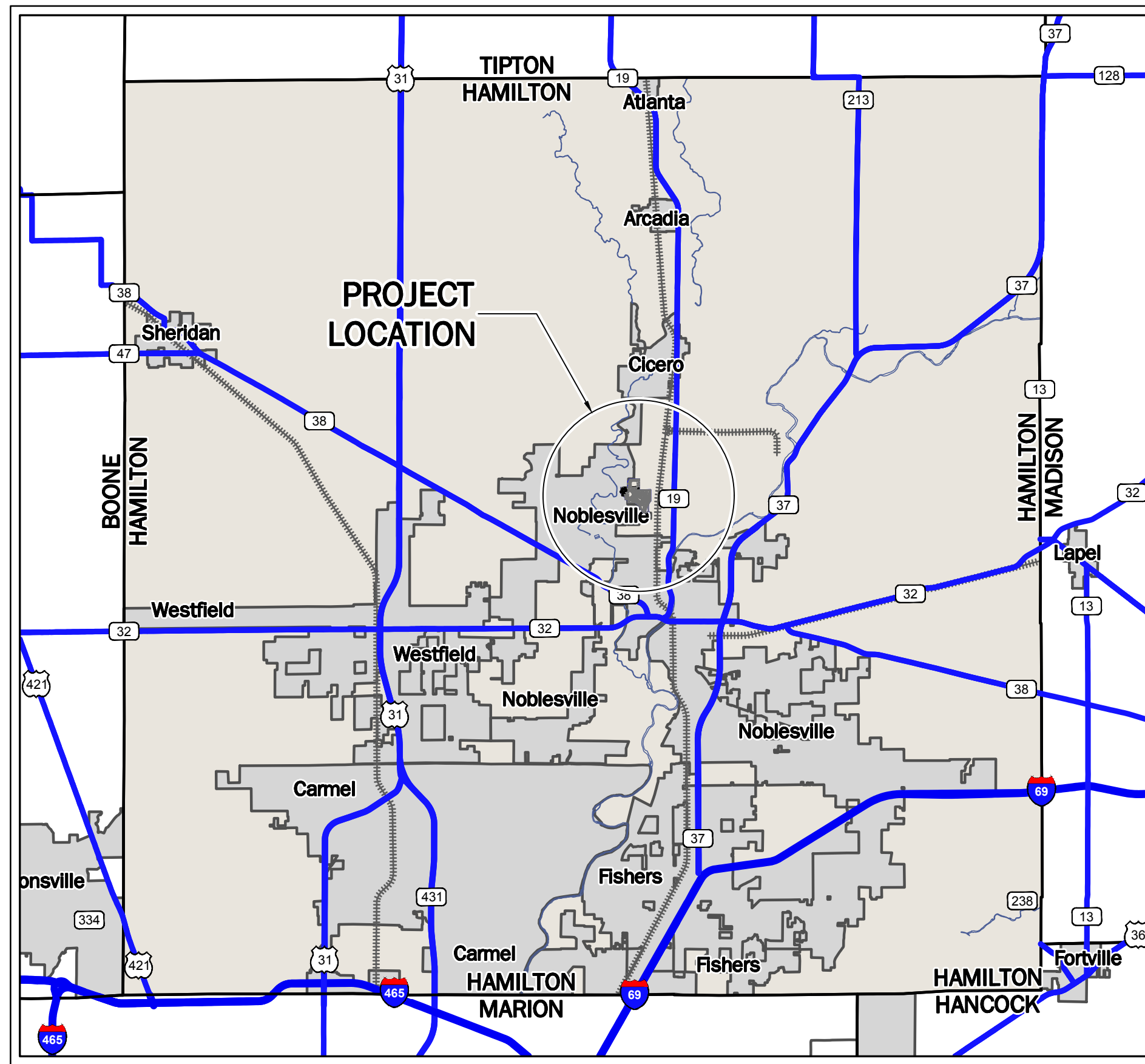


PRELIMINARY DEVELOPMENT PLANS FOR MORSE VILLAGE 206TH STREET & HAGUE ROAD NOBLESVILLE, INDIANA

Exhibit 3 - Part 2

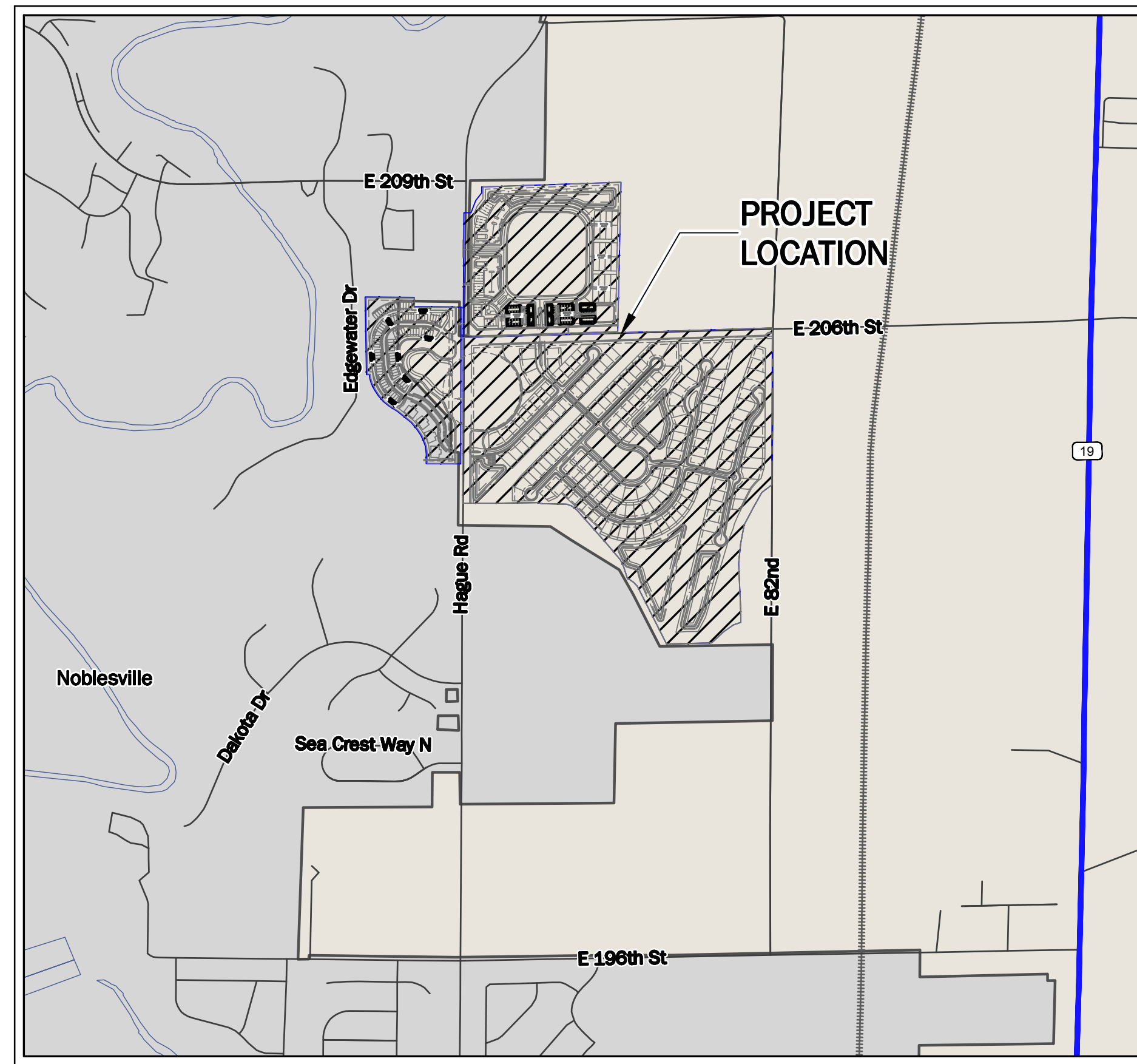
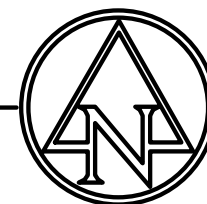


9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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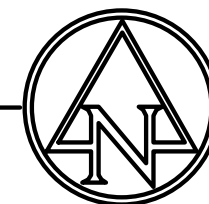
LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
OVERALL EXISTING TOPOGRAPHY PLAN	C100
EXISTING TOPOGRAPHY PLAN	C101-C111
OVERALL SITE PLAN	C200
SITE PLAN	C201-C211
TYPICAL SECTIONS	C220
UTILITY PLAN	C401-C411
LANDSCAPE PLAN	
LANDSCAPE DETAILS	
NOBLESVILLE STANDARD DETAILS	1-29

