



# CITY OF SOUTH BEND

## BOARD OF PUBLIC WORKS

May 12, 2026

Ms. Devereaux Peters  
The Monreaux, LLC  
1335 Pyle Ave  
South Bend, IN 46615  
[devereauxpeters14@gmail.com](mailto:devereauxpeters14@gmail.com)

RE: Dedicated Improvements Agreement

Dear Ms. Peters:

At its May 12, 2026 meeting, the Board of Public Works approved the above referenced agreement for Dedicated Improvements in the Monroe and Michigan St ROW Associated with Construction of the Monreaux Building Project No. DP24-005.

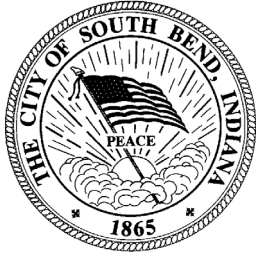
Enclosed please find a copy of the agreement for your records.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

Enclosures  
HH/cb



## INTER-OFFICE MEMORANDUM

### DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING

**TO:** Hillary Horvath, Clerk  
Board of Public Works

**FROM:** Gemma Stanton  
Senior Project Engineer, Division of Engineering

**SUBJECT:** The Monreaux ROW Improvements

**DATE:** May 5th, 2026

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Engineering has reviewed the proposed ROW improvements on Michigan and Monroe Streets associated with the development of 100 E Monroe (formerly 505 S Michigan). The developer, the Monreaux, has provided a signed agreement including a performance bond and approved plans for the proposed work. The contractor is also requesting a Long Term Occupancy Permit from the Board under a separate action item.

On June 24<sup>th</sup>, 2025, the Board of Public Works executed a Water Main Line Extension Agreement with Basney Enterprises to extend public water main along the Lasalle Trail, parallel to SR 933.

The owner will be required to provide record drawings, test reports, cut sheets, a waiver of lien, and a project completion affidavit as required by the agreement once the project is complete. The City will also have the opportunity to inspect the owner's work. The owner will also provide a 3-year maintenance bond as part of the acceptance process.

Please respond with any questions (EXT 9083).

Enc. Dedicated Improvements Agreement

## DEDICATED IMPROVEMENTS AGREEMENT

This Dedicated Improvements Agreement (the "Agreement") is made on this 17 day of April 2026, by and between the City of South Bend, Indiana, an Indiana municipal corporation (the "City"), acting by and through its Board of Public Works (the "Board"), and The Monreaux, LLC, a limited liability company with an address of 100 W Monroe Street, South Bend, IN, 46601 (the "Owner"), in order for the Owner to temporarily occupy and construct or reconstruct dedicated improvements in the public right-of-way (the "R.O.W.") along W Monroe Street and S Michigan Street within the City's municipal boundaries (the "Project Area").

**WHEREAS**, the City holds title to the Project Area, including the R.O.W.; and

**WHEREAS**, Owner's project site is located at the property with address of 100 W Monroe Street within the City; and

**WHEREAS**, pursuant to the City's municipal code, the City's Engineering Department has granted Owner a permit for the temporary occupancy and a partial temporary closure of the W Monroe and S Michigan Streets' R.O.W. and in order to facilitate construction of Owner's project adjacent thereto; and

**WHEREAS**, in connection with the needs of Owner's project, Owner desires to build an apartment building at 100 W Monroe Street; and

**WHEREAS**, Owner intends to repair and/or replace the sidewalks, trails, curbs, lighting, landscaping, trees, brick pavers, and drive approaches, and/or patch the roadway in the R.O.W. ("Dedicated Improvements") as more particularly set forth on Exhibit A, which is attached hereto and incorporated herein by reference, upon the completion of its temporary occupancy or use of or in the relevant R.O.W.; and

**WHEREAS**, Owner desires the temporary occupancy and partial temporary closure of the R.O.W. from time to time in order to facilitate Owner's project and construct the Dedicated Improvements in the R.O.W.; and

**WHEREAS**, in order for the Board to grant long term occupancy of the R.O.W., this Agreement must be executed.

**NOW, THEREFORE**, in consideration of the obligations, terms and conditions contained herein, and the above recitals which are incorporated into this Agreement, the adequacy of which consideration the parties expressly acknowledge, Owner and the City agree as follows:

**1. Recitals**

The parties hereto acknowledge and agree that the foregoing recitals are incorporated herein as a part of this Agreement.

**2. Construction Inspection**

The Owner has provided the City with Exhibit A, which depicts drawings of the Dedicated Improvements, which the City acknowledges conforms to the City's standards. The Owner shall allow the City to inspect the Dedicated Improvements during construction to ensure conformance to the agreed standards set forth in Exhibit A, in particular with regard to area planning, adequacy of design, and quality of construction. The Owner shall contact the City's Engineering Department at least two (2) business days in advance to arrange for the attendance of a City inspector at key milestones throughout work within the R.O.W. Key milestones shall include but not limited to: hot mix asphalt placement, placement of any drainage apparatus, concrete placement, light installation, and tree installation. The Owner agrees to perform any necessary adjustments as reasonably required by the City, in the sole discretion of the City Engineer or her designee, as a

result of such inspections. The failure of Owner to comply with this Section 1 shall be a material breach of this Agreement.

### **3. Permits**

It shall be Owner's sole responsibility and expense to obtain all permits associated with the construction and installation of the Dedicated Improvements in the R.O.W. and to comply with all applicable laws. Owner's failure to comply with this Section 2 shall be a material breach of this Agreement.

### **4. Performance Bond**

Concurrently upon the execution of this Agreement or within seven (7) days thereof, Owner shall provide the City with a performance bond for an amount equal to one hundred twenty-five percent (125%) of the construction cost covering all work performed or to be performed pursuant to this Agreement. Owner's failure to provide the performance bond as prescribed herein shall cause this Agreement to be immediately terminated and of no effect, without the requirement of notice.

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### **5. Maintenance Bond**

Within ten (10) days of City's acceptance of the Dedicated Improvements, Owner shall provide the City with a maintenance bond equal to ten percent (10%) of the construction cost covering all work performed or to be performed pursuant to this Agreement, and such bond shall remain in effect for three (3) years after dedication as described in Section 6 below.

### **6. Term**

Except as otherwise provided herein, this Agreement shall continue for a period of sixteen (16) months from the Effective Date of this Agreement, or upon the issuance of the relevant occupancy permit(s), whichever occurs last.

## **7. Dedication**

The Owner understands the dedication of the Dedicated Improvements to the City is a requirement for occupancy. Upon completion of the construction of the Dedicated Improvements, substantially as depicted in Exhibit A, the Owner shall use its best efforts to work with the City to ensure that the Dedicated Improvements are dedicated to the City in a timely manner. It is understood by Owner that no dedication shall be accepted by the City until all required easements have been conveyed, accepted, and recorded by the City. Additionally, prior to dedication, the following must be satisfied:

- a. All parts and labor must meet the requirements stated in the design specifications as presented to and approved by the City Engineering Department.
- b. Owner must provide copies of test reports or cut sheets on all materials supplied.
- c. Owner must provide As-Built drawings in accordance with the City of South Bend Prevailing Specifications for Public Works, which may be found at [https://southbendin.gov/wp-content/uploads/2018/07/SBN-Spec-Stand-FINAL-062618-REV-2\\_BPWSignature.pdf](https://southbendin.gov/wp-content/uploads/2018/07/SBN-Spec-Stand-FINAL-062618-REV-2_BPWSignature.pdf)

Owner's failure to comply with this Section 6 shall be a material breach of this Agreement.

