



# PIKE TOWNSHIP FIRE DEPARTMENT

Office of the Fire Marshal

4881 W 71<sup>st</sup> Street Indianapolis, IN 46268

Ph: 317-347-5860 ext. 2105 Fax: 317-347-5888



10/31/2019

Eric A. Gleissner, P.E.  
Principal  
Civil Site Group, LLC  
160 West Carmel Drive, Suite 240  
Carmel, IN 46032

RE: A&A Legacy Variance Request

Mr. Gleissner,

Thank you for your letter dated October 31<sup>st</sup>, 2019 requesting a local variance from Section 591-406, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which adopts NFPA 24, 1995 Edition, Chapter 3, requiring that "Post indicator valves shall be located not less than 40 ft (12.2 m) from buildings".

Your request and justifications for a variance from the provisions of Chapter 591-406 is in compliance with the provision of Section 591-246, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which was passed by the City-County Council on April 29<sup>th</sup>, 2002 and signed by Bart Peterson on May 2, 2002, and approved by the Fire Prevention and Building Safety Commission on May 8, 2002.

Based on the items listed in your letter dated October 31<sup>st</sup>, 2019, a local variance to the above-mentioned Section is **granted** by the Pike Township Fire Department. You may locate the post indicator valve less than 40 ft (12.2 m) from the building, as there is no feasible alternate location.

This approval must be presented to the Fire Prevention and Building Safety Commission as per IC 22-13-2-7. "The Commission shall review variances granted by a political subdivision to the fire safety laws and building laws adopted in its ordinances". This variance is not effective until it is approved by the Commission. There is no fee associated with this; however, the item must be placed on the Commission's agenda. Please contact Douglas Boyle at the Indiana State Fire Prevention and Building Safety Commission at 317-650-7720 or via email at [DoBoyle@dhs.IN.gov](mailto:DoBoyle@dhs.IN.gov) to place this item on the next Commission meeting agenda.

If you have any questions, please feel free to contact me at 317-347-5860 ext 2105 or [jkempler@pikefire.com](mailto:jkempler@pikefire.com)

Jonathan Kempler, M.S., IAAI-CFI  
Division Chief/Fire Marshal  
Pike Township Fire Department  
4881 W 71<sup>st</sup> Street  
Indianapolis, IN 46268  
C) 317-501-2058



160 West Carmel Drive, Suite 240  
Carmel, IN 46032  
Phone: 317-810-1677  
Fax: 317-810-1679

October 31, 2019

Mr. Jonathan Kempler  
Division Chief / Fire Marshall  
Pike Township Fire Department  
4881 West 71<sup>st</sup> Street  
Indianapolis, IN 46268  
Phone: 317-347-5860 x 2105

**Subject: A&A Legacy (4545 West 71<sup>st</sup> Street)**

Dear Mr. Kempler,

I am writing this letter in reference to the new industrial building located at 4545 West 71<sup>st</sup> Street and the location of the existing post-indicator valve (PIV). The PIV is located north of the existing building adjacent to the south side of the parking lot. We believe this to be the most logical place for the PIV given the constraints of the site and the existing infrastructure.

Locating the PIV elsewhere would not be possible due to multiple conflicts with existing utilities and drainage infrastructure. In addition, the current configuration with the fire service line and PIV located in a straight line off of the main provides the most efficient route to building. Adding additional pipe, bends and fittings would increase friction losses and decrease the available pressure and flow to the fire suppression system. The configuration of the site in addition to conflicts with the existing infrastructure would prevent the PIV from being located elsewhere.

I hope the above addresses your concerns and we look forward to working towards final acceptance of the project. Thank you.

Sincerely,  
*Civil Site Group, Inc.*

A handwritten signature in blue ink, appearing to read "Eric A. Gleissner".

Eric A. Gleissner, P.E.  
Principal

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	09/23/18	LOWERED F.F.E. 0.5'	EAG	EAG

**TOPOGRAPHIC & BOUNDARY NOTE**

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER A TOPOGRAPHIC SURVEY PROVIDED BY TRUE NORTH SURVEYING, LLC, DATED 04/20/2018 (JOB # 18-272); THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION. THESE DRAWINGS REFLECT ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION 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.

