90	0.04	0.20	5.0	0.30	5.3	6.99	<b>1.40</b>	12	0.013	1.00	4.55	<b>3.57</b>	32	883.63	883.31	887.10	1.94	0.30	0.10	0.48	887.10	886.62
CB-3	3	CB-5	0.07	0.29	0.90	0.06	0.26	5.0	0.00	5.0	6.99	<b>1.82</b>	12	0.013	1.00	4.55	<b>3.57</b>	73	883.31	882.58	887.10	2.52	0.51	0.37	0.38	887.10	886.72
CB-4	4	CB-5	0.02	0.02	0.90	0.02	0.02	5.0	0.60	5.6	6.99	<b>0.14</b>	12	0.013	1.00	4.55	<b>3.57</b>	19	883.70	883.51	886.70	0.19	0.00	0.00	0.01	886.70	886.69
CB-5	5	DET	0.04	0.35	0.90	0.04	0.32	5.0	0.00	5.0	6.99	<b>2.24</b>	12	0.013	1.00	4.55	<b>3.57</b>	1	882.58	882.57	887.10	3.10	0.77	0.01	0.01	887.10	887.09
CB-6	6	CB-7	0.11	0.11	0.90	0.10	0.10	5.0	0.30	5.3	6.99	<b>0.70</b>	12	0.013	1.00	4.55	<b>3.57</b>	48	885.00	884.52	888.00	0.97	0.08	0.04	0.38	888.00	887.62
CB-7	7	CB-8	0.08	0.19	0.90	0.07	0.17	5.0	0.60	5.6	6.99	<b>1.19</b>	12	0.013	1.00	4.55	<b>3.57</b>	73	884.52	883.79	888.00	1.65	0.22	0.16	0.34	888.00	887.66
CB-8	8	CB-9	0.10	0.29	0.90	0.09	0.26	5.0	0.90	5.9	6.99	<b>1.82</b>	12	0.013	1.00	4.55	<b>3.57</b>	33	883.79	883.46	887.50	2.52	0.51	0.17	0.18	887.50	887.32
CB-9	9	DET	0.11	0.40	0.90	0.10	0.36	5.0	1.20	6.2	6.99	<b>2.52</b>	12	0.013	1.00	4.55	<b>3.57</b>	1	883.46	883.45	887.10	3.49	0.98	0.01	0.01	887.10	887.09