

AGENDA

THE SEWER BOARD MEETING OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WILL BE HELD IN ROOM 100 AT NEW ALBANY CITY HALL ON THURSDAY, JULY 25, 2024 AT 9:15 A.M.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

July 11, 2024 Regular Meeting Minutes

BIDS/CONTRACTS:

1. Mike Wallace re: Bids for Sewer Main Repair at 1214 Westwood Lane

NEW BUSINESS:

1. Paul Barber/Marijane Everage, Infinity Homes re: Plat approval for Greenway Commons

COMMUNICATIONS - PUBLIC:

COMMUNICATIONS - CITY OFFICIALS:

SEWER ADJUSTMENTS:

FINANCIAL REPORT:

TABLED ITEMS:

OLD BUSINESS:

UTILITY REPORT:

CLAIMS:

ADJOURN:

THE SEWER BOARD MEETING OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WAS HELD IN ROOM 100 AT NEW ALBANY CITY HALL ON THURSDAY, JULY 11, 2024 AT 9:15 A.M.

PRESENT: Nathan Grimes, member, Ed Wilkinson, member, and Mayor Gahan, president.

ALSO PRESENT: Eric Condon, Linda Moeller, Larry Summers, Mike Wallace and Vicki Glotzbach

CALL TO ORDER:

Mayor Gahan called the meeting to order at 9:15 a.m.

PLEDGE OF ALLEGIANCE:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Grimes moved to approve the June 27, 2024 Regular Meeting Minutes, Mr. Wilkinson second, all voted in favor.

BIDS/CONTRACTS:

NEW BUSINESS:

COMMUNICATIONS - PUBLIC:

COMMUNICATIONS - CITY OFFICIALS:

Mayor Gahan stated that the team is out collecting data every day to put into the system and asked Mr. Wallace if he could give them an update on how that is going at a future meeting. He added that it would be nice to know what kind of progress they are making because very soon, the other departments will be introducing the rental registration, rental inspection programs data, and code enforcement data.

Mr. Wallace stated that he will put that together for the board.

SEWER ADJUSTMENTS:

FINANCIAL REPORT:

Mr. Wilkinson reported that the semi-annual lien collections came in at \$323,000.00, the total revenue is running ~3% above the budget, and the expenses are running ~10% below budget. He stated that the cash position is very solid, they are building reserves for construction projects, and they have their insurance paid for the entire year. He added that overall they are in an excellent financial position.

TABLED ITEMS:

1. Matt Toole re: Plat approval for Greenway Commons

Mayor Gahan reported that the streets have been named so this will be coming back to the board soon.

OLD BUSINESS:

UTILITY REPORT:

1. Mike Wallace re: Wastewater Utility Monthly Report Summary for April 2024

Influent / Effluent Quality

The treatment plant was in full compliance for the month of April.

Pretreatment

There were 30 grease trap inspections submitted.

Facility Operations

134 dry tons of bio solids were removed from the WWTP.

The WWTP was at 86% of its Total Suspended Solids design limit and at 86% of its CBOD design limit.

There were 5.25 inches of rain for the month.

Preventative and Unscheduled Maintenance

365 preventative work orders were completed and 24 corrective work orders were completed for the WWTP and Lift Stations.

Highlights

Installed 300-gallon odor control system at Wolf Lake Lift Station.

Installed new gas detectors and conduit in 210 building.

Replaced floats at Vincennes Lift Station

Replaced 3 fuses and control screen in 502 building.

Repaired valve arm at 110 dry pit.

Sanitary Collection System

<i>Project</i>		<i>Current Month</i>		<i>Year-to-Date</i>	
<i>Sanitary Sewer Flushed/ft</i>		16318		57361	
<i>Sanitary Sewer Televised/ft.</i>		16901		44164	
<i>CIPP Installed/ft</i>		0		0	
<i>Tap Inspections</i>		18		49	
<i>Locates</i>		775		2294	
<i>Pipe Patches</i>		5		13	
<i>Service Requests</i>	<i>Odor Complaint</i>	<i>Main Block</i>	<i>Resident Problem</i>	<i>Emergency Locates</i>	
38	2	2	22	9	

Preventative and Unscheduled Maintenance

164 preventative work orders were completed and 47 corrective work orders were issued for the Collection System.

Construction Highlights

# Manhole Repairs	#Manhole Installations	#Pipe Patches
3	2	5

#Main Line Repairs	#Lateral Repairs	Easement Maintenance
2	1	0

Annual/Semi Annual, Monthly Routine and Preventative Sewer Cleaning

201 Ellen Court
2598 Charlestown Road

W. Market Street
928 Pennwood Drive

Chemical Root Treatment

1009 Prospect St
914 Mellwood Dr
429 Beharrell Ave
112 Trimmingham Rd
1736 Florence Ave
1508 Beech St
18 Valley View Ct

411 Highland Ave
3409 Saddlewood Ct
1823 Ekin Ave
107 Greenbriar Dr
126 W Cottom Ave
514 Mills Ln
411 Highland Ave

Facility Safety

The monthly safety inspection rating was 99.22%. The safety training covered PPE, Slips, Trips and Falls.

Projects

Elm Street Brick Sewer Replacement

Tree removal for the project has been completed.
Construction is targeted to begin late July 2024.

720 Building Repair

The design phase is complete.

Phosphorus Building Expansion

The design phase is complete

Mr. Wallace – Elm Street Project Update, he stated that they are hoping to kick off at the end of this month or the beginning of next month. He reported that they have all the piping ready to go and they continue to coordinate with Indiana American Water.

Mr. Wilkinson stated that the dry ton solids that they are removing are running a little higher and asked if that is coming from some sort of change or the new chemicals producing a better product.

Mr. Wallace stated that they are definitely getting more solids out and the new chemicals are doing very well, nor are they having any of the maintenance issues that they had with the last chemicals.

Mayor Gahan stated that this is great news and added that his office hasn't had any complaints associated with odor, even with the high temperatures and low water. He added that it feels like something has changed and maybe they need to let the public know.

Mr. Wallace stated that every year they get a few complaints here and there but they haven't received an abundance this year at all.

