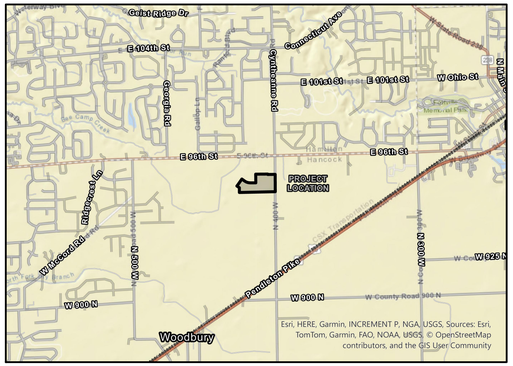
HELMS MILL SECTION 2

PROPERTY ADDRESS:
≈ 9800 North 400 West
McCordsville, IN 46055
PARCEL #30-02-18-100-005.000-018



VICINITY MAP
SCALE: 1" = 2640'

LAND DESCRIPTION

HELM'S MILL, SECTION 2

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian, in Vernon Township, Hancock County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Bryson Raney, Professional Surveyor Number 2230026, Banning Engineering Job Number 23138, dated May 13, 2024, and recorded in the Office of the Recorder, Hancock County as Instrument Number 202404570 on May 14, 2024, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter Section, marked by a Harrison monument; thence South 00 degrees 17 minutes 58 seconds West (grid bearing, Indiana State Plane - East Zone, NAD 83 (2011) EPOCH 2010.0000) along the East line of said Quarter Section a distance of 686.98 feet to *(insert monument found or set)* and the POINT OF BEGINNING of this description; thence continuing South 00 degrees 17 minutes 58 seconds West along said East line 637.58 feet to a Harrison Monument marking the Southeast corner of the Northeast Quarter of said Quarter Section; thence South 89 degrees 28 minutes 45 seconds West along the South line of said Quarter-Quarter Section a distance of 1324.72 feet to a rebar with cap stamped "Banning Eng Firm #0060", hereafter referred to as a Banning rebar, marking the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 13 minutes 23 seconds East 176.60 feet to a 5/8" rebar with cap stamped "HWC Engineering Firm #0114", hereafter referred to as a HWC rebar; thence North 54 degrees 39 minutes 41 seconds West 12.97 feet to a HWC rebar; thence North 53 degrees 44 minutes 37 seconds West 95.78 feet to a HWC rebar; thence North 36 degrees 15 minutes 23 seconds East 45.00 feet to a Banning rebar marking the South corner of Lot 227 of Helm's Mill, Section 1, the plat of which being recorded as Instrument Number _____ in said Recorder's Office; thence along the bounds of said Helm's Mill, Section 1 for the next twelve (12) courses; 1) thence North 36 degrees 15 minutes 23 seconds East 269.00 feet to a Banning rebar; 2) thence South 53 degrees 44 minutes 37 seconds East 75.00 feet to a Banning rebar; 3) thence South 53 degrees 54 minutes 47 seconds East 68.91 feet to a Banning rebar; 4) South 61 degrees 03 minutes 27 seconds East 63.81 feet to a Banning rebar; 5) thence South 71 degrees 43 minutes 57 seconds East 63.81 feet to a Banning rebar; 6) thence South 82 degrees 24 minutes 28 seconds East 63.81 feet to a Banning rebar; 7) thence South 89 degrees 32 minutes 05 seconds East 68.93 feet to a Banning rebar; 8) thence South 89 degrees 42 minutes 02 seconds East 145.06 feet to a Banning rebar; 9) thence North 00 degrees 17 minutes 58 seconds East 317.50 feet to a Banning rebar; 10) thence South 89 degrees 42 minutes 02 seconds East 444.00 feet to a Banning rebar; 11) thence South 00 degrees 17 minutes 58 seconds West 12.50 feet to a Banning rebar; 12) thence South 89 degrees 42 minutes 02 seconds East 274.00 feet to the place of beginning, containing 16.271 acres, more or less.

DEVELOPMENT STANDARDS

HELMS MILL, SECTION 2	
ZONING DISTRICT: HELM'S MILL	
PLANNED UNIT DEVELOPMENT	
UNDERLYING ZONING DISTRICT: R3	
TOTAL LOTS: 49	
MIN. LOT AREA	8,000 S.F.
MIN. LOT WIDTH	65'
MIN. LOT FRONTAGE	45'
MIN. FRONT YARD SETBACK	30'
MIN. FRONT YARD SETBACK (CORNER)	25'
MIN. REAR YARD SETBACK	15' (MIN.)
MIN. SIDE YARD SETBACK	6'
MIN. LIVING AREA:	1,600 S.F.
MAX. LOT COVERAGE	50%
MAX. BUILDING HEIGHT	35'

DEVELOPMENT SITE PLAN SUMMARY

TOTAL AREA:	16.271 Ac. ±
TOTAL NUMBER OF LOTS:	49
TOTAL LOT AREA:	10.72 Ac. ± (65.8%)
TOTAL COMMON AREA:	2.02 Ac. ± (12.4%)
TOTAL RIGHT-OF-WAY AREA:	3.54 Ac. ± (21.8%)
SUBDIVISION STREET WIDTH:	30' (BC-BC)
SUBDIVISION STREET R/W WIDTH:	54'
TOTAL LENGTH OF STREETS:	2,487'

MULTIPLE PROFESSIONALS ARE IN RESPONSIBLE CHARGE FOR THE PREPARATION AND DESIGN OF THIS PLAN SET. BELOW IS A LIST OF THE PROFESSIONALS INVOLVED WITH THIS PROJECT AND THE DISCIPLINES THEY ARE IN RESPONSIBLE CHARGE OF. EACH OF THE PLAN SHEETS BEARS THE SEAL AND SIGNATURE OF THE PROFESSIONAL RESPONSIBLE CHARGE FOR THAT SHEET.

- ROBERT JASON COYLE, PROFESSIONAL SURVEYOR
  STATE OF INDIANA, PS # LS20900155
  SUBDIVISION LAYOUT, STREETS,
  GRADING AND EROSION CONTROL.
- ALEXANDER K. McDANIEL,
  PROFESSIONAL ENGINEER
  STATE OF INDIANA, PE # PE12300515
  SANITARY SEWER, STORM SEWER,
  DRAINAGE CALCULATIONS
  AND REPORTS AND WATER MAIN

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

ALEXANDER K. McDANIEL REGISTERED No. PE12300515 STATE OF INDIANA PROFESSIONAL ENGINEER

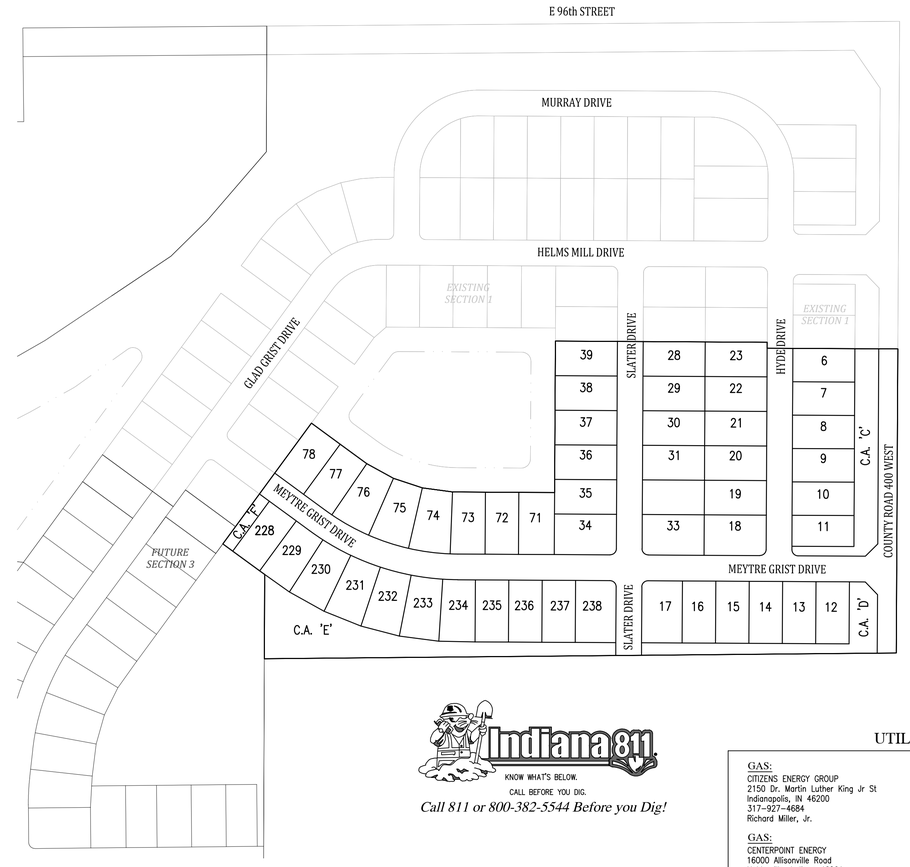
Alexander K. McDaniel

Design professional certifying the plans for the project acknowledges their professional responsibility for ensuring that all work is correct, accurate, and complies with all appropriate laws, standards, regulations, and ordinances. If such an error and/or omission is found, the design professional accepts full responsibility and shall determine a solution that complies with all appropriate laws, standards, regulations, and ordinances. If such an error or omission is found, the developer is not relieved to comply with all appropriate laws, standards, regulations, and ordinances.

DEVELOPER:
M/I HOMES OF INDIANA
Matt Howard
Director of Land Development
8425 Woodfield Crossing Blvd., 100W
Indianapolis, IN 46240
(317) 475-3624
mhoward@mihomes.com

AGENT/ENGINEER:
HWC Engineering
R. Jason Coyle, PS
135 N. Pennsylvania,
Suite 2800
Indianapolis, IN 46204
(317) 757-9344
jcoyle@hwcengineering.com

CITY OF McCORDSVILLE:
Planning and Engineering
Mark Witsman, PE
6280 Vail Road
McCordsville, IN 46055



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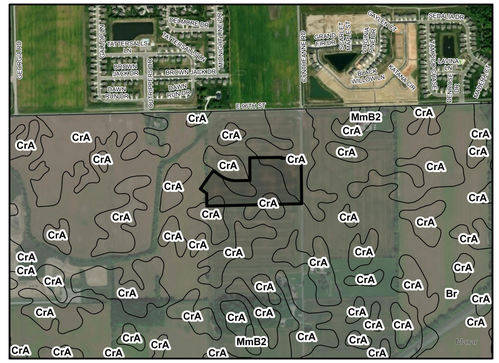
FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18059C0017D OF THE FLOOD INSURANCE RATE MAPS FOR HANCOCK COUNTY, INDIANA (MAPS DATED DECEMBER 4, 2007).

SITE MAP
NOT TO SCALE

PREPARED BY:
HWC Engineering
135 N. Pennsylvania, Suite 2800
Indianapolis, IN 46204
(317) 347-3663



SOILS MAP
SCALE: 1" = 1000'

SOILS LEGEND
Br Brookston silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes

SHEET LIST TABLE

UTILITY CONTACT INFORMATION:

GAS:
CITIZENS ENERGY GROUP
2150 Dr. Martin Luther King Jr St
Indianapolis, IN 46202
317-927-4684
Richard Miller, Jr.

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

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

FIRE DEPARMENT:
MCCORDSVILLE FIRE STATION
7580 Form Streeet
McCordsville, IN 46055
317-335-2268
Tom Alexander

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

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

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

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

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

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

SCHOOL DISTRICT:
MT. VERNON COMM. SCH. CORP.
1806 West State Road 234
Fortville, IN 46040
Dr. Shane Robbins

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

BENCHMARK INFORMATION:

THE VERTICAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN DATUM OF 1988 (NAVD 88) AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1. DIFFERENTIAL LEVELING WAS PERFORMED ON THE SURVEY CONTROL POINTS BASED UPON THE OPUS SOLUTION.

TBM #1
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
1220' +/- S OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 864.23' (NAVD 88)

TBM #2
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S OF THE CENTERLINE OF 96TH STREET
20' +/- W OF THE CENTERLINE 400 W
ELEVATION = 863.56' (NAVD 88)

TBM #3
BENCH TIE SET 1' ABOVE GRADE
155' N OF GRAVEL DRIVE AT ADDRESS #9547 CO. RD. 400 W
14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

TBM #4
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
ELEVATION = 857.08' (NAVD 88)

TBM #5
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
20' S OF THE CENTERLINE OF 96TH STREET
ELEVATION = 860.10' (NAVD 88)

TBM #6
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
16' N CENTERLINE OF 96TH STREET
ELEVATION = 860.88' (NAVD 88)

REVISIONS		
DATE	DESCRIPTION	BY

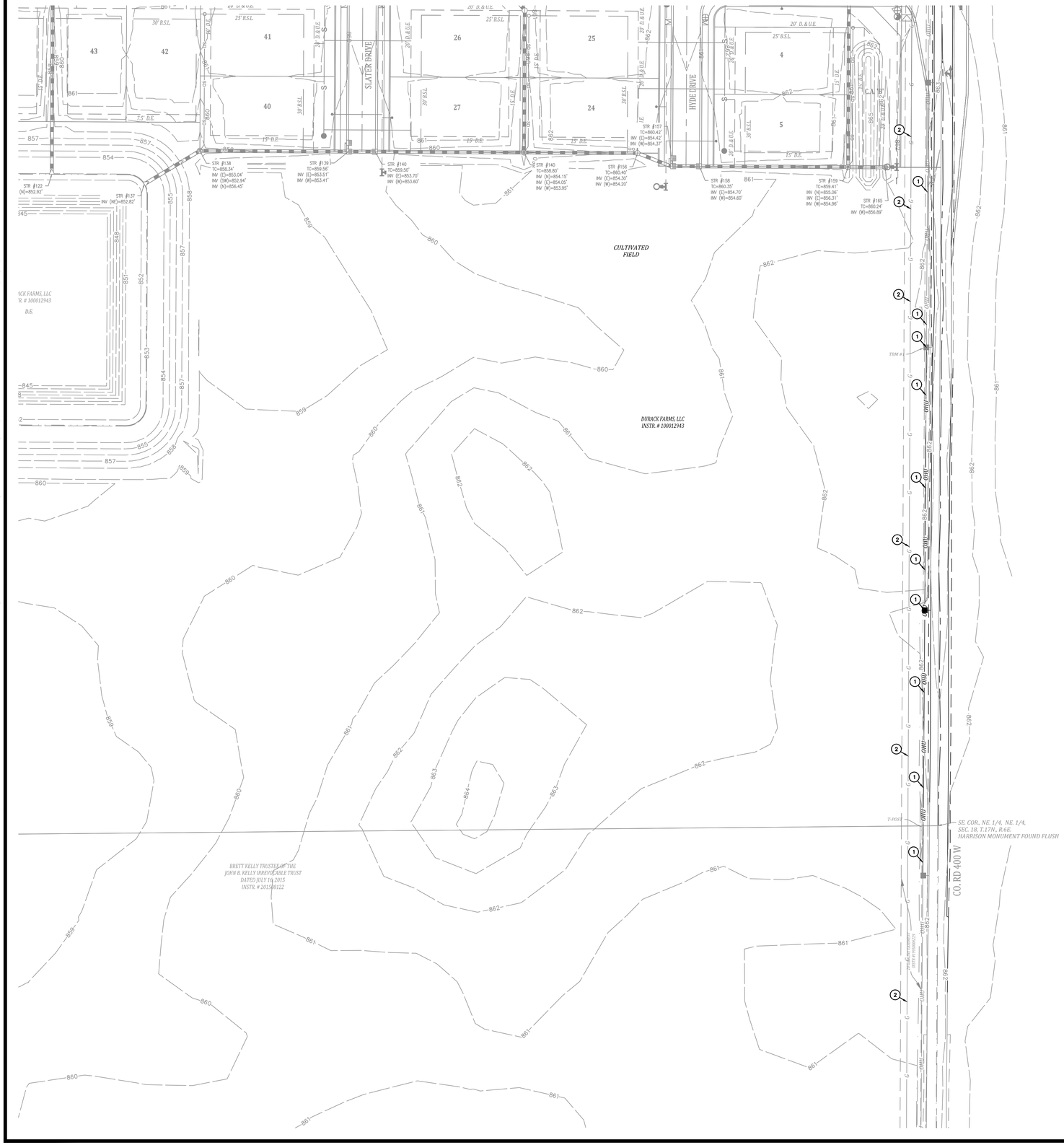
HWC ENGINEERING
www.hwcengineering.com

HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
COVER SHEET

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

DRAWN BY: AKM, DAW
CHECKED BY: RJC
DATE: OCTOBER 2, 2025
SCALE: AS SHOWN
JOB NUMBER: 2501-644-A
SHEET: C0.00
COVER SHEET

Plot Date: Oct 02, 2025 Plot Time: 10:22am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-A Cover Sheet.dwg, Layout: C0.00 COVER By: jcoyle



DEMOLITION NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH THICK, SHADED, DASHED LINE. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.

3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.

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5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.

A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.

B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.

