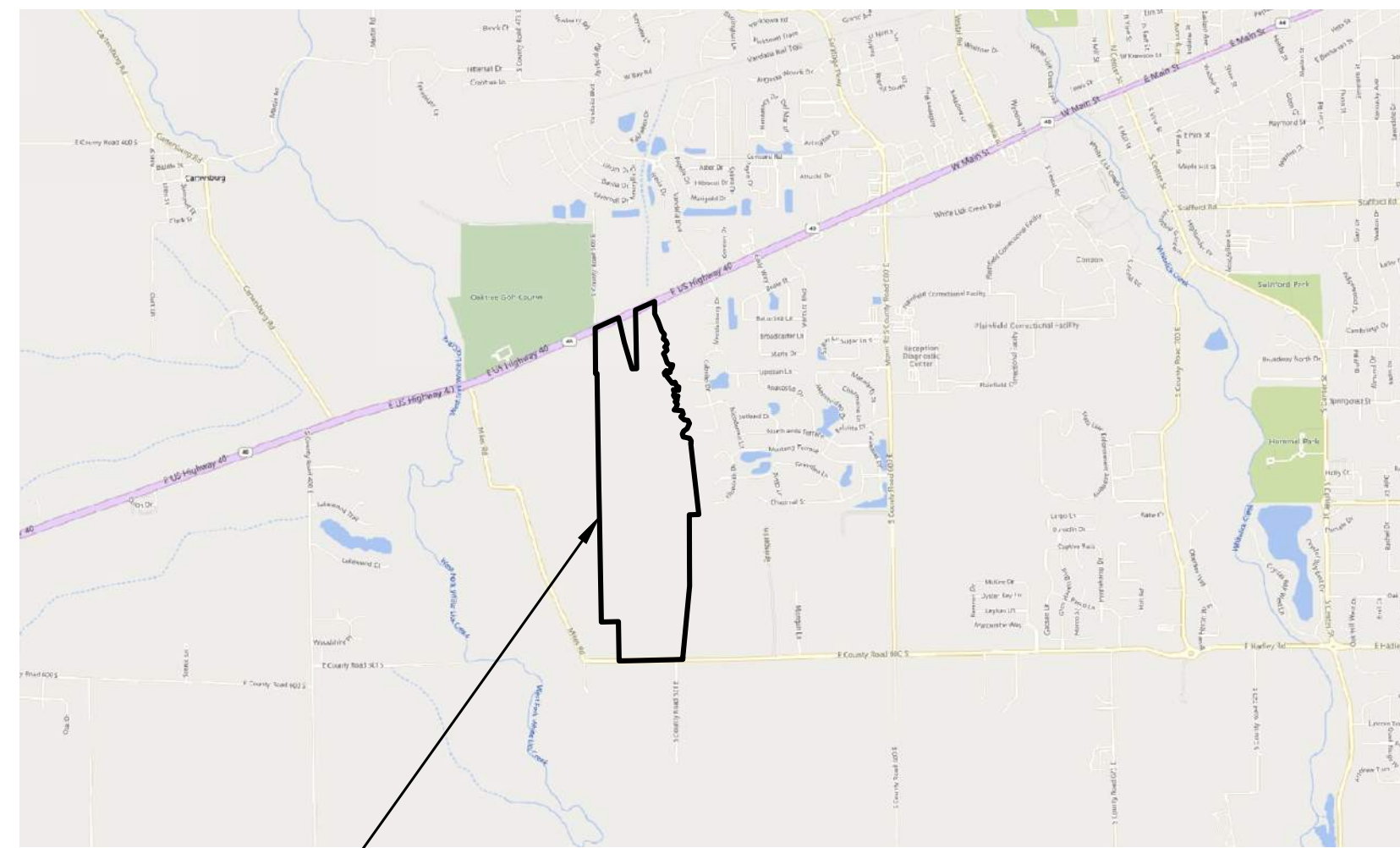


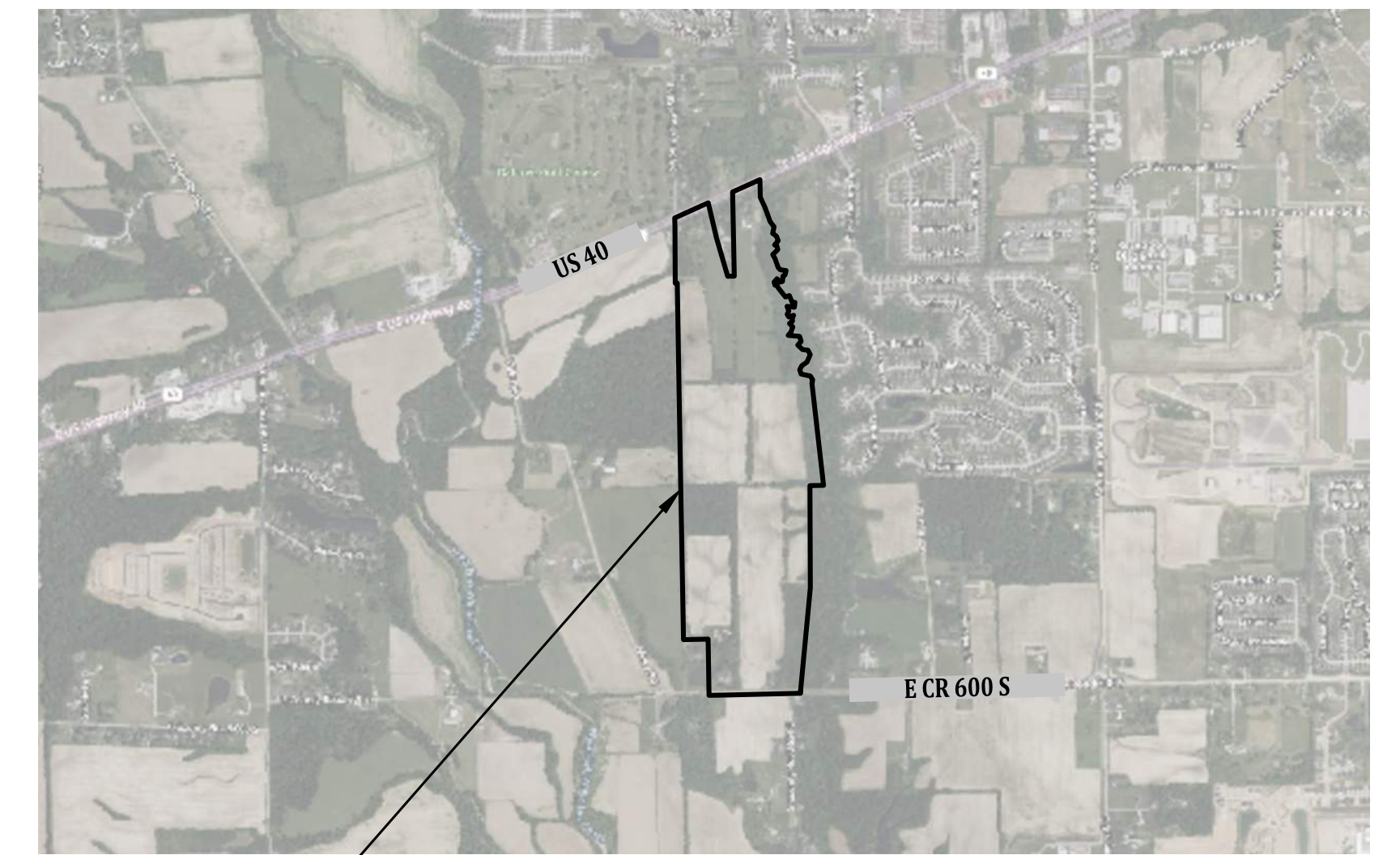
WESTLYN - PRIMARY PLAT

ZONING: PROPOSED R3, R4, & R5
 8750 US HIGHWAY 40
 SECTION 4, TOWNSHIP 14N, RANGE 1E, GUILFORD TOWNSHIP
 TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA

SITE MAP
 SCALE: 1"=200'



