



*Department of Engineering*

**January 24, 2023**

Board of Public Works & Safety  
10 South State Street  
Greenfield, IN 46140

Dear Members,

Williams Run Section 2 is ready to start construction along Blue Road. During Technical Review of the plans, the City of Greenfield requested that a portion of the sanitary sewer be oversized to 10" (from the 8" that they needed) to allow future sanitary sewer connections for the property to the east.

The developer submitted the additional costs associated with the oversizing of the sewer in the amount of \$30,357.31. The amount will be deducted from the availability fees (\$46,365.00) that will be due for the 15.455 acre subdivision.

I would like to recommend that the Board approve the attached Utility Oversize Agreement with Joyner Homes, LLC.

Sincerely,

A handwritten signature in black ink that reads "Jason Koch".

Jason Koch, PE  
City Engineer

## UTILITY OVERSIZE AGREEMENT

THIS AGREEMENT is made and entered into this 24<sup>th</sup> day of January, 2023, between the City of Greenfield acting through its Board of Public Works and Safety (“City”) and Joyner Homes, LLC, an Indiana limited liability corporation (“Developer”).

### RECITAL

WHEREAS, Developer has received approvals for zoning and subdivision of real estate on the east side of the 1500 block of N. Blue Road in Greenfield, Indiana (the “Real Estate”), which real estate is referred to as Williams Run Subdivision; and

WHEREAS, Developer is desirous of developing the subdivision known as Williams Run (the “Subdivision”) on the Real Estate and the adjoining real estate to be served by City water, City sanitary sewer and City electric, with a storm sewer system approved by the City (the “Utilities”); and

WHEREAS, the City has approved the design of a sanitary sewer collection system which is oversized to accommodate future growth east of the Real Estate; and

WHEREAS, the City and Developer desire to reduce this agreement to writing.

### AGREEMENT

Now, therefore, IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN, City and Developer agree as follows:

1. Recital. The Recitals are incorporated herein by reference.
2. Sanitary Sewer.
  - a) The Developer has agreed to construct a 10” sanitary sewer collection system as shown on the Construction Drawings prepared by Accura Land Surveying, as shown in Exhibit B, in lieu of the 8” sanitary sewer that is required for Williams Run Section 2. The Developer will incur expenses totaling \$30,357.31 for installation of the increased pipe sizing; see Exhibit A for a detailed estimate of costs.
  - b) Williams Run Section 2 contains 15.455 acres which equates to \$46,365.00 due in sanitary sewer availability fees.
  - c) Developer shall request a reduction in the above-noted sanitary sewer availability fees for Williams Run Section 2 in the amount of \$30,357.31 for the oversize expenses at the time of permitting.

3. Scope of Agreement. City and Developer acknowledge that this Agreement applies only to the oversizing and extensions constructed in accordance with Williams Run Section 2 plans as prepared by Accura Land Surveying dated 01/13/2023 and additional agreements may be necessary as future sections of Williams Run are further developed.
4. Assignment. Developer shall have the right to assign this Agreement, and this Agreement shall be binding upon the parties, and their successors and assigns.

In Witness Whereof, the parties have set their hands on the date first written above.

JOYNER HOMES, LLC

CITY OF GREENFIELD, INDIANA  
BY GREENFIELD BOARD OF  
PUBLIC WORKS & SAFETY

\_\_\_\_\_

\_\_\_\_\_

Printed: \_\_\_\_\_

Glenna Shelby

Title: \_\_\_\_\_

\_\_\_\_\_

Katherine Locke

\_\_\_\_\_

Kelly McClarnon

\_\_\_\_\_

Larry Breese

\_\_\_\_\_

Mayor Chuck Fewell

ATTEST:

\_\_\_\_\_

Lori Elmore, Clerk-Treasurer

EXHIBIT A

**BASE LINE Cost Estimate for 8" Sanitary Sewer along Palmetto Way from Blue Road to Linden Lane and Linden Lane from Palmetto Way to Cul-de-sac**