C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

EXISTING LEGEND

- 770 — EXISTING CONTOUR: MAJOR
- 769 — EXISTING CONTOUR: MINOR
- OHU — OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UFO — UNDERGROUND FIBER OPTIC
- T — UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- W — WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BLOW-OFF ASSEMBLY
- G — GAS LINE
- GAS VALVE
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ST — STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- X — FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

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2. DO NOT DISTURB EXISTING GAS LINE DURING CONSTRUCTION. VERIFY LOCATION OF GAS SERVICE LINE & MARKERS.

BENCHMARK INFORMATION:

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TBM #1
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
1220' +/- S OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 864.23' (NAVD 88)

TBM #2
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S OF THE CENTERLINE OF 96TH STREET
20' +/- W OF THE CENTERLINE 400 W
ELEVATION = 863.56' (NAVD 88)

TBM #3
BENCH TIE SET 1' ABOVE GRADE
155' N OF GRAVEL DRIVE AT ADDRESS #9547 CO. RD. 400 W
14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

TBM #4
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
ELEVATION = 857.08' (NAVD 88)

TBM #5
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35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
20' S OF THE CENTERLINE OF 96TH STREET
ELEVATION = 860.10' (NAVD 88)

TBM #6
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
16' N CENTERLINE OF 96TH STREET
ELEVATION = 860.88' (NAVD 88)

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
EXISTING CONDITIONS & DEMOLITION PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
AKM, DAW	
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	
SHEET	
C0.10	
EXISTING CONDITIONS & DEMOLITION PLAN	

Plot Date: Oct 02, 2025 Plot Time: 10:23am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-A_Existing Conditions.dwg, Layout: C0.10 EX CONDITIONS By: jcoyle

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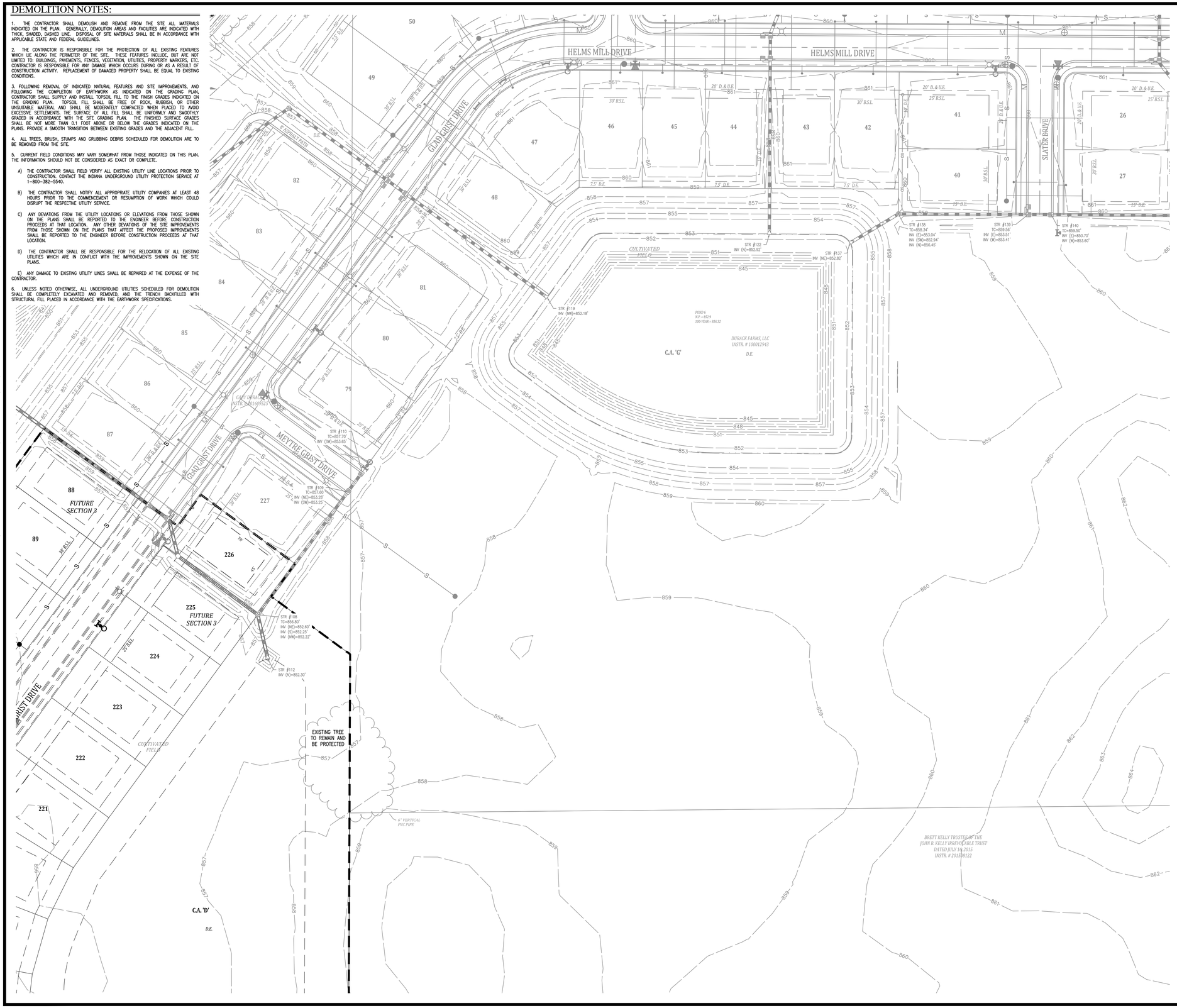

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR (770)
- EXISTING CONTOUR: MINOR (769)
- OVERHEAD UTILITY LINES (OHU)
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC (UFO)
- UNDERGROUND TELEPHONE (T)
- TELEPHONE SPLICE BOX
- WATER LINE (W)
- FIRE HYDRANT
- WATER VALVE
- BLOW-OFF ASSEMBLY
- GAS LINE (G)
- GAS VALVE
- SANITARY SEWER LINE (S)
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE (ST)
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE (X)
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

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1220' +/- S OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W CENTERLINE CO. RD. 400 W
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TBM #2
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S OF THE CENTERLINE OF 96TH STREET
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14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

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145' E OF GRAVE DRIVE OF ADDRESS 15562 E 96TH STREET
20' S CENTERLINE OF 96TH STREET
ELEVATION = 857.08' (NAVD 88)

TBM #5
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
20' S OF THE CENTERLINE OF 96TH STREET
ELEVATION = 860.10' (NAVD 88)

TBM #6
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
16' N CENTERLINE OF 96TH STREET
ELEVATION = 860.88' (NAVD 88)

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

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REVISIONS		
DATE	DESCRIPTION	BY

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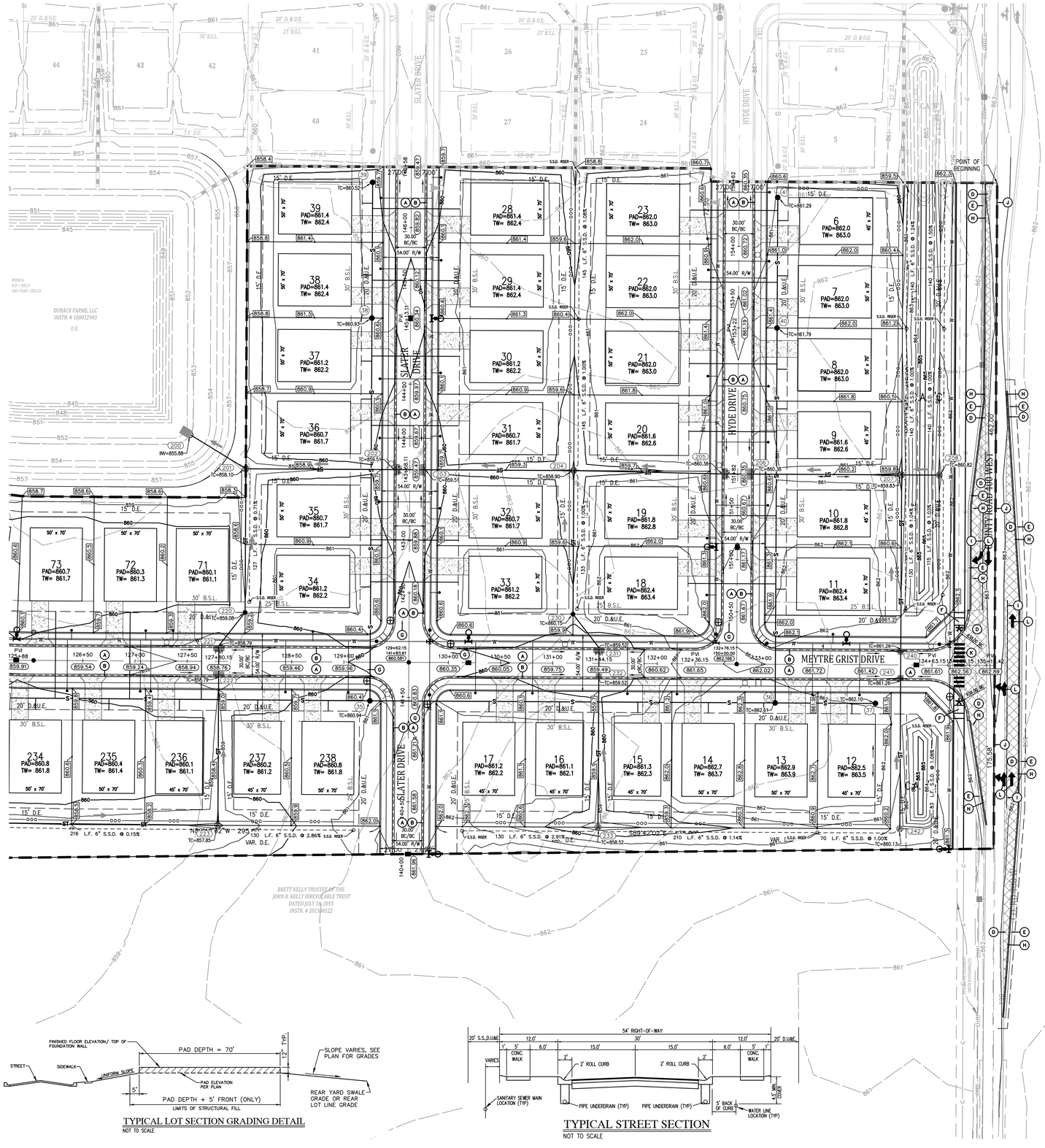
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
EXISTING CONDITIONS & DEMOLITION PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
AKM, DAW	
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	
SHEET	
C0.11	
EXISTING CONDITIONS & DEMOLITION PLAN	

Plot Date: Oct 02, 2025 Plot Time: 10:23am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-A Existing Conditions.dwg, Layout: C0.11 EX CONDITIONS By: jcoyle



FOR CONTINUATION SEE SHEET C1.02

OVERALL GENERAL PROJECT NOTES

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.
2. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS, THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
3. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED, THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
4. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
6. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
8. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
10. CONTRACTOR SHALL STAMP THE LETTER "S" AND "W" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
11. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
12. ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".
13. STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
14. ALL PROPANE TANKS ON-SITE MUST BE SECURED AND STABLE. LEANING TANKS AGAINST SOMETHING OR ONE ANOTHER IS UNACCEPTABLE. PROPANE TANKS MUST BE LOCKED TO AVOID TAMPERING BY CHILDREN OR OTHERS WHILE CONTRACTORS NOT AT SITE.
15. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
16. CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
17. ALL COMMON AREA SIDEWALKS ARE TO BE CONSTRUCTED A MINIMUM OF 6 MONTHS AFTER INSTALLATION OF UTILITY LINES TO PREVENT SETTLING OF SIDEWALK SUB-BASE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
18. MINIMUM FLOOD PROTECTION GRADE (MFPG) OF ALL STRUCTURES ADJACENT TO A POND OR OPEN DITCH SHALL BE NO LESS THAN 2 FEET ABOVE ANY ADJACENT 100-YEAR LOCAL OR REGIONAL FLOOD ELEVATIONS, WHICHEVER IS GREATER, FOR ALL WINDOWS, DOORS, PIPE ENTRANCES, WINDOW WELLS OR ANY OTHER STRUCTURE MEMBER WHERE FLOODWATERS CAN ENTER A BUILDING. FOR STRUCTURES NOT IMMEDIATELY ADJACENT TO A POND OR OPEN DITCH, THE MINIMUM FLOOD PROTECTION GRADE IS ONE FOOT ABOVE THE LOCAL FLOOD ROUTE SPILL OVER POINT.

ABBREVIATIONS:

BR	–	BEGIN RADIUS
CL	–	CENTERLINE
GUT	–	GUTTER GRADE
HP	–	HIGH POINT
LP	–	LOW POINT
ME	–	MATCH EXISTING GRADE
PC	–	POINT OF CURVATURE
PT	–	POINT OF TANGENCY
PVI	–	POINT OF VERTICAL INTERSECTION
R	–	RADIUS
TC	–	TOP OF CURB/TOP OF CASTING GRADE

TYPICAL LOT SECTION GRADING DETAIL
NOT TO SCALE

TYPICAL STREET SECTION
NOT TO SCALE

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GRAPHIC SCALE
0' 50' 100' 150'
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STANDARD LEGEND:

NOTE: NOT ALL LEGEND ITEMS REPRESENTED ON PLAN SHEET. SEE EXISTING CONDITIONS PLAN FOR EXISTING ITEMS LEGEND.

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
CONTOUR, MAJOR 800
CONTOUR, MINOR 799
SUBSURFACE DRAIN
SWALE / FLOWLINE
FLOW ARROW
FENCE
TREE LINE
DATA LINE D
ELECTRICAL LINE E
GAS MAIN G
WATER MAIN W
FORCE MAIN FM
SANITARY SEWER S
SANITARY MANHOLE (XXX)
CLEANOUT CO
STORM SEWER ST
STORM CULVERT ST
STORM MANHOLE (XXX)
STORM INLET (XXX)
STORM END SECTION (XXX)
FIRE HYDRANT OR (OTTZENS)
FIRE HYDRANT / VALVE OR (OTTZENS)
WATER VALVE OR (OTTZENS)
UTILITY POLE
TRAFFIC POLE
HANDHOLE
VAULT V
DATA MANHOLE D
LIGHT
SIGN

DEVELOPMENT PLAN LEGEND:

NOTE: NOT ALL LEGEND ITEMS REPRESENTED ON PLAN SHEET.

TOP OF WALL / FINISH FLOOR ELEVATION	TW
PAD ELEVATION	PAD
SPOT ELEVATION	XXX.X
PAVEMENT ELEVATION	XXX.XX
TOP OF CURB GUTTER	XXX.XX TC XXX.XX GUT
INDOT APPROVED SNOWPLOWABLE RAISED PAVEMENT MARKERS	
ACORN LED STREET LIGHT	

PLAN NOTES:

Ⓐ LOCAL ROAD PAVEMENT SECTION D=12" SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10

Ⓑ 2' CONCRETE ROLL CURB & GUTTER SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10

Ⓒ LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15" SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10

Ⓓ COLLECTOR ROAD PAVEMETN SECTION D=18" SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10

Ⓔ 2' WIDE STONE SHOULDER (6" OF #53 STONE) AT 1/4" PER FOOT SLOPE

Ⓕ CURB RAMP LOCATION TACTILE STRIPS SHALL BE BLACK SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 5 OF 10

BACK OF ROLL CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE. FOR 30' WIDE STREET (BC-BC) THE BACK OF CURB GRADE IS 0.03' HIGHER THAN THE PROFILE GRADE.

SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%

✱ TOP OF CURB ELEVATIONS SHOWN IN THIS LOCATION IS FOR TYPICAL CURB. ACTUAL CURB TOP OF DEPRESSED HANDICAP RAMP AT THIS POINT

Ⓖ PAINTED 2' WIDE WHITE STOP BAR

Ⓗ 4" WHITE THERMOPLASTIC LINE

Ⓘ 4" YELLOW THERMOPLASTIC LINE

Ⓙ 4" DOUBLE YELLOW THERMOPLASTIC LINE

Ⓚ "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

Ⓛ WHITE THERMOPLASTIC TRAFFIC ARROW

REVISIONS		
DATE	DESCRIPTION	BY

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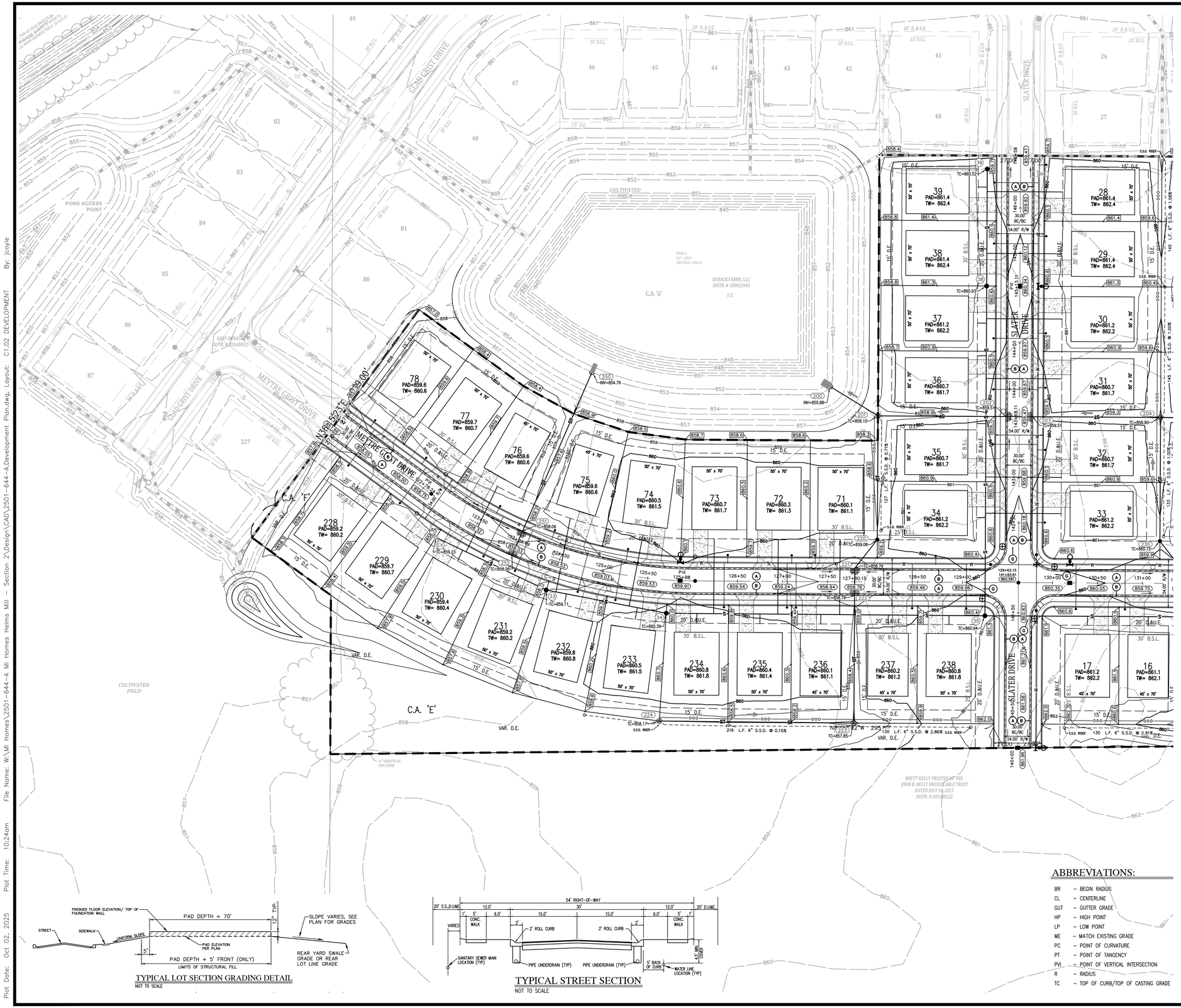
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	
AKM, DAW	
CHECKED BY	JOB NUMBER
RJC	2501-644-A
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	
SHEET	
C1.01	
DEVELOPMENT PLAN	

Plot Date: Oct 02, 2025 Plot Time: 10:24am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill – Section 2\Design\CAD\2501-644-A Development Plan.dwg, Layout: C1.01 DEVELOPMENT By: jcoyle



TYPICAL LOT SECTION GRADING DETAIL
NOT TO SCALE

TYPICAL STREET SECTION
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STORM CULVERT ST
STORM MANHOLE (XXX)
STORM INLET (XXX)
STORM END SECTION (XXX)
FIRE HYDRANT OR (CITIZENS)
FIRE HYDRANT / VALVE OR (CITIZENS)
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REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
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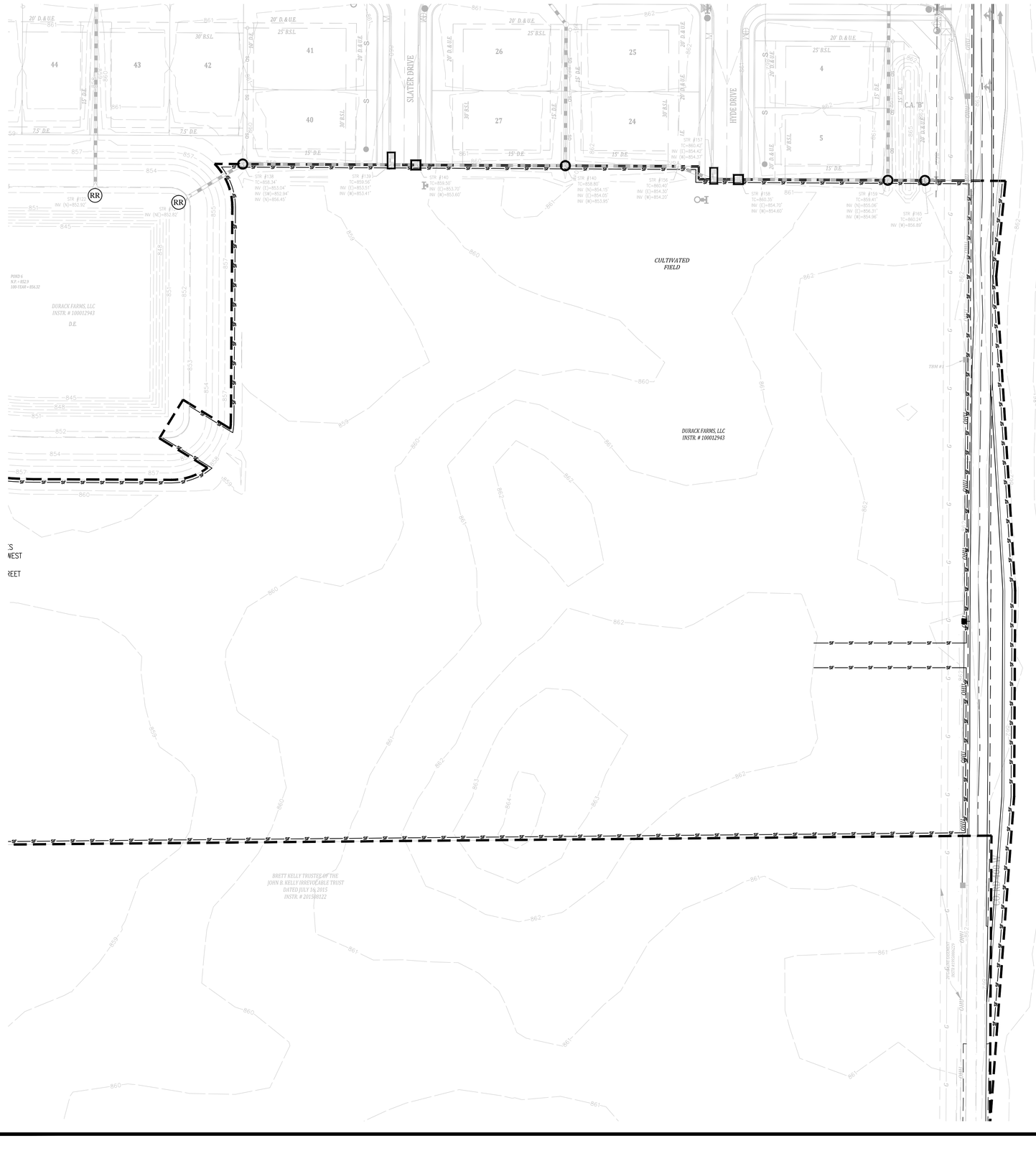
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

DRAWN BY	AKM, DAW
CHECKED BY	RJC
DATE	OCTOBER 2, 2025
SCALE	AS SHOWN
JOB NUMBER	2501-644-A
SHEET	C1.02
	DEVELOPMENT PLAN

Plot Date: Oct 02, 2025 Plot Time: 10:24am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill – Section 2\Design\CAD\2501-644-A_Development Plan.dwg, Layout: C1.02 DEVELOPMENT By: jcoyle



PRE-CONST. S.W.P.P. LEGEND

- RR – RIP RAP
- HH – HORSESHOE DAM
- TDI – TEMPORARY "DROP INLET PROTECTION BASKET"
- CURB INLET – TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
- SF – SILT FENCE
- CONSTRUCTION LIMITS

EROSION CONTROL MEASURE NOTES

1. CONSTRUCTION ENTRANCE:
   DAILY MONITORING AND REGULAR MAINTENANCE WILL BE REQUIRED FOR THE OPERATOR TO RESTORE PERFORMANCE OF THE CONSTRUCTION ENTRANCE. MAINTENANCE INCLUDES REDRESSING THE GRAVEL PAD WITH ADDITIONAL AGGREGATE, OR REPAIRING AREAS WHERE THE FILTER FABRIC HAS BEEN DAMAGED
2. EROSION CONTROL BLANKET:
   INSPECT FOR EROSION AFTER EACH STORM EVENT DURING VEGETATION ESTABLISHMENT. IF ANY AREAS SHOW EROSION, PULL BACK THAT PORTION OF THE BLANKET, ADD SOIL, RE-SEED, AND RE-LAY AND STAPLE THE BLANKET. CHECK AREA PERIODICALLY AFTER VEGETATION ESTABLISHMENT.
3. SILT FENCE:
   INSPECT FENCE PERIODICALLY AND AFTER EACH STORM EVENT. REPLACE FENCING AS NECESSARY. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT, OR IF THE FENCE BEGINS TO BULGE.
4. RIP RAP:
   INSPECT PERIODICALLY FOR DISPLACED STONE MATERIAL, SLUMPING AND EROSION AT EDGES (ESPECIALLY DOWNSTREAM OR DOWN SLOPE).
5. INDIVIDUAL LOTS:
   FOLLOW GUIDELINES NOTED ON **XXXXXXXX** CONSTRUCTION STANDARDS SHEET **XX** FOR INDIVIDUAL LOT STORMWATER PROTECTION.

EROSION CONTROL NOTES

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.

1. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
2. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
3. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
4. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
5. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
6. ALL DISTURBED AREAS, EITHER BY TREE CLEARING OR AREAS USED FOR ACCESS MUST RECEIVE TEMPORARY SEEDING.
7. ALL END SECTIONS SHALL HAVE DEBRIS / ANIMAL GUARDS.
8. EXCAVATION AND FILLS:
   I. TEMPORARY DIRT STOCKPILES SHALL BE MAINTAINED WITH A SLOPE NO GREATER THAN 3:1 AND A HEIGHT OF NO GREATER THAN TWENTY (20) FEET ABOVE GRADE OF THE ADJACENT ROADWAY.

   II. PERMANENT DIRT STOCKPILES SHALL BE MAINTAINED WITH A SLOPE OF NO GREATER THAN 4:1 AND A HEIGHT OF NO GREATER THAN FIFTEEN (15) FEET ABOVE THE GRADE OF THE ADJACENT ROADWAY. –ORD #24–04–15

   "TEMPORARY DIRT STOCKPILES" MEANS ANY STOCKPILE ASSOCIATED WITH THE SAME PHASE OF CONSTRUCTION AND WILL BE GONE AT THE END OF THE PERMITTED PHASE THAT IT WAS CREATED.

   "PERMANENT DIRT STOCKPILES" MEANS A STOCKPILE LEFT AFTER A PARTICULAR PHASE OF CONSTRUCTION HAS ACHIEVED ITS OWN DIRT BALANCE AND IS SURPLUS OR LEFT FOR FUTURE PHASE.

   THIS PROJECT CONTAINS ADDITIONAL MASS GRADING LIMITS AND ANTICIPATED TO BALANCE WITHOUT THE NEED FOR PERMANENT STOCKPILES. AT ANY POINT DURING CONSTRUCTION THE NEED FOR A PERMANENT STOCKPILE PER ABOVE IS DEEMED NEEDED, APPROVAL THROUGH **XXXXXXXX** IS REQUIRED.

BENCHMARK INFORMATION:

THE VERTICAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN DATUM OF 1988 (NAVD 88) AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1. DIFFERENTIAL LEVELING WAS PERFORMED ON THE SURVEY CONTROL POINTS BASED UPON THE OPUS SOLUTION.

TBM #1
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
1220' +/- S OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 864.23' (NAVD 88)

TBM #2
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S OF THE CENTERLINE OF 96TH STREET
20' +/- W OF THE CENTERLINE 400 W
ELEVATION = 863.56' (NAVD 88)

TBM #3
BENCH TIE SET 1' ABOVE GRADE
155' N OF GRAVEL DRIVE AT ADDRESS #9547 CO. RD. 400 W
14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

TBM #4
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
ELEVATION = 857.08' (NAVD 88)

TBM #5
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
20' S OF THE CENTERLINE OF 96TH STREET
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TBM #6
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
16' N CENTERLINE OF 96TH STREET
ELEVATION = 860.88' (NAVD 88)

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
RICK MITCHELL
PATH LIGHT PRO
1511 E. SR 434, SUITE 3009
CENTER SPRINGS, FL 32708
(407) 604–3555
rmitchell@pathlightpro.com

THIS SHEET TO BE USED FOR EROSION CONTROL ONLY.

NOTE:
SEE SHEET C8.0 FOR A LIST IN SEQUENCE OF CONSTRUCTION ACTIVITIES.

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0' 50' 100' 150'
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HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501–644–A
AKM, DAW	
CHECKED BY	
RJC	
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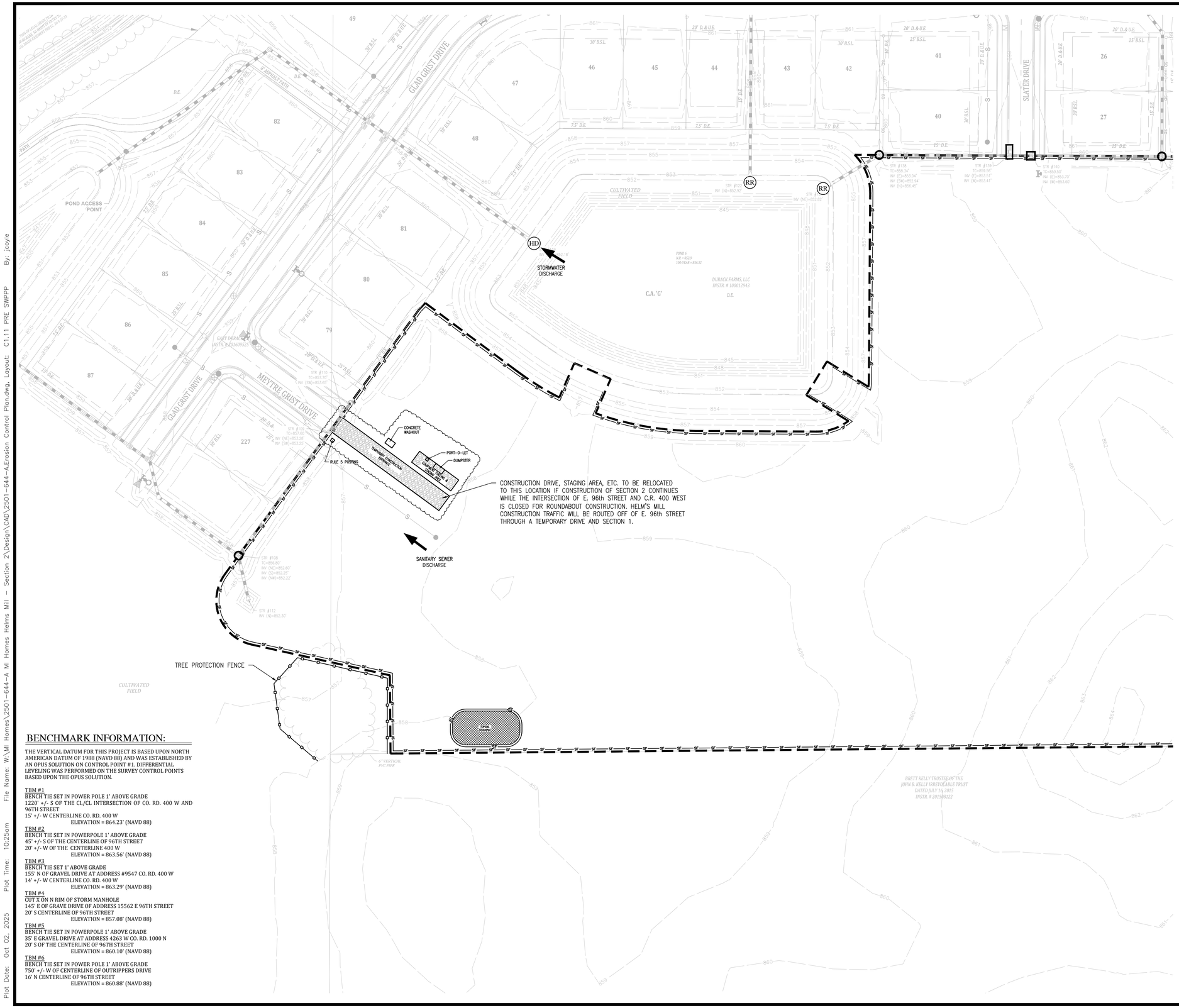
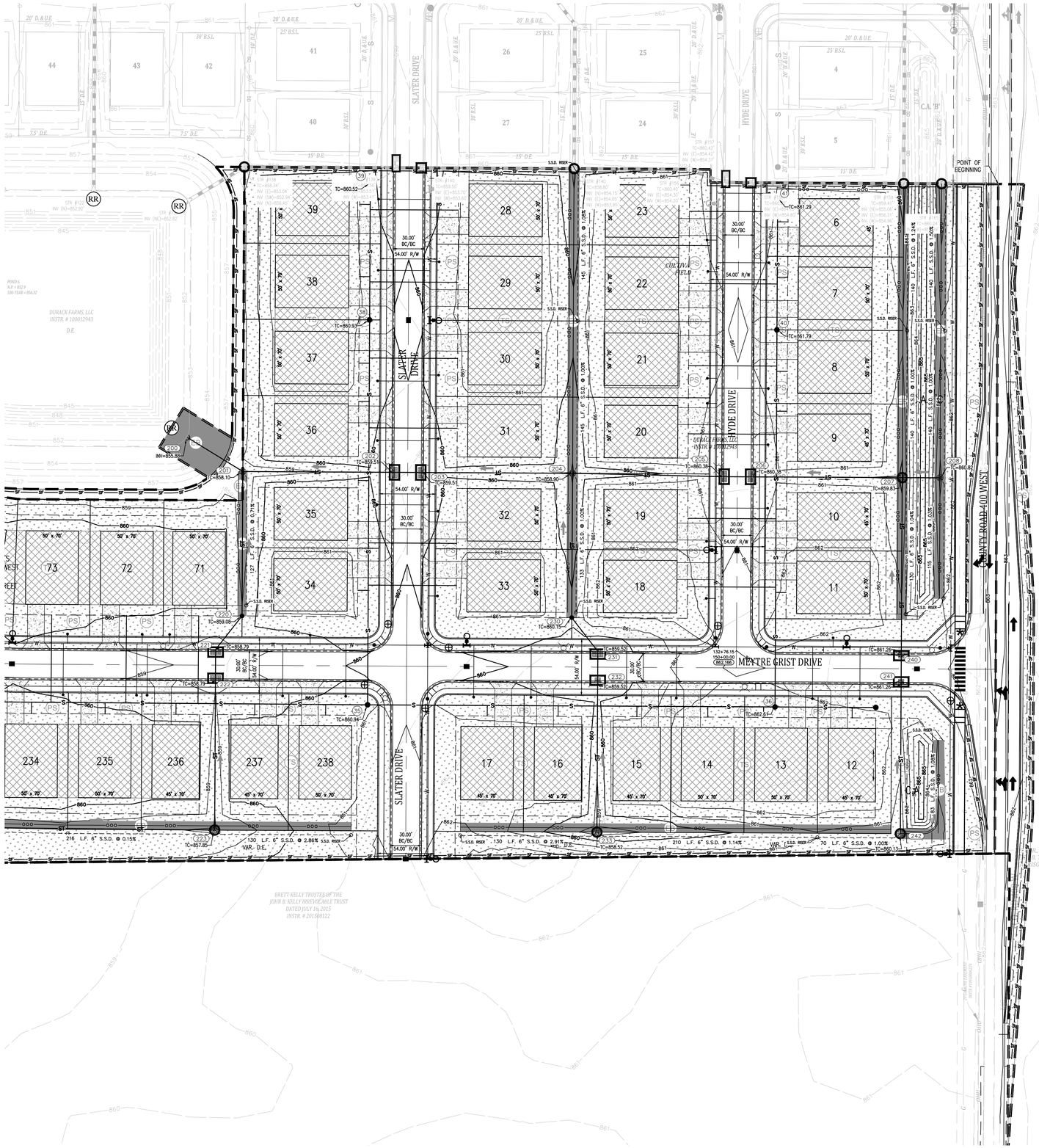
SHEET
C1.10
PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

