



CITY OF WESTFIELD, IN
Plat Committee Meeting Agenda - 11/25/2024
Monday, November 25, 2024 at 11:00 AM

BOARD OR COMMISSION: Plat Committee Meeting
MEETING DATE: Monday, November 25, 2024 at 11:00 AM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF PLAT COMMITTEE

Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

****A quorum of the Common Council may be present****

OPENING OF THE MEETING

Note the presence of a quorum
Announce Any Changes to Agenda
Approval of Minutes - November 11, 2024
Review Rules of Procedure

ITEMS OF BUSINESS

No items of business.

PUBLIC HEARING ITEMS

2411-ODP-09 & 2411-SPP-10 Courtyards of Cielo Ranch [PUBLIC HEARING]
926 East 161st Street.
Epcon Communities, represented by Church Church Hittle + Antrim requests Primary Plat and Overall Development Plan review of an 80 lot, single-family detached subdivision on 35.5 acres +/- in the Courtyards of Cielo Ranch Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

No items continued to a future meeting.

REPORTS/COMMENTS

Plat Committee Members

Plan Commission Liaison

Community Development Department

ADJOURNMENT



Westfield-Washington Township Plat Committee

Minutes of the November 11, 2024 Plat Committee Meeting

Presented for approval: Monday, November 25, 2024

Westfield-Washington Township Plat Committee
met at 11:00 a.m. on Monday, October 28, 2024 at Westfield City Services Center.

Active link for this meeting:

[November 11, 2024 YouTube Video](#)

OPENING OF MEETING: 11:00 AM

[YouTube Time: 0:00](#)

CALL TO ORDER

Roll Call

Plat Committee Members Present In-Person: Robert Horkay, Justin Wiley, Hayley Morgan.

Plat Committee Members Virtually: Brian Kelly.

Plat Committee Members Absent: Michael Pearce.

City Staff Present In-Person: Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: None.

Legal Counsel Present Virtually: None.

DETERMINATION OF A QUORUM

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Morgan motioned to approve the October 28, 2024 Plat Committee minutes as written.

Wiley seconded. Motion passed. Vote 4-0.

REVIEW RULES AND PROCEDURES

Collingwood reviewed APC Workshop rules and procedures.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

2411-ODP-10 & 2411-SPP-11

Ravinia Amendment

[YouTube Time: 3:27](#)

16939 Eagletown Road.

Ravinia Developer, LLC by Kimley-Horn and Associates, Inc. requests an amendment to the approved Ravinia Overall Development Plan and Primary Plat to modify southeastern access and circulation for a one-hundred and eighty-seven (187) lot residential subdivision on 80 acres +/- in the Ravinia Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation

Public Hearing for 2411-ODP-10 & 2411-SPP-11 opened at 11:05 a.m.

- No public comments.

Public Hearing for 2411-ODP-10 & 2411-SPP-11 closed at 11:07 a.m.

Plat questions and comments / Petitioner responses

Kelly motioned to approve 2411-ODP-10 & 2411-SPP-11 as shown with staff recommendations and to include and subject to the three (3) recommended conditions and with City of Westfield Public Works Department review of accel and decel access.

Wiley seconded. Motion passed. Vote 4-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

Plat Committee Minutes for November 11, 2024 Page 1 of 3

ITEMS CONTINUED TO A FUTURE MEETING

No Items Continued to a Future Meeting.

REPORTS/COMMENTS:

[YouTube Time: 19:02](#)

- Plat Committee Members
 - Plan Commission Liaison
 - Community Development Department
-

ADJOURNMENT

Wiley motioned to adjourn the meeting. Morgan seconded. Motion passed. Vote 4-0.
The meeting adjourned at 11:21 a.m.

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Signature Page for Plat Committee Minutes for November 11, 2024

Robert Horkay, President

Justin Wiley, Vice President

Kevin Todd, Secretary



Petition Number: 2411-SPP-10 & 2411-ODP-09

Project Name: Courtyards of Cielo Ranch Overall Development Plan and Primary Plat

Subject Site Location: 929 E 161st St ("the Property")

Petitioner: Epcon Communities

Representative: Church Church Hittle + Antrim

Requests: Primary Plat (SPP) and Overall Development Plan (ODP) review of an 80-lot single-family detached residential subdivision

Current Zoning: Courtyards of Cielo Ranch PUD District (Ord. 24-37)

Current Land Use: Residential/Equestrian

Acreage: 35.5 acres +/-

Staff Reviewer: Lauren Gillingham-Teague, AICP - Senior Planner

Exhibits:

1. Staff Report
2. Location Map
3. ODP & SPP Plan Set
4. Courtyards of Cielo Ranch PUD (Ord. 24-37)

PROCEDURAL

- | | |
|---|------------|
| • TAC Meeting | 10/22/2024 |
| • Plat Committee Public Hearing (ODP & SPP) | 11/25/2024 |

PROJECT HISTORY

The Courtyards of Cielo Ranch PUD was just recently adopted in September 2024 (Ord. 24-37). As part of that approval, the developer recorded a commitment that the neighborhood would be operated as an age-restricted, 55+ community. Due to ongoing issues with the rollout of the new City website, the adopted (though unrecorded) PUD ordinance is attached as an exhibit.

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS

Article 10.7(H) of the UDO

The **Overall Development Plan** complies with all applicable standards.

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(I) of UDO



The **Primary Plat** complies with all applicable standards.

DISTRICT STANDARDS

Ord. 24-37 & Chapter 4 of UDO

The lots comply with all PUD standards as outlined below.

- 1) The Underlying Zoning District shall be SF4: Single-Family High-Density Residential
- 2) The permitted uses shall be as set forth below:
 - i) All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted
 - ii) Educational Institutions with dormitory accommodations, Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
 - iii) The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 80.
- 3) The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.
 - a) Minimum Lot Area: 6,000 sq ft
 - b) Minimum Lot Frontage: 35 feet
 - c) Minimum Lot Width: 52 feet
 - d) Minimum Building Setbacks
 - i) Front yard:
 1. Distance from garage door to right-of-way line: 20 feet
 2. Distance from front porch, front door, or courtyard fence: 10 feet
 - ii) Side yard: 5 feet (10 between dwelling units)
 - iii) Rear yard: 15 feet
 - e) Maximum Building Height: 1 ½ stories *2nd floor not to exceed 50% of ground level SF
 - f) Minimum Living Area (Total):
 - i) 1,400 square feet for up to eight (8) Lots;
 - ii) 1,500 square feet for all other Lots

DEVELOPMENT STANDARDS

Ord. 24-37 & Chapter 6 of UDO

The plans comply with all applicable development standards

- 4) Ord. 24-37 – Architecture Standards

As with all single-family detached developments, architectural review will be completed with the building permit.



5) Ord. 24-37 & UDO Article 6.8 – Landscaping Standards

Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

a) Street Trees:

i) Article 6.8(J) Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

1. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located outside the public right-of-way within ten (10) feet of the right-of-way.
2. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.

b) Lot Landscaping:

i) Article 6.8(K) shall apply except as modified by the PUD. Lot landscaping will be reviewed with the building permit.

c) Clubhouse Area Landscaping and Fencing:

- i) A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
- ii) The front of the clubhouse shall be planted with sod. Side and rear yards shall be seeded or sod.
- iii) Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
- iv) The pickleball court may be enclosed with a coated chain link fence. The fence shall be dark in color.

d) Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:

- i) No mounds shall be required in the east, west or north Buffer Yards.
- ii) No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- iii) Where the required roadside asphalt path along 161st Street terminates at the District's west property line, horse fencing and three (3) evergreen trees shall be installed at the end of the stubbed asphalt path in substantial compliance with Exhibit G. The plantings to be installed on the adjacent property to the west of the District shall be required subject to the adjacent owner's consent.
- iv) Where the required street stub in the northeast portion of the District terminates at the District's east property line, horse fencing and five (5) evergreen trees shall be installed at the end of the stubbed street in substantial compliance with Exhibit H. The trees to be installed on the adjacent property to the east of the District shall be required subject to the adjacent owner's consent.

DESIGN STANDARDS

Ord. 24-37 & Chapter 8 of UDO

The plans comply with all applicable design standards.

- 6) Amenities: Article 8.6 Open Space and Amenity Standards shall apply except as otherwise modified or enhanced herein.
 - a) Amenities in the District will include:
 - i) (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit J ("Conceptual Open Space and Pedestrian Connectivity Plan") and Exhibit K ("Conceptual Amenities Plan"), both attached hereto;
 - ii) (b) a minimum of two (2) parkettes which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and
 - iii) (c) a clubhouse amenity area (which includes a fitness area, community room, kitchen, restrooms, porch areas, and a covered patio with outdoor fireplace), identified in the Conceptual Amenity Plan. The path illustrated around the northwest pond shall be installed unless site conditions and/or design standards would not allow installation.
 - b) The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) a pickleball court. Construction shall begin on the clubhouse amenity prior to the issuance of twenty-five (25) single-family building permits on the Real Estate.
- 7) Article 8.7 – Pedestrian Network Standards
 - a) Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.
 - b) General Standards:
 - i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
 - iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director

or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

c) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

d) Perimeter/External Pedestrian Network Standards:

- i) All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 2. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 3. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).



DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2411-SPP-10 & 2411-ODP-09 at the November 25, 2024 Plat Committee meeting, and act on the item.

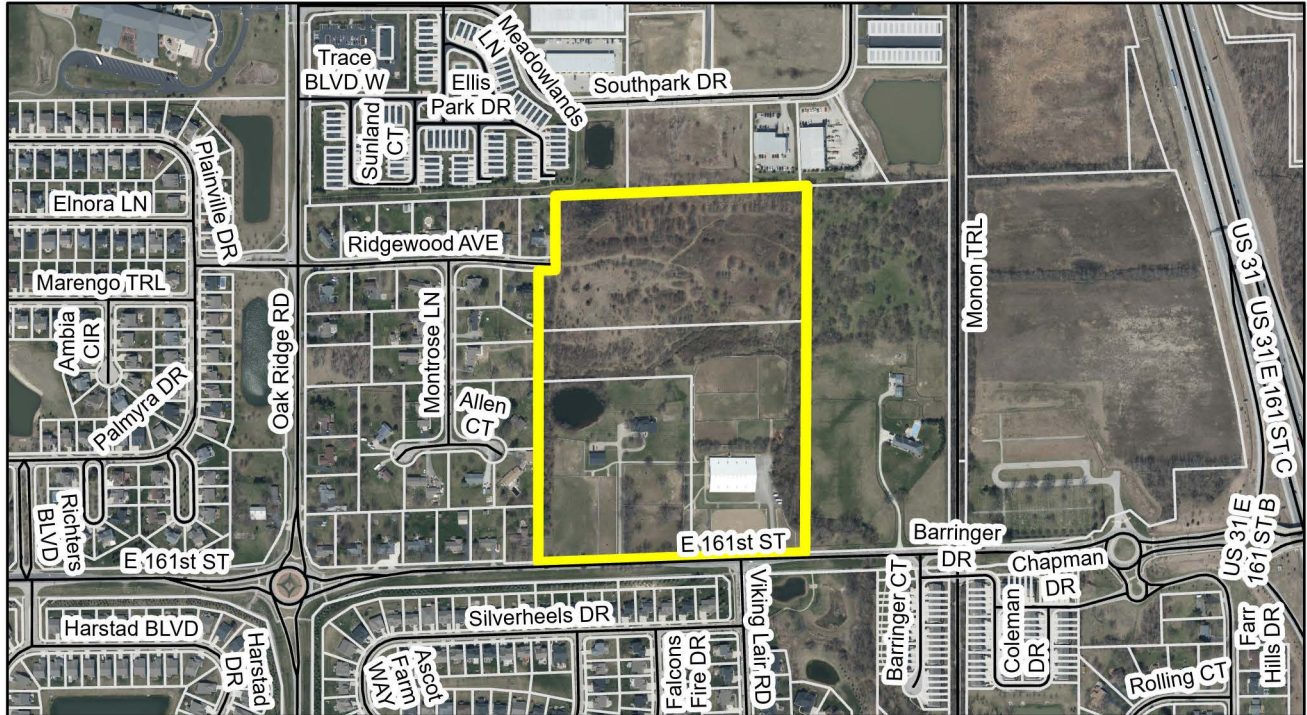
The Department recommends approving the petition with the following conditions:

- 1) The approval by Public Works of any Construction Standards waivers, if applicable; and
- 2) That all necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

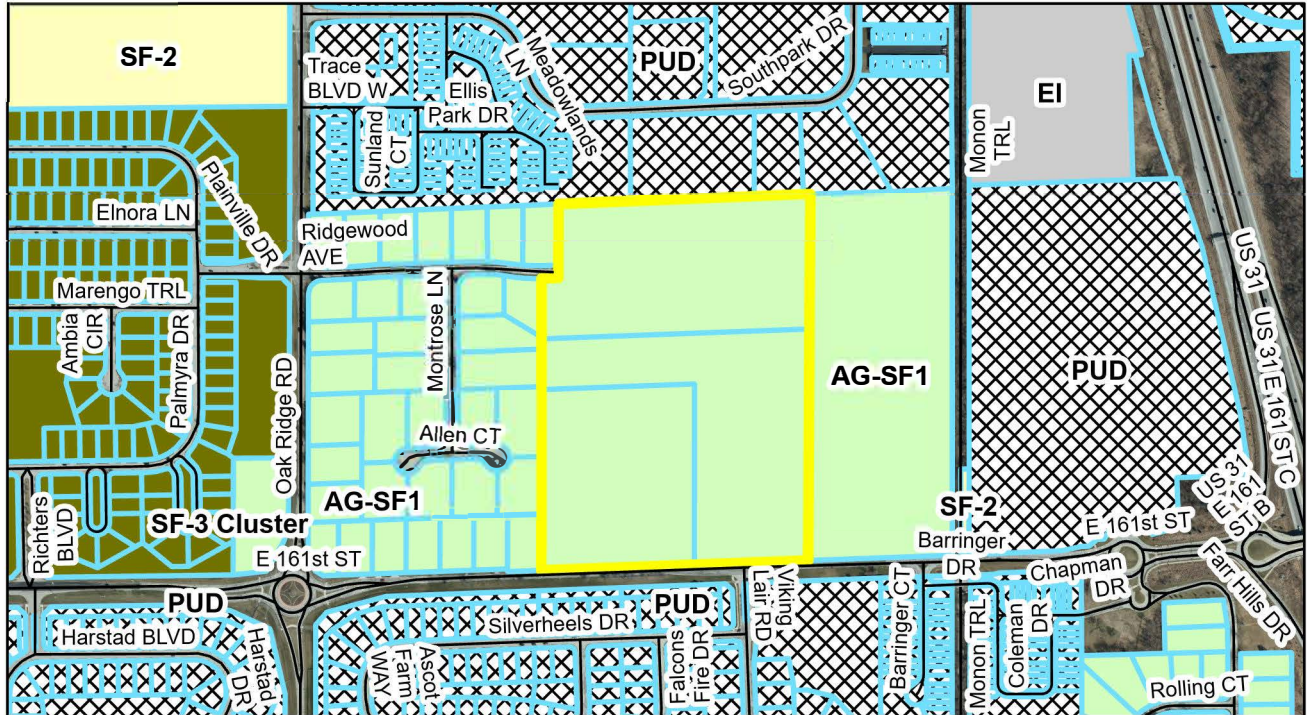
If any Plat Committee member has questions prior to the public hearing, please contact Lauren Gillingham-Teague at (317) 804-3175, or by email at Lgillingham@westfield.in.gov.



Aerial Location Map



Zoning Map



Legend

 Subject Parcel

0 0.05 0.1 0.2 Miles



N



Drawing name: K:\IND_LDEV\170177023_Cielo_Ranch\IND\2 Design\CAD\PlanSheets\COVER SHEET.dwg C100 Nov 08, 2024 11:31am by TristenCorrithers
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANS PREPARED BY:
KIMLEY-HORN & ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER / WATER	CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC	2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
GAS	CITIZENS GAS OF WESTFIELD	3150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-924-3341	RICHARD MILLER
PUBLIC WORKS	CITY OF WESTFIELD	2706 EAST 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
PLANNING AND ZONING DEPARTMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT	2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-804-3170	
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	JAMES ROBERTS
ELECTRICITY	DUKE ENERGY	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
CABLE	COMCAST CABLE	533 EAST 65TH STREET INDIANAPOLIS, IN 46220	317-275-6493	EARL SMALL JR.

LEGAL DESCRIPTION	
A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, ALSO BEING A PART OF THE LANDS NOW OR FORMERLY OWNED BY CIELO RANCH LLC, AS RECORDED IN INSTRUMENT NUMBER 200400032952 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST NORTH 87 DEGREES 53 MINUTES 01 SECONDS EAST 944.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE LANDS NOW OR FORMERLY OWNED BY SCOTT A. WHITMER AND AMY WHITMER AS RECORDED IN INSTRUMENT NUMBER 2011022124 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 0 DEGREES 02 MINUTES 58 SECONDS EAST 1161.22 FEET ALONG THE EAST LINE OF SAID WHITMER PROPERTY AND ALONG THE EAST LINE OF RIDGEWOOD, SECTION 2 AS RECORDED IN PLAT BOOK 6, PAGES 75-77 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA TO THE NORTHEAST CORNER OF LOT NUMBER 29 IN SAID RIDGEWOOD, SECTION 2, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD AVENUE; THENCE NORTH 87 DEGREES 41 MINUTES 14 SECONDS EAST 65.88 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RIDGEWOOD AVENUE TO AN EAST LINE OF SAID CIELO RANCH LLC PROPERTY; THENCE NORTH 0 DEGREES 02 MINUTES 58 SECONDS EAST 290.00 FEET ALONG THE EASE LINE OF RIDGEWOOD AVENUE AND THE EAST LINE OF LOT NUMBER 36 IN SAID RIDGEWOOD, SECTION 2 TO THE NORTHEAST CORNER OF SAID LOT NUMBER 36; THENCE NORTH 87 DEGREES 41 MINUTES 14 SECONDS EAST 886.99 FEET ALONG THE SOUTH LINE OF A PORTION OF THE LANDS NOW OR FORMERLY OWNED BY KENSINGTON CARRIAGE HOMES LLC AS RECORDED IN INSTRUMENT NUMBER 2005065593, THE SOUTH LINE OF THE LAND NOW OR FORMERLY OWNED BY SOUTHSIDE PARK LLC, AS RECORDED IN INSTRUMENT NUMBER 202202631, THE SOUTH LINE OF THE LANDS NOW OR FORMERLY OWNED BY BALL SYSTEMS, INC. AS RECORDED IN INSTRUMENT NUMBER 2019001634, AND A PORTION OF THE SOUTH LINE OF JACM CAPITAL LLC AS RECORDED IN INSTRUMENT NUMBER 2018033052 ALL IN THE RECORDER'S OFFICE OF HAMILTON COUNTY, INDIANA TO THE NORTHWEST CORNER OF THE LANDS NOW OR FORMERLY OWNED BY ALAN R. NAAS AND LINDA J. NAAS AS RECORDED IN INSTRUMENT NUMBER 9222340 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 0 DEGREES 18 MINUTES 36 SECONDS WEST 1455.10 FEET ALONG THE WEST LINE OF SAID NAAS PROPERTY TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 87 DEGREES 53 MINUTES 01 SECONDS WEST 1046.09 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 34.536 ACRES, MORE OR LESS.	

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	TOPO DEMO PLAN
C103	PRIMARY PLAT
C104	PRIMARY PLAT
C200	DEVELOPMENT PLAN
C201	DEVELOPMENT PLAN
L100	BUFFER YARDS
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L200	LANDSCAPE PLAN
L300	LANDSCAPE PLAN
L301	LANDSCAPE PLAN
L302	LANDSCAPE PLAN
L400	LANDSCAPE PLAN

MINIMUM OPEN SPACE REQUIRED = 15.0%
OPEN SPACE PROVIDED
TOTAL OPEN SPACE AREA = 13.74 AC.
TOTAL ACREAGE = 34.54 AC.
OPEN SPACE (UNENCUMBERED BY LEGAL DRAIN) = 8.45 AC.
TOTAL OPEN SPACE AREA = 13.74 AC.

