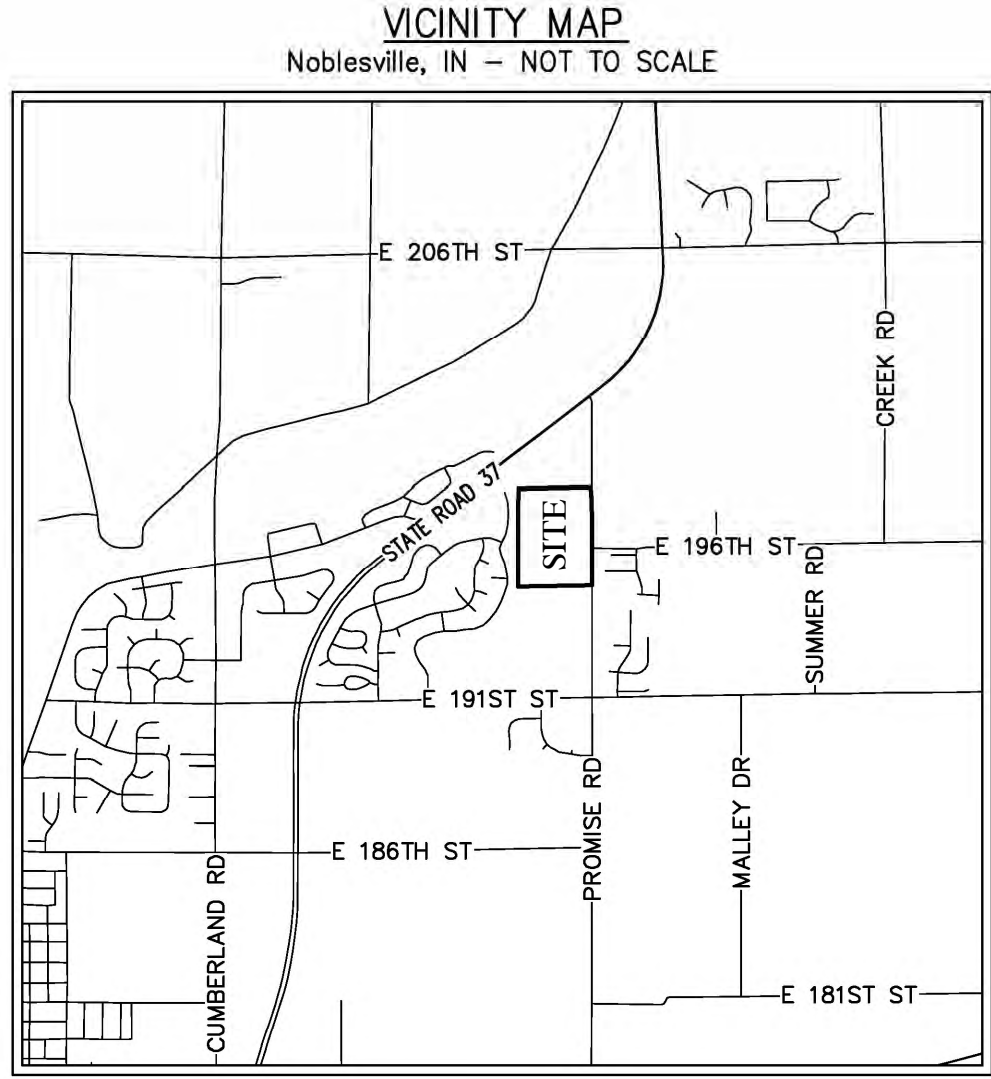


TAB 6

File Name: W:\Mt Homes\2023-371 Mt Homes - Holland Property - Noblesville\Design\CAU\Primary Plot\23371.PP COVER SHEET.dwg, Layout: 1.0
Plot Date: Apr 24, 2024
Plot Time: 12:36pm
By: jcoyle



OWNER(S):
PARCEL #29-07-28-000-001,000-012
PARCEL # 29-07-21-000-034,000-012
RICHARD A. FISHER AND MIRIAM L. FISHER, TRUSTEES
THE RICHARD A. AND MIRIAM L. FISHER LIVING TRUST,
DATED NOVEMBER 17, 1992 (1/2 INTEREST)
WARRANTY DEED - INST. #2023048456
LINDA J. HOLLAND (1/2 INTEREST)
AFFIDAVIT OF SURVIVORSHIP - INST. #2019010728

ADDRESS:
19609 PROMISE RD.
NOBLESVILLE, IN 46060

APPLICANT / DEVELOPER:
MTHOMES OF INDIANA, L.P.
ATTN: JONATHAN ISAACS
DIRECTOR OF LAND ACQUISITION
8425 WOODFIELD CROSSING BLVD., SUITE 100W
INDIANAPOLIS, IN 46240

AGENT / SURVEYOR:
HWC ENGINEERING
ATTN: R. JASON COYLE, PS
135 N. PENNSYLVANIA, SUITE 2800
INDIANAPOLIS, IN 46204
PH.: (317) 757-9344
EMAIL: JCOYLE@HWCENGINEERING.COM

OVERALL LAND DESCRIPTION:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY MICHAEL G. JUDT, PROFESSIONAL SURVEYOR NUMBER 21500017, HWC ENGINEERING JOB NUMBER 2023-371, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, MARKED BY A HARRISON MONUMENT; THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST (GRID BEARING, INDIANA GEOSPATIAL COORDINATE SYSTEM, " HAMILTONCOUNTY" ZONE) ALONG THE EAST LINE OF SAID HALF-QUARTER SECTION A DISTANCE OF 666.76 FEET TO THE NORTHEAST CORNER OF ROUDEBUSH WOODS, SECTION 4, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 3, SLIDE 108 AS INSTRUMENT NUMBER 20020099581 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 07 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID ROUDEBUSH WOODS, SECTION 4, AND ALONG THE NORTH LINE OF ROUDEBUSH WOODS, SECTION 2, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 520 AS INSTRUMENT NUMBER 200000060265 IN SAID RECORDER'S OFFICE, AND ALONG THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 1314.16 FEET TO THE EAST LINE OF MEADOWS KNOLL, SECTION 4, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 373 AS INSTRUMENT NUMBER 199909971659 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 669.12 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28, MARKED BY A 5/8-INCH REBAR WITH ILLEGIBLE CAP, THENCE NORTH 00 DEGREES 06 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID MEADOWS KNOLL, SECTION 4, ALONG THE EAST LINE OF MEADOWS GLEN, SECTION 5, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 437 AS INSTRUMENT NUMBER 200000025367 IN SAID RECORDER'S OFFICE, AND ALONG THE EAST LINE OF MEADOWS GLEN, SECTION 4, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 221 AS INSTRUMENT NUMBER 199909905519 IN SAID RECORDER'S OFFICE, A DISTANCE OF 1070.80 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED " HWC ENGINEERING FIRM #0114" ;THENCE NORTH 88 DEGREES 55 MINUTES 21 SECONDS EAST A DISTANCE OF 1288.92 FEET TO THE WEST LINE OF A RIGHT-OF-WAY GRANT DESCRIBED IN INSTRUMENT NUMBER 200400023359 IN SAID RECORDER'S OFFICE, THE FOLLOWING TWO (2) COURSES BEING ALONG THE WEST AND SOUTH LINES THEREOF: (1) THENCE SOUTH 00 DEGREES 17 MINUTES 24 SECONDS EAST A DISTANCE OF 168.39 FEET; (2) THENCE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST A DISTANCE OF 16.50 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 17 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 908.90 FEET TO THE POINT OF BEGINNING, CONTAINING 52.354 ACRES, MORE OR LESS.

FLOOD HAZARD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTIES IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE " X(UNSHADED) AS SAID TRACT PLOTS BY SCALE ON MAP NUMBER 18057C0153G OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

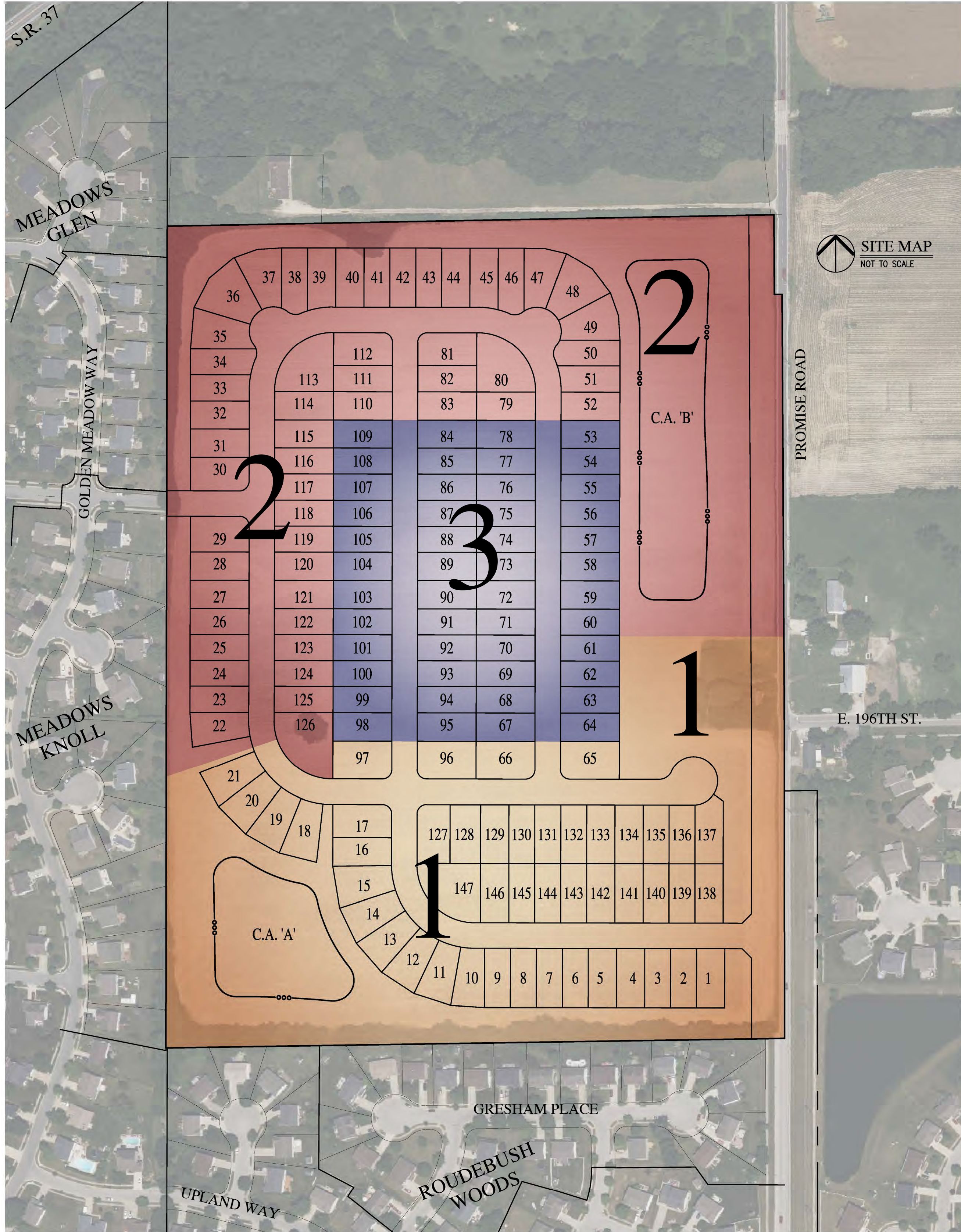
THE NOBLESVILLE STANDARDS SHALL BE INCORPORATED BY REFERENCE INTO THESE PLANS

NO ALTERNATE SPECIFICATIONS OR MATERIALS OR NEW MATERIALS MAY BE USED WITHOUT THE EXPRESS WRITTEN APPROVAL FROM THE CITY OF NOBLESVILLE PRIOR TO THE COMPLETION OF THE WORK.

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR/OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

BRANSON RESERVE PRELIMINARY DEVELOPMENT PLAN

A PART OF THE W. 1/2, NW. 1/4, SEC. 28 & PART OF THE SW. 1/4, SW. 1/4, SEC. 21, T. 19 N., R. 5 E.,
CITY OF NOBLESVILLE, NOBLESVILLE TWP., HENDRICKS CO., INDIANA



SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	TITLE / COVER SHEET
2.0 - 2.5	EXISTING CONDITIONS PLAN
3.0 - 3.5	PRELIMINARY PLAT PLANS
4.0 - 4.5	PRELIMINARY DEVELOPMENT PLANS
4.6	INTERSECTION SIGHT DISTANCE PLAN
5.0	LIGHTING AND SIGNAGE PLAN
5.1	CLUSTER MAILBOX PLAN
6.0	OPEN SPACE PLAN
6.1	PHASING PLAN & NARRATIVE
L1-L7	LANDSCAPE PLANS & DETAILS
L8	STREET TREE PLAN

DEVELOPMENT STANDARDS

BRANSON RESERVE
ZONING DISTRICT: PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING DISTRICT: R4 RESIDENTIAL
TOTAL LOTS: 147
SECTION 1: 46
SECTION 2: 53
SECTION 3: 48

MIN. LOT AREA
MIN. LOT WIDTH
MIN. LOT FRONTAGE
MIN. FRONT YARD SETBACK
MIN. REAR YARD SETBACK
MIN. SIDE YARD SETBACK
MIN. LIVING AREA:
MAX. LOT COVERAGE
MAX. BUILDING HEIGHT

6,875 S.F.
55'
35'
25'
15' (MIN.)
5'
1,500 S.F.
55%
35'

DEVELOPMENT SITE PLAN SUMMARY

TOTAL AREA: 52.35± Ac. ±
TOTAL NUMBER OF LOTS: 147
DENSITY (GROSS - UNITS PER ACRE): 2.81
DENSITY (NET - UNITS PER ACRE): 3.80
TOTAL LOT AREA: 25,706 Ac. ± (49.1%)
TOTAL COMMON AREA: 16,877 Ac. ± (32.2%)
TOTAL RIGHT-OF-WAY AREA: 9,780 Ac. ± (18.7%)

SUBDIVISION STREET WIDTH: 32'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF STREETS
MEASURED ALONG CENTERLINE: 5584.7'
THOROUGHFARE ROAD CLASSIFICATIONS
PROMISE ROAD = PRIMARY (140' TOTAL / 70' HALF)
POND AREA AT NORMAL POOL: 3,894 Ac. ±

UTILITY CONTACT INFORMATION:

NOBLESVILLE ENGINEERING

JIM HELLMANN
16 SOUTH STREET
NOBLESVILLE, IN 46060
JHELLMANN@NOBLESVILLE.IN.US
P: (317) 776-4330

ODISE ADAMS
OADMANS@NOBLESVILLE.IN.US
NOBLESVILLE POSTMASTER
NAOMI CARLTON
1900 PLEASANT ST
NOBLESVILLE, INDIANA 46060
NAOMI.CARLTON@USPS.GOV
P: (317) 773-9775

HAMILTON COUNTY SURVEYORS OFFICE

STEVE CASH
1 N 8TH STREET, SUITE 188
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P: (317) 776-8495
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HAMILTON COUNTY HIGHWAY DEPARTMENT

DAVID LUCAS
1700 S 10TH STREET
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DAVID.LUCAS@HAMILTONCOUNTY.IN.GOV

DUKE ENERGY (TRANSMISSION)

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DAVID.MESZAROS@DUKE-ENERGY.COM
P: (740) 891-7566

RYAN DAUGHERTY
2727 CENTRAL AVE
COLUMBUS, IN
RYAN.DAUGHERTY@DUKE-ENERGY.COM
P: (812) 375-2021

CENTERPOINT ENERGY (GAS)

KIM KELLY
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KIM.KELLY@CENTERPOINTENERGY.COM
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CHAD MILLER
CHAD.MILLER@CENTERPOINTENERGY.COM

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100 S MILL CREEK RD
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MARC.DILLER@DUKE-ENERGY.COM
P: (317) 349-1144
INDIANA AMERICAN WATER

TRACY WHITE
15227 HERRIMAN BLVD
NOBLESVILLE, IN 46060
P: (317) 885-9425
TRACY.S.WHITE@AMWATER.COM

JOSHUA COX
JOSHUA.COX@AMWATER.COM

COMCAST

EARL SMALL JR
5330 E 65TH STREET
INDIANAPOLIS, IN 46220
EARL.SMALL@CABLE.COMCAST.COM
P: (317) 982-1161

METRONET

MARC HILL
12415 OLD MERIDIAN STREET
CARMEL, IN 46032
MARC.HILL@METRONETINC.COM
P: (317) 670-7995

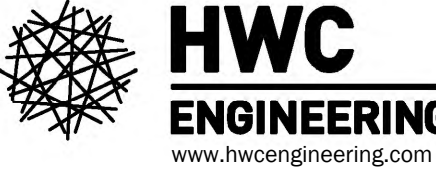
CHRIS THORN
CHRIS.THORN@METRONET.COM
P: (317) 213-1292

AT&T
ROOSEVELT SOLOMON
5870 N COLLEGE
AVE INDIANAPOLIS, INDIANA 46220
R33805@ATT.COM
P: (317) 525-1499

PLANS PREPARED BY:
HWC Engineering
135 N. Pennsylvania, Suite 2800
Indianapolis, IN 46204
(317) 347-3663

REVISIONS

DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC



BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET
TITLE / COVER SHEET

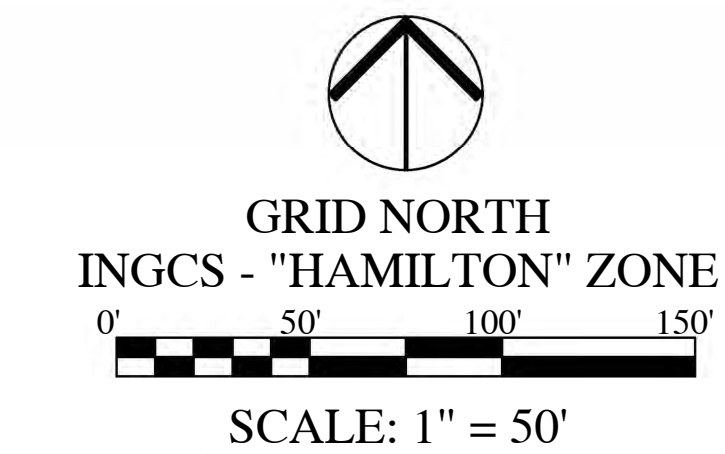
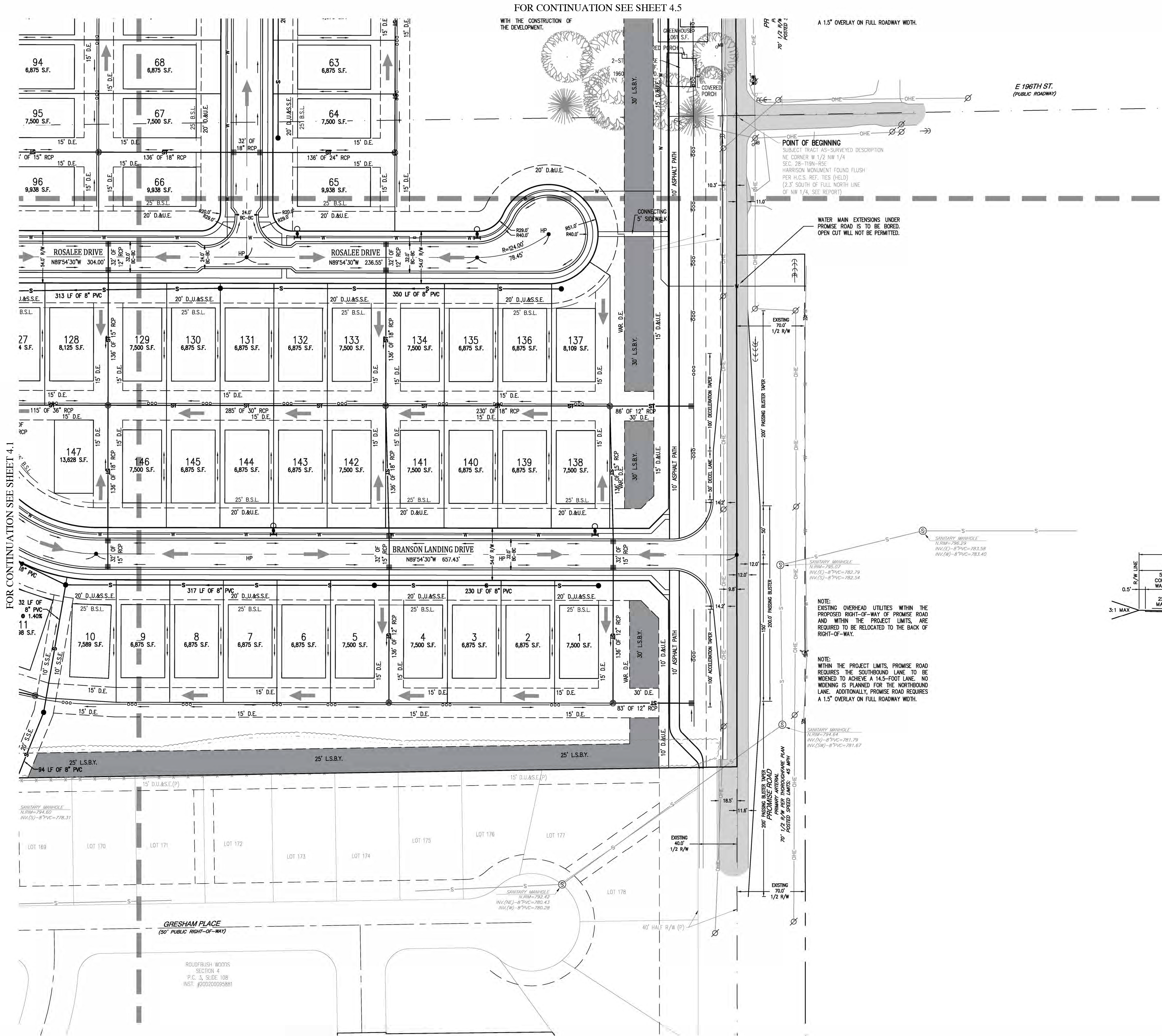


Robert Jason Coyle

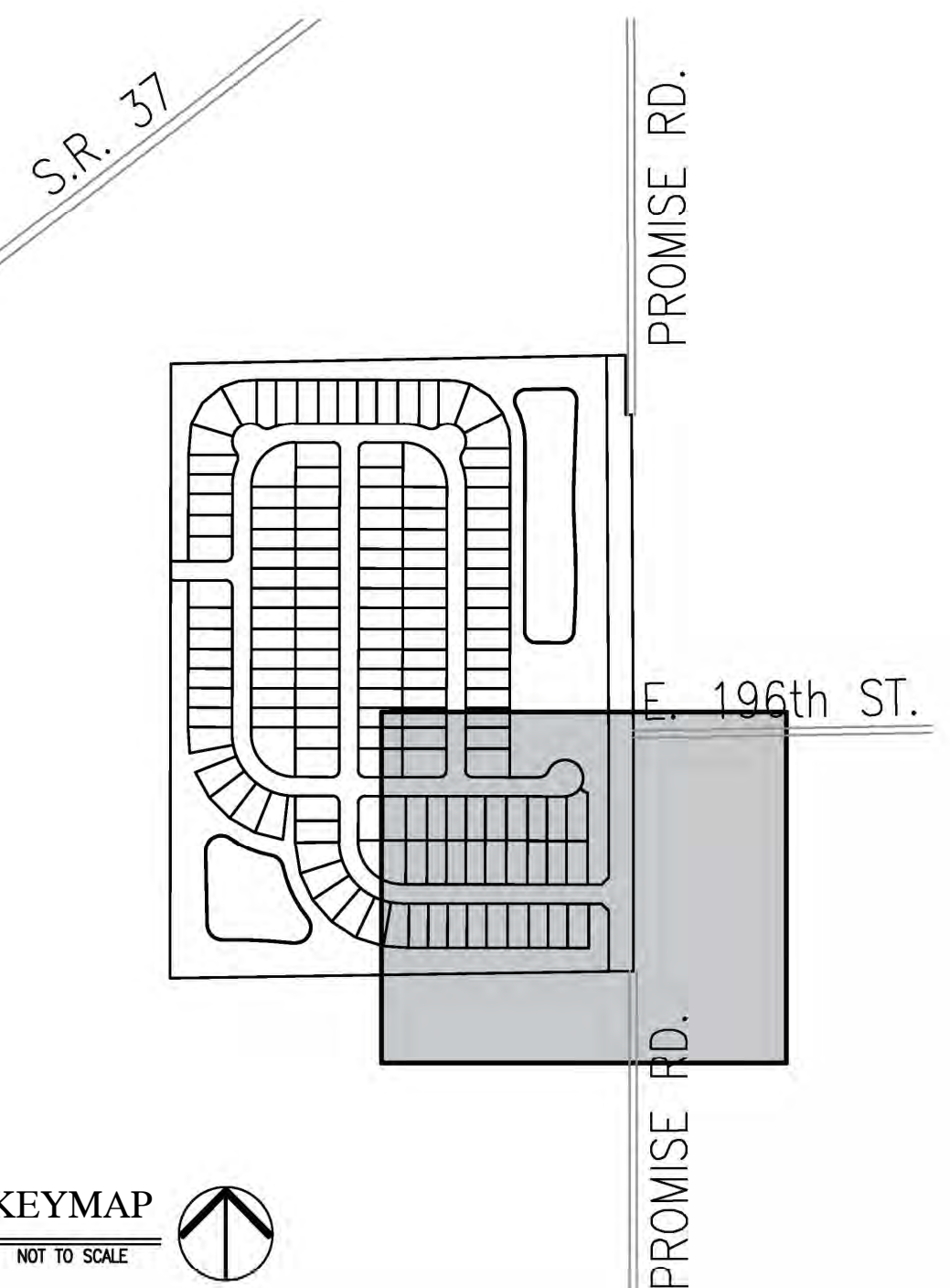
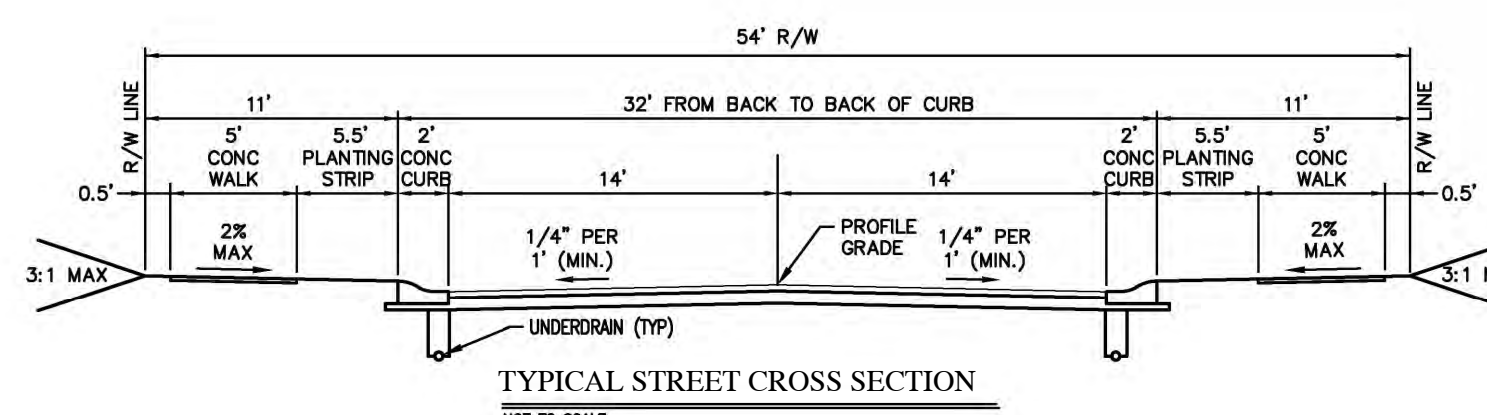
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CHECKED BY RJC	
DATE MARCH 20, 2024	
SCALE AS SHOWN	
SHEET	

1.0

TITLE / COVER SHEET



- PROPOSED LEGEND:
- EASEMENT LINE
 - SETBACK LINE
 - CENTERLINE
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - SWALE / FLOWLINE
 - SANITARY SEWER LINE & MANHOLE
 - STORM SEWER LINE & MANHOLE
 - STORM ENDSECTION & INLETS
 - SUBSURFACE DRAIN
 - WATER LINE
 - FIRE HYDRANT
 - LIGHT POLE
 - CHANGE IN STREET NAME
 - RIGHT-OF-WAY
 - COMMON AREA
 - SQUARE FEET
 - ACRES, MORE OR LESS
 - D.&U.E.
 - S.S.E.
 - B.S.L.
 - L.S.B.Y.
 - CL
 - N.P.
 - BC
 - VAR
 - R.
 - EMERGENCY FLOOD ROUTE
- SUBDIVISION MONUMENTS
- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
 - DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