## **7. Indemnification**

Owner shall indemnify, defend, and hold the City, and its respective agents, employees, successors, and assigns, harmless from any liability, loss, costs, damages or expenses, including attorneys' fees, which the City may suffer or incur as a result of any claims or actions which may be brought by any person or entity arising out of this Agreement. If any action is brought against the City or its respective agents, employees, successors, or assigns, in connection with this Agreement, Owner agrees to defend such action or proceedings at its own expense, using counsel acceptable to the City, and to pay promptly any judgment rendered therein.

#### **8. Insurance**

Owner, at Owner's sole expense, shall maintain during the term of this Agreement, commercial general liability insurance covering the company and activity in the amount not less than Five Million Dollars (\$5,000,000) per occurrence. Owner agrees to include the City as an additional insured on any such policy and produce to the City a certificate of insurance evidencing the same within ten (10) days of the execution hereof. To the extent that the City is harmed as a result of the construction of the Dedicated Improvements, Owner hereby grants the City first priority on any proceeds received from the Owner's insurance. Notwithstanding anything in the Agreement to the contrary, the City does not waive any governmental immunity or liability limitations available to it under Indiana law.

#### **9. Assignment**

This Agreement may not be assigned by Owner, including through a Change in Control event, without the express written consent of the City which such consent may be withheld for any reason. A Change in Control event shall mean either (a) the merger of Owner into or with an unrelated third party entity, (b) a transaction or series of related transactions in which a third party

becomes the beneficial owner of fifty percent (50%) or more of the membership units of Owner, or (c) the sale of all or substantially all of the assets of Owner. A violation of this Section 9 shall be a material breach of this Agreement.

#### **10. Material Breach**

The parties agree that a material breach of this Agreement by Owner would have a material adverse effect upon the City. In the event of a breach by Owner of any of its obligations hereunder, the Owner shall cure such breach, if curable, within seven (7) days after written notice thereof from the City. Upon the failure by the Owner to cure any such breach, or if the breach is material and incurable, the City may immediately terminate this Agreement and call on the performance bond.

#### **11. Governing Law and Jurisdiction**

This Agreement shall be construed and interpreted according to the laws of the State of Indiana and shall be enforced in any court of competent jurisdiction in St. Joseph County, Indiana.

#### **12. Severability**

~~Wherever possible, each provision of this Agreement shall be interpreted in such manner~~ as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

#### **13. Waiver**

No provision of this Agreement will be deemed waived, unless such waiver will be in writing and signed by the party against which the waiver is sought to be enforced. The waiver will not be construed to be a waiver of any succeeding breach of any such provision, a waiver of the provision itself, or a waiver of any other provisions of this Agreement. No delay or omission on the part of either party to exercise or avail itself of any right, power, or privilege that it has or may have under this Agreement will operate as a waiver of any breach or default

**14. Time**

Time is of the essence of this Agreement.

**15. Entire Agreement**

This Agreement sets forth the entire agreement and understanding between the Owner and the City as to the subject matter hereof, and merges and supersedes all prior discussions, agreements, and understanding of any and every nature between them.

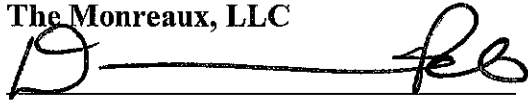
**16. Corporate Authority**

The person signing on behalf of the Owner represents that he/she has been duly authorized to execute this Agreement on behalf of said Owner.

*(Remainder of page intentionally left blank)*

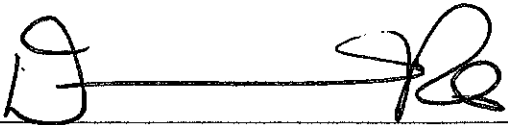
IN WITNESS WHEREOF, the Owner and the City, through their duly authorized representatives, have caused this Agreement to be executed as of the Effective Date. The parties have read and understand the foregoing terms of this Agreement and do, by their respective signatures hereby agree to its terms.

The Monreaux, LLC



Devereaux Peters, Authorized Member

CITY OF SOUTH BEND, INDIANA  
BOARD OF PUBLIC WORKS

By:   
Printed: Devereaux Peters  
Title: member



Elizabeth A. Maradik, President



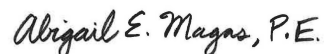
Joseph R. Molnar, Vice President



Murray L. Miller, Member



Breana M. Micou, Member



Abigail E. Magas, Member

Attest:



Hillary R. Horvath, Clerk

Date: May 7, 2026

**Performance Bond: Temporary Certificate of Occupancy**

**Bond Number:** US008835

We, R. Yoder Construction, Inc., as principal, and Euler Hermes North America Insurance Company, as surety, are held and firmly bound to the The City of South Bend, as obligee in the sum of ~~Two Hundred Forty Eight Thousand One Hundred Eighty Three and 75/100~~ (\$248,183.75) dollars for the payment of which, we bind ourselves, our legal representatives and successors, jointly and severally, by this document.

The conditions of this obligation are such that the principal has applied to the The City of South Bend for Temporary Certificate of Occupancy (TCO). A condition of the issuance of the TCO is the posting of a bond in an amount equal to one hundred twenty five percent (125%) of the estimated cost of remaining work (including both materials and labor). Now, Therefore,

If the principal fully complies with the completion of the remaining work to the satisfaction of the City; and the work is completed under the TCO's time limit, provided that the time limit may be extended in writing for good and sufficient cause by the obligee, and such extension shall not release the surety of its obligations under this bond; then this obligation shall be void; otherwise it shall remain in full force and effect.

The obligee agrees that the bond amount shall be reduced in such amounts as applicable costs for the work itemized by the application and/or permit is completed and approved by the City.

The principal grants to the surety and the obligee the right of entry to the premises in the event the principal defaults in the performance of the bond conditions so that the surety/obligee may enter the premises to finish the required work or take other such action as may be provided by law.

Should the conditions of the permit not be satisfied within the prescribed time, the The City of South Bend shall serve by personal service or certified mail, a written Notice of Default upon the principal and the surety and demand full performance of the conditions of the permit within 90 days. Should the principal and/or surety fail to sure the default and fully perform the conditions of the permit as demanded in the Notice of Default, the surety shall forthwith pay to the The City of South Bend, as obligee the adjusted amount of the bond.

Dated: April 27, 2026

R. Yoder Construction, Inc.  
PRINCIPAL

By: [Signature]  
Title: Jason Yoder, President  
Euler Hermes North America  
Insurance Company

By: [Signature]  
Wendy A. Bright Attorney in Fact

\*A valid POWER OF ATTORNEY for the Surety's agent must accompany this bond.

