



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4f

Title: Recommendation to Approve and Execute an Acceptance Resolution for Public Watermain, Sanitary Sewer and Storm Sewer and Appurtenances Located in Easements at 1200 Rukel Way in the Kirk Road St. Charles Subdivision.

Presenter: Chris Bong, P.E.

Meeting: Planning & Development Committee

Date: November 14, 2016

Proposed Cost: \$0

Budgeted Amount: \$

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Public watermain, sanitary sewer and storm sewer and appurtenances were constructed to service the improvements for AJR Filtration at 1200 Rukel Way. Said utilities have undergone and passed all required testing and inspection, and are found to be acceptable. The Development Engineering Division has received all required documents including utility easements and as-built drawings depicting the locations of said public improvements.

Attachments *(please list):*

- Acceptance Resolution
- Bill of Sale
- Exhibit "A"

Recommendation/Suggested Action *(briefly explain):*

Staff recommends approval and execution of an acceptance resolution for public watermain, sanitary sewer and storm sewer and appurtenances located in easements at 1200 Rukel way in the Kirk Road St. Charles Subdivision.

(Watermain, Sanitary Sewer, Storm Sewer)

**City of St. Charles
Kane and DuPage Counties**

ACCEPTANCE RESOLUTION

Subdivision Name: **Kirk Road St. Charles Subdivision**

Whereas Rukel Management LLC, the Developer of Kirk Road St. Charles Subdivision, entered into a contract with Meridian Design Build LLC., for the construction of public watermain, sanitary sewer and storm sewer and appurtenances in easements at 1200 Rukel Way as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Contractor has constructed the public watermain, sanitary sewer and storm sewer and appurtenances in accord with the plans and specifications, as revised, heretofore approved by the City of St. Charles; and

Whereas, the public watermain, sanitary sewer and storm sewer and appurtenances have been inspected by the Engineer for the sub divider and by a representative for the City of St. Charles and are found to be satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council hereby approves and accepts the public watermain, sanitary sewer and storm sewer and appurtenances. It being understood that this acceptance and/or approval in no way relieves the Contractor of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract.

Passed by the City Council of the City of St. Charles, this 21st day of November, 2016, and APPROVED by the Mayor of said City of St. Charles, this 21st day of November, 2016.

MAYOR

ATTEST:

CITY CLERK

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Rukel Management LLC ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of a Water, Storm, Sanitary System and Appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise the Water, Storm, Sanitary System and Appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at _____, this _____ day of _____, 20_____.

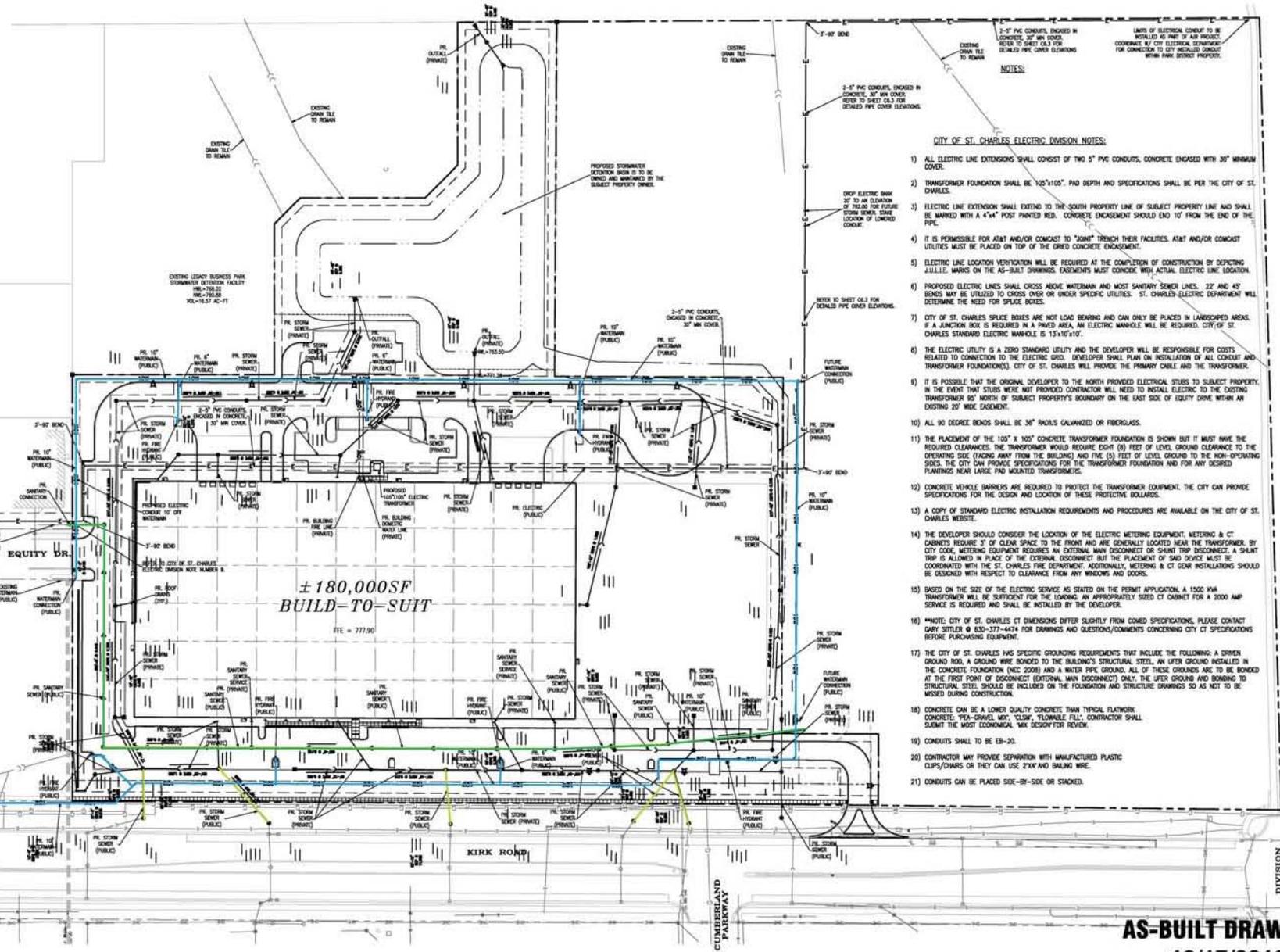
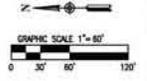
(SELLER)

BY: _____

ATTEST:

Exhibit "A"

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- NOTES:**
- CITY OF ST. CHARLES ELECTRIC DIVISION NOTES:**
- 1) ALL ELECTRIC LINE EXTENSIONS SHALL CONSIST OF TWO 5" PVC CONDUITS, CONCRETE ENCASED WITH 30" MINIMUM COVER.
 - 2) TRANSFORMER FOUNDATION SHALL BE 105"x105" FAD DEPTH AND SPECIFICATIONS SHALL BE PER THE CITY OF ST. CHARLES.
 - 3) ELECTRIC LINE EXTENSION SHALL EXTEND TO THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY LINE AND SHALL BE MARKED WITH A 4"x4" POST PAINTED RED. CONCRETE ENCASUREMENT SHOULD END 10' FROM THE END OF THE PIPE.
 - 4) IT IS PERMISSIBLE FOR AT&T AND/OR COMCAST TO "JOINT" TRENCH THEIR FACILITIES. AT&T AND/OR COMCAST UTILITIES MUST BE PLACED ON TOP OF THE DRIED CONCRETE ENCASUREMENT.
 - 5) ELECTRIC LINE LOCATION VERIFICATION WILL BE REQUIRED AT THE COMPLETION OF CONSTRUCTION BY DEPICING ALL U.L.E. MARKS ON THE AS-BUILT DRAWINGS. EASEMENTS MUST CONFORM WITH ACTUAL ELECTRIC LINE LOCATION.
 - 6) PROPOSED ELECTRIC LINES SHALL CROSS ABOVE WATERMAIN AND MOST SANITARY SEWER LINES. 22" AND 45" BENDS MAY BE UTILIZED TO CROSS OVER OR UNDER SPECIFIC UTILITIES. ST. CHARLES ELECTRIC DEPARTMENT WILL DETERMINE THE NEED FOR SPLICE BOXES.
 - 7) CITY OF ST. CHARLES SPLICE BOXES ARE NOT LOAD BEARING AND CAN ONLY BE PLACED IN LANDSCAPED AREAS. IF A JUNCTION BOX IS REQUIRED IN A PAVED AREA, AN ELECTRIC MANHOLE WILL BE REQUIRED. CITY OF ST. CHARLES STANDARD ELECTRIC MANHOLE IS 15"x10"x10".
 - 8) THE ELECTRIC UTILITY IS A ZERO STANDARD UTILITY AND THE DEVELOPER SHALL BE RESPONSIBLE FOR COSTS RELATED TO CONNECTION TO THE ELECTRIC GRID. DEVELOPER SHALL PLAN ON INSTALLATION OF ALL CONDUIT AND TRANSFORMER FOUNDATIONS). CITY OF ST. CHARLES WILL PROVIDE THE PRIMARY CABLE AND THE TRANSFORMER.
 - 9) IT IS POSSIBLE THAT THE ORIGINAL DEVELOPER TO THE NORTH PROVIDED ELECTRICAL STUDIES TO SUBJECT PROPERTY. IN THE EVENT THAT STUDY WERE NOT PROVIDED CONTRACTOR WILL NEED TO INSTALL ELECTRIC TO THE EXISTING TRANSFORMER 95' NORTH OF SUBJECT PROPERTY'S BOUNDARY ON THE EAST SIDE OF EQUITY DRIVE WITH AN EXISTING 20" WIDE EASEMENT.
 - 10) ALL 90 DEGREE BENDS SHALL BE 36" RADIUS GALVANIZED OR FIBERGLASS.
 - 11) THE PLACEMENT OF THE 105" X 105" CONCRETE TRANSFORMER FOUNDATION IS SHOWN BUT IT MUST HAVE THE REQUIRED CLEARANCES. THE TRANSFORMER WOULD REQUIRE EIGHT (8) FEET OF LEVEL GROUND CLEARANCE TO THE OPERATING SIDE (FACING AWAY FROM THE BUILDING) AND FIVE (5) FEET OF LEVEL GROUND TO THE NON-OPERATING SIDES. THE CITY CAN PROVIDE SPECIFICATIONS FOR THE TRANSFORMER FOUNDATION AND FOR ANY DESIRED PLANTINGS NEAR LARGE PAD MOUNTED TRANSFORMERS.
 - 12) CONCRETE VEHICLE BARRIERS ARE REQUIRED TO PROTECT THE TRANSFORMER EQUIPMENT. THE CITY CAN PROVIDE SPECIFICATIONS FOR THE DESIGN AND LOCATION OF THESE PROTECTIVE BOLLARDS.
 - 13) A COPY OF STANDARD ELECTRIC INSTALLATION REQUIREMENTS AND PROCEDURES ARE AVAILABLE ON THE CITY OF ST. CHARLES WEBSITE.
 - 14) THE DEVELOPER SHOULD CONSIDER THE LOCATION OF THE ELECTRIC METERING EQUIPMENT. METERING & CT CABINETS REQUIRE 3' OF CLEAR SPACE TO THE FRONT AND ARE GENERALLY LOCATED NEAR THE TRANSFORMER. BY CITY CODE, METERING EQUIPMENT REQUIRES AN EXTERNAL MAIN DISCONNECT OR SHUNT TRIP DISCONNECT. A SHUNT TRIP IS ALLOWED IN PLACE OF THE EXTERNAL DISCONNECT BUT THE PLACEMENT OF SHUNT DEVICES MUST BE COORDINATED WITH THE ST. CHARLES FIRE DEPARTMENT. ADDITIONALLY, METERING & CT GEAR INSTALLATIONS SHOULD BE DESIGNED WITH RESPECT TO CLEARANCE FROM ANY WINDOWS AND DOORS.
 - 15) BASED ON THE SIZE OF THE ELECTRIC SERVICE AS STATED ON THE PERMIT APPLICATION, A 1500 KVA TRANSFORMER WILL BE SUFFICIENT FOR THE LOADING, AN APPROPRIATELY SIZED CT CABINET FOR A 2000 AMP SERVICE IS REQUIRED AND SHALL BE INSTALLED BY THE DEVELOPER.
 - 16) *NOTE: CITY OF ST. CHARLES CT DIMENSIONS DIFFER SLIGHTLY FROM COMED SPECIFICATIONS. PLEASE CONTACT GARY SUTTLER @ 630-377-4474 FOR DRAWINGS AND QUESTIONS/COMMENTS CONCERNING CITY CT SPECIFICATIONS BEFORE PURCHASING EQUIPMENT.
 - 17) THE CITY OF ST. CHARLES HAS SPECIFIC GROUNDING REQUIREMENTS THAT INCLUDE THE FOLLOWING: A DRIVEN GROUND ROD, A GROUND WIRE BONDED TO THE BUILDING'S STRUCTURAL STEEL, AN UFER GROUND INSTALLED IN THE CONCRETE FOUNDATION (NEC 2008) AND A WATER PIPE GROUND. ALL OF THESE GROUNDS ARE TO BE BONDED AT THE FIRST POINT OF DISCONNECT (EXTERNAL MAIN DISCONNECT) ONLY. THE UFER GROUND AND BONDING TO STRUCTURAL STEEL SHOULD BE INCLUDED ON THE FOUNDATION AND STRUCTURE DRAWINGS SO AS NOT TO BE MISSED DURING CONSTRUCTION.
 - 18) CONCRETE CAN BE A LOWER QUALITY CONCRETE THAN TYPICAL PLATWORK. CONCRETE: PEA-GRAVEL MIX; CLASS: FLOWABLE FILL; CONTRACTOR SHALL SUBMIT THE MOST ECONOMICAL MIX DESIGN FOR REVIEW.
 - 19) CONDUITS SHALL TO BE EB-20.
 - 20) CONTRACTOR MAY PROVIDE SEPARATION WITH MANUFACTURED PLASTIC CLIPS/CHARS OR THEY CAN USE 2"x4" AND BANDING WIRE.
 - 21) CONDUITS CAN BE PLACED SIDE-BY-SIDE OR STACKED.

7	REVISIONS PER CONTRACTOