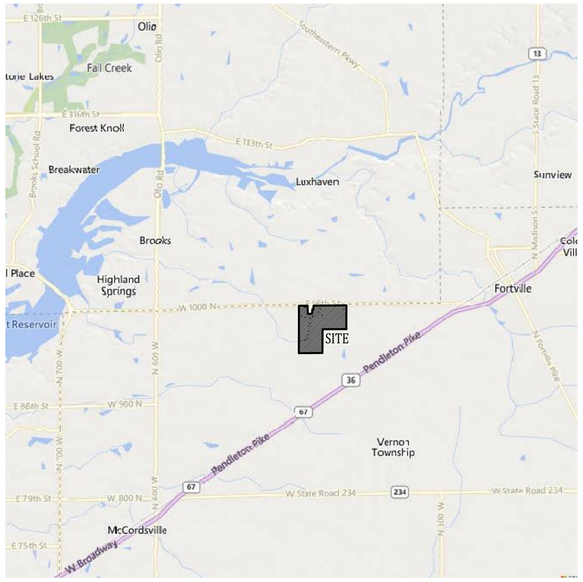
HELM'S MILL - PRELIMINARY PLAN

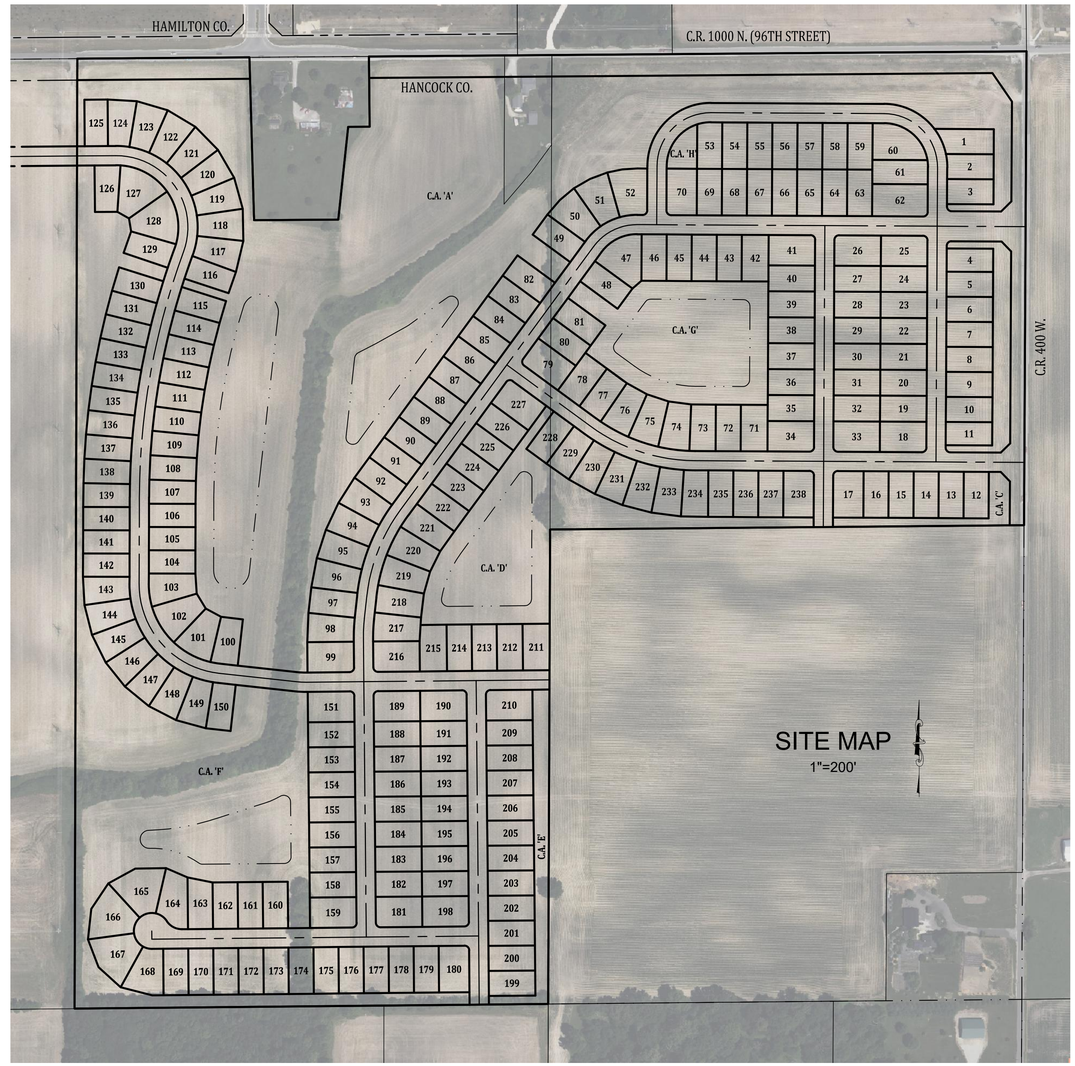
SECTION 18, TOWNSHIP 17 N., RANGE 6 E.,
VERNON TWP, HANCOCK CO., C.R.1000 N. & C.R. 400 W.
ZONED: PUD

PLANS PREPARED FOR:

M/I HOMES OF INDIANA, L.P.
ATTN.: JONATHAN ISAACS
DIRECTOR OF LAND ACQUISITION
8425 WOODFIELD CROSSING BLVD., SUITE 100W
INDIANAPOLIS, IN 46240
PH.: 317-475-3629
EMAIL: JISAACS@MIHOMES.COM



VICINITY MAP
NO SCALE



SITE MAP
1"=200'

PLANS PREPARED BY:

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
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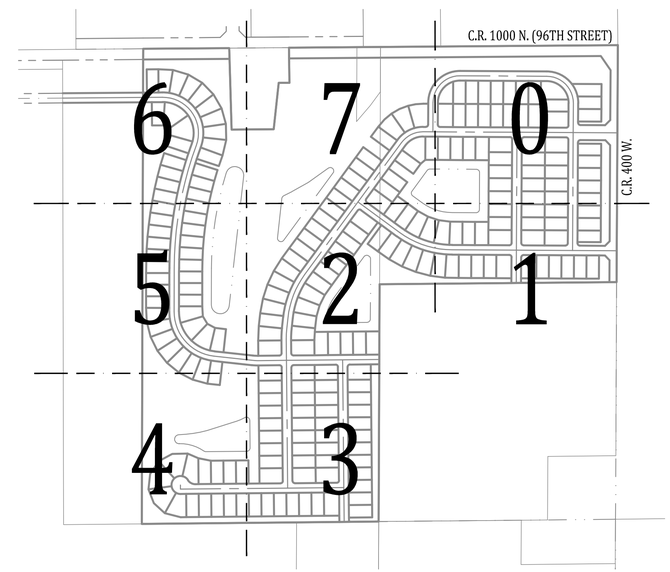
WEB: www.BanningEngineering.com

CONTACT: W "CHAD" ZIEGLER

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY: W. Chad Ziegler



KEY MAP
1"=400'

FOR EXISTING TOPOGRAPHY AND PRELIMINARY PLAN SHEETS, THE ABOVE KEY MAP INDICATES THE LAST NUMBER OF THE PLAN SHEET.

OPERATING AUTHORITIES & AREA UTILITIES

GAS
CITIZENS ENERGY GROUP
2150 Dr. Martin Luther King Jr St
Indianapolis, IN 46200
317-927-4684
Richard Miller, Jr.

SANITARY, STORM, & WATER
MCCORDSVILLE PUBLIC WORKS
5759 W. Broadway
McCordsville, IN 46055
317-335 -3604
Mark Witsman

CABLE TELEVISION
BRIGHT HOUSE NETWORKS
3030 Roosevelt Ave
Indianapolis, IN 46218
317-632-9077
Jason Kirkman

GAS
CENTERPOINT ENERGY
16000 Allisonville Road
Noblesville, Indiana 46061
317-776-5532
Sandra Casey

TELEPHONE
AT&T - DISTRIBUTION
240 N. Meridian St., Room 1791
Indianapolis, IN 46204
317-265-3050
Matt Spindler

WATER
CITIZENS ENERGY GROUP - WATER
CWA Authority, Inc.
2150 Dr. Martin Luther King, Jr. Street
Indianapolis, IN 46202
317-927-4351
Attn.: Brad Hostetler

ELECTRIC
INDIANAPOLIS POWER & LIGHT COMPANY
317-261-5203
Rhonda Williams

TELEPHONE
NINE STAR CONNECT
2243 E. Main St.
Greenfield, IN 46140
317-323-2074
Eric Meyer

SCHOOL DISTRICT
Mt. Vernon Community School Corp.
1806 West State Road 234
Fortville, IN 46040
Dr. Shane Robbins

FIRE DEPARTMENT
McCordsville Fire Station
7580 Form Street
McCordsville, IN 46055
317-335-2268
Attn.: Tom Alexander

POLICE
McCORDSVILLE POLICE DEPT.
6280 West CR 800 North
McCordsville, IN 46055
317-335-2812

CABLE TELEVISION
COMCAST CABLEVISION
5330 East 65th Street
Indianapolis, IN 46220
317-774-3384
Matt Stringer

LAND DESCRIPTION: HELM'S MILL

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being that 118.064-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 23138 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at the northwest corner of said northeast quarter, identified by a Harrison Monument; thence North 89 degrees 33 minutes 33 seconds East along the north line of said northeast quarter 481.00 feet to the northwest corner of the land of Paul Spitzner recorded as Instrument Number 100012379 in the Office of the Recorder of Hancock County (the following five (5) courses are along the west, south and east lines of said land of Paul Spitzner); 1) thence South 01 degree 38 minutes 25 seconds East 455.54 feet; 2) thence North 89 degrees 33 minutes 33 seconds East 235.20 feet; 3) thence North 06 degrees 07 minutes 58 seconds East 260.65 feet; 4) North 89 degrees 33 minutes 33 seconds East 60.00 feet; 5) thence North 00 degrees 36 minutes 27 seconds West 196.50 feet to the north line of said northeast quarter; thence North 89 degrees 33 minutes 33 seconds East 511.46 feet to the northeast corner of the west half of the northeast quarter of Section 18; thence North 89 degrees 33 minutes 33 seconds East 1,326.46 feet to the northeast corner of said northeast quarter, identified by a Harrison Monument; thence South 00 degrees 17 minutes 58 seconds West along the east line of said northeast quarter 1,324.57 feet to the southeast corner of the northeast quarter of said northeast quarter of Section 18, identified by a Harrison Monument; thence South 89 degrees 28 minutes 45 seconds West along the south line of the northeast quarter of the northeast quarter of Section 18 a distance of 1,324.72 feet to the east line of the west half of the northeast quarter of Section 18, marked by a 5/8" rebar with Banning-Eng Firm #0060 cap; thence South 00 degrees 13 minutes 23 seconds West along said east line 1,326.40 feet to the southeast corner of said west half; thence South 89 degrees 26 minutes 42 seconds West along the south line of said west half 1,323.77 feet the southwest corner of said northeast quarter, marked by a 5/8 inch rebar with DLDS cap; thence North 00 degrees 09 minutes 51 seconds East along the west line of said northeast quarter 2,655.40 feet to the POINT OF BEGINNING, containing 118.064 acres, more or less.

