

**Appendix 0-1
Draft Long-Term Post-
Construction Operation and
Maintenance Plan**

for

**Meijer Outlot ABE-OD1
(Heartland Dental)**

Water Quality BMP's

Site Location:

**Meijer Outlot ABE – OD1
9108 E. 56th Street
Brownsburg, IN 46112**

Prepared By:

**Woolpert, Inc.
333 N Alabama St, Suite 200
Indianapolis, IN 46204**

January 29, 2026

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General Provisions Page

The following maintenance plan provides guidelines for proper operation and maintenance of the specified water quality best management practices (BMP's). The information supplied is based on the guidelines of the Town of Brownsburg and should be followed to ensure proper operation and longevity of the system.

Water quality BMP's are to be inspected bi-annually, and per the schedule included in Appendix O-1A. In the event that an unsatisfactory condition exists, it is the responsibility of the Owner to clean or perform any other necessary work to the water quality BMP's so that their condition is deemed satisfactory by the Town of Brownsburg. Maintained infrastructure shall include all pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater from the facility. "Maintain" is herein defined as good working condition so that these facilities are performing their design functions. Any additional costs of repair, maintenance and inspection are the sole responsibility of the Owner. All work performed on the water quality BMP's is to be within recommendations and specifications of the Town of Brownsburg.

Information Page

Owner's Contact Information:

Property Owner:

Meijer Stores Limited Partnership
2350 Three Mile Road
Grand Rapids, MI 49544
(616) 791-3061

Maintenance Staff:

TBD

Meijer Stores Limited Partnership
2350 Three Mile Road
Grand Rapids, MI 49544

Office:

Mobile:

Email:

Person Responsible for Performing Inspection:

TBD

Section 1.0 – Owner Information

Owner information submitted to the Town of Brownsburg should be current and up-to-date at all times. In the event of a change of ownership, contact person, phone, fax, or any other change in information listed on the Owner’s Information page, is the responsibility of the Owner to notify the Town of Brownsburg of the changes. It is the responsibility of the Owner to notify the Town of Brownsburg when major repairs or failure have occurred. Owner must notify the Town in writing within thirty (30) days. All changes in ownership and notifications of major repairs or failure can be directed to the Town of Brownsburg at the address listed below:

Town of Brownsburg
Department of Development Services
61 N. Green Street
Brownsburg, IN 46112
DevelopmentServices@Brownsburg.org
(317) 852-1128

Section 2.0 – Site Information

The site in which this manual is written for is located at the address listed below. A set of construction plans may be obtained from the Owner listed on the Owner’s Information page in this manual.

Site Address: Heartland Dental
9180 E. 56th Street
Brownsburg, IN 46112

Section 3.0 – Maintenance of BMP's

Maintenance of the BMP's is the responsibility of the Owner. All maintenance is to be performed within the guidelines and requirements of the Town of Brownsburg. These requirements are in Appendix O-1A of this manual. Any deviation from the required maintenance could result in unsatisfactory conditions, increased cost of inspection or even total replacement of the BMP's. Proper maintenance is imperative to ensure proper function and longevity of each BMP measure.

Following construction completion and the issuance of a Notice of Termination (NOT), inspection and maintenance of stormwater management facilities and BMP's shall be the long-term responsibility of the Owner.

Section 4.0 – Inspection of BMP's

Inspections of the water quality BMP's are to be completed in accordance with the schedule included in Appendix O-1A. An Owner representative will perform this inspection and access must be granted to the Town of Brownsburg, if requested.

Inspections shall cover all elements for the stormwater facility as defined in this Maintenance Plan. The Owner shall keep an updated logbook or inspection worksheets documenting the performance of the required operation and maintenance activities for perpetuity. Note inspection dates, facility components inspected, facility condition, and any maintenance performed, or repairs made. Documentation must be provided upon the request of the Town Personnel within forty-eight (48) hours of the request.