**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

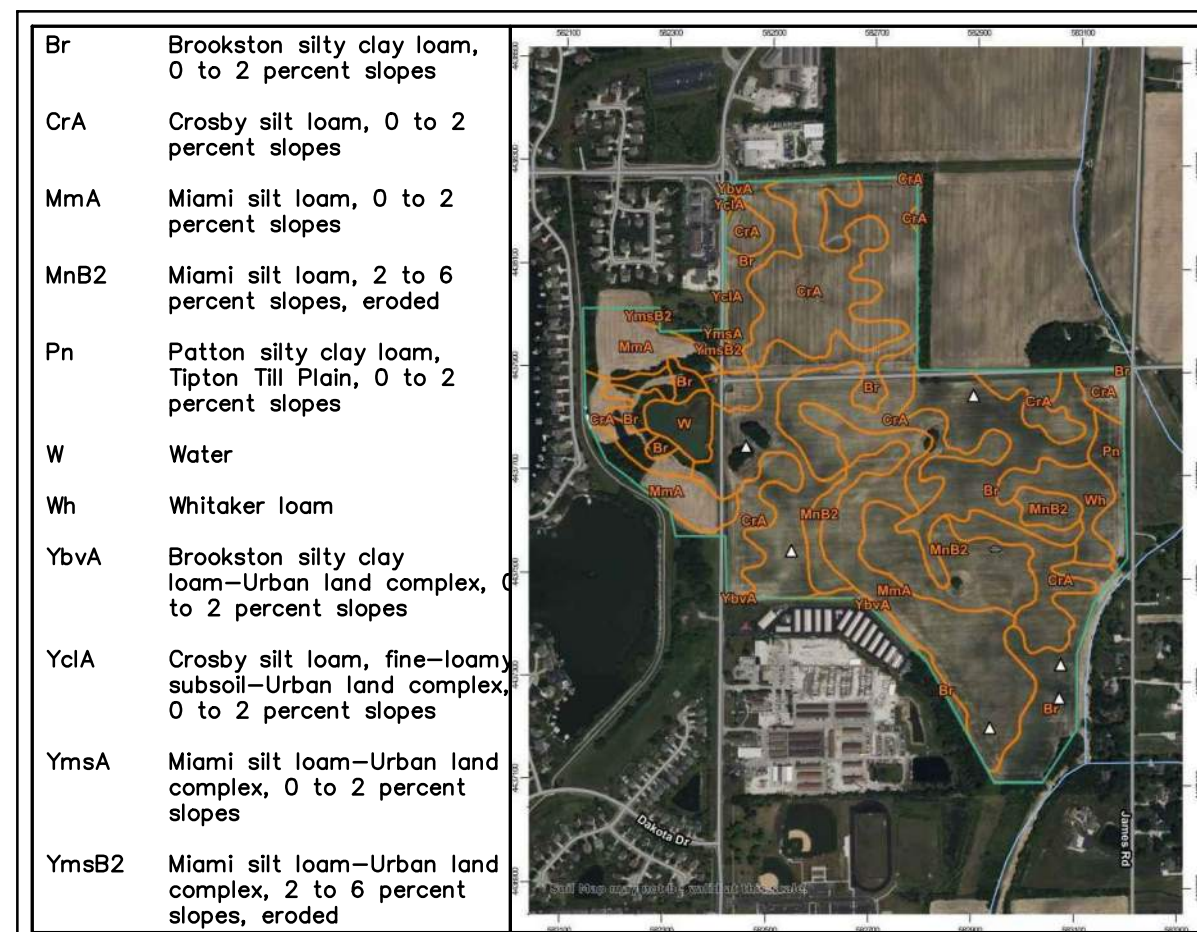
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2023.03328

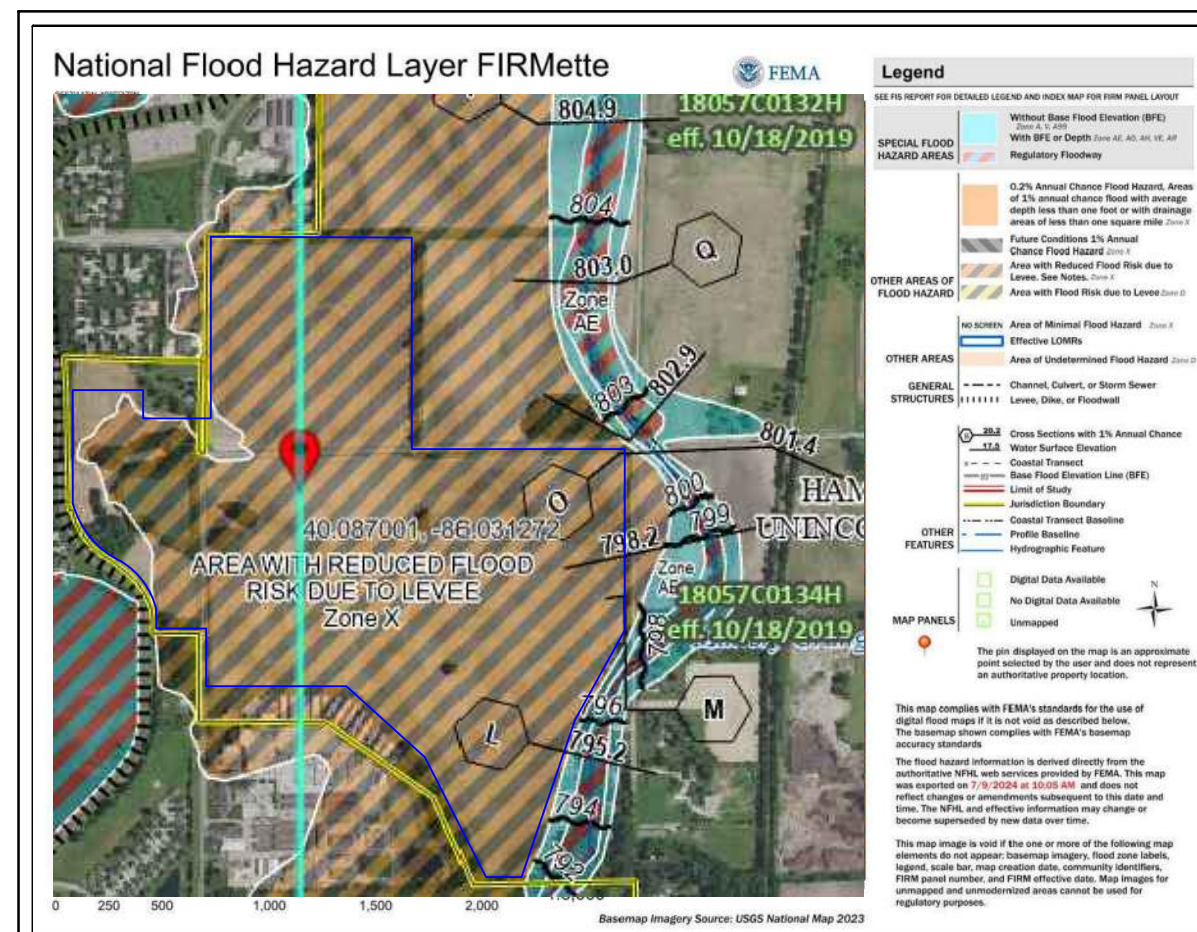
TITLE SHEET

C001



SOILS MAP

NOT TO SCALE



FEMA MAP

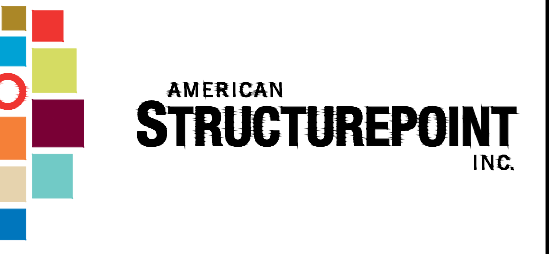
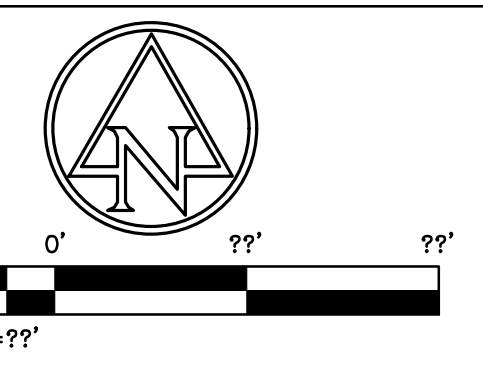
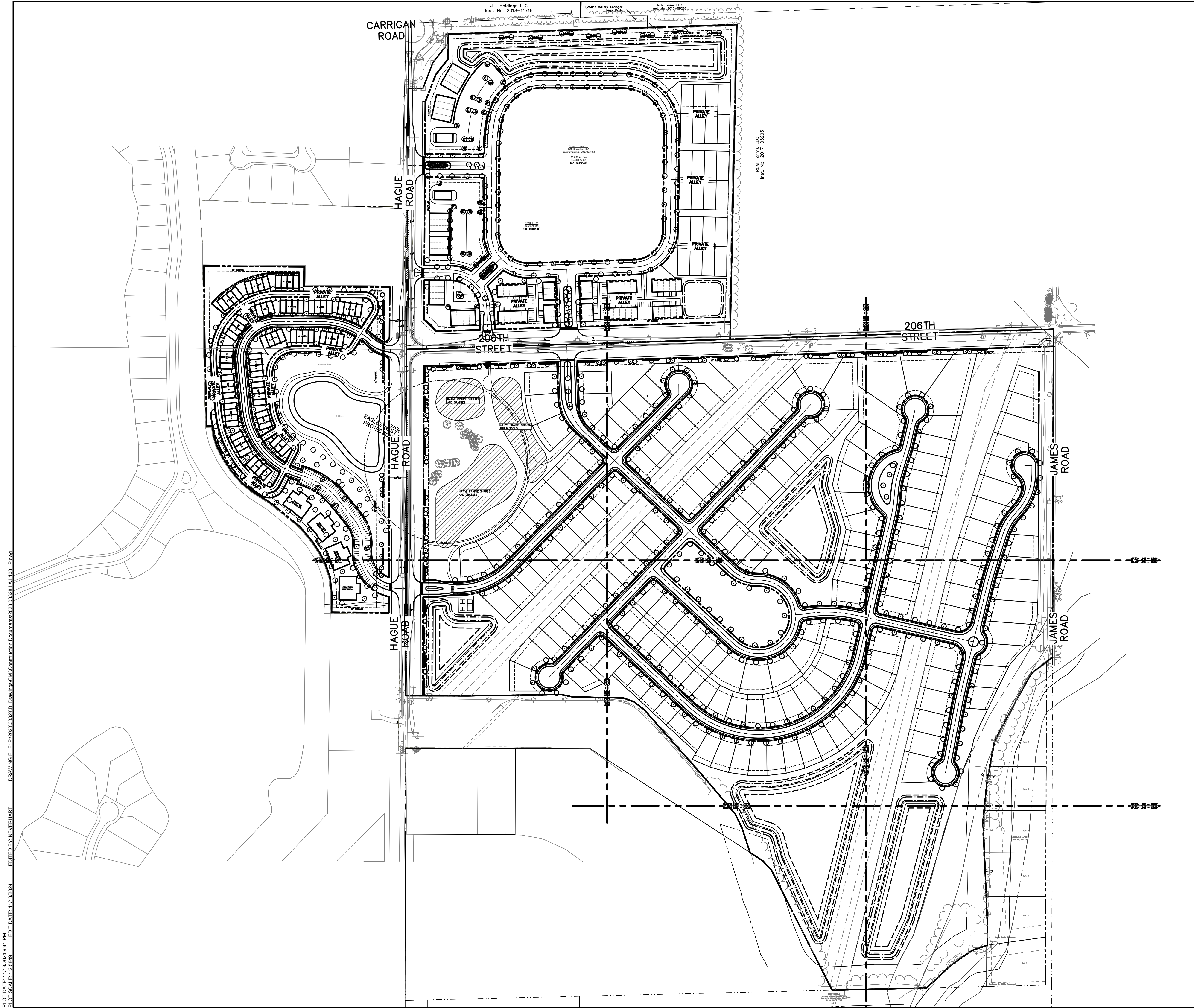
NOT TO SCALE

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.
 - ALL ROADWAY FRONTAGES (206TH, HAGUE, AND JAMES ROAD) TO BE WIDENED WITH 12' LANE AND 2' SHOULDER (TOTAL 14') ALONG THE ENTIRE FRONTAGE. ALL ACCESS POINTS SHALL HAVE ACCELERATION AND DECELERATION LANES IN ACCORDANCE WITH NOBLESVILLE CONSTRUCTION STANDARDS.

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

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MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
 Noblesville, Indiana

PLANTING ORDINANCE TABLE		
TABLE 12.0.B.4.G REQUIREMENTS	MIXING PLANT SPECIES	
159.067 REQUIREMENTS	STREET TREES	
THE DEVELOPER SHALL FOLLOW THE STANDARDS SET FORTH IN THE "STREET TREE ORDINANCE NO. 08-03-09", "APPROVED STREET TREE SPECIES LIST", "SPACE TREES 40-60 FEET O.C."		
159.184 REQUIREMENTS	PARKING LOT LANDSCAPING	
INTERIOR LANDSCAPE		
CLASS D INTERIOR LOT REQUIREMENTS - MINIMUM 11% LANDSCAPED AREA		
12.5.C.d - One hundred (100) percent of every parking lot island or peninsula outside of shrub masses shall be planted in turf or other approved groundcover in the appropriate density to achieve complete cover within (2) years as determined by the approved landscape plan.		
PERIMETER LANDSCAPE		
Parking lots adjacent to or abutting public streets, private streets, front yards, or abutting residential uses/zone districts: 20' width; 2 staggered canopy trees + 33 staggered shrubs per 100 LF		
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ITEM	REQUIRED	PROVIDED
MIN. 10' WIDE LANDSCAPE BED: 3 UNDERSTORY TREES + 33 SHRUBS PER 100 LF	UNDERSTORY TREES	UNDERSTORY TREES
	SHRUBS	SHRUBS
TABLE 12.0.7.E REQUIREMENTS	LANDSCAPE BUFFER YARD	

**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

**OVERALL LANDSCAPE PLAN
 L100**

REFERENCE NOTES

- Contractor to verify all utility locations in the field prior to beginning work, and is responsible for any damage to utilities associated with work. Utilities shall be repaired to satisfaction of the utility owner and/or operating authority at no additional cost.
- In case of discrepancies between the plan and the plant list, the plan shall dictate. Dimensioned details take precedence over scaled details. If in question, contact the landscape architect.
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- All disturbed lawn areas shall be seeded or sodded as shown on plans. Refer to erosion control plans for temporary seeding and areas not shown on landscape plans.

GENERAL NOTES:

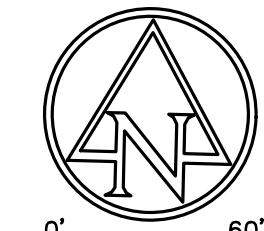
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- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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

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 EDIT DATE: 11/13/2024

CARRIGAN ROAD



MORSE VILLAGE

**PRELIMINARY
DEVELOPMENT
PLANS**

206th St. and Hague Rd.
Noblesville, Indiana

SUBJECT PARCEL
LOR Rangeline LLC
Instrument No. 2017003763

36.836 Ac (m)
36.780 Ac (r)
(no buildings)

"PARCEL A"
38.39 Ac (m)
(no buildings)

PLANTING ORDINANCE TABLE		
TABLE 12.0.B.4.6 REQUIREMENTS	MIXING PLANT SPECIES	
159.087 REQUIREMENTS	STREET TREES	STREET TREES
THE DEVELOPER SHALL FOLLOW THE STANDARDS SET FORTH IN THE "STREET TREE ORDINANCE NO. 05-03-09" APPROVED STREET TREE SPECIES LIST; SPACE TREES 40-60 FEET O.C.		
159.184 REQUIREMENTS	PARKING LOT LANDSCAPING	
INTERIOR LANDSCAPE		
CLASS D INTERIOR LOT REQUIREMENTS - MINIMUM 11% LANDSCAPED AREA		
12.5.C.d - One hundred (100) percent of every parking lot island or peninsula outside of shrub masses shall be planted in turf or other approved groundcover in the appropriate density to achieve complete cover within (2) years as determined by the approved landscape plan.		
PERIMETER LANDSCAPE		
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	SHRUBS	SHRUBS
TABLE 12.0.7.E REQUIREMENTS	LANDSCAPE BUFFER YARD	

**APPROVAL PENDING
NOT FOR CONSTRUCTION**
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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

LANDSCAPE PLAN

L101

REFERENCE NOTES

- Contractor to verify all utility locations in the field prior to beginning work and is responsible for any damage to utilities associated with work. Utilities shall be repaired to satisfaction of the utility owner and/or operating authority at no additional cost.
- In case of discrepancies between the plan and the plant list, the plan shall dictate. Dimensioned details take precedence over scaled details. If in question, contact the landscape architect.
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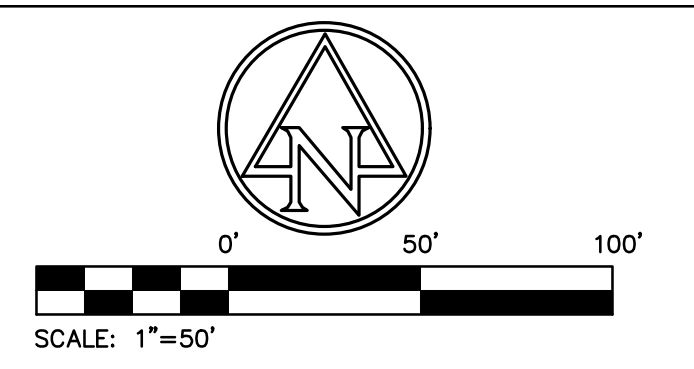
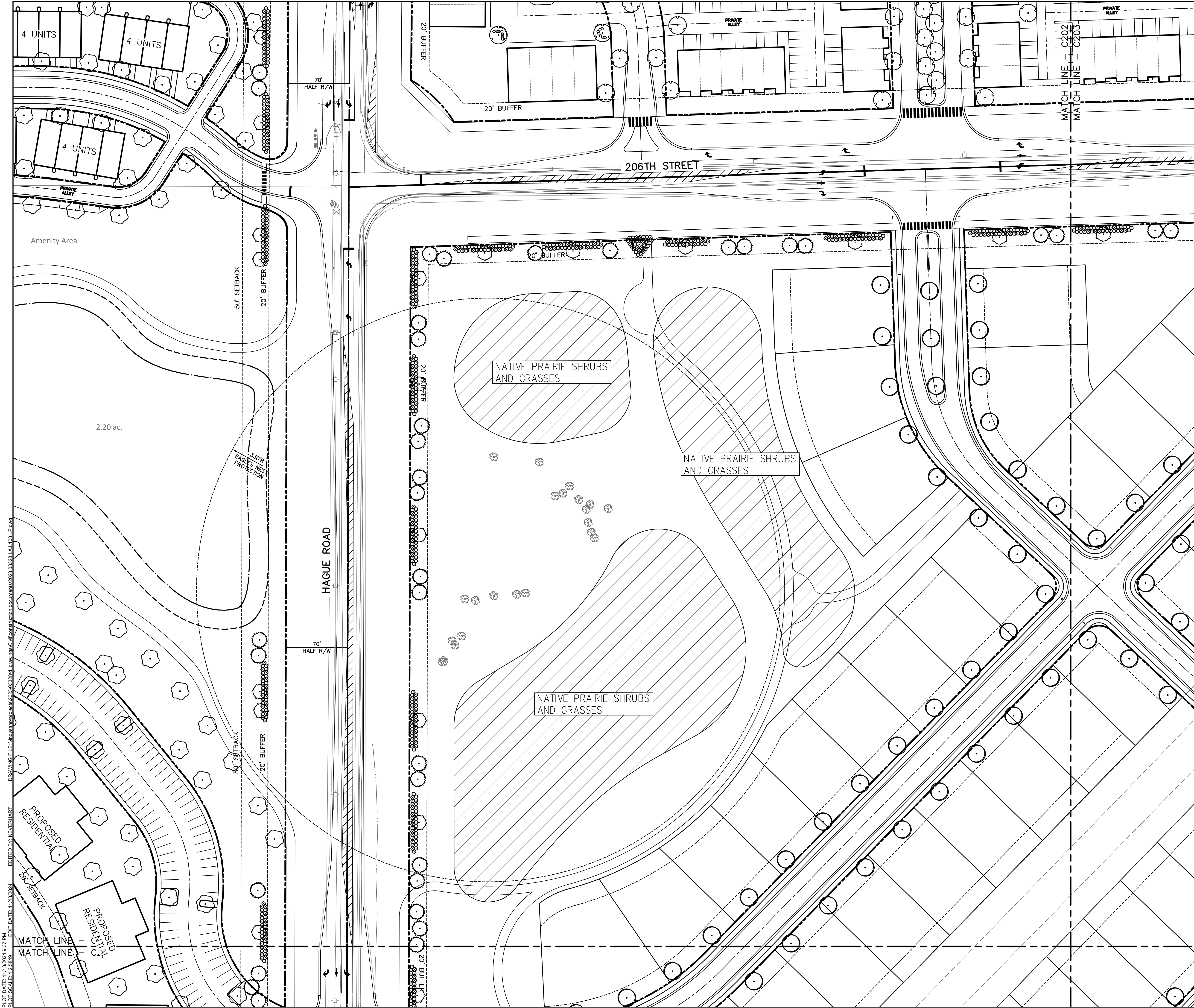
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811 OR 1-800-382-5544
- INDIANA UNDERGROUND -

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EDITED BY: NEVERMART
DATE: 11/13/2024

RCM Formis LLC
Inst. No. 2017-02295



MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
Noblesville, Indiana

PLANTING ORDINANCE TABLE

ITEM	REQUIRED	PROVIDED
TABLE 12.0.B.4.6 REQUIREMENTS MIXING PLANT SPECIES		
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TABLE 12.0.6 REQUIREMENTS BUILDING BASE LANDSCAPING		
MIN. 10' WIDE LANDSCAPE BED: 3 UNDERSTORY TREES + 33 SHRUBS PER 100 LF	REQUIRED	PROVIDED
	UNDERSTORY TREES	UNDERSTORY TREES
	SHRUBS	SHRUBS
TABLE 12.0.7.E REQUIREMENTS LANDSCAPE BUFFER YARD		

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NOT FOR CONSTRUCTION**
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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

LANDSCAPE PLAN

L102

REFERENCE NOTES

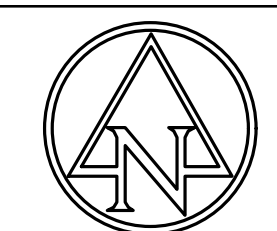
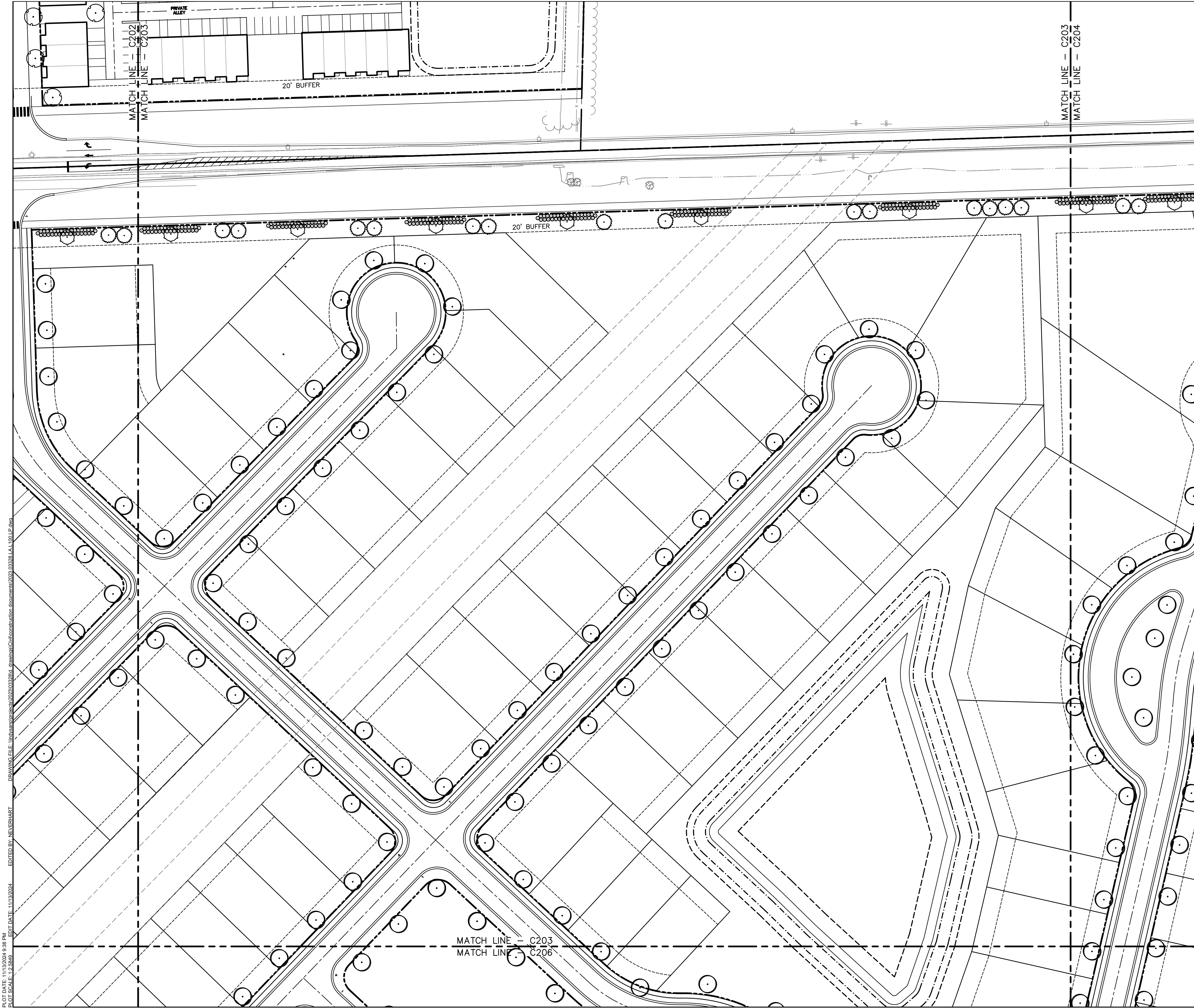
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CALL TOLL FREE
811 OR 1-800-382-5544
- INDIANA UNDERGROUND -

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 EDIT DATE: 11/13/2024
 EDITOR: NEVIERHART
 EDITED BY: NEVIERHART



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PROVIDED	REQUIRED
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TABLE 12.0.7.E REQUIREMENTS	LANDSCAPE BUFFER YARD

REFERENCE NOTES

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MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
 Noblesville, Indiana

**APPROVAL PENDING
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CERTIFIED BY

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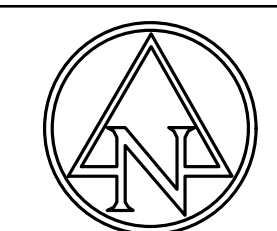
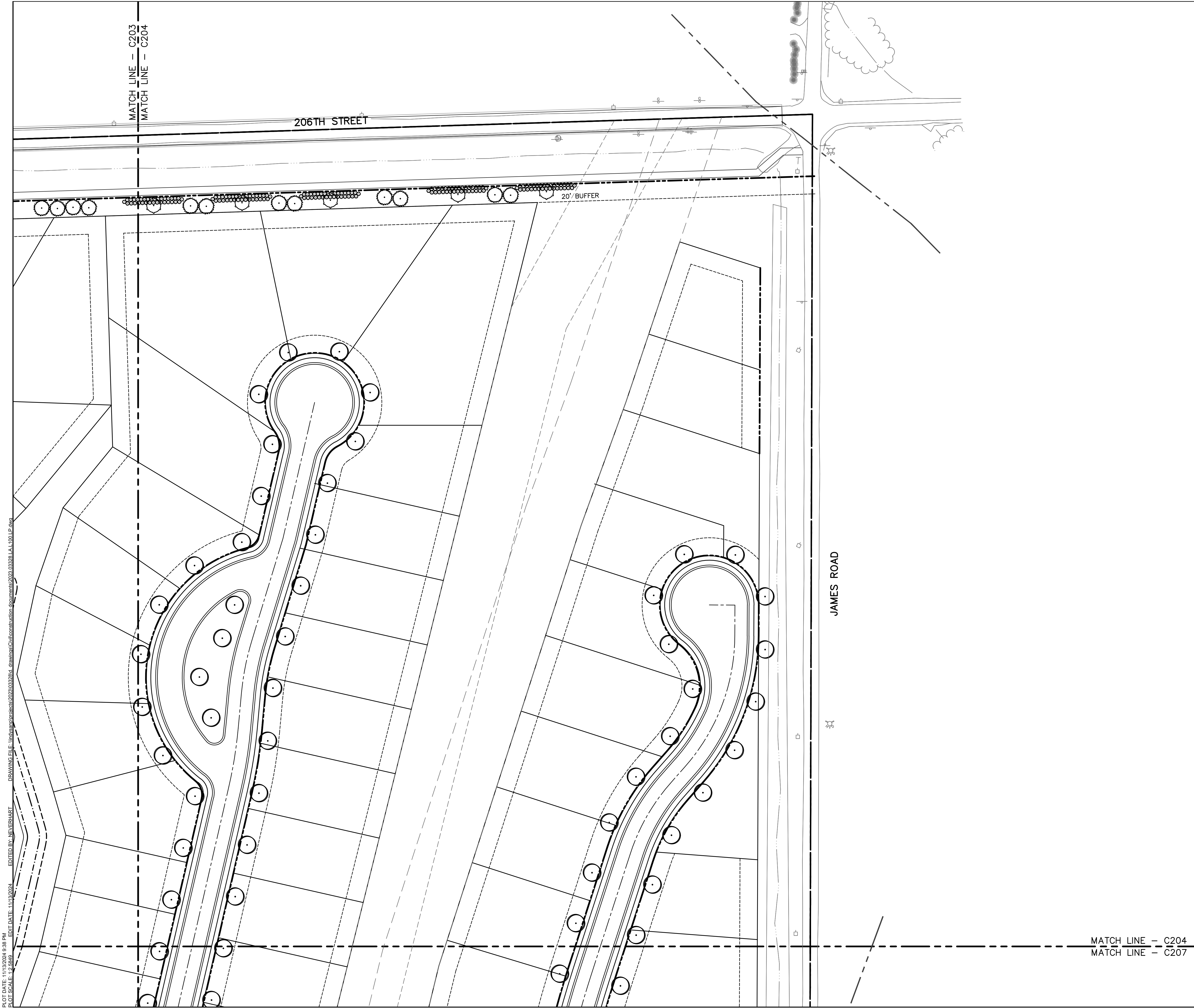
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NO.	DESCRIPTION	DATE

