

March 25, 2022

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

Re: Marian Wayside Shrine Secondary Addition
Primary Plat

Dear Mr. Kennedy:

We have reviewed the Primary Plat for the referenced project and have the following comments:

1. This subdivision project is for a two lot (zone C2 within US 41 Overlay) subdivision comprising 23.83 acres.
2. We have reviewed the plat and find it to be satisfactory except for the following requests for waiver:
 - a. Curbs
 - b. Sidewalks
3. The Developmental Fee for this project is undetermined at this time pending any waivers that may be granted.
4. All the public improvements, except for the items mentioned above, have been installed as part of the existing subdivision.

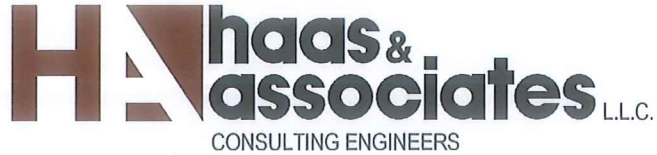
If you have any questions, please contact this office.

Very Truly Yours,
Haas & Associates, LLC

A handwritten signature in blue ink that reads 'Kenneth J. Kraus'. The signature is written in a cursive style and is enclosed in a rectangular box.

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building & Planning
Jack Slager
Doug Rettig, PE, DVG Team Inc.
File



March 30, 2022

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

Re: Marian Wayside Shrine Secondary Addition
Secondary Plat Review

Dear Mr. Kennedy:

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

1. This subdivision project is for a two lot (zone C2 within US 41 Overlay) subdivision comprising 23.83 acres.
2. We have reviewed the plat and find it to be satisfactory.
3. The Developmental Fee for this project is undetermined at this time pending any waivers that may be granted.
4. The public improvements are existing except for curbs and sidewalks. If waivers were granted for these items then no Letter of Credit or Surety Bond is required.

If you have any questions, please contact this office.

Very Truly Yours,
Haas & Associates, LLC

A handwritten signature in black ink, appearing to read 'Kenneth J. Kraus', is written over a faint rectangular stamp.

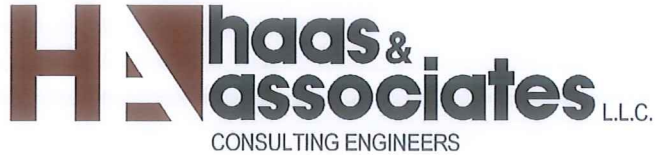
Kenneth J. Kraus

cc: Sergio Mendoza, Building and Planning Director
Jack Slager
Doug Rettig, PE, DVG Team, Inc.
File

(B.) 2020-18

EXHIBIT C

5/4/22



April 29, 2022

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

Re: Preserve West Unit 1
Secondary Plat

Dear Mr. Kennedy:

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

1. This subdivision includes 48 Lots, 3 Outlots and associated facilities on a total of 43.01 acres.
2. We have reviewed the plat and find it to be satisfactory.
3. The Development Fee is \$51,104.92 This fee is based on 2% of the construction cost minus the \$1,500.00 Application fee that has been paid.
4. The public improvements are not complete. A Letter of Credit should be submitted to the Town in the amount of \$277,945.80 to ensure the improvements will be installed. Or if a Surety Bond or other method of ensuring the completion of this work is submitted it should be in the amount of \$328,481.40.

If you have any questions, please contact this office.

Very Truly Yours,
Haas & Associates, LLC

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building and Planning
Jack Slager, Schilling Development
File

D. 2021-06
5/4/22

EXHIBIT D



April 29, 2022

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

Re: Greystone of St. John Unit 3 Block 2
Secondary Plat

Dear Mr. Kennedy:

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

1. This subdivision includes 40 Lots, 2 Outlots and associated facilities on a total of 16.540 acres.
2. We have reviewed the plat and find it to be satisfactory.
3. The Development Fee is \$20,754.52 This fee is based on 2% of the construction cost. The \$1,500.00 Application fee that has already been paid was included in the Development Fee for Greystone Unit 3 Block 1.
4. The public improvements are not complete. A Letter of Credit should be submitted to the Town in the amount of \$76,740.40 to ensure the improvements will be installed. Or if a Surety Bond or other method of ensuring the completion of this work is submitted it should be in the amount of \$90,693.20.

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 faint rectangular stamp.

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building and Planning
Jack Slager, Schilling Development
File

(E) 2021-31

5/4/22

EXHIBIT E



May 3, 2022

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

Re: The Gates of St. John Units 24 & 25 - Revised
Primary Plat

Dear Mr. Kennedy:

The Primary Plat for The Gates of St. John Units 24 & 25 and 27 & 28 was given approval by the St. John Plan Commission on January 5, 2022 contingent upon a satisfactory review by the Town Engineer.

We have reviewed the revised documents for Units 24 & 25 received on Tuesday May 3, 2022 and have the following comments:

1. This subdivision project includes 97 residential lots, associated infrastructure and facilities.
2. We have reviewed the plat and find it to be satisfactory.
3. The Application Fee for this project is \$19,400.00 (97 x \$200 per lot).
4. The Storm Water Pollution Prevention Plan (SWPPP) has not been reviewed at this time. The fee for this review will be determined at the time of review.

This review does not apply to The Gates of St. John Units 27 & 28. The review for those Units will be made when the revised plans for those Units are received. If you have any questions, please contact this office.

Very Truly Yours,
Haas & Associates, LLC

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building & Planning
John Lotton, LBL Development, LLC
Don Torrenga, PE
File