The stormwater management facility or BMP Owner must conduct necessary inspections at least once per year. The inspections shall follow the guidelines and requirements of the Town of Brownsburg. The inspection shall cover physical conditions, available water quality storage capacity, and the operational condition of key facility elements. Completed inspection forms must be maintained by the Owner and produced upon request by the Town Personnel within forty-eight (48) hours of the request.

Annual inspection reports shall be due to the Development Services Department, beginning one year after construction is completed. Subsequent reports shall be due each year within the same month of the initial report. All deficiencies found during the inspection shall be addressed. If the annual inspection report is not received within the month it is due, if there are deficiencies which exist but are not included in the report, or if any deficiencies included in the report are not addressed in a timely manner, the Town may take enforcement action in accordance with Chapter 151.29 of the Town of Brownsburg Stormwater Management Ordinance.

In the event that the Town Personnel find a stormwater management facility in need of maintenance or repair, the Development Services Department will notify the Owner on record of the necessary maintenance or repairs

and give the Owner a timeframe for completing the work. If maintenance or repairs are not completed within the designated timeframe, the Town may perform the work and bill the Owner for the actual costs of the work.

Any questions or issues regarding the inspection of the water quality BMP's should be directed to Town of Brownsburg.

Section 5.0 – Town Required Maintenance

In the event that any of the BMP's fail an inspection, it is the responsibility of the Owner to correct the problem and follow the directions as shown on the inspection sheet. All costs incurred through repair or additional inspection of the water quality BMP's is the responsibility of the Owner.

The Town also has the authority to perform long-term inspection of all public or privately-owned stormwater management facilities. Such inspections will be in addition to the regular inspections required to be performed by the facility owner. The inspections will follow the operation and maintenance procedures listed in Appendix O-1A. Noted deficiencies and recommended corrective action will be included in an inspection report.

Appendix O-1A

Maintenance Guidelines

Stormwater Water Quality BMP Inspection and Maintenance Activities

Operation and maintenance procedures and practices shall be reviewed and assessed annually. The BMP owner agrees to follow the following maintenance and inspection program:

Maintenance Item	Inspection Frequency	Maintenance
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Storm Structures & Pipes		
1. Access	Annually	<ul style="list-style-type: none">Open the access hatch to ensure proper function.
2. Remove Debris	Bi-Annually and after major storm events (1.50 inches or greater)	<ul style="list-style-type: none">Remove debris from the storm structures when the depth of debris exceeds 4 inches.
3. Sediment Buildup	Annually and after major storm events (1.50 inches or greater)	<ul style="list-style-type: none">Remove sediment from the drainage structure's sump when the sediment depth exceeds 18 inches.
4. Function	Annually and after major storm events (1.50 inches or greater)	<ul style="list-style-type: none">Ensure the grate and structure is not blocked.

Access Routes		
1. General Inspection	Annually and as needed	<ul style="list-style-type: none">Access routes, including roadways and sidewalks, shall be inspected and maintained as needed.

Pest Control Measures		
1. General Inspection	As needed	<ul style="list-style-type: none">Pest control measures shall be implemented to address insects, rodents, and other pests.Natural pest control is preferred over chemical treatments.

