

**Advisory Plan Commission**  
**TECHNICAL REVIEW COMMITTEE**



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

Project Name:  
Record Number:  
TECH Meeting Date:

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
- Mitchell Giesting, Planner I
- Steve Fletcher, Building Commissioner/Director
- Frank Wise, Senior Building Inspector

Town Administration

- Debbie Cook, Town Manager
- Shawn Pabst, 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

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) Will sidewalks be placed alongside the streets in the future and what is the timeframe if so?

**2) BUILDING**

- a) None

**3) CAPITAL PROJECTS**

- a) I have concerns with the “pork chop” working without a median or barrier

**4) WATER**

- a) None

**5) WASTEWATER**

- a) None

**6) STREET/PUBLIC WORKS**

a) None

**7) PARKS**

a) None

**8) FIRE TERRITORY**

a) Sheet C100 incorrectly lists location in Brown Township. This location is located in Lincoln Township POLICE

**9) STORMWATER**

a) None

**10) BROWNSBURG COMMUNITY SCHOOL CORPORATION**

a) None

**11) HENDRICKS COUNTY SURVEYOR**

a) None

**12) HENDRICKS COUNTY ENGINEER**

a) None

**13) COUNTRYMARK**

a) None

**14) 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: Reserve at Ronald Reagan Infrastructure Phase 1**  
**DESIGN PACKAGE: Development**  
**DESIGNER: Banning Engineering**

		Wessler - Reviewer to complete		Designer to complete	
No.	PAGE/SHEET REFERENCE	CO	COMMENT	CR	RESPONSE
1	Flood routing	RS	Evaluate stormwater ponding and overflow path routing for Ch. 151.21 I. Show the overland flow path, hatching for ponded areas with peak elevation, and where the flood route terminates.		
2	Impervious Surface Area	RS	Please provide the total amount of impervious surface area in square feet for the completed project on the Title page of the 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.		
3	HSG	RS	For post development calcs use the next less infiltrating class. e.g. HSG B would be HSG C, HSG C would be HSG D.		
4	Emergency Spillway	RS	It is not clear that the E.S. is sized to carry 125% of the peak flow of the 100-yr event.		
5	Water Quality	RS	The Town updated the water quality flow rate methodology in April of 2024. Refer to chapter 151.23 for the current methodology.		
6	Outlet Detail	RS	The minimum toewall for outlets into ponds is 36 inches. The Town's detail only shows 24" so please add a note that states for pipe incoming to ponds the minimum is 36 inches.		
7	Storm Sewer	RS	Include storm sewer calculations in the drainage report. Refer to chapter 151.20B(2)(f). Also include calcs for the culvert at Str 102-Str100.		
8	Inlets Capacity	RS	Include calcs for inlets showing capacity to receive the 10-yr storm flow when 50% clogged.		
<b>These comments should not be construed as a comprehensive list of comments, and the reviewer may make additional comments based on subsequent submittals</b>					



**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](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**

<b>Project Name:</b> Reserve at Ronald Reagan Infrastructure Phase I <b>Scope of Project:</b> Roadway, building pad, and utility infrastructure construction <b>Location of Project:</b> 9501 E. COUNTY ROAD 300 N <b>County(ies):</b> Hendricks <b>Latitude:</b> 39°48'23.66" N <b>Longitude:</b> 86°21'05.34" W	<b>Plan Submittal Date:</b> <b>January 23, 2026</b> <b>Plan Review Date:</b> <b>February 2, 2026</b>
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<b>Plan Preparer:</b> Ryan Lindley <b>Address:</b> 853 Columbia Road, Suite 101 <b>City:</b> Plainfield <b>State:</b> IN <b>Phone:</b> 317-707-3700 <b>Cell Phone:</b>	<b>Affiliation:</b> Banning Engineering <b>Zip:</b> 46168 <b>Email:</b> rlindley@banning-eng.com
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<b>Project Site Owner (contact):</b> Steve Pittman <b>Address:</b> 9589 Valparaiso Ct. <b>City:</b> Indianapolis <b>State:</b> IN <b>Phone:</b> 317-580-9693 <b>Cell Phone:</b>	<b>Company Name (if applicable):</b> R2 Corridor, LLC <b>Zip:</b> 46264 <b>Email:</b> steve@pittmanpartners.com
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<b>Plan Reviewer:</b> Mary Atkins, PE, CPESC <b>Assisted By:</b> <b>Address:</b> 6219 South East Street <b>City:</b> Indianapolis, IN <b>Phone:</b> 317-788-4551 <b>Cell Phone:</b>	<b>Affiliation:</b> Wessler Engineering <b>State:</b> IN <b>Zip:</b> 46227 <b>Email:</b> MaryA@wesslerengineering.com	<b>On behalf of:</b> Town of Brownsburg
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**Plan Review Status:**