CLAIMS:

Mrs. Moeller presented the following claims for the period of 06/27/24 to 07/10/24 in the amount of \$1,053,652.95:

Vendor Name	Amount	Dept
INFORMATION RESOURCES, INC.	94.32	Sewer
L&D MAILMASTERS, INC.	535.56	Sewer
L&D MAILMASTERS, INC.	187.50	Sewer
CROWN SERVICES INC	544.50	Sewer
CROWN SERVICES INC	751.73	Sewer
HUGHES,CARMEN - ATLAS CLEANING	560.00	Sewer
RAVEN SCP, LLC.	884.84	Sewer
RAVEN SCP, LLC.	2,979.16	Sewer
RODRIGUEZ, DARVIN	23.06	Sewer
SULLIVAN, NATHANAEL	12,756.50	Sewer

Total	19,317.17	
COYLE CHEVROLET	1,297.50	WWTP
DAN CRISTIANI EXCAVATING CO.	36,702.31	WWTP
BLACK DIAMOND	65.00	WWTP
BLACK DIAMOND	70.00	WWTP
BLACK DIAMOND	45.00	WWTP
MICROBAC LABORATORIES INC	957.00	WWTP
BIG O TIRES	126.85	WWTP
QUILL	74.06	WWTP
QUILL	206.53	WWTP
QUILL	70.99	WWTP
QUILL	389.40	WWTP
CINTAS #302	233.60	WWTP
CINTAS #302	233.60	WWTP
CLARK-DIETZ	15,025.00	WWTP
EARTH FIRST	146.63	WWTP
BYRNE'S GARAGE INC.	965.77	WWTP
BYRNE'S GARAGE INC.	333.33	WWTP
NORTON AND ASSOCIATES PLUMBING	240.00	WWTP
USA BLUE BOOK	1,300.73	WWTP
DELTA SERVICES, LLC	345.00	WWTP
SPENCER MACHINE & TOOL CO.,INC	16,271.84	WWTP
SPENCER MACHINE & TOOL CO.,INC	1,679.47	WWTP
C.C.E., INC.	105.00	WWTP
C.C.E., INC.	105.00	WWTP
GRIPP, INC.	5,783.00	WWTP
GRIPP, INC.	1,495.00	WWTP
EYE-TRONICS	2,426.27	WWTP
PRO4MANCE CONTRACTING SERVICES	10,301.50	WWTP
WASH-O-RAMA CAR WASH	27.00	WWTP
RIVER CITY WORK WEAR	434.90	WWTP
RIVER CITY WORK WEAR	339.95	WWTP
ESRI	3,410.00	WWTP
ENVIRONMENTAL RESOURCE ASSOCIA	482.28	WWTP
ENVIRONMENTAL RESOURCE ASSOCIA	194.33	WWTP
KIGHTLINGER & GRAY, LLP	160.00	WWTP
DUKES ROOT CONTROL	7,063.84	WWTP
NAPA OF NEW ALBANY	15.98	WWTP
NAPA OF NEW ALBANY	93.25	WWTP
NAPA OF NEW ALBANY	1,120.00	WWTP
NAPA OF NEW ALBANY	159.98	WWTP
NAPA OF NEW ALBANY	240.00	WWTP
NAPA OF NEW ALBANY	91.72	WWTP
NAPA OF NEW ALBANY	24.46	WWTP
TEAM EJP JEFFERSONVILLE	22.23	WWTP
GOTTA GO INC.	3,350.00	WWTP
GELCO SUPPLY INC-ROOTX	5,834.00	WWTP
NORTON OCC.MEDICINE ASSOCIATES	209.00	WWTP
ALLTERRAIN PAVING & CONSTRUCT	6,036.00	WWTP
PINPOINT UTILITY PROTECTION	400.00	WWTP
SIR, LLC.	2,544.10	WWTP
THE GOODYEAR TIRE & RUBBER CO.	593.44	WWTP
ESTES WASTE SOLUTIONS, LLC.	166.25	WWTP

DAN'S LAWN & LANDSCAPE MAINT.	3,665.00	WWTP
NGT CORP.-COVERALL SERVICE CO.	1,075.00	WWTP
NEO WATER TREATMENT LLC	37,984.95	WWTP
CARDINAL INDUSTRIAL INSULATION	12,325.00	WWTP
VECTOR SECURITY, INC.	67.68	WWTP
VECTOR SECURITY, INC.	338.43	WWTP
VESTIS SERVICES, LLC	176.00	WWTP
GIBSON LAW OFFICE, LLC	882.77	WWTP
Total	186,522.92	
CITY OF NEW ALBANY	225,000.00	TU/T
CITY OF NEW ALBANY	77,000.00	TU/T
CITY OF NEW ALBANY	21,000.00	TU/T
INDIANA AMERICAN WATER	24.57	TU/T
INDIANA AMERICAN WATER	42.99	TU/T
INDIANA AMERICAN WATER	13.19	TU/T
INDIANA AMERICAN WATER	21.10	TU/T
INDIANA AMERICAN WATER	53.22	TU/T
INDIANA AMERICAN WATER	50.05	TU/T
INDIANA AMERICAN WATER	48.49	TU/T
POSTMASTER	680.00	TU/T
T.A. GINKINS COMPANY, LLC	4,130.00	TU/T
AT&T	651.40	TU/T
DUKE ENERGY	54.16	TU/T
DUKE ENERGY	114.50	TU/T
DUKE ENERGY	1,220.41	TU/T
DUKE ENERGY	54,620.81	TU/T
DUKE ENERGY	3,186.35	TU/T
DUKE ENERGY	27.45	TU/T
DUKE ENERGY	296.01	TU/T
DUKE ENERGY	506.94	TU/T
DUKE ENERGY	465.32	TU/T
DUKE ENERGY	14.17	TU/T
DUKE ENERGY	25.95	TU/T
DUKE ENERGY	16.34	TU/T
DUKE ENERGY	134.76	TU/T
DUKE ENERGY	124.33	TU/T
CENTERPOINT ENERGY	52.57	TU/T
CENTERPOINT ENERGY	17.98	TU/T
CENTERPOINT ENERGY	21.38	TU/T
CENTERPOINT ENERGY	100.86	TU/T
CENTERPOINT ENERGY	33.63	TU/T
CENTERPOINT ENERGY	61.65	TU/T
CENTERPOINT ENERGY	111.24	TU/T
BAILEY, SUZETTE	35.16	TU/T
WHITAKER, BOBBY	152.80	TU/T
STORMWATER DRAINAGE FUND	114,934.32	TU/T
SANITATION FUND	341,123.86	TU/T
NEW ALBANY MUNICIPAL UTILITIES	50.04	TU/T
NEW ALBANY MUNICIPAL UTILITIES	50.04	TU/T
NEW ALBANY MUNICIPAL UTILITIES	37.53	TU/T
NEW ALBANY MUNICIPAL UTILITIES	37.53	TU/T
NEW ALBANY MUNICIPAL UTILITIES	25.02	TU/T
NEW ALBANY MUNICIPAL UTILITIES	62.55	TU/T

NEW ALBANY MUNICIPAL UTILTIES	362.79	TU/T
NEW ALBANY MUNICIPAL UTILTIES	275.22	TU/T
NEW ALBANY MUNICIPAL UTILTIES	187.65	TU/T
NEW ALBANY MUNICIPAL UTILTIES	25.02	TU/T
NEW ALBANY MUNICIPAL UTILTIES	100.08	TU/T
NEW ALBANY MUNICIPAL UTILTIES	12.51	TU/T
NEW ALBANY MUNICIPAL UTILTIES	37.53	TU/T
NEW ALBANY MUNICIPAL UTILTIES	12.51	TU/T
NEW ALBANY MUNICIPAL UTILTIES	25.02	TU/T
NEW ALBANY MUNICIPAL UTILTIES	12.51	TU/T
NEW ALBANY MUNICIPAL UTILTIES	12.51	TU/T
NEW ALBANY MUNICIPAL UTILTIES	37.53	TU/T
AT&T	281.31	TU/T
Total	847,812.86	
		BSF
Grand Total	1,053,652.95	

Mr. Wilkinson moved to approve the above claims, Mr. Grimes second, all voted in favor.