Signage

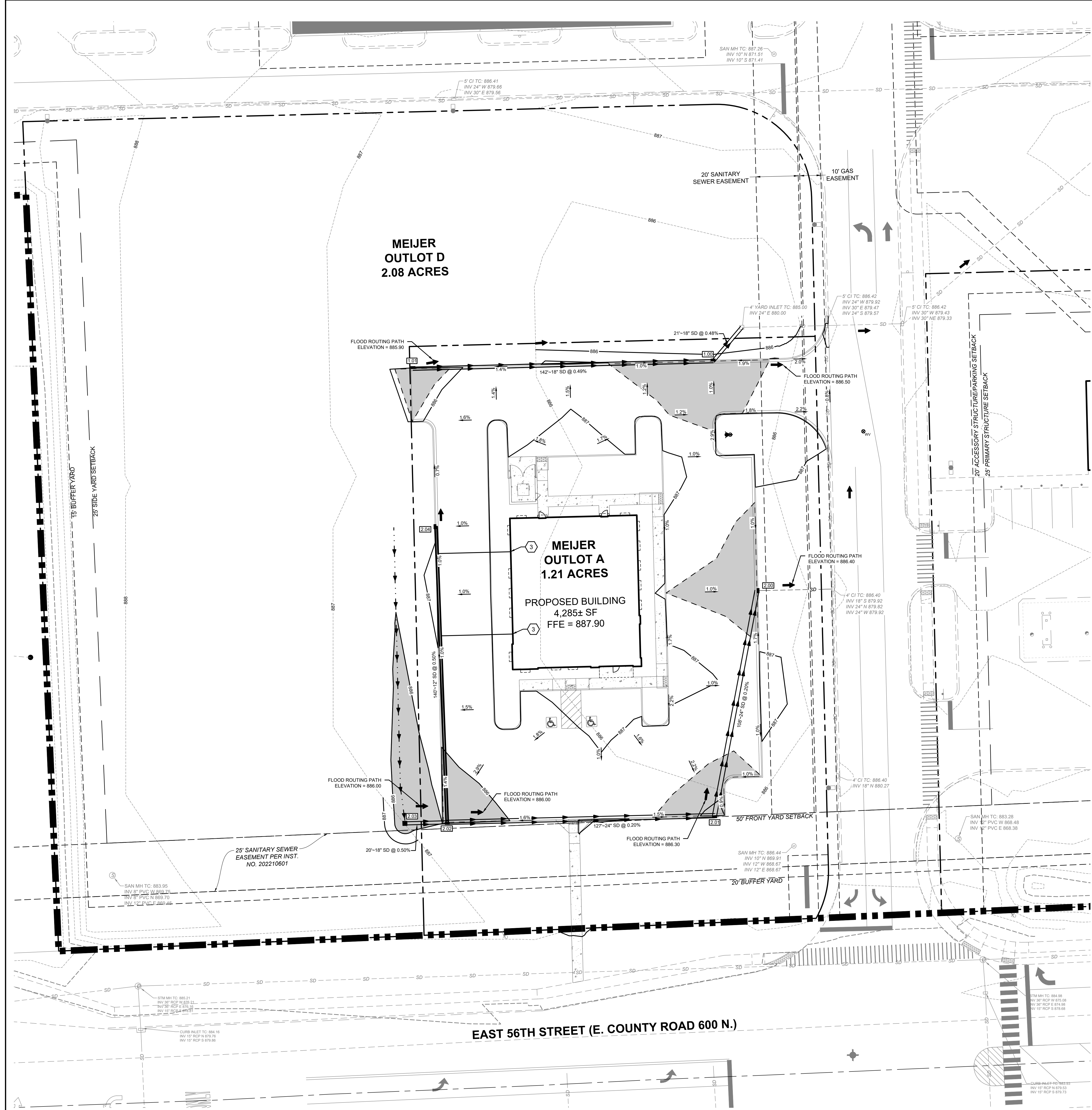
1. Installation and Maintenance	As needed	<ul style="list-style-type: none">• Signage shall be installed and maintained in accordance with the Town of Brownsburg Construction Standards and where necessary to protect property and the public.• Native vegetation plantings shall have “No Mow” or other appropriate signage.
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Note: Do not enter underground detention manholes to inspect system unless Occupational Safety & Health Administration (OSHA) regulations for confined space entry are followed.

