



**Floyd County**  
**Department of Building & Development Services**

2524 Corydon Pike Suite 203

New Albany, IN 47150

Phone: (812) 981-7611

Fax: (812) 948-4744

[Building@floydcounty.in.gov](mailto:Building@floydcounty.in.gov)

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Tuesday, April 14, 2026,

Spring Hill Holdings, LLC  
720 Rolling Creek Drive, Suite 106  
New Albany, IN, 47150

**Re: Floyd County PC Docket FC-03-26-16 – Spring Hill Subdivision Modification**

Spring Hill Holdings, LLC,

Please find this letter as notice of the action and findings for your subdivision modification request for the Spring Hill subdivision. On April 13<sup>th</sup>, 2026, the Plan Commission approved the modification of the subdivision control ordinances to allow a street grade of 14% instead of 10% for the 400 feet of street known as Thelma Way.

Respectfully,

Franklin J Walden  
County Planner

# BALLOT FOR SUBDIVISION CONTROL VARIANCE/MODIFICATION

Floyd County Plan Commission  
Pine View Government Center  
2524 Corydon Pike, Suite 203  
New Albany, IN 47150  
Phone: 812-948-5440; Fax: 812-941-4571

Docket No. FC-03-26-16  
by Jason Copperwaite

Petitioner's Name: : Spring Hill Holdings, LLC, Represented

**ORDINANCE AUTHORITY:** Floyd County Subdivision Control Ordinance, Article 1, § 10

The Floyd County Plan Commission may grant modifications to the requirements of the Subdivision Control Ordinance only if **all** of the following criteria are met:

1. The modification will not be detrimental to the public's health, safety or general welfare.
2. The modification will not adversely affect adjacent property.
3. The modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage.
4. The conditions upon which the modification request is based are unique to the property for which the relief is sought and not applicable generally to other property.

**This property has a large hill present that adds to the scenery of the site.**

5. The modification is consistent with the intent and purpose of this Ordinance and the Comprehensive Plan.
6. The condition necessitating the modification was not created by the owner or applicant.  
**The hill is pre-existing**
7. The relief sought will not in any way vary the provisions of the Zoning Ordinance.  
**The approval is consistent with provisions in the Zoning Ordinance**

**After careful review the Plan Commission finds that:**

1. The variance/modification ( **WILL NOT / WILL** ) be detrimental to the public's health, safety or general welfare because:

**The modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage. not have a significant impact to the health, safety, or general welfare of the public. The fire territory has expressed an intent to serve.**

2. The variance/modification ( **WILL NOT / WILL** ) adversely affect adjacent property because:

**The grade of this roadway is used solely for access to these 7 seven lots**

3. The variance/modification ( **IS / IS NOT** ) justified because of exceptional topographical or other physical conditions unique to the property involved and ( **IS NOT / IS** ) to correct mere inconvenience or financial disadvantage because:

**The modification is justified by the unique condition of a large hill present on the site and to otherwise develop this location would drastically change the shape of the terrain**

4. The conditions upon which the variance/modification request is based ( **ARE / ARE NOT** ) unique to the property for which the relief is sought and not applicable generally to other property because:

**This property has a large hill present that adds to the scenery of the site.**

5. The variance/modification ( **IS / IS NOT** ) consistent with the intent and purpose of this Ordinance and the Comprehensive Plan because:

**The comprehensive plan encourages preserving natural and rural characteristics in the community. This modification allows a subdivision to retain a unique feature that would otherwise have to be removed for development to occur.**

6. The conditions necessitating the variance/modification ( **WAS NOT / WAS** ) created by the owner or applicant because: **The hill is pre-existing**

7. The relief sought ( **WILL NOT / WILL** ) in any way vary the provisions of the Zoning Ordinance because: **The approval is consistent with provisions in the Zoning Ordinance.**

The Floyd County Plan Commission hereby ( **GRANTS / DENIES** ) the Petitioner's Subdivision Control Variance/**Modification at the meeting held on the 13 day of April 2026.**

**Approval by the Commission is subject to the completion of the following conditions:**

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_

- 3. \_\_\_\_\_
- \_\_\_\_\_
- 4. \_\_\_\_\_
- \_\_\_\_\_
- 5. \_\_\_\_\_
- \_\_\_\_\_
- 6. \_\_\_\_\_
- \_\_\_\_\_
- 7. \_\_\_\_\_
- \_\_\_\_\_

**Commission Members in Favor:**

*Christopher F Welch*

*Chris Anderson*

*Larry B. Wellhausen*

*Paul [unclear]*

*Frank [unclear]*

*Don [unclear]*

\_\_\_\_\_

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**Commission Members Opposed:**

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\_\_\_\_\_



## STAFF REPORT

### Floyd County Plan Commission

*Document may be subject to updates before the hearing*

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Docket Number: FC-03-26-16

Petitioner: Spring Hill Holdings, LLC, Represented by Jason Copperwaite

Location: 2777 NORTH LUTHER ROAD, FLOYDS KNOBS

22-02-02-500-010.000-002 & 22-02-02-500-083.000-002

Request: Modification of Subdivision Control Ordinance Requirements for Major Subdivision – Spring Hill

Zoning District: Residential Suburban

Date: 4/7/2025

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#### **Overview:**

Article IV Section 3 Item R requires a maximum grade of 10% for subdivision streets.

Applicant is requesting a modification of the subdivision control ordinances to allow an excess of the 10% grade requirement for subdivision streets and is proposing a 14% grade for one street of the Spring Hill Development being heard next. This modification was previously approved in 2021 allowing a 14% grade, but that approval has since expired.

A hill sits in the northern portion of the property and would need to be heavily graded to meet the 10% slope requirement. Thelma Way is proposed along this hill and would connect to seven lots (#26-32) sitting on the hill.

The proposal has obtained the necessary willingness to serve letters from the local public services and has received a letter of intent from the Floyd County Fire Territory.

#### **Staff Review:**

1. The modification will not be detrimental to the public's health, safety or general welfare. The modification will not have a significant impact to the health, safety, or general welfare of the public. The fire territory has expressed an intent to serve.
2. The modification will not adversely affect adjacent property. The grade of this roadway is used solely for access to these 7 seven lots.
3. The modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage. The modification is justified by the unique condition of a large hill present on the site and to otherwise develop this location would drastically change the shape of the terrain.
4. The conditions upon which the modification request is based are unique to the property for which the relief is sought and not applicable generally to other property. This property has a large hill present that adds to the scenery of the site.
5. The modification is consistent with the intent and purpose of this Ordinance and the Comprehensive Plan. The comprehensive plan encourages preserving natural and rural characteristics in the community. This modification allows a subdivision to retain a unique feature that would otherwise have to be removed for development to occur.



## **STAFF REPORT**

### Floyd County Plan Commission

*Document may be subject to updates before the hearing*

6. The condition necessitating the modification was not created by the owner or applicant. The hill is pre-existing
  
7. The relief sought will not in any way vary the provisions of the Zoning Ordinance. The approval is consistent with provisions in the Zoning Ordinance.

#### **Staff Recommendations:**

Whereas the fire department has submitted an intent to serve letter, the street is to connect to seven lots rather than be used as a through-way, and this will not negatively impact the surrounding properties, staff has no recommended conditions.

- L. All subdivisions containing more than 50 lots or more than 2500 linear feet of street frontage shall have at least two points of access. Such access may be provided by establishing at least two entrances to the subdivision from public streets or by providing a single entrance with two lanes, each sixteen foot wide, separated by a landscaped median at least 12 feet wide, extending to the next intersection or for a distance of 100 feet, whichever is shorter. The homeowners association shall be responsible for all maintenance on subdivision entrances and medians.
- M. The Commission may permit subdivisions to be developed using alleys for secondary access to property.
- N. When subdivision streets intersect with local, collector, or arterial streets, the developer shall install deceleration and passing lanes or passing blisters along the local, collector, or arterial street, unless the county engineer believe such measures are unnecessary.
- O. The minimum right-of-way widths for streets shall be as indicated on Table IV-2.

<b>Table IV-2: Minimum Right-of Way &amp; Pavement Widths</b>				
	Arterial	Collector	Local	Marginal Access or Subdivision
Right-of-way width	80 feet	60 feet	50 feet w/curb & gutter; 60 feet w/o curb & gutter	50 feet w/curb & gutter; 60 feet w/o curb & gutter
Pavement width	12 feet/travel lane	12 feet/travel lane	24 feet	24 feet

- P. Streets shall substantially conform to the Typical Cross Sections shown in Appendix B
- Q. The minimum outside radius and approach radius of the pavement for a cul-de-sac shall be 45 ft. to back of pavement or face of curb. In all other respects, cul-de-sac streets shall meet all standards for subdivision streets.
- R. The minimum design standards for subdivision streets shall be as shown on Table IV-3.

<b>Table IV-3: Minimum Design Standards</b>	
	Marginal Access or Subdivision
Design speed	25 mph
Grade	
Maximum	10%
Minimum	0.4%
Minimum center line tangent length for reversed curve	0
Minimum center line radius of curvature	150 ft.
Maximum superelevation rate	normal crown
Min. bridge width	28 ft.
Pavement markings	None

- S. Minimum sight distances for vehicles from access points on driveways or at intersections onto

<b>Table IV-4: Vehicle Sight Distances</b>							
20 mph	30 mph	40 mph		50 mph		60 mph	
2-lane	2-lane	2-lane	4 or more	2-lane	4 or more	2-lane	4 or more
150 ft.	300 ft.	300 ft.	300 ft.	450 ft.	450 ft.	600 ft.	600 ft.

# APPLICATION FOR SUBDIVISION CONTROL VARIANCE/MODIFICATION

FLOYD COUNTY PLAN COMMISSION  
PINE VIEW GOVERNMENT CENTER  
2524 CORYDON PIKE, SUITE 203  
NEW ALBANY, IN 47150  
TELEPHONE 812-948-5440; FAX 812-941-4571

**This Application is a document of public record.  
Any information disclosed on this Application is available for review by the public.**

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**Incomplete Applications will not be accepted.**

The Application for Variance must be submitted with the Application for Primary Approval of Subdivision.

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3. The modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage.
4. The conditions upon which the modifications request is based are unique to the property for which the relief is sought and not applicable generally to other property.
5. The modification is consistent with the intent and purpose of this Ordinance and the Comprehensive Plan.
6. The condition necessitating the modification was not created by the owner or applicant.
7. The relief sought will not in any way vary the provisions of the Zoning Ordinance.

Docket No. \_\_\_\_\_ Date Filed: \_\_\_\_\_

Name of Applicant: Spring Hill Holdings, LLC

Address of Applicant: 720 Rolling Creek Drive, Suite 106  
New Albany, Indiana 47150

Owner of Property: (if different than Applicant) \_\_\_\_\_

Address of Owner: Spring Hill, LLC

Address of Property: 2778 N Luther Road  
Floyds Knobs, Indiana 47119

Variance/Modification requested so that Applicant may: Construct a cul-de-sac with up to 15% road centerline slope.

Identify the specific section(s) of the Subdivision Control Ordinance that the Variance/Modification applies to: Article IV; Section 3; Table IV-3 Maximum Grade of 10%

**Justification for Variance/Modification:** (Please complete all sections below)

1. **The variance/modification will not be detrimental to the public's health, safety or general welfare because:**  
This is a small area within the proposed neighborhood serving only 6 lots including one cul-de-sac.

2. **The variance/modification will not adversely affect adjacent property because:**  
It only affects internal development of the neighborhood.

3. **The variance/modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage because:**  
In the area affected, there is a knoll (hill) that requires a steeper slope.

4. **The conditions upon which the variance/modification request is based are unique to the property for which the relief is sought and not applicable generally to other property because:**

In the area affected, there is a knoll (hill) that requires a steeper slope.

5. **The variance/modification is consistent with the intent and purpose of this Ordinance and the Comprehensive Plan because:**

All other area in the proposed neighborhood can meet the requirements.

6. **The condition necessitating the variance/modification was not created by the owner or applicant because:**

It is the natural topography of the land.

7. **The relief sought will not in any way vary the provisions of the Zoning Ordinance because:**

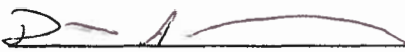
All lots proposed will continue to meet zoning ordinance requirements.

**Conditions:**

**Please identify any conditions that you will agree to in connection with this Variance/Modification Application:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURES & CONTACT INFORMATION:**

  
Applicant Signature

David A. Schuler, Member  
Printed Name of Applicant

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Printed Name of Agent

Telephone No.: 812-941-9861

Applicant/Agent (Circle One)



