



Response to Heartland Dental (Meijer ABE-OD1) – TECH Resubmittal Comments

To: Town of Brownsburg

From: Brianne VanGorder, PE

Date: January 29, 2026

This response to the review comments received via email from the Town of Brownsburg Technical Review Committee on 01/15/2026.

Development Services:

- a) Add Vision Clearance Triangles to the Landscape Plan.
Woolpert Response: Triangles are added to sheet C-600.
- 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.
Woolpert Response: There aren't any plans for development to the North, but a stub street has been added for any future development to the West.
- c) Add lot coverage percentage to civil plans (impervious surface %).
Woolpert Response: See sheet C-001 for this information per the stormwater review.
- d) Label streets and put private or public designation under the name with the road width (Ex. 56' Public ROW)
Woolpert Response: This information has been added to the plan sheets.

Building Comments:

No Comments

Capital Projects:

No Comments

Economic Development:

No Comments

Water:

- a) Water service for this property is provided by Citizens Energy Group.
Woolpert Response: Noted

Wastewater:

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

Streets/Public Works:

No Comments

Parks:

No Comments

Fire Territory:

- a) Majority of proposed building is more than 400' from closest fire hydrant along approved route. 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.
Woolpert Response: A fire hydrant was added to the entrance of the parking lot.

Police:

- a) Ensure there is no landscape obstructions for egress traffic onto 56th Street (CR 600 N).
Woolpert Response: The vision clearance triangle for this intersection has been added to sheet C-600.

Stormwater:

No.	PAGE/SHEET REFERENCE	Wessler - Reviewer to complete		Designer to complete	
		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).		Flood routing and ponding areas area added to sheet C-300.
2	Soil Survey Map	RS	Add this to the construction plans.		The soil information is shown on the plan on sheets C-310 and C-311.
3	Title Sheet	RS	Missing parcel number		Information added to sheet C-001

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.		Information added to sheet C-001
5	HGL	RS	Include calculations showing that the HGL for the 10- yr event remains below the crown of the pipe.		The SWM memo is updated to include this information.
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.		The SWM memo is updated to include this information.
7	Utility Separation	RS	Vertical separation for electric and phone appear to be less than 18 inches.		See updated profiles on sheet C-405
<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

- A15: Sheet C100 does not indicate the existing vegetation on the site.
Woolpert Response: Information added to sheet C-100.
- A22/A23: Disturbed area is greater than the total project area, please clarify and update as needed.
Woolpert Response: Areas revised to reflect the same acreage.
- A26: Sheet C705 is not included in the plan set. Update the SWPPP to reference the correct sheet.
Woolpert Response: Referenced information has been updated.
- 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.
Woolpert Response: Erosion control blanket is shown on C-311
- 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.
Woolpert Response: No sediment basin will be used. The section is updated as such.
- B6/B7: Section B6 and Section B7 of the SWPPP do not appear to have been updated for this project.
Woolpert Response: These sections are updated.

7. 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.

Woolpert Response: Note has been added to the construction sequence on sheet C-311.

8. 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.

Woolpert Response: O&M Manual is provided with this submittal.