Surety Phone No. 877-883-3224





Allianz Trade

EULER HERMES NORTH AMERICA INSURANCE COMPANY
100 International Drive, 22nd Floor • Baltimore, Maryland 21202

The number of persons authorized by this Power of Attorney is not more than: 14

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That EULER HERMES NORTH AMERICA INSURANCE COMPANY (EULER HERMES), a corporation organized and existing under the law of the state of Maryland, does hereby nominate, constitute, and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for an in its name, place, and stead to execute on behalf of EULER HERMES, as surety, any and all bonds, undertakings, and contracts of suretyship, or other written obligations in the nature thereof including but not limited to proposal bonds, letters of surety, and consents of surety; provided that the liability of EULER HERMES on any such bond, undertaking, consent, or contract of suretyship executed under this authority shall not exceed the limit stated below.

Table with 3 columns: NAME, ADDRESS, LIMIT OF POWER. Lists names like Madeline P. Reckenwald, Patti K. Linsey, etc., and their addresses in Pittsburgh, PA. Limit of power is Unlimited.

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF, EULER HERMES has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunder affixed this 1st day of July, 20 25.

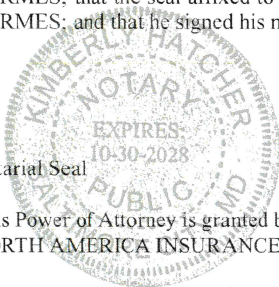


Signature of Sarah Murrow, President and CEO-The Americas

Signature of Nicholas P. Verna II, Senior Vice President and Regional Head of Surety and Guarantee, Americas

State of Maryland, County of Baltimore

On this 1st day of July, 20 25, before me personally appeared Nicholas P. Verna II, to me known, being duly sworn, deposes and says that he resides in Southeastern, PA; that he is Senior Vice President and Regional Head of Surety and Guarantee, Americas of Euler Hermes North America Insurance Company, the Company described herein and which executed the above instrument; that he know the seal of EULER HERMES; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of EULER HERMES; and that he signed his name thereto by like authority.



Signature of Kimberly Hatcher, Notary Public

This Commission Expires October 30, 2028

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of EULER HERMES NORTH AMERICA INSURANCE COMPANY (Company) by unanimous consent on October 1, 2015.

RESOLVED: That the President, Executive Vice President, Senior Vice President, Vice President, Secretary, and Assistant Vice Secretary, be and hereby are authorized from time to time to appoint one or more Attorneys-in-Fact to execute on behalf of the company, as surety, and any and all bonds, undertakings and contracts of suretyship, or other written obligation in the nature thereof; to proscribe their respective duties and all respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and signature of the aforesaid officers and may be affixed by facsimile to any Power of Attorney given for the execution of any bond, undertaking, contract of suretyship, or other written obligations in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, Nicholas P. Verna II, Senior Vice President and Regional Head of Surety & Guarantee, Americas of EULER HERMES NORTH AMERICA INSURANCE COMPANY, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of October 1, 2015, have not been revoked and are now in full force and effect.

Signed and sealed this 27th day of April, 20 26.



Signature of Nicholas P. Verna II, Senior Vice President and Regional Head of Surety and Guarantee, Americas

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>EPIC Insurance Midwest</b> <b>609 W. Lincoln Avenue</b> <b>Goshen, IN 46526</b>	<b>CONTACT NAME:</b> Susan Becker-Whitis <b>PHONE (A/C, No, Ext):</b> - <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> susan.becker@epicbrokers.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Selective Insurance Company of America</td> <td>12572</td> </tr> <tr> <td>INSURER B : The Cincinnati Insurance Company</td> <td>10677</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Selective Insurance Company of America	12572	INSURER B : The Cincinnati Insurance Company	10677	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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<b>INSURED</b> <b>R. Yoder Construction, Inc.</b> <b>PO Box 69</b> <b>Nappanee, IN 46550</b>														


COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded:1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	X	X	S2548969	10/19/2025	10/19/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/OP AGG \$3,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> Drive Oth Car	X	X	S2548969	10/19/2025	10/19/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0			S2548969 EXS0760673	10/19/2025 10/19/2025	10/19/2026 10/19/2026	EACH OCCURRENCE \$7,000,000 AGGREGATE \$3,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC9104781	10/19/2025	10/19/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**General Liability:**  
 Selective Form CG 73 00(1023): Blanket Additional Insureds-as required by contract, Primary and Non Contributory, Waiver of Transfer of Rights of Recovery.  
 Selective Form CG 79 88(1023): Blanket Additional Insureds-Ongoing Operations/Completed Operations.  
 (See Attached Descriptions)

<b>CERTIFICATE HOLDER</b> City of South Bend 227 West Jefferson Blvd South Bend, IN 46601-1830	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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## DESCRIPTIONS (Continued from Page 1)

**Automobile:**

Selective Form CA 78 09 (o424): Blanket Additional Insureds, Waiver of Subrogation.

Selective Form CA 78 16(0424) Blanket Additional I Insureds.

**Workers Compensation:**

Selective Form WC 00 03 13- Waiver of Our Right to Recover from Others Endorsement

**\*\* Workers Comp Information \*\***

Other States Coverage

Blanket Waiver of Subrogation

Other States Insurance

Voluntary Compensation - NOT INCLUDED

Officers Included unless specifically Excluded

**\*\* Supplemental Name \*\***

First Supplemental Name applies to all policies - Name Printed on DEC Page: R. Yoder Construction, Inc.

Policy# S2548969 - Insured Multiple Names: JBK Investments, LLC

Policy# WC9104781 - : R. Yoder Construction, Inc. and RYTC LLC

Policy# WC9104781 - : R. Yoder Construction, Inc. and RYTC LLC

Policy# WC9104781 - : RYTC LLC.



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5/4/2026

City of South Bend

The estimate used to account for the performance bond was calculated by R. Yoder construction. The cost included the replacement of sidewalks, complete repair of roadways if damaged and cost to replace signs and landscape if damaged. The cost associated with this work was \$198,574.00. Our attached performance bond is 125% of this cost.

