Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE

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

Project Name: McDonald's
Record Number: PSDP-25-10
TECH Meeting Date: 12/18/25

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
☐
☐ Ethan Pierce, Economic Development Manager

Water Department
☒ Frank Monts, Superintendent

Wastewater Department
☒ Kathy Dillon, Water Utilities Director
☐

Street Department
☐ Aaron Love, Superintendent
☐ Matt Griner, Asst. Superintendent

Parks Department
☐ Amber Lane, Director
☐

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

Lighting

a) Please convert the measurements from foot candles to lux

   i) 5 lux maximum along east side, 20 lux maximum along south

Parking

b) Parking calculation is based on the 2013 UDO, 1 parking space per 2 seats, please revise

c) Will there be bicycle parking/racks? If so, please show on plans

Architecture

d) Exterior façade shall be a minimum of 75% masonry or architectural block

e) Please indicate the percentage of fenestration on each façade (minimum 30%)

f) Facades shall project/recess a minimum of 3% of the length of the façade, extending at least 20% of the length of the façade, for facades over 75 feet in length

g) Facades shall include a repeating pattern with no less than 3 of the following elements: color change, texture change, material change, fenestration change, or profile change

Landscaping

h) Wintercreeper is considered an invasive species and will need replaced

i) Please show vision triangle on plan

j) In accordance with the chart in Section 9.03 (B), there shall be a value equivalent or greater than 50, for all landscaping on site

i) At least 10% of the unit value shall be deciduous shade trees

ii) At least 75% of the unit value shall be evergreen trees, evergreen shrubs, or earthen mounds

B.	Unit Values (minimum sizes at time of planting)	
1.	Deciduous Shade/Overstory Tree – 2 ½" Caliper	0.75
2.	Evergreen Tree – 9' Tall	0.75
3.	Deciduous Ornamental/Understory Tree – 1 ½" Caliper	0.50
4.	Evergreen Tree – 6' Tall	0.50
5.	Evergreen Shrub with Narrow Spread – 4' Tall	0.25
6.	Hedge Plant – 24" to 30" Spread	0.05
7.	Earthen Mound – 3' Tall	0.50
8.	Earthen Mound – 6' Tall	1.00
9.	Earthen Mound – 9' Tall	1.50

k) Parking islands shall contain a minimum of two 2½ -inch caliper shade trees, with turf or mulch complimentary to the building color scheme

l) Perimeter parking screening shall include shrubs at a minimum of 3 feet in height

i) Unit value for perimeter shrubs may be counted toward overall unit value

Fencing/Screening

m) Please provide details on the dumpster enclosure

n) Will there be any visible mechanical units/coolers (ground or roof)?

General

o) A multi-use trail should be shown along S. Green Street instead of a sidewalk

2) BUILDING

a) Care should be taken working anywhere in the right way on Green Street and Northfield Drive. A powerline and conduit running through that easement powers Town of Brownsburg signage on Green Street to the south. Power line is in one and a half inch conduit. Please note this on site plans.

3) CAPITAL PROJECTS

a) None

4) ECONOMIC DEVELOPMENT

a) None

5) WATER

a) None - This is in Citizens Energy Group's water service area

6) WASTEWATER

a) Drawing C001 number 22 under utilities section should reference sanitary conforming to west central conservancy requirements and not Town of Brownsburg.

b) Clarify who is responsible for the private stormwater infrastructure operation and maintenance. Property owner? Possibly an updated stormwater operation and maintenance manual is needed. The uploaded document for this item seems to be more of a drainage system study/report

7) STREET/PUBLIC WORKS

a) None

8) PARKS

a) None

9) FIRE TERRITORY

a) This site will require installation of a fire hydrant to meet the requirements of IN Fire Code 507.5.1

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.

i) For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

ii) 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).

10) POLICE

a) None

11) STORMWATER

a) See attached

12) BROWNSBURG COMMUNITY SCHOOL CORPORATION

a) None

13) **HENDRICKS COUNTY SURVEYOR**

a) This project will need to go through the Hendricks County Drainage Board approval process.

