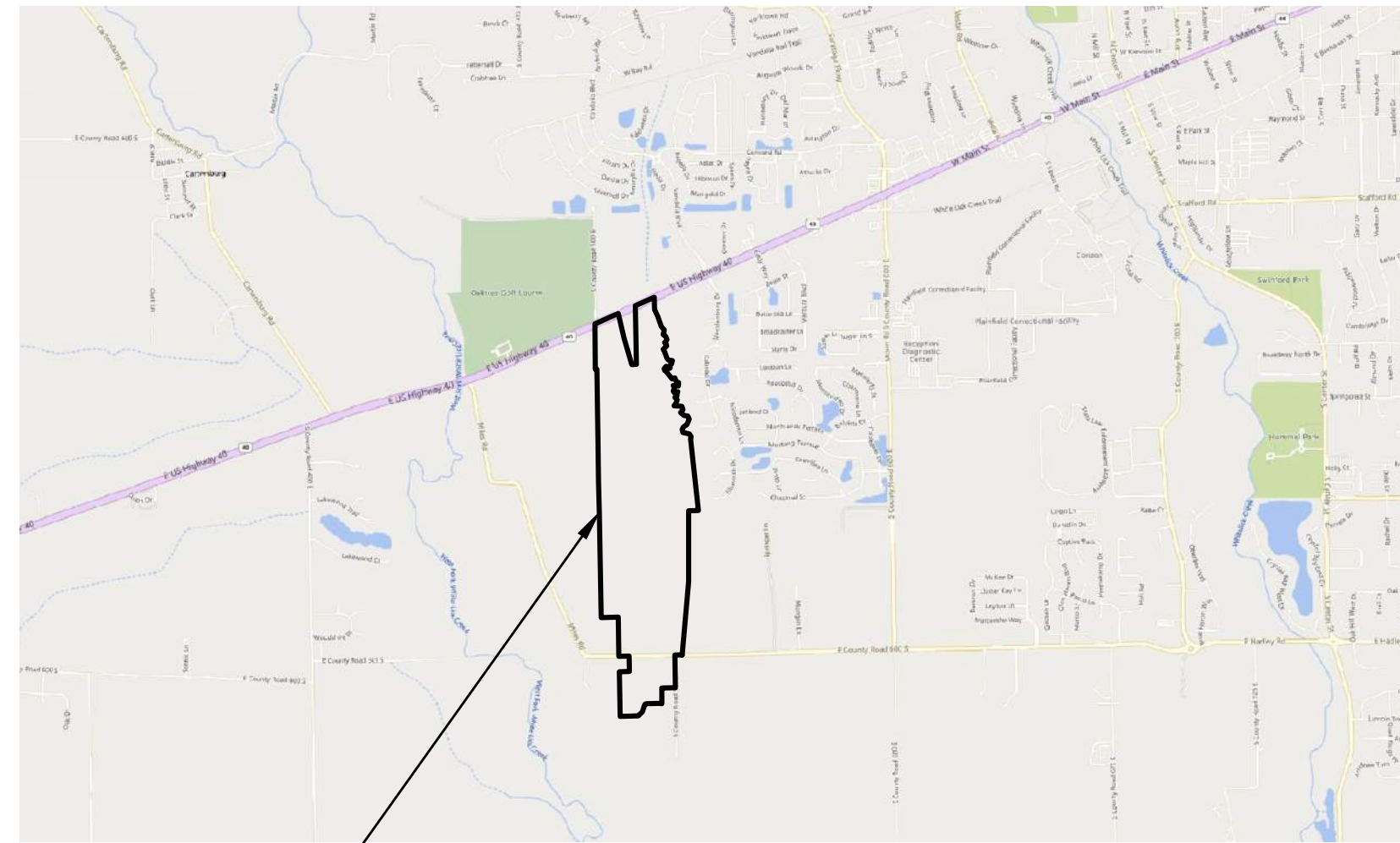


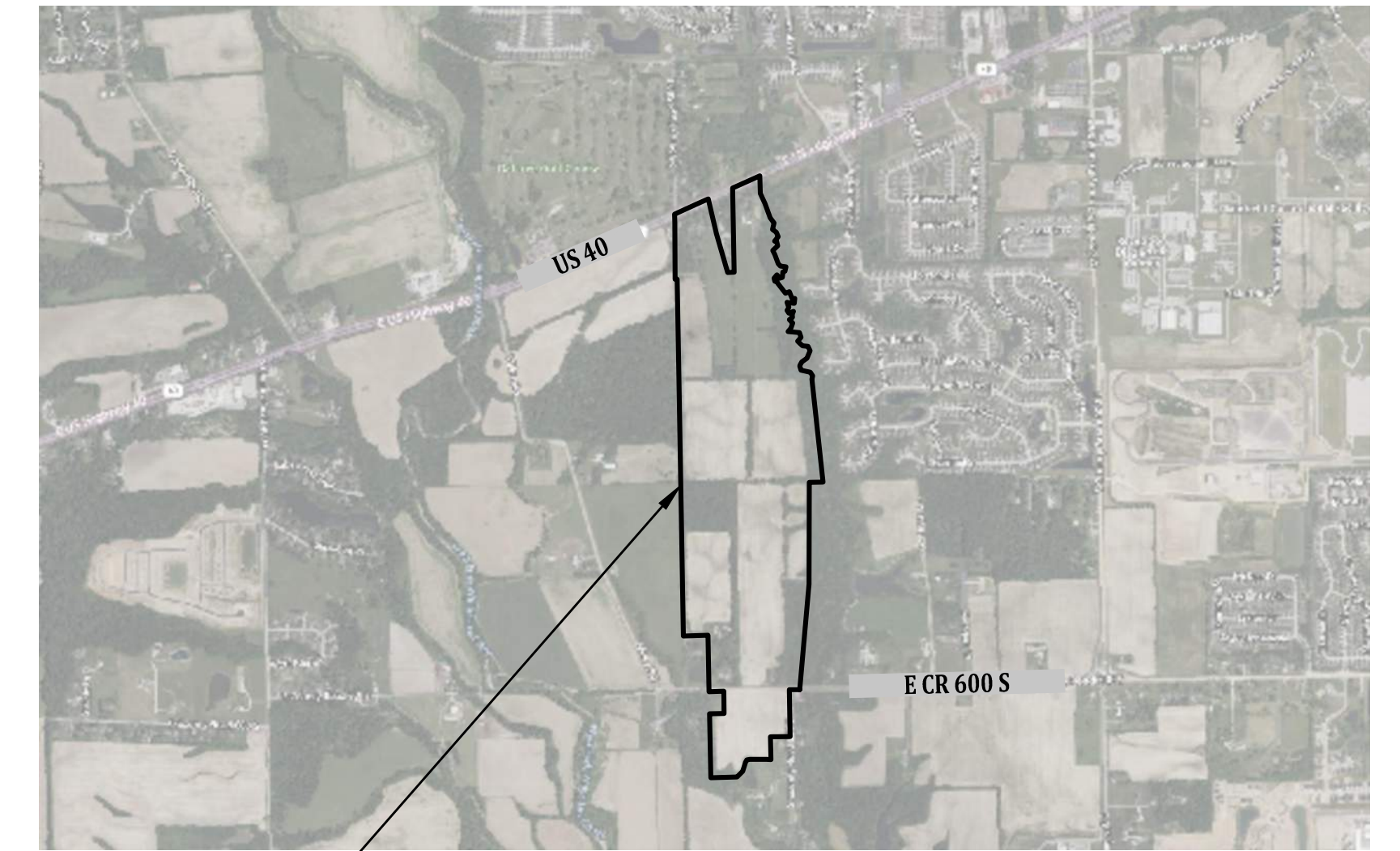
WESTLYN - PRIMARY PLAT

ZONING: PROPOSED PUD
 8750 US HIGHWAY 40
 SECTION 4, TOWNSHIP 14N, RANGE 1E, GUILFORD TOWNSHIP
 TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA

SITE MAP
 SCALE: 1"=200'



