

PRELIMINARY DEVELOPMENT PLANS

FOR

MORSE VILLAGE

206TH STREET & HAGUE ROAD

NOBLESVILLE, INDIANA

Exhibit 3 - Part 1



MORSE VILLAGE
PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
Noblesville, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX

DATE:
11/08/2024
PROJECT PHASE:
PRELIMINARY DOCUMENTS

REVISION SCHEDULE

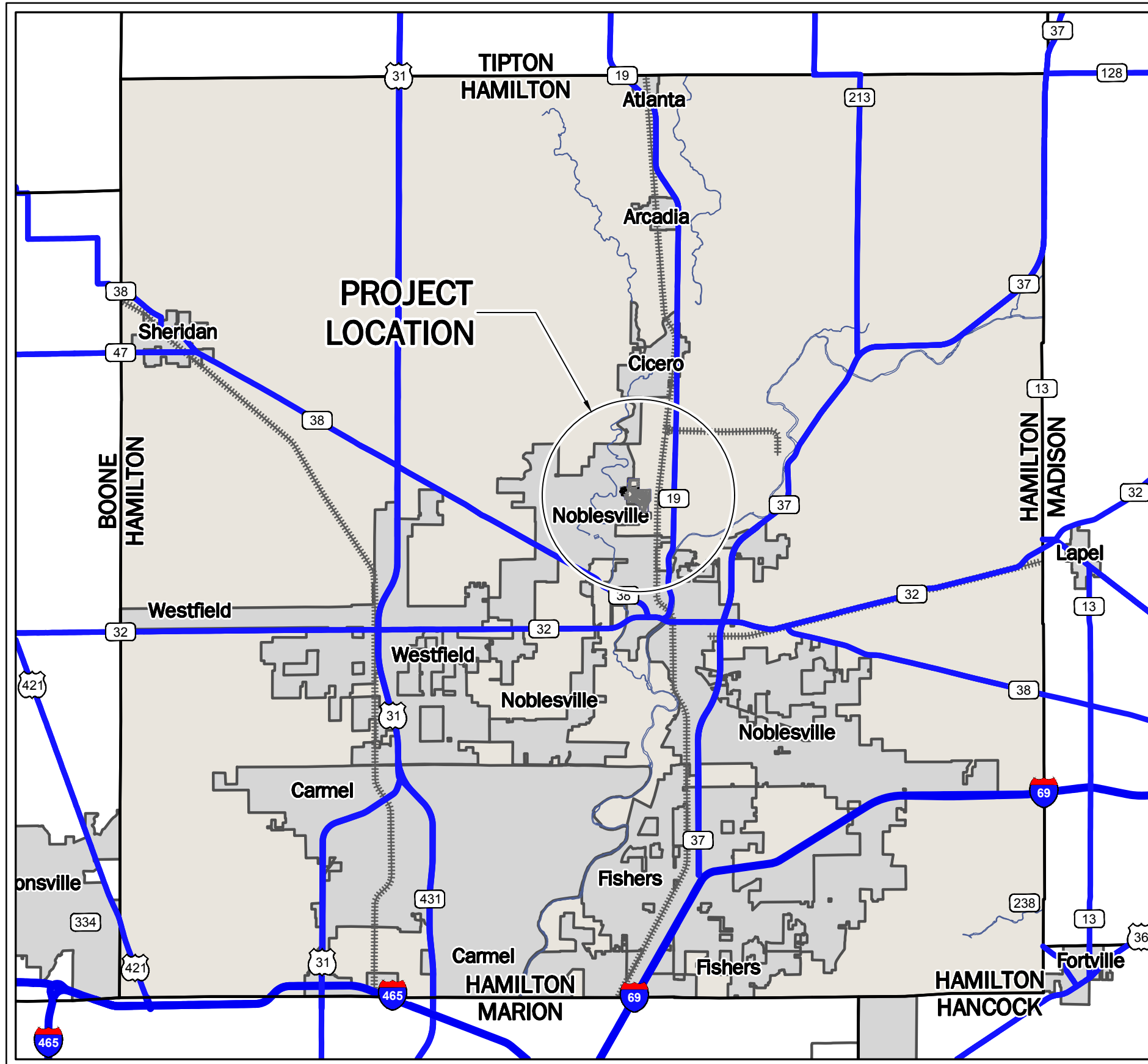
NO.	DESCRIPTION	DATE

Project Number 2023.03328

TITLE SHEET

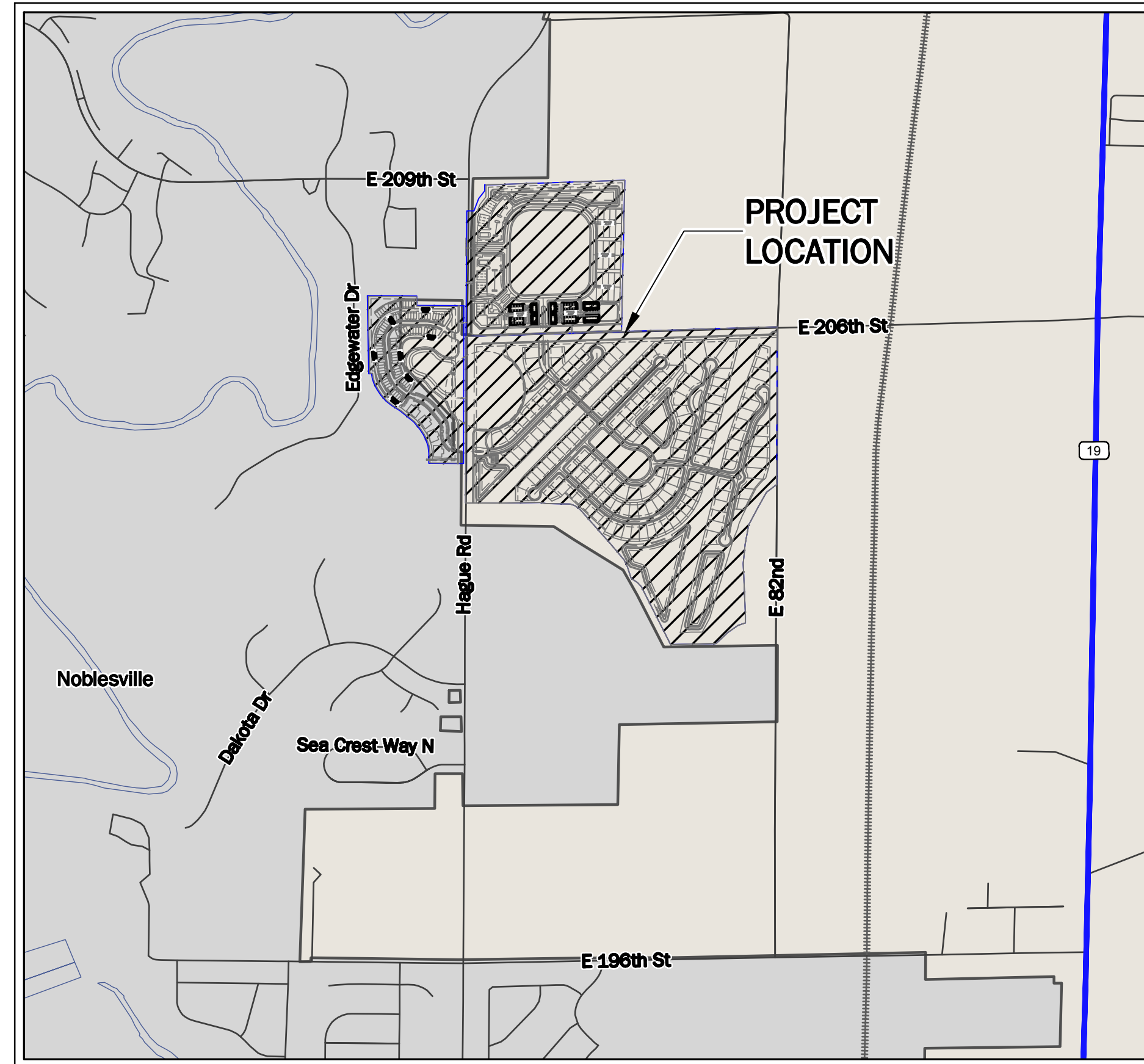
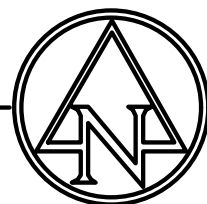
C001

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EXISTING TOPOGRAPHY PLAN	C101-C111
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SITE PLAN	C201-C211
TYPICAL SECTIONS	C220
UTILITY PLAN	C401-C411
LANDSCAPE PLAN	
LANDSCAPE DETAILS	
NOBLESVILLE STANDARD DETAILS	1-29



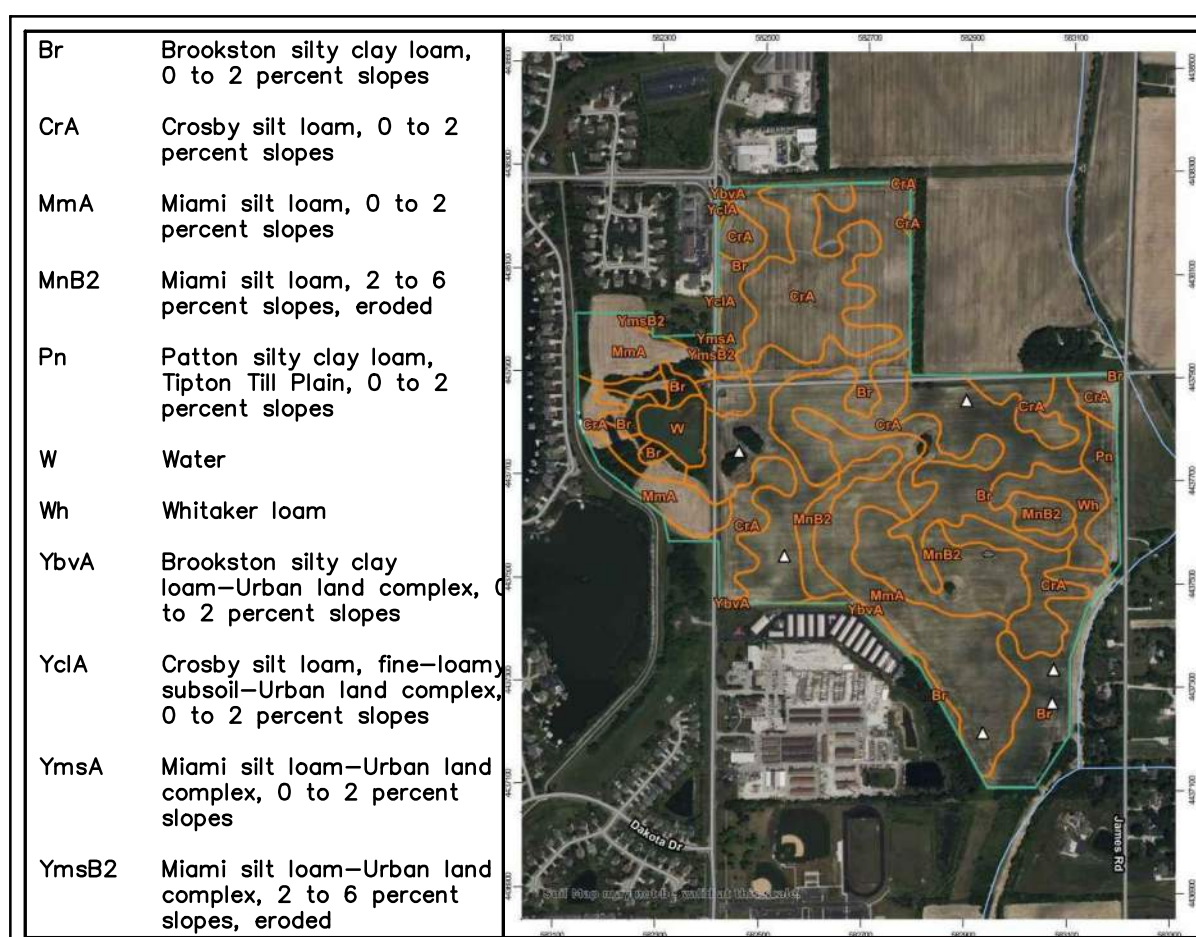
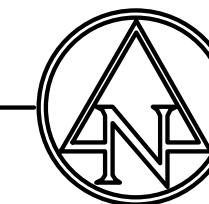
LOCATION MAP