REVISIONS		
DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC



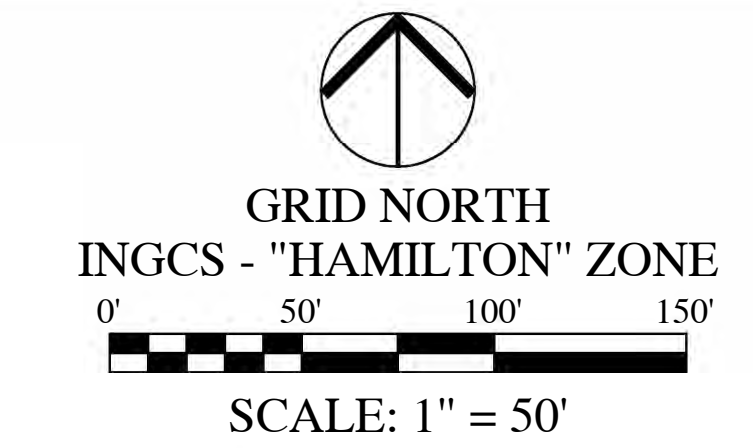
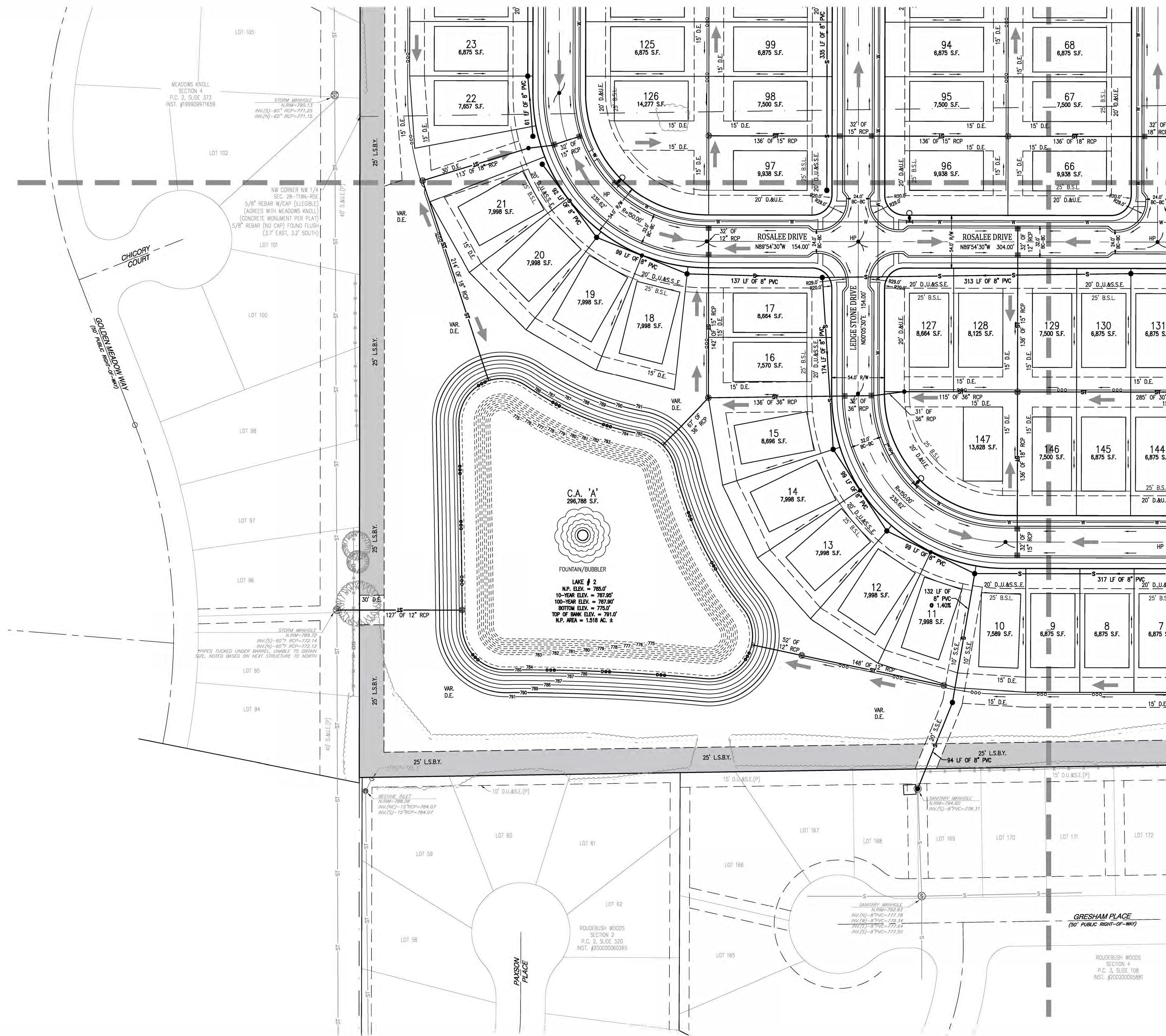
BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN

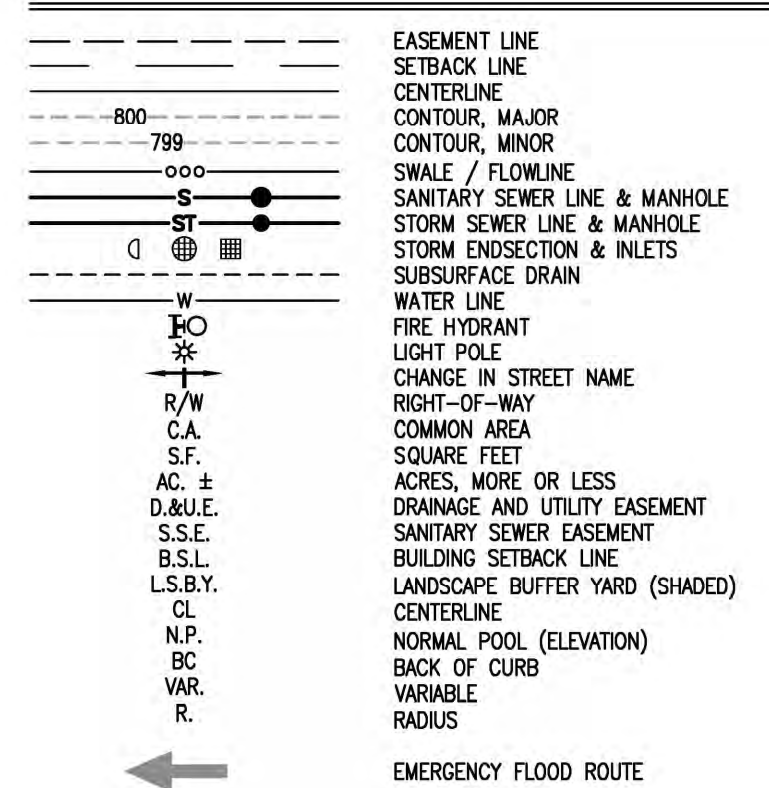


DRAWN BY RJC	JOB NUMBER 23371
CHECKED BY RJC	
DATE MARCH 20, 2024	
SCALE AS SHOWN	
SHEET	

FOR CONTINUATION SEE SHEET 4.2



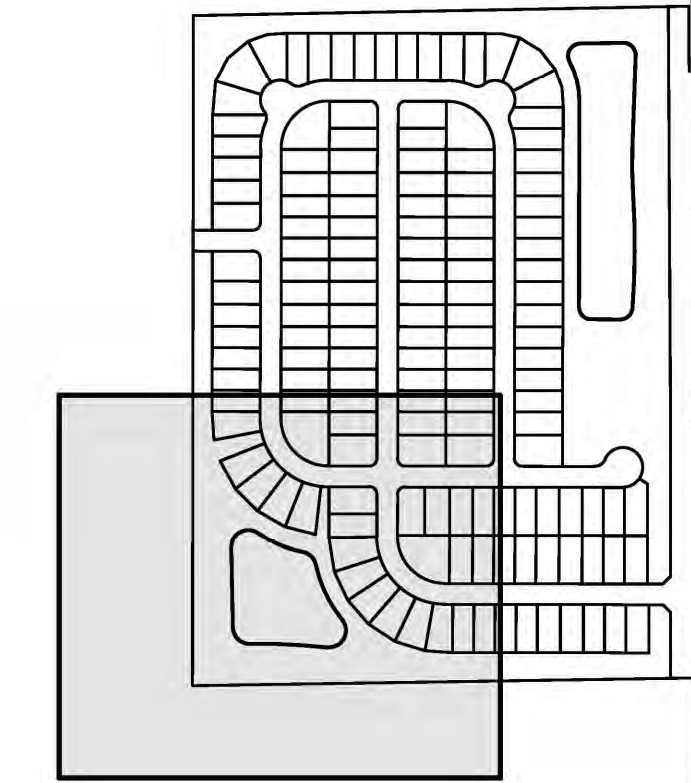
PROPOSED LEGEND:



SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

S.R. 37



KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC



BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN



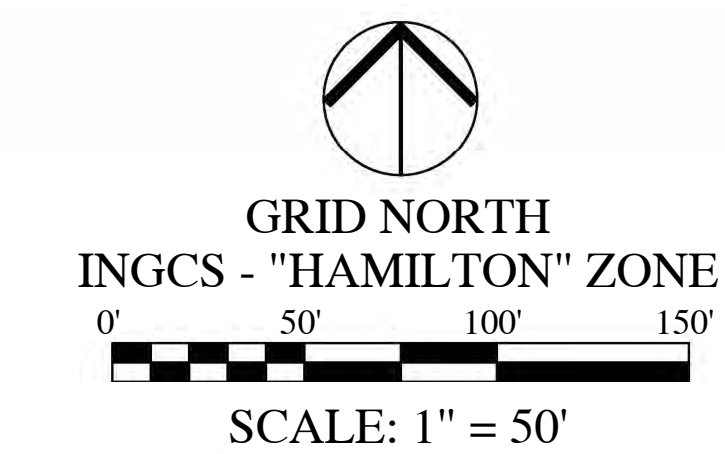
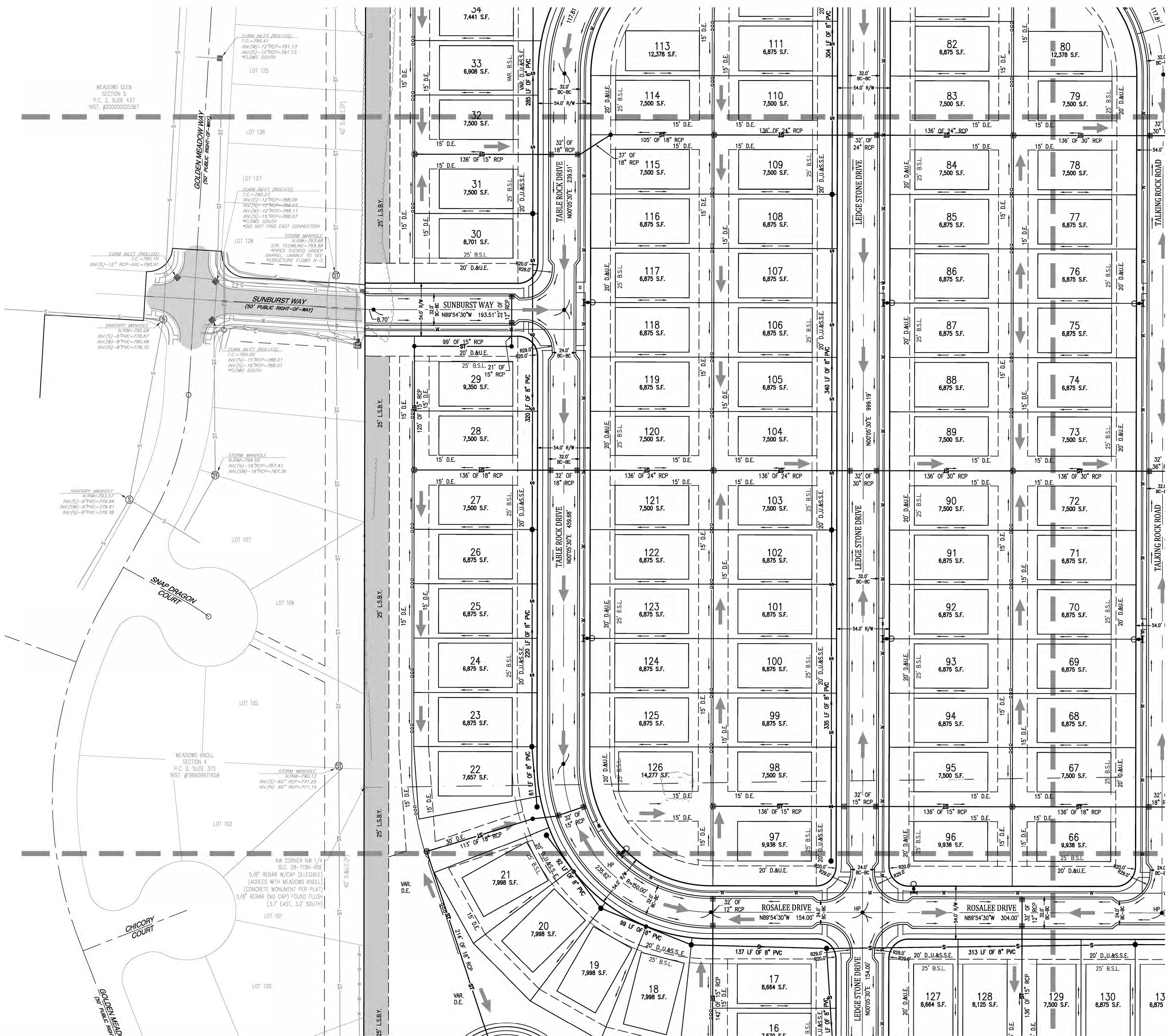
DRAWN BY RJC	JOB NUMBER 23371
CHECKED BY RJC	
DATE MARCH 20, 2024	
SCALE AS SHOWN	
SHEET	

4.1

PRIMARY PLAT PLAN

FOR CONTINUATION SEE SHEET 4.3

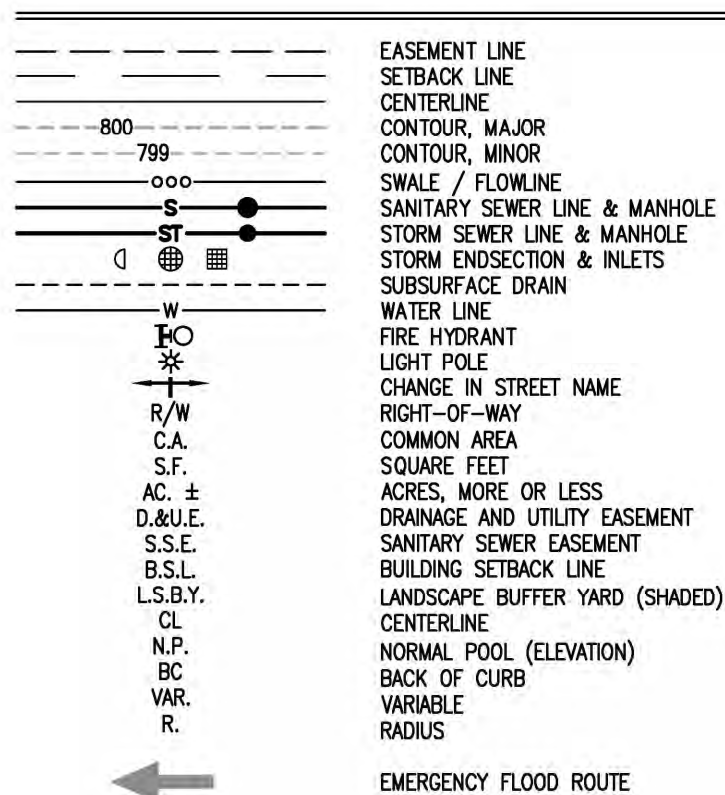
FOR CONTINUATION SEE SHEET 4.1



GRID NORTH
INGCS - "HAMILTON" ZONE
SCALE: 1" = 50'