Thank you,

**John Emmons**

Senior Project Manager

R. Yoder Construction, Inc.

**PROJECT NOTES**

- THE "2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
- THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE CITY AND INDOT FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS SHALL CALL INDIANAB11 @ 811 OR 800-382-5544 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "INDIANAB11" ALERT SYSTEM.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF SOUTH BEND TO NOTIFY THEM THAT WORK IS COMMENCING.
- ALL FILL MATERIAL SHOULD BE AT APPROXIMATELY THE OPTIMUM MOISTURE CONTENT DURING COMPACTION. FURTHERMORE, FILL MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A FROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONDUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL ENGINEERING TESTING FIRM.
- COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SOILS.
- ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR. EXCESS FILL SHALL BE REMOVED FROM SITE BY THE CONTRACTOR. NOTE: NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
- SLOPE ALL BANKS AND GRADE UNIFORMLY FROM BACK OF CURB AT STREET TO BACK OF CURB AT PARKING LOT; FROM BACK OF CURB TO EXISTING OR PROPOSED GRADES; OR FROM BACK OF CURB TO PROPOSED/EXISTING SIDEWALKS. IN AREAS WHERE NO CURBING IS PROPOSED, UNIFORMLY SLOPE GRADE FROM TOP OF PAVEMENT TO EXISTING GRADE AT A MAXIMUM SLOPE OF 1 ON 6, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN SUCH A MANNER SO NO EXCAVATIONS ARE LEFT OPEN OVERNIGHT. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL INSTALL A TEMPORARY FENCE TO PROTECT THE EXCAVATION AT THEIR OWN EXPENSE.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL AND SEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
- ADEQUATE DUST CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER IN THE FIELD, TO BE INCLUDED IN THE VARIOUS ITEMS OF WORK.
- ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- ALL RADII FOR CURB AND GUTTER ARE DIMENSIONED TO THE BACK OF THE CURB.
- TAPER THE CURBS TO ZERO HEIGHT AT SIDEWALKS. SIDEWALK RAMPS SHALL BE BARRIER FREE AND CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- EXPANSION JOINTS FOR CONCRETE CURB AND GUTTER SHALL BE PLACED AT: CURB CORNERS, BEGINNING AND ENDING OF RADII, ALL CATCH BASINS AND MANHOLES, INTERSECTION OF CURB/SIDEWALK, CURB/RETAINING WALL, CURB/BUILDING, AND EXISTING/NEW CONSTRUCTION, AT LENGTHS OF NOT MORE THAN 120' APART, AND AS SPECIFIED ELSEWHERE.
- CONTRACTION JOINTS ARE TO BE PLACED AT 10' INTERVALS IN CONCRETE PAVEMENT.
- THE EPOXY COATING FOR THE REBAR WILL NOT BE REQUIRED FOR THE CONCRETE CURB AND GUTTER.
- HMA MATERIALS FOR THIS PROJECT SHALL BE PERFORMANCE GRADE 58-28.
- STORM SEWER PIPING SHALL BE CLASS C76-IV SEWER OR ADS - N12 OR HANCOR HI-Q HDPE UNLESS INDICATED OTHERWISE. SEE PLAN FOR SIZES AND LOCATIONS OF PIPING.
- PROJECT SANITARY SEWER SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST REVISION OF ASTM SPECIFICATION D3034 "TYPE PSM POLY (VINYL CHLORIDE) (PVC) SEWER PIPE AND FITTINGS AND HAVE A MINIMUM WALL THICKNESS OF SDR 35.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SANITARY OR STORM SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THE WATER MAIN CROSSES A SANITARY OR STORM SEWER.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PRE-EXISTING ON-SITE IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FOUNDATIONS, FOOTINGS, CURBS, ASPHALT, TREES, SHRUBS, EXISTING UTILITY LINES, DEBRIS AND ALL OTHER ITEMS AND UTILITIES TO BE ABANDONED.
- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN, AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
- EXTERIOR CONCRETE SHALL BE 3500 PSI, LIMESTONE AGGREGATE AND 4 - 6% AIR ENTRAINMENT WITH A LIGHT BROOM FINISH.
- CONCRETE TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 C.Y. OF CONCRETE, WHICHEVER OCCURS MORE OFTEN.
- TESTING REQUIREMENTS (ALL CONTRACTORS) SOIL AND AGGREGATE DENSITY TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING CONSULTANT TO VERIFY THE DENSITY OF ALL FILL EXCAVATION

AS SPECIFIED AND ALL SLAB, FOUNDATIONS, AND FOOTING SURFACES AS RECOMMENDED BY ENGINEER. TESTING SHALL TAKE PLACE PRIOR TO INSTALLATION OF THE AGGREGATE BASE AND PRIOR TO THE INSTALLATION OF THE HMA PAVEMENT. COPIES OF ALL COMPACTION TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER.

34. THE TACTILE PLATES FOR THE ADA RAMPS WILL BE COLONIAL RED. TRUNCATED DOMES SHALL BE TAMPED INTO WET CONCRETE IN ACCORDANCE WITH INDOT AND ADA ACCESSIBILITY GUIDELINES FOR DETECTABLE WARNINGS AND THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

35. FOUNDATION DESIGN BASED ON 2000 PSF NET ALLOWABLE SOIL BEARING PRESSURE. NOTIFY ENGINEER IF LESSER CONDITIONS ARE ENCOUNTERED.

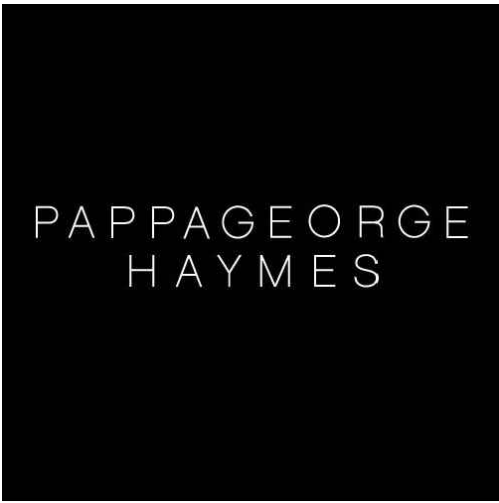
36. CONCRETE TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR EACH 50 CY. OF CONCRETE WHICHEVER OCCURS MOST OFTEN. CONCRETE TESTING SHALL OCCUR FOR ALL CURB, FOOTING, FLOOR SLAB, AND EXTERIOR SLAB CONCRETE.

37. FOUNDATION CONCRETE SHALL BE NORMAL WEIGHT, ASTM C33 AGGREGATE, TYPE 1 PORTLAND CEMENT, 4 IN MAX. SLUMP WITH MINIMUM 28 DAY CYLINDERS COMPRESSIVE STRENGTH OF 3,000 PSI. NO ADMIXTURES ARE TO BE INCLUDED WITHOUT PRIOR WRITTEN AUTHORIZATION OF THE STRUCTURAL ENGINEER. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE CHLORIDE IONS THAN ARE CONTAINED IN MUNICIPAL DRINKING WATER ARE PROHIBITED.

38. ALL REINFORCING STEEL WORK MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS & REQUIREMENTS OF THE 'CONCRETE REINFORCING STEEL INSTITUTE', (CRSI).

39. MILD STEEL REINFORCEMENT SHALL BE DEFORMED BARS - ASTM A615, GRADE 60. PROVIDE POSITIVE SUPPORT FOR REINFORCEMENT PRIOR TO PLACING CONCRETE TO ASSURE CORRECT POSITIONING AND TO MAINTAIN 3 INCH MINIMUM CLEAR CONCRETE COVER AT BOTTOM AND SIDES OF ALL FOOTINGS AND THICKENED SLABS.