<input type="checkbox"/>	<b>Plan is Adequate</b>	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).
<input type="checkbox"/>	<b>Preliminary Review</b>	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.
<input type="checkbox"/>	<b>Conditional Acceptance</b>	Acceptance of the plan is conditional. The conditional acceptance is contingent upon addressing the issues identified in the comment sections.
<input checked="" type="checkbox"/>	<b>Plan is Deficient</b>	Significant deficiencies were identified and must be addressed. Refer to the comment sections.

**Action:**

<input type="checkbox"/>	<b>Submit a Notice of Intent:</b> 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: ( <a href="https://stormwater.idem.in.gov/ncore/external/home">https://stormwater.idem.in.gov/ncore/external/home</a> )
<input checked="" type="checkbox"/>	<b>Do not file a Notice of Intent or commence land-disturbing activities:</b> Deficiencies must be adequately addressed and an acceptable plan review completed.
<input checked="" type="checkbox"/>	<b>Comments:</b> Refer to Plan Review Comments Sections of this document.
<input checked="" type="checkbox"/>	<b>Revisions:</b> Update and submit the revised Construction/Stormwater Pollution Prevention Plan as indicated below.
<input checked="" type="checkbox"/>	Update and submit a complete plan set that addresses plan deficiencies.
<input checked="" type="checkbox"/>	Update and submit a document (narrative and/or plan sheets) that address plan deficiencies.
<input type="checkbox"/>	Update and submit a complete plan set that addresses plan deficiencies. A comprehensive plan review will not be completed.

