

Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE

Project Name: Promenade, Sec. 3 Primary Plat
Record Number: PCPP-25-5
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
- Aaron Kaytar, 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
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Fire Territory

- Paul Hudson, Fire Marshal
- Jeff Schlageter, Deputy Fire Marshal

Police Department

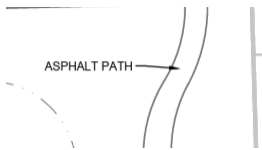
- Joe Grimes, Chief
- Pat Bullock, Captain
- Bryan Fultz, Major

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) Paxton Drive needs to have a public or private road designation written under it and if it is a ROW, put the width (ex. 56’ Public ROW)
- b) Add acreage dimensions under the square feet calculations for each lot on page C102.
- c) Note how wide and long this asphalt path is. I saw the sidewalks are labeled 5’ wide on the street section.



- d) You can combine your amenities plan and landscape plan since you are only required to have 1 amenity for 20 lots. I did not see a required vs proposed planting schedule table; that will need to be added to page L1.0. See below.

6. Additional Information for Residential Subdivision Plats: The following information shall be included with any primary plat for a residential subdivision:

a. An amenities exhibit showing the location and type of amenities to be provided throughout the subdivision. The Amenities Plan may use a combination of text and representative images to convey the amenities that will be provided.

b. Landscape plan and calculations showing the required landscaping and what is being proposed.

2) **BUILDING**

a) None

3) **CAPITAL PROJECTS**

a) None

4) **ECONOMIC DEVELOPMENT**

a) None

5) **WATER**

a) On the cover sheet, the phone number for the Water Dept. needs changed to 317-858-4147.

b) Please include all required valves and hydrants (no hydrant shown at dead-end of bump-out) on Development Plan submittal.

6) **WASTEWATER**

a) None

7) **STREET/PUBLIC WORKS**

a) None

8) **PARKS**

a) None

9) **FIRE TERRITORY**

a) Temporary fire turnaround noted.

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: Promenade Section 3
DESIGN PACKAGE: Primary Plat
DESIGNER: Banning Engineering

		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	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	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					