40. PROVIDE A 3/4" INCH CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE.



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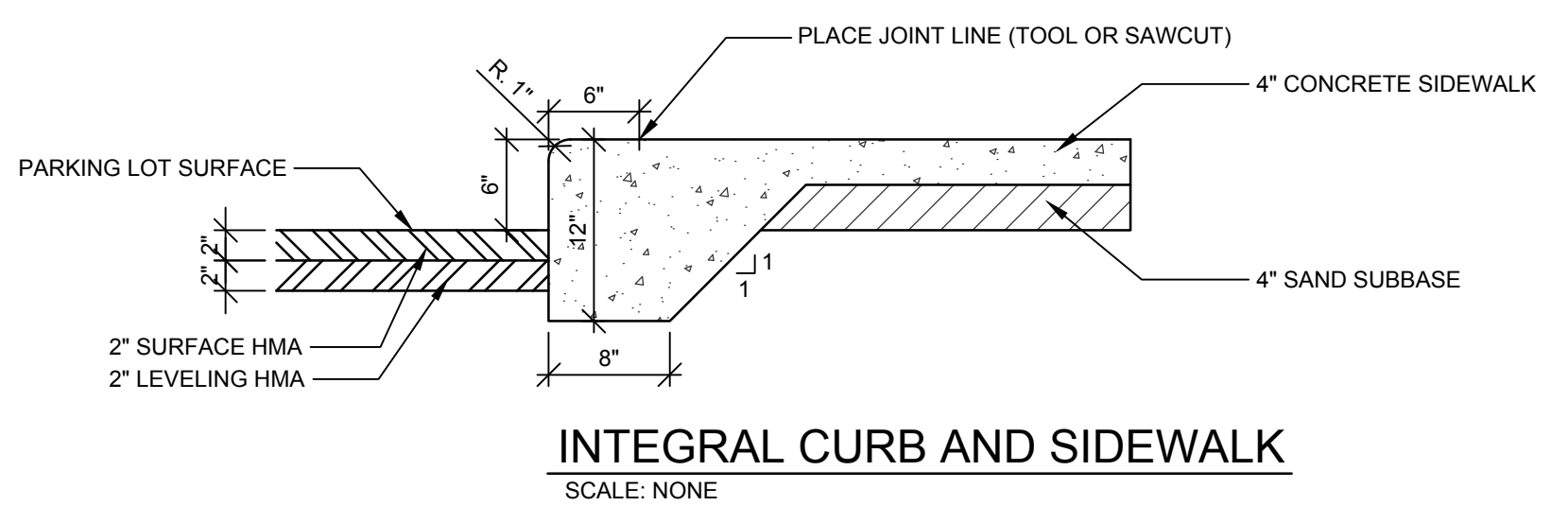
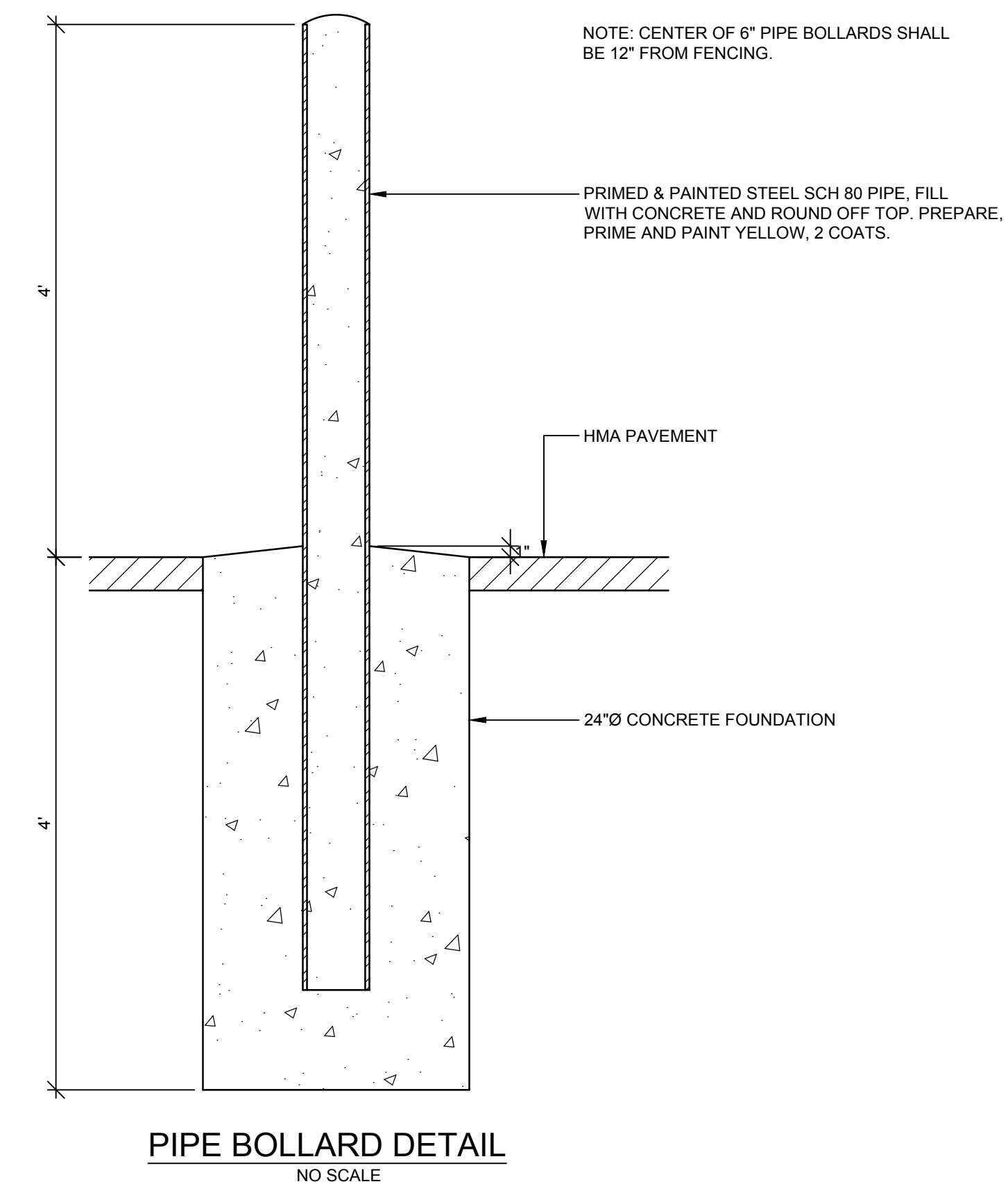