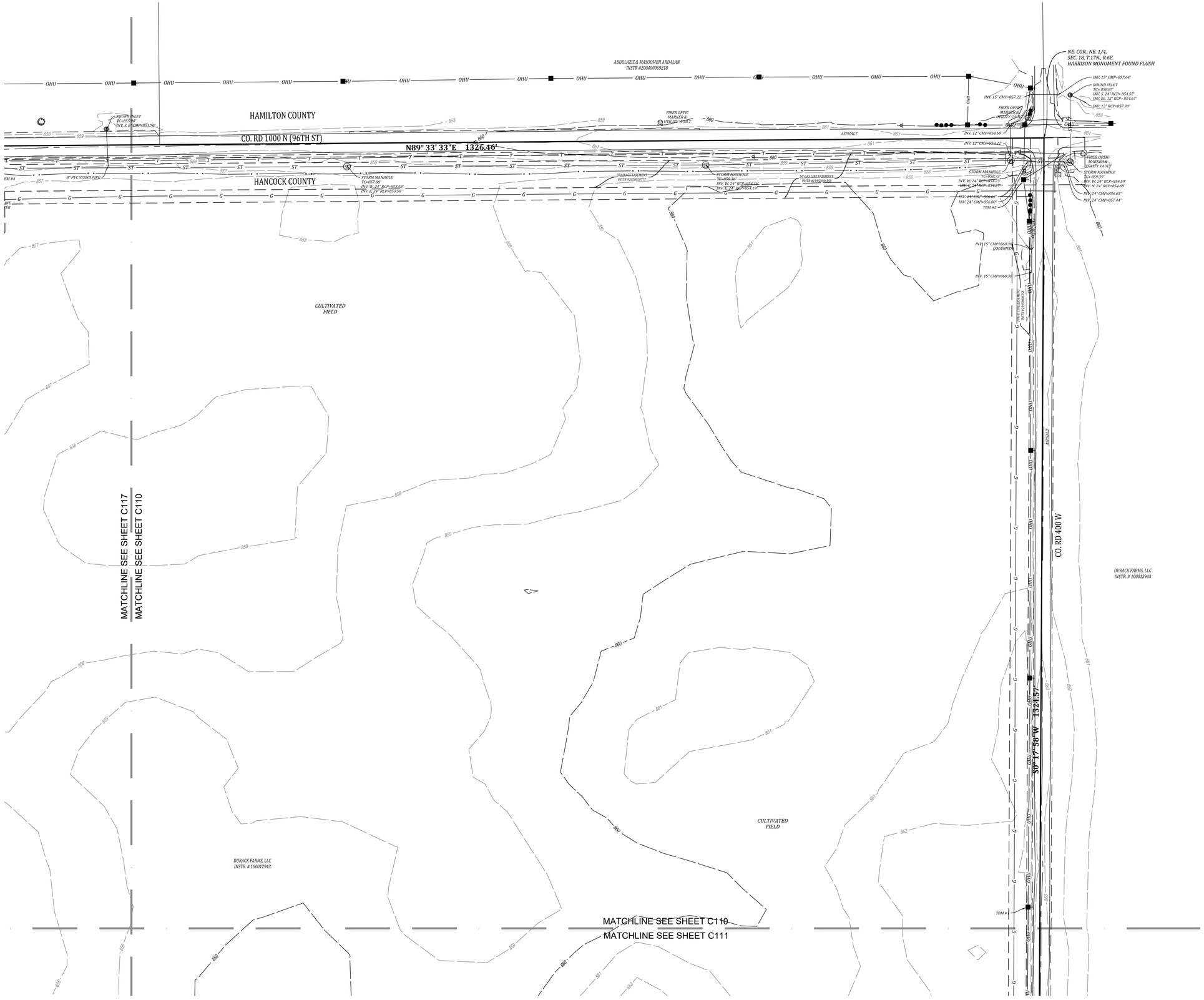
Indiana 811
Know what's below. Call before you dig.

REVISIONS	
DESCRIPTION	DATE
REVISIONS BASED UPON TAC COMMENTS	10/03/2023
REVISIONS BASED UPON TAC COMMENTS	10/16/2023

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C110-C117	EXISTING TOPOGRAPHY
C120-C127	PRELIMINARY PLAN
C130	DETAILS,SOIL MAP, FLOOD MAP
C140	PHASING PLAN
C150	STREET LIGHTING PLAN
L-1 - L-8	LANDSCAPE PLAN

Date: 08-25-2023
Project No: 23138
Sheet No: C100

HELM'S MILL - PRELIMINARY PLAN



0 50' 100'

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EXISTING LEGEND

770	EXISTING CONTOUR: MAJOR
769	EXISTING CONTOUR: MINOR
G	GAS LINES
OHU	OVERHEAD UTILITY LINES
E	BURIED ELECTRIC LINE
	POWER POLE
	LIGHT POLE
	GUY WIRE
E	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
T	UNDERGROUND TELEPHONE
UFO	UNDERGROUND FIBER OPTIC
SB	TELEPHONE SPLICE BOX
UH	UTILITY HANDHOLE
W	WATER LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
S	SANITARY SEWER MANHOLE
S	SANITARY SEWER LINE
FM	SANITARY FORCE MAIN
ST	STORM SEWER MANHOLE
	STORM SEWER INLET
ST	STORM SEWER PIPE
	FLOWLINE / SWALE
X	FENCELINE
MB	MAILBOX
	TREELINE / EDGE OF WOODS

NOTE:

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TBM #1 - ELEV. = 864.23'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 1220' +/- S. OF THE INTERSECTION OF CO. RD. 400 W AND 96TH STREET, 15' +/- W. CENTERLINE CO. RD. 400 W

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TBM #3 - ELEV. = 863.29'
BENCH TIE SET 1' ABOVE GRADE, 155' N. OF GRAVEL DRIVE AT ADDRESS #9547 CO RD 400W, 14' +/- W CENTERLINE CO RD 400 W

TBM #4 - ELEV :857.08'
CUT X ON N. RIM OF STORM MANHOLE, 145' E. OF GRAVE DRIVE OF ADDRESS 15562 E. 96TH STREET, 20' S. CENTERLINE OF 96TH STREET

TBM #5 - ELEV. = 860.10'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 35' E. GRAVEL DRIVE AT ADDRESS 4263 W CO RD 1000 N, 20' S OF THE CENTERLINE 96TH STREET

TBM #6 - ELEV. = 860.88'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 750'+/- W OF CENTERLINE OF OUTRIPPERS DRIVE, 16' N CENTERLINE 96TH STREET

Sym.	Revisions	Date
	REVISIONS BASED UPON TAC COMMENTS	10/03/2023
	REVISIONS BASED UPON TAC COMMENTS	10/16/2023

Designed: RJC
Drawn: RJC
Checked: RJC
Scale: 1"= 50'
Date: 08-25-2023

EXISTING TOPOGRAPHY
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIGLER
REGISTERED No. PE11200667 STATE OF INDIANA
PROFESSIONAL ENGINEER

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WEB: www.BanningEngineering.com

Project No: 23138
Sheet No: C110

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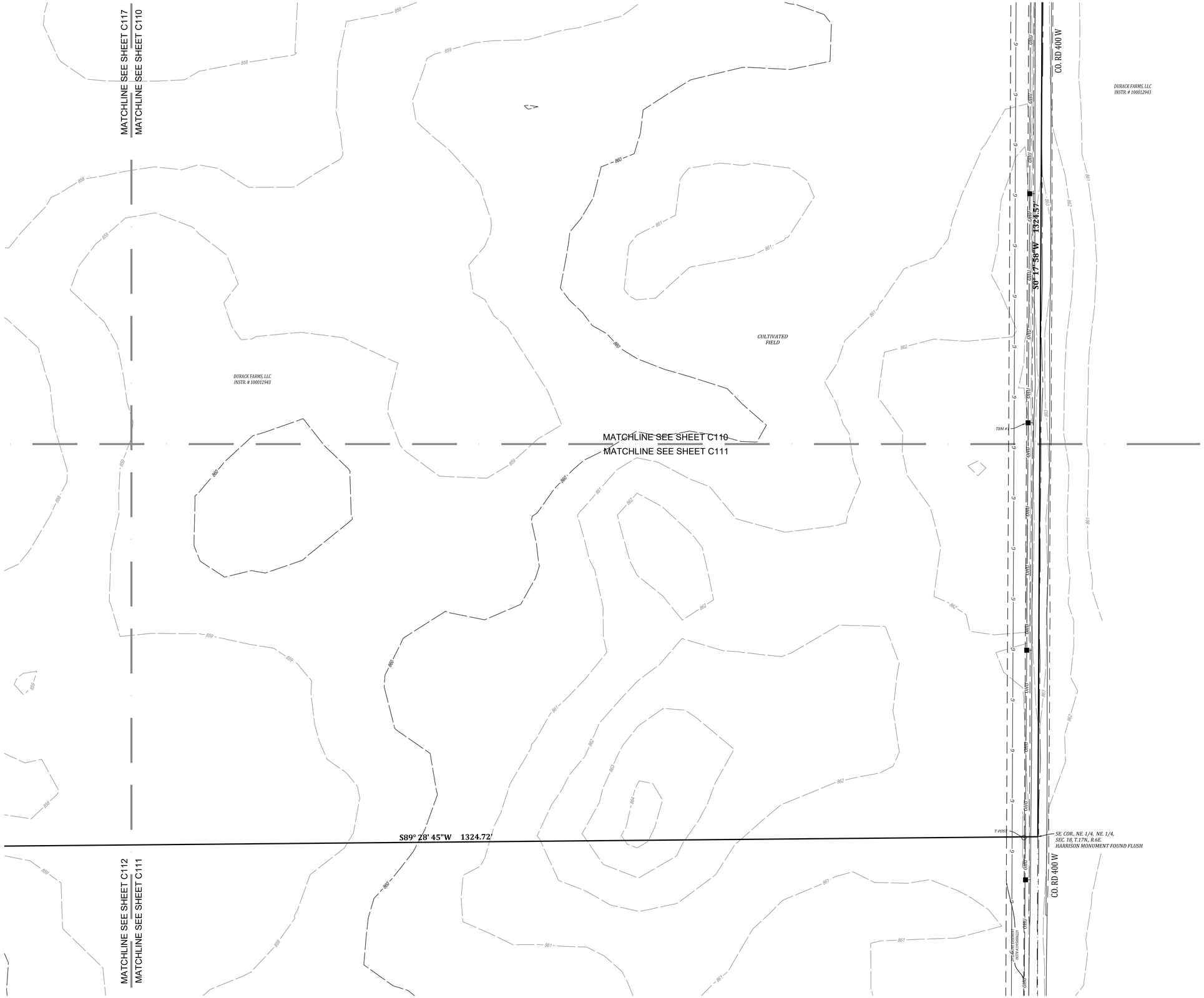

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ET	ELECTRIC TRANSFORMER
T	UNDERGROUND TELEPHONE
UFO	UNDERGROUND FIBER OPTIC
SB	TELEPHONE SPLICE BOX
HH	UTILITY HANDHOLE
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	FIRE HYDRANT
	WATER VALVE
	WATER METER
S	SANITARY SEWER MANHOLE
S	SANITARY SEWER LINE
FM	SANITARY FORCE MAIN
	STORM SEWER MANHOLE
	STORM SEWER INLET
ST	STORM SEWER PIPE
	FLOWLINE / SWALE
X	FENCELINE
MB	MAILBOX
	TREELINE / EDGE OF WOODS

NOTE:

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Designed: RJC
Drawn: RJC
Checked: RJC
Scale: 1"= 50'
Date: 08-25-2023

EXISTING TOPOGRAPHY
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

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WEB: www.BanningEngineering.com

Project No: 23138
Sheet No: C111

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0 50' 100'

Indiana 811
Know what's below. Call before you dig.