Project Number 2023.03328

LANDSCAPE PLAN

L103

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 EDITED BY: NEVENHAET
 PLOT DATE: 11/13/2024



MORSE VILLAGE

**PRELIMINARY
DEVELOPMENT
PLANS**

206th St. and Hague Rd.
Noblesville, Indiana

PLANTING ORDINANCE TABLE		
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	SHRUBS	SHRUBS
TABLE 12.0.7.E REQUIREMENTS	LANDSCAPE BUFFER YARD	

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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

LANDSCAPE PLAN

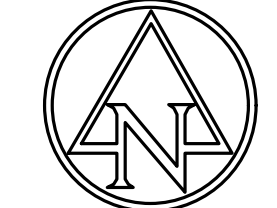
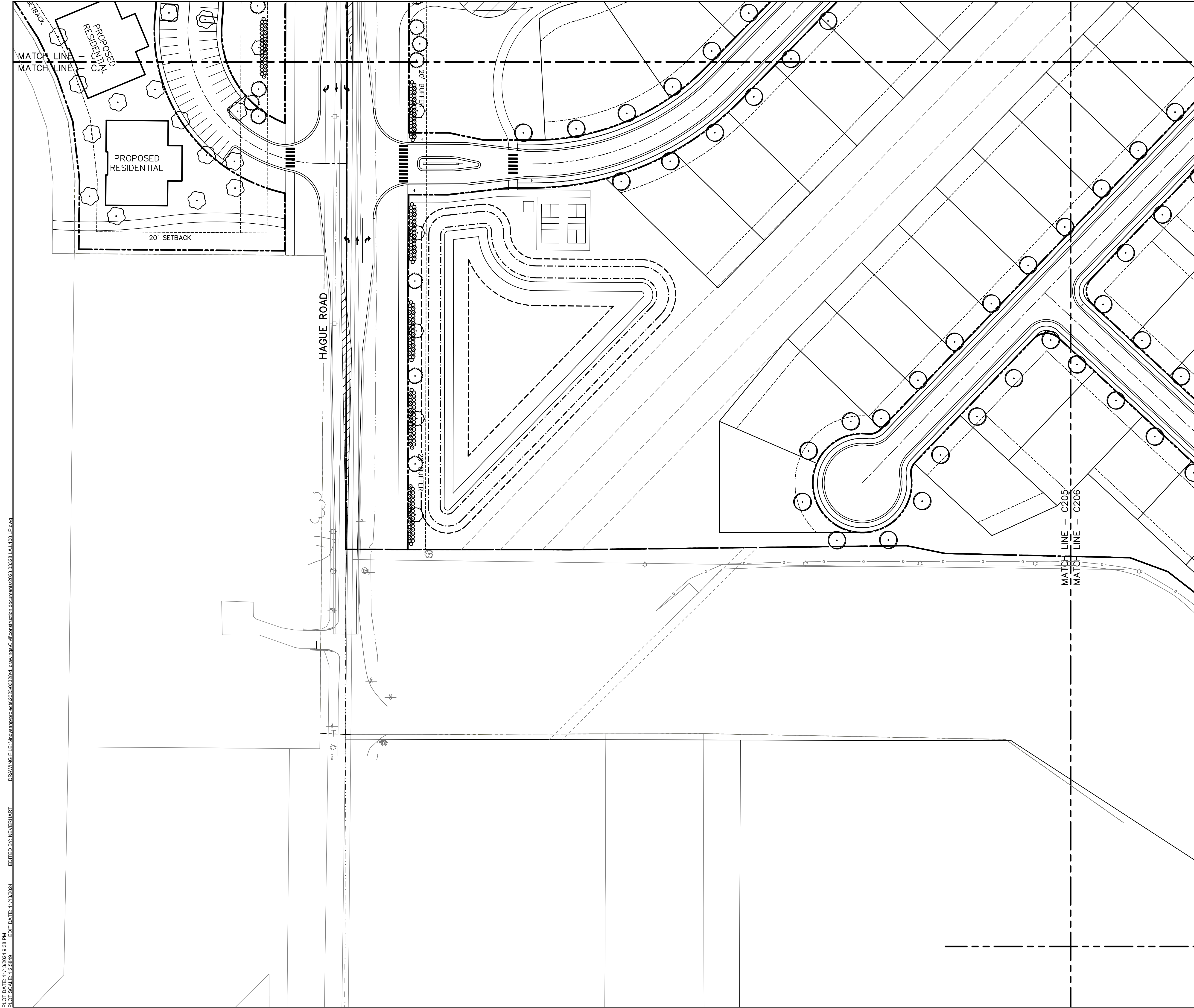
L104

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- INDIANA UNDERGROUND -

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 DRAWING DATE: 11/13/2024
 EDITED BY: NEVVERHART

MATCH LINE - C204
MATCH LINE - C207



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MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
 Noblesville, Indiana

PLANTING ORDINANCE TABLE

TABLE 12.0.B.4.6 REQUIREMENTS	MIXING PLANT SPECIES						
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THE DEVELOPER SHALL FOLLOW THE STANDARDS SET FORTH IN THE "STREET TREE ORDINANCE NO. 05-03-09" APPROVED STREET TREE SPECIES LIST; SPACE TREES 40-60 FEET O.C.							
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CLASS D INTERIOR LOT REQUIREMENTS - MINIMUM 11% LANDSCAPED AREA							
12.5.C.d - One hundred (100) percent of every parking lot island or peninsula outside of shrub masses shall be planted in turf or other approved groundcover in the appropriate density to achieve complete cover within (2) years as determined by the approved landscape plan.							
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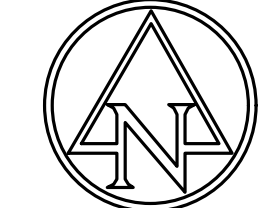
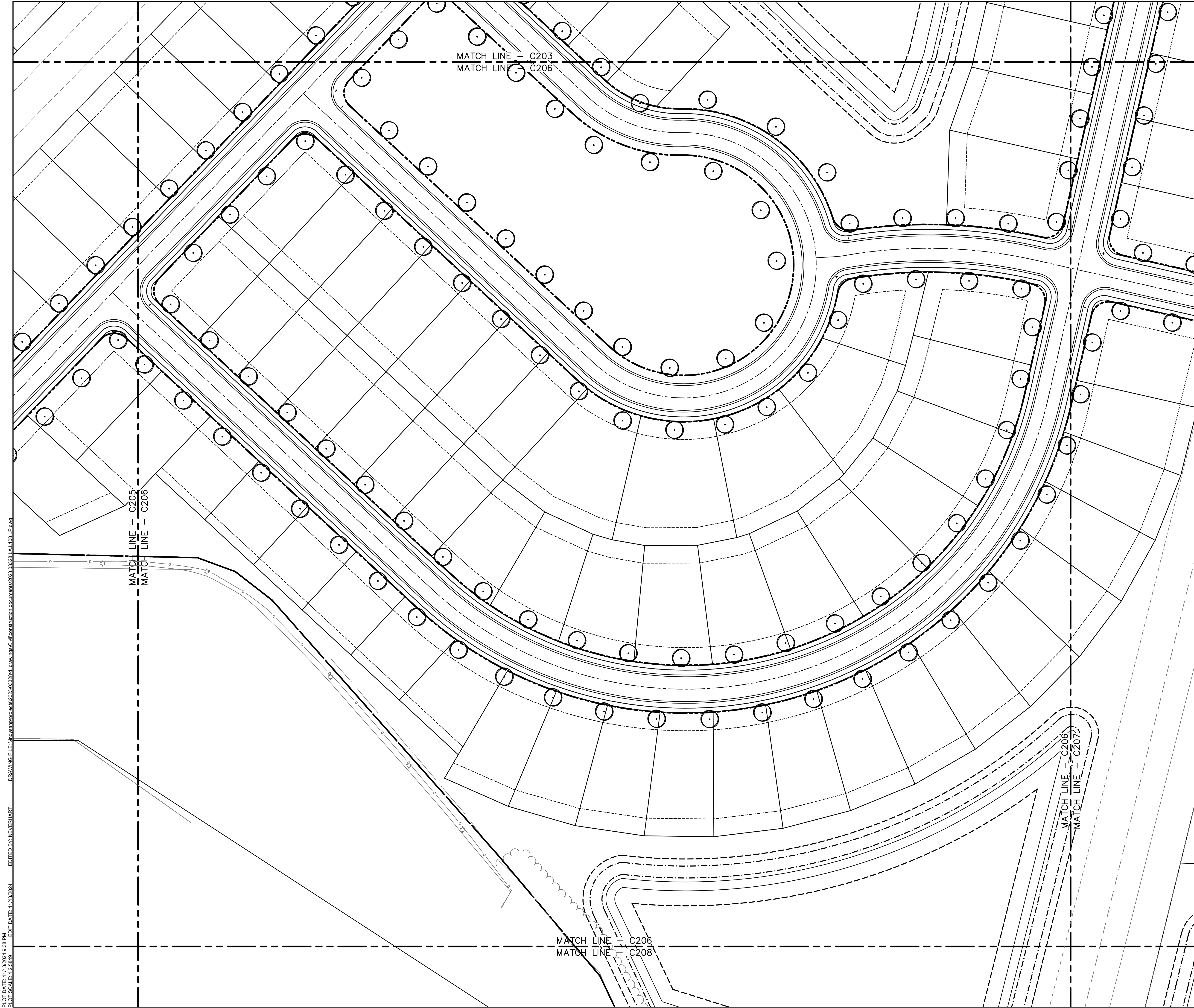
NO.	DESCRIPTION	DATE

