

Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE



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

Project Name: Hawk’s Landing Primary Plat
Record Number: PCPP-25-3
TECH Meeting Date: September 18, 2025

The following Technical Review Committee (“TECH”) members provided comments for the project as detailed below:

Development Services

-
- 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
-

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

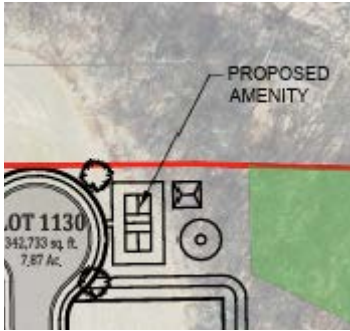
1) DEVELOPMENT SERVICES

- a) A land surveyor, not an engineer needs to stamp the plat.

Primary Plat Requirements.






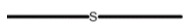

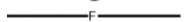



- 1. Preparation: The primary plat shall be prepared by a land surveyor licensed by the State of Indiana at a **scale** of no more than 1" = 100' and the sheets must be numbered in sequence if more than one sheet.

- b) Label what the proposed amenities are on the legend or plat.



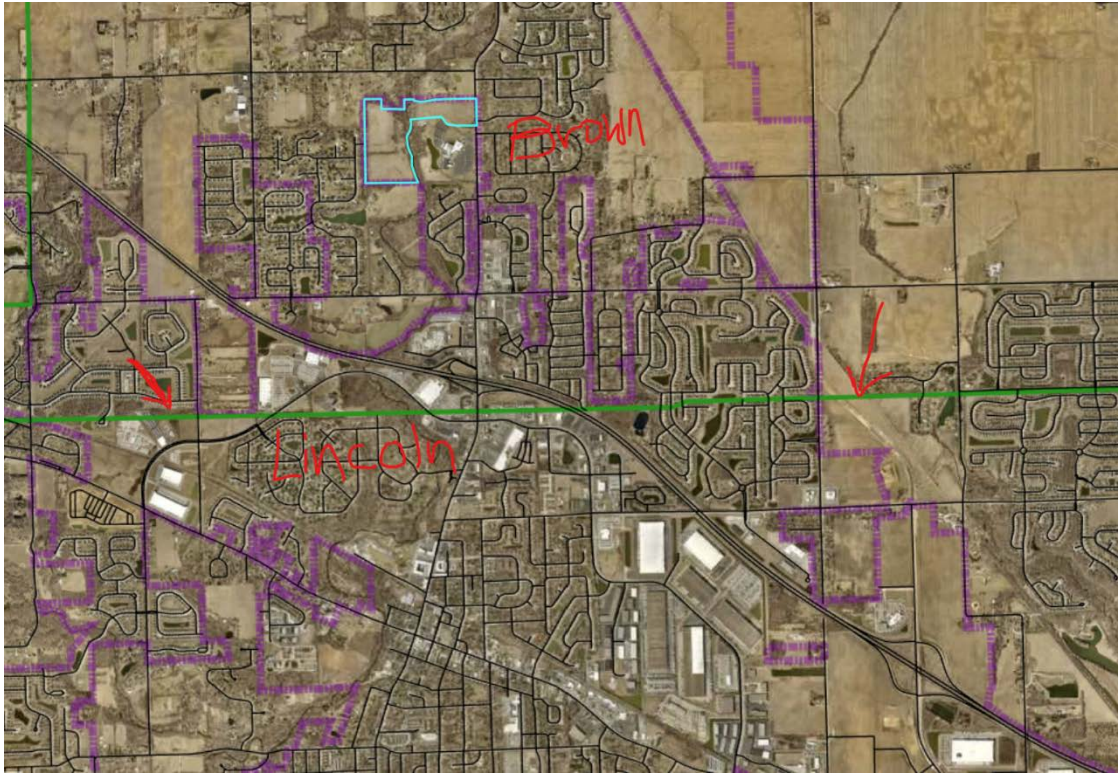
- c) There need to be calculations for required and proposed vegetation on the landscape plan.
- d) The tree preservation area is currently just being shown with a pale green outline. Adding a cross hatch would make it easier to see.
- e) Add names to all new streets and write if the streets are public or private.
- f) Mark the size of existing water, storm water, and sanitary sewer systems.