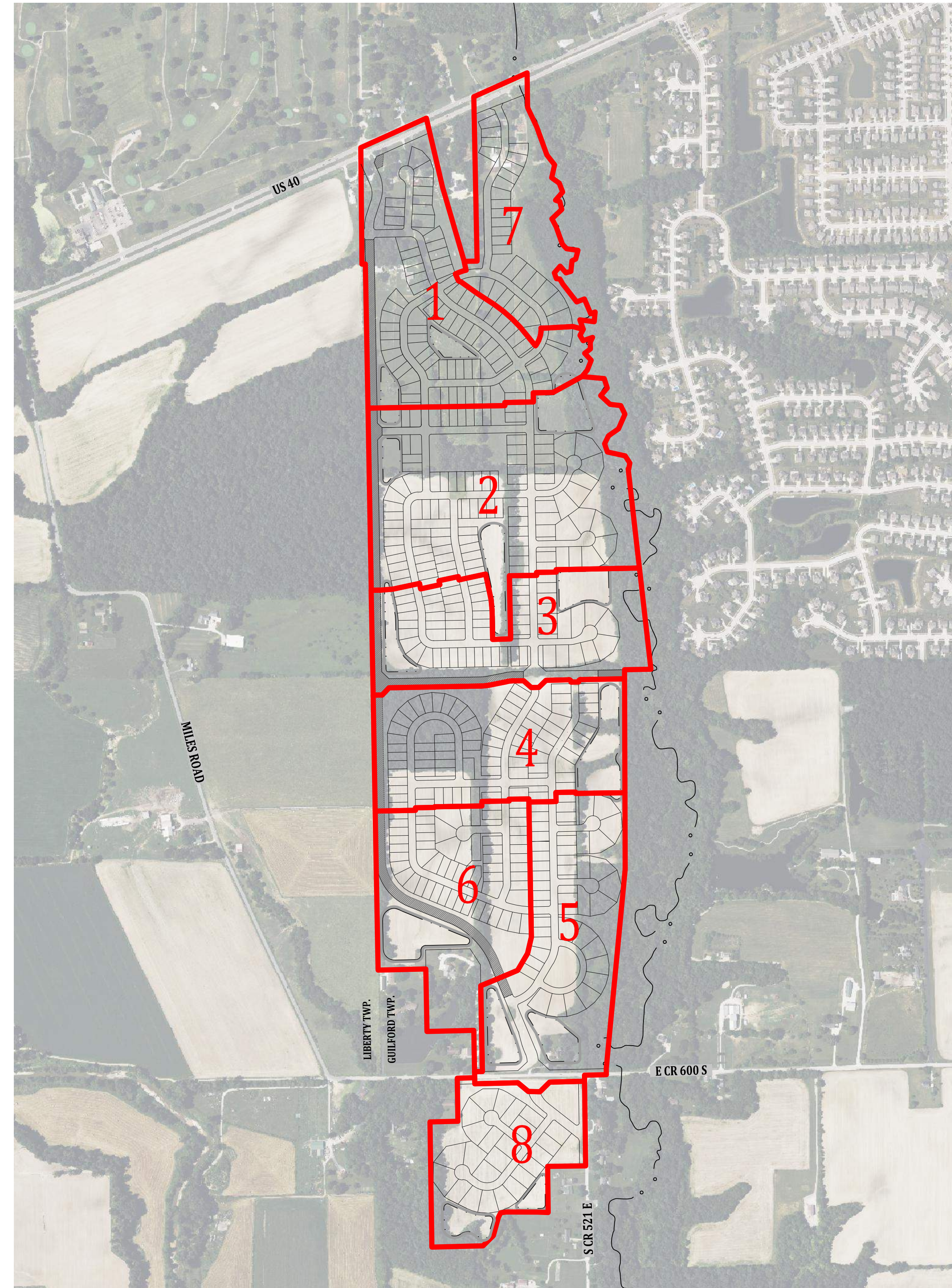
PROJECT LOCATION
 VICINITY MAP
 NO SCALE



PROJECT LOCATION
 LOCATION MAP
 NO SCALE

OPERATING AUTHORITIES

GAS CenterPoint Energy New Service Center PO Box 209 Evansville, IN 47702-0209	CABLE TELEVISION Brighthouse Networks 3030 Roosevelt Ave. Indianapolis, IN, 46218 317-710-2627	WATER Plainfield DPW 986 S. Center Street Plainfield, IN, 46168 317-839-3490
ELECTRIC Hendricks Power Cooperative 86 North CR 500 East Avon, IN 46123 317-745-5473	STORM Plainfield DPW 986 S. Center Street Plainfield, IN, 46168 317-839-3490	TELEPHONE AT&T 240 North Meridian Street Indianapolis, IN, 46204 317-722-2299
SANITARY Plainfield DPW 986 S. Center St. Plainfield, IN, 46168 317-839-3490	FIRE DEPARTMENT Plainfield Fire Department 4010 Clarks Creek Rd. Plainfield, IN, 46168 317-839-6939	SCHOOL DISTRICT Plainfield Community School Corp. 865 S. Longfellow Ln. Plainfield, IN, 46168 317-839-2576
TRANSMISSION LINES (Lines along Hadley Road) Duke Energy 5905 East Main Street P.O. Box 29 Danville, IN 46122 317-745-4481	TRANSMISSION LINES (Big Towers / Lines) Indianapolis Power & Light 1230 West Morris Street Indianapolis, IN 46221 317-261-6222	



JONES/ALLEN/CRAIG PARCELS
 CURRENT ZONING: AG (PROPOSED PUD)
 TOTAL AREA: 237 ACRES
 TOTAL NUMBER OF LOTS: 472± LOTS (PLUS CRAIG PARCEL)
 TOTAL COMMON AREA: 65± ACRES
 LENGTH OF PATH/TRAILS: 2± MILES

PLANS PREPARED FOR:
 PULTE HOMES
 ATTN.: JOSEPH MARX
 VICE PRESIDENT OF LAND DEVELOPMENT
 11590 NORTH MERIDIAN STREET, SUITE 530
 CARMEL, IN 46032
 PH.: 317-814-2026
 EMAIL: JOSEPH.MARX@PULTEGROUP.COM

PLANS PREPARED BY:
BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700, FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com
 CONTACT: LANCE FERRELL

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C200-C206	PRIMARY PLAT
C220	LOT SIZING PLAN
C221	ROAD CROSS SECTIONS PLAN
C222	OVERALL TRAIL SYSTEM PLAN
C300-C306	UTILITY PLAN
C320	OFFSITE UTILITIES TO SITE
C400	DETAILS, SOILS & FIRM MAP
L101- L104	LANDSCAPING AND SIGNAGE PLAN
PG. 1	US HIGHWAY 40 ENTRANCE DETAIL BY A&F ENGINEERING

REVISIONS

NUMBER	DESCRIPTION	DATE
1	REVISED PER IRC & PRM	4-11-2025
2	REVISED PER IRC COMMENTS DATED APRIL 24, 2025	4-29-2025
3	REVISED PER DRG COMMENTS DATED MAY 06, 2025	6-03-2025

CERTIFIED BY:

W. Chad Ziegler

CONTRACTOR

Indiana 811
 Know what's below.
 Call before you dig.

