

THIS INSTRUMENT PREPARED BY:

ROBERT "JASON" COYLE, PS
HWC ENGINEERING, INC
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
M/I HOMES OF INDIANA, L.P.
8425 WOODFIELD CROSSING BLVD. SUITE 100W
INDIANAPOLIS, IN 46240
PHONE: (317) 475-3624

HELM'S MILL, SECTION 2 FINAL PLAT

MCCORDSVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF NE. 1/4, SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST)

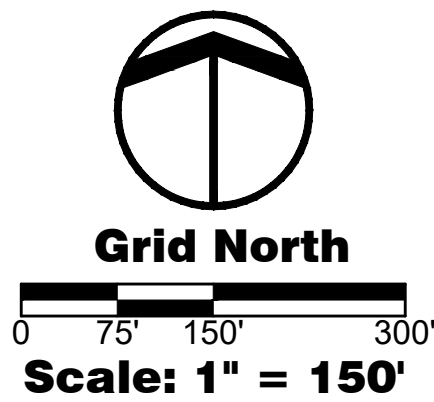


SHEET 3

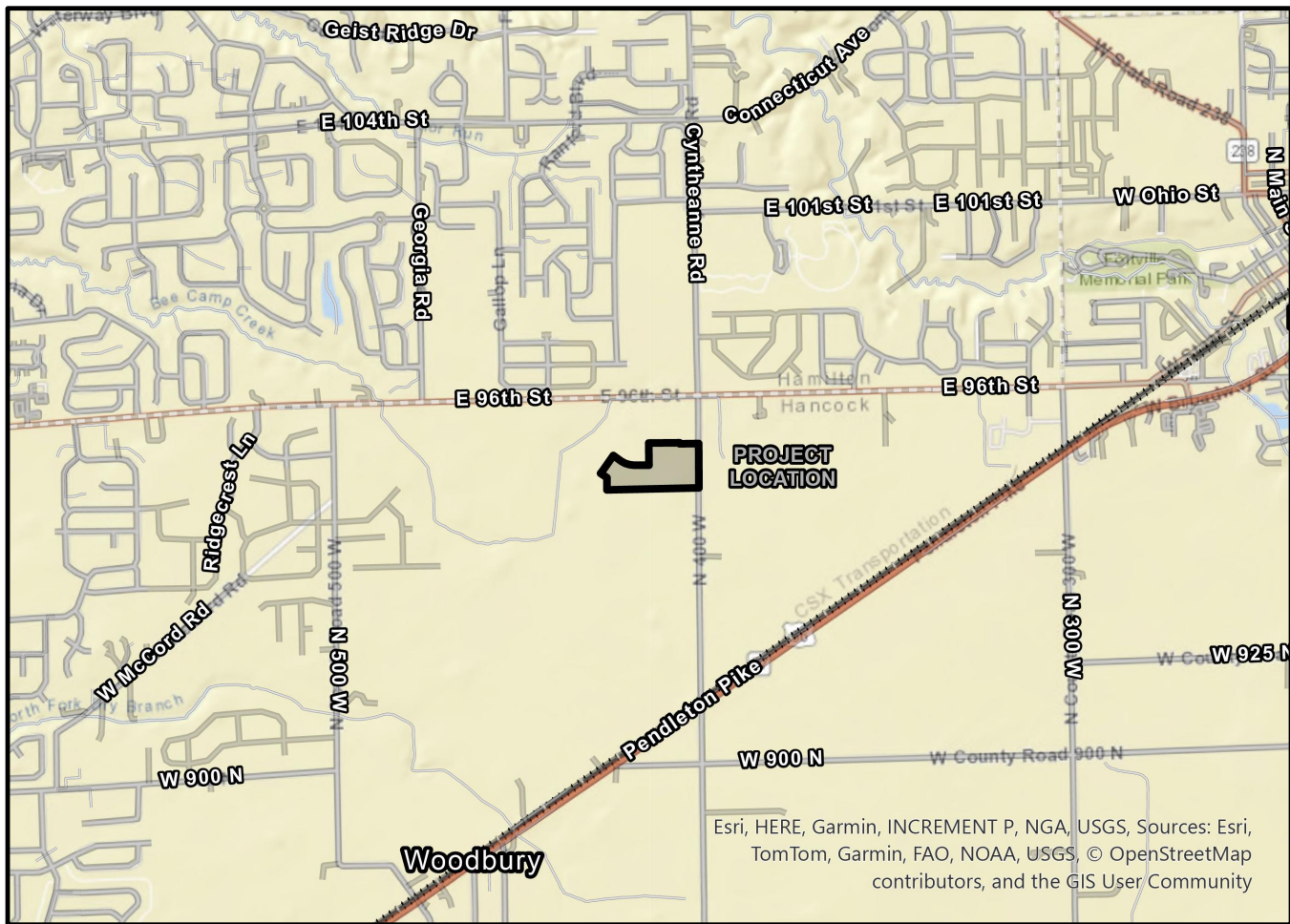
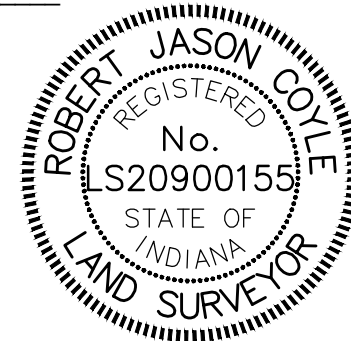
SHEET 2

Site Map

SCALE: 1" = 150'



Robert Jason Coyle
Robert Jason Coyle
Professional Surveyor #20900155
Dated: October 2, 2025



Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C-1	20.42'	13.00'	18.38'	S44°42'02"E
C-2	20.42'	13.00'	18.38'	N45°17'58"E
C-3	20.42'	13.00'	18.38'	S45°17'58"W
C-4	20.42'	13.00'	18.38'	S44°42'02"E
C-5	20.42'	13.00'	18.38'	N45°17'58"E
C-6	20.42'	13.00'	18.38'	N44°42'02"W
C-7	313.79'	500.00'	308.66'	S71°43'20"E
C-8	296.84'	473.00'	291.99'	N71°43'20"W
C-9	330.73'	527.00'	325.33'	N71°43'20"W

DEVELOPMENT STANDARDS

HELM'S 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'

SHEET 1 OF 4

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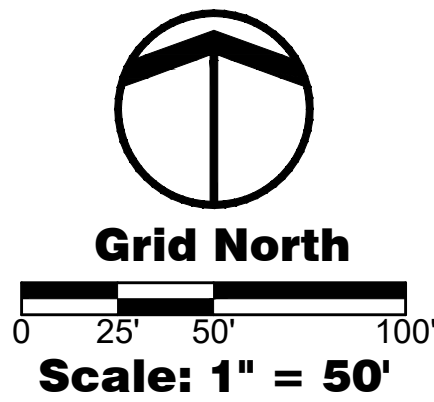
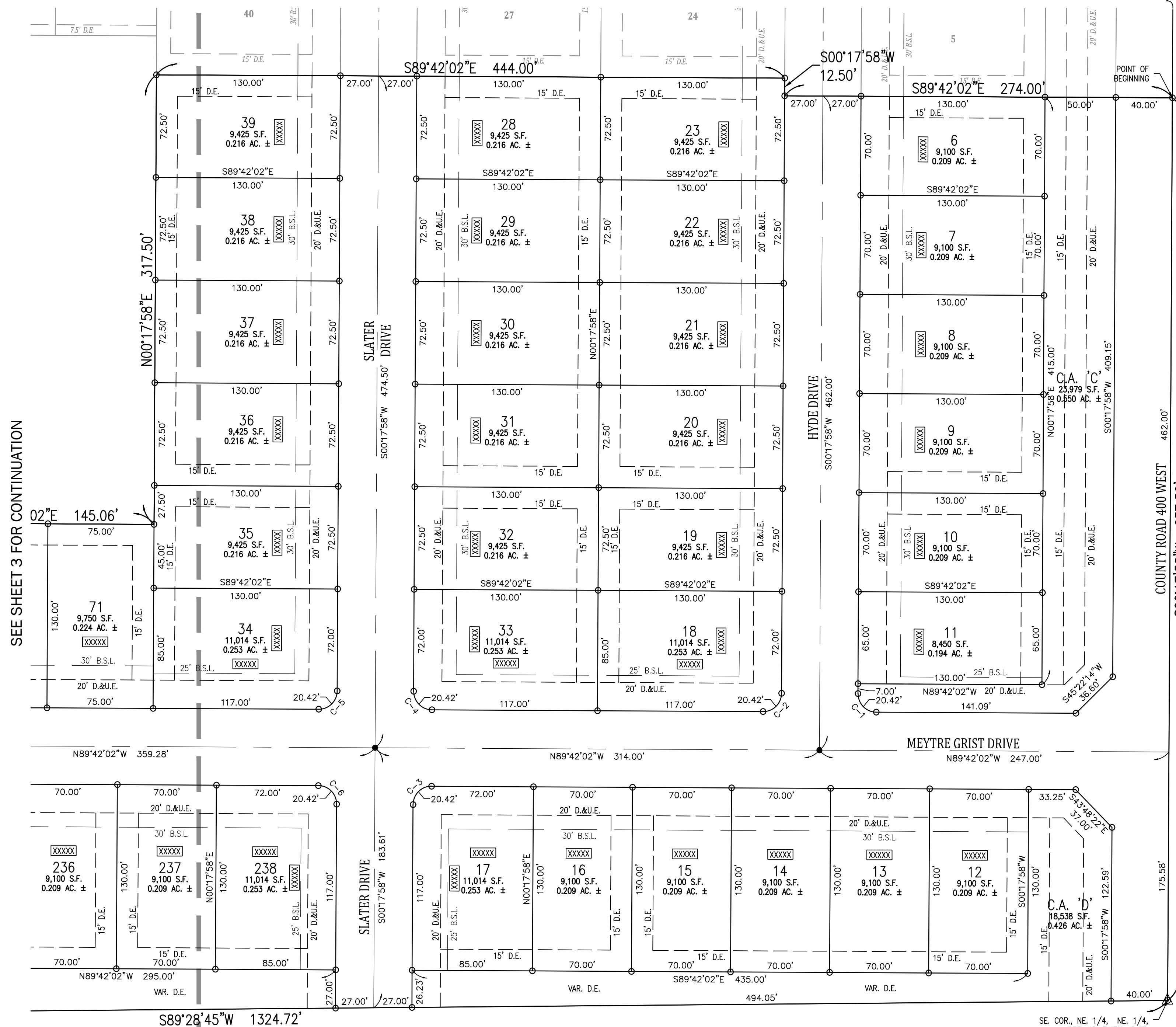
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(PART OF NE. 1/4, SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST)

NE. COR., NE. 1/4,
SEC. 18, T.17N., R.6E.
HARRISON MONUMENT FOUND FLUSH



LEGEND

D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
VAR.	VARIABLE
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
AC. ±	ACRES, MORE OR LESS
1234	LOT ADDRESS

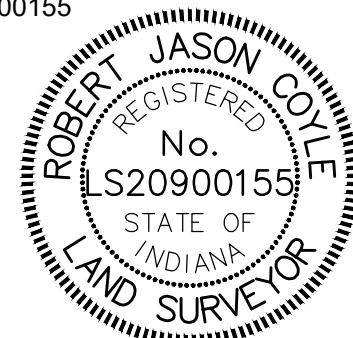
SUBDIVISION MONUMENTS

MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

● DENOTES A 5/8" DIA. ALUMINUM FLUTED ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET JUST BELOW THE FINISH STREET SURFACE

○ DENOTES A 5/8" REBAR 30" LONG WITH CAP MARKED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES, UNLESS OTHERWISE NOTED.

Robert Jason Coyle
Robert Jason Coyle
Professional Surveyor #20900155
Dated: October 2, 2025



SHEET 2 OF 4