Appendix O-1B

Site Exhibit

Images: I:\Projects\10026635\DWG\10026635-001.dwg; 10026635-p.dwg; 10026635-g.dwg
 User: S:\Users\Brianna.VanCorder\Documents\10026635.dwg
 Plot Date: 1/26/2026 1:14:31 PM
 Plot Path: C:\Users\Brianna.VanCorder\AppData\Local\Temp\10026635.dwg
 Plot Device: HP DesignJet T1100e
 Plot Scale: 1/8" = 1'-0"



LEGEND

- MEIJER PROPERTY LINE
- PROPERTY LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING STORM SEWER
- EXISTING DRAINAGE BASIN
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- DRAINAGE BASIN
- STORM SEWER
- STORM STRUCTURE I.D.
- FLOW DIRECTION AND GRADE (PROP.)
- DRAINAGE SWALE
- 100-YEAR FLOOD LIMITS (WITH ALL INLETS BLOCKED)
- FLOOD ROUTING PATH



4454 Idea Center Boulevard
 Dayton, OH 45430
 937.461.5660



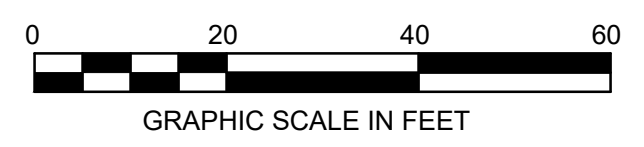
REV.	DATE	DESCRIPTION

MEIJER OUTLOT #338A
 9180 E. 65TH STREET
 BROWNSBURG, INDIANA 46112

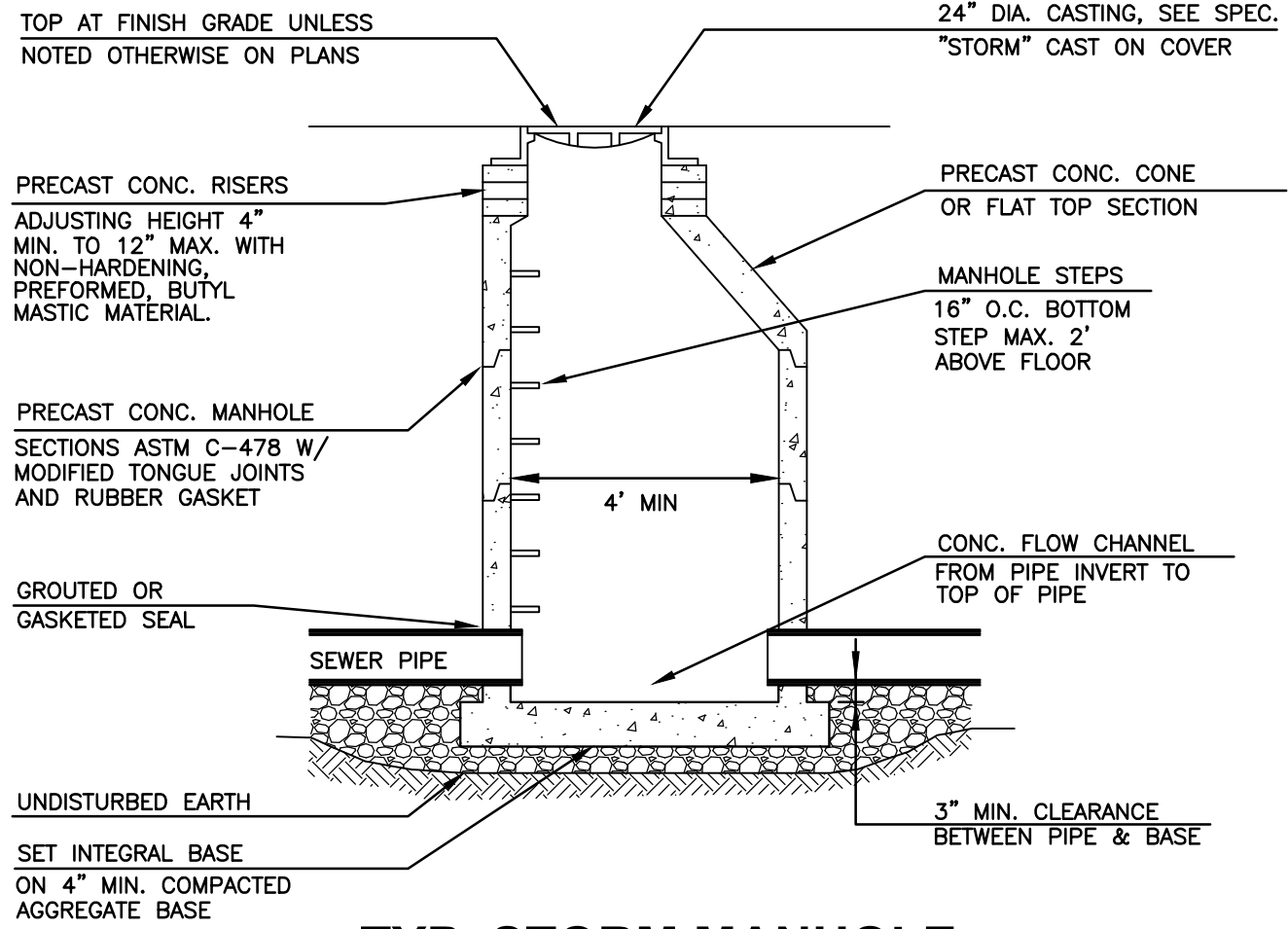
SITE GRADING - DRAINAGE PLAN

ISSUED FOR:	012826
PERMIT:	XXXX26
BID:	XXXX26
CONSTRUCTION:	XXXX26
PROJECT MANAGER:	JMR
DESIGNER:	BLS
DWG NO.:	10026635
	O-1B

A1 SITE GRADING - DRAINAGE PLAN
 1"=20'