ADJOURN:

There being no further business before the board, the meeting adjourned at 9:23 a.m.

Mayor Gahan, President

Vicki Glotzbach, City Clerk



Founded 1813

New Albany Wastewater Utility

Michael Wallace, Utility Director

Date: June 13, 2024

The City of New Albany Waste Water Utility is accepting quotations from Contractors to perform the below described sanitary sewer repair project. Quotes may be submitted in a sealed envelope to New Albany Wastewater Utility Office at 38 W. 10th St. New Albany, IN, emailed to Thodges@cityofnewalbany.com, or faxed to 812-948-6805; attention Tommy Hodges. All quotes for repair projects requiring Sewer Board approval will be presented to the City of New Albany Sewer Board for consideration. Quotations shall be for the full scope as written; additions must be pre-approved for work exceeding this scope. Performing contractors will be responsible for all required permits, mailing a certified letter to any property owner affected and locates. A minimum one-year warranty of workmanship and materials is required. A Performance Bond is required and prevailing wage is not stipulated. The City of New Albany reserves the right to reject any and all quotations.

A brief meeting will be conducted on-site at arranged meeting times to provide detail and address questions at...

9:00 AM Wednesday June 26, 2024 at 1214 Westwood Ln New Albany, IN 47150

Submit questions to Tommy Hodges at City of New Albany Wastewater Utility,
38 W. 10th St. or by phone at 812-948-5320.

All quotes must be to the Wastewater Treatment Plant (WWTP) by...
3:00 PM Wednesday July 3, 2024

Job Reference Number PR 006262024
Job Site... Back yard of 1214 Westwood Ln.

Scope...

1. Repair 2 sewer main connections at manhole C22.
2. The first repair is 8in PVC to clay connection that has drop 4 inches that needs to be reset. (14 feet deep)
3. The second repair is 10 feet of 8in clay that needs to be replaced. (6 feet deep)
4. Properly bed pipe with approved granular bedding material.
5. Reestablish surface to city specification.

Special considerations...

1. Traffic control approval by Board of Public Works and INDOT.
2. If bypass pumping is required, it will be the responsibility of the contractor to set up and maintain pumping apparatus.
3. Meet specifications of the New Albany and Floyd County Sanitary Sewer and Storm water Design Manual.
4. Backfill and Paving specification from INDOT.

The contractor is to coordinate with the City of New Albany Board of Public Works for authorization of any road / alley cuts and closures. All contracted work is to be inspected by the City or its agent prior to backfill.

City of New Albany Utilities



7/10/2024, 7:58:19 AM

- Sanitary Structures
- Sanitary Sewer Main
- Stormwater Sewer Channel
- DWCS
- Basin Boundary
- Parcels

City of New Albany
 Earthstar Geographics | Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS |
 Maxar, Microsoft, Esri, Community Maps Contributors,
 Jefferson County, KY, & OpenStreetMap, Microsoft, Esri,
 TomTom, Garmin, SafeGraph, GeoTechnology, Inc.,
 METI/NASA, USGS, EPA, NPS, US Census Bureau,
 USDA, USFWS



7841 N US Hwy 31
Seymour IN 47274
Phone (812) 522-6467
Fax (812) 524-7401

July 3, 2024

City of New Albany WWTP

Attention: Tommy Hodges

Reference: PR 006262024

Please consider the proposal quotation on the above-mentioned project. We include necessary equipment, material, and labor to complete the following work items:

Scope...

1. Repair 2 sewer main connections at manhole C22.
2. The first repair is 8in PVC to clay connection that has drop 4 inches that needs to be reset. (14 feet deep)
3. The second repair is 10 feet of 8in clay that needs to be replaced. (6 feet deep)
4. Properly bed pipe with approved granular bedding material.
5. Reestablish surface to city specification.

Biditem	Description	Quantity	Units	Unit Price	Bid Total
10	Mob / Demob	1.000	LS		
20	Excavation Point Repair	1.000	LS		
	Bid Total				\$20,000.00

Note: Lawyer Excavation accepts all liability of the Asphalt Driveway. Pictures will be taken Daily

Respectfully Submitted,

Nad Day

Nad Day

Lawyer Excavation, Inc.



DAN CRISTIANI EXCAVATING CO., INC.

53 Years of Excellence

PROPOSAL

To: City of New Albany Waste Water
Attn: Tommy Hodges
Date: July 3, 2024
JOB SITE: 1214 Westwood Lane Sanitary Sewer Repairs

Proposal based on pre-bid site visit on June 26, 2024.

Scope of Work to include:

Repair Sanitary Sewer Lines Tying into Manhole C22:

Mobilize/demobilize equipment and personnel.
Provide superintendent to coordinate construction activities.
Locate utilities within our scope.
Furnish and install approximately (42') of 8" SDR35 PVC pipe.
Reset line that is broken and secure it with concrete.
Furnish and install all necessary fittings and bends to reconnect the repaired pipe to the manhole.
Stone encase all pipe and stone backfill.
Seed and straw disturbed areas.
Restore asphalt as necessary.

\$52,112.00

Acceptance of this bid will initiate the steps to prepare a contract between the parties to be completed later.

DAN CRISTIANI EXCAVATING CO., INC.

