



Over 30 Years of Making Your Project Our Priority

October 2, 2025

Kevin Tolloty
Senior Planner
Department of Development Services
Town of Brownsburg
61 N Green Street
Brownsburg, IN 46112

Re: Auburn Ridge West – Rezone
Banning Project No. 23248
PCMA-26-1 Auburn Ridge West Rezone

Greetings Kevin:

Please find below comments received during the February 5th, 2026 TECH meeting for the above mentioned project with our responses to each.

(A) DEVELOPMENT SERVICES

- 1) Coordinate with Hendricks County about any road or intersection improvements they may require. Entrances will need to have passing blisters or follow the modified entrance standard of the Construction Standards
 - i. **Duly noted.**
- 2) You will likely get questions about anticipated amenities for this extension of Auburn Ridge and how the open areas will be activated
 - i. **Duly noted. We plan to share the amenities with the Auburn Ridge subdivision, due to this being an extension of the existing subdivision.**
- 3) Has a traffic study been started?
 - i. **See previous traffic study attached.**

(B) BUILDING

- 1) No comments at this time.

(C) CAPITOL PROJECTS

- 1) No comments at this time.

(D) ECONOMIC DEVELOPMENT

- 1) No comments at this time.

(E) WATER

- 1) No comments at this time.

(F) WASTEWATER

- 1) Downstream Sanitary improvements (increase impeller size) are needed to a lift station.
 - i. **Duly noted.**



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(G) STREET/PUBLIC WORKS

1) No comments at this time.

(H) PARKS

1) No comments at this time.

(I) FIRE TERRITORY

1) No comments at this time.

(J) POLICE

1) No comments at this time.

(K) STORMWATER

1) See Attached.

i. See responses attached.

(L) BROWNSBURG COMMUNITY SCHOOL CORPORATION

1) No comments at this time.

(L) HENDRICKS COUNTY SURVEYOR

1) This project appears to outlet into the Tilden Terrace Regulated Drain therefore it will be required to make application to the Hendricks County Drainage Board.

i. We are coordinating with the County Surveyor.

(M) COUNTRYMARK

1) No comments at this time.

(N) VECTREN

1) No comments at this time.

Please do not hesitate to contact me with any additional comments.

A handwritten signature in blue ink that reads "Auston Lewis".

Professionally,

Auston Lewis

TOWN OF BROWNSBURG STORMWATER/DRAINAGE PLAN REVIEW

CO Comment Originator
 CR Comment Respondee

NAME OF PROJECT: Auburn Ridge West
DESIGN PACKAGE: Rezone
DESIGNER: Banning

		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.	AGL	Duly Noted.
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.	AGL	Duly Noted.
2	Flood routing	RS	For development plans, evaluate stormwater ponding and overflow path routing for Ch. 151.21 I.	AGL	Duly Noted.
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.	AGL	Duly Noted.
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)	AGL	Duly Noted.
5	County approval	RS	Coordinate with the Hendricks County Surveyor to determine if Drainage Board approval is necessary.	AGL	We are in the process of coordinating with the County Surveyor.
6	Details and specifications	RS	Refer to the Town's Standard Details and Specifications when developing Construction Plans.	AGL	Duly Noted.
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.	AGL	Duly Noted.
8	Adequate outlet	RS	Ensure that there is an adequate outlet for drainage of stormwater.	AGL	Duly Noted.
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.	AGL	Duly Noted.

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