EXISTING LEGEND

- 770 — EXISTING CONTOUR: MAJOR
- 769 — EXISTING CONTOUR: MINOR
- G — GAS LINES
- OHU — OVERHEAD UTILITY LINES
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- ET — ELECTRIC TRANSFORMER
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Project No: 23138
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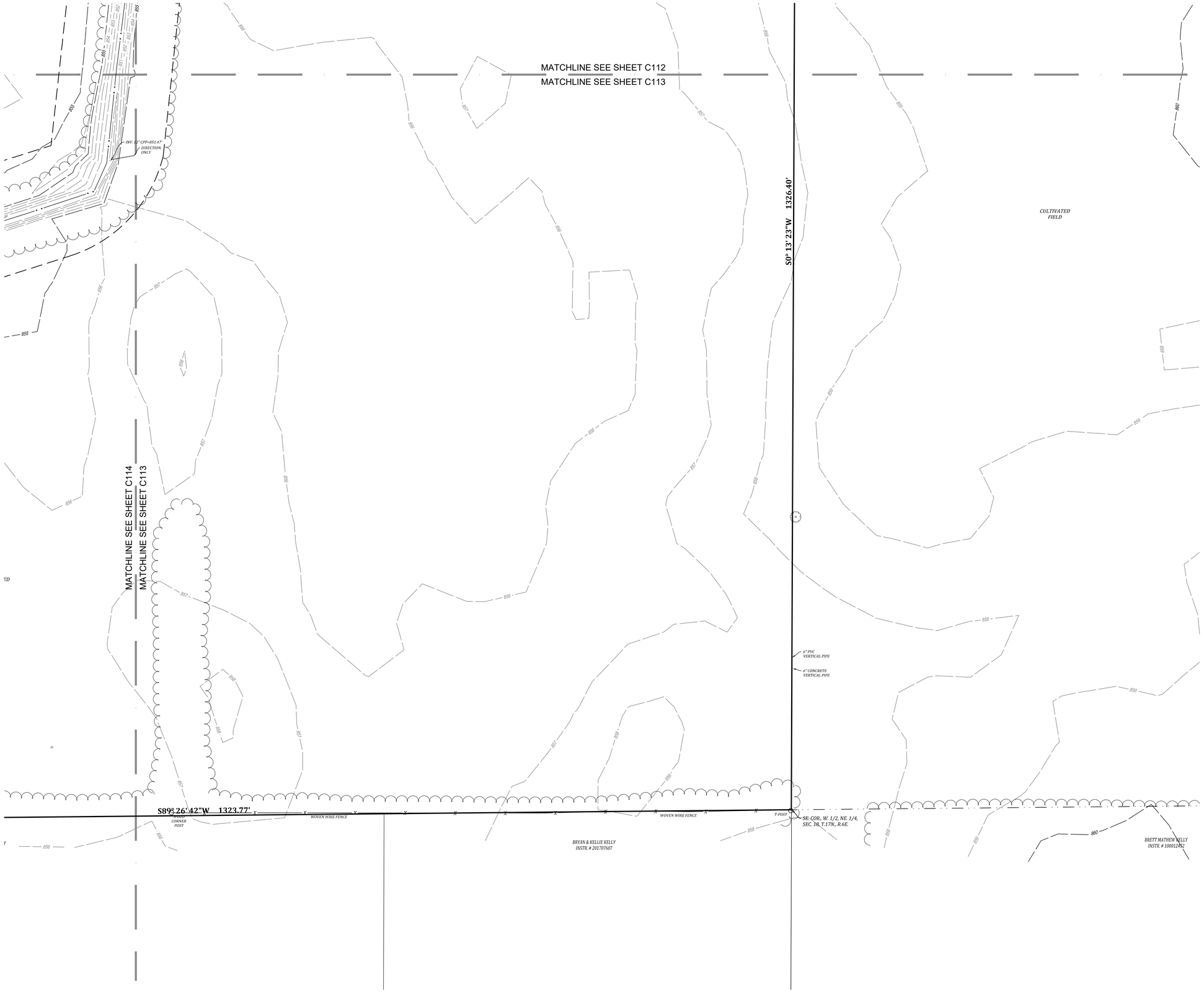

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TBM #2 - ELEV. = 863.56'
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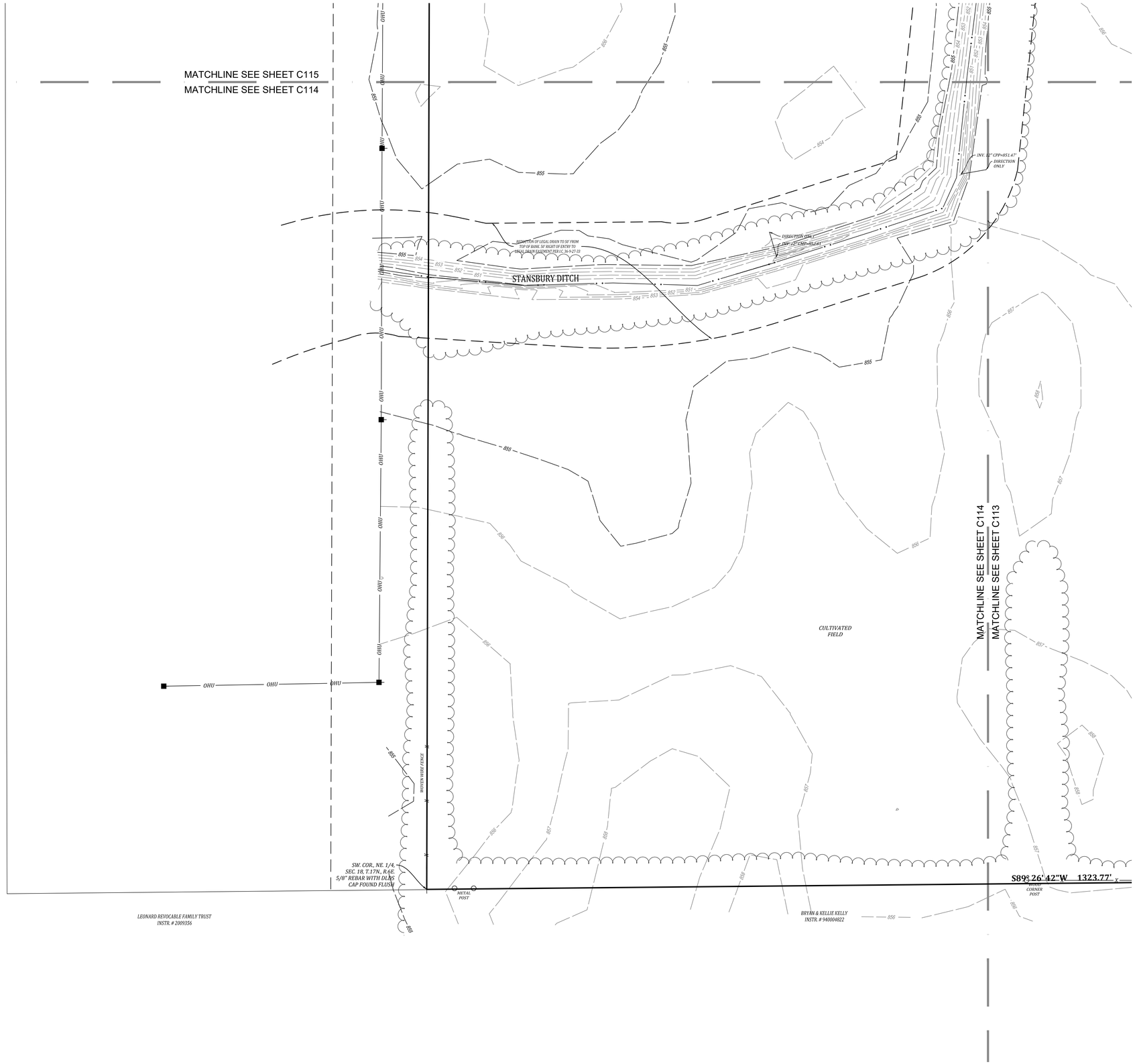
BENCH TIE SET 1' ABOVE GRADE, 155' N. OF GRAVEL DRIVE AT ADDRESS #9547 CO RD 400W, 14' +/- W CENTERLINE CO RD 400 W

TBM #4 - ELEV :857.08'
CUT X ON N. RIM OF STORM MANHOLE, 145' E. OF GRAVE DRIVE OF ADDRESS 15562 E. 96TH STREET, 20' S. CENTERLINE OF 96TH STREET

TBM #5 - ELEV. = 860.10'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 35' E. GRAVEL DRIVE AT ADDRESS 4263 W CO RD 1000 N, 20' S OF THE CENTERLINE 96TH STREET

TBM #6 - ELEV. = 860.88'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 750'+/- W OF CENTERLINE OF OUTRIPPERS DRIVE, 16' N CENTERLINE 96TH STREET



Sym.	Revisions	Date
	REVISIONS BASED UPON TAC COMMENTS	10/03/2023
	REVISIONS BASED UPON TAC COMMENTS	10/16/2023

Designed: RJC
Drawn: RJC
Checked: RJC
Scale: 1"= 50'
Date: 08-25-2023

EXISTING TOPOGRAPHY
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

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Project No: 23138
Sheet No: C114

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OHU	OVERHEAD UTILITY LINES
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	POWER POLE
	LIGHT POLE
	GUY WIRE
E	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
T	UNDERGROUND TELEPHONE
UFO	UNDERGROUND FIBER OPTIC
SB	TELEPHONE SPLICE BOX
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	WATER VALVE
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S	SANITARY SEWER LINE
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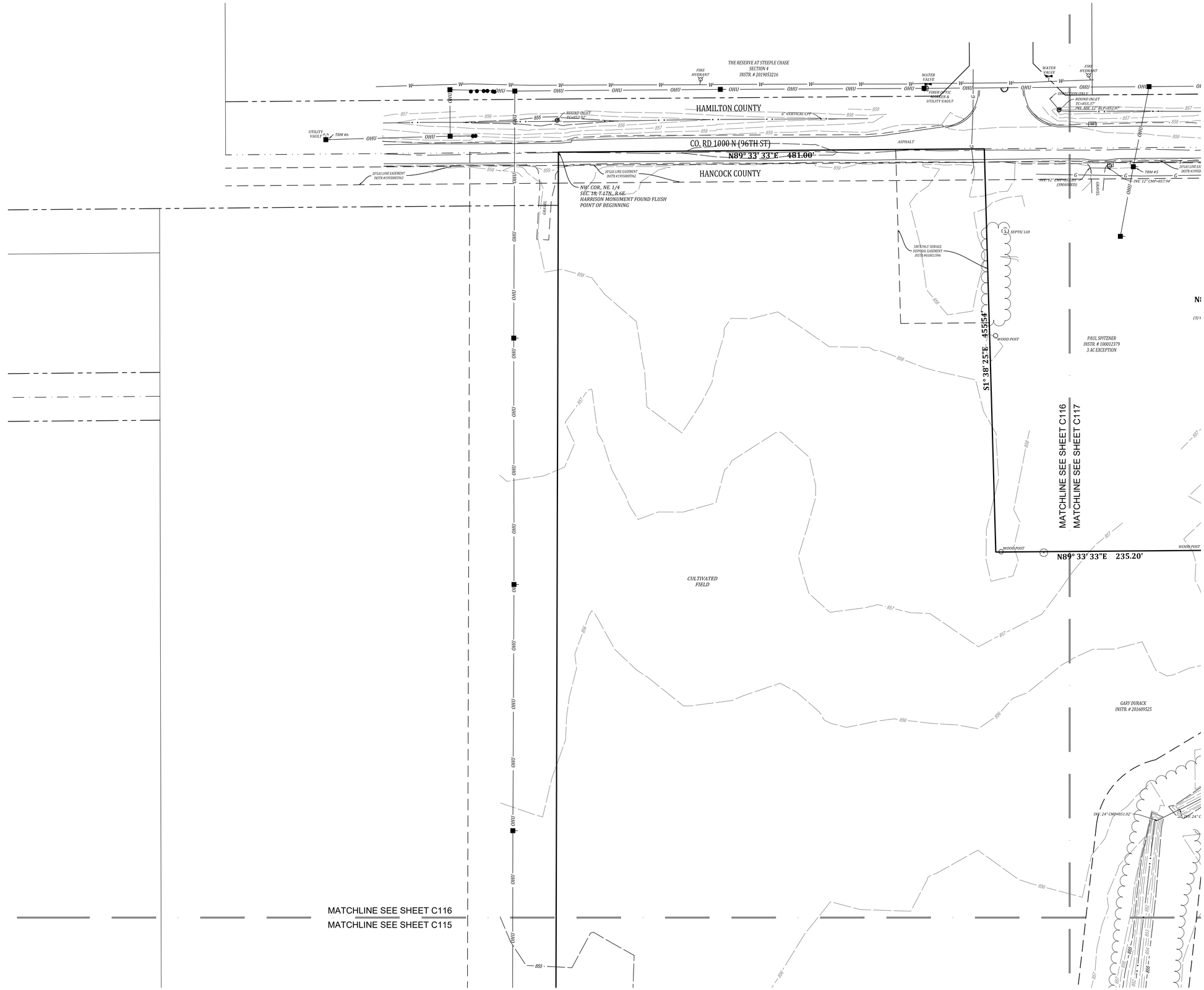

