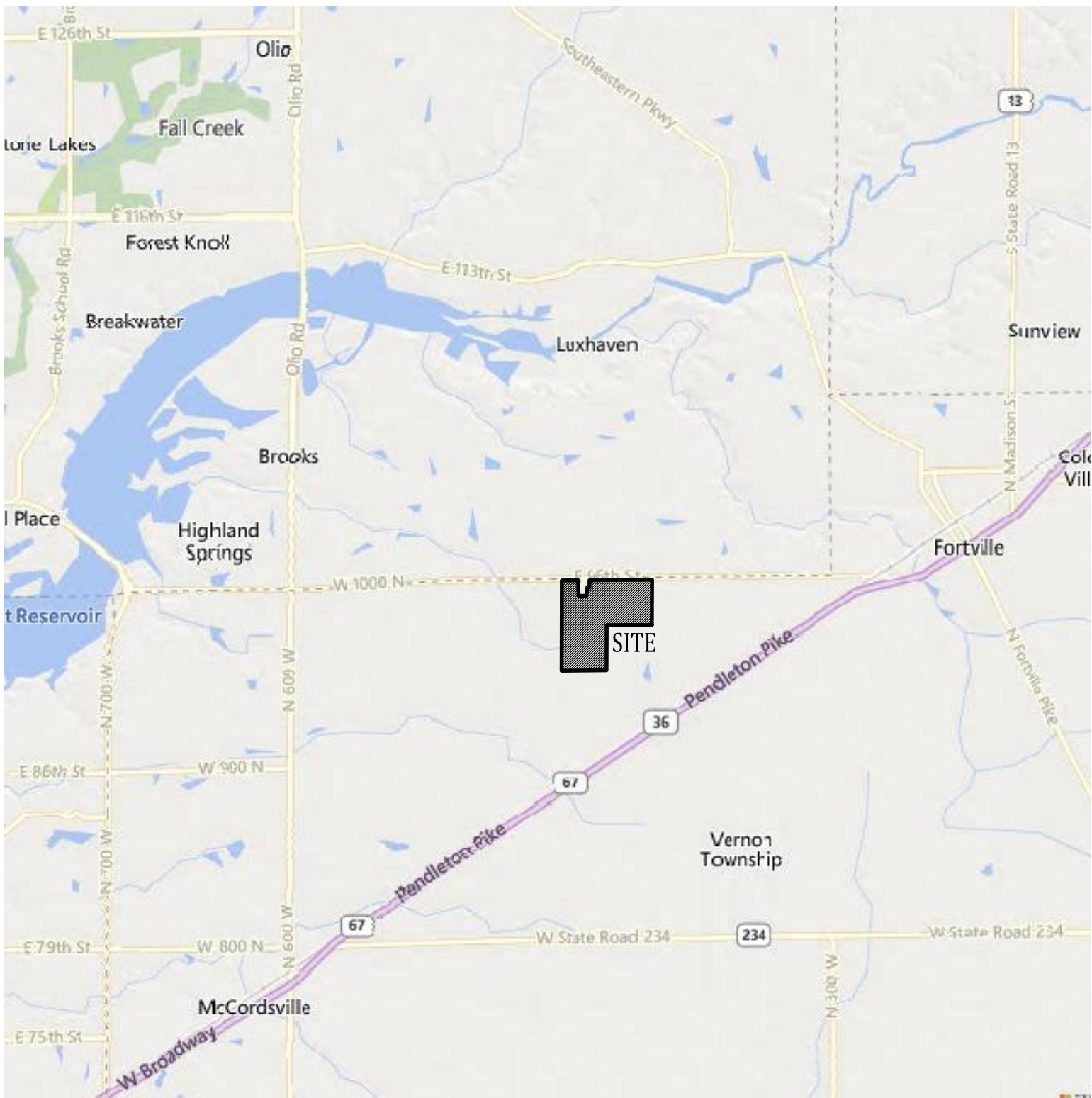
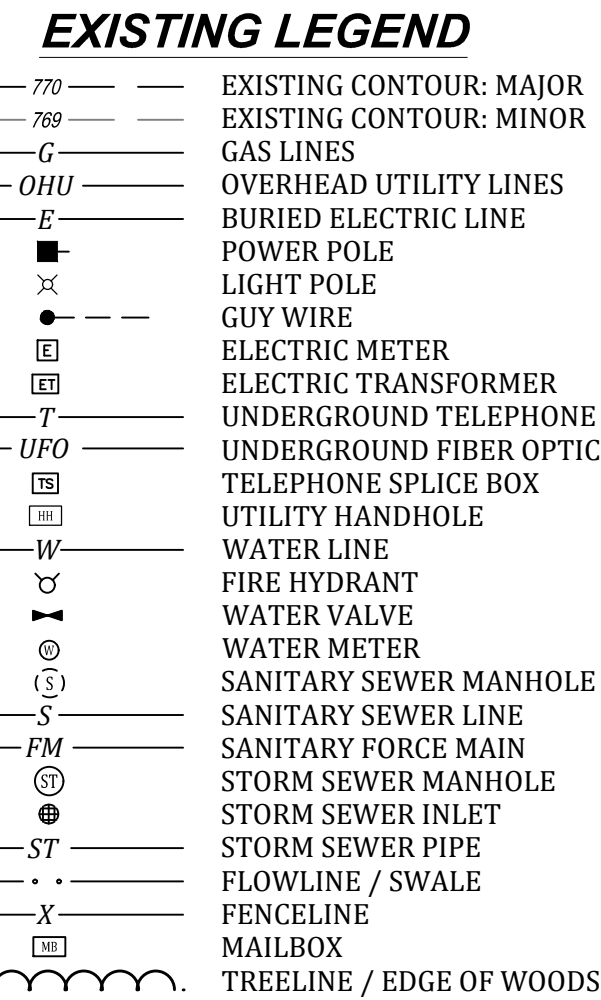


HELM'S MILL - PRELIMINARY PLAN

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





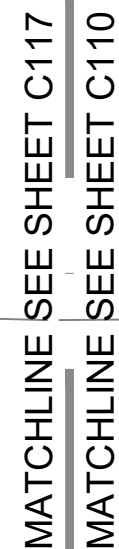
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TBM #1 - ELEV. = 864.23'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 1220' +/- S. OF
THE INTERSECTION OF CO. RD. 400 W AND 96TH STREET, 15' +/-
W. CENTERLINE CO. RD. 400 W



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

TBM #5 - ELEV. = 860.10'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 35' E. GRAVE
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



MATCHLINE SEE SHEET C110
MATCHLINE SEE SHEET C111

<div><p>BANNING ENGINEERING</p><p>853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, N. 46168</p><p>BUS: (317) 707-3700; FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com</p></div>	<div><p><i>Robert J. Jason</i></p></div>		EXISTING TOPOGRAPHY			
			HELM'S MILL - MCCORDSVILLE			
			VERNON TOWNSHIP			
			HANCOCK COUNTY, INDIANA			
			Designed: _____	RUC	Sym. _____	Revisions _____
			Drawn: _____	RUC		Date _____
		Checked: _____	RUC			
		Scale: _____	1" = 50'			
		Date: _____	08-25-2023			
Project No: 23138						
Sheet No:						
C110						



- | | |
|-----------------|--------------------------|
| 770 | EXISTING CONTOUR: MAJOR |
| 789 | EXISTING CONTOUR: MINOR |
| G | GAS LINES |
| OHU | OVERHEAD UTILITY LINES |
| E | BURIED ELECTRIC LINE |
| ■ | POWER POLE |
| ⚡ | LIGHT POLE |
| ● — ● — ● — ● — | GUY WIRE |
| ET | ELECTRIC METER |
| ET | ELECTRIC TRANSFORMER |
| T | UNDERGROUND TELEPHONE |
| UFO | UNDERGROUND FIBER OPTIC |
| TS | TELEPHONE SPLICER BOX |
| HT | UTILITY HANDHOLE |
| W | WATER LINE |
| ⚓ | FIRE HYDRANT |
| ⚓ | WATER VALVE |
| ⊙ | WATER METER |
| ⊙ | SANITARY SEWER MANHOLE |
| S | SANITARY SEWER LINE |
| FM | STORM SEWER MAIN |
| ⊙ | STORM SEWER MANHOLE |
| ⊙ | STORM SEWER INLET |
| ST | STORM SEWER PIPE |
| .. | FLOWLINE / SWALE |
| X | FENCELINE |
| MB | MAILBOX |
| ~~~~~ | TREELINE / EDGE OF WOODS |

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W. CENTERLINE CO. RD. 400 W

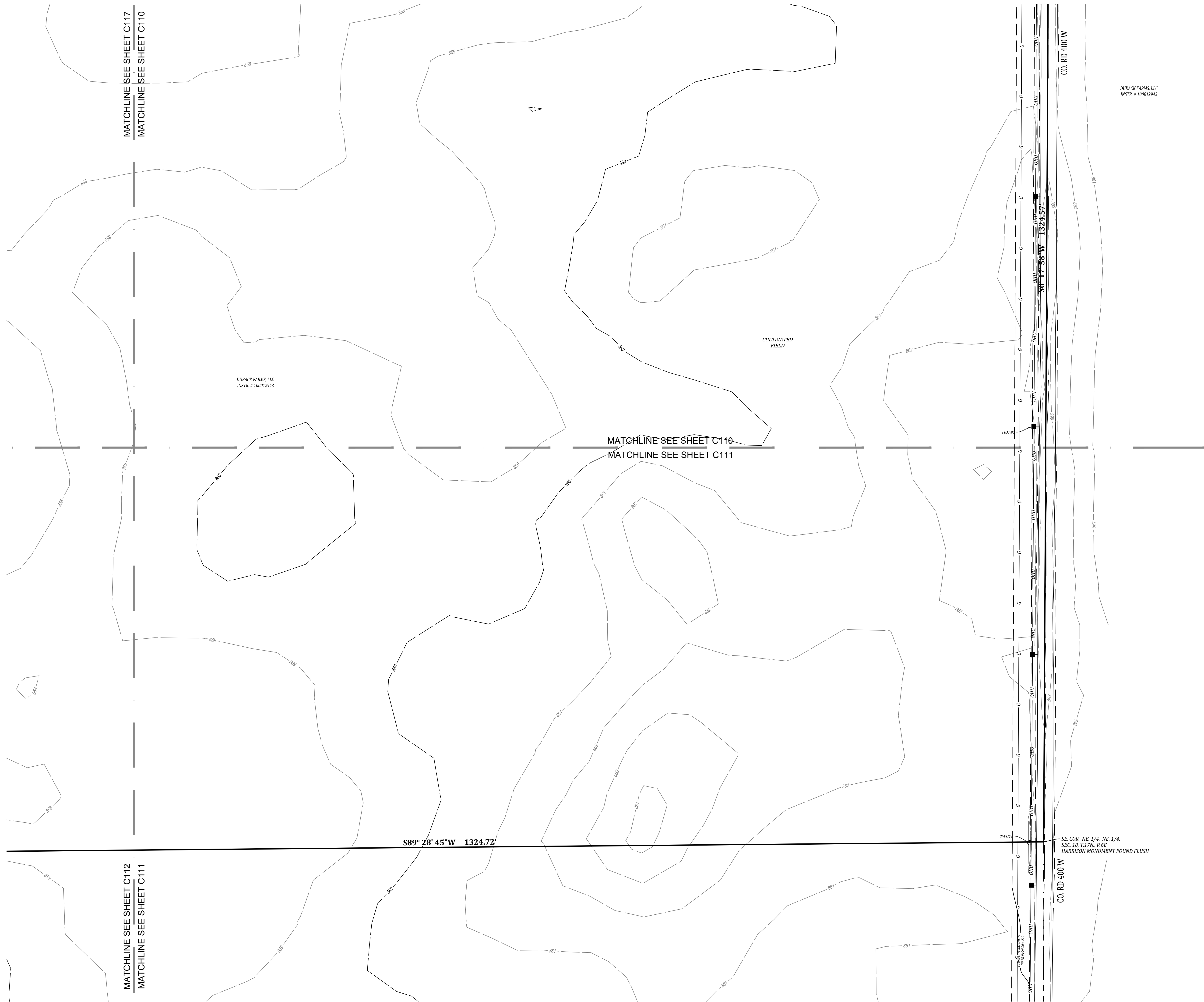
TBM #2 - ELEV. = 863.56'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 45' +/- S. OF THE
CENTERLINE 96TH STREET, 20' +/- W. OF THE CENTERLINE 400 W

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

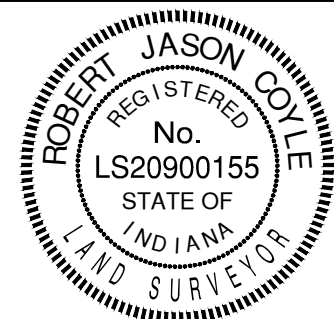
TBM #5 - ELEV. = 860.10'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 35' E. GRAVEL
DRIVE AT ADDRESS 4263 W CO RD 1000 N, 20' S OF THE
CENTERLINE 96TH STREET

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



DURACK FARMS, LLC
INSTR. # 100012943

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



BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168

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Revisions		Date
Sym.	R/C	
Designed:	R/C	
Drawn:	R/C	
Checked:	R/C	
Scale:		
Date:	1" = 50'	
	08-25-2023	

Project No:	23138
Sheet No:	

C111



- | | |
|-------|--------------------------|
| 770 | EXISTING CONTOUR: MAJOR |
| 789 | EXISTING CONTOUR: MINOR |
| G | GAS LINES |
| OHU | OVERHEAD UTILITY LINES |
| E | BURIED ELECTRIC LINE |
| ■ | POWER POLE |
| ⌂ | LIGHT POLE |
| —●— | GUY WIRE |
| ET | ELECTRIC METER |
| ET | ELECTRIC TRANSFORMER |
| T | UNDERGROUND TELEPHONE |
| UFO | UNDERGROUND FIBER OPTIC |
| TS | TELEPHONE SPLICER BOX |
| HT | UTILITY HANDHOLE |
| W | WATER LINE |
| ⌂ | FIRE HYDRANT |
| ⌂ | WATER VALVE |
| ⊙ | WATER METER |
| ⊙ | SANITARY SEWER MANHOLE |
| S | SANITARY SEWER LINE |
| FM | STORM SEWER MAIN |
| ⊙ | STORM SEWER MANHOLE |
| ⊙ | STORM SEWER INLET |
| ST | STORM SEWER PIPE |
| .. | FLOWLINE / SWALE |
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| ~~~~~ | TREELINE / EDGE OF WOODS |

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ADDRESS 15562 E. 96TH STREET, 20' S. CENTERLINE OF 96TH
STREET

TBM #5 - ELEV. = 860.10'
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DRIVE AT ADDRESS 4263 W CO RD 1000 N, 20' S OF THE
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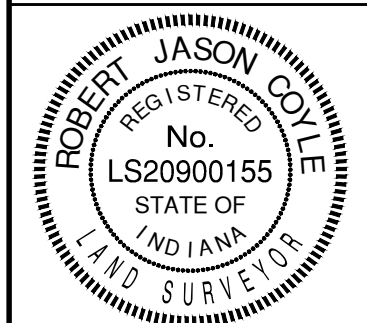
TBM #6 - ELEV. = 860.88'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 750'+/- W OF
CENTERLINE OF OUTRIPPERS DRIVE, 16' N CENTERLINE 96TH
STREET



DURACK FARMS,
INSTR. # 100012

Revisions	Date
Designed: R/C	
Drawn: R/C	
Checked: R/C	
Scale: 1" = 50'	
Date: 08-15-2023	

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



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WEB: www.BanningEngineering.com

Project No:	23138
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Sheet No:

C112



- | | |
|---------|--------------------------|
| — 770 — | EXISTING CONTOUR: MAJOR |
| — 789 — | EXISTING CONTOUR: MINOR |
| — G — | GAS LINES |
| — OHU — | OVERHEAD UTILITY LINES |
| — E — | BURIED ELECTRIC LINE |
| ■ | POWER POLE |
| ⊗ | LIGHT POLE |
| ● — — — | GUY WIRE |
| [E] | ELECTRIC METER |
| [T] | ELECTRIC TRANSFORMER |
| — T — | UNDERGROUND TELEPHONE |
| — UFO — | UNDERGROUND FIBER OPTIC |
| [S] | TELEPHONE SPLICER BOX |
| [H] | UTILITY HANDHOLE |
| — W — | WATER LINE |
| ⊗ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊙ | WATER METER |
| (S) | SANITARY SEWER MANHOLE |
| — S — | SANITARY SEWER LINE |
| FM | SANITARY FORCE MAIN |
| (S) | STORM SEWER MANHOLE |
| — ST — | STORM SEWER PIPE |
| — . . — | FLOWLINE / SWALE |
| — X — | FENCELINE |
| [MB] | MAILBOX |
| ~~~~~ | TREELINE / EDGE OF WOODS |

