

Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE



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

Project Name: Karam Convenience Center DPR
Record Number: PSDP-25-12
TECH Meeting Date: December 18, 2025

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
- Shawn Pabst, 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
-

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) I think you may have attached the wrong document for the landscape plan, I don't see a planting schedule with provided and required plantings? You also will need vision clearance triangles shown on entrances with no landscaping encroaching into them.
- b) The lighting plan needs to be resubmitted and shown in lux so we can check for light trespass by the property lines. The lights also need to be full cutoff.
- c) The architectural details submittal needs to have the material percentages for each façade listed. Can you confirm the max height of the convenience building? The text was a little grainy. It appears the gas station canopy is 18.5' tall.

2) BUILDING

a) None

3) CAPITAL PROJECTS

- a) Detail sheets shall be updated to use Town labeled specifications from the Construction Standards Specifications and Details. Plans will need to be updated to show Town specifications for the resurfacing of Northfield Drive. Partial resurfacing of the road width is not permitted.
- b) Coordinate with Intersection improvement plans that have been awarded for construction. Funding assistance may be requested for intersection improvements by Town Staff, APC and or Town Council.
- c) Sidewalk/Trail specifications will need to installed per town specifications along all road frontage.
- d) Sign review is not included in this review. All signs shall be reviewed and permitted as required.

4) ECONOMIC DEVELOPMENT

a) None

5) WATER

- a) There is nothing on the plans showing where you intend to tap the water main, or what size service it will be. Please include this on the utility plan sheet.

6) WASTEWATER

a) None

7) STREET/PUBLIC WORKS

a) None

8) PARKS

a) None

9) FIRE TERRITORY

a) None

10) POLICE

a) None

11) STORMWATER

a) See attached

12) BROWNSBURG COMMUNITY SCHOOL CORPORATION

a) None

13) HENDRICKS COUNTY SURVEYOR

a) This project will be required to receive Drainage Board approval.

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: Karam Convenience Center
DESIGN PACKAGE: Primary Plat
DESIGNER:

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
	General	RS	The following comments are for information and planning purposes when preparing development plans. Note that Chapter 151 was updated April 25, 2024.		
1	Storm sewer design	RS	For the future development plan submittal, refer to Ch. 151.21 D. for storm sewer design standards and drainage report requirements.		
2	Flood routing	RS	For development plans, evaluate stormwater ponding and overflow path routing for Ch. 151.21 I.		
3	Drainage Report	RS	Refer to Ch. 151.20.B (2)(f) for drainage report guidelines. Include runoff, storm sewer sizing calculations, etc. when preparing the drainage report.		
4	Post-construction stormwater quality	RS	Refer to Ch. 151.23 for post-construction water quality volume and flow rate requirements. Upstream BMPs are required for ponds/underground detention. An Operation and Maintenance Manual and easements are required for BMPs. (Note: 30 minute minimum Tc for water quality flow rate calculations). For gas stations, additional treatment is required to remove zinc, copper, lead and polyaromatic hydrocarbons.		
5	County approval	RS	Coordinate with the Hendricks County Surveyor to determine if Drainage Board approval is necessary.		
6	Details and specifications	RS	Refer to the Town's Standard Details and Specifications when developing Construction Plans.		
7	Stormwater detention	RS	Detention design requirements follow Chapter 151.21 and Detail EW-04 "Detention/Retention Ponds" in the Town's Standard Details and Specifications. Ordinance revised in April 2024.		
8	Adequate outlet	RS	Ensure that there is an adequate outlet for drainage of stormwater.		
9	Impervious Surface Area	RS	For projects that are not single family homes, please provide the total amount of impervious surface area in square feet for the completed project. 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.		
10	Erosion control and SWPPP	MMT	If the project will disturb 1 acre or more of land then a SWPPP and Construction Stormwater General Permit will be required for the development plan submittal. Refer also to Chapter 151.22 for SWPPP requirements.		
These comments should not be construed as a comprehensive list of comments, and the reviewer may make additional comments based on subsequent submittals					