# CONSTRUCTION PLANS

FOR

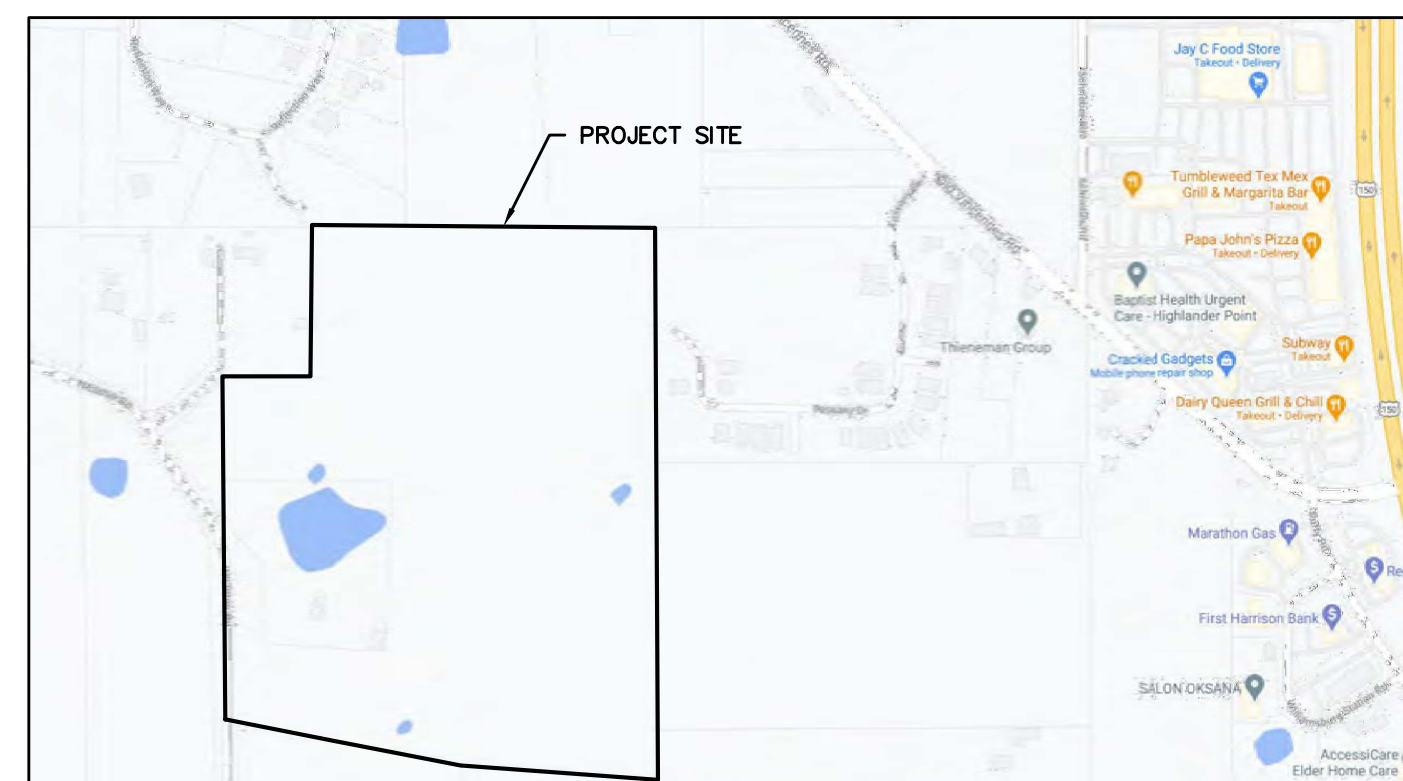
## *SPRING HILL SUBDIVISION*

LOFTUS & ROMEO DEVELOPMENT, LLC  
 BIERMAN PROPERTIES, LLC  
 FLOYDS KNOBS, INDIANA

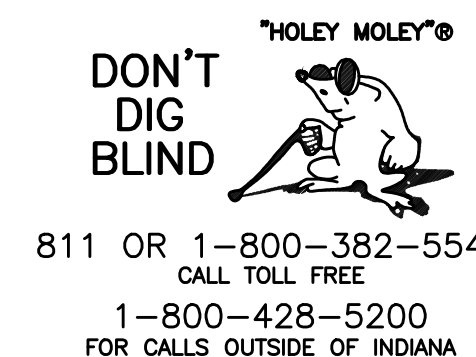


### *ENGINEERING & LAND SURVEYING*

301 E. CHESTNUT STREET  
 P.O. BOX 123  
 CORYDON, IN 47112  
 TEL: 812-738-4124  
 FAX: 812-738-6740



*LOCATION MAP*

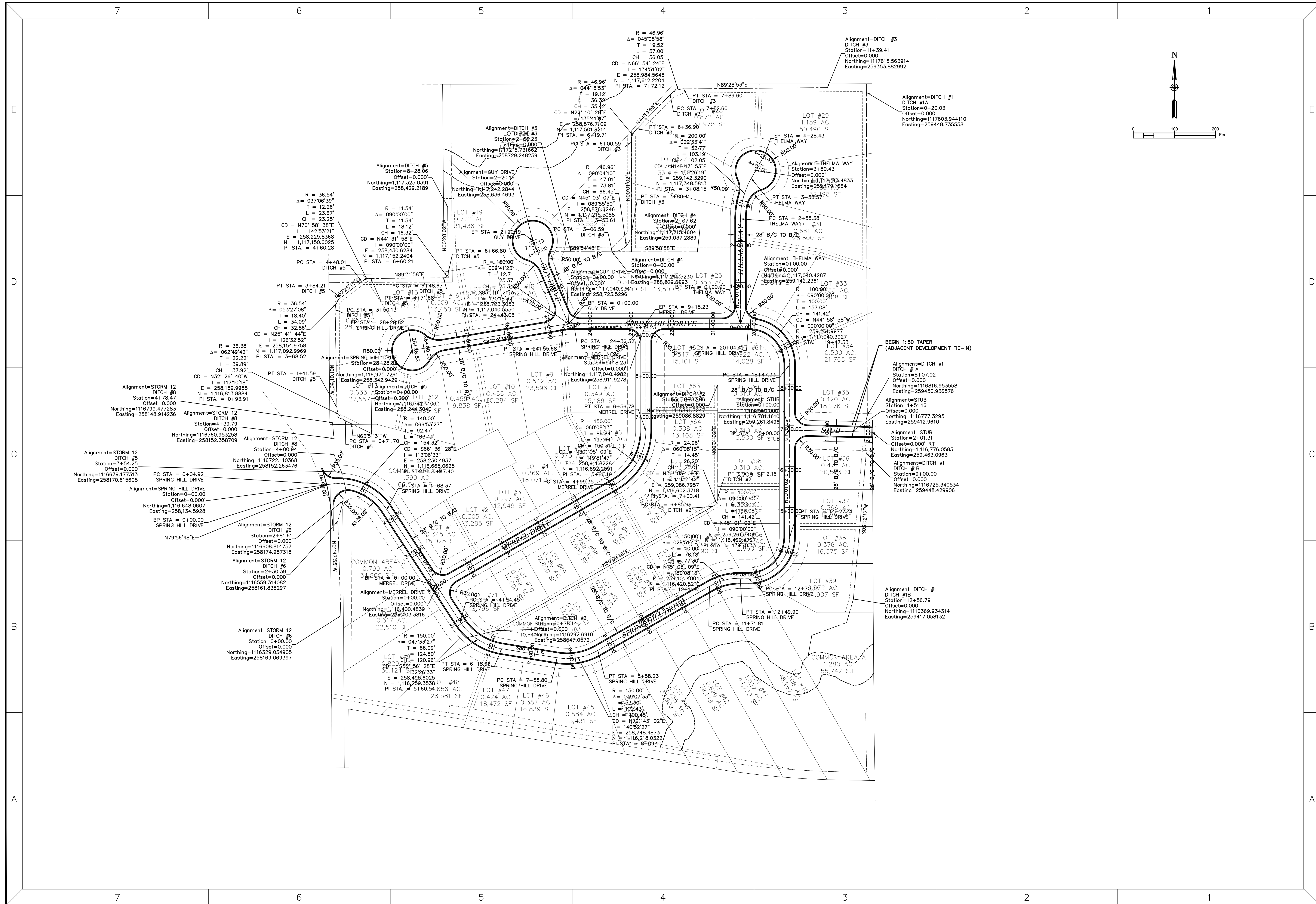


THERE MAY BE EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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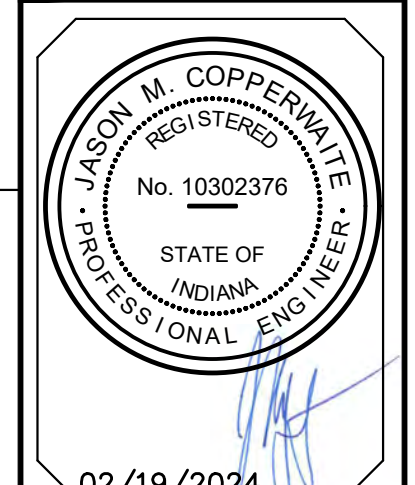


Revision	Date	Description
7		
6		
5		
4		
3	05/03/23	REVISIONS PER CLIENT & DRAINAGE REVIEW
2	3/14/23	REVISIONS PER CLIENT
1	8/11/22	REVISIONS PER CLIENT

**SUBDIVISION**  
**SPRING HILL SUBDIVISION, LLC.**  
**LOFTUS & ROMEO DEVELOPMENT, LLC.**  
**BIERMAN PROPERTIES, LLC.**  
**ROADWAY GEOMETRY**

**301 E. CHESTNUT STREET**  
**CORYDON, IN 47112**  
**TEL: (812) 738-4124**  
**FAX: (812) 738-6740**

**PAUL PRIMAVERA & ASSOCIATES**

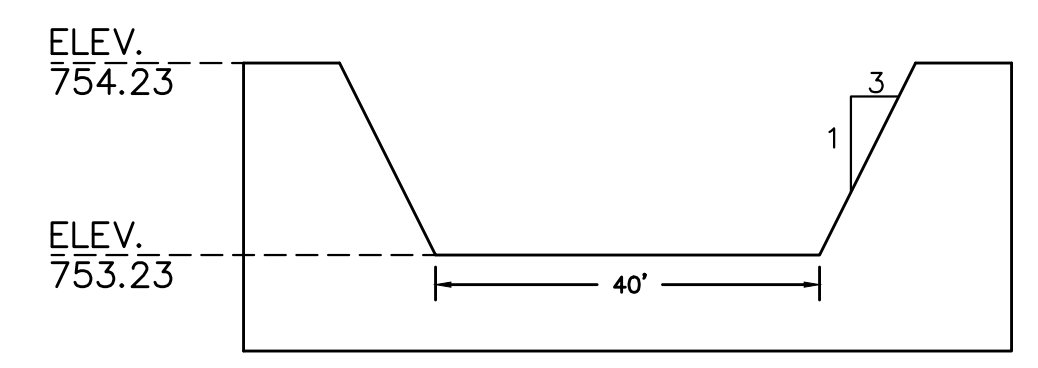
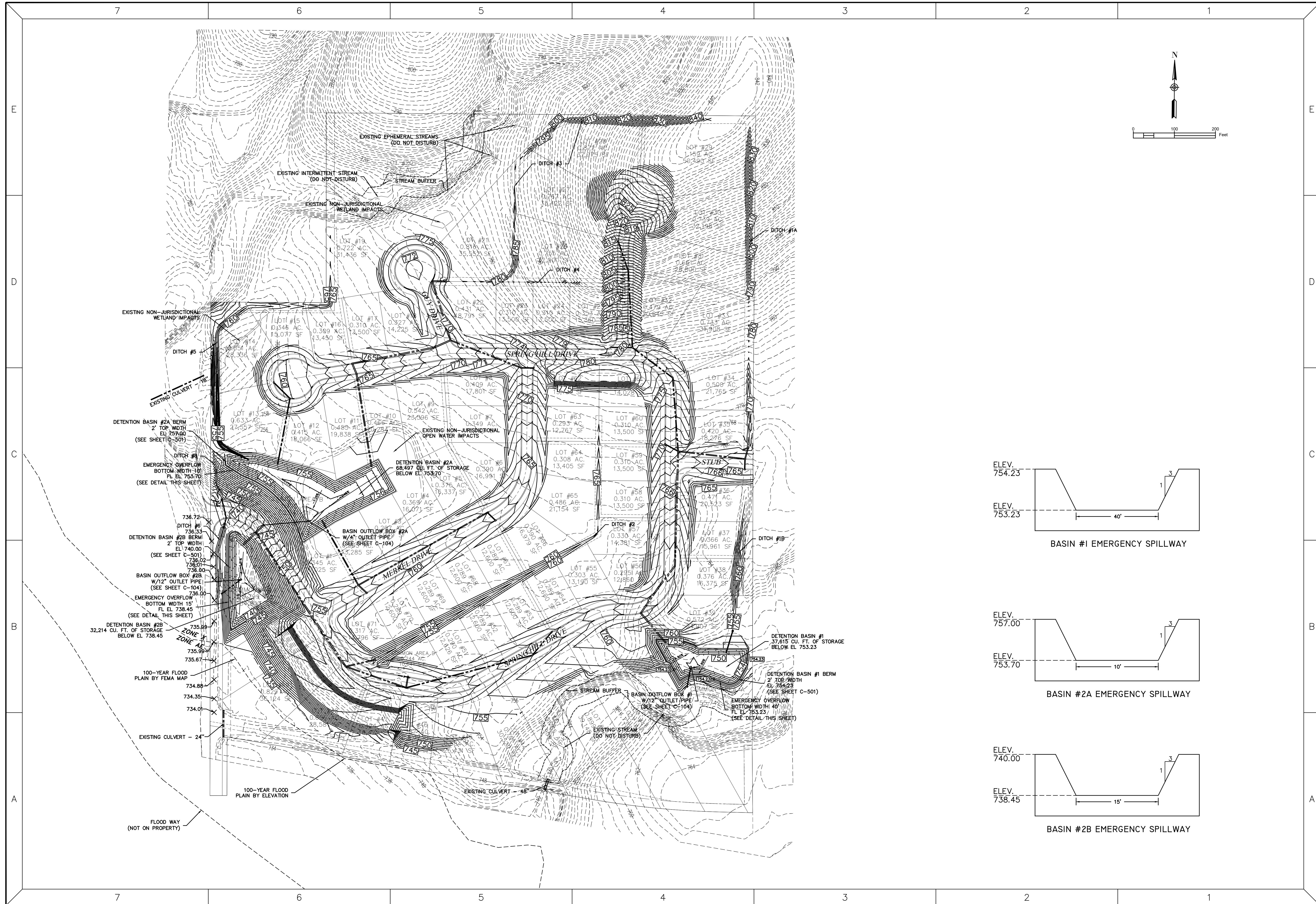


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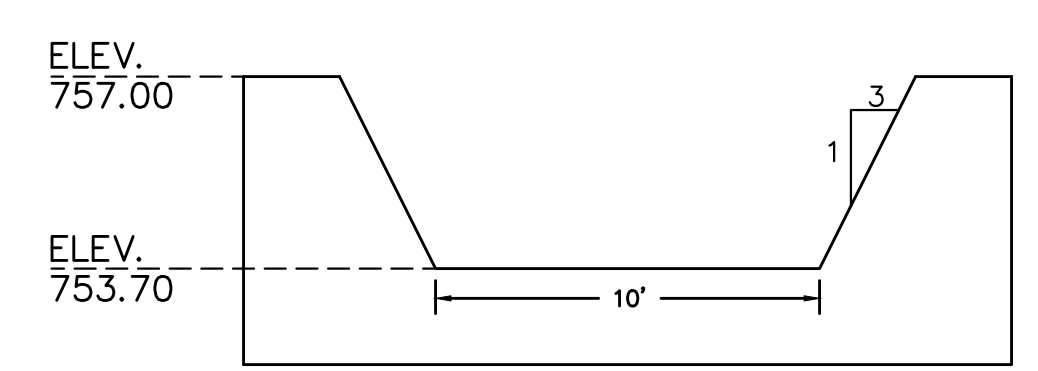
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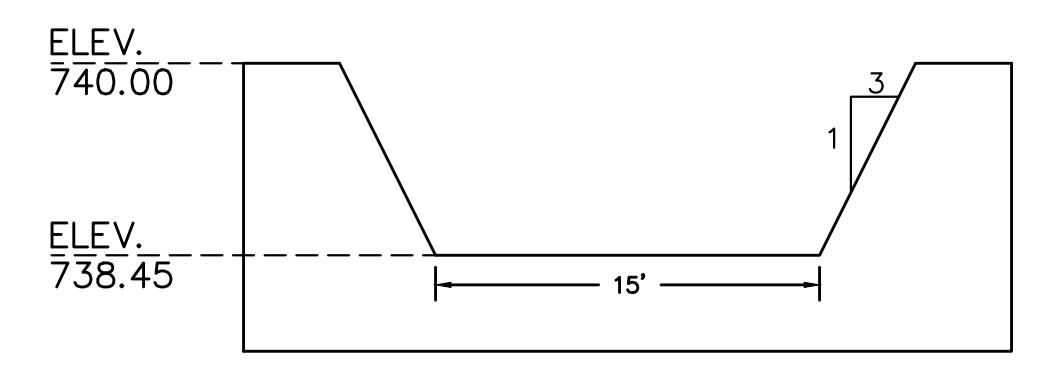
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BASIN #1 EMERGENCY SPILLWAY



BASIN #2A EMERGENCY SPILLWAY

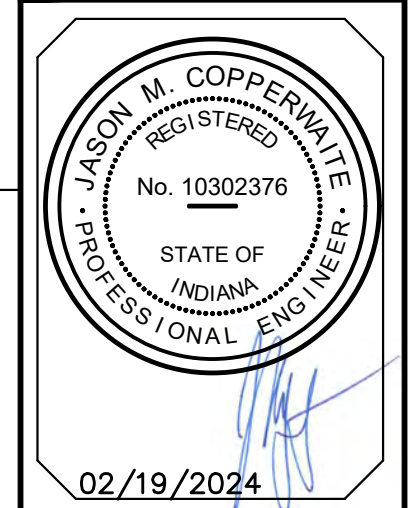


BASIN #2B EMERGENCY SPILLWAY

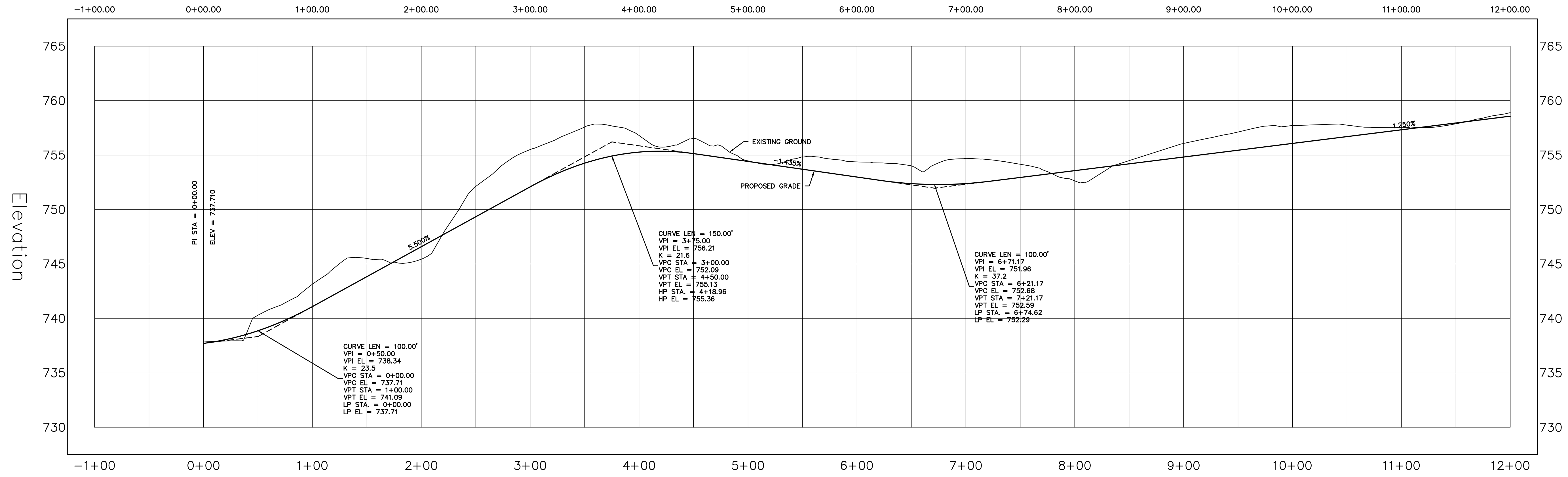
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3:	05/03/23	DRAINAGE REVIEW COMMENTS
2:	3/14/23	DRAINAGE REVIEW COMMENTS
1:	8/11/22	REVISIONS PER CLIENT

**SUBDIVISION**  
 SPRING HILL SUBDIVISION  
 LOFTUS & ROMEO DEVELOPMENT, LLC.  
 BIEMAN PROPERTIES, LLC.  
 GRADING PLAN

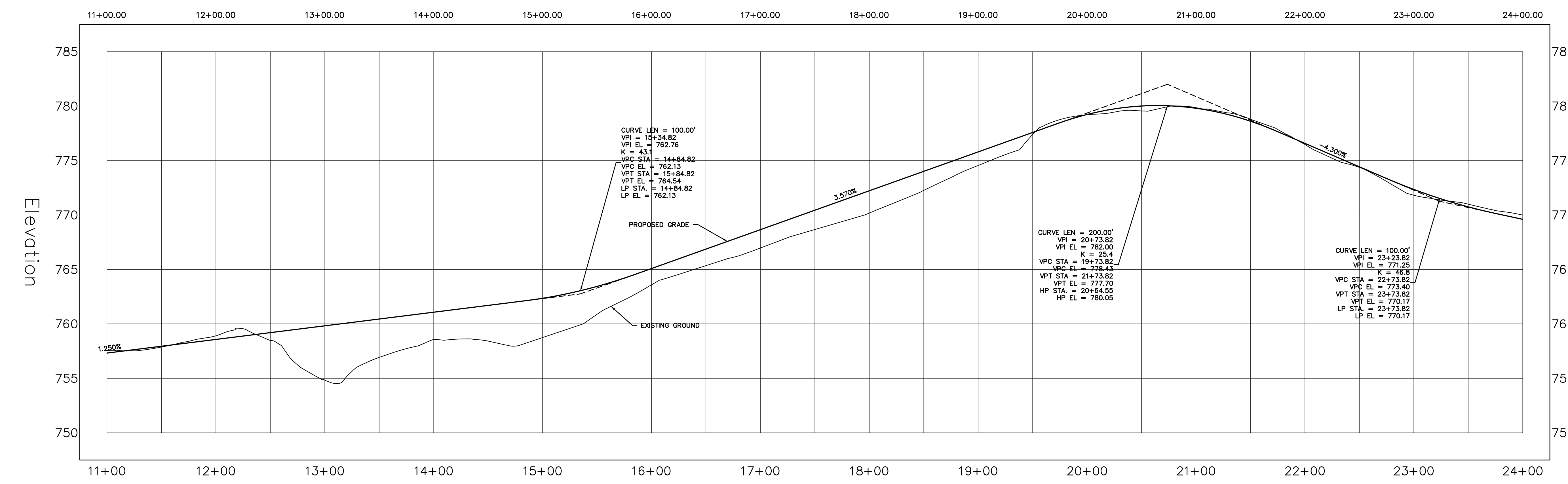
301 E. CHESTNUT STREET  
 CORYDON, IN 47112  
 TEL: (812) 738-4124  
 FAX: (812) 738-6740  
  