ACCEPTED

BY Chris Jackson

BY _____

DATE _____

AllTerrain Paving & Construction, LLC
 2235 Corydon Pike
 P.O. Box 1248
 New Albany, IN 47150
 (502) 265-4731



██████████

6575

TO City of New Albany Waste Water
 38 West 10th Street
 New Albany, IN 47150

6/27/2024	7/26/2024	1214 WESTWOOD PSC - SANITARY	1
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PR 006262024 CONA JOB #

SANITARY	1	CONA JOB# PR 006262024 - 1214 WESTWOD - PRICE INCLUDES ALL LABOR, MATERIAL, EQUIPMENT, TRUCK, RESTORATION, CUSTOMER DRIVEWAY REPAIR- POSSIBLE PAVING. ALL WORK TO BE PERFORMED PER CONA LETTER / INVITE, DATED 6/13/24.	108,553.00	108,553.00
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TOTAL AMOUNT 108,553.00

This Standard Payment Terms Agreement ("Agreement") is made and entered by and between Allterrain Paving & Construction, LLC, ("CONTRACTOR") and ("CUSTOMER"). "Contractor" and "Customer" hereby agree as follows: PAYMENT: Customer shall pay for the services furnished by Contractor in accordance with the charges on the estimate and/or purchase order, within thirty (30) days of the date of Contractor's invoice. All invoices not contested in writing within fifteen (15) business days of receipt are deemed accepted by Customer as true and accurate and are payable in full. Interest will be charged on all accounts not paid when due at a rate of two percent per month, or, if less, the maximum rate allowed by law. In the event Customer fails to pay Contractor all amounts which become due under the estimate and/or purchase order or fails to perform its obligations hereunder, and Contractor refers such matter to an attorney or collection agency, Customer agrees to pay, in addition to the amounts due, any and all costs incurred by Contractor as a result of such action, including reasonable attorney's fees.*

www.apc-construct.com
An Equal Opportunity Employer

THIS INSTRUMENT PREPARED BY:
 STEVEN W. REEBS
 HMC ENGINEERING
 1335 N. PENNSYLVANIA, SUITE 2800
 INDIANAPOLIS, INDIANA 46204
 PHONE (317) 347-2663

DEVELOPED BY:
 GREENWAY COMMONS DEVELOPMENT
 1736 EAST MAIN STREET
 NEW ALBANY, INDIANA 47150

SUBVISION MONUMENTATION
 MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECOGNITION OF THIS PLAT. AN APPLICANT GROSS-REFERENCED TO THIS PLAT WILL BE REQUIRED AFTER THE SUBVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECOGNITION OF THIS PLAT.

SUBVISION MONUMENTS

- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1/2" DIA. ALUMINUM CAP SHOWN THE MONUMENTS SHALL BE SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 24" LONG WITH CAP STAMPED "HMC ENGINEERING FROM 03/14" TO BE SET AT LOT CORNERS INCLUDING RESERVING AND SINKING OF CURVES AND THE INTERSECTION OF LINES
- DENOTES A 5/8" REBAR WITH CAP STAMPED "HANNING ENG FROM 03/09"
- ◆ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HMC ENGINEERING FROM 03/14" SET FLUSH WITH THE TOP OF THE MONUMENT OR BUSHING (IF MONUMENT FOUND)

SINGLE PAVEMENT
 31.10X10.5
 50X11.0

TOWNHOUSES
 20 DUPLEX
 BUILDING 24X30
 LOTS 24X7.5

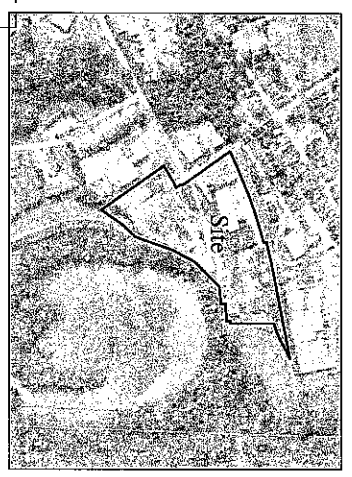


Scale: 1" = 100'

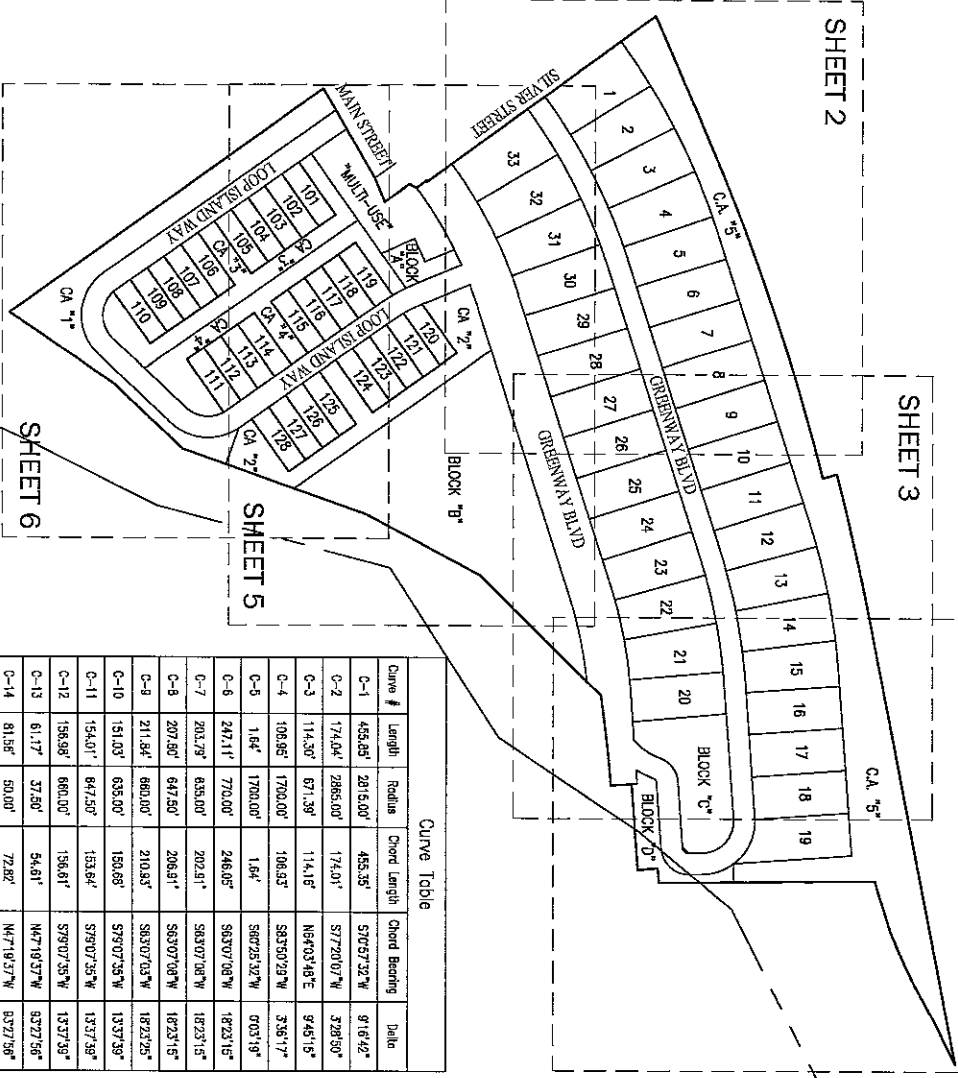
GREENWAY COMMONS

SECONDARY PLAT

FLOYD COUNTY, INDIANA
 (SECTIONS 28 & 29, CLARK'S GRANT)