Project Number 2023.03328

LANDSCAPE PLAN

L105

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MATCH LINE - C203
MATCH LINE - C206

MATCH LINE - C205
MATCH LINE - C206

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MATCH LINE - C207

MATCH LINE - C206
MATCH LINE - C208

PLANTING ORDINANCE TABLE	
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	UNDERSTORY TREES UNDERSTORY SHRUBS
TABLE 12.0.7.E REQUIREMENTS	LANDSCAPE BUFFER YARD

REVISION SCHEDULE		
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MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

206th St. and Hague Rd.
Noblesville, Indiana

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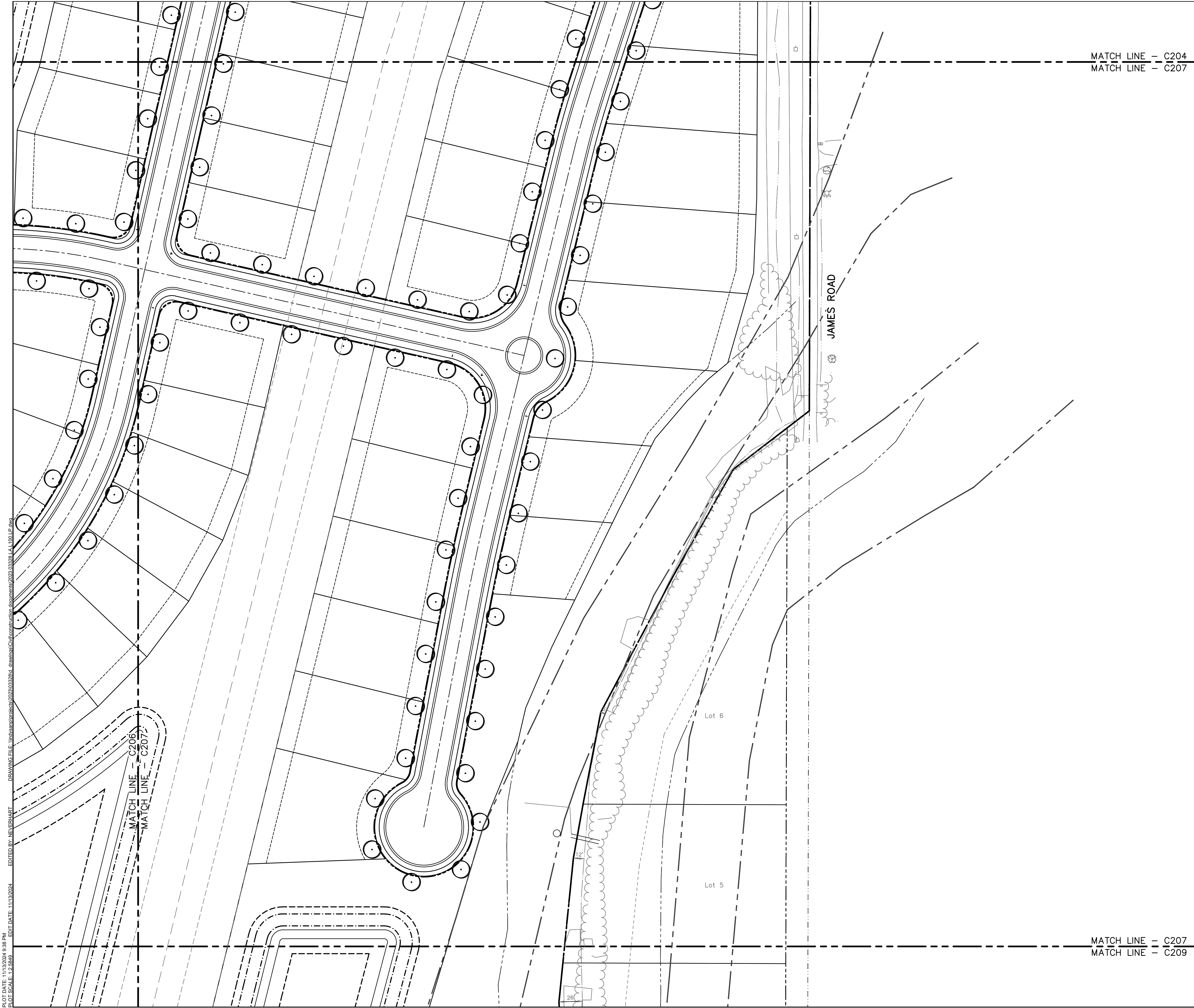
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NO.	DESCRIPTION	DATE

Project Number 2023.03328

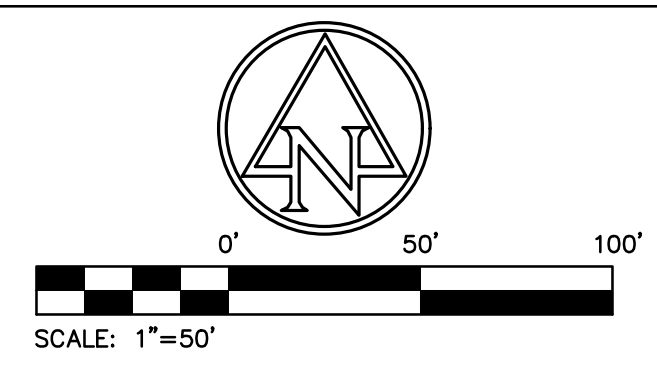
LANDSCAPE PLAN

L106

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EDIT DATE: 11/13/2024
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MATCH LINE - C207



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MORSE VILLAGE

PRELIMINARY DEVELOPMENT PLANS

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PLANTING ORDINANCE TABLE		
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Project Number 2023.03328

LANDSCAPE PLAN

L107

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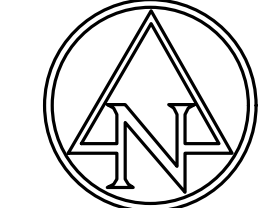
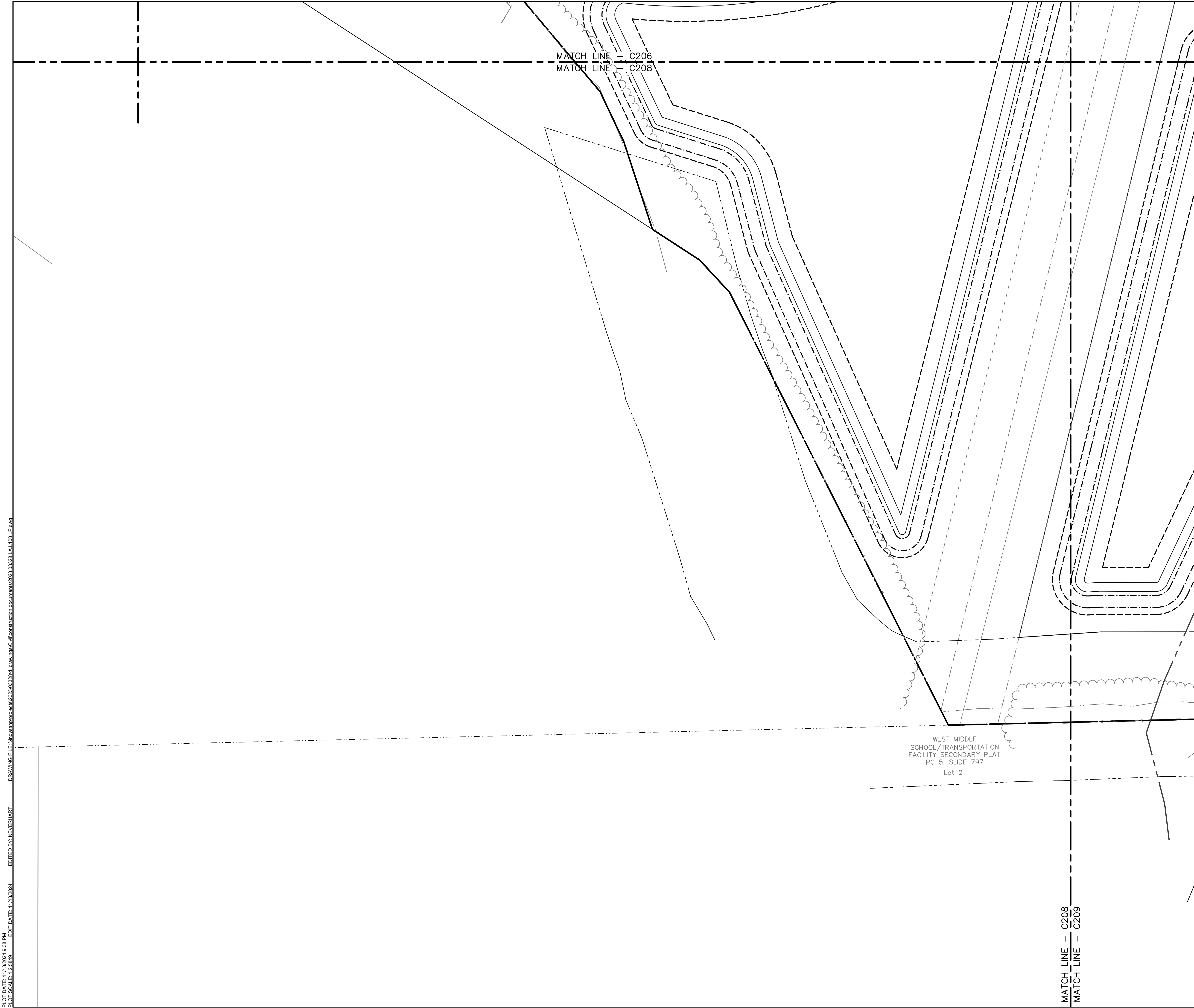
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MATCH LINE - C207
MATCH LINE - C209