 PAUL PRIMAVERA & ASSOCIATES



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 Checked By: JMC  
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SPRING HILL DRIVE (1 OF 3)



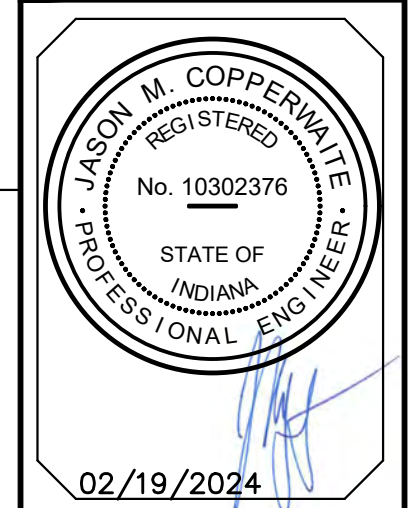
SPRING HILL DRIVE (2 OF 3)

Revision	Date	Description
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2		
1	8/11/22	REVISIONS PER CLIENT

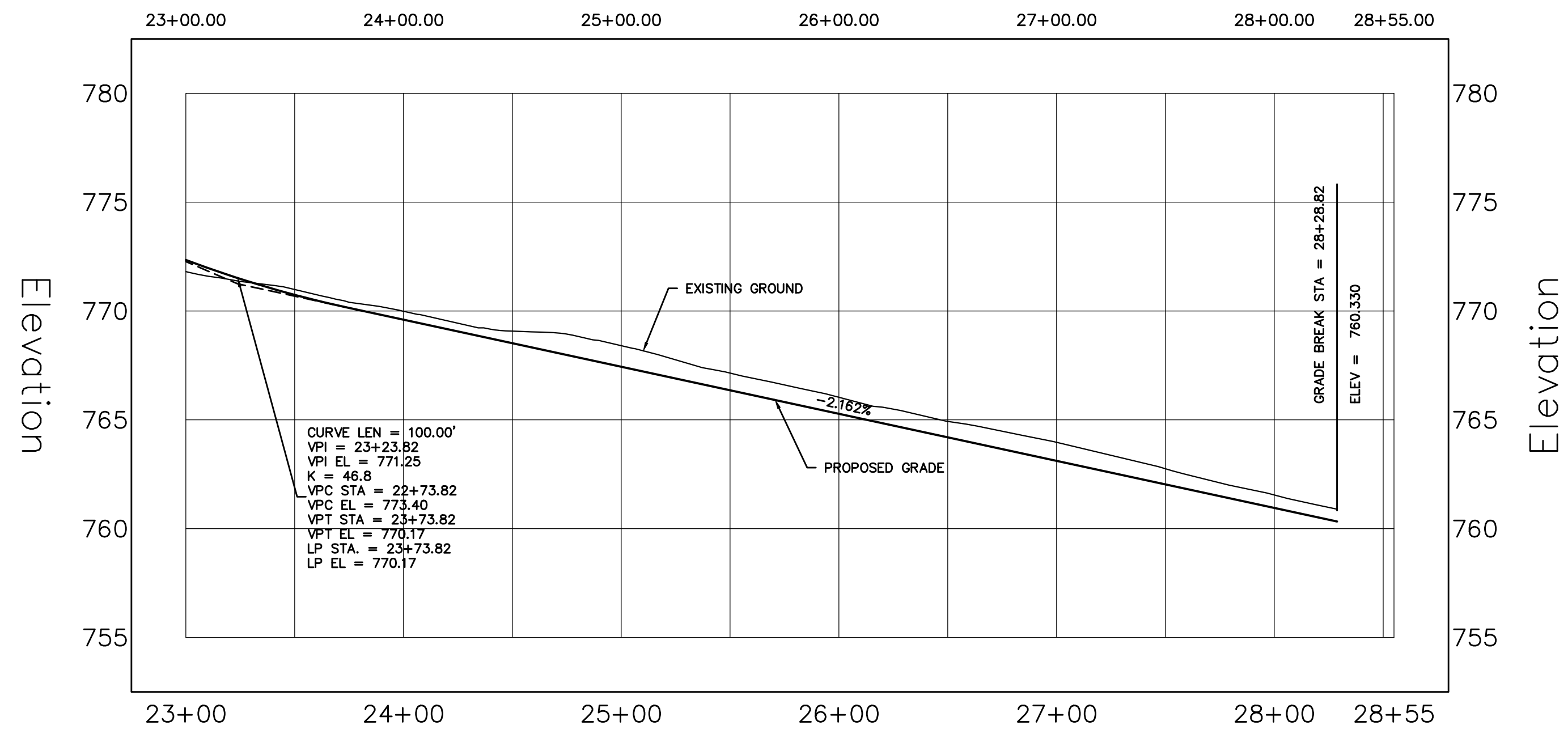
**SUBDIVISION**  
 SPRING HILL SUBDIVISION  
 LOFTUS & ROMEO DEVELOPMENT, LLC.  
 BIEMAN PROPERTIES, LLC.  
 ROADWAY PROFILES

301 E. CHESTNUT STREET  
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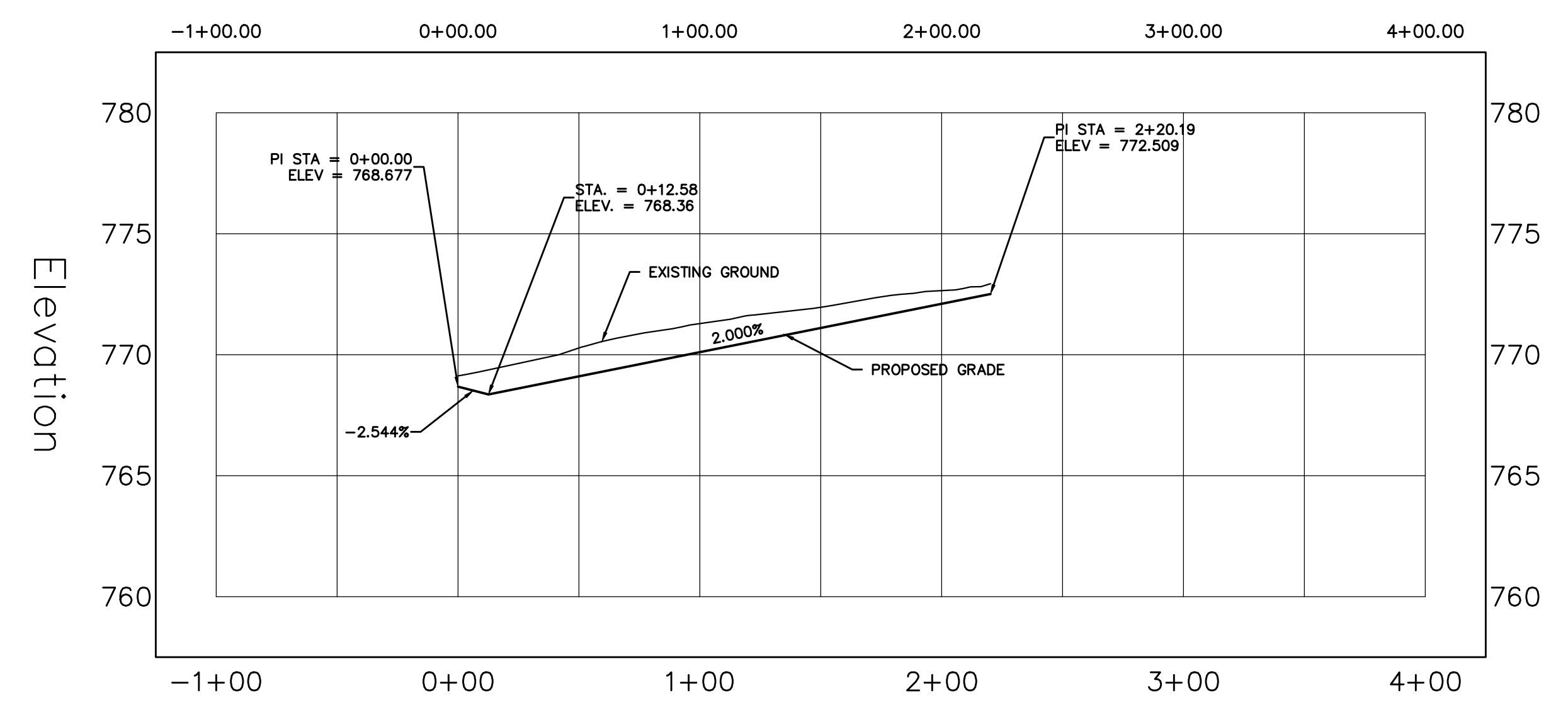
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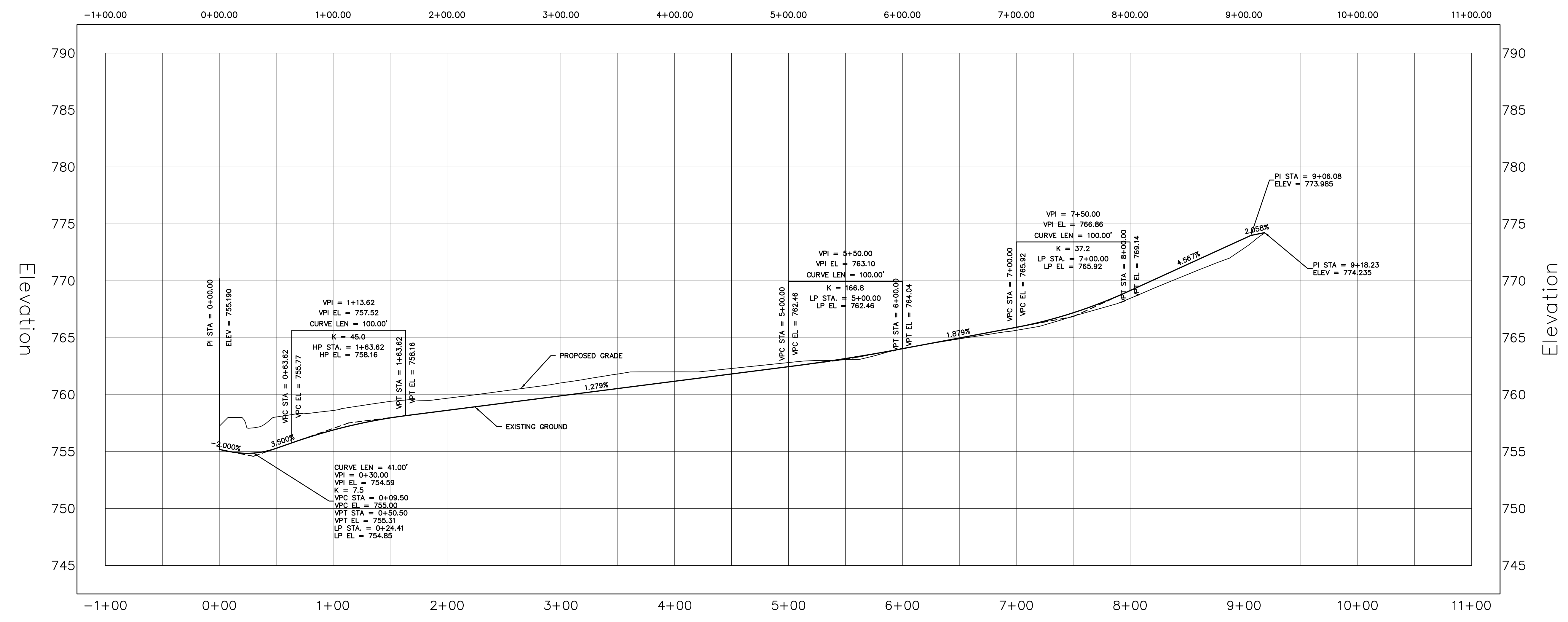
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SPRING HILL DRIVE (3 OF 3)



GUY DRIVE

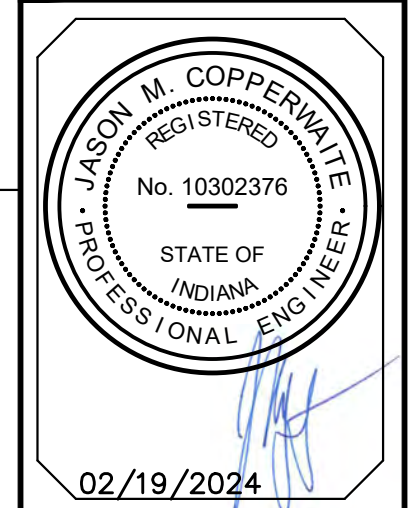


MERREL DRIVE

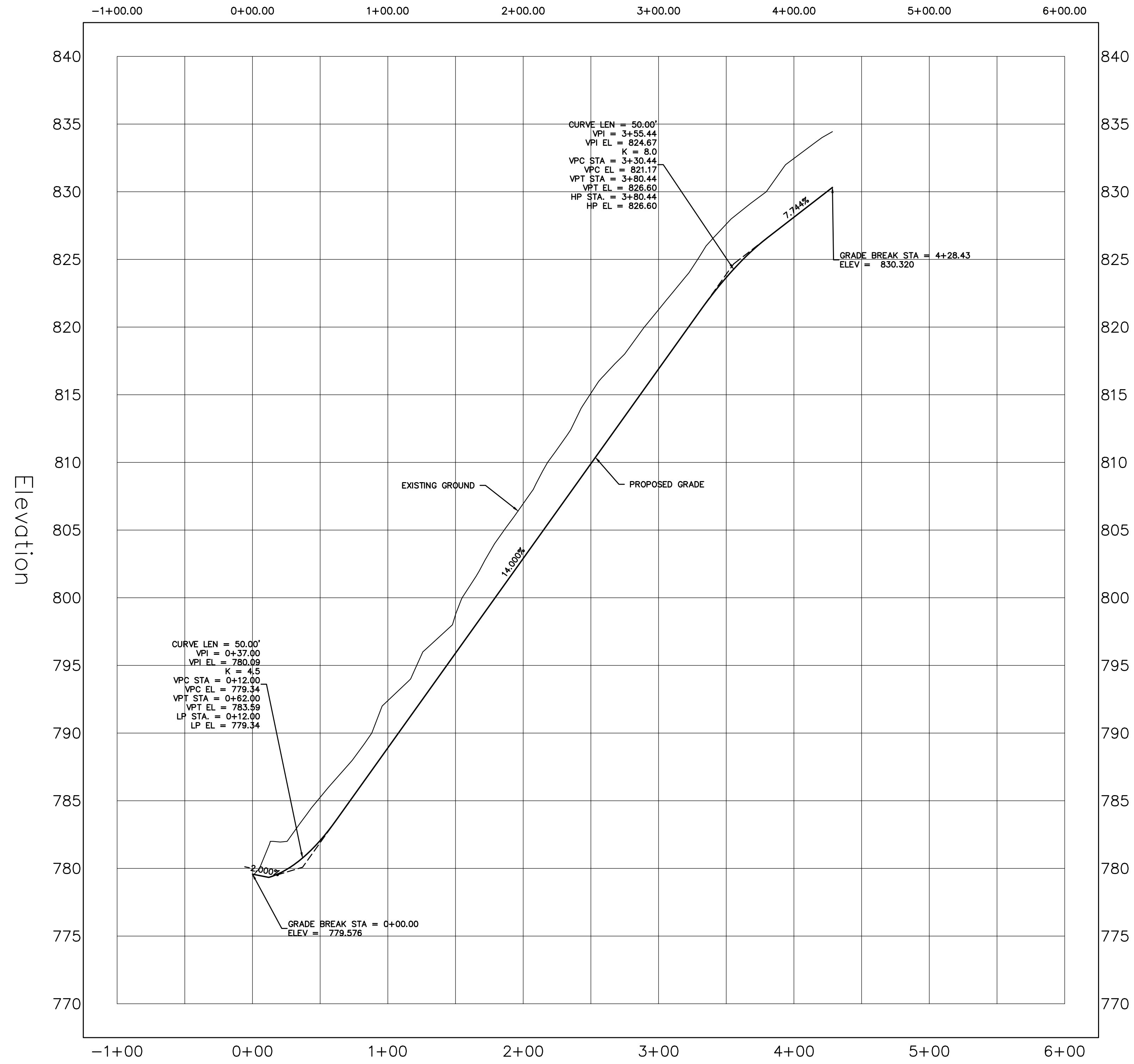
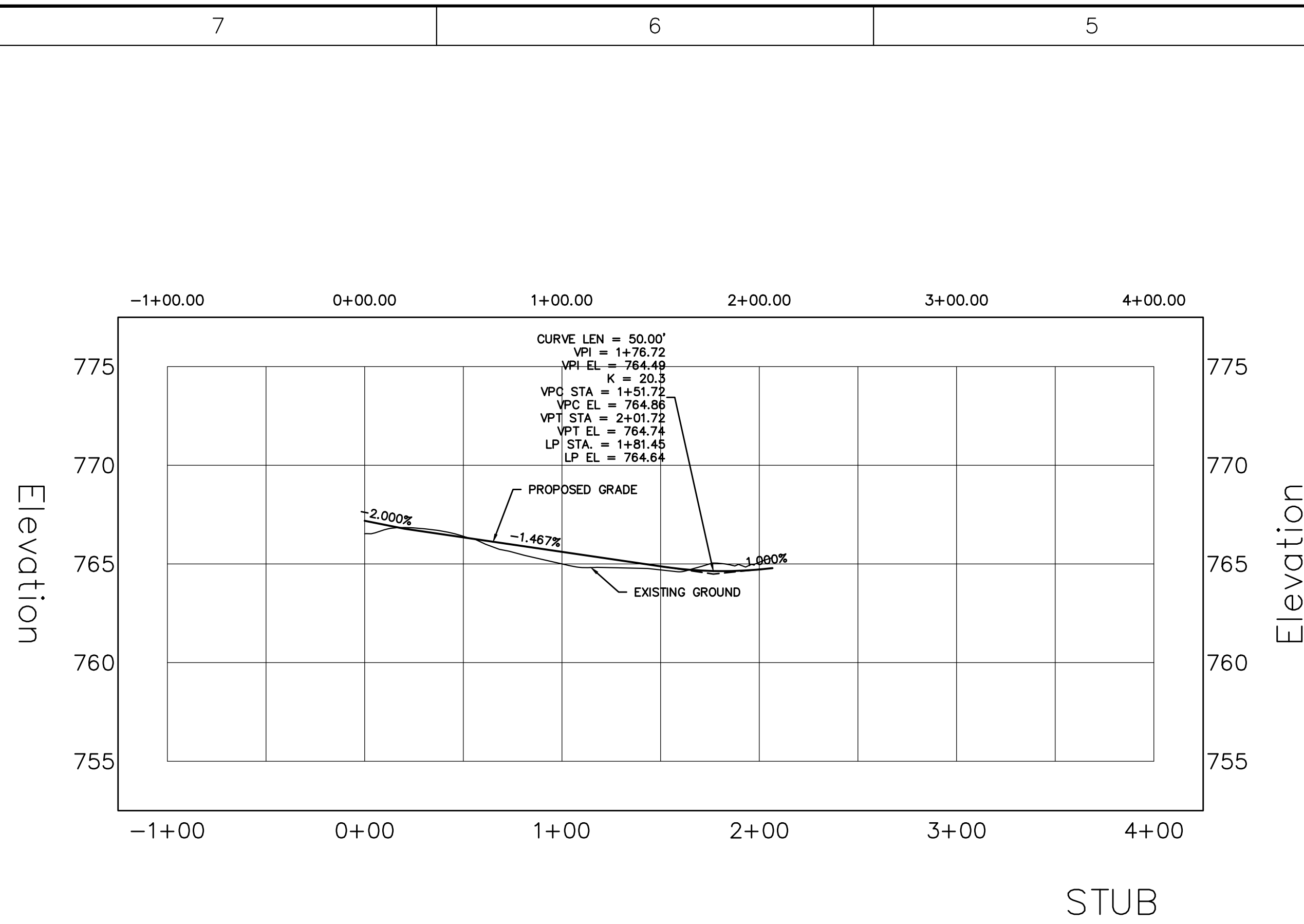
Revision	Date	Description
7		
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1	8/11/22	REVISIONS PER CLIENT

