

HELM'S MILL - SECTION 1

SECTION 18, TOWNSHIP 17N, RANGE 6E,
VERNON TOWNSHIP, HANCOCK COUNTY, CR 1000N & CR 400N
ZONED: PUD

PLANS PREPARED FOR:

M/I HOMES OF INDIANA
ATTENTION: MICHAEL REEVE
LAND DEVELOPMENT MANAGER
8425 WOODFIELD CROSSING BLVD., 100W
INDIANAPOLIS, IN 46240
PHONE: 704-363-4491
EMAIL: MREEVE@MIHOMES.COM



VICINITY MAP
NO SCALE

OPERATING AUTHORITIES & AREA UTILITIES

GAS CITIZENS ENERGY GROUP 2150 Dr. Martin Luther King Jr St Indianapolis, IN 46200 317-927-4684 Richard Miller, Jr.	SANITARY, STORM, & WATER MCCORDSVILLE PUBLIC WORKS 5759 W. Broadway McCordsville, IN 46055 317-335-3604 Mark Wilsman	CABLE TELEVISION BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
GAS CENTERPOINT ENERGY 16000 Allisonville Road Noblesville, Indiana 46061 317-776-5532 Sandra Casey	TELEPHONE AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-776-5532 Matt Spindler	WATER CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
ELECTRIC INDIANAPOLIS POWER & LIGHT COMPANY 317-261-5203 Rhonda Williams	TELEPHONE NINE STAR CONNECT 2243 E. Main St. Greenfield, IN 46140 317-323-2074 Eric Meyer	SCHOOL DISTRICT MT. VERNON COMM. SCH. CORP. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins
FIRE DEPARTMENT MCCORDSVILLE FIRE STATION 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander	POLICE MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2612	CABLE TELEVISION COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-774-3384 Matt Stringer

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C110 - C112	EXISTING TOPOGRAPHY
C120 - C122	SIDEWALK STREET LIGHT, AND SIGN PLAN
C130 - C132	GRADING AND DRAINAGE PLAN
C140 - C141	OVERFLOW PLAN
C150 - C152	SSD PLAN
C200 - C201	STREET PLAN & PROFILE
C210 - C211	ENTRANCE PLAN
C220 - C223	INTERSECTION DETAILS
C300 - C305	SANITARY SEWER PLAN & PROFILES
C310 - C312	STORM SEWER PLAN & PROFILES
C320 - C322	WATER MAIN PLAN (CITIZENS WATER)
C400 - C404	INITIAL EROSION CONTROL PLAN
C410 - C413	FINAL EROSION CONTROL PLAN
C420	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C503	STORM WATER DETAILS
C525	CITIZENS WATER DETAILS
L1 - L4	LANDSCAPING PLAN (By Others)
1-5	PLAT
1-10	TOWN OF MCCORDSVILLE STANDARDS



SITE MAP
1"=200'

REVISIONS

NUMBER	DESCRIPTION	DATE

SECTION 1 STREET NAME CHART

NAME	STREET LENGTH
HELM'S MILL DRIVE	1156'
MURRAY'S MILL DRIVE	720'
CABLE MILL DRIVE	282'
DILARD MILL DRIVE	637'
SLATER MILL DRIVE	270'
HYDE'S MILL DRIVE	479'
WATERMILL DRIVE	157'



LOCATION MAP
NO SCALE

PROJECT SUMMARY

TOTAL AREA OF SECTION 1:	31.40 ACRES ±
NUMBER OF LOTS:	50
TOTAL AREA OF LOTS:	11.21 ACRES ±
NUMBER OF COMMON AREAS:	4
TOTAL AREA OF COMMON AREAS:	13.31 ACRES ±
TOTAL LENGTH OF STREETS:	3701 L.F. OR .70 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	6.88 ACRES ±

CONSTRUCTION DOCUMENTS

PROJECT MANAGER: _____ DATE: _____

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

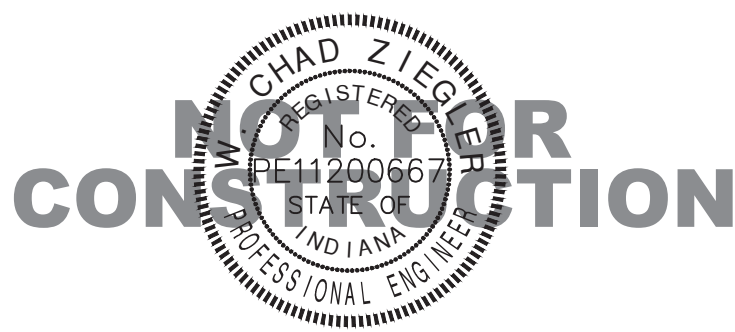
THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

PLANS PREPARED BY:

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

CONTACT: WILLIAM "CHAD" ZIEGLER

W. Chad Ziegler
CERTIFIED: 02-09-2024



Date: 02-09-24
Project No: 23138-S1
Sheet No:

C100

Land Description

Helm's Mill, Section 1

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at a Harrison Monument marking the Northeast corner of said Northeast Quarter of Section 18; thence South 00 degrees 17 minutes 58 seconds West along the east line of said Northeast Quarter 686.72 feet; thence North 89 degrees 45 minutes 19 seconds West 274.00 feet to a 5/8 inch rebar with "Banning Eng Firm #0060" cap set (hereinafter referred to as capped rebar set); thence North 00 degrees 00 minutes 00 seconds West 12.50 feet to a capped rebar set; thence North 89 degrees 42 minutes 02 seconds West 443.93 feet to a capped rebar set; thence South 00 degrees 17 minutes 58 seconds West 317.50 feet to a capped rebar set; thence North 89 degrees 38 minutes 50 seconds West 213.98 feet to a capped rebar set; thence North 82 degrees 24 minutes 28 seconds West 63.81 feet to a capped rebar set; thence North 71 degrees 43 minutes 57 seconds West 63.81 feet to a capped rebar set; thence North 61 degrees 03 minutes 27 seconds West 63.81 feet to a capped rebar set; thence North 53 degrees 49 minutes 29 seconds West 143.91 feet to a capped rebar set; thence South 36 degrees 15 minutes 23 seconds West 269.00 feet to a capped rebar set; thence North 53 degrees 44 minutes 37 seconds West 130.00 feet to a capped rebar set; thence South 36 degrees 15 minutes 23 seconds West 43.39 feet to a capped rebar set; thence North 53 degrees 44 minutes 37 seconds West 184.00 feet to a capped rebar set; thence North 83 degrees 44 minutes 44 seconds West 184.12 feet to the centerline of Bee Camp Creek (the following seven (7) calls are along the centerline thereof); 1) thence North 06 degrees 15 minutes 16 seconds East 338.41 feet; 2) thence North 60 degrees 24 minutes 47 seconds East 220.16 feet; 3) thence North 56 degrees 09 minutes 14 seconds East 317.66 feet; 4) thence North 45 degrees 31 minutes 51 seconds East 104.71 feet; 5) thence North 40 degrees 41 minutes 07 seconds East 136.25 feet; 6) thence North 40 degrees 47 minutes 17 seconds East 33.21 feet; 7) thence North 40 degrees 44 minutes 19 seconds East 22.59 feet to the east line of the West Half of said Northeast Quarter; thence North 00 degrees 13 minutes 23 seconds East 263.41 feet along said east line to the northeast corner of said West Half; thence North 89 degrees 33 minutes 33 seconds East along the north line of said West Half 1,326.46 feet to the POINT OF BEGINNING, containing 31.390 acres, more or less.

Overall Plan

Helm's Mill Section 1

Vernon Township

Hancock County, Indiana

Project No:

23138-S1

Sheet No:

Scale:

1" = 120'

Date:

02-09-24

Designed:

AGL

Drawn:

JB/NS

Checked:

AGL

Scale:

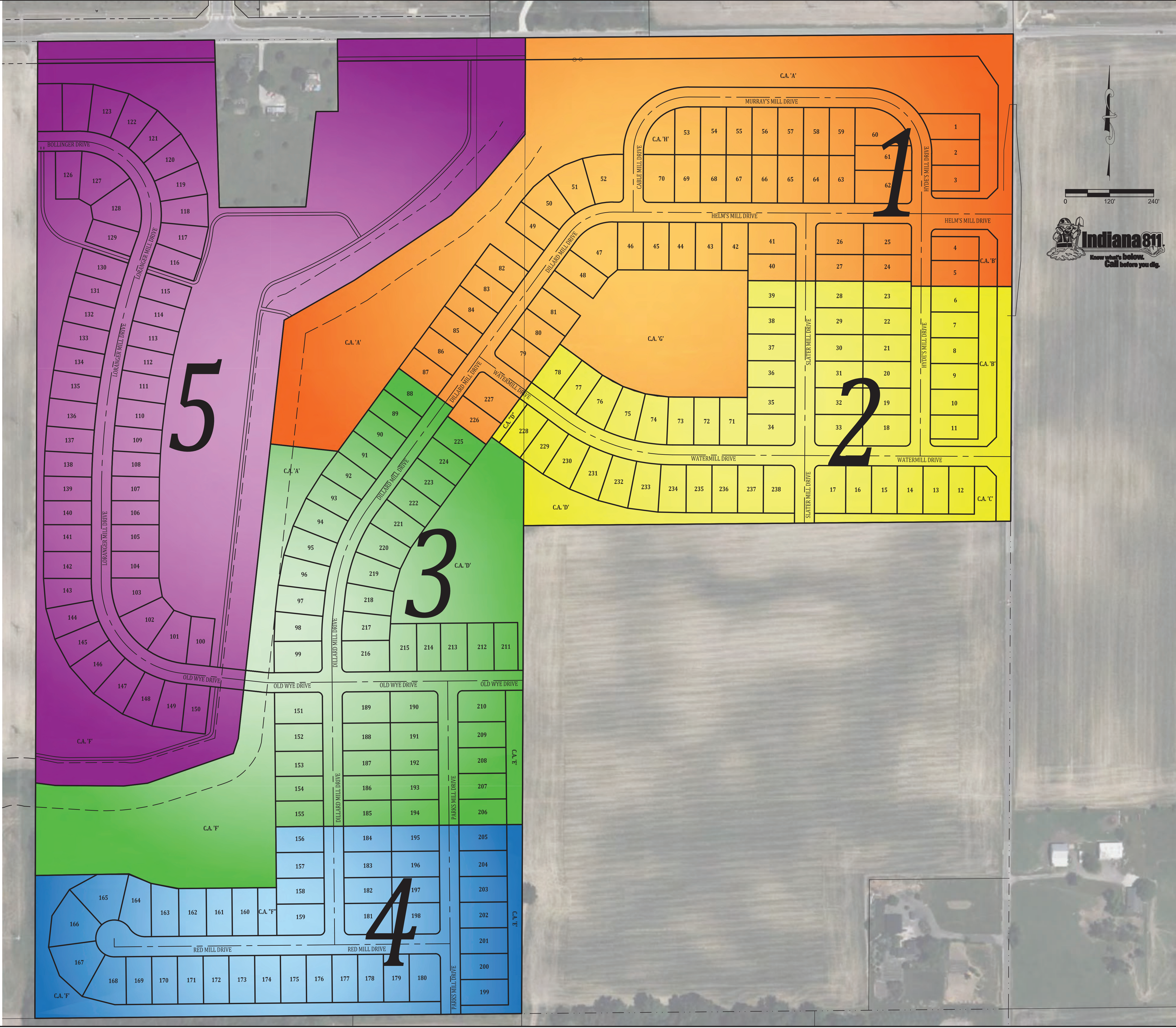
1" = 120'

Date:

02-09-24

Revisions

Date



Overall Plan

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AGL

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Date:

02-09-24

Revisions

Date

CHAD ZIGLER

REGISTERED

No.