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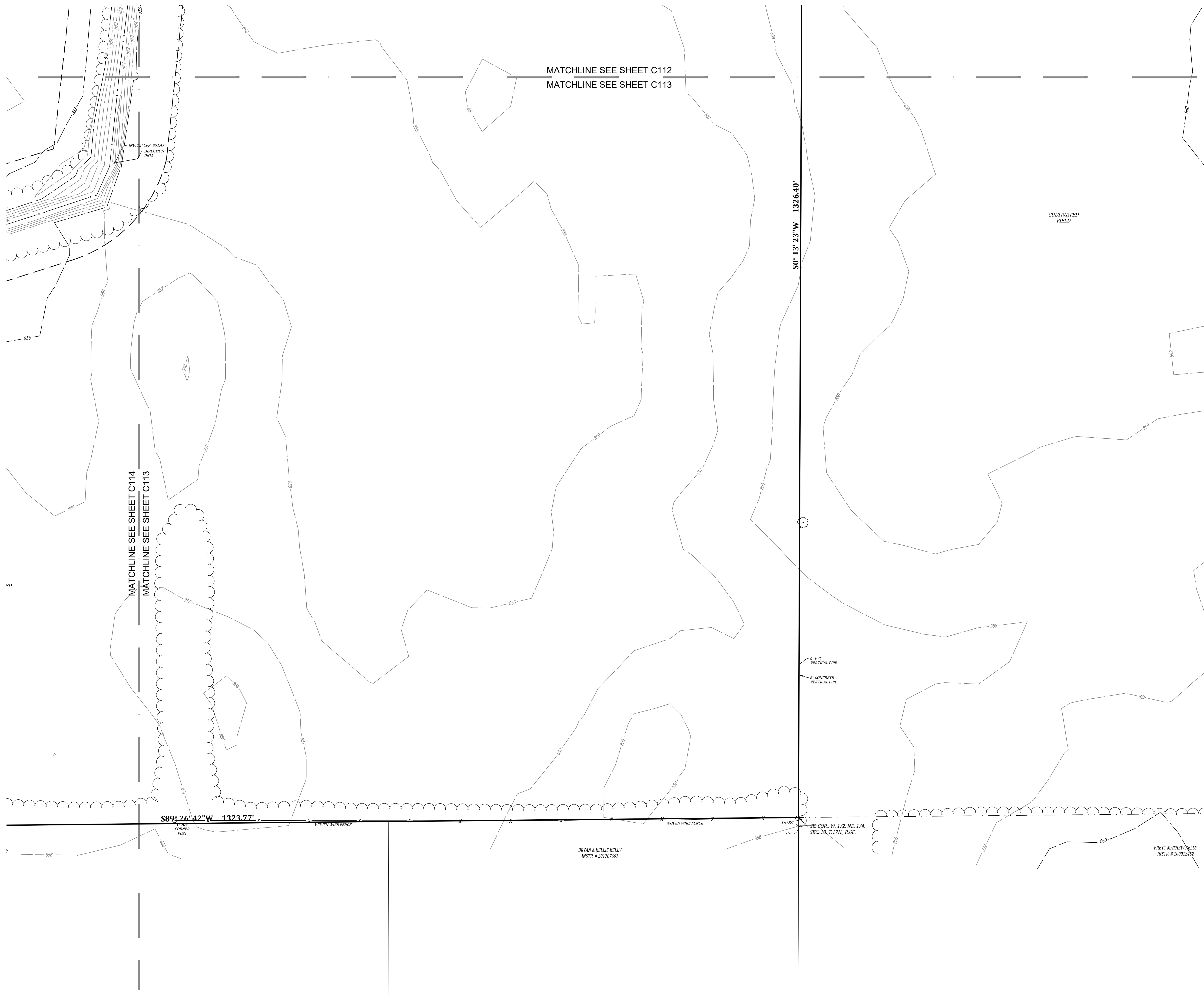
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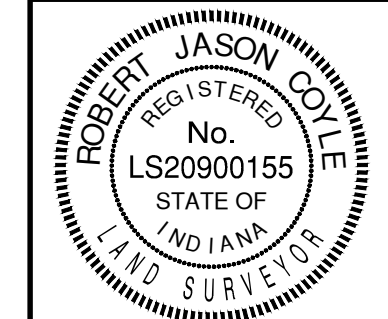
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BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 750'+/- W OF
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STREET



Designed:	Sym.	Revisions	Date
R/C			
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1" = 50'			
Date:			
08-25-2023			

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



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ENGINEERING

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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No:	23138
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Sheet No:

C113



770	EXISTING CONTOUR: MAJOR
789	EXISTING CONTOUR: MINOR
G	GAS LINES
OHU	OVERHEAD UTILITY LINES
E	BURIED ELECTRIC LINE
■	POWER POLE
⚡	LIGHT POLE
● — ● — ● — ● — ● — ● —	GUY WIRE
ET	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
T	UNDERGROUND TELEPHONE
UFO	UNDERGROUND FIBER OPTIC
TS	TELEPHONE SPLICER BOX
HT	UTILITY HANDHOLE
W	WATER LINE
⚓	FIRE HYDRANT
⚓	WATER VALVE
⊙	WATER METER
⊙	SANITARY SEWER MANHOLE
S	SANITARY SEWER LINE
FM	STORM SEWER MAIN
⊙	STORM SEWER MANHOLE
⊙	STORM SEWER INLET
ST	STORM SEWER PIPE
..	FLOWLINE / SWALE
X	FENCELINE
MB	MAILBOX
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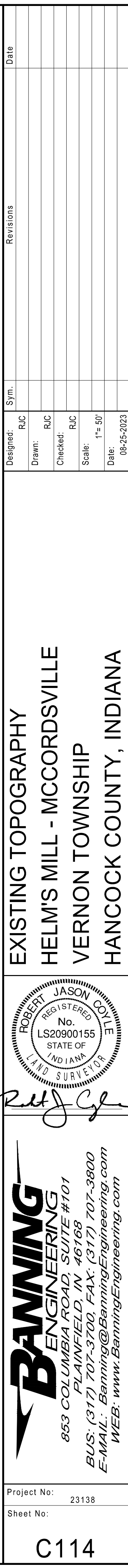
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DRIVE AT ADDRESS 4263 W CO RD 1000 N, 20' S OF THE  
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LEONARD REVOCABLE FAMILY TRUST  
INSTR. # 2009356







770	EXISTING CONTOUR: MAJOR
769	EXISTING CONTOUR: MINOR
G	GAZ LINES
OHU	OVERHEAD UTILITY LINES
E	BURIED ELECTRIC LINE
■	POWER POLE
⚡	LIGHT POLE
—●—	GROUNDWIRE
⚡	ELECTRIC METER
⚡	ELECTRIC TRANSFORMER
T	UNDERGROUND TELEPHONE
UFO	UNDERGROUND FIBER OPTIC
⚡	TELEPHONE SPLICER BOX
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W	WATER LINE
⚡	FIRE HYDRANT
⚡	WATER VALVE
⊙	WATER METER
⊙	SANITARY SEWER MANHOLE
S	SANITARY SEWER LINE
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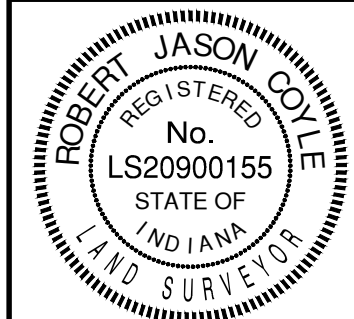
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CENTERLINE 96TH STREET

MATCHLINE SEE SHEET C116
MATCHLINE SEE SHEET C115

CLAYTON PROPERTIES GROUP INC.
INSTR # 202302668

HANCOCK COUNTY, INDIANA



BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168

BUS: (317) 707-3700, FAX: (317) 707-3800
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C115

Designed:	R/C	Revisions	Date
Drawn:	R/C		
Checked:	R/C		
Scale:			
*= 50'			
Date:			
pg. 15 of 2022			



- | | |
|---------|--------------------------|
| — 770 — | EXISTING CONTOUR: MAJOR |
| — 789 — | EXISTING CONTOUR: MINOR |
| — G — | GAS LINES |
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THE INTERSECTION OF CO. RD. 400 W AND 96TH STREET, 15' +/-
W. CENTERLINE CO. RD. 400 W

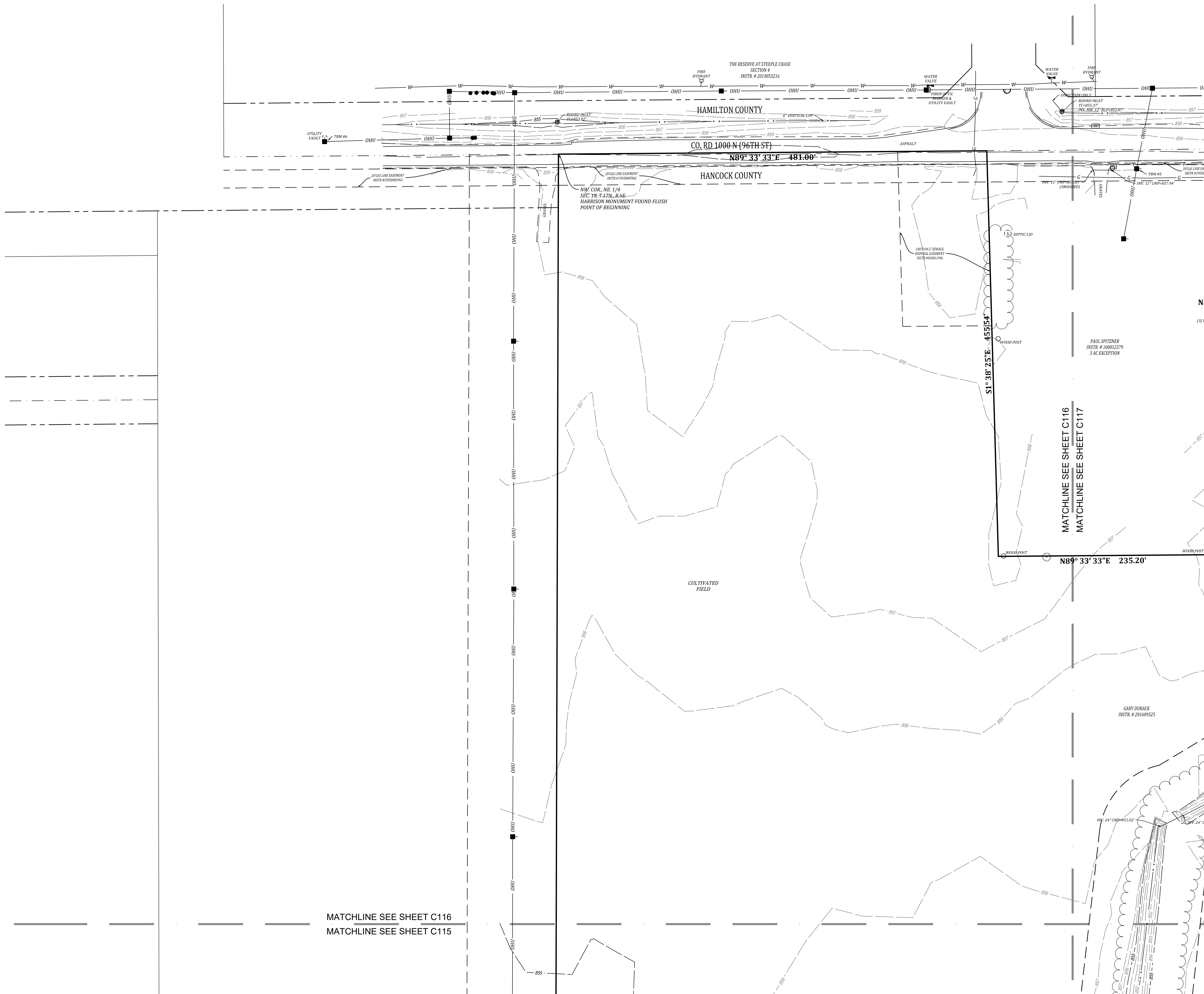
TBM #2 - ELEV. = 863.56'
BENCH TIE SET IN POWER POLE 1' ABOVE GRADE, 45' +/- S. OF THE
CENTERLINE 96TH STREET, 20' +/- W. OF THE CENTERLINE 400 W

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

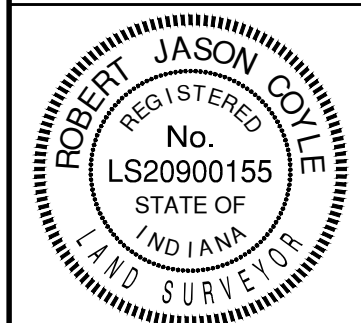
TBM #4 - ELEV :857.08'
CUT X ON N. RIM OF STORM MANHOLE, 145' E. OF GRAVE DRIVE OF
ADDRESS 15562 E. 96TH STREET, 20' S. CENTERLINE OF 96TH
STREET

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



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



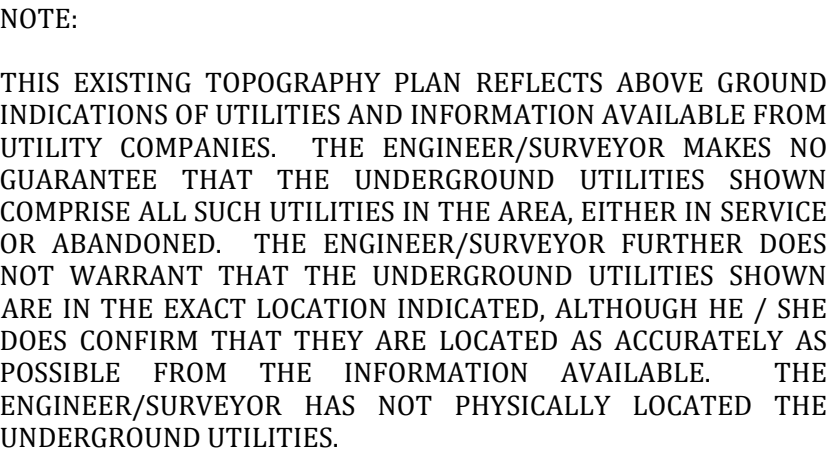
BANNING
ENGINEERING

8553 COLUMBIA ROAD, SUITE #101
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WEB: www.BanningEngineering.com

Project No:	23138
Sheet No:	

C116



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

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



MATCHLINE SEE SHEET C117

MATCHLINE SEE SHEET C110

MATCHLINE SEE SHEET C117

MATCHLINE SEE SHEET C112


Sym.		Revisions	Date
Designed:	R/C		
Drawn:	R/C		
Checked:	R/C		
Scale:	1" = 50'		
Date:	08-25-2023		

EXISTING TOPOGRAPHY


HELM'S MILL - MCCORDSVILLE

VERNON TOWNSHIP

HANCOCK COUNTY, INDIANA



Robert J. Coyne



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ENGINEERING

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Project No:	23138
Sheet No:	C117



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
- Electric Meter
- Electric Transformer
- Underground Telephone
- Underground Fiber Optic
- Telephone Splice Box
- Utility Handhole
- Water Line
- Fire Hydrant
- Water Valve
- Water Meter
- Sanitary Sewer Manhole
- Sanitary Sewer Line
- Sanitary Force Main
- Storm Sewer Manhole
- Storm Sewer Inlet
- Storm Sewer Pipe
- Flowline / Swale
- Fence Line
- Mailbox
- TREELINE / EDGE OF WOODS

NOTE:

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PROPOSED LEGEND

- CURB WITH UNDERDRAIN
- STORM SEWER
- STORM MANHOLE
- CURB INLET
- STORM INLET
- STORM ENDSECTON
- SANITARY SEWER
- SANITARY MANHOLE
- WATER MAIN
- FIRE HYDRANT
- STREET LIGHT
- STOP SIGN
- COMMON AREA
- RIGHT-OF-WAY
- ACRES
- SQUARE FEET
- BUILDING LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT
- BC-BC BACK OF CURB TO BACK OF CURB