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**PAUL PRIMAVERA & ASSOCIATES**



Date: 3/25/22  
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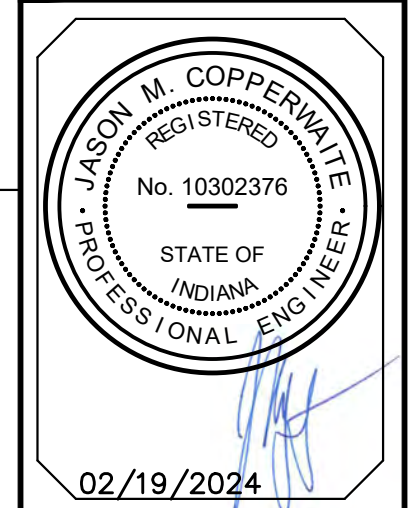


By	Description	Date	Revision
JMR	REVISIONS PER CLIENT	05/03/23	2
JMR	REVISIONS PER CLIENT	8/11/22	1

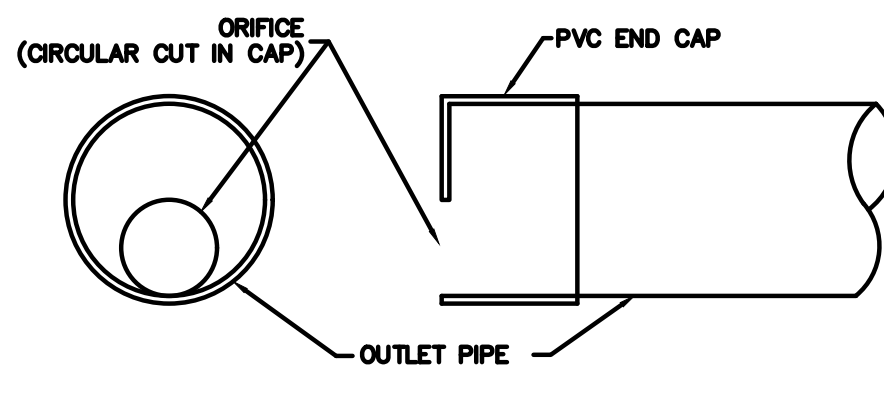
**SUBDIVISION**  
 SPRING HILL SUBDIVISION  
 LOFTUS & ROMEO DEVELOPMENT, LLC.  
 BIEMAN PROPERTIES, LLC.  
 ROADWAY PROFILES

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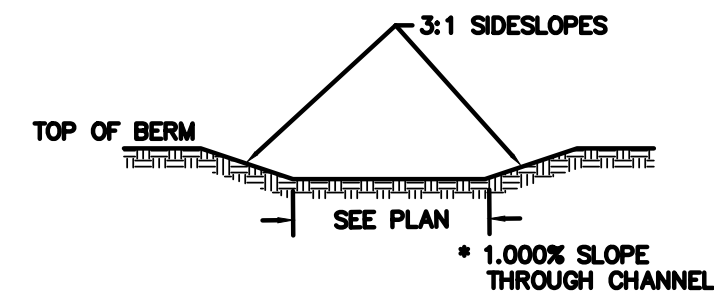
**PAUL PRIMAVERA & ASSOCIATES**



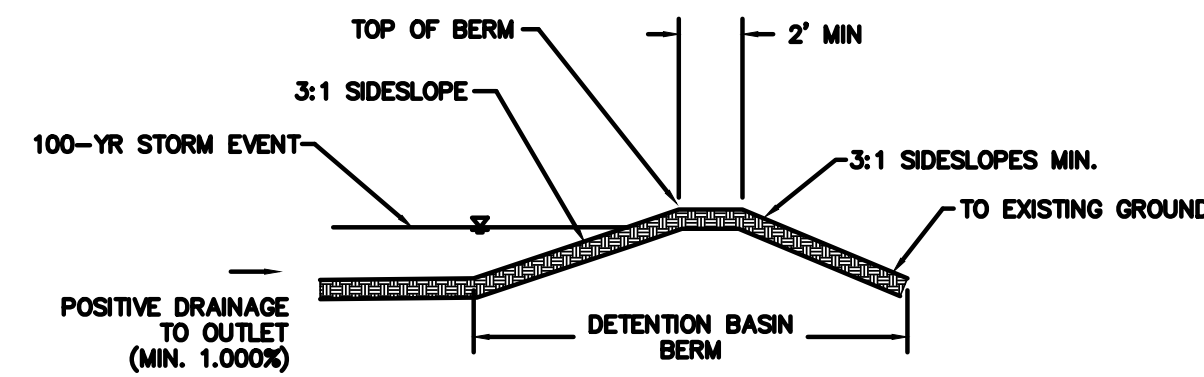
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**C-203**



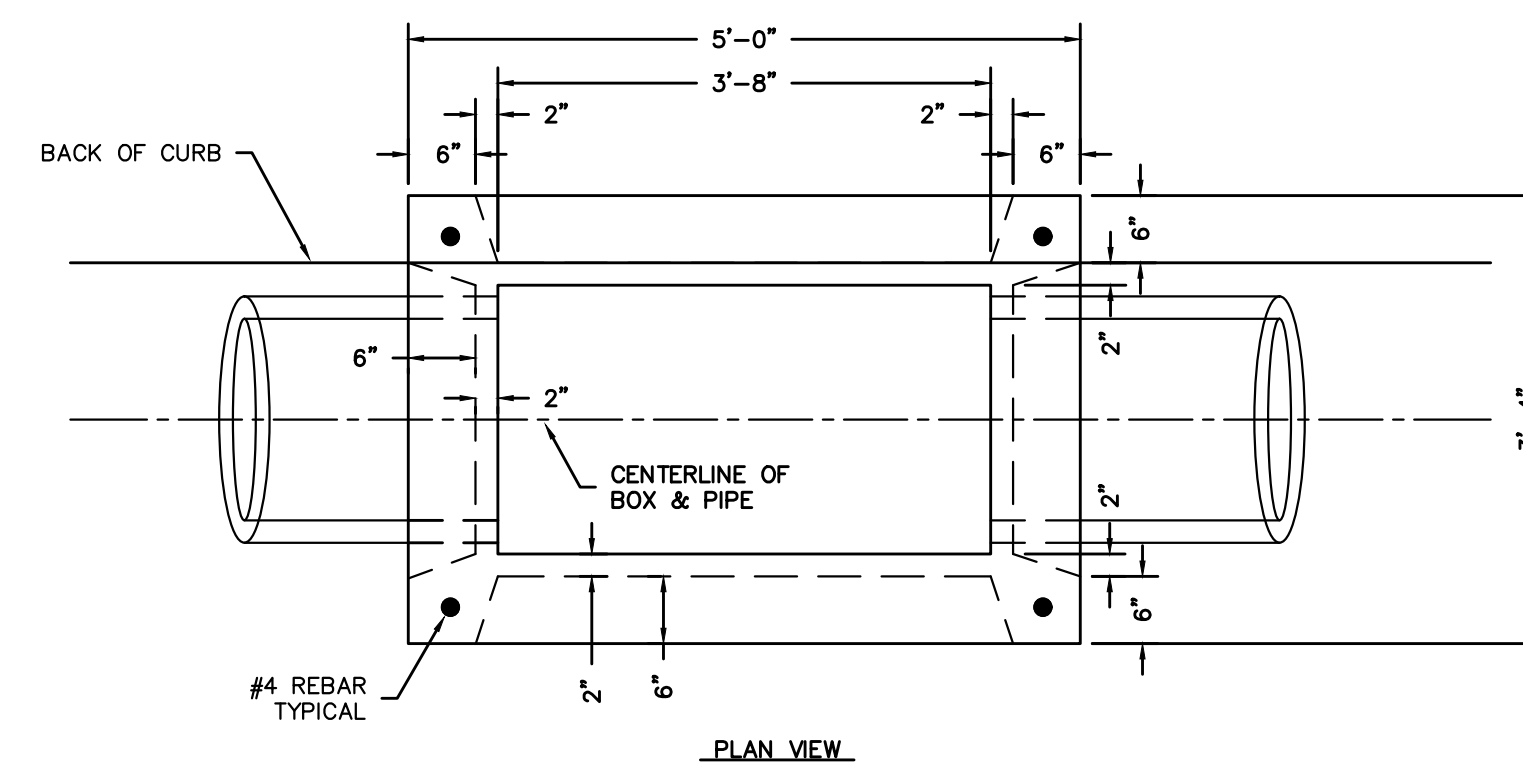
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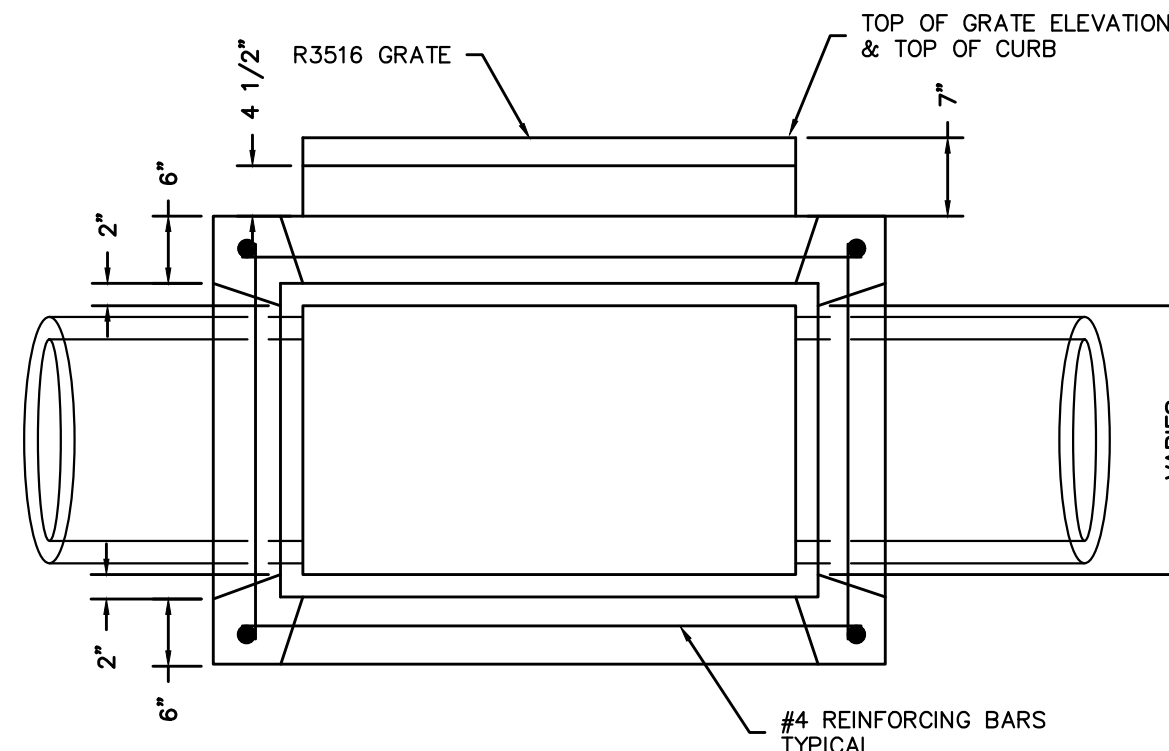
DETENTION BASIN OVERFLOW DETAIL (NOT TO SCALE)



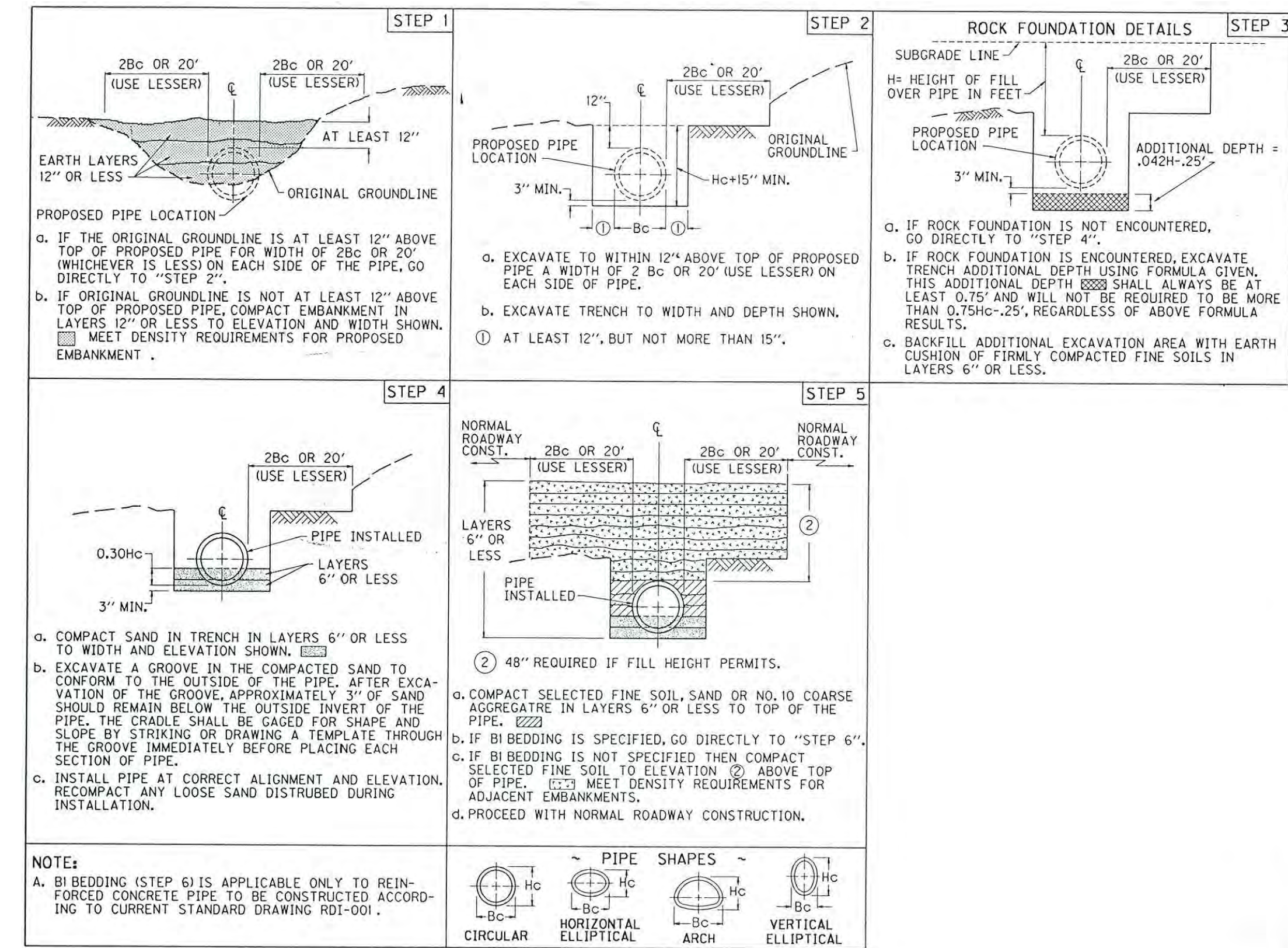
DETENTION BASIN BERM (NOT TO SCALE)