PE1200667

STATE OF

INDIANA

PROFESSIONAL ENGINEER

BANNING

ENGINEERING

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C101

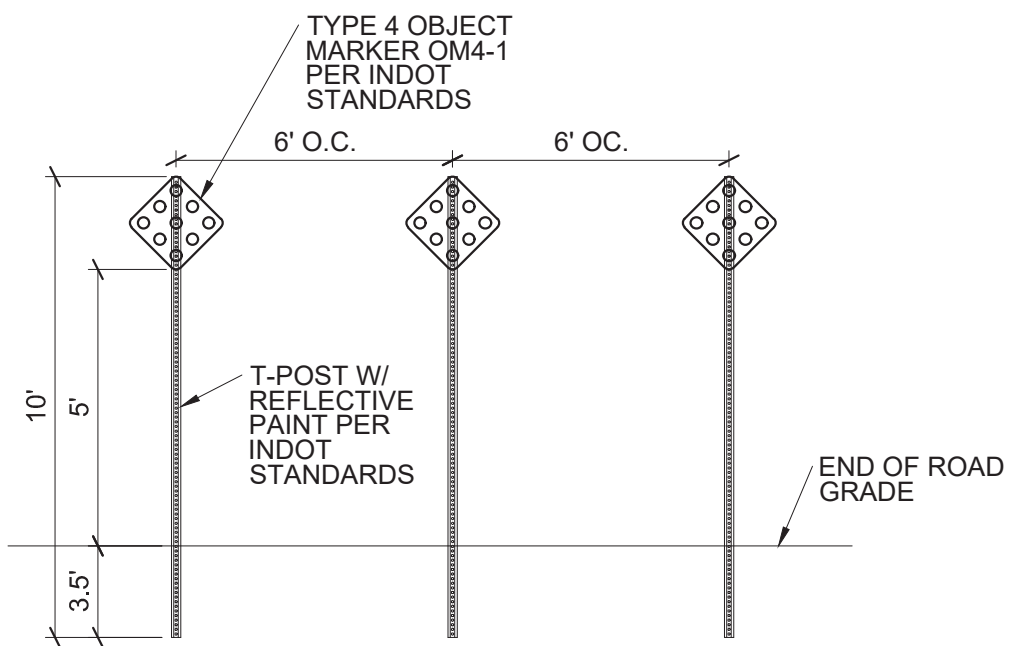
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LEGEND

- SPEED LIMIT SIGN (25 MPH)
- STOP SIGN
- STREET NAME SIGN
- CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.) SEE SHEET C223 FOR RAMP DETAILS
- STREET LIGHT (PER TOWN OF MCCORDSVILLE)
- END OF STREET BARRICADE - SEE DETAIL THIS SHEET

NOTES:

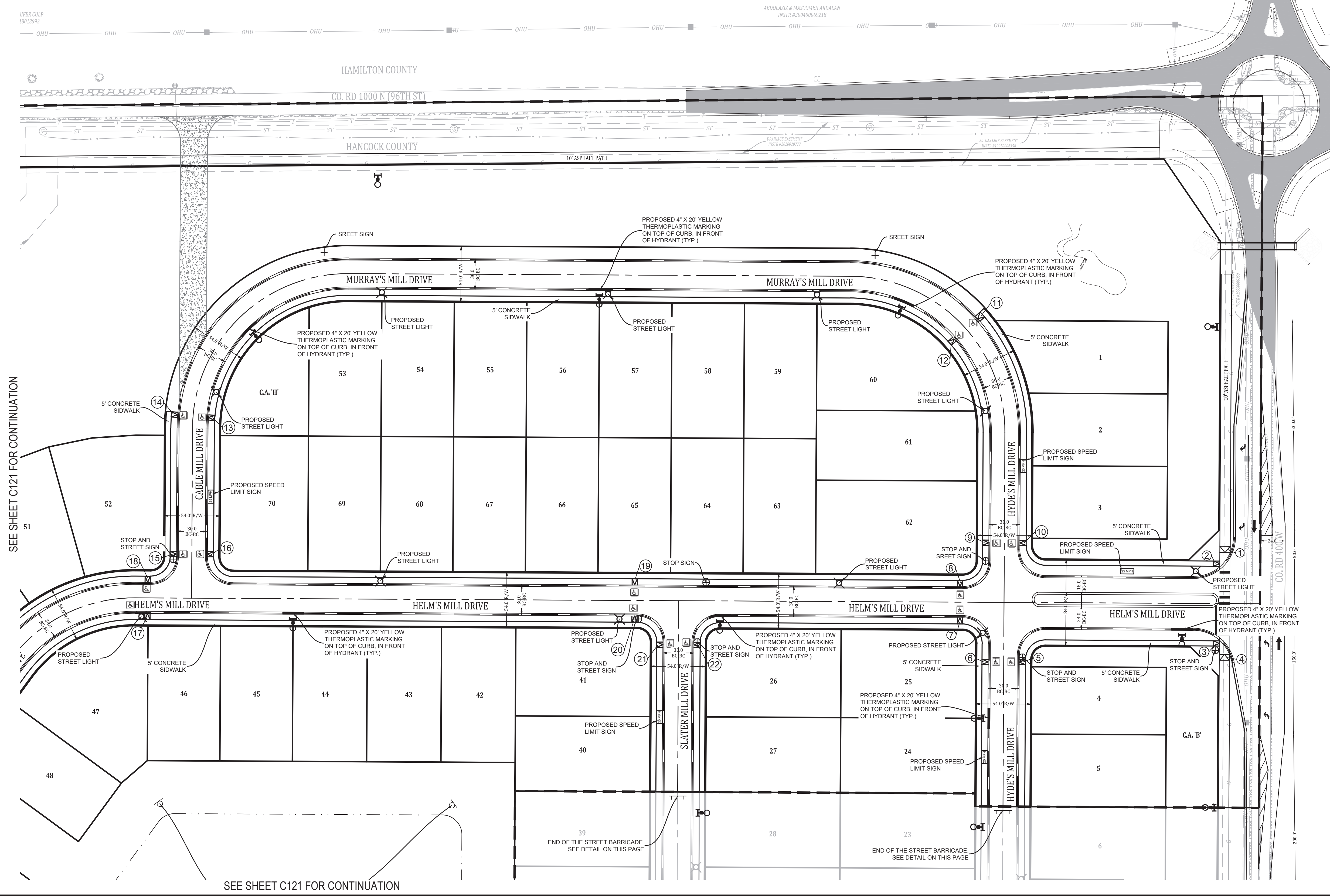
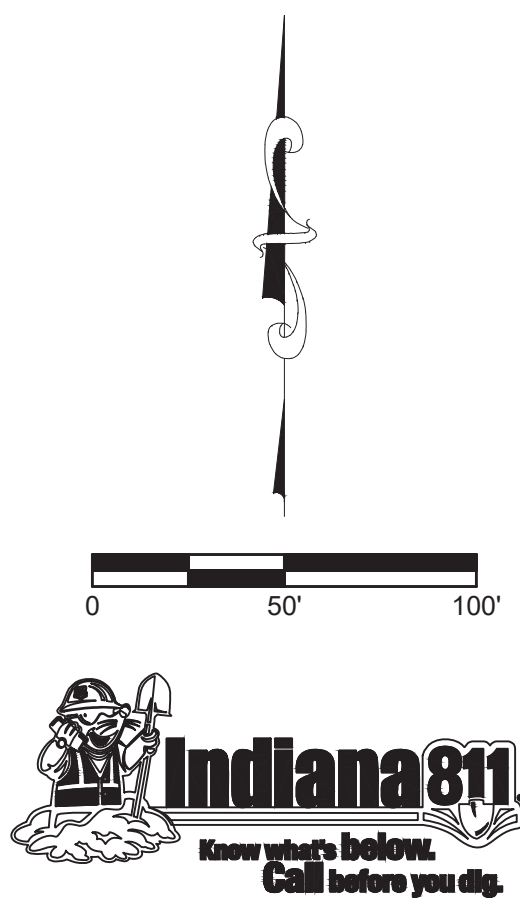
- SEE TOWN OF MCCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
- REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF MCCORDSVILLE AND MUTCD.
- ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
- LANDSCAPING PLAN BY OTHERS
- INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.



END OF STREET BARRICADE DETAIL
NO SCALE

NOTE:
ROUND-A-BOUT CONSTRUCTION TO BE COMPLETED BY THE CITY OF FISHERS IN THE FUTURE. CONSTRUCTION OF IMPROVEMENTS WITHIN THE SUBDIVISION ARE AS NOTED.

THE ROUND-A-BOUT EXPANSION ELEVATIONS ARE APPROXIMATE AND WILL NEED TO BE FIELD VERIFIED AFTER THE ROAD EXPANSION IS COMPLETED. THE ACCELERATION AND DECELERATION LANE NEEDS TO CONTINUE TO SLOPE 2% FROM THE EDGE OF PAVEMENT.



SIDEWALK, SIGNAGE, AND LIGHT PLAN
HELM'S MILL SECTION 1
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

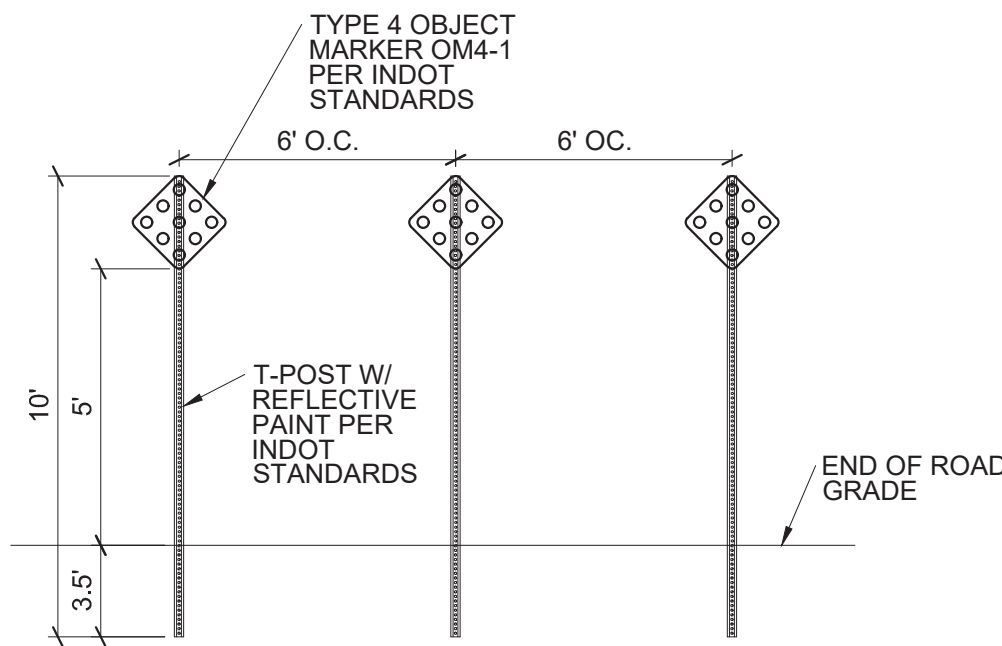


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END OF STREET BARRICADE DETAIL
NO SCALE

LEGEND

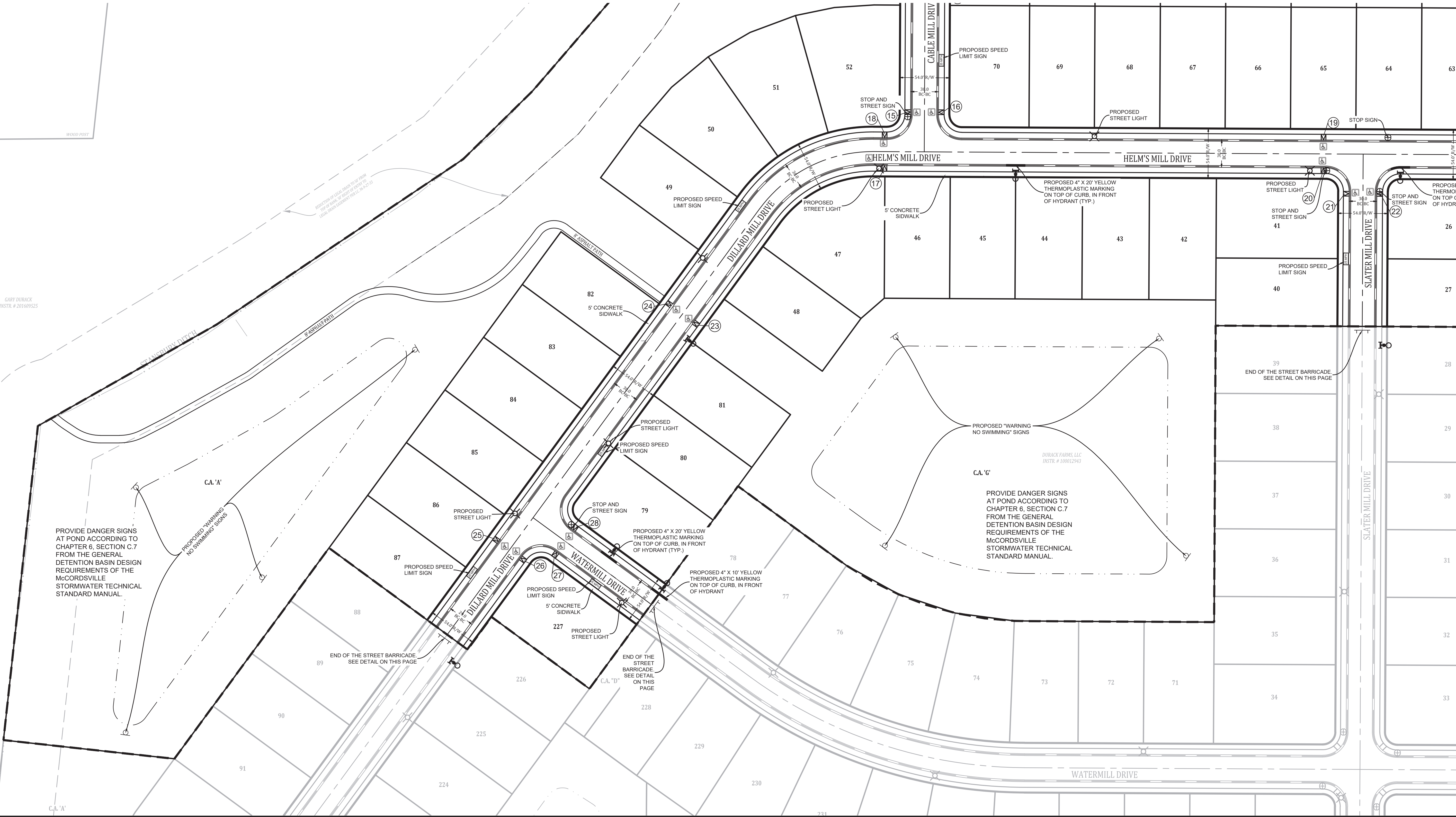
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SEE SHEET C120 FOR CONTINUATION



SEE SHEET C120 FOR CONTINUATION

SIDEWALK, SIGNAGE, AND LIGHT PLAN
HELM'S MILL SECTION 1
VERNON TOWNSHIP
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Sheet No:



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
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BLOW-OFF ASSEMBLY
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- LOT NUMBER
- PAD ELEVATION
- GRADE BOX
- GRADE BOX - MATCH EXISTING
- GRADE BOX - MATCH EXISTING PAVEMENT
- GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- EMERGENCY FLOOD ROUTING
- PONDING AREAS
- EMERGENCY FLOOD ROUTE
- GRANULAR BACKFILL
- PER TOWN STANDARDS

SEE SHEET C133 FOR THE FOLLOWING:

- GENERAL NOTES
- GRADING DESIGN CONCEPT NOTES
- NOTE REGARDING SIDE YARD LOT GRADES
- PROPOSED POND SECTION
- MLAG AND TOF ELEVATION CHART

SEE SHEET C140 FOR NOTE REGARDING LOWEST ADJACENT GRADE.

