

Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE



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

Project Name: Dutch Bros.
Record Number: PSDP-26-4
TECH Meeting Date: 2/5/26

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
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- 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

Lighting

- a) Please convert the measurements from foot candles to lux
- b) All light fixtures must be full-cutoff and direct light downward
- c) Please provide specs (cutoff type, how installed, etc.) on pole lights, wall packs, and under-canopy lights

Parking

- d) Please show bicycle parking on plans. Minimum of 1 bicycle rack with 5 spaces required
- e) Please show stacking in drive-through lane and clearly indicate bypass lane. See Section 3.8 (E)
 - i) Any lane that is used at any point for additional drive-through customers and capacity shall not be counted as an escape lane
 - ii) Restaurants and coffee shops require 7 stacking spaces per drive-through lane

f) Parking far exceeds minimum required. Consider reducing parking to meet lot coverage percentage

Architecture

g) Front façade must meet one of these two requirements:

- i) Utilize 65% masonry materials, excluding window, door, roofing, fascia, and soffit materials; or
- ii) Incorporate 2 or more building materials (excluding window, display window, door, and roofing materials) provided 45% of the building façade is masonry materials

h) Side/Rear façades must meet one of these two requirements:

- i) Utilize 50% masonry materials, excluding window, door, roofing, fascia, and soffit materials; o
- ii) Incorporate 2 or more façade materials, one of which must be masonry wainscot or equivalent amount used in another architectural feature.

i) Decorative metal may be used as an accent material such that it does not make up more than 20% of any façade

j) Any facade 30 feet or greater in length must include visual relief in the form of a change in materials, color, texture, faux window, window, column, or change in the façade plane

- i) Visual relief shall repeat or be placed such that there are no large areas (420 square feet or larger) without some architectural variety

Landscaping

k) Please show the plant size at maturity in plant table (height/spread)

l) Please show the calculations used in determining number of plants

m) Bufferyard plantings shall meet the requirements for a High Intensity Buffer, Option 1 (Table 5-6)

- i) Trees and shrubs required as part of a buffer along a street may be included in the calculations for required Street Frontage landscaping

Table 5-6: High Intensity Buffer

	OPTION 1 BASE STANDARD	OPTION 2 FENCE/WALL	OPTION 3 VEGETATIVE SCREEN
Buffer Width (min.)	20'	15'	25'
Tree Planting (min.)*	1 shade or evergreen tree per 20 linear feet	1 evergreen tree per 30 linear feet, plus 1 shade tree per 60 linear feet	1 shade tree and 1 evergreen tree per 35 linear feet
Shrub Planting (min.)*	3 large shrubs per 20 linear feet	3 medium shrubs per 20 linear feet	Continuous planting at least 6' high and 100% opacity
Fence/Wall (min.)	n/a	6' high 100% opacity	n/a
Berm	Undulating berm with 4' 6" minimum height and 6' average height	n/a	n/a

- n) Show details on berm (high intensity buffer)
 - i) Undulating with a 4.5' minimum height, 6' average height, and at least 3 feet of height undulation within any 100 linear foot measurement along the berm
 - ii) Berm slopes should be no steeper than 3:1 (horizontal to vertical)
- o) Street Frontage Landscaping shall include 1.5 shade or evergreen trees, 1.5 ornamental trees, and 5 shrubs per 100 linear feet of frontage
- p) On-Site Landscaping shall include 4 shade trees and 8 shrubs per half acre of open space
 - i) Shall be calculated assuming the lot coverage is reduced to 75%
- q) Perimeter parking screening shall be included along parking areas on the north, east and south sides
 - i) Front side shall be a minimum of 8' wide with 6 trees and 23 shrubs
 - (1) May be planted within front buffer area, but the number of plants does not count toward the required number of bufferyard plants
 - ii) East side shall be a minimum of 6' wide with 7 trees and 27 shrubs
 - iii) Any parking that remains on the north side shall be screened with a minimum 6' wide buffer including 1 tree and 4 shrubs per 35 feet
- r) Parking islands shall be a minimum of 8' in width and 160 square feet in size, with one shade tree per 160 square feet
- s) Foundation Plantings shall be provided along the south, west, and east sides
 - i) Required plantings shall be a mix of shrubs, ornamental grasses, and perennial flower beds
 - (1) There shall be at least 1 shrub per 10 feet of building frontage
 - (2) No more than 20% may be ornamental grasses, and no more than 10 % may be flower beds
 - ii) Foundation plantings may be relocated across the site if they cannot be placed along the foundation due to loading zones or drive-through windows
- t) Please ensure vision triangles are correctly sized and landscaping is not located within the triangles (Section 5.16)
- u) Three Princeton Elms are indicated in the plan, but not listed in the plant table
- v) No one species of shrub may make up more than 35% of the total number.
 - i) Grey Owl Junipers are over 35%

Fencing/Screening

- w) Please provide details on the dumpster enclosure
- x) Will there be any visible mechanical units/coolers (ground or roof)?