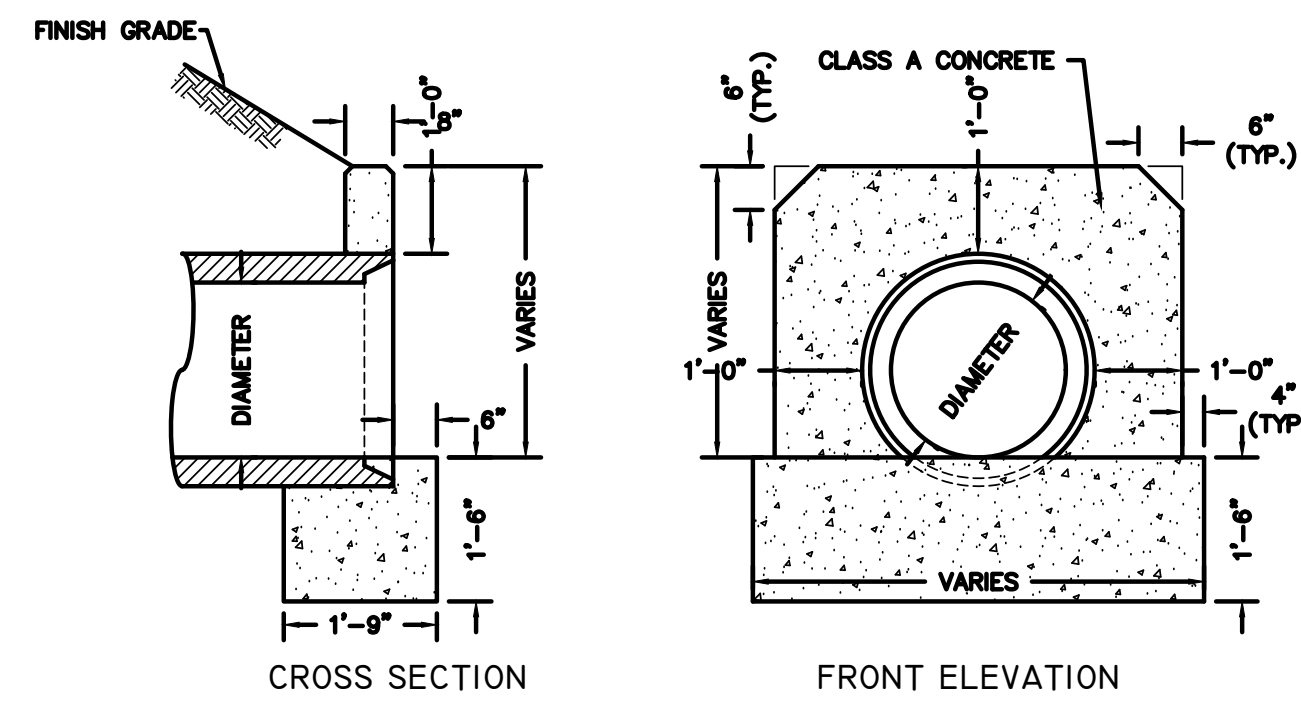
PLAN VIEW



CURB INLET

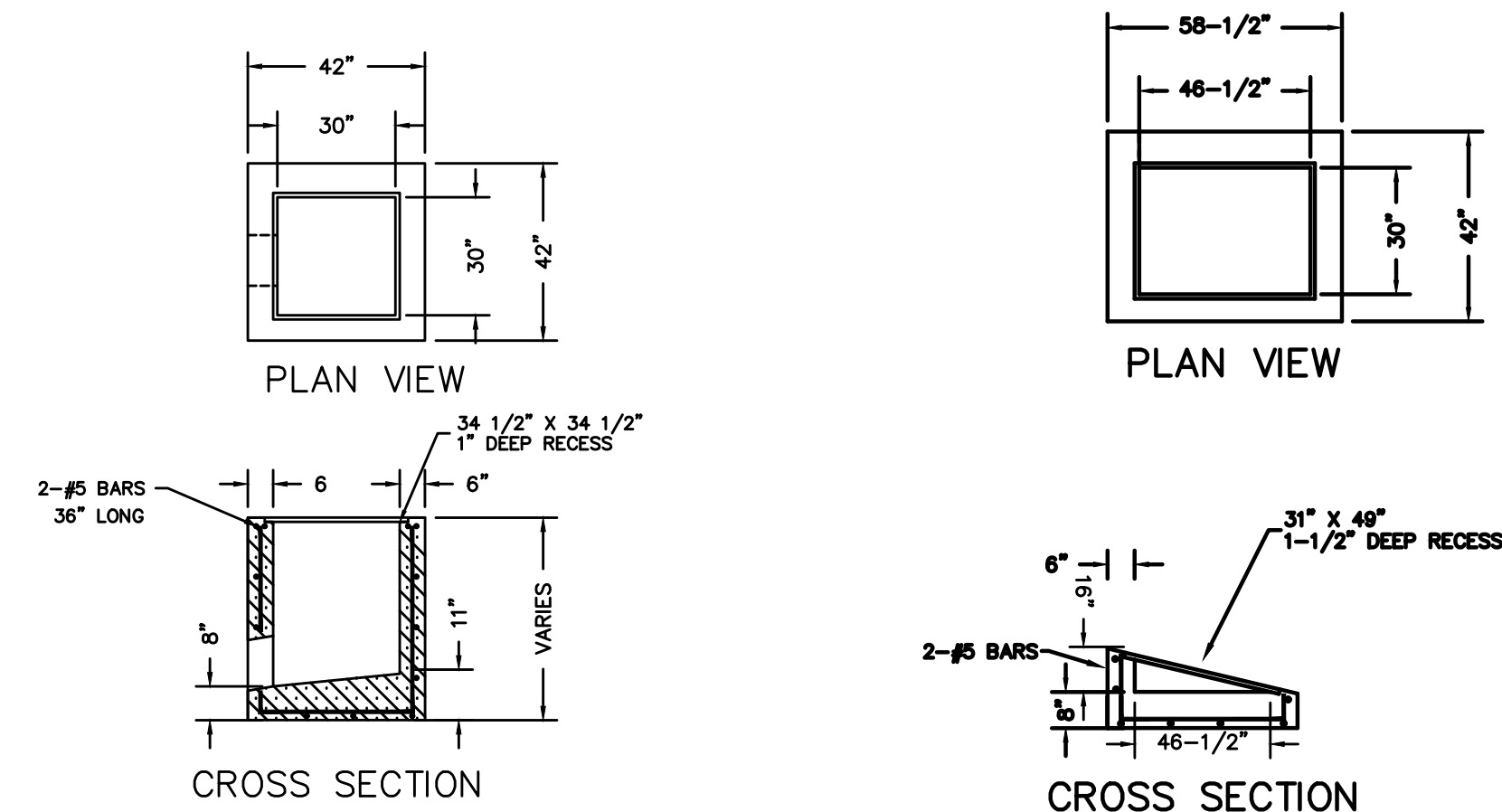


STORM SEWER BEDDING DETAIL ONLY



CONCRETE HEADWALL

CONCRETE STRENGTH 4500 PSI AT 28 DAYS

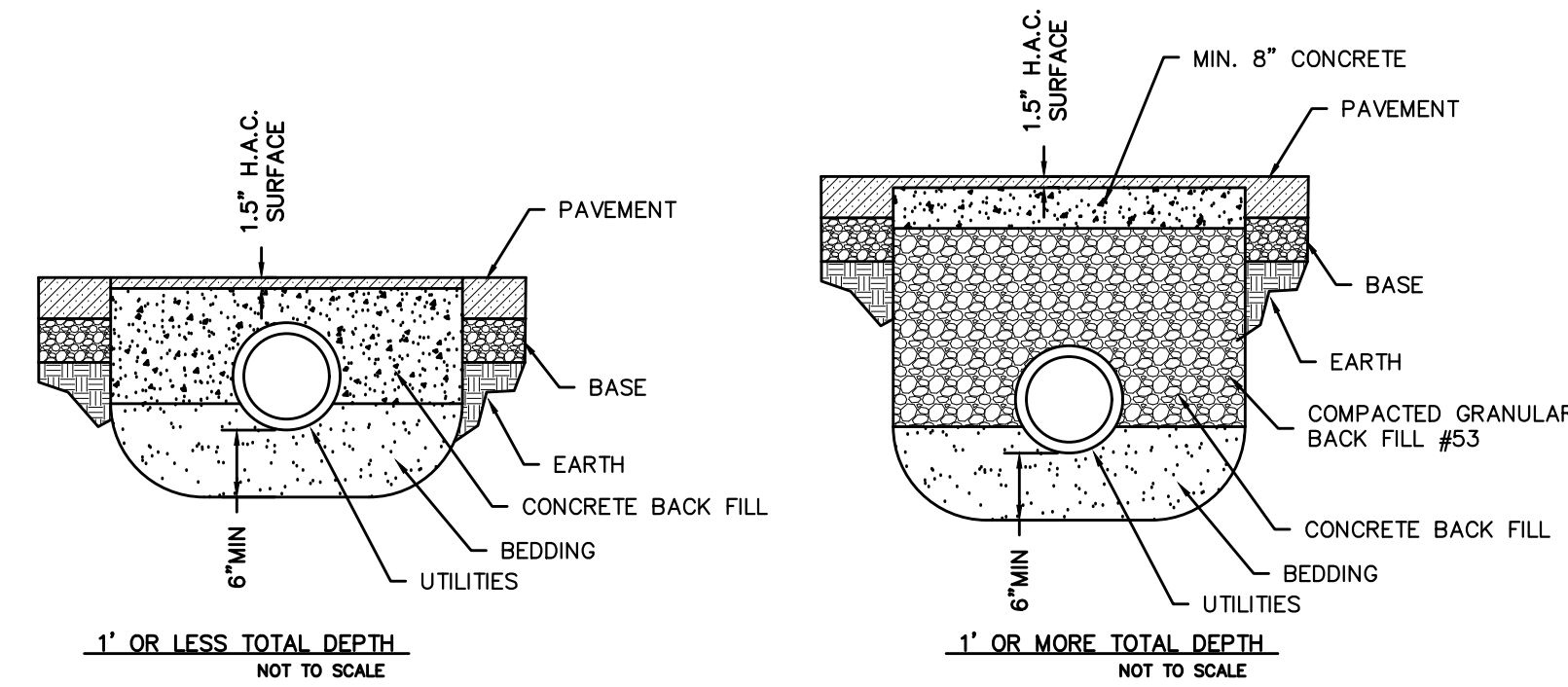


INLET TYPE E

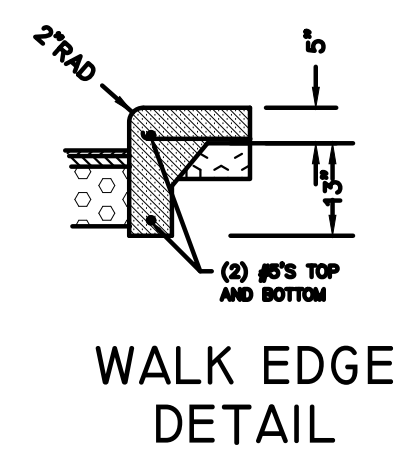
USE NEENAH GRATE TYPE R-4215-C IN YARD  
USE NEENAH GRATE TYPE R-3430 IN PAVEMENT  
CONCRETE STRENGTH 4500 PSI AT 28 DAYS  
REINFORCEMENT ASTM A-615-75, GRADE 40  
USE INLET TYPE "E" FOR YARD INLET

SLOPED BOX INLET

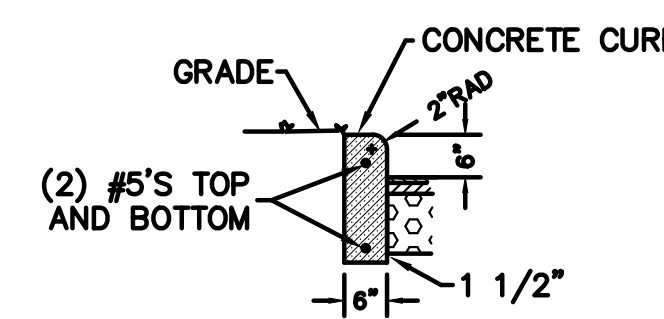
USE NEENAH GRATE TYPE R-4891  
CONCRETE STRENGTH 4500 PSI AT 28 DAYS  
REINFORCEMENT ASTM A-615-75, GRADE 40



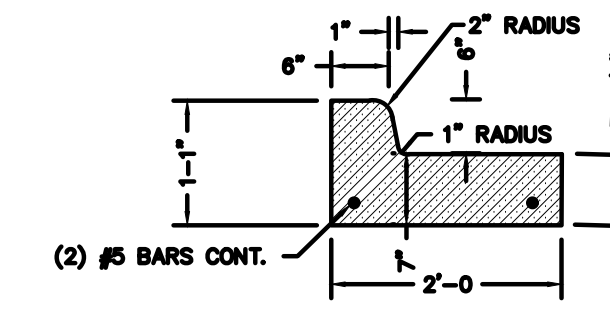
COUNTY ROAD CROSSING OR RUNNING IN ROAD DETAIL



WALK EDGE DETAIL



HEADER CURB (TYPE A)



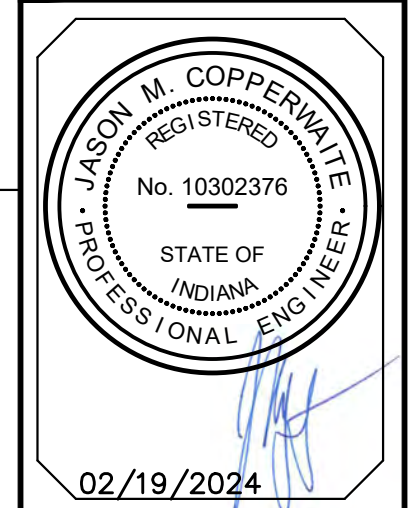
STRAIGHT BACK CONCRETE CURB AND GUTTER (TYPE B)

Revision	Date	Description
7		
6		
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1		

**SUBDIVISION**  
 SPRING HILL SUBDIVISION  
 LOFTUS & ROMEO DEVELOPMENT, LLC.  
 BIEMAN PROPERTIES, LLC.  
 MISCELLANEOUS DETAILS

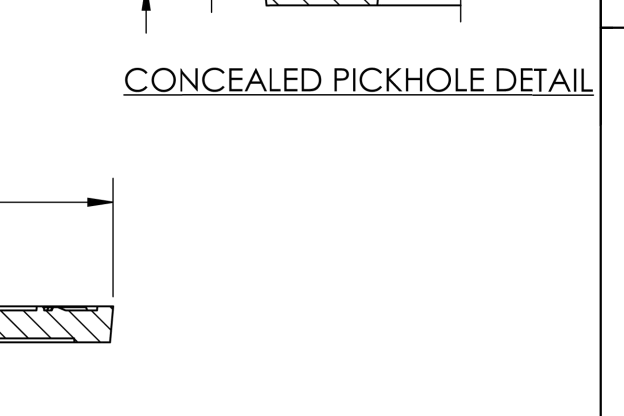
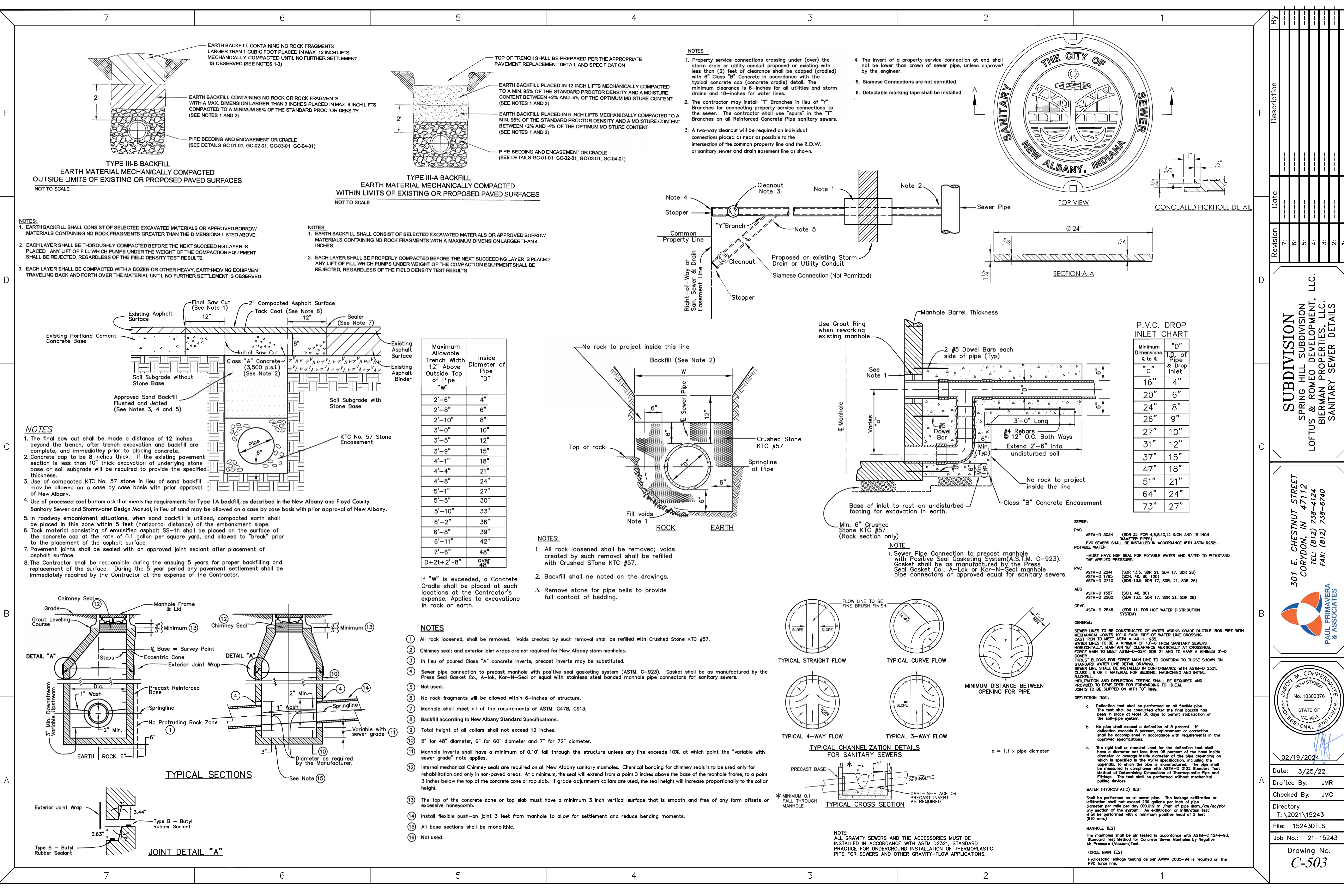
301 E. CHESTNUT STREET  
 CORYDON, IN 47112  
 TEL: (812) 738-4124  
 FAX: (812) 738-6740