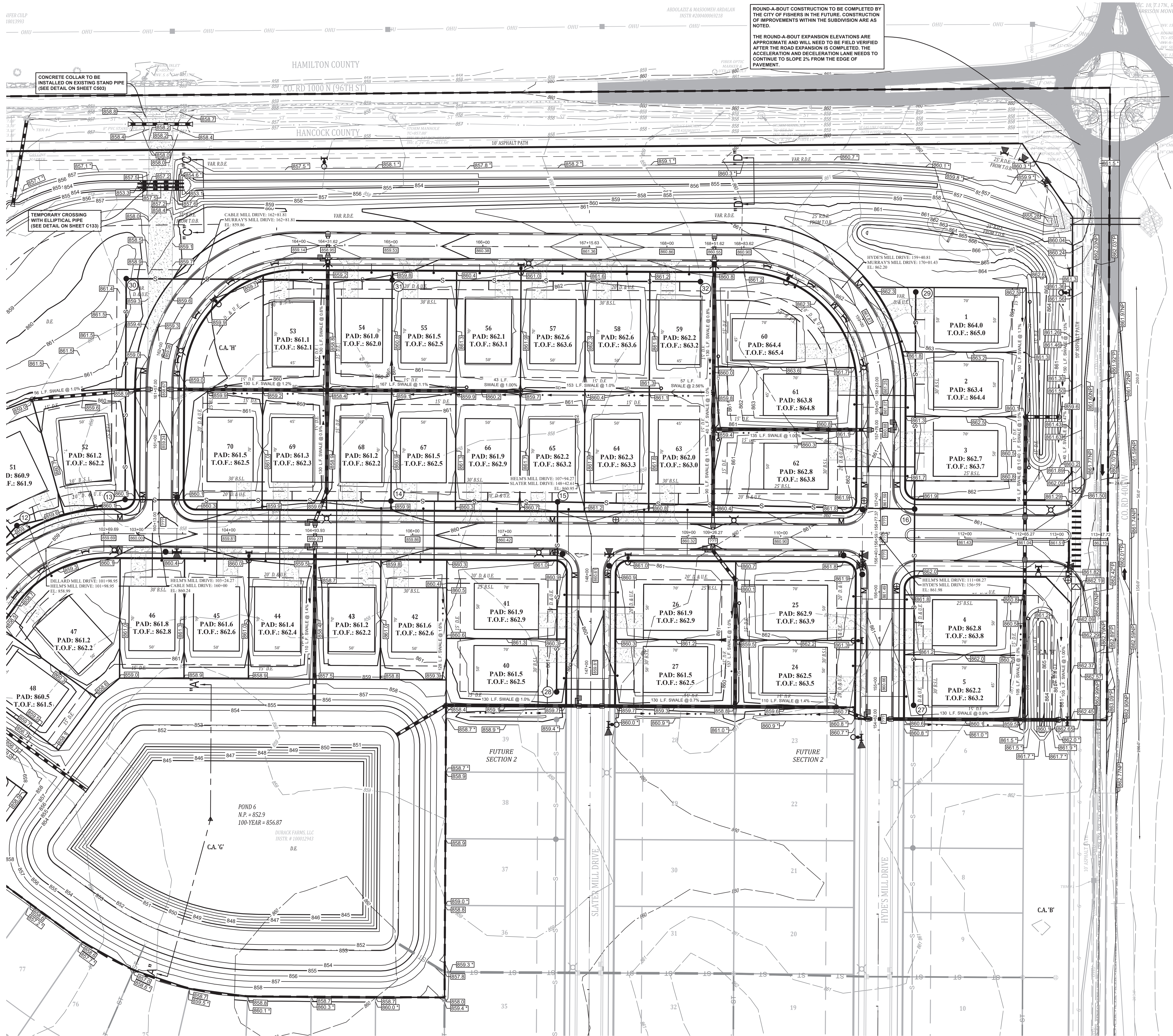
SEE SHEET C150 FOR NOTE FOR SUBSURFACE DRAIN AND TYPICAL SIDE YARD/OVERFLOW SECTION.

NOTE:

ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

SEE SHEET C131 FOR CONTINUATION

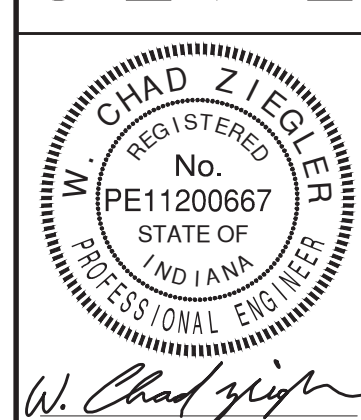
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GRADING & DRAINAGE PLAN
HELM'S MILL SECTION 1
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- WATER VALVE
- BLOW-OFF ASSEMBLY
- GAS LINE
- GAS VALVE
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- BOULDER
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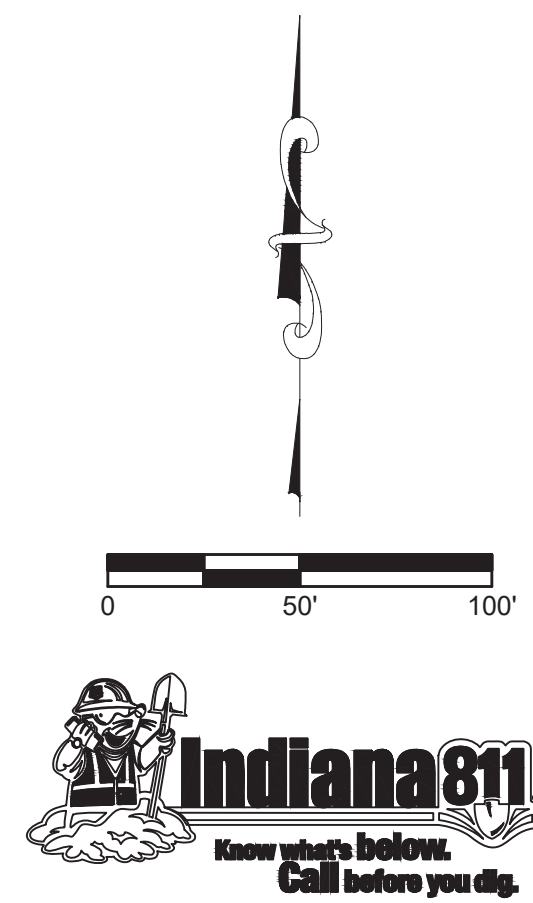
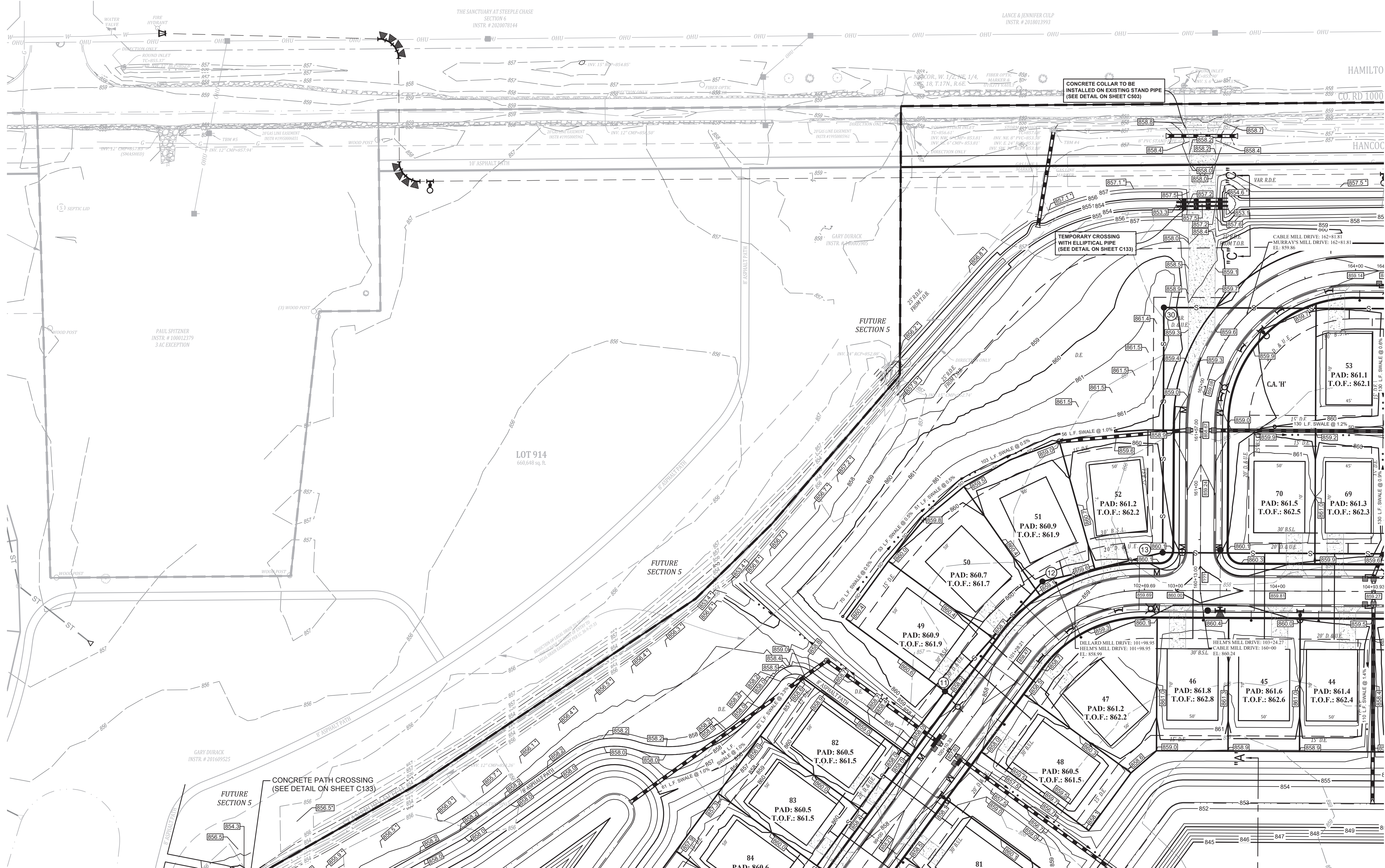
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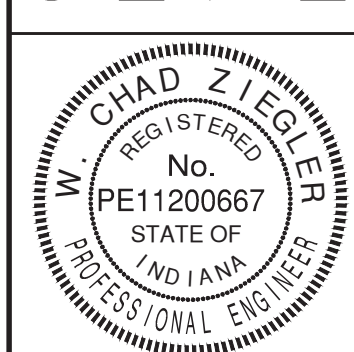
NOTE:

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SEE SHEET C130 FOR CONTINUATION

