



**Greenfield Engineering & Planning**

10 South State Street  
Greenfield, IN 46140  
Phone: (317) 477-4320  
Fax: (317) 477-4321

September 16, 2024

Board of Public Works and Safety  
10 S. State Street  
Greenfield, IN 46140

Re: Greentree Development, LLC- Evergreen Estates  
Agreement to Oversize Sanitary Sewer

Dear Members,

The referenced developer has upsized sanitary sewer in the referenced subdivision to a size larger than the minimum 8-inch diameter mains to serve future developments on adjacent properties. As such, the Staff is supportive to pay for the increased cost of \$27,167.02.

Staff recommends a motion to *execute an agreement with Greentree Development, LLC for oversizing sanitary sewers within the Evergreen subdivision in the amount of \$27,167.02.*

If approved, a pay claim will be added to the next voucher list. The July 2024 balance in the Sewer Availability Fund (127.2) was \$1,289,137.

Glen E. Morrow, PE  
City Engineer

Copy: Nicholas Dezelan, Wastewater Utility Manager  
Jane Webb, Utility Coordinator  
Gregg Morelock, City Attorney  
Lori Elmore, Clerk Treasurer

## AGREEMENT

THIS AGREEMENT is made and entered into this \_\_\_\_ day of September, 2024, between the City of Greenfield, Indiana, acting by and through its Board of Public Works and Safety (“City”) and Greentree Development, LLC, an Indiana limited liability company (“Developer”).

### RECITAL

WHEREAS, Developer has received approval for a subdivision of approximately 71.65 acres, more or less, east of Blue Road and north of CR 200 N in Greenfield, Indiana (the “Real Estate”), which real estate is described on Exhibit A, attached hereto and incorporated by reference herein; and

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

WHEREAS, Developer has constructed, or had constructed, within Sections 1 and 2 of Evergreen Estates certain improvements requested by the City, which improvements consist of the oversizing the sanitary main from 8” to 10” with Record Drawings completed by Stoeppelwerth and Associates, Inc., which are incorporated by reference herein; and

WHEREAS, City required Developer to oversize certain portions of sanitary Utilities to accommodate existing and future development in the area of the Real Estate; and

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

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN, CITY AND DEVELOPER AGREE AS FOLLOWS:

1. Recital. The Recitals are incorporated by reference herein.
2. Sanitary
  - a. Developer, in order to adequately serve Evergreen Estates Sections 1 and 2 with sanitary sewer and to make provisions for future development, Developer was required to oversize the sanitary main.
  - b. Developer incurred expenses in the amount of \$27,167.02 as shown on Exhibit B, attached hereto and incorporated by reference herein for the oversizing of the sanitary main by the City.

- c. In recognition of work performed and costs associated with work performed at the request of the City, Developer shall receive a credit of \$0.00 of the Sanitary Availability Fee owed to the City associated with Evergreen Estates and a cash reimbursement of \$27,167.02 which sum to the amount of \$27,167.02, coincident with the expenses incurred.

IN WITNESS WHEREOF, the parties have set their hands on the date first written above.

