

Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE



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

Project Name: Heartland Dental DPR
Record Number: PSDP-26-1
TECH Meeting Date: January 15, 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
- Steve Fletcher, Building Commissioner/Director
- Frank Wise, Senior Building Inspector

Town Administration

- Debbie Cook, Town Manager
- Aaron Kaytar, 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
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Fire Territory

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

Police Department

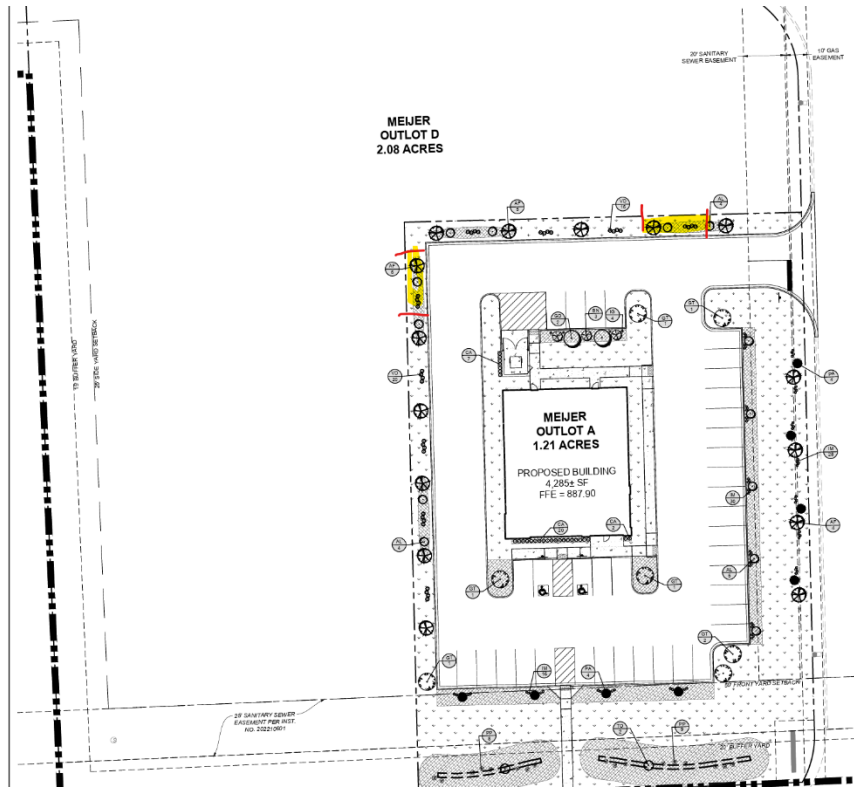
- Joe Grimes, Chief
- Pat Bullock, Captain
- Bryan Fultz, Major

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.
- b) Do you foresee future businesses on this outlot to need access at these points below? That will influence where your landscaping can go. We would like for a stub to be added for connectivity and emergency services.



- c) Add lot coverage percentage to civil plans (impervious surface %).
- d) Label streets and put private or public designation under the name with the road width (Ex. 56' Public ROW)

2) BUILDING

- a) None

3) CAPITAL PROJECTS

- a) None

4) ECONOMIC DEVELOPMENT

- a) None

5) WATER

- a) Water service for this property is provided by Citizens Energy Group.

6) WASTEWATER

- a) This area is within the Hendricks County Regional Sewer District/Aqua IN service area.

7) STREET/PUBLIC WORKS

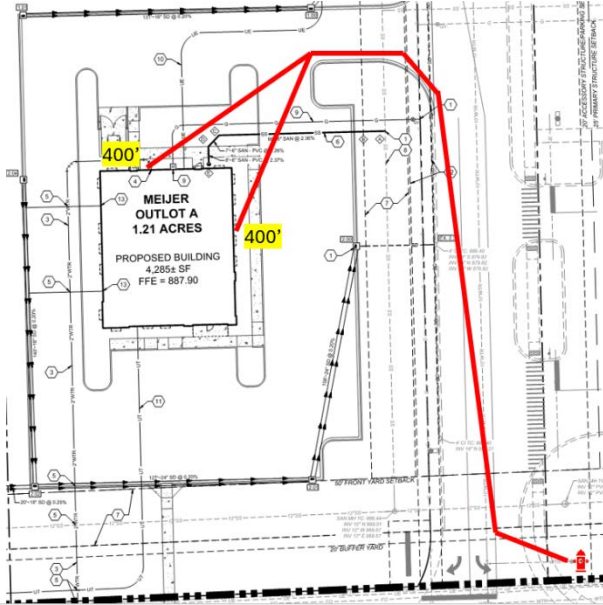
- a) None

8) PARKS

- a) None

9) FIRE TERRITORY

- a) Majority of proposed building is more than 400' from closest fire hydrant along approved route.



10) 2014 IN Fire Code 675 IAC 22-2.5

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved route* around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

ACTION REQUIRED: A hydrant shall be placed to satisfy requirement of IFC 507.5.1. Preferred location to be at parking lot entrance at northeast corner of parcel. Location to be approved by Fire Marshal.

11) POLICE

- a) Ensure there is no landscape obstructions for egress traffic onto 56th Street (CR 600 N).