1,268 LFT of 8" SDR 35 Pipe	\$16,864.40
33 - 8"x6" Lateral Tees	\$4,731.38
380 TON of #8 stone for bedding	\$12,662.52
Labor to install all of the above	\$14,519.35
Maintenance Bond fees	\$774.55
Total	\$49,552.20

**OVERSIZE Cost Estimate for 10" Sanitary Sewer along Palmetto Way from Blue Road to Linden Lane and Linden Lane from Palmetto Way to Cul-de-sac**

1,268 LFT of 10" SDR 35 Pipe	\$26,332.58
33 - 10"x6" Lateral Tees	\$13,839.38
475 TON of #8 stone for bedding	\$15,928.15
Labor to install all of the above	\$22,556.85
Maintenance Bond fees	\$1,252.55
Total	\$79,909.51

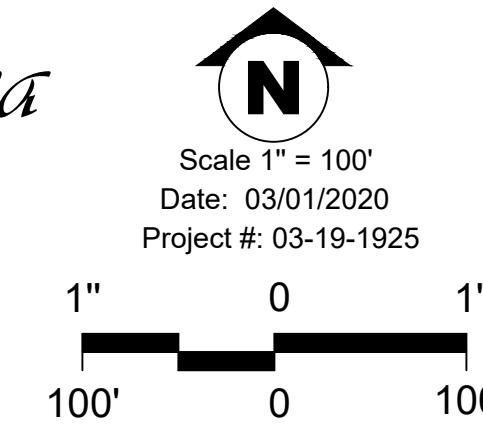
**Difference between 8" and 10"      \$30,357.31**



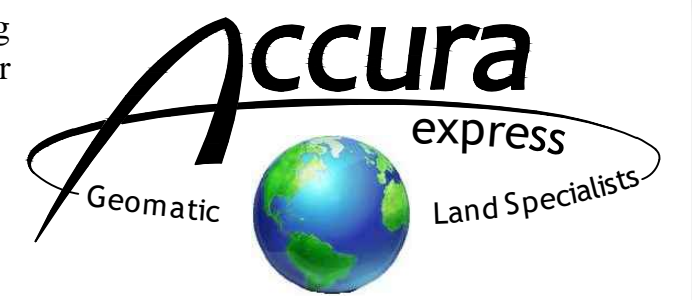
# Williams Run

## Section Two

Part of Section 27, T16N, R7E  
 Center Township, Hancock County, Indiana  
 Zoned RM (Residential Moderate)  
 ALB 14: 05120204040030



Accura Land Surveying  
 Philip D. Going, Owner  
 PO Box 786  
 Greenfield, IN, 46140  
 (317) 462-3734  
 Fax: (888) 585-9642  
 accura@prodigy.net