GRADING & DRAINAGE PLAN
HELM'S MILL SECTION 1
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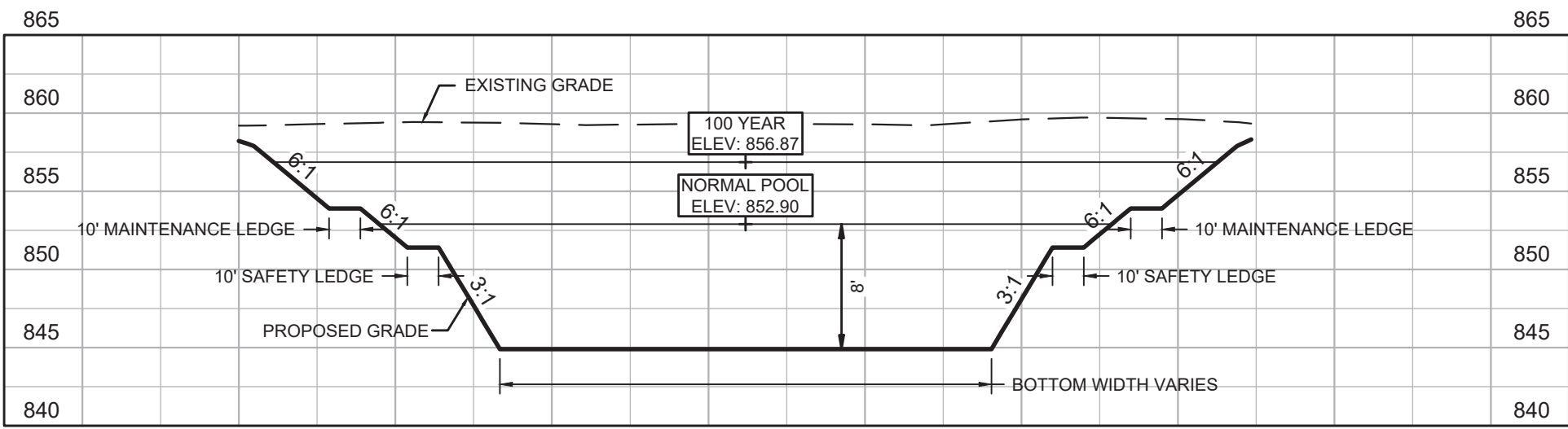
C131

LOT	PAD ELEVATION	MLAG
1	864.00	862.46
2	863.40	862.46
3	862.70	862.46
4	862.80	862.42
5	862.20	862.36
24	862.50	862.36
25	862.90	862.36
26	861.90	861.84
27	861.50	861.76
40	861.50	861.76
41	861.90	861.76
42	861.60	861.00
43	861.20	861.00
44	861.40	861.00
45	861.60	861.00
46	861.80	861.00
47	861.20	859.93
48	860.50	859.93
49	860.90	861.00
50	860.70	861.00
51	860.90	861.00
52	861.20	861.00
53	861.10	861.00
54	861.00	861.00
55	861.50	861.00

LOT	PAD ELEVATION	MLAG
56	862.10	861.00
57	862.60	861.00
58	862.60	862.15
59	862.20	862.15
60	864.40	862.46
61	863.80	862.46
62	862.80	862.46
63	862.00	861.84
64	862.30	861.84
65	862.20	861.00
66	861.90	861.00
67	861.50	861.00
68	861.20	861.00
69	861.30	861.00
70	861.50	861.00
79	860.50	859.93
80	860.50	859.93
81	860.50	859.93
82	860.55	859.93
83	860.54	859.93
84	860.60	859.93
85	860.79	859.93
86	860.19	859.49
87	859.69	859.49
227	860.70	859.93

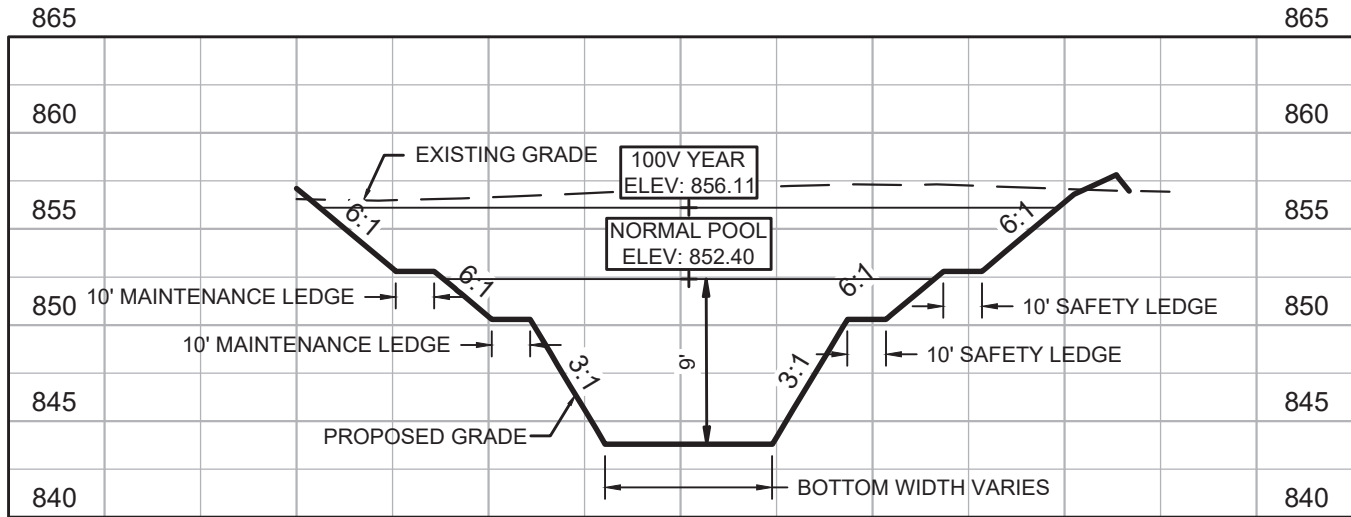
GENERAL NOTES

- STANDARD SPECIFICATIONS
 - THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR STREETS & STORM SEWERS.
 - CITIZENS ENERGY GROUP SPECIFICATIONS SHALL APPLY FOR WATERMAINS.
 - THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR SANITARY SEWERS.
 - GAS, ELECTRIC, PHONE AND CABLE TV UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND CONDITIONS. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITIES FOR PROPER STAKING AND LOCATIONS FOR EACH PRIOR TO CONSTRUCTION.
- ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE THE COST OF RECTIFYING THE SAME.
- ANY PARTS OF THE SANITARY OR STORM SEWER TRENCH WHICH LIES UNDER PAVED AREAS OR WITHIN 5 FEET THEREOF SHALL BE BACK FILLED WITH GRANULAR MATERIAL AS SHOWN IN THE DETAILS. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS. RIP-RAP IS REQUIRED ON ALL END SECTIONS OUTFALL PIPES. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EXACT SIZE AND LOCATION.
- CONTRACTOR TO STOCKPILE TOPSOIL AT THE LOCATION SHOWN ON THE PLANS.
- IN ANY AREA OF CONSTRUCTION WHERE FIELD TILES CROSS THE PROPOSED HOUSE PAD, TILES SHALL BE REMOVED AND BACK FILLED. ALL FIELD TILES INTERCEPTED SHALL BE PERPETUATED INTO THE STORM SEWER SYSTEM OR LAKES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CIRCUMSTANCE WHERE THIS CANNOT BE ACCOMPLISHED. ALL FILL AREAS SHALL BE COMPACTED TO MEET THE DENSITY OF THE SPECIFICATION SHEET OR DETAIL. DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY UNLESS APPROVED BY THE TOWN OF McCORDSVILLE.
- ALL STREETS SHALL HAVE A PIPE UNDERDRAIN INSTALLED PER THE TOWN OF McCORDSVILLE DETAILS.
- ALL SWALES SHALL INCLUDE UNDERDRAIN PIPE PER THE TOWN OF McCORDSVILLE STANDARDS.
- 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).
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF McCORDSVILLE AT LEAST 72 HOURS PRIOR TO ANY BONDED OR BANK CREDIT LETTER SITE IMPROVEMENTS ARE INSTALLED. A PRE-CONSTRUCTION MEETING SHALL BE SET UP WITH THE TOWN, CONTRACTOR, ENGINEER & DEVELOPER PRIOR TO ANY CONSTRUCTION.



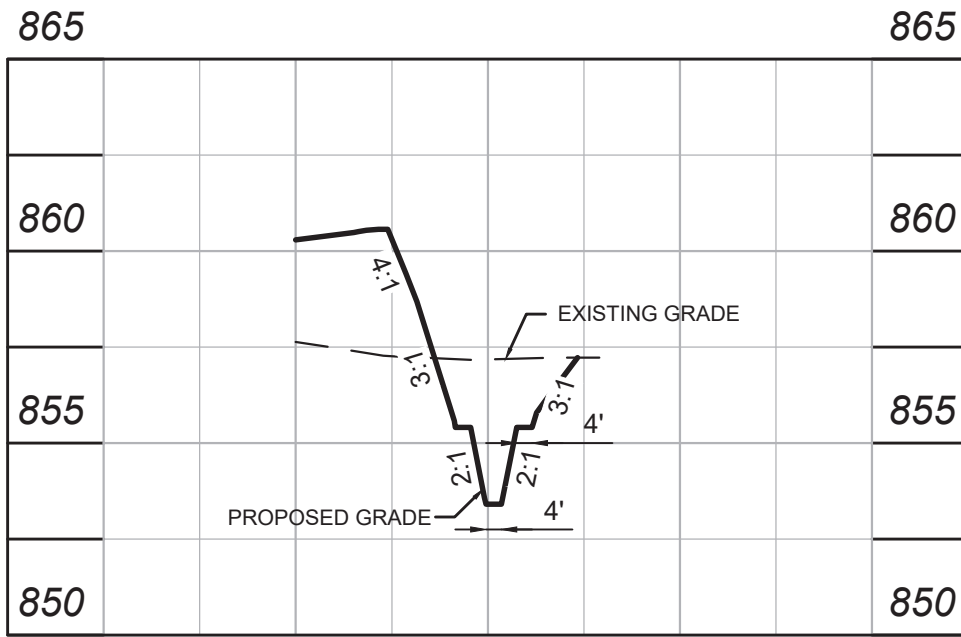
POND 6 SECTION A-A

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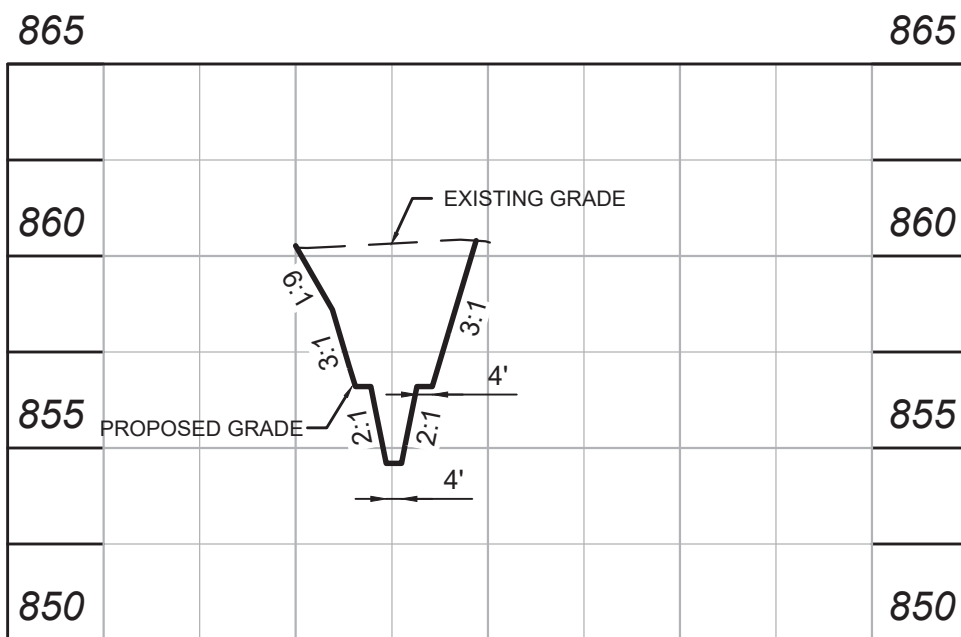
POND 5 SECTION B-B

NO SCALE



TRENCH SECTION C - C

NO SCALE



TRENCH SECTION D - D

NO SCALE

SEE SHEET C140 FOR NOTE REGARDING LOWEST ADJACENT GRADE.

SEE SHEET C150 FOR NOTE FOR SUBSURFACE DRAIN AND TYPICAL SIDE YARD/OVERFLOW SECTION.