**PAUL PRIMAVERA & ASSOCIATES**



Date: 3/25/22  
 Drafted By: JMR  
 Checked By: JMC  
 Directory:  
 T:\2021\15243  
 File: 15243DTLS  
 Job No.: 21-15243  
 Drawing No.  
**C-501**





Maximum Allowable Trench Width Outside Top of Pipe "W"	Inside Diameter of Pipe "D"
2'-6"	4"
2'-8"	6"
2'-10"	8"
3'-0"	10"
3'-5"	12"
3'-9"	15"
4'-1"	18"
4'-4"	21"
4'-8"	24"
5'-1"	27"
5'-5"	30"
5'-10"	33"
6'-2"	36"
6'-8"	39"
6'-11"	42"
7'-6"	48"
D+2t+2'-8"	OVER 48"

**P.V.C. DROP INLET CHART**

Minimum Dimensions "A" to "C"	"D" of Pipe & Drop Inlet
16"	4"
20"	6"
24"	8"
26"	9"
27"	10"
31"	12"
37"	15"
47"	18"
51"	21"
64"	24"
73"	27"

**DESCRIPTION**

**DATE**

**REVISION**

**7:**

**6:**

**5:**

**4:**

**3:**

**2:**

**1:**

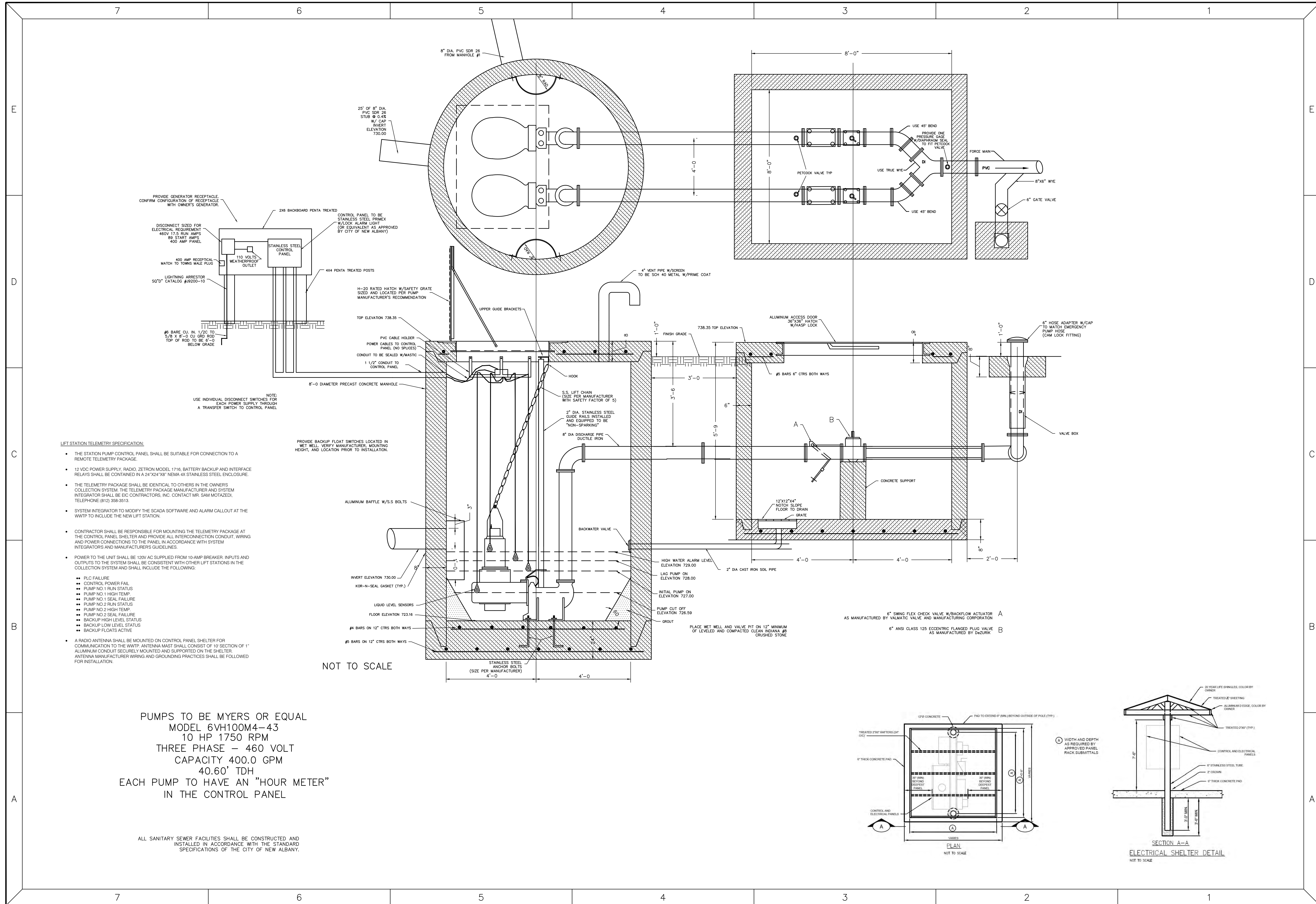
**SUBDIVISION**  
SPRING HILL SUBDIVISION, LLC.  
LOFTUS & ROMEO DEVELOPMENT, LLC.  
BIERMAN PROPERTIES, LLC.  
SANITARY SEWER DETAILS

**301 E. CHESTNUT STREET**  
CORYDON, IN 47112  
TEL: (812) 738-4124  
FAX: (812) 738-6740

**PAUL PRIMAVERA & ASSOCIATES**

**REGISTERED PROFESSIONAL ENGINEER**  
No. 10302376  
STATE OF INDIANA  
02/19/2024

**Date:** 3/25/22  
**Drafted By:** JMR  
**Checked By:** JMC  
**Directory:** T:\2021\15243  
**File:** 15243D.TLS  
**Job No.:** 21-15243  
**Drawing No.:** C-503



- LIFT STATION TELEMETRY SPECIFICATION:**
- THE STATION PUMP CONTROL PANEL SHALL BE SUITABLE FOR CONNECTION TO A REMOTE TELEMETRY PACKAGE.
  - 12 VDC POWER SUPPLY, RADIO, ZETRON MODEL 1716, BATTERY BACKUP AND INTERFACE RELAYS SHALL BE CONTAINED IN A 24"X24"X8" NEMA 4X STAINLESS STEEL ENCLOSURE.
  - THE TELEMETRY PACKAGE SHALL BE IDENTICAL TO OTHERS IN THE OWNER'S COLLECTION SYSTEM. THE TELEMETRY PACKAGE MANUFACTURER AND SYSTEM INTEGRATOR SHALL BE EIC CONTRACTORS, INC. CONTACT MR. SAM MOTAZEDI, TELEPHONE: (812) 358-9313
  - SYSTEM INTEGRATOR TO MODIFY THE SCADA SOFTWARE AND ALARM CALLOUT AT THE WWTP TO INCLUDE THE NEW LIFT STATION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR MOUNTING THE TELEMETRY PACKAGE AT THE CONTROL PANEL SHELTER AND PROVIDE ALL INTERCONNECTION CONDUIT, WIRING AND POWER CONNECTIONS TO THE PANEL IN ACCORDANCE WITH SYSTEM INTEGRATORS AND MANUFACTURERS GUIDELINES.
  - POWER TO THE UNIT SHALL BE 120V AC SUPPLIED FROM 10-AMP BREAKER. INPUTS AND OUTPUTS TO THE SYSTEM SHALL BE CONSISTENT WITH OTHER LIFT STATIONS IN THE COLLECTION SYSTEM AND SHALL INCLUDE THE FOLLOWING:
    - PLC FAILURE
    - CONTROL POWER FAIL
    - PUMP NO 1 RUN STATUS
    - PUMP NO 1 HIGH TEMP.
    - PUMP NO 1 SEAL FAILURE
    - PUMP NO 2 RUN STATUS
    - PUMP NO 2 HIGH TEMP.
    - PUMP NO 2 SEAL FAILURE
    - BACKUP HIGH LEVEL STATUS
    - BACKUP LOW LEVEL STATUS
    - BACKUP FLOATS ACTIVE
  - A RADIO ANTENNA SHALL BE MOUNTED ON CONTROL PANEL SHELTER FOR COMMUNICATION TO THE WWTP. ANTENNA MAST SHALL CONSIST OF 10' SECTION OF 1" ALUMINUM CONDUIT SECURELY MOUNTED AND SUPPORTED ON THE SHELTER. ANTENNA MANUFACTURER WIRING AND GROUNDING PRACTICES SHALL BE FOLLOWED FOR INSTALLATION.

PUMPS TO BE MYERS OR EQUAL  
 MODEL 6VH100M4-43  
 10 HP 1750 RPM  
 THREE PHASE - 460 VOLT  
 CAPACITY 400.0 GPM  
 40.60' TDH  
 EACH PUMP TO HAVE AN "HOUR METER"  
 IN THE CONTROL PANEL

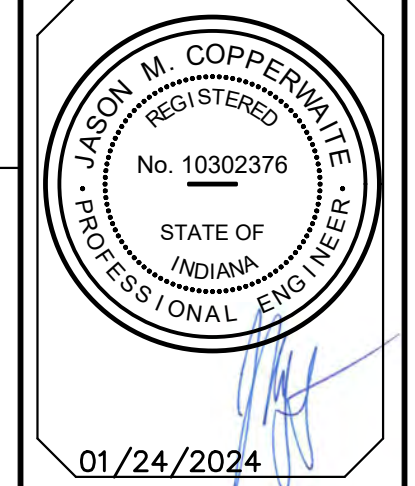
ALL SANITARY SEWER FACILITIES SHALL BE CONSTRUCTED AND  
 INSTALLED IN ACCORDANCE WITH THE STANDARD  
 SPECIFICATIONS OF THE CITY OF NEW ALBANY.

Revision	Date	Description
7:		
6:		
5:		
4:		
3:		
2:	1/24/24	COMMENTS BY CITY OF NEW ALBANY
1:	1/19/24	COMMENTS BY CITY OF NEW ALBANY

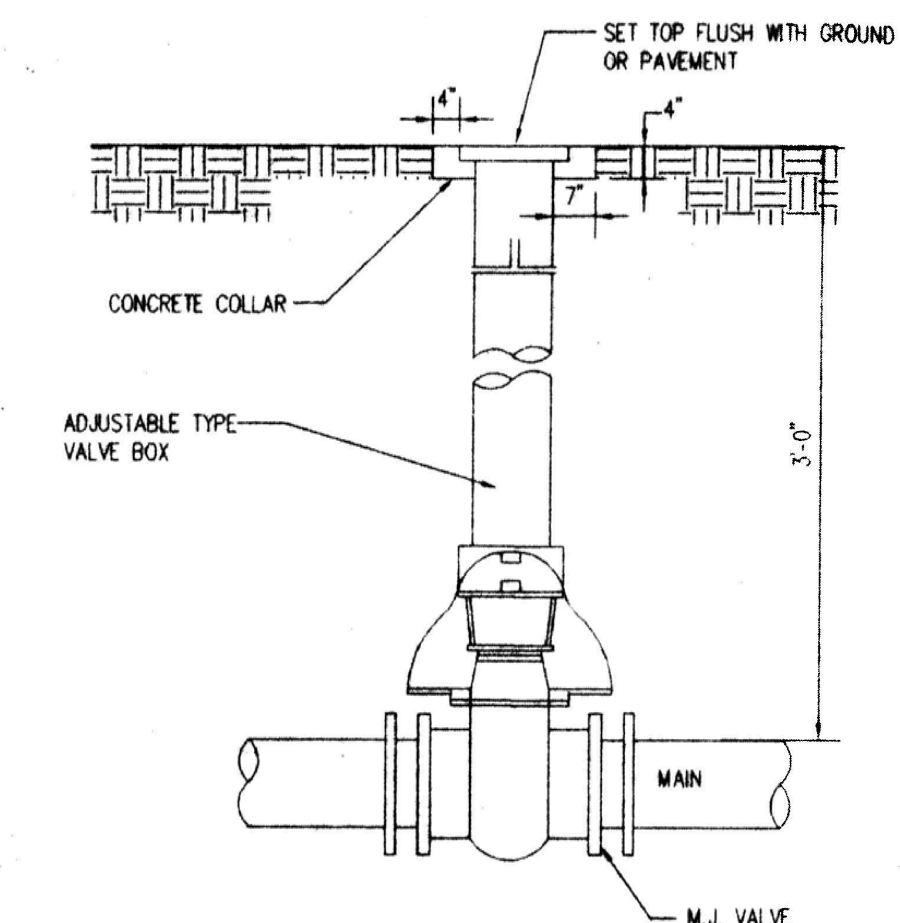
**SUBDIVISION**  
 SPRING HILL SUBDIVISION  
 LOFTUS & ROMEO DEVELOPMENT, LLC.  
 BIERMAN PROPERTIES, LLC.  
 LIFT STATION DETAIL