PROJECT TEAM

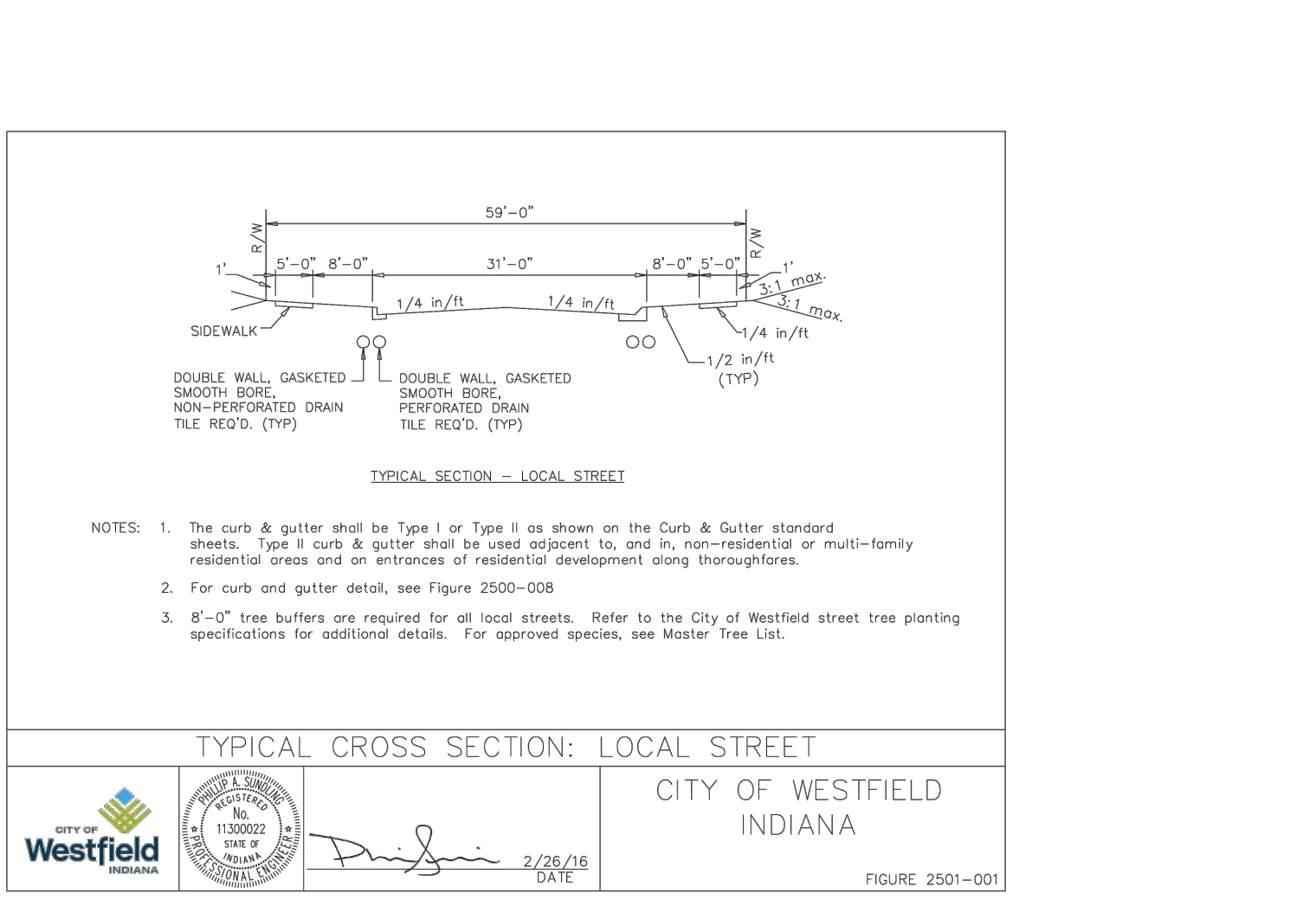
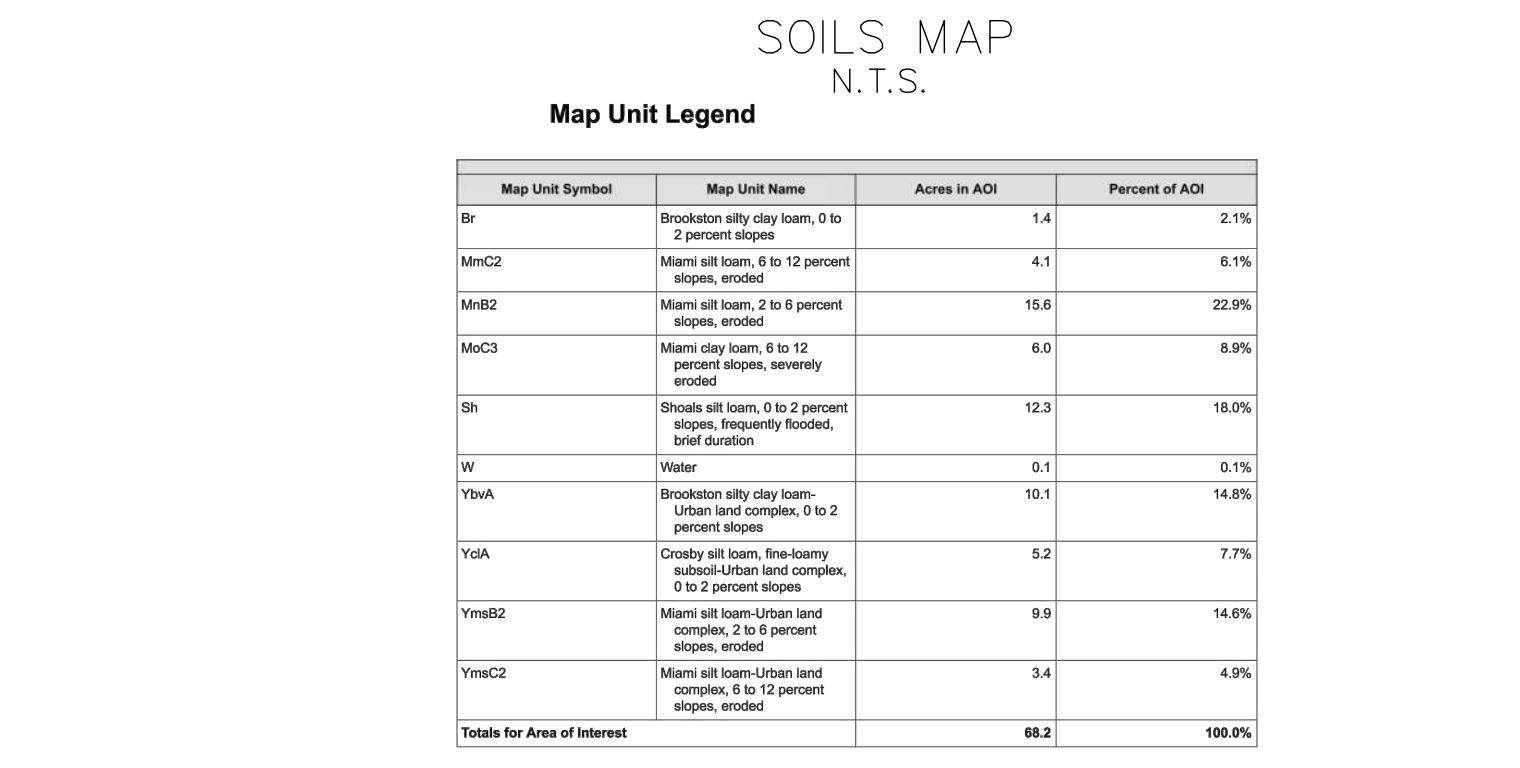
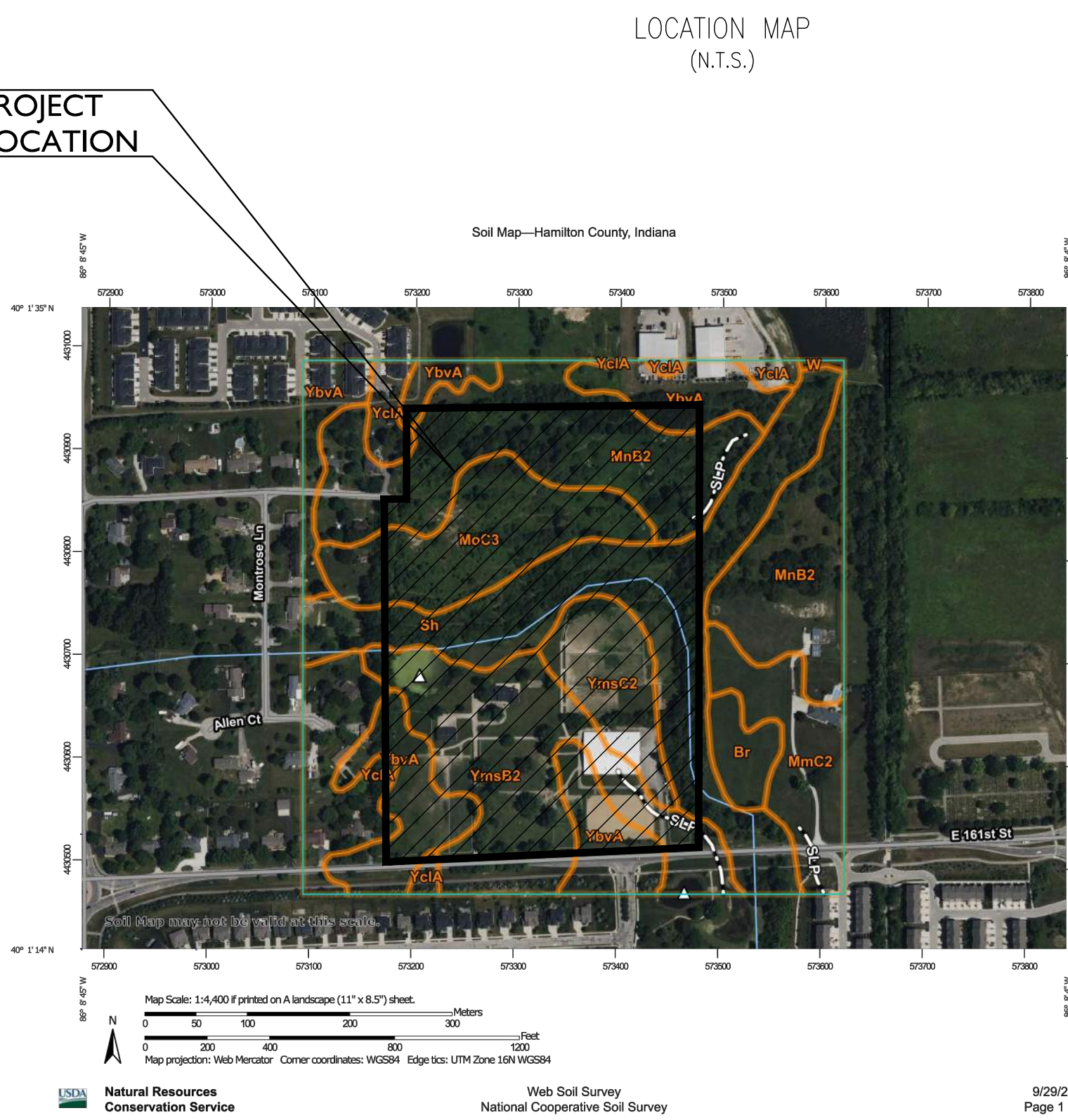
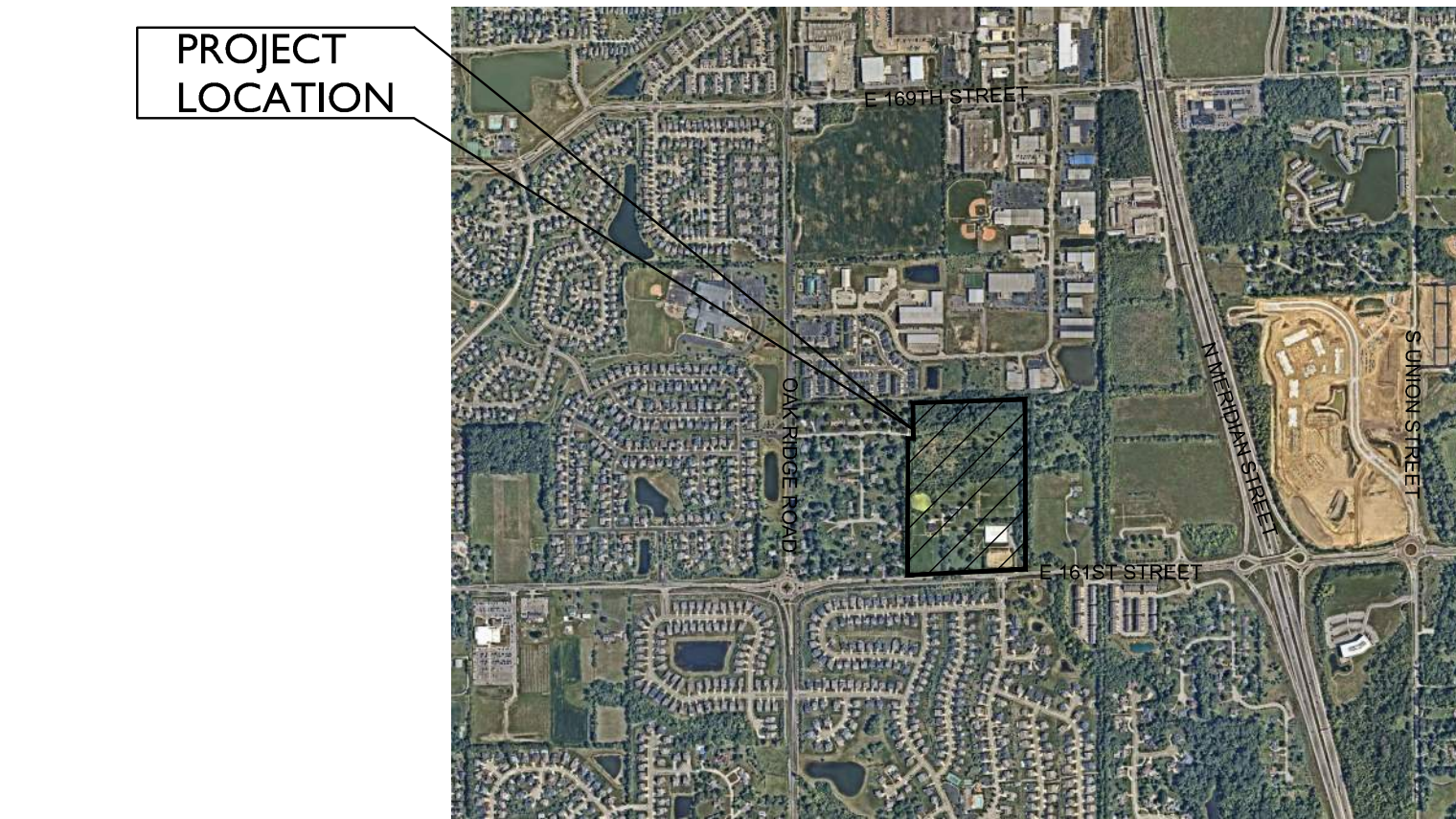
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	EPCON COMMUNITIES	11555 NORTH MERIDIAN ST., STE 120, CARMEL, IN 46032	317-680-6746	mharlian@epconcommunities.com	MATT HARLAN
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	brett.huff@kimley-horn.com	BRETT HUFF
LANDSCAPE ARCHITECT	EMH&T	5500 NEW ALBANY ROAD COLUMBUS, OH 43054	614-775-4710	lmeneray@emht.com	LINDA MENEREY

COURTYARDS OF CIELO RANCH

PRIMARY PLAT

EPCON COMMUNITINTIES

NE OF INTERSECTION OAK RIDGE RD AND E 161ST ST



DEVELOPMENT STANDARDS	
COURTYARDS OF CIELO RANCH PUD	
ZONING: PUD ORDINANCE 24-37 ADOPTED SEPTEMBER 4, 2024	
LOTS:	80
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	GARAGE TO RW - 20 FEET FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET
MIN. REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES
MIN. LIVING AREA (TOTAL)	1400 SQ. FEET

SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: DMH	CHECKED BY: BAH
APPROVAL PENDING			
NOT FOR CONSTRUCTION			

EPCON COMMUNITIES

COVER SHEET

COURTYARDS OF CIELO RANCH

ORIGINAL ISSUE: 10/04/2024
KHA PROJECT NO. 170177023
SHEET NUMBER

C100

REVISIONS	DATE	BY
No.		

Kimley»Horn	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: BRETT.HUFF@KIMLEY-HORN.COM WWW.KIMLEY-HORN.COM
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SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: DMH	CHECKED BY: BAH
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APPROVAL PENDING	NOT FOR CONSTRUCTION
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COVER SHEET

COURTYARDS OF CIELO RANCH

ORIGINAL ISSUE: 10/04/2024 KHA PROJECT NO. 170177023 SHEET NUMBER

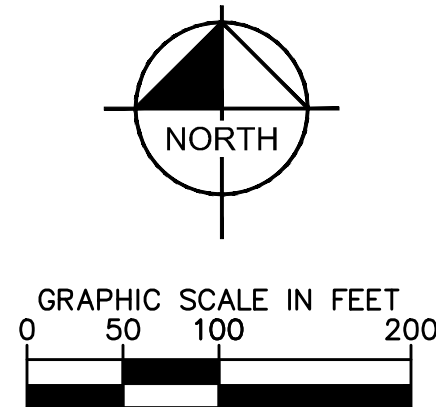
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COURTYARDS OF CIELO RANCH

PRIMARY PLAT

EPCON COMMUNITINTIES

NE OF INTERSECTION OAK RIDGE RD AND E 161ST ST



DEVELOPMENT STANDARDS

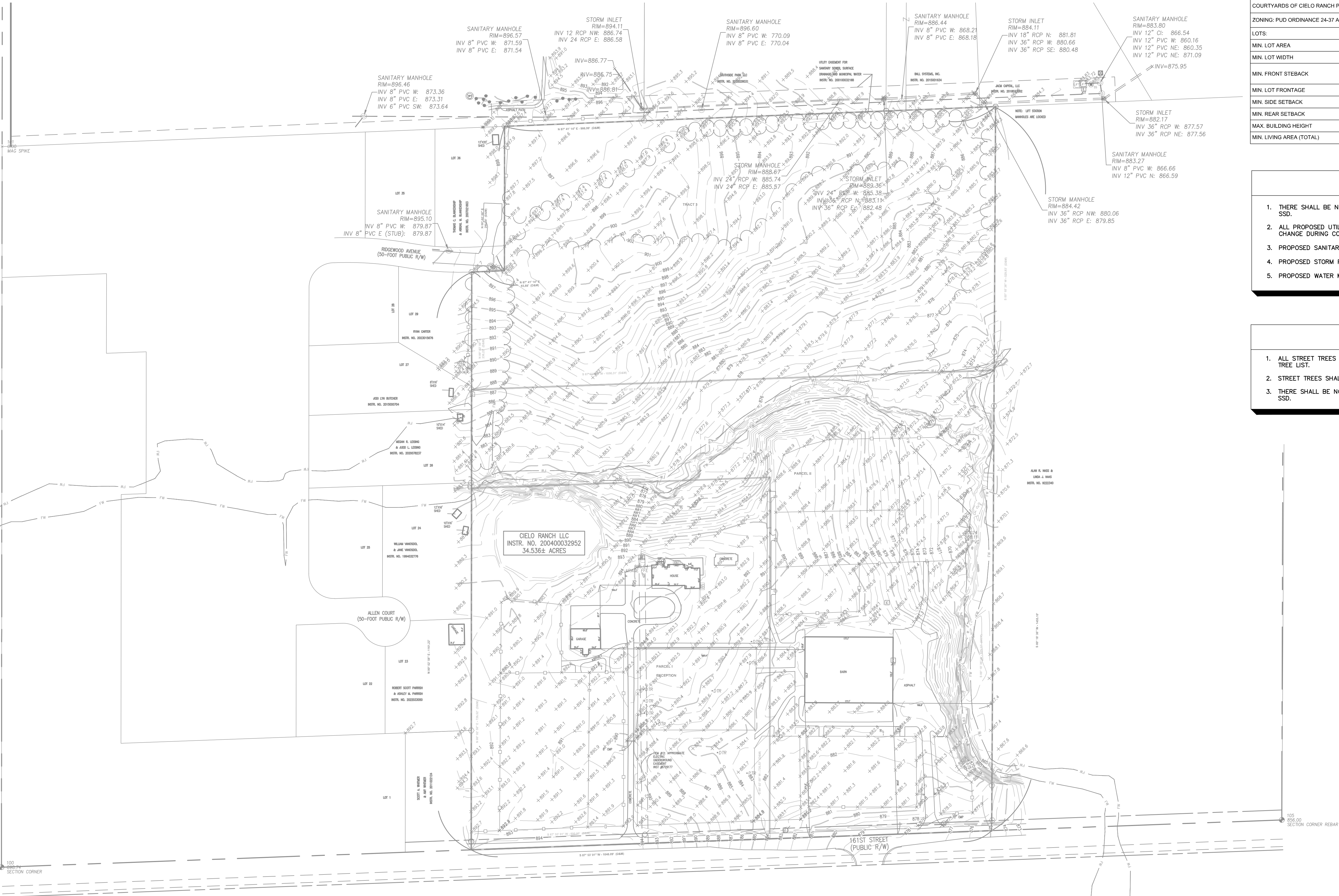
COURTYARDS OF CIELO RANCH PUD	
ZONING: PUD ORDINANCE 24-37 ADOPTED SEPTEMBER 4, 2024	
LOTS:	80
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	GARAGE TO RW - 20 FEET FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET
MIN. REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES
MIN. LIVING AREA (TOTAL)	1400 SQ. FEET

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-12"

NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.



COURTYARDS OF CIELO RANCH		EXISTING CONDITIONS		EPCON COMMUNITIES		APPROVAL PENDING NOT FOR CONSTRUCTION		SCALE: AS NOTED		Kimley»Horn	
ORIGINAL ISSUE: 10/04/2024								DESIGNED BY: JSM		500 NEWPORT BLVD. SUITE 300, INDIANAPOLIS, IN 46240	
KHA PROJECT NO. 170177023								DRAWN BY: DMM		500 NEWPORT BLVD. SUITE 300, INDIANAPOLIS, IN 46240	
SHEET NUMBER								CHECKED BY: BAH		500 NEWPORT BLVD. SUITE 300, INDIANAPOLIS, IN 46240	
C101								REVISIONS		WWW.KIMLEY-HORN.COM	
								DATE		BY	

NE OF INTERSECTION OAK RIDGE RD AND E 161ST ST

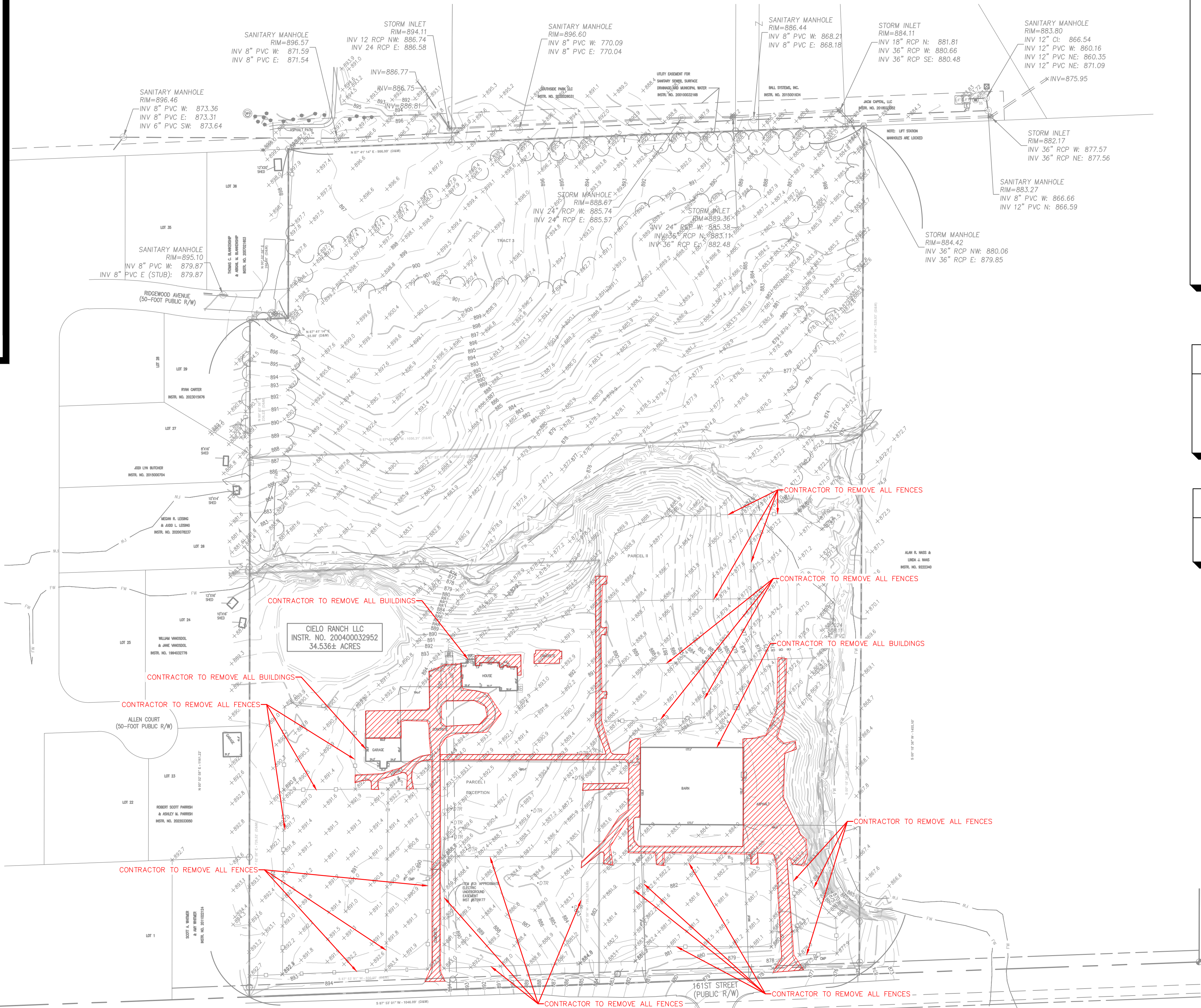


BENCHMARK:	USGS DISK STAMPED "B 112 1946", 8.5 FEET NORTH OF NORTH EDGE OF PAVEMENT OF SR 32, 0.25 MILE EAST OF SPRING MILL ROAD, 64 FEET WEST OF POWER POLE #3030057	ELEVATION: 924.24 (NAVD 88)
TEMPORARY BENCHMARK #1 (TBM #1):	SOUTH BONNET BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF 161ST STREET AND VIKING MEADOWS DRIVE	ELEVATION: 879.53 (NAVD 88)
TBM #2:	CUT "X" IN AT NORTHWEST CORNER OF CONCRETE DRIVEWAY, APPROXIMATELY 55 FEET WEST OF EXISTING HOUSE	ELEVATION: 894.57 (NAVD 88)
TBM #3:	RAILROAD SPIKE IN NORTH FACE POWER POLE ON NORTH SIDE OF 161ST STREET AT SOUTHWEST CORNER OF CIELO RANCH PROPERTY	ELEVATION: 894.31 (NAVD 88)
TBM #4:	CUT "X" ON SOUTHWEST BONNET BOLT OF FIRE HYDRANT AT EAST END OF RIDGEWOOD AVENUE, NEAR THE NORTHWEST CORNER OF CIELO RANCH	ELEVATION: 899.32 (NAVD 88)
TBM #5:	CUT "X" ON CONCRETE TOP OF STORM MANHOLE AT SOUTHWEST CORNER OF BALL SYSTEMS PROPERTY NEAR THE NORTHEAST CORNER OF CIELO RANCH	ELEVATION: 889.32 (NAVD 88)

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN A STATE OF REPAIR OR INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

1. CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS INTERFERENCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
3. THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
4. CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL JURISDICTION. HAVING JURISDICTION, PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAY, IF REQUIRED BY GOVERNING.
6. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
7. PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
8. ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT. CONTRACTOR SHOULD COORDINATE WITH UTILITIES TO ENSURE SERVICE TO ADJACENT OCCUPIED FACILITIES.
9. NO ON-SITE BURNING IS PERMITTED.
10. CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
11. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
12. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.