Vicinity Map
 NOT TO SCALE



Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Bearing
C-1	458.85'	2815.00'	453.35'	S70°57'32"W	97°16'42"
C-2	174.04'	2865.00'	174.01'	S77°20'07"W	328°50"
C-3	114.30'	671.39'	114.16'	N64°03'46"E	94°45'15"
C-4	106.86'	1700.00'	106.83'	S83°50'29"W	335°17"
C-5	1.64'	1700.00'	1.64'	S86°25'32"W	0703'19"
C-6	247.11'	770.00'	246.05'	S63°07'08"W	182°31'5"
C-7	203.79'	635.00'	202.81'	S83°07'08"W	182°31'5"
C-8	207.80'	647.50'	206.81'	S63°07'03"W	182°31'5"
C-9	211.84'	660.00'	210.83'	S83°07'03"W	182°31'5"
C-10	151.03'	635.00'	150.88'	S79°07'35"W	133°37'39"
C-11	154.01'	647.50'	153.64'	S79°07'35"W	133°37'39"
C-12	158.98'	660.00'	158.61'	S79°07'35"W	133°37'39"
C-13	61.17'	37.50'	54.61'	N47°19'37"W	93°27'56"
C-14	81.56'	50.00'	72.82'	N47°19'37"W	93°27'56"
C-15	101.95'	62.50'	91.02'	N47°19'37"W	93°27'56"
C-16	11.33'	7.50'	10.28'	N42°20'23"E	86°32'04"

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Bearing
C-17	30.21'	20.00'	27.42'	N42°40'23"E	86°32'04"
C-18	49.09'	32.50'	44.85'	N42°40'23"E	86°32'04"
C-19	8.35'	7.50'	7.33'	S54°02'33"W	63°47'44"
C-20	22.27'	20.00'	21.14'	S54°02'33"W	63°47'44"
C-21	38.19'	32.50'	34.35'	S54°02'33"W	63°47'44"
C-22	33.42'	67.50'	33.08'	N56°19'37"E	282°1'52"
C-23	89.08'	80.00'	84.54'	N56°02'33"E	63°47'44"
C-24	16.66'	92.50'	16.57'	N27°17'04"E	107°16'45"
C-25	101.30'	475.00'	101.11'	S78°29'19"W	127°13'08"
C-26	118.82'	500.00'	118.84'	S79°07'35"W	133°37'39"
C-27	124.87'	525.00'	124.58'	S79°07'35"W	133°37'39"
C-28	99.70'	475.00'	99.51'	S59°56'17"W	120°13'31"
C-29	27.74'	475.00'	27.73'	S79°38'23"W	320°45"
C-30	180.46'	500.00'	158.27'	S63°07'08"W	182°31'5"
C-31	168.48'	525.00'	167.76'	S63°07'08"W	182°31'5"
C-32	41.41'	187.50'	41.38'	S28°52'40"E	124°02'24"
C-33	44.22'	200.00'	44.18'	S28°52'40"E	124°02'24"
C-34	47.00'	212.50'	46.91'	S28°52'40"E	124°02'24"
C-35	51.32'	37.50'	47.41'	N03°58'28"E	78°24'40"
C-36	68.43'	50.00'	63.21'	N03°58'28"E	78°24'40"
C-37	85.53'	62.50'	79.01'	N03°58'28"E	78°24'40"
C-38	68.48'	37.50'	58.12'	S86°00'32"E	101°55'20"
C-39	88.63'	50.00'	77.48'	S86°00'32"E	101°55'20"
C-40	110.82'	62.50'	98.88'	S86°00'32"E	101°55'20"
C-41	181.14'	770.00'	182.71'	S79°07'35"W	133°37'39"

SEE SHEET 7 FOR LAND DESCRIPTION

Prepared by: DC

Site Map
 SHEET 1 OF 7

SHEET 1 OF 7

THIS INSTRUMENT PREPARED BY:
 STEVEN W. REEBS
 HWC ENGINEERING
 235 N. PENNSYLVANIA, SUITE 2800
 INDIANAPOLIS, INDIANA 46204
 PHONE: (317) 347-3883

DESIGNED BY:
 GREENWAY COMMONS DEVELOPMENT
 1736 EAST MAIN STREET
 NEW ALBANY, INDIANA 47150



Grid North
 Scale: 1" = 30'

GREENWAY COMMONS

SECONDARY PLAT

FLOYD COUNTY, INDIANA
 (SECTIONS 28 & 29, CLARK'S GRANT)