HELM'S MILL:
SITE PLAN SUMMARY:

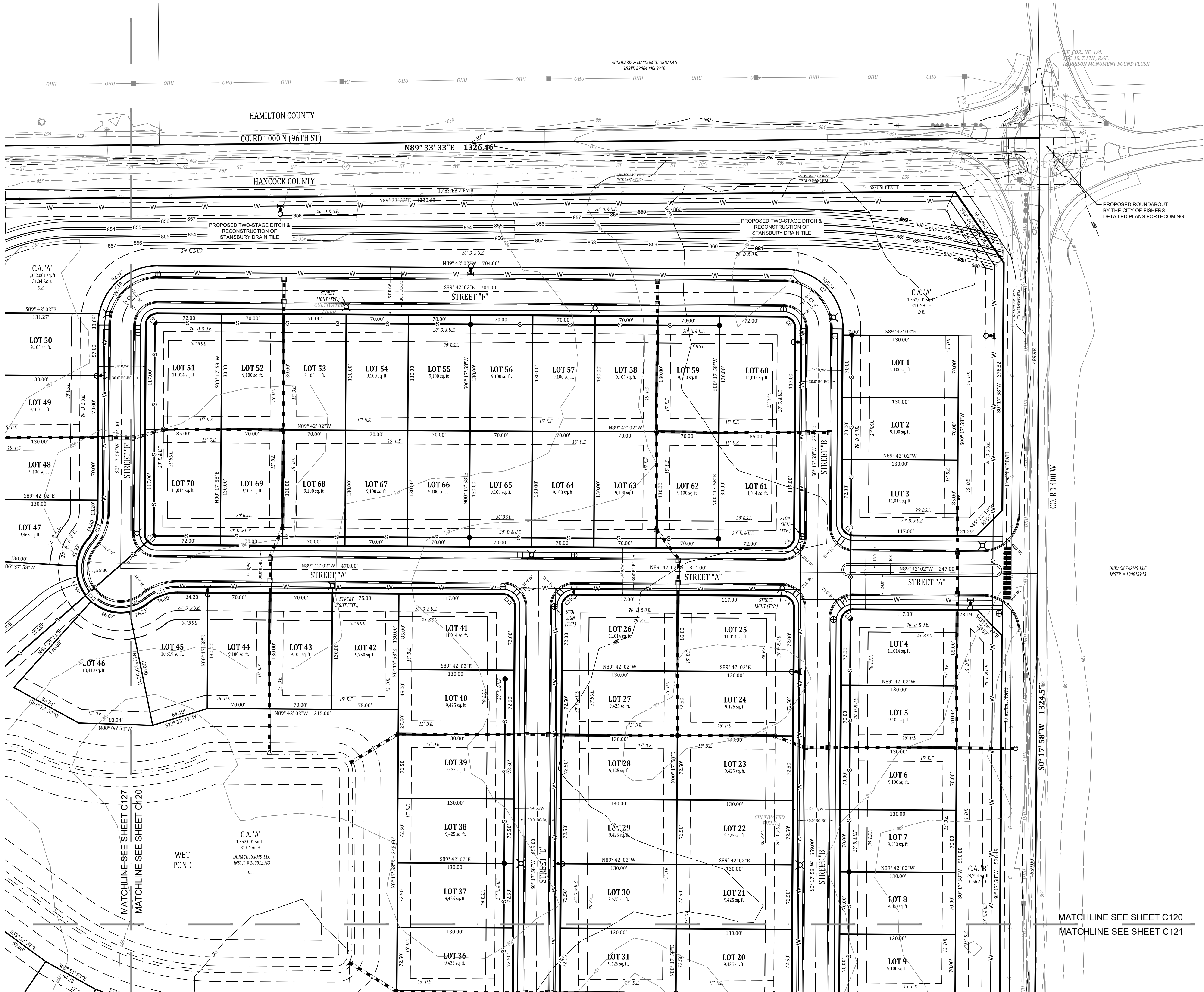
TOTAL AREA: 118.06 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 234
DENSITY: 2.0 UNITS PER ACRE
TOTAL LOT AREA: 51.17 ACRES ± (43%)
TOTAL COMMON AREA: 48.02 ACRES ± (41%)
TOTAL RIGHT-OF-WAY AREA: 18.88 ACRES ± (16%)

MIN. LOT AREA: 8,450 S.F.
MIN. LOT WIDTH: 65'
FBSL: 30'
SBSL: 6'
RBSL: 20'

SUBDIVISION STREET WIDTH: 30'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF SUBDIVISION STREETS
MEASURED AT CENTERLINE: 11,706 L.F.
C.R. W. 1000 N. - 60' 1/2 R/W
C.R. N. 400 W. - 40' 1/2 R/W

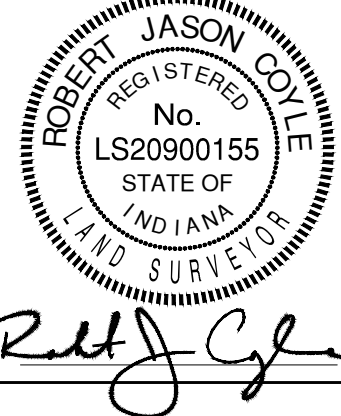
POND AREA AT NORMAL POOL = 7.71 AC. ±

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



MATCHLINE SEE SHEET C120
MATCHLINE SEE SHEET C121

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



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Project No: 23138
Sheet No:



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
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- TELEPHONE SPlice BOX
- UTILITY HANDHOLE
- W WATER LINE
- W FIRE HYDRANT
- W WATER VALVE
- W WATER METER
- S SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- FM SANITARY FORCE MAIN
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER PIPE
- FLOWLINE / SWALE
- X FENCELINE
- MAILBOX
- TREELINE / EDGE OF WOODS

NOTE:

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PROPOSED LEDEND

- CURB WITH UNDERDRAIN
- STORM SEWER
- STORM MANHOLE
- CURB INLET
- STORM INLET
- STORM ENDSECTION
- SANITARY SEWER
- SANITARY MANHOLE
- WATER MAIN
- FIRE HYDRANT
- STREET LIGHT
- STOP SIGN
- COMMON AREA
- RIGHT-OF-WAY
- ACRES
- SQ. FT.
- B.L.
- D.E.
- S.S.E.
- U.E.
- BC-BC
- BACK OF CURB TO BACK OF CURB

HELM'S MILL:
SITE PLAN SUMMARY:

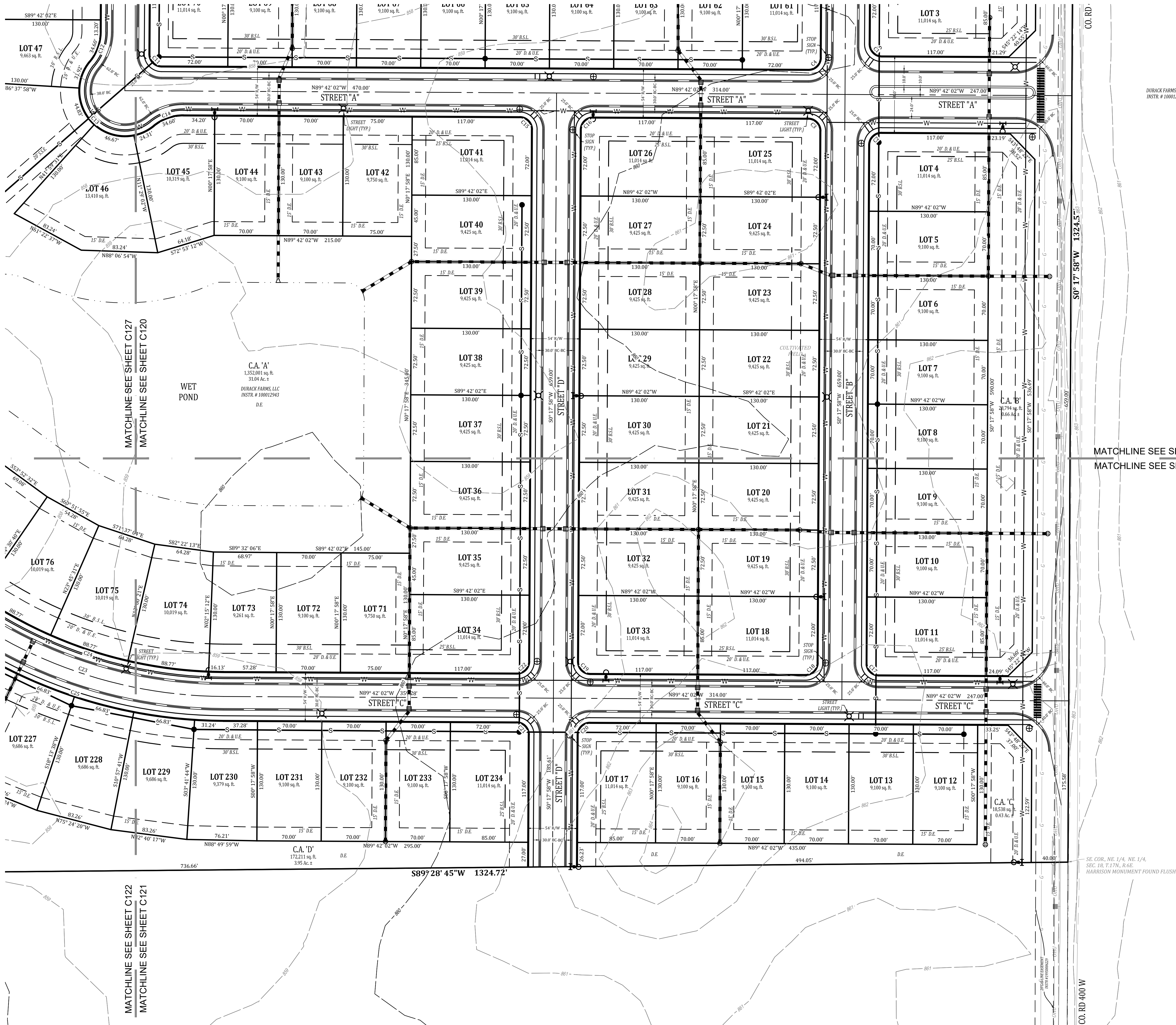
TOTAL AREA: 118.06 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 234
DENSITY: 2.0 UNITS PER ACRE
TOTAL LOT AREA: 51.17 ACRES ± (43%)
TOTAL COMMON AREA: 48.02 ACRES ± (41%)
TOTAL RIGHT-OF-WAY AREA: 18.88 ACRES ± (16%)

MIN. LOT AREA: 8,450 S.F.
MIN. LOT WIDTH: 65'
FBSL: 30'
SBSL: 6'
RBSL: 20'

SUBDIVISION STREET WIDTH: 30'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF SUBDIVISION STREETS
MEASURED AT CENTERLINE: 11,706 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 = 7.71 AC. ±

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

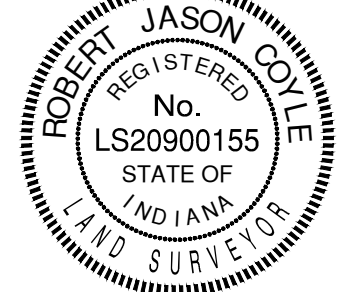


DURACK FARMS, LLC
INSTR. # 100012943

MATCHLINE SEE SHEET C120
MATCHLINE SEE SHEET C121

PRELIMINARY PLAN

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



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Project No: 23138
Sheet No:

C121



EXISTING LEGEND

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

NOTE:

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PROPOSED LEGEND

- CURB WITH UNDERDRAIN
- STORM SEWER
- STORM MANHOLE
- CURB INLET
- STORM INLET
- STORM ENDSECTION
- SANITARY SEWER
- SANITARY MANHOLE
- WATER MAIN
- FIRE HYDRANT
- STREET LIGHT
- STOP SIGN
- COMMON AREA
- RIGHT-OF-WAY
- ACRES
- SQUARE FEET
- BUILDING LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT
- BC-BC BACK OF CURB TO BACK OF CURB

HELM'S MILL:
SITE PLAN SUMMARY:

TOTAL AREA: 118.06 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 234
DENSITY: 2.0 UNITS PER ACRE
TOTAL LOT AREA: 51.17 ACRES ± (43%)
TOTAL COMMON AREA: 48.02 ACRES ± (41%)
TOTAL RIGHT-OF-WAY AREA: 18.88 ACRES ± (16%)

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FBSL: 30'
BSL: 6'
RBSL: 20'

SUBDIVISION STREET WIDTH: 30'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF SUBDIVISION STREETS
MEASURED AT CENTERLINE: 11,706 L.F.
C.R. N. 1000 N. - 60' 1/2 R/W
C.R. N. 400 W. - 40' 1/2 R/W

POND AREA AT NORMAL POOL = 7.71 AC. ±

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



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

REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

BANNING
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Project No: 23138
Sheet No:

C122

Revisions	
Sym.	Date
R/C	
R/C	
R/C	
R/C	
1" = 50'	
Date:	08-25-2023



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
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- TELEPHONE SPlice BOX
- UTILITY HANDHOLE
- W WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- FM SANITARY FORCE MAIN
- STORM SEWER MANHOLE
- STORM SEWER INLET
- ST FLOWLINE / SWALE
- X FENCELINE
- MAILBOX
- TREELINE / EDGE OF WOODS

NOTE:

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PROPOSED LEGEND

- 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
- 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
- BC-BC BACK OF CURB TO BACK OF CURB

HELM'S MILL:
SITE PLAN SUMMARY:

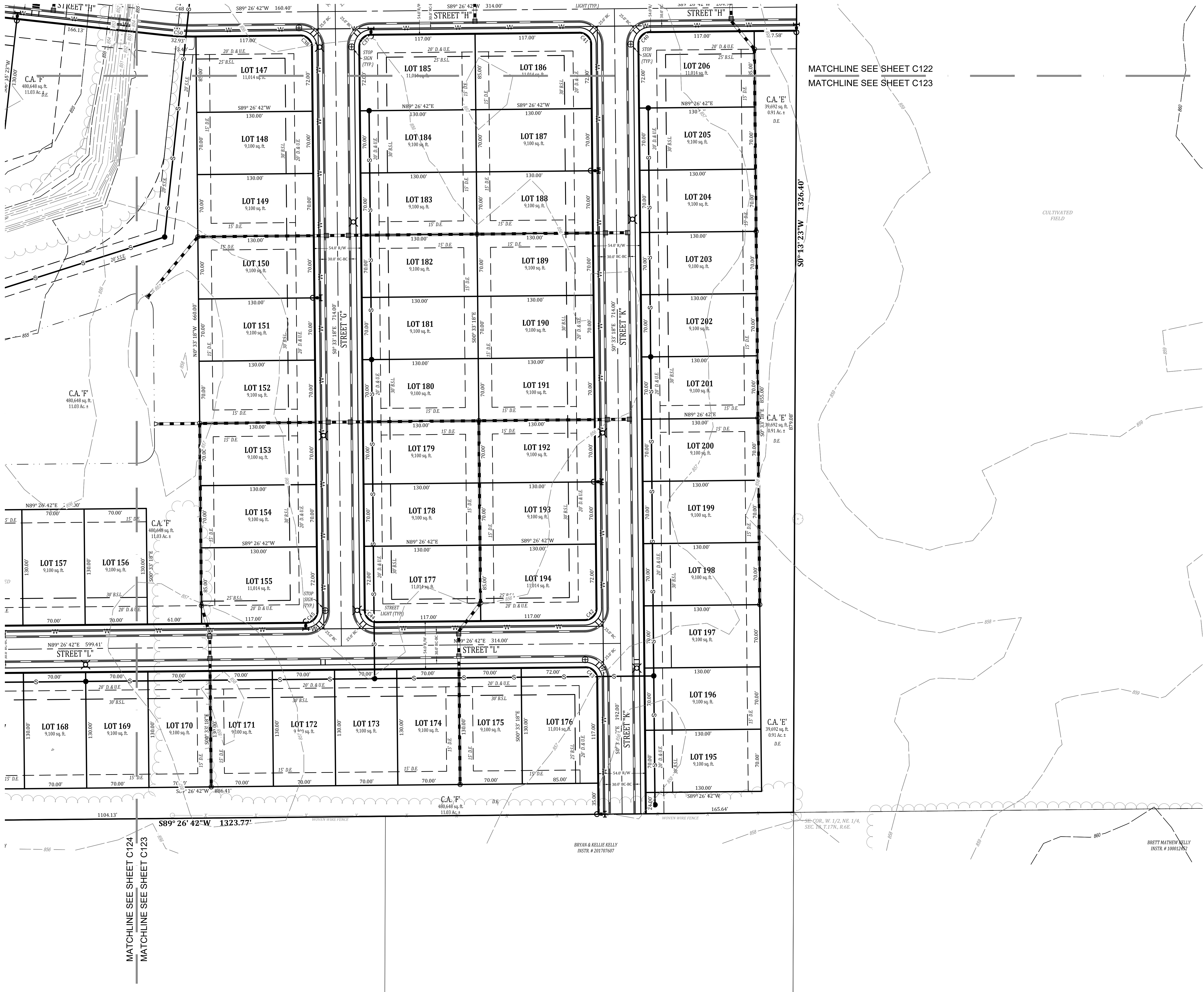
TOTAL AREA: 118.06 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 234
DENSITY: 2.0 UNITS PER ACRE
TOTAL LOT AREA: 51.17 ACRES ± (43%)
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TOTAL RIGHT-OF-WAY AREA: 18.88 ACRES ± (16%)