NOTE:

ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

GRADING DESIGN CONCEPT NOTES

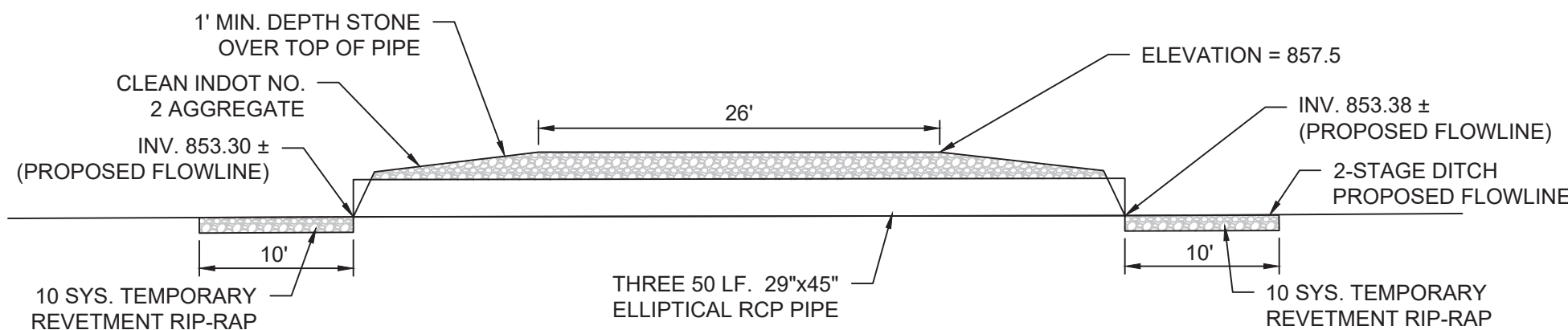
- THE INTENT OF THE DIRTWORK FOR THIS PROJECT IS TO BALANCE WITHIN ACCEPTABLE TOLERANCES. STRIP 6" OF TOPSOIL BETWEEN THE BACK OF PADS AND THE BACK OF PADS (ENCOMPASSING THE STREETS AS WELL) AND THE POND AREAS. ALL AREAS STRIPPED ARE WITHIN THE CONSTRUCTION LIMITS.
- REFER TO THE CONSTRUCTION SEQUENCING ON THE EROSION CONTROL SHEETS FOR SUGGESTED ORDER OF WORK.
- THE EXCAVATED MATERIAL IS ASSUMED TO BE ACCEPTABLE FOR STRUCTURAL FILL AND WAS CONSIDERED IN THE OVERALL BALANCE OF THE SITE. CONTRACTOR TO VERIFY IF EXCAVATED MATERIAL IS ACCEPTABLE STRUCTURAL FILL.
- MASS GRADE THE SITE AS SHOWN ON PLAN ALLOWING FOR BUILDING AND PAVEMENT MATERIAL QUANTITY DEPTHS. ALL OPEN GRASS AREAS (EXCLUDING PADS) ARE TO RECEIVE 6" OF TOPSOIL REPLACEMENT.
- REFER TO EROSION CONTROL PLAN SHEETS C400-C402, AND C400 FOR CONSTRUCTION LIMITS.

NOTE: SIDEYARD LOT GRADES, AS SHOWN HEREON, SHALL BE ESTABLISHED AT TIME OF PLOT PLAN AND BUILDING CONSTRUCTION TO MAINTAIN POSITIVE FLOW AWAY FROM THE STRUCTURE PER PAD GRADE. SIDEYARD GRADES ON LOT LINES WITH FLOOD ROUTING SHOWN SHALL BE ESTABLISHED AT TIME OF SITE DEVELOPMENT.

NOTE:

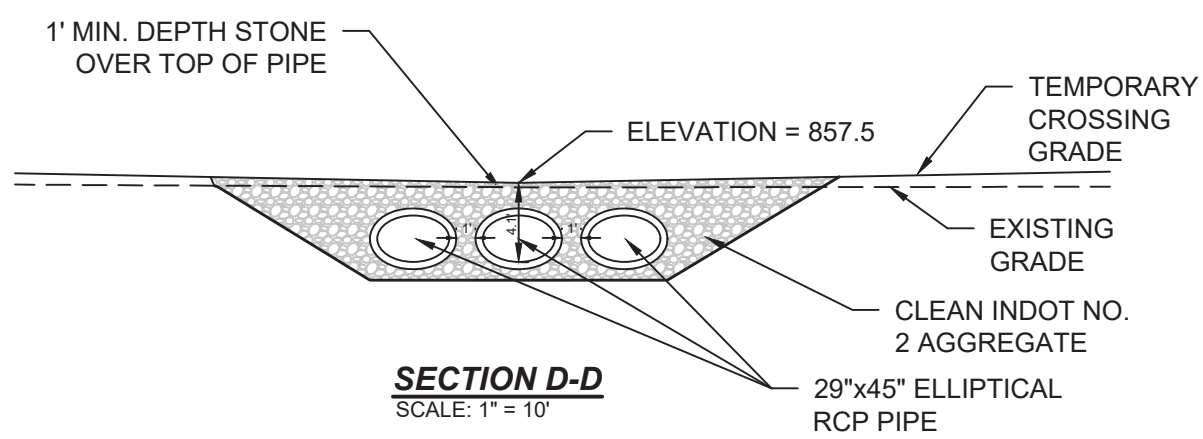
THE LOWEST ADJACENT GRADE FOR EACH BUILDING (OR LOWEST ELEVATION FOR ANY OPENING BELOW THE MAIN FINISHED FLOOR ELEVATION) SHALL BE A MINIMUM OF 1-FOOT ABOVE THE HIGHEST ADJACENT PONDING STAGE SHOWN ON THE PONDING PLAN (SHEETS C114-C117). IF A LOT IS ADJACENT TO A DETENTION POND THE LOWEST ADJACENT GRADE FOR EACH BUILDING (INCLUDING WALKOUT BASEMENT FLOOR ELEVATION, OR LOWEST ELEVATION FOR ANY OPENING BELOW THE MAIN FINISHED FLOOR ELEVATION) SHALL BE A MINIMUM 2-FOET ABOVE THE POND EMERGENCY OVERFLOW WEIR ELEVATION (SEE CONTROL ELEVATION ON EMERGENCY OVERFLOW ROUTING DATA, SHEET C116) OR 1-FOOT ABOVE THE HIGHEST ADJACENT PONDING STAGE SHOWN ON THE PONDING PLAN, WHICHEVER IS HIGHER. IN ADDITION, ANY BASEMENT FLOOR ELEVATION THAT IS NOT A WALKOUT SHALL BE AT LEAST 1-FOOT ABOVE THE NORMAL POOL ELEVATION OF THE ADJACENT DETENTION POND.

SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE FLOWLINE FOR CLARIFICATION. LOCATION IS DIRECTLY UNDER THE FLOWLINE WHEN SUBSURFACE DRAIN ELEVATION IS 2 FEET BELOW THE DITCH GRADE ("TYPICAL LOCATION"). WHEN SUBSURFACE DRAIN IS SHOWN LESS THAN 2 FEET BELOW THE DITCH GRADE, THE SUBSURFACE DRAIN SHALL BE PHYSICALLY OFFSET AWAY FROM THE DITCH FLOWLINE (UNDER THE SIDE SLOPE) SO AS TO MAINTAIN A MINIMUM OF 18" INCHES OF COVER



PROFILE VIEW

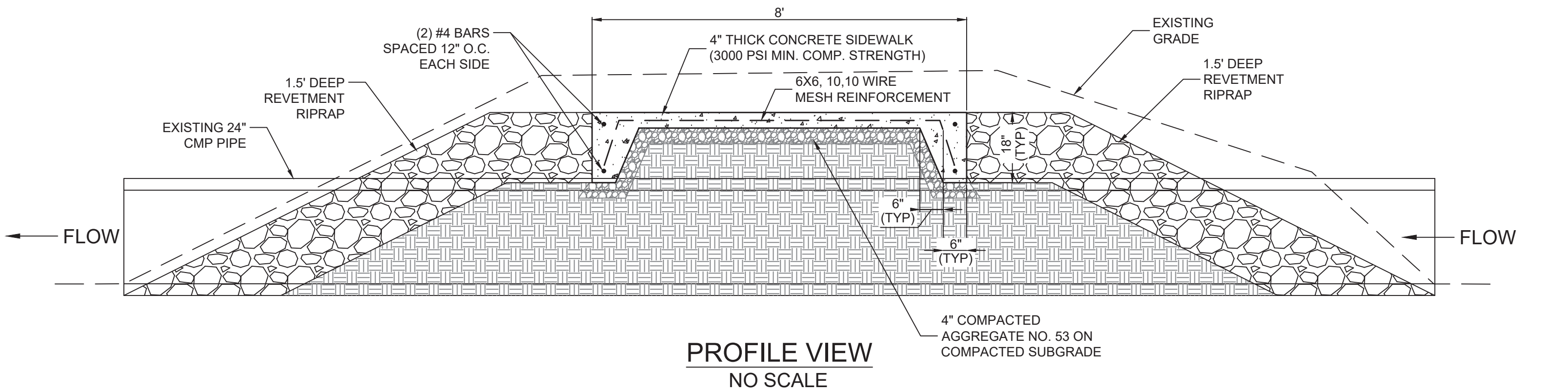
SCALE: 1" = 10'



SECTION D-D

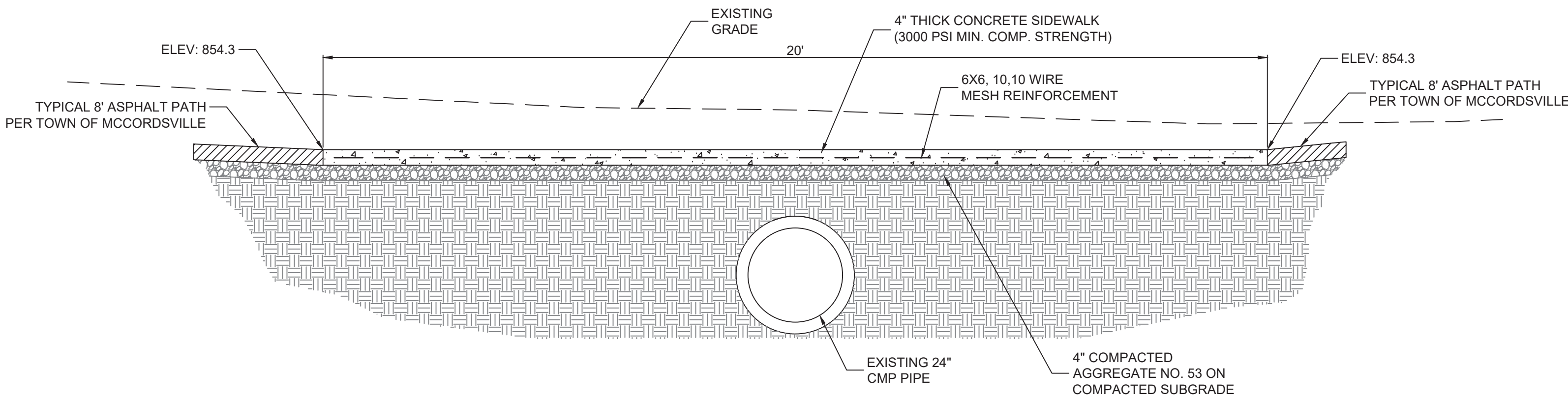
SCALE: 1" = 10'

TEMPORARY CROSSING DETAIL



PROFILE VIEW

NO SCALE



FRONT VIEW

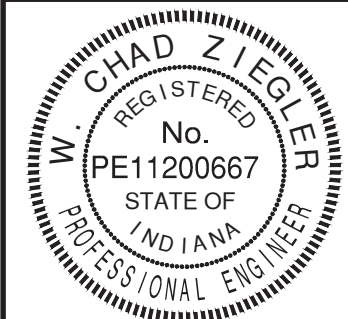
NO SCALE

CONCRETE PATH CROSSING DETAIL

- GENERAL NOTES:
- CONTROL JOINTS SHALL BE PLACED EVERY 5 FEET ON CENTER.
 - EXPANSION JOINTS SHALL BE PLACED EVERY 40 FEET ON CENTER.
 - BROOM FINISH ACROSS THE DIRECTION OF TRAVEL AND INCLUDE A 1" STEEL TROWEL FINISH ALONG BOTH SIDES OF THE SIDEWALK AND ALONG EITHER SIDE OF ALL EXPANSION AND CONTROL JOINTS.



