Advisory Plan Commission
TECHNICAL REVIEW COMMITTEE

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

Project Name: Lions Trucking DPR
Record Number: PSDP-23-21
TECH Meeting Date: November 6, 2025

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

Development Services
- ☐ Jenna Wertman, AICP, Director
- ☒ Lauren Bouslog, Associate Planner
- ☐ Steve Fletcher, Building Commissioner
- ☐ 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
- ☐

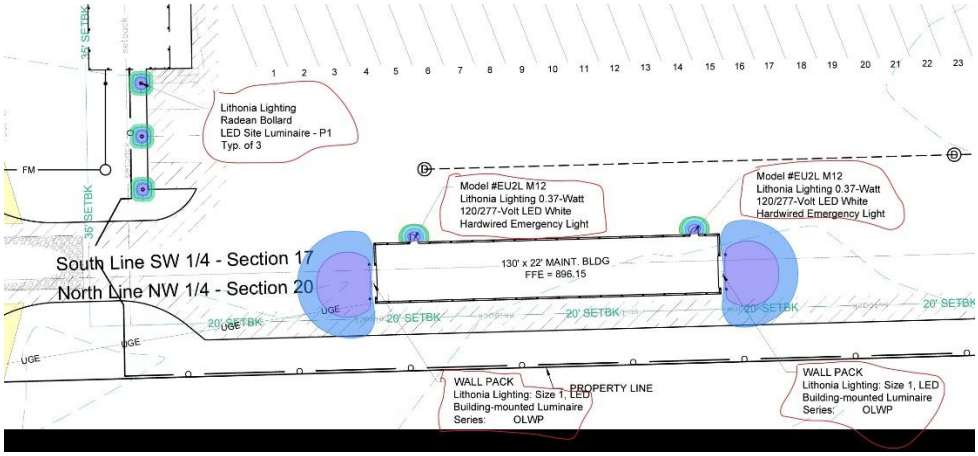
Fire Territory
- ☒ Paul Hudson, Fire Marshal
- ☐ Jeff Schlageter, Deputy Fire Marshal

Police Department
- ☐ Joe Grimes, Chief
- ☐ Pat Bullock, Captain
- ☐ Bryan Fultz, Major

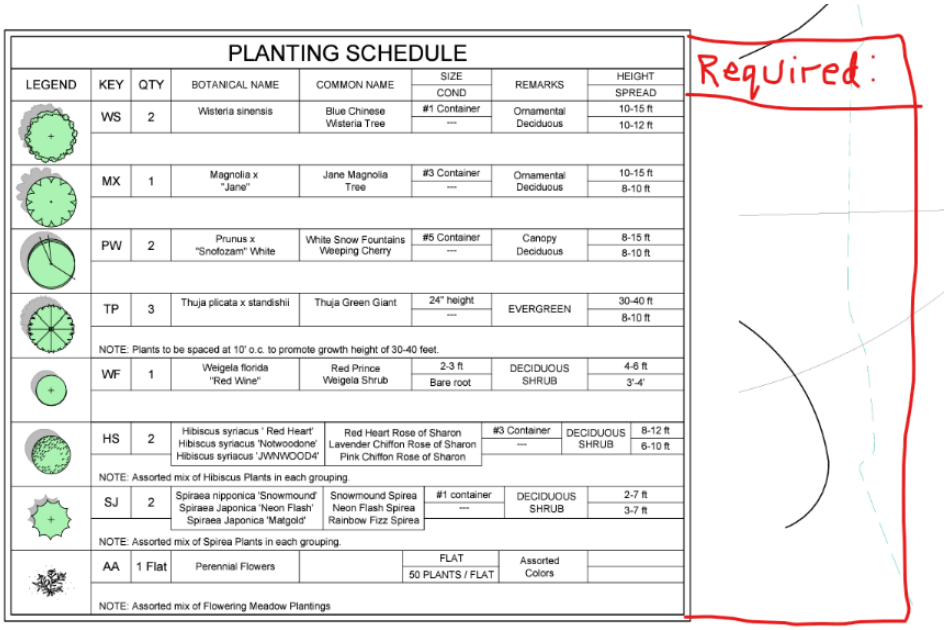
External Agencies
- ☐ Regan Huff, BCSC
- ☐ Dave Gaston, P.S., Hend. Co. Surveyor
- ☐ John Ayers, Hendricks Co. Engineer
- ☐ Mary Atkins, Wessler Engineering
- ☐ Angie DeKemper, CountryMark
- ☐ Gerry Jones, Vectren

1) DEVELOPMENT SERVICES

a) Add a lighting spec sheet for your outdoor lighting. We also need the light output shown in lux. Since this is an MS zoned district, the allowable light at the property line is 30 lux. Pole, wall, or ground mounted fixtures must be full-cutoff fixtures.



b) Provide landscape tables that show the calculations of required versus provided landscaping (onsite landscaping requirements, any applicable buffer planting requirement, etc.) You only have provided currently, see pic below.



PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT / SPREAD
	WS	2	Wisteria sinensis	Blue Chinese Wisteria Tree	#1 Container / ---	Ornamental Deciduous	10-15 ft / 10-12 ft
	MX	1	Magnolia x "Jane"	Jane Magnolia Tree	#3 Container / ---	Ornamental Deciduous	10-15 ft / 8-10 ft
	PW	2	Prunus x "Snofozam" White	White Snow Fountains Weeping Cherry	#5 Container / ---	Canopy Deciduous	8-15 ft / 8-10 ft
	TP	3	Thuja plicata x standishii	Thuja Green Giant	24" height / ---	EVERGREEN	30-40 ft / 8-10 ft
NOTE: Plants to be spaced at 10' o.c. to promote growth height of 30-40 feet.							
	WF	1	Weigela florida "Red Wine"	Red Prince Weigela Shrub	2-3 ft / Bare root	DECIDUOUS SHRUB	4-6 ft / 3'-4'
	HS	2	Hibiscus syriacus ' Red Heart' / Hibiscus syriacus 'Notwoodone' / Hibiscus syriacus 'JWNWOOD4'	Red Heart Rose of Sharon / Lavender Chiffon Rose of Sharon / Pink Chiffon Rose of Sharon	#3 Container / ---	DECIDUOUS SHRUB	8-12 ft / 6-10 ft
NOTE: Assorted mix of Hibiscus Plants in each grouping.							
	SJ	2	Spiraea nipponica 'Snowmound' / Spiraea Japonica 'Neon Flash' / Spiraea Japonica 'Matgold'	Snowmound Spirea / Neon Flash Spirea / Rainbow Fizz Spirea	#1 container / ---	DECIDUOUS SHRUB	2-7 ft / 3-7 ft
NOTE: Assorted mix of Spirea Plants in each grouping.							
	AA	1 Flat	Perennial Flowers		FLAT / 50 PLANTS / FLAT	Assorted Colors	
NOTE: Assorted mix of Flowering Meadow Plantings							

Required:

d) Do you plan on putting a dumpster that would require a trash receptacle screen on all sides (wall or fence) by the new truck maintenance building? If so, it would need to be a similar material that complements the new building's facade, be placed on a paved surface and be accessible by gates.

e) A sidewalk is required on this side of CR 1000 E.

f) Add material percentages for each facade to your architectural detail submittal and include architectural details for the office on the site, not just the maintenance building.

2) BUILDING

a) None

3) CAPITAL PROJECTS

a) None

4) ECONOMIC DEVELOPMENT

a) None

5) WATER

a) None

6) WASTEWATER

a) This is outside of Brownsburg's Sanitary service area.

b) The Stormwater O&M appears to be the drainage report. A Stormwater O&M will need to be provided indicating the Property owner is responsible for the Stormwater system maintenance.

7) STREET/PUBLIC WORKS

a) Show radiuses at the entrance

b) TR-13 connection to existing street as well as add 02504

c) Check on transportation plan for sidewalks needed and add as necessary.

8) PARKS

a) None

9) FIRE TERRITORY

a) Utility plan does not show any fire hydrants. East end of maintenance building is approximately 300 feet from the front of the property.
IN Fire Code 675 IAC 22-2.5

507.5 Fire hydrant systems.

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.

ACTION REQUIRED: Produce exhibit showing compliance with IFC 507.5.1. A private hydrant may be required.

b) Site analysis table on sheet C000 lists 1 building with a square footage of 2080 ft^2. Following sheets show 2 buildings with a total square footage of 3760 ft^2.
675 IAC 12-6-7 (b) (1) Plans shall be sufficiently clear and complete to show in detail that the proposed work will comply with the rules of the commission.

ACTION REQUIRED: Submit corrected sheets

c) Revised plan uploaded on 10/7/25 includes a building at the east end of the property that was not included in the original submission. New building is more than 700 feet from the hydrant shown on CR 1000 E. Please note my previous comment re: private fire main and hydrant. A private hydrant will be required within 400 feet of all points on the exterior of buildings per IFC 507.5.1.