Date: 03-13-2025
 Project No: 23365-PP
 Sheet No:
C100

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WESTLYN - PRIMARY PLAT

DKIDS-JONES PARCEL SURVEYED DESCRIPTION

Part of the Southwest Quarter of Section 33, Township 15 North, Range 1 East, Northwest and Southwest Quarters of Section 4, Township 14 North, Range 1 East and the Northwest Quarter of Section 9, Township 14 North, Range 1 East of the Second Principal Meridian, in Hendricks County, Indiana, being that 151,006 acre tract of land shown on an ALTANSFPS Land Title Survey of said tract certified by Bryson Roney, PS 4LS2230026 as Banning Engineering Project Number 23365 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a stone with cut "X" marking the southwest corner of said southwest quarter; thence North 03 degrees 33 minutes 31 seconds West along the west line of said southwest quarter 788.62 feet to Line "AL" per Indiana State Highway Commission Plans for F.A. Project No. 15 Sec. B (3) (1940); thence North 65 degrees 48 minutes 29 seconds East along said Line "AL" 311.45 feet to the northwest corner of the land of Mark and Kelly Allen recorded as Instrument Number 20192885 in the Office of the Recorder of Hendricks County; thence North 06 degrees 20 minutes 55 seconds East along the west line of said land of Mark and Kelly Allen 2,285.16 feet to the south line of the north half of the northwest quarter of said Section 4; thence North 88 degrees 55 minutes 09 seconds East along said north line 1,228.74 feet; thence South 06 degrees 29 minutes 22 seconds East 1,335.06 feet to the north line of land of P.M.F. Properties, LLC recorded as Instrument Number 202010789 in said recorder's office (the following three (3) lines follow along the north and west lines of land of P.M.F. Properties, LLC.); 1) thence North 08 degrees 44 minutes 40 seconds West 175.36 feet; 2) thence North 09 degrees 11 minutes 48 seconds East 1,208.96 feet; 3) thence South 05 degrees 25 minutes 33 seconds West 1,262.35 feet to the south line of the southwest quarter of said Section 4; thence South 88 degrees 39 minutes 39 seconds West along said south line 139.91 feet to the northeast corner of the west half of the northwest quarter of said Section 9; thence South 09 degrees 40 minutes 23 seconds East along the east line of said west half 598.26 feet to the northeast corner of Exempt Subdivision 00713 recorded as Instrument Number 201919897 in said recorder's office (the following two (2) lines follow along the north and west lines of said Exempt Subdivision 00713); 1) thence South 89 degrees 11 minutes 28 seconds West 251.44 feet; 2) thence South 00 degrees 45 minutes 45 seconds East 303.96 feet to the north line of the land of Lucas and Lauren Karr recorded as Instrument Number 202107381 in said recorder's office (the following two (2) lines follow along the north line of said land of Lucas and Lauren Karr); 1) thence North 87 degrees 58 minutes 38 seconds West 70.47 feet; 2) thence North 89 degrees 49 minutes 04 seconds West 294.76 feet to the northeast corner of the land of Patricia Smith recorded as Instrument Number 201519744 in said recorder's office (the following five (5) lines follow along the north line of said land of Patricia Smith); 1) thence South 81 degrees 59 minutes 43 seconds West 39.01 feet; 2) thence North 25 degrees 31 minutes 41 seconds West 13.40 feet; 3) thence South 15 degrees 37 minutes 43 seconds West 152.21 feet; 4) thence South 45 degrees 09 minutes 01 seconds West 95.82 feet; 5) thence South 88 degrees 39 minutes 39 seconds West 337.58 feet to the east line of the land of Kevin and Kara Trivette recorded as Instrument Number 18,2022 as Instrument Number 202215186 in said recorder's office; thence North 09 degrees 53 minutes 12 seconds West along said east line 82.96 feet to the southwest corner of the land of Ronnie Buchanan and Jamie Freije recorded as Instrument Number 200626996 in said recorder's office (the following two (2) lines follow along the south and east lines of said land of Ronnie Buchanan and Jamie Freije); 1) thence North 08 degrees 39 minutes 17 seconds East 184.52 feet; 2) thence North 00 degrees 53 minutes 43 seconds West 284.17 feet to the south line of the southwest quarter of said Section 4; thence North 88 degrees 39 minutes 39 seconds East along said south line 106.42 feet to the northwest corner of the land of DKNIS Investments, LLC; 1) thence North 01 degree 04 minutes 04 seconds West 2,090.99 feet; 2) thence North 09 degrees 59 minutes 55 seconds West 572.01 feet to the south line of the south half of the northwest quarter of Section 4; thence South 88 degrees 44 minutes 40 seconds West along said south line 675.70 feet to a stone marking the southwest corner of said south half; thence North 01 degree 04 minutes 04 seconds West along the west line of said south half 1,334.75 feet to a stone with cut "X" marking the southwest corner of the north half of the northwest quarter of said Section 4; thence North 01 degree 04 minutes 04 seconds West along the west line of said north half 1,384.85 feet to a stone with cut "X" marking the northwest corner of said northwest quarter; thence South 88 degrees 28 minutes 16 seconds West along the south line of the southwest quarter of said Section 33 a distance of 22,609 feet to the POINT OF BEGINNING, containing 151,006 acres, more or less.

AND

ALLEN PARCEL SURVEYED DESCRIPTION

Part of the Southwest of Section 33, Township 15 North, Range 1 East, and part of the North Half of the Northwest quarter of the Northwest quarter of Section 4, Township 14 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being that 52,330 acre tract of land shown on the plat of an ALTANSFPS Land Title Survey of said tract certified by Bryson Roney, PS 4LS2230026 as Banning Engineering Project Number 23212 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a Stone with cut "X" marking the southwest corner of the north half of said northwest quarter; thence North 88 degrees 55 minutes 09 seconds East along the south line of said north half 481.26 feet to the southeast corner of the land of Damon N. Jones Revocable Trust Dated June 19, 2019 recorded as Instrument Number 20225693 in the Office of the Recorder of Hendricks County being the POINT OF BEGINNING; thence North 06 degrees 20 minutes 55 seconds West along the east line of the land of Damon N. Jones Revocable Trust and the east line of said land of Damon N. Jones Revocable Trust Dated June 19, 2019 recorded as Instrument Number 20220800 in said recorder's office 2,285.16 feet to the Line "AL" per the Indiana Highway Commission Plans for F.A. Project No. 15 Sec. B (3) (1940) for U.S. Highway 40; thence North 65 degrees 48 minutes 29 seconds East along said Line "AL" 163.00 feet to the northeast corner of the land of Kevin and Kara Trivette recorded as Instrument Number 20222722 in said recorder's office (the following four (4) lines follow along the west, south and east lines of said land of Kevin and Kara Trivette); 1) thence South 13 degrees 12 minutes 12 seconds East 466.17 feet to a 5/8 inch rebar with Banning Eng Firm #0060 cap set (hereinafter referred to as "Banning Rebar"); 2) thence South 16 degrees 15 minutes 55 seconds East 519.69 feet to the north line of said north half marked by a "Banning Rebar"; 3) thence North 88 degrees 28 minutes 16 seconds East along said north line 1,093.67 feet; 4) thence North 01 degree 04 minutes 04 seconds East along said Line "AL" 384.81 feet to the northwest corner of the land of Jack and Nancy Hancock Living Trust Dated March 27, 2018 recorded as Instrument Number 20220607 in said recorder's office; thence South 09 degrees 58 minutes 49 seconds East along the west line of said land of Jack and Nancy Hancock Living Trust 228.11 feet to the centerline of the creek (the following fifty-two (52) lines follow along the centerline of said creek); 1) thence South 25 degrees 01 minute 06 seconds East 142.98 feet; 2) thence South 19 degrees 50 minutes 15 seconds East 195.51 feet; 3) thence South 38 degrees 03 minutes 23 seconds East 83.68 feet; 4) thence South 12 degrees 39 minutes 27 seconds East 87.17 feet; 5) thence South 54 degrees 26 minutes 15 seconds East 61.54 feet; 6) thence South 20 degrees 54 minutes 44 seconds East 62.30 feet; 7) thence South 41 degrees 15 minutes 18 seconds West 71.67 feet; 8) thence South 41 degrees 15 minutes 18 seconds West 28.48 feet; 9) thence South 14 degrees 40 minutes 39 seconds East 53.04 feet; 10) thence South 48 degrees 45 minutes 32 seconds East 99.39 feet; 11) thence South 27 degrees 45 minutes 32 seconds East 40.18 feet; 12) thence South 09 degrees 45 minutes 20 seconds East 123.27 feet; 13) thence South 43 degrees 01 minutes 42 seconds East 40.18 feet; 14) thence South 82 degrees 12 minutes 35 seconds East 75.77 feet; 15) thence South 14 degrees 33 minutes 19 seconds West 89.79 feet; 16) thence South 06 degrees 20 minutes 59 seconds West 21.07 feet; 17) thence South 08 degrees 11 minutes 48 seconds West 70.42 feet; 18) thence South 73 degrees 22 minutes 11 seconds West 33.98 feet; 19) thence South 49 degrees 18 minutes 07 seconds West 58.02 feet; 20) thence South 18 degrees 53 minutes 02 seconds East 40.84 feet; 21) thence South 84 degrees 19 minutes 02 seconds East 23.86 feet; 22) thence South 29 degrees 30 minutes 57 seconds East 149.02 feet; 23) thence South 07 degrees 58 minutes 29 seconds East 149.02 feet; 24) thence South 37 degrees 30 minutes 57 seconds East 149.02 feet; 25) thence North 69 degrees 04 minutes 10 seconds East 54.09 feet; 26) thence South 23 degrees 09 minutes 13 seconds East 106.42 feet; 27) thence North 67 degrees 59 minutes 41 seconds East 31.36 feet; 28) thence North 02 degrees 57 minutes 50 seconds West 64.19 feet; 29) thence North 82 degrees 31 minutes 20 seconds West 06.14 feet; 30) thence South 19 degrees 55 minutes 35 seconds East 65.50 feet; 31) thence South 27 degrees 59 minutes 15 seconds East 45.22 feet; 32) thence North 70 degrees 43 minutes 44 seconds East 40.86 feet; 33) thence North 70 degrees 43 minutes 44 seconds East 66.12 feet; 34) thence South 26 degrees 58 minutes 14 seconds West 35.06 feet; 35) thence South 02 degrees 02 minutes 50 seconds East 44.54 feet; 36) thence South 52 degrees 30 minutes 03 seconds West 48.59 feet; 37) thence South 43 degrees 33 minutes 07 seconds East 62.85 feet; 38) thence South 21 degrees 08 minutes 36 seconds West 70.14 feet; 39) thence South 08 degrees 11 minutes 25 seconds West 55.27 feet; 40) thence South 88 degrees 44 minutes 40 seconds East 147.57 feet; 41) thence South 17 degrees 54 minutes 48 seconds East 65.58 feet; 42) thence South 49 degrees 54 minutes 08 seconds West 65.96 feet; 43) thence South 02 degrees 02 minutes 28 seconds East 83.89 feet; 44) thence South 82 degrees 52 minutes 38 seconds East 71.58 feet; 45) thence South 23 degrees 47 minutes 15 seconds East 62.37 feet; 46) thence South 02 degrees 02 minutes 28 seconds West 105.72 feet; 47) thence South 58 degrees 53 seconds East 79.97 feet; 48) thence South 26 degrees 12 minutes 12 seconds West 58.70 feet; 49) thence South 18 degrees 21 minutes 44 seconds East 120.47 feet; 50) thence South 18 degrees 21 minutes 44 seconds East 120.47 feet; 51) thence South 12 degrees 39 minutes 27 seconds East 87.17 feet; 52) thence South 12 degrees 39 minutes 27 seconds East 87.17 feet to the south line of said north half; thence South 88 degrees 55 minutes 46 seconds West along said south line 1,232.49 feet to the POINT OF BEGINNING, containing 52,330 acres, more or less.