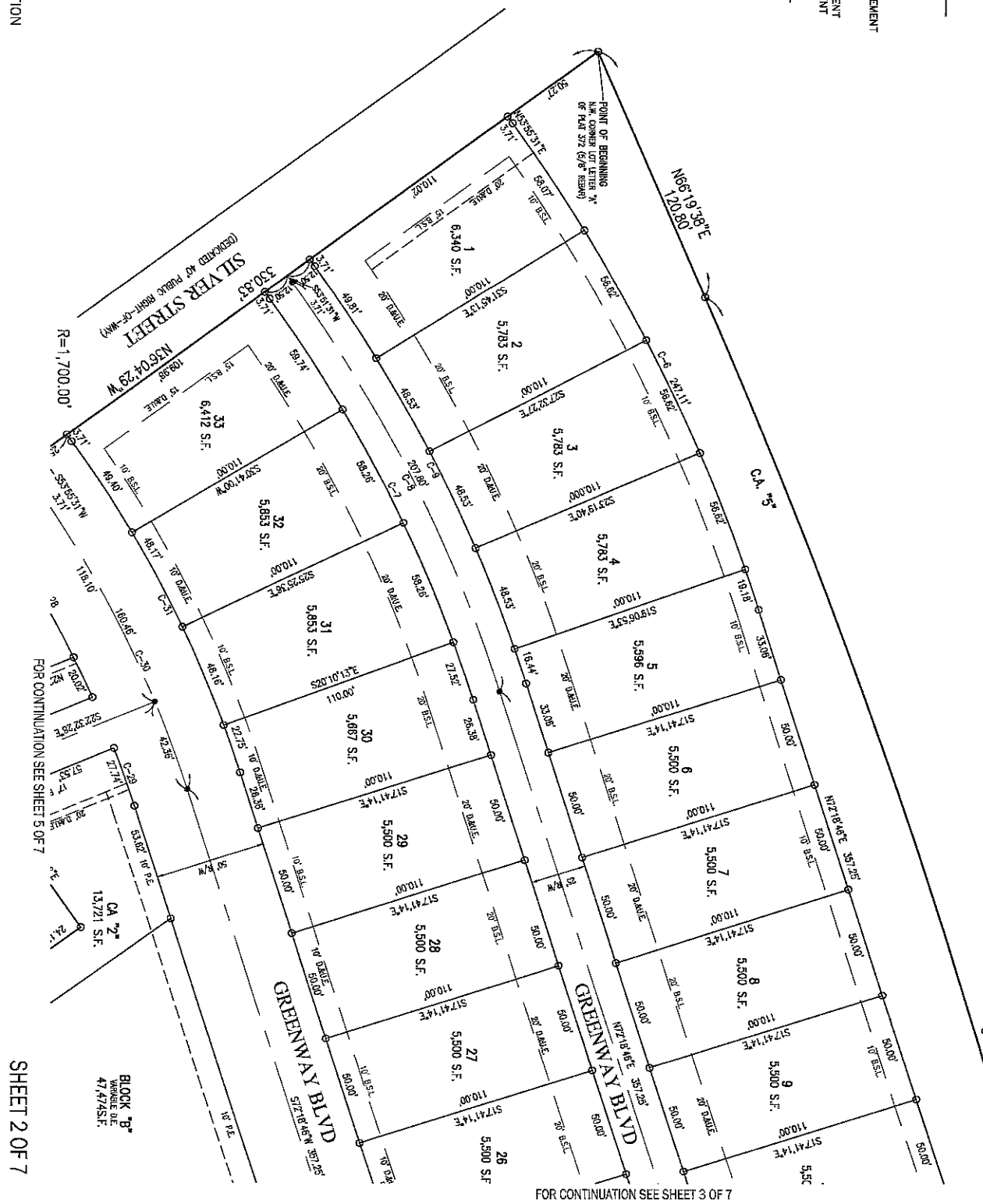
R=2,815.00'
 L=455.85'
 C=1

LEGEND

25	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
C.A.	COMMON AREA
R/W	PUBLIC RIGHT OF WAY
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.E.	PARKING EASEMENT
P.&T.E.	PARKING & TRAIL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

SUBDIVISION MONUMENTATION:
 MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDED OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND LATER THAN TWO (2) YEARS AFTER RECORDED OF THIS PLAT.

- DENOTES A 5/8" DIA. ALUMINUM MONUMENT OF LONG WITH 1 1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FROM WOLFE SET FLUSH WITH THE FINISHED STREET SURFACE"
- DENOTES A 5/8" REBAR 24" LONG WITH CAP STAMPED "HWC ENGINEERING FROM WOLFE" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
- DENOTES A 5/8" REBAR WITH CAP STAMPED "BRANNING ENGINEERING FROM WOLFE"
- ◆ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH YELLOW PLASTIC CAP HARRING "HWC ENGINEERING FROM WOLFE" SET FLUSH WITH THE TOP OF THE MONUMENT, OR EXISTING BY WARRICK FOUND



SEE SHEET 1 FOR CURVE TABLE
 SEE SHEET 7 FOR LAND DESCRIPTION
 Prepared by: DC

SHEET 2 OF 7

THIS INSTRUMENT PREPARED BY:
 STEVEN W. REEVES
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DESIGNED BY:
 GREENWAY COMMONS DEVELOPMENT
 1736 EAST MAIN STREET
 NEW ALBANY, INDIANA, 47150



Scale: 1" = 30'

GREENWAY COMMONS

SECONDARY PLAT

FLOYD COUNTY, INDIANA
 (SECTIONS 28 & 29, CLARK'S GRANT)

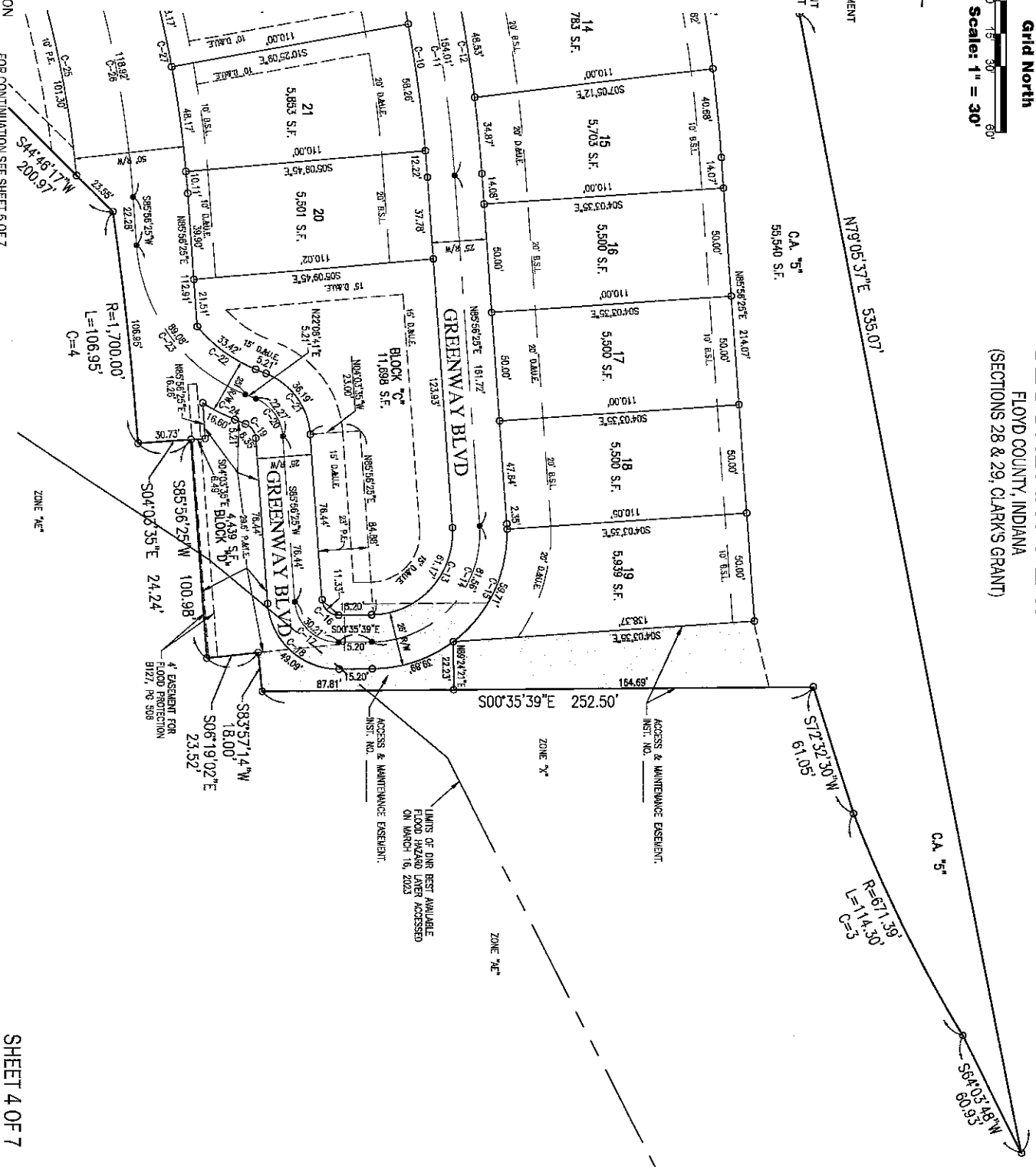
LEGEND

25	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
C.A.	COMMON AREA
R/W	PUBLIC RIGHT OF WAY
D.O.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.E.	PARKING EASEMENT
P.&T.E.	PARKING & TRAIL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