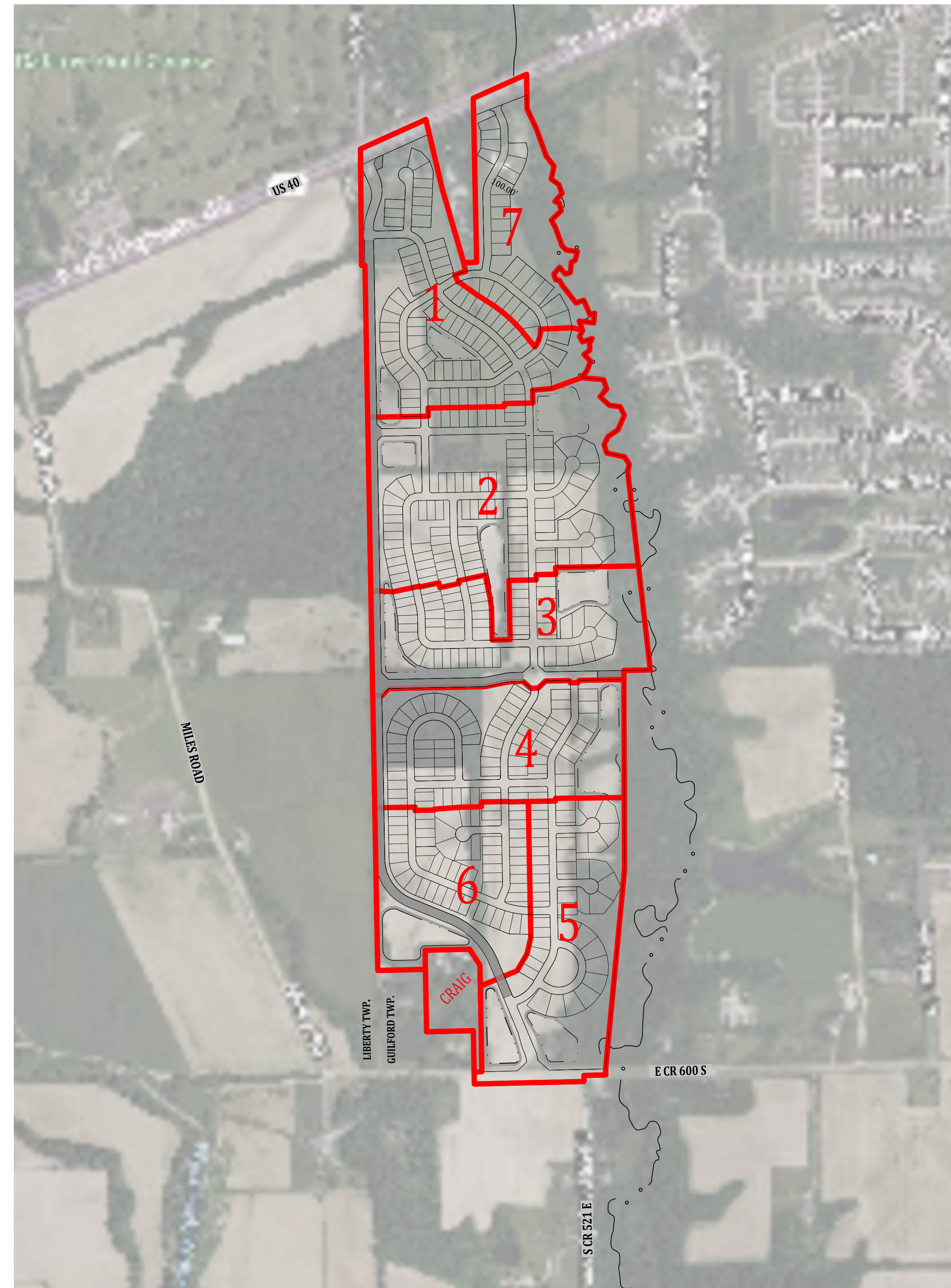
PROJECT LOCATION
 VICINITY MAP
 NO SCALE



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 R-3, R-4, & R-5)
 TOTAL AREA: 218± ACRES
 TOTAL NUMBER OF LOTS: 417± LOTS (PLUS CRAIG PARCEL)
 TOTAL COMMON AREA: 83± 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

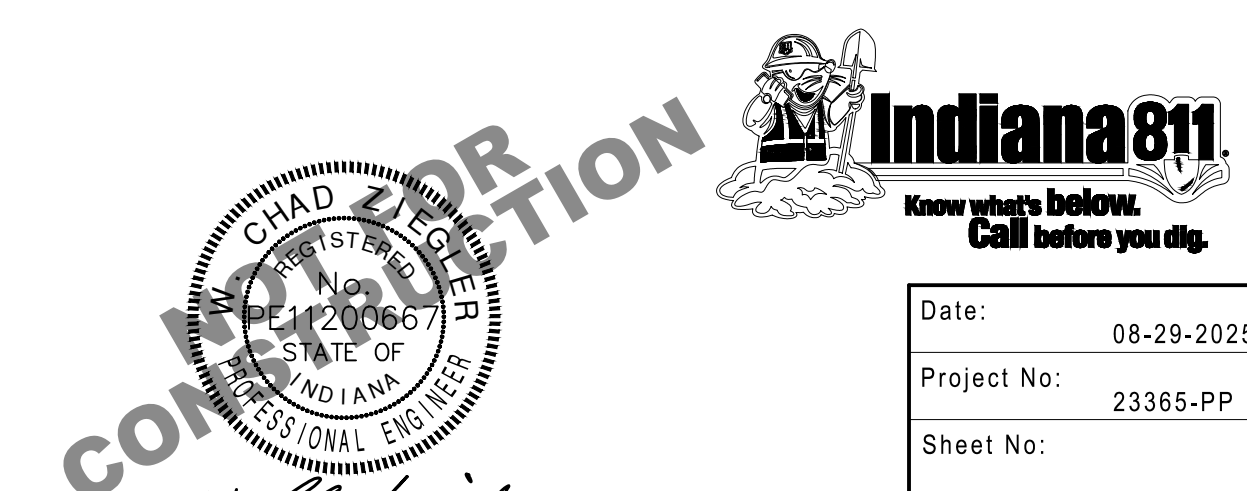
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C200-C205	PRIMARY PLAT
C220	LOT SIZING - ZONING AREAS
C221	ROAD CROSS SECTIONS PLAN
C222	OVERALL TRAIL SYSTEM PLAN
C300-C305	UTILITY PLAN
C320	OFFSITE UTILITIES TO SITE
C400	DETAILS, SOILS & FIRM MAP
C410 - C412	TRAIL CROSSING AND SIGN PLAN
L101 - L103	LANDSCAPING AND SIGNAGE PLAN
1 - 4	ALTA PROFORMA
PG. 1	US HIGHWAY 40 ENTRANCE DETAIL BY A&F ENGINEERING

REVISIONS

NUMBER	DESCRIPTION	DATE
1	ADDRESS TOWNS COMMENTS	08-19-2025
2	PER TOWN PLANNER	10-21-2025

CERTIFIED BY:

W. Chad Ziegler



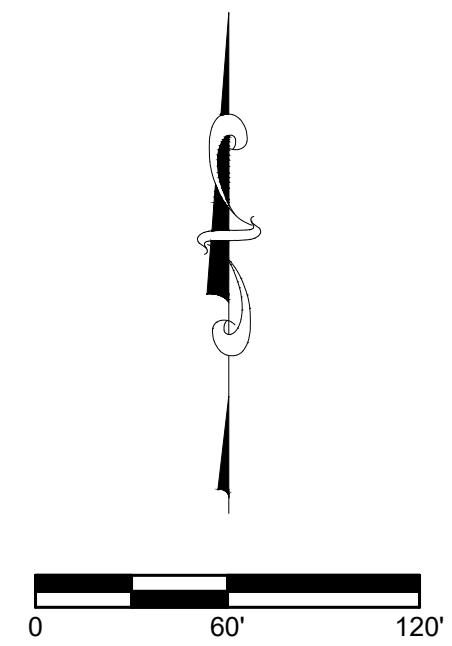
Date: 08-29-2025
 Project No: 23365-PP
 Sheet No:

C100

Land Description

Part of the Southwest Quarter of Section 33, Township 15 North, Range 1 East and the Northwest and Southwest Quarters of Section 4, Township 14 North, Range 1 East of the Second Principal Meridian, in Hendricks County, Indiana described as follows:

BEGINNING at the southeast corner of the west half of the southwest quarter of said Section 4; thence South 88 degrees 39 minutes 39 seconds West along the south line of said west half 724.35 feet to the southwest corner of the land of Robert & Leanne Craig recorded as Instrument Number 201523513 in the Office of the Recorder of Hendricks County (the following four (4) calls follow along the west and south lines of said land of Robert & Leanne Craig); 1) thence North 01 degree 04 minutes 06 seconds West 312.72 feet; 2) thence South 88 degrees 39 minutes 39 seconds West 309.04 feet; 3) thence North 01 degree 02 minutes 32 seconds West 412.28 feet; 4) thence South 88 degrees 37 minutes 34 seconds West 315.76 feet to the west line of the southwest quarter of said Section 4; thence North 01 degree 01 minute 50 seconds West along said west line 1,939.22 feet to the northwest corner of said southwest quarter; thence North 01 degree 02 minutes 01 second West along the west line of the northwest quarter of said Section 4 a distance 1,334.72 feet to the southwest corner of the north half of said northwest quarter; thence North 01 degree 03 minutes 08 seconds West along the west line 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 22.69 feet to the southwest corner of said southwest quarter; thence North 00 degrees 33 minutes 31 seconds West along the west line of said southwest quarter 768.62 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" 474.45 feet to the northwest corner of the land of Kevin & Kara Trivett recorded as Instrument Number 202225722 in said recorder's office (the following four (4) calls follow along the west, south and east lines of said land of Kevin & Kara Trivett); 1) thence South 13 degrees 12 minutes 33 seconds East 466.11 feet; 2) thence South 16 degrees 15 minutes 55 seconds East 511.69 feet; 3) thence North 88 degrees 28 minutes 16 seconds East 85.56 feet; 4) thence North 01 degree 10 minutes 02 seconds West 1,083.67 feet to said Line "AL"; thence North 65 degrees 48 minutes 29 seconds East along said Line "AL" 385.41 feet; to the centerline of a creek (the following fifty three (53) calls follow along said centerline); 1) thence South 00 degrees 58 minutes 49 seconds East 228.11 feet; 2) thence South 25 degrees 01 minute 06 seconds East 142.98 feet; 3) thence South 19 degrees 50 minutes 15 seconds East 195.51 feet; 4) thence South 38 degrees 03 minutes 23 seconds East 83.08 feet; 5) thence South 12 degrees 39 minutes 27 seconds West 87.17 feet; 6) thence South 54 degrees 26 minutes 15 seconds East 61.54 feet; 7) thence South 20 degrees 54 minutes 04 seconds East 62.30 feet; 8) thence South 41 degrees 15 minutes 18 seconds West 71.67 feet; 9) thence South 71 degrees 45 minutes 26 seconds East 29.48 feet; 10) thence South 14 degrees 40 minutes 59 seconds East 53.04 feet; 11) thence South 46 degrees 14 minutes 18 seconds West 89.44 feet; 12) thence South 27 degrees 43 minutes 32 seconds East 59.39 feet; 13) thence South 19 degrees 45 minutes 20 seconds East 123.27 feet; 14) thence South 43 degrees 01 minute 46 seconds East 40.18 feet; 15) thence South 82 degrees 12 minutes 53 seconds East 75.77 feet; 16) thence South 14 degrees 33 minutes 19 seconds West 59.75 feet; 17) thence South 66 degrees 20 minutes 50 seconds West 27.07 feet; 18) thence South 06 degrees 11 minutes 48 seconds West 70.42 feet; 19) thence South 73 degrees 22 minutes 11 seconds West 33.98 feet; 20) thence North 40 degrees 18 minutes 07 seconds West 58.02 feet; 21) thence South 40 degrees 57 minutes 52 seconds West 58.62 feet; 22) thence South 18 degrees 23 minutes 02 seconds East 40.84 feet; 23) thence South 84 degrees 19 minutes 00 seconds East 23.86 feet; 24) thence South 29 degrees 30 minutes 57 seconds East 37.75 feet; 25) thence South 37 degrees 58 minutes 29 seconds East 149.02 feet; 26) thence North 69 degrees 46 minutes 10 seconds East 54.09 feet; 27) thence South 23 degrees 09 minutes 13 seconds East 106.42 feet; 28) thence North 67 degrees 59 minutes 41 seconds East 31.36 feet; 29) thence South 04 degrees 57 minutes 50 seconds West 64.19 feet; 30) thence North 82 degrees 31 minutes 20 seconds West 96.14 feet; 31) thence South 19 degrees 55 minutes 36 seconds East 66.50 feet; 32) thence South 27 degrees 59 minutes 15 seconds West 45.22 feet; 33) thence South 30 degrees 43 minutes 44 seconds East 40.86 feet; 34) thence North 70 degrees 42 minutes 15 seconds East 66.12 feet; 35) thence South 26 degrees 58 minutes 14 seconds West 35.06 feet; 36) thence South 02 degrees 02 minutes 50 seconds East 44.64 feet; 37) thence South 52 degrees 50 minutes 03 seconds West 48.59 feet; 38) thence South 43 degrees 33 minutes 47 seconds East 62.85 feet; 39) thence South 21 degrees 06 minutes 36 seconds West 70.14 feet; 40) thence South 40 degrees 11 minutes 25 seconds West 55.27 feet; 41) thence South 84 degrees 46 minutes 47 seconds East 147.57 feet; 42) thence South 17 degrees 54 minutes 44 seconds East 65.58 feet; 43) thence South 40 degrees 54 minutes 00 seconds West 65.96 feet; 44) thence South 47 degrees 00 minutes 28 seconds East 83.86 feet; 45) thence South 82 degrees 52 minutes 38 seconds East 71.58 feet; 46) thence South 25 degrees 47 minutes 15 seconds East 62.37 feet; 47) thence South 23 degrees 20 minutes 02 seconds West 105.72 feet; 48) thence South 55 degrees 27 minutes 59 seconds West 79.97 feet; 49) thence South 26 degrees 12 minutes 41 seconds West 58.70 feet; 50) thence South 18 degrees 21 minutes 44 seconds East 57.62 feet; 51) thence South 77 degrees 42 minutes 05 seconds East 120.47 feet; 52) thence South 32 degrees 39 minutes 08 seconds East 56.58 feet; 53) thence South 10 degrees 12 minutes 31 seconds West 39.68 feet to the north line of the northwest quarter of said Section 4; thence South 88 degrees 55 minutes 08 seconds West along said north line 3.79 feet to the northeast corner of the land of DKDS Investments, LLC recorded as Instrument Number 201923551 in the Office of the Recorder of Hendricks County (the following four (4) calls follow along the east line of said land of DKDS Investments, LLC); 1) thence South 06 degrees 29 minutes 22 seconds East 1,335.06 feet; 2) thence South 88 degrees 44 minutes 40 seconds West 175.36 feet; 3) thence South 00 degrees 11 minutes 46 seconds East 1,308.96 feet; 4) thence South 05 degrees 25 minutes 33 seconds West 1,362.35 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 POINT OF BEGINNING, containing 217.014 acres, more or less.



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.

