BOARD OF PUBLIC WORKS
AGENDA ITEM REVIEW REQUEST FORM

Date: 4/21/2026

Name: Caitlin Wyant, EI — Department of Public Works – Engineering Division

BPW Date: 4/28/2026 — Phone Extension: 7483

Required Prior to Submittal to Board

BPW Attorney	X	Attorney Name
Dept. Attorney	☐	Attorney Name
Purchasing	☐	

Check the Appropriate Item Type – *Required for All Submissions*

☐ Professional Services Agreement	☐ Contract	☐ Proposal	
☐ Open Market Contract	☐ Amendment/Addendum	☐ Special Purchase, QPA	
☐ Bid Opening	☐ Bid Award	☒ Req. to Advertise	☒ Title Sheet
☐ Quote Opening	☐ Quote Award	☐ Reject Bids/Quotes	
☐ Proposal Opening	☐ C/O & PCA No. ____	☐ PCA	
☐ Chg. Order, No. ____	☐ Traffic Control	☐ Resolution	
☐ Other: ____		☐ Ease./Encroach	

Required Information

Company or Vendor Name

New Vendor: ☐ Yes ☐ If Yes, Approved by Purchasing ☐ No

MBE/WBE Contractor: ☐ MBE ☐ WBE

Completed E-Verify Form Attached: ☐ Yes ☐ No

Project Name: Heartwood Commons TIF Project

Project Number: 126-031

Funding Source: Southside Development TIF

Account No.: PR #47578

Amount:

Terms of Contract:

Special Contract Provisions:

Purpose/Description: Site preparation, paving, concrete work, playground equipment, and landscaping using TIF funds allocated in the development agreement with KCG

For Change Orders Only

Amount of ☐ Increase ☐ Decrease $

Previous Amount

Current Percent of Change: Increase / Decrease

New Amount $

Total Percent of Change: Increase / Decrease

Time Extension Amount:

New Completion Date:

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik, President

Joseph R. Molnar, Vice President

Murray L. Miller, Member

Breana N. Micou, Member

Abigail E. Magas, Member

Attest: Hillary R. Horvath, Clerk

Date: May 7, 2026

Drawing name: K:\IND_LDEV\170366003_kcg_aff da_south bend_dv\2 Design\CAD\Xsheets\C0.0-TITLE SHEET.dwg C0.0 Apr 21, 2026 4:08pm by: Josh.Koone
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service
Call 811 before you dig

FINAL ENGINEERING PLANS

HEARTWOOD COMMONS MULTI FAMILY

DONALD STREET & MAIN STREET

SOUTH BEND, INDIANA 46613

UTILITY AND GOVERNING AGENCY CONTACTS

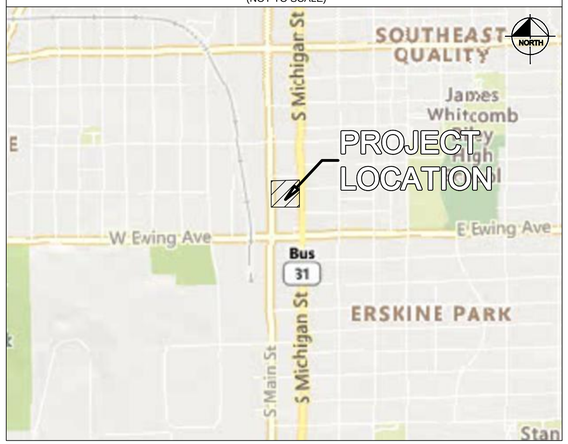
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF SOUTH BEND UTILITIES	1316 COUNTY-CITY BUILDING 227 WEST JEFFERSON BLVD, SOUTH BEND, IN 46601	(574) 235-9496	JACOB KLOSINKI, PE
STORM SEWER	CITY OF SOUTH BEND DEPARTMENT OF PUBLIC WORKS	215 S. MARTIN LUTHER KING JR. BLVD, SUITE 400, SOUTH BEND, IN 46601	(574) 235-9251	CHARLOTTE BRACH, P.E.
WATER	CITY OF SOUTH BEND UTILITIES	1316 COUNTY-CITY BUILDING 227 WEST JEFFERSON BLVD, SOUTH BEND, IN 46601	(574) 235-9496	JACOB KLOSINKI, PE
NATURAL GAS	NIPSCO GAS (SOUTH BEND)	1039 E PENNSYLVANIA AVE, SOUTH BEND, IN 46601	(574) 238-0569	ROBERT AREND
ELECTRICITY	AMERICAN ELECTRIC TOWER	3340 OLD US 20 E, ELKHART, IN 46516	(574) 296-5049	BRANDON MITCHELL
TELEPHONE / COMMUNICATIONS	AT&T - DISTRIBUTION	5870 N COLLEGE AVE, INDIANAPOLIS, IN 46220	(317) 403-6673	WENDY NOBLE
STREETS	DEPARTMENT OF PUBLIC WORKS DIVISION OF STREETS	731 S LAFAYETTE BLVD, SOUTH BEND, IN 46601	(574) 235-921	ERIC HORATH
PLANNING AND ZONING	DIRECTOR OF PLANNING & COMMUNITY RESOURCES	215 S. MARTIN LUTHER KING JR. BLVD, SUITE 500, SOUTH BEND, IN 46601	(574) 233-0311	TIM CORCORAN