MIN. LOT AREA: 8,450 S.F.
MIN. LOT WIDTH: 65'
FBSL: 30'
SBSL: 6'
RBSL: 20'

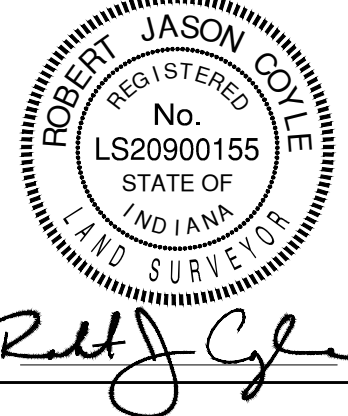
SUBDIVISION STREET WIDTH: 30'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF SUBDIVISION STREETS
MEASURED AT CENTERLINE: 11,706 L.F.
C.R. W. 1000 N. - 60' 1/2 R/W
C.R. N. 400 W. - 40' 1/2 R/W

POND AREA AT NORMAL POOL = 7.71 AC. ±

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



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



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Project No: 23138
Sheet No:

770	EXISTING CONTOUR: MAJOR
789	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
TS	TELEPHONE SPLICER BOX
SH	UTILITY HANDHOLE
W	WATER LINE
Y	FIRE HYDRANT
W	WATER VALVE
W	WATER METER
SS	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
FM	SANITARY FORCE MAIN
SS	STORM SEWER MANHOLE
SS	STORM SEWER INLET
ST	STORM SEWER PIPE
..	FLOWLINE / SWALE
X	FENCELINE
MB	MAILBOX
~~~~~	TREELINE / EDGE OF WOODS

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.

	CURB WITH UNDERDRAIN
	STORM SEWER
	STORM MANHOLE
	CURB INLET
	STORM INLET
	STORM ENDSECTION
	SANITARY SEWER
	SANITARY MANHOLE
	WATER MAIN
	FIRE HYDRANT
	STREET LIGHT
	STOP SIGN
	COMMON AREA
	RIGHT-OF-WAY
	ACRES
	SQUARE FEET
	BUILDING LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	UTILITY EASEMENT
	BACK OF CURB TO BACK OF CURB

TOTAL AREA: 118.06 ACRES ± (SURVEYED)  
TOTAL NUMBER OF LOTS: 234  
DENSITY: 2.0 UNITS PER ACRE  
TOTAL LOT AREA: 51.17 ACRES ± (43%)  
TOTAL COMMON AREA: 48.02 ACRES ± (41%)  
TOTAL RIGHT-OF-WAY AREA: 18.88 ACRES ± (16%)

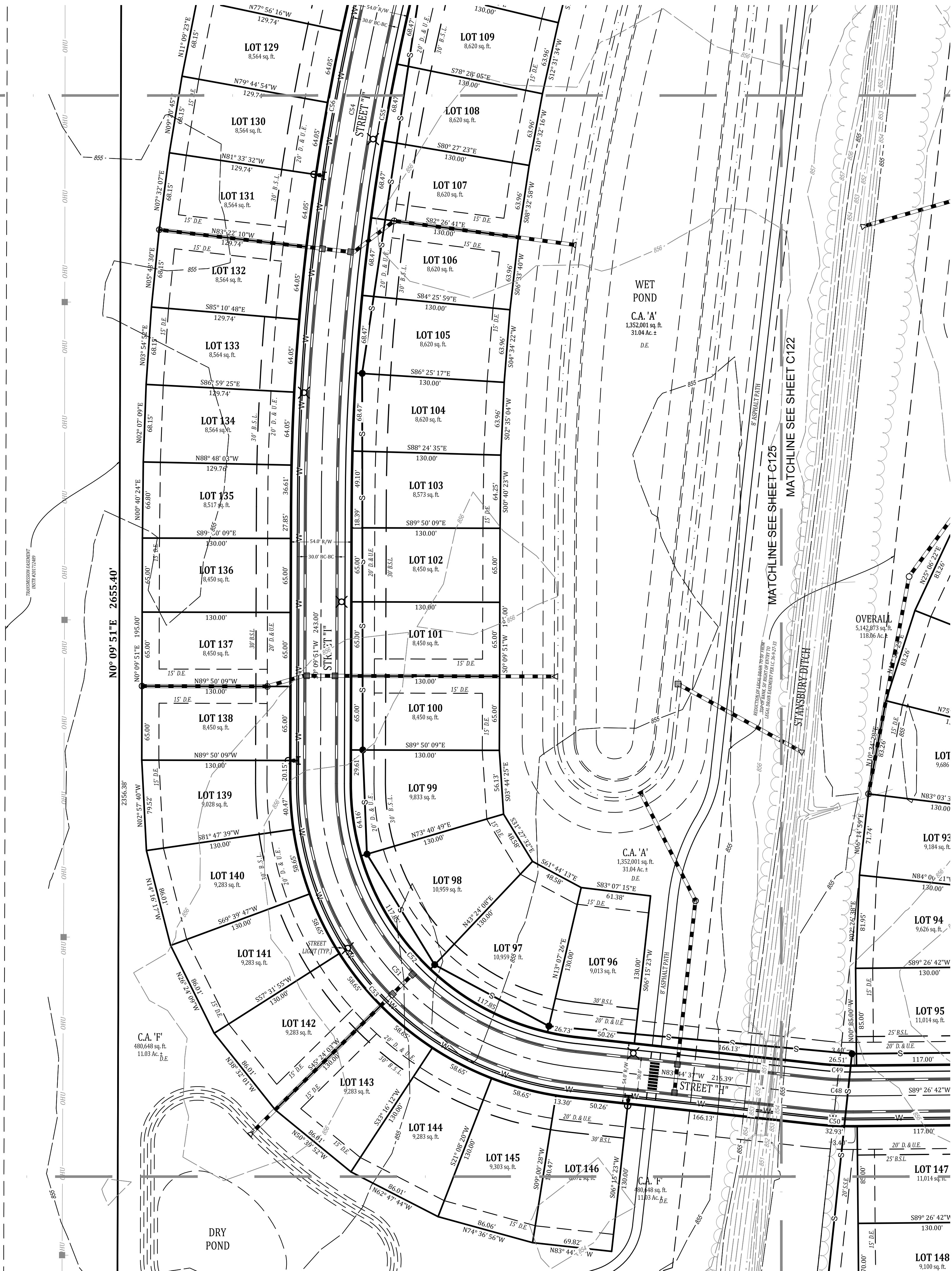
MIN. LOT AREA: 8,450 S.F.  
MIN. LOT WIDTH: 65'  
FBSL: 30'  
SBSL: 6'  
RBSL: 20'


SUBDIVISION STREET WIDTH: 30'  
SUBDIVISION STREET R/W WIDTH: 54'  
TOTAL LENGTH OF SUBDIVISION STREETS  
MEASURED AT CENTERLINE: 11,706 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 = 7.71 AC.  $\pm$

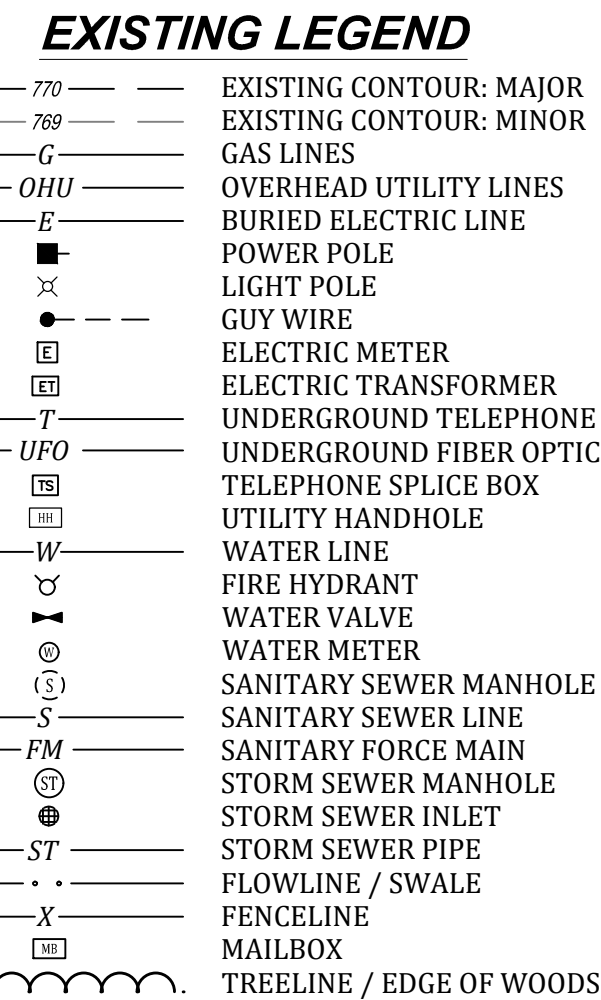
SEE SHEET C130 FOR CURVE TABLE, STREET  
SECTIONS, FIRMETTE, AND SOILS MAP.

MATCHLINE SEE SHEET C125  
MATCHLINE SEE SHEET C124



 <p><b>BANNING</b> ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: <a href="mailto:Banning@BanningEngineering.com">Banning@BanningEngineering.com</a> WEB: <a href="http://www.BanningEngineering.com">www.BanningEngineering.com</a></p>	 <p>Robert J. Coyer REGISTERED No. LS20900155 STATE OF INDIANA LICENSE SURVEYOR</p>		<p>PRELIMINARY PLAN HELM'S MILL - MCCORDSVILLE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA</p>		Sym.	Revisions	Date
	Designed:	RJC					
	Drawn:	RJC					
	Checked:	RJC					
	Scale:	1"= 50'					
	Date:	08-25-2023					
Project No: 23138							
Sheet No:							
C125							





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	CURB WITH UNDERDRAIN
	STORM SEWER
	STORM MANHOLE
	CURB INLET
	STORM INLET
	STORM ENDSECTION
	SANITARY SEWER
	SANITARY MANHOLE
	WATER MAIN
	FIRE HYDRANT
	STREET LIGHT
	STOP SIGN
	COMMON AREA
	RIGHT-OF-WAY
	Ac.
	sq. ft.
	B.L.
	D.E.
	S.S.E.
	U.E.
	B.C.

TOTAL AREA: 118.06 ACRES ± (SURVEYED)  
TOTAL NUMBER OF LOTS: 234  
DENSITY: 2.0 UNITS PER ACRE  
TOTAL LOT AREA: 51.17 ACRES ± (43%)  
TOTAL COMMON AREA: 48.02 ACRES ± (41%)  
TOTAL RIGHT-OF-WAY AREA: 18.88 ACRES ± (16%)

MIN. LOT AREA: 8,450 S.F.  
MIN. LOT WIDTH: 65'  
FBSL: 30'  
SBSL: 6'  
RBSL: 20'

SUBDIVISION STREET WIDTH: 30'  
SUBDIVISION STREET R/W WIDTH: 54'  
TOTAL LENGTH OF SUBDIVISION STREETS  
MEASURED AT CENTERLINE: 11,706 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 = 7.71 AC.  $\pm$

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

[illegible]

MATCHLINE SEE SHEET C124

MATCHLINE SEE SHEET C123