Plot Date: Oct 02, 2025 Plot Time: 10:24am File Name: W:\MI Homes\2501–644–A MI Homes Helms Mill – Section 2\Design\CAD\2501–644–A Erosion Control Plan.dwg, Layout: C1.10 PRE SWPPP By: jcoyle


GLAD GRIST DRIVE
MEYTRE GRIST DRIVE
SLATER DRIVE
POND ACCESS POINT
CULTIVATED FIELD
DUBACK FARMS, LLC INSTR. # 100012943
C.A. 'G'
GARY DIRALDO INSTR. # 201609220
BRETT KELLY TRUSTEE OF THE JOHN & KELLY IRREVOCABLE TRUST DATED JULY 16, 2015 INSTR. # 201508122
POND 6 N.P. = 852.9 100-YEAR = 856.32
HD
STORMWATER DISCHARGE
RR
CONCRETE WASHOUT
PORT-O-LET
DUMPSTER
TEMPORARY CONSTRUCTION ENTRANCE
RULE 5 POSTING
CONSTRUCTION DRIVE, STAGING AREA, ETC. TO BE RELOCATED TO THIS LOCATION IF CONSTRUCTION OF SECTION 2 CONTINUES WHILE THE INTERSECTION OF E. 96th STREET AND C.R. 400 WEST IS CLOSED FOR ROUNDABOUT CONSTRUCTION. HELM'S MILL CONSTRUCTION TRAFFIC WILL BE ROUTED OFF OF E. 96th STREET THROUGH A TEMPORARY DRIVE AND SECTION 1.
SANITARY SEWER DISCHARGE
TREE PROTECTION FENCE
BENCH
6" VERTICAL PVC PIPE
STR #108 TC=859.80' INV (NE)=852.60' INV (SW)=852.25' INV (NW)=852.22'
STR #112 INV (N)=852.30'
STR #110 TC=857.70' INV (SW)=853.65'
STR #109 TC=858.34' INV (E)=853.04' INV (SW)=852.34' INV (N)=856.45'
STR #107 TC=859.56' INV (E)=853.51' INV (W)=853.41'
STR #106 TC=859.50' INV (E)=853.70' INV (W)=853.60'
STR #105 TC=858.34' INV (E)=853.04' INV (SW)=852.34' INV (N)=856.45'
STR #104 INV (NE)=852.82'
STR #103 INV (N)=852.82'
49
47
46
45
44
43
42
41
40
39
27
26
82
83
84
85
86
87
48
81
80
79
227
20' D.&U.E.
30' B.S.L.
25' B.S.L.
15' D.E.
7.5' D.E.
30' R.&U.E.
25' R.&U.E.
20' R.&U.E.
30' R.S.L.
25' R.S.L.
20' R.S.L.
30' S.S.E.
25' S.S.E.
15' S.S.E.
30' B.U.E.
25' B.U.E.
20' B.U.E.
30' R.U.E.
25' R.U.E.
20' R.U.E.
30' R.&U.E.
25' R.&U.E.
20' R.&U.E.
30' B.S.L.
25' B.S.L.
20' B.S.L



BENCHMARK INFORMATION:

THE VERTICAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN DATUM OF 1988 (NAVD 88) AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1. DIFFERENTIAL LEVELING WAS PERFORMED ON THE SURVEY CONTROL POINTS BASED UPON THE OPUS SOLUTION.

TBM #1
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
1220' +/- S OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 864.23' (NAVD 88)

TBM #2
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S OF THE CENTERLINE OF 96TH STREET
20' +/- W OF THE CENTERLINE 400 W
ELEVATION = 863.56' (NAVD 88)

TBM #3
BENCH TIE SET 1' ABOVE GRADE
155' N OF GRAVEL DRIVE AT ADDRESS #9547 CO. RD. 400 W
14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

TBM #4
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
ELEVATION = 857.08' (NAVD 88)

TBM #5
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
20' S OF THE CENTERLINE OF 96TH STREET
ELEVATION = 860.10' (NAVD 88)

TBM #6
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
16' N CENTERLINE OF 96TH STREET
ELEVATION = 860.88' (NAVD 88)

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

CONST. S.W.P.P. LEGEND

- TS – TEMPORARY SEEDING
- PS – PERMANENT SEEDING / SODDING
- RR – RIP RAP
- HD – HORSESHOE DAM
- IB – TEMPORARY "DROP INLET PROTECTION BASKET"
- CURB INLET – TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
- SF – SILT FENCE
- CONSTRUCTION LIMITS
- TEMPORARY SITE CONSTRUCTION ENTRANCE
- EB – EROSION CONTROL BLANKET

EROSION CONTROL MEASURE NOTES

1. CONSTRUCTION ENTRANCE:
   DAILY MONITORING AND REGULAR MAINTENANCE WILL BE REQUIRED FOR THE OPERATOR TO RESTORE PERFORMANCE OF THE CONSTRUCTION ENTRANCE. MAINTENANCE INCLUDES REDRESSING THE GRAVEL PAD WITH ADDITIONAL AGGREGATE, OR REPAIRING AREAS WHERE THE FILTER FABRIC HAS BEEN DAMAGED
2. EROSION CONTROL BLANKET:
   INSPECT FOR EROSION AFTER EACH STORM EVENT DURING VEGETATION ESTABLISHMENT. IF ANY AREAS SHOW EROSION, PULL BACK THAT PORTION OF THE BLANKET, ADD SOIL, RE-SEED, AND RE-LAY AND STAPLE THE BLANKET. CHECK AREA PERIODICALLY AFTER VEGETATION ESTABLISHMENT.
3. SILT FENCE:
   INSPECT FENCE PERIODICALLY AND AFTER EACH STORM EVENT. REPLACE FENCING AS NECESSARY. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT, OR IF THE FENCE BEGINS TO BULGE.
4. RIP RAP:
   INSPECT PERIODICALLY FOR DISPLACED STONE MATERIAL, SLUMPING AND EROSION AT EDGES (ESPECIALLY DOWNSTREAM OR DOWN SLOPE).
5. INDIVIDUAL LOTS:
   FOLLOW GUIDELINES NOTED ON **XXXXXXX** CONSTRUCTION STANDARDS SHEET **XX** FOR INDIVIDUAL LOT STORMWATER PROTECTION.

EROSION CONTROL NOTES

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.

1. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
2. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
3. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
4. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
5. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
6. ALL DISTURBED AREAS, EITHER BY TREE CLEARING OR AREAS USED FOR ACCESS MUST RECEIVE TEMPORARY SEEDING.
7. ALL END SECTIONS SHALL HAVE DEBRIS / ANIMAL GUARDS.
8. EXCAVATION AND FILLS:
   I. TEMPORARY DIRT STOCKPILES SHALL BE MAINTAINED WITH A SLOPE NO GREATER THAN 3:1 AND A HEIGHT OF NO GREATER THAN TWENTY (20) FEET ABOVE GRADE OF THE ADJACENT ROADWAY.
   II. PERMANENT DIRT STOCKPILES SHALL BE MAINTAINED WITH A SLOPE OF NO GREATER THAN 4:1 AND A HEIGHT OF NO GREATER THAN FIFTEEN (15) FEET ABOVE THE GRADE OF THE ADJACENT ROADWAY. -ORD #24-04-15

   "TEMPORARY DIRT STOCKPILES" MEANS ANY STOCKPILE ASSOCIATED WITH THE SAME PHASE OF CONSTRUCTION AND WILL BE GONE AT THE END OF THE PERMITTED PHASE THAT IT WAS CREATED.

   "PERMANENT DIRT STOCKPILES" MEANS A STOCKPILE LEFT AFTER A PARTICULAR PHASE OF CONSTRUCTION HAS ACHIEVED ITS OWN DIRT BALANCE AND IS SURPLUS OR LEFT FOR FUTURE PHASE.

   THIS PROJECT CONTAINS ADDITIONAL MASS GRADING LIMITS AND ANTICIPATED TO BALANCE WITHOUT THE NEED FOR PERMANENT STOCKPILES. AT ANY POINT DURING CONSTRUCTION THE NEED FOR A PERMANENT STOCKPILE PER ABOVE IS DEEMED NEEDED, APPROVAL THROUGH **XXXXXXXX** IS REQUIRED.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
RICK MITCHELL
PATH LIGHT PRO
1511 E. SR 434, SUITE 3009
CENTER SPRINGS, FL 32708
(407) 604-3555
rmitchell@pathlightpro.com

THIS SHEET TO BE USED FOR EROSION CONTROL ONLY.

NOTE:
SEE SHEET C8.0 FOR A LIST IN SEQUENCE OF CONSTRUCTION ACTIVITIES.

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

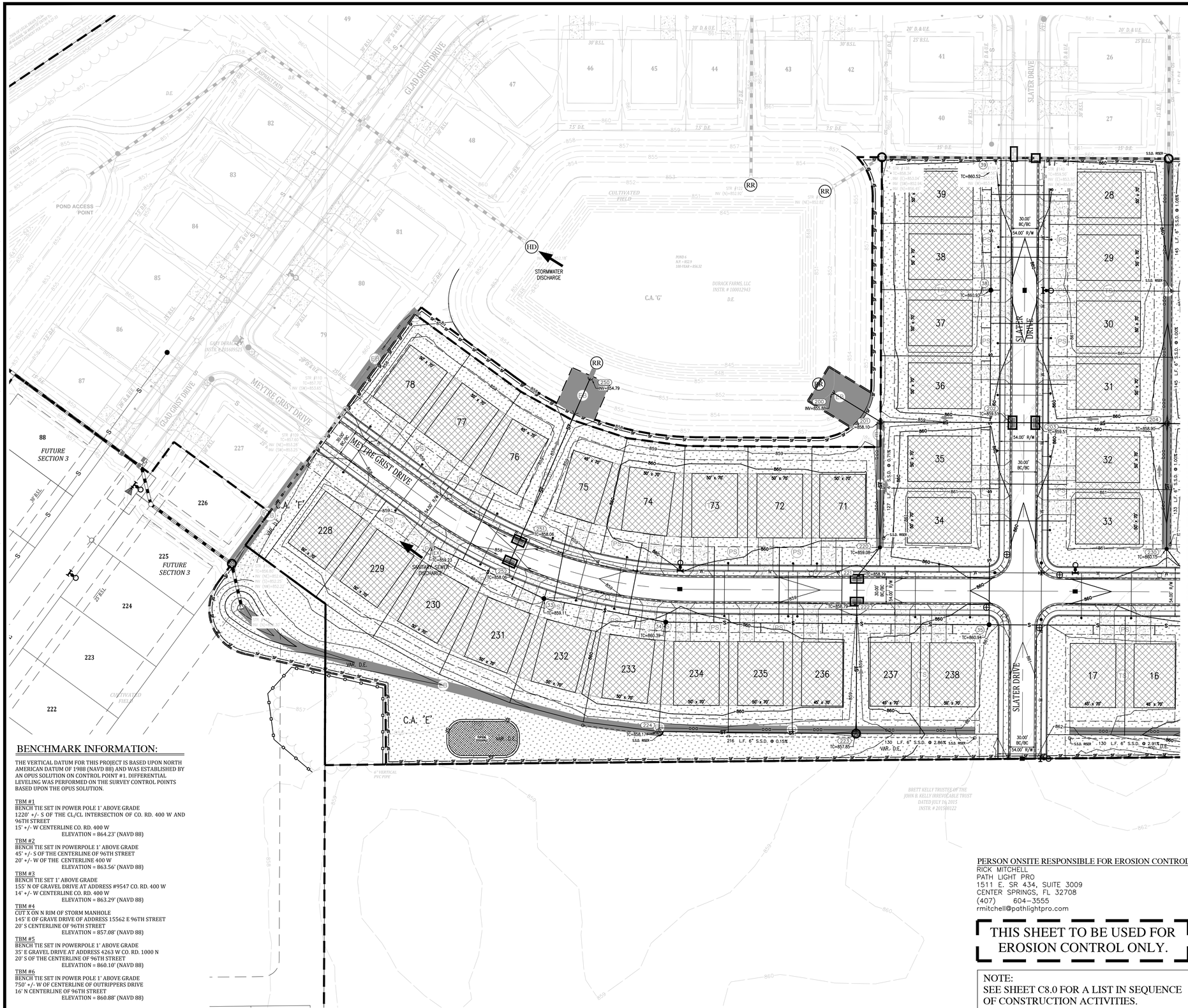
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
AKM, DAW	
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	

SHEET
C1.12
POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

Plot Date: Oct 02, 2025 Plot Time: 10:25am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-A Erosion Control Plan.dwg, Layout: C1.12 POST SWPPP By: jcoyle



FOR CONTINUATION SEE SHEET C1.12

BENCHMARK INFORMATION:

THE VERTICAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN DATUM OF 1988 (NAVD 88) AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1. DIFFERENTIAL LEVELING WAS PERFORMED ON THE SURVEY CONTROL POINTS BASED UPON THE OPUS SOLUTION.