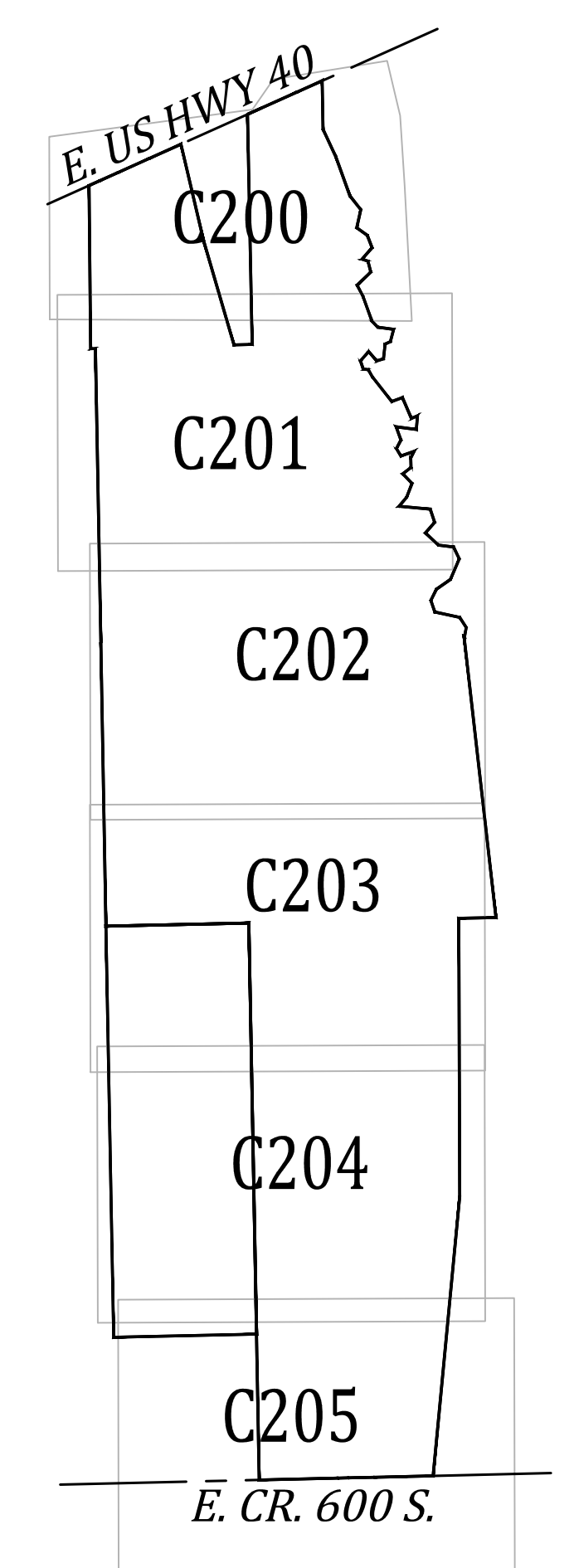
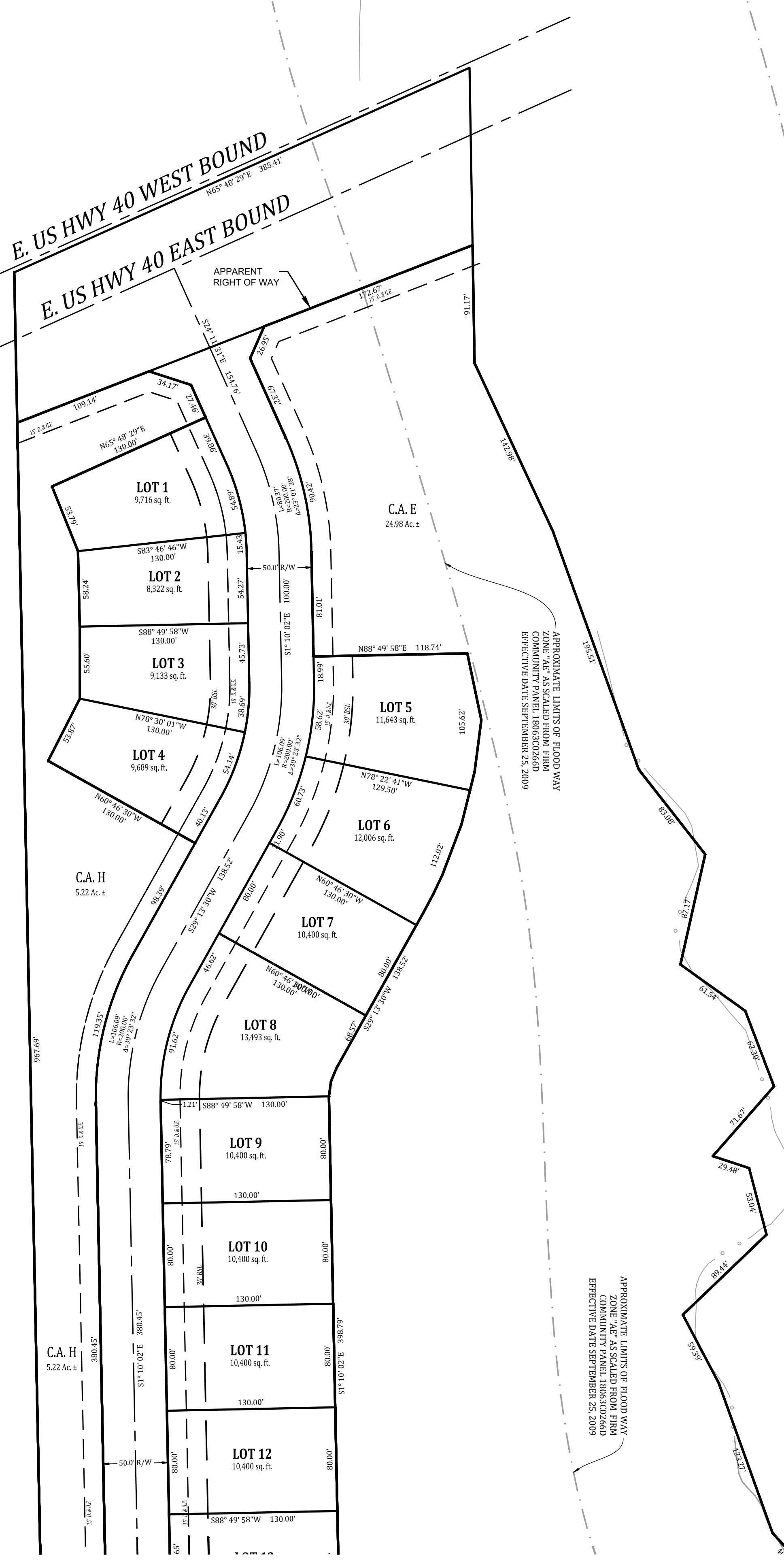
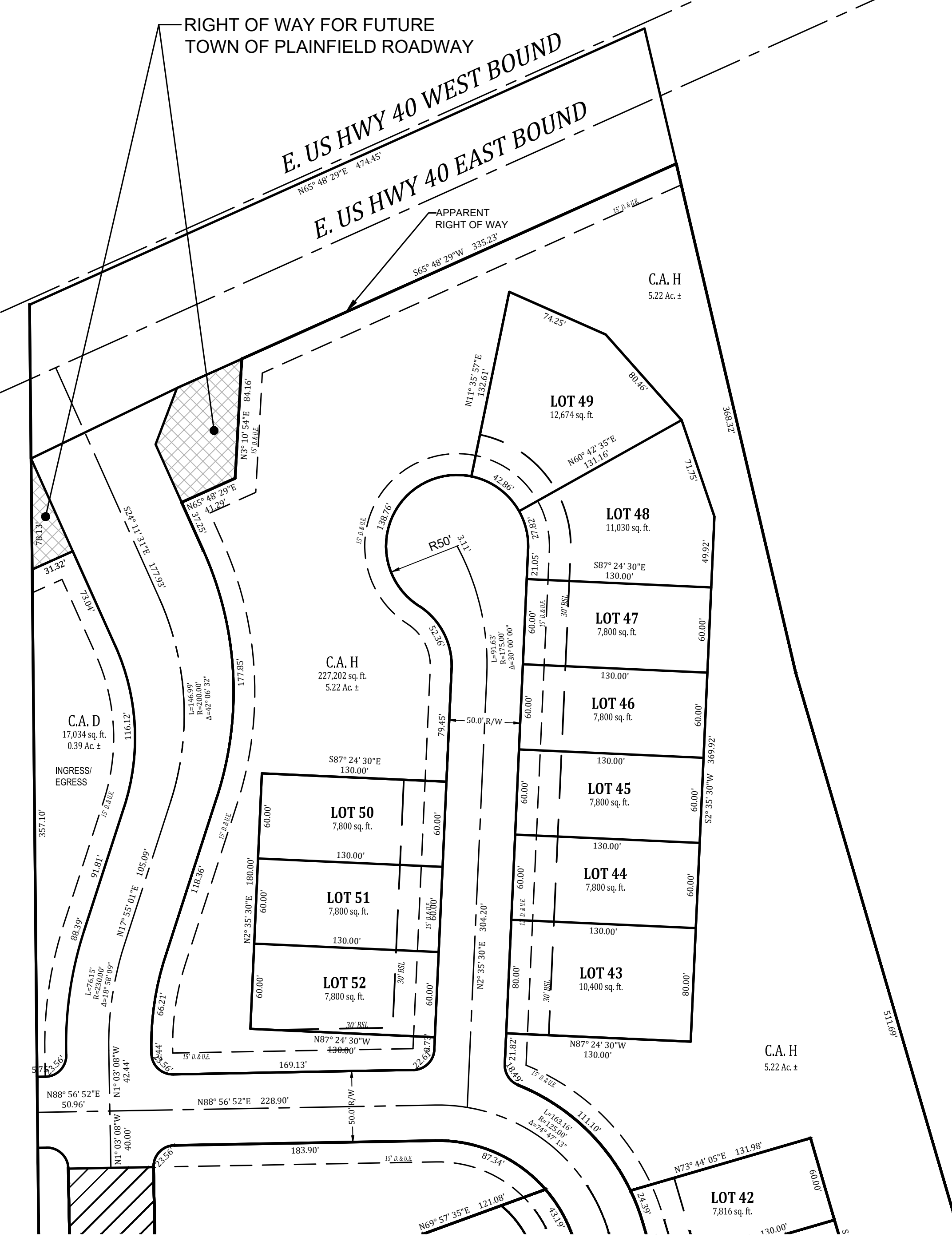
● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

SEE SHEET C221 FOR SIDEWALK AND EASEMENT INFORMATION.