12) STORMWATER

- a) See attached

13) BROWNSBURG COMMUNITY SCHOOL CORPORATION

a) None

14) HENDRICKS COUNTY SURVEYOR

a) None

15) HENDRICKS COUNTY ENGINEER

a) None

16) COUNTRYMARK

a) None

17) 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: Heartland Dental-Meijer Outlot 338A
DESIGN PACKAGE: Development
DESIGNER: Woolpert

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
1	Flood Routing	RS	Evaluate stormwater ponding and overflow path routing for Ch. 151.21 I. Show hatching of ponded areas with peak elevation on the plans and flow arrows indicating the surface flow path to the termination (watercourse).		
2	Soil Survey Map	RS	Add this to the construction plans.		
3	Title Sheet	RS	Missing parcel number		
4	Impervious Surface Area	RS	Please provide the total amount of impervious surface area in square feet for the completed project on the Title Sheet. 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.		
5	HGL	RS	Include calculations showing that the HGL for the 10-yr event remains below the crown of the pipe.		
6	Inlets	RS	Include calculations showing the ponding at inlets when inlets are 50% clogged for the 10-yr event. Max allowable ponding depth is 6 inches.		
7	Utility Separation	RS	Vertical separation for electric and phone appear to be less than 18 inches.		
<p>These comments should not be construed as a comprehensive list of comments, and the reviewer may make additional comments based on subsequent submittals</p>					



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
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

Project Name: MEIJER OUTLOT #338A - HEARTLAND DENTAL Scope of Project: Dental office and associated infrastructure Location of Project: 9180 E 56th St, Brownsburg, IN County(ies): Hendricks Latitude: N 39.851910 Longitude: W -86.359869	Plan Submittal Date: January 6, 2026 Plan Review Date: January 9, 2026
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Plan Preparer: Brianne Vangorder, PE Address: 333 N Alabama St., Suite 200 City: Indianapolis State: IN Phone: (317) 299-7500 Cell Phone:	Affiliation: Woolpert, Inc. Zip: 46204 Email: BRIANNE.VANGORDER@WOOLPERT.COM
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Project Site Owner: Address: 2350 Three Mile Road City: Grand Rapids Phone:	Company Name (if applicable): Meijer Stores Limited Partnership State: MI Zip: 49544 Cell Phone: Email:
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Plan Reviewer: Mary Atkins, PE, CPESC Assisted By: Michaela Tauil, CPESC – Wessler Engineering Address: 6219 South East Street City: Indianapolis, IN Phone: 317-788-4551	Affiliation: Wessler Engineering On behalf of: Town of Brownsburg State: IN Zip: 46227 Cell Phone: Email: MaryA@wesslerengineering.com
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Plan Review Status:

<input type="checkbox"/>	Plan is Adequate	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"/>	Preliminary Review	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"/>	Conditional Acceptance	Acceptance of the plan is conditional. The conditional acceptance is contingent upon addressing the issues identified in the comment sections.
<input checked="" type="checkbox"/>	Plan is Deficient	Significant deficiencies were identified and must be addressed. Refer to the comment sections.

Action:

<input type="checkbox"/>	Submit a Notice of Intent: 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: (https://stormwater.idem.in.gov/ncore/external/home)
<input checked="" type="checkbox"/>	Do not file a Notice of Intent or commence land-disturbing activities: Deficiencies must be adequately addressed and an acceptable plan review completed.
<input checked="" type="checkbox"/>	Comments: Refer to Plan Review Comments Sections of this document.
<input checked="" type="checkbox"/>	Revisions: 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"> 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. 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. 				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>	21	Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22	Size of the project area expressed in acres
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23	Total expected land disturbance expressed in acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24	Proposed final topography
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25	Locations and approximate boundaries of all disturbed areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26	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"/>	27	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"/>	28	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"/>	29	Location of all on-site soil stockpiles and borrow areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	Construction support activities that are expected to be part of the project
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	31	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:

- [A15: Sheet C100 does not indicate the existing vegetation on the site.](#)
- [A22/A23: Disturbed area is greater than the total project area, please clarify and update as needed.](#)
- [A26: Sheet C705 is not included in the plan set. Update the SWPPP to reference the correct sheet.](#)

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

Adequate	Deficient	NA	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"/>	1	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"/>	2	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"/>	3	Specifications for temporary and permanent stabilization. Include seeding and mulching plan and 70% coverage requirement for final stabilization. Include 7-day stabilization requirement.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Sediment control measures for concentrated flow areas (sediment basins if used have specific requirements)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Sediment control measures for sheet flow areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Run-off control measures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Stormwater outlet protection locations and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8	Grade stabilization structure locations and specifications
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	Dewatering applications and management methods
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10	Measures utilized for work within waterbodies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Maintenance guidelines for each proposed temporary stormwater quality measure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12	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"/>	13	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"/>	14	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"/>	15	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:

- B3: The SWPP indicates the erosion control blanket will be used and the plans have hatching and a key note for the measure however there is no blanket shown. Evaluate if erosion control blanket is needed on site and show as appropriate.
- B4: Section B4 of the SWPPP indicates temporary sediment basins will be used however these are not shown on the plans. Clarify if these measures will be utilized.
- B6/B7: Section B6 and Section B7 of the SWPPP do not appear to have been updated for this project.
- B12: Per Town of Brownsburg Construction Standards 02101 submit notice of termination (NOT) inspection request to Town prior to filing NOT with IDEM. The note should added to the Plan Sheets specifying this requirement.

Section C: Stormwater Pollution Prevention Plan – Post-Construction

Adequate	Deficient	NA	C	
				<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"/>	1	Description of pollutants and their sources associated with the proposed land use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	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"/>	3	Plan details for each stormwater measure
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	Sequence describing stormwater measure implementation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Maintenance guidelines for proposed post-construction stormwater measures. Operation and Maintenance (O&M) Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6	Entity that will be responsible for operation and maintenance of the post-construction stormwater measures

Section C – Comments:

- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance Chapter 151, and O&M Manual shall be provided for all stormwater management facilities including pipes, structures, swales, open channels, and subsurface drains. Provide an O&M Manual meeting the Town of Brownsburg requirements for this specific site and it's infrastructure.