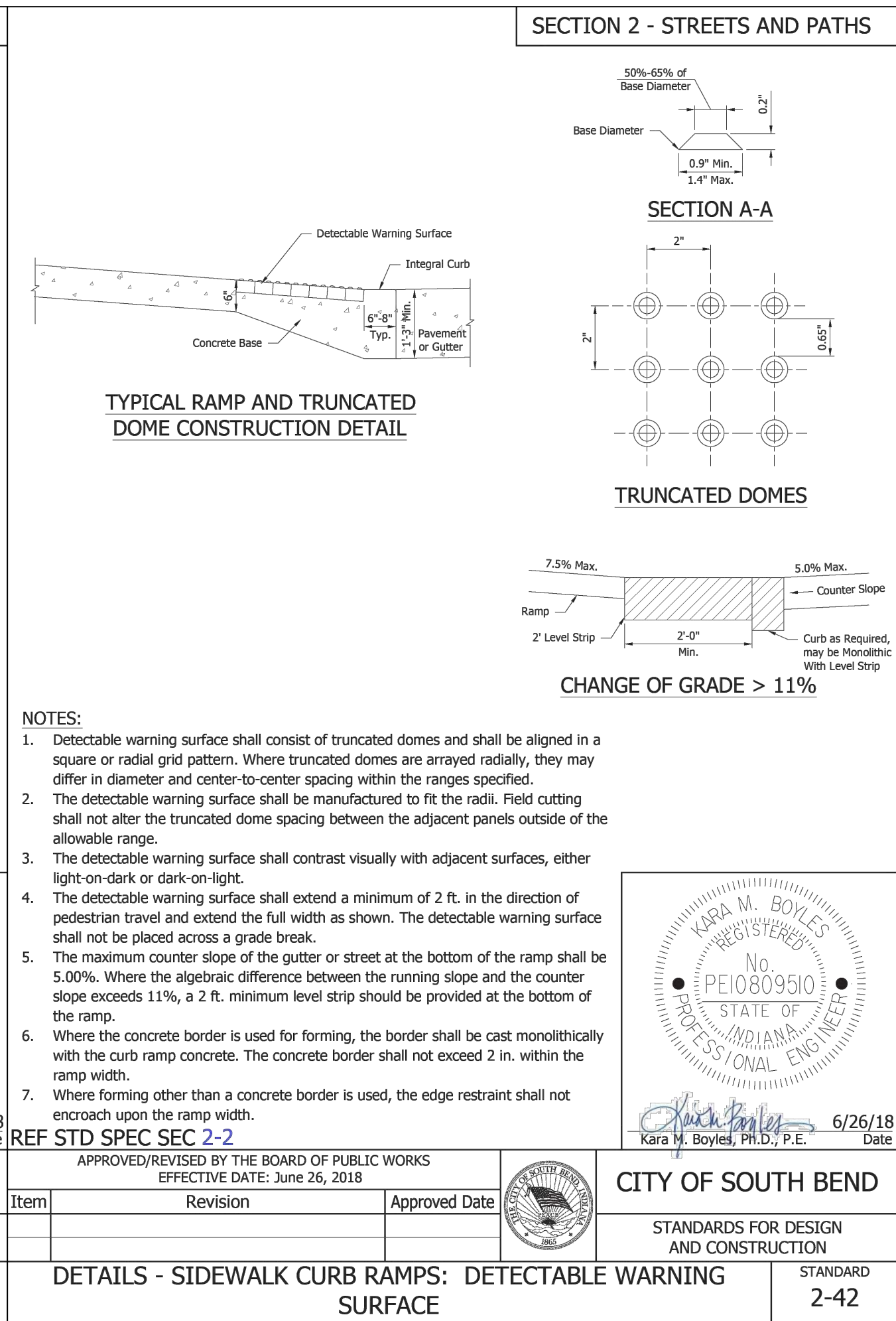
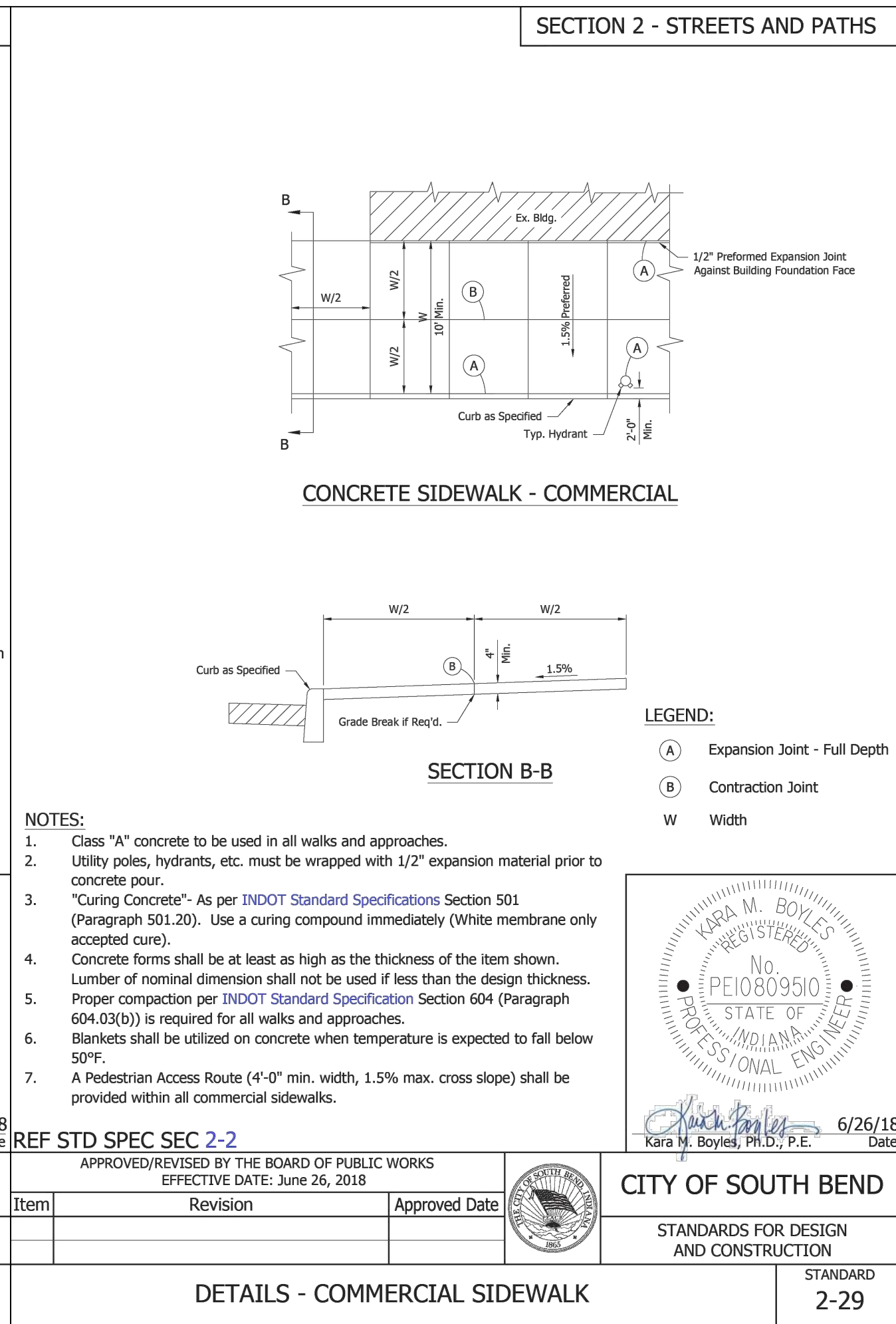
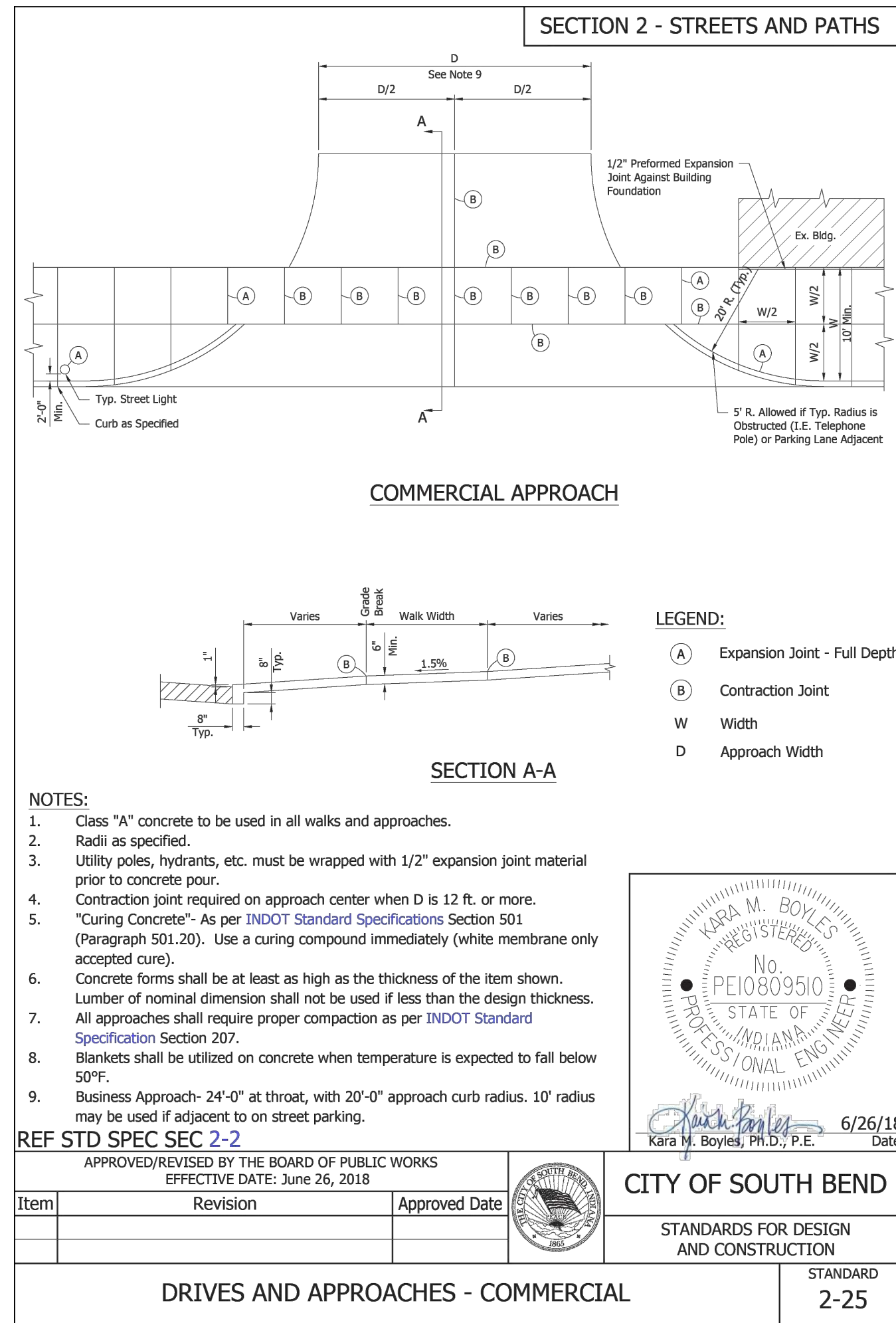
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The Monreux  
100 W Monroe Street  
South Bend, IN 46601