### LOCAL CONTACTS

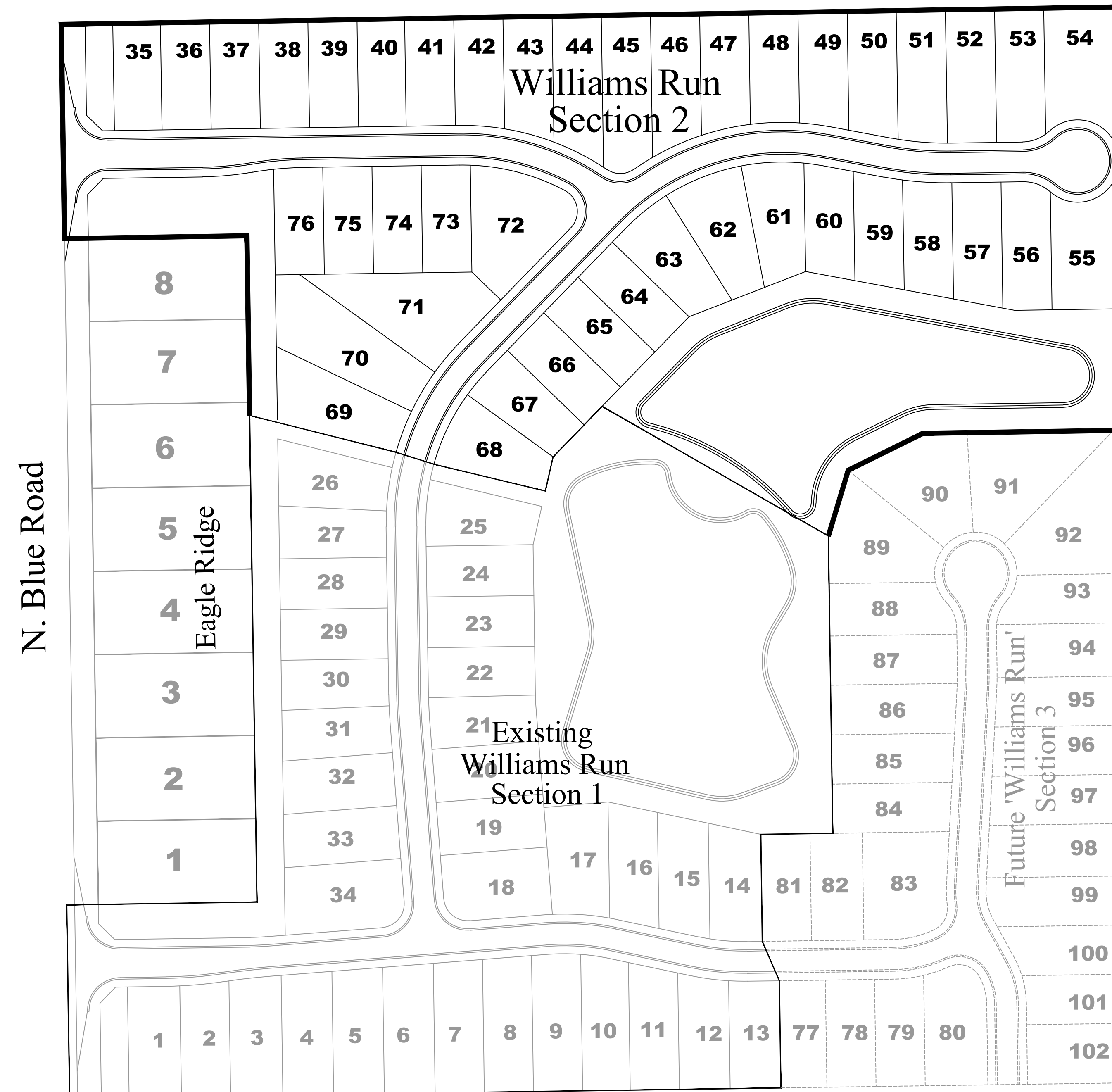
Philip Going, Surveyor	.....(317) 462-3734
City of Greenfield Planning	.....(317) 477-4320
City of Greenfield Engin.	.....(317) 325-1322
City of Greenfield Sewer	.....(317) 477-4360
City of Greenfield Water	.....(317) 477-4350
City of Greenfield Storm	.....(317) 477-4320
City of Greenfield Power	.....(317) 477-4370
City of Greenfield Street	.....(317) 477-4380
A.T. & T. - SBC Global	.....(888) 635-5050
Indiana Underground PPS	.....(888) 382-5544
Vectren Energy Delivery	.....(800) 277-1376

### EMERGENCY NOTIFICATION

Emergency Management	.....(317) 477-1188
Police (non-emergency)	.....(317) 477-4410
Sheriff (emergency)	.....911
E-911 Office	.....(317) 477-4400
DNR (Div. of Water)	.....(317) 232-4160
IDEM (General)	.....(317) 232-8603
IDEM (Report Emergencies)	.....(888) 233-7745
City of Greenfield Fire Dept.	.....(317) 477-4430

### TABLE OF CONTENTS

Cover Sheet	.....1
Record Plat	.....2
Initial Conditions	.....3
Development Plan	.....4
Street Profile	.....5
Sanitary Sewer Profile	.....6
Storm Sewer Profile	.....7
Pond Detail	.....8
Erosion Control Plan	.....9
SWPPP Details	.....10
Water Main Plan	.....11
Street light and Sign Plan	.....12
100-year overflow flood routing	.....13