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Project No: 23138
Sheet No: C116

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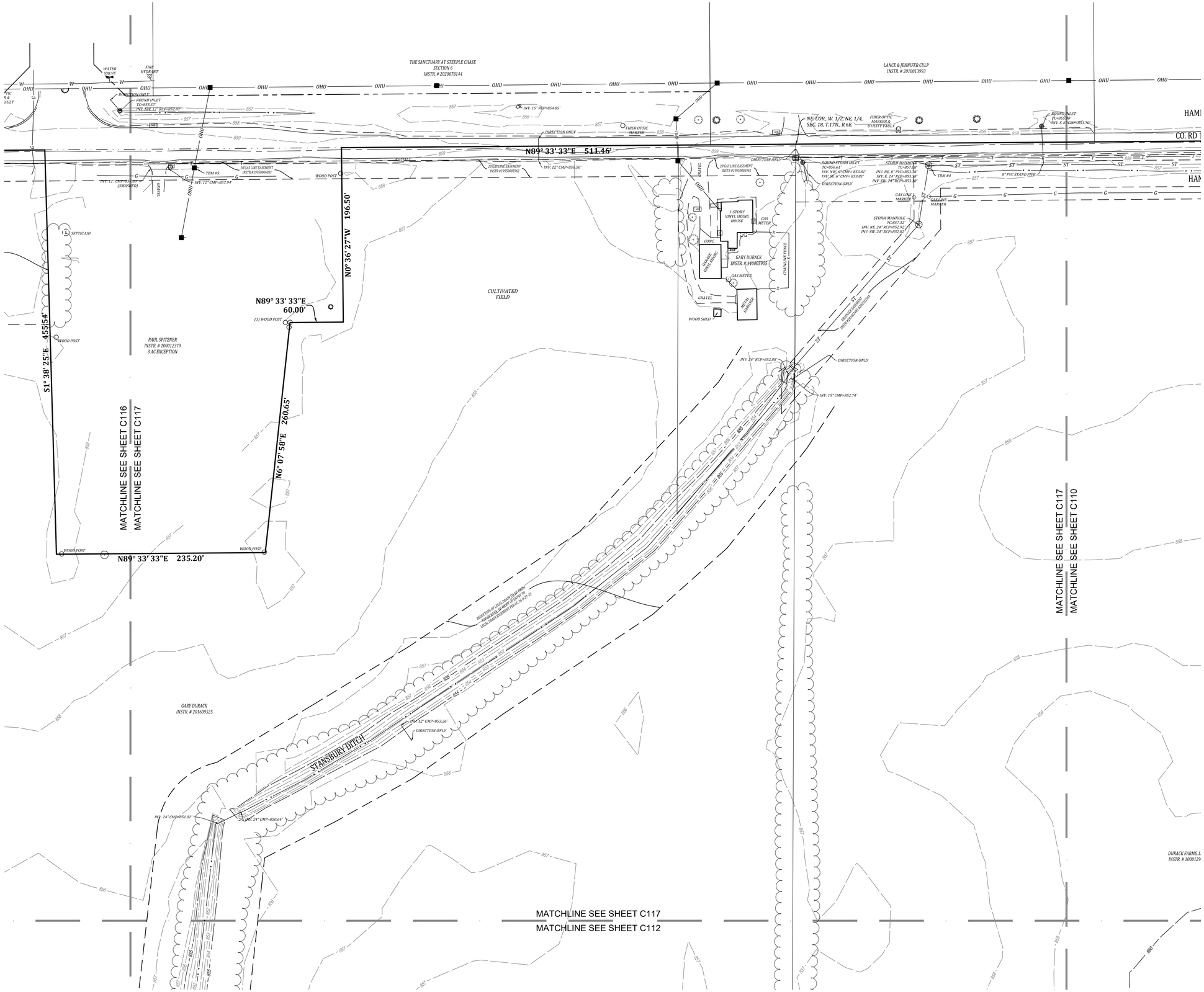

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- S — SANITARY SEWER
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- W — WATER MAIN
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- STOP SIGN
- C.A. — COMMON AREA
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- Ac. — ACRES
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- BC-BC — BACK OF CURB TO BACK OF CURB

THE TOWN OF MCCORDSVILLE SHALL BEARS RESPONSIBILITY FOR MAINTENANCE AND REPAIRS OF THE ASPHALT PATH WITHIN THE PEDESTRIAN ACCESS EASEMENT (P.A.E.) AND THE OWNER OF THE PROPERTY BEARS ALL OTHER RESPONSIBILITY, INCLUDING BUT NOT LIMITED TO MOWING.

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SNOW REMOVAL: THE HOA SHALL BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

HELM'S MILL:
SITE PLAN SUMMARY:

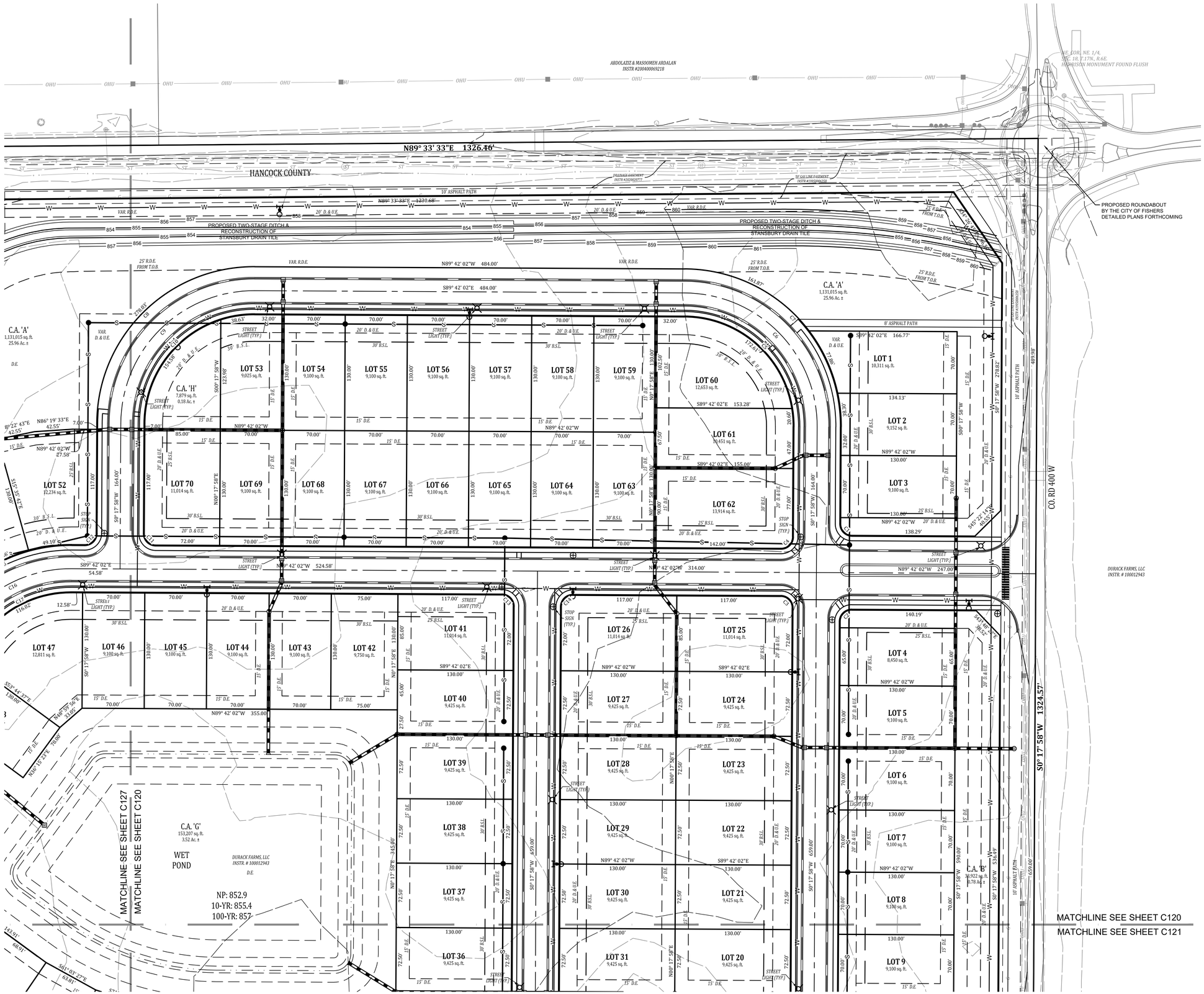
TOTAL AREA: 118.06 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 238
DENSITY: 2.0 UNITS PER ACRE
TOTAL LOT AREA: 51.975 ACRES ± (44%)
TOTAL COMMON AREA: 46.766 ACRES ± (40%)
TOTAL RIGHT-OF-WAY AREA: 19.325 ACRES ± (16%)

MIN. LOT AREA: 8,450 S.F.
MIN. LOT WIDTH: 65'
FRONT BUILDING SETBACK: 30'
SIDE YARD BUILDING SETBACK: 6'
MIN. BUILDING SEPARATION: 15'
REAR YARD BUILDING SETBACK: 15'

SUBDIVISION STREET WIDTH: 30'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF SUBDIVISION STREETS MEASURED AT CENTERLINE: 12,235 L.F.
C.R. W. 1000 N. - 60' 1/2 R/W
C.R. N. 400 W. - 40' 1/2 R/W

POND AREA AT NORMAL POOL = 7.55 AC. ±

SEE SHEET C130 FOR CURVE TABLE, STREET SECTIONS, FIRMETTE, AND SOILS MAP.