Chateau 14 Development  
Developer

date	description
10.14.24	Issued for Bidding
12.12.24	Addendum #1
03.13.25	Addendum #2
08.13.25	Addendum #3
12.19.25	Issued for Construction

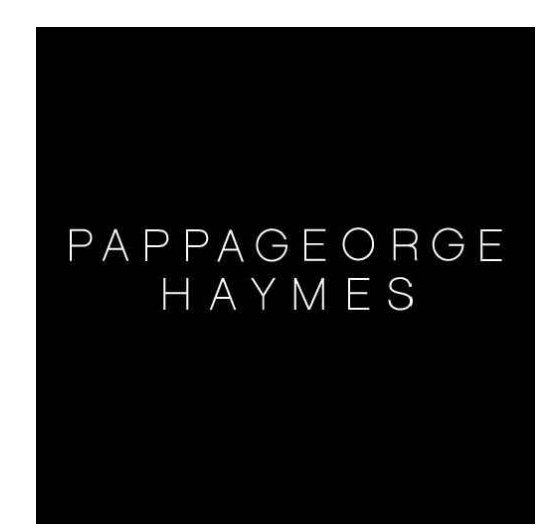












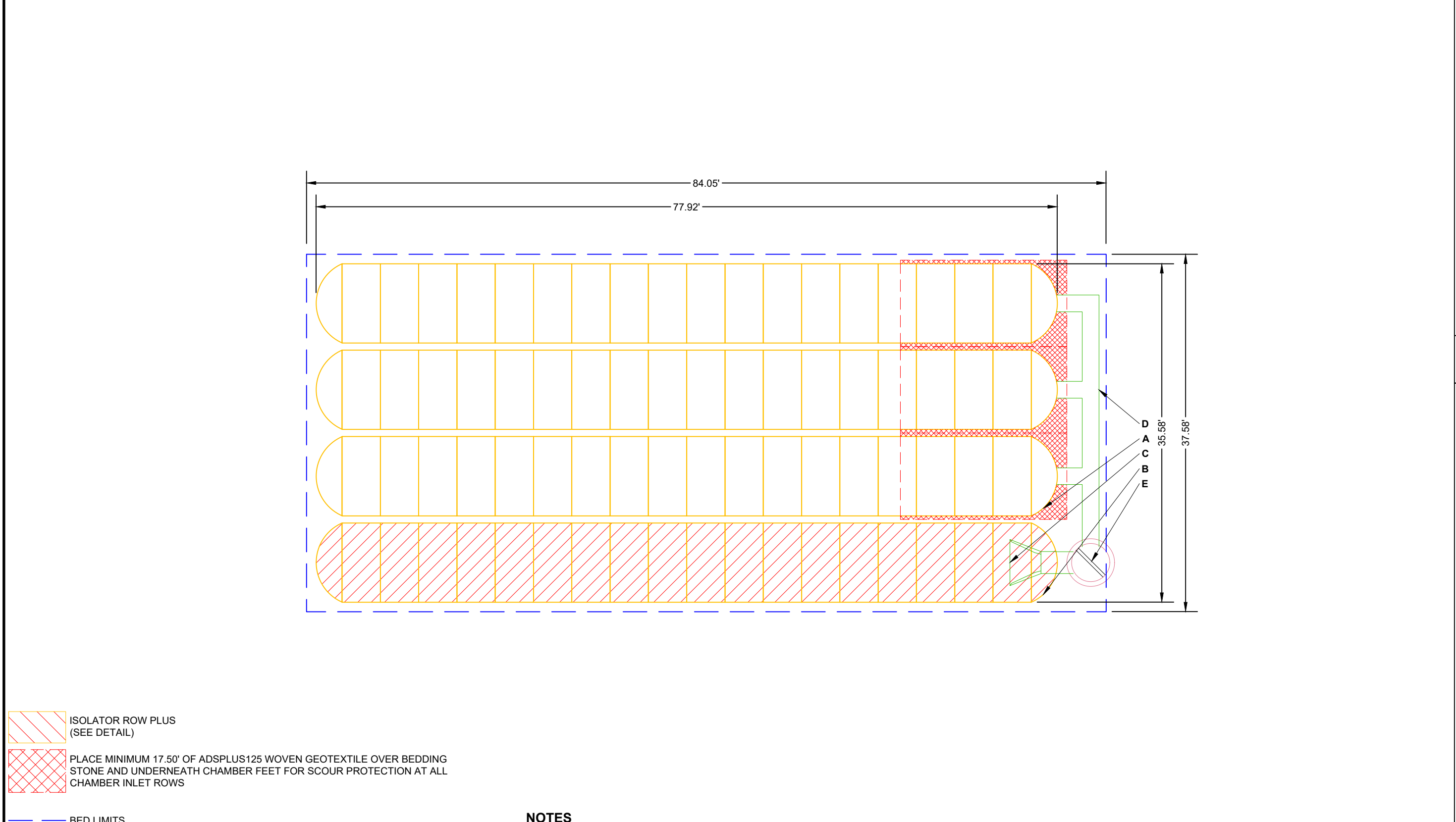
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PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		*INVERT ABOVE BASE OF CHAMBER	
72	STORMTECH MC-4500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	12.75								
8	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	8.25								
12	STONE ABOVE (n)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	7.75	A	18" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP18B / TYP OF ALL 18" BOTTOM CONNECTIONS					1.97'	
9	STONE BELOW (n)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	7.75	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS					2.26'	
35	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	7.75	C	24" ISOLATOR ROW PLUS INVERT						
	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE	6.75		FLAMP						
12653	(PERIMETER STONE INCLUDED)	TOP OF MC-4500 CHAMBER	5.75		MANIFOLD					1.97'	
	(COVER STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT	0.04		CONCRETE STRUCTURE						
	(BASE STONE INCLUDED)	18" x 18" BOTTOM MANIFOLD INVERT	0.91		WHWEIR						16.5 CFS IN
3159	SYSTEM AREA (SF)	BOTTOM OF MC-4500 CHAMBER	0.73								
243.3	SYSTEM PERIMETER (ft)	BOTTOM OF STONE	0.00								