PROPOSED LEGEND

	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER INLETS
	STORM SEWER CURB INLET
	STORM SEWER END-SECTION
	SANITARY SEWER PIPE
	SANITARY SEWER MANHOLE
	SANITARY FORCEMAIN
	WATER MAIN
	STREET LIGHT
	STOP SIGN / STREET SIGN

D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
T.W.U.E.	WATER EASEMENT
L.B.E.	LANDSCAPE BUFFER YARD EASEMENT
IRR.	IRREGULAR
R/W	RIGHT OF WAY
B.S.L.	BUILDING SETBACK LINE
L.E.	LANDSCAPE EASEMENT
sq. ft.	SQUARE FEET

- g) The Letter of Intent/ Project Info has Lincoln being the township, it needs changed to Brown Township. It changes at the green horizon line shown below.



2) BUILDING

- a) None

3) CAPITAL PROJECTS

- a) Depending on traffic, additional improvements may need to be done to N. Green St (SR 267).

4) ECONOMIC DEVELOPMENT

- a) None

5) WATER

- a) On the cover page and all future plans, the Water Dept. contact should be changed to Frank Monts.
- b) I know this is just a primary plat and the water mains are just penciled in for now, but when construction plans are being drawn up, the water main coming in from SR 267 on Street "I" and around Street "G", across the creek and along Street "A" back out to CR 800 N all need to be 12" All other mains shall be 8". Please have valves on all sides of any tees, a valve on each side of the creek crossing, and hydrants spaced at 300' with hydrant locations at culdesacs per Town Standards.
- c) As a reminder, the booster station on SR 267, at the SE corner of Connection Pointe Church, must be upgraded at the developer's cost before Hawk's Landing can be served.

6) WASTEWATER

- a) The routing of the sanitary force main has changed significantly. The original layout provided accessibility. The updated layout has the force main placed in backyards and near the storm pond. How is safe accessibility going to be provided?
- b) Please provide verification that the development cannot be served completely by gravity. Long-term operation of maintenance of a lift station when the area can be served by gravity is not cost effective for the community.
- c) A reminder that downstream pump upgrades (Maple Lift Station) are needing completed at the time of sanitary line installation. The lift station is currently at capacity.

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) None

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: Hawk's Landing
DESIGN PACKAGE: Primary Plat
DESIGNER: Weihe Engineers

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
	General	MKA	We have no stormwater review comments for the Primary Plat. The following comments are for information and planning purposes when preparing development plans. Note that Chapter 151 was updated as of April 25, 2024.		
1	Storm sewer design	MKA	For the future development plan submittal, refer to Chapter 151.21 D. for storm sewer design standards and drainage report requirements.		
2	Flood routing	MKA	For development plans, evaluate stormwater ponding and overflow path routing for Ch. 151.21 I.		
3	Drainage Report	MKA	Refer to Chapter 151.20.B (2)(f) for drainage report guidelines. Include runoff, storm sewer sizing calculations when preparing the drainage report.		
4	Post-construction stormwater quality	MKA	Post-construction stormwater quality BMPs must be in accordance with Chapter 151.23 of the Brownsburg ordinances. An upstream BMP is required for detention ponds/underground. An Operation and Maintenance Manual will be required and easements for BMPs.		
5	County approval	MKA	Coordinate with the Hendricks County Surveyor to determine if Drainage Board approval is necessary.		
6	Details and specifications	MKA	Refer to the Town's Standard Details and Specifications when developing Construction Plans.		
7	Stormwater detention	MKA	Detention design requirements follow Brownsburg's ordinance, 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	MKA	Ensure that there is an adequate outlet for drainage of stormwater.		
9	Erosion control and SWPPP	MKA	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					