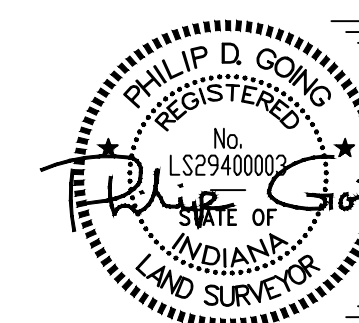
**Subdivider:**  
**Joyner Homes**  
 123 W. Main Street  
 Greenfield, IN 46140  
**Contact:**  
**Tom Joyner**  
**317.468.2330**

NOTE: Any variation from this plan must be approved in writing by Accura Express, LLC, DBA Accura Land Surveying. Any evidence discovered in the field that differs from that shown on the plan shall be brought to the attention of Accura Express LLC immediately by written notification.

NOTE: All construction within this subdivision shall comply with the City of Greenfield Public Improvement Design Standards and Specifications Manual.

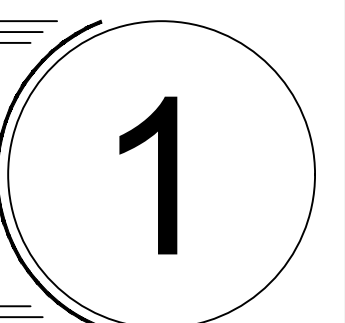
Revised: 2022-07-16 - Revise pipe 3-2 & 2-1, to 24-inch (Sheets 4 and 7)  
 Revised: 2022-07-16 - Adjust elevation on 7-6, 6-5 (Sheets 4 and 7)  
 Revised: 2022-07-16 - Revise Pipe 5 to 4 to 18-inch and adjust Elev. (Sheets 4 and 7)  
 Revised: 2022-07-16 - Raised Pipes 17-16, 16-12, 12-9, 0.05 of a foot (Sheets 4 and 7a)  
 Revised: 2022-07-16 - Add Sheet 13 (Sheet 13)  
 Revised: 2023-01-13 - Add approved Sheets 4a and 4b, and affected sheets 4, 5, 7c and 13

**Final Approved**  
**1/13/2023**

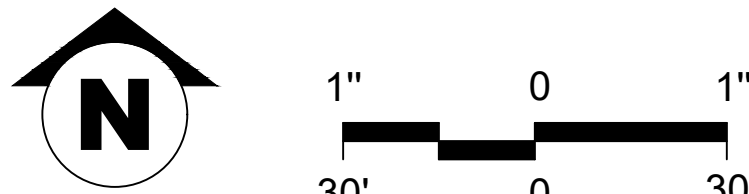


January 28, 2022

Williams Run  
 Section 2  
 Cover Sheet



Williams Run - Section Two



Scale 1" = 30'  
Date: 01/28/2022  
Project #: 03-22-2178

General Notes:  
1) Sanitary and water service lines shall maintain a horizontal separation of 10 feet.  
2) Tracing wire shall be installed on all sanitary laterals.  
3) "SS" shall be stamped in the concrete curbs adjacent to the sanitary lateral connection points.  
4) "W" shall be stamped in the concrete curbs adjacent to the water

service connection points.  
5) Street base shall be lime stabilized.  
6) Four inch curb underdrains to be installed below all new curbs.  
7) Sidewalks shall be 5 feet in width. Developer shall install street sidewalks adjacent to common areas. Builder shall install street sidewalks adjacent to the lot being built upon at the time of home construction.  
8) All Storm Drainage Castings are to

be stamped "City of Greenfield" and contain the appropriate "Clean Water" message.  
9) Sanitary laterals shall connect no closer than 3 feet from a manhole.  
10) Each sanitary lateral shall be marked with a metal stake and each manhole shall be marked with 2 metal stakes.  
11) Sanitary laterals shall maintain a minimum slope of 2%.

