



*Engineering and Planning Department*

July 9, 2019

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

Re: Encroachment Agreements

Members:

Our department has received a request to encroach into utility/drainage easements for the purpose of constructing a concrete driveway. These residential property owners have applied for an improvement location permit and an encroachment agreement into the existing easement. Upon review of the application, our staff has determined the encroachment **will not** adversely affect the use of the easement. Therefore, it is my recommendation that the Board **approve** the following encroachment agreements with the conditions as outlined below.

**Joyner Homes LLC/ Lot 70 McKenzie Glen/1040 Forrest Glen Dr.**

**To encroach along the southwestern property line with the placement of a concrete driveway over part of the easement.**

Respectfully,

Joanie Fitzwater  
Zoning Administrator



*Storm Water Utility*

July 2, 2019

**Utility Easement Encroachment Recommendation**

1040 Forrest Glen Drive, Lot 70, Section 2-McKenzie Glen

The Developer, Joyner Homes, LLC., is seeking a full encroachment into the southwestern easement of 1040 Forrest Glen Drive for the purpose of placing a residential driveway.

Existing Conditions.

The property, Lot 70, located at 1040 Forest Glen Drive has a 15-foot drainage and utility easement on the southwestern property line as indicated on the attached plot plan. This easement was recorded with the original subdivision plat. Visual inspection and subsequent supporting information submitted by a registered surveyor (also attached) indicates that there is a substantial storm sewer along that property line. The storm sewer is not indicated on the original plot plan. To the west of the property is a retention pond that was constructed as part of the drainage infrastructure with the original development. According to original development plans, this easement does not appear to act as the emergency overflow for the drainage system.

Recommendation

After reviewing the proposed encroachment utilities located within that easement. I do not believe that the placement of the driveway will severely limit the city's access to retention pond to the west. The driveway will, however, limit the city's access to the storm sewer and the landowner must be aware of the limited liability of the utilities, public and private, when accessing that easement to conduct utility related activities.

Positive recommendation.

Thank You,

Daniel Miller



From: ACCURA EXPRESS [accura@prodigy.net](mailto:accura@prodigy.net)  
Subject: Lot 70 McKenzie Glen  
Date: June 19, 2019 at 9:09 AM  
To: Daniel Miller [dmiller@greenfieldin.org](mailto:dmiller@greenfieldin.org)  
Cc: Terri Sharrer [terri@joynerhomesonline.com](mailto:terri@joynerhomesonline.com)



Dan,

As it turns out, there IS a bend in the storm sewer between lots 69 and 70. I had the crew shoot the curb inlet, the manhole at the bend and the end of the pipe at the pond. See the attached sketch. If we flip this lady's house, and revise the easement to 10 feet on each side of the actual pipe centerline, I think it will work.

Please let me know your thoughts.

Philip  
Accura Land Surveying

