

September 1, 2023

Project No. 23-R0098.09

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

Attn: Mr. John Kennedy, President

RE: The Gates of St. John – Unit 21B (PC 2020-12)
Final (Secondary) Plat Review

Dear Mr. Kennedy:

As requested, Robinson Engineering, Ltd. (REL) has reviewed the Final (Secondary) Plat for the above-referenced project and have the following comments:

Items received:

- The Gates of St. John – Unit 21B Final (Secondary) Plat by V3 dated 8/22/23
- Engineer's Estimate – The Gates Unit 21B received from LBL Development LLC (Steve Kil) 7/25/23

Description:

- The project includes 23 residential lots and associated facilities on a total of 7.1339+/- acres.

We offer the following comments:

1. **We have reviewed the Final (Secondary) Plat and find it to be satisfactory.**
2. The Development Fee balance is **\$10,012.38**. This fee is 2% of the construction cost ($\$500,618.75 \times 0.02 = \$10,012.38$) minus no Application (Primary) Fee that has been previously paid ($\$10,012.38 - \$0.00 = \$10,012.38$). See attached.
3. The public improvements are complete except for the completion of certified engineering as-built drawings and installation of streetlights and signs. An Irrevocable Letter of Credit or Cash Escrow should be submitted to the Town in the amount of **\$21,395.00** to ensure that the unfinished items will be completed. Or if a Surety Bond or other method of providing for the completion of the work is submitted it should be in the amount of \$25,285.00. See attached supporting documentation.

Should you have any questions, please contact me at your convenience.

Very truly yours,

ROBINSON ENGINEERING, LTD.



Jonathan J. Dykstra, CFM
Senior Water Resources Engineer
(708) 210-5678
jdijkstra@reltd.com

JJD/ 09-01-23 GATES UNIT 21B_FINAL PLAT REV.DOCX

Attachments

cc: Jon Gill, St. John Interim Director of Building and Planning

Bob Valois, St. John MS4 Coordinator
Steve Kil, LBL Development LLC
Thomas E. Nagle, PE, Robinson Engineering, Town Engineer

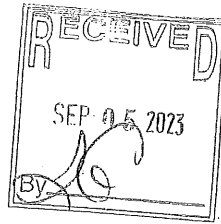
This review is only for general conformance with the design criteria established by the Town and is subject to both the completeness of the information submitted by the developer's professional staff and the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary, and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government have jurisdiction over various aspects of this development. The developer is advised through copy of this letter that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

EXHIBIT B
9-16-23



September 1, 2023

Project No. 23-R0098.09



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

Attn: Mr. John Kennedy, President

RE: The Gates of St. John – Unit 24B (PC 2021-31)
Final (Secondary) Plat Review

Dear Mr. Kennedy:

As requested, Robinson Engineering, Ltd. (REL) has reviewed the Final (Secondary) Plat for the above-referenced project and have the following comments:

Items received:

- The Gates of St. John – Unit 24B Final (Secondary) Plat by V3 dated 8/22/23
- Engineer's Estimate – The Gates Unit 24 received from LBL Development LLC (Steve Kil) 7/25/23

Description:

- The project includes 47 residential lots and associated facilities on a total of 12.3844+/- acres.

We offer the following comments:

1. **We have reviewed the Final (Secondary) Plat and find it to be satisfactory.**
2. The Development Fee balance is **\$2,591.03**. This fee is 2% of the construction cost (\$609,551.50 x 0.02 = \$12,191.03) minus the \$9,600.00 Application (Primary) Fee that has been previously paid (\$12,191.03 - \$9,600.00 = \$2,591.03). See attached.
3. The public improvements are complete except for the completion of certified engineering as-built drawings and installation of streetlights and signs. An Irrevocable Letter of Credit or Cash Escrow should be submitted to the Town in the amount of **\$17,380.00** to ensure that the unfinished items will be completed. Or if a Surety Bond or other method of providing for the completion of the work is submitted it should be in the amount of \$20,540.00. See attached supporting documentation.

Should you have any questions, please contact me at your convenience.

Very truly yours,

ROBINSON ENGINEERING, LTD.

A handwritten signature in black ink that reads "Jonathan J. Dykstra".

Jonathan J. Dykstra, CFM
Senior Water Resources Engineer
(708) 210-5678

jdijkstra@reltd.com

JJD/ 09-01-23 GATES UNIT 24B_FINAL PLAT REV.DOCX

Attachments

cc: Jon Gill, St. John Interim Director of Building and Planning

233 East 84th Drive, Park Tower, Suite 102, Merrillville, IN 46410 ◊ (219) 791-0700 ◊ www.reltd.com

Bob Valois, St. John MS4 Coordinator
Steve Kil, LBL Development LLC
Thomas E. Nagle, PE, Robinson Engineering, Town Engineer

This review is only for general conformance with the design criteria established by the Town and is subject to both the completeness of the information submitted by the developer's professional staff and the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary, and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government have jurisdiction over various aspects of this development. The developer is advised through copy of this letter that additional measures may be required based on actual field conditions and formal approvals of the other agencies.