<div><div><p><b>BANNING</b> ENGINEERING</p><p>853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, N. 46168</p><p>BUS: (317) 707-3700; FAX: (317) 707-3800 E-MAIL: <a href="mailto:BanningEngineering.com">BanningEngineering.com</a> WEB: <a href="http://www.BanningEngineering.com">www.BanningEngineering.com</a></p></div><div><p>Project No: 23138</p><p>Sheet No: C124</p></div></div>	PRELIMINARY PLAN HELM'S MILL - MCCORDSVILLE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA				Designed: _____ Drawn: _____ Checked: _____ Scale: _____ Date: _____	Sym. _____ Revisions _____	Date _____
					_____		


















### ***EXISTING LEGEND***

- |       |                          |
|-------|--------------------------|
| 770   | EXISTING CONTOUR: MAJOR  |
| 789   | 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  |
| Ⓢ     | TELEPHONE SPLICER BOX    |
| HD    | UTILITY HANDHOLE         |
| W     | WATER LINE               |
| ⌘     | FIRE HYDRANT             |
| ⌘     | WATER VALVE              |
| ⊙     | WATER METER              |
| Ⓢ     | 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:

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             |
|  | WATER MAIN                   |
|  | FIRE HYDRANT                 |
|  | STREET LIGHT                 |
|  | STOP SIGN                    |
|  | 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             |
| BC-BC                                                                               | BACK OF CURB TO BACK OF CURB |

## HELM'S MILL: SITE PLAN SUMMARY:

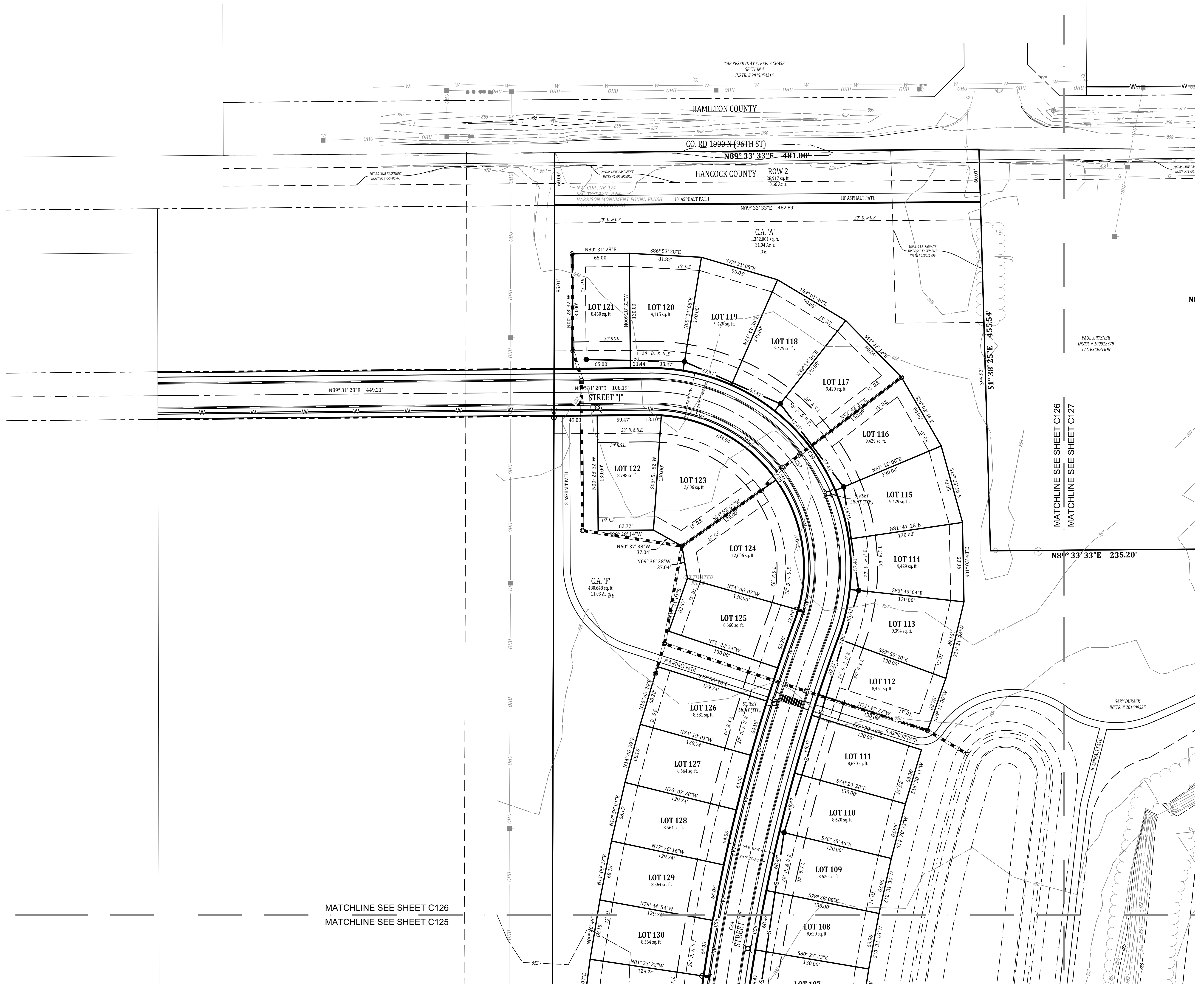
TOTAL AREA: 118.06 ACRES ± (SURVEYED)  
TOTAL NUMBER OF LOTS: 234  
DENSITY: 2.0 UNITS PER ACRE  
TOTAL LOT AREA: 51.17 ACRES ± (43%)  
TOTAL COMMON AREA: 48.02 ACRES ± (41%)  
TOTAL RIGHT-OF-WAY AREA: 18.88 ACRES ± (16%)

MIN. LOT AREA: 8,450 S.F.  
MIN. LOT WIDTH: 65'  
FBSL: 30'  
SBSL: 6'  
RBSL: 20'

SUBDIVISION STREET WIDTH: 30'  
SUBDIVISION STREET R/W WIDTH: 54'  
TOTAL LENGTH OF SUBDIVISION STREETS  
MEASURED AT CENTERLINE: 11,706 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 = 7.71 AC.  $\pm$

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



MATCHLINE SEE SHEET C126  
MATCHLINE SEE SHEET C125

MATCHLINE SEE SHEET C126

MATCHLINE SEE SHEET C127

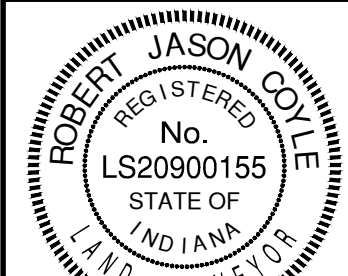
GARY DURACK  
INSTR. # 201608525

## PRELIMINARY PLAN

HELM'S MILL - MCCORDSVILLE

VERNON TOWNSHIP

HANCOCK COUNTY, INDIANA



**BANNING**  
ENGINEERING

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WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

Project No:	23138
Sheet No:	

C126


























### ***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                 |
| —     | ELECTRIC METER           |
| □     | ELECTRIC TRANSFORMER     |
| T     | UNDERGROUND TELEPHONE    |
| UFO   | UNDERGROUND FIBER OPTIC  |
| □     | TELEPHONE SPLICER BOX    |
| □     | UTILITY HANDHOLE         |
| W     | WATER LINE               |
| ⚓     | FIRE HYDRANT             |
| ⋈     | WATER VALVE              |
| ⊙     | WATER METER              |
| ⊙     | SANITARY SEWER MANHOLE   |
| —     | 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 |

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**PROPOSED LEDEND**

- |                                                                                     |                              |
|-------------------------------------------------------------------------------------|------------------------------|
|  | CURB WITH UNDERDRAIN         |
|  | STORM SEWER                  |
|  | STORM MANHOLE                |
|  | CURB INLET                   |