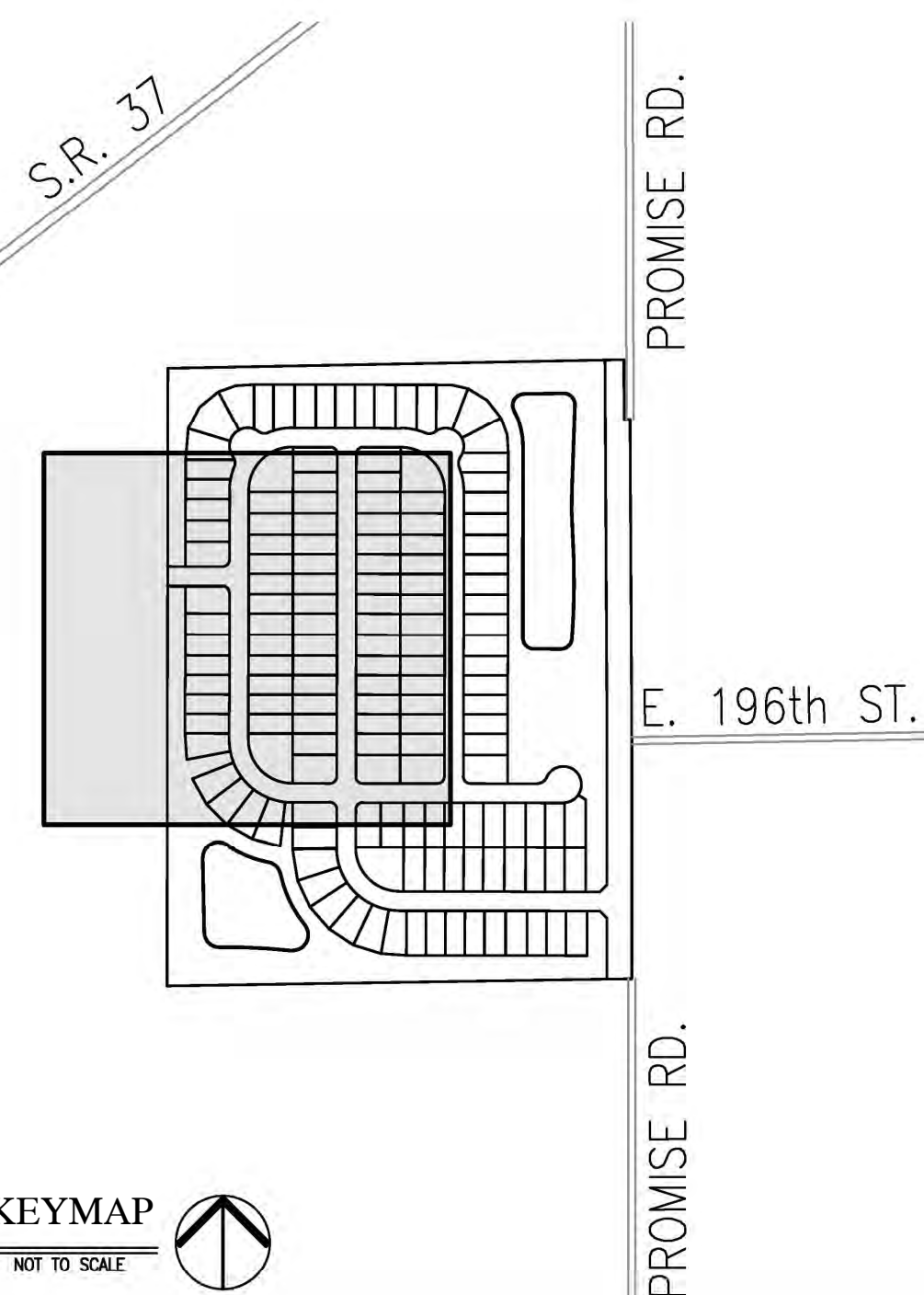
Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

PROPOSED LEGEND:



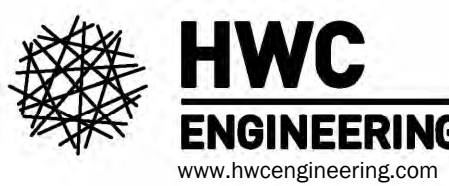
SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



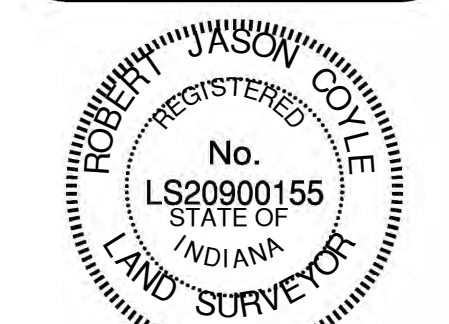
KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC



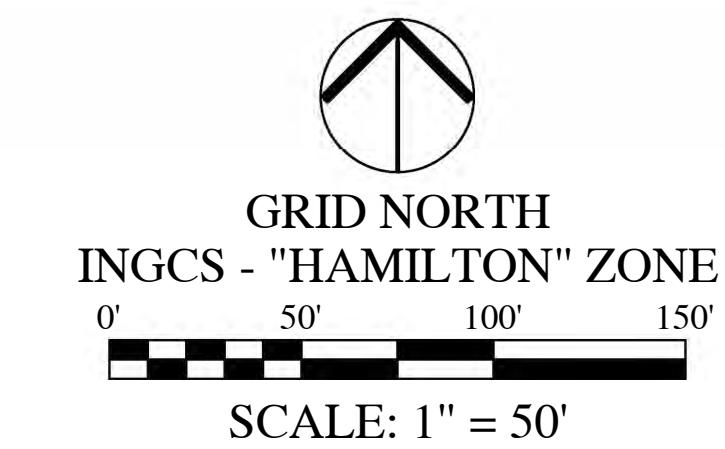
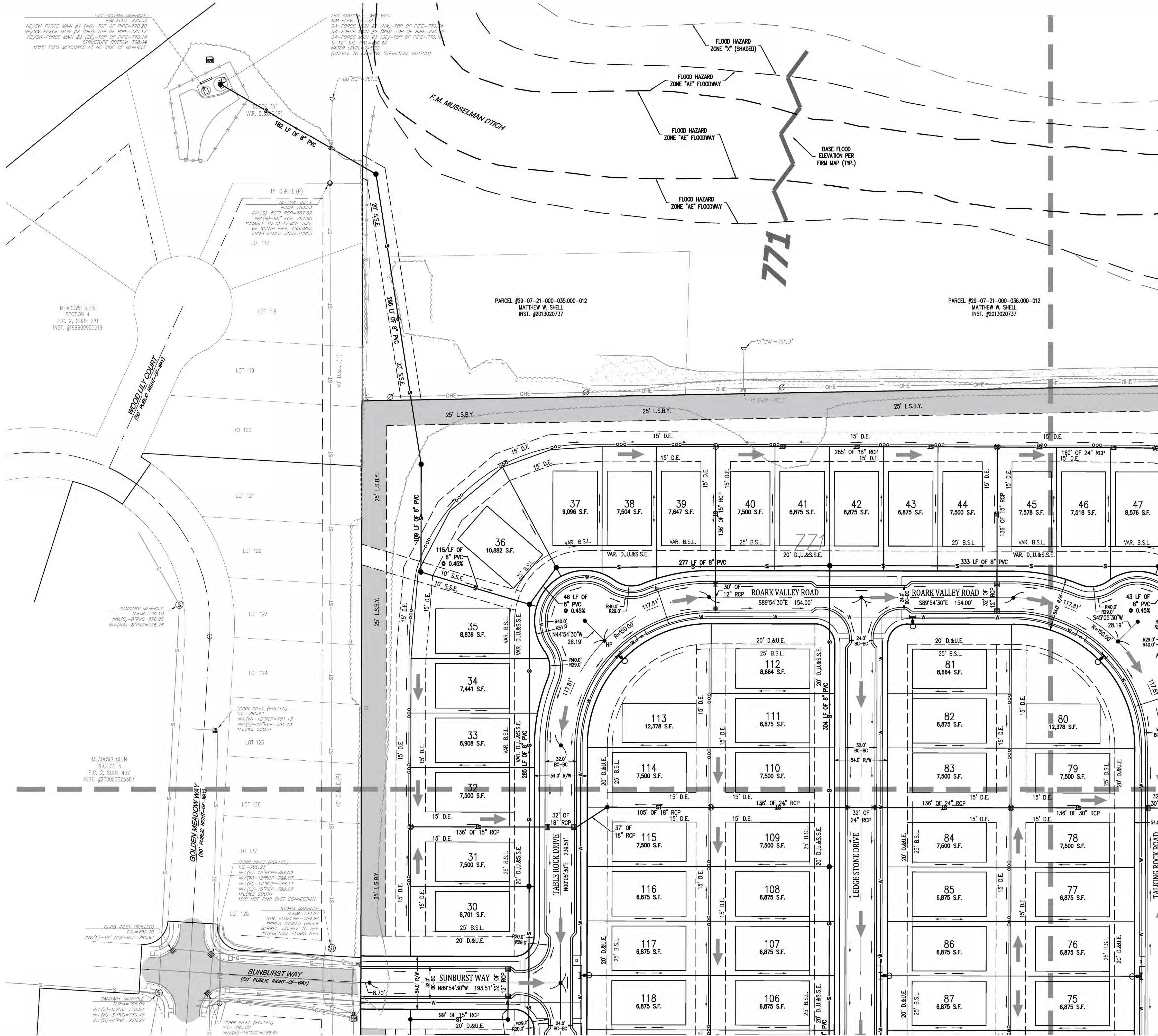
BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN



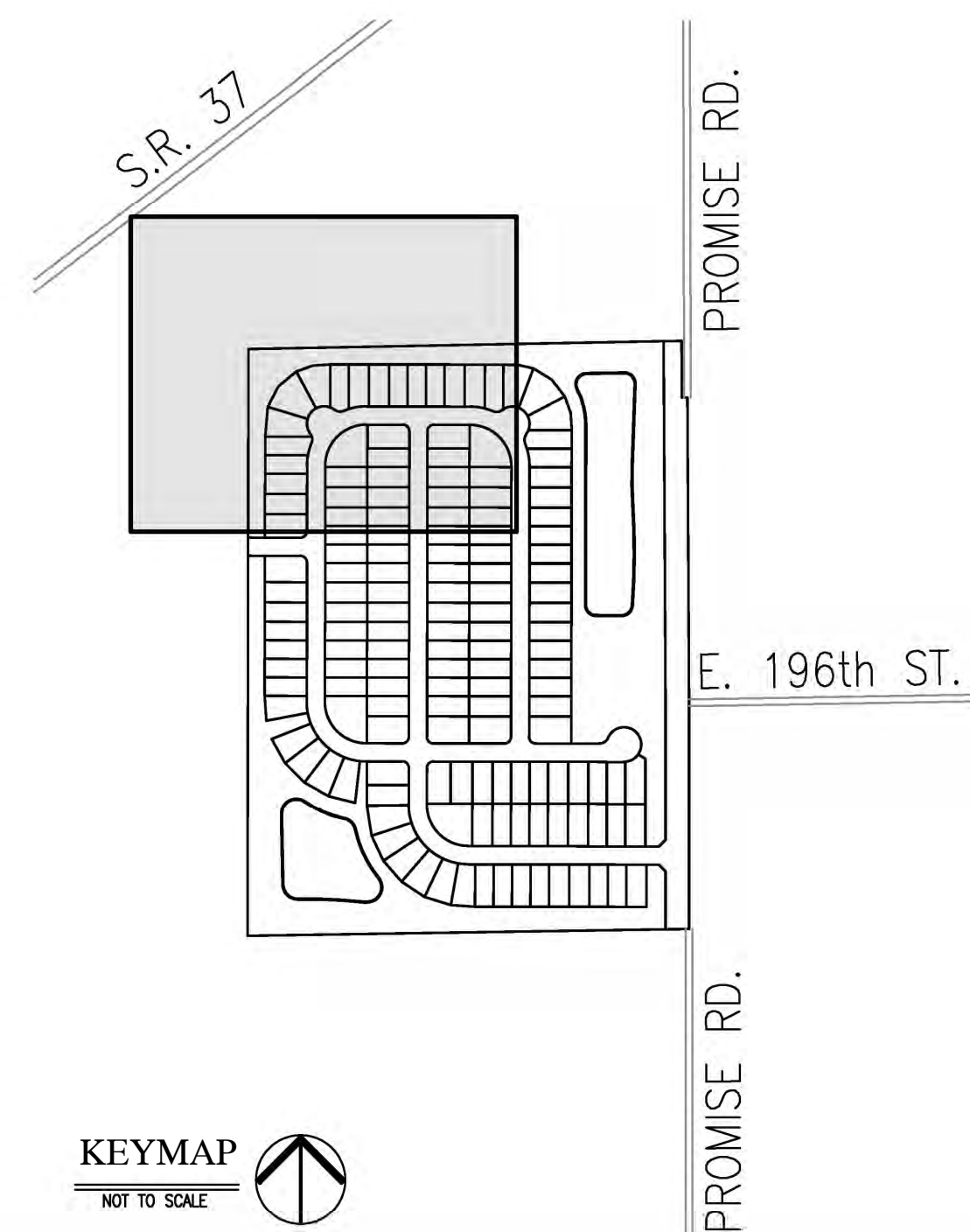
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CHECKED BY RJC	
DATE MARCH 20, 2024	
SCALE AS SHOWN	
SHEET	

4.2
PRIMARY PLAT PLAN



- PROPOSED LEGEND:
- EASEMENT LINE
 - SETBACK LINE
 - CENTERLINE
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - SWALE / FLOWLINE
 - SANITARY SEWER LINE & MANHOLE
 - STORM SEWER LINE & MANHOLE
 - STORM DISSECTION & INLETS
 - SUBSURFACE DRAIN
 - WATER LINE
 - FIRE HYDRANT
 - LIGHT POLE
 - CHANGE IN STREET NAME
 - RIGHT-OF-WAY
 - COMMON AREA
 - SQUARE FEET
 - ACRES, MORE OR LESS
 - DRAINAGE AND UTILITY EASEMENT
 - SANITARY SEWER EASEMENT
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER YARD (SHADED)
 - CENTERLINE
 - NORMAL POOL (ELEVATION)
 - BACK OF CURB
 - VARIABLE
 - RADIUS
 - EMERGENCY FLOOD ROUTE

- SUBDIVISION MONUMENTS
- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
 - DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