GRADING & DRAINAGE PLAN
HELM'S MILL SECTION 1
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

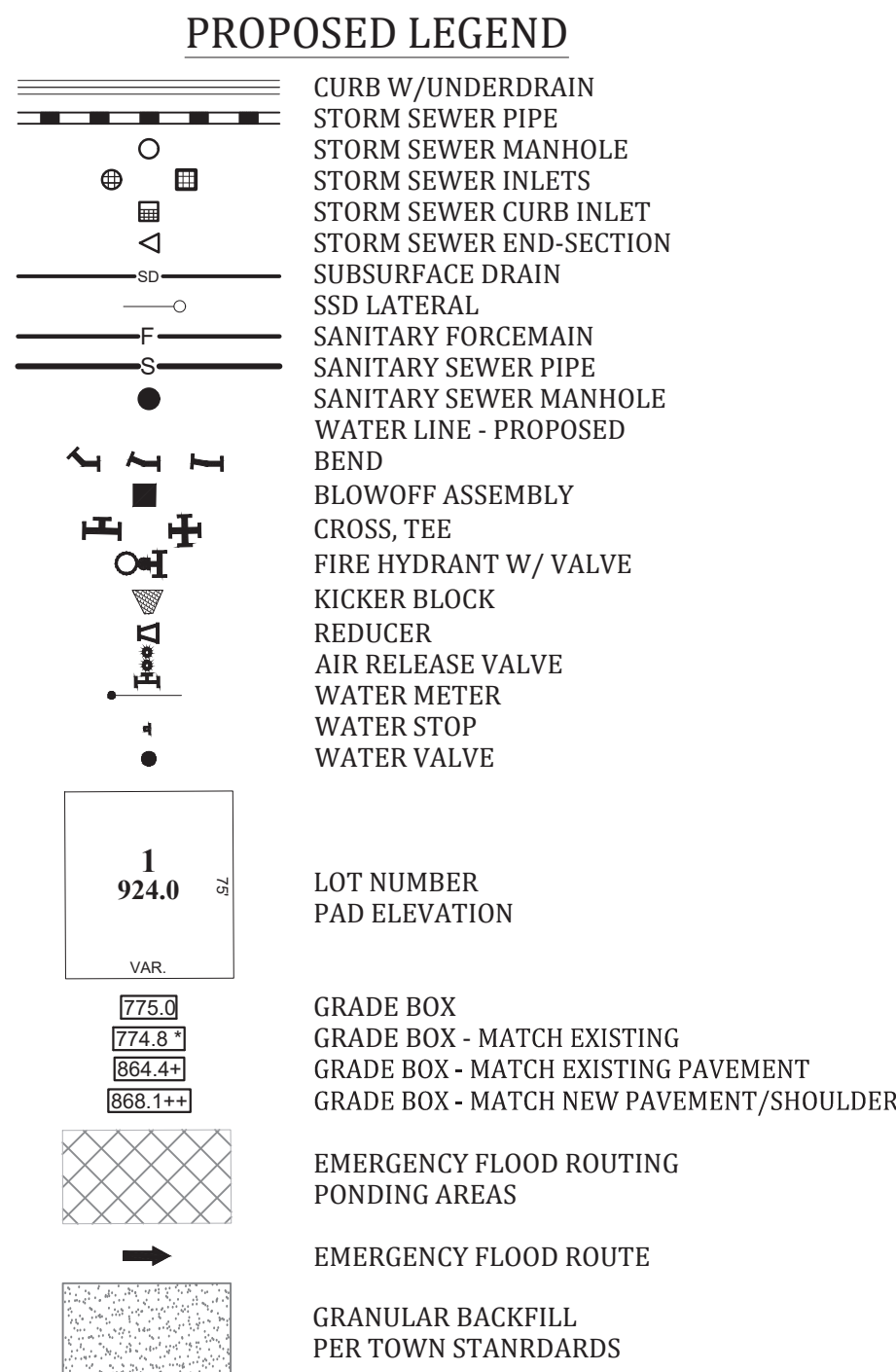
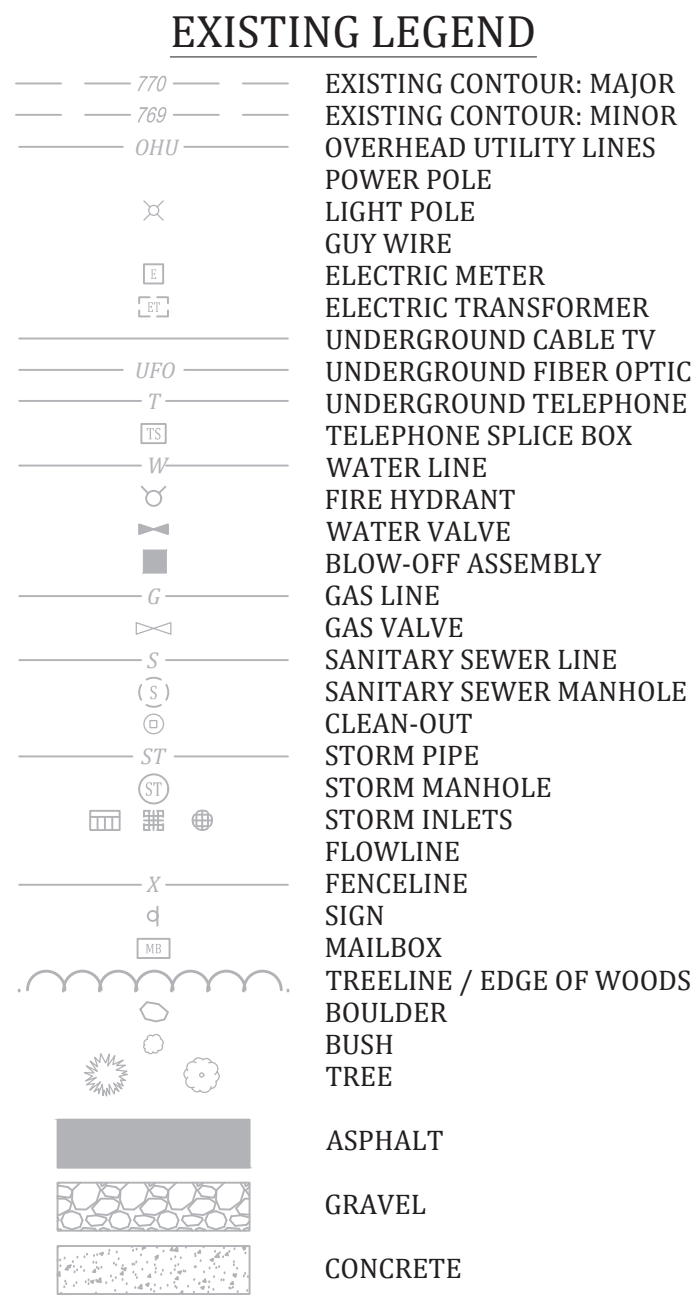


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Project No: 23138-S1
Sheet No:

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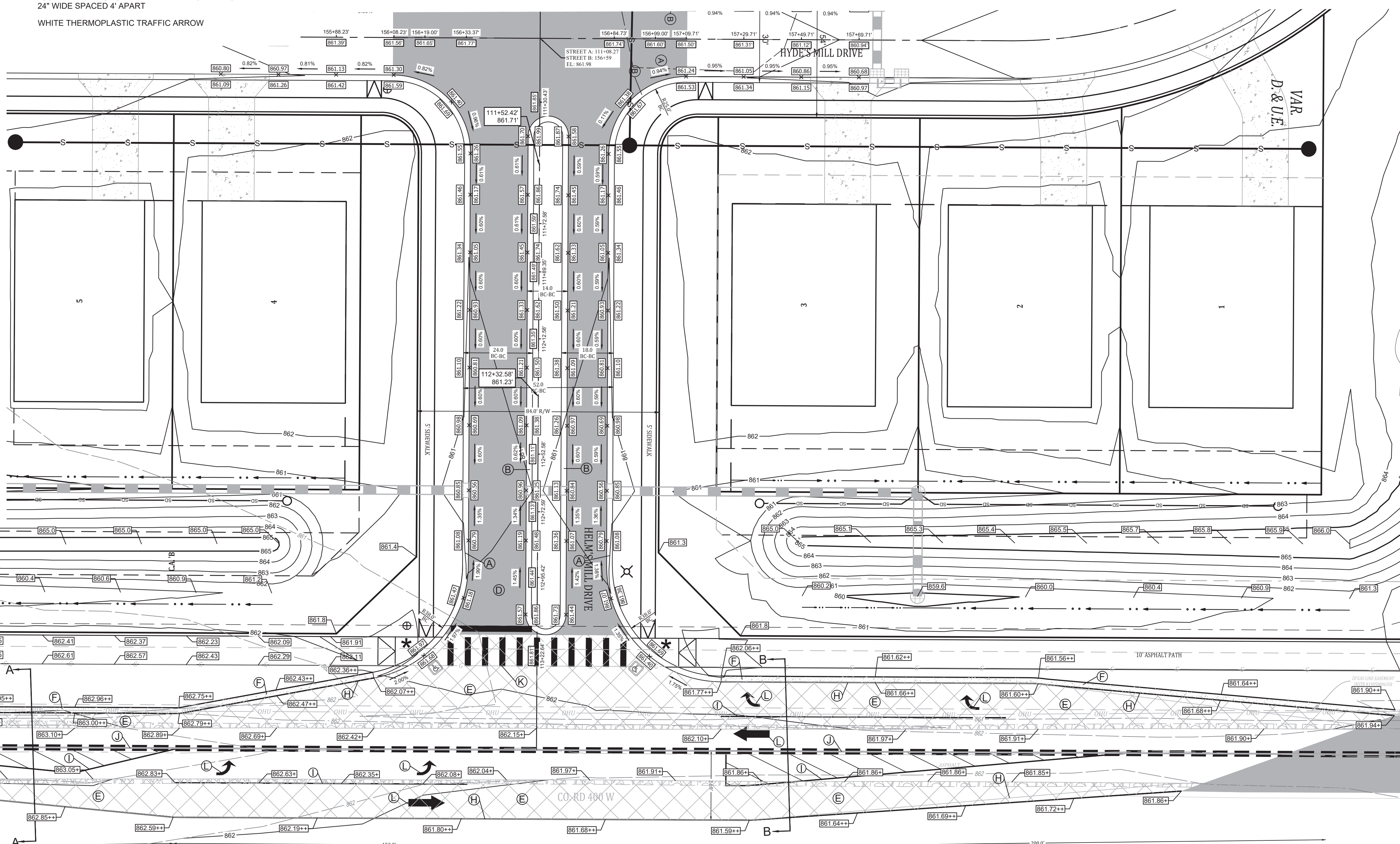
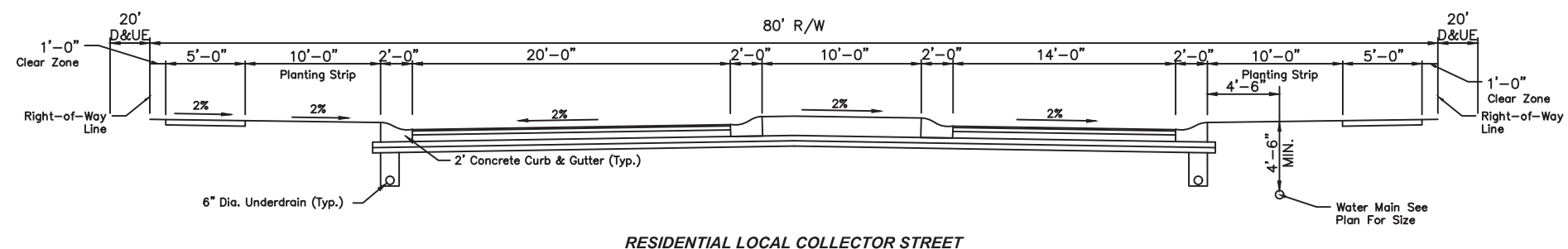
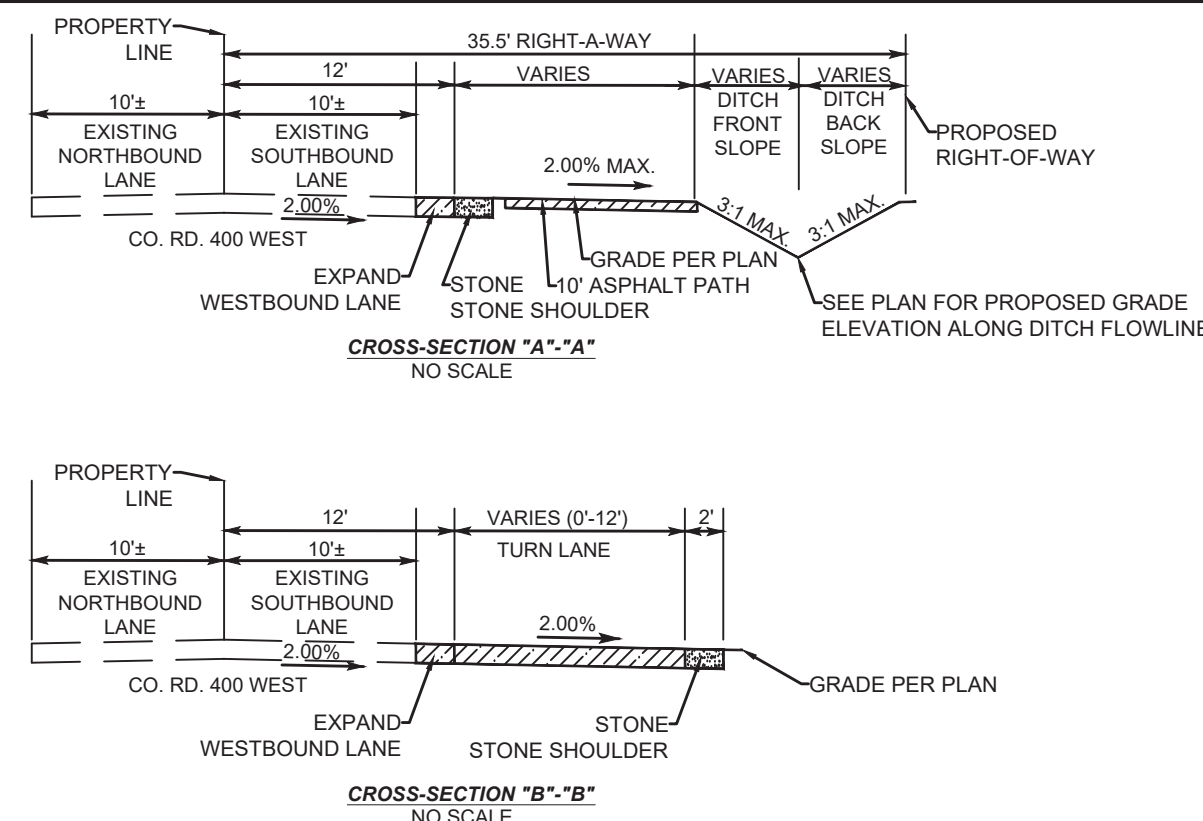


PLAN NOTES:

- (A) 2' CONCRETE ROLL CURB & GUTTER
SEE TOWN OF MCCORDSVILLE STANDARDS
ON SHEET 2 OF 10
- (B) 2' COMBINED CONCRETE CURB & GUTTER
SEE TOWN OF MCCORDSVILLE STANDARDS
ON SHEET 2 OF 10
- (C) LOCAL ROAD PAVEMENT SECTION D=12"
SEE TOWN OF MCCORDSVILLE STANDARDS
ON SHEET 2 OF 10
- (D) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15"
SEE TOWN OF MCCORDSVILLE STANDARDS
ON SHEET 2 OF 10
- (E) COLLECTOR ROAD PAVEMENT SECTION D=18"
SEE TOWN OF MCCORDSVILLE STANDARDS
ON SHEET 2 OF 10
- (F) 2' WIDE STONE SHOULDER (6" #53 STONE)
@ 1/4" PER FOOT SLOPE
- (G) CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE
MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS
SHALL BE BLACK.)
- (H) TC ELEVATION SHOWN IN THIS LOCATION IS FOR
A TYPICAL CURB. ACTUAL ELEVATION WILL BE LOWER
FOR DEPRESSED HANDICAP RAMP AT THIS POINT.
FLOW LINE ELEVATION SHALL BE CALCULATED FROM
TC SHOWN.
- (I) PAINTED 2' WIDE WHITE STOP BAR
- (J) 4" WHITE THERMOPLASTIC LINE
- (K) 4" YELLOW THERMOPLASTIC LINE
- (L) 4" DOUBLE YELLOW THERMOPLASTIC LINE
- (M) "CONTINENTAL" CROSSWALK IN THERMOPLASTIC
24" WIDE SPACED 4' APART
- (N) WHITE THERMOPLASTIC TRAFFIC ARROW

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF TOWN OF MCCORDSVILLE AND ALL OTHER ORDINANCES WHICH PERTAIN TO THIS TYPE OF WORK.
- NO CHANGES IN OR DEPARTURE FROM THE PLANS OR SPECIFICATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL, IN WRITING, BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL FEDERAL, STATE, AND COUNTY PERMITS, OR ANY OTHER PERMITS AS REQUIRED.
- 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.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL NOTIFY THE OWNERS, AND/OR THE OWNER'S ENGINEER, SO THAT AN INSPECTOR MAY BE PRESENT.
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- 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.
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- ALL PAVEMENT STRIPING SHALL BE IN FULL CONFORMANCE WITH THE INDIANA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (IDOH 1988).
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- BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
- SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.



SEE SHEET C211 FOR CONTINUATION

TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO ALL LOCAL, STATE, AND M.U.T.C.D. STANDARDS

THE CONTRACTOR SHOULD REFER TO THE GRADING SHEET PROVIDED BY THESE PLANS FOR ADDITIONAL GRADING DETAILS ALONG COUNTY ROAD 400 WEST AND ADJACENT AREAS.

NOTE:
ROUND-A-BOUT CONSTRUCTION TO BE COMPLETED BY THE CITY OF FISHERS IN THE FUTURE. CONSTRUCTION OF IMPROVEMENTS WITHIN THE SUBDIVISION ARE AS NOTED.

THE ROUND-A-BOUT EXPANSION ELEVATIONS ARE APPROXIMATE AND WILL NEED TO BE FIELD VERIFIED AFTER THE ROAD EXPANSION IS COMPLETED. THE ACCELERATION AND DECELERATION LANE NEEDS TO CONTINUE TO SLOPE 2% FROM THE EDGE OF PAVEMENT.

ENTRANCE DETAILS	
HELM'S MILL SECTION 1	
VERNON TOWNSHIP	
HANCOCK COUNTY, INDIANA	
Designed:	AGL
Drawn:	JBNIS
Checked:	AGL
Scale:	1" = 20'
Date:	02-09-24

W. CHAD ZIGLER
REGISTERED PROFESSIONAL ENGINEER
No. PE1200667
STATE OF INDIANA

W. Chad Zigler

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Project No: 23138-S1
Sheet No:

Indianan811
Know what's below.
Call before you dig.

C210

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

PROPOSED LEGEND	
	CURB W/UNDERDRAIN
	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER INLETS
	STORM SEWER CURB INLET
	STORM SEWER END-SECTION
	SUBSURFACE DRAIN
	SSD LATERAL
	SANITARY FORCEMAIN
	SANITARY SEWER PIPE
	SANITARY SEWER MANHOLE
	WATER LINE - PROPOSED
	BEND
	BLOWOFF ASSEMBLY
	CROSS, TEE
	FIRE HYDRANT W/ VALVE
	KICKER BLOCK
	REDUCER
	AIR RELEASE VALVE
	WATER METER
	WATER STOP
	WATER VALVE
	LOT NUMBER PAD ELEVATION
	GRADE BOX
	GRADE BOX - MATCH EXISTING
	GRADE BOX - MATCH EXISTING PAVEMENT
	GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
	EMERGENCY FLOOD ROUTING
	PONDING AREAS
	EMERGENCY FLOOD ROUTE
	GRANULAR BACKFILL
	PER TOWN STANDARDS

PLAN NOTES:

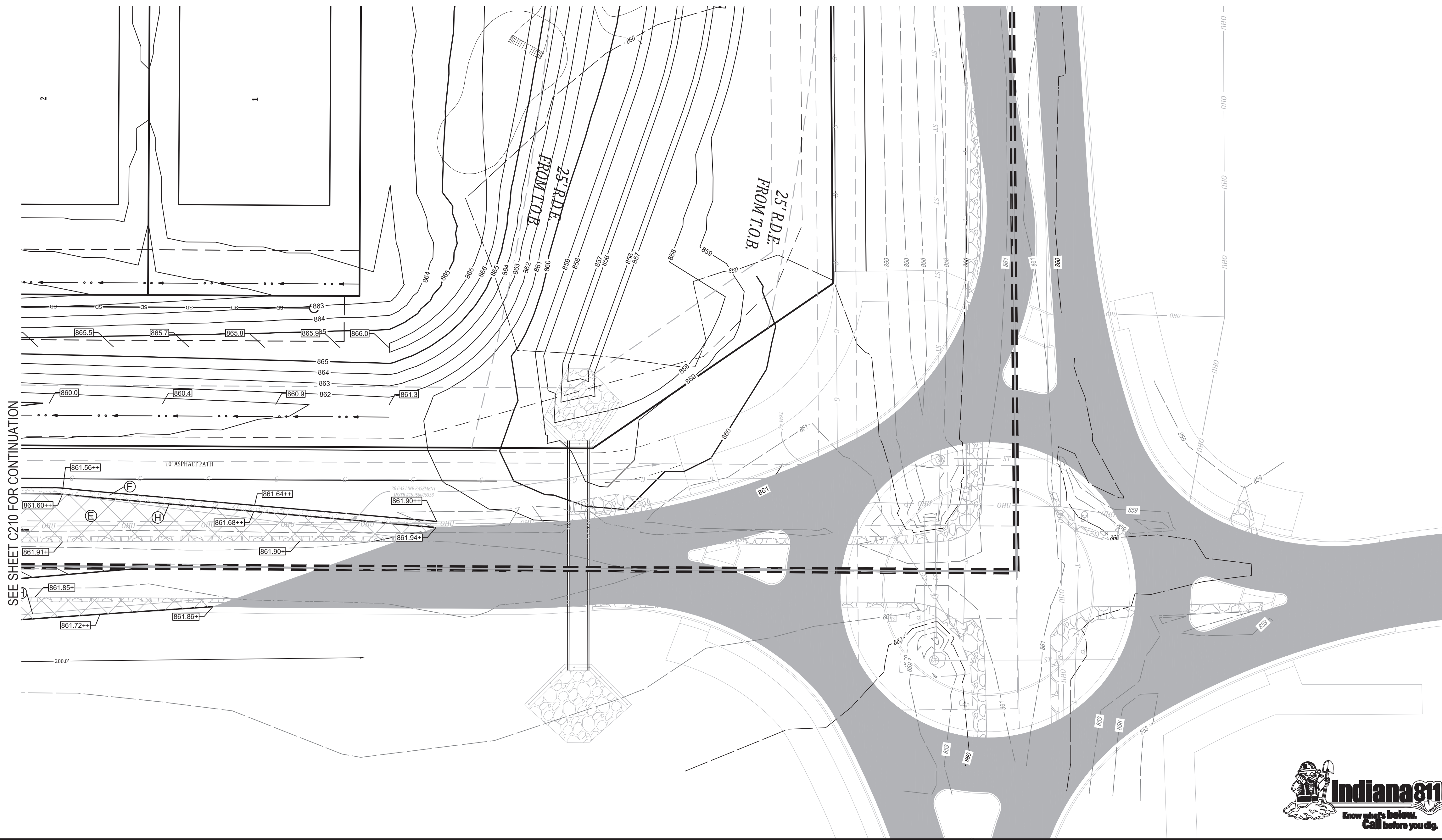
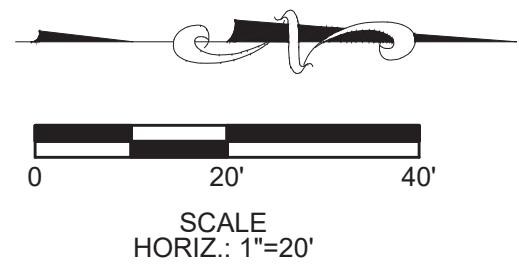
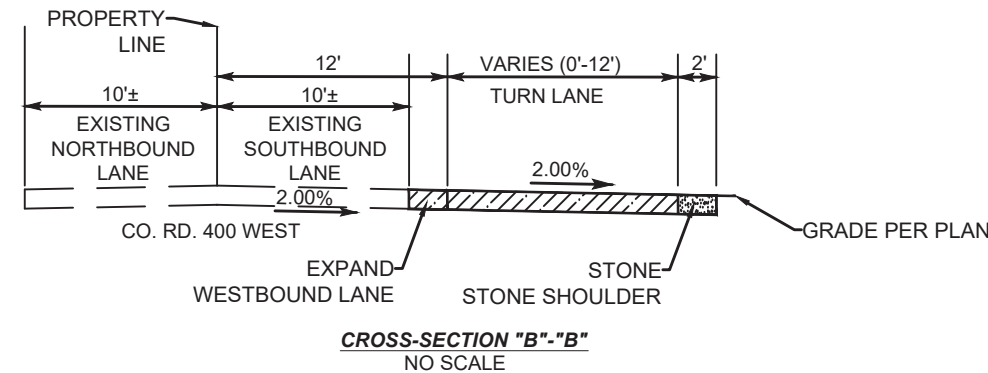
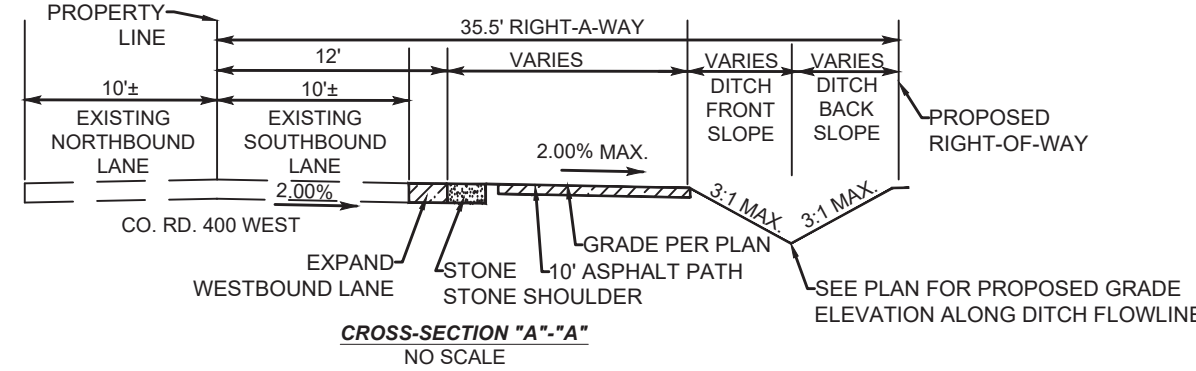
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(G)	CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
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GENERAL NOTES