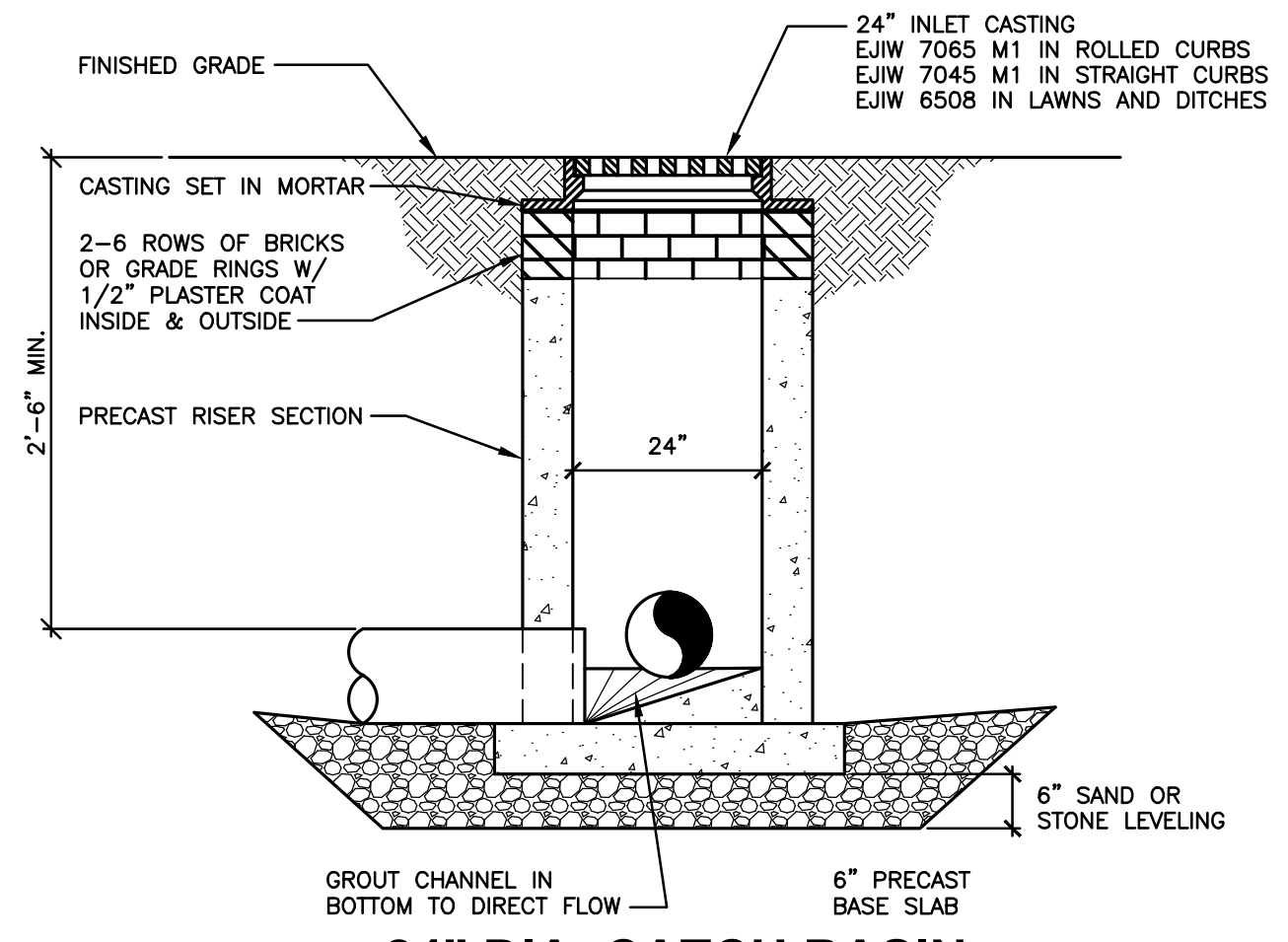


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 Last Saved By: B.VanGorder, 1/26/2026 1:48:41 PM