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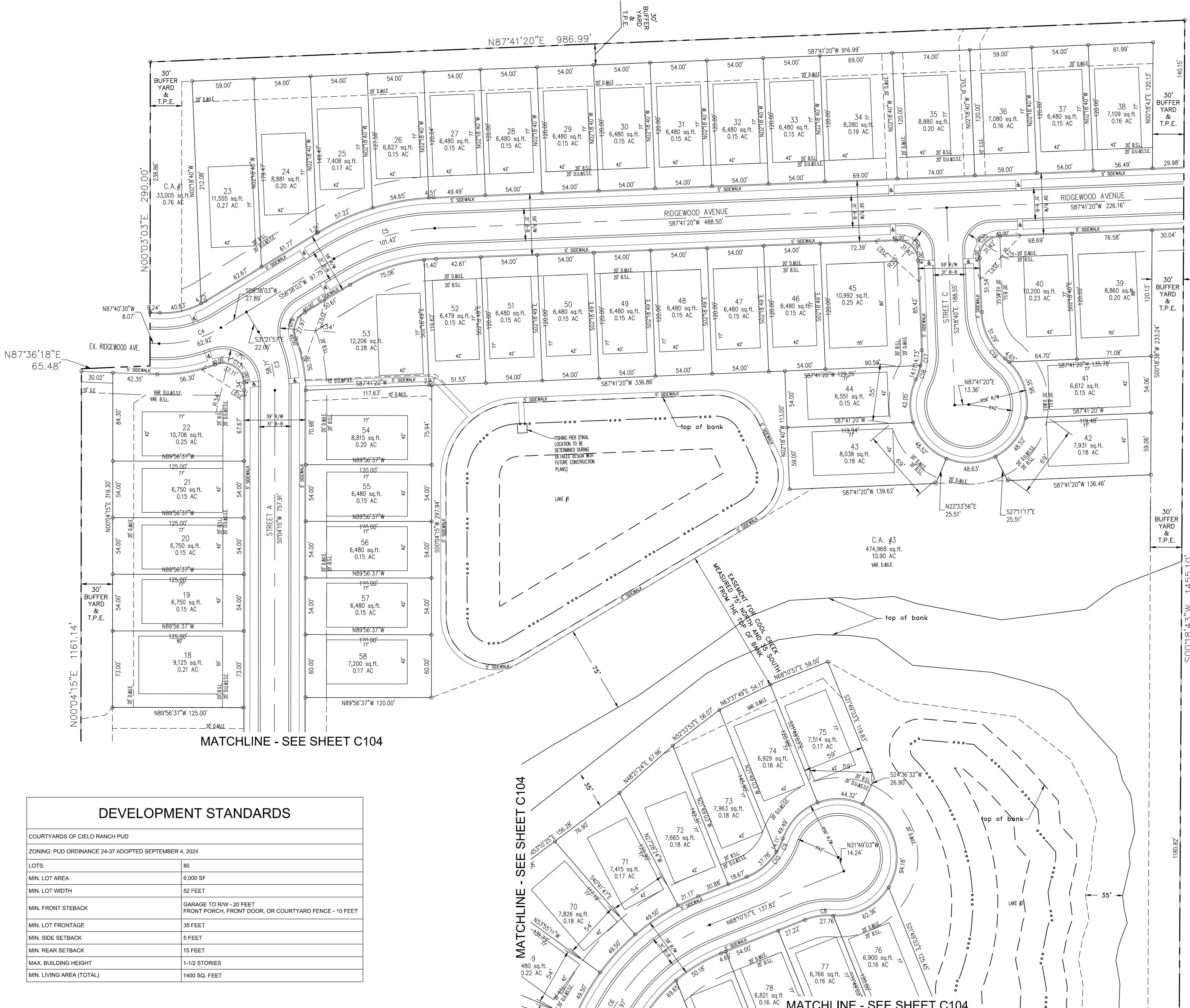
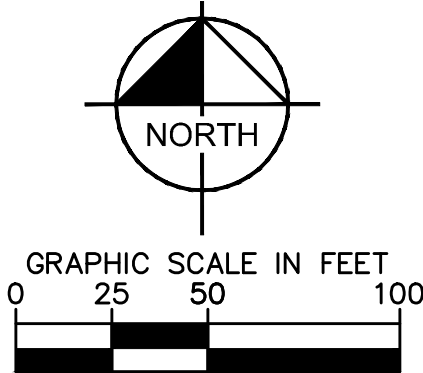
C102	SHEET NUMBER	KHA PROJECT NO. 170177023	ORIGINAL ISSUE: 10/04/2024	COURTYARDS OF CIELO RANCH	TOPO DEMO PLAN	EPCON COMMUNITIES	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: DMM	CHECKED BY: BAH	DATE: _____	BY: _____	NO. _____	REVISIONS: _____	Kimley»Horn 562 NEWPORT BLVD., SUITE 300, INDIANAPOLIS, IN 46250 PHONE: 317-912-4129 WWW.KIMLEY-HORN.COM
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COURTYARDS OF CIELO RANCH

PRIMARY PLAT

EPCON COMMUNITINTIES

NE OF INTERSECTION OAK RIDGE RD AND E 161ST ST



PARCEL CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	60.00'	27.76'	S81°26'12\"W	27.51'	26°30'31\"	14.13'
C9	60.00'	14.11'	N25°22'18\"E	14.08'	13°28'21\"	7.09'
C10	60.00'	37.78'	N50°08'43\"E	37.16'	36°04'28\"	19.54'
C11	20.00'	30.66'	N43°58'15\"E	27.74'	87°49'44\"	19.26'
C13	20.00'	37.11'	N58°15'02\"W	32.01'	106°18'28\"	26.69'
C16	20.00'	31.42'	N47°18'40\"W	28.28'	90°00'00\"	20.00'
C17	60.00'	28.84'	N11°27'29\"E	28.56'	27°32'18\"	14.70'
C18	60.00'	28.84'	N11°27'29\"E	28.56'	27°32'18\"	14.70'
C19	60.00'	51.29'	S26°47'54\"E	49.74'	48°58'26\"	27.33'
C20	20.00'	31.42'	S42°41'20\"W	28.28'	90°00'00\"	20.00'

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	107.00'	167.99'	S47°08'11\"E	151.26'	89°57'25\"	106.92'
C2	107.00'	172.16'	S46°01'19\"E	154.18'	92°11'07\"	111.16'
C3	107.00'	58.71'	S15°38'51\"E	57.97'	31°26'12\"	30.11'
C4	107.00'	62.92'	S75°28'46\"W	62.02'	33°41'27\"	32.40'
C5	200.00'	101.42'	S73°09'41\"W	100.34'	29°03'17\"	51.83'
C6	185.00'	219.97'	N34°07'10\"E	207.24'	68°07'34\"	125.08'

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8\".
4. PROPOSED STORM PIPES WILL RANGE FROM 12\"-36\".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8\"-12\"

NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LEGEND

- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.U.&P.A.E. DRAINAGE UTILITY & PEDESTRIAN ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.E. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- ☀ STREET LIGHT

DEVELOPMENT STANDARDS	
COURTYARDS OF CIELO RANCH PUD	
ZONING: PUD ORDINANCE 24-37 ADOPTED SEPTEMBER 4, 2024	
LOTS:	80
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT SETBACK	GARAGE TO R/W - 20 FEET FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET
MIN. REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES
MIN. LIVING AREA (TOTAL)	1400 SQ. FEET

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: DMM
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

EPCON
COMMUNITIES

PRIMARY PLAT

COURTYARDS OF
CIELO RANCH

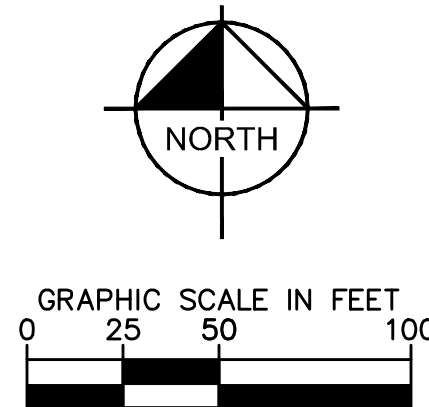
ORIGINAL ISSUE:
10/04/2024
KHA PROJECT NO.
170177023
SHEET NUMBER

C103



COURTYARDS OF CIELO RANCH
PRIMARY PLAT
EPCON COMMUNITINTIES

NE OF INTERSECTION OAK RIDGE RD AND E 161ST ST

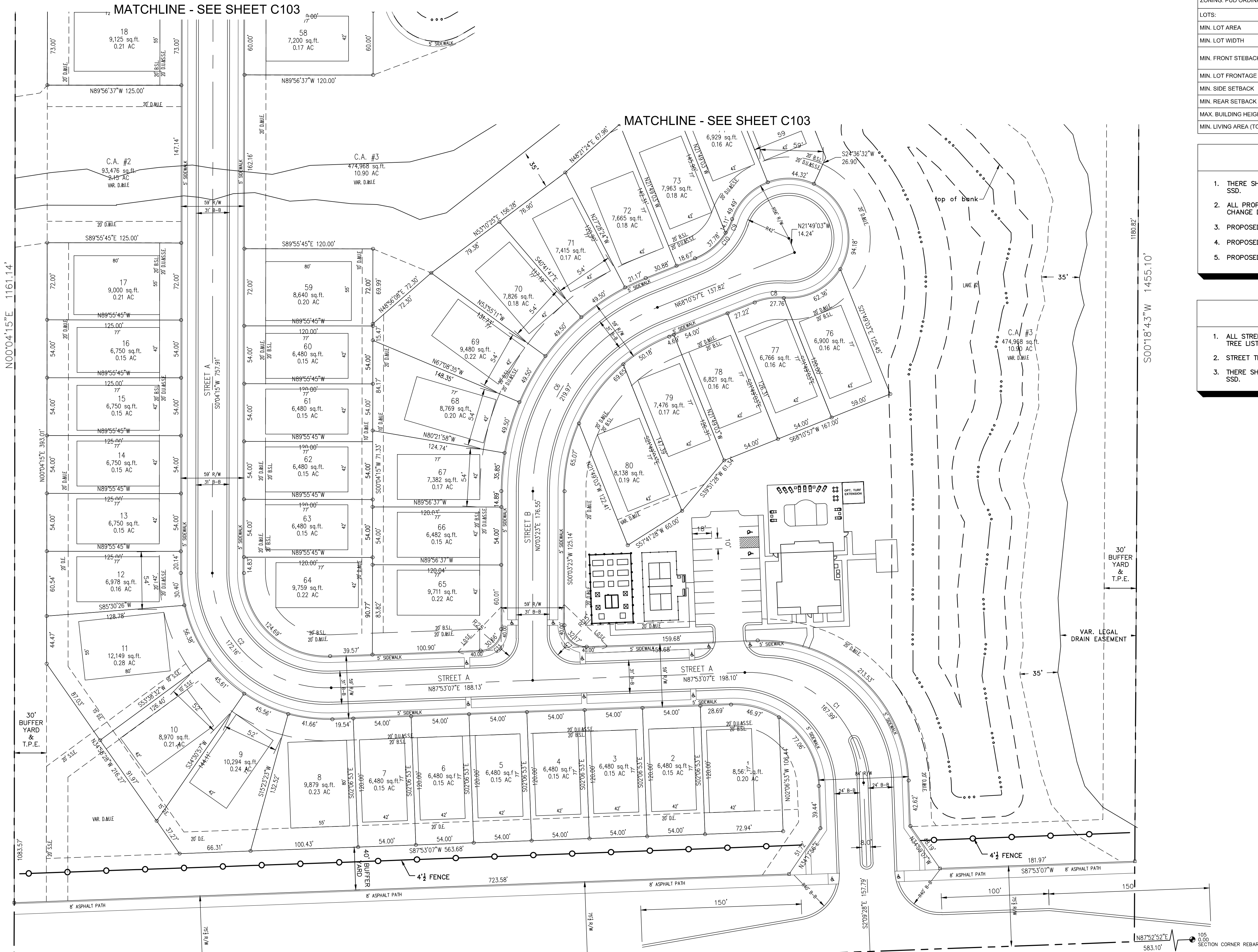


DEVELOPMENT STANDARDS	
COURTYARDS OF CIELO RANCH PUD	
ZONING: PUD ORDINANCE 24-37 ADOPTED SEPTEMBER 4, 2024	
LOTS:	80
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5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-12"	

NOTES	
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2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.	
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.	

LEGEND	
21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.U.&P.A.E.	DRAINAGE UTILITY & PEDESTRIAN ACCESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
	STREET LIGHT



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COURTYARDS OF CIELO RANCH	PRIMARY PLAT	EPCON COMMUNITIES	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: DMH	CHECKED BY: BAH	REVISIONS		DATE	BY
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ORIGINAL ISSUE: 10/04/2024		KHA PROJECT NO. 170177023		SHEET NUMBER		C104					

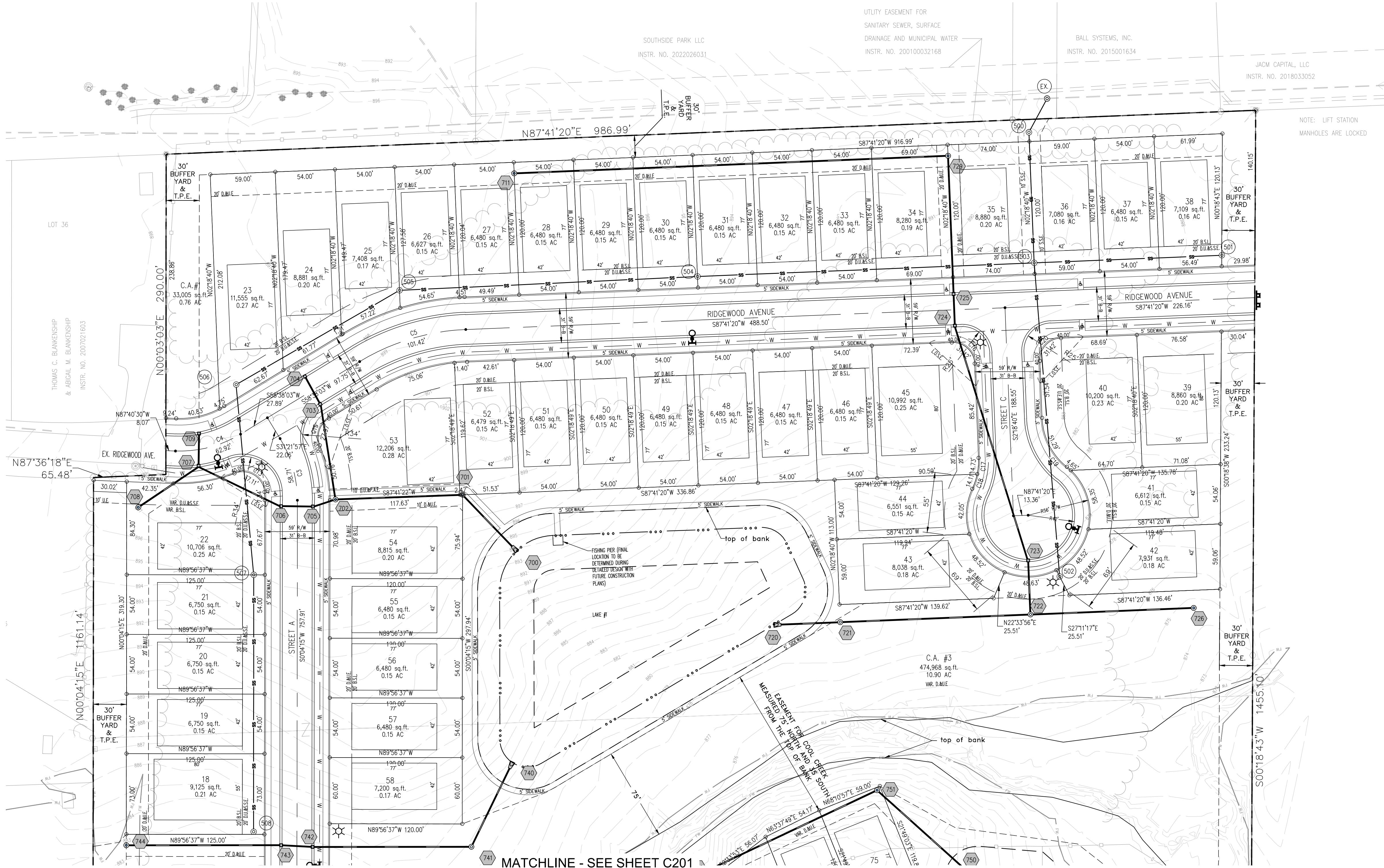
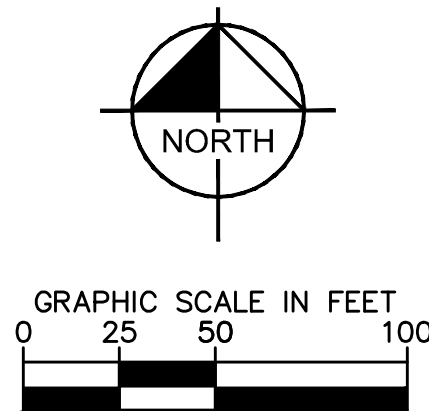
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COURTYARDS OF CIELO RANCH

PRIMARY PLAT

EPCON COMMUNITINTIES

NE OF INTERSECTION OAK RIDGE RD AND E 161ST ST



LEGEND

PROPOSED STORM STRUCTURE

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING CONTOUR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED GRADE

PROPOSED CONTOUR

PROPOSED WATER LINE

PROPOSED SWALE

PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

ADA RAMP TO BE INSTALLED

RIP-RAP

LOT NUMBER
PAD ELEVATION

ROADWAY MARKER
(CM4-1)

STREET LIGHT

FENCE

FLOODWAY

DEVELOPMENT STANDARDS	
COURTYARDS OF CIELO RANCH PUD	
ZONING: PUD ORDINANCE 24-37 ADOPTED SEPTEMBER 4, 2024	
LOTS:	80
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT SETBACK	GARAGE TO R/W - 20 FEET FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET
MIN. REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES
MIN. LIVING AREA (TOTAL)	1400 SQ. FEET

- NOTES
1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-12"

- NOTES
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Kimley»Horn

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: DAM

CHECKED BY: BAH

APPROVAL PENDING

NOT FOR CONSTRUCTION

OVERALL DEVELOPMENT PLAN

EPCON COMMUNITIES

COURTYARDS OF CIELO RANCH

ORIGINAL ISSUE: 10/04/2024

KHA PROJECT NO. 170177023

SHEET NUMBER C200

Drawing name: K:\NO_DEV\170177023_Cielo_Ranch_Westfield_IN\2_Design\CADD\PlanSheets\DEVELOPMENT PLANS.dwg C200 Nov 08, 2024 11:35am by TristenCorrithers
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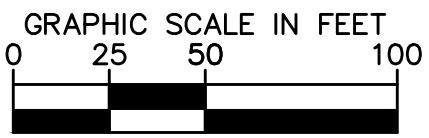
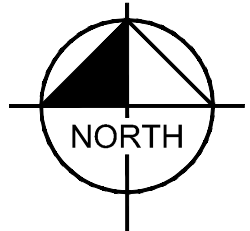
COURTYARDS OF CIELO RANCH

PRIMARY PLAT

EPCON COMMUNITINTIES

NE OF INTERSECTION OAK RIDGE RD AND E 161ST ST

MATCHLINE - SEE SHEET C200



SEE SHEET C200 FOR LEGEND AND NOTES



ALAN R. NASS &
LINDA J. NAAS
INSTR. NO. 9222340

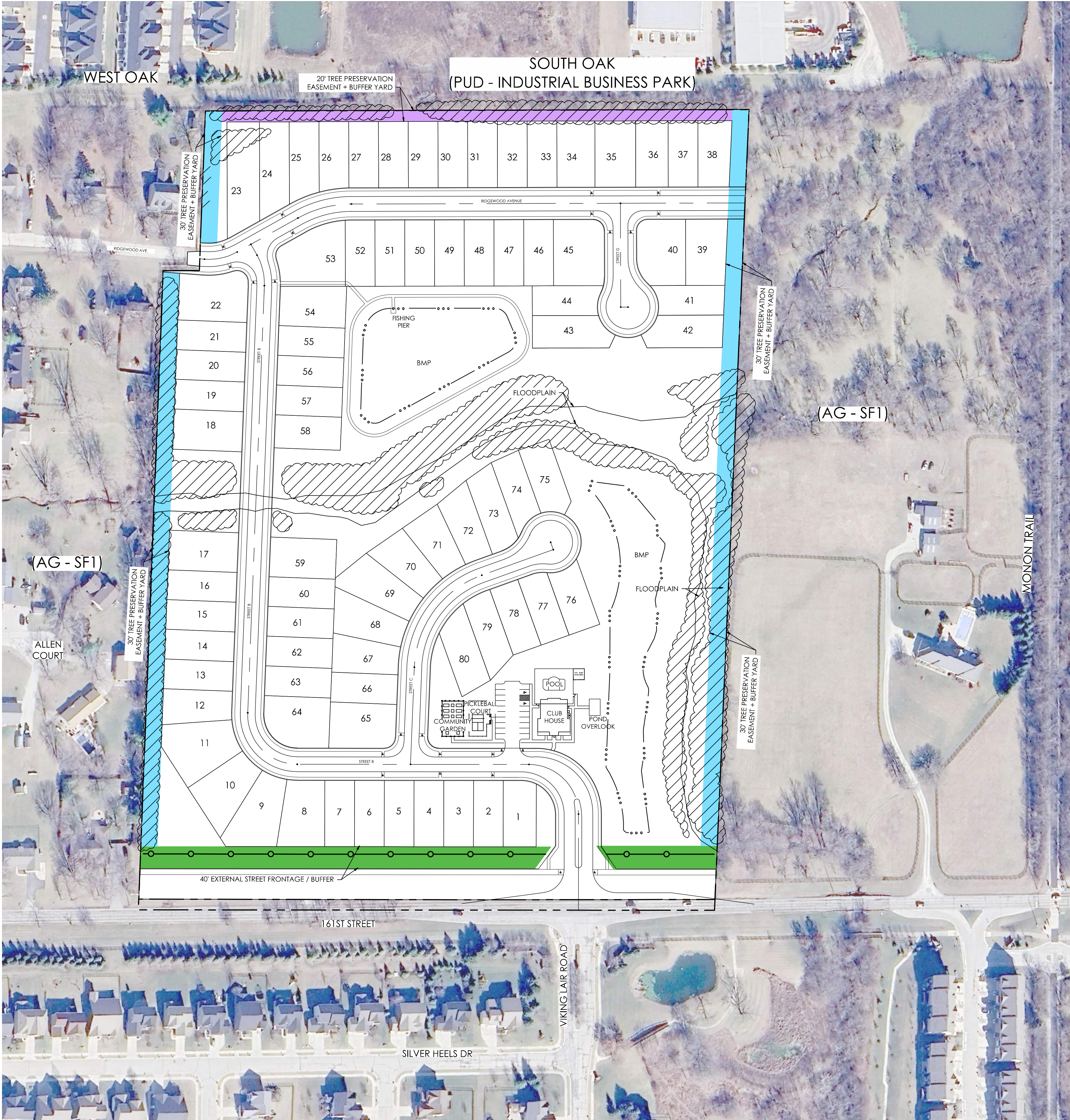
REVISIONS		DATE	BY
No.			
Kimley»Horn			
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DRAWN BY: DMH	CHECKED BY: BAH	NOT FOR CONSTRUCTION	
DEVELOPMENT PLAN		EPCON COMMUNITIES	
COURTYARDS OF CIELO RANCH		ORIGINAL ISSUE: 10/04/2024 KHA PROJECT NO. 170177023 SHEET NUMBER C201	

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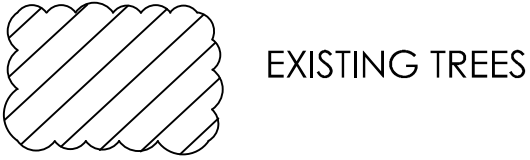
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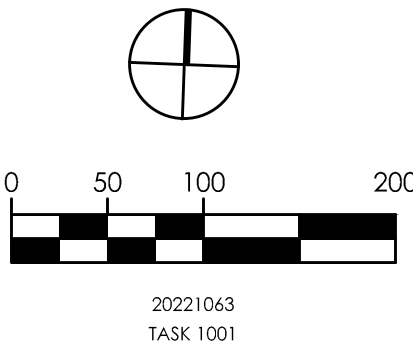
- BUFFER YARD - (ADJACENT TO AG / SF1) MINIMUM 30' - 4 SHADE TREES, 4 EVERGREEN TREES & 10 SHRUBS PER 100' OR PRESERVE EXISTING VEGETATION & INFILL GAPS.
- 161st STREET BUFFER YARD (EXTERNAL STREET FRONTAGE LANDSCAPE) 40' BUFFER FROM R/W - MINIMUM 3'-4' EARTH MOUND, HORSE FENCE, 4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES & 10 SHRUBS PER 100'.
- NORTH PROPERTY LINE - EVERGREEN TREES 5 PER 100'.



EXISTING TREES

NOTES

- ALL BUFFER YARDS TO BE MAINTAINED BY HOA
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER, INCLUDING SSD.



DATE:	NOVEMBER 7, 2024
REVISED:	
REVISED:	
REVISED:	
REVISED:	

EMHIT
Estate, Mechanical, Electrical & Tilt, Inc.
Engineers & Planners & Scientists
14775 147th Ave. S. Suite 100
Phone: 614.775.4500 Fax: 614.775.4501
emhit.com



BUFFER YARDS

THE COURTYARDS
AT CIELO RANCH
PRELIMINARY PLAT

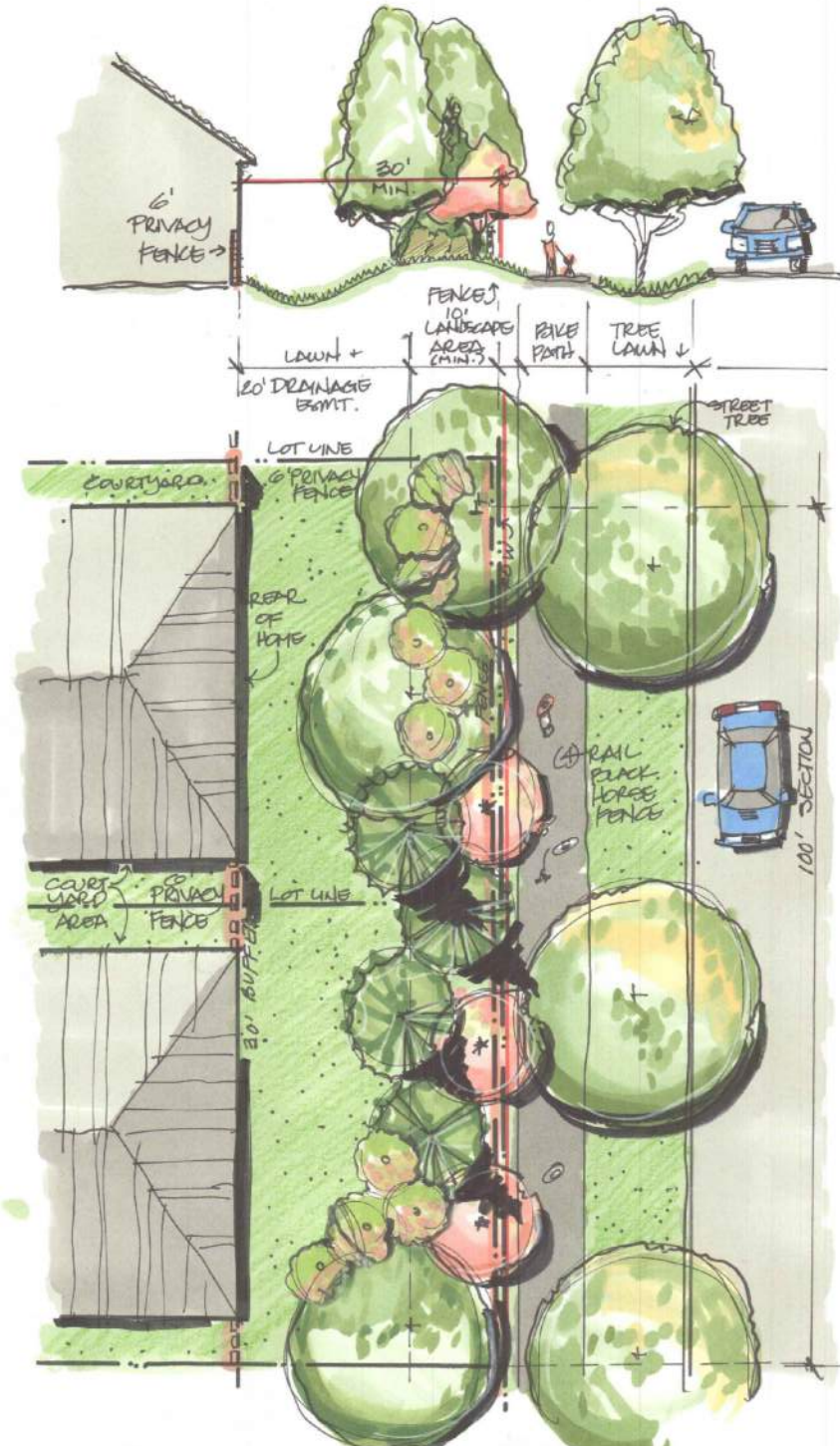
DATE	November 7, 2024
SCALE	1" = 100'-0"
JOB NO.	20221063
SHEET	L100

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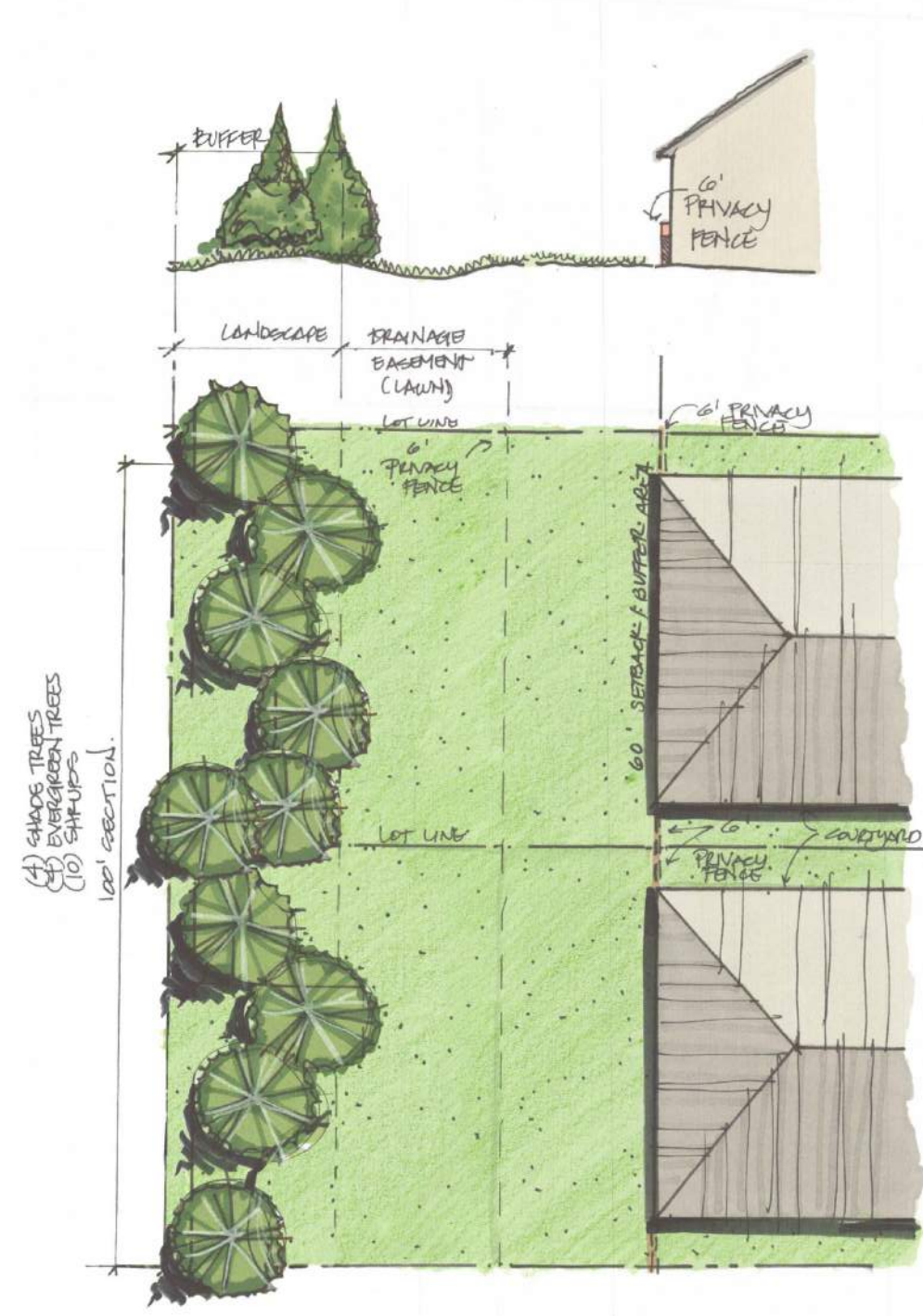
BUFFER YARD A
TYPICAL - NOT TO SCALE

PROPOSED PER 100':
(4) SHADE TREES
(4) EVERGREEN TREES
(10) SHRUBS



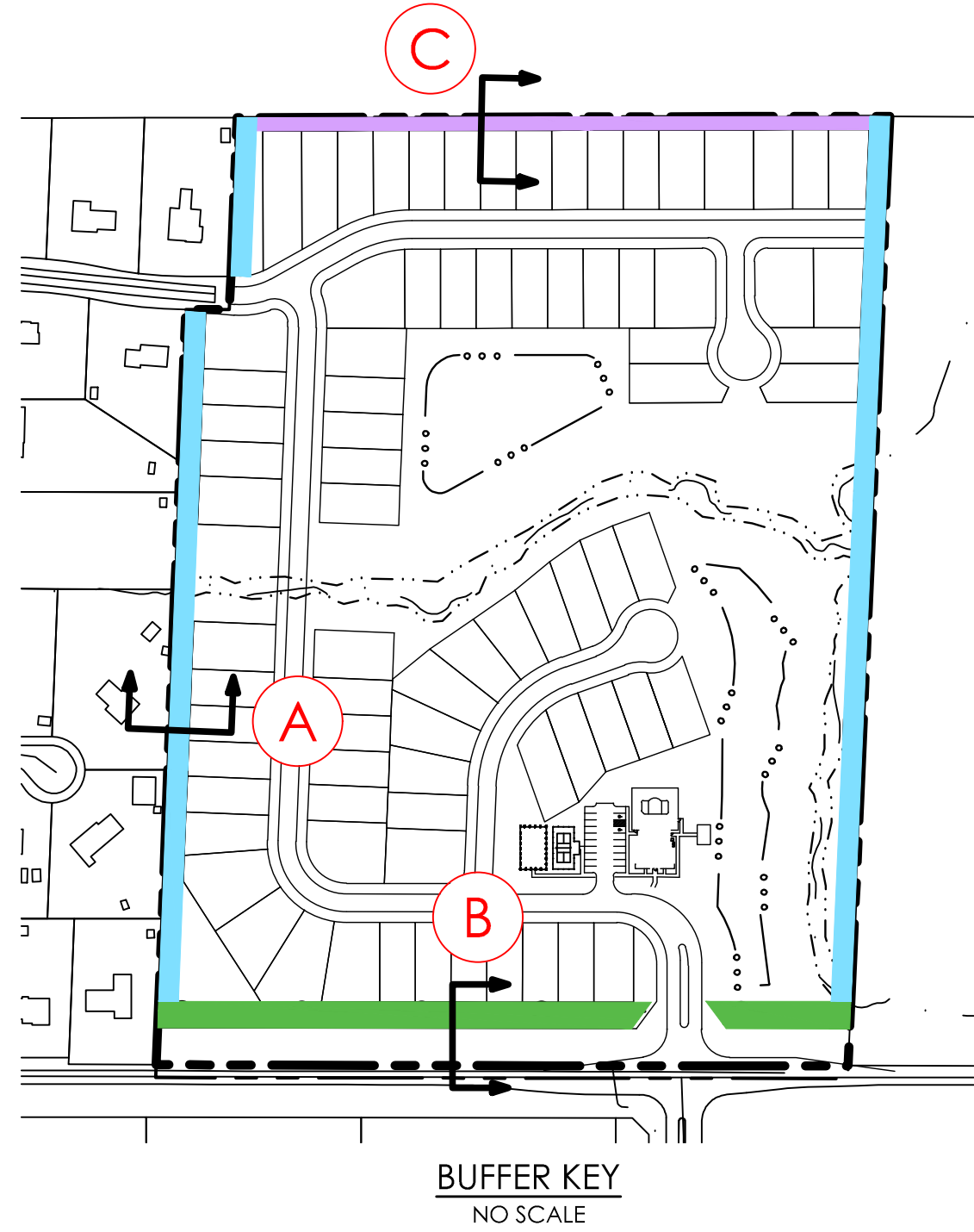
BUFFER YARD B
TYPICAL - NOT TO SCALE

PROPOSED PER 100':
3'-4' EARTH MOUND
4-RAIL HORSE FENCE
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
(10) SHRUBS



BUFFER YARD C
TYPICAL - NOT TO SCALE

PROPOSED PER 100':
(5) EVERGREEN TREES



CONCEPTUAL 161ST STREET BUFFER YARD TREATMENT

DATE:	NOVEMBER 7, 2024
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
REVIEWED BY:	

PREPARED BY:	EMHIT
ENGINEER:	EMHIT
ARCHITECT:	EMHIT
LANDSCAPE ARCHITECT:	EMHIT
PLANNING:	EMHIT
PHONE:	614.754.5500
FAX:	614.754.5501
EMAIL:	emhit.com

APPLICANT:	EPCON COMMUNITIES
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BUFFER YARD & LANDSCAPE TREATMENTS

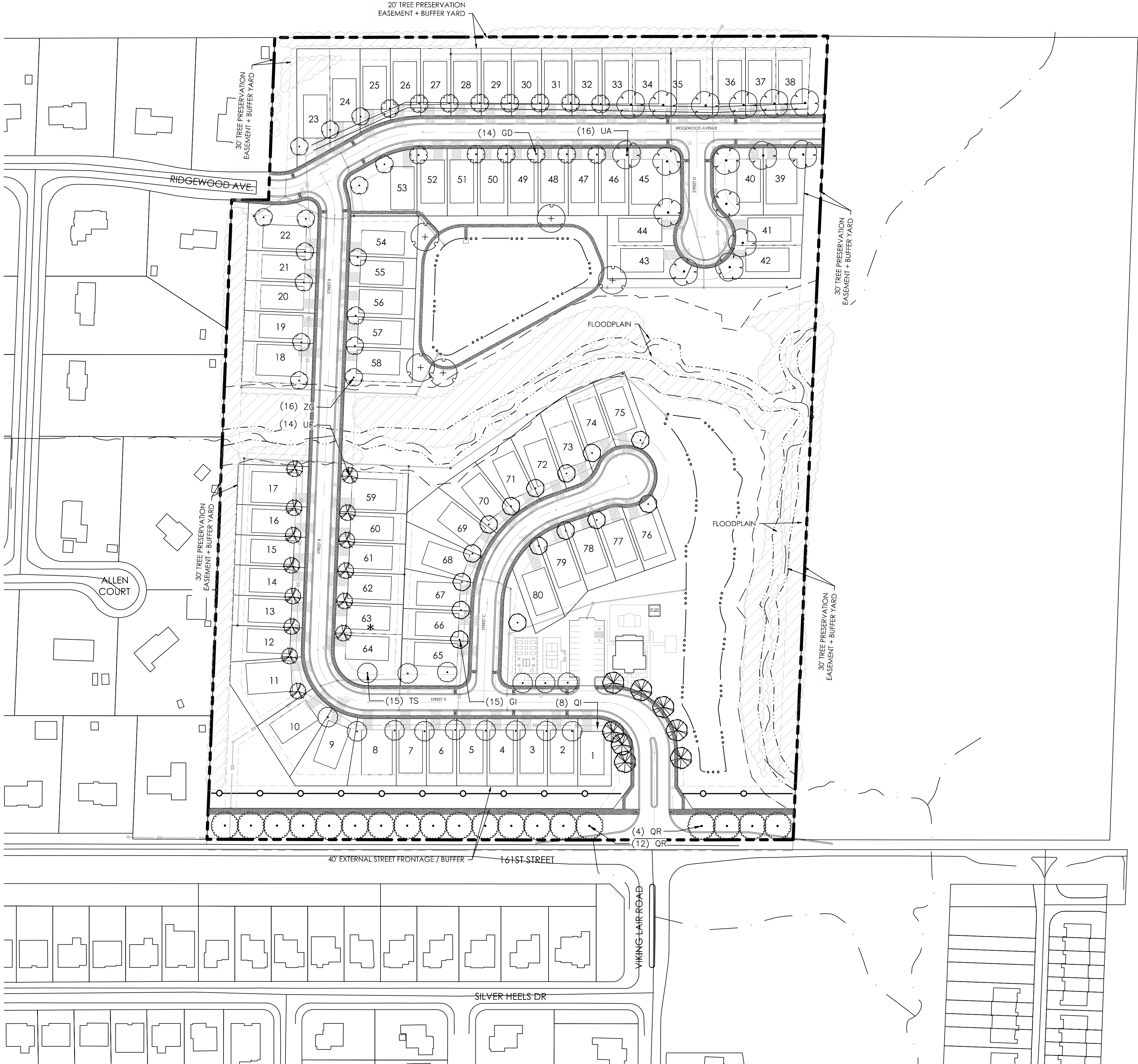
THE COURTYARDS AT CIELO RANCH PRELIMINARY PLAT
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DATE	November 7, 2024
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JOB NO.	20221063
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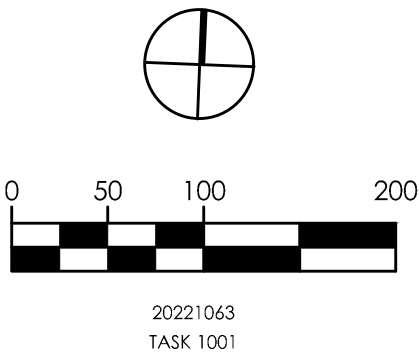
SHEET	L101
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PLANT SCHEDULE STREET TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
STREET TREES						
	GI	15	Gleditsia triacanthos inermis 'Skycole'	Skyline Honey Locust	2" Cal.	B&B
	GD	14	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	2" Cal.	B&B
	QB	5	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	QI	8	Quercus imbricaria	Shingle Oak	2" Cal.	B&B
	QR	19	Quercus rubra	Red Oak	2" Cal.	B&B
	TS	15	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B
	UA	16	Ulmus americana 'Princeton'	Princeton American Elm	2" Cal.	B&B
	UF	14	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	B&B
	ZG	16	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	2" Cal.	B&B

NOTE
1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER, INCLUDING SSD.



DATE:	NOVEMBER 7, 2024
REVISED:	
REVISED:	
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REVISED:	

EMHIT

PREPARED BY:

EVANS MECHWART, HAMBLETON & TILTON, INC.
Engineers • Surveyors • Planners • Scientists
10000 Highway 100, Suite 200, Dayton, OH 45424
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EPCON

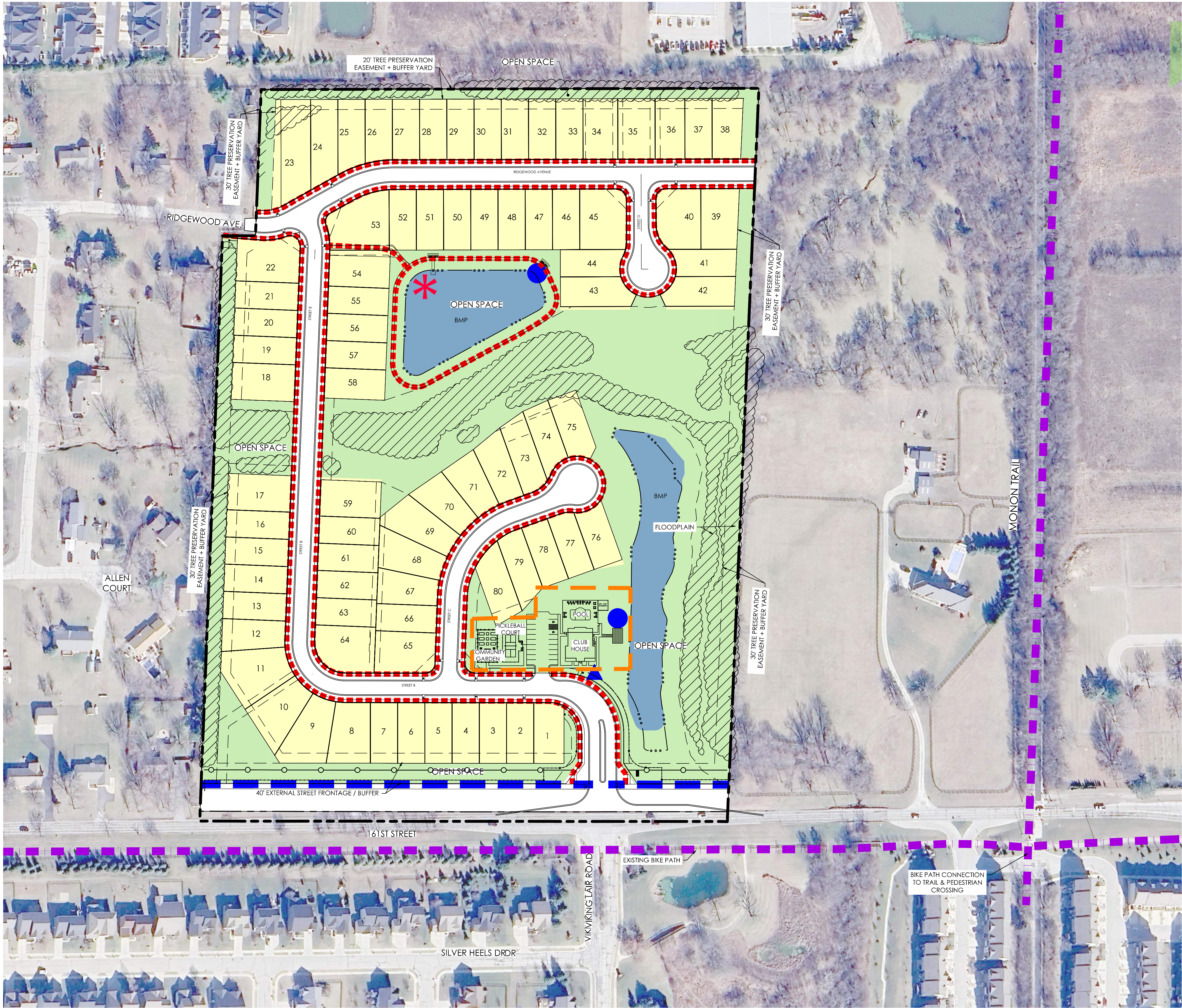
COMMUNITIES

APPLICANT:

STREET TREE PLAN

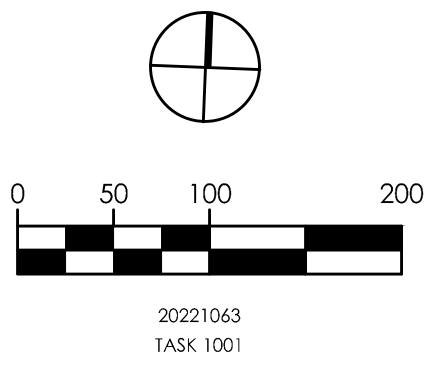
THE COURTYARDS
AT CIELO RANCH
PRELIMINARY PLAT

DATE	November 7, 2024
SCALE	1" = 100' - 0"
JOB NO.	20221063
SHEET	L102



- KEY**
- OPEN SPACE
(MIN 15% -
MAINTAINED BY HOA)
 - 5' SIDEWALK
(±1.4 MILES)
 - 8' BIKE PATH
(±1,050 L.F.)
 - EXISTING TRAIL
 - BENCHES/
SEATING AREA
 - BIKE RACKS
 - POND AMENITY: FISHING PIER
 - AMENITY AREA
CLUB HOUSE, POOL,
PICKLEBALL, PARKING &
COMMUNITY GARDEN
 - TREE PRESERVATION

NOTE
1. THERE SHALL BE NO TREES WITHIN
10 FEET OF ANY STORM SEWER,
INCLUDING SSD.