GREENTREE DEVELOPMENT,  
LLC

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

By: \_\_\_\_\_  
Office: \_\_\_\_\_

\_\_\_\_\_  
Glenna Shelby

\_\_\_\_\_  
Katherine Locke

\_\_\_\_\_  
Brent Robertson

\_\_\_\_\_  
Larry Breese

\_\_\_\_\_  
Mayor Guy Titus

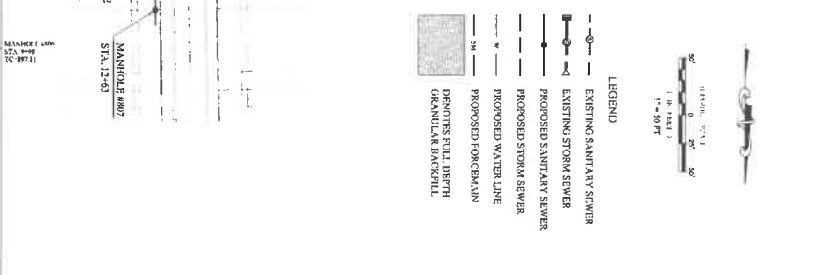
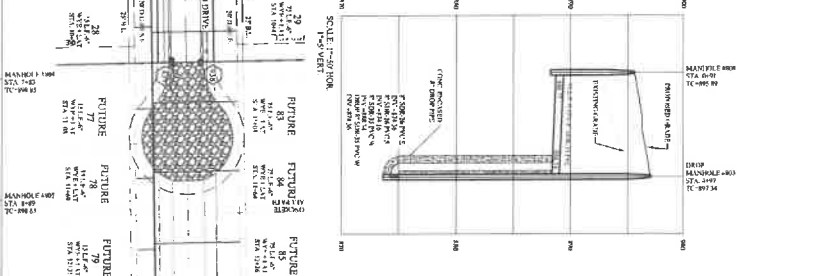
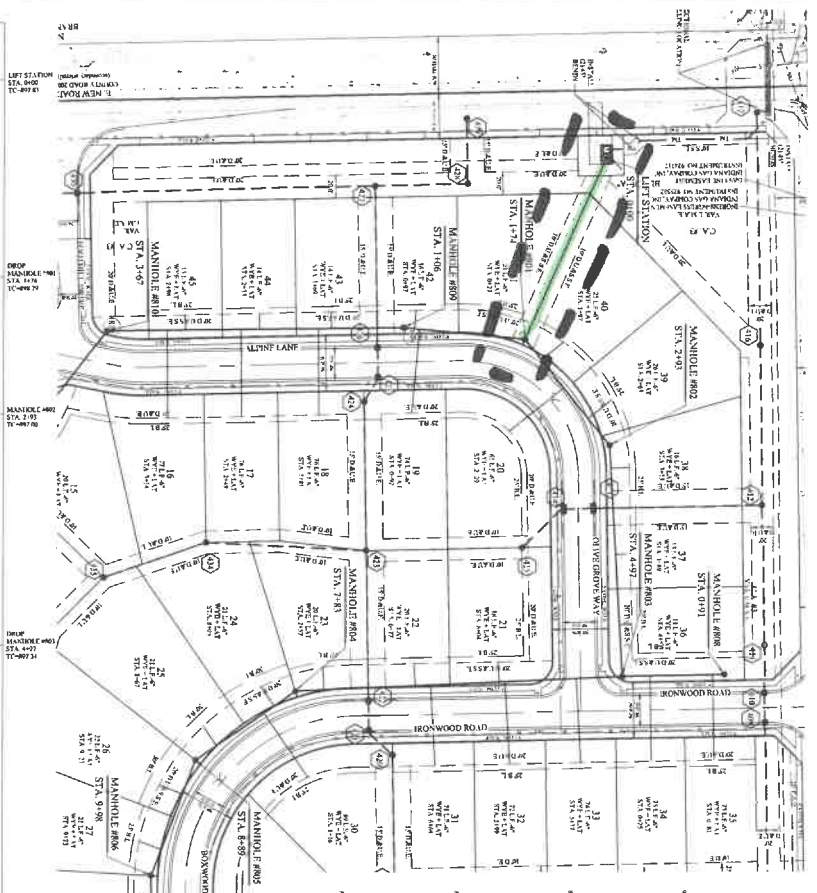
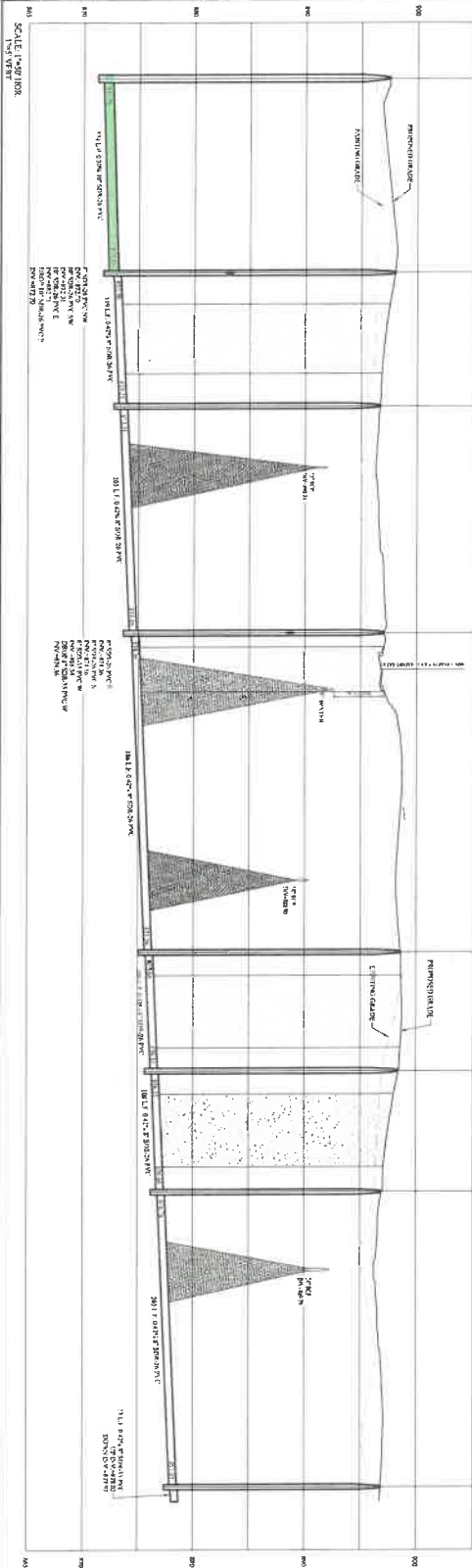
Attest:

\_\_\_\_\_  
Lori Elmore, Clerk-Treasurer









- NOTES**
- MIN. SLOPES PER THE STATE STANDARDS SHALL PREVAIL IN ALL CASES
  - CONTRACTOR SHALL EXPOSE EXISTING LATERALS TO A MINIMUM DEPTH OF 5' AND NOT GREATER THAN 5' FROM BUILDING LINE, AS SHOWN.
  - CONTRACTOR SHALL INSTALL LATERALS TO EXISTING MAINS TO BRIDGE FROM DRAINAGE AT LATERAL END.
  - MANHOLE STRUCTURES REQUIRED TO BE CONSTRUCTED WITH ONE RISER RING (1" SANDWICH) 4' MINIMUM.
  - ALL ROAD CROSSINGS MUST BE FULL DEPTH GRANULAR BACKFILL.
  - SANITARY SEWERS ARE NOT WITHIN 10' OF WATER WELLS.
  - SANITARY SEWERS SHALL BE BERBERED IN 48" LIMESTONE LATERALS CAN BE BERBERED WITH 8" STONES OR 48" SAND.
  - VACUUM, AIR AND MANHOLE TESTING WILL REQUIRE 24-HOUR NOTICE WITH THE WASTEWATER UTILITY AT (317) 477-4500.
  - A POST TELEVISION VIDEO, PROVIDED ON A USB DRIVE, MUST BE SUPPLIED TO THE WASTEWATER UTILITY, FOLLOWING THE NEW INSTALLATION OF ALL SANITARY SEWERS IN GREENFIELD. THIS WILL INCLUDE ALL MAINS AND FOOTCAGES TO LATERALS AND MANHOLES.
  - MANHOLES SHALL BE MARKED AND PROTECTED WITH 2 GREEN METAL SIGN POSTS, LATERAL STOPS TO BE MARKED WITH 1 GREEN METAL SIGN POST.
  - FIRST MANHOLE UPSTREAM FROM CONNECTION TO EXISTING SANITARY SEWER MUST REMAIN MECHANICALLY FLOODED ON THE DOWNSTREAM SIDE UNTIL TIME OF TESTING, PLUG REMOVAL MUST BE WITNESSED BY UTILITY INSPECTOR.
  - A 2" x 2" SHALL BE STAMPED ON THE CURB AT EACH LATERAL AND MANHOLE LOCATION.

Know what's below.  
 Call before you dig.