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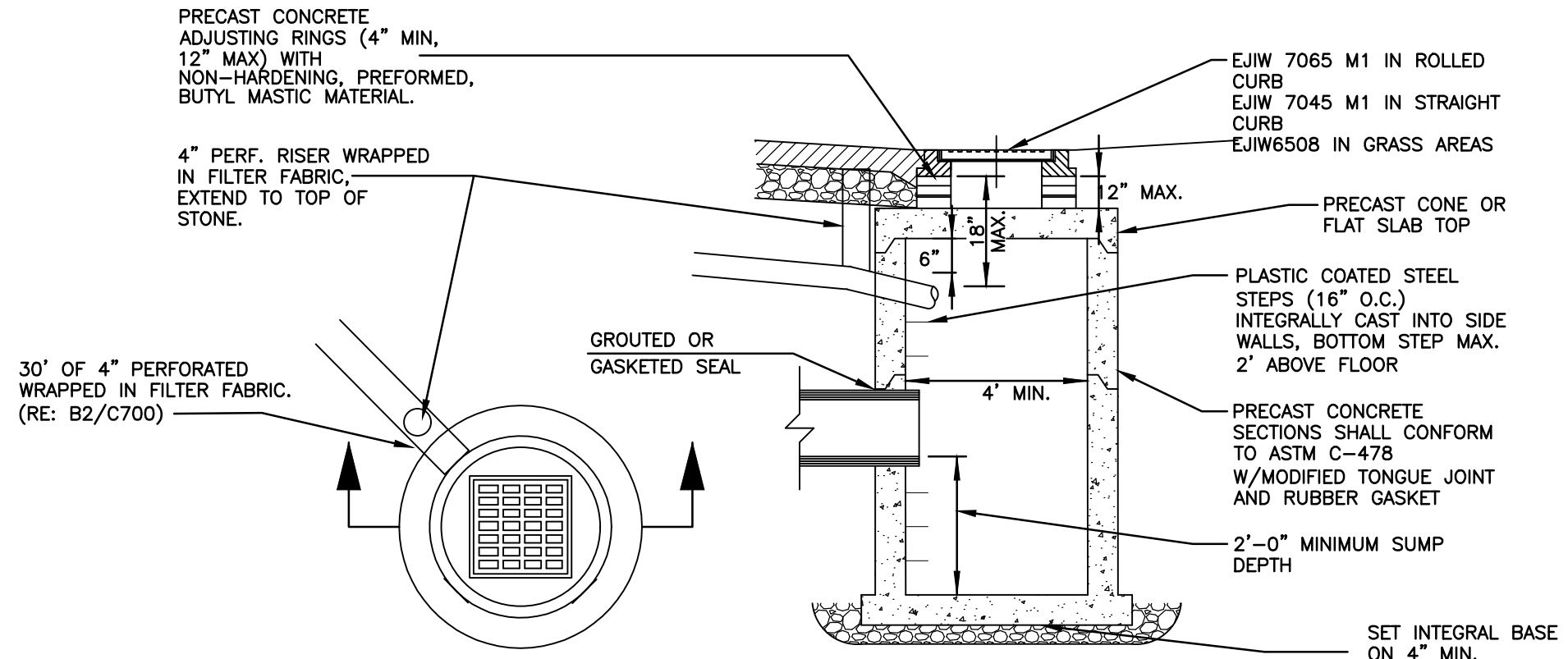
TYP. STORM MANHOLE