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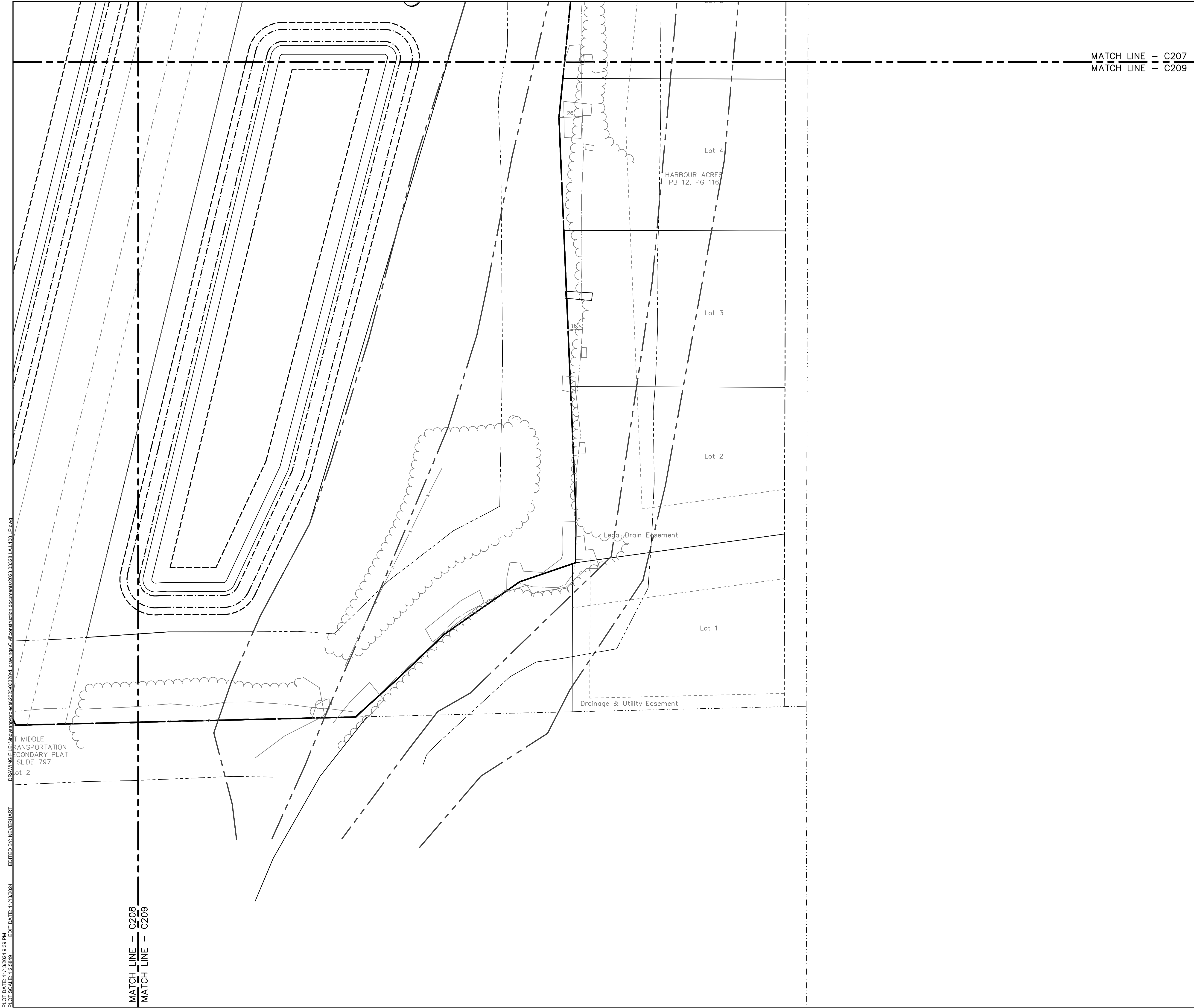
Project Number 2023.03328

LANDSCAPE PLAN

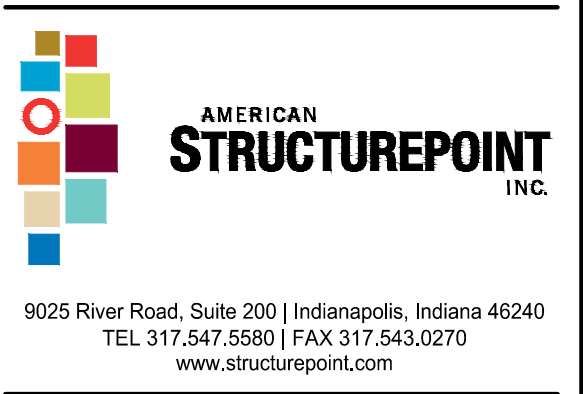
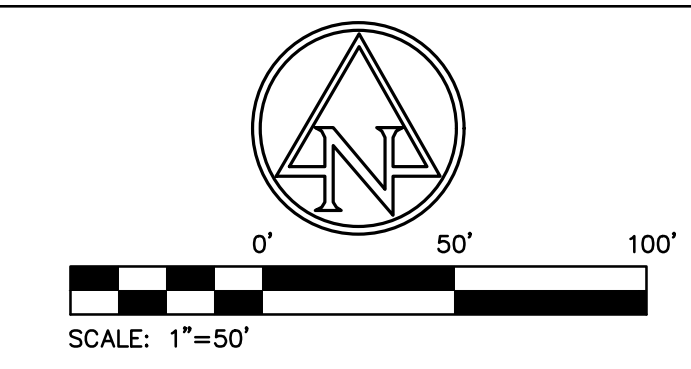
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 EDIT DATE: 11/13/2024

MATCH LINE -- C208
 MATCH LINE -- C209



MATCH LINE - C207
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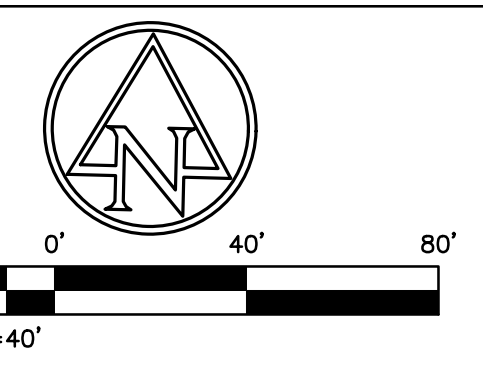
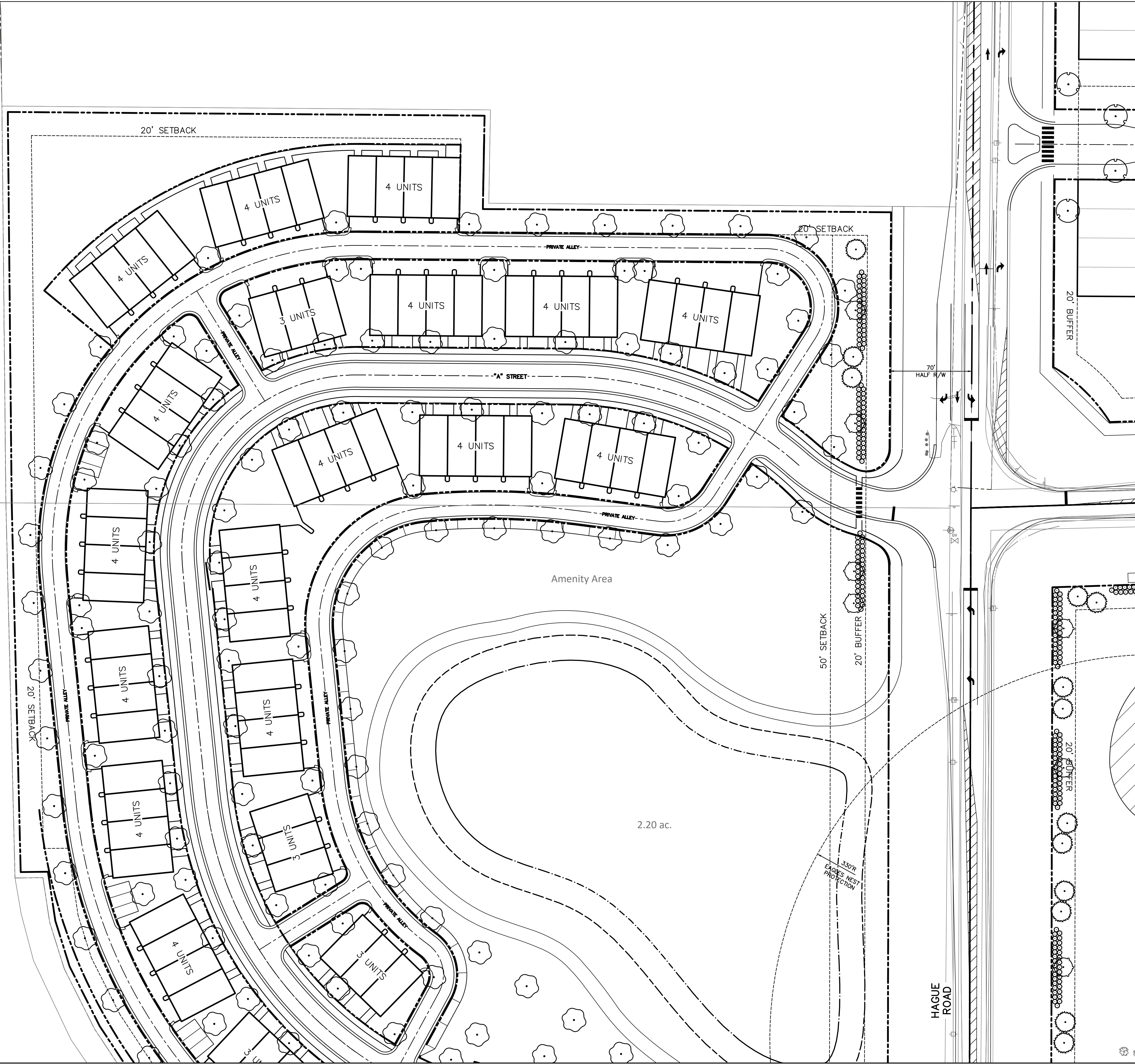
LANDSCAPE PLAN