|  | STORM INLET                  |
|  | STORM ENDSECTION             |
|  | SANITARY SEWER               |
|  | SANITARY MANHOLE             |
|  | WATER MAIN                   |
|  | FIRE HYDRANT                 |
|  | STREET LIGHT                 |
|  | STOP SIGN                    |
|  | COMMON AREA                  |
|  | RIGHT-OF-WAY                 |
|  | ACRES                        |
|  | SQUARE FEET                  |
|  | BUILDING LINE                |
|  | DRAINAGE EASEMENT            |
|  | SANITARY SEWER EASEMENT      |
|  | UTILITY EASEMENT             |
|  | BACK OF CURB TO BACK OF CURB |

## HELM'S MILL: SITE PLAN SUMMARY:

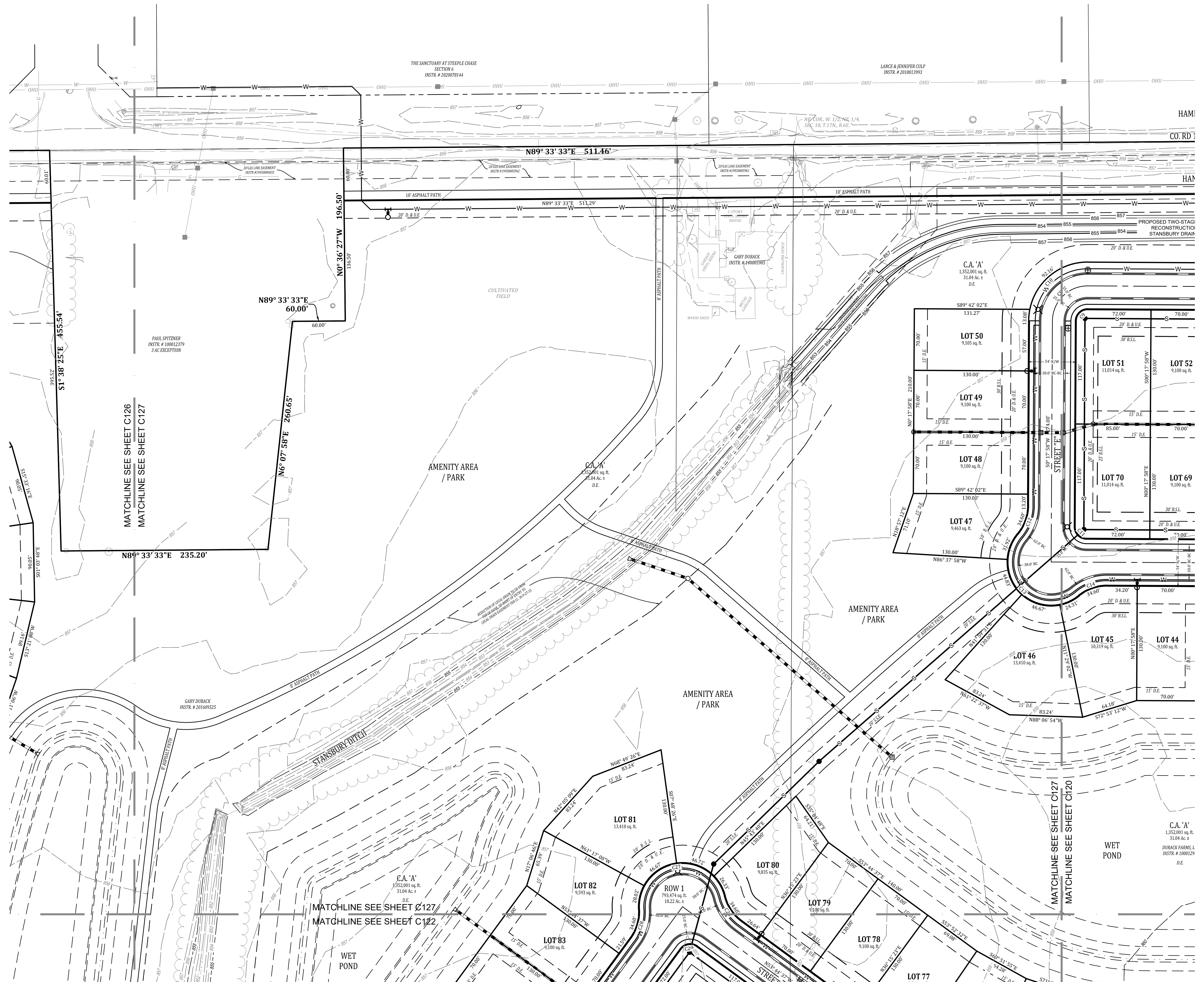
TOTAL AREA: 118.06 ACRES ± (SURVEYED)  
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MEASURED AT CENTERLINE: 11,706 L.F.  
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C.R. N. 400 W. - 40' 1/2 R/W

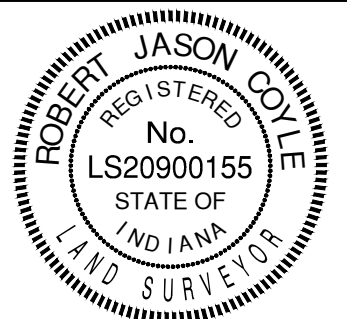
POND AREA AT NORMAL POOL = 7.71 AC.  $\pm$

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



Sym.	Designed	R-C	Revisions	Date
	Drawn:	R-C		
	Checked:	R-C		
	Scale:			
	Date:	1" = 50'		
		08-25-2023		

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



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Project No: 23138  
Sheet No:

C127



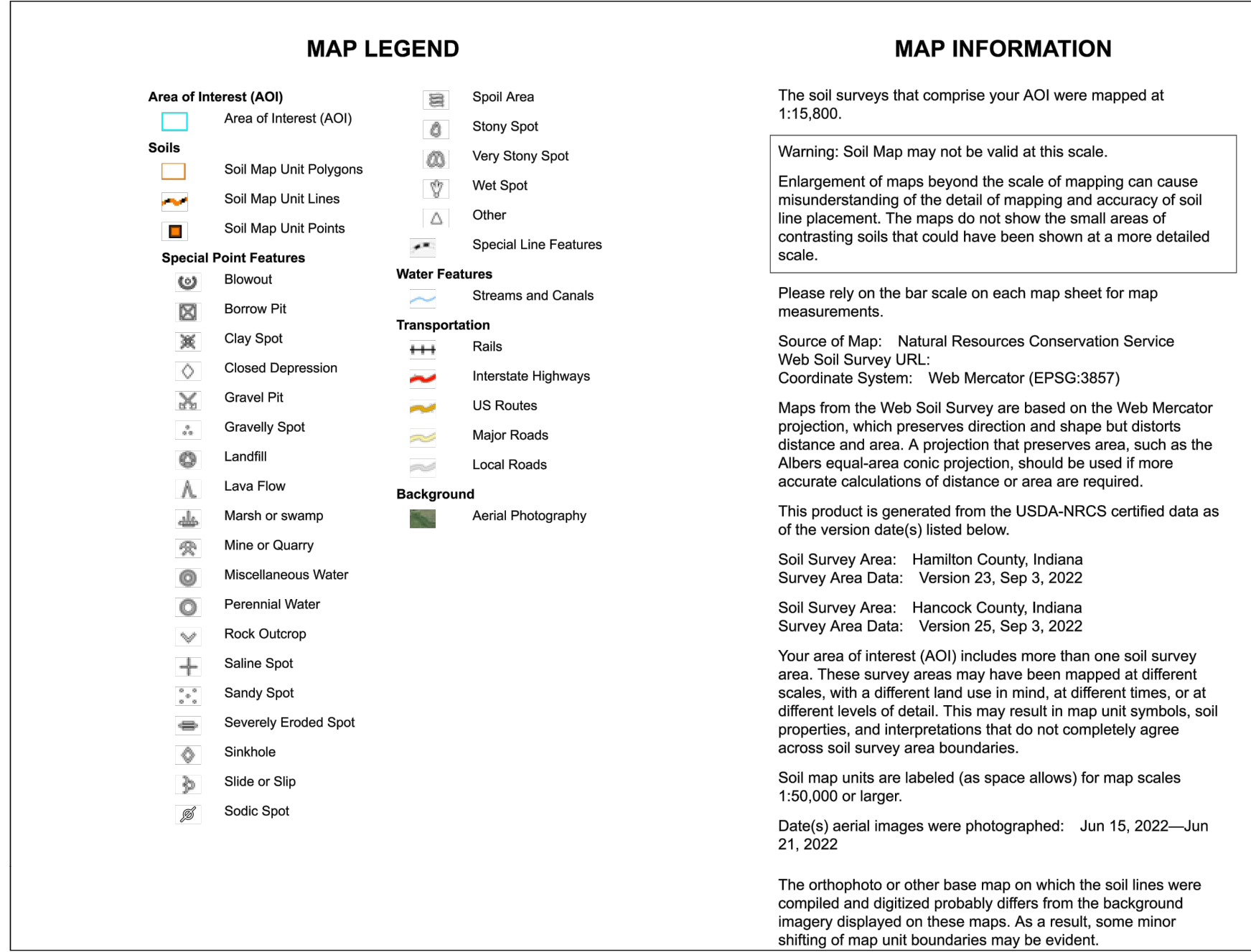
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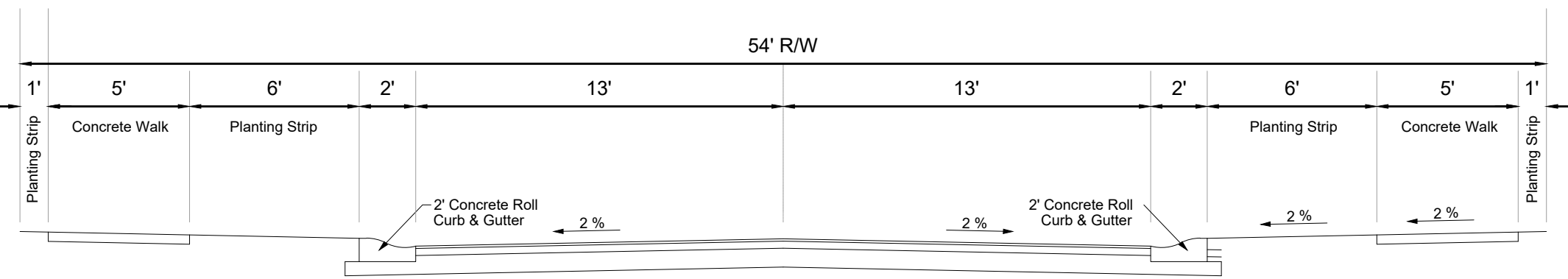
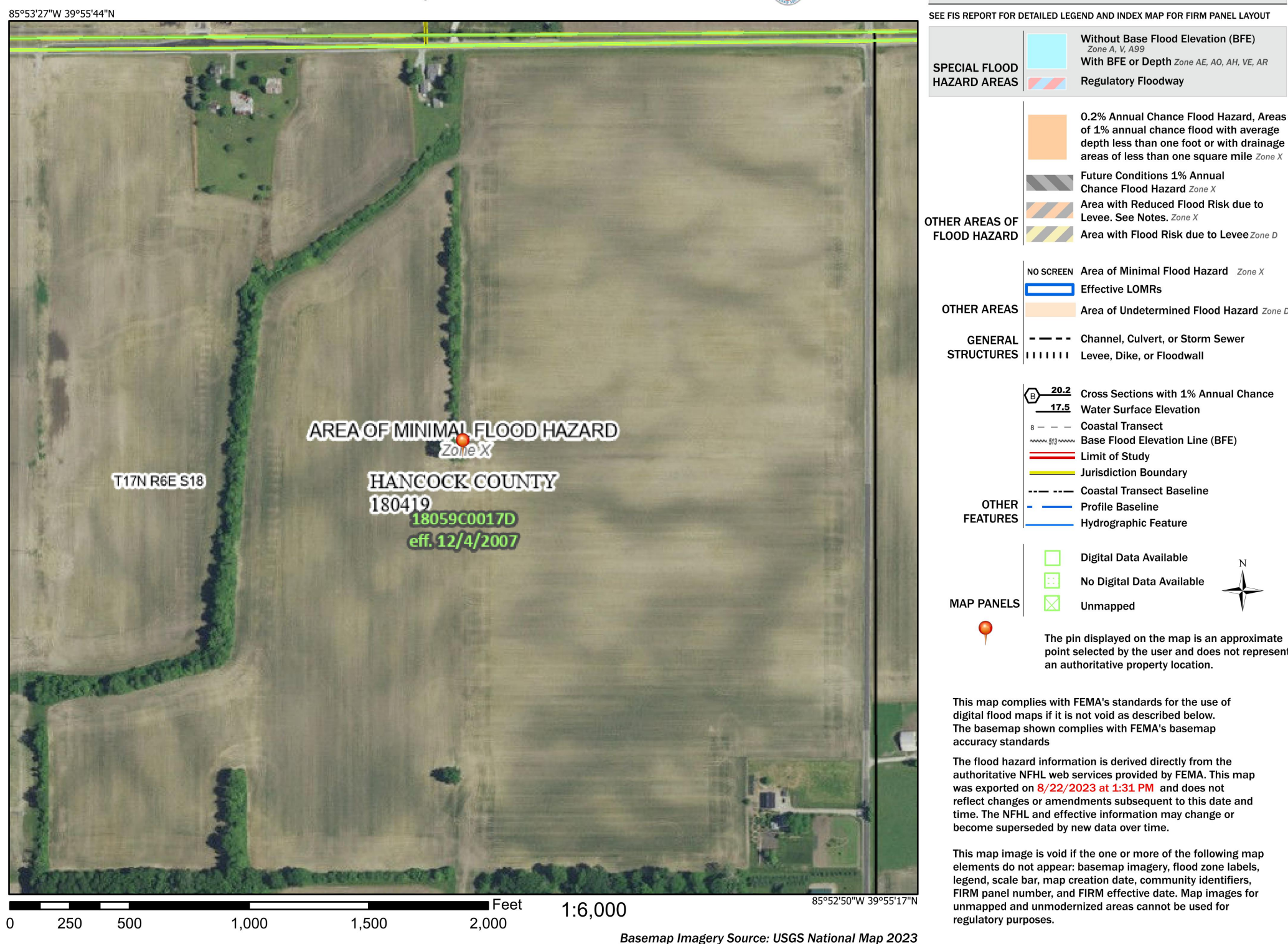
#### Map Unit Legend

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%



#### National Flood Hazard Layer FIRMette

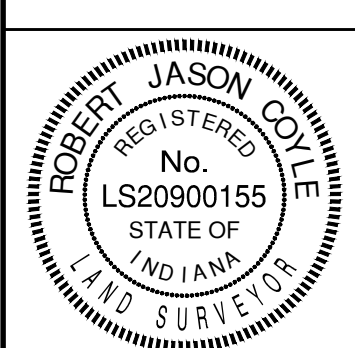


#### TYPICAL LOCAL ROAD CROSS SECTION

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'	S45°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°14'32"E	308.66'
C24	296.84'	473.00'	035°57'26"	153.49'	N71°14'32"W	291.99'
C25	330.73'	527.00'	035°57'26"	171.01'	N71°14'32"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'

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



**BANNING**  
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Project No: 23138  
Sheet No:

C130





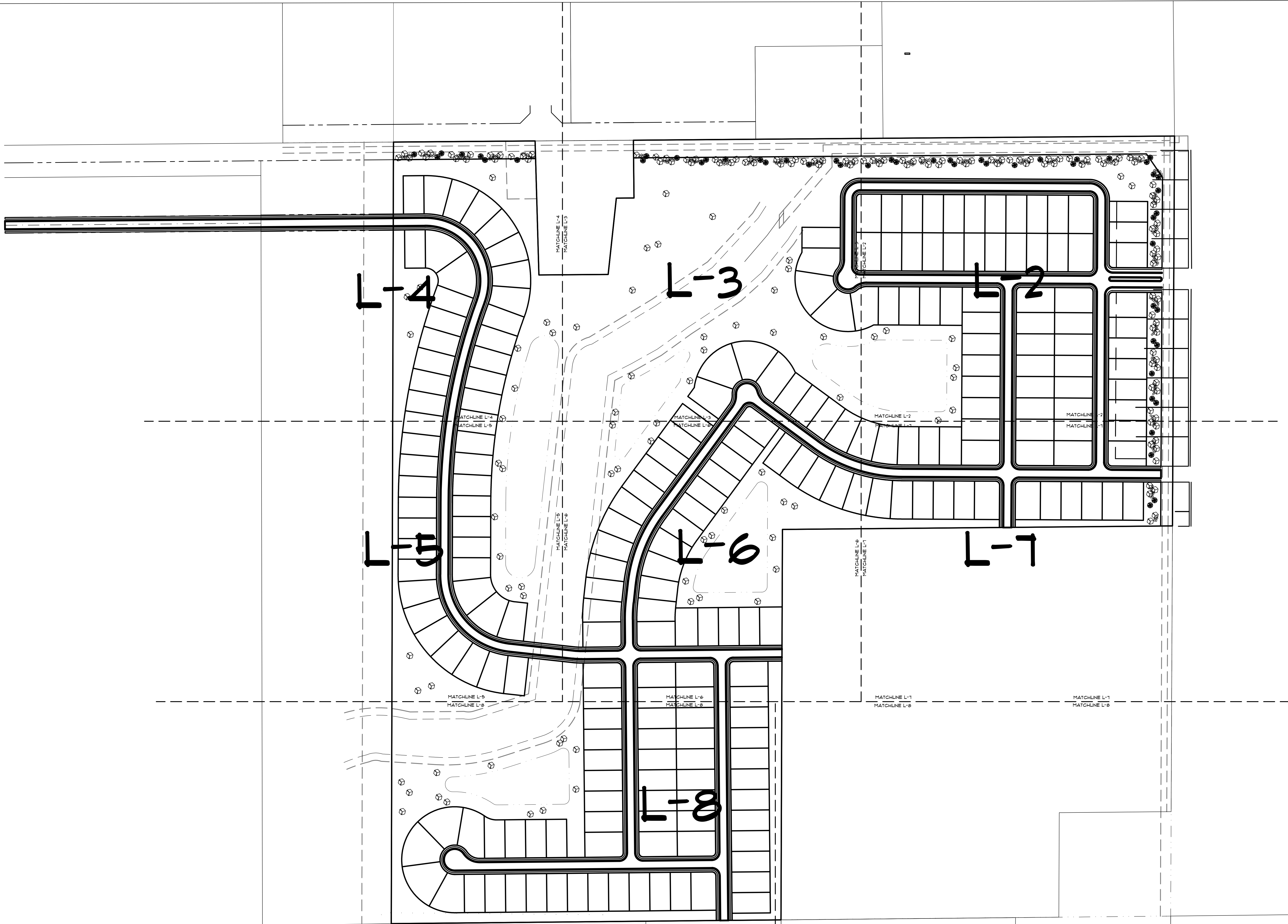




Figure 10 displays four maps illustrating the spatial distribution of the  $1000W$  metric for different house types (I, II, III, IV, V) at a 16' Mount. Each map shows the house side and street side, with the  $1000W$  metric represented by contour lines. The maps are labeled as follows:

- Type I, 100W at 16' Mount: 1' represents 25'
- Type II, 100W at 16' Mount: 1' represents 25'
- Type IV, 100W at 16' Mount: 1' represents 25'
- Type V, 100W at 16' Mount: 1' represents 25'





DESIGNED FOR



M/I HOMES

8500 KEYSTONE CROSSING,  
SUITE 500  
INDIANAPOLIS, IN 46240

PROJECT NAME  
**HELMS MILL**  
MCCORDSVILLE, IN

SHEET NAME  
**LANDSCAPE SHEET LAYOUT**

DESIGNER

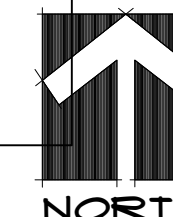
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DATE: AUG 22TH, 2023

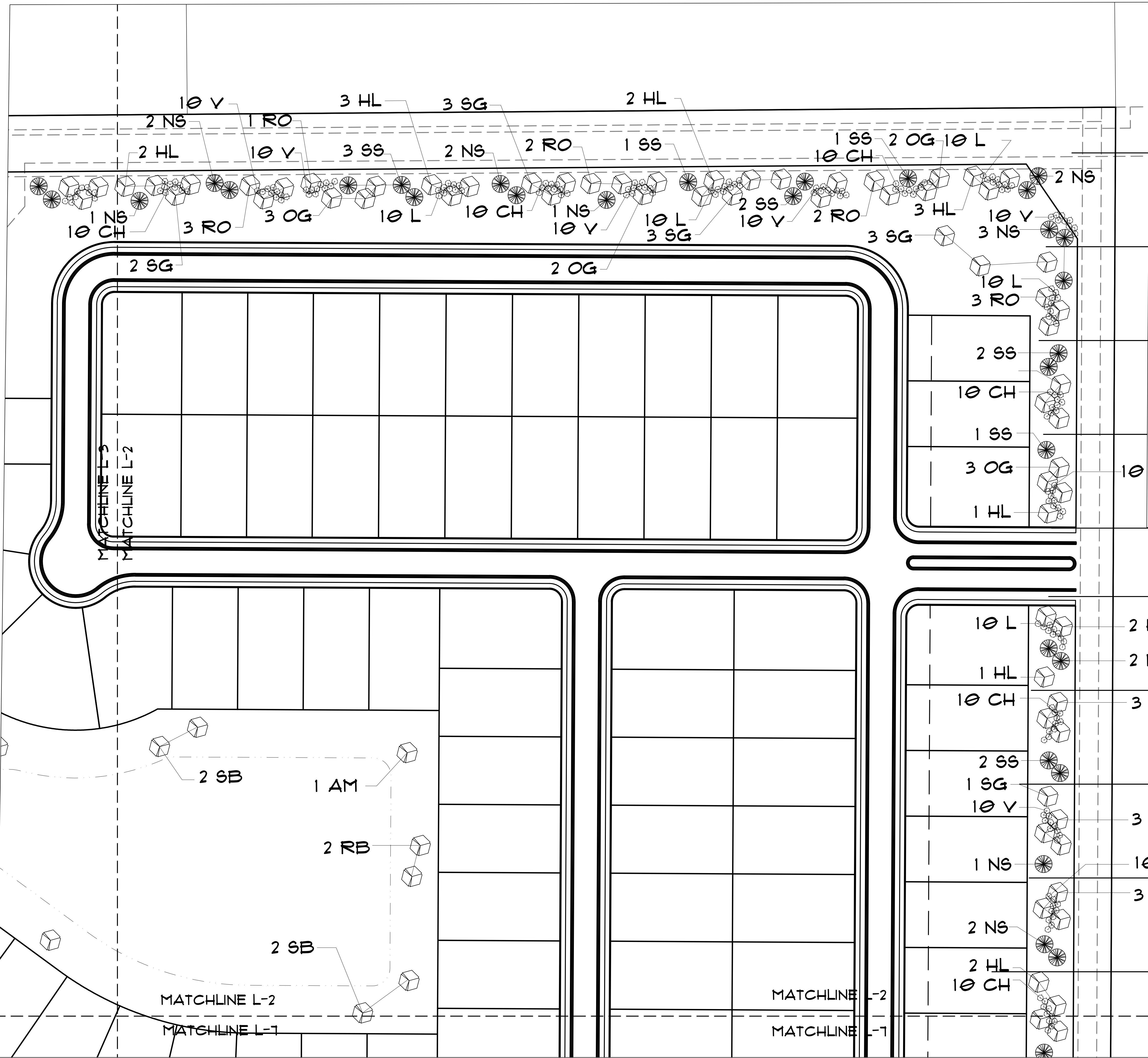
SHEET

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NOT TO SCALE



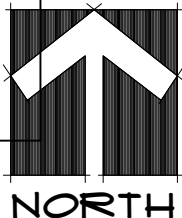
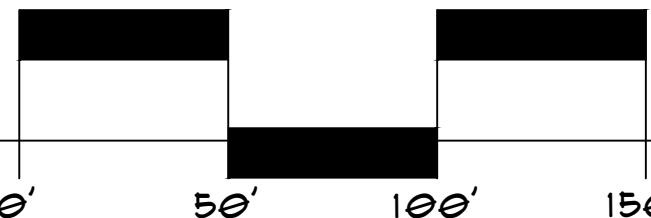




PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2-1/2"	21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	28
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	26
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2"	24
ornamental trees					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-1/2"	24
	RB	RIVER BIRCH	BETULA NIGRA	1-1/2"	22
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2"	23
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	24