MANUWRITS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECEPTION OF THIS PLAT. AN AFFIDAVIT CROSS-REFERENCED TO THIS PLAT, MUST BE RECORDED AFTER THE SUBMISSION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECEPTION OF THIS PLAT.

- SUBMISSION MONUMENTS**
- DENOTES 1/2" DIA. ALUMINUM MONUMENT OR LONG WITH 1/2" DIA. ALUMINUM OR STAMPED THE FINISHED GROUND SURFACE
 - DENOTES 1/2" REBAR 3/4" LONG WITH ONE STAMPED "HMC ENGINEERING R/W 10/24" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES
 - DENOTES 1/2" REBAR WITH ONE STAMPED "FINISHING ENG. R/W 10/24"
 - ◆ DENOTES 4"X4" CONCRETE MONUMENT SET VERTICAL IN PLACE WITH A 5/8" REBAR WITH 18" LONG TO BE SET AT THE CENTER OF THE MONUMENT. AN EXISTING PLY WOOD FOUND MONUMENT OR EXISTING PLY WOOD FOUND

FOR CONTINUATION SEE SHEET 3 OF 7



SEE SHEET 1 FOR CURVE TABLE
 SEE SHEET 7 FOR LAND DESCRIPTION

FOR CONTINUATION SEE SHEET 5 OF 7

THIS INSTRUMENT PREPARED BY:
 STEVEN W. HEVRS
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 INDIANAPOLIS, INDIANA 46204
 PHONE: (317) 347-2883

DESIGNED BY:
 GREENWAY COMMONS DEVELOPMENT
 4126 EAST MAIN STREET
 NEW ALBANY, INDIANA 47150

GREENWAY COMMONS

SECONDARY PLAT

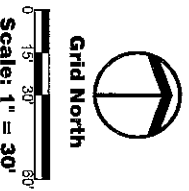
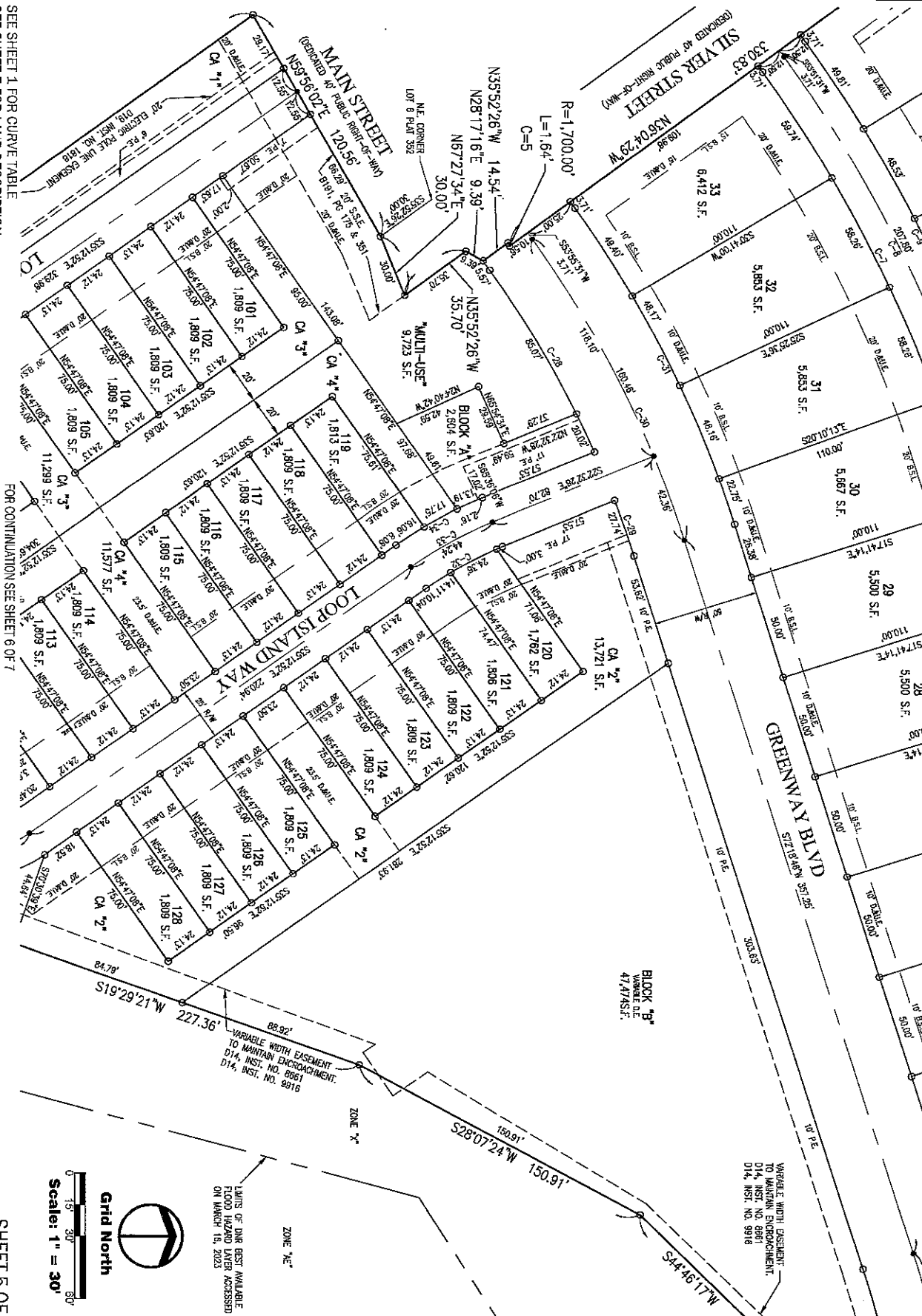
FLOYD COUNTY, INDIANA
 (SECTIONS 28 & 29, CLARK'S GRANT)