DATE:	NOVEMBER 7, 2024
DESIGNED BY:	
REVIEWED BY:	
APPROVED BY:	
DATE:	

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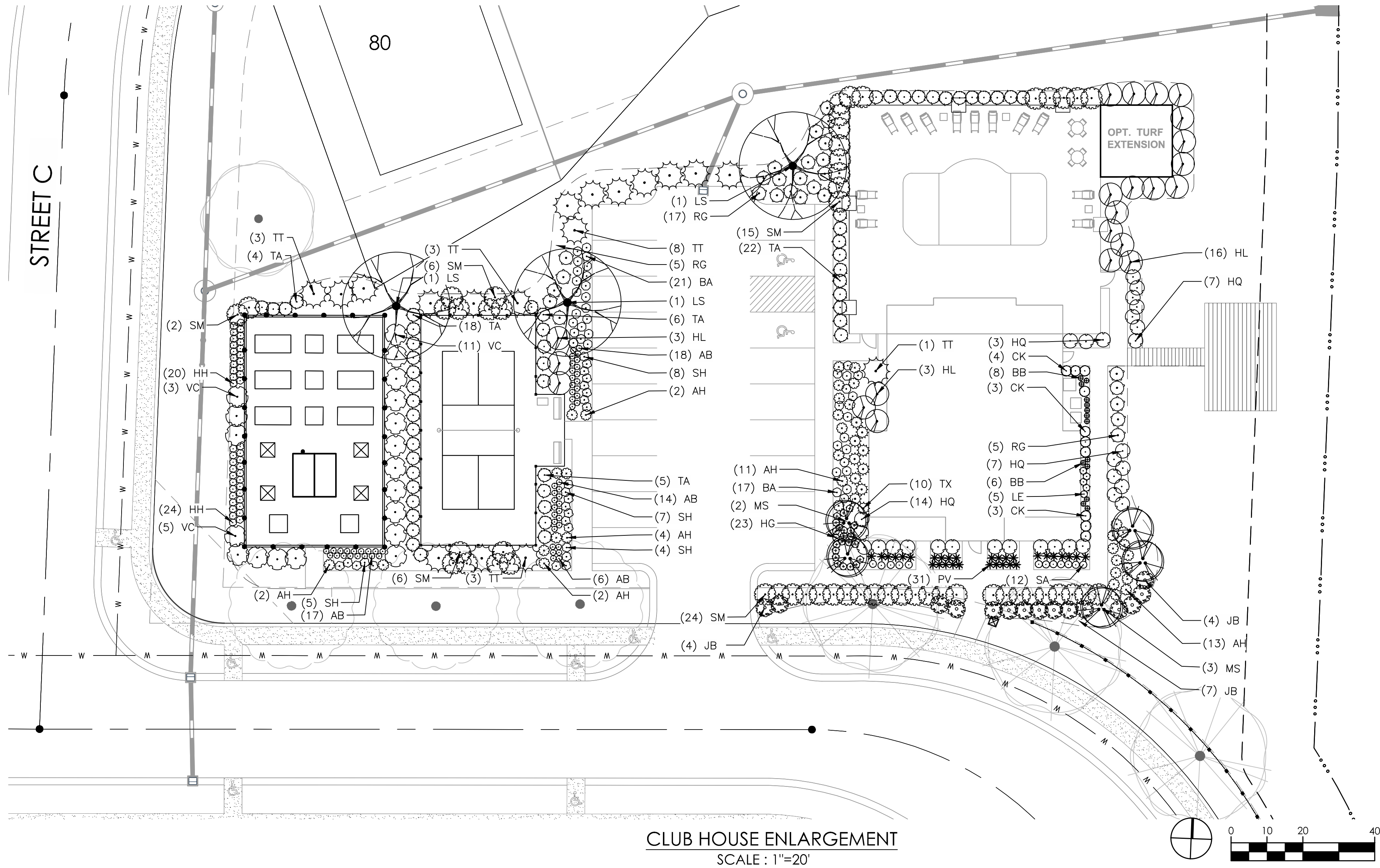
EPCON
COMMUNITIES

OPEN SPACE & PEDESTRIAN
CONNECTIVITY PLAN

THE COURTYARDS
AT CIELO RANCH
PRELIMINARY PLAT

DATE:	October 2, 2024
SCALE:	
JOB NO.:	20221063
SHEET:	L200

\\2022\063\correspondence\task 1001_cielo ranch westfield in\DWG\04\Sheet's preliminary plat\3 Amenities Plan.dwg, Last Saved By: thart, 11/16/2024 5:00 PM



CLUBHOUSE AMENITY AREA

- Clubhouse
 - Fitness
 - Community Room
 - Kitchen
 - Restrooms
 - Front Porches
 - Rear Screened Porch
 - Rear Covered Patio with Outdoor Fireplace
- Pool
- (B) Pickle Ball Court
- Bike Racks
- Parking Lot
- Community Garden



PASSIVE OPEN SPACE

- Seating Areas
- Walkable Path with Public Art

PLANT SCHEDULE AMENITY PLANTING

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	LS	3	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
	MS	5	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B
	TT	18	Thuja occidentalis 'Techny'	Techny Arborvitae	6'-7' Ht.	B&B
STREET TREES						
	GI	1	Gleditsia triacanthos inermis 'Skycole'	Skyline Honey Locust	2" Cal.	B&B
	QI	2	Quercus imbricaria	Shingle Oak	2" Cal.	B&B
SHRUBS						
	HL	22	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24" Ht.	B&B
	HQ	31	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B
	JB	15	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	#5	Cont.
	RG	27	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5	Cont.
	SM	53	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" Ht.	B&B
	TA	55	Taxus x media 'Adams'	Anglo-Japanese Adams Yew	24" Ht.	B&B
	TX	10	Taxus x media 'Densiformis'	Dense Yew	24" Ht.	B&B
	VC	19	Viburnum carlesii	Korean Spice Viburnum	30" Ht.	B&B
GRASS						
	BB	14	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	12" Ht.	Cont.
	CK	10	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	12" Ht.	Cont.
	PV	31	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	12" Ht.	Cont.
PERENNIALS						
	AH	34	Amsonia hubrichtii	Arkansas Bluestar	#1	Cont.
	AB	55	Amsonia tabernaemontana 'Blue Ice'	Blue Ice Eastern Bluestar	#1	Cont.
	BA	38	Baptisia australis	Blue Wild Indigo	#1	Cont.
	HH	44	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	Cont.
	HG	23	Hosta x 'Gold Standard'	Gold Standard Hosta	#2	Cont.
	LE	5	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	#1	Cont.
	SA	12	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.
	SH	24	Symphyotrichum ericoides 'Snow Flurry'	Snow Flurry Heath Aster	#1	Cont.



COMMUNITY GARDEN

- Potting Shed
- Raised Planting Beds



DATE:	NOVEMBER 7, 2024
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

EMHIT

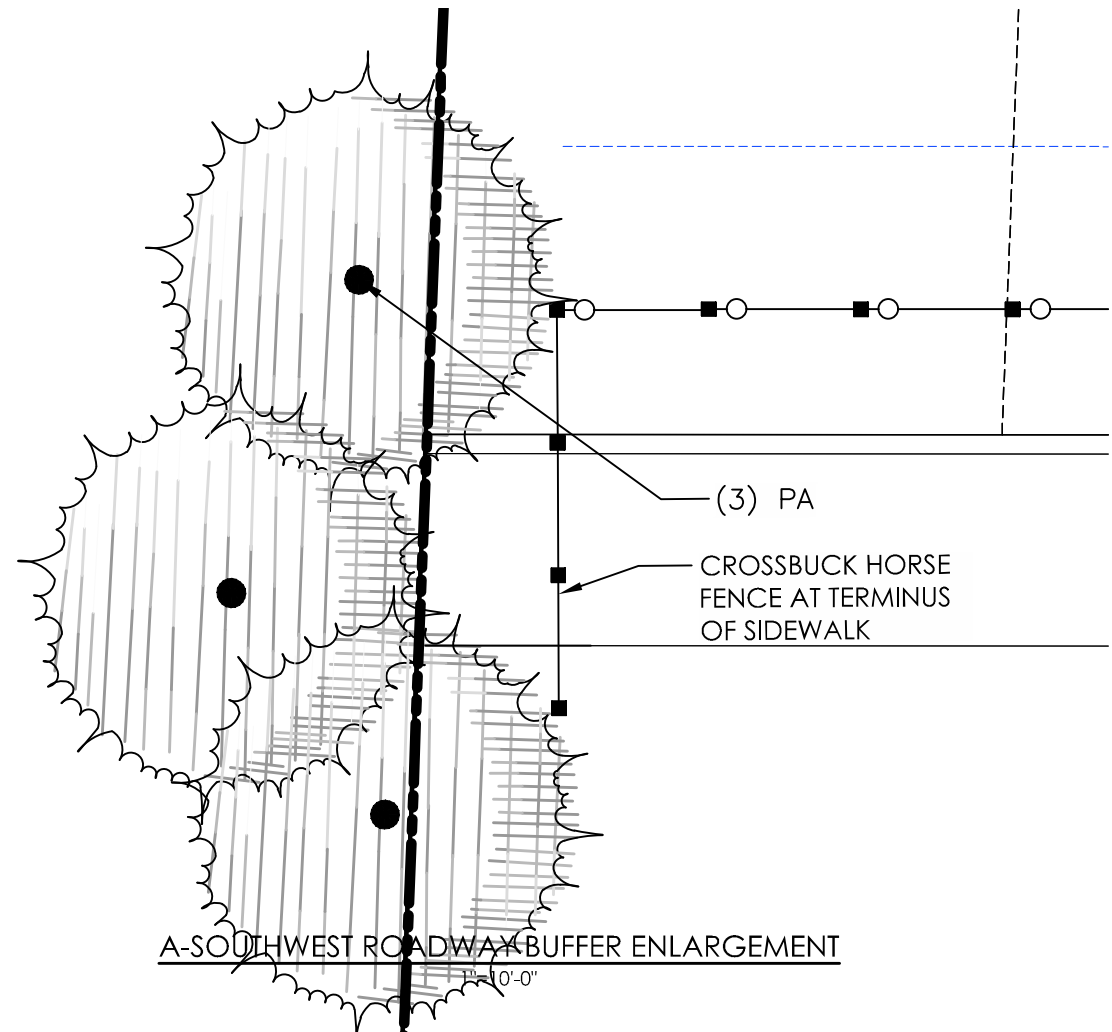
EMHIT
Evan Mechwart, Hamilton & Tilton, Inc.
Surveyors, Planners & Engineers
500 West 14th Street, Suite 200
P.O. Box 1475, 500
Phone: 614.755.5500 Fax: 614.755.5500
emhit.com

EPCON
COMMUNITIES

AMENITIES ENLARGEMENTS

THE COURTYARDS AT CIELO RANCH PRELIMINARY PLAT

DATE	November 7, 2024
SCALE	
JOB NO.	20221063
SHEET	L300



A- SOUTHWEST ROADWAY BUFFER ENLARGEMENT

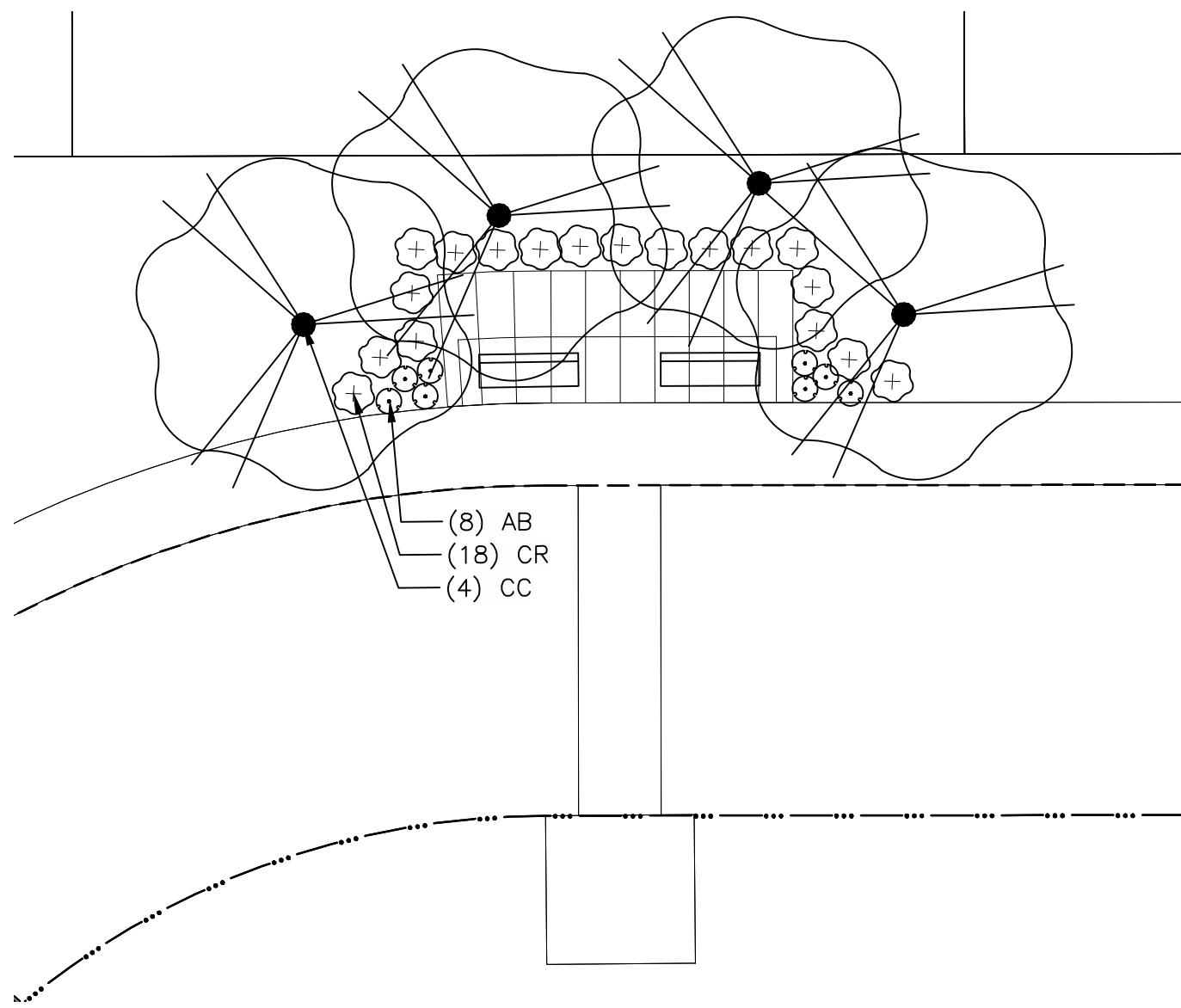
SCALE : 1"=10'

PLANT SCHEDULE- WEST PATH BUFFER

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
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TREES

	PA	3	Picea abies	Norway Spruce	6'-7' Ht.	B&B
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C- AMENITY: FISHING PIER ENLARGEMENT

SCALE : 1"=10'

PLANT SCHEDULE FISHING PIER AREA

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
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TREES

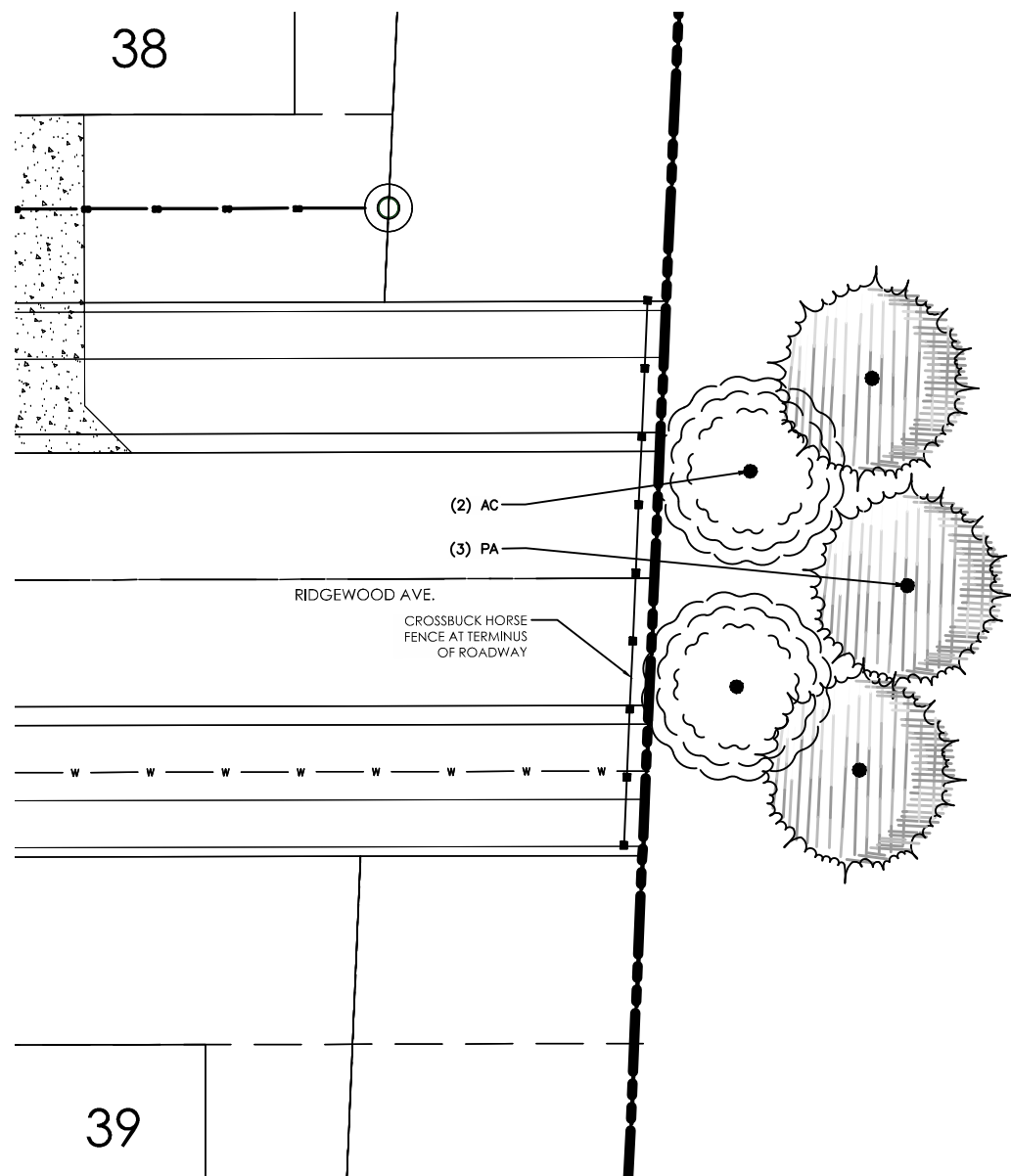
	CC	4	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	1.5" Cal.	Single Stem
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SHRUBS

	CR	18	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	18" Ht. min.	Cont.
--	----	----	--------------------------------	------------------------	--------------	-------

PERENNIALS

	AB	8	Amsonia tabernaemontana 'Blue Ice'	Blue Ice Eastern Bluestar	#1	Cont.
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B- RIDGEWOOD AVE. BUFFER ENLARGEMENT

SCALE : 1"=20'

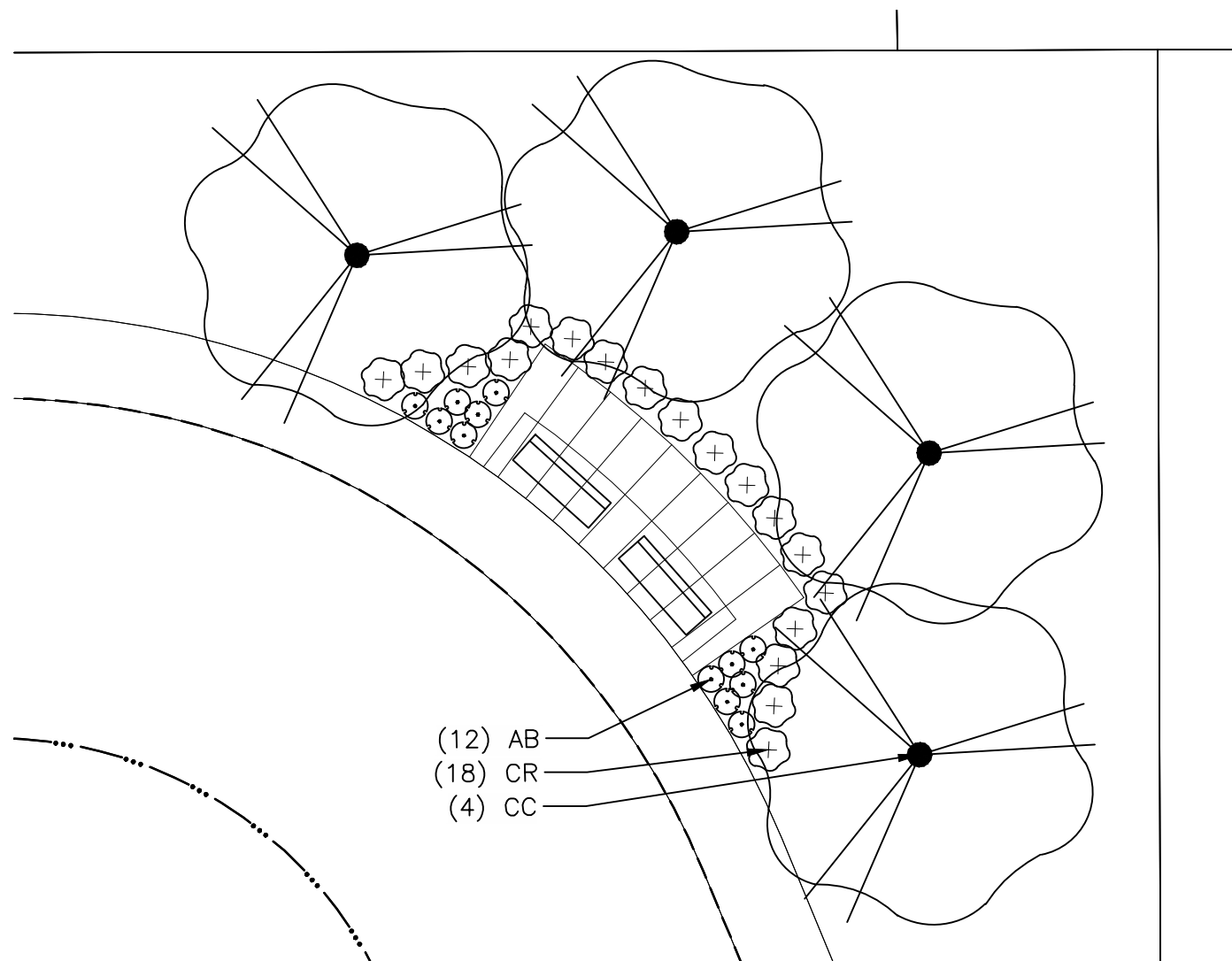
RIDGEWOOD AVE ROADWAY BUFFER

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
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TREES

	AC	2	Abies concolor	White Fir	6'-7' Ht.	B&B
--	----	---	----------------	-----------	-----------	-----

	PA	3	Picea abies	Norway Spruce	6'-7' Ht.	B&B
--	----	---	-------------	---------------	-----------	-----



D- AMENITY: BASIN SEATING AREA ENLARGEMENT

SCALE : 1"=10'

PLANT SCHEDULE EAST SEATING AREA

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
--------	------	-----	----------------	-------------	------	-----------

TREES

	CC	4	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	1.5" Cal.	Single Stem
--	----	---	-----------------------------------	-----------------------	-----------	-------------

SHRUBS

	CR	18	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	18" Ht. min.	Cont.
--	----	----	--------------------------------	------------------------	--------------	-------

PERENNIALS

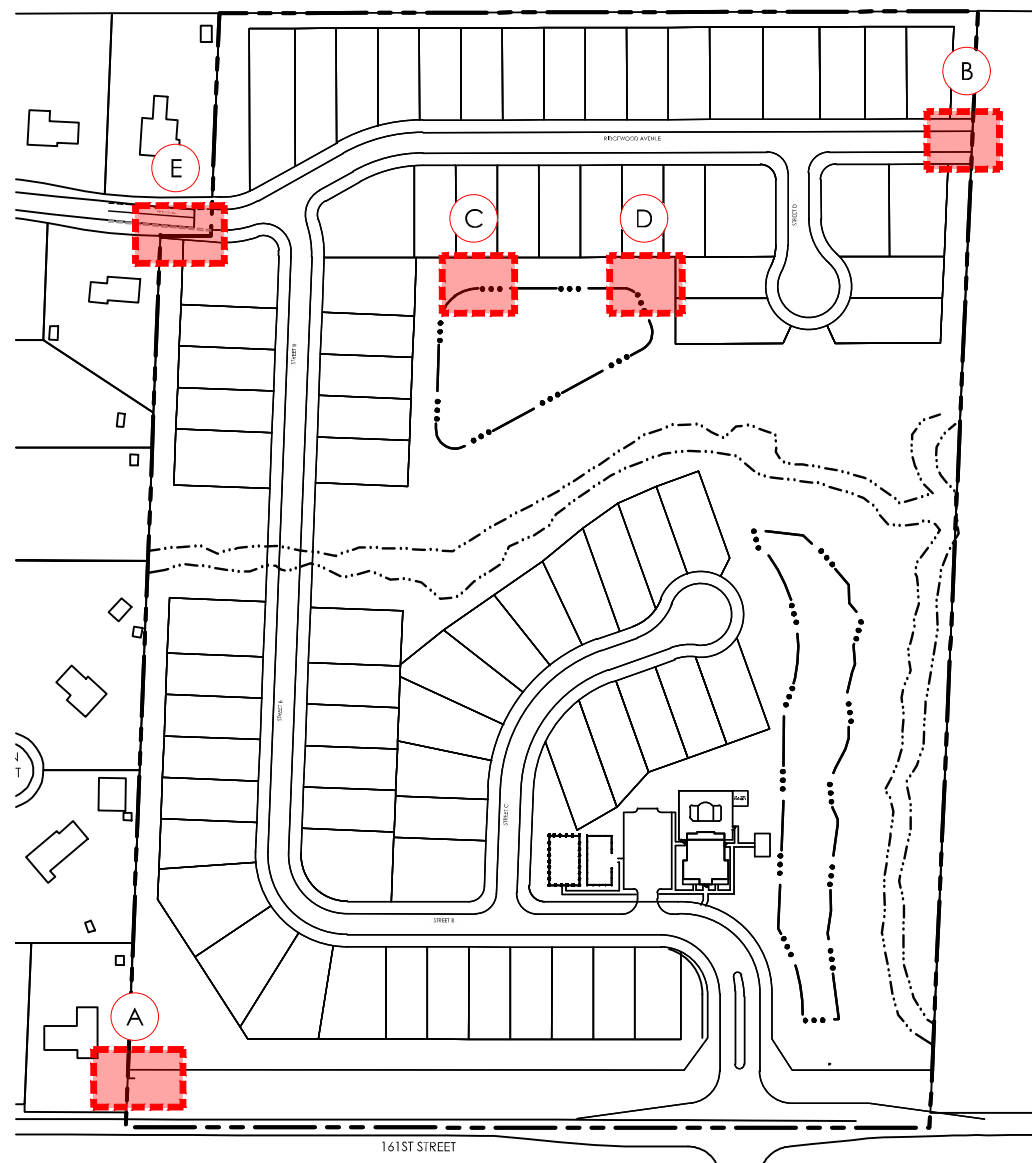
	AB	12	Amsonia tabernaemontana 'Blue Ice'	Blue Ice Eastern Bluestar	#1	Cont.
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PLANT SCHEDULE NORTHWEST ENTRY

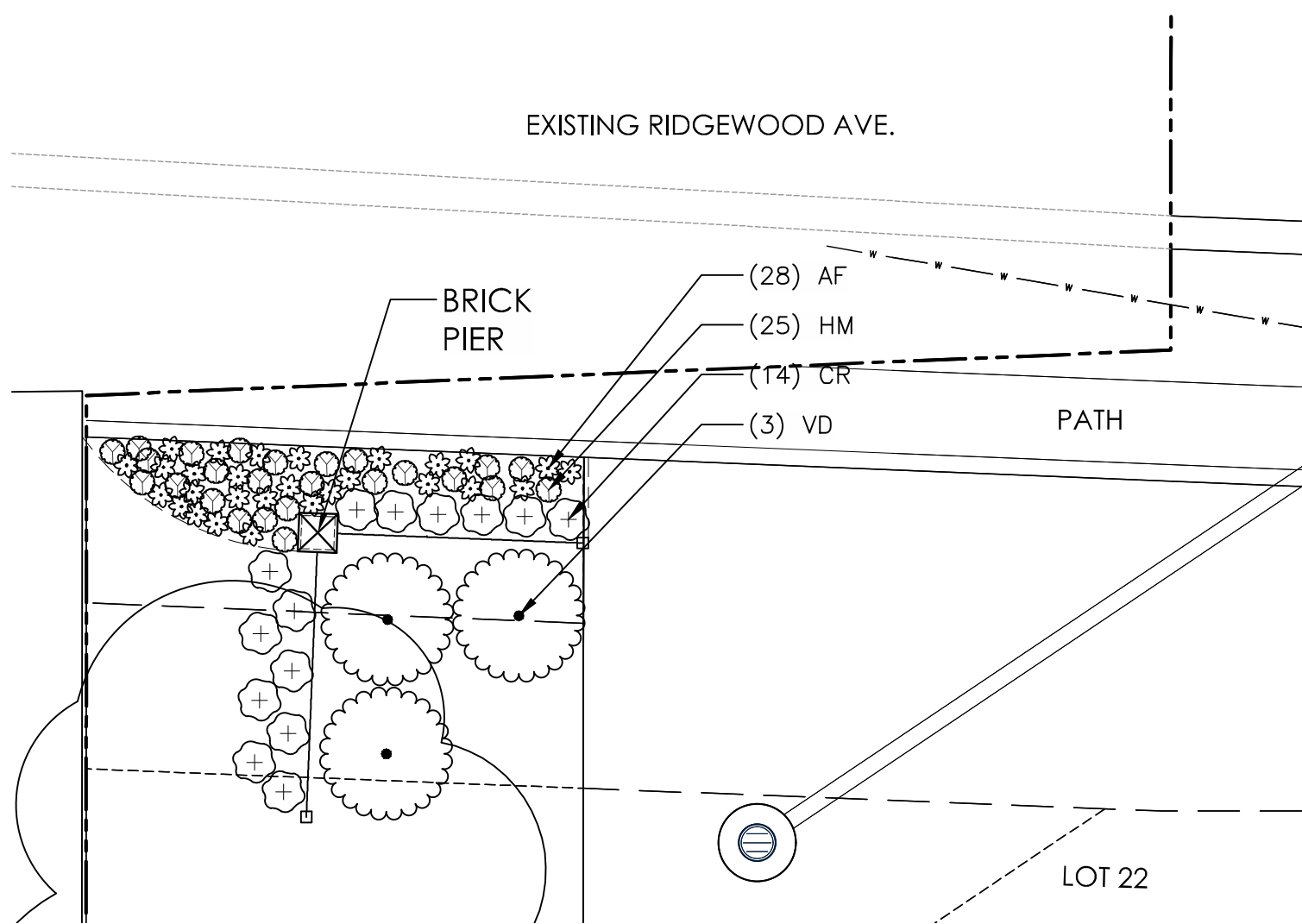
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
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SHRUBS

	AF	28	Astilbe x 'Flamingo'	Flamingo Astilbe	24" Ht.	
	CR	14	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	18" Ht. min.	Cont.
	HM	25	Helleborus orientalis 'Mardi Gras Yellow'	Mardi Gras Yellow Lenten Rose	24" Ht.	
	VD	3	Viburnum plicatum tomentosum 'Mariesii'	Marie Doublefile Viburnum	18" Ht. min.	Cont.



KEY PLAN
NO SCALE



E- RIDGEWOOD ENTRY ENLARGEMENT

SCALE : 1"=10'

DATE:	NOVEMBER 7, 2024
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AMENITY AND ENTRY
ENLARGEMENTS

THE COURTYARDS
AT CIELO RANCH
PRELIMINARY PLAT

DATE
November 7, 2024

SCALE

JOB NO.

20221063

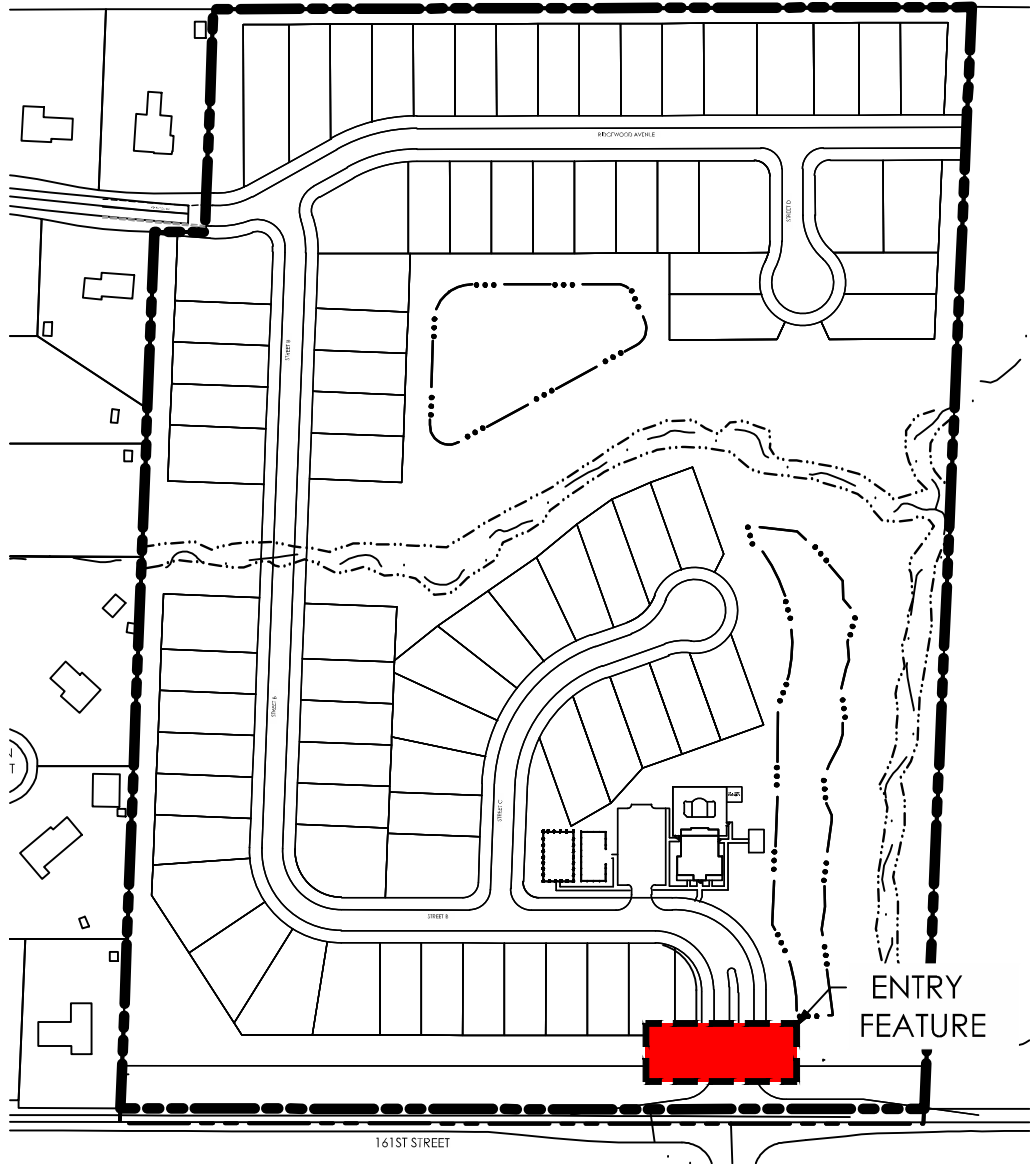
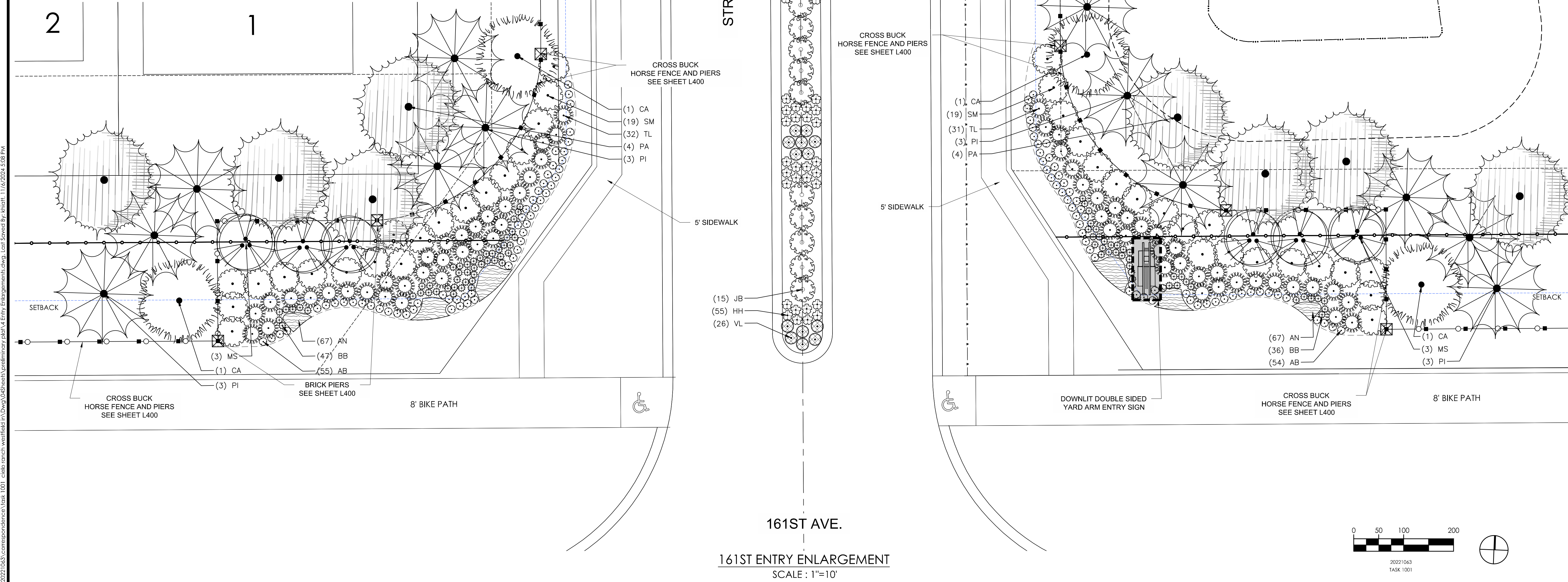
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L301

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PLANT SCHEDULE ENTRY

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
TREES					
	CA	4	Cupressus nootkatensis / Alaskan Cedar	6'-7' Ht.	B&B
	MS	6	Malus x 'Spring Snow' / Spring Snow Crab Apple	2" Cal.	B&B
	PA	8	Picea abies / Norway Spruce	6'-7' Ht.	B&B
	PI	12	Pinus strobus / White Pine	6'-7' Ht.	B&B
SHRUBS					
	JB	15	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	#5	Cont.
	SM	38	Syringa patula 'Miss Kim' / Miss Kim Lilac	24" Ht.	B&B
	TL	63	Thuja occidentalis 'Little Giant' / Little Giant Arborvitae	#5	Cont.
	VL	26	Viburnum cassinoides 'Lil' Ditty' / Lil' Ditty Viburnum	12" Ht.	Cont.
GRASS					
	BB	83	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	12" Ht.	Cont.
PERENNIALS					
	AB	109	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Eastern Bluestar	#1	Cont.
	HH	55	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#1	Cont.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING	
GROUND COVERS					
	AN	134	Annuals / Annuals	12" o.c.	



DATE:	NOVEMBER 7, 2024
REVISED:	
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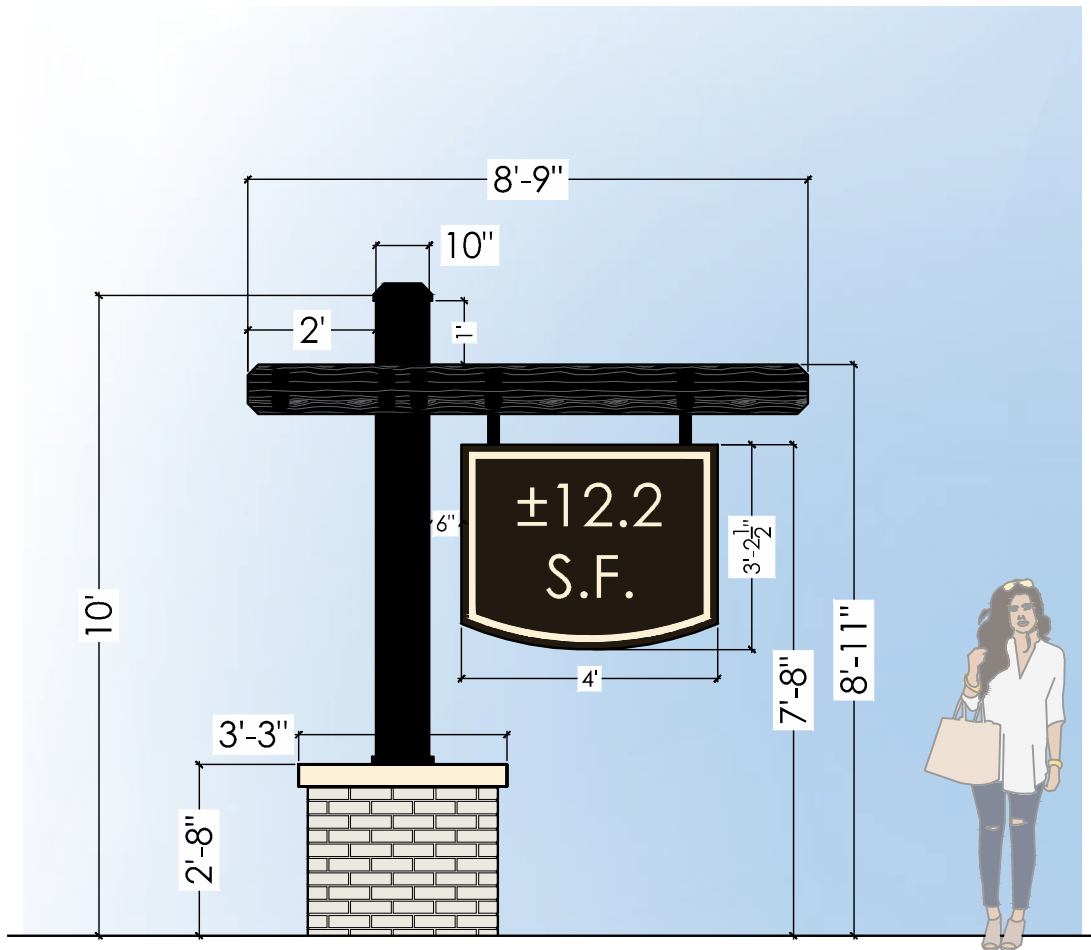
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14775 147th Avenue, Suite 100, Richmond, BC V6V 2G9
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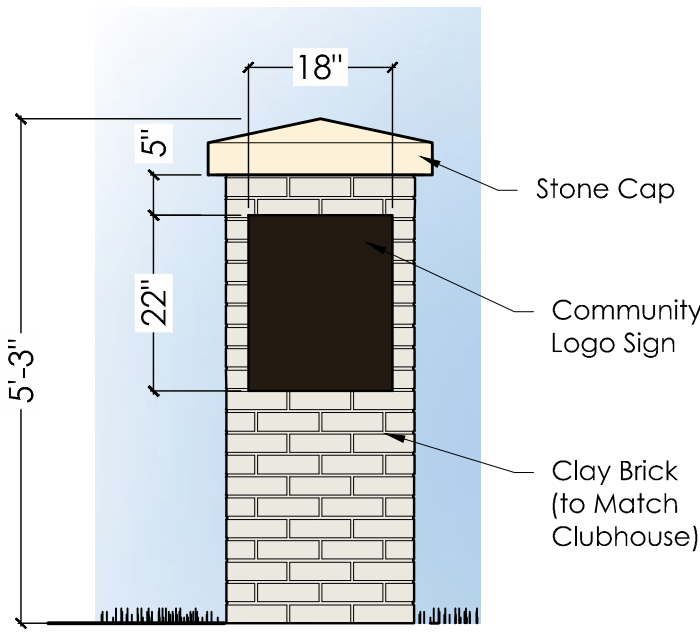
ENTRY ENLARGEMENTS

THE COURTYARDS
AT CIELO RANCH
PRELIMINARY PLAT

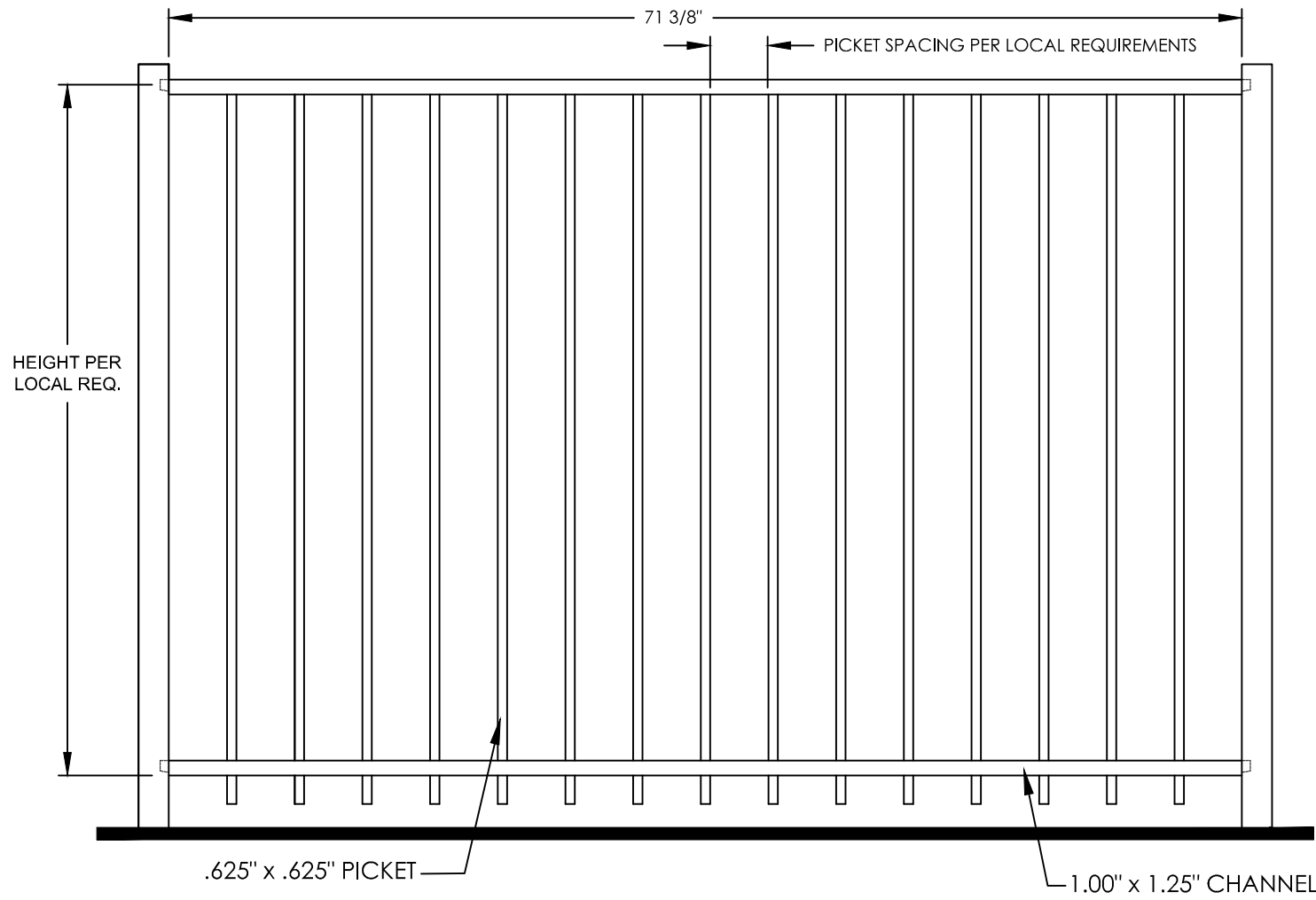
DATE	November 7, 2024
SCALE	
JOB NO.	20221063
SHEET	L302



Yard Arm Sign- Secondary Entry
Black arm and Post
NO SCALE



White Brick Pier- Secondary Entry
NO SCALE

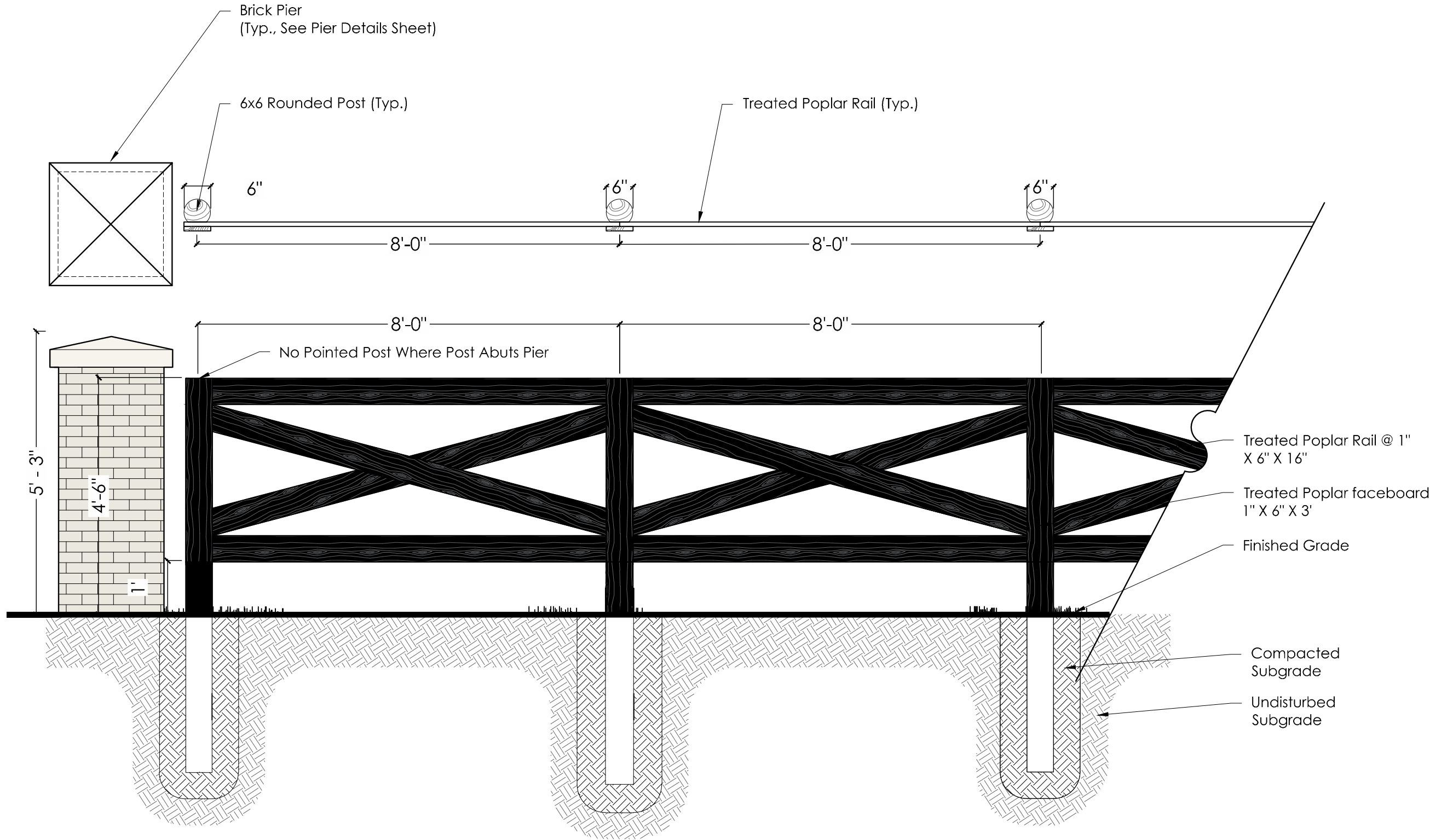


Manufacturer: Alumi-Guard or equal
Product ID: Residential Ascot
Finish: Black
www.alumi-guard.com
Decorative Pool Aluminum Fence (At Clubhouse)
No Scale