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PRELIMINARY PLAN
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HANCOCK COUNTY, INDIANA

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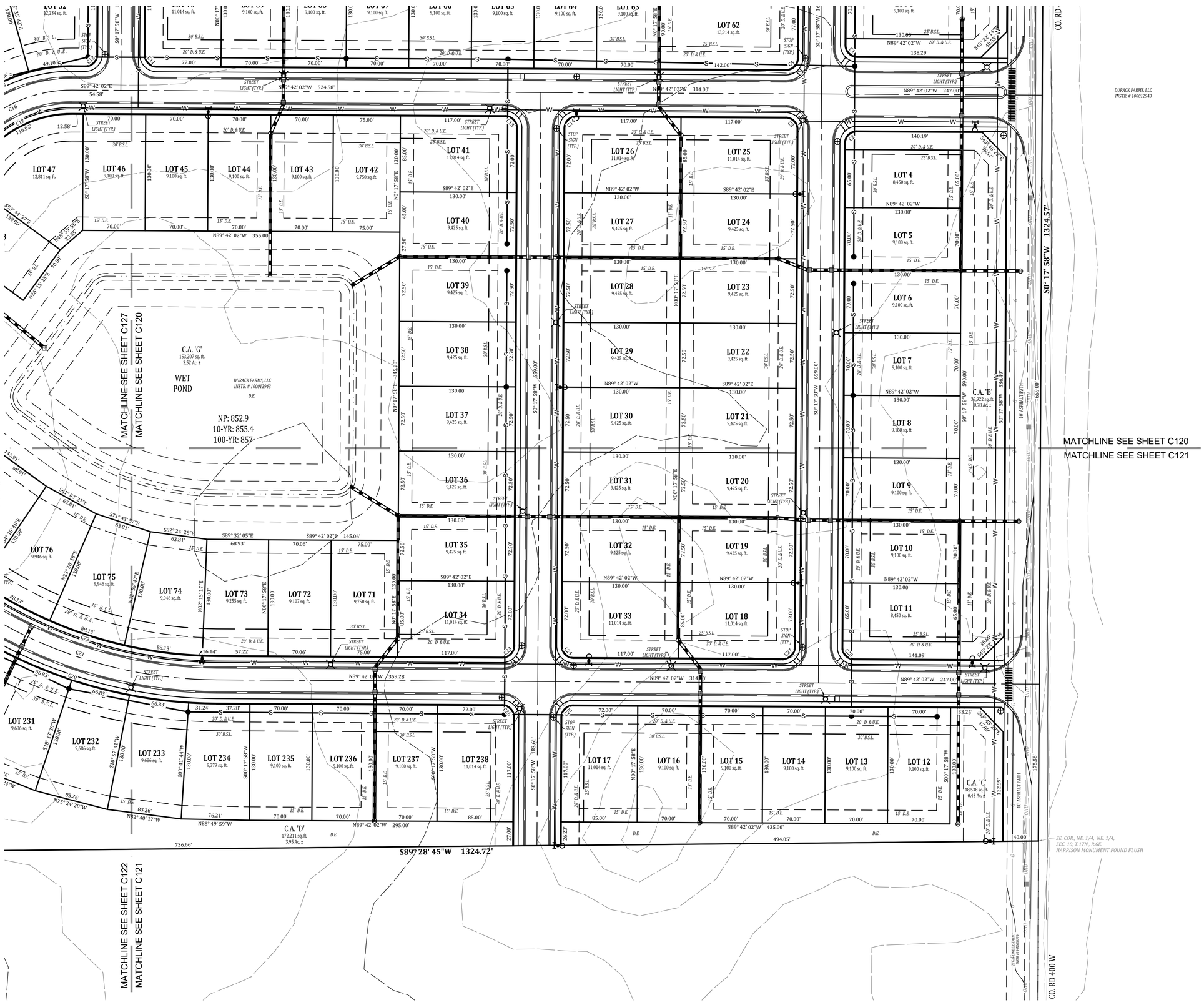

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	REVISIONS BASED UPON TAC COMMENTS	10/03/2023
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Designed: RJC
Drawn: RJC
Checked: RJC
Scale: 1"= 50'
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HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

BANNING ENGINEERING
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BUS.: (317) 707-3700, FAX: (317) 707-3800
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WEB: www.BanningEngineering.com

Project No: 23138
Sheet No: C121

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Project No: 23138
Sheet No: C122

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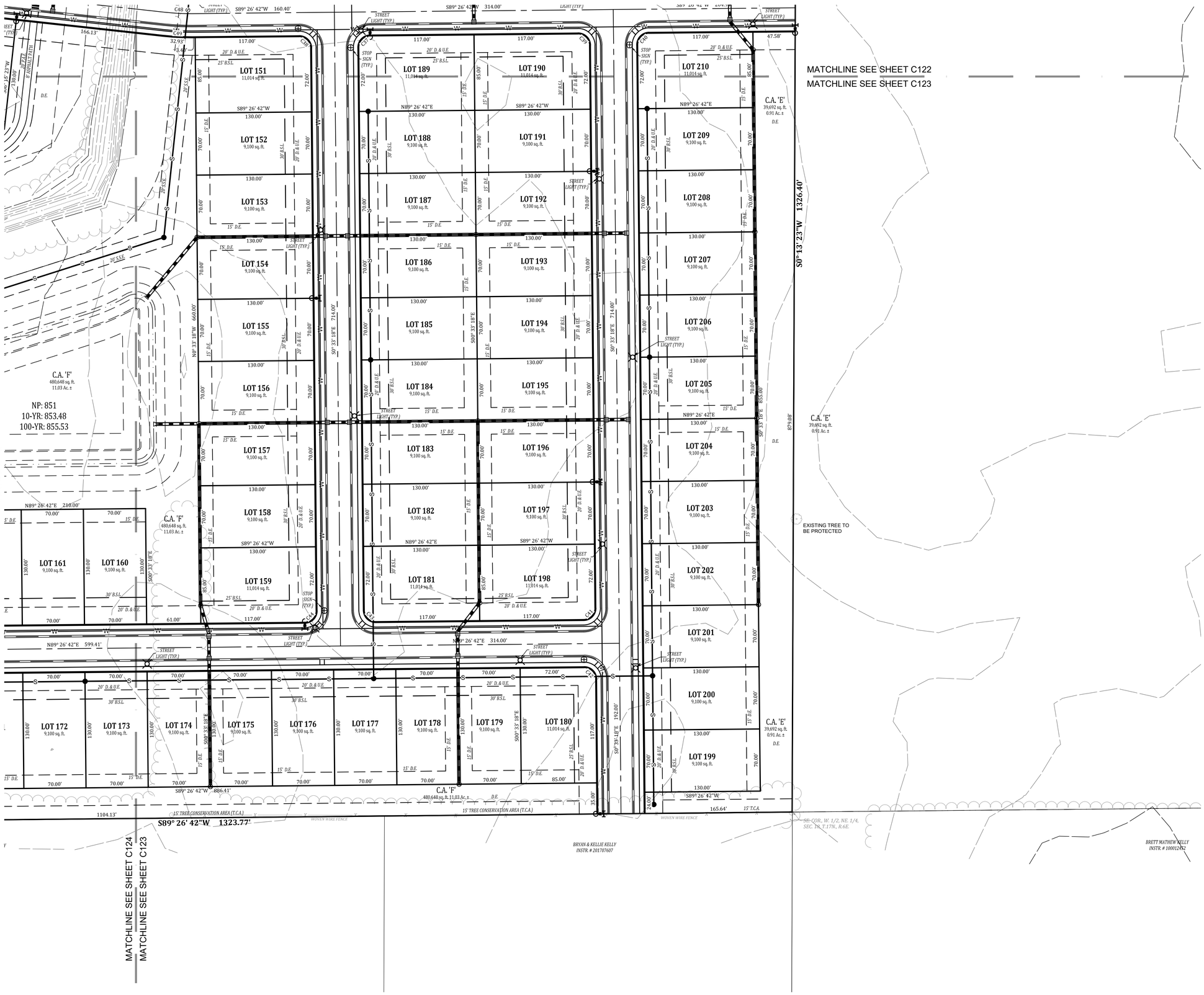

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Project No: 23138
Sheet No: C123

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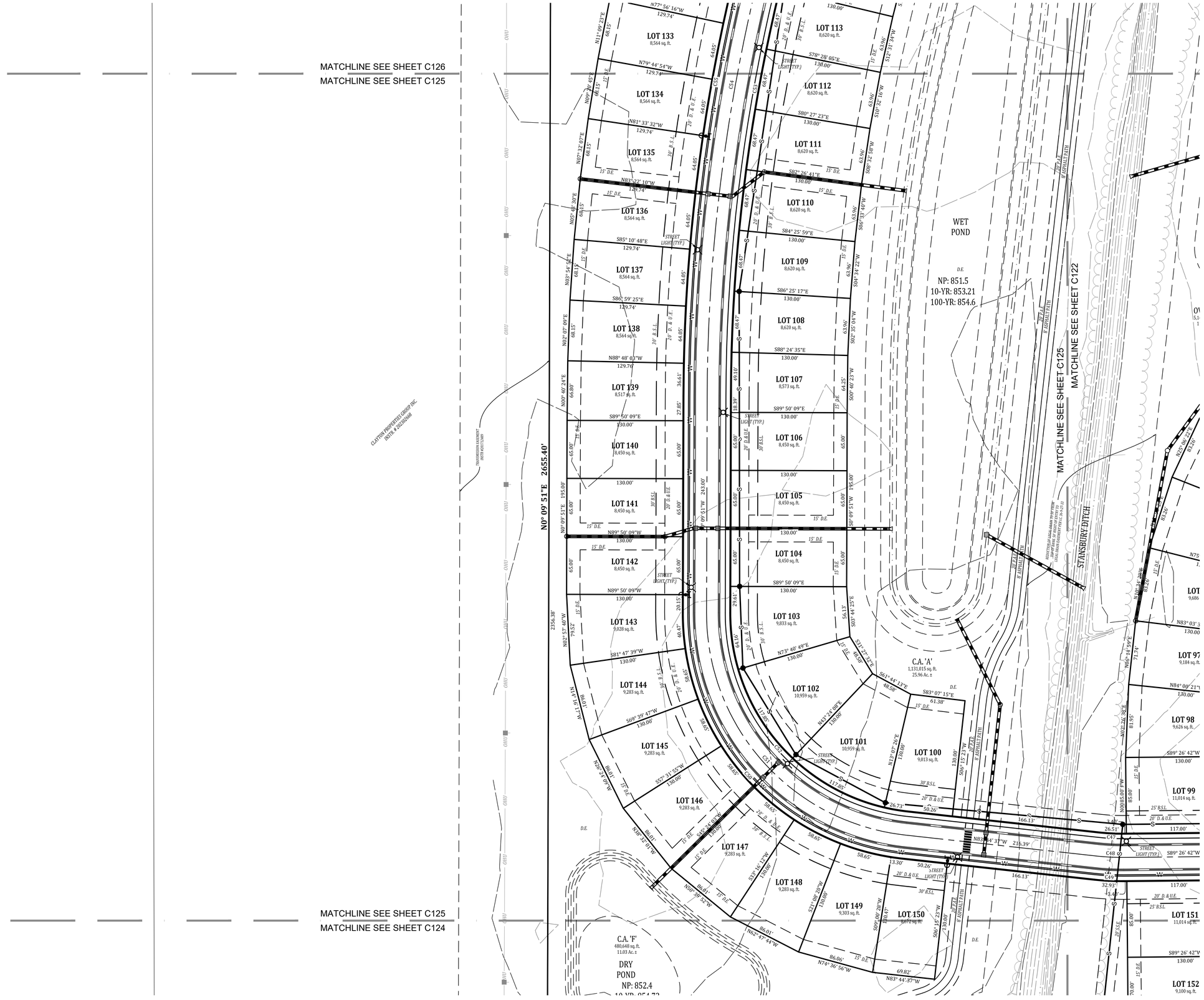