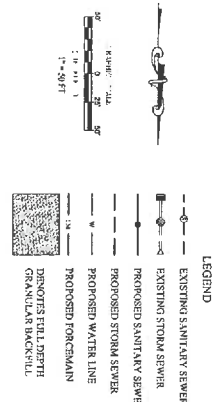
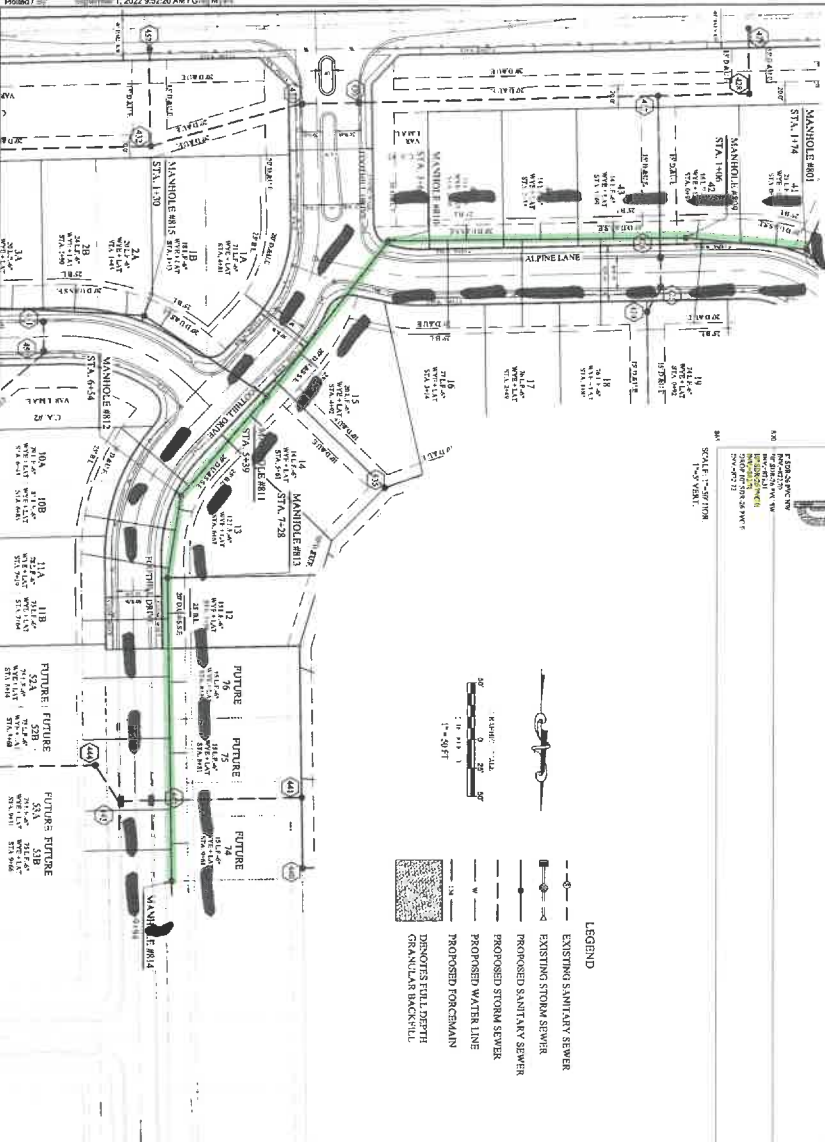
GREENFIELD HANCOCK COUNTY, INDIANA

**C500**  
 SANITARY SEWER PLAN & PROFILE  
 EVERGREEN ESTATES  
 SECTION 1

**STOEPPELWERTH**  
 ALWAYS ON  
 7865 East 106th Street, Fishers, IN 46038-2265  
 phone: 317.949.3735 fax: 317.949.5942

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REPRESENTATION OF THE EXISTING CONDITIONS OR THE SUBSURFACE CONDITIONS. THE SUBSURFACE CONDITIONS ARE TO BE DETERMINED BY THE CONTRACTOR.

DATE: 08/26/22  
 MARK: [Signature]  
 REVISIONS: [Table with columns for NO., DATE, DESCRIPTION, BY]