Date	Revisions
08-19-2025	
10-21-2025	

Sym.	ADDRESS/TOWNS COMMENTS
1	PER TOWN PLANNER
2	

Designed:	Drawn:	Checked:	Scale:	Date:
LGf	GAF	LGf	1" = 60'	08-26-2025



SHEET KEY MAP

SEE SHEET C201 FOR CONTINUATION

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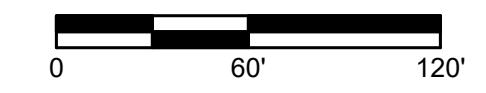
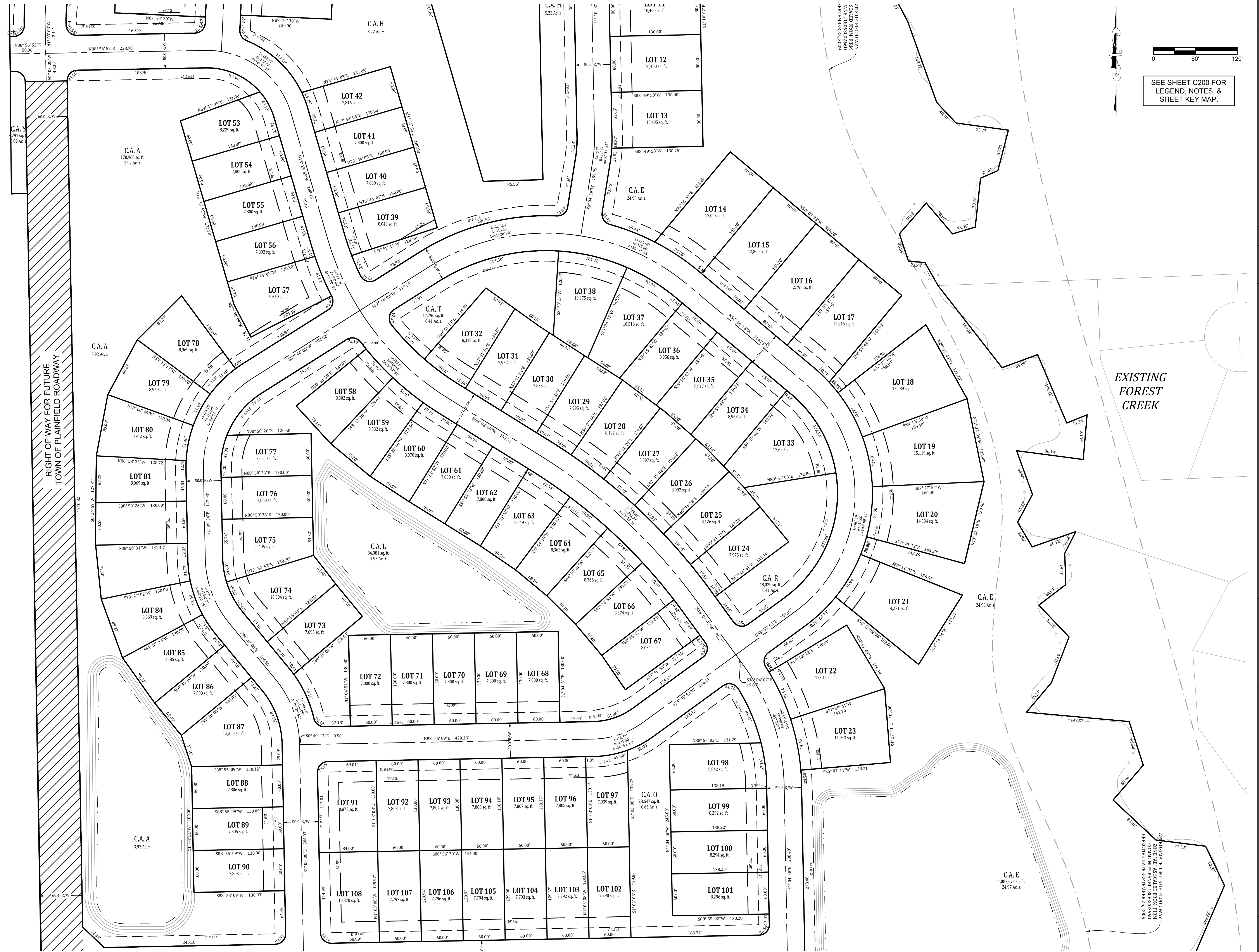
PRIMARY PLAT - "WESTLYN"
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

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

Project No:	23365
Sheet No:	C200

SEE SHEET C200 FOR CONTINUATION



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

Date	Revisions
08-19-2025	1
10-21-2025	2

Sym.	Address	Towns	Comments
1	LG	LG	PER TOWN PLANNER
2	GAF	GAF	
	LG	LG	
	LG	LG	

Designed: LG
Drawn: GAF
Checked: LG
Scale: 1" = 60'
Date: 08-28-2025

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

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
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WEB: www.BanningEngineering.com

Project No: 23365
Sheet No:

C201

SEE SHEET C202 FOR CONTINUATION

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

EXISTING FOREST CREEK

APPROXIMATE LIMITS OF FLOOD WAVE ZONE ARE ASSUMED FROM HINDRICKS COUNTY EFFECTIVE DATE SEPTEMBER 25, 2009

APPROXIMATE LIMITS OF FLOOD WAVE ZONE ARE ASSUMED FROM HINDRICKS COUNTY EFFECTIVE DATE SEPTEMBER 25, 2009

APPROXIMATE LIMITS OF FLOOD WAVE ZONE ARE ASSUMED FROM HINDRICKS COUNTY EFFECTIVE DATE SEPTEMBER 25, 2009

APPROXIMATE LIMITS OF FLOOD WAVE ZONE ARE ASSUMED FROM HINDRICKS COUNTY EFFECTIVE DATE SEPTEMBER 25, 2009

Date	08-19-2025
Revisions	
1	ADDRESS TOWNS COMMENTS
2	PER TOWN PLANNER
Designed:	LGF
Drawn:	GAF
Checked:	LGF
Scale:	1" = 60'
Date:	08-26-2025

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

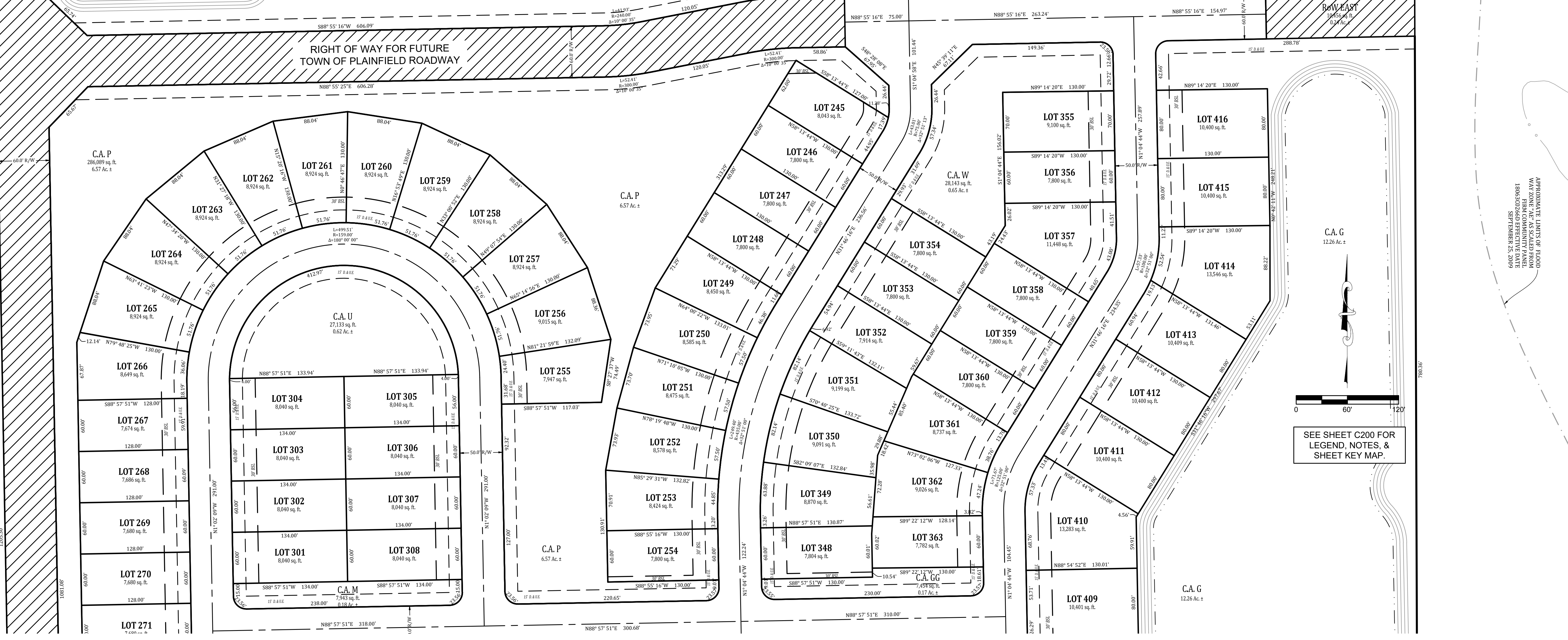
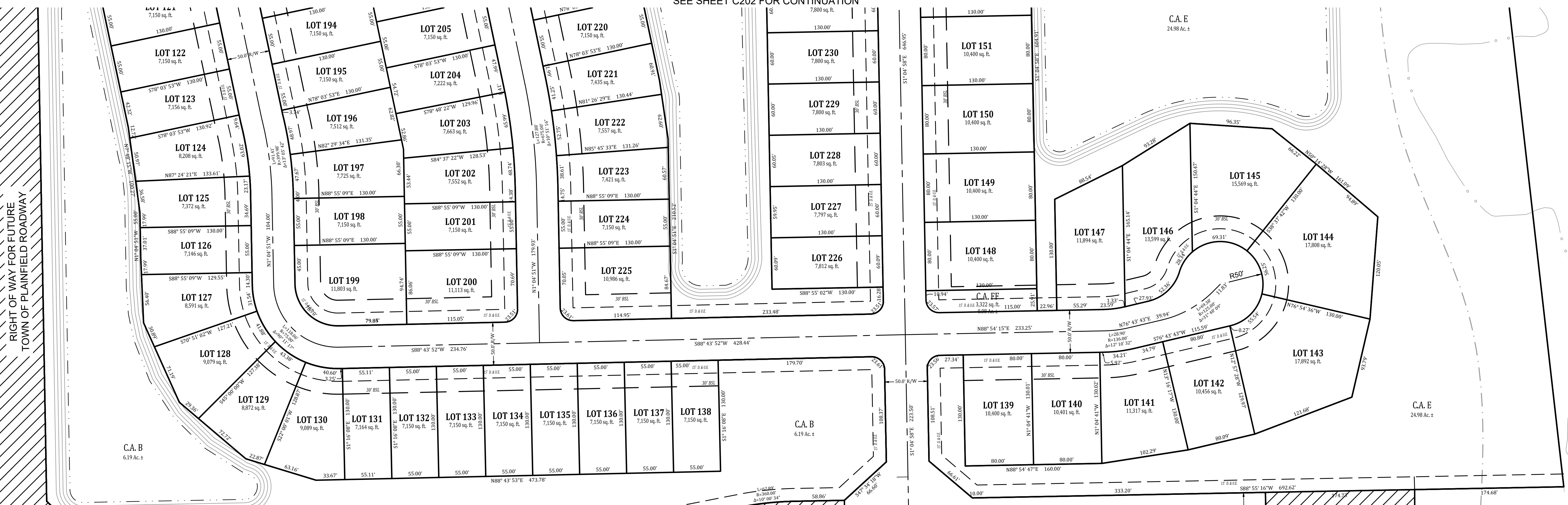
NOT FOR CONSTRUCTION

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

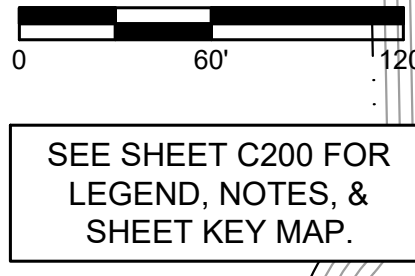
Project No: 23365
 Sheet No: C202



SEE SHEET C202 FOR CONTINUATION



SEE SHEET C204 FOR CONTINUATION



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

APPROXIMATE LIMITS OF FLOOD WAY ZONE AS ASSUMED FROM 1983 FLOOD MAP EFFECTIVE DATE SEPTEMBER 25, 2009

Revisions		Date
1	ADDRESS TOWNS COMMENTS	08-19-2025
2	PER TOWN PLANNER	10-21-2025

Designed:	LG	GAF	LG	1" = 60'
Drawn:	LG	GAF	LG	Date:
Checked:	LG	GAF	LG	08-26-2025

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

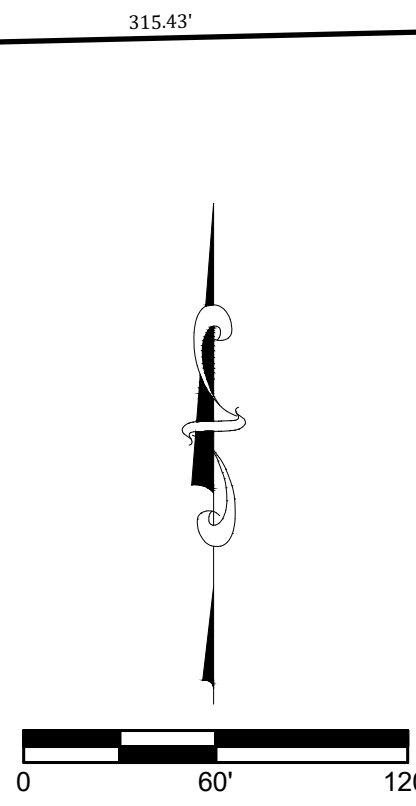
NOT FOR CONSTRUCTION

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

Project No: 23385
 Sheet No:

C203

SEE SHEET C204 FOR CONTINUATION



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

Date	Revisions
08-19-2025	
10-21-2025	

Sym.	ADDRESS TOWNS COMMENTS
1	PER TOWN PLANNER
2	

Designed:	Drawn:	Checked:	Scale:	Date:
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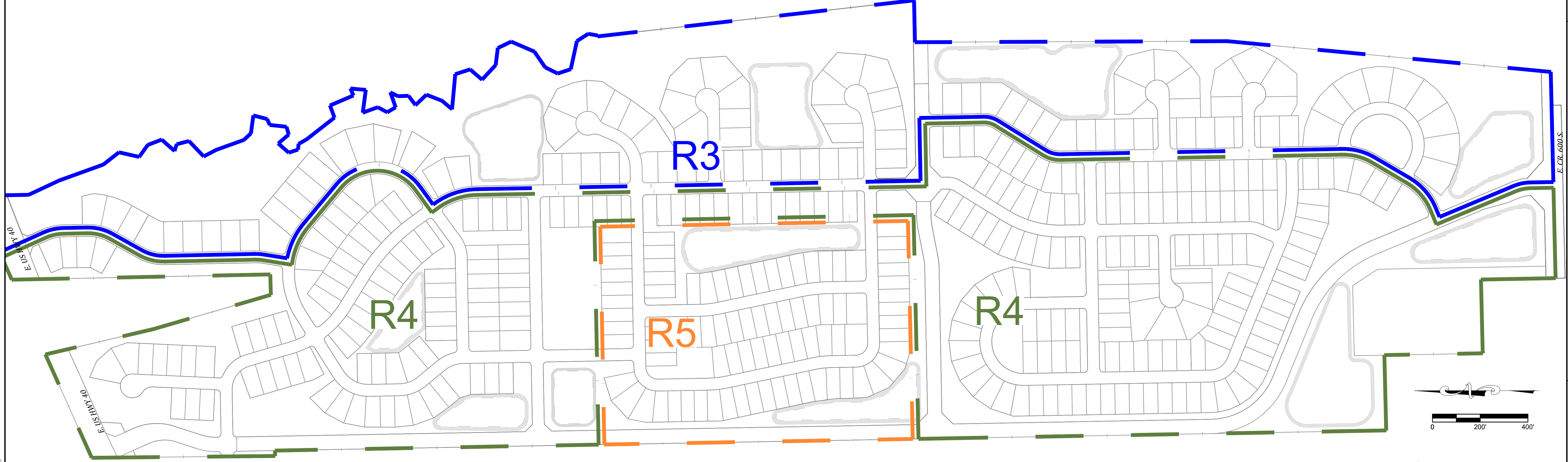
PRIMARY PLAT - "WESTLYN"
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
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 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Project No: 23365
 Sheet No:

C205



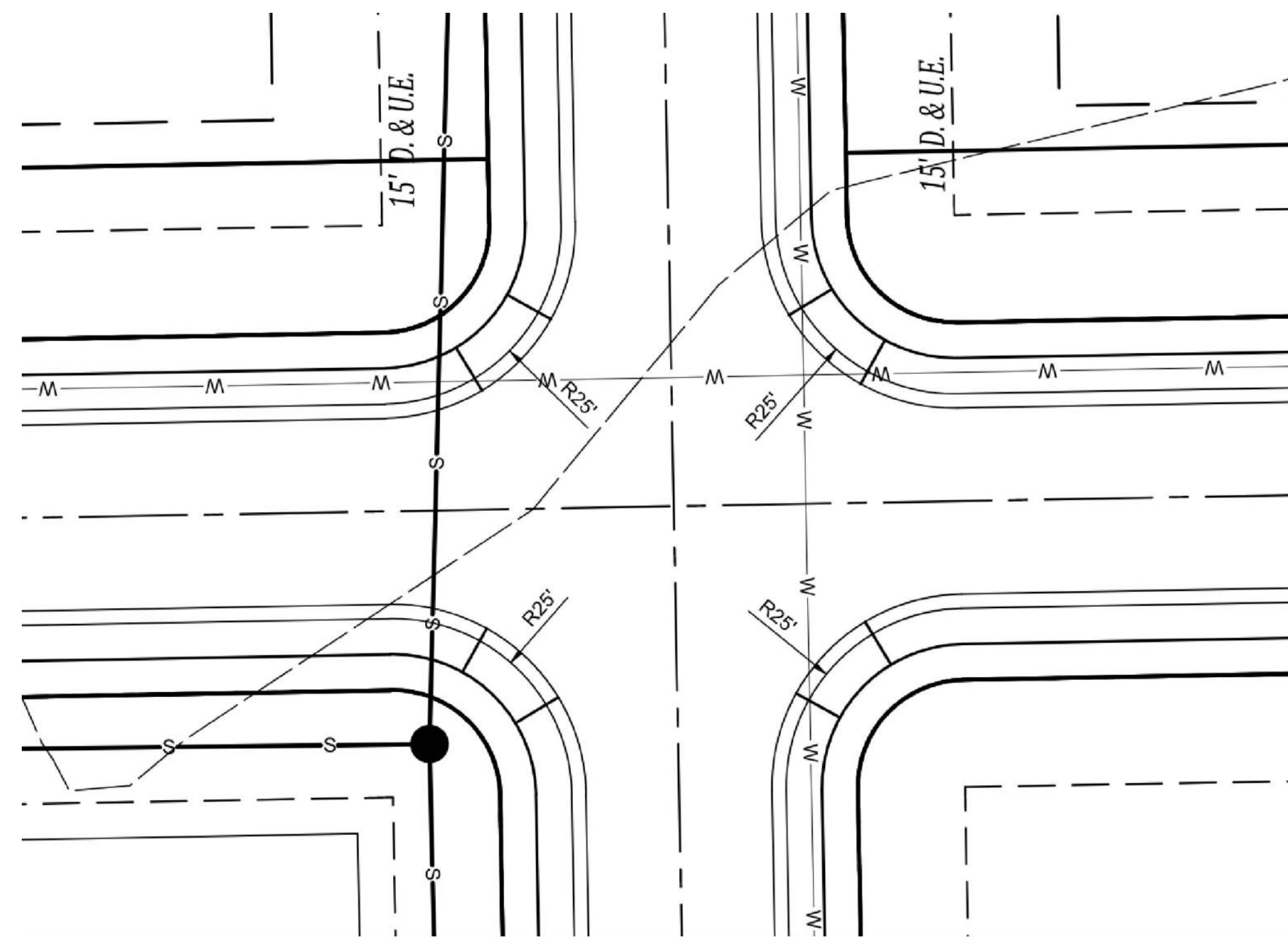
Revisions		Date
1	ADDRESS TOWNS COMMENTS	08-19-2025
2	PER TOWN PLANNER	10-21-2025

Designed:	Drawn:	Checked:	Scale:	Date:
LGF	GAF	LGF	1"=200'	08-26-2025

LOT SIZING - ZONING AREAS
 WESTLYN
 HENDRICKS COUNTY
 PLAINFIELD, INDIANA

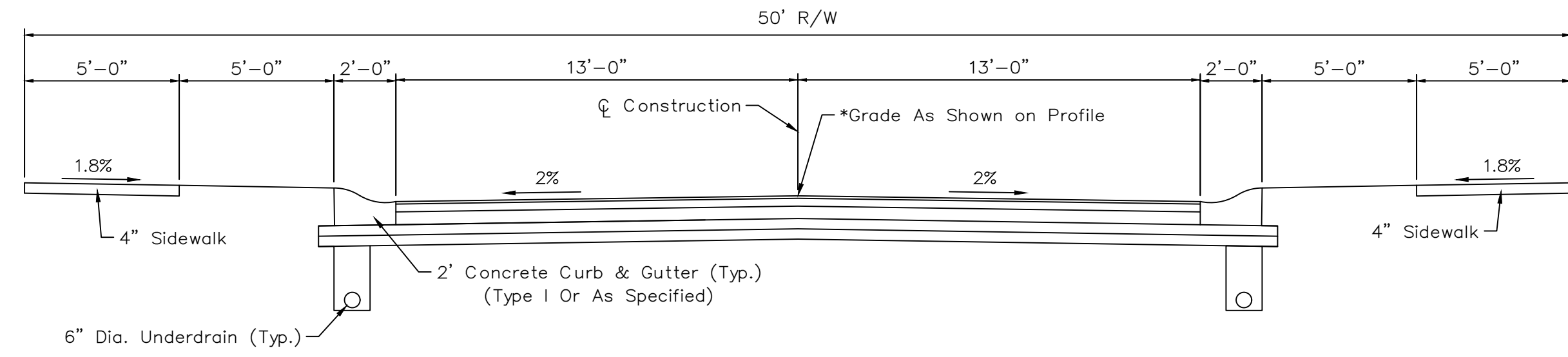
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BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

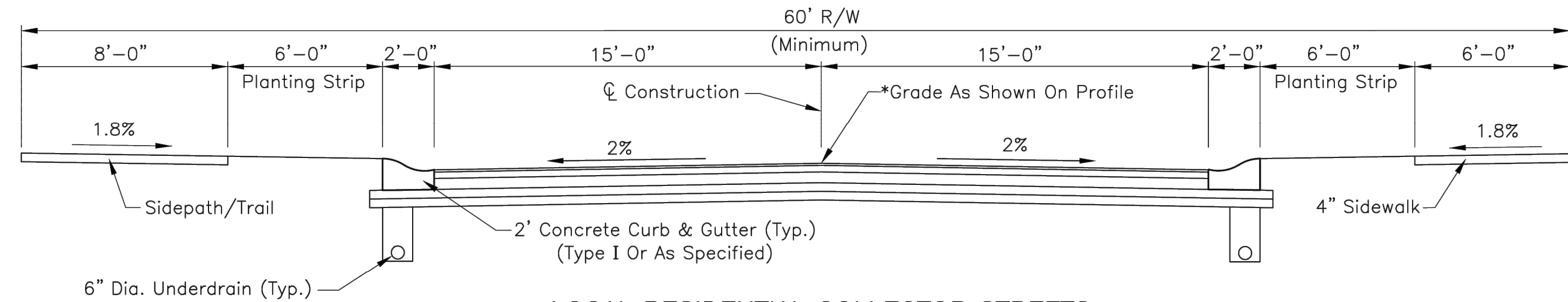


TYPICAL CURB RADIUS DETAIL
NO SCALE

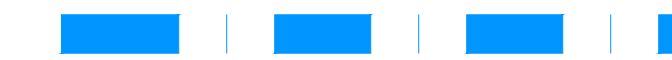
NOTE: ALL STREET AND CURB RADIUS
WILL MEET THE TOWN OF PLAINFIELD
STANDARDS.



