

Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE



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

Project Name: Quik Trip Landscape Plan
Record Number: PSDP-25-11
TECH Meeting Date: 12/18/25

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
-

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

5.10 (D) Street Frontage Landscaping

- a) One (1) additional ornamental tree should be shown along Generations Street (four calculated, only three shown on plan).

5.11 (A) On-Site Landscaping

- b) Please recalculate the area of open space. Current calculation appears to be from the previous plan for building area. Calculation now refers to total open space instead of building area. Additional plantings will be required.

5.11 (C) Parking Lot Landscaping

- c) Please ensure all landscape islands are a minimum of 160 square feet. Label square footage of each island.
- d) There should be a total of ten (10) parking lot island trees - one (1) at the end of each row of parking.

5.11 (D) Foundation Plantings

- e) There should be a total of 58 foundations plantings - 22 each on the east and west sides, 7 each on the north and south. The north, east, and west sides all have street frontage and would be considered fronts, south is considered a side.
- f) A max. of 20% of the 58 plantings may be ornamental grasses (max. of 12). Currently 16 are shown in the plans.

Other Landscape Comments

- g) 12 Chokeberry plants are indicated in the landscape schedule but not shown on the plan.
- h) No more than one species of shrub may make up over 35% of the total. Currently the number of yew plants is over 35% of the shrubs.

2) **BUILDING**

- a) None

3) **CAPITAL PROJECTS**

- a) None

4) **ECONOMIC DEVELOPMENT**

- a) None

5) **WATER**

- a) None - This is in Citizens Energy Group's water service area

6) **WASTEWATER**

- a) None - Sanitary is outside of Brownsburg service area

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 is not 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: QuikTrip 7263
DESIGN PACKAGE: Development Plan
DESIGNER: Spaceco

| | | 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 | | | | | |