General

- y) Please connect the front driveway to the west drive

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).
- d) ACTION REQUIRED: A private fire main and hydrant may be required. Note private hydrants on neighboring parcels do not meet this requirement.

10) POLICE

- a) None

11) STORMWATER

- a) See attached

12) BROWNSBURG COMMUNITY SCHOOL CORPORATION

- a) None

13) HENDRICKS COUNTY SURVEYOR

- a) None

14) HENDRICKS COUNTY ENGINEER

- a) None

15) COUNTRYMARK

- a) None

16) VECTREN

- a) None

Additional comments may be added during the Tech Review Meeting.

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: Dutch Brothers Coffee
DESIGN PACKAGE: Development
DESIGNER: Leesman Engineering & Assoc.

		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)		
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.		
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: Dutch Bro's Coffee Scope of Project: Coffe Shop Location of Project: 9096 E 56 th St. County(ies): Hendricks Latitude: Longitude:	Plan Submittal Date: Click here to enter a date. Plan Review Date: Click here to enter a date.
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Plan Preparer: Timothy Dwyer Address: 4820 Glenway Ave. City: Cincinnati State: OH Phone: 513-702-0571 Cell Phone:	Affiliation: Leesman Engineering & Assoc. Zip: 45238 Email:
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Project Site Owner (contact): Jory Zola Address: 3505 Columbia Parkway, Suite 100 City: Cincinhti State: OH Phone: Cell Phone:	Company Name (if applicable): SPS Development Partners Zip: 45226 Email: jzola@spspartners.com
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Plan Reviewer: Mary Atkins, PE, CPESC Assisted By: Address: 6219 South East Street City: Indianapolis, IN Phone: 317-788-4551 Cell Phone:	Affiliation: Wessler Engineering State: IN Zip: 46227 Email: MaryA@wesslerengineering.com	On behalf of: Town of Brownsburg
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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 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 type="checkbox"/>	Update and submit a complete plan set that addresses plan deficiencies.
<input type="checkbox"/>	Update and submit a document (narrative and/or plan sheets) that address plan deficiencies.
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1	Index of the location of required plan elements in the construction plan
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	3	Narrative of the nature and purpose of the project
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	Latitude and longitude to the nearest fifteen (15) seconds
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Legal description of the project site
<input 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 type="checkbox"/>	<input type="checkbox"/>	7	Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8	Land use of all adjacent properties
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	Identification of a U.S. EPA approved or established TMDL
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Name(s) of the receiving water(s)
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	12	Soil map of the predominant soil types
<input 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 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 type="checkbox"/>	<input type="checkbox"/>	15	Identification and delineation of existing cover, including natural buffers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16	Existing topography at a contour interval appropriate to indicate drainage patterns
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17	Location(s) of where run-off enters the project site
<input 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 type="checkbox"/>	19	Location of all existing structures on the project site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management

<input 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 type="checkbox"/>	<input type="checkbox"/>	22	Size of the project area expressed in acres
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23	Total expected land disturbance expressed in acres
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24	Proposed final topography
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25	Locations and approximate boundaries of all disturbed areas
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	27	Locations of specific points where stormwater and non-stormwater discharges will leave the project site
<input 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 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 type="checkbox"/>	30	Construction support activities that are expected to be part of the project
<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- [The SWPPP that was submitted references and is formatted based on the previous Rule 5. The State of Indiana has transitioned from permit by rule to the Construction Stormwater General Permit. Submit a SWPPP that has been developed based on the requirements of the Indiana Department of Environmental Management \(IDEM\) Construction Stormwater General Permit. Refer to this form for the required elements to be included in the SWPPP index.](#)

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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	4	Sediment control measures for concentrated flow areas (sediment basins if used have specific requirements)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Sediment control measures for sheet flow areas
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6	Run-off control measures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7	Stormwater outlet protection locations and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8	Grade stabilization structure locations and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	Dewatering applications and management methods
<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	13	Provisions for erosion and sediment control on individual building lots regulated under the proposed project
<input type="checkbox"/>	<input 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 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: <ul style="list-style-type: none"> The EPSC Notes on Sheet C1.1 references the City of Indianapolis standards. This submittal should follow the requirements of the Town of Brownsburg Chapter 151 Stormwater Management Ordinance and the Town of Brownsburg Construction Standards. Include the following per the Town of Brownsburg Ordinance and Standards: <ul style="list-style-type: none"> The Town of Brownsburg reserves the right to require additional onsite controls as deemed necessary to maintain compliance with the Construction Stormwater General Permit (CSGP) and the Town’s Stormwater Management Ordinance. All erosion and sediment controls, best management practices and pollution prevention measures must be installed and maintained in accordance with the Indiana Stormwater Quality Manual. Submit notice of termination (NOT) inspection request to Town prior to filing NOT with IDEM. 				

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

Section C – Comments:				
<ul style="list-style-type: none"> 				