TBM #1
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
1220' +/- S OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 864.23' (NAVD 88)

TBM #2
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S OF THE CENTERLINE OF 96TH STREET
20' +/- W OF THE CENTERLINE 400 W
ELEVATION = 863.56' (NAVD 88)

TBM #3
BENCH TIE SET 1' ABOVE GRADE
155' N OF GRAVEL DRIVE AT ADDRESS #9547 CO. RD. 400 W
14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

TBM #4
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
ELEVATION = 857.08' (NAVD 88)

TBM #5
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
20' S OF THE CENTERLINE OF 96TH STREET
ELEVATION = 860.10' (NAVD 88)

TBM #6
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
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CENTER SPRINGS, FL 32708
(407) 604-3555
rmitchell@pathlightpro.com

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NOTE:
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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

CONST. S.W.P.P. LEGEND

- TEMPORARY SEEDING (TS)
- PERMANENT SEEDING / SODDING (PS)
- RIP RAP (RR)
- HORSESHOE DAM (HD)
- TEMPORARY "DROP INLET PROTECTION BASKET" (DB)
- CURB INLET — TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
- SILT FENCE
- CONSTRUCTION LIMITS
- TEMPORARY SITE CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (EB)

EROSION CONTROL MEASURE NOTES

1. CONSTRUCTION ENTRANCE:
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REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

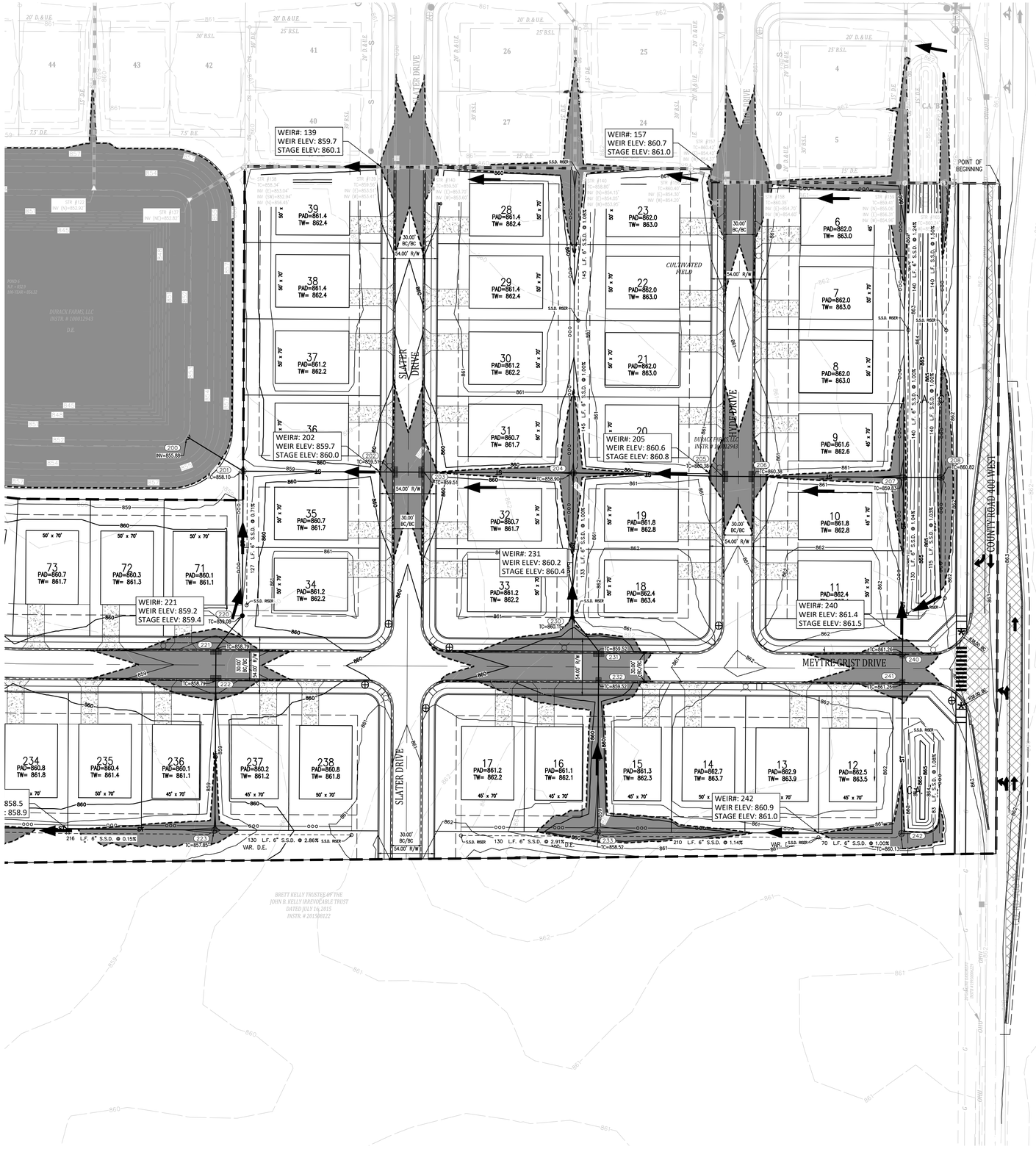
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
AKM, DAW	
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	
SHEET	

C1.13
POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

Plot Date: Oct 02, 2025 Plot Time: 10:25am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-A Erosion Control Plan.dwg, Layout: C1.13 POST SWPPP By: jcoyle



Lot No.	Design Pad Grade	Min. Lowest Adjacent Grade	Design Finish Floor Elevation
6	862.0	862.4	863.0
7	862.0	862.4	863.0
8	862.0	861.8	863.0
9	861.6	861.8	862.6
10	861.8	861.8	862.8
11	862.4	862.5	863.4
12	862.5	862.5	863.5
13	862.9	862.5	863.9
14	862.7	861.4	863.7
15	861.3	861.4	862.3
16	861.1	861.4	862.1
17	861.2	861.4	862.2
18	862.4	861.8	863.4
19	861.8	861.8	862.8
20	861.6	861.8	862.6
21	862.0	861.8	863.0
22	862.0	862.4	863.0
23	862.0	862.4	863.0
28	861.4	861.8	862.4
29	861.4	861.8	862.4
30	861.2	861.0	862.2
31	860.7	861.0	861.7
32	860.7	861.0	861.7
33	861.2	861.0	862.2
34	861.2	861.0	862.2
35	860.7	861.0	861.7
36	860.7	861.0	861.7
37	861.2	861.0	862.2
38	861.4	861.8	862.4
39	861.4	861.8	862.4
71	860.1	860.4	861.1
72	860.3	860.4	861.3
73	860.7	860.4	861.7
74	860.5	859.9	861.5
75	859.6	859.9	860.6
76	859.6	859.9	860.6
77	859.7	859.9	860.7
78	859.6	859.9	860.6
228	859.2	859.4	860.2
229	859.7	859.4	860.7
230	859.4	859.4	860.4
231	859.2	859.4	860.2
232	859.8	859.4	860.8
233	860.5	859.9	861.5
234	860.8	860.4	861.8
235	860.4	860.4	861.4
236	860.1	860.4	861.1
237	860.2	860.4	861.2
238	860.8	860.4	861.8

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT / VALVE	
	WATER VALVE	
	POWER POLE	N/A
N/A	STREET LIGHT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	INDOT APPROVED SNOWPLOWABLE RAISED PAVEMENT MARKERS	
	SANITARY SEWER CLEAN OUT	
	EMERGENCY FLOOD ROUTE	
	EMERGENCY ROUTING PONDING LIMITS	

ABBREVIATIONS:

BC	– BACK OF CURB	PT	– POINT OF TANGENCY
CL	– CENTERLINE	PVC	– POLYVINYL CHLORIDE PIPE
FG	– FINISHED GRADE	PVI	– POINT OF VERTICAL INTERSECTION
FL	– FLOW LINE	RCP	– REINFORCED CONCRETE PIPE
HP	– HIGH POINT	R/W	– RIGHT-OF-WAY
INV	– INVERT ELEVATION	TB	– TOP OF BANK GRADE
LP	– LOW POINT	TC	– TOP OF CASTING GRADE
ME	– MATCH EXISTING GRADE	PAD	– PAD GRADE
NP	– NORMAL POOL (ELEVATION)	MFPG	– MINIMUM FLOOD PROTECTION GRADE
PC	– POINT OF CURVATURE	GF	– GARAGE FLOOR
PRC	– POINT OF REVERSE CURVATURE	TF	– TOP OF FOUNDATION WALL

BENCHMARK INFORMATION:

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15' +/- W CENTERLINE CO. RD. 400 W
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TBM #2
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45' +/- S OF THE CENTERLINE OF 96TH STREET
20' +/- W OF THE CENTERLINE 400 W
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TBM #3
BENCH TIE SET 1' ABOVE GRADE
155' N OF GRAVEL DRIVE AT ADDRESS #9547 CO. RD. 400 W
14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

TBM #4
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
ELEVATION = 857.08' (NAVD 88)

TBM #5
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35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
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750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
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Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

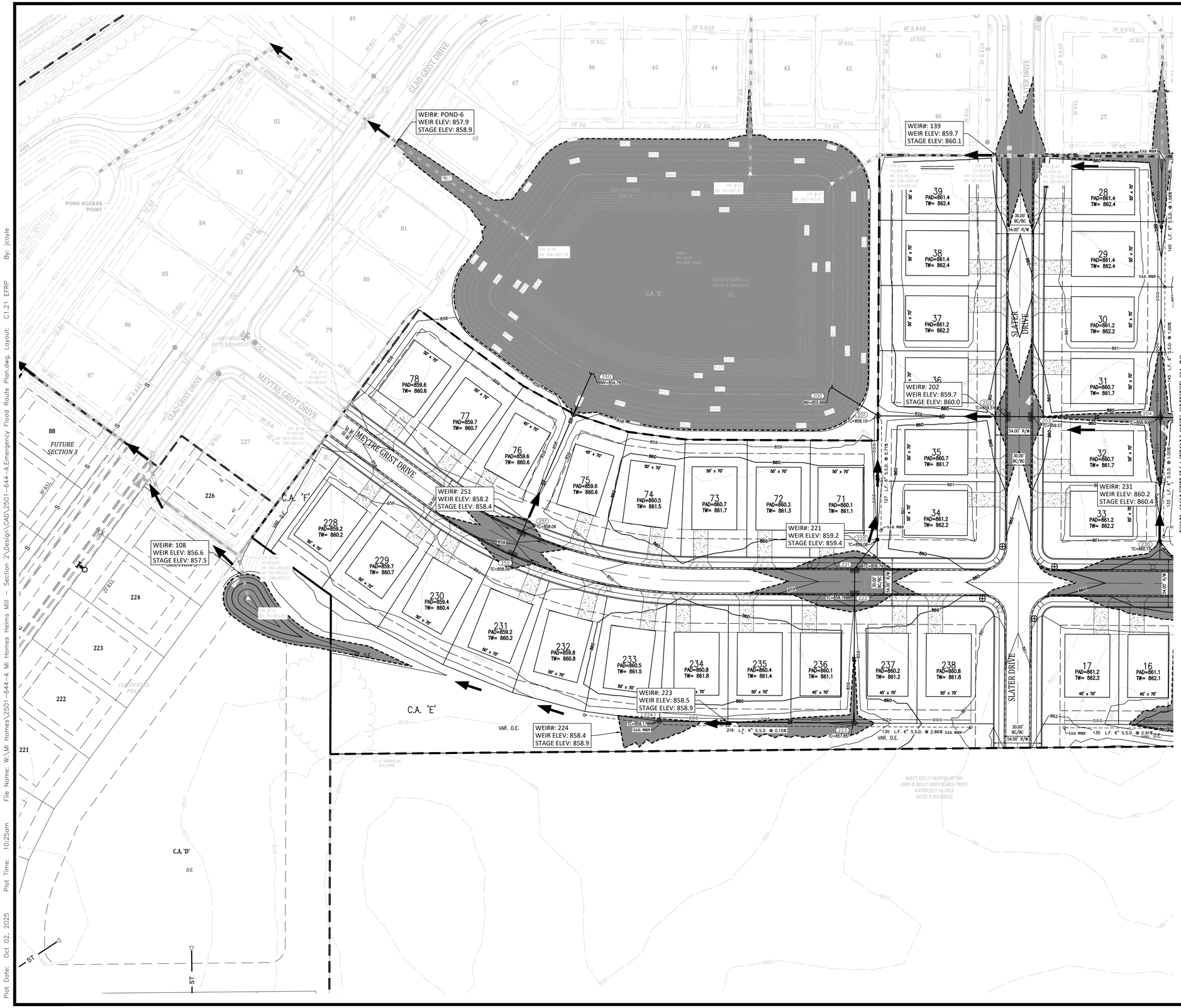
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
EMERGENCY FLOOD ROUTE PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
AKM, DAW	
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	

SHEET
C1.20
EMERGENCY FLOOD ROUTE PLAN

Plot Date: Oct 02, 2025 Plot Time: 10:25am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill – Section 2\Design\CAD\2501-644-A Emergency Flood Route Plan.dwg, Layout: C1.20 EFRP By: jcoyle



GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	S XXX
ST	STORM MANHOLE	ST XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT / VALVE	
	WATER VALVE	
	POWER POLE	N/A
N/A	STREET LIGHT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	INDOT APPROVED SNOWPLOWABLE RAISED PAVEMENT MARKERS	
	SANITARY SEWER CLEAN OUT	
	EMERGENCY FLOOD ROUTE	
	EMERGENCY ROUTING PONDING LIMITS	

ABBREVIATIONS:

BC	– BACK OF CURB	PT	– POINT OF TANGENCY
CL	– CENTERLINE	PVC	– POLYVINYL CHLORIDE PIPE
FG	– FINISHED GRADE	PVI	– POINT OF VERTICAL INTERSECTION
FL	– FLOW LINE	RCP	– REINFORCED CONCRETE PIPE
HP	– HIGH POINT	R/W	– RIGHT-OF-WAY
INV	– INVERT ELEVATION	TB	– TOP OF BANK GRADE
LP	– LOW POINT	TC	– TOP OF CASTING GRADE
ME	– MATCH EXISTING GRADE	PAD	– PAD GRADE
NP	– NORMAL POOL (ELEVATION)	MFPG	– MINIMUM FLOOD PROTECTION GRADE
PC	– POINT OF CURVATURE	GF	– GARAGE FLOOR
PRC	– POINT OF REVERSE CURVATURE	TF	– TOP OF FOUNDATION WALL

BENCHMARK INFORMATION:

THE VERTICAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN DATUM OF 1988 (NAVD 88) AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1. DIFFERENTIAL LEVELING WAS PERFORMED ON THE SURVEY CONTROL POINTS BASED UPON THE OPUS SOLUTION.

TBM #1
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
1220' +/- S OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 864.23' (NAVD 88)

TBM #2
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S OF THE CENTERLINE OF 96TH STREET
20' +/- W OF THE CENTERLINE 400 W
ELEVATION = 863.56' (NAVD 88)

TBM #3
BENCH TIE SET 1' ABOVE GRADE
155' N OF GRAVEL DRIVE AT ADDRESS #9547 CO. RD. 400 W
14' +/- W CENTERLINE CO. RD. 400 W
ELEVATION = 863.29' (NAVD 88)

TBM #4
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
ELEVATION = 857.08' (NAVD 88)

TBM #5
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E GRAVEL DRIVE AT ADDRESS 4263 W CO. RD. 1000 N
20' S OF THE CENTERLINE OF 96TH STREET
ELEVATION = 860.10' (NAVD 88)

TBM #6
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTFRIPPERS DRIVE
16' N CENTERLINE OF 96TH STREET
ELEVATION = 860.88' (NAVD 88)