# Williams Run Section Two

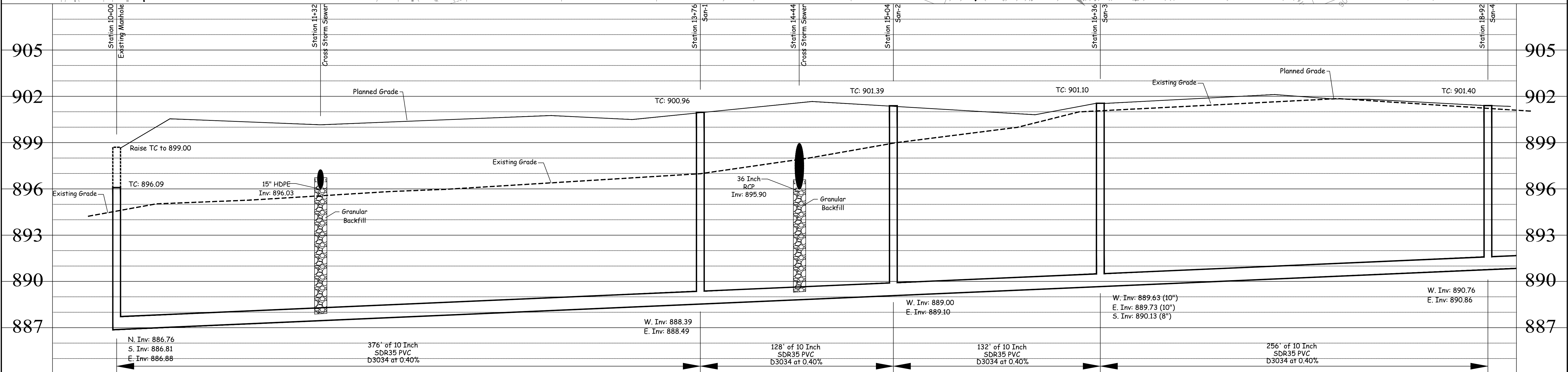
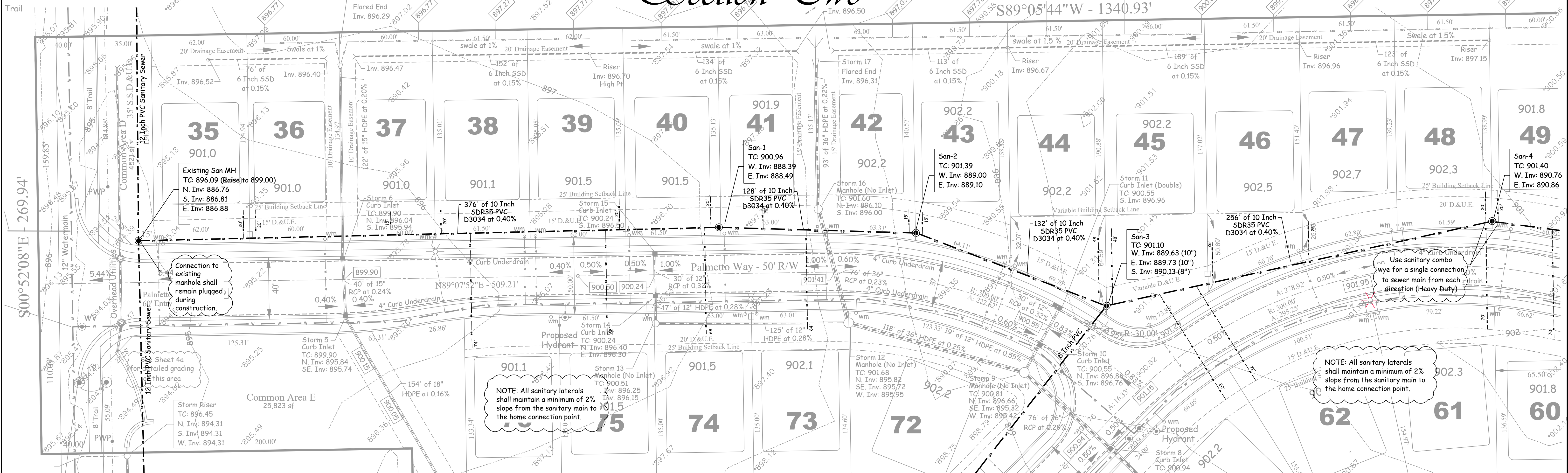
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NOTE: All construction within this subdivision shall comply with the City of Greenfield Public Improvement Design Standards and Specifications Manual.



Know what's below.  
Call before you dig.