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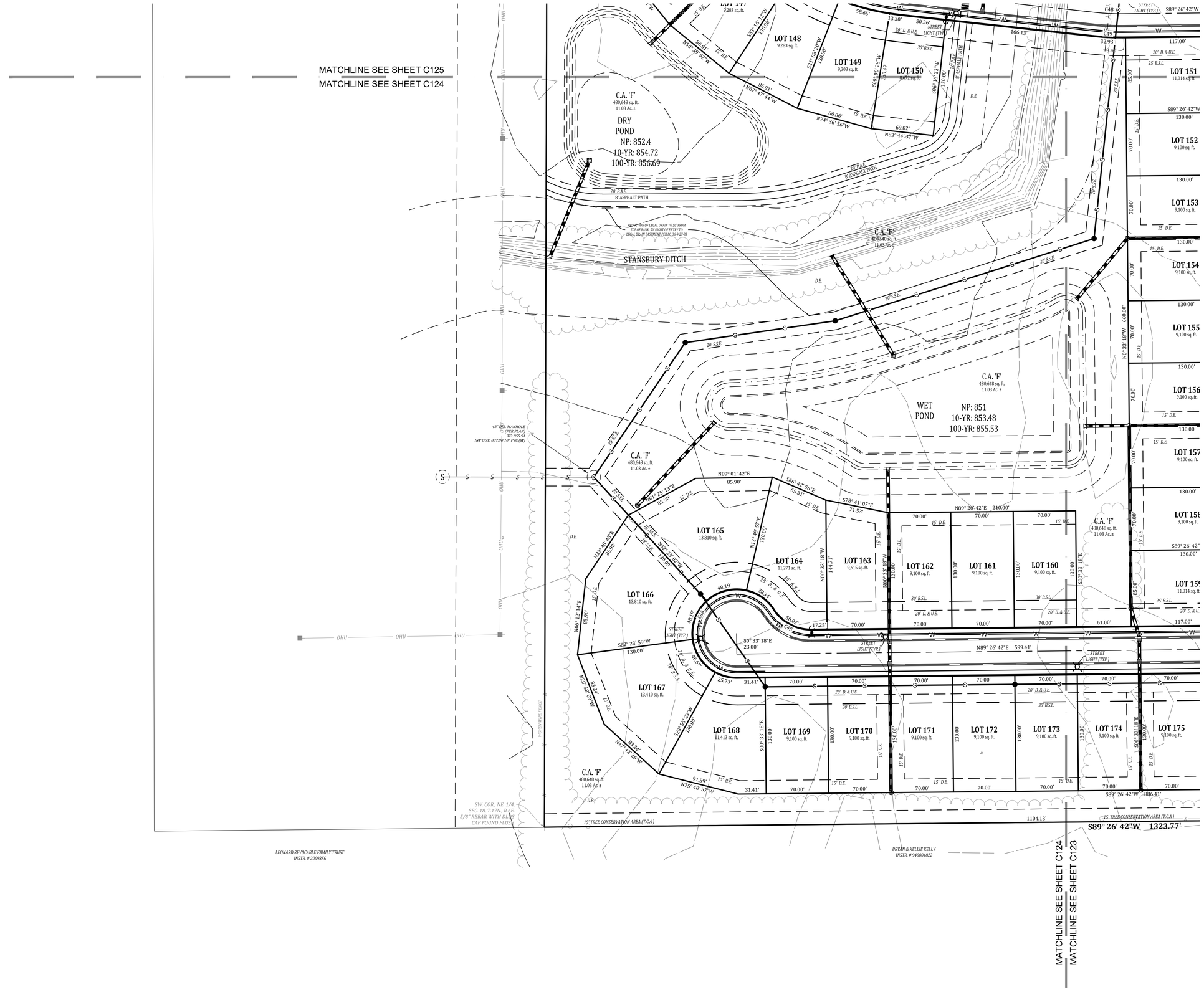

MATCHLINE SEE SHEET C124
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- BC-BC — BACK OF CURB TO BACK OF CURB

THE TOWN OF MCCORDSVILLE SHALL BEARS RESPONSIBILITY FOR MAINTENANCE AND REPAIRS OF THE ASPHALT PATH WITHIN THE PEDESTRIAN ACCESS EASEMENT (P.A.E.) AND THE OWNER OF THE PROPERTY BEARS ALL OTHER RESPONSIBILITY, INCLUDING BUT NOT LIMITED TO MOWING.

THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY.

SNOW REMOVAL: THE HOA SHALL BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

HELM'S MILL:
SITE PLAN SUMMARY:

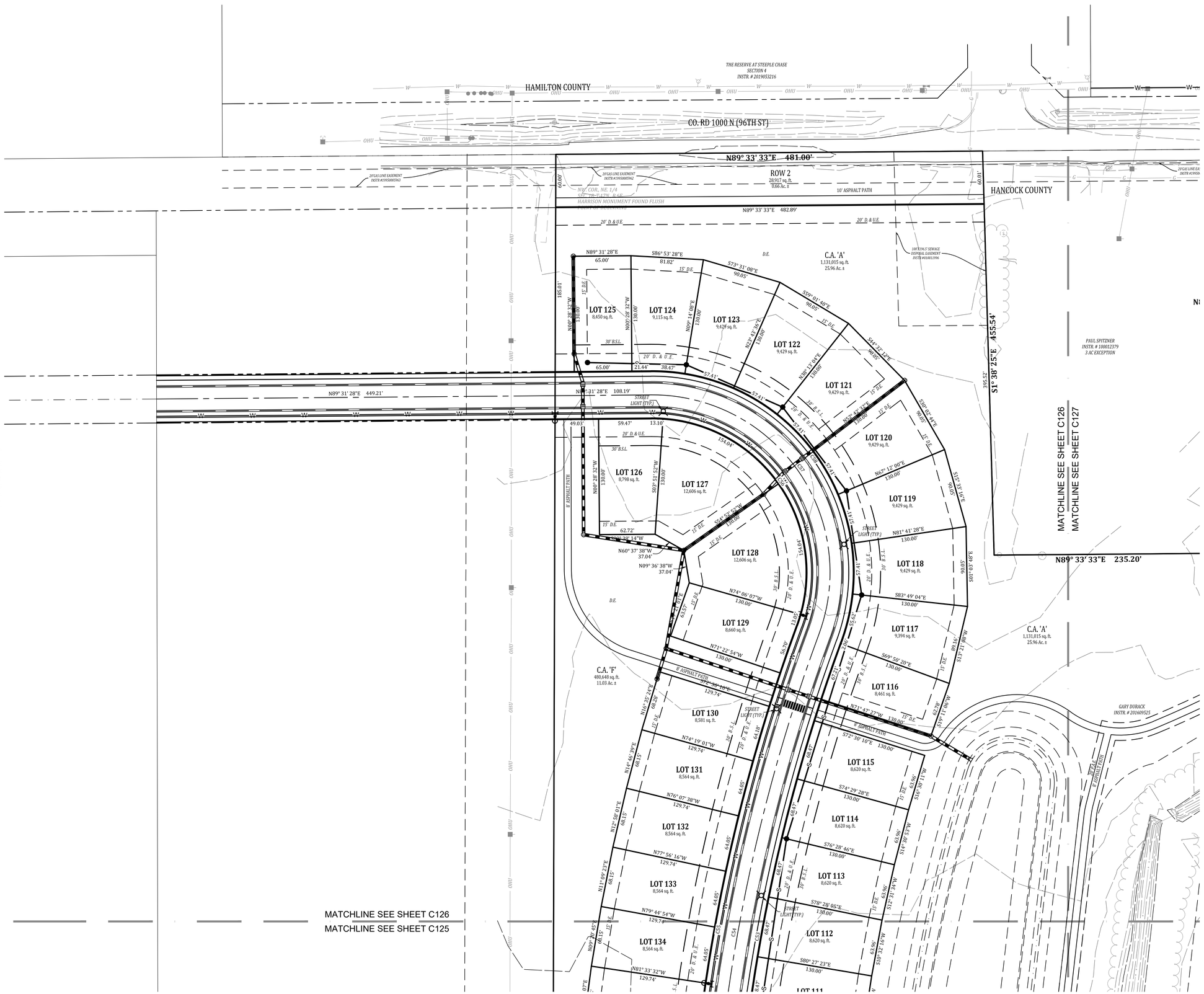
TOTAL AREA: 118.06 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 238
DENSITY: 2.0 UNITS PER ACRE
TOTAL LOT AREA: 51.975 ACRES ± (44%)
TOTAL COMMON AREA: 46.766 ACRES ± (40%)
TOTAL RIGHT-OF-WAY AREA: 19.325 ACRES ± (16%)

MIN. LOT AREA: 8,450 S.F.
MIN. LOT WIDTH: 65'
FRONT BUILDING SETBACK: 30'
SIDE YARD BUILDING SETBACK: 6'
MIN. BUILDING SEPARATION: 15'
REAR YARD BUILDING SETBACK: 15'

SUBDIVISION STREET WIDTH: 30'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF SUBDIVISION STREETS MEASURED AT CENTERLINE: 12,235 L.F.
C.R. W. 1000 N. - 60' 1/2 R/W
C.R. N. 400 W. - 40' 1/2 R/W

POND AREA AT NORMAL POOL = 7.55 AC. ±

SEE SHEET C130 FOR CURVE TABLE, STREET SECTIONS, FIRMETTE, AND SOILS MAP.



Sym.	Revisions	Date
	REVISIONS BASED UPON TAC COMMENTS	10/03/2023
	REVISIONS BASED UPON TAC COMMENTS	10/16/2023

Designed: RJC
Drawn: RJC
Checked: RJC
Scale: 1"= 50'
Date: 08-25-2023

PRELIMINARY PLAN
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER CHAD ZIEGLER

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 23138
Sheet No: C126

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0 50' 100'

Indiana 811
Know what's below. Call before you dig.

EXISTING LEGEND

- 770 — EXISTING CONTOUR: MAJOR
- 769 — EXISTING CONTOUR: MINOR
- G — GAS LINES
- OHU — OVERHEAD UTILITY LINES
- E — BURIED ELECTRIC LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- E — ELECTRIC METER
- ELECTRIC TRANSFORMER
- T — UNDERGROUND TELEPHONE
- UFO — UNDERGROUND FIBER OPTIC
- TS — TELEPHONE SPLICE BOX
- UTILITY HANDHOLE
- W — WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- S — SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- FM — SANITARY FORCE MAIN
- ST — STORM SEWER MANHOLE
- STORM SEWER INLET
- ST — STORM SEWER PIPE
- FLOWLINE / SWALE
- X — FENCELINE
- MB — MAILBOX
- TREELINE / EDGE OF WOODS

NOTE:

THIS EXISTING TOPOGRAPHY PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE / SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROPOSED LEDEND

- CURB WITH UNDERDRAIN
- STORM SEWER
- STORM MANHOLE
- CURB INLET
- STORM INLET
- STORM ENDSECTION
- SANITARY SEWER
- SANITARY MANHOLE
- W — WATER MAIN
- FIRE HYDRANT
- STREET LIGHT
- STOP SIGN
- C.A. — COMMON AREA
- R/W — RIGHT-OF-WAY
- Ac. — ACRES
- sq. ft. — SQUARE FEET
- B.L. — BUILDING LINE
- D.E. — DRAINAGE EASEMENT
- S.S.E — SANITARY SEWER EASEMENT
- U.E. — UTILITY EASEMENT
- P.A.E. — PEDESTRIAN ACCESS EASEMENT
- BC-BC — BACK OF CURB TO BACK OF CURB

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SEE SHEET C130 FOR CURVE TABLE, STREET SECTIONS, FIRMETTE, AND SOILS MAP.