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: Karam Convenience and Retail Scope of Project: Fuel and convenience center Location of Project: 1485 W Northfield Drive County(ies): Hendricks Latitude: 39°46'48" N Longitude: 86°13'45" W	Plan Submittal Date: December 8, 2025 Plan Review Date: December 9, 2025
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Plan Preparer: Donald Fisher Address: 9755 Randall Drive, Suite 101A City: Carmel State: IN Phone: 317-848-9040 Cell Phone:	Affiliation: Insight Engineering Inc. Zip: 46280 Email:
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Project Site Owner: Address: 6691 E Manor Drive City: Terre Haute Phone:	Company Name (if applicable): Karam Properties LLC State: IN Zip: 47802 Cell Phone: Email:
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Plan Reviewer: Mary Atkins, PE, CPESC Assisted By: Michaela Tauil, CPESC Address: 6219 South East Street City: Indianapolis, IN Phone: 317-788-4551	Affiliation: Wessler Engineering State: IN Zip: 46227 Cell Phone:	On behalf of: Town of Brownsburg 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	Index of the location of required plan elements in the construction plan
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Land use of all adjacent properties
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9	Identification of a U.S. EPA approved or established TMDL
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	Name(s) of the receiving water(s)
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19	Location of all existing structures on the project site
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	Proposed final topography
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- **A2:** The maps provided on Sheet CS do not appear to be applicable to this project.
- **A3:** Section A13 of the SWPPP indicates there is existing concrete on the site to be removed however aerial imagery does not show existing concrete. Update as necessary.
- **A7:** There is not information included regarding flood zones on or adjacent to the project.
- **A8:** Indicate current land use of adjacent properties (e.g. residential, vacant, industrial, etc.).
- **A9:** The listed watershed is not applicable to the project location. Update and ensure the project has been evaluated for a TMDL.
- **A10:** The listed receiving water does not appear applicable to the project. Update accordingly.
- **A11:** Evaluate the receiving water to determine if it is on the 303(d) and any pollutant impairments.
- **A12:** Sheet C204 and the soils map are not included in the plan set. Update to include a soils map and reference the correct plan sheet.
- **A14:** The SWPPP indicates that 401/404 and DNR permits are required however it does not appear any wetlands, waterways or flood zones will be impacted. Please clarify.
- **A16:** Provide a plan sheet in the submittal showing existing contours.
- **A17:** Ensure existing vegetation is accurate for the project area.
- **A22/A23:** Sections A22 and A23 do not appear to have been updated for this project.
- **A24:** There is not a plan sheet in the submittal detailing proposed grading, elevations or contours.
- **A25:** Sheet C205 is not included in the submittal.
- **A26/A27:** Provide a plan sheet detailing the proposed storm sewer system.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	8	Grade stabilization structure locations and specifications
<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:

- B2-B8: There is not a plan sheet included in the set that details the location and extent of erosion and sediment control measures. Provide this sheet and update the SWPPP accordingly.
- B9: Guidelines for proper dewatering and/or a dewatering detail shall be provided to ensure that sediment laden water is not directly discharged in the event dewatering is required during construction.
- B12: Per Town of Brownsburg Construction Standards 01010, a pre-construction meeting must be scheduled with the Town a minimum of 48-hours prior to the start of construction. A note should be added to the plan sheets specifying this requirement.
- B12: Per Town of Brownsburg Construction Standards, submit notice of termination (NOT) inspection request to Town prior to filing NOT with IDEM. The note should be added to the Plan Sheets specifying this requirement.
- B14/B15: Sections B14 and B15 appear to be addressed on the left side of Sheet C205 however the SWPPP does not refer to this section. Update accordingly.
- B14: Include the IDEM Emergency Spill Line and Brownsburg Development Services as entities to be contacted in the event of a spill.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Plan details for each stormwater measure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Sequence describing stormwater measure implementation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Maintenance guidelines for proposed post-construction stormwater measures. Operation and Maintenance (O&M) Manual.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Entity that will be responsible for operation and maintenance of the post-construction stormwater measures

Section C – Comments:

- Section C: The plans do not depict a detention pond. Ensure it is clear in the SWPPP how water quality and quantity requirements will be met on the site and that they are accurately shown in the plans.
- Section C: Fueling areas must install appropriate practices to reduce lead, copper, zinc, and polyaromatic hydrocarbons in stormwater runoff. Clearly indicate how this requirement is being met.
- C5: The O&M Manual appears to be combined with the Stormwater Report. The O&M Manual shall be a separate document that meets the requirements of the Town of Brownsburg Chapter 151.
- C6: The SWPPP indicates an owner's association will be responsible for maintenance however only one owner is listed in the plans. Ensure this updated.