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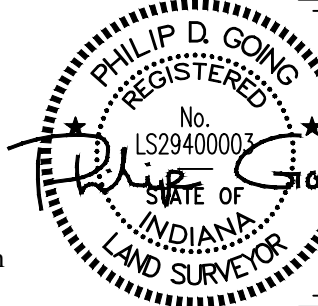
SCALES:  
HORIZONTAL : 1:30  
VERTICAL : 1:3

## SANITARY SEWER PLAN & PROFILE

This sheet to be used for Sanitary Sewer Information Only

**Final  
Approved**  
1/13/2023

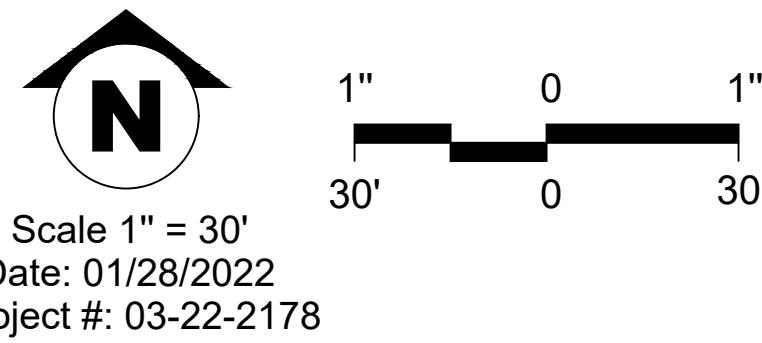
Revised: 2022-07-16 - Revise sanitary castings on Lots 35 and 45  
Revised: 2022-08-16 - Revise laterals 75 & 76 due to hydrant change  
Revised: 2022-09-24 - Adjust laterals 37, 40, 41, 46, 60, 73-76 per final water service design



Plan Date: January 28, 2022

Williams Run  
Section 2  
Sanitary Profile

6



- General Notes:**
- Sanitary and water service lines shall maintain a horizontal separation of 10 feet.
  - Tracing wire shall be installed on all sanitary laterals.
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# Williams Run Section Two