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

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.

16) VECTREN

a) None

TOWN OF Brownsburg

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: Lion Trans Inc. Maintenance Building
Scope of Project: Parking Lot and Maintenance Building
Location of Project: 4005 N. County Road 1000E
County(ies): Hendricks
Latitude: 39°49'20.98" N **Longitude:** 86°20'42.20" W

Plan Submittal Date: **October 7, 2025**
Plan Review Date: **November 4, 2025**

Plan Preparer: Brian Moench **Affiliation:** Moench Engineering, P.C.
Address: 4000 Clarks Creek Road
City: Plainfield **State:** IN **Zip:** 46168
Phone: (317) 837-2767 **Cell Phone:** NA **Email:**

Project Site Owner: Malhi Kulwinder & Jigna Shah Jtsur **Company Name (if applicable):**
Address: 7631 E. US Hwy 36
City: Avon **State:** IN **Zip:** 46123
Phone: 317-989-1580 **Cell Phone:** **Email:**

Plan Reviewer: Mary Atkins, PE, CPESC **Affiliation:** Wessler Engineering **On behalf of:** Town of Brownsburg
Assisted By: Michaela Tauil, CPESC
Address: 6219 South East Street
City: Indianapolis, IN **State:** IN **Zip:** 46227
Phone: 317-788-4551 **Cell Phone:** **Email:** MaryA@wesslerengineering.com

Plan Review Status:		
☐	**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).
☐	**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.
☐	**Conditional Acceptance**	Acceptance of the plan is conditional. The conditional acceptance is contingent upon addressing the issues identified in the comment sections.
☒	**Plan is Deficient**	Significant deficiencies were identified and must be addressed. Refer to the comment sections.

Action:	
☐	**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)
☒	**Do not file a Notice of Intent or commence land-disturbing activities:** Deficiencies must be adequately addressed and an acceptable plan review completed.
☒	**Comments:** Refer to Plan Review Comments Sections of this document.
☒	**Revisions:** Update and submit the revised Construction/Stormwater Pollution Prevention Plan as indicated below.
	☒ Update and submit a complete plan set that addresses plan deficiencies.
	☒ Update and submit a document (narrative and/or plan sheets) that address plan deficiencies.
	☐ Update and submit a complete plan set that addresses plan deficiencies. A comprehensive plan review will not be completed.

Plan Review Information

- *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:

☐	**Nature and Extent of Construction**	☐	**Close Proximity to Wetlands**
☐	**Close Proximity to Sensitive Area**	☐	**Potential for Direct Runoff to Receiving Waters**
☐	**Steep Topography on Proposed Construction Site**	☒	**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*
☒	☐	☐	**1**	Index of the location of required plan elements in the construction plan
☒	☐	☐	**2**	A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads
☒	☐	☐	**3**	Narrative of the nature and purpose of the project
☒	☐	☐	**4**	Latitude and longitude to the nearest fifteen (15) seconds
☒	☐	☐	**5**	Legal description of the project site
☒	☐	☐	**6**	11 X 17-inch plat showing building lot numbers/boundaries and road layout/names
☒	☐	☐	**7**	Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways
☒	☐	☐	**8**	Land use of all adjacent properties
☒	☐	☐	**9**	Identification of a U.S. EPA approved or established TMDL
☒	☐	☐	**10**	Name(s) of the receiving water(s)
☒	☐	☐	**11**	Identification of discharges to a water on the current 303d list of impaired waters and the pollutant(s) for which it is impaired
☒	☐	☐	**12**	Soil map of the predominant soil types
☒	☐	☐	**13**	Identification and location of all known wetlands, lakes and water courses on or adjacent to the project site (construction plan, existing site layout)
☒	☐	☐	**14**	Identification of any other state or federal water quality permits or authorizations that are required for construction activities– required 50-foot natural buffer
☒	☐	☐	**15**	Identification and delineation of existing cover, including natural buffers
☒	☐	☐	**16**	Existing topography at a contour interval appropriate to indicate drainage patterns
☒	☐	☐	**17**	Location(s) of where run-off enters the project site
☒	☐	☐	**18**	Location(s) of where run-off discharges from the project site prior to land disturbance. Erosion measures required at the discharge point.
☒	☐	☐	**19**	Location of all existing structures on the project site
☒	☐	☐	**20**	Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management