**UTILITY CONTACTS**

**Gas:**  
Citizens Energy Group  
2020 North Meridian Street  
Indianapolis, IN 46202  
Customer Service - (317) 924-3311

**Telephone:**  
AT&T  
5858 North College Avenue  
Indianapolis, IN 46220  
Scott Babb - 252-5045

**Water:**  
Citizens Energy Group  
2020 Meridian Street  
Indianapolis, IN 46204  
Customer Service - (317) 924-3341

**Sanitary:**  
Citizens Energy Group  
2020 Meridian Street  
Indianapolis, IN 46204  
Customer Service - (317) 924-3311

**Electric:**  
Indianapolis Power and Light Co. (IPL)  
Customer Service Center  
2102 N. Illinois Street  
Indianapolis, Indiana 46202-1330  
Tom Wroblewski - 261-5238

**Stormwater Drainage:**  
City of Indianapolis  
1200 South Madison Ave., Ste 100  
Indianapolis, IN 46225  
Indianapolis, IN 46225  
(317) 327-3125

**CATV BRIGHTHOUSE NETWORKS**  
3030 Roosevelt Ave.  
Indianapolis, IN 46218  
Jason Kirkman - (317) 632-9077 x258

**UTILITY LOCATE NOTE**

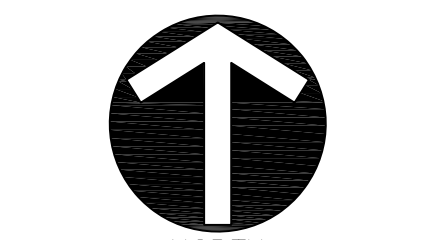
INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

**UTILITY VALVE NOTE**

ALL UTILITY VALVES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED TO BE FLUSH WITH FINISHED PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

**IRRIGATION NOTE**

SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.



**MATCHLINE**

W. 71st STREET

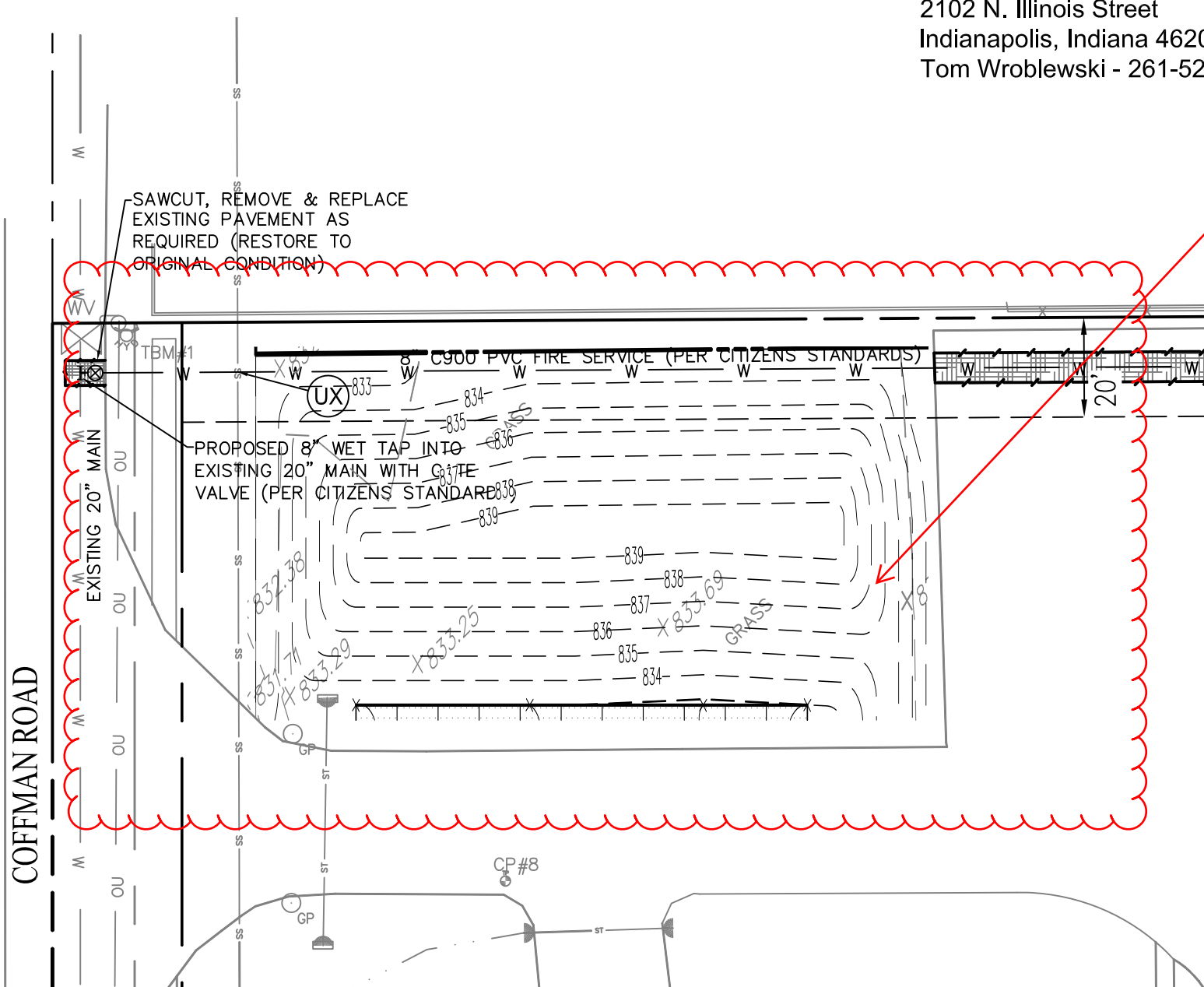
CONNECT NEW GAS SERVICE LINE TO EX. GAS MAIN (T.B.D. BY CITIZENS)