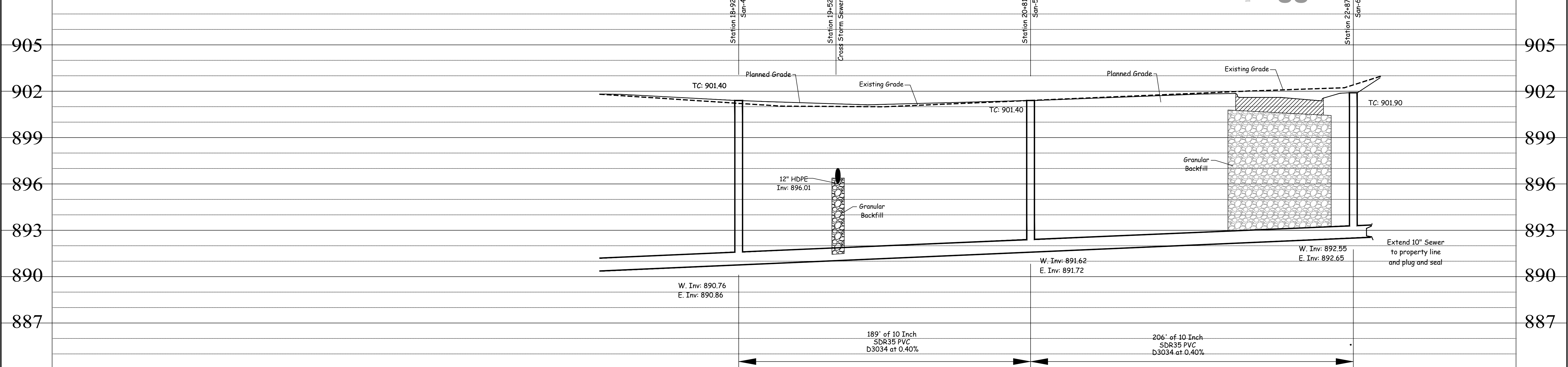
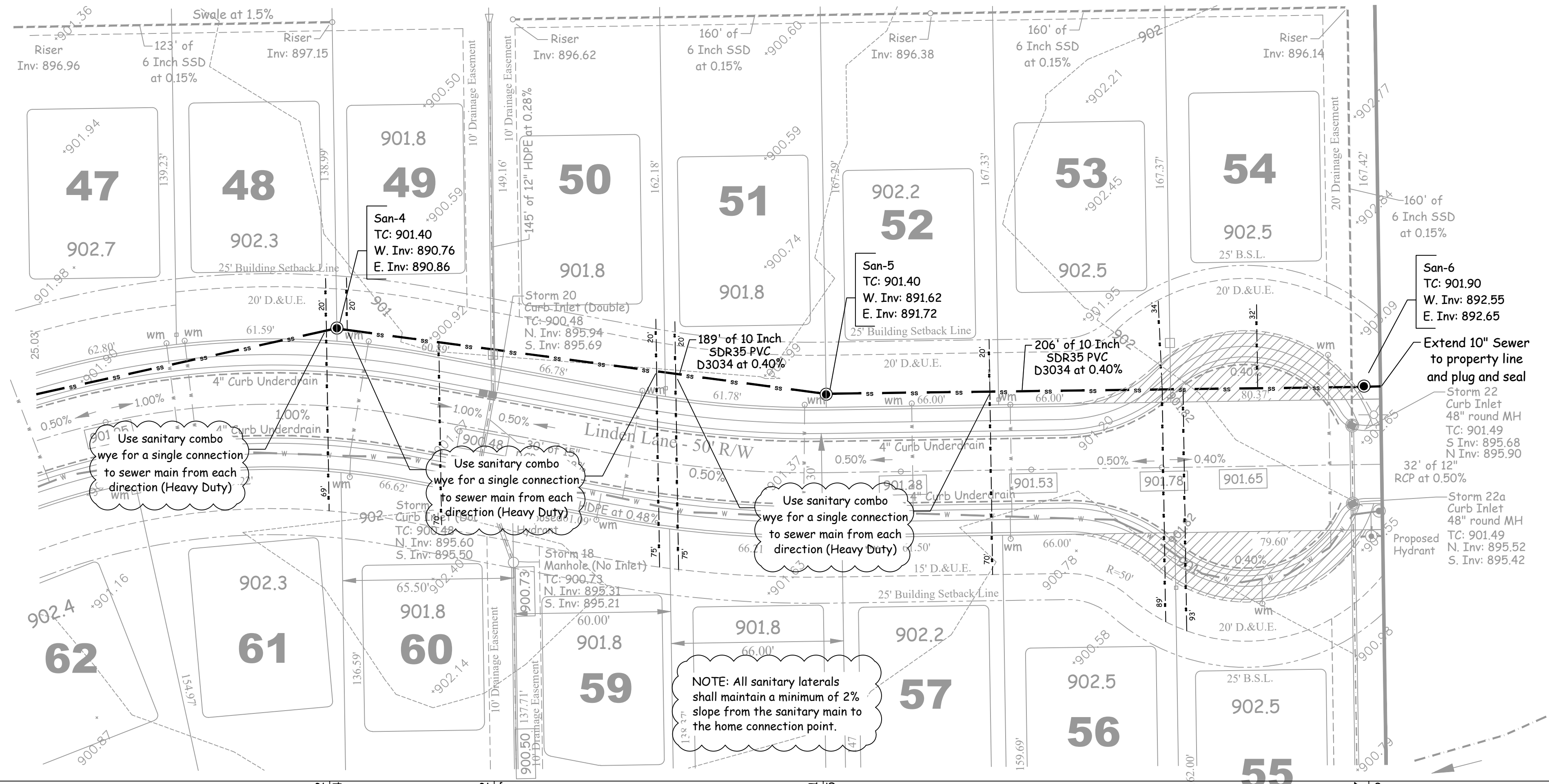
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HORIZONTAL : 1:30  
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## SANITARY SEWER PLAN & PROFILE

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**Final Approved**  
1/13/2023

Plan Date: January 28, 2022

Williams Run Section 2  
Sanitary Profile **6a**