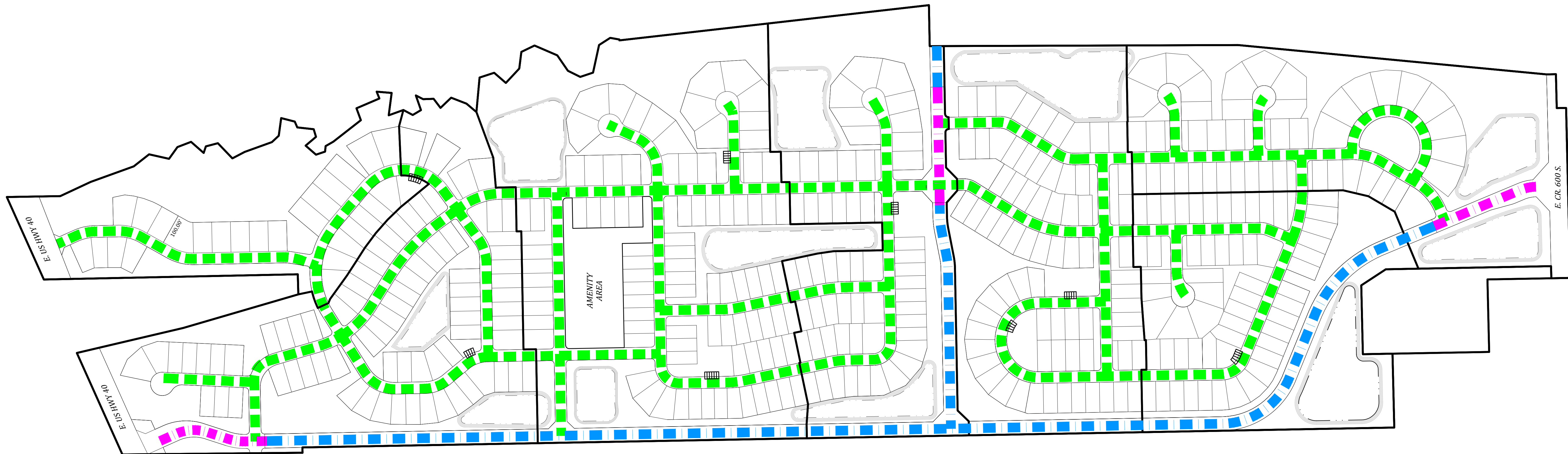
LOCAL RESIDENTIAL STREETS



LOCAL RESIDENTIAL COLLECTOR STREETS



INDICATES FUTURE
TOWN OF PLAINFIELD ROADWAY



STREET R/W KEY
NO SCALE

Revisions	
Sym.	Comments
1	ADDRESS TOWNS COMMENTS
2	PER TOWN PLANNER

Designed:	LGF
Drawn:	GAF
Checked:	LGF
Scale:	NO SCALE
Date:	08-28-2025

ROAD CROSS SECTIONS
WESTLYN
HENDRICKS COUNTY
PLAINFIELD, INDIANA

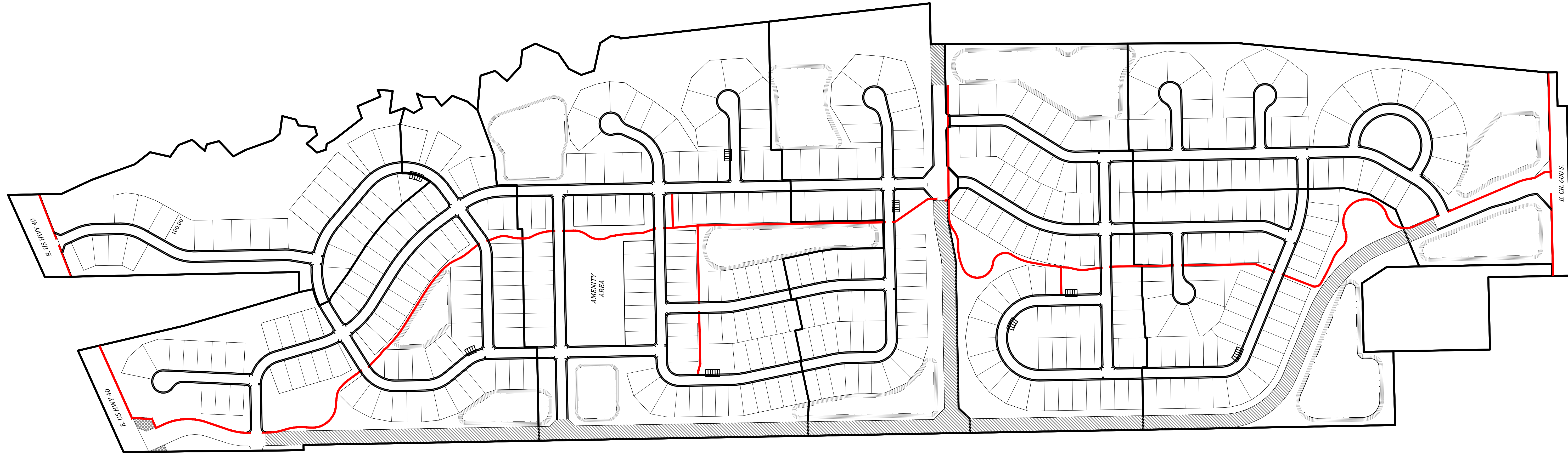
NOT FOR
CONSTRUCTION

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3900
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

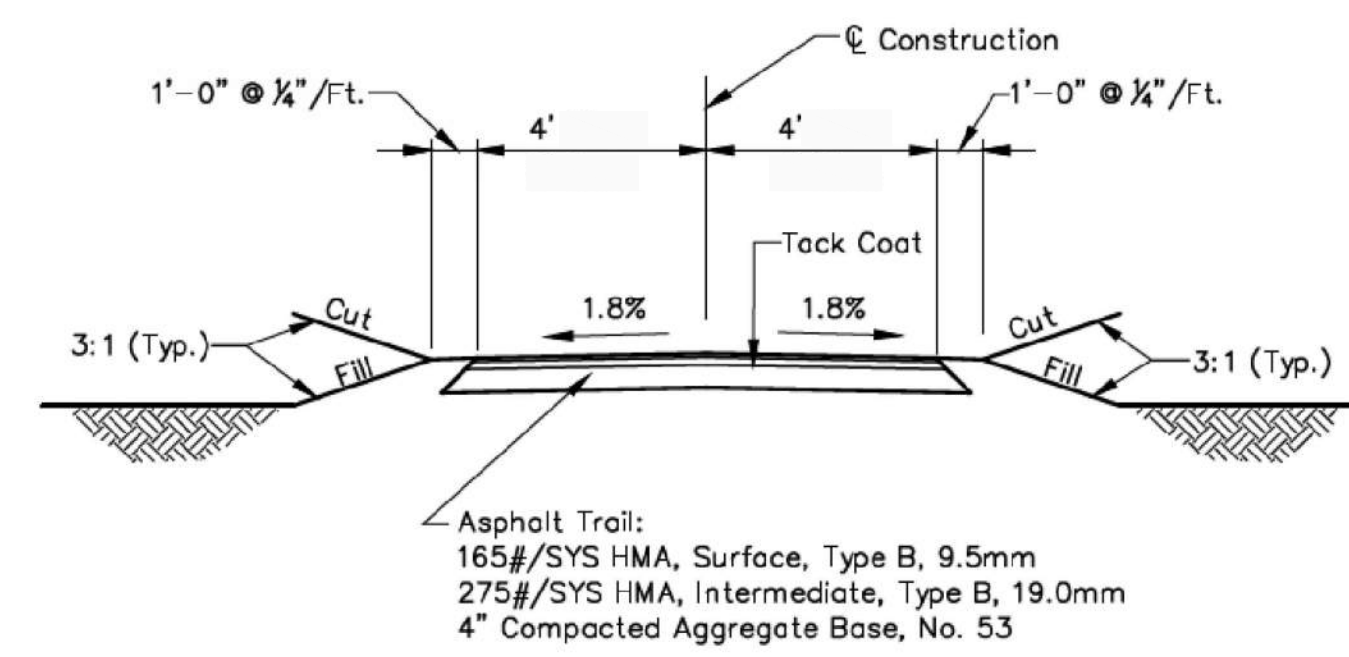
Project No: 23365
Sheet No:

p:\mays P:\2023\23365\Engineering\Cadd\Sheet Files\Zoning PP\23365 Road Cross Section Exhibit.dwg Oct 22, 2025 - 10:44am

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TRAIL SYSTEM MAP
 NO SCALE



TYPICAL SIDEPATH/TRAIL CROSS SECTION
 Not To Scale

- NOTES:**
- 1.) Cross Slope Shall Be 1.8% Maximum For Crowns, Transitions, And Superelevations.

Designated:	Sym.	Revisions	Date
LGF	1	ADDRESS TOWNS COMMENTS	08-19-2025
GAF	2	PER TOWN PLANNER	10-21-2025
LGF			
LGF			
NO SCALE			
Date:			08-26-2025

OVERALL TRAIL SYSTEM
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
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Project No: 23365
Sheet No:

C222