AND

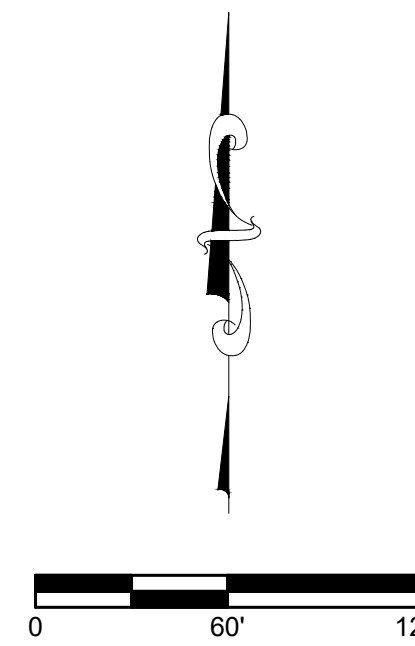
CRAIG PARCEL DESCRIPTION

A part of the West Half of the West Half of the Southwest Quarter of Section 4, Township 14 North, Range 1 East of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, described as follows: Considering the South line of said Southwest Quarter as bearing South 90 degrees 00 minutes 00 seconds West with all bearings contained herein being relative thereto.

Commencing at a railroad spike found at the Southwest corner of said Southwest Quarter; thence North 00 degrees 17 minutes 58 seconds East (North 00 degrees 17 minutes 07 seconds East by deed) along the West line of said Southwest Quarter 723.00 feet to a 5/8 inch rebar with cap stamped "BANNING ENG. LS29800001" set (herein referred to as "rebar set") at the POINT OF BEGINNING; thence continue North 00 degrees 17 minutes 58 seconds East along said West line 1,038.36 feet (North 00 degrees 21 minutes 07 seconds East 1,038.36 feet by deed) to a stone found at the Northwest corner of said Southwest Quarter; thence South 89 degrees 55 minutes 34 seconds East along the North line of said Southwest Quarter 873.35 feet (South 89 degrees 55 minutes 34 seconds East 667.28 feet by deed) to a rebar set at the southeast corner of a tract of land described in deed to Wallace recorded in Deed Record 316, Page 506 in the Hendricks County Recorder's Office; thence North 00 degrees 16 minutes 22 seconds East (South 00 degrees 16 minutes 35 seconds West by Wallace deed) along the east line of said land 512.72 feet to a rebar set at the northeast corner thereof; thence South 90 degrees 00 minutes 00 seconds West along the north line of said land 309.04 feet northwest corner thereof; said point being on the west line of a tract of land described in deed to Durham recorded in Deed Record 316, Pages 504-505 in said county records; thence North 00 degrees 17 minutes 58 seconds East (North 00 degrees 17 minutes 58 seconds East 112.28 feet to a rebar set; thence South 90 degrees 00 minutes 00 seconds West along the south line of said land 315.43 feet to the POINT OF BEGINNING, containing 33.78 acres, more or less.

All the above described land in total containing 237.074 acres more or less.

NOTE 1:
SEE P.U.D. ORDINANCE FOR "WESTLYN" FOR ALL DETAILS OTHER THAN TOWN OF PLAINFIELD STANDARDS.



LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

SEE SHEET C221 FOR SIDEWALK AND EASEMENT INFORMATION.