☒	☐	☐	**21**	Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features
☒	☐	☐	**22**	Size of the project area expressed in acres
☒	☐	☐	**23**	Total expected land disturbance expressed in acres
☒	☐	☐	**24**	Proposed final topography
☒	☐	☐	**25**	Locations and approximate boundaries of all disturbed areas
☒	☐	☐	**26**	Location, size, and dimensions of all stormwater drainage systems, such as culverts, storm sewers, and conveyance channels
☒	☐	☐	**27**	Locations of specific points where stormwater and non-stormwater discharges will leave the project site
☒	☐	☐	**28**	Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas
☒	☐	☐	**29**	Location of all on-site soil stockpiles and borrow areas
☒	☐	☐	**30**	Construction support activities that are expected to be part of the project
☒	☐	☐	**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:

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Section B: Stormwater Pollution Prevention Plan – Erosion and Sediment Control/Project Site Management				
Adequate	**Deficient**	**NA**	**B**	*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.*
☒	☐	☐	**1**	Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges
☒	☐	☐	**2**	Stable construction entrance locations and specifications. Plan to clear tracking of sediments on road. Dust suppression plan.
☐	☒	☐	**3**	Specifications for temporary and permanent stabilization. Include seeding and mulching plan and 70% coverage requirement for final stabilization. Include 7-day stabilization requirement.
☒	☐	☐	**4**	Sediment control measures for concentrated flow areas (sediment basins if used have specific requirements)
☒	☐	☐	**5**	Sediment control measures for sheet flow areas
☐	☐	☒	**6**	Run-off control measures
☐	☒	☐	**7**	Stormwater outlet protection locations and specifications
☐	☐	☒	**8**	Grade stabilization structure locations and specifications
☐	☒	☐	**9**	Dewatering applications and management methods
☐	☐	☒	**10**	Measures utilized for work within waterbodies
☐	☒	☐	**11**	Maintenance guidelines for each proposed temporary stormwater quality measure
☐	☒	☐	**12**	Planned construction sequence describing the relationship between implementation of stormwater quality measures in relation to land disturbance
☐	☐	☒	**13**	Provisions for erosion and sediment control on individual building lots regulated under the proposed project
☒	☐	☐	**14**	Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1

☒	☐	☐	**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:

- General: Per Section 3.3(a)(13), notice shall be posted near the main entrance of the project site containing all documentation listed in Section 3.3(a)(13)(A). Include a note in the plans specifying this requirement.
- B3: Per Town of Brownsburg Construction Standards 02101, prior to seeding, disturbed areas must be graded to final grade and receive a minimum of four (4) inches of topsoil. A note should be added to the Plan Sheets specifying this requirement.
- B3: Include a note that stabilization must be initiated by the end of the seventh day the area is left idle and stabilization shall be completed within 14 days after initiation per the requirements of the Construction Stormwater General Permit.
- B3: Per the CSGP Section 3.4(b), final stabilization of a project site is achieved when all land disturbing activities have been completed and a uniform perennial vegetative cover with a density of seventy percent has been established on all unpaved disturbed areas.
- B7: Per the Town of Brownsburg Construction Standards 02101, Section 2.01(F) Riprap placed for pipe and outfall protection shall be contained in a gabion basket. Please update plans to include gabion baskets for rip rap outlet protection.
- B9: Include a detail and/or specifications for dewatering in the event that it becomes necessary during construction activities It is recommended that a dewatering bag detail be provided, or otherwise note that sediment laden water shall be directed to an appropriate sediment control measure or a series of control measures that minimizes the discharge of the sediment.
- B11: Section B11 of the SWPPP should be in reference to erosion and sediment control measures proposed for use during construction. Provide specific maintenance guidelines in the SWPPP or with the construction details for the erosion control blanket, inlet protection, concrete washout and silt fence.
- 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: Include a note on the plans stating the following: per the IDEM CSGP Section 6.4(a)(9)(B) a notice of termination shall be verified by the local MS4 before submittal to IDEM. The Town of Brownsburg shall be contacted prior to filing of the NOT to verify eligibility for termination of permit coverage.

Section C: Stormwater Pollution Prevention Plan – Post-Construction

Adequate	Deficient	NA	C	*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.*
☒	☐	☐	**1**	Description of pollutants and their sources associated with the proposed land use
☒	☐	☐	**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)
☒	☐	☐	**3**	Plan details for each stormwater measure
☒	☐	☐	**4**	Sequence describing stormwater measure implementation
☐	☒	☐	**5**	Maintenance guidelines for proposed post-construction stormwater measures. Operation and Maintenance (O&M) Manual.
☒	☐	☐	**6**	Entity that will be responsible for operation and maintenance of the post-construction stormwater measures

Section C – Comments:

- General: Ensure stormwater measures meet all of the Town of Brownsburg ordinances and standards. Refer to the Stormwater Review Comments.
- O&M Manual: The O&M Manual refers to Hendrick's County and County review officials however the Town of Brownsburg is the regualtory authority. Update throughout.
- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance, the O&M manual shall include a site plan that depicts the stormwater runoff flow direction, drainage patterns and the flood routing path of the project site. This information was not provided in the site map; provide accordingly.
- O&M Manual: In one of the site maps provided, clearly callout the location of the bioretention area to be inspected by the owner.
- O&M Manual: The Operation, Maintenance and Inspection checklist provided is for a swale and not a biortention area. Provide a checklist that is applicable to the practice used on this project.
- O&M Manual: The function of a bioretention basin is impacted by the vegetation. Include guidance in the manual on dealing with invasives and how to reseed properly if areas become bare or vegetation needs replaced.

TOWN OF BROWNSBURG STORMWATER/DRAINAGE PLAN REVIEW

CO Comment Originator
CR Comment Respondee

NAME OF PROJECT: Lion's Trucking
DESIGN PACKAGE: Development
DESIGNER: Moench Engineering

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
1	Forebay	RS	Per Ch 151.21 C.1.h. The Town does not allow the use of forebays. Refer to Ch 151.23 for WQ guidance.		
2	Easements	RS	The drainage easement around the retention pond appears to overlap into the ROW.		
3	Flood Routing	RS	Evaluate stormwater ponding and overflow path routing for Ch. 151.21 I. Show the ponded areas as hatched on the construction plans with peak elevation listed. Indicate the overland flow path. The flood route conditions assume the storm network is full/clogged and flow must travel overland.		
4	Pipe Cover	RS	Minimum 2 feet cover is required.		
5	Emergency Spillway	RS	The report states that the crest for ES is 867.89 (0.11 ft below TOB). However, the plans show ES crest at 866.58 and TOB at 867.58. Where is the E.S. located - show on the plans.		
6	Inlets	RS	The inlet calcs under 50% clogged conditions do not show depth of ponding at the inlets. Max allowed is 6 inches.		
7	Pond	RS	Will this function as a dry pond? Dry ponds require an underdrain. Refer to the Town's construction detail EW-04 for applicable items to show on the plans for ponds.		
8	Force Main	RS	A new force main appears to be planned along the edge of the pond. Verify that all local and state setback requirements are met.		
9	Concrete Apron	RS	Is this designed to convey stormwater?		
10	Impervious Surface Area	RS	Provide the total amount of impervious surface area in square feet for the completed project on the title sheet of the construction plans. 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.		
11	Adequate outlet	RS	Include analysis of the downstream receiving storm pipe to show it has adequate capacity for the release from the pond.		
12	PreCast Message	RS	All storm grate castings shall be pre-cast with a pollution prevention message.		
13	HGL	RS	Include 10 year HGL calcs in the drainage report showing that the HGL remains below the crown of the pipe.		

TOWN OF BROWNSBURG STORMWATER/DRAINAGE PLAN REVIEW

CO Comment Originator
CR Comment Respondee

NAME OF PROJECT: Lion's Trucking
DESIGN PACKAGE: Development
DESIGNER: **Moench Engineering**

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
14	Construction Details	RS	If not using the Town's standard details, verify that all applicable requirements from the Town's standard details are reflected in the details used on the plans. e.g. Missing toewall on the outlet end section detail (minimum 36" for incoming to ponds), missing details required by EW-04, etc.		
15	Report	RS	Must be prepared by licensed P.E. or P.L.S. List who prepared the report.		
16	Detention Sizing	RS	Use the TR-55 method. CN for proposed conditions shall be the next less infiltrating class for soils. e.g. HSG C soil must be HSG D soil in the calculation. Minimum Tc to be used for detention sizing is 30 minutes.		
17	Downspouts/ Sumps	RS	Verify that downspouts (and sumps if applicable) tie directly into the storm sewer system and do not allow overland flow.		
18	Pipe Profile	RS	Include pipe profile on the construction plans. A minimum one tenth drop is required in structures.		

These comments should not be construed as a comprehensive list of comments, and the reviewer may make additional comments based on subsequent submittals