301 E. CHESTNUT STREET  
 CORYDON, IN 47112  
 TEL: (812) 738-4124  
 FAX: (812) 738-6740

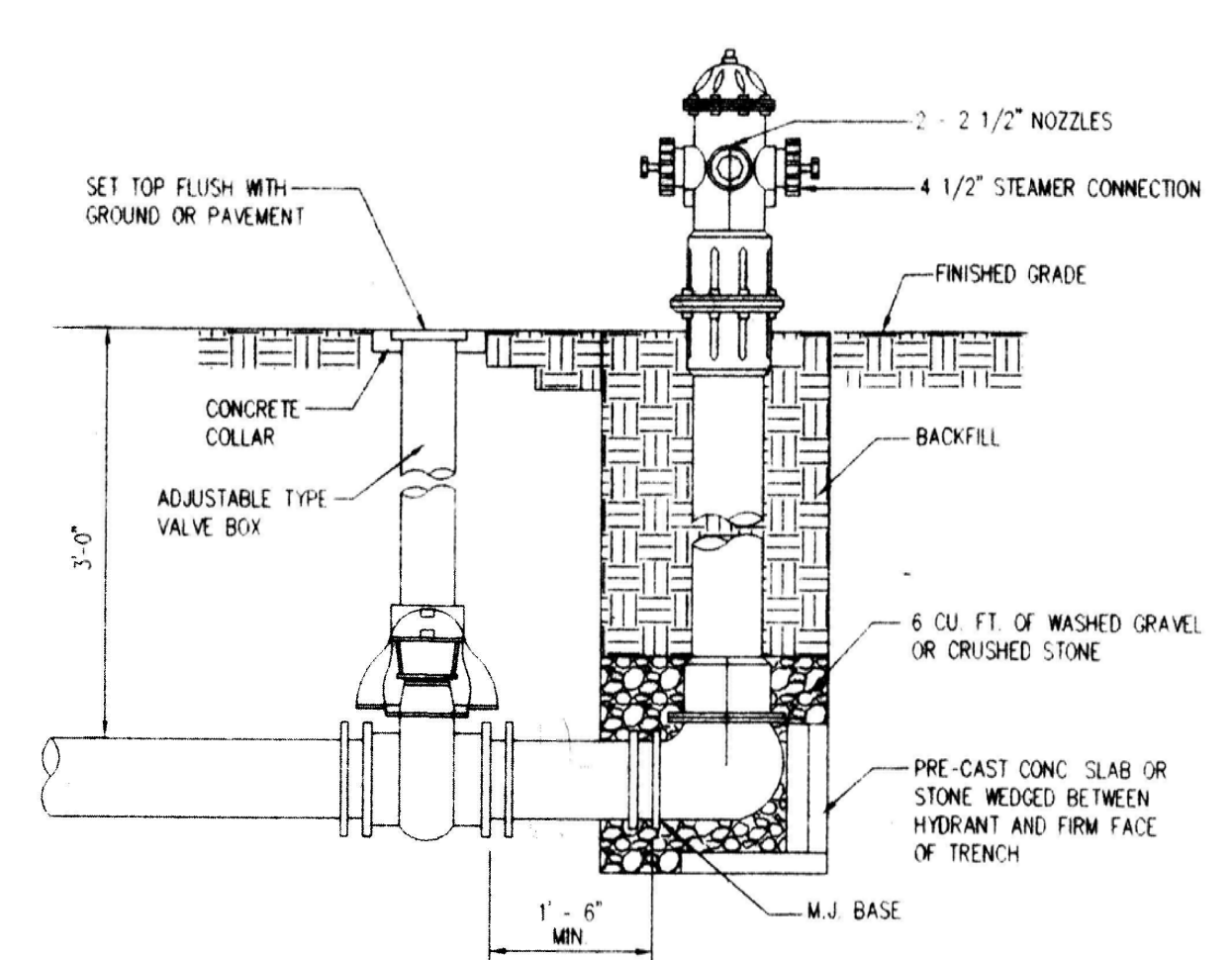
**PAUL PRIMAVERA & ASSOCIATES**



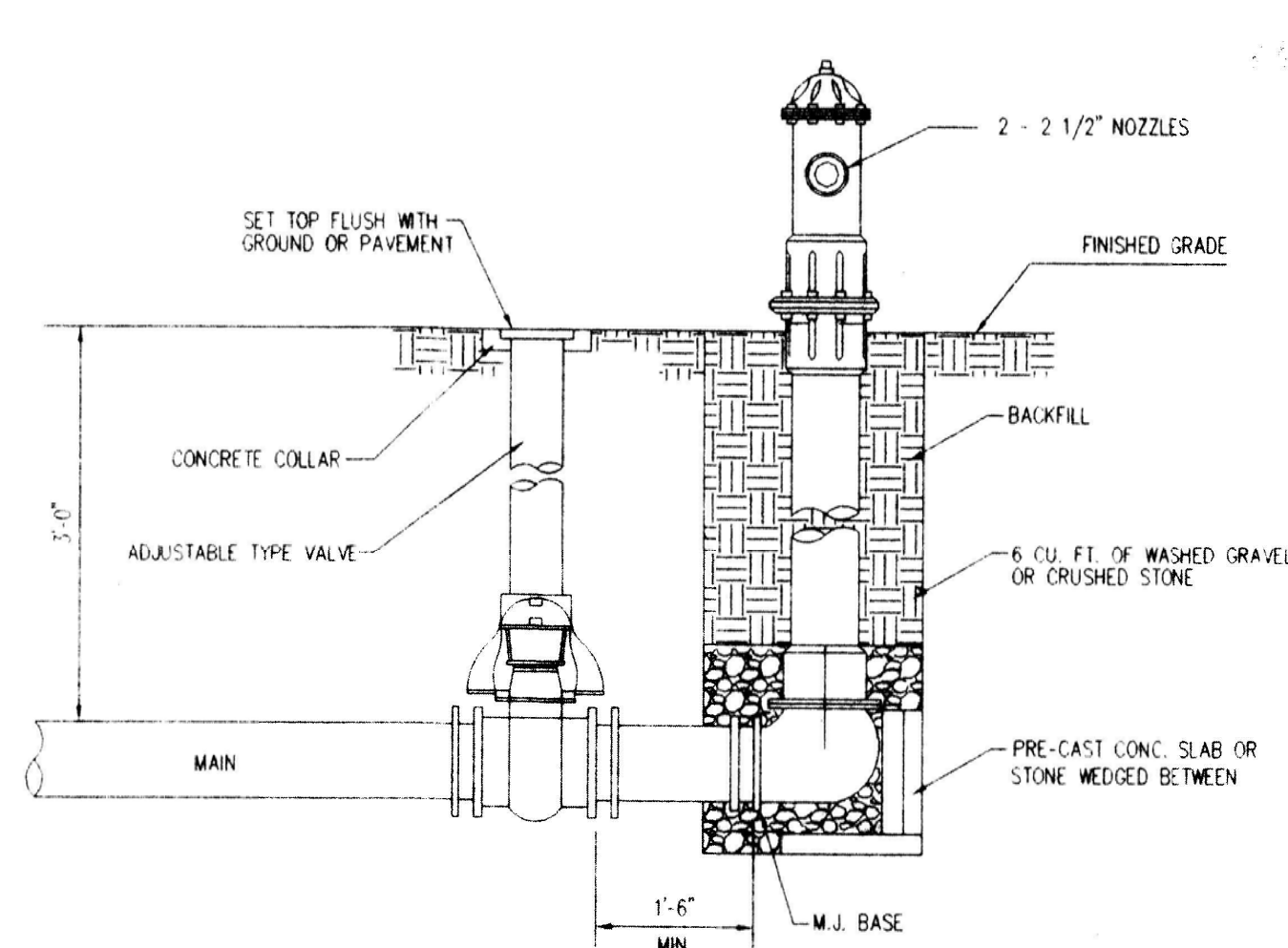
Date: 11/21/23  
 Drafted By: JMR  
 Checked By: JMC  
 Directory: T:\2021\15243  
 File: 15243D.TLS  
 Job No.: 21-15243  
 Drawing No. C-504



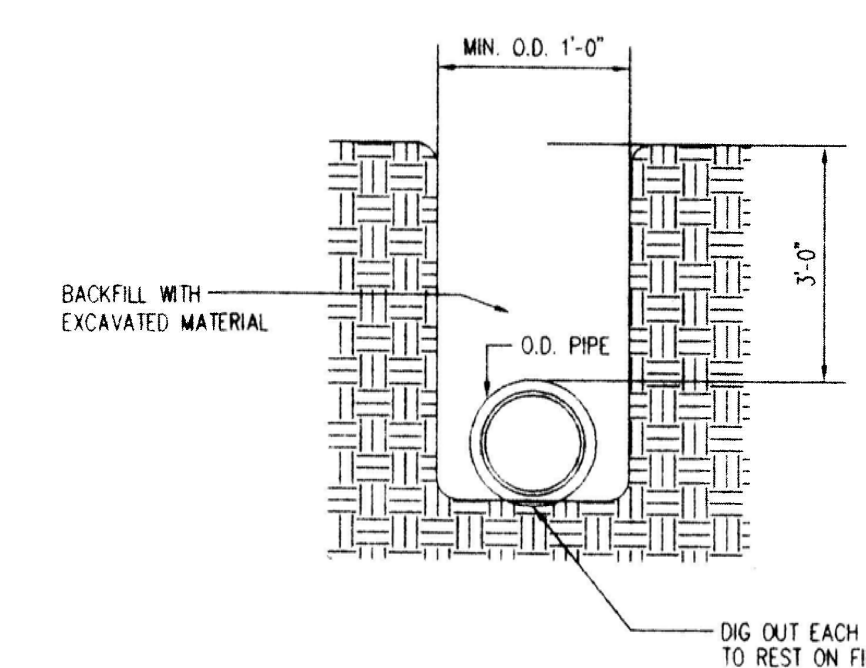
TYPICAL GATE VALVE & VALVE BOX  
NO SCALE



STANDARD FIRE HYDRANT  
NO SCALE

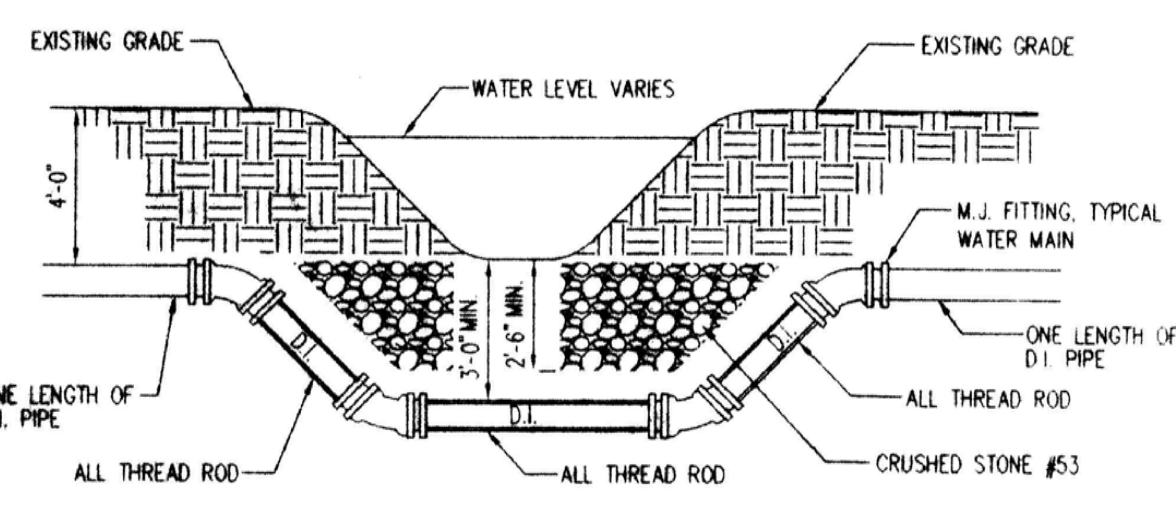


STANDARD FLUSH HYDRANT  
NO SCALE



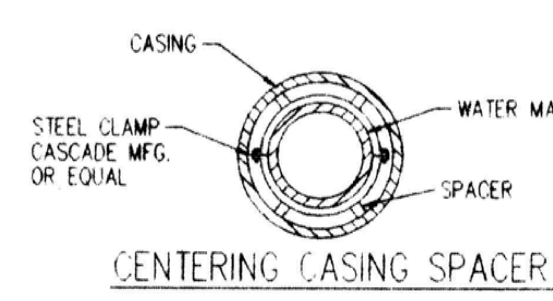
TYPICAL TRENCH DETAIL  
NO SCALE

SEE SHEET 3 OF 6 FOR TYPICAL TRENCH DETAILS



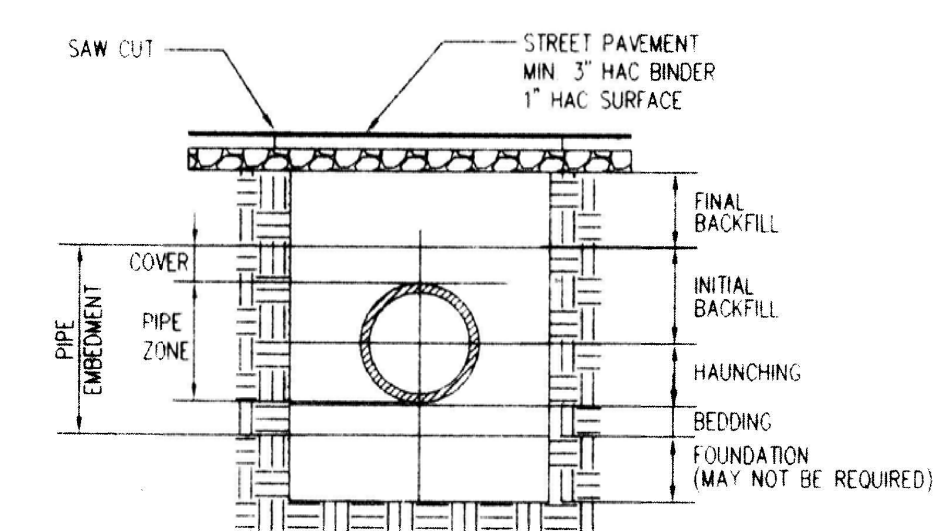
CREEK CROSSING DETAIL  
NO SCALE

NOTE:  
1. USE 8" OF SAND AROUND D.I. PIPE  
2. USE ALL THREAD AS SHOWN OR RETAINER GLAND OR RESTRAINED JOINT PIPE



CENTERING CASING SPACER

TABLE OF CASING SIZES				
CARRIER PIPE SIZE (DIA. IN INCHES)	CASING SIZE (INSIDE DIA. IN INCHES)	MAXIMUM SPACER SUPPORT SPACING FEET	WITH PROTECTIVE COATING WALL THICKNESS IN INCHES	WITHOUT PROTECTIVE COATING WALL THICKNESS IN INCHES
6"	14"	6' (3/PIPE)	0.188"	0.251"
8"	16"	6' (3/PIPE)	0.219"	0.282"
10"	18"	6' (3/PIPE)	0.250"	0.313"
12"	20"	6' (3/PIPE)	0.281"	0.344"
16"	26"	6' (3/PIPE)	0.375"	0.438"
20"	30"	6' (3/PIPE)	0.406"	0.469"
24"	34"	6' (3/PIPE)	0.469"	0.532"



STREET CROSSING DETAIL  
NO SCALE

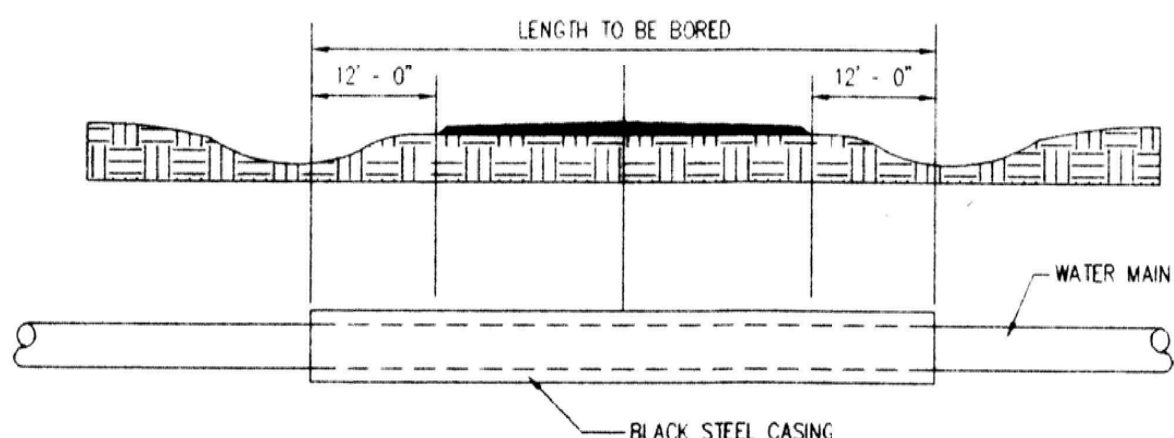
MAIN SIZE	CHLORINE REQUIRED FOR MAIN DISINFECTION PER 1,000 FT. @ 50 PPM	
	SOLUTION - SODIUM HYPOCHLORITE - 1% (LBS)	PURER - CALCIUM HYPOCHLORITE - 65% (LBS)
2"	0.07 GAL.	0.13 lb.
4"	0.25 GAL.	0.48 lb.
6"	0.56 GAL.	1.07 lb.
8"	1.0 GAL.	1.90 lb.
10"	1.51 GAL.	2.90 lb.
12"	2.16 GAL.	4.14 lb.

NOTE: WATER MAIN TO BE DISINFECTED FOR A MINIMUM OF 24 HOURS AT 50 PPM. A 10 PPM RESIDUAL IS REQUIRED AT THE END OF THE 24 HOUR STERILIZATION PERIOD. ALL STERILIZATION SHALL CONFORM TO AWWA 651-86

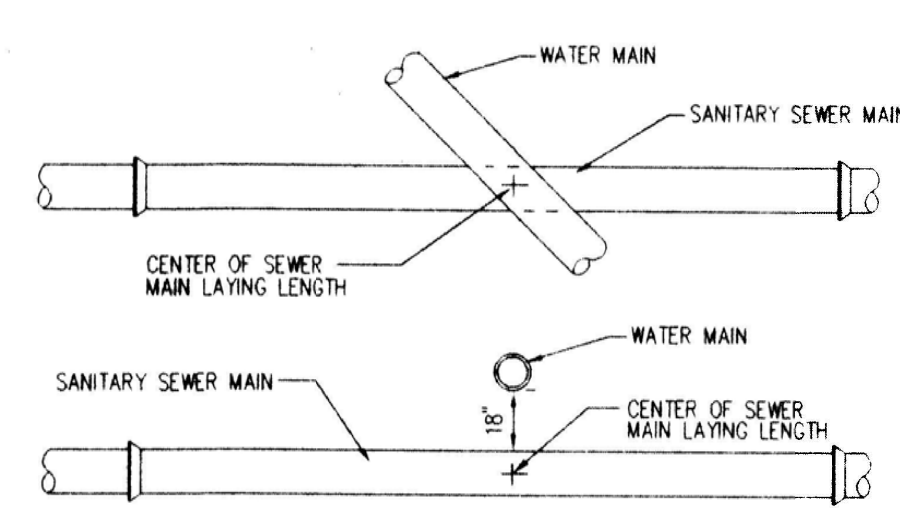
PIPE SIZE	MAXIMUM ALLOWABLE LEAKAGE FOR PVC PLASTIC PIPE WITH ELASTOMER JOINTS PER 1,000 FT. OR 50 JOINTS U.S. GALLONS PER HOUR			
	50 PSI TEST	100 PSI TEST	150 PSI TEST	200 PSI TEST
4"	0.19	0.27	0.33	0.38
6"	0.29	0.41	0.5	0.57
8"	0.38	0.54	0.66	0.76
10"	0.48	0.68	0.83	0.96
12"	0.57	0.81	0.99	1.15

PIPE SIZE	THURST BLOCK SCHEDULE					VALVES & HYDRANT	REDUCER
	90°	45°	22 1/2°	11 1/4°	TEE		
16"	37.8	19.1	11.2	3.0	28.6	21.4	16 X 14 3.6
14"	29.8	14.9	8.9	2.3	23.2	16.4	14 X 12 3.1
12"	21.1	8.6	6.6	1.7	16.6	10.5	12 X 10 2.6
10"	11.5	5.9	3.6	1.2	9.4	7.8	10 X 8 2.1
8"	7.2	3.7	2.1	1.2	5.4	4.6	8 X 6 1.6
6"	3.2	3.0	1.3	1.2	3.5	2.6	6 X 4 1.6
4" & UNDER	1.3	3.0	1.3	1.2	3.5	1.3	4 X 3 1.6

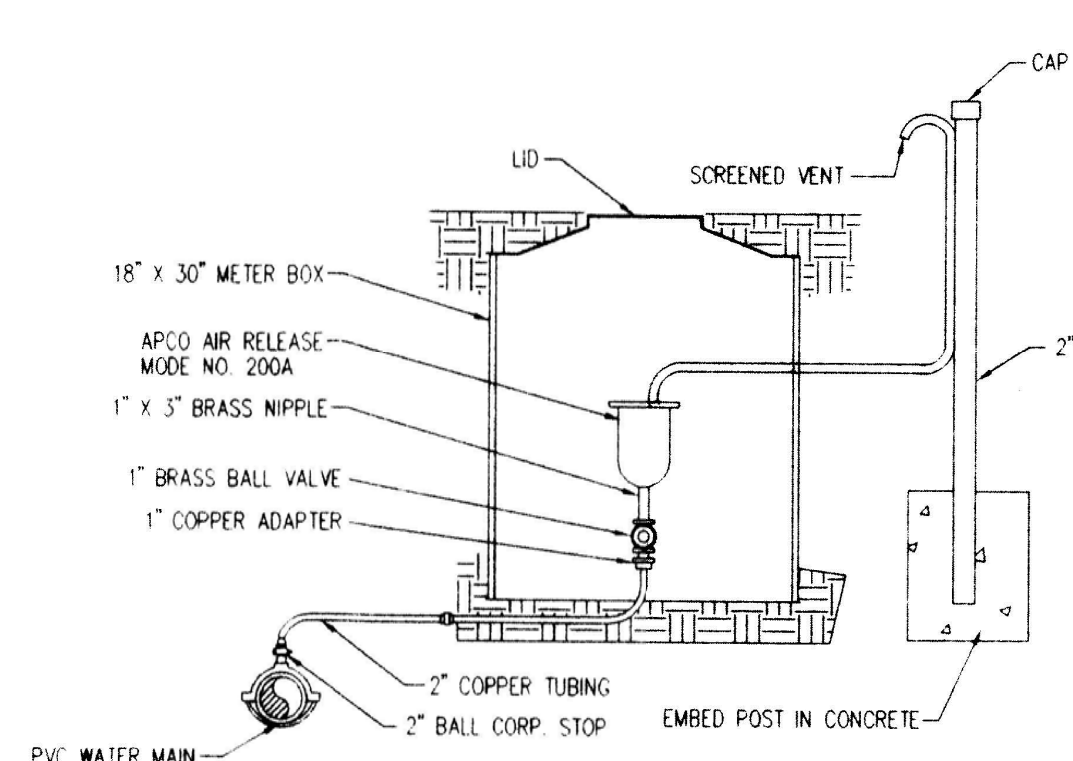
NOTE: CLASS 150 PIPE, TEST PRESSURE P.S.I.; SOIL BEARING: 2000 P.S.I. THURST BLOCK CONTACT AREA OF UNDISTURBED EARTH BANK IN SQUARE FEET. CONCRETE THURST BLOCKS TO BE 2500 P.S.I. CONCRETE, POURED IN PLACE WITH SLUMP BETWEEN 1" MINIMUM AND 4" MINIMUM.