Date	Revisions
04-11-2025	1
04-29-2025	2
06-03-2025	3

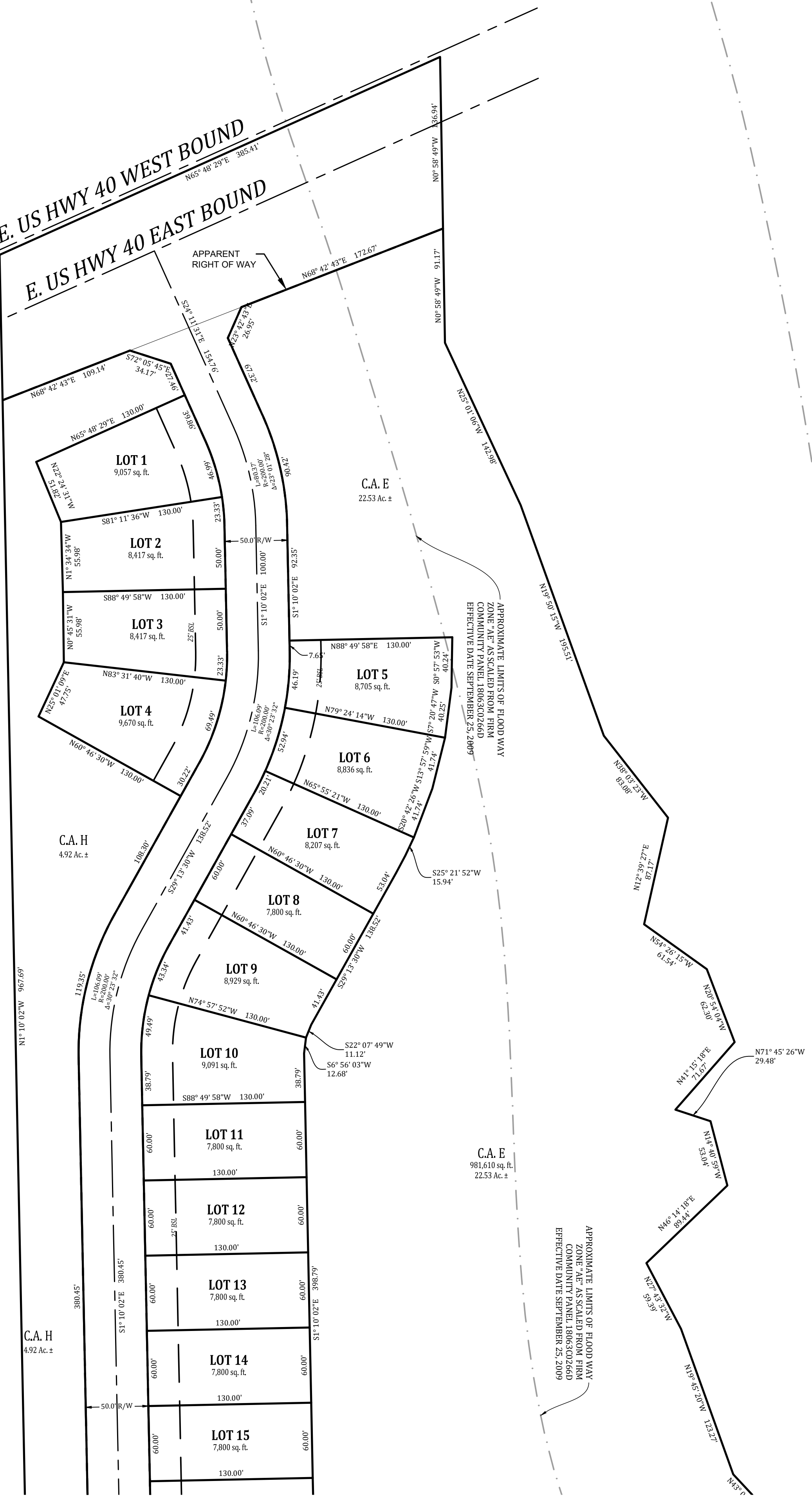
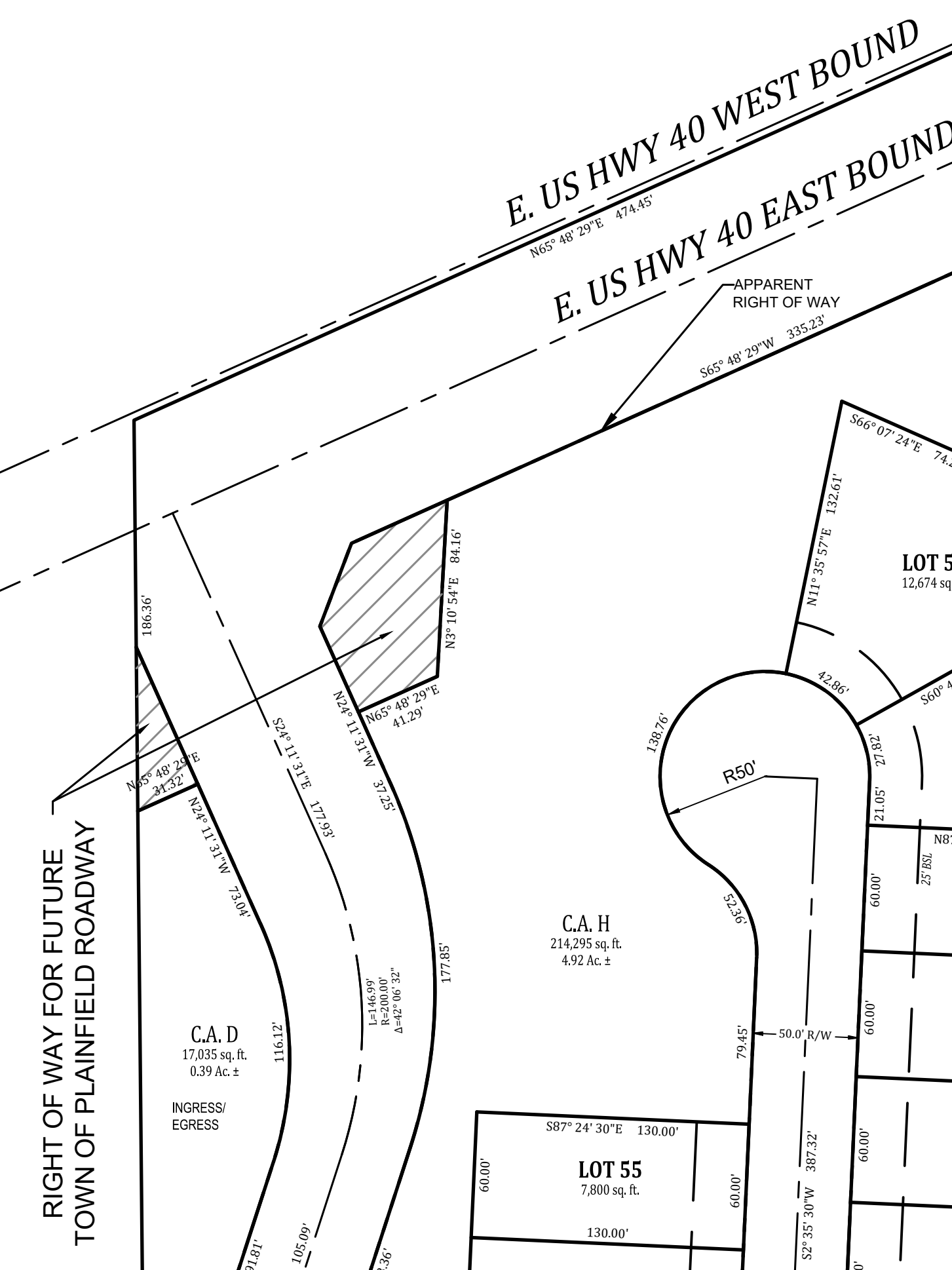
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LGf	AGL	LGf	1" = 60'	03-15-2025

PRIMARY PLAT - "WESTLYN"
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

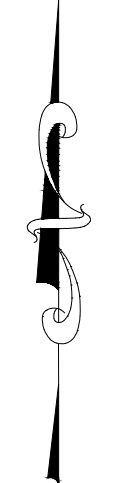
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Sheet No:	C200



SEE SHEET C201 FOR CONTINUATION

SEE SHEET C200 FOR CONTINUATION

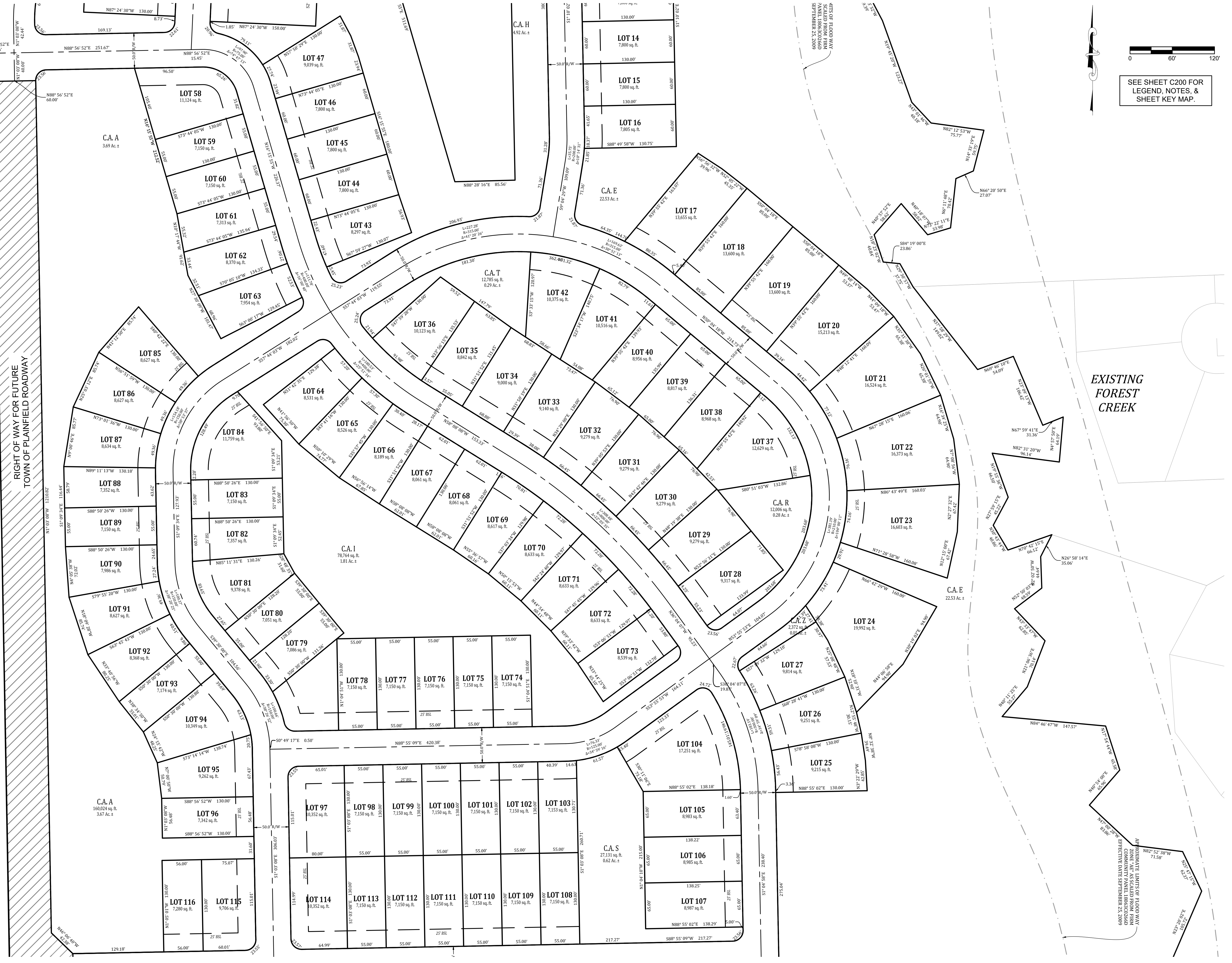
POINTS OF FLOODWAY
SCALED FROM
SURVEY
EFFECTIVE DATE SEPTEMBER 25, 2009



SEE SHEET C200 FOR
LEGEND, NOTES, &
SHEET KEY MAP.

