

Primary Plat Application

3/21/2014

Harmony - Estridge Development Management LLC

Narrative Statement

Harmony is planned to be a 277 acre mixed use development just west and adjacent to Ditch Road, between 145th Street and 156th Street. Harmony has been previously approved for 170,000 sq.ft. of commercial space, 270 multifamily units and up to 710 single family detached homes.

The site has been designed for the commercial and multifamily units to be at the south end boarding 146th street. The anticipation is that the commercial area will contain possibly a grocery store anchor, inline retail shops, a mixed use building and eight out lots. The entire site will be serviced by Citizens Energy Group's wholly-owned subsidiaries Citizens Water of Westfield, LLC and Citizens Wastewater of Westfield, LLC. . These services adjacent to the site were previously designed and constructed to accommodate Harmony.

This Primary Plat submittal is for the first two phases included in a 61 acre first phase area of 133 single family homes centrally located in the Harmony site and adjacent to the multifamily residential units. Future plans are to build additional single family detached units to the north and northwest, and to build the multifamily units and the commercial development to the adjacent area south of this phase.

Estridge Homes has constructed over 8000 homes in central Indiana since 1967. Estridge' well established reputation and demonstrated quality and attention to detail will be vigorously engaged in the development of Harmony.



April 4, 2014

Mr. Neil Van Trees
Westfield Engineer
2706 E 171st Street
Westfield, IN 46074

Re: Harmony Subdivision Secondary Plat Application – Waiver Requests
IECI Job No. 14102

On behalf Estridge Development Group, LLC we are preparing the Harmony Subdivision Primary Plat application. In conjunction with that application we would like to request the following waivers be:

1. Centerline Radius – Section 02501 – Standards of Roadway Geometric Design
 - a. Section 1.1 B 4 a - Minimum radius required: 150.0 ft.
 - b. Proposed radius: 100.0 ft
2. Driveway Separation – Section 02501 - Standards of Roadway Geometric Design
 - a. Section 1.1 C 7 b - Minimum separation required: 75 ft
 - b. Proposed separation: 30 ft on the following Harmony lots: 19, 42, 43, 46, 47, 49, 60, 61, 81 & 82

As the design vision of Harmony has been applied to the actual topography of the area the need for these waivers has evolved. These waivers allow for the topography to optimize the character, intent and charm of Harmony community to the intended vision.

3. Alley / Private Road – Section 02501 – Standards of Roadway Geometric Design
 - a. Section 1.1 A 1 g - per standard drawing G-10 – Minimum asphalt width 16 ft.
 - b. Proposed width: 14 ft of asphalt with 2 ft wide concrete gutter/curbs on each side of the road

This standard given on drawing G-10 is 16 ft. However no paved gutters and curbs are required on the G-10 drawing. This waiver will provide for an effective road with of 17 ft, i.e. 14 ft of asphalt and 1.5 ft of concrete gutter on each side of the asphalt.

Should you have any questions or feel additional information is required fee free to contact me at anytime.

Sincerely,



Jerry W. Kittle
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