14) **HENDRICKS COUNTY ENGINEER**

a) None

15) **COUNTRYMARK**

a) None

16) **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: McDonalds
DESIGN PACKAGE: Development
DESIGNER: Civil & Environmental Consultants

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
1	Storm Structures	RS	A one tenth drop is required in all storm structures		
2	Flood Routing	RS	Refer to Ch. 151.21 I. for flood routing requirements. Show hatching, peak elevations, and flow path on plans. MFPG for structures is to be at least one foot above the localized peak ponding elevation.		
3	Inlet Grates	RS	The Town requires a precast pollution prevention message.		
4	Pipe Cover	RS	Pipe cover is to be a minimum of 2 feet. If this cannot be met, provide engineering justification, including protections for loading and frost heave, in the drainage report.		
5	Soil Survey Map	RS	This is required to be shown on the construction plans.		
6	Inlet Calcs	RS	Refer to Ch 151.21 D.3. for inlet calculation requirements. Include calculations for 50% clogged conditions in the report.		
7	Vertical Separation	RS	18" vertical separation is required between storm infrastructure and other utilities. The proposed sanitary line at catch basin 102 appears to only have 1.27 feet of separation according to the label in the profile.		
8	Downspouts/ Sumps	RS	Verify that downspouts (and sumps if applicable) will be directly connected to the storm pipe, no overland flow.		
9	Materials Staging	RS	Show on the plans where materials storage/staging will occur.		

These comments should not be construed as a comprehensive list of comments, and the reviewer may make additional comments based on subsequent submittals

TOWN OF Brownsburg

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: McDonald's Restaurant
Scope of Project:
Location of Project: 7030 Northfield Drive, Brownsburg, IN 46112
County(ies): Henrdicks
Latitude: **Longitude:**

Plan Submittal Date: **December 8, 2025**
Plan Review Date: **December 9, 2025**

Plan Preparer: Tyler Amicon **Affiliation:** Civil & Environmental Consultants, Inc.
Address: 10300 Alliance Road, Suite 300
City: Cincinnati **State:** OH **Zip:** 45242
Phone: 513-483-3519 **Cell Phone:** **Email:**

Project Site Owner: Amy Switzer **Company Name (if applicable):** McDonald's USA, LLC
Address: 110 N Carpenter Street
City: Chicago **State:** IL **Zip:** 60607
Phone: 913-660-2205 **Cell Phone:** **Email:**

Plan Reviewer: Mary Atkins, PE, CPESC **Affiliation:** Wessler Engineering **On behalf of:** Town of Brownsburg
Assisted By: Natalie Maag, Wessler Engineering
Address: 6219 South East Street
City: Indianapolis, IN **State:** IN **Zip:** 46227
Phone: 317-788-4551 **Cell Phone:** **Email:** MaryA@wesslerengineering.com

Plan Review Status:		
☐	**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).
☐	**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.
☐	**Conditional Acceptance**	Acceptance of the plan is conditional. The conditional acceptance is contingent upon addressing the issues identified in the comment sections.
☒	**Plan is Deficient**	Significant deficiencies were identified and must be addressed. Refer to the comment sections.

Action:	
☐	**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)
☒	**Do not file a Notice of Intent or commence land-disturbing activities:** Deficiencies must be adequately addressed and an acceptable plan review completed.
☒	**Comments:** Refer to Plan Review Comments Sections of this document.
☒	**Revisions:** Update and submit the revised Construction/Stormwater Pollution Prevention Plan as indicated below.
	☒ Update and submit a complete plan set that addresses plan deficiencies.
	☐ Update and submit a document (narrative and/or plan sheets) that address plan deficiencies.
	☐ Update and submit a complete plan set that addresses plan deficiencies. A comprehensive plan review will not be completed.

Plan Review Information

- *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:

☐	**Nature and Extent of Construction**	☐	**Close Proximity to Wetlands**
☐	**Close Proximity to Sensitive Area**	☐	**Potential for Direct Runoff to Receiving Waters**
☐	**Steep Topography on Proposed Construction Site**	☐	**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*
☐	☒	☐	**1**	Index of the location of required plan elements in the construction plan
☐	☒	☐	**2**	A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads
☐	☒	☐	**3**	Narrative of the nature and purpose of the project
☐	☒	☐	**4**	Latitude and longitude to the nearest fifteen (15) seconds
☐	☒	☐	**5**	Legal description of the project site
☐	☒	☐	**6**	11 X 17-inch plat showing building lot numbers/boundaries and road layout/names
☐	☒	☐	**7**	Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways
☐	☒	☐	**8**	Land use of all adjacent properties
☐	☒	☐	**9**	Identification of a U.S. EPA approved or established TMDL
☐	☒	☐	**10**	Name(s) of the receiving water(s)
☐	☒	☐	**11**	Identification of discharges to a water on the current 303d list of impaired waters and the pollutant(s) for which it is impaired
☐	☒	☐	**12**	Soil map of the predominant soil types
☐	☒	☐	**13**	Identification and location of all known wetlands, lakes and water courses on or adjacent to the project site (construction plan, existing site layout)
☐	☒	☐	**14**	Identification of any other state or federal water quality permits or authorizations that are required for construction activities– required 50-foot natural buffer
☐	☒	☐	**15**	Identification and delineation of existing cover, including natural buffers
☐	☒	☐	**16**	Existing topography at a contour interval appropriate to indicate drainage patterns
☐	☒	☐	**17**	Location(s) of where run-off enters the project site
☐	☒	☐	**18**	Location(s) of where run-off discharges from the project site prior to land disturbance. Erosion measures required at the discharge point.
☐	☒	☐	**19**	Location of all existing structures on the project site
☐	☒	☐	**20**	Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management

☐	☒	☐	**21**	Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features
☐	☒	☐	**22**	Size of the project area expressed in acres
☐	☒	☐	**23**	Total expected land disturbance expressed in acres
☐	☒	☐	**24**	Proposed final topography
☐	☒	☐	**25**	Locations and approximate boundaries of all disturbed areas
☐	☒	☐	**26**	Location, size, and dimensions of all stormwater drainage systems, such as culverts, storm sewers, and conveyance channels
☐	☒	☐	**27**	Locations of specific points where stormwater and non-stormwater discharges will leave the project site
☐	☒	☐	**28**	Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas
☐	☒	☐	**29**	Location of all on-site soil stockpiles and borrow areas
☐	☒	☐	**30**	Construction support activities that are expected to be part of the project
☐	☒	☐	**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:

- Please include a completed Stormwater Pollution Prevention Plan (SWPPP) and Operations and Maintenance (O&M) Manual with plan submittal.

Section B: Stormwater Pollution Prevention Plan – Erosion and Sediment Control/Project Site Management				
Adequate	**Deficient**	**NA**	**B**	*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.*
☐	☒	☐	**1**	Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges
☐	☒	☐	**2**	Stable construction entrance locations and specifications. Plan to clear tracking of sediments on road. Dust suppression plan.
☐	☒	☐	**3**	Specifications for temporary and permanent stabilization. Include seeding and mulching plan and 70% coverage requirement for final stabilization. Include 7-day stabilization requirement.
☐	☒	☐	**4**	Sediment control measures for concentrated flow areas (sediment basins if used have specific requirements)
☐	☒	☐	**5**	Sediment control measures for sheet flow areas
☐	☒	☐	**6**	Run-off control measures
☐	☒	☐	**7**	Stormwater outlet protection locations and specifications
☐	☒	☐	**8**	Grade stabilization structure locations and specifications
☐	☒	☐	**9**	Dewatering applications and management methods
☐	☒	☐	**10**	Measures utilized for work within waterbodies
☐	☒	☐	**11**	Maintenance guidelines for each proposed temporary stormwater quality measure
☐	☒	☐	**12**	Planned construction sequence describing the relationship between implementation of stormwater quality measures in relation to land disturbance
☐	☒	☐	**13**	Provisions for erosion and sediment control on individual building lots regulated under the proposed project
☐	☒	☐	**14**	Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1

☐	☒	☐	**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:

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Section C: Stormwater Pollution Prevention Plan – Post-Construction

Adequate	Deficient	NA	C	
				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.
☐	☒	☐	**1**	Description of pollutants and their sources associated with the proposed land use
☐	☒	☐	**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)
☐	☒	☐	**3**	Plan details for each stormwater measure
☐	☒	☐	**4**	Sequence describing stormwater measure implementation
☐	☒	☐	**5**	Maintenance guidelines for proposed post-construction stormwater measures. Operation and Maintenance (O&M) Manual.
☐	☒	☐	**6**	Entity that will be responsible for operation and maintenance of the post-construction stormwater measures

Section C – Comments:

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