REVISIONS		
DATE	DESCRIPTION	BY

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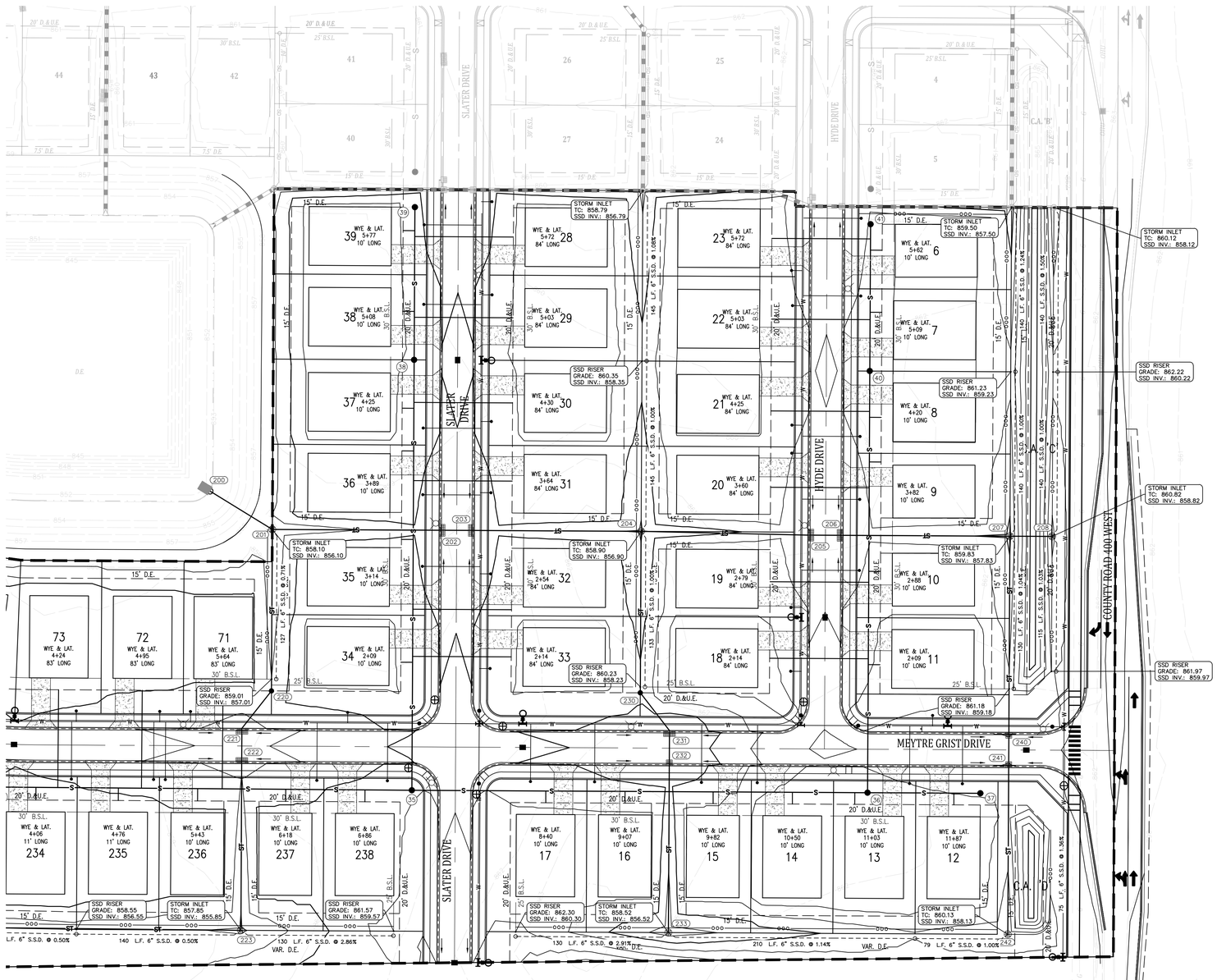
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
EMERGENCY FLOOD ROUTE PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
AKM, DAW	
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	

SHEET
C1.21
EMERGENCY FLOOD ROUTE PLAN

Plot Date: Oct 02, 2025 Plot Time: 10:25am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-A Emergency Flood Route Plan.dwg, Layout: C1.21 EFRP By: jcoyle



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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

STANDARD LEGEND:

NOTE: NOT ALL LEGEND ITEMS REPRESENTED ON PLAN SHEET. SEE EXISTING CONDITIONS PLAN FOR EXISTING ITEMS LEGEND.

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- CONTOUR, MAJOR — 800
- CONTOUR, MINOR — 799
- SUBSURFACE DRAIN
- SWALE / FLOWLINE
- FLOW ARROW
- FENCE
- TREE LINE
- DATA LINE — D
- ELECTRICAL LINE — E
- GAS MAIN — G
- WATER MAIN — W
- FORCE MAIN — FM
- SANITARY SEWER — S
- SANITARY MANHOLE — XXX
- CLEANOUT
- STORM SEWER — ST
- STORM CULVERT — ST
- STORM MANHOLE — XXX
- STORM INLET — XXX
- STORM END SECTION — XXX
- FIRE HYDRANT OR (CITIZENS)
- FIRE HYDRANT / VALVE OR (CITIZENS)
- WATER VALVE OR (CITIZENS)
- UTILITY POLE
- TRAFFIC POLE
- HANDHOLE
- VAULT
- DATA MANHOLE
- LIGHT
- SIGN

THE SUBSURFACE DRAIN MAY BE ILLUSTRATED OFFSET FROM THE FLOWLINE FOR CLARITY.

- AT THE TYPICAL LOCATION, THE SUBSURFACE DRAIN IS PLACED DIRECTLY UNDER THE FLOWLINE WITH AN INVERT TWO (2) FEET BELOW THE DITCH GRADE.
- WHERE THE SUBSURFACE DRAIN IS SHOWN AT LESS THAN TWO (2) FEET BELOW THE DITCH GRADE, IT SHALL BE PHYSICALLY OFFSET UNDER THE SIDE SLOPE TO MAINTAIN A MINIMUM COVER OF 18 INCHES.
- IN SOME AREAS, THE FLOWLINE OF THE SWALE AND THE SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE ACTUAL FLOWLINE FOR CLARIFICATION – SUCH AS WHEN A STORM SEWER PIPE IS LOCATED BENEATH THE FLOWLINE.

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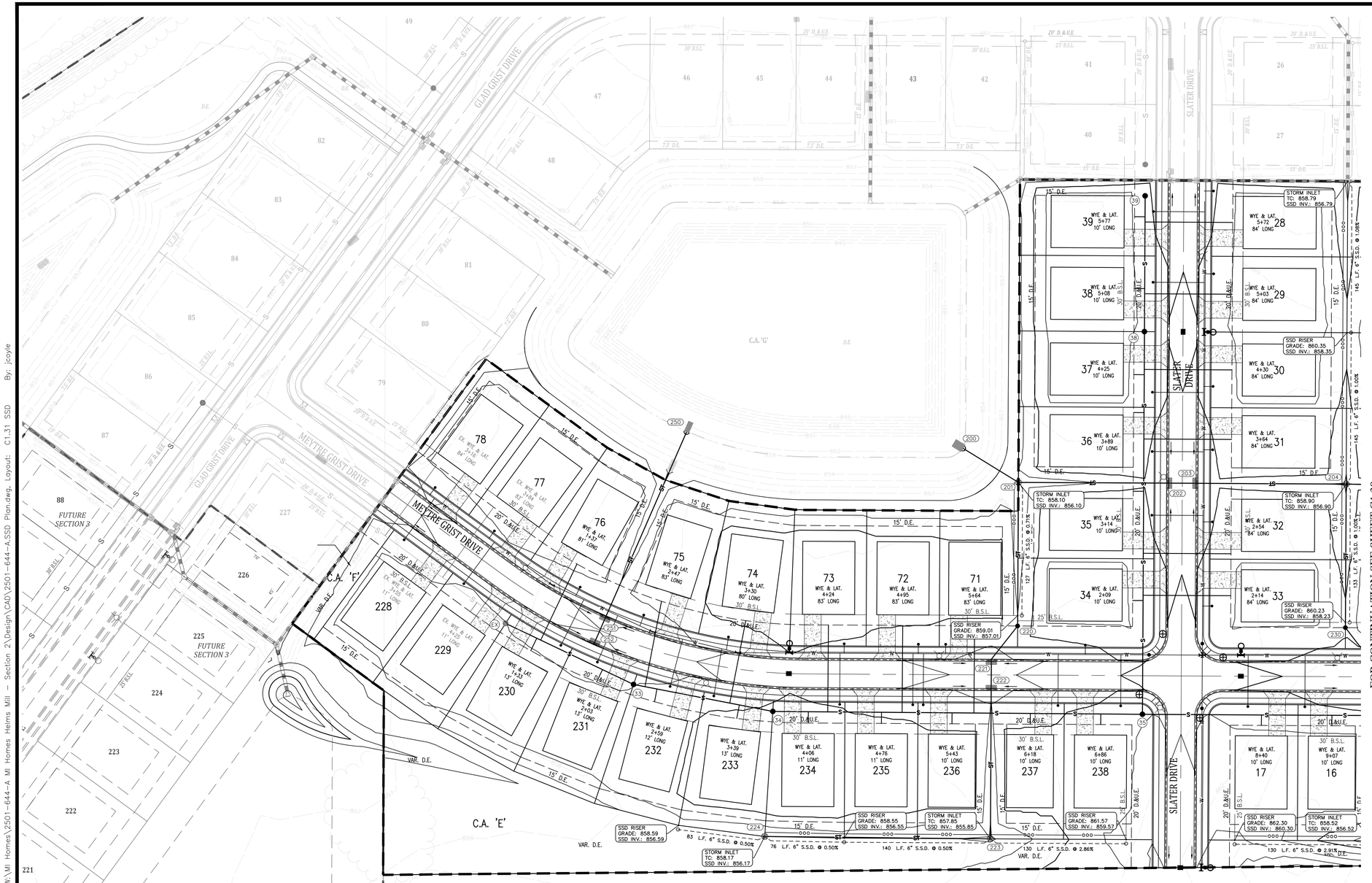
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
SSD PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY AKM, DAW	JOB NUMBER 2501-644-A
CHECKED BY RJC	
DATE OCTOBER 2, 2025	
SCALE AS SHOWN	
SHEET C1.30	
SSD PLAN	

Plot Date: Oct 02, 2025 Plot Time: 10:26am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill – Section 2\Design\CAD\2501-644-ASSD Plan.dwg, Layout: C1.30 SSD By: jcoyle



Plot Date: Oct 02, 2025 Plot Time: 10:26am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill – Section 2\Design\CAD\2501-644-ASSD Plan.dwg, Layout: C1.31 SSD By: jcoyle

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

STANDARD LEGEND:

NOTE: NOT ALL LEGEND ITEMS REPRESENTED ON PLAN SHEET. SEE EXISTING CONDITIONS PLAN FOR EXISTING ITEMS LEGEND.

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- CONTOUR, MAJOR 800
- CONTOUR, MINOR 799
- SUBSURFACE DRAIN
- SWALE / FLOWLINE
- FLOW ARROW
- FENCE
- TREE LINE
- DATA LINE D
- ELECTRICAL LINE E
- GAS MAIN G
- WATER MAIN W
- FORCE MAIN FM
- SANITARY SEWER S
- SANITARY MANHOLE XXX
- CLEANOUT CO
- STORM SEWER ST
- STORM CULVERT ST
- STORM MANHOLE XXX
- STORM INLET XXX
- STORM END SECTION XXX
- FIRE HYDRANT OR (CITIZENS)
- FIRE HYDRANT / VALVE OR (CITIZENS)
- WATER VALVE OR (CITIZENS)
- UTILITY POLE
- TRAFFIC POLE
- HANDHOLE
- VAULT V
- DATA MANHOLE
- LIGHT
- SIGN

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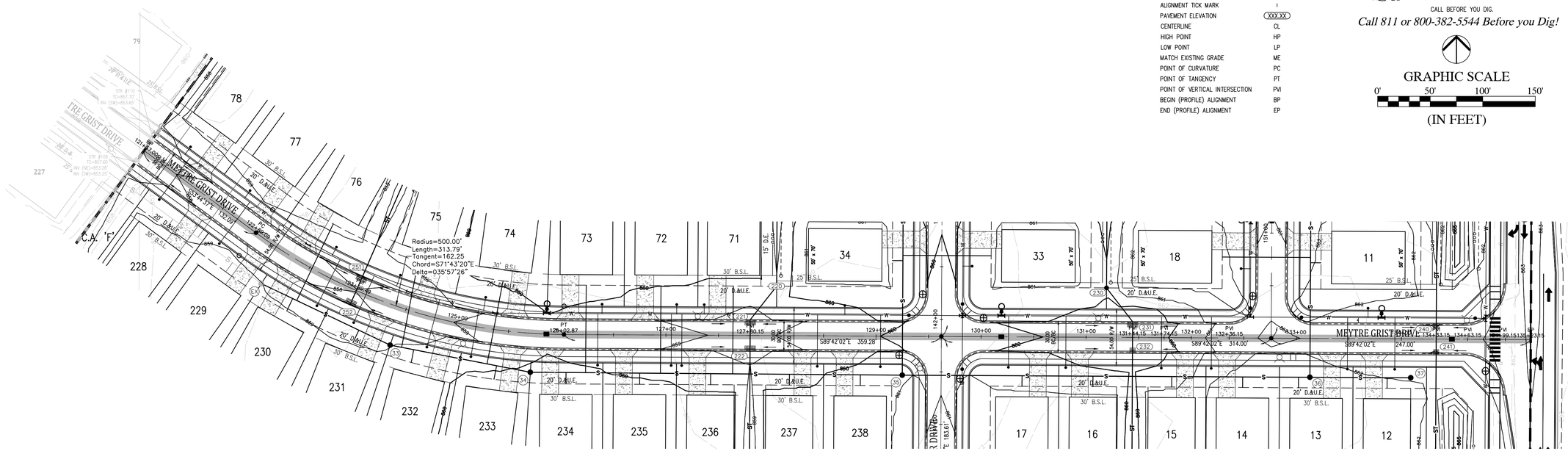
HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
SSD PLAN

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

DRAWN BY AKM, DAW	JOB NUMBER 2501-644-A
CHECKED BY RJC	
DATE OCTOBER 2, 2025	
SCALE AS SHOWN	
SHEET C1.31 SSD PLAN	



STREET LEGEND

NOTE: NOT ALL LEGEND ITEMS MAY BE REPRESENTED ON PLAN SHEET.

PROFILED CENTERLINE	
ALIGNMENT STATION	0+00
ALIGNMENT TICK MARK	I
PAVEMENT ELEVATION	XXX.XX
CENTERLINE	CL
HIGH POINT	HP
LOW POINT	LP
MATCH EXISTING GRADE	ME
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
POINT OF VERTICAL INTERSECTION	PVI
BEGIN (PROFILE) ALIGNMENT	BP
END (PROFILE) ALIGNMENT	EP

GRAPHIC SCALE

0' 50' 100' 150'

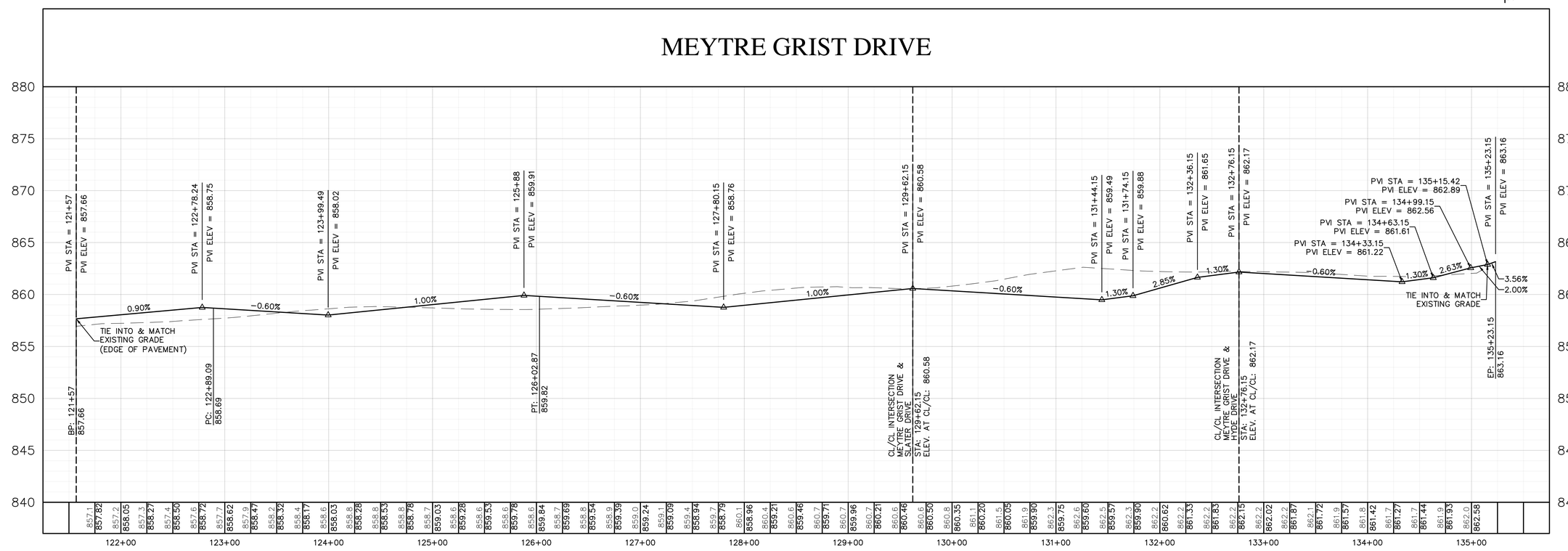
(IN FEET)

STREET PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

EXISTING GROUND PROFILE

EXISTING ELEV. XXX.X
PROPOSED CL ELEV. XXX.XX



HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA

STREET PLAN & PROFILE

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DATE	DESCRIPTION	BY

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY: AKM, DAW	JOB NUMBER 2501-644-A
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C2.00

STREET PLAN & PROFILE

Plot Date: Oct 02, 2025 Plot Time: 10:26am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-A Street Plan.dwg, Layout: C2.00 By: jcoyle

STREET LEGEND

NOTE: NOT ALL LEGEND ITEMS MAY BE REPRESENTED ON PLAN SHEET.