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	KCG COMPANIES	9311 N MERIDIAN ST SUITE #100, INDIANAPOLIS, IN 46260	(317) 750-7252	MIKE THOMAS
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	CHAD MAYES, P.E.
GEOTECHNICAL ENGINEER	INERTEK PSI INDIANAPOLIS	5362 W 78TH ST, INDIANAPOLIS, IN 46268	(317) 876 7723	JONATHON KEITH, P.E.
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	ELIZABETH VANSICKEL, PLA
LAND SURVEYOR	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	ANTHONY B. SYERS

LOCATION MAP

(NOT TO SCALE)



ST. JOSEPH COUNTY

CONSTRUCTION OF A 50 UNIT MULTIFAMILY DEVELOPMENT FOR KGC ON ±1.09 AC. PROJECT IS IN SECTION 13 OF T37N, R2E IN THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA

Sheet List Table

Sheet Number	Sheet Title
C0.0	TITLE SHEET
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
V1.2	ALTA SURVEY
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C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	SITE PLAN
C3.1	FIRE APPARATUS ROUTE PLAN
C4.0	EROSION CONTROL PLAN
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C4.2	SWPPP
C5.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C6.1	STRUCTURE DATA TABLES
C7.0	CONSTRUCTION DETAILS
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C7.5	CONSTRUCTION DETAILS
C7.6	CONSTRUCTION DETAILS
C7.7	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
E1.0	PHOTOMETRIC PLAN

2

National Flood Hazard Layer FIRMette

LEGAL DESCRIPTION

THE LAND REFEREED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. JOSEPH, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS NUMBERED TWENTY–NINE (29) AS SHOWN ON THE RECORDED PLAT OF BOWMAN'S ADDITION TO THE TOWN OF MYLER, NOW WITHIN AND A PART OF THE CITY OF SOUTH BEND, IN ST. JOSEPH COUNTY, INDIANA, RECORDED OF ST. JOSEPH COUNTY, INDIANA.

PARCEL 2:

LOTS NUMBERED TWENTY SIX (26) TWENTY SEVEN AND TWENTY EIGHT (28) AS SHOWN ON THE RECORD PLAT OF BOWMAN'S ADDITION TO THE TOWN OF MYLER, NOW WITHIN AND A PART OF THE CITY OF SOUTH BEND, IN ST. JOSEPH COUNTY INDIANA RECORDED AUGUST 19, 1891 IN THE PLAT BOOK 5, PAGE 57 IN THE OFFICE OF THE RECORDER OF THE ST. JOSEPH COUNTY, INDIANA.

PARCEL 3:

LOTS NUMBERED TWENTY–FOUR AND TWENTY–FIVE (25) AS SHOWN ON THE RECORDED PLAT OF BOWMAN'S ADDITION TO THE TOWN OF MYLER, NOW WITHIN AND A PART OF THE CITY OF THE SOUTH BEND IN THE ST. JOSEPH COUNTY, INDIANA, RECORDED AUGUST 19, 1891 IN THE PLAT BOOK 5, PAGE 57 IN THE OFFICE OF THE RECORDER OF THE ST. JOSEPH COUNTY, INDIANA.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

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Murray L. Miller, Member

Breana N. Micou, Member

Abigail E. Magas, Member

Attest: Hillary R. Horvath, Clerk

Date: May 7, 2026

No.	REVISIONS	DATE	BY
1	CITY AND CLIENT COMMENTS	03/11/26	JDK
2	ADDENDUM 1	04/03/26	JDK
3	FIRE DEPARTMENT COMMENTS	04/21/26	JDK

Kimley»Horn
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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDK
DRAWN BY: MRC
CHECKED BY: CSM

CHAD STEVEN MAYES — REGISTERED — PE 21800052 — STATE OF INDIANA — PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

KCG DESIGN SERVICES

TITLE SHEET

HEARTWOOD COMMONS MULTI FAMILY
MAIN ST. & DONALD ST.
SOUTH BEND, IN 46613

ORIGINAL ISSUE: 02/16/2026
KHA PROJECT NO. 170366003
SHEET NUMBER C0.0