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PRELIMINARY PLAN
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

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Project No: 23138
Sheet No: C127

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Soil Map—Hamilton County, Indiana, and Hancock County, Indiana
(Helm's Mill)

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/22/2023
Page 1 of 4

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	0.1	0.1%
Cy	Cyclone silt loam, 0 to 2 percent slopes	0.0	0.0%
Subtotals for Soil Survey Area		**0.1**	**0.1%**
Totals for Area of Interest		**118.2**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	65.6	55.5%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	52.5	44.4%
Subtotals for Soil Survey Area		**118.1**	**99.9%**
Totals for Area of Interest		**118.2**	**100.0%**

Soil Map—Hamilton County, Indiana, and Hancock County, Indiana
(Helm's Mill)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hamilton County, Indiana
Survey Area Data: Version 23, Sep 3, 2022

Soil Survey Area: Hancock County, Indiana
Survey Area Data: Version 25, Sep 3, 2022

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 15, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

National Flood Hazard Layer FIRMette

FEMA

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 23.2 17.0 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

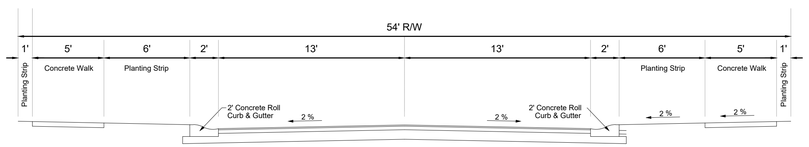
MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/22/2023 at 1:31 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TYPICAL LOCAL ROAD CROSS SECTION
NO SCALE

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	20.42'	13.00'	090°00'00"	13.00'	N44°42'02"W	18.38'
C2	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'
C3	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C4	20.42'	13.00'	090°00'00"	13.00'	S45°17'58"W	18.38'
C5	62.83'	40.00'	090°00'00"	40.00'	N44°42'02"W	56.57'
C6	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C7	105.24'	67.00'	090°00'00"	67.00'	N44°42'02"W	94.75'
C8	62.83'	40.00'	090°00'00"	40.00'	S45°17'58"W	56.57'
C9	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'
C10	105.24'	67.00'	090°00'00"	67.00'	S45°17'58"W	94.75'
C11	20.42'	13.00'	090°00'00"	13.00'	N44°42'02"W	18.38'
C12	34.60'	50.00'	039°38'46"	18.02'	S20°07'21"W	33.91'
C13	147.74'	50.00'	169°17'32"	533.53'	S44°42'02"E	99.56'
C14	34.60'	50.00'	039°38'46"	18.02'	N70°28'35"E	33.91'
C15	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C16	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'
C17	20.42'	13.00'	090°00'00"	13.00'	N44°42'02"W	18.38'
C18	20.42'	13.00'	090°00'00"	13.00'	S45°17'58"W	18.38'
C19	20.42'	13.00'	090°00'00"	13.00'	N44°42'02"W	18.38'
C20	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'
C21	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C22	20.42'	13.00'	090°00'00"	13.00'	S45°17'58"W	18.38'
C23	313.79'	500.00'	035°57'26"	162.25'	S71°43'20"E	308.66'
C24	296.84'	473.00'	035°57'26"	153.49'	N71°43'20"W	291.99'
C25	330.73'	527.00'	035°57'26"	171.01'	N71°43'20"W	325.33'
C26	34.60'	50.00'	039°38'46"	18.02'	N33°55'14"W	33.91'
C27	147.74'	50.00'	169°17'32"	533.53'	S81°15'23"W	99.56'
C28	34.60'	50.00'	039°38'46"	18.02'	S16°26'00"W	33.91'
C29	20.42'	13.00'	090°00'00"	13.00'	N81°15'23"E	18.38'
C30	262.20'	500.00'	030°02'44"	134.19'	S21°14'01"W	259.20'
C31	248.04'	473.00'	030°02'44"	126.94'	S21°14'01"W	245.21'
C32	276.36'	527.00'	030°02'44"	141.43'	S21°14'01"W	273.20'
C33	59.04'	500.00'	006°45'57"	29.56'	S02°49'40"W	59.01'
C34	55.86'	473.00'	006°45'57"	27.96'	S02°49'40"W	55.82'
C35	62.23'	527.00'	006°45'57"	31.15'	S02°49'40"W	62.20'
C36	20.42'	13.00'	090°00'00"	13.00'	N45°33'18"W	18.38'
C37	20.42'	13.00'	090°00'00"	13.00'	N44°26'42"E	18.38'
C38	20.42'	13.00'	090°00'00"	13.00'	S45°33'01"E	18.39'
C39	20.42'	13.00'	090°00'00"	13.00'	S44°26'42"W	18.38'
C40	20.42'	13.00'	090°00'00"	13.00'	N44°26'42"E	18.38'
C41	20.42'	13.00'	090°00'00"	13.00'	S45°33'18"E	18.38'
C42	20.42'	13.00'	090°00'00"	13.00'	S44°26'42"W	18.38'
C43	20.42'	13.00'	090°00'00"	13.00'	S45°33'18"E	18.38'
C44	20.42'	13.00'	090°00'00"	13.00'	N45°33'18"W	18.38'
C45	20.42'	13.00'	090°00'00"	13.00'	S44°26'42"W	18.38'
C46	50.02'	50.00'	057°18'59"	27.33'	N61°53'49"W	47.96'
C47	207.10'	50.00'	237°18'59"	91.49'	S28°06'11"W	87.75'
C48	29.72'	250.00'	006°48'41"	14.88'	S87°08'57"E	29.70'
C49	26.51'	223.00'	006°48'41"	13.27'	N87°08'57"W	26.50'
C50	32.93'	277.00'	006°48'41"	16.48'	N87°08'57"W	32.91'
C51	366.12'	250.00'	083°54'28"	224.74'	S41°47'23"E	334.27'
C52	326.58'	223.00'	083°54'28"	200.47'	N41°47'23"W	298.17'
C53	405.66'	277.00'	083°54'28"	249.01'	N41°47'23"W	370.37'
C54	700.11'	2000.00'	020°03'24"	353.67'	S10°11'33"W	696.54'
C55	690.66'	1973.00'	020°03'24"	348.90'	N10°11'33"E	687.14'
C56	709.56'	2027.00'	020°03'24"	358.45'	N10°11'33"E	705.94'
C57	386.40'	200.00'	110°41'47"	289.36'	N35°07'38"W	329.05'
C58	334.24'	173.00'	110°41'47"	250.29'	N35°07'38"W	284.63'
C59	438.57'	227.00'	110°41'47"	328.42'	N35°07'38"W	373.47'

Sym.	Revisions	Date
	REVISIONS BASED UPON TAC COMMENTS	10/03/2023
	REVISIONS BASED UPON TAC COMMENTS	10/16/2023

Designed: RJC
Drawn: RJC
Checked: RJC
Scale: AS NOTED
Date: 08-25-2023

DETAILS, SOIL MAP, & FLOOD MAP
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN. 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
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WEB: www.BanningEngineering.com

Project No: 23138
Sheet No: C130

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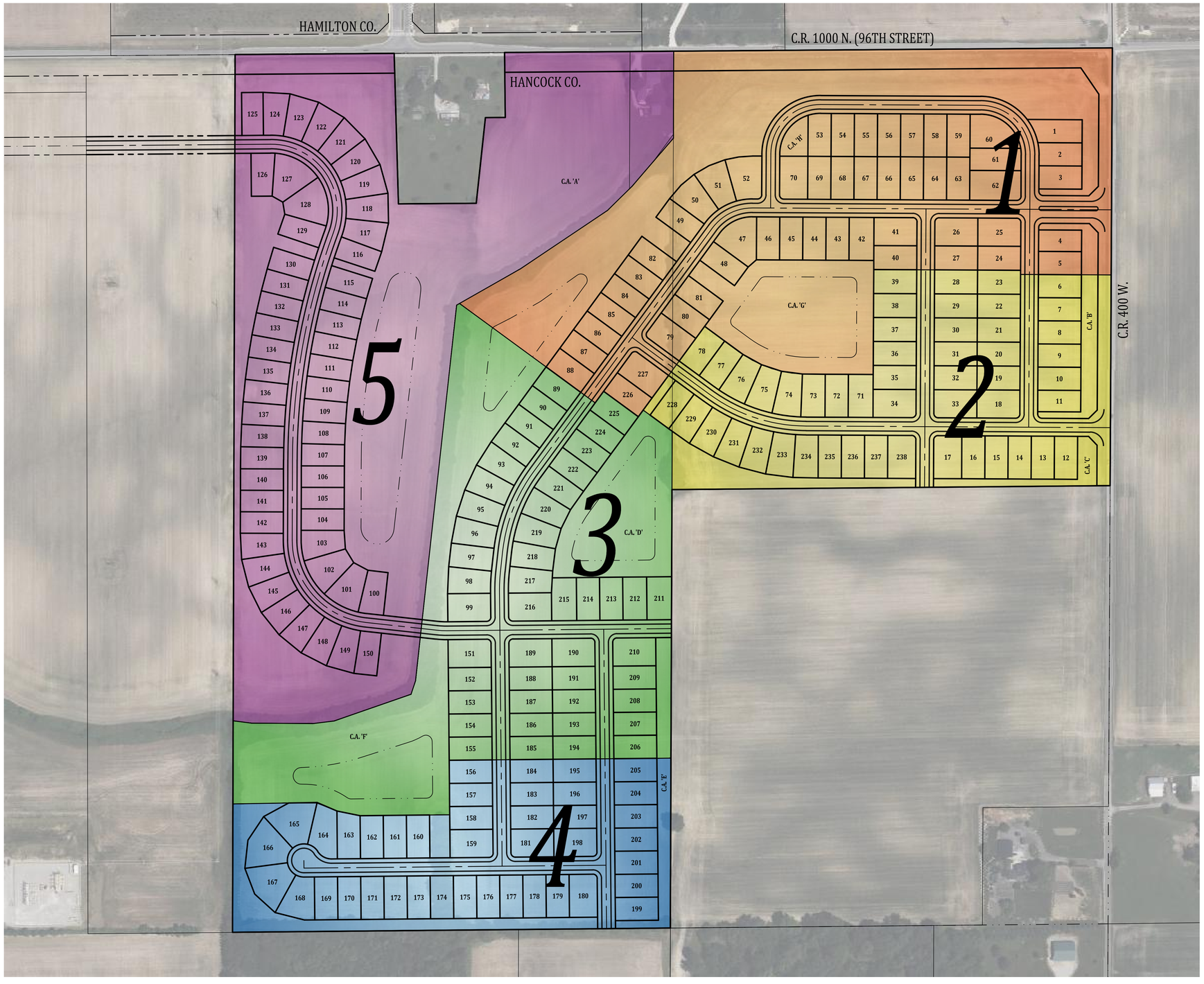

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Designed: RJC
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Checked: RJC
Scale: 1" = 150'
Date: 08-25-2023

PRELIMINARY PHASING PLAN
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIEGLER
REGISTERED No. PE11200667 STATE OF INDIANA
PROFESSIONAL ENGINEER