Plan Review Information				
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>				
Priority Site Information:				
<input type="checkbox"/>	Nature and Extent of Construction		<input type="checkbox"/>	Close Proximity to Wetlands
<input type="checkbox"/>	Close Proximity to Sensitive Area		<input type="checkbox"/>	Potential for Direct Runoff to Receiving Waters
<input type="checkbox"/>	Steep Topography on Proposed Construction Site		<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	Index of the location of required plan elements in the construction plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	Narrative of the nature and purpose of the project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	Latitude and longitude to the nearest fifteen (15) seconds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Legal description of the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6	11 X 17-inch plat showing building lot numbers/boundaries and road layout/names
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7	Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8	Land use of all adjacent properties
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	Identification of a U.S. EPA approved or established TMDL
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Name(s) of the receiving water(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Identification of discharges to a water on the current 303d list of impaired waters and the pollutant(s) for which it is impaired
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12	Soil map of the predominant soil types
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13	Identification and location of all known wetlands, lakes and water courses on or adjacent to the project site (construction plan, existing site layout)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14	Identification of any other state or federal water quality permits or authorizations that are required for construction activities— required 50-foot natural buffer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15	Identification and delineation of existing cover, including natural buffers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16	Existing topography at a contour interval appropriate to indicate drainage patterns
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17	Location(s) of where run-off enters the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18	Location(s) of where run-off discharges from the project site prior to land disturbance. Erosion measures required at the discharge point.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19	Location of all existing structures on the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>21</b>	Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>22</b>	Size of the project area expressed in acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>23</b>	Total expected land disturbance expressed in acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>24</b>	Proposed final topography
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>25</b>	Locations and approximate boundaries of all disturbed areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>26</b>	Location, size, and dimensions of all stormwater drainage systems, such as culverts, storm sewers, and conveyance channels
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>27</b>	Locations of specific points where stormwater and non-stormwater discharges will leave the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>28</b>	Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>29</b>	Location of all on-site soil stockpiles and borrow areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>30</b>	Construction support activities that are expected to be part of the project
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>31</b>	Location of any in-stream activities that are planned for the project including, but not limited to stream crossings and pump arounds
<b>Section A – Comments:</b>				
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<b>Section B: Stormwater Pollution Prevention Plan – Erosion and Sediment Control/Project Site Management</b>				
<b>Adequate</b>	<b>Deficient</b>	<b>NA</b>	<b>B</b>	<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>1</b>	Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2</b>	Stable construction entrance locations and specifications. Plan to clear tracking of sediments on road. Dust suppression plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>3</b>	Specifications for temporary and permanent stabilization. Include seeding and mulching plan and 70% coverage requirement for final stabilization. Include 7-day stabilization requirement.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>4</b>	Sediment control measures for concentrated flow areas (sediment basins if used have specific requirements)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>5</b>	Sediment control measures for sheet flow areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6</b>	Run-off control measures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7</b>	Stormwater outlet protection locations and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>8</b>	Grade stabilization structure locations and specifications
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9</b>	Dewatering applications and management methods
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>10</b>	Measures utilized for work within waterbodies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>11</b>	Maintenance guidelines for each proposed temporary stormwater quality measure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>12</b>	Planned construction sequence describing the relationship between implementation of stormwater quality measures in relation to land disturbance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>13</b>	Provisions for erosion and sediment control on individual building lots regulated under the proposed project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>14</b>	Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>15</b>	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.
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**Section B – Comments:**

- The Town of Brownsburg reserves the right to require additional onsite controls as deemed necessary to maintain compliance with the Construction Stormwater General Permit (CSGP) and the Town’s Stormwater Management Ordinance. All erosion and sediment controls, best management practices and pollution prevention measures must be installed and maintained in accordance with the Indiana Stormwater Quality Manual.
- B3/B12: A perennial vegetative cover with a uniform density of 70% is required before removal of temporary erosion control measures. A note should be added to the Plan Sheets specifying this requirement
- B4: Indicate in the rock check dam that geotextile shall be provided between the rock and basin bottom.
- B5: Silt fence is proposed on Sheet C400 along County Road 300 N at a culvert which places the silt fence across an area of concentrated flow. Silt fence is not effective in areas of concentrated flow.
- B9: Section B9 of the SWPPP indicates that options for dewatering are presented however best management practices or measures are not detailed.

**Section C: Stormwater Pollution Prevention Plan – Post-Construction**

Adequate	Deficient	NA	C	
				<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>1</b>	Description of pollutants and their sources associated with the proposed land use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2</b>	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)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>3</b>	Plan details for each stormwater measure
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4</b>	Sequence describing stormwater measure implementation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>5</b>	Maintenance guidelines for proposed post-construction stormwater measures. Operation and Maintenance (O&M) Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6</b>	Entity that will be responsible for operation and maintenance of the post-construction stormwater measures

**Section C – Comments:**

- C3: Details for post-construction stormwater measures are not detailed on Sheet C500 as indicated in the SWPPP.
- O&M Manual: The Wet Pond inspection/maintenance schedule references a forebay however that is not a component of the pond for this project. Please update.
- 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; clarify or provide accordingly.
- O&M Manual: Per the Town of Brownsburg Stormwater Management Ordinance, the O&M manual shall include documentation of drainage easement(s) around the stormwater facilities and BMPs. Information pertaining to drainage easements was not identified in the provided O&M manual; clarify or provide accordingly.