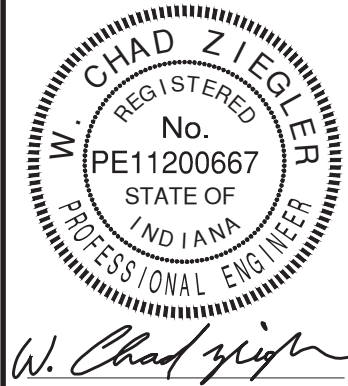
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ENTRANCE DETAILS
HELM'S MILL SECTION 1
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA



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Project No: 23138-S1
Sheet No:

C211



PROJECT NAME
HELMS MILL
MCCORDSVILLE, IN

SHEET NAME
SECT 1 LANDSCAPE PLAN

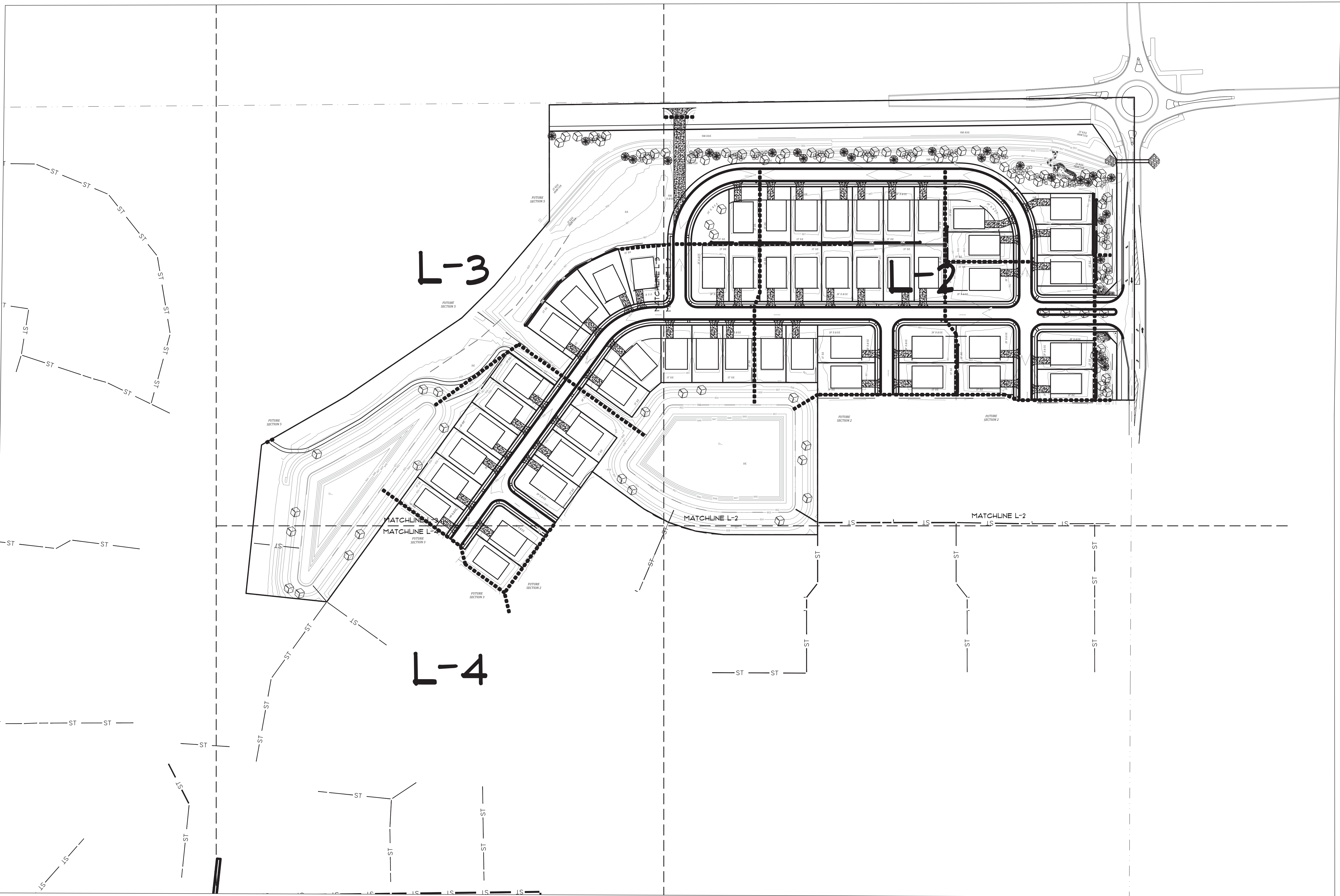
DESIGNER
TF

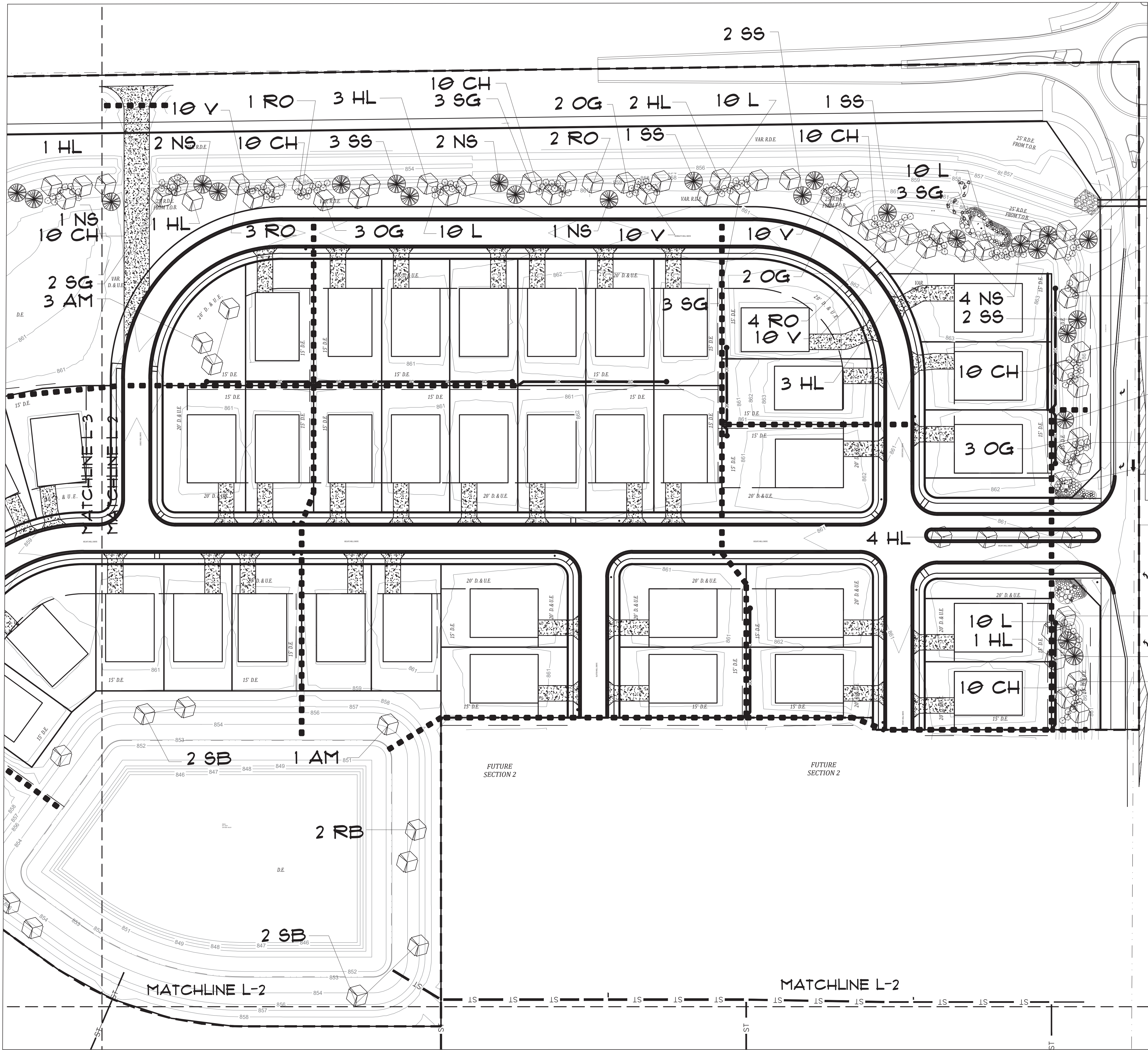
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SHEET

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NOT TO SCALE





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDTISIA TRICANTHOS 'SHADEMASTER'	2-1/2"	21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	13
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	16
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2"	11
ornamental trees					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-1/2"	1
	RB	RIVER BIRCH	BETULA NIGRA	1-1/2"	9
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2"	9
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	15
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	12
SHRUBS					
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRIGHT RED'	18"	60
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	18"	60
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID 'ALLEGHENY'	18"	60

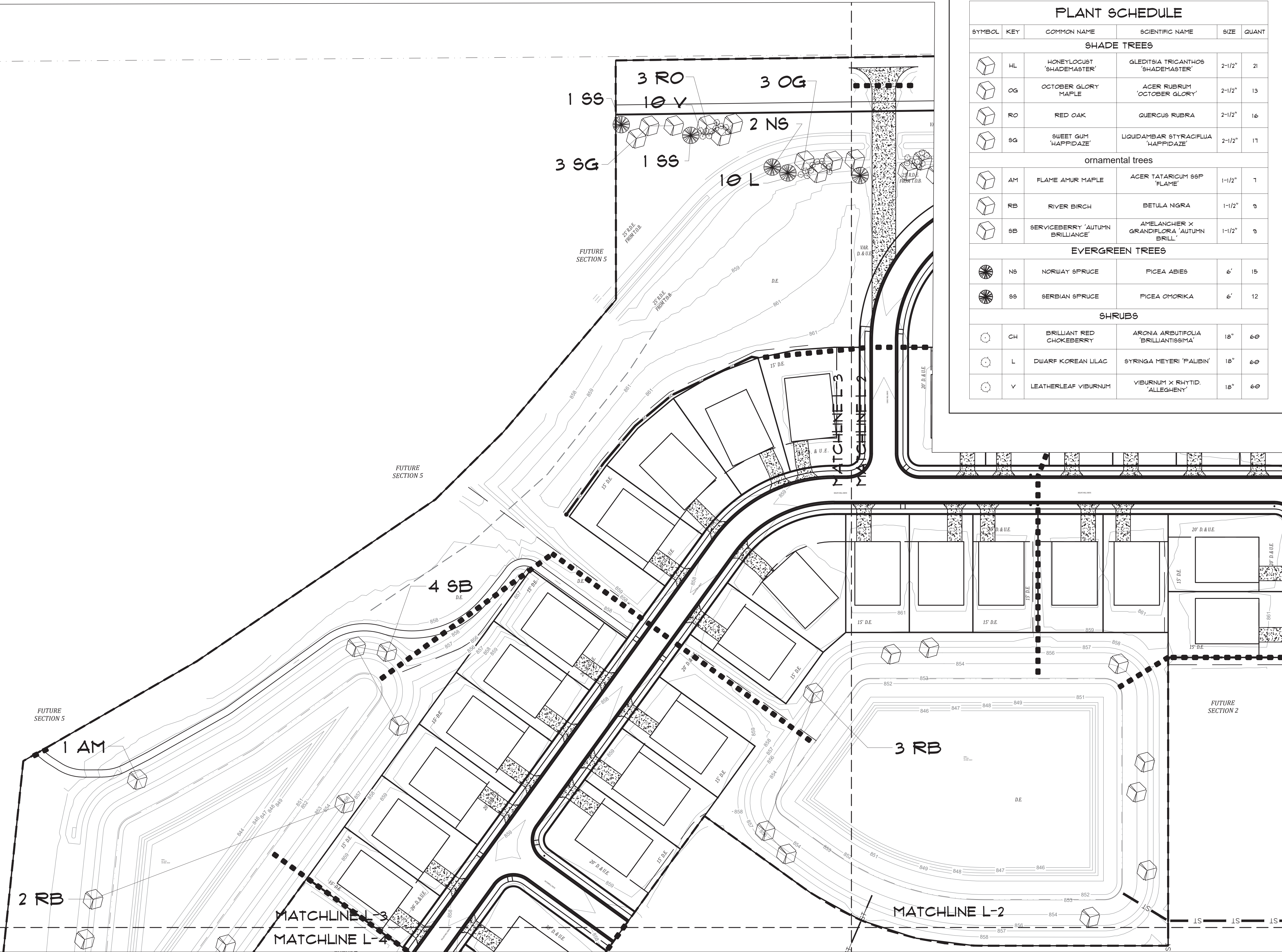
- 6 L
- 1 NS
- 3 RO
- 4 L
- 3 HL
- 1 SS
- 10 V
- 1 HL
- 2 HL
- 2 NS
- 3 SG

SCALE 1" = 50'





PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	QTY
SHADE TREES				
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDISIA TRICANTHOS 'SHADEMASTER'	21
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	13
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EVERGREEN TREES				
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	SS	SERBIAN SPRUCE	PICEA OMORICA	12
SHRUBS				
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	60
	L	DWARF KOREAN LILAC	SYRINGA MEYER 'PALBIN'	60
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	60



SCALE 1" = 50'