RIGHT OF WAY FOR FUTURE
TOWN OF PLAINFIELD ROADWAY

EXISTING
FOREST
CREEK



SEE SHEET C202 FOR CONTINUATION

Date	Revisions
04-11-2025	1 REVISED PER IRC & PRM
04-29-2025	2 REVISED PER IRC COMMENTS DATED APRIL 24, 2025
06-03-2025	3 REVISED PER IRC COMMENTS DATED MAY 06, 2025

Designed: LGF
 Drawn: AGL
 Checked: LGF
 Scale: 1" = 60'
 Date: 03-15-2025

PRIMARY PLAT - "WESTLYN"
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

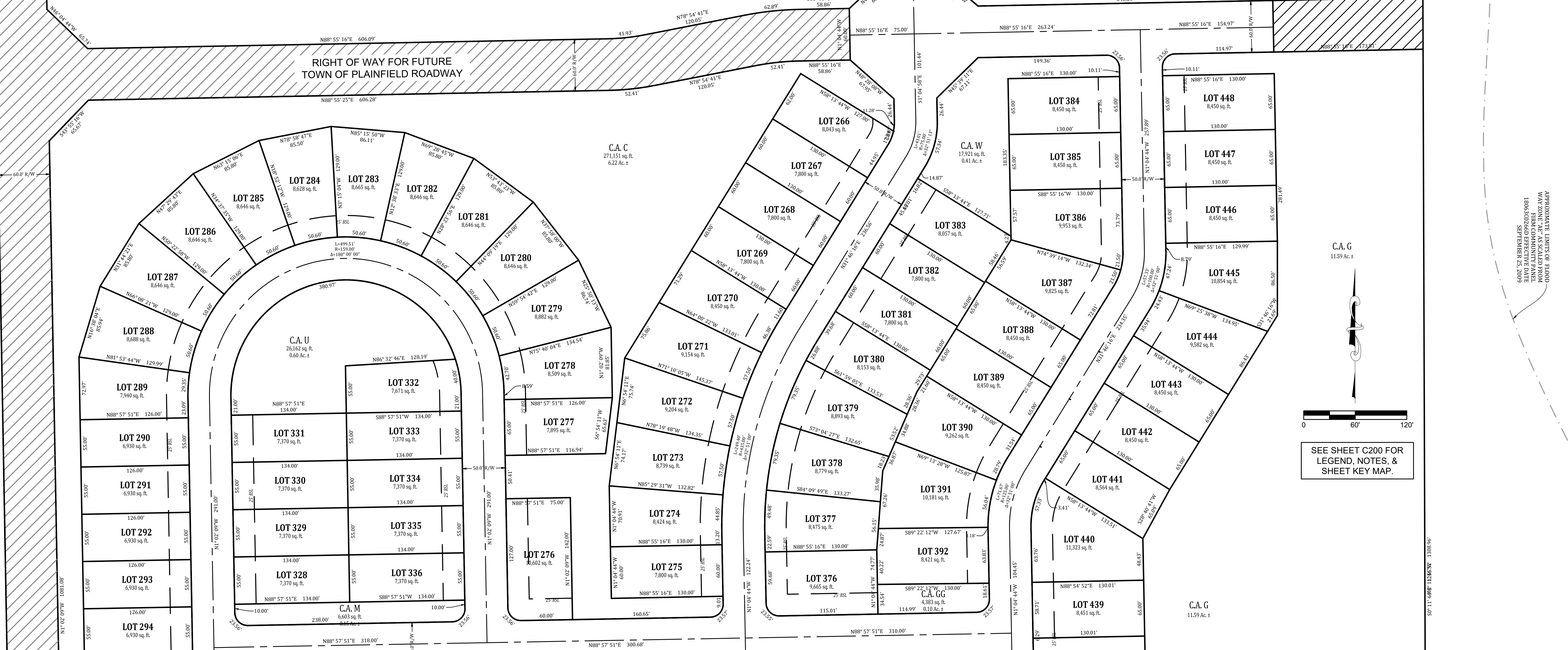
NOT FOR CONSTRUCTION


BANNING ENGINEERING
 653 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Project No: 23365
 Sheet No:

C201

SEE SHEET C202 FOR CONTINUATION



SEE SHEET C204 FOR CONTINUATION

Date	Revisions
04-11-2025	1 REVISED PER IRC & FRM
04-29-2025	2 REVISED PER IRC COMMENTS DATED APRIL 24, 2025
06-03-2025	3 REVISED PER IRC COMMENTS DATED MAY 06, 2025

Designed:	LGF
Drawn:	AGL
Checked:	LGF
Scale:	1" = 60'
Date:	03-15-2025

PRIMARY PLAT - "WESTLYN"
 WESTLYN
 HENDRICKS COUNTY
 PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 23385
 Sheet No:

C203

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APPROXIMATE LIMITS OF FLOOD
 WATERS FROM THE ASSUMED FROM
 1980-2025 FLOOD EFFECTIVE DATE
 SEPTEMBER 25, 2009

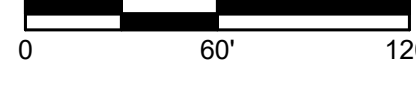
SEE SHEET C200 FOR
 LEGEND, NOTES, &
 SHEET KEY MAP.

SEE SHEET C203 FOR CONTINUATION

SEE SHEET C205 FOR CONTINUATION



SEE SHEET C200 FOR LEGEND, NOTES, & SHEET KEY MAP.



APPROXIMATE LIMITS OF FLOOD HAZARD ZONE - AS SCALED FROM 1:80000000 EFFECTIVE DATE SEPTEMBER 25, 2009

Project No:	23365
Sheet No:	C204

BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
 BUS: (317) 707-3700 FAX: (317) 707-3800
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 WEB: www.BanningEngineering.com

PRIMARY PLAT - "WESTLYN"
 WESTLYN
 HENDRICKS COUNTY
 PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

Revisions	Date
1	04-11-2025
2	04-29-2025
3	06-03-2025

Designed:	YLF
Drawn:	AGL
Checked:	YLF
Scale:	1" = 60'
Date:	03-15-2025

SEE SHEET C204 FOR CONTINUATION

SEE SHEET C206 FOR CONTINUATION



Date	Revisions
04-11-2025	1 REVISED PER IRC & PRM
04-29-2025	2 REVISED PER IRC COMMENTS DATED APRIL 24, 2025
06-03-2025	3 REVISED PER IRC COMMENTS DATED MAY 06, 2025

Designed: LGF
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 Checked: LGF
 Scale: 1" = 50'
 Date: 03-15-2025

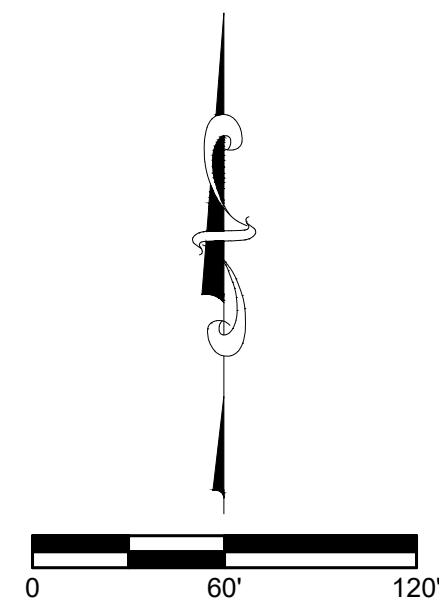
PRIMARY PLAT - "WESTLYN"
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