L109

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MORSE VILLAGE
PRELIMINARY DEVELOPMENT PLANS
206th St. and Hague Rd.
Noblesville, Indiana

PLANTING ORDINANCE TABLE

ITEM	REQUIRED	PROVIDED
159.087 REQUIREMENTS	MIXING PLANT SPECIES	
159.184 REQUIREMENTS	STREET TREES	
THE DEVELOPER SHALL FOLLOW THE STANDARDS SET FORTH IN THE "STREET TREE ORDINANCE NO. 09-03-09" APPROVED STREET TREE SPECIES LIST; SPACE TREES 40-60 FEET O.C.		
159.184 REQUIREMENTS	PARKING LOT LANDSCAPING	
INTERIOR LANDSCAPE		
CLASS D INTERIOR LOT REQUIREMENTS - MINIMUM 11% LANDSCAPED AREA		
12.5.C.d - One hundred (100) percent of every parking lot island or peninsula outside of shrub masses shall be planted in turf or other approved groundcover in the appropriate density to achieve complete cover within (2) years as determined by the approved landscape plan.		
PERIMETER LANDSCAPE		
Parking lots adjacent to or abutting public streets, private streets, front yards, or abutting residential uses/zone districts: 20' width; 2 staggered canopy trees + 33 staggered shrubs per 100 LF		
TABLE 12.0.6 REQUIREMENTS	BUILDING BASE LANDSCAPING	
MIN 10' WIDE LANDSCAPE BED: 3 UNDERSTORY TREES + 33 SHRUBS PER 100 LF	UNDERSTORY TREES	UNDERSTORY SHRUBS
TABLE 12.0.7.E REQUIREMENTS	LANDSCAPE BUFFER YARD	

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.

REFERENCE NOTES

- Contractor to verify all utility locations in the field prior to beginning work and is responsible for any damage to utilities associated with work. Utilities shall be repaired to satisfaction of the utility owner and/or operating authority at no additional cost.
- In case of discrepancies between the plan and the plant list, the plan shall dictate. Dimensioned details take precedence over scaled details. If in question, contact the landscape architect.
- No substitutions of plant material will be allowed. If plants are shown to be unavailable, the contractor shall notify landscape architect prior to bid date in writing. All plants shall be inspected and tagged with project identification at nursery or contractor's operation prior to moving to job site. Plants may also be inspected and approved or rejected on the job site.
- All disturbed lawn areas shall be seeded or sodded as shown on plans. Refer to erosion control plans for temporary seeding and areas not shown on landscape plans.
- SEE SHEET 002Z 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.
- ALL ROADWAY FRONTAGES (206TH, HAGUE, AND JAMES ROAD) TO BE WIDENED WITH 12' LANE AND 2' SHOULDER (TOTAL 14') ALONG THE ENTIRE FRONTAGE. ALL ACCESS POINTS SHALL HAVE ACCELERATION AND DECELERATION LANES IN ACCORDANCE WITH NOBLESVILLE CONSTRUCTION STANDARDS.

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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

CERTIFIED BY

ISSUANCE INDEX

DATE:
11/08/2024

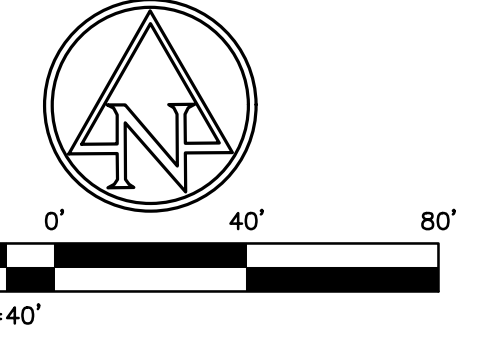
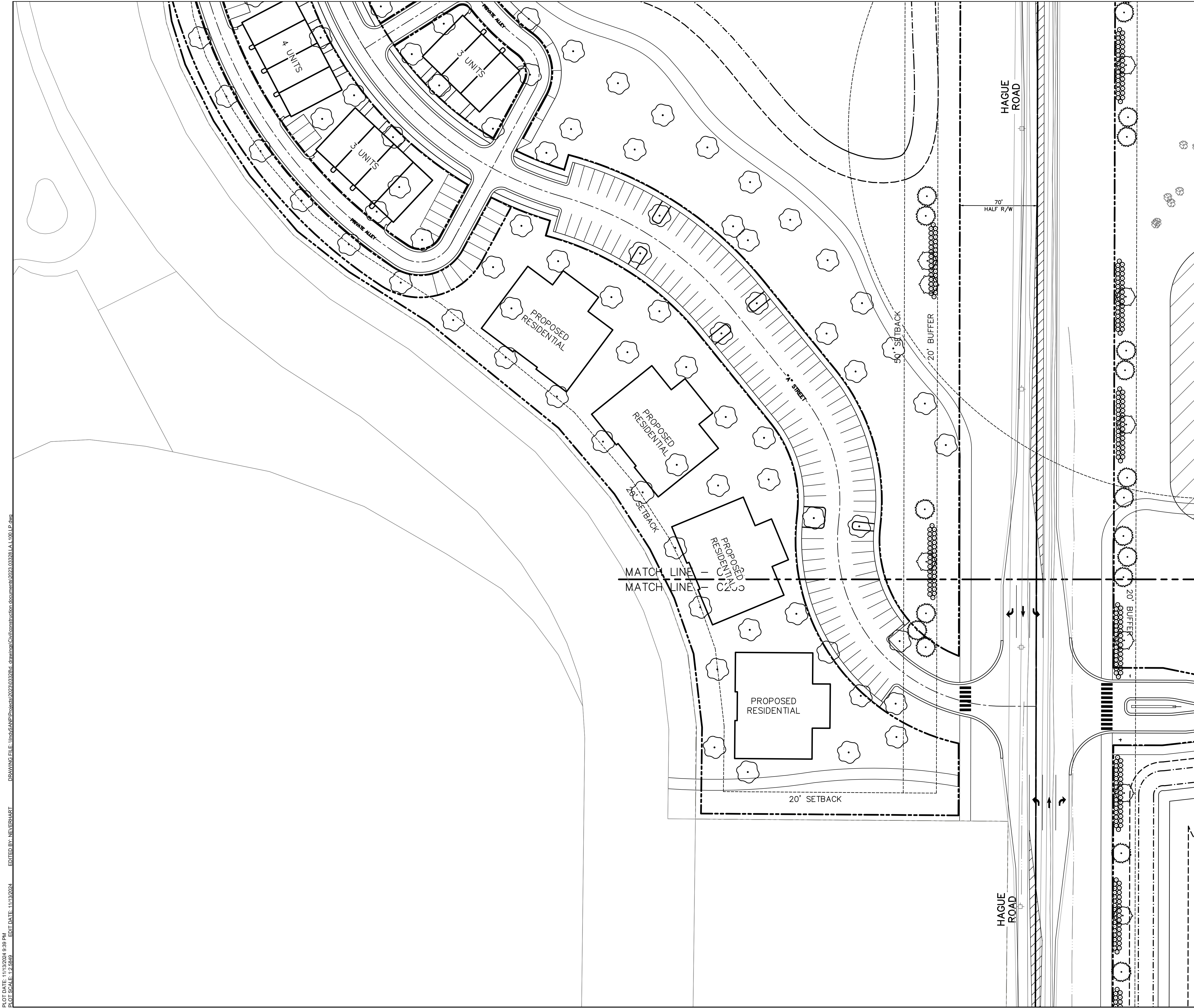
PROJECT PHASE:
PRELIMINARY DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2023.03328

LANDSCAPE PLAN

L110



MORSE VILLAGE

**PRELIMINARY
DEVELOPMENT
PLANS**

206th St. and Hague Rd.
Noblesville, Indiana

PLANTING ORDINANCE TABLE

TABLE 12.0.B.4.6 REQUIREMENTS	MIXING PLANT SPECIES
159.087 REQUIREMENTS	STREET TREES
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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

LANDSCAPE PLAN

L111

REFERENCE NOTES

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