NOT TO SCALE



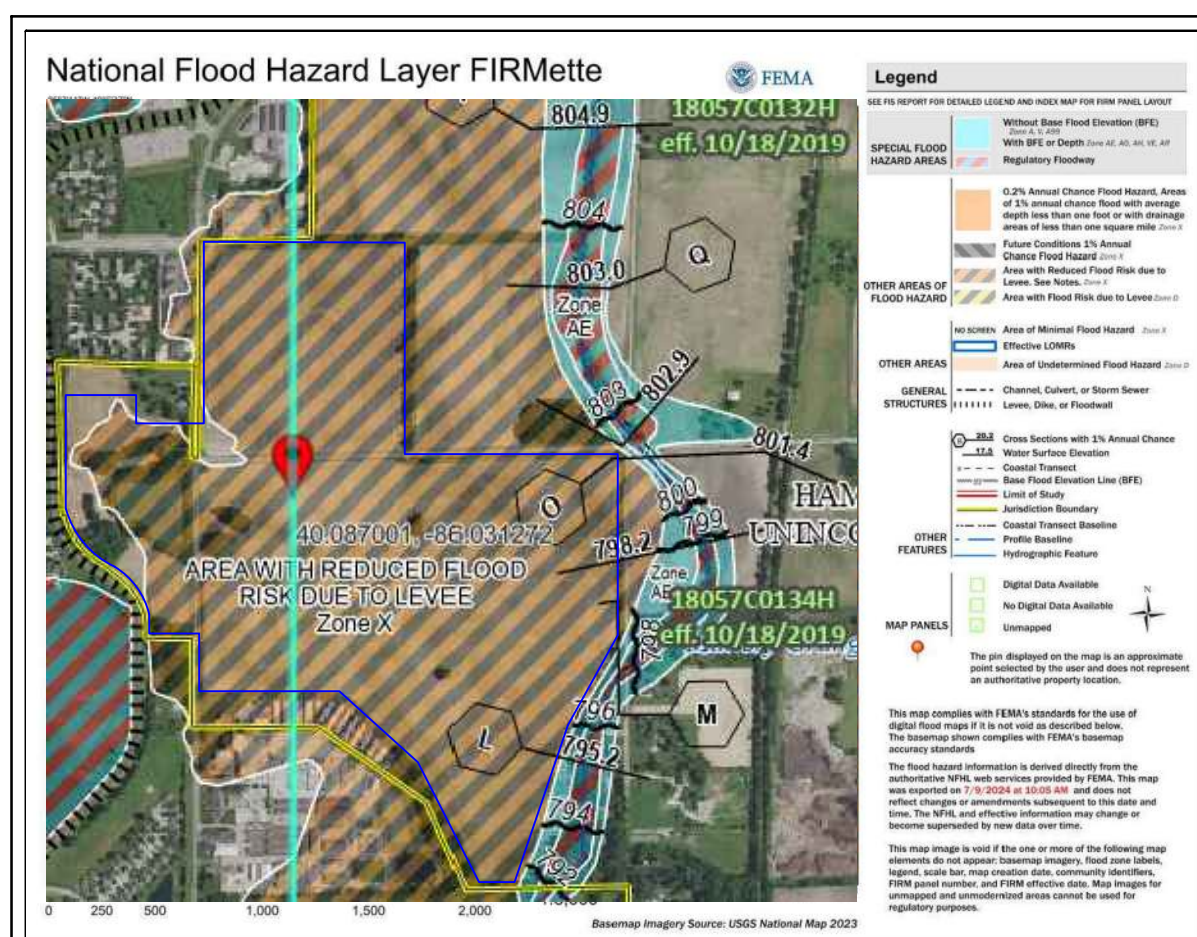
VICINITY MAP

NOT TO SCALE



SOILS MAP

NOT TO SCALE



FEMA MAP

NOT TO SCALE

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CITY ENGINEERING	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 776-6330
ELECTRIC	DUKE ENERGY	MATT WALPE	1-800-774-0246
FIBER OPTIC	AT&T	BRIAN PETERS	(317) 252-4267
GAS	CENTERPOINT ENERGY	RANDY CRUTCHFIELD	(317) 776-5560
SANITARY SEWER	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 776-6330
STORM SEWER	CITY OF NOBLESVILLE	ODISE ADAMS	(317) 776-6330
TELEPHONE	AT&T	BRAD BAILEY	(317) 459-4769
WATER	INDIANA AMERICAN WATER CO.	JOSH COX	(317) 900-4975

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
- TRAFFIC CALMING MEASURES ARE TO BE USED THROUGHOUT THE SINGLE-FAMILY SITE. EXACT MEASURES TO BE DETERMINED AND IMPLEMENTED IN CONSTRUCTION DOCUMENTS.
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CALL TOLL FREE
811 OR 1-800-382-5544
- INDIANA UNDERGROUND -

CARRIGAN ROAD

206TH STREET

HAGUE ROAD

JAMES ROAD



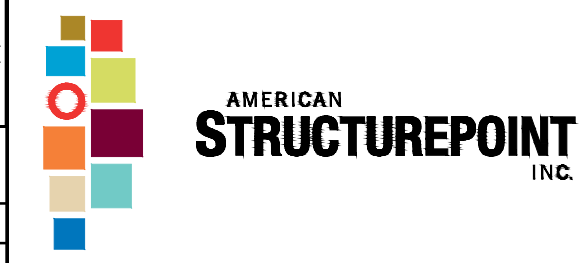
0' 180' 360'
SCALE: 1"=180'

EXISTING LEGEND

- AIR CONDITIONER
- BEEHIVE INLET
- BUSH
- CURB INLET
- CLEAN OUT
- COMBINATION POLE
- DRAINAGE MANHOLE
- DOWN SPOUT
- ELECTRIC CROSS BOX
- FLAG POLE
- GROUND LIGHT
- GAS METER
- GUY WIRE
- HOSE BIB
- LIGHT POLE
- MAILBOX
- PINE
- POST
- RIGHT OF WAY MONUMENT SIGN
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TELEPHONE PEDESTAL
- TREE
- WATER METER
- WATER VALVE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- REINFORCED CONCRETE PIPE
- PLASTIC PIPE
- PLASTIC PIPE

SITE DATA TABLE

SITE ZONING:	PD
GROSS AREA:	±170.86 AC
PROPOSED PUBLIC ROW:	±32.50 AC (19.0%)
COMMON AREA:	±27.34 AC (16.0%)
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TOTAL LOT AREA:	±48.88 AC (28.6%)
TOTAL LOTS:	197
GROSS DENSITY:	1.15 LOTS/ACRE
MINIMUM LOT AREA:	30,000 SF (R-1)
MINIMUM LOT WIDTH:	200' (R-1)
MINIMUM SIDE YARD:	5'
MINIMUM FRONT YARD:	20'
MINIMUM REAR YARD:	20'
LOCAL ROAD LENGTH:	16,548'
COMMERCIAL SECTION ROAD LENGTH:	8,810'
TYP. R/W WIDTH:	54' (LOCAL ROAD RESIDENTIAL)



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

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OVERALL SITE PLAN

C200

GENERAL NOTES:

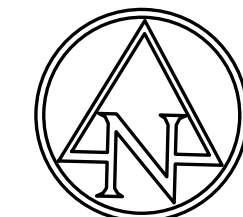
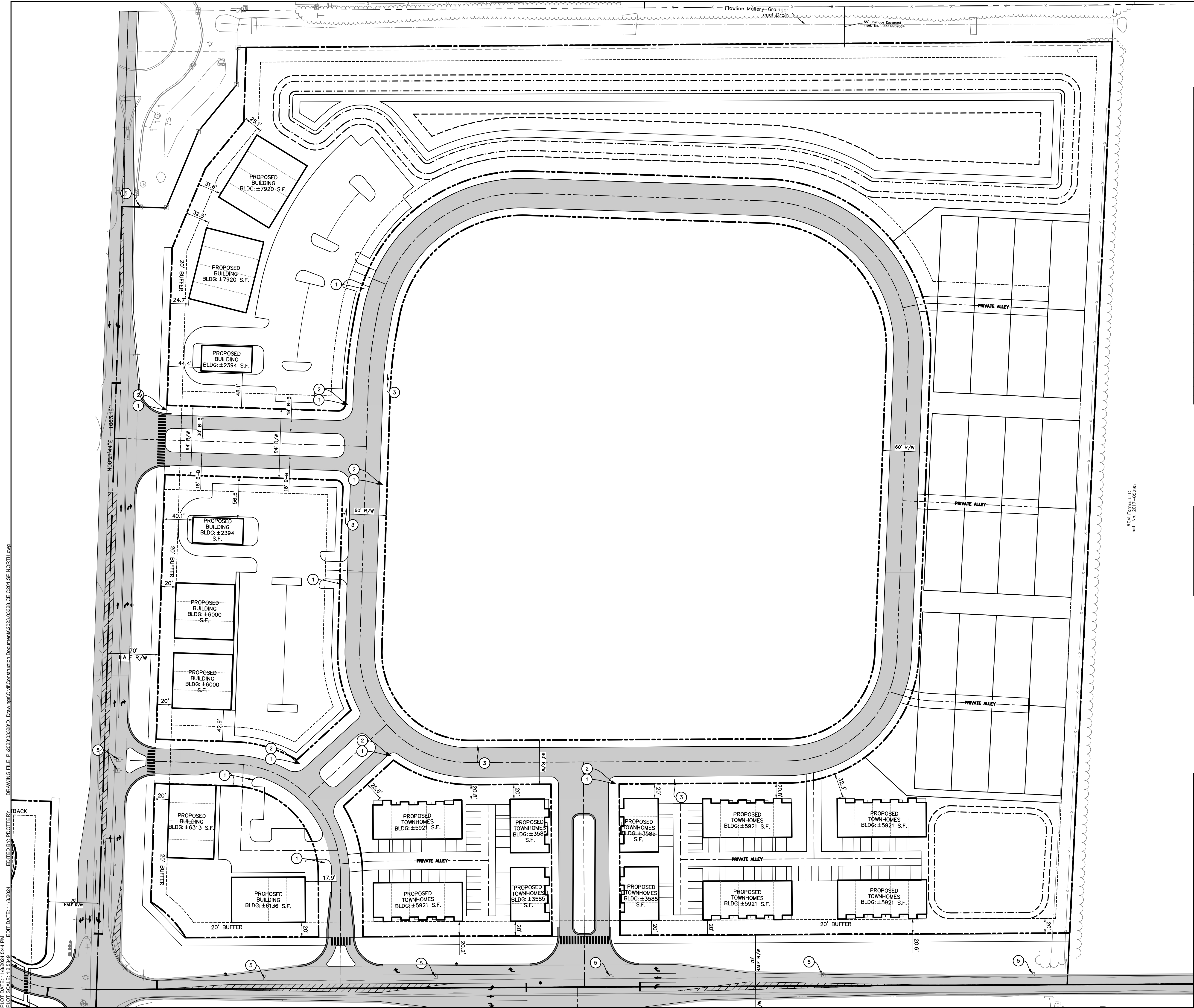
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INDIANA UNDERGROUND

