



ILP 06-01112
5742 N POST RD

April 6, 2006

RECEIVED
Subject to all Local and State
Building Codes and Zoning Ordinances

APR 12 2006

Department of Municipal Administration
Neighborhood and Development Services

Mr Ed Watson
Midwest Model Makers
6220 Carrollton Avenue
Indianapolis, IN 46220

Re Plan Approval for New Office Building at Former Building 604 – Fort Benjamin Harrison

Dear Mr Watson

The City of Lawrence has completed review of construction plans for site development as prepared by Level 5 Engineering. Construction plan approval for development is hereby granted with the following conditions

- 1 The changes to the domestic water service line are made (addition of a shut off valve and relocation of the meter pit)
- 2 The notes in regard to the sanitary sewer lateral are included on the utility plan sheet
- 3 The revised water easements are shown on the plans

The developer should be aware and agrees that items may need to be revised, added, or deleted by City of Lawrence or Lawrence Utilities, LLC inspectors during the development of the project that are not shown or taken into account on the final set of plans

The following item(s) need to be completed prior to commencing construction

- ☐ Deliver four (4) full sized sets of approved site construction plans to this office
- ☐ Deliver three (3) half sized sets of approval site construction plans to this office
- ☐ Deliver three (3) sets of structural plans to this office
- ☐ Submit Storm Water Application Fee (\$50.00 payable to "City of Lawrence")
- ☐ Submit Sanitary Sewer Application Fee (\$50.00 payable to "Lawrence Utilities, LLC")

DIRECTOR OF PUBLIC WORKS
STREET DEPARTMENT
Glenn Lawrence
9001 E 59th Street Suite 300 Lawrence IN 46216
(317) 545 5566 Fax (317) 549 4837

DIRECTOR OF ECONOMIC DEVELOPMENT
BUILDING COMMISSIONER
Robert Sterrett
9001 E 59th Street Suite 300 Lawrence IN 46216
(317) 545 8787 Fax (317) 549 4837



- ☐ Submit Water Application Fee (\$50 00 payable to "Lawrence Utilities, LLC")
- ☐ Submit payment to the City of Lawrence for the plan review time for storm water (\$480 00 payable to "City of Lawrence")
- ☐ Submit payment to Lawrence Utilities, LLC for the plan review time for water (\$360 00 payable to "Lawrence Utilities, LLC")
- ☐ Submit payment to Lawrence Utilities, LLC for the plan review time for sanitary sewer (\$540 00 payable to "Lawrence Utilities, LLC")
- ☐ Pay the tap and connection fees as outlined on the attached invoices for water and sanitary sewer connection (\$13,277 53 for Water, \$3,510 00 for Sanitary Sewer payable to "Lawrence Utilities, LLC")
- ☐ Submit Storm Water Certificate of Obligation to Observe (form enclosed)
- ☐ Submit Agreement and Payment for Storm Water Construction, Sediment and Erosion Control Inspection and Testing Services (\$500 00 payable to "City of Lawrence")
- ☐ Submit Application and Payment for Storm Water Permit (\$150 00 payable to "City of Lawrence")
- ☐ Pre-construction conference(s) need to be scheduled with the contractor(s) performing the work and the Department of Public Works Please contact Renea Morton at 317-545-5566 to schedule this conference
- ☐ Submit for and receive Improvement Location Permit from Marion County Their office is located at 604 North Sherman Contact number is 317-327-8700
- ☐ Submit Improvement Location Permit and City of Lawrence Structural Application along with permit fees are based on square footage @ \$0 15 per square foot with a minimum of \$300 00 (payable to "City of Lawrence")

When the Developer considers construction of the infrastructure improvements to be substantially complete, the following items and/or steps must be initiated

- ☐ Developer contacts City of Lawrence Department of Public Works to schedule punchlist inspection for infrastructure improvements

DIRECTOR OF PUBLIC WORKS
STREET DEPARTMENT
Glenn Lawrence
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- Developer completes all items on punchlist to the satisfaction of City of Lawrence and Lawrence Utilities, LLC
- Developer delivers two (2) sets of black line or blue-line as-builts for approval. After approval by City of Lawrence, Developer delivers two (2) AutoCAD R2000 file(s) to City of Lawrence. As-built data shall be created with GPS data, based upon the Indiana State Plane Coordinates for Eastern Indiana.

Enclosed please find the agreements and permit applications for your use. If you have any questions, do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn Lawrence".

Glenn Lawrence
Director of Public Works

enclosures

cc Deborah Cantwell, Mayor
Scott Salsbery, Lawrence Utilities, LLC
File

04/12 2006 07 52 FAX 3175420335

HAIRU CORP

02



DE 5442 POST ROAD
WATER TOWER PROPERTY

March 6, 2006

Mr Ed Watson
Midwest Model Makers, Inc.
6220 Carrollton Avenue
Indianapolis, IN 46220

Dear Mr Watson,

Not all of the superficial details and finishes have been approved for your building
However the building footprint that you provided has been approved and you may
proceed with your permits and ground breaking

Please know that until detail issues are resolved, the Fort Harrison Reuse Authority can
enforce work stop orders.