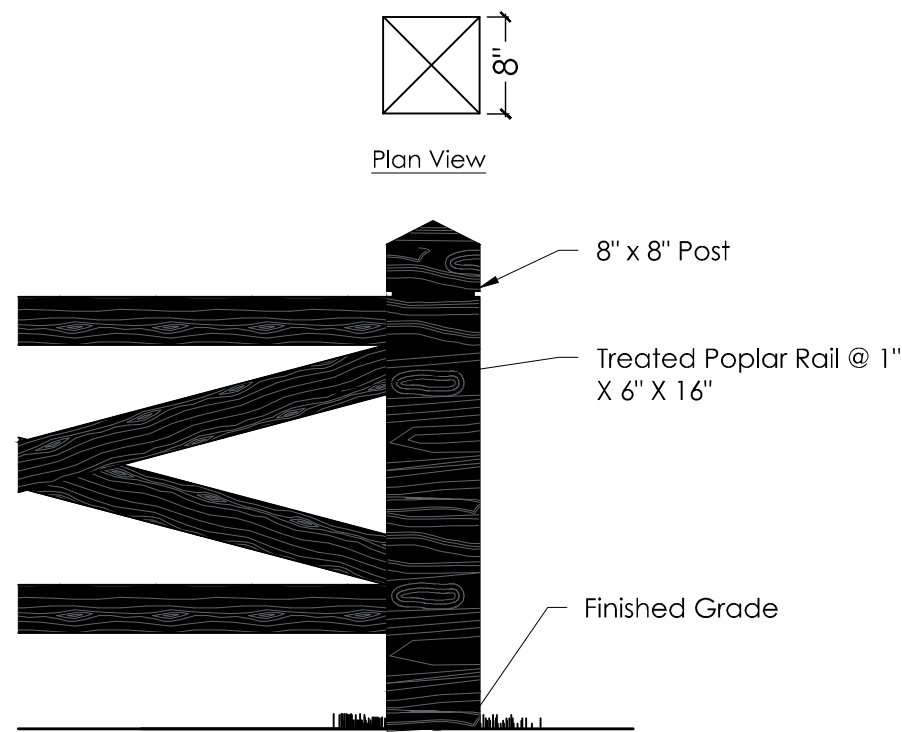


Manufacturer: The Bench Factory or equal
Product ID: TBN-36
Finish: Black
www.thebenchfactory.com

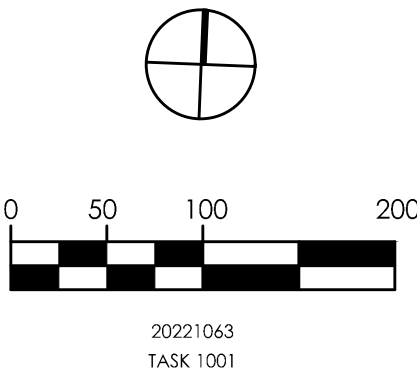
Typical 6' Bench
(Benches Shall not be Mounted to Concrete Pad Under Powerline Easement)
No Scale



Black Crossbuck Horse Fence with Brick Pier
NO SCALE



Crossbuck Horse Fence
8" X 8" Post Condition Painted Black
NO SCALE



DATE:	NOVEMBER 7, 2024
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REVISED:	
REVISED:	

PREPARED BY: **EMHIT**
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GENERAL DETAILS

THE COURTYARDS
AT CIELO RANCH
PRELIMINARY PLAT

DATE
November 7, 2024

SCALE

JOB NO.
20221063

SHEET
L400

ORDINANCE NUMBER 24-37

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

“Courtyards of Cielo Ranch”

This is a Planned Unit Development District Ordinance (the “Ordinance”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered Petition No. 2407-PUD-16 (the “Petition”), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Council”) with a unanimous favorable recommendation (8-0 vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on September 4, 2024;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Courtyards of Cielo Ranch PUD District” (the “District”).

COPY

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District (defined in Section 4 herein) or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B (the "Concept Plan") is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 4. Underlying Zoning District. The "Underlying Zoning District" for the Real Estate shall be SF4: Single-Family High-Density District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Educational Institutions with dormitory accommodations, Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 80.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 The following standards shall apply to the District except as modified below:
 - A. Minimum Lot Area 6,000 square feet
 - B. Minimum Lot Frontage 35 feet

- C. Minimum Building Setbacks
 - i. Front Yard Distance from garage door to right-of-way line – 20 feet
Distance from front porch, front door, or courtyard fence – 10 feet
 - ii. Side Yard 5 feet (10 feet between Dwelling Units)
 - iii. Rear Yard 15 feet
- D. Minimum Lot Width 52 feet
- E. Maximum Building Height 1 ½ stories
(2nd floor not to exceed 50% of ground level square footage)
- F. Minimum Living Area (Total) 1,400 square feet for up to eight (8) Lots;
1,500 square feet for all other Lots

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District unless otherwise provided herein:

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“Conceptual Architectural Character”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes at least four (4) and up to eight (8) different floorplans with several elevation options in this community. Each home shall include a fenced courtyard space. An illustrative example is included as Exhibit D (the “Courtyard Exhibit”). Layouts and designs of the courtyard spaces may vary from the Courtyard Exhibit. Fencing options include vinyl privacy fencing or metal fencing with a wrought iron appearance.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear architectural features on all homes:
 - i. Rear facades on Perimeter Lots shall include a minimum of one (1) or two (2) windows (faux windows shall be permitted) as deemed appropriate based upon the façade’s massing.

- ii. Corner lots where the side façade is visible from the public right-of-way shall include a courtyard.
 - iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.
- D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
- E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.
- F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- H. Shingles. All homes shall have dimensional or architectural grade shingles. Metal roof surfaces used as architectural accents shall be permitted.
- I. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:
- i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palettes for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
 - ii. Each garage shall include at least two (2) coach lights.
 - iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.

7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

- A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:
- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located outside the public right-of-way within ten (10) feet of the right-of-way.
 - ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
- i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit E, attached hereto and incorporated herein ("Typical Lot Landscaping"). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.
 - ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
 - iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iii) below. For corner lots, sod shall be planted in both Front Yards.
 - iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.
- C. Clubhouse Area Landscaping and Fencing:
- i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
 - ii. The front of the clubhouse shall be planted with sod. Side and rear yards shall be seeded or sod.
 - iii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
 - iv. The pickleball court may be enclosed with a coated chain link fence. The fence shall be dark in color.
- D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:

- i. External street frontage landscape areas shall include a minimum width of forty (40) feet, as indicated on Exhibit F (the “Buffer Yards Plan”). Black, four-rail or cross buck horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (the following planting quantities represent minimums to be installed; additional plantings shall be permitted): four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and 10 shrubs. An undulating earth mound shall be provided with a minimum height of 3 to 4 feet. Street Trees along external streets shall be required subject to approval by the Department of Public Works Director.
- ii. Buffer Yard landscaping between adjacent residential land uses along the east and west property lines of the Real Estate shall be provided with a minimum width of thirty (30) feet, as depicted in the Buffer Yards Plan. Existing trees may be counted toward the buffer requirement with infill plantings provided as necessary for screening. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.
- iii. Buffer Yard landscaping along the north property line shall be provided at a minimum depth of twenty (20) feet, as depicted on the Buffer Yards Plan and shall be planted with a staggered row of evergreen trees at a ratio of five (5) trees per 100 feet of buffer length. Additional plantings shall be permitted.
- iv. No mounds shall be required in the east, west or north Buffer Yards.
- v. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- vi. Where the required roadside asphalt path along 161st Street terminates at the District’s west property line, horse fencing and three (3) evergreen trees shall be installed at the end of the stubbed asphalt path in substantial compliance with Exhibit G. The plantings to be installed on the adjacent property to the west of the District shall required be subject to the adjacent owner’s consent.
- vii. Where the required street stub in the northeast portion of the District terminates at the District’s east property line, horse fencing and five (5) evergreen trees shall be installed at the end of the stubbed street in substantial compliance with Exhibit H. The trees to be installed on the

adjacent property to the east of the District shall be required subject to the adjacent owner's consent.

- viii. If a provision of Article 6.8 Landscaping Standards is in conflict with the standards set forth in this Ordinance, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.3 Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration of the unique design intent of the District. Internal street rights-of-way within the District shall be permitted to be reduced to fifty (50) feet in width. Mounds and plantings shall not be required where drainage and utility infrastructure prevents installation.

7.4 Entry Features: Entry features shall be provided as follows:

- A. Either a Monument Signs or Yard Arm Signs, as identified and depicted on Exhibit I (the "Conceptual Entry Features") and further described below, shall be permitted at the entry at 161st Street and shall include horse fencing (4 rail or cross buck fence or a combination thereof) an entry landscaping. The entry sign may be a double-sided Yard Arm Sign on a masonry base with the sign not to exceed 8 feet in height or a double-sided monument sign or two single sided monument signs not to exceed 8 feet in height.
- B. Brick Piers, as depicted in the Conceptual Entry Features exhibit, shall be provided at the road connection with Ridgewood Avenue and may include but not be limited to landscaping and horse fencing. The masonry piers shall not exceed 6 feet in height and may contain signage not to exceed 18" wide by 22" in height.

7.5 Temporary Uses and Events. Article 6.18(J) Model Homes shall apply except as modified below:

- A. The number of Model Home Temporary Uses shall not be limited.
- B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
- C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
- D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District. Article 8.6 Open Space and Amenity Standards shall apply except as otherwise modified or enhanced herein.

- 8.1 Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit J ("Conceptual Open Space and Pedestrian Connectivity Plan") and Exhibit K ("Conceptual Amenities Plan"), both attached hereto; (b) a minimum of two (2) parkettes which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area (which includes a fitness area, community room, kitchen, restrooms, porch areas, and a covered patio with outdoor fireplace), identified in the Conceptual Amenity Plan. The path illustrated around the northwest pond shall be installed unless site conditions and/or design standards would not allow installation.
- 8.2 The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) a pickleball court. Construction shall begin on the clubhouse amenity prior to the issuance of twenty-five (25) single-family building permits on the Real Estate.

Section 9. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

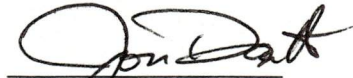
ALL OF WHICH IS ORDAINED/RESOLVED THIS 9th DAY OF September, 2024.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain


Jon Dartt

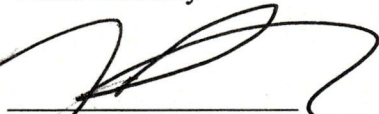
Jon Dartt

Jon Dartt


Victor McCarty

Victor McCarty

Victor McCarty


Joe Duepner

Joe Duepner

Joe Duepner


Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm


Noah Herron

Noah Herron

Noah Herron


Chad Huff

Chad Huff

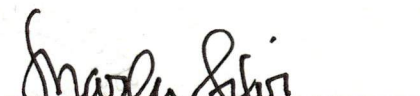
Chad Huff


Kurt Wanninger

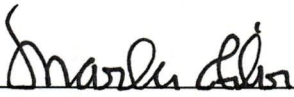
Kurt Wanninger

Kurt Wanninger

ATTEST:


Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24-37** was delivered to the Mayor of Westfield on the 9th day of September, 2024, at 8:30 Pm.



Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 24-37**
this 9th day of September, 2024.



Scott A. Willis, Mayor

I hereby VETO **ORDINANCE 24-37**
this _____ day of September, 2024.

Scott A. Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

“Real Estate”

Part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East located in Washington Township, Hamilton County, Indiana, and being described as follows:

Beginning at a point on the south line of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, said point being North 87 degrees 53 minutes 01 second East (assumed bearing) 944.00 feet from the southwest corner (railroad spike found) of said Northwest Quarter, said point also being the southeast corner of a tract of land described in Deed Record 266, page 491 in the records of Hamilton County, Indiana; thence North 00 degrees 02 minutes 56 seconds East 925.00 feet parallel with the west line of said Northwest Quarter and along the east line of said tract of land and the east line of Ridgewood, Section 2, as per plat thereof, recorded in Plat Book 6, pages 75-77 in the records of Hamilton County, Indiana; thence North 87 degrees 53 minutes 01 second East 1050.31 feet parallel with the south line of said Northwest Quarter-, thence South 00 degrees 18 minutes 36 seconds West 925.17 feet to the south line of said Northwest Quarter, said point being South 87 degrees 53 minutes 01 second West from the southeast corner (railroad spike found) of said Northwest Quarter; thence South 87 degrees 53 minutes 01 second West 1046.09 feet on and along the south line of said Northwest Quarter to the Point of Beginning.

ALSO:

Part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows: Commencing at a point on the south line of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, said point being North 87 degrees 53 minutes 01 second East (assumed bearing) 944.00 feet from the southwest corner (railroad spike found) of said Northwest Quarter, said point also being the southeast corner of a tract of land described in Deed Record 266, page 491 in the records of Hamilton County, Indiana; thence North 00 degrees 02 minutes 56 seconds East 925.00 feet parallel with the west line of said Northwest Quarter and along the east line of said tract of land and the east line of Ridgewood, Section 2, as per plat thereof, recorded in Plat Book 6, pages 75-77 in the records of Hamilton County, Indiana to a point, said point being the Point of Beginning of this description; thence continue North 00 degrees 02 minutes 56 seconds East 236.22 feet parallel with the west line of said Northwest Quarter and along the east line of said Ridgewood, Section 2 to the northeast corner of Lot Number 29 in said Ridgewood, Section 2, said point being on the south right of way line of Ridgewood Avenue (50 foot right of way); thence North 37 degrees 41 minutes 14 seconds East 65.88 feet on and along the south right of way of said Ridgewood Avenue; thence North 00 degrees 02 minutes 56 seconds East 290.00 feet on and along the southerly extension of the east line and the east line of Lot Number 36 in said Ridgewood, Section 2 to the northeast corner of said Lot Number 36; thence North 87 degrees 41 minutes 14 seconds East 986.99 feet on and along the easterly extension of the north line of said Ridgewood, Section 2; thence South 00 degrees 18 minutes 36 seconds West 529.93

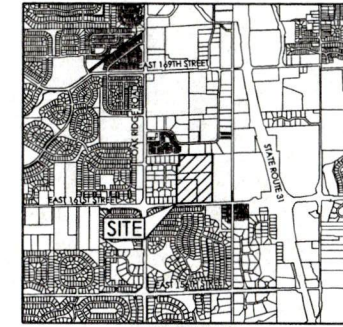
feet; thence South 87 degrees 53 minutes 01 second West 1050.31 feet parallel with the south line of said Northwest Quarter to the Point of Beginning.

EXHIBIT B

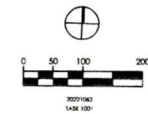
“Concept Plan”

The Concept Plan appears on the following page of this Ordinance.

10/20/2018 10:48:00 AM C:\Users\james\Documents\Projects\Courtyards of Cielo Ranch\Concept Map.dwg User: james Date: 10/20/2018 10:48:00 AM



- KEY:**
- * Perimeter Lot Enhancements
(See PUD Text)
 - No Rear Doors On Units Permitted



DATE	10/20/2018
TIME	10:48:00 AM
USER	james
PROJECT	Courtyards of Cielo Ranch
DESCRIPTION	Concept Map
REVISION	
REVISION	
REVISION	
REVISION	



REZONING FOR COURTYARDS OF CIELO RANCH WESTFIELD, HAMILTON COUNTY, INDIANA CONCEPT PLAN

EXHIBIT C

“Conceptual Architectural Character”
(page 1 of 3)



Clubhouse



EXHIBIT C

“Conceptual Architectural Character”
(page 2 of 3)



EXHIBIT C

“Conceptual Architectural Character”
(page 3 of 3)



EXHIBIT D

“Courtyard Exhibit”

The Courtyard Exhibit appears on the following page of this Ordinance.

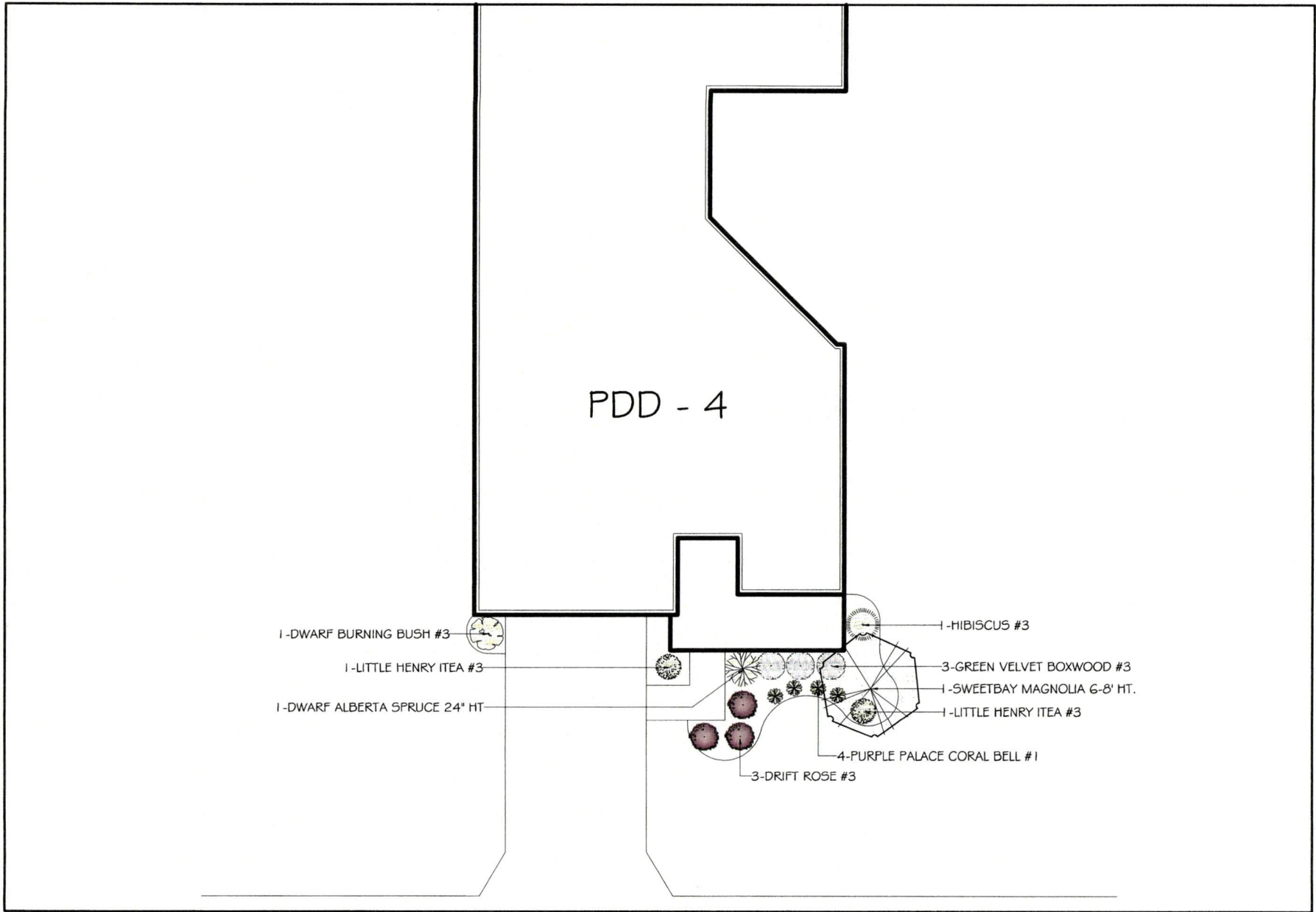


SHEET	DATE	SCALE	BY	 Evans, McHenry, Henderson & Shan, Inc. Engineers • Surveyors • Planners • Scientists 500 New Albany Road, Columbus, OH 43204 Phone: 614.778.0500 Fax: 614.778.3448 www.emht.com	EPCON COMMUNITIES TYPICAL COURTYARD LANDSCAPE		REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">MARK</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	MARK	DATE	DESCRIPTION												
MARK	DATE	DESCRIPTION																				

EXHIBIT E

“Typical Lot Landscaping”

The Typical Lot Landscaping exhibits appear on the following four (4) pages of this Ordinance.



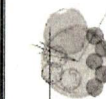
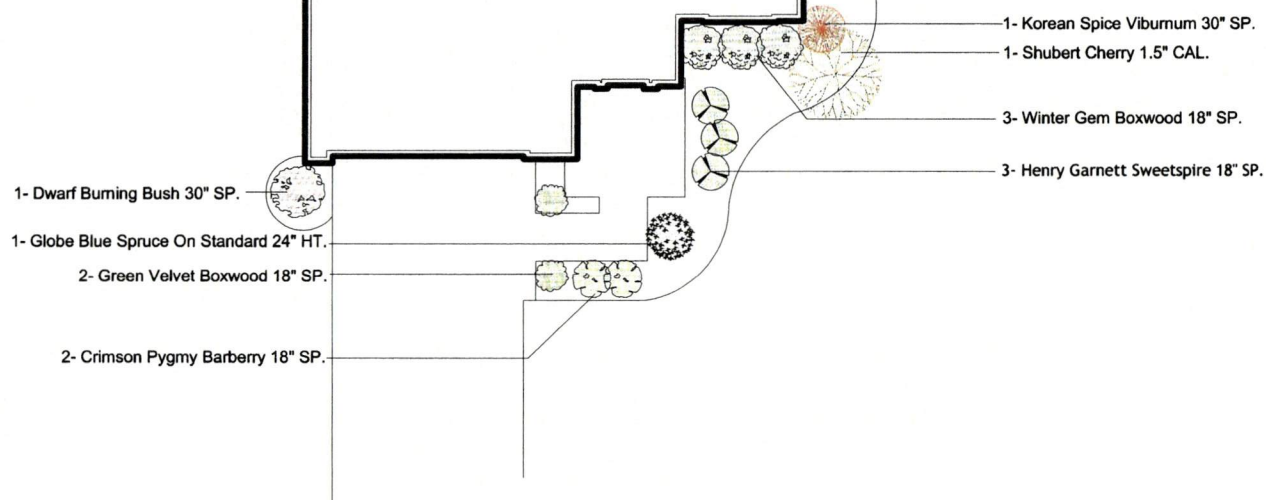
WILSON LANDSCAPE ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL
 900 Buckeye Park Road Columbus OH 43207
 614.444.8873 ext. 614.444.3175 fax
 wilsonlandscapeandturf.com

Landscape Plan
Epcon Communities
 Detached Condominiums

Date:	REV 9/19/18
Scale:	1"=10'
Drawn By:	AS
Drawing Number:	

PPD - 1

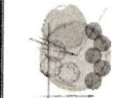
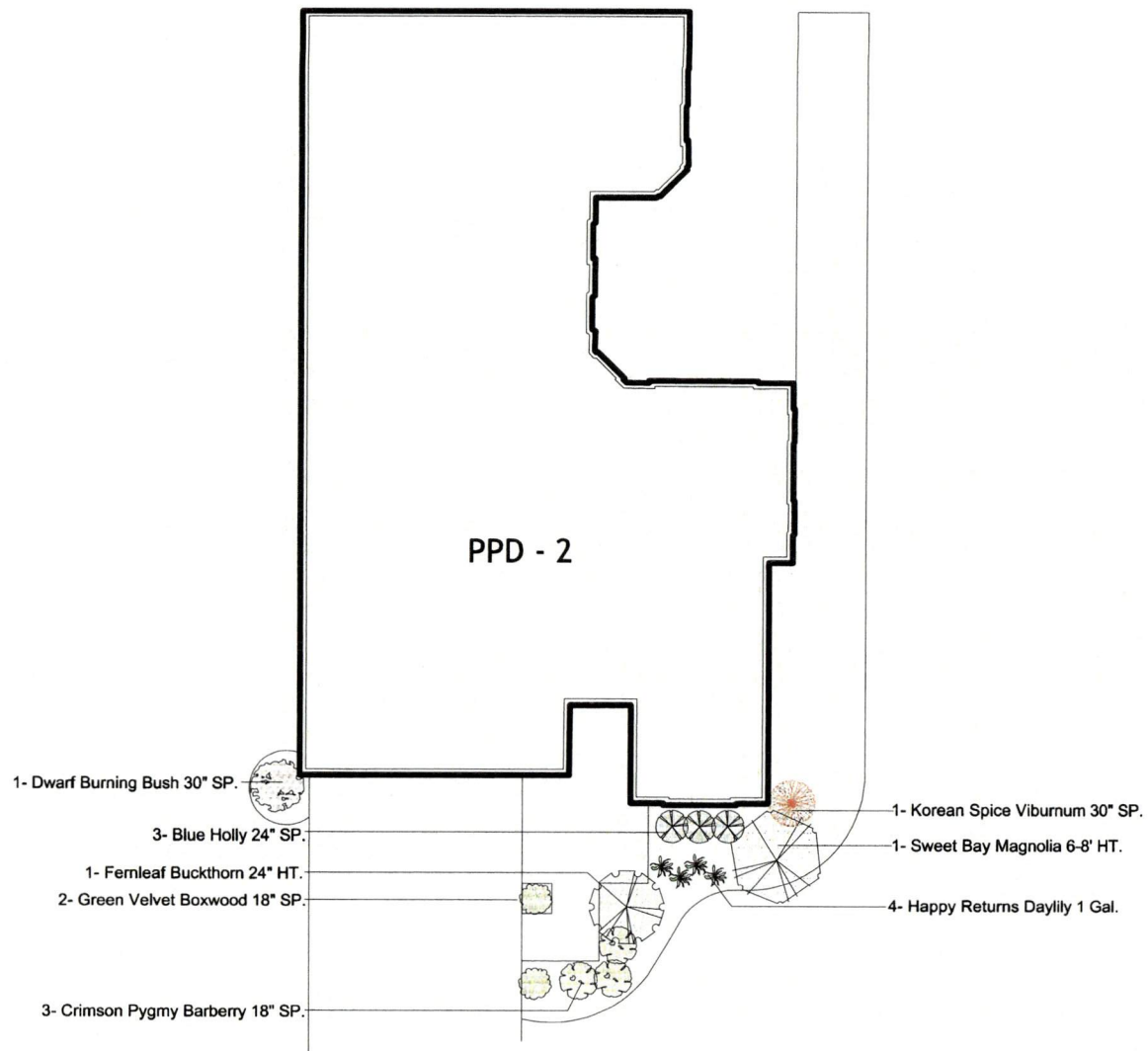