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### MC-4500 TECHNICAL SPECIFICATION

**NOMINAL CHAMBER SPECIFICATIONS**  
 SIZE (W X H X INSTALLED LENGTH) 100.0" X 60.0" X 48.3" (2540 mm X 1524 mm X 1227 mm)  
 CHAMBER STORAGE 106.5 CUBIC FEET (3.01 m³)  
 MINIMUM INSTALLED STORAGE\* 162.6 CUBIC FEET (4.60 m³)  
 WEIGHT (NOMINAL) 125.0 lbs. (56.7 kg)

**NOMINAL END CAP SPECIFICATIONS**  
 SIZE (W X H X INSTALLED LENGTH) 90.0" X 61.0" X 32.8" (2286 mm X 1549 mm X 833 mm)  
 END CAP STORAGE 39.5 CUBIC FEET (1.12 m³)  
 MINIMUM INSTALLED STORAGE\* 115.3 CUBIC FEET (3.26 m³)  
 WEIGHT (NOMINAL) 90 lbs. (40.8 kg)

\*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PART #	STUB	B	C
MC4500EPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500EPP08B	---	---	0.86" (22 mm)
MC4500EPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500EPP08B	---	---	1.01" (26 mm)
MC4500EPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500EPP10B	---	---	1.33" (34 mm)
MC4500EPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500EPP12B	---	---	1.55" (39 mm)
MC4500EPP12T	12" (300 mm)	32.72" (831 mm)	---
MC4500EPP15B	15" (375 mm)	---	1.70" (43 mm)
MC4500EPP18T	---	29.36" (746 mm)	---
MC4500EPP18TW	18" (450 mm)	---	1.97" (50 mm)
MC4500EPP18B	---	---	---
MC4500EPP18BW	---	---	---
MC4500EPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500EPP24B	---	---	2.26" (57 mm)
MC4500EPP24BW	---	---	---
MC4500EPP30BW	30" (750 mm)	---	2.85" (75 mm)
MC4500EPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500EPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

DATE: \_\_\_\_\_  
 PROJECT #: \_\_\_\_\_  
 DRAWN: UU  
 CHECKED: N/A  
 REV: \_\_\_\_\_  
 NOT TO SCALE

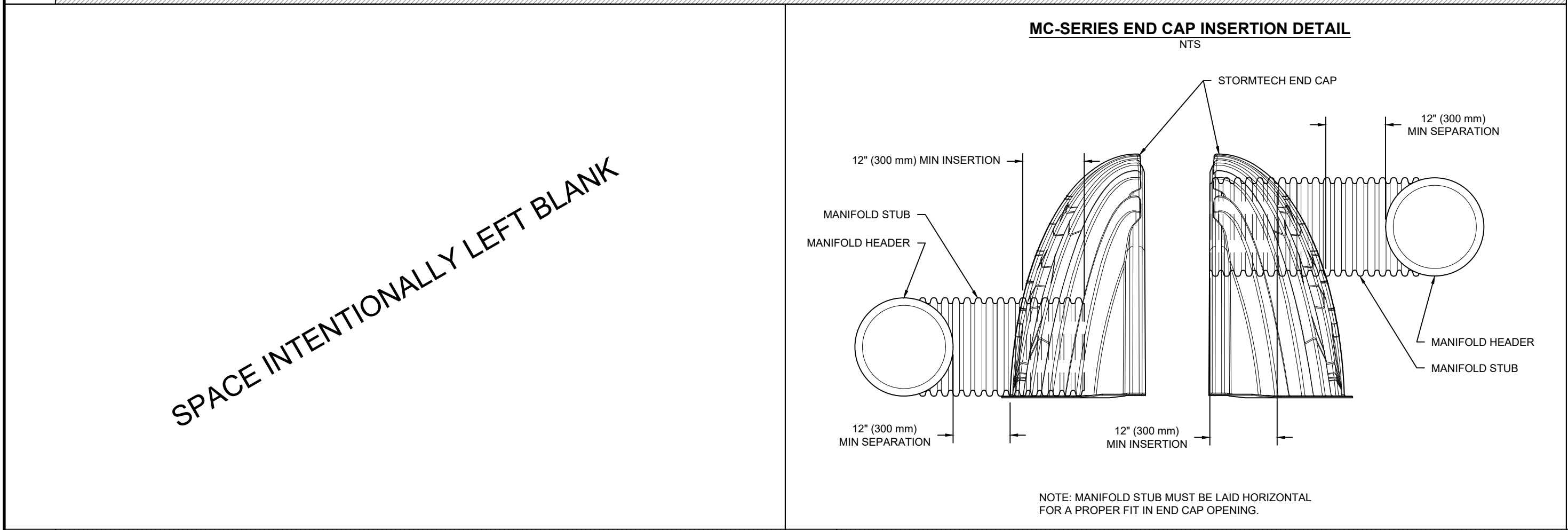
### 2 MC-4500 TECHNICAL SPECIFICATION

### ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, .35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGE WITH A VIBRATORY COMPACTOR.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RANKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.  
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 'RECYCLED CONCRETE STRUCTURAL BACKFILL'.

### 3 MC-4500 ISOLATOR ROW PLUS DETAIL



### 4 MC-SERIES END CAP INSERTION DETAIL

### 1 MC-4500 CROSS SECTION DETAIL

NOTES:  
 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x10  
 2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".  
 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.  
 4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.  
 5. REQUIREMENTS FOR HANDLING AND INSTALLATION:  
 • TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.  
 • TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".  
 • TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MICHIGAN AVE  
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 1-800-733-7473

SHEET 1 OF 1

The Monreux  
 100 W Monroe Street  
 South Bend, IN 46601  
 Chateau 14 Development  
 Developer

date	description
10.14.24	Issued for Bidding
12.12.24	Addendum #1
03.13.25	Addendum #2
08.13.25	Addendum #3
12.19.25	Issued for Construction

orientation  
 project number 222833  
 scale As Noted  
 date 12/19/25  
 sheet title ADS Chamber Details  
 sheet number







