

February 15, 2022

Mr. John Kennedy, President  
St. John Plan Commission  
10955 W. 93<sup>rd</sup> Avenue  
St. John, IN 46373

Re: The Gates of St. John Lots 1420 & 1421 Unit 17B  
Secondary Plat Amendment and Site Plan Review

Dear Mr. Kennedy:

We have reviewed the Secondary Plat Amendment and Site Plan for the referenced project and have the following comments:

Secondary Plat Amendment

1. We have reviewed the Secondary Plat Amendment and find it to be satisfactory. The Amendment adds ingress / egress easements and utility easements to the plat in accordance with the Site Plan provided. The driveways for this development will remain private and will be maintained by the HOA.
2. The Secondary Plat Application Fee for this project is \$1,500.00.
3. The public improvements are existing, so no Letter of Credit or Surety Bond is required.

Site Plan

1. The review of the Site Plan is based on the property having residential PUD zoning.
2. We have reviewed the sanitary and storm sewers and potable water systems. We find them to be adequate to serve the 116 rowhouses shown on the lot layout proposed.
3. There are no additional public improvements, so the Developmental Fee is \$0.00 once the \$1,500.00 Secondary Plat Application Fee is paid.
4. Storm Water Pollution Prevention Plan (SWPPP) is included in the project plans but has not been reviewed at this time. The fee for this review will be determined at the time of review.

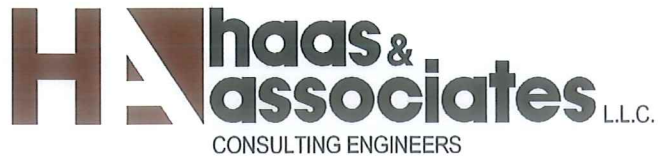
If you have any questions, please contact this office.

Very Truly Yours,  
Haas & Associates, LLC

A handwritten signature in blue ink, appearing to read 'Kenneth J. Kraus', is written over a light blue rectangular background.

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building and Planning  
Steve Kil, BLB St. John LLC  
File



February 11, 2022

Mr. John Kennedy, President  
St. John Plan Commission  
10955 W. 93<sup>rd</sup> Avenue  
St. John, IN 46373

Re: Hunters Run Phase 5 & 6  
Secondary Plat Review

Dear Mr. Kennedy:

We have reviewed both of the Secondary Plats for the referenced projects and have the following comments:

1. Hunters Run Phase 5 combines two existing R3 lots (Lots 24 & 25) into three lots (Lots 24A, 24B and 25A). Hunters Run Phase 6 combines two existing R3 lots (Lots 6 & 7) into three lots (Lots 6A, 6B and 7A).
2. We have reviewed both of the plats and find them to be satisfactory.
3. The Developmental Fee for this project is \$1,500.00.
4. The public improvements are existing. No Letter of Credit or a Surety Bond is required.

If you have any questions, please contact this office.

Very Truly Yours,  
Haas & Associates, LLC

Kenneth J. Kraus

cc: Sergio Mendoza, Building and Planning Director  
John Stuart Allen, RLS, Torrenga Surveying, LLC  
Don Torrenga, PE, Torrenga Surveying, LLC  
File