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DRAWING FILE: P:\2023\03328.D Drawing\Civil\Construction Documents\2023_03328_CE_C200_CSP.dwg
EDITED BY: ALONNES
EDIT DATE: 11/08/2024



EXISTING LEGEND

- ⊠ AIR CONDITIONER
- ⊠ BEEHIVE INLET
- ⊠ BUSH
- ⊠ CURB INLET
- ⊠ CLEAN OUT
- ⊠ COMBINATION POLE
- ⊠ DRAINAGE MANHOLE
- ⊠ DOWN SPOUT
- ⊠ ELECTRIC CROSS BOX
- ⊠ FLAG POLE
- ⊠ GROUND LIGHT
- ⊠ GAS METER
- ⊠ GUY WIRE
- ⊠ HOSE BIB
- ⊠ LIGHT POLE
- ⊠ MAILBOX
- ⊠ PINE
- ⊠ POST
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- ⊠ BURIED TELEPHONE LINE
- ⊠ BURIED WATER LINE
- ⊠ TOP OF RIM ELEVATION
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- ⊠ REINFORCED CONCRETE PIPE
- ⊠ PLASTIC PIPE
- ⊠ PLASTIC PIPE

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LOCAL ROAD LENGTH:	16,548'
COMMERCIAL SECTION ROAD LENGTH:	8,810'
TYP. R/W WIDTH:	54' (LOCAL ROAD RESIDENTIAL)

KEYNOTES

1. STOP SIGN (R1-1)
2. STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
3. SPEED LIMIT SIGN (R2-1)(15 MPH)
4. YIELD SIGN (R1-2)
5. UTILITY POLES TO BE RELOCATED TO BACK OF PROPOSED RIGHT-OF-WAY (TYP.)

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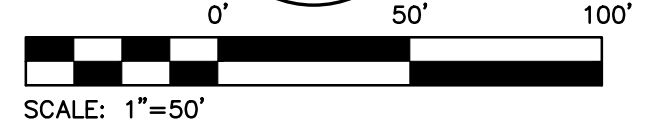
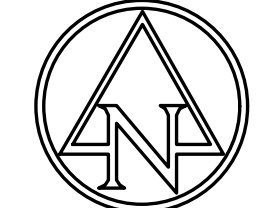
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2023.03328

SITE PLAN

C201

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 REV. FORMS LLC



EXISTING LEGEND

⊠ AIR CONDITIONER	● POST
⊠ BEEHIVE INLET	⊠ RIGHT OF WAY MONUMENT SIGN
⊠ BUSH	⊠ SANITARY MANHOLE
⊠ CURB INLET	⊠ TEMPORARY BENCH MARK
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SITE LEGEND

	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

KEYNOTES

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SITE PLAN

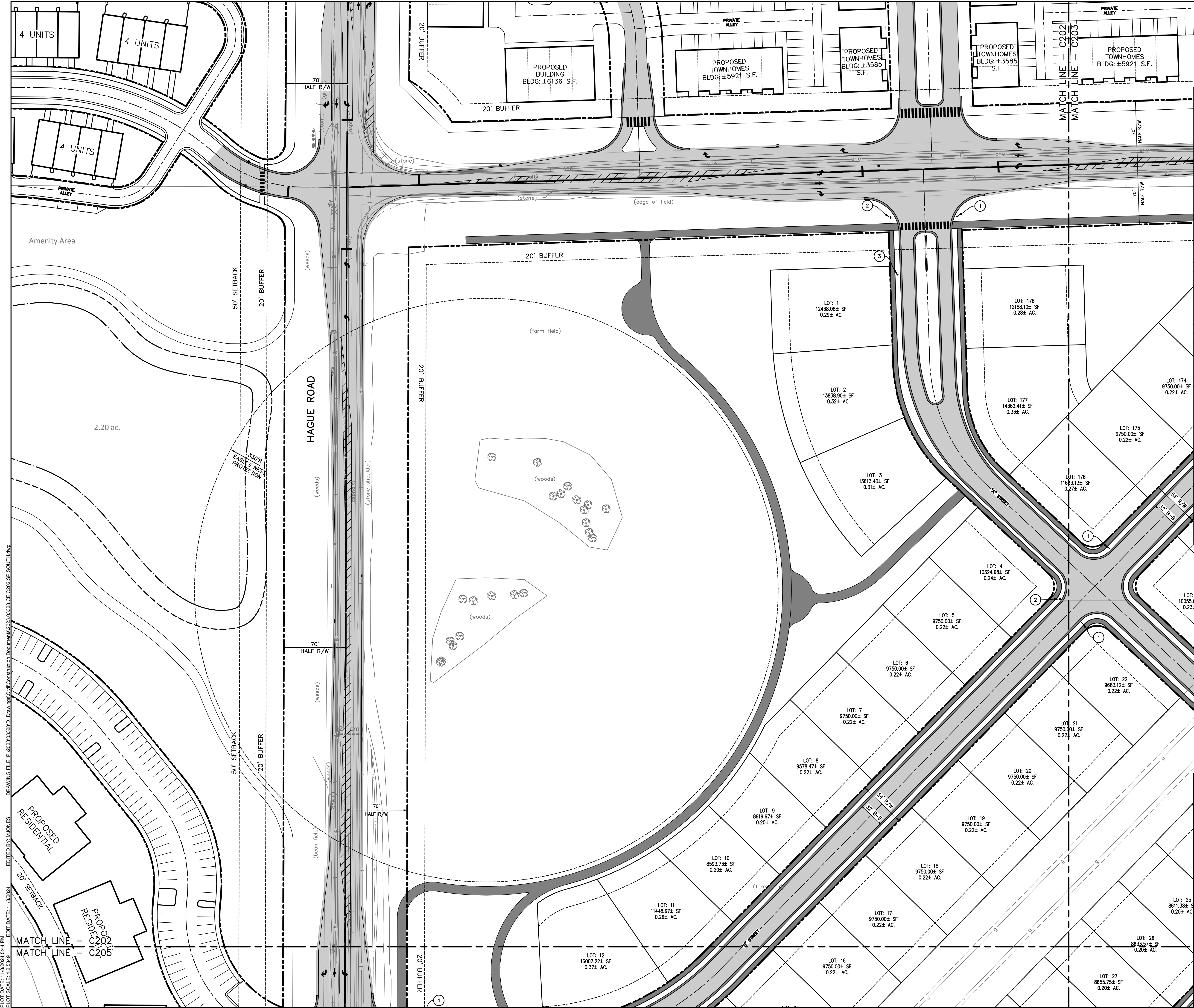
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GENERAL NOTES:

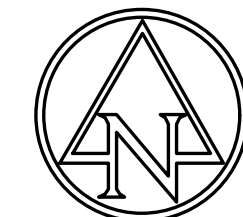
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 SCALE: 1"=50'