FOR CONTINUATION SEE SHEET 2 OF 7

FOR CONTINUATION SEE SHEET 3 OF 7

LEGEND

25	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
R.A.W.	RIGHT-OF-WAY
D.E.	DRAINAGE & UTILITY EASEMENT
P.E.	PARKING EASEMENT
P.A.T.E.	PARKING & TRAIL EASEMENT
S.S.E.	SEMI-ANNUAL SEWER EASEMENT



LIMITS OF LIND BEST AVAILABLE FLOOD HAZARD LAYER ACCESSSED ON MARCH 15, 2023

SEE SHEET 1 FOR CURVE TABLE
 SEE SHEET 7 FOR LAND DESCRIPTION

SHEET 5 OF 7

Prepared by: DC

GREENWAY COMMONS

SECONDARY PLAT

(SECTIONS 28 & 29, CLARK'S GRANT)
FLOYD COUNTY, INDIANA

THIS INSTRUMENT PREPARED BY:
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 HWC ENGINEERING
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 PHONE (317) 347-3663

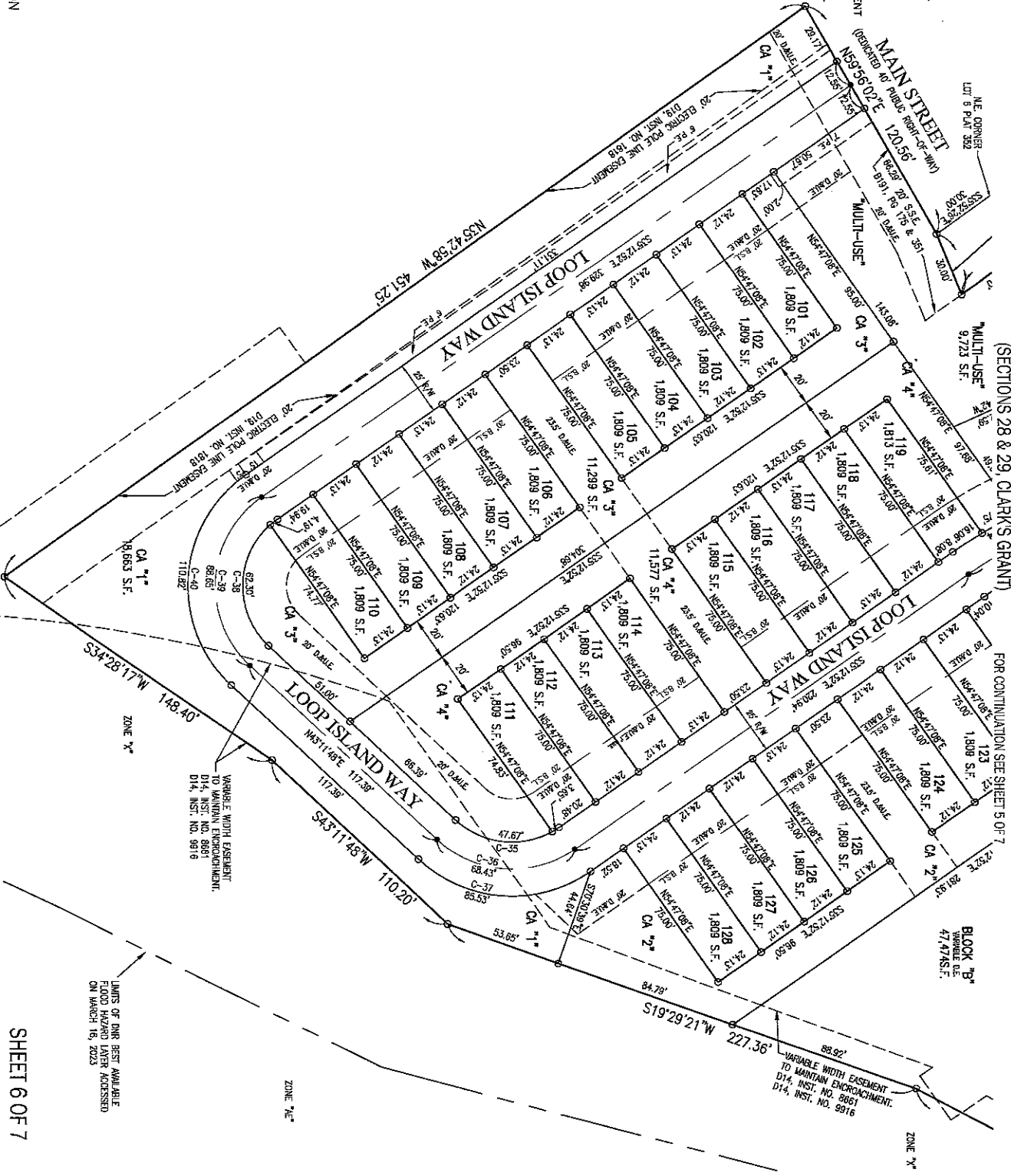
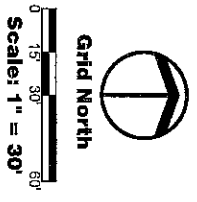
ORDERED BY:
 GREENWAY COMMONS DEVELOPMENT
 4176 EAST MAIN STREET
 NEW ALBANY, INDIANA 47150

LEGEND

25	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
C.A.	COMMON AREA
R/W	PUBLIC RIGHT OF WAY
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.&E.	PARKING EASEMENT
P.&T.E.	PARKING & TRAIL EASEMENT
S.S.E.	SAUNTRY SEWER EASEMENT

SUBDIVISION MONUMENTATION.
 MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDED OF THIS PLAT. AN AFFIDAVIT CROSS-REFERENCED TO THIS PLAT WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDED OF THIS PLAT.

- DENOTES A 1/8" DIA. ALUMINUM MONUMENT SET LONG WITH FACE OF PLACEMENT OR SHIMMED WITH FINISHED SURFACE SET FLASH WITH THE FINISHED SURFACE.
- DENOTES A 3/8" REBAR 24" LONG WITH CAP SHIMMED WITH FINISHED SURFACE TO BE SET AT LOT CORNERS, INCLUDING REBAR AND FINISH OF LOT CORNERS AND THE INTERSECTION OF LINES.
- DENOTES A 6/8" REBAR WITH CAP SHIMMED WITH FINISHED SURFACE.
- ◆ DENOTES A 4" DIA. CONCRETE MONUMENT SET VERTICAL IN PLACE WITH A 3/8" REBAR WITH FINISHED SURFACE TO BE SET AT THE INTERSECTION OF THE MONUMENT, OR EXISTING BY MARKER FOUND.



LIMITS OF ZONE REST AVAILABLE FROM PLAT 2023 ON MARCH 16, 2023