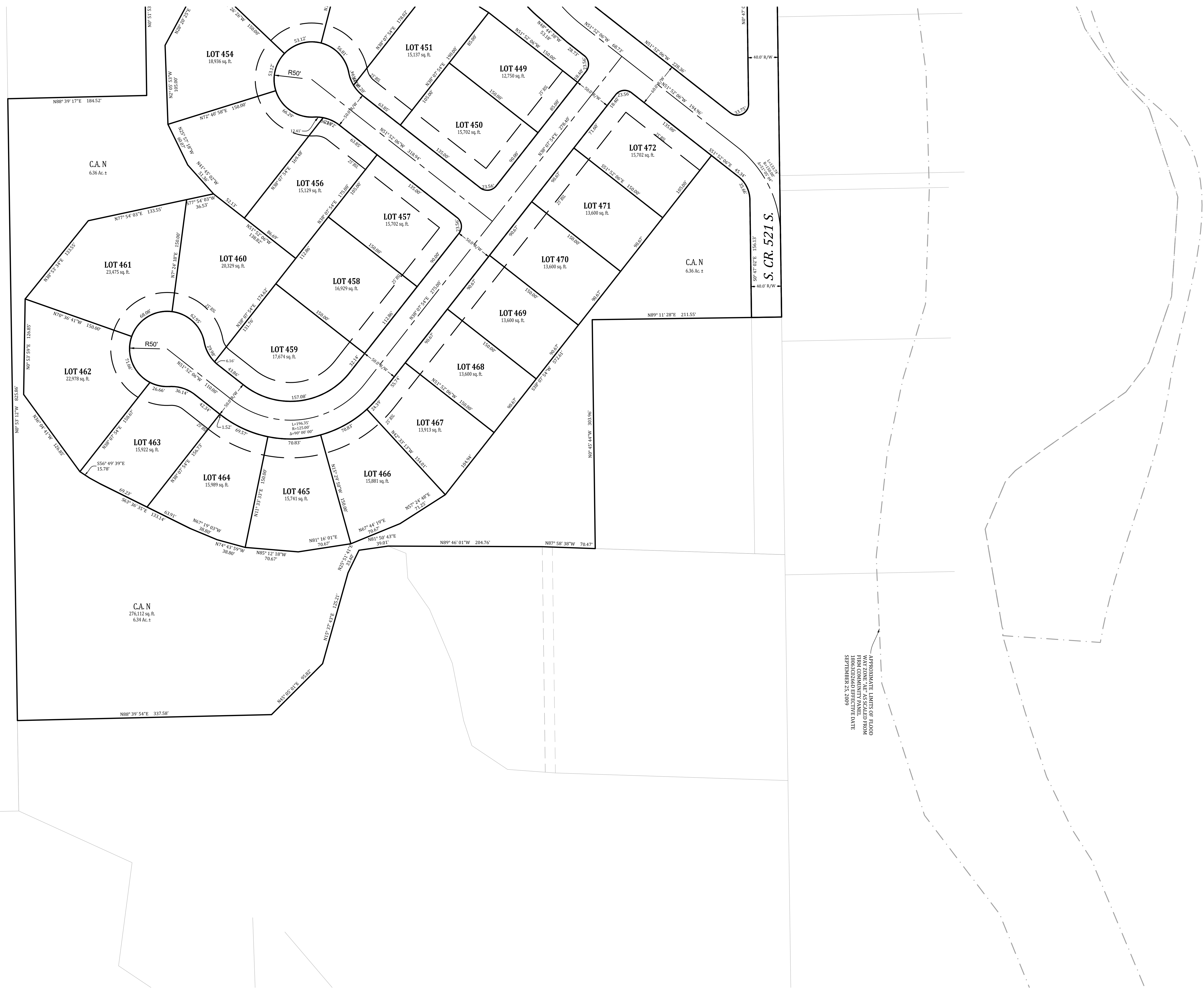
BANNING ENGINEERING
 653 COLUMBIA ROAD, SUITE #101
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 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Project No: 23365
 Sheet No: C205

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SEE SHEET C200 FOR
LEGEND, NOTES, &
SHEET KEY MAP.



Date	Revisions
04-11-2025	1 REVISED PER IRC & PRM
04-29-2025	2 REVISED PER IRC COMMENTS DATED APRIL 24, 2025
06-03-2025	3 REVISED PER IRC COMMENTS DATED MAY 06, 2025

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Date:	03-15-2025

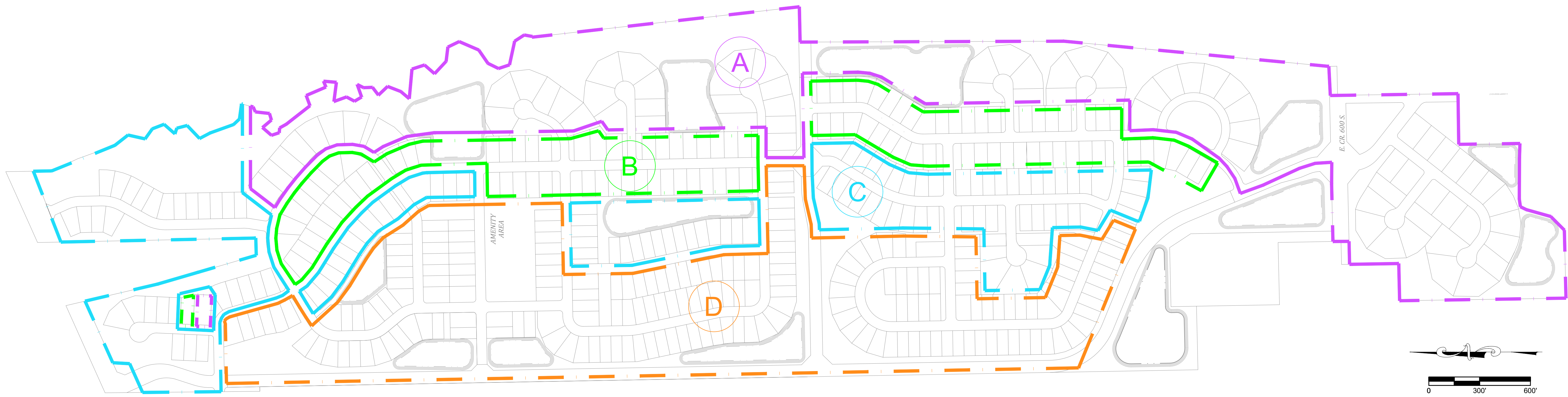
PRIMARY PLAT - "WESTLYN"
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

**NOT FOR
CONSTRUCTION**

BANNING
ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Project No: 23365
 Sheet No:

Area	Area A	Area B	Area C	Area D
Minimum Lot Area (SF)	12,000	8,450	7,800	6,900
Minimum Lot Width (Ft)	80'	65'	60'	55'
Minimum Front Yard Setback (Ft)	25'	25'	25'	25'
Minimum Side Yard Setback (Ft)	See PUD Ordinance			
Minimum Rear Yard Setback (Ft)	15'	15'	15'	15'



Sym.	Revisions	Date
1	REVISED PER IRC & PRM	04-11-2025
2	REVISED PER IRC COMMENTS DATED APRIL 24, 2025	04-29-2025
3	REVISED PER IRC COMMENTS DATED MAY 06, 2025	06-03-2025