APPROXIMATE LOCATION OF EXISTING GAS MAIN (CONTRACTOR TO FIELD VERIFY PRIOR TO COMMENCING WITH CONSTRUCTION)

90' UTILITY EASEMENT INST.#A2010-00070392

91.5' DRAINAGE INST.#A2010

**MATCHLINE**



**FIRE PROTECTION NOTES**

Prior to the Issuance of any Building Permits the stone base layers for all Streets, Drives and Parking Lots to be installed and all Water Mains and Hydrants for the Site Development must be installed per Approved Specifications and made Serviceable.

Prior to issuance of any building permits the stone sub-base shall be graded and compacted in compliance with fire department specifications. A proof roll shall be witnessed by the fire department or their designee. The Indianapolis Fire Department shall be notified 24 hours prior to the inspection. 317-327-6041.

**UTILITY NOTES**

- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL WATER SERVICE / FIRE LINES ARE REQUIRED TO HAVE A 54" MINIMUM COVER OVER TOP OF PIPE. ALL WATERSANITARY LINE CROSSINGS MUST MAINTAIN 18" VERTICAL SEPARATION BETWEEN OUTSIDE OF PIPES PER INDIANA STATE DEPARTMENT OF HEALTH.
- STERILIZATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH REQUIREMENTS. (APPLIES TO COMMERCIAL ONLY)
- CONTRACTOR RESPONSIBLE TO INSTALL ALL UNDERGROUND CONDUIT PER UTILITY COMPANY'S SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR RESTORATION TO ALL AREAS AFFECTED DURING CONSTRUCTION. REFER TO THE CITY OF NOBLESVILLE STANDARDS FOR RESTORATION REQ'S.
- CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AT ANY PROPOSED CROSSING AND PROVIDE EXISTING TOP OF PIPE ELEVATIONS WITHIN 10 DAYS OF NOTICE TO PROCEED. PROVIDE CONCRETE CRADLE AS REQUIRED FOR ANY VERTICAL SEPARATION LESS THAN 18 INCHES.

**NOTE**

18" OF VERTICAL SEPARATION MUST BE MAINTAINED FOR ALL UTILITY CROSSINGS.

**NOTE**

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

**DEVELOPER:**

A&A LEGACY, LLC.  
ONE AMERICAN SQUARE, SUITE 2300  
INDIANAPOLIS, INDIANA 46282  
(317) 632-2068

**ARCHITECT:**

US ARCHITECTS  
9200 W. SMITH STREET  
YORKTOWN, IN 47396  
(765) 405-1220

**ENGINEER:**

CIVIL SITE GROUP, INC.  
160 WEST CARMEL DRIVE  
SUITE 240  
CARMEL, INDIANA 46032  
(317) 810-1677

**SURVEYOR:**

TRUE NORTH SURVEYING, LLC.  
11650 OLIO ROAD, SUITE #1000-289  
FISHERS, IN 46037  
(317) 841-8754

**PROPOSED BUILDING**  
86,192 S.F. (GROSS)

F.F.E. = 833.00  
LOT #2  
6.73± ACRES

**LATERAL NOTE**

THE CONTRACTOR SHALL CLEAN AND TEST/SEE ALL SANITARY SEWERS PRIOR TO ACCEPTANCE BY THE UTILITY. A DIGITAL COPY OF THE INSPECTION SHALL BE SUBMITTED TO THE UTILITY FOR THEIR REVIEW. IF AN EXISTING LATERAL STUB IS AVAILABLE, THE DIGITAL COPY OF THE CCTV INSPECTION SHALL BE AVAILABLE FOR THE LATERAL INSPECTION.