NO SCALE



24" DIA. CATCH BASIN

NO SCALE



STORM SEWER CATCH BASIN

NO SCALE

PROJECT NO. 10026635
 DATE 01/29/2026
 DR. BVG
 SHT. NO. O-1B

333 North Alabama Street
 Suite 200
 Indianapolis, IN 46204
 317.299.7500



MEIJER OUTLOT #338A
 9180 E. 56TH STREET BROWNSBURG, INDIANA 46112
STORM DETAILS

Appendix O-1C

Maintenance Checklists

I. Inlet and/or Manhole Inspection Checklist

Site Name: _____

Owner Changed Since Last Inspection? Y or N

Owner Name, Address, and Phone Number:

Location: _____

Date: _____

Time: _____

Inspector Name: _____

Inlet/Manhole Maintenance Item	Satisfactory/Unsatisfactory	Comments
Structure (Inspect at least once per year before rainy season)		
1. Sediment/Litter accumulation?		
2. Structure free from damage?		
3. Weir free from damage?		

Note: Sediments and debris shall be removed by hand or with a vacuum truck. Sediments and waste shall be disposed of in accordance with City of Indianapolis and any applicable state, and/or federal requirements.

Additional Comments and Actions to be Taken:

Timeframe:

II. Conveyance System Inspection Checklist

Site Name: _____

Owner Changed Since Last Inspection? Y or N

Owner Name, Address, and Phone Number:

Location: _____

Date: _____

Time: _____

Inspector Name: _____

Conveyance Maintenance Item	Satisfactory/ Unsatisfactory	Comments
Pipe/Swale (Inspect at least once per year before rainy season)		
1. Sediment/Litter accumulation?		
2. Structure free from damage?		
3. Weir free from damage?		

Note: Sediments and debris shall be removed by hand or with a vacuum truck. Sediments and waste shall be disposed of in accordance with City of Indianapolis and any applicable state, and/or federal requirements.

Additional Comments and Actions to be Taken:

Timeframe:

Appendix 0-1D

Right-of-Entry Statement

Right-of-Entry Statement

That I/We _____ after first being
duly sworn, depose and say:

The Town of Brownsburg has the right to enter the property and inspect the stormwater management facility or
BMP.

Property Address(es): Meijer Outlot #338A-OD1
9180 E 56th Street
Brownsburg, IN 46112

Signature of Affiant

Printed Name

State of _____)

) SS:

County of _____)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared

_____, who acknowledged the execution of the above and foregoing instrument to

its voluntary act and deed on the _____ day of _____, 20_____.

Commission Expiration Date

Notary

County of Residence

Printed Name