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Sheet No: C140

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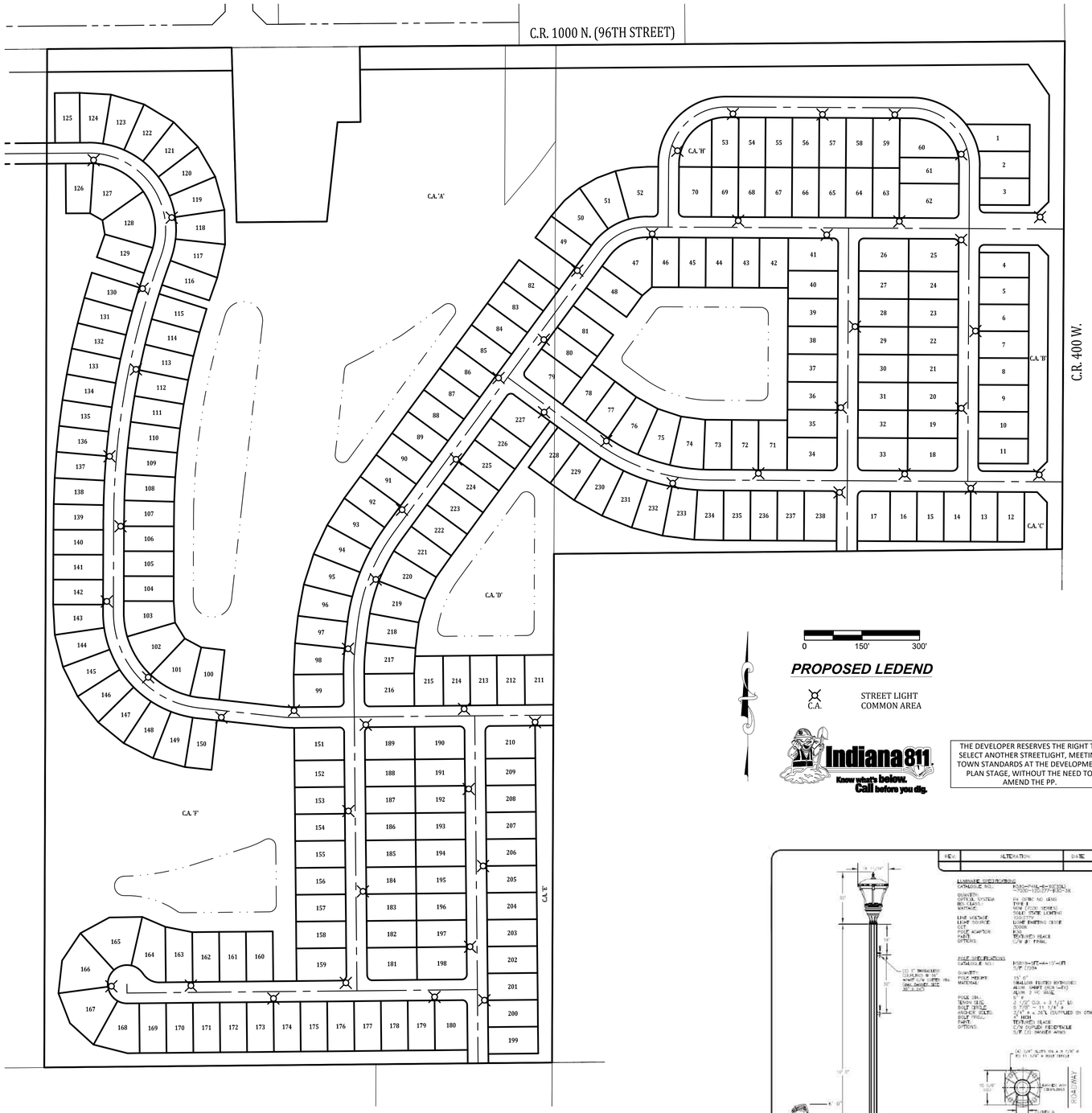


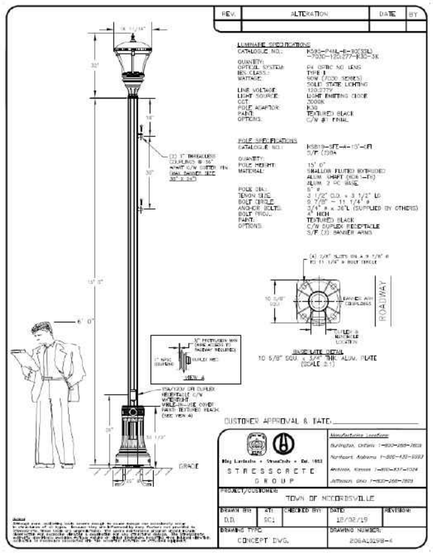
0 150' 300'

PROPOSED LEDEND

C.A. STREET LIGHT COMMON AREA

Indiana 811 Know what's below. Call before you dig.

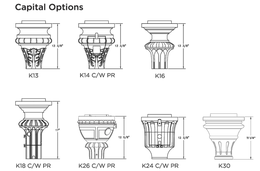
THE DEVELOPER RESERVES THE RIGHT TO SELECT ANOTHER STREETLIGHT, MEETING TOWN STANDARDS AT THE DEVELOPMENT PLAN STAGE, WITHOUT THE NEED TO AMEND THE PP.



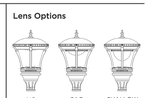
FIXTURE OPTIONS

K595 ARISTOCRAT - LED

Capital Options

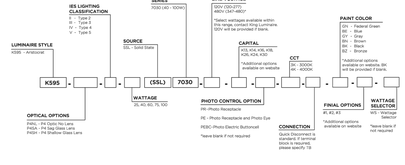


Lens Options



Finial Options

HOW TO ORDER



K595 ARISTOCRAT - LED

The King Luminaire K595 Aristocrat is a versatile luminaire suitable for contemporary or traditional settings. Featuring our high performance P4 LED engine and zero uplight, it is a perfect solution for city streets, parks, schools and commercial areas.

King Luminaire

PRODUCT SPECIFICATIONS

LED ENGINE
Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.

LENS
The K595 Aristocrat is available with or without a lens. Lens options include a clear sag glass and a shallow glass lens made of #9000, clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.16". The lens is secured by means of a cast aluminum holding ring. Additionally, a continuous circular gasket rated for 270°F will assist in sealing the lens and provide an IP66 ingress rating.

LUMINAIRE CONSTRUCTION
All K595 Aristocrat cast components shall consist of a heavy grade A319 cast aluminum or aluminum alloy 383. The spun aluminum canopy assembly acts as an enclosure for the driver assembly and is of adequate thickness to give sufficient structural rigidity.

The four cast aluminum struts are mechanically attached by stainless steel screws to both the capital (bottom) and the spun aluminum canopy.

The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, and less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 Cat. A2 on-line ferrite choke and varistor surge protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated galvanized steel bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

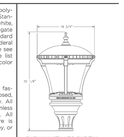
WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 105°C and 300V. All wiring to be stranded copper and shall be type SFF-2, SEWP-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K595 Aristocrat LED luminaire comes with a 7 year limited warranty.



SHOWN WITH K30 CAPITAL

CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
AWRA Compliant
LM79 / LM80 Compliant
IDA Certified*

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable: 1-10vdc

EPA:
With K30 Capital: 0.41 sq. ft.

FIXTURE WEIGHT:
With K30 Capital: 36 lbs

*IDA Certification is suitable for Outdoor Motion CCT (dark sky) Models: 3K Left Blank: 4K-6K

StressCrete GROUP www.scgrp.com King Luminaire

PENDANT & POST TOP LED ENGINE

7030 Flat Array

P4 LED ENGINE

- Photometric Performance
- Superior Thermal Management
- Back Light Control
- Long Useful Life
- Up Light Control
- Dimmable
- Glare Control
- Sustainable Technology

The P4 7030 is a compact flat array optical system offering precision light quality and performance. Utilizing a refractor optic and 30 LED emitters, the P4 is perfect for both pedestrian and roadway applications, plus rail and park settings requiring a uniform footprint.

With premium light quality, excellent chromaticity and low glare, this optical system is available with Type II, III, IV or V IESNA distribution patterns. Precision optics provide enhanced photometric performance with premium light quality while offering a minimum of 106 lumens per watt and maintenance cost savings.

Effective thermal management is achieved with high performance heat sinks and with an efficient LED case temperature, the P4 7030 provides a long useful life that exceeds 100,000 hours.

The P4 7030 optical system was specifically designed for compact luminaires and is often paired with luminaires that utilize the larger P4 8060/8084 optical system for coordinating fixtures to offer architectural consistency. It is available with our traditional small pendants, select contemporary fixtures, coach lanterns, and octagonal fixtures.

LIGHTING THE WAY ®

King Luminaire

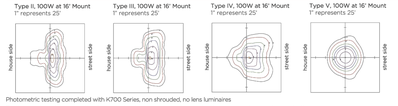
Features & Benefits

- Precision optics with a minimum of 106 lumens per watt providing enhanced light quality and control, improved spacing and high efficacy
- Efficient LED optical system provides energy savings and reduced maintenance costs
- Long operational life due to efficient thermal management
- Includes a dimmable driver and optional wattage selector available
- Offering 3000K and 4000K (+/- 300K) CCT and minimum 70 CRI
- Manufactured to CSA and UL standards and includes a 7 year warranty

Performance

Specific photometric files can be found using an IES File Search tool on our website and additional TM21 reports are available upon request.

Optical System	Nominal Wattage	Input Wattage	IES Distribution	CCT	Lumens	Efficacy (L/W)	BUG	Uplight
P4 7030	40	40.2	II	4000K	5026	125.03	2-1-1	0%
P4 7030	60	60.3	II	4000K	7047	116.87	2-1-2	0%
P4 7030	75	76.6	II	4000K	8645	112.86	2-1-2	0%
P4 7030	100	100.9	II	4000K	10723	106.28	2-1-2	0%
P4 7030	40	40.3	III	4000K	5078	126.02	1-1-1	0%
P4 7030	60	60.1	III	4000K	7071	117.65	2-1-2	0%
P4 7030	75	76.3	III	4000K	8735	114.48	2-1-2	0%
P4 7030	100	100.7	III	4000K	10848	107.73	2-1-2	0%
P4 7030	40	41.3	IV	4000K	5203	125.98	1-1-1	0%
P4 7030	60	59.7	IV	4000K	7103	118.97	1-1-2	0%
P4 7030	75	73.1	IV	4000K	8529	116.67	1-1-2	0%
P4 7030	100	101.7	IV	4000K	10837	106.55	2-2-2	0%
P4 7030	40	40.4	V	4000K	5068	125.42	2-1-1	0%
P4 7030	60	59.8	V	4000K	7060	118.06	2-1-1	0%
P4 7030	75	76.5	V	4000K	8739	114.23	3-1-1	0%
P4 7030	100	100.7	V	4000K	10764	106.89	3-1-2	0%



Photometric testing completed with K700 Series, non shrouded, no lens luminaires

Further photometric evaluation is suggested to analyze specific applications and achieve desired objectives

2-6-2020

StressCrete GROUP www.scgrp.com King Luminaire

Sym.	Revisions	Date
	REVISIONS BASED UPON TAC COMMENTS	10/03/2023
	REVISIONS BASED UPON TAC COMMENTS	10/16/2023

Designed: RJC
Drawn: RJC
Checked: RJC
Scale:
Date: 08-25-2023

STREET LIGHTING PLAN
HELM'S MILL - MCCORDSVILLE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

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Project No: 23138
Sheet No: C150

Oct 16, 2023 – 12:34pm
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