	SS	SERBIAN SPRUCE	PICEA OMORICA	6'	27
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	110
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALUBIN'	18"	120
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID 'ALLEGHENY'	18"	115

LANDSCAPE ORDINANCE REQUIREMENTS		
56TH ST & CO RD 400 N	REQUIRED	PLANNED
3.0% FRONTAGE LENGTH		
5 CANOPY OR EVERGREEN TREES	156 TREES	156 TREES
10 SHRUBS PER 100'	345 SHRUBS	345 SHRUBS
COMMON AREA	0 TREES	45 TREES

SCALE 1" = 50'



DESIGNED FOR  
  
8500 KEYSTONE CROSSING, SUITE 550  
INDIANAPOLIS, IN 46240

PROJECT NAME  
**HELMS MILL**  
MCCORDSVILLE, IN

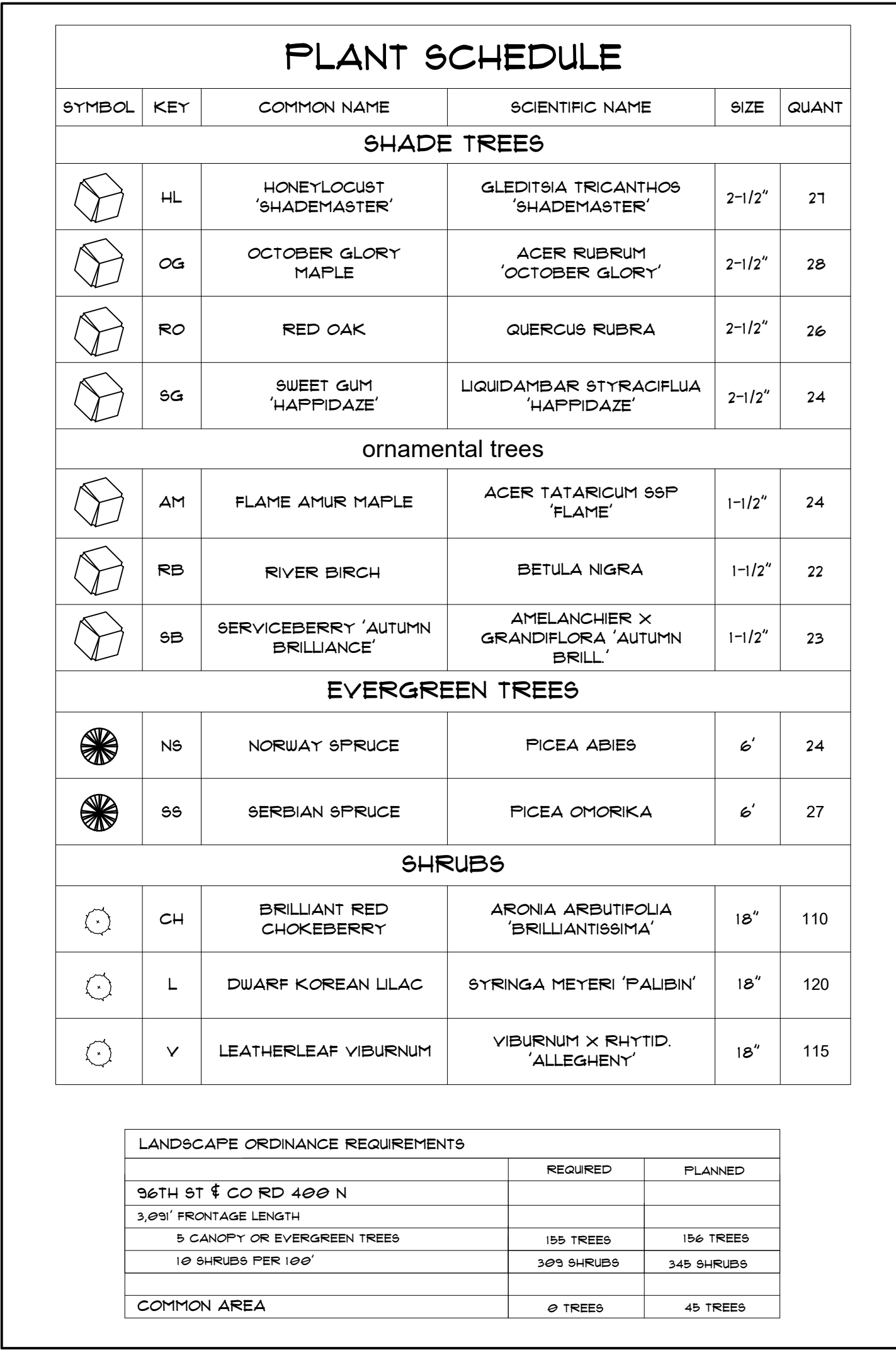
SHEET NAME  
LANDSCAPE PLAN

DESIGNER  
TF

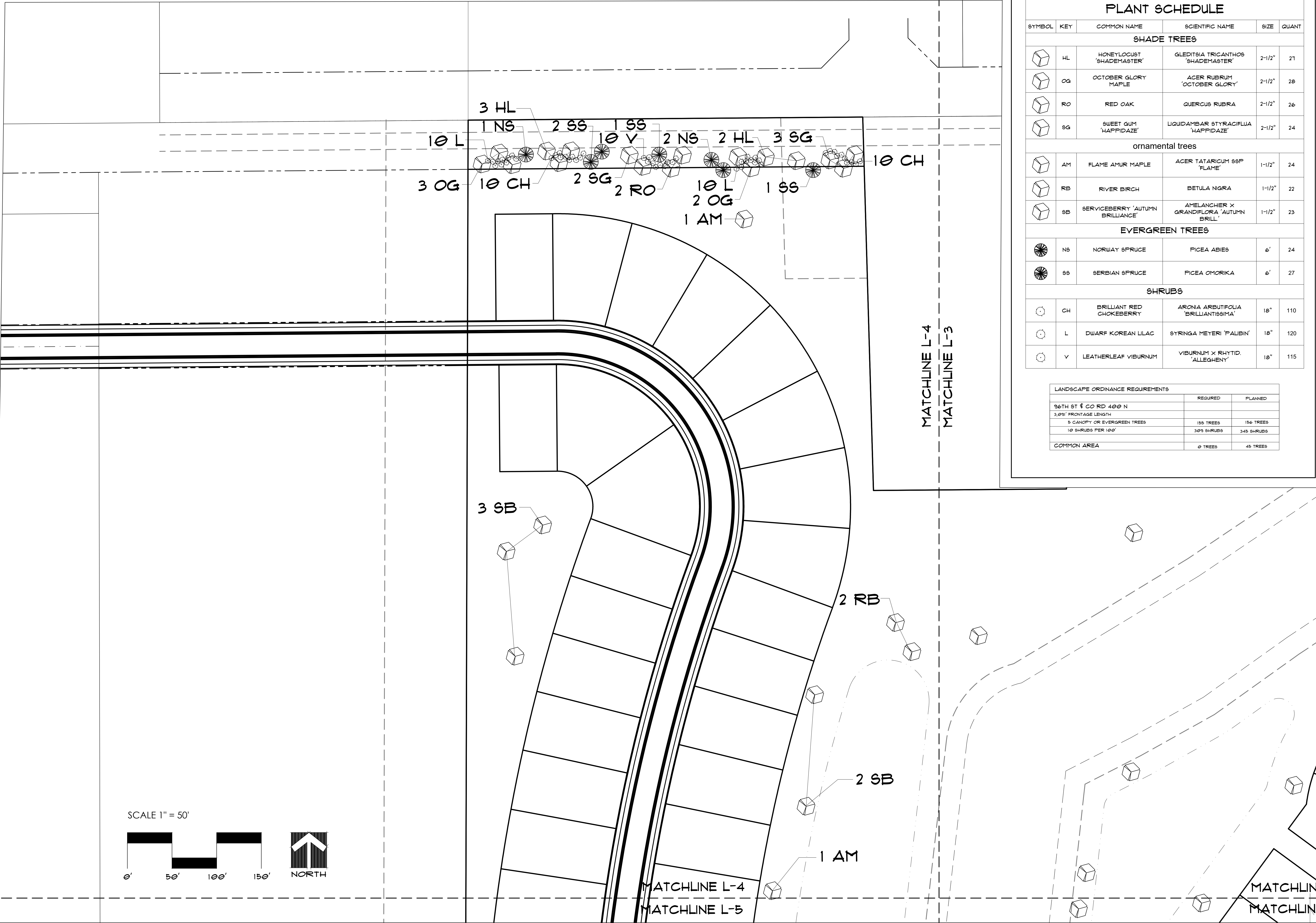
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AUG 22TH, 2023

SHEET  
**L2**









PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2'-1/2"	21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2'-1/2"	28
	RO	RED OAK	QUERCUS RUBRA	2'-1/2"	26
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2'-1/2"	24
ornamental trees					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1'-1/2"	24
	RB	RIVER BIRCH	BETULA NIGRA	1'-1/2"	22
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1'-1/2"	23
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	24
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	27
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	110
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PAUBIN'	18"	120
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	115

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
96TH ST & CO RD 400 N		
3,093' FRONTAGE LENGTH		
5 CANOPY OR EVERGREEN TREES	155 TREES	156 TREES
10 SHRUBS PER 100'	309 SHRUBS	345 SHRUBS
COMMON AREA	0 TREES	45 TREES

DESIGNED FOR

M/I HOMES

8500 KEYSTONE CROSSING,  
SUITE 500  
INDIANAPOLIS, IN 46240

PROJECT NAME

HELMS MILL

MCCORDSVILLE, IN

SHEET NAME

LANDSCAPE PLAN

DESIGNER











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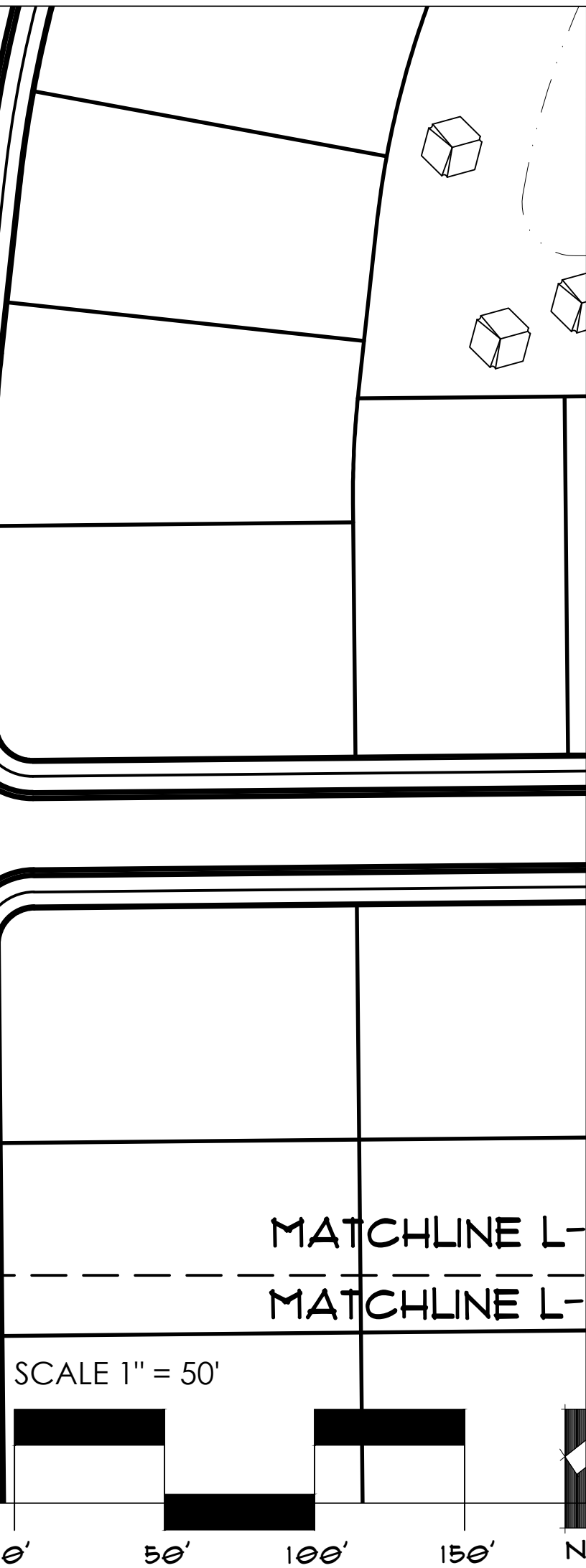
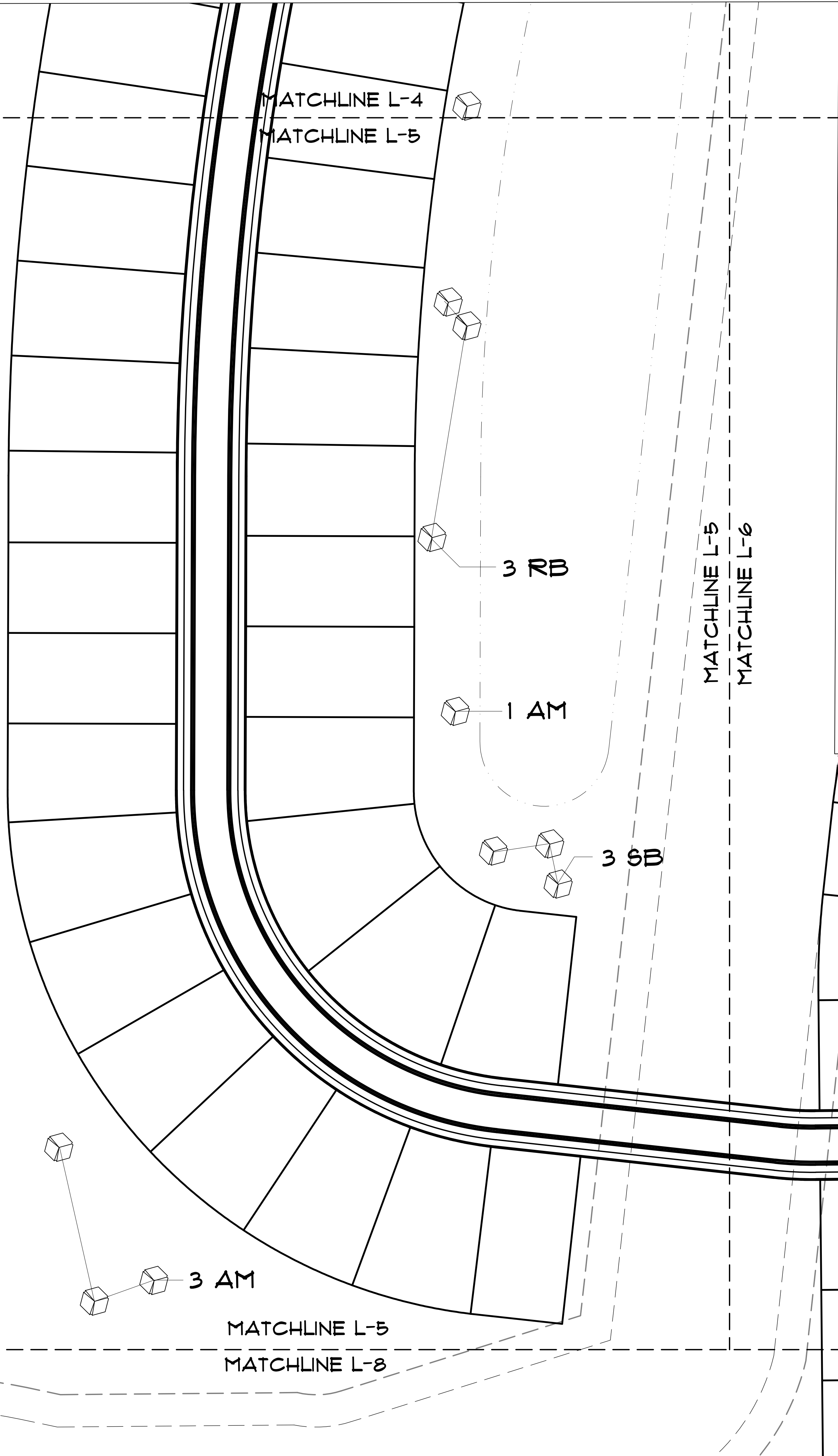
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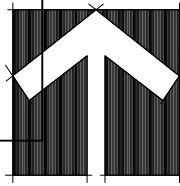
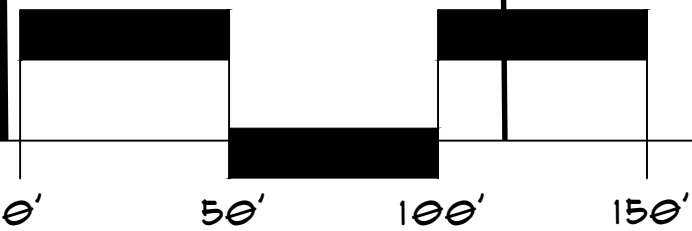


PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2'-1/2"	21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2'-1/2"	28
	RO	RED OAK	QUERCUS RUBRA	2'-1/2"	26
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2'-1/2"	24
ornamental trees					
	AM	FLAME AMUR MAPLE	ACER TATARICUM 66P 'FLAME'	1'-1/2"	24
	RB	RIVER BIRCH	BETULA NIGRA	1'-1/2"	22
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1'-1/2"	23
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	24
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	27
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	110
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	18"	120
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	115

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
96TH ST & CO RD 400 N		
3,075' FRONTAGE LENGTH		
5 CANOPY OR EVERGREEN TREES	155 TREES	156 TREES
10 SHRUBS PER 100'	305 SHRUBS	345 SHRUBS
COMMON AREA	0 TREES	45 TREES



SCALE 1" = 50'



DESIGNED FOR



8500 KEYSTONE CROSSING,  
SUITE 500  
INDIANAPOLIS, IN 46240

PROJECT NAME  
**HELMS MILL**  
MCCORDSVILLE, IN

SHEET NAME  
**LANDSCAPE PLAN**

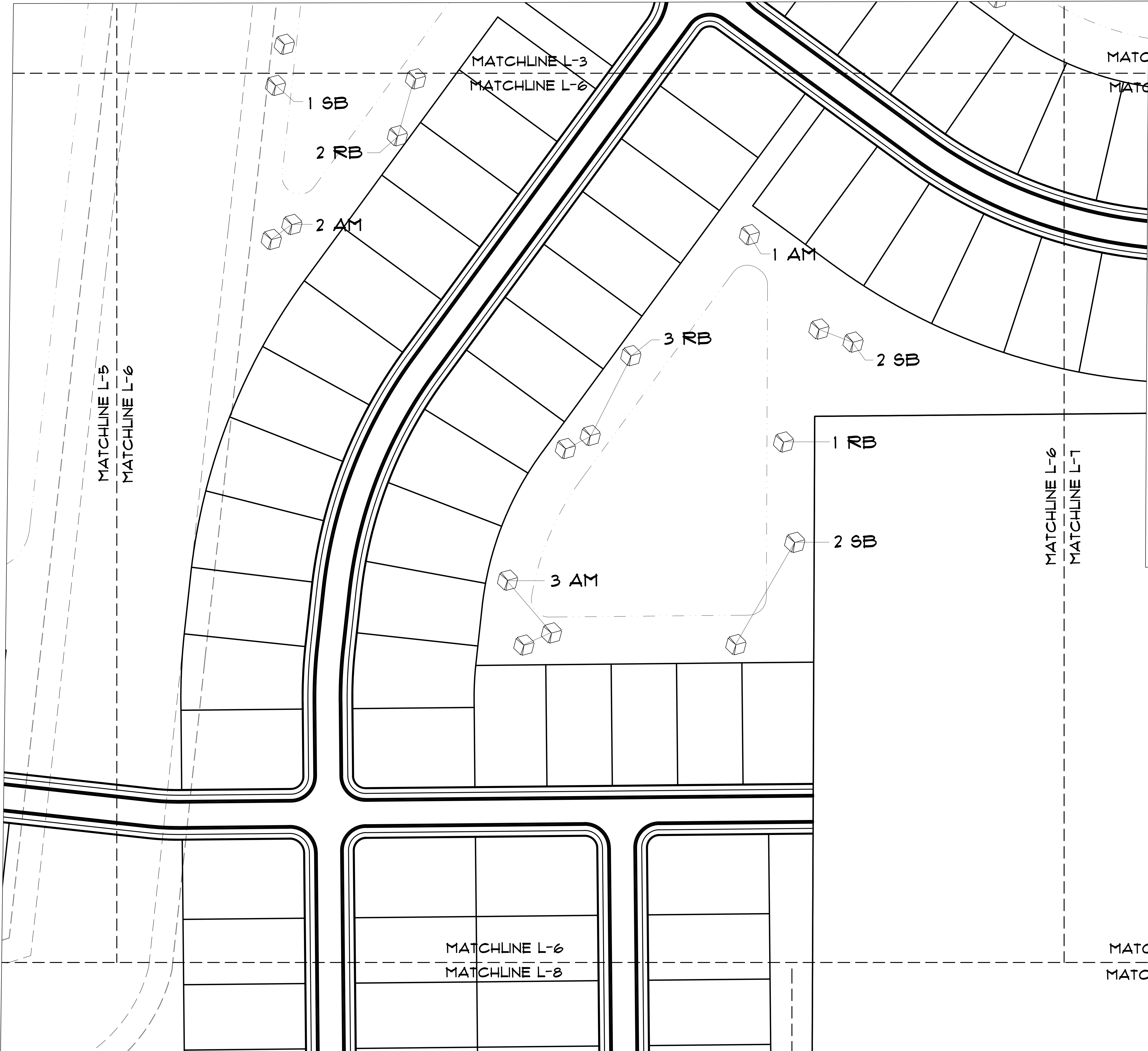
DESIGNER  
TF

DATE: AUG 22TH, 2023

SHEET

**L5**

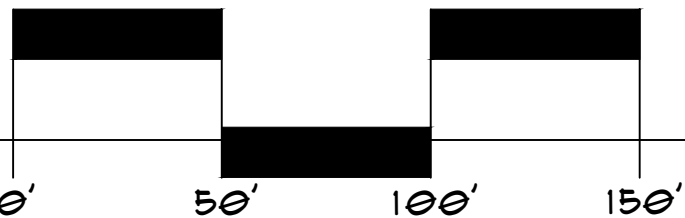




PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2-1/2" 21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2" 28
	RO	RED OAK	QUERCUS RUBRA	2-1/2" 26