**CLEANOUT NOTE**

ALL CLEANOUTS INSTALLED UNDER CONCRETE OR ASPHALT PAVING SHOULD BE HEAVY DUTY AND ABLE TO WITHSTAND TRAFFIC LOADS.

**SITE LIGHTING NOTE**

SITE LIGHTING IS NOT SHOWN ON THESE PLANS. 2-1/2" CONDUITS (SITE LIGHTING & SECURITY) REQUIRED TO ALL SITE LIGHTING LOCATIONS.

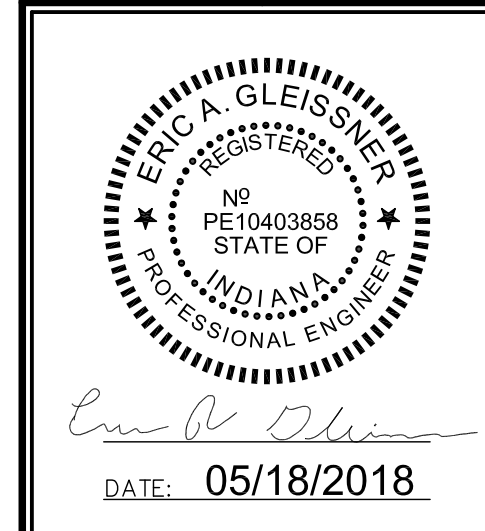
**LEGEND:**

- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- - - PROPOSED SAWCUT LIMITS
- - - EASEMENT
- ▨ PROPOSED ASPHALT PAVEMENT
- ▩ PROPOSED CONCRETE
- ▨ TRENCH PAVEMENT BACKFILL/REPAIR (MILL & RESURFACE) SEE DETAIL 14/C10.0
- E — E — PROPOSED ELECTRIC SERVICE
- W — W — PROPOSED WATER SERVICE
- G — G — PROPOSED GAS SERVICE
- T — T — PROPOSED TELEPHONE SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURE
- PROPOSED LIGHT POLE (REFER TO SITE LIGHTING PLAN FOR DETAILS)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER CLEANOUT SEE DETAIL 01/C2.1
- PROPOSED GAS SERVICE METER (SIZE T.B.D. BY CITIZENS GAS)
- PROPOSED ELECTRIC TRANSFORMER (T.B.D. BY IPL)
- PROPOSED ELECTRIC CT CABINET (T.B.D. BY IPL)
- OU — OVERHEAD UTILITY
- G — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- VE — UNDERGROUND ELECTRIC
- SS — SANITARY SEWER
- ST — STORM SEWER
- GM — GAS METER
- GV — GAS VALVE
- FH — FIRE HYDRANT
- UP — UTILITY POLE
- WM — WATER VALVE
- WM — WATER METER
- ESI — EXISTING STORM INLET
- LP — LIGHT POLE
- S — SIGN
- D. & U.E. — DRAINAGE & UTILITY EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- F.H.O. — NEW PRIVATE FIRE HYDRANT PER CITIZENS WATER & I.F.D. STDS.
- CONNECT NEW 6" SANITARY LATERAL TO EXISTING SANITARY MANHOLE PER CITIZENS STDS. (FIELD VERIFY EX. MH/MAIN MATERIAL, SIZE, AND DEPTH PRIOR TO CONSTRUCTION ACTIVITY)
- ⊗ UTILITY CROSSING



**MATTEGLY CONSTRUCTION**  
10150 LANTERN ROAD, SUITE 250  
FISHERS, IN 46037

**CIVIL SITE GROUP, INC.**  
160 West Carmel Drive, Suite 240  
Carmel, Indiana 46032  
Ph: (317) 810-1677 Fax: (317) 810-1679



DWN BY: EAG  
CHKD. BY: EAG  
SCALE: 1" = 30'  
DATE: 05/18/18

**A&A LEGACY, LLC.**  
4545 WEST 71st STREET  
INDIANAPOLIS, INDIANA 46268

**UTILITY PLAN**

PROJECT NUMBER  
**MCI.002**

DRAWING NUMBER  
**C2.2**  
SHEET 5 OF 19