KEYMAP
NOT TO SCALE

FOR CONTINUATION SEE SHEET 4.4

FOR CONTINUATION SEE SHEET 4.2

REVISIONS		
DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC

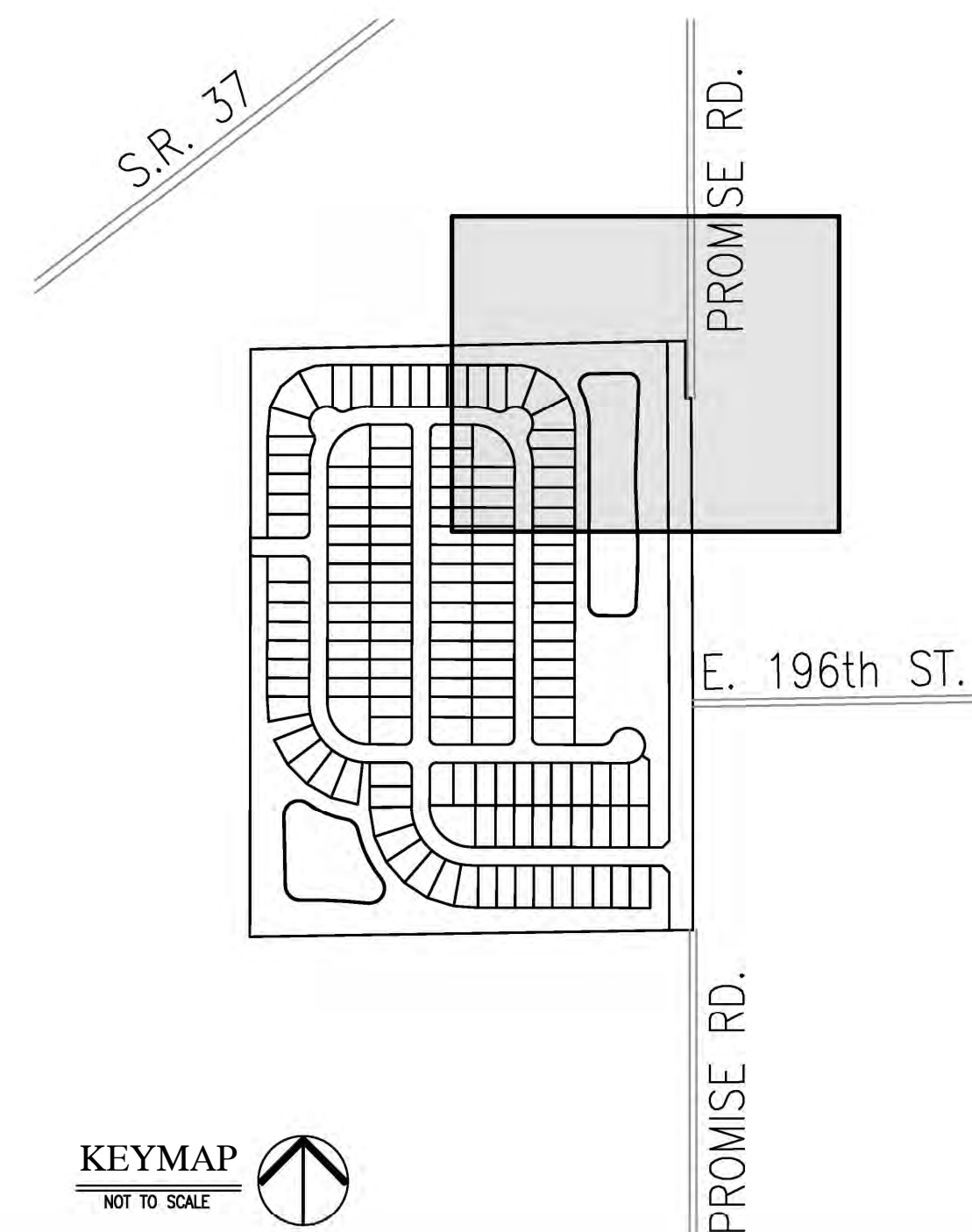
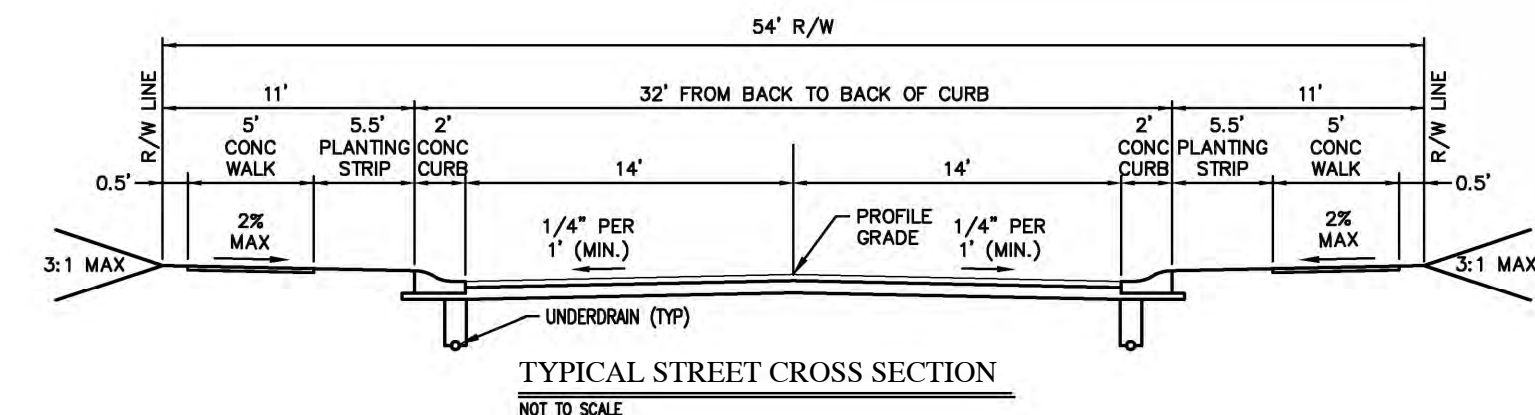
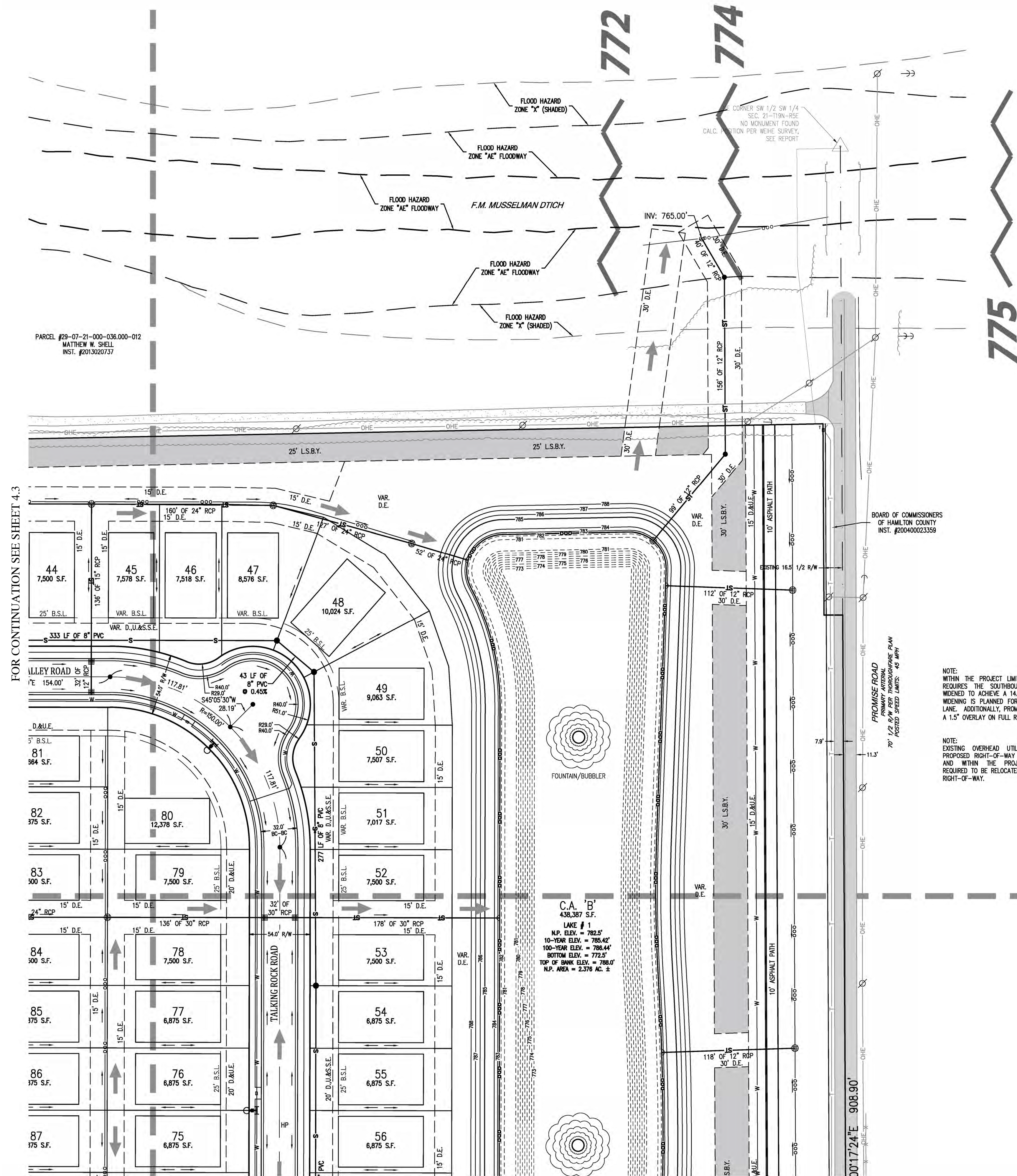


BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN



DRAWN BY RJC		JOB NUMBER 23371
CHECKED BY RJC		
DATE MARCH 20, 2024		
SCALE AS SHOWN		
SHEET		

4.3
PRIMARY PLAT PLAN



KEYMAP

NOT TO SCALE

A circular symbol with a vertical line and two diagonal lines forming an arrow pointing upwards, indicating North.

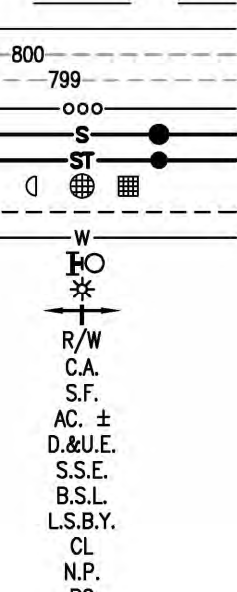
GRID NORTH
INGCS - "HAMILTON" ZONE

0' 50' 100' 150'

SCALE: 1" = 50'

**Indiana 811**
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

PROPOSED LEGEND:



800
700
600
500
400
300
200
100
0

ST
C

W
KO
SH
R/W
C
S.F.
AC. ±
D./A/E
S.S.E.
L.S.D.
CL
N.P.
B.C
R.

EASEMENT LINE
SETRACK LINE
CENTERLINE
CONTOUR, MAJOR
CONTOUR, MINOR
SWALE / DRAINAGE
SANITARY SEWER LINE & MANHOLE
STORM SEWER LINE & MANHOLE
STORM DRAINAGE & INLETS
SURFACE DRAIN
WATER LINE
FIRE HYDRANT
LIGHT POLE
CHANGE IN STREET NAME
RIGHT-OF-WAY
COMMON AREA
SQUARE FEET
ACRES, MORE OR LESS
DRAINAGE AND UTILITY EASEMENT
SANITARY SEWER EASEMENT
BUILDING SETBACK LINE
LANDSCAPE BUFFER YARD (SHADED)
CENTERLINE
NORMAL POOL (ELEVATION)
BACK OF CURB
VARIABLE
RADIUS

EMERGENCY FLOOD ROUTE

SUBDIVISION MONUMENTS

● DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA
● TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE
FINISH STREET SURFACE.

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

[illegible]

**BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA**

**PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN**

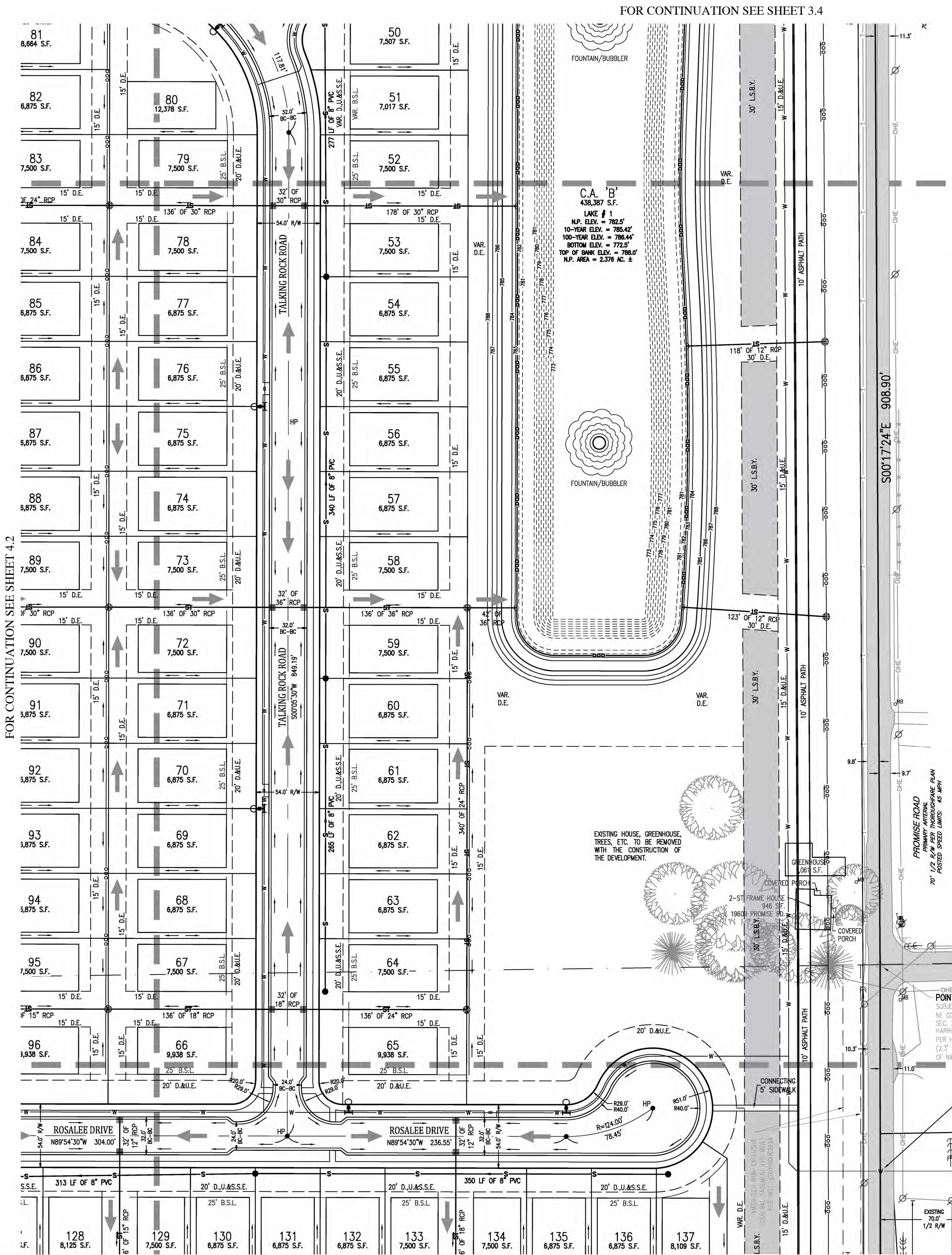


DRAWN BY RJC		JOB NUMBER 23371
CHECKED BY RJC		
DATE MARCH 20, 2024		
SCALE AS SHOWN		
SHEET		

4.4

PRIMARY PLAT PLAN

FOR CONTINUATION SEE SHEET 4.2

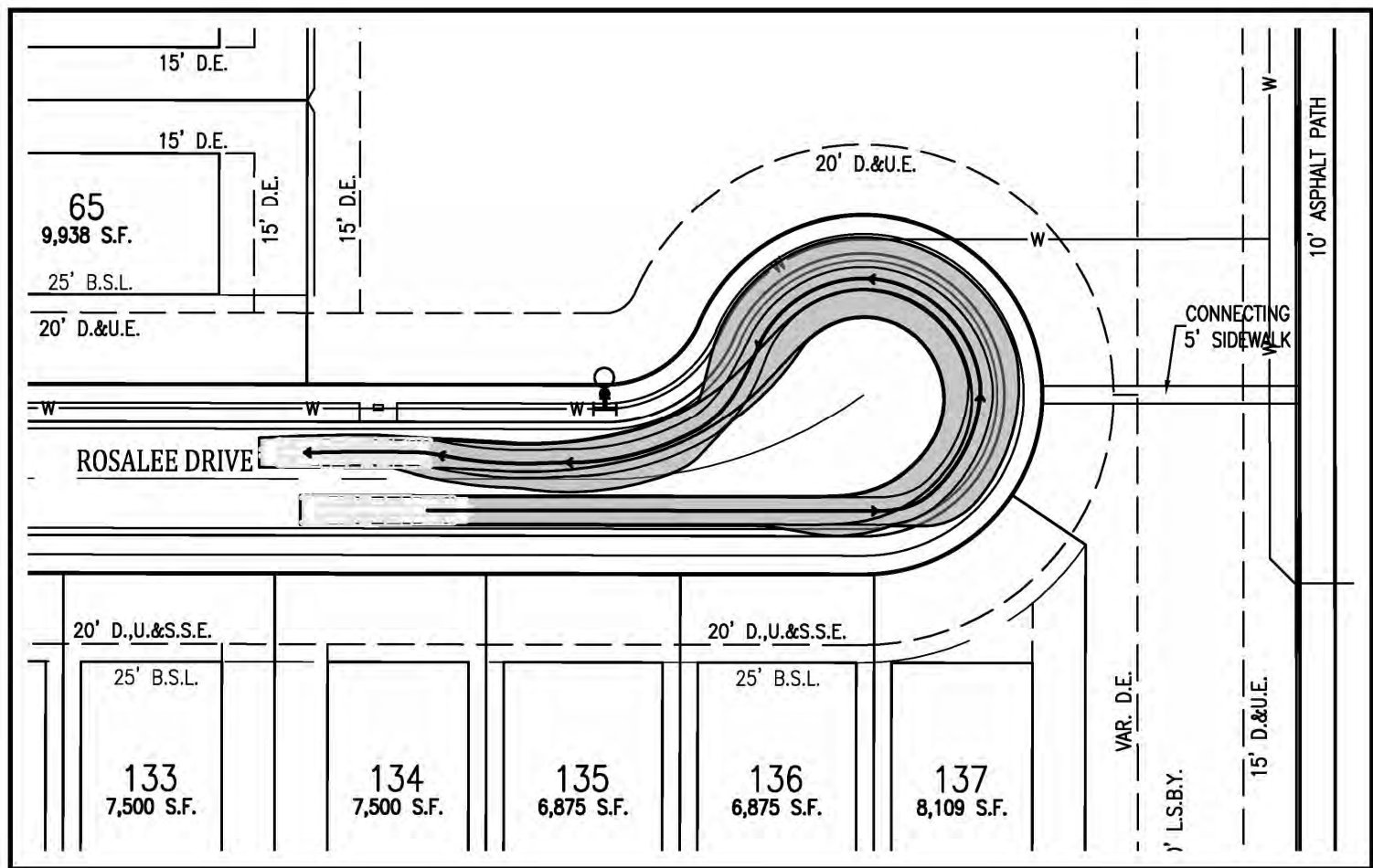


FOR CONTINUATION SEE SHEET 3.4

FOR CONTINUATION SEE SHEET 4.0

EXISTING OVERHEAD UTILITIES WITHIN THE PROPOSED RIGHT-OF-WAY OF PROMISE ROAD AND WITHIN THE PROJECT LIMITS, ARE REQUIRED TO BE RELOCATED TO THE BACK OF RIGHT-OF-WAY.

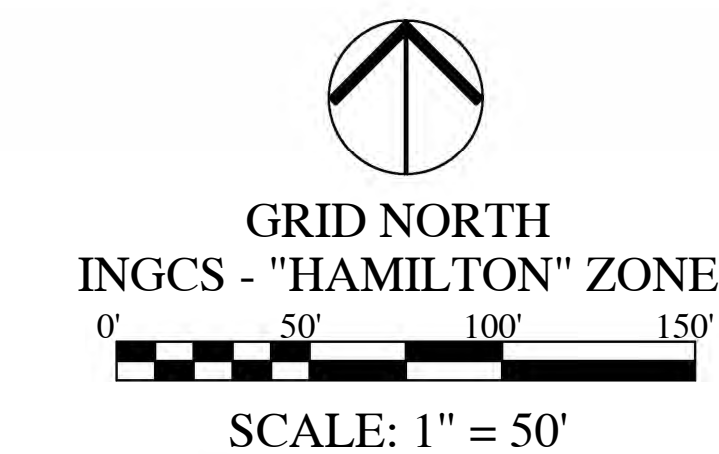
TURNING MOVEMENT EXHIBIT
NOBLESVILLE FIRE DEPARTMENT - APPARATUS SPECIFICATIONS



NOTE: EXISTING OVERHEAD UTILITIES WITHIN THE PROPOSED RIGHT-OF-WAY OF PROMISE ROAD AND WITHIN THE PROJECT LIMITS, ARE REQUIRED TO BE RELOCATED TO THE BACK OF RIGHT-OF-WAY.

NOTE: WITHIN THE PROJECT LIMITS, PROMISE ROAD REQUIRES THE SOUTHBOUND LANE TO BE WIDENED TO ACHIEVE A 14.5-FOOT LANE. NO WIDENING IS PLANNED FOR THE NORTHBOUND LANE. ADDITIONALLY, PROMISE ROAD REQUIRES A 1.5' OVERLAY ON FULL ROADWAY WIDTH.

WATER MAIN EXTENSIONS UNDER PROMISE ROAD IS TO BE BORED. OPEN CUT WILL NOT BE PERMITTED.

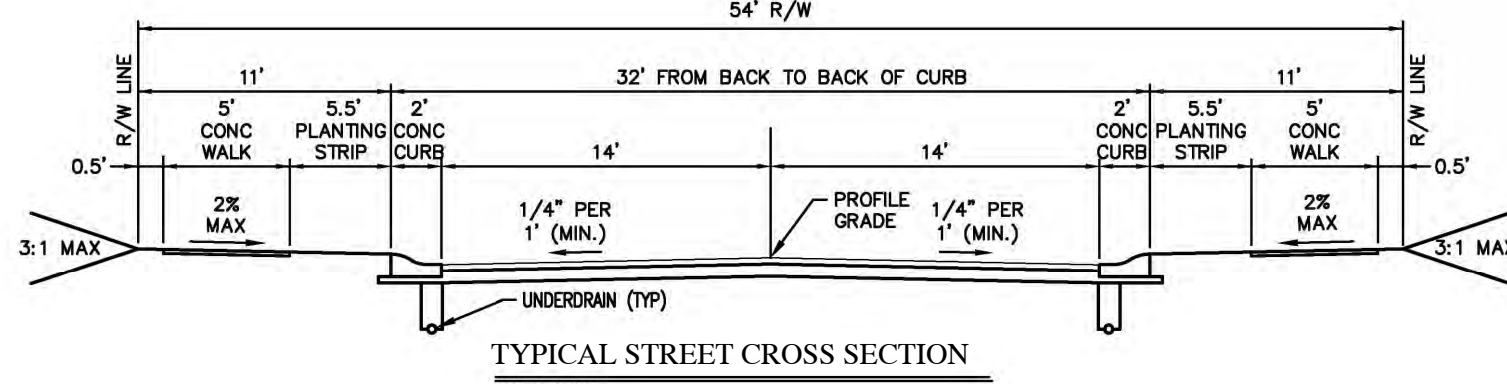


PROPOSED LEGEND:

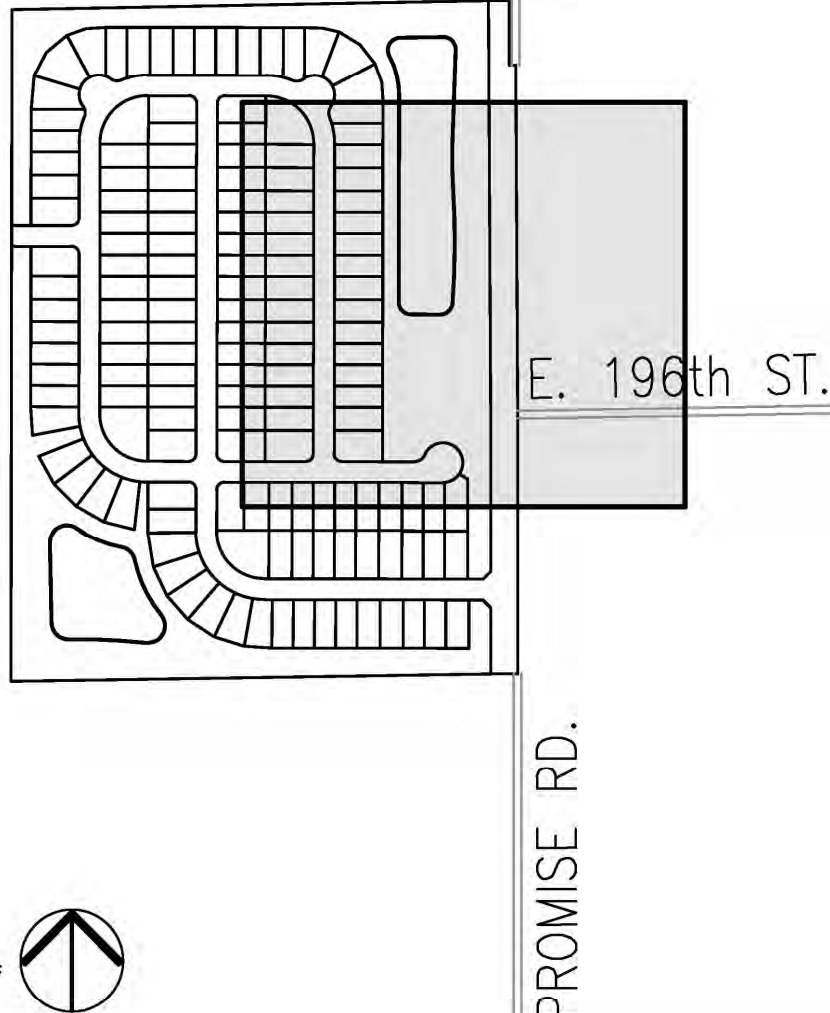
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- CONTOUR, MAJOR
- CONTOUR, MINOR
- SWALE / FLOWLINE
- SANITARY SEWER LINE & MANHOLE
- STORM SEWER LINE & MANHOLE
- STORM ENDSECTION & INLETS
- SUBSURFACE DRAIN
- WATER LINE
- FIRE HYDRANT
- LIGHT POLE
- CHANGE IN STREET NAME
- RIGHT-OF-WAY
- COMMON AREA
- SQUARE FEET
- ACRES, MORE OR LESS
- DRAWING AND UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER YARD (SHADED)
- CENTERLINE
- NORMAL POOL (ELEVATION)
- BACK OF CURB
- VARIABLE
- RADIUS
- EMERGENCY FLOOD ROUTE

SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



S.R. 37



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC

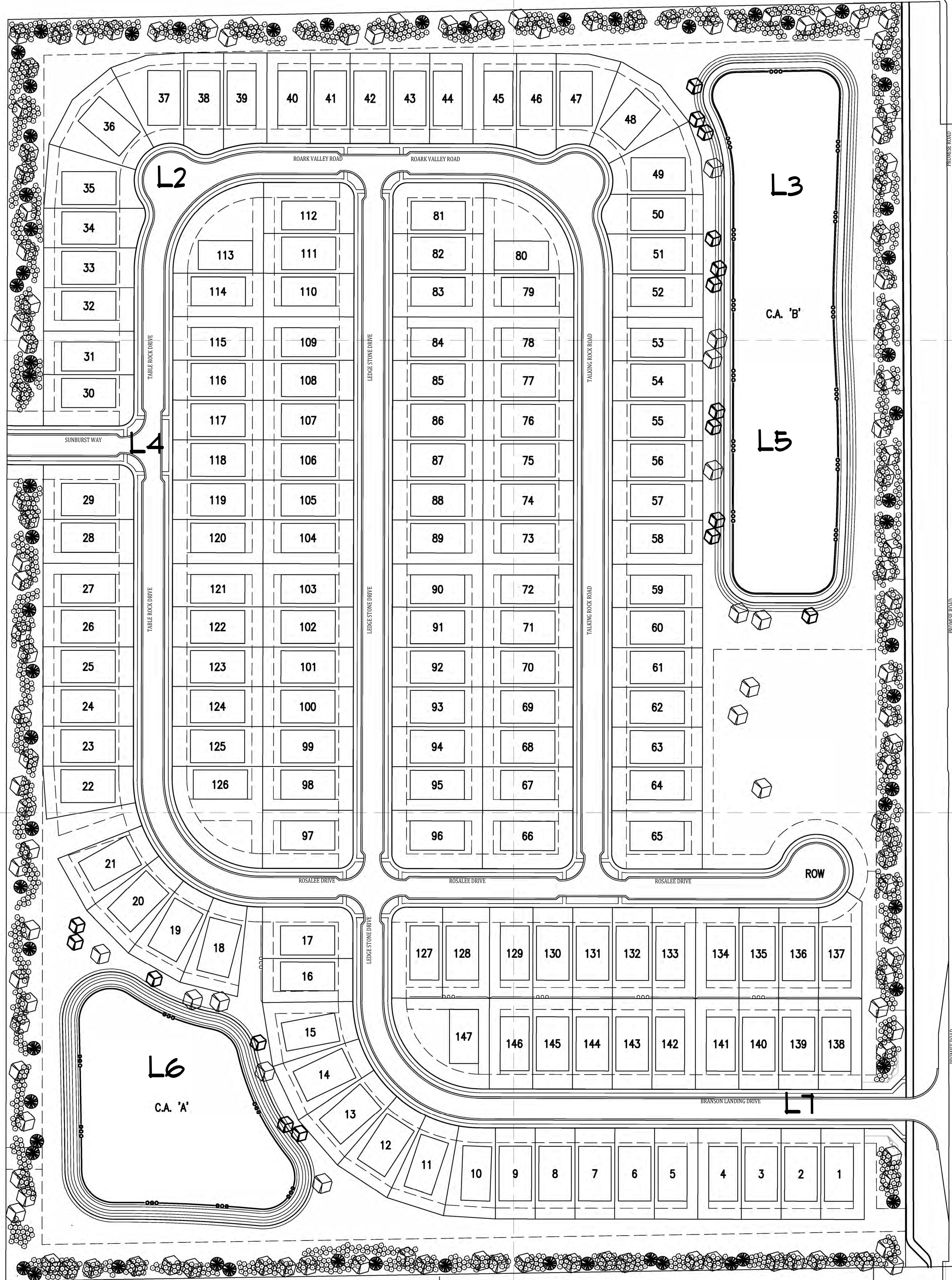


BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN

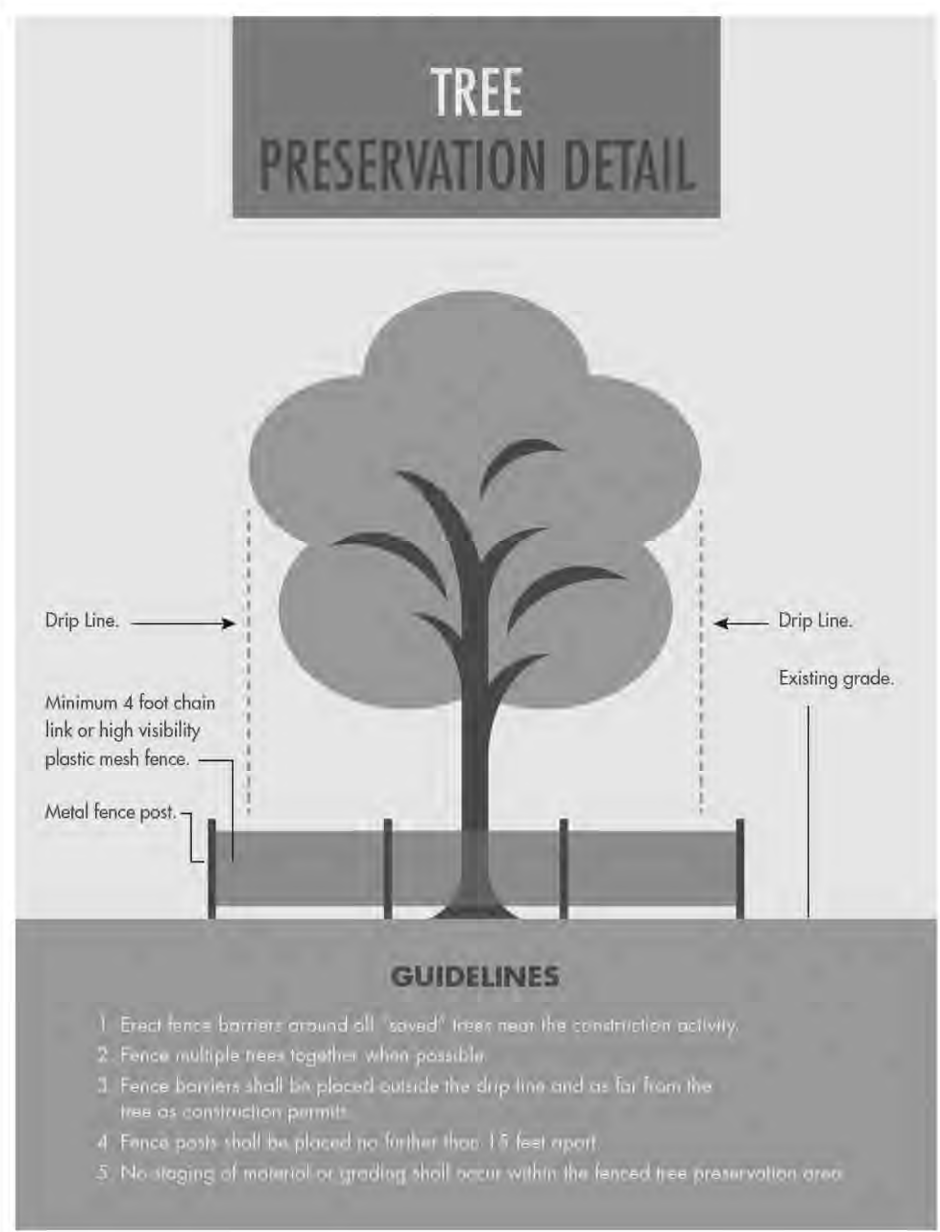
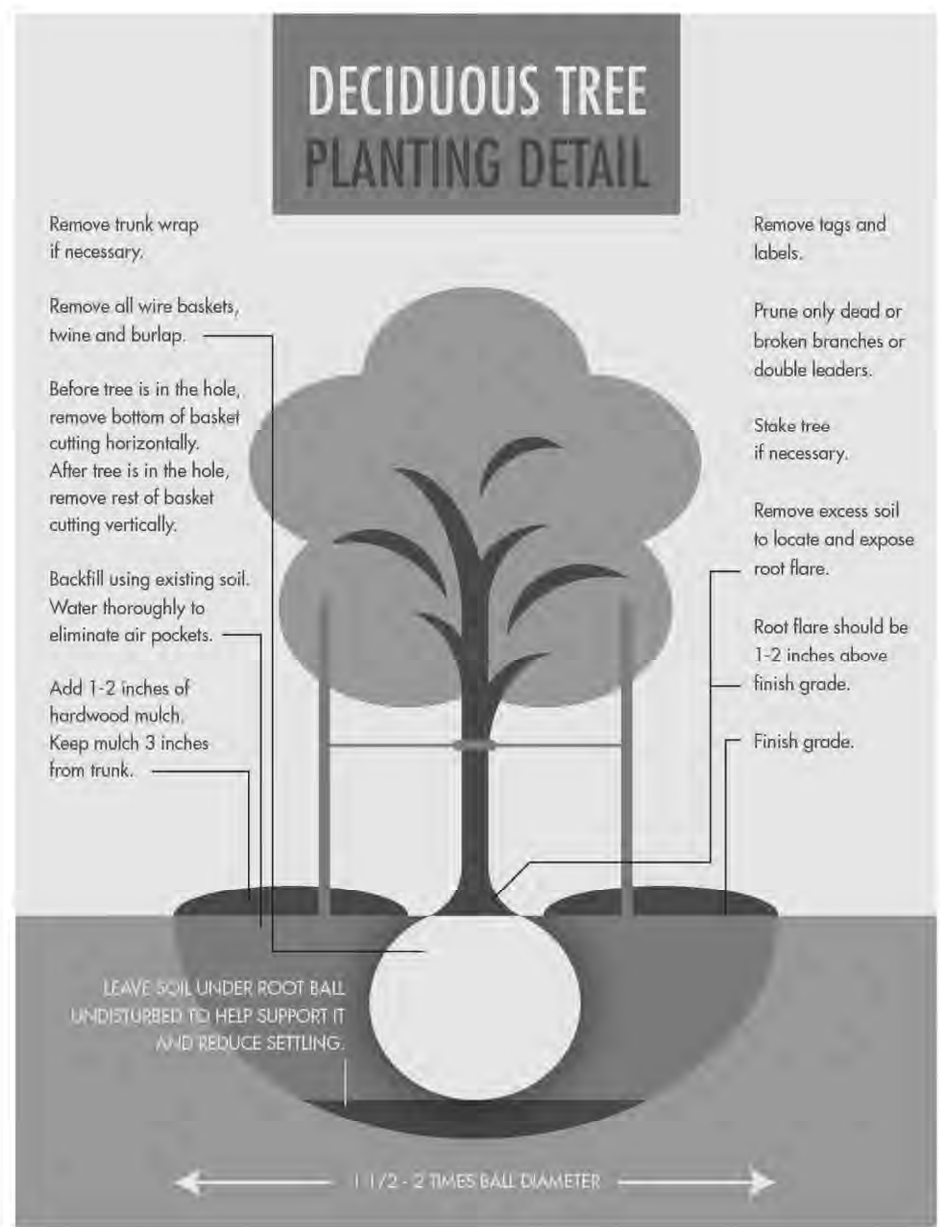
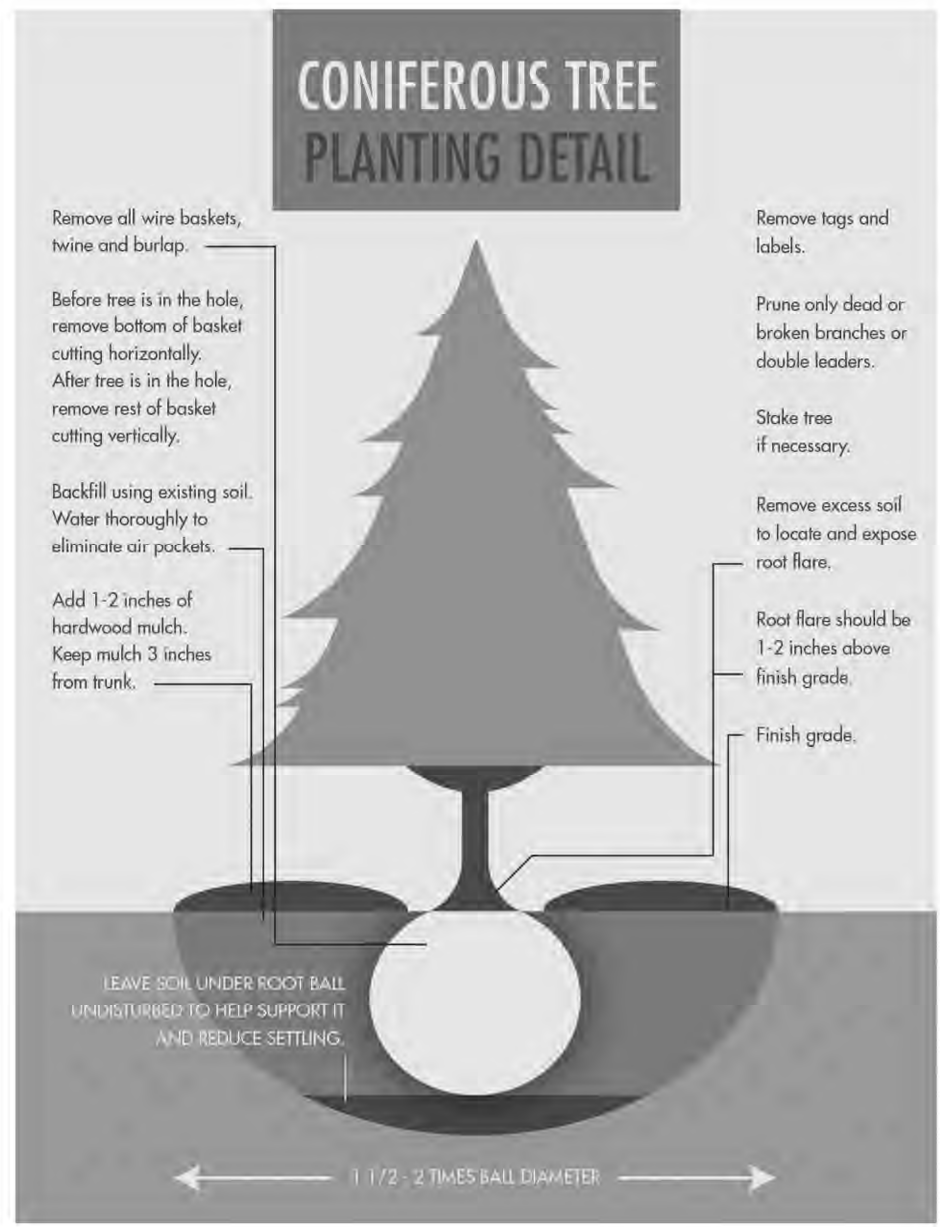


DRAWN BY RJC		JOB NUMBER 23371
CHECKED BY RJC		
DATE MARCH 20, 2024		
SCALE AS SHOWN		
SHEET		

4.5
PRIMARY PLAT PLAN



NOT TO SCALE





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2-1/2"	38
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	24
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	36
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2"	32
ORNAMENTAL TREES					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-3/4"	8
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-3/4"	9
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORICA	6'	34
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	626
	L	DWARF KOREAN ULAC	SYRINGA MEYERI 'PALBIN'	18"	726
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	104

LANDSCAPE ORDINANCE REQUIREMENTS		
EAST BUFFER: 1,144' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
NORTH BUFFER: 1,280' BUFFER LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	425	425
WEST BUFFER: 1,145' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
SOUTH BUFFER: 1,314' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	434	434



DESIGNED FOR
 11 HOMES OF INDIANA
 8415 WOODFIELD CROSSING
 BLVD, SUITE 100W
 INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
 NOBLESVILLE, IN

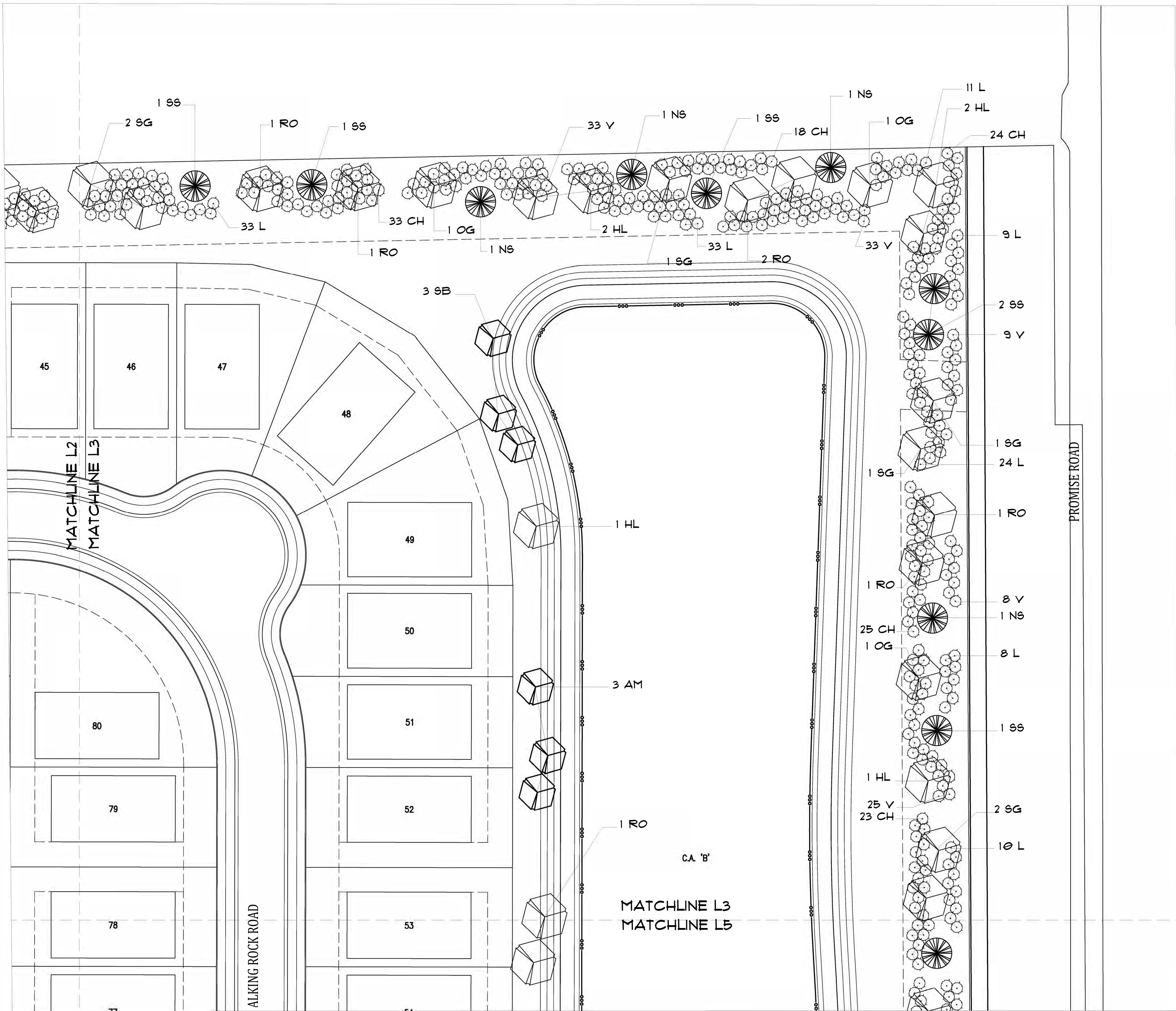
SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF

DATE: APRIL 24, 2024

SHEET

L2



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDTISIA TRICANTHOS 'SHADEMASTER'	2-1/2"	38
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	24
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	36
	SG	SWEET GUM 'HAFFIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAFFIDAZE'	2-1/2"	32
ORNAMENTAL TREES					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-3/4"	8
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-3/4"	8
EVERGREEN TREES					
	NS	NORWAY SPRUCE	FICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	FICEA OMORIKA	6'	34
SHRUBS					
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	18"	626
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	18"	126
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	104

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
EAST BUFFER: 1,144' FRONTAGE LENGTH		
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
NORTH BUFFER: 1,288' BUFFER LENGTH		
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	425	425
WEST BUFFER: 1,145' FRONTAGE LENGTH		
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
SOUTH BUFFER: 1,314' FRONTAGE LENGTH		
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	434	434



DESIGNED FOR
M HOMES OF INDIANA
8428 WOODFIELD CROSSING
BLVD, SUITE 100W
INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
NOBLESVILLE, IN

SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
DATE: APRIL 24, 2024

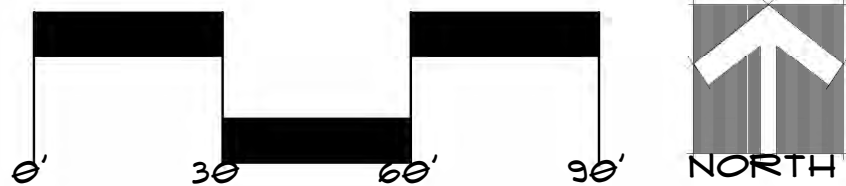
SHEET
L3



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2-1/2"	38
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	24
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	36
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2"	32
ORNAMENTAL TREES					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-3/4"	8
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-3/4"	9
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	34
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	18"	626
	L	DWARF KOREAN ULAC	SYRINGA MEYERI 'PALIBIN'	18"	126
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	104

LANDSCAPE ORDINANCE REQUIREMENTS		
EAST BUFFER: 1,144' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
NORTH BUFFER: 1,288' BUFFER LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	35	35
33 DECIDUOUS SHRUBS PER 100'	425	425
WEST BUFFER: 1,145' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
SOUTH BUFFER: 1,314' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	35	35
33 DECIDUOUS SHRUBS PER 100'	434	434

SCALE: 1" = 30'



3375 South 500 East
Whitestown, IN 46075
tel: 317.788.2201 fax: 317.788.2202
email: starttofinish@stf.com web: landscaping.starttofinish.com

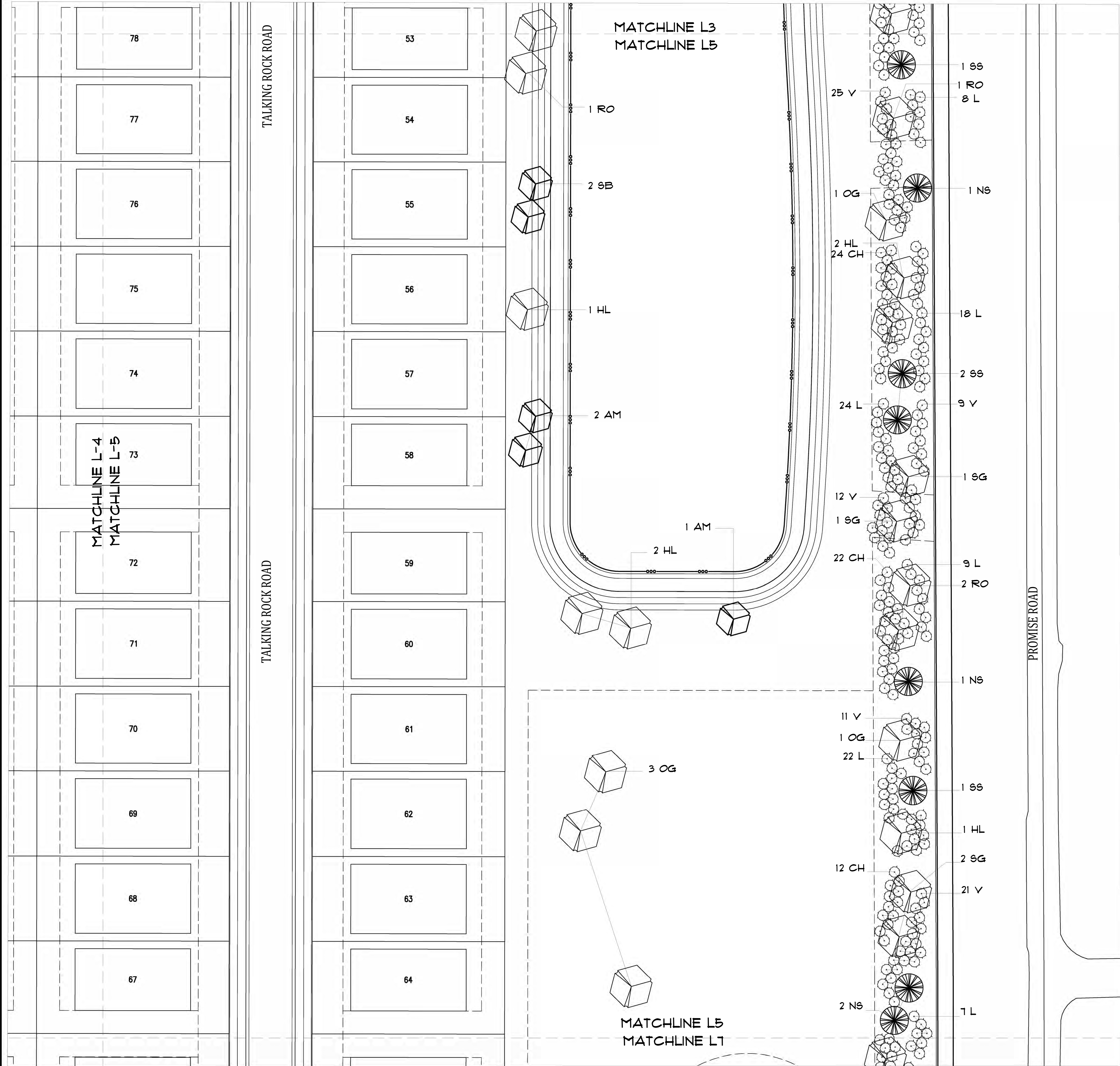
DESIGNED FOR
15 HOMES OF INDIANA
8415 WOODFIELD CROSSING
BLVD, SUITE 100W
INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
NOBLESVILLE, IN

SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
DATE: APRIL 24, 2024

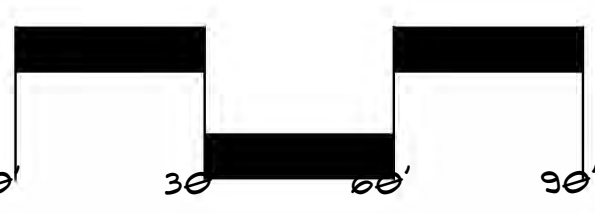
SHEET
L4



PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDISIA TRICANTHOS 'SHADEMASTER'	2'-1/2" 38
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2'-1/2" 24
	RO	RED OAK	QUERCUS RUBRA	2'-1/2" 36
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2'-1/2" 32
ORNAMENTAL TREES				
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1'-3/4" 8
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1'-3/4" 9
EVERGREEN TREES				
	NS	NORWAY SPRUCE	PICEA ABIES	6' 31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6' 34
SHRUBS				
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRIGHT RED'	18" 626
	L	DWARF KOREAN ULAC	STRINGA MEYER 'PALIBIN'	18" 726
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18" 104

LANDSCAPE ORDINANCE REQUIREMENTS		
EAST BUFFER: 1,144' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
NORTH BUFFER: 1,288' BUFFER LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	425	425
WEST BUFFER: 1,145' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
SOUTH BUFFER: 1,314' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	434	434

SCALE: 1" = 30'



3375 South 500 East
Whitestown, IN 46075
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email: startofrain@pff.com
web: landscapingtostartofrain.com

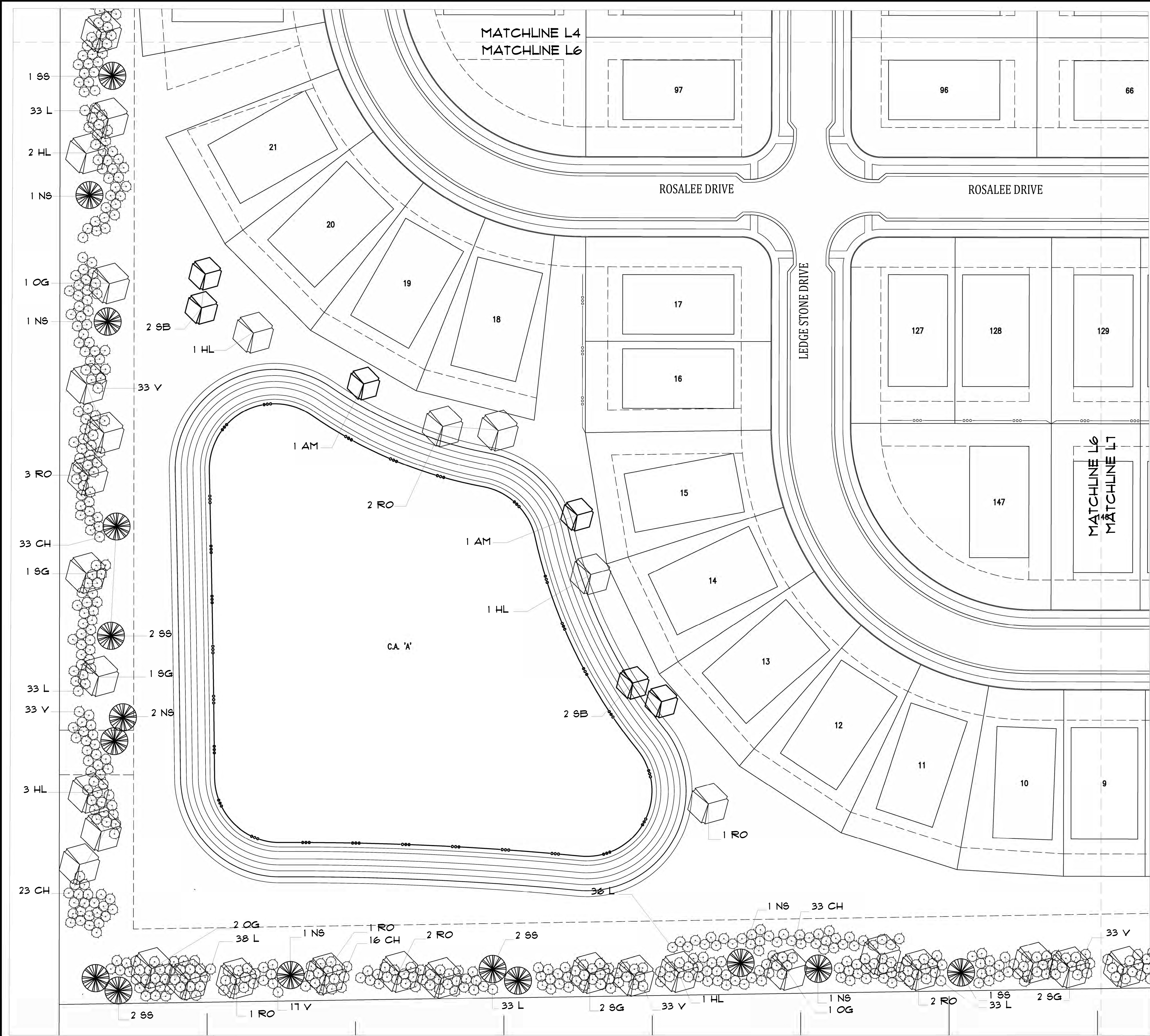
DESIGNED FOR
M1 HOMES OF INDIANA
8435 WOODFIELD CROSSING
BLVD, SUITE 100W
INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
NOBLESVILLE, IN

SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
DATE: APRIL 24, 2024

SHEET
L5



PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDTISIA TRICANTHOS 'SHADEMASTER'	2-1/2" 38
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2" 24
	RO	RED OAK	QUERCUS RUBRA	2-1/2" 36
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2" 32

ORNAMENTAL TREES				
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-3/4" 8
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-3/4" 9

EVERGREEN TREES				
	NS	NORWAY SPRUCE	PICEA ABIES	6" 31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6" 34

SHRUBS				
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	18" 626
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALBIN'	18" 131
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18" 104

LANDSCAPE ORDINANCE REQUIREMENTS		
EAST BUFFER: 1,144' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
NORTH BUFFER: 1,288' BUFFER LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	425	425
WEST BUFFER: 1,145' FRONTAGE LENGTH	REQUIRED	PLANNED
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33 DECIDUOUS SHRUBS PER 100'	516	516
SOUTH BUFFER: 1,314' FRONTAGE LENGTH	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	434	434

SCALE: 1" = 30'

NORTH

3375 South 500 East
Whitestown, IN 46075
tel: 317.788.2201 fax: 317.788.2202
email: starttofinish@starttofinish.com web: landscapingstarttofinish.com

DESIGNED FOR
M HOPES OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 100W
INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
NOBLESVILLE, IN

SHEET NAME
LANDSCAPE
PLAN

DESIGNER
TF

DATE
APRIL 24, 2024

SHEET
L6



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDTISIA TRICANTHOS 'SHADEMASTER'	2-1/2"	38
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	24
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	36
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2-1/2"	32
ORNAMENTAL TREES					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-3/4"	8
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-3/4"	9
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	34
SHRUBS					
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	626
	L	DWARF KOREAN ULAC	SYRINGA MEYERI 'PALIBIN'	18"	131
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	104

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
EAST BUFFER: 1,144' FRONTAGE LENGTH		
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33 DECIDUOUS SHRUBS PER 100'	434	434

3375 South 500 East
Whitestown, IN 46075
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web: landscapingtostarttofinish.com

DESIGNED FOR
M. HOBBS OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 100W
INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
NOBLESVILLE, IN

SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF

DATE
APRIL 24, 2024

SHEET
1



DESIGNED FOR
M1 HOMES OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 1000
INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
NOBLESVILLE, IN

SHEET NAME
**STREET TREE
PLAN**

DESIGNER
TF
DATE: MARCH 18, 2024

SHEET

18

PLANT SCHEDULE				
SYMBOL KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES				
	FRONTIER ELM	ULMUS FRONTIER	2-1 1/2"	3
	IVORY BUCK LILAC	SYRINGA RETICULATA IVORY	2-1/2"	1
	PYRACANTHA HORNBEAM	CARPANUS BETULUS HORNBEAM	2-1/2"	3

