



February 13, 2026

Town of Brownsburg  
Planning Commission Office  
61 North Green Street  
Brownsburg, Indiana 46112  
Attn: Technical Review Committee  
PH: (317) 852-1128

To whom it may concern:

Subject: REV1 Town of Brownsburg Comments  
013-1263 Brownsburg, IN McDonalds Restaurant (NSN 45201)  
7030 Northfield Drive, Brownsburg, IN 46112  
CEC Project 355-081

CEC is pleased to provide a response to the items noted in the first review provided by the Town of Brownsburg, Indiana's Technical Review Committee in December 2025. Written response as follows:

#### **Developed Services: Parking**

- 1. Note 1b: Parking calculation is based on the 2013 UDO, 1 parking space per 2 seats, please revise.*

**CEC Response: Parking space count has been revised per information provided by the Town of Brownsburg. Revision is reflected on sheet C000.**

- 2. Note 1c: Will there be bicycle parking/racks? If so, please show on plans.*

**CEC Response: Bike parking/racks are not included in the proposed work.**

#### **Developed Services: Fencing/Screening**

- 3. Note 1n: Will there be any visible mechanical units/coolers (ground or roof)?*

**CEC Response: Mechanical equipment will be screened.**

#### **Developed Services: General**

- 4. Note 1o: A multi-use trail should be shown along S. Green Street instead of a sidewalk.*

**CEC Response: The sidewalk along S Green Street has been changed to meet the standards of a multi-use trail.**

## **Building**

5. *Note 2a: 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.*

**CEC Response: A note has been added to sheet C200 “Construction along the right-of-way along Green Street and Northfield Drive is to be done with care. Protect the existing powerline and 1.5 inch conduit running through the existing easement.”**

## **Wastewater**

6. *Note 6a: Drawing C001 number 22 under utilities section should reference sanitary conforming to west central conservancy requirements and not Town of Brownsburg.*

**CEC Response: Sheet C001, note 22 has been revised to reference West Central Conservancy requirements instead of the Town of Brownsburg’s.**

7. *Note 6b: 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.*

**CEC Response: The property owner will be responsible for the on-site storm water infrastructure. An Operations and Maintenance Manual has been included with this resubmittal.**

## **Fire Territory**

8. *Note 9a: 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.*

**CEC Response: A new fire hydrant has been added to the site. See sheet C500 for location and more information.**

## **Stormwater**

9. *Note 11a: See attached.*

- a. *A one-tenth drop is required in all storm structures.*

**CEC Response: One-tenth drop incorporated within pipe network.**

- b. *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.*

**CEC Response: Flood routing has been added to the plan set on sheet C400.**

- c. *The Town requires a precast pollution prevention message.*

**CEC Response: A note has been added to the plans to include a precast pollution prevention message.**

- d. *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.*

**CEC Response: 2 feet of cover has been provided where possible. The grade to tie into the existing development to the south and the sanitary lateral connection are constraints that limit the amount of cover over a portion of the pipe. To mitigate the limited cover, the pipe material has been changed to reinforced concrete pipe in areas where cover is < 2 feet.**

- e. *This is required to be shown on the construction plans (referencing the Soil Survey Map).*

**A Soil Survey Map of the subject site has been added to the plan set on sheet C403-Soil Survey Map.**

- f. *Refer to Ch 151.21 D.3. for inlet calculation requirements. Include calculations for 50% clogged conditions in the report.*

**CEC Response: The Stormwater Management Report has been updated to include the required inlet calculations.**

- g. *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.*

**CEC Response: The maximum separation achievable, due to site constraints for the sanitary/storm crossing, is 1.27 feet. To mitigate the < 18 inch**

**separation, we are proposing concrete encasement of both the sanitary and storm lines as shown on the plans.**

- h. Verify that downspouts (and sumps if applicable) will be directly connected to the storm pipe, no overland flow.*

**CEC Response: It's confirmed that the downspouts on site will be directly connected to the storm pipe, and there will not be overland flow. A note has been added to sheet C400.**

- i. Show on the plans where materials storage/staging will occur.*

**Sheet C900 has been edited to show the materials storage/staging for the project.**

## **Landscaping**

- 1. Wintercreeper is considered an invasive species and will need replaced*

**CEC Response: Wintercreeper has been removed and replaced.**

- 2. Please show vision triangle on plan.*

**CEC Response: Vision triangles have been included.**

- 3. 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*

- a. At least 10% of the unit value shall be deciduous shade trees*

**CEC Response: Landscape plan has been updated accordingly.**

- b. At least 75% of the unit value shall be evergreen trees, evergreen shrubs, or earthen mounds.*

**CEC Response: Landscape plan has been updated accordingly.**

- 4. Parking islands shall contain a minimum of two 2-1/2 inch caliper shade trees, with turf or mulch complimentary to the building color scheme.*

**CEC Response: Landscape plan has been updated accordingly.**

- 5. Perimeter parking shall include shrubs at a minimum of 3 feet in height.*

- a. *Unit value for perimeter shrubs may be counted toward overall unit value.*

**CEC Response: Landscape plan has been updated accordingly.**