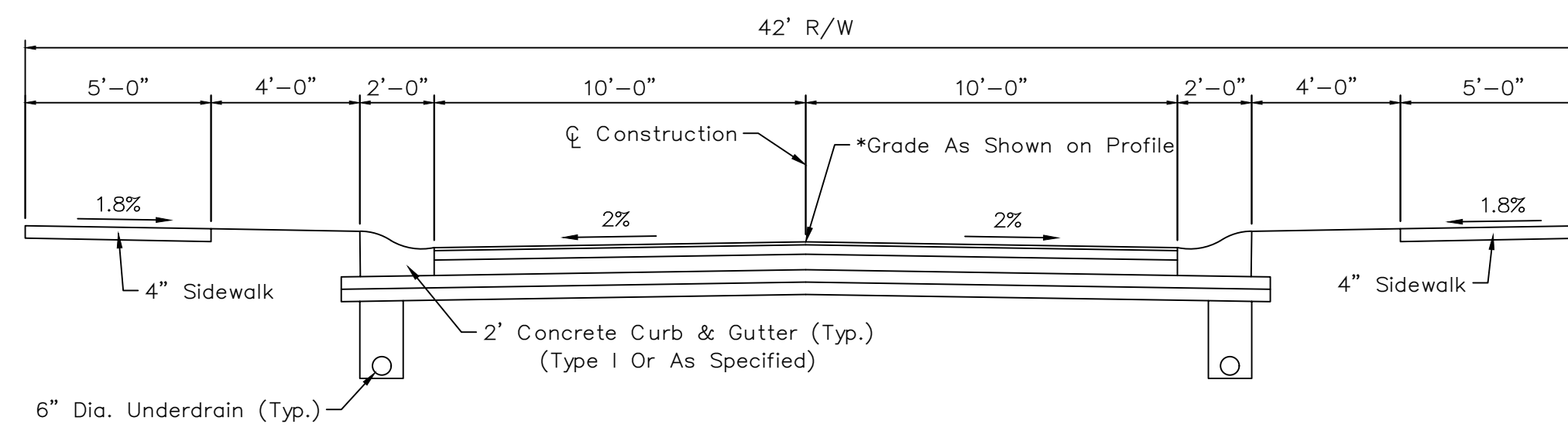
Designed: LGF
 Drawn: AGL
 Checked: LGF
 Scale: NO SCALE
 Date: 03-15-2025

LOT SIZING
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

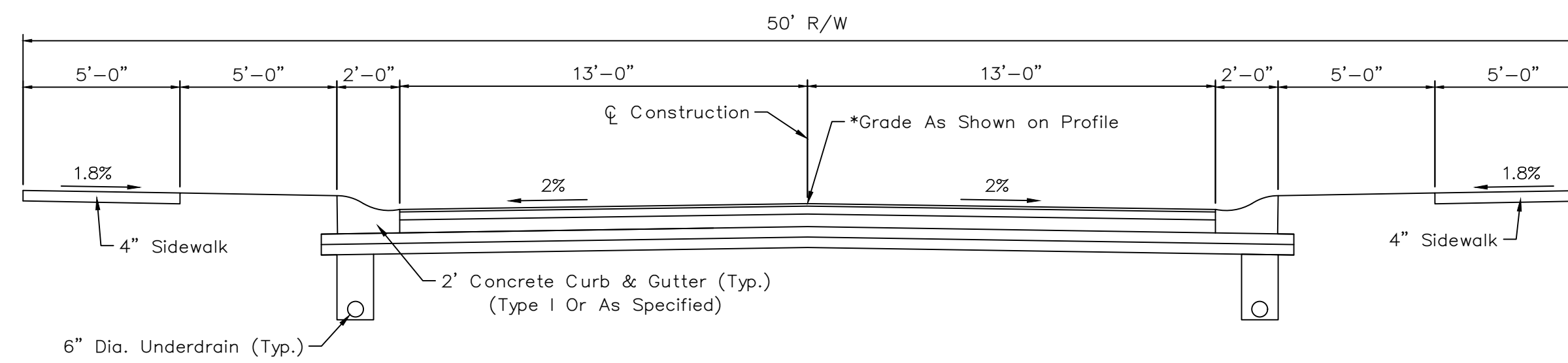
NOT FOR CONSTRUCTION



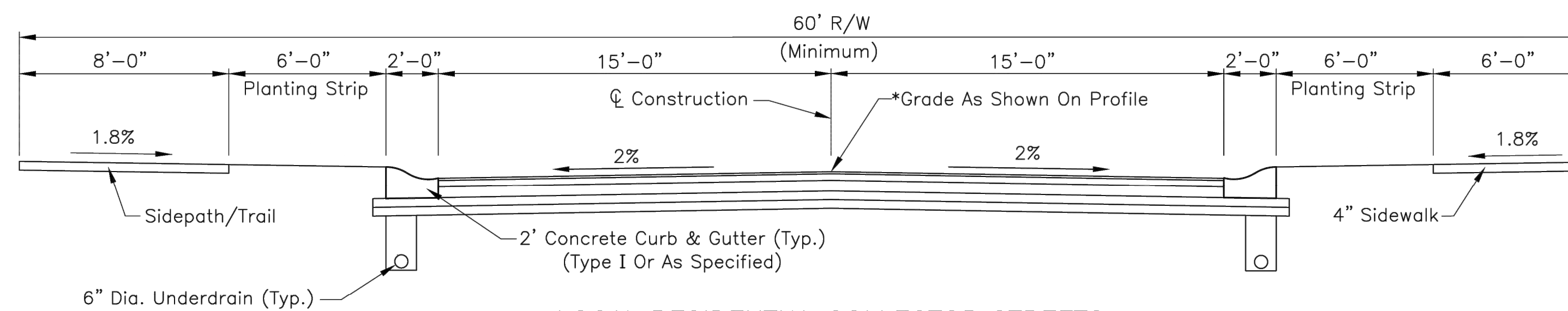
BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com



LOCAL RESIDENTIAL STREETS/ NO ON-STREET PARKING



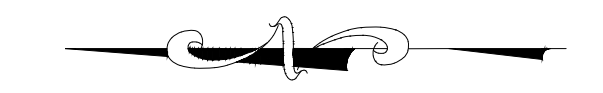
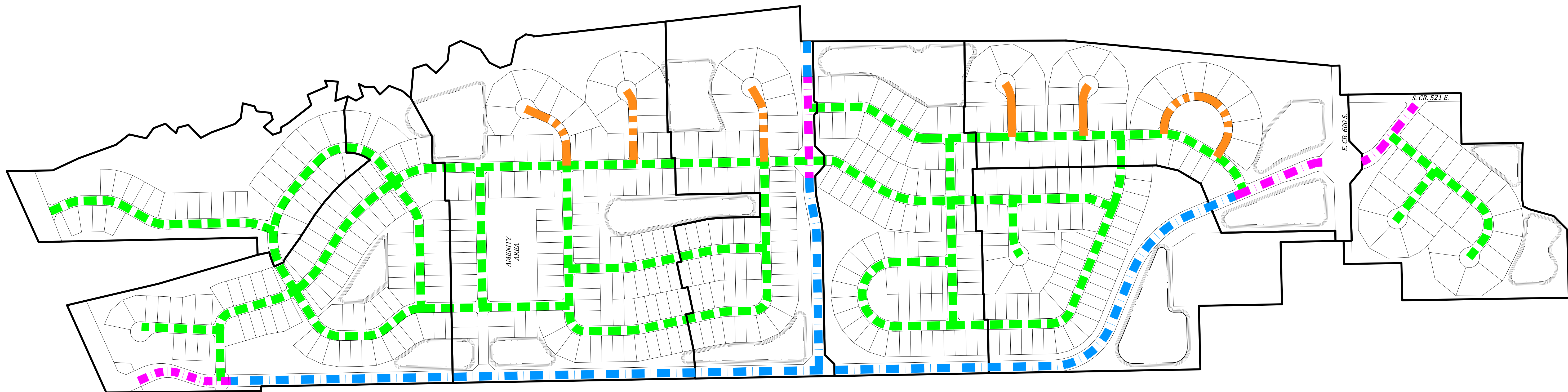
LOCAL RESIDENTIAL STREETS



LOCAL RESIDENTIAL COLLECTOR STREETS



INDICATES FUTURE TOWN OF PLAINFIELD ROADWAY



STREET R/W KEY
NO SCALE

Date	Revisions
04-11-2025	1
04-29-2025	2
06-03-2025	3

Designed: LGF
 Drawn: AGL
 Checked: LGF
 Scale: NO SCALE
 Date: 03-15-2025

SYN: 1
 LGF: 2
 AGL: 3

Revised per IRC & PRM
 Revised per IRC Comments Dated April 24, 2025
 Revised per IRC Comments Dated May 06, 2025

ROAD CROSS SECTIONS
 WESTLYN
 HENDRICKS COUNTY
 PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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Project No: 23365
 Sheet No:

P:\2023\23365\Engineering\Cadd\Sheet Files\Zoning PRM\23365 Road Cross Section Exhibit.dwg Jun 03, 2025 - 4:11pm