0' 50' 100'
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EXISTING LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ⊠ AIR CONDITIONER ⊠ BEEHIVE INLET ⊠ BUSH ⊠ CURB INLET ⊠ CLEAN OUT ⊠ COMBINATION POLE ⊠ DRAINAGE MANHOLE ⊠ DOWN SPOUT ⊠ ELECTRIC CROSS BOX ⊠ FLAG POLE ⊠ GROUND LIGHT ⊠ GAS METER ⊠ GUY WIRE ⊠ HOSE BIB ⊠ LIGHT POLE ⊠ MAILBOX ⊠ PINE | <ul style="list-style-type: none"> ● POST ⊠ RIGHT OF WAY MONUMENT SIGN ⊠ SANITARY MANHOLE ⊠ TEMPORARY BENCH MARK ⊠ TELEPHONE PEDESTAL ⊠ TREE ⊠ WATER METER ⊠ WATER VALVE ⊠ BURIED ELECTRIC LINE ⊠ OVERHEAD ELECTRIC LINE ⊠ BURIED GAS LINE ⊠ BURIED TELEPHONE LINE ⊠ BURIED WATER LINE ⊠ INVERT ELEVATION ⊠ TOP OF RIM ELEVATION ⊠ INVERT ELEVATION ⊠ REINFORCED CONCRETE PIPE ⊠ PLASTIC PIPE ⊠ PLASTIC PIPE |
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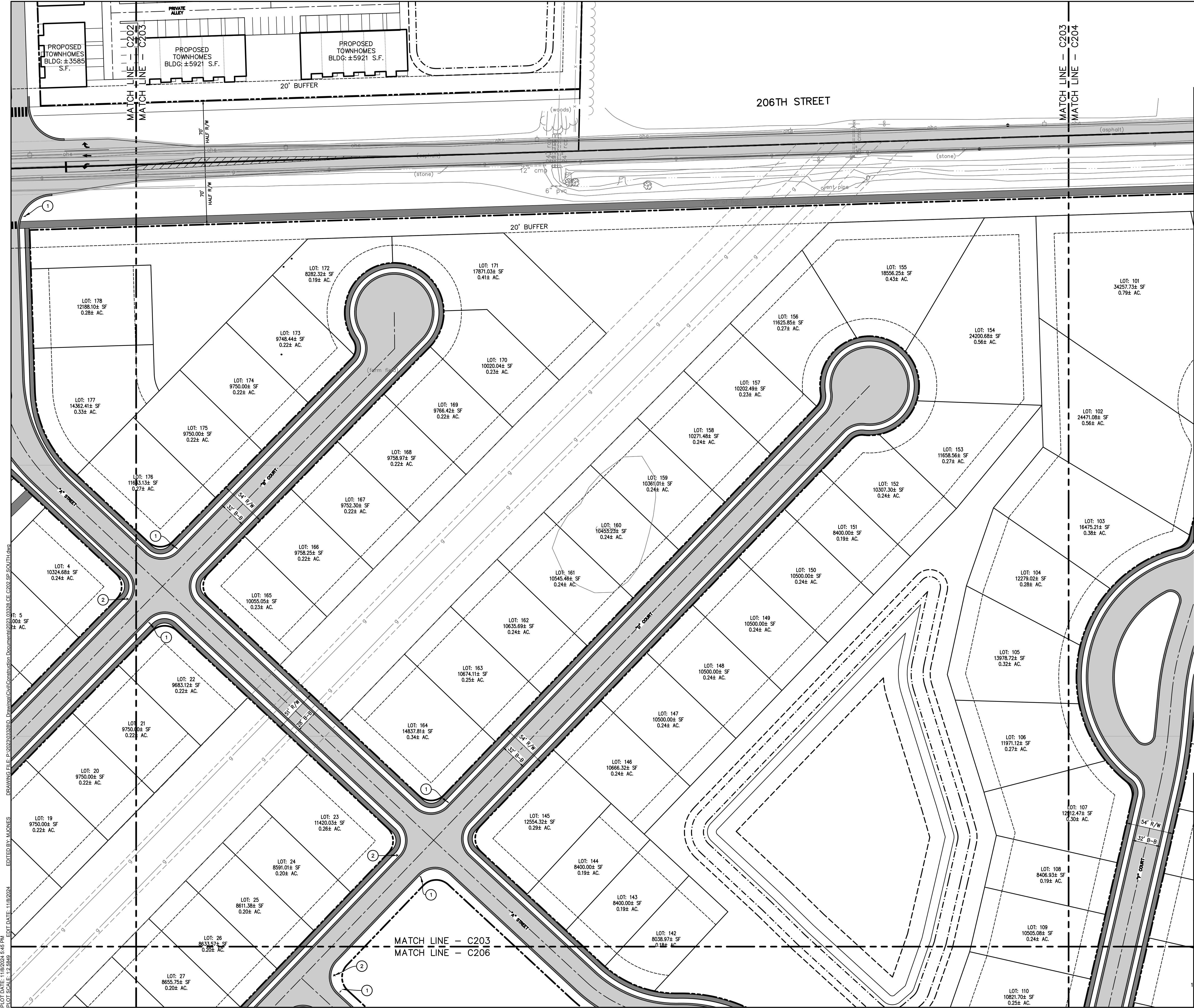
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SITE PLAN

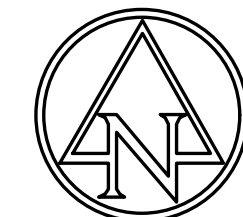
C203

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INDIANA UNDERGROUND



DRAWING FILE: P:\2023\03328.D Drawing Civil Construction Document: 2023.03328.CE C203.SP SOUTH.DWG
 EDIT DATE: 11/08/2024
 EDITED BY: ALMONES
 PLOT DATE: 11/08/2024 5:45 PM
 PLOT SCALE: 1"=50'



EXISTING LEGEND

<ul style="list-style-type: none"> ⊠ AIR CONDITIONER ⊠ BEEHIVE INLET ⊠ BUSH ⊠ CURB INLET ⊠ CLEAN OUT ⊠ COMBINATION POLE ⊠ DRAINAGE MANHOLE ⊠ DOWN SPOUT ⊠ ELECTRIC CROSS BOX ⊠ FLAG POLE ⊠ GROUND LIGHT ⊠ GAS METER ⊠ GUY WIRE ⊠ HOSE BIB ⊠ LIGHT POLE ⊠ MAILBOX ⊠ PINE 	<ul style="list-style-type: none"> ⊠ POST ⊠ RIGHT OF WAY MONUMENT SIGN ⊠ SANITARY MANHOLE ⊠ TEMPORARY BENCH MARK ⊠ TELEPHONE PEDESTAL ⊠ TREE ⊠ WATER METER ⊠ WATER VALVE ⊠ BURIED ELECTRIC LINE ⊠ OVERHEAD ELECTRIC LINE ⊠ BURIED GAS LINE ⊠ BURIED TELEPHONE LINE ⊠ BURIED WATER LINE ⊠ TOP OF RIM ELEVATION ⊠ INVERT ELEVATION ⊠ REINFORCED CONCRETE PIPE ⊠ PLASTIC PIPE ⊠ PLASTIC PIPE
--	---

SITE DATA TABLE

SITE ZONING:	PD
GROSS AREA:	±170.86 AC
PROPOSED PUBLIC ROW:	±32.50 AC (19.0%)
COMMON AREA:	±27.34 AC (16.0%)
WET POND AREA:	±11.02 AC (6.4%)
TOTAL LOT AREA:	±48.88 AC (28.6%)
TOTAL LOTS:	197
GROSS DENSITY:	1.15 LOTS/ACRE
MINIMUM LOT AREA:	30,000 SF (R-1)
MINIMUM LOT WIDTH:	200' (R-1)
MINIMUM SIDE YARD:	5'
MINIMUM FRONT YARD:	20'
MINIMUM REAR YARD:	20'
LOCAL ROAD LENGTH:	16,548'
COMMERCIAL SECTION ROAD LENGTH:	8,810'
TYP. R/W WIDTH:	54' (LOCAL ROAD RESIDENTIAL)

SITE LEGEND

	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

KEYNOTES

1. STOP SIGN (R1-1)
2. STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
3. SPEED LIMIT SIGN (R2-1)(15 MPH)
4. YIELD SIGN (R1-2)

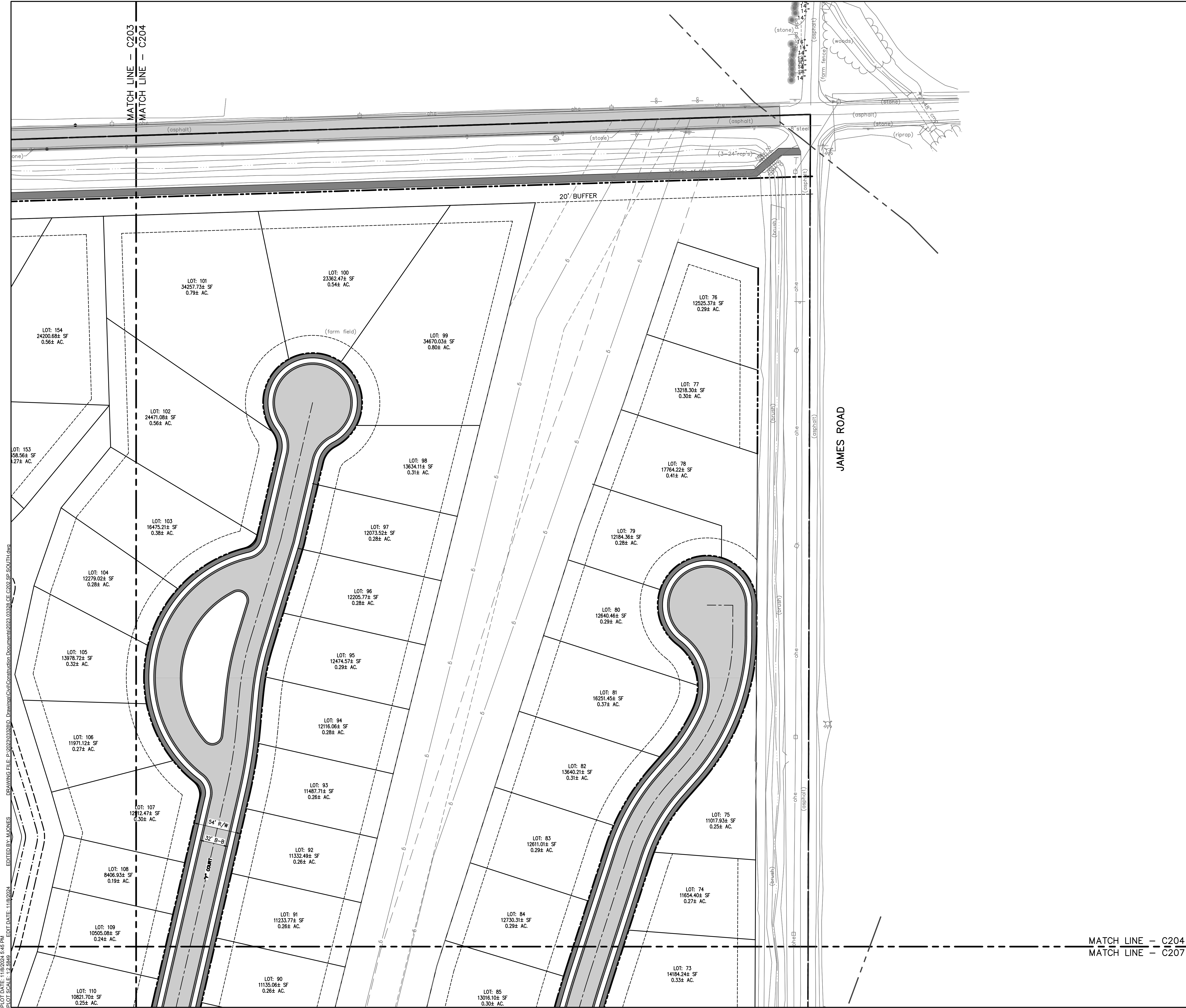
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3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
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MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
Noblesville, Indiana

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CERTIFIED BY

ISSUANCE INDEX

DATE:	11/08/2024
PROJECT PHASE:	PRELIMINARY DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