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2" 24
ornamental trees				
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP FLAME	1-1/2" 24
	RB	RIVER BIRCH	BETULA NIGRA	1-1/2" 22
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2" 23
EVERGREEN TREES				
	NS	NORWAY SPRUCE	PICEA ABIES	6' 24
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6' 27
SHRUBS				
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18" 110
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALUBIN'	18" 120
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18" 115

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
36TH ST F CO RD 400 N		
3.0% FRONTAGE LENGTH		
5' CANOPY OR EVERGREEN TREES	155 TREES	156 TREES
10' SHRUBS PER 100'	30% SHRUBS	345 SHRUBS
COMMON AREA	0 TREES	45 TREES

SCALE 1" = 50'



DESIGNED FOR

M/I HOMES

8500 KEYSTONE CROSSING, SUITE 550  
INDIANAPOLIS, IN 46240

PROJECT NAME

HELMS MILL

MCCORDSVILLE, IN

SHEET NAME

LANDSCAPE PLAN

DESIGNER

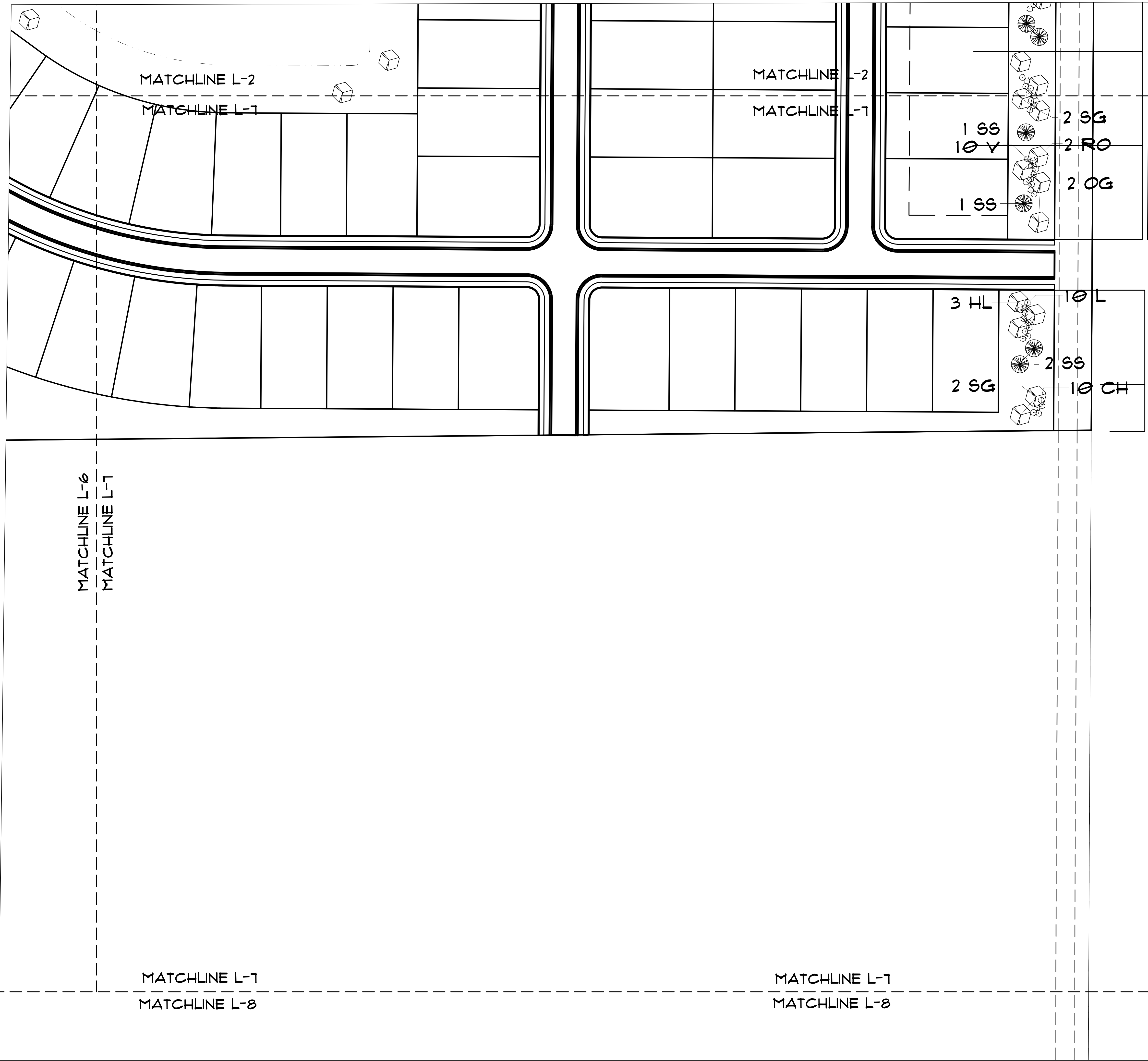
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DATE: AUG 22TH, 2023

SHEET

L6





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2'-1/2"	21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2'-1/2"	28
	RO	RED OAK	QUERCUS RUBRA	2'-1/2"	26
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2'-1/2"	24
ornamental trees					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1'-1/2"	24
	RB	RIVER BIRCH	BETULA NIGRA	1'-1/2"	22
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1'-1/2"	23
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	24
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	27
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	110
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PAUBIN'	18"	120
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	115

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
96TH ST & CO RD 400 N		
3,000' FRONTAGE LENGTH		
5 CANOPY OR EVERGREEN TREES	155 TREES	156 TREES
10 SHRUBS PER 100'	300 SHRUBS	345 SHRUBS
COMMON AREA	0 TREES	45 TREES

SCALE 1" = 50'



DESIGNED FOR

M/I HOMES  
8500 KEYSTONE CROSSING, SUITE 550  
INDIANAPOLIS, IN 46240

PROJECT NAME

HELMS MILL  
MCCORDSVILLE, IN

SHEET NAME

LANDSCAPE PLAN

DESIGNER

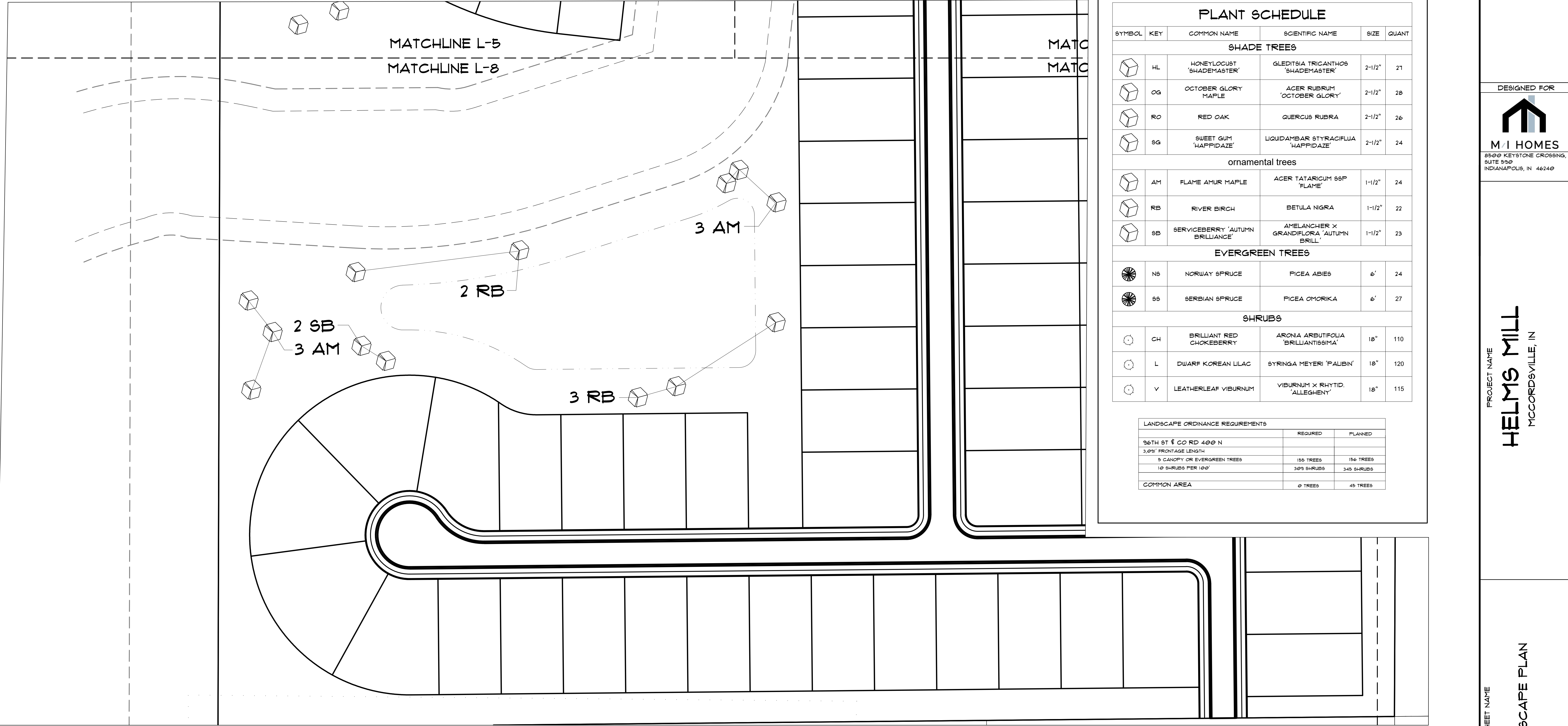
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DATE: AUG 22TH, 2023

SHEET

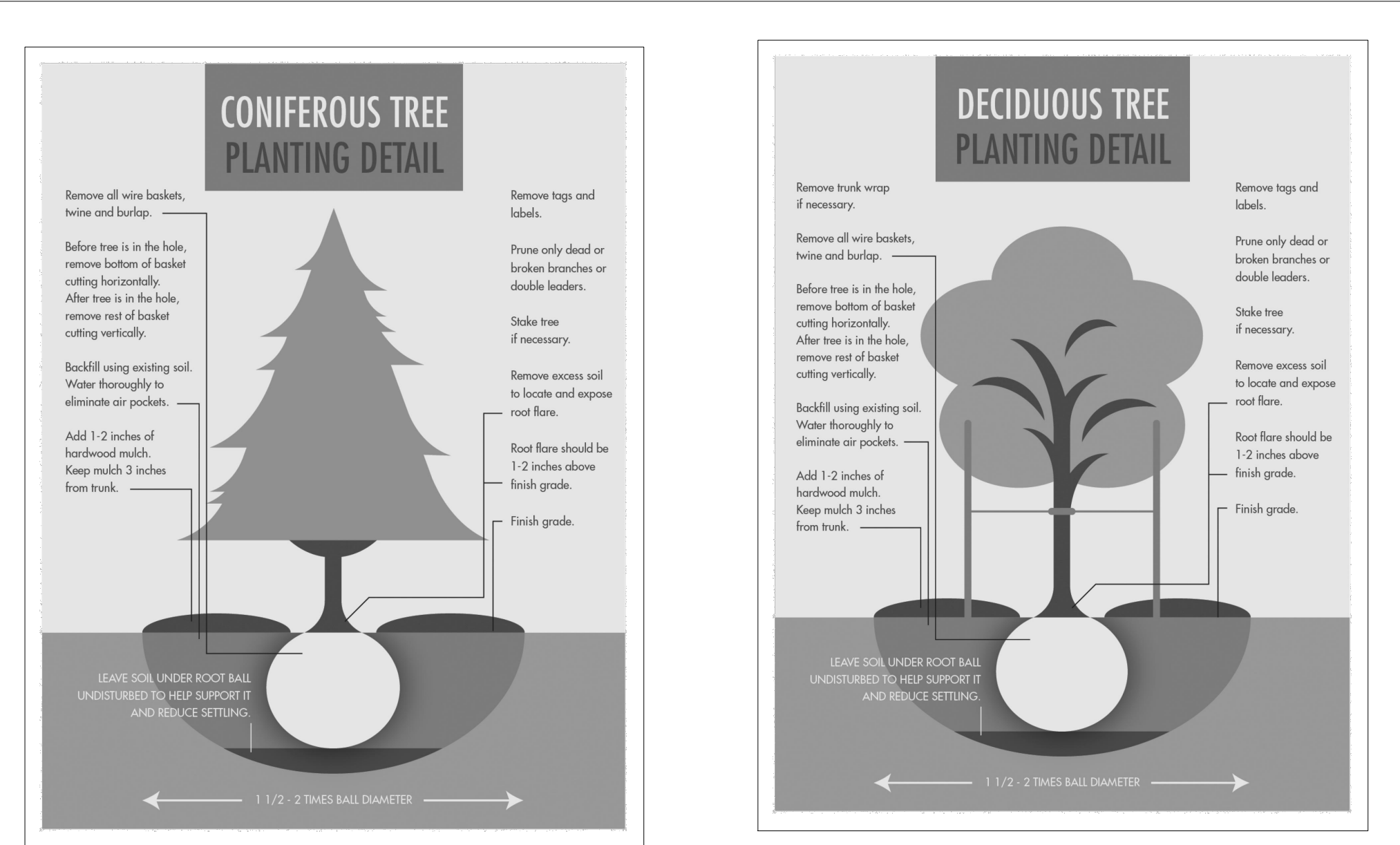
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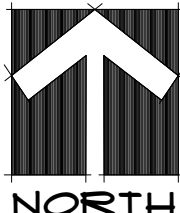


PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2-1/2"	21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	28
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	26
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2"	24
ornamental trees					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-1/2"	24
	RB	RIVER BIRCH	BETULA NIGRA	1-1/2"	22
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2"	23
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	24
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	27
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	18"	110
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	18"	120
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	115

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
96TH ST & CO RD 400 N		
3,000' FRONTAGE LENGTH		
5 CANOPY OR EVERGREEN TREES	155 TREES	156 TREES
10 SHRUBS PER 100'	300 SHRUBS	345 SHRUBS
COMMON AREA	0 TREES	45 TREES



SCALE 1" = 50'



DESIGNED FOR

M/I HOMES

8500 KEYSTONE CROSSING,  
SUITE 500  
INDIANAPOLIS, IN 46240

PROJECT NAME

HELMS MILL

MCCORDSVILLE, IN

SHEET NAME

LANDSCAPE PLAN

DESIGNER

TF

DATE

AUG 22TH, 2023

SHEET

L8