**WILSON LANDSCAPE
ASSOCIATES**

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL
900 Buckeye Park Road Columbus OH 43207
614-444-8873 ext. 814-444-3175 fax
wilsonlandscapeassociates.com

Landscape Plan
Epcon Communities
Detached Condominiums

Date:	8-4-2014
Scale:	1" = 10'
Drawn By:	TQT
Drawing Number:	



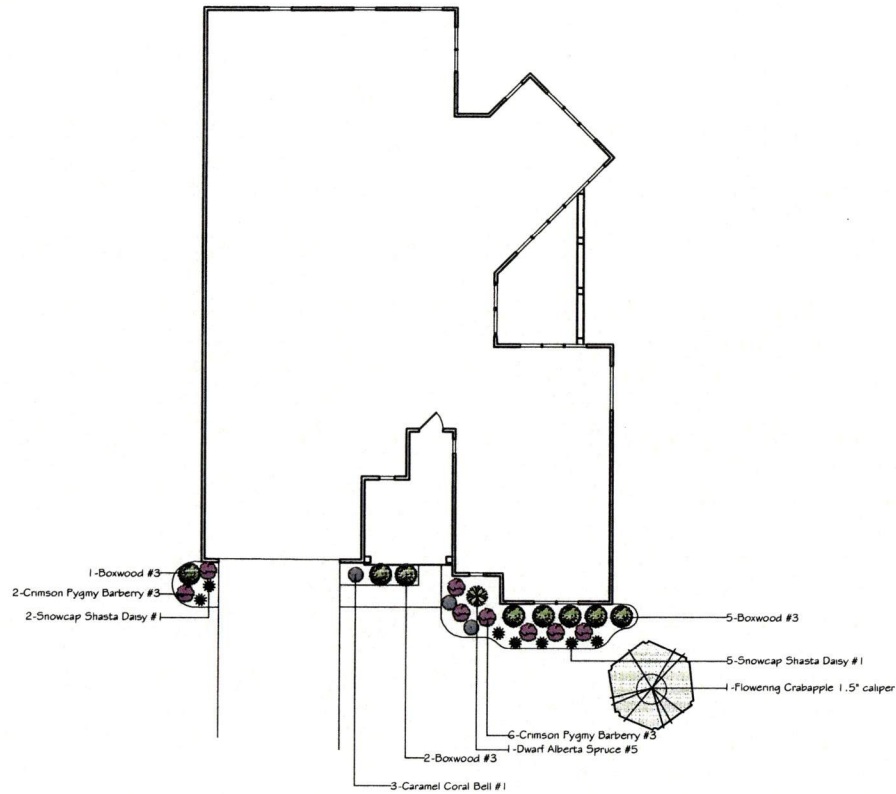
**WILSON LANDSCAPE
ASSOCIATES**

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel. 614.444.3175 fax
wilsonlandscapeandlawn.com

Landscape Plan
Epcon Communities
Detached Condominiums

Date:	8-4-2014
Scale:	1" = 10'
Drawn By:	TQT
Drawing Number:	



PROVENANCE

SCALE: 1/16" = 1'



WILSON LANDSCAPE ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614-448-1111 ext 414-448-3175 fax
wilsonlandscape.com

Landscape Plan for Epcon Communities **Provenance** Ohio

Date: 12/9/21

Scale: 1/16" = 1'-0"

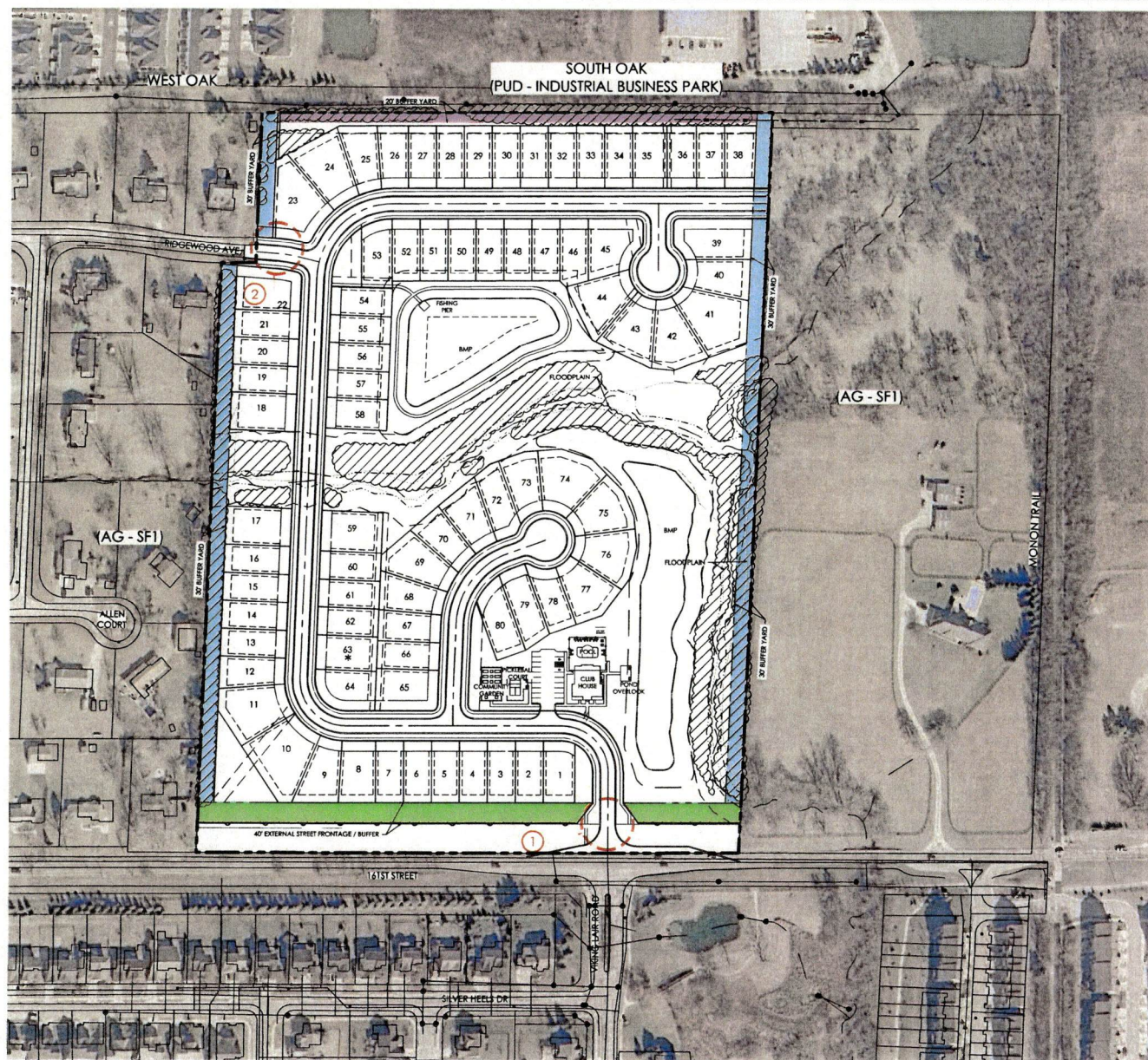
Drawn By: AS

Drawing Number:

EXHIBIT F

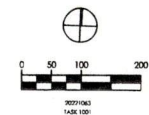
“Buffer Yards Plan”

The Buffer Yards Plan appears on the following page of this Ordinance.



KEY

1. TYPICAL ENTRY FEATURE
2. SECONDARY ENTRY FEATURE

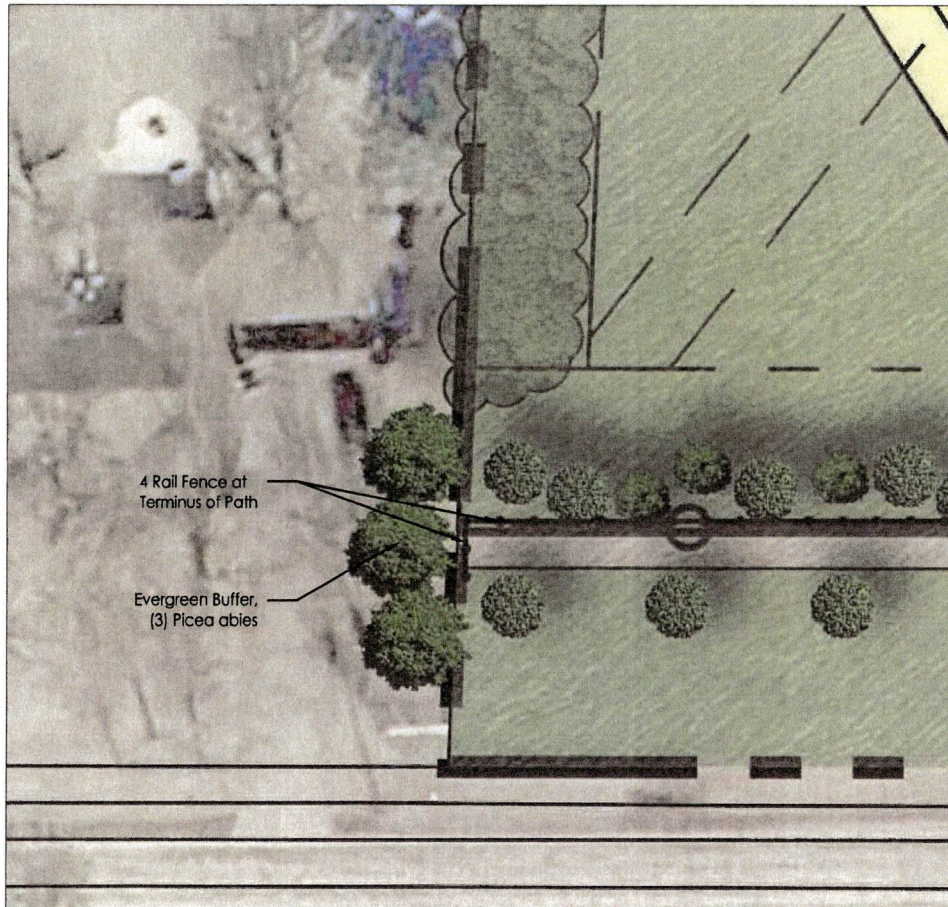
 EXISTING TREES

REZONING
FOR
COURTYARDS OF CIELO RANCH
WESTFIELD, HAMILTON COUNTY, INDIANA
BUFFER YARDS & ENTRY FEATURES

EXHIBIT G

“Southwest Trail Termination Exhibit”

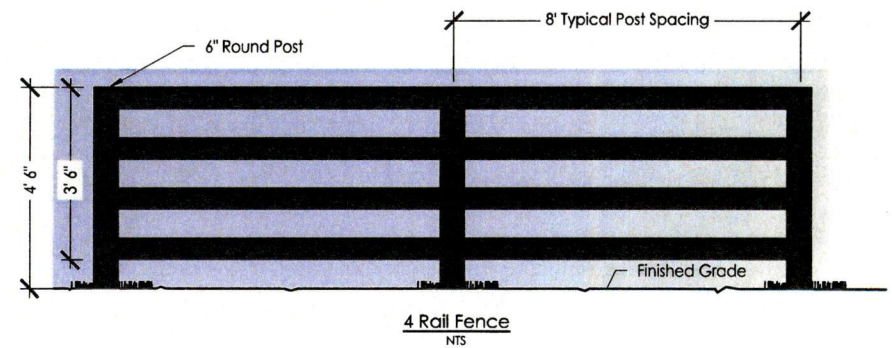
The Southwest Trail Termination Exhibit appears on the following page of this Ordinance.



SOUTHWEST ROADWAY BUFFER ENLARGEMENT
1"=40'-0"



Buffer Enlargement,
See this Sheet



BUFFER CONCEPTS
COURTYARDS AT CIELO RANCH
AUGUST 21, 2024



EXHIBIT H

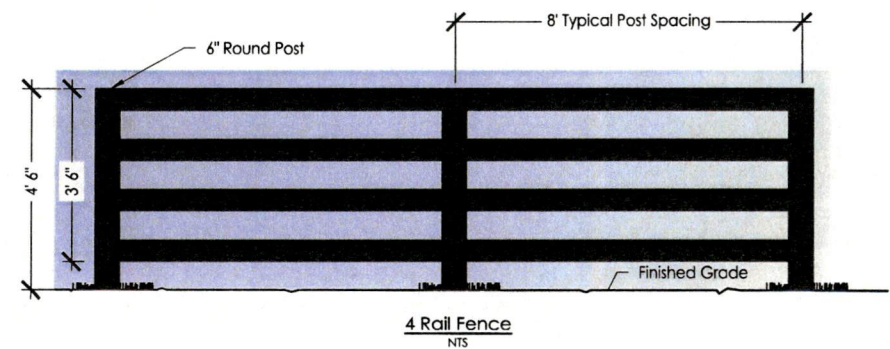
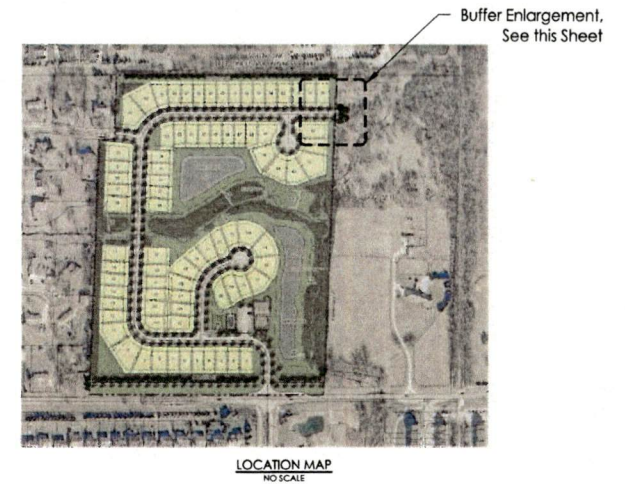
“Northeast Street Stub Termination Exhibit”

The Northeast Street Stub Termination Exhibit appears on the following page of this Ordinance.

1:30/20/2024 Comparison/Revision/Sheet 100: Cielo Ranch (revised) (Landscape Plan) / Conceptual Rendering and Street View Sheet 10/20/2024 2:15 PM



NORTHEAST ROADWAY BUFFER ENLARGEMENT
1"=40'-0"



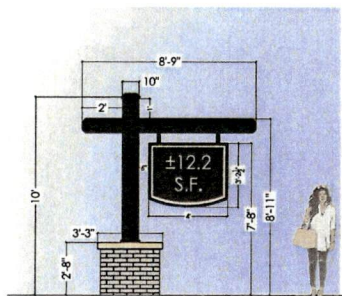
BUFFER CONCEPTS COURTYARDS AT CIELO RANCH AUGUST 21, 2024



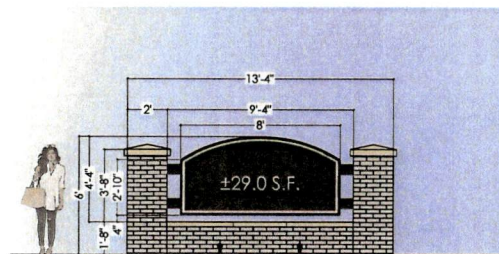
EXHIBIT I

“Conceptual Entry Features”

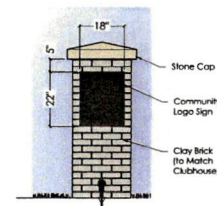
The Conceptual Entry Features exhibit appears on the following page of this Ordinance.



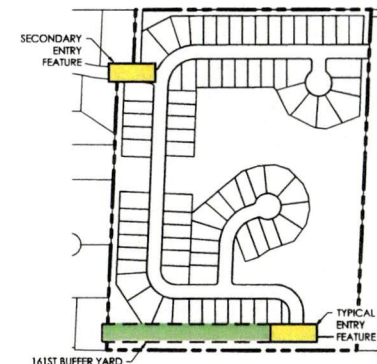
**TYPICAL YARD
ARM SIGN**
BLACK ARM AND POST
(PRIMARY ENTRY)



**TYPICAL
MONUMENT SIGN**
(PRIMARY ENTRY)



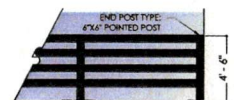
**TYPICAL WHITE
BRICK PIER**
(SECONDARY ENTRY)



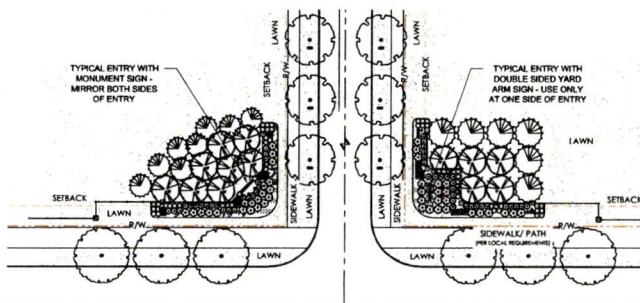
ENTRY KEY
NO SCALE



TYPICAL CROSS BUCK HORSE FENCE
COLOR TO MATCH YARD ARM POST - BLACK



**TYPICAL 4-RAIL
HORSE FENCE**
COLOR TO MATCH YARD ARM POST



**CONCEPTUAL MONUMENT
ENTRY ENLARGEMENT**

SCALE: 1"=30'

**CONCEPTUAL YARD ARM
ENTRY ENLARGEMENT**

SCALE: 1"=30'



CONCEPTUAL 161ST STREET BUFFER YARD TREATMENT

DATE	10/11/2011
PROJECT	REVISION
REVISION	REVISION
REVISION	REVISION
REVISION	REVISION
REVISION	REVISION



**REZONING
FOR
COURTYARDS OF CIELO RANCH**
WESTFIELD, HAMILTON COUNTY, INDIANA
TYPICAL ENTRY FEATURE ELEMENTS

EXHIBIT J

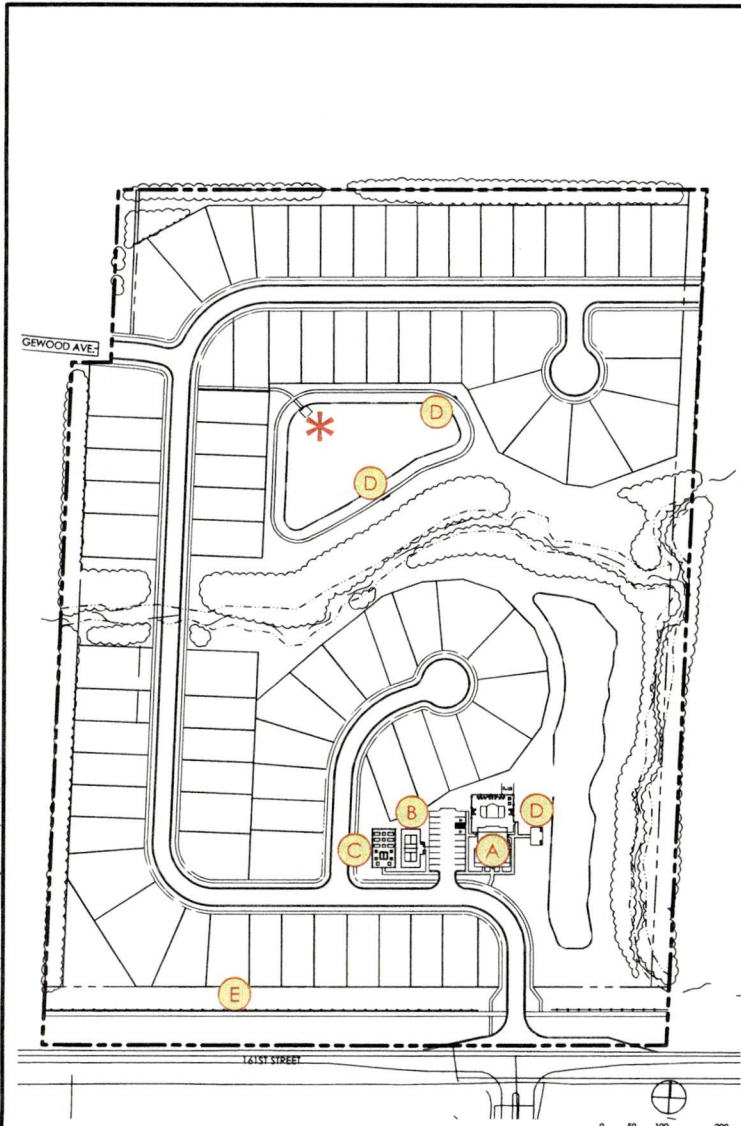
“Conceptual Open Space and Pedestrian Connectivity Plan”

The Conceptual Open Space and Pedestrian Connectivity Plan appears on the following page of this Ordinance.

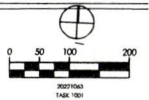
EXHIBIT K

“Conceptual Amenities Plan”

The Conceptual Amenities Plan appears on the following page of this Ordinance.



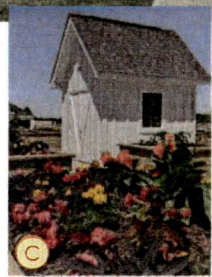
*** Pond Amenity: Fishing Pier**
 Approximate Location of Fishing Pier. Final location to be determined during Final Engineering.
 Fishing Pier subject to Hamilton County Surveyor Office and Westfield Public Works Department Approval with Final Engineering Plans.



- CLUBHOUSE AMENITY AREA**
 (SEE ENLARGEMENT)
- (A) Clubhouse
 - Fitness
 - Community Room
 - Kitchen
 - Restrooms
 - Front Porches
 - Rear Screened Porch
 - Rear Covered Patio with Outdoor Fireplace
 - Pool
 - (B) Pickle Ball Court
 - Bike Racks
 - Parking Lot
 - (C) Community Garden



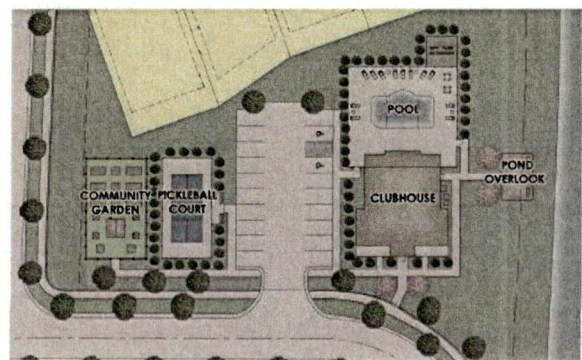
- COMMUNITY GARDEN**
- Potting Shed
 - Raised Planting Beds



- PASSIVE OPEN SPACE**
- Seating Areas
 - Walkable Path with Public Art



CONCEPTUAL POND AND WALKING PATH
 ENLARGEMENT
 NO SCALE



CONCEPTUAL CLUB HOUSE
 ENLARGEMENT
 NO SCALE

DATE	10/10/2014
PROJECT	REZONING FOR CIELLO RANCH
LOCATION	WESTFIELD, INDIANA
PREPARED BY	EMHIT
CHECKED BY	EMHIT
APPROVED BY	EMHIT

EMHIT
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLANNING, AND CONSTRUCTION
 10000 N. SHILOH ROAD, SUITE 100, WESTFIELD, IN 46084
 TEL: 765.834.1100 FAX: 765.834.1101
 WWW.EMHIT.COM

EPCON
 COMMUNITIES

REZONING FOR
COURTYARDS OF CIELLO RANCH
 WESTFIELD, HAMILTON COUNTY, INDIANA
CONCEPTUAL AMENITIES