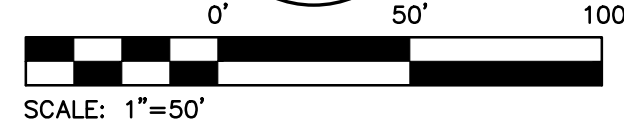
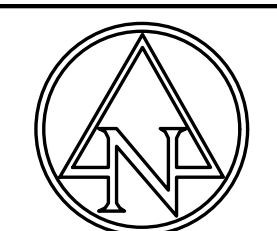
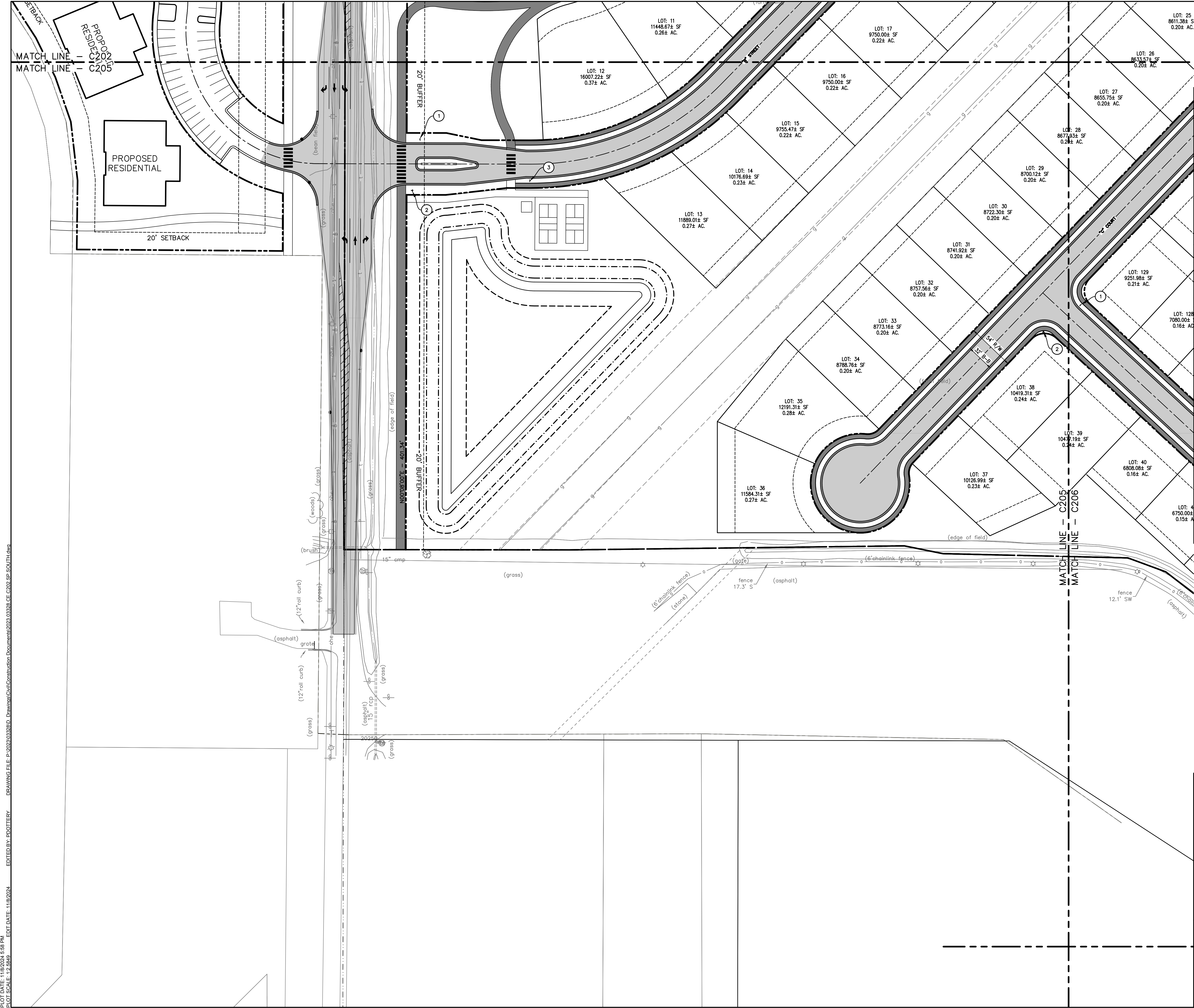
Project Number 2023.03328

SITE PLAN

C204

PLOT DATE: 11/08/2024 5:45 PM
 PLOT SCALE: 1"=50'
 EDIT DATE: 11/08/2024
 EDITOR: J. ALONSO
 DRAWING FILE: P:\2023\03328\0 - Drawings\Civil\Construction Documents\2023.03328 CF C204 SP SOUTH.dwg

MATCH LINE - C204
MATCH LINE - C207



EXISTING LEGEND

- ⊠ AIR CONDITIONER
- ⊠ BEEHIVE INLET
- ⊠ BUSH
- ⊠ CURB INLET
- ⊠ CLEAN OUT
- ⊠ COMBINATION POLE
- ⊠ DRAINAGE MANHOLE
- ⊠ DOWN SPOUT
- ⊠ ELECTRIC CROSS BOX
- ⊠ FLAG POLE
- ⊠ GROUND LIGHT
- ⊠ GAS METER
- ⊠ GUY WIRE
- ⊠ HOSE BIB
- ⊠ LIGHT POLE
- ⊠ MAILBOX
- ⊠ PINE
- ⊠ POST
- ⊠ RIGHT OF WAY MONUMENT SIGN
- ⊠ SANITARY MANHOLE
- ⊠ TEMPORARY BENCH MARK
- ⊠ TELEPHONE PEDESTAL
- ⊠ TREE
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ BURIED ELECTRIC LINE
- ⊠ OVERHEAD ELECTRIC LINE
- ⊠ BURIED GAS LINE
- ⊠ BURIED TELEPHONE LINE
- ⊠ BURIED WATER LINE
- ⊠ TOP OF RIM ELEVATION
- ⊠ INVERT ELEVATION
- ⊠ REINFORCED CONCRETE PIPE
- ⊠ PLASTIC PIPE
- ⊠ HDPE PLASTIC PIPE

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SITE LEGEND

- ▭ RIGHT OF WAY ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT

KEYNOTES

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ISSUANCE INDEX

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PROJECT PHASE:	PRELIMINARY DOCUMENTS

REVISION SCHEDULE

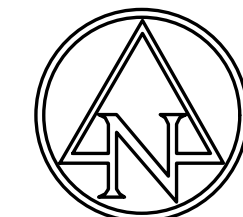
NO.	DESCRIPTION	DATE

Project Number 2023.03328

SITE PLAN

C205

PLOT DATE: 11/08/2024 5:58 PM
 PLOT SCALE: 1"=50'
 EDIT DATE: 11/08/2024
 EDITED BY: POOTERY
 DRAWING FILE: P:\2023\03328\0 - Drawings\Civil\Construction Documents\2023.03328.CE.C205.SP.SOUTH.dwg



EXISTING LEGEND

<ul style="list-style-type: none"> ☐ AIR CONDITIONER ☐ BEEHIVE INLET ☐ BUSH ☐ CURB INLET ☐ CLEAN OUT ☐ COMBINATION POLE ☐ DRAINAGE MANHOLE ☐ DOWN SPOUT ☐ ELECTRIC CROSS BOX ☐ FLAG POLE ☐ GROUND LIGHT ☐ GAS METER ☐ GUY WIRE ☐ HOSE BIB ☐ LIGHT POLE ☐ MAILBOX ☐ PINE 	<ul style="list-style-type: none"> ● POST ○ RIGHT OF WAY MONUMENT SIGN ○ SANITARY MANHOLE ○ TEMPORARY BENCH MARK ○ TELEPHONE PEDestal ○ TREE ○ WATER METER ○ WATER VALVE ○ BURIED ELECTRIC LINE ○ OVERHEAD ELECTRIC LINE ○ BURIED GAS LINE ○ BURIED TELEPHONE LINE ○ BURIED WATER LINE ○ TOP OF RIM ELEVATION ○ INVERT ELEVATION ○ REINFORCED CONCRETE PIPE ○ PLASTIC PIPE ○ PLASTIC PIPE
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SITE LEGEND

☐	RIGHT OF WAY ASPHALT PAVEMENT
☐	CONCRETE PAVEMENT

KEYNOTES

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2. STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
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ISSUANCE INDEX

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PROJECT PHASE:	PRELIMINARY DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

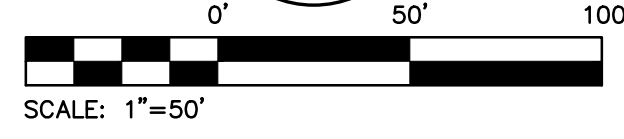
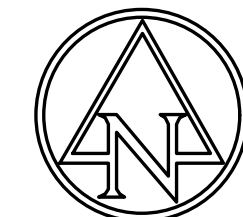
Project Number 2023.03328

SITE PLAN

C206



DRAWING FILE: P:\2023\03328\03328.Dwg; Drawing: Civil Construction; Document: 2023.03328.CE.C206.SP.SOUTH.dwg; EDIT DATE: 11/08/2024; EDITED BY: ALMONES; PLOT DATE: 11/08/2024 5:45 PM; PLOT SCALE: 1:2.5549



MATCH LINE - C204
MATCH LINE - C207

EXISTING LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> ⊠ AIR CONDITIONER ⊠ BEEHIVE INLET ⊠ BUSH ⊠ CURB INLET ⊠ CLEAN OUT ⊠ COMBINATION POLE ⊠ DRAINAGE MANHOLE ⊠ DOWN SPOUT ⊠ ELECTRIC CROSS BOX ⊠ FLAG POLE ⊠ GROUND LIGHT ⊠ GAS METER ⊠ GUY WIRE ⊠ HOSE BIB ⊠ LIGHT POLE ⊠ MAILBOX ⊠ PINE | <ul style="list-style-type: none"> ⊠ POST ⊠ RIGHT OF WAY MONUMENT SIGN ⊠ SANITARY MANHOLE ⊠ TEMPORARY BENCH MARK ⊠ TELEPHONE PEDESTAL ⊠ TREE ⊠ WATER METER ⊠ WATER VALVE ⊠ BURIED ELECTRIC LINE ⊠ OVERHEAD ELECTRIC LINE ⊠ BURIED GAS LINE ⊠ BURIED TELEPHONE LINE ⊠ BURIED WATER LINE ⊠ TOP OF RIM ELEVATION ⊠ INVERT ELEVATION ⊠ REINFORCED CONCRETE PIPE ⊠ PLASTIC PIPE ⊠ HDPE PLASTIC PIPE |
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SITE LEGEND

- RIGHT OF WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

KEYNOTES

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3. SPEED LIMIT SIGN (R2-1)(15 MPH)
4. YIELD SIGN (R1-2)

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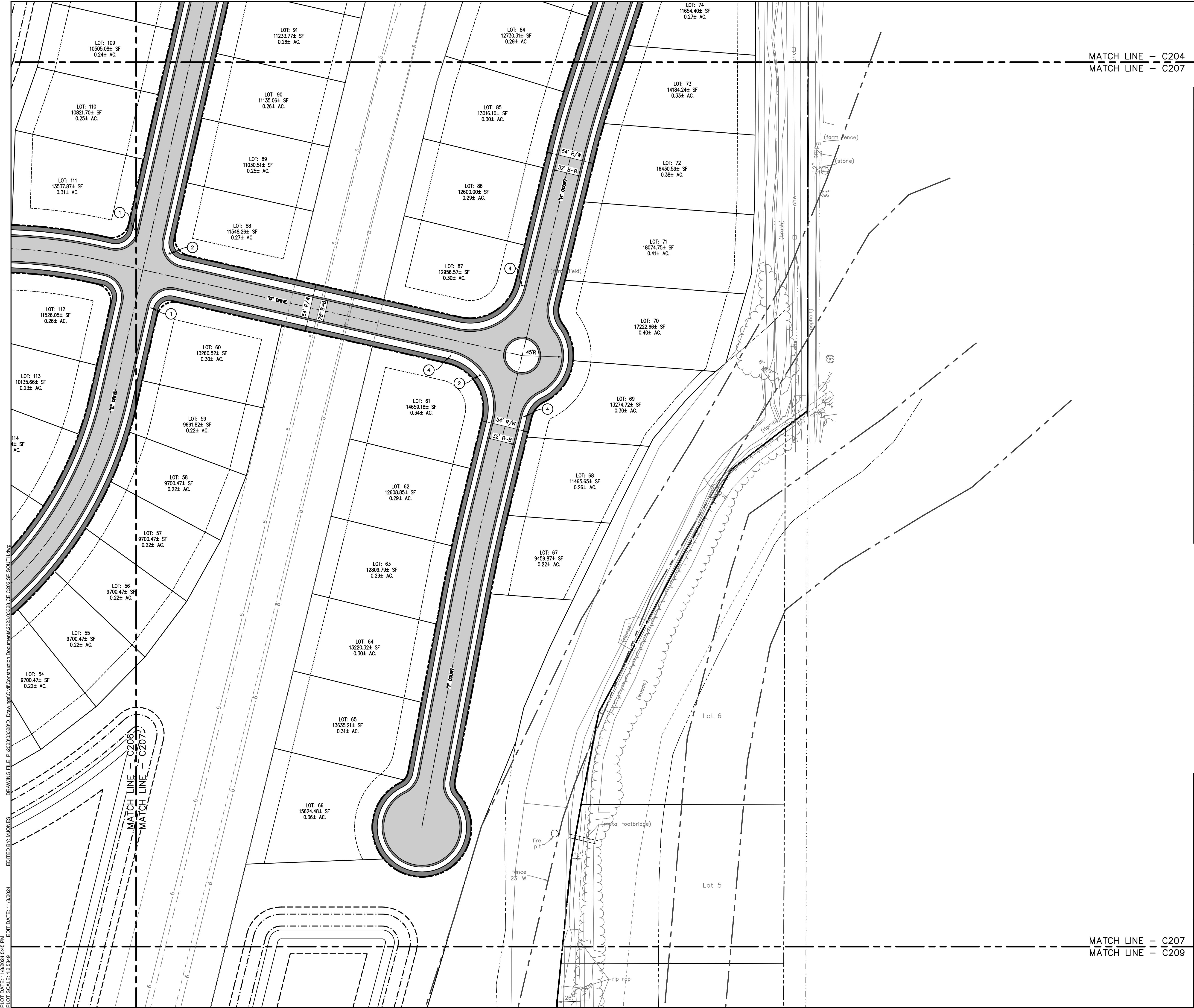
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MATCH LINE - C207
MATCH LINE - C209



PLOT DATE: 11/08/2024 5:45 PM
 PLOT SCALE: 1"=50'
 DRAWING FILE: P:\2023\033280 - Drawings\Civil\Construction Documents\2023.03328.CE.C202.SP.SOUTH.dwg
 EDITED BY: ALONES
 EDIT DATE: 11/08/2024

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CERTIFIED BY

ISSUANCE INDEX
DATE: 11/08/2024
PROJECT PHASE: PRELIMINARY DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2023.03328

SITE PLAN
C207

MORSE VILLAGE

**PRELIMINARY
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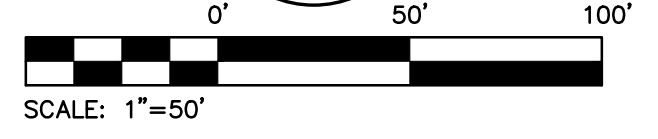
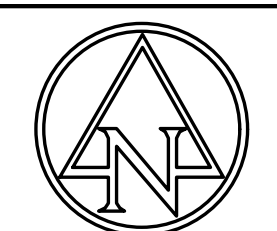
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2023.03328

SITE PLAN

C208



EXISTING LEGEND

<ul style="list-style-type: none"> □ AIR CONDITIONER □ BEEHIVE INLET ○ BUSH □ CURB INLET ○ CLEAN OUT □ COMBINATION POLE ○ DRAINAGE MANHOLE ○ DOWN SPOUT □ ELECTRIC CROSS BOX ○ FLAG POLE ○ GROUND LIGHT ○ GAS METER ○ GUY WIRE ○ HOSE BIB ○ LIGHT POLE □ MAILBOX ○ PINE 	<ul style="list-style-type: none"> ○ POST □ RIGHT OF WAY MONUMENT SIGN ○ SANITARY MANHOLE ○ TEMPORARY BENCH MARK □ TELEPHONE PEDESTAL ○ TREE ○ WATER METER ○ WATER VALVE ○ BURIED ELECTRIC LINE ○ OVERHEAD ELECTRIC LINE ○ BURIED GAS LINE ○ BURIED TELEPHONE LINE ○ BURIED WATER LINE tr TOP OF RIM ELEVATION inv INVERT ELEVATION rcp REINFORCED CONCRETE PIPE pvc PLASTIC PIPE hdpe PLASTIC PIPE
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SITE LEGEND

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□	CONCRETE PAVEMENT

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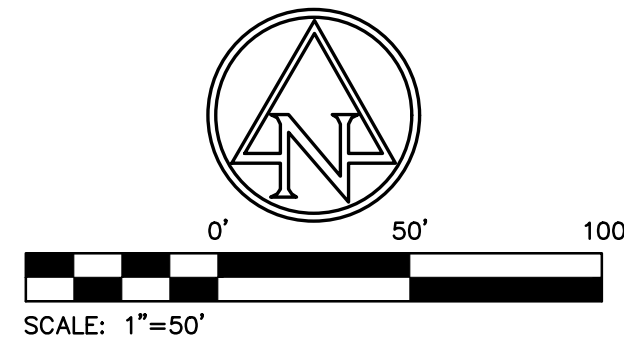
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

MATCH LINE - C206
MATCH LINE - C208

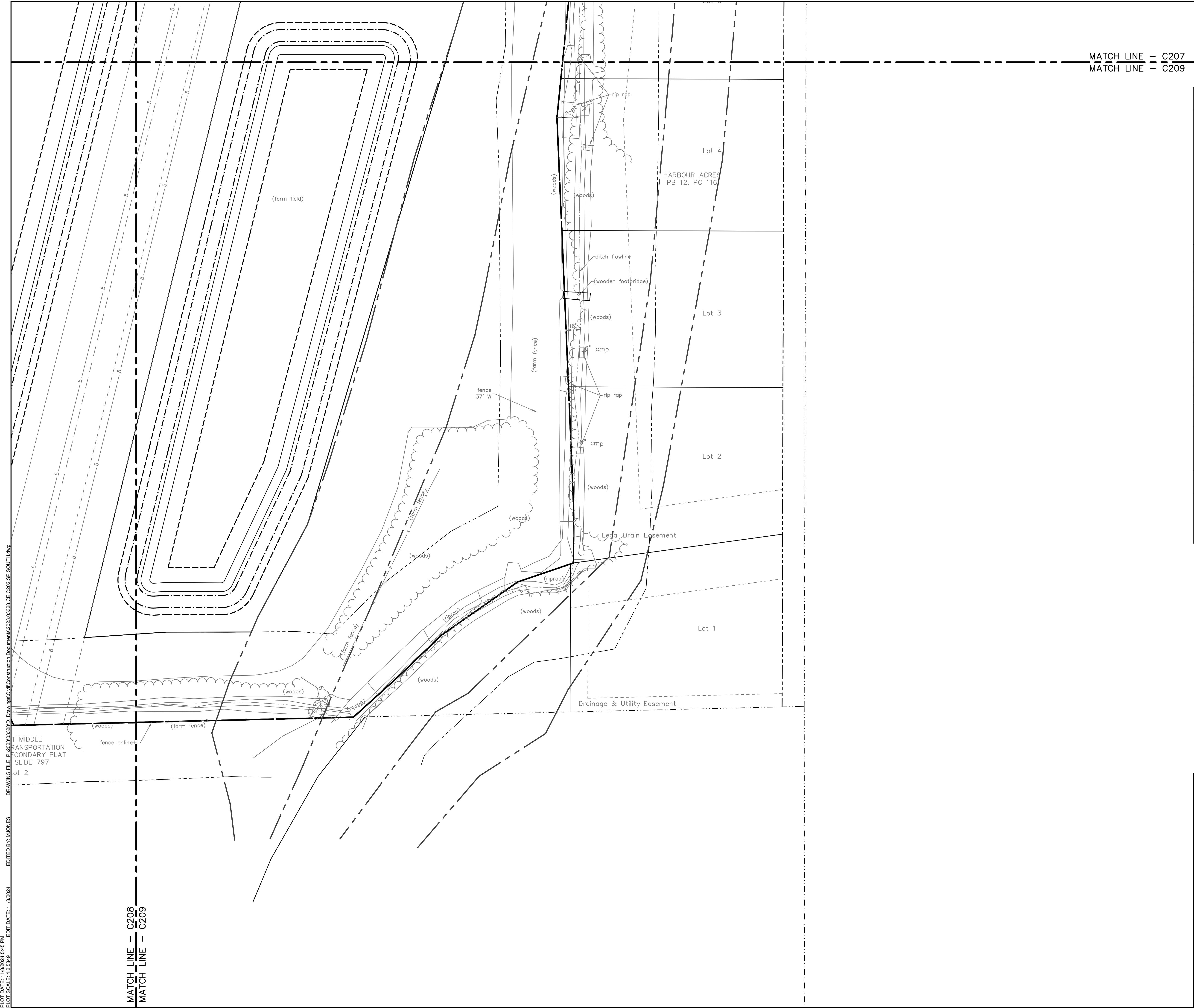
WEST MIDDLE
SCHOOL/TRANSPORTATION
FACILITY SECONDARY PLAT
PC 5, SLIDE 797
Lot 2

MATCH LINE - C208
MATCH LINE - C209

PLOT DATE: 11/08/2024 5:45 PM
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 EDITED BY: M.JONES
 EDIT DATE: 11/08/2024



MATCH LINE - C207
MATCH LINE - C209



EXISTING LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> □ AIR CONDITIONER □ BEEHIVE INLET □ BUSH □ CURB INLET □ CLEAN OUT □ COMBINATION POLE □ DRAINAGE MANHOLE □ DOWN SPOUT □ ELECTRIC CROSS BOX □ FLAG POLE □ GROUND LIGHT □ GAS METER □ GUY WIRE □ HOSE BIB □ LIGHT POLE □ MAILBOX □ PINE | <ul style="list-style-type: none"> • POST ⊠ RIGHT OF WAY MONUMENT SIGN ⊙ SANITARY MANHOLE ⊕ TEMPORARY BENCH MARK ⊖ TELEPHONE PEDESTAL ⊗ TREE ⊘ WATER METER ⊙ WATER VALVE ⊕ BURIED ELECTRIC LINE ⊖ OVERHEAD ELECTRIC LINE ⊗ BURIED GAS LINE ⊘ BURIED TELEPHONE LINE ⊙ BURIED WATER LINE ⊕ TOP OF RIM ELEVATION ⊖ INVERT ELEVATION ⊗ REINFORCED CONCRETE PIPE ⊘ PLASTIC PIPE ⊙ PLASTIC PIPE |
|--|---|

SITE DATA TABLE

SITE ZONING:	PD
GROSS AREA:	±170.86 AC
PROPOSED PUBLIC ROW:	±32.50 AC (19.0%)
COMMON AREA:	±27.34 AC (16.0%)
WET POND AREA:	±11.02 AC (6.4%)
TOTAL LOT AREA:	±48.88 AC (28.6%)
TOTAL LOTS:	197
GROSS DENSITY:	1.15 LOTS/ACRE
MINIMUM LOT AREA:	30,000 SF (R-1)
MINIMUM LOT WIDTH:	200' (R-1)
MINIMUM SIDE YARD:	5'
MINIMUM FRONT YARD:	20'
MINIMUM REAR YARD:	20'
LOCAL ROAD LENGTH:	16,548'
COMMERCIAL SECTION ROAD LENGTH:	8,810'
TYP. R/W WIDTH:	54' (LOCAL ROAD RESIDENTIAL)

SITE LEGEND

- ▭ RIGHT OF WAY ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT

KEYNOTES

1. STOP SIGN (R1-1)
2. STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
3. SPEED LIMIT SIGN (R2-1)(15 MPH)
4. YIELD SIGN (R1-2)

GENERAL NOTES:

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INDIANA UNDERGROUND



MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
Noblesville, Indiana

**APPROVAL PENDING
NOT FOR CONSTRUCTION**
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX

DATE:	11/08/2024
PROJECT PHASE:	PRELIMINARY DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2023.03328

SITE PLAN

C209

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 PLOT SCALE: 1"=50'
 EDITED BY: ALMONES
 EDIT DATE: 11/08/2024
 T MIDDLE TRANSPORTATION SECONDARY PLAT SLIDE 797
 Lot 2

MATCH LINE - C208
MATCH LINE - C209

MORSE VILLAGE

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Noblesville, Indiana

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CERTIFIED BY

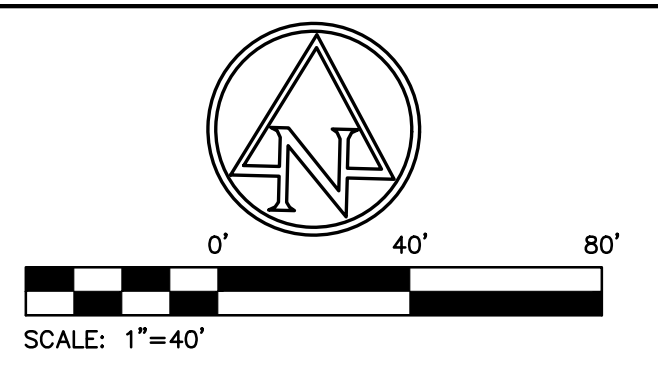
ISSUANCE INDEX	
DATE:	11/08/2024
PROJECT PHASE:	PRELIMINARY DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2023.03328

SITE PLAN

C210



EXISTING LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> □ AIR CONDITIONER □ BEEHIVE INLET ○ BUSH ○ CLEAN OUT ⊕ COMBINATION POLE ⊕ DRAINAGE MANHOLE ⊕ DOWN SPOUT ⊕ ELECTRIC CROSS BOX ⊕ FLAG POLE ⊕ GROUND LIGHT ⊕ GAS METER ⊕ GUY WIRE ⊕ HOSE BIB ⊕ LIGHT POLE ⊕ MAILBOX ⊕ PINE | <ul style="list-style-type: none"> ● POST ⊕ RIGHT OF WAY MONUMENT SIGN ⊕ SANITARY MANHOLE ⊕ TEMPORARY BENCH MARK ⊕ TELEPHONE PEDESTAL ⊕ TREE ⊕ WATER METER ⊕ WATER VALVE ⊕ BURIED ELECTRIC LINE ⊕ OVERHEAD ELECTRIC LINE ⊕ BURIED GAS LINE ⊕ BURIED TELEPHONE LINE ⊕ BURIED WATER LINE ⊕ TOP OF RIM ELEVATION ⊕ INVERT ELEVATION ⊕ REINFORCED CONCRETE PIPE ⊕ PLASTIC PIPE ⊕ PLASTIC PIPE |
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KEYNOTES

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2. STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
3. SPEED LIMIT SIGN (R2-1)(15 MPH)
4. YIELD SIGN (R1-2)

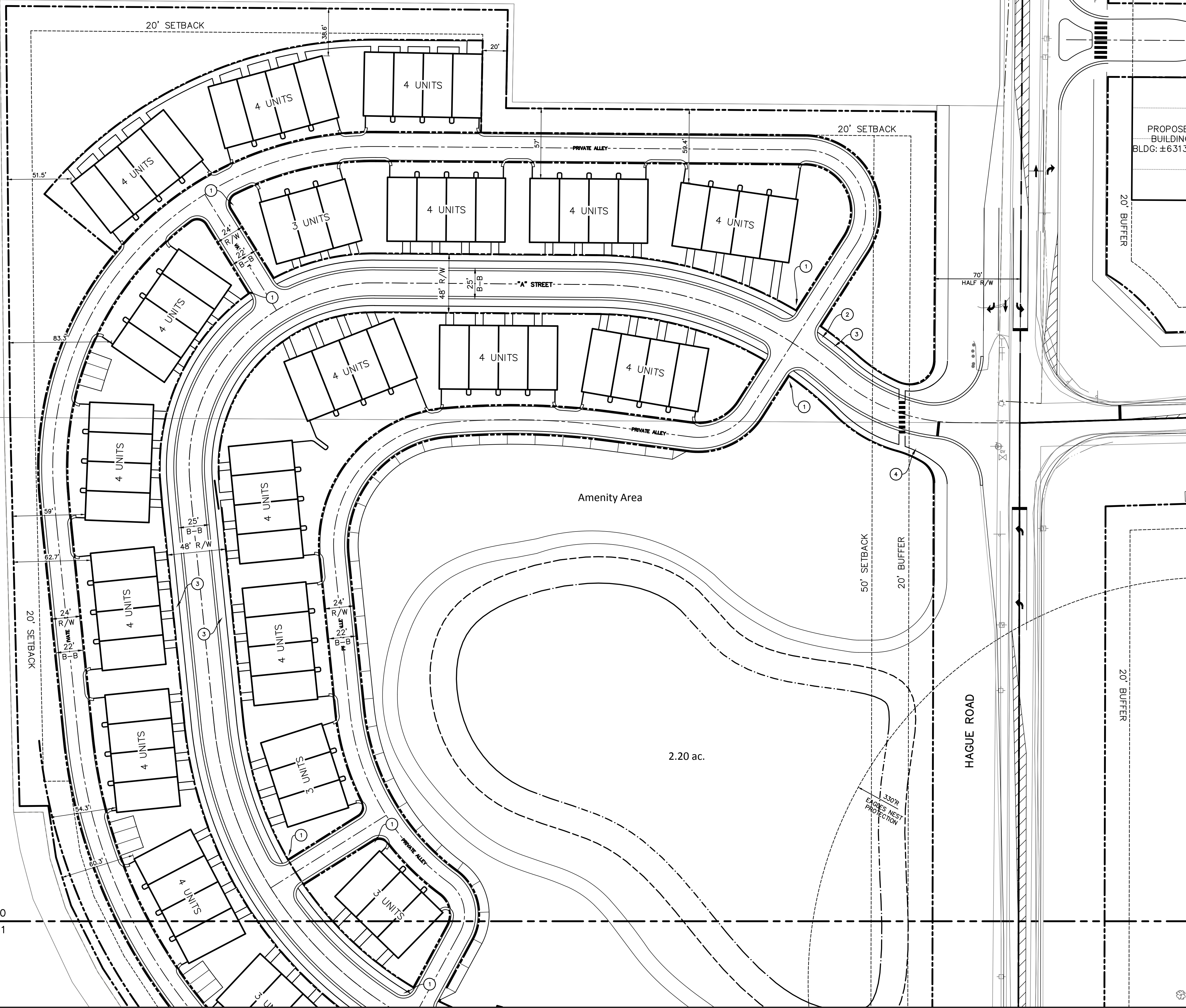
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!! CAUTION !!

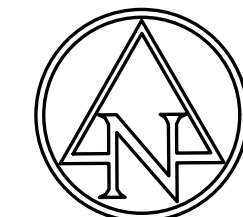
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INDIANA UNDERGROUND



PLOT DATE: 11/08/2024 5:54 PM
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 EDIT DATE: 11/08/2024
 EDITED BY: POOTERY
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MATCH LINE - C210
MATCH LINE - C211



SCALE: 1"=40'

EXISTING LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> □ AIR CONDITIONER ⊖ BEEHIVE INLET ⊖ BUSH ⊖ CURB INLET ⊖ CLEAN OUT ⊖ COMBINATION POLE ⊖ DRAINAGE MANHOLE ⊖ DOWN SPOUT ⊖ ELECTRIC CROSS BOX ⊖ FLAG POLE ⊖ GROUND LIGHT ⊖ GAS METER ⊖ GUY WIRE ⊖ HOSE BIB ⊖ LIGHT POLE ⊖ MAILBOX ⊖ PINE | <ul style="list-style-type: none"> • POST ⊖ RIGHT OF WAY MONUMENT SIGN ⊖ SANITARY MANHOLE ⊖ TEMPORARY BENCH MARK ⊖ TELEPHONE PEDESTAL ⊖ TREE ⊖ WATER METER ⊖ WATER VALVE ⊖ BURIED ELECTRIC LINE ⊖ OVERHEAD ELECTRIC LINE ⊖ BURIED GAS LINE ⊖ BURIED TELEPHONE LINE ⊖ BURIED WATER LINE ⊖ TOP OF RIM ELEVATION ⊖ INVERT ELEVATION ⊖ REINFORCED CONCRETE PIPE ⊖ PLASTIC PIPE ⊖ PLASTIC PIPE |
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INDIANA UNDERGROUND