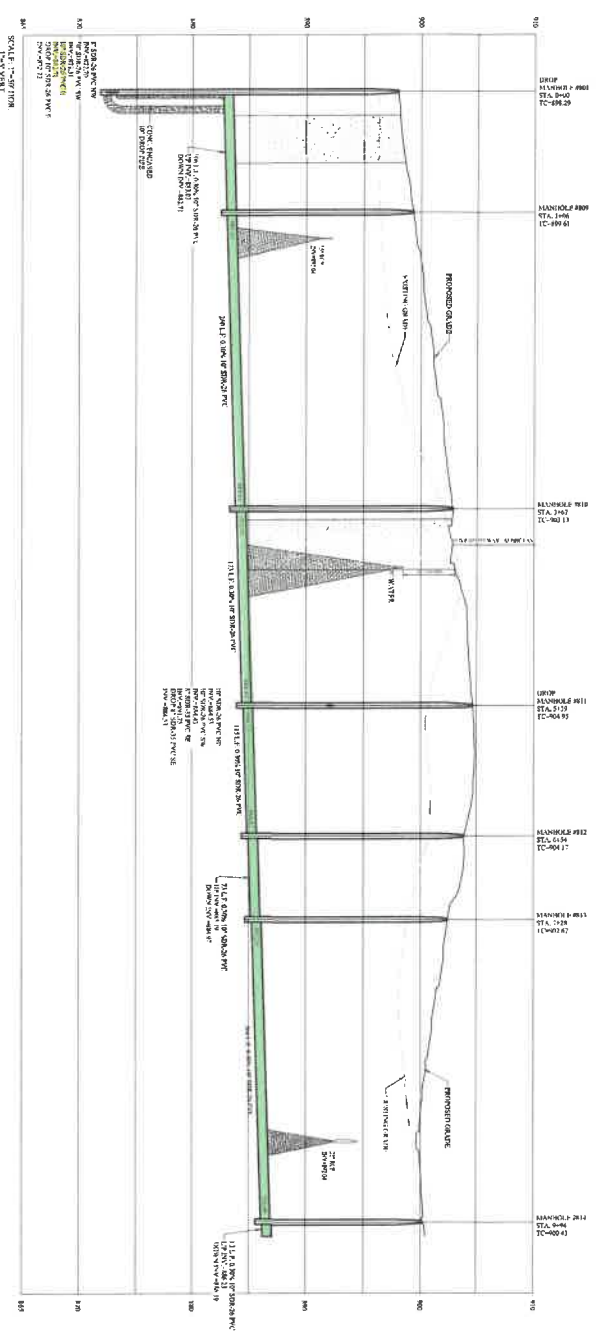


**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FOREMAN TRENCH FULL DEPTH GRANULAR BACKFILL

**NOTES**

1. MIN SLOPES PER THE NEW STATE STANDARDS SHALL PREVAIL IN ALL CASES.
2. CONTRACTOR SHALL EXTEND SEWER LATERALS TO THE PROPERTY LINE AND SHALL BE MINIMUM 7" FROM BUILDING LINE AS SHOWN.
3. CONTRACTOR SHALL INSTALL LATERAL NO GREATER THAN 6" BELOW PAD GRADE AT LATERAL END.
4. MANHOLE STRUCTURES REQUIRED TO BE CONSTRUCTED WITH ONE RISE RING (2" MAXIMUM 4" MINIMUM).
5. ALL ROAD CROSSING MUST BE FULL DEPTH GRANULAR BACKFILL.
6. SANITARY SEWERS ARE NOT WITHIN 100' OF WATER WELLS.
7. SANITARY SEWER MAINS SHALL BE BENDED IN #8 LIMESTONE LATERALS CAN BE BENDED WITH #8 STONE OR #8/3 SAND.
8. VACUUM, AIR AND MANHOLE TESTING WILL REQUIRE 24-HOUR NOTICE WITH THE WASTEWATER UTILITY AT (317) 417-4659.
9. A POST TELEVISION VIDEO, PROVIDED OR A USB DRIVE, MUST BE SUPPLIED TO THE WASTEWATER UTILITY FOLLOWING THE NEW INSTALLATION OF ALL SANITARY SEWERS IN GREENFIELD. THIS WILL INCLUDE ALL MAINS AND FOOTAGES TO LATERALS AND MANHOLES.
10. MANHOLES SHALL BE MARKED AND PROTECTED WITH 2 GREEN METAL SIGN POSTS, LATERAL STUBS TO BE MARKED WITH 1 GREEN METAL SIGN POST.
11. FIRST MANHOLE UPSTREAM FROM CONNECTION TO EXISTING SANITARY SEWER MUST BE MANHOLES MECHANICALLY BUNGED ON THE DOWNSTREAM SIDE UNTIL TIME OF TESTING, FIELD REMOVAL MUST BE WITNESSED BY UTILITY INSPECTOR.
12. A "P" SHALL BE STAMPED ON THE CURB AT EACH LATERAL AND MANHOLE LOCATION.



**SANITARY SEWER PLAN & PROFILE**  
**EVERGREEN ESTATES**  
**SECTION 1**  
 GREENFIELD HANCOCK COUNTY, INDIANA

**STOEPPELWERTH**  
 ALWAYS ON  
 7765 Ford 1866 Street, Fishers, IN 46038-2785  
 phone 317 841-2925 fax 317 849-5942

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REPLACEMENT OR ORIGINAL DOCUMENT. ONLY A COMPLETE SURVEY OR A SURVEYOR LOG A TRUE REPORT.

CERTIFIED 10/29/21  
*David J. Stoepfelwerth*

DATE	MARK	REVISIONS	BY
01/04/21		REVISED PER CITY INTERPOINT ENERGY	KUM
11/11/21		REVISED FOR FAC COMMENTS	RES







# Exhibit B

## Evergreen Estates Sanitary Reimbursement

<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Cost</u>	<u>Total</u>
<u>Sanitary</u>				
Section 1 - Upsize Sanitary 8-10"	1,167	Ft	15.25	\$17,796.75
Section 2 - Upsize Sanitary 8-10"	637	Ft	14.71	\$9,370.27
				<b>\$27,167.02 Total Reimbursement</b>