PROFILED CENTERLINE	
ALIGNMENT STATION	0+00
ALIGNMENT TICK MARK	I
PAVEMENT ELEVATION	XXX.XX
CENTERLINE	CL
HIGH POINT	HP
LOW POINT	LP
MATCH EXISTING GRADE	ME
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
POINT OF VERTICAL INTERSECTION	PVI
BEGIN (PROFILE) ALIGNMENT	BP
END (PROFILE) ALIGNMENT	EP

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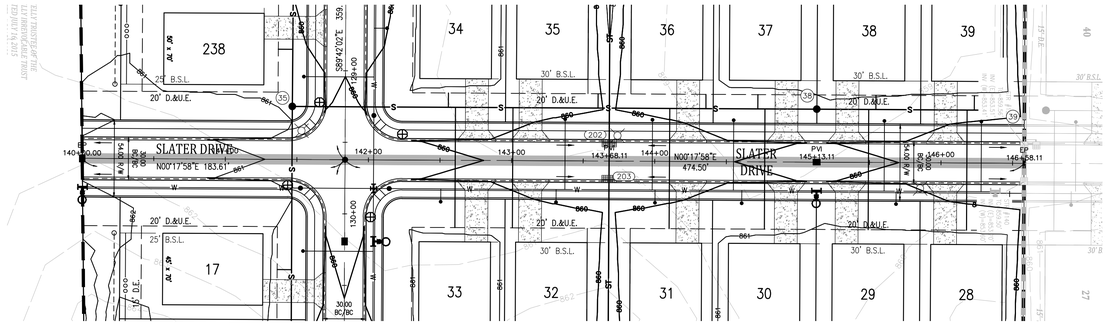
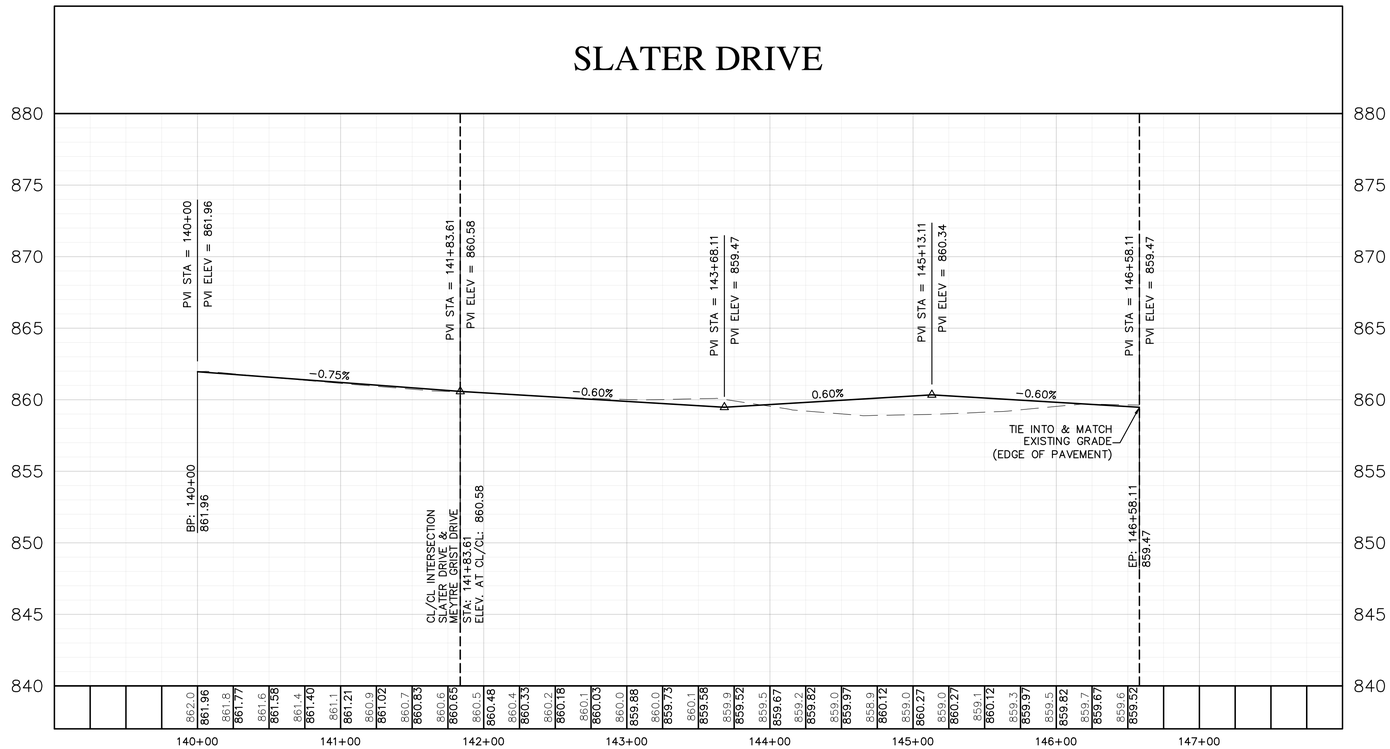
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



STREET PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

— — — EXISTING GROUND PROFILE
EXISTING ELEV. XXX.X / PROPOSED CL ELEV. XXX.XX



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HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
STREET PLAN & PROFILE

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY: AKM, DAW	JOB NUMBER 2501-644-A
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DATE: OCTOBER 2, 2025	
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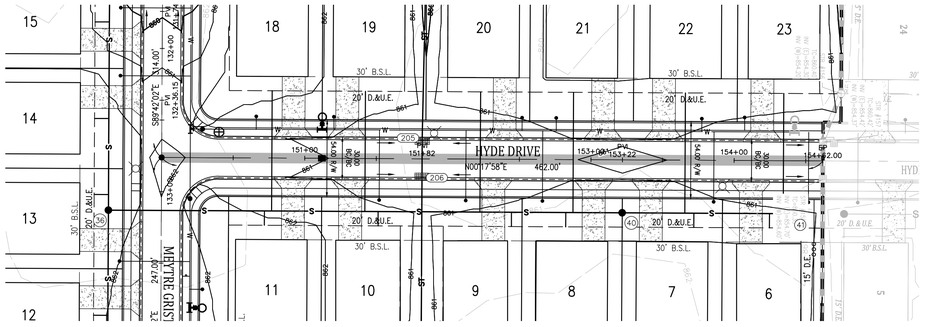
STREET PLAN & PROFILE

Plot Date: Oct 02, 2025 Plot Time: 10:27am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill – Section 2\Design\CAD\2501-644-A Street Plan.dwg, Layout: C2.01 By: jcoyle



STREET LEGEND

NOTE: NOT ALL LEGEND ITEMS MAY BE REPRESENTED ON PLAN SHEET.

PROFILED CENTERLINE	
ALIGNMENT STATION	0+00
ALIGNMENT TICK MARK	I
PAVEMENT ELEVATION	XXX.XX
CENTERLINE	CL
HIGH POINT	HP
LOW POINT	LP
MATCH EXISTING GRADE	ME
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
POINT OF VERTICAL INTERSECTION	PVI
BEGIN (PROFILE) ALIGNMENT	BP
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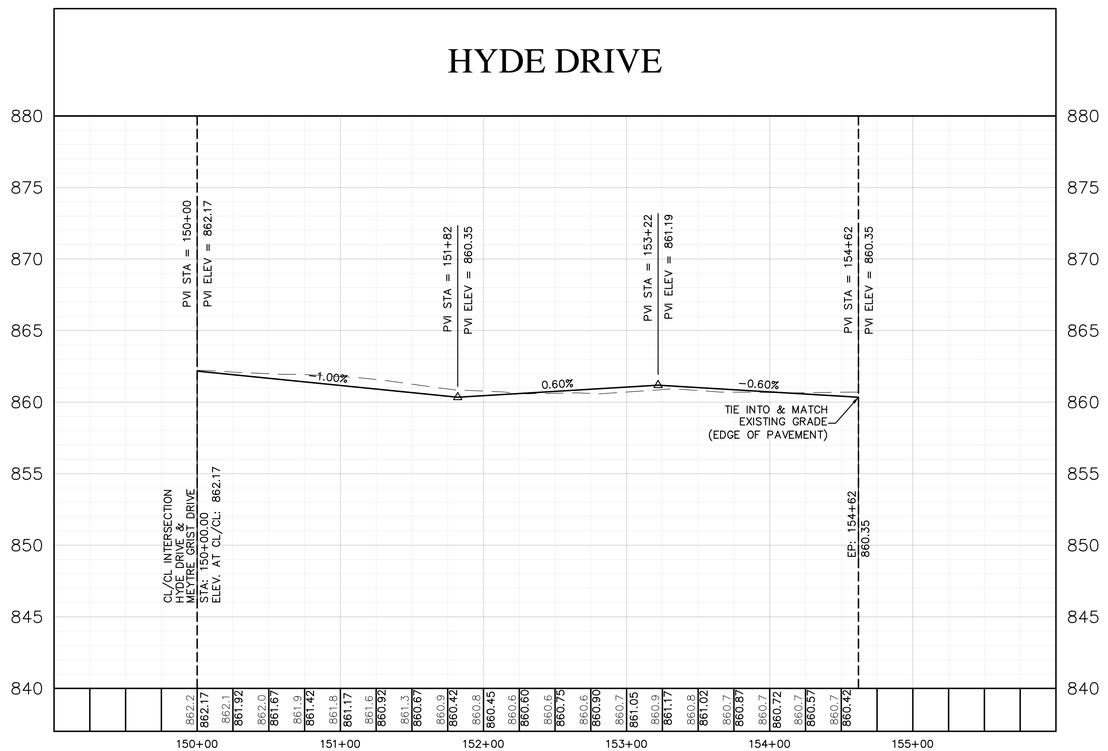
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

STREET PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

— — — EXISTING GROUND PROFILE
EXISTING ELEV. XXX.XX | XXX.XX PROPOSED CL ELEV.



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HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
STREET PLAN & PROFILE

ROBERT JASON COYLE
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No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

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C2.02
STREET PLAN & PROFILE

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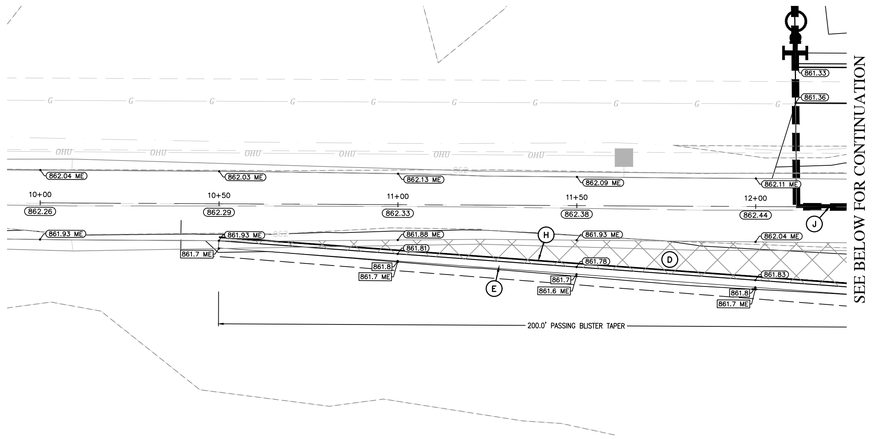

SEE BELOW FOR CONTINUATION

GENERAL NOTES

1. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
4. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH MCCORDSVILLE CONSTRUCTION STANDARDS AND ALL OTHER ORDINANCES WHICH PERTAIN TO THIS TYPE OF WORK.
5. NO CHANGES IN OR DEPARTURE FROM THE PLANS OR SPECIFICATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL, IN WRITING, BY THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL FEDERAL, STATE, COUNTY AND LOCAL PERMITS, OR ANY OTHER PERMITS REQUIRED.
7. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS, AND CONTACT ALL UTILITY COMPANIES TO LOCATE ALL MAINS, CONDUITS, SERVICE LINES, ETC., IN THE CONSTRUCTION AREA, AND SHALL PROTECT ALL SUCH UTILITIES DURING CONSTRUCTION.
8. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL NOTIFY THE OWNERS, AND/OR THE OWNER'S ENGINEER, SO THAT AN INSPECTOR MAY BE PRESENT.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE OWNER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
10. THE ENGINEER SHALL BE NOTIFIED OF ALL FIELD TILE LOCATED ON THE SITE DURING CONSTRUCTION. ALL SUCH FIELD TILE SHALL BE INCORPORATED INTO THE STORM SEWER SYSTEM SO THAT IT REMAINS IN WORKING CONDITION.
11. ALL ACCESSIBLE HANDICAP PATHWAYS, SIDEWALKS AND DRIVE CROSSINGS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). HANDICAP RAMPS SHALL NOT EXCEED 1/12 SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
12. ALL PAVEMENT STRIPING SHALL BE IN FULL CONFORMANCE WITH THE INDIANA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

ABBREVIATIONS:

BR	– BEGIN RADIUS
CL	– CENTERLINE
GUT	– GUTTER GRADE
HP	– HIGH POINT
LP	– LOW POINT
ME	– MATCH EXISTING GRADE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
PVI	– POINT OF VERTICAL INTERSECTION
R	– RADIUS
TC	– TOP OF CURB/TOP OF CASTING GRADE

PLAN NOTES:

Ⓐ LOCAL ROAD PAVEMENT SECTION D=12"
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

Ⓑ 2' CONCRETE ROLL CURB & GUTTER
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

Ⓒ LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15"
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

Ⓓ COLLECTOR ROAD PAVEMETN SECTION D=18"
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

Ⓔ 2' WIDE STONE SHOULDER (6" OF #53 STONE)
AT 1/4" PER FOOT SLOPE

Ⓕ CURB RAMP LOCATION
TACTILE STRIPS SHALL BE BLACK
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 5 OF 10

BACK OF ROLL CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE. FOR 30' WIDE STREET (BC–BC) THE BACK OF CURB GRADE IS 0.03' HIGHER THAN THE PROFILE GRADE.

SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%

✱ TOP OF CURB ELEVATIONS SHOWN IN THIS LOCATION IS FOR TYPICAL CURB. ACTUAL CURB TOP OF DEPRESSED HANDICAP RAMP AT THIS POINT

Ⓖ PAINTED 2' WIDE WHITE STOP BAR

Ⓗ 4" WHITE THERMOPLASTIC LINE

Ⓘ 4" YELLOW THERMOPLASTIC LINE

Ⓙ 4" DOUBLE YELLOW THERMOPLASTIC LINE

Ⓚ "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

Ⓛ WHITE THERMOPLASTIC TRAFFIC ARROW

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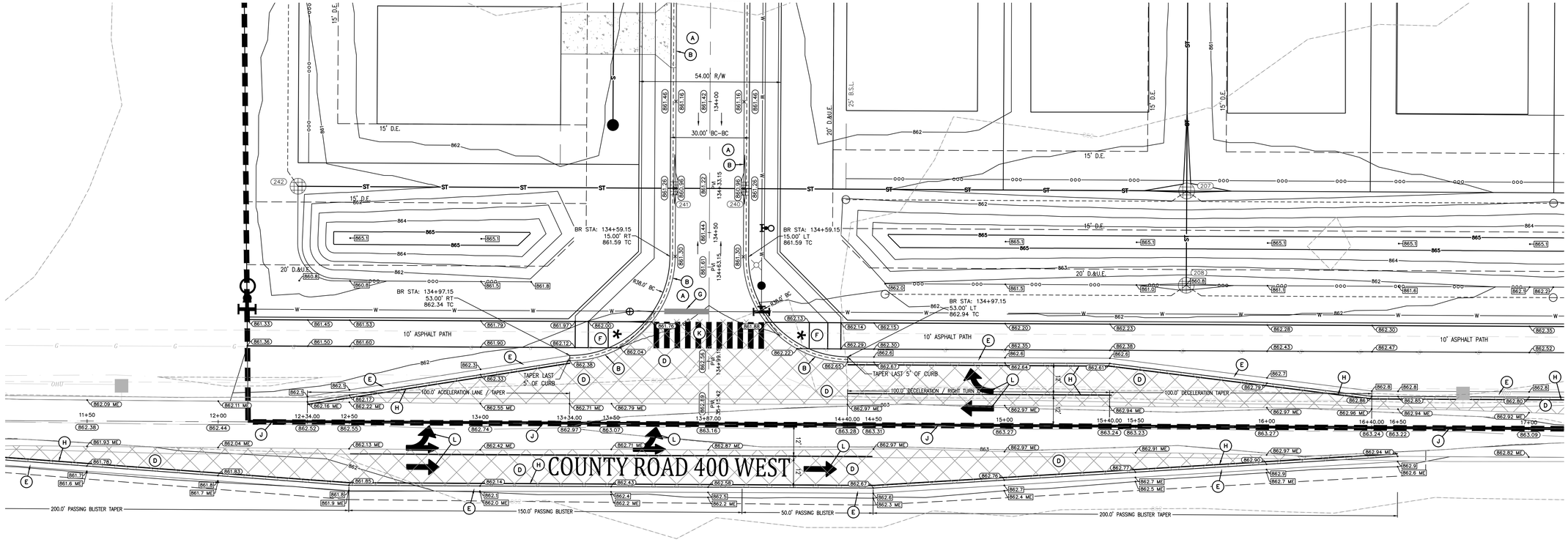
GRAPHIC SCALE
0' 20' 40' 60'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
Ⓢ	SANITARY MANHOLE	Ⓢ XXX
ST	STORM MANHOLE	ST XXX
	STORM INLET	XXX
	STORM END SECTION	XXX