Respectfully,

Ehren T Brangman
Ehren T Brangman
Executive Director/Architectural
Review Chairperson

cc:
Dept of Metropolitan Development
Mayor Cantwell
Mr Lawrence

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Department of Metropolitan Development
Neighborhood and Development

9120 Ohio Avenue, Suite 200 Indianapolis, IN 46216
Phone (317) 377-3400 Fax (317) 377 3410

P 2

01/25/2010

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04/12/2008 07:52 FAX 3175420335

HAIKU CORP

04/03



Indiana Department of Natural Resources

Division of Historic Preservation & Archaeology 403 W. Washington Street, W774 • Indianapolis, IN 46204-0779
Phone 317-232-1646 Fax 317-232-0850 dhpa@dnr.state.in.us

Kyle J. Hupfer, Director



2-24-2006

Ed Watson
Midwest Model Makers Inc.
6220 Carrollton AV
Indianapolis, IN 46220

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Building Codes and Zoning Ordinances

APR 12 2006

Re: Covenant review 5742 North Post Road

Dear Mr. Watson,

Department of Metro. and Comm. Pl.
Neighborhood & Urban Improvement

Our office has received plan documents submitted on your behalf by Gordon Clark, architect, for proposed rehabilitation and additions to Buildings # 604 and 605 in the Fort Benjamin Harrison Historic District, located at the above address.

As you are aware, the historic buildings at Fort Harrison are protected by covenants which require conformance with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The covenants governing the review of activities that affect the historical integrity of National Register listed properties at the Fort Benjamin Harrison Historic District require review and approval by the our division with regard to buildings and structures so listed and the property immediately associated with these structures. The site context at these properties remains important to interpretation of these historic buildings and therefore construction in these areas also requires such review and approval.

We have reviewed the documents received on 2/13/06 as revised by subsequent submittals received on 2/22/06 and find that they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This approval extends to both the rehabilitation of the existing buildings and the addition proposed to connect them. Although the additions is substantial, the affected buildings are relatively remote with regard to the general district context and the site is generally isolated by surrounding property which is designated to remain as dedicated open space which may be characterized by forested ravine topography.

It is important to be clear that the authority for review by the State Historic Preservation Officer (SHPO) is with regard to the appropriateness of such construction and its compliance with the Secretary of the Interior's Standards as to the effect of the new construction on the historic properties. On this note, I should observe that the design guidelines attached to the PUD zoning ordinance for the Fort Harrison development area sometimes indicate requirements more stringent than might be indicated by the Secretary of the Interior's Standards. These requirements, which are codified in Marion County ordinance, are enforced by review and approval consideration from the Architectural Review Commission of the Fort Benjamin Harrison Reuse Authority. It is important to note that local jurisdiction or common property management authority consistent with conditions of purchase may also pertain to any type of undertaking discussed above and may require approval by others. Continuity of treatment may be a concern to the Homeowner's Association without regard to the appropriateness of treatment as may regard the documented historical record of a particular property.



may be most convenient to contact me by e-mail at dduvall@dnr.state.in.us.

Yours truly

David B. Duvall
historical architect

cc: Gordon Clark, architect
Ehren Bingham - Ft Harrison Re-Use Authority
Gary Vandergriff - Department of Public Works, City of Lawrence
Fort Benjamin Harrison Historical Society
Maury Plambeck - Indianapolis-Marion County Dept. of Metropolitan Development
Steve Spencer - Indianapolis-Marion County Department of Metropolitan
David Baker - Indianapolis Historic Preservation Commission

IMPROVEMENT LOCATION PERMIT APPLICATION MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL

 PERMIT NUMBER ILP 06-01112

A ADDRESS <u>5742 N. POST RD</u> NUMBER N S E W STREET NAME SUITE/BLD#	H. DEVELOPMENT STANDARDS (RESIDENTIAL) NUMBER OF UNITS _____ BLD AREA _____ COV OPEN SPACL _____ <table style="width: 100%;"> <tr> <th style="width: 50%;">REQUIRED</th> <th style="width: 50%;">PROPOSED</th> </tr> <tr> <td>_____ % OF OPEN SPACE</td> <td>_____</td> </tr> <tr> <td>_____ FRONTAGE</td> <td>_____</td> </tr> <tr> <td>_____ LOT WIDTH</td> <td>_____</td> </tr> <tr> <td>_____ LOT AREA</td> <td>_____</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="width: 50%;">RATIOS (REQUIRED)</th> <th style="width: 50%;">RATIOS (PROPOSED)</th> </tr> <tr> <td>_____ MAX FLOOR AREA RATIO</td> <td>_____</td> </tr> <tr> <td>_____ MIN OPEN SPACE RATIO</td> <td>_____</td> </tr> <tr> <td>_____ MIN LIVABILITY SPACE RATIO</td> <td>_____</td> </tr> <tr> <td>_____ MIN MAJOR LIVABILITY SPACE RATIO</td> <td>_____</td> </tr> <tr> <td>_____ MIN TOTAL CAR RATIO</td> <td>_____</td> </tr> </table>	REQUIRED	PROPOSED	_____ % OF OPEN SPACE	_____	_____ FRONTAGE	_____	_____ LOT WIDTH	_____	_____ LOT AREA	_____	RATIOS (REQUIRED)	RATIOS (PROPOSED)	_____ MAX FLOOR AREA RATIO	_____	_____ MIN OPEN SPACE RATIO	_____	_____ MIN LIVABILITY SPACE RATIO	_____	_____ MIN MAJOR LIVABILITY SPACE RATIO	_____	_____ MIN TOTAL CAR RATIO	_____																																						
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