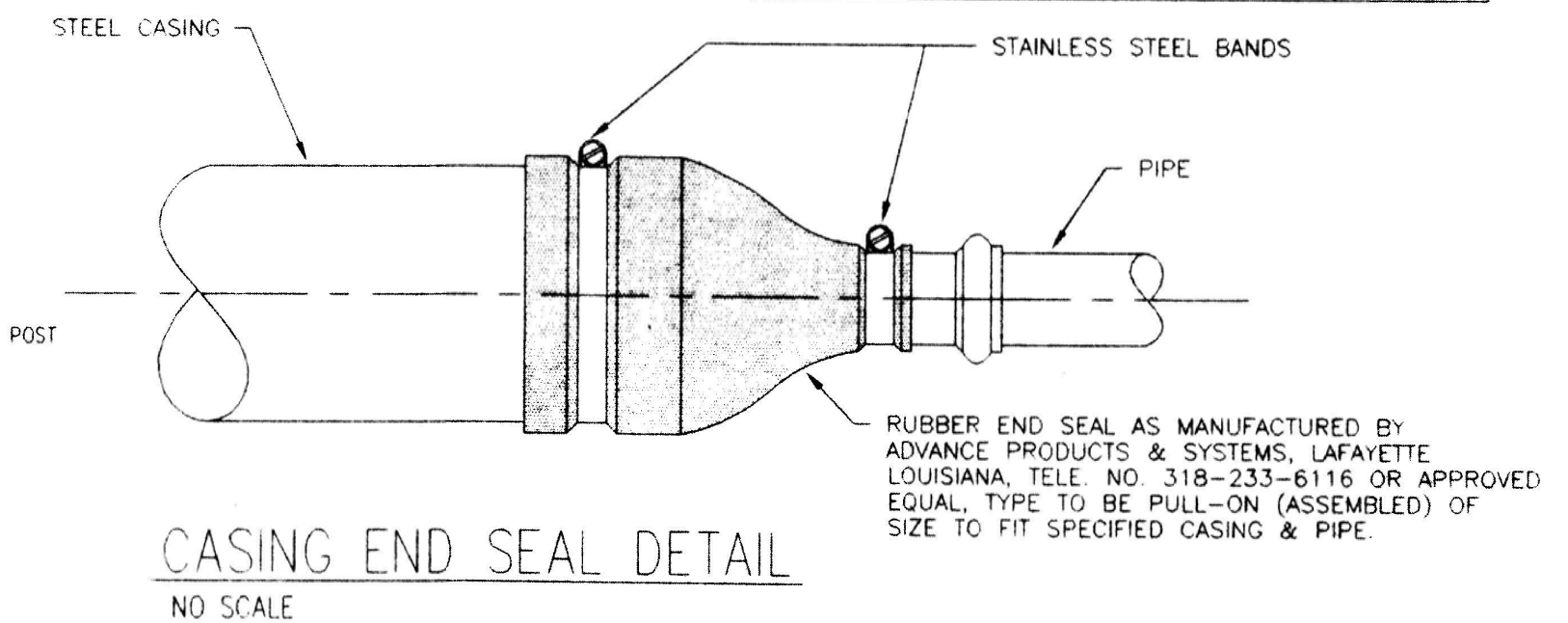
ROAD BORING DETAIL  
NO SCALE



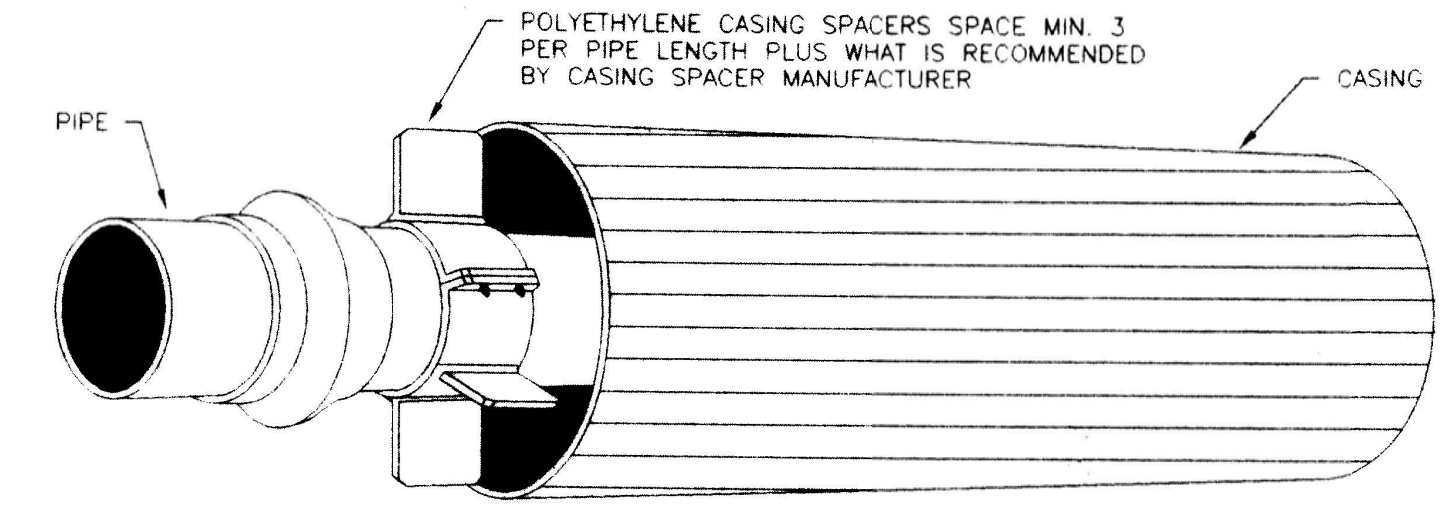
MINIMUM CROSSING & SEPARATION REQUIREMENTS FOR WATER & SANITARY SEWER MAINS  
NO SCALE



WATER MAIN VENT DETAIL  
NO SCALE

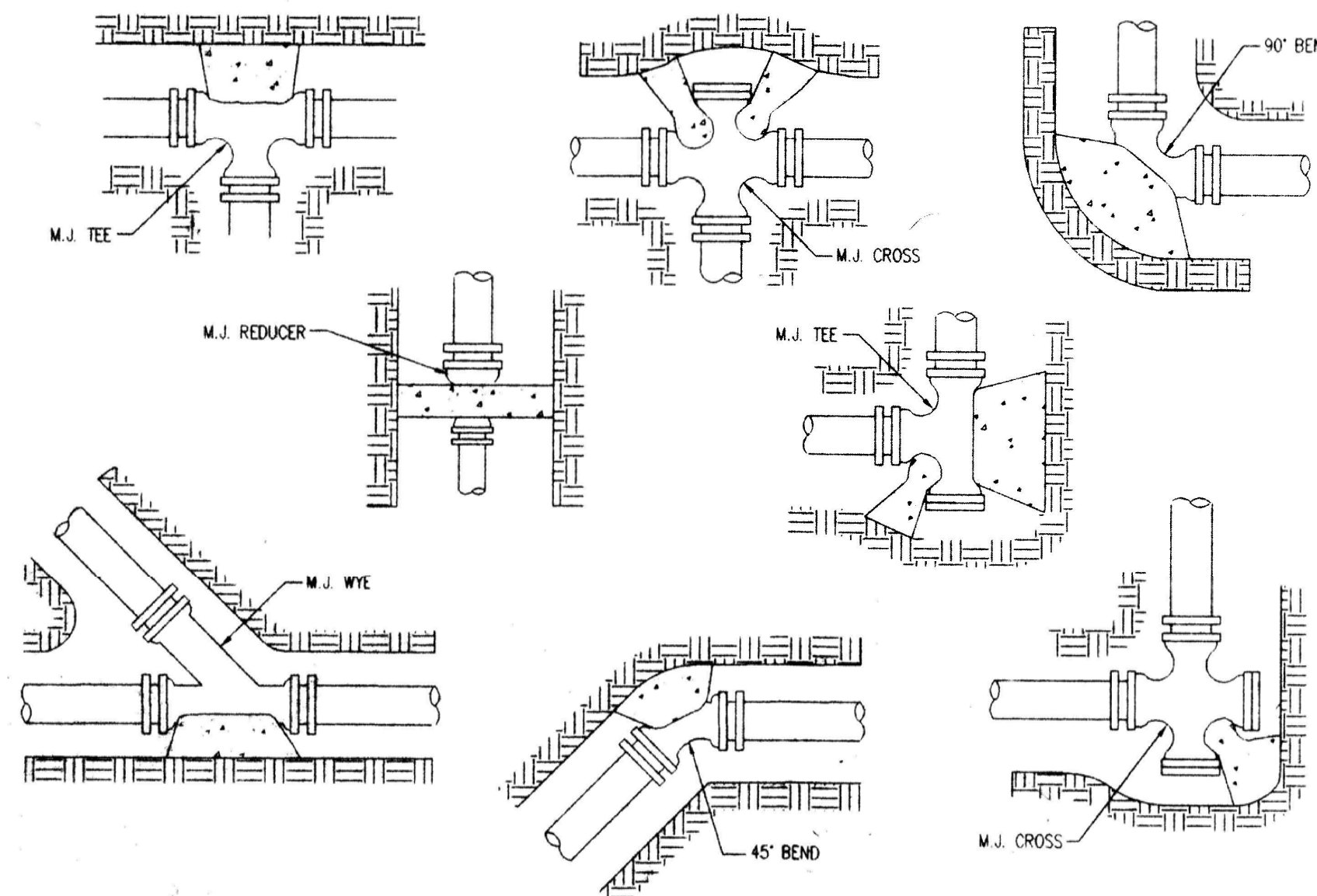


CASING END SEAL DETAIL  
NO SCALE

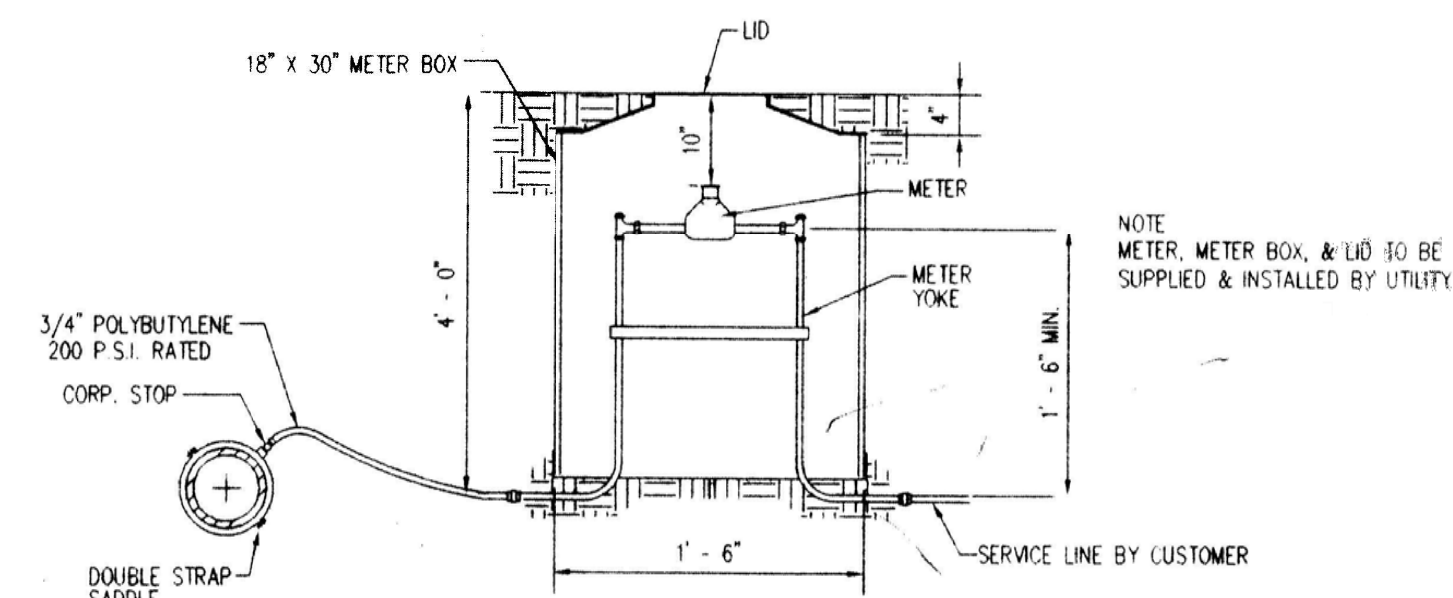


CASING SPACERS AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS LAFAYETTE, LOUISIANA, TELE. NO. 318-233-6116, OR APPROVED EQUAL TYPE & SIZE TO FIT SPECIFIED SEWER PIPE.

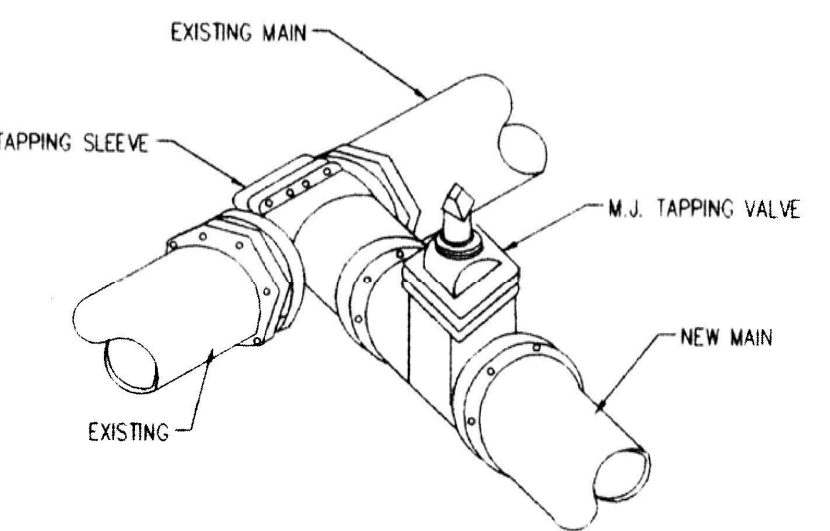
CASING SPACER DETAIL  
NO SCALE



THURST BLOCK DETAILS  
NO SCALE



METER & BOX SETTING  
NO SCALE

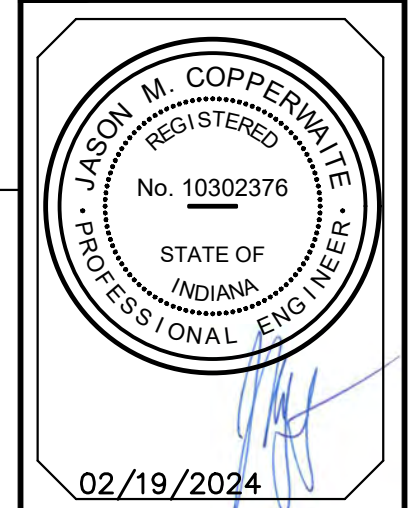


WET TAP TO EXISTING MAIN  
NO SCALE

Revision	Date	Description
7:		
6:		
5:		
4:		
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SUBDIVISION  
SPRING HILL SUBDIVISION  
LOFTUS & ROMEO DEVELOPMENT, LLC.  
BIERMAN PROPERTIES, LLC.  
WATER LINE DETAILS

301 E. CHESTNUT STREET  
CORDON, IN 47112  
TEL: (812) 738-4124  
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