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

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Noblesville, Indiana

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ISSUANCE INDEX

DATE:	11/08/2024
PROJECT PHASE:	PRELIMINARY DOCUMENTS

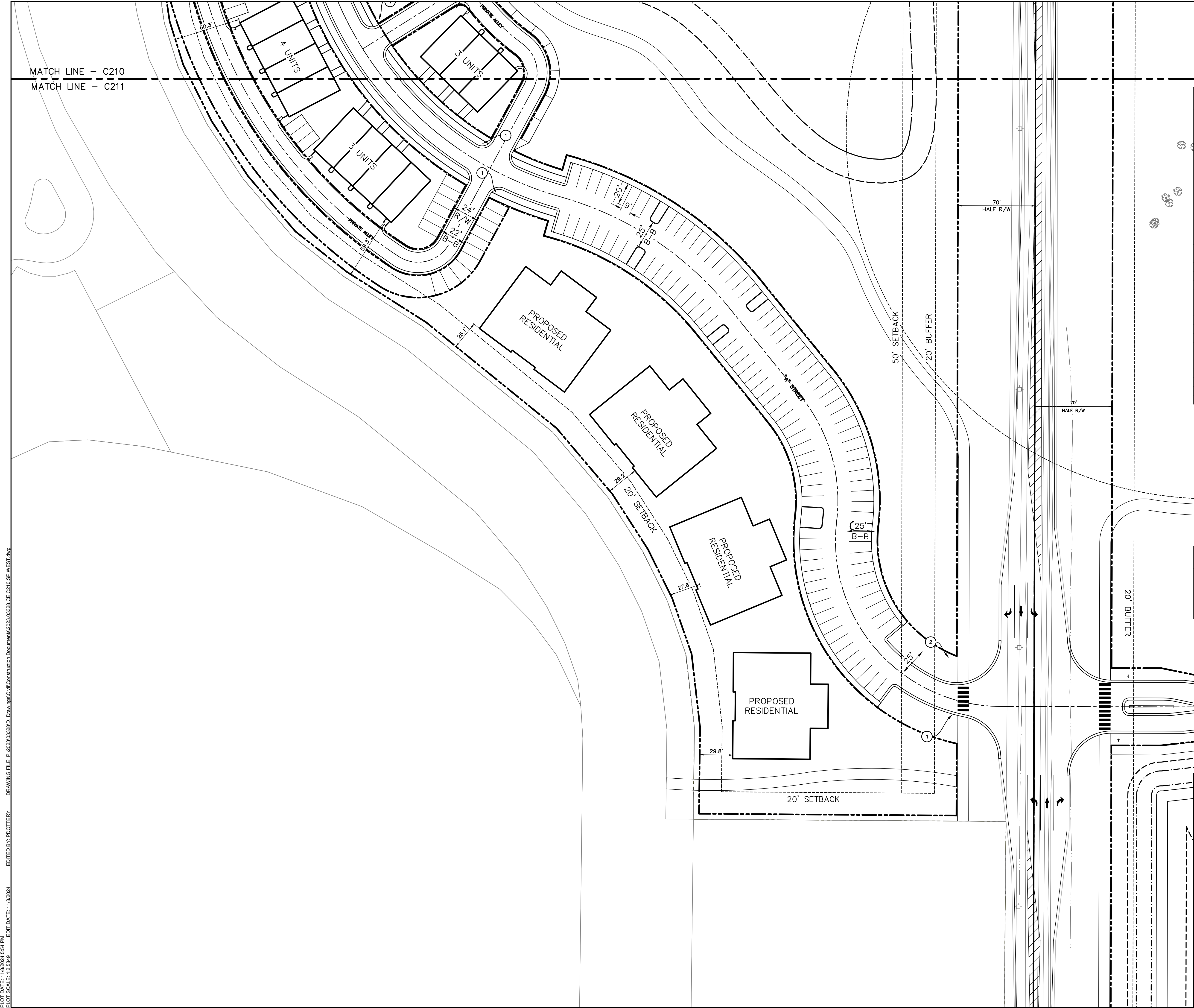
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2023.03328

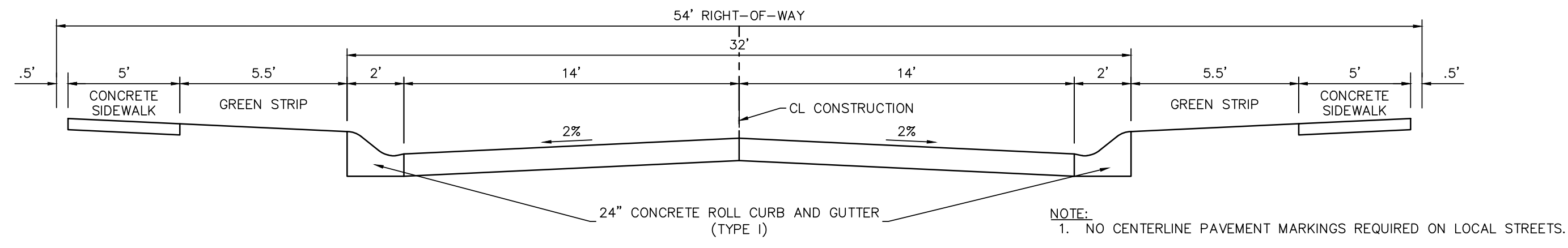
SITE PLAN

C211

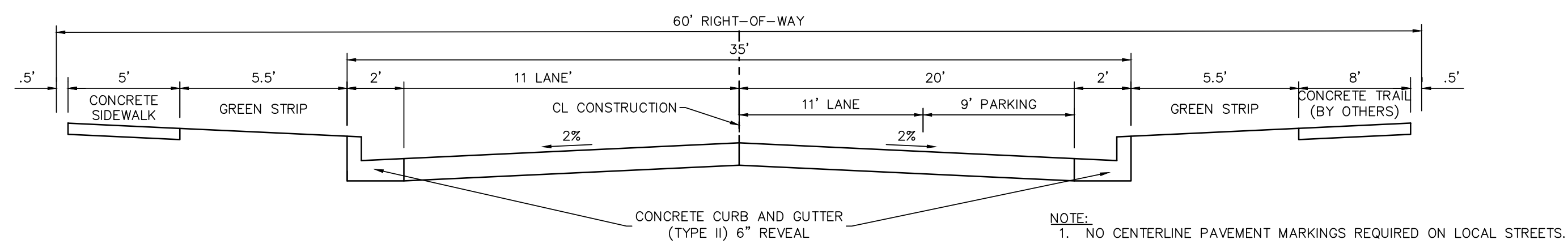


MATCH LINE - C210
MATCH LINE - C211

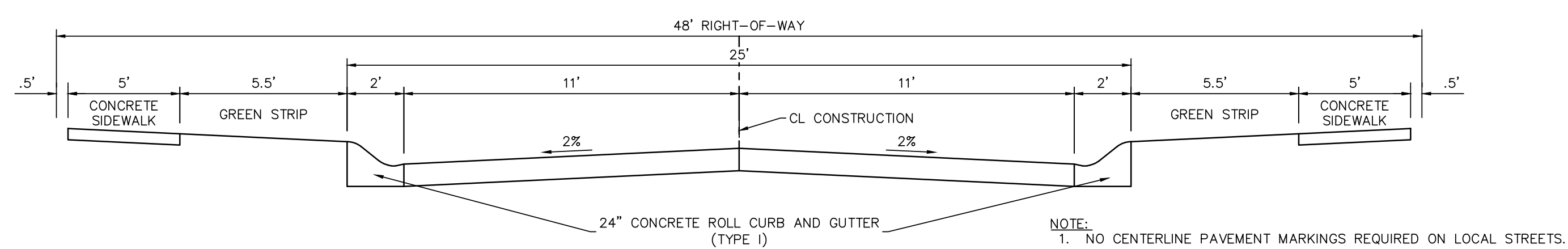
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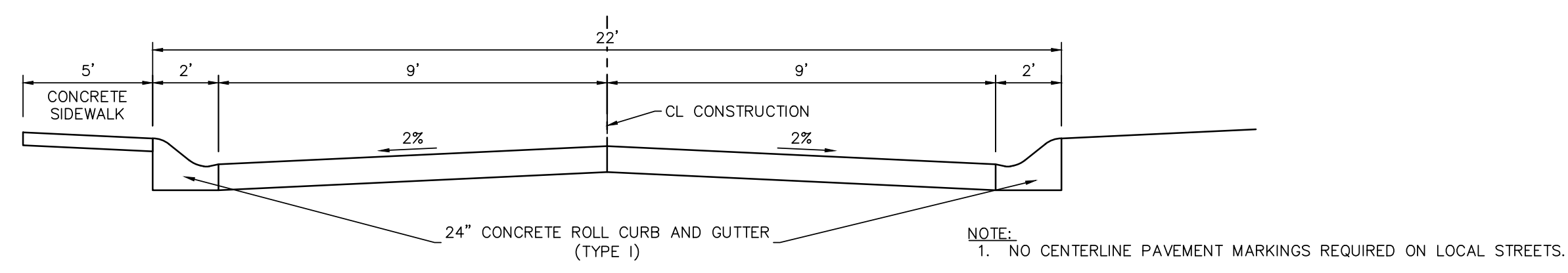
LOCAL SINGLE FAMILY PUBLIC ROADWAY
NOT TO SCALE



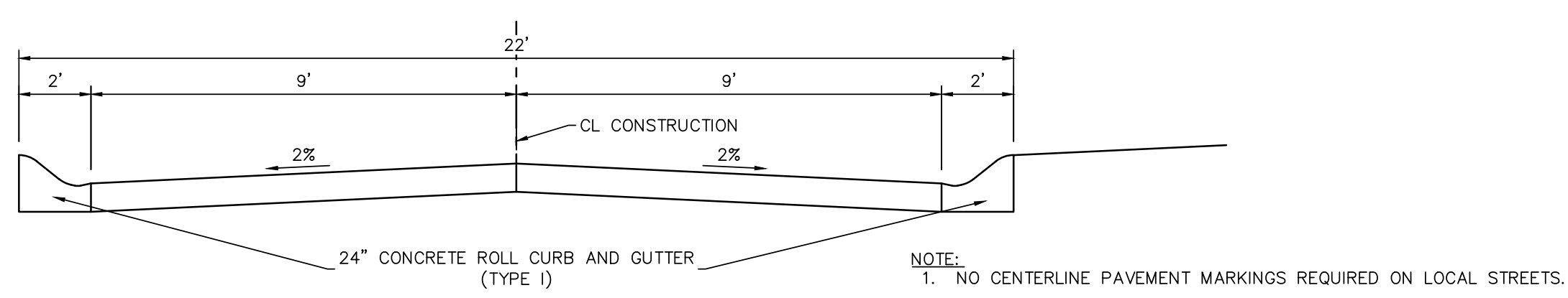
LOCAL COMMERCIAL PUBLIC ROADWAY
NOT TO SCALE



LOCAL TOWNHOME PUBLIC ROADWAY
NOT TO SCALE



LOCAL TOWNHOME ALLEY (PRIVATE)
NOT TO SCALE



LOCAL TOWNHOME ALLEY (PRIVATE)
NOT TO SCALE

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ISSUANCE INDEX	
DATE:	11/08/2024
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2023.03328

TYPICAL SECTIONS

C220

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