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DATE	DESCRIPTION	BY

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HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
ENTRANCE & STRIPING PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

AKM, DAW	
CHECKED BY	JOB NUMBER
RJC	2501-644-A
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	

SHEET

C3.00

ENTRANCE & STRIPING PLAN

Plot Date: Oct 02, 2025 Plot Time: 10:27am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill – Section 2\Design\CAD\2501-644-A Entrance Plan.dwg, Layout: C3.00 By: jcoyle

LEGEND:

EXISTING		PROPOSED
———	RIGHT-OF-WAY LINE	———
— — — — —	EASEMENT LINE	— — — — —
— ——— —	SETBACK LINE	— ——— —
——— — ———	CENTERLINE	——— — ———

BR – BEGIN RADIUS
CL – CENTERLINE

TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKINGS)

ROAD WORK AHEAD — ROAD WORK AHEAD (W20-1)
W20-1

END ROAD WORK — END CONSTRUCTION (G20-2)
G20-2

CHANNELIZATION DEVICES (DRUMS OR BARRICADES) WITH STEADY BURN LIGHTS

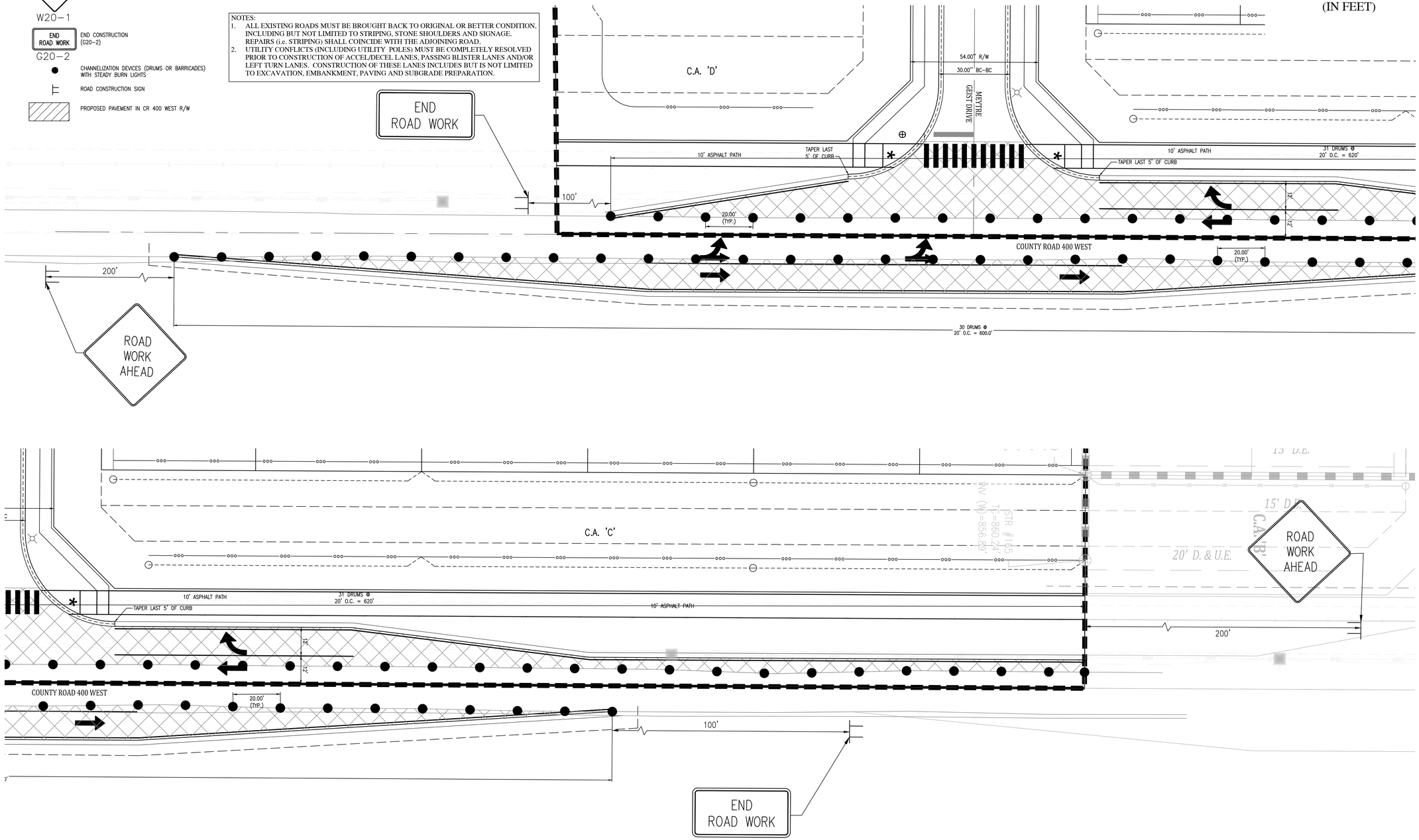
ROAD CONSTRUCTION SIGN

PROPOSED PAVEMENT IN CR 400 WEST R/W

GENERAL NOTES

1. CONTRACTOR SHALL ERECT AND MAINTAIN ALL NECESSARY SIGNS, DRUMS, DETOUR SIGNS AND WARNING DEVICES REQUIRED TO SAFELY DIRECT TRAFFIC OVER OR AROUND THE PART OF THE ROADWAY WHERE PERMITTED OPERATIONS ARE TO BE DONE SO LONG AS THE WORK DOES NOT INTERFERE WITH TRAFFIC, IN ACCORDANCE WITH SECTION "VI" OF THE INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ROUTINE INSPECTIONS OF THE TRAFFIC CONTROL ZONE AND TRAFFIC CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. TRAFFIC CONTROL DEVICES REQUIRING REPAIR OR MAINTENANCE SHALL BE REPAIRED OR REPLACED IMMEDIATELY. INSPECTIONS SHALL BE SCHEDULED DURING DAYLIGHT HOURS AS WELL AS DAYLIGHT HOURS.
3. ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION.
4. ALL EXISTING PAVEMENT MARKINGS WITHIN THE LIMITS OF ROAD IMPROVEMENTS WILL NEED TO BE REPLACED WITH THERMOPLASTIC MARKINGS.

NOTES:
1. ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
2. UTILITY CONFLICTS (INCLUDING UTILITY POLES) MUST BE COMPLETELY RESOLVED PRIOR TO CONSTRUCTION OF ACCEL/DECEL LANES, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING AND SUBGRADE PREPARATION.



GRAPHIC SCALE
0' 20' 40' 60'
(IN FEET)

KNOW WHAT'S BELOW.
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REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
MAINTENANCE OF TRAFFIC

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
CHECKED BY RJC	
DATE OCTOBER 2, 2025	
SCALE AS SHOWN	
SHEET	

C3.01
MAINTENANCE OF TRAFFIC

Plot Date: Oct 02, 2025 Plot Time: 10:28am File Name: W:\MI Homes\2501-644-A MI Homes Helms Mill - Section 2\Design\CAD\2501-644-AMaintenance of Traffic.dwg, Layout: C3.01 MOT By: jcoyle

GENERAL NOTES

1. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
4. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH MCCORDSVILLE CONSTRUCTION STANDARDS AND ALL OTHER ORDINANCES WHICH PERTAIN TO THIS TYPE OF WORK.
5. NO CHANGES IN OR DEPARTURE FROM THE PLANS OR SPECIFICATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL, IN WRITING, BY THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL FEDERAL, STATE, COUNTY AND LOCAL PERMITS, OR ANY OTHER PERMITS REQUIRED.
7. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS, AND CONTACT ALL UTILITY COMPANIES TO LOCATE ALL MAINS, CONDUITS, SERVICE LINES, ETC., IN THE CONSTRUCTION AREA, AND SHALL PROTECT ALL SUCH UTILITIES DURING CONSTRUCTION.
8. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL NOTIFY THE OWNERS, AND/OR THE OWNER'S ENGINEER, SO THAT AN INSPECTOR MAY BE PRESENT.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE OWNER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
10. THE ENGINEER SHALL BE NOTIFIED OF ALL FIELD TILE LOCATED ON THE SITE DURING CONSTRUCTION. ALL SUCH FIELD TILE SHALL BE INCORPORATED INTO THE STORM SEWER SYSTEM SO THAT IT REMAINS IN WORKING CONDITION.
11. ALL ACCESSIBLE HANDICAP PATHWAYS, SIDEWALKS AND DRIVE CROSSINGS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). HANDICAP RAMPS SHALL NOT EXCEED 1/12 SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
12. ALL PAVEMENT STRIPING SHALL BE IN FULL CONFORMANCE WITH THE INDIANA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

GRAPHIC SCALE

0' 20' 40' 60'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
(S)	SANITARY MANHOLE	(XXX)
(ST)	STORM MANHOLE	(XXX)
	STORM INLET	(XXX)
	STORM END SECTION	(XXX)

ABBREVIATIONS:

BR – BEGIN RADIUS
CL – CENTERLINE
GUT – GUTTER GRADE
HP – HIGH POINT
LP – LOW POINT
ME – MATCH EXISTING GRADE
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PVI – POINT OF VERTICAL INTERSECTION
R – RADIUS
TC – TOP OF CURB/TOP OF CASTING GRADE

PLAN NOTES:

(A) LOCAL ROAD PAVEMENT SECTION D=12"
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

(B) 2' CONCRETE ROLL CURB & GUTTER
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

(C) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15"
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

(D) COLLECTOR ROAD PAVEMETN SECTION D=18"
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 2 OF 10

(E) 2' WIDE STONE SHOULDER (6" OF #53 STONE)
AT 1/4" PER FOOT SLOPE

(F) CURB RAMP LOCATION
TACTILE STRIPS SHALL BE BLACK
SEE TOWN OF McCORDSVILLE STANDARDS
ON SHEET 5 OF 10

BACK OF ROLL CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE. FOR 30' WIDE STREET (BC-BC) THE BACK OF CURB GRADE IS 0.03' HIGHER THAN THE PROFILE GRADE.

SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%

* TOP OF CURB ELEVATIONS SHOWN IN THIS LOCATION IS FOR TYPICAL CURB. ACTUAL CURB TOP OF DEPRESSED HANDICAP RAMP AT THIS POINT

(G) PAINTED 2' WIDE WHITE STOP BAR

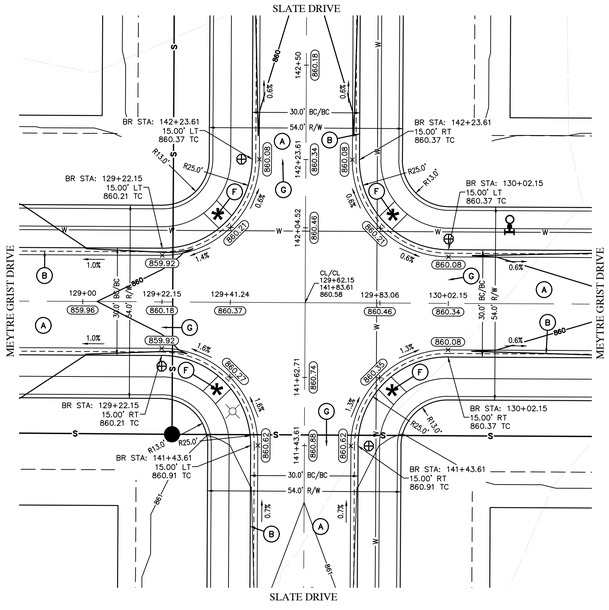
(H) 4" WHITE THERMOPLASTIC LINE

(I) 4" YELLOW THERMOPLASTIC LINE

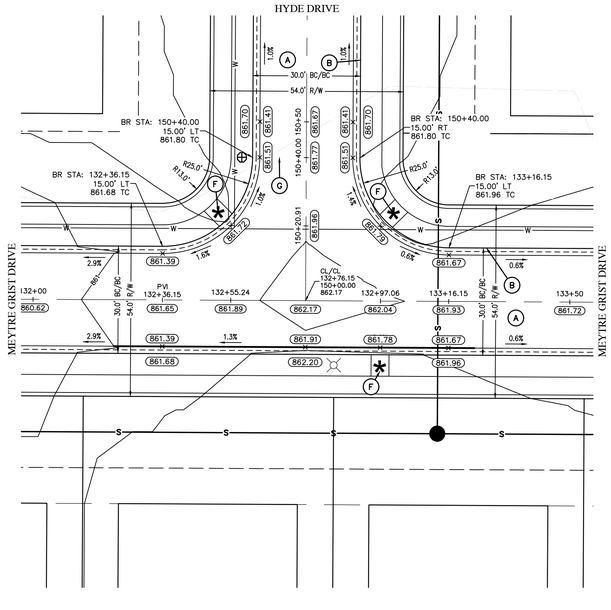
(J) 4" DOUBLE YELLOW THERMOPLASTIC LINE

(K) "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

(L) WHITE THERMOPLASTIC TRAFFIC ARROW



MEYTRE GRIST DRIVE & SLATE DRIVE - SECTION 2
SCALE: 1" = 20'



MEYTRE GRIST DRIVE & HYDE DRIVE - SECTION 2
SCALE: 1" = 20'

HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
INTERSECTION DETAILS

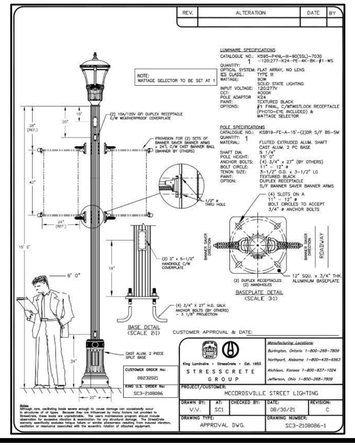
DRAWN BY	JOB NUMBER
AKM, DAW	2501-644-A
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	

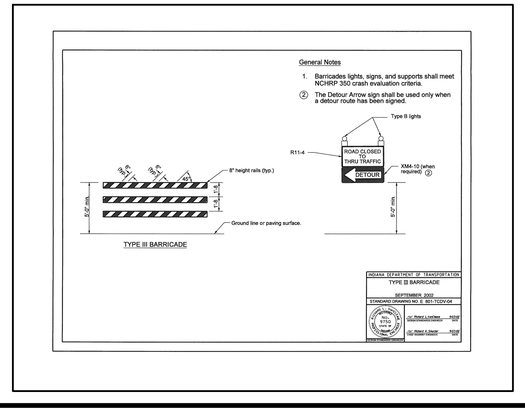
SHEET

C3.02

INTERSECTION DETAILS

FOR CONTINUATION SEE SHEET C1.02





Indiana 811
KNOW WHAT'S BELOW.
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

STANDARD LEGEND:

NOTE: NOT ALL LEGEND ITEMS REPRESENTED ON PLAN SHEET. SEE EXISTING CONDITIONS PLAN FOR EXISTING ITEMS LEGEND.

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- CONTOUR, MAJOR (800)
- CONTOUR, MINOR (799)
- SUBSURFACE DRAIN
- SWALE / FLOWLINE
- FLOW ARROW
- FENCE
- TREE LINE
- DATA LINE (D)
- ELECTRICAL LINE (E)
- GAS MAIN (G)
- WATER MAIN (W)
- FORCE MAIN (FM)
- SANITARY SEWER (S)
- SANITARY MANHOLE (XXX)
- CLEANOUT
- STORM SEWER (ST)
- STORM CULVERT (ST)
- STORM MANHOLE (XXX)
- STORM INLET (XXX)
- STORM END SECTION (XXX)
- FIRE HYDRANT
- FIRE HYDRANT / VALVE
- WATER VALVE
- UTILITY POLE
- TRAFFIC POLE
- HANDHOLE
- VAULT
- DATA MANHOLE
- LIGHT
- SIGN

(OR) (CITIZENS)

SIGNAGE LEGEND:

- STOP SIGN — STOP R1-1
- SPEED LIMIT SIGN — 25 MPH W13-1P
- STREET NAME SIGN
- STREET LIGHT
- END OF ROAD MARKER: TYPE III CONSTRUCTION BARRICADE PER INDOT SPECIFICATIONS (SEE DETAIL THIS SHEET)

NOTE:
LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF SANITARY SEWER FACILITIES.

NOTE:
ALL DIRECTIONAL SIGNS MUST BE APPROVED BY MCCORDSVILLE ENGINEERING PRIOR TO MANUFACTURE.

ALL SIGNS TO BE INSTALLED WITHIN 5-WORKING DAYS OF THE BINDER COURSE OF ASPHALT BEING INSTALLED.

SHOP DRAWINGS SHALL BE SUBMITTED TO MCCORDSVILLE ENGINEERING FOR ALL SIGNS.

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

HELMS MILL SECTION 2
MCCORDSVILLE, INDIANA
TRAFFIC CONTROL & LIGHTING PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2501-644-A
AKM, DAW	
CHECKED BY	
RJC	
DATE	
OCTOBER 2, 2025	
SCALE	
AS SHOWN	

SHEET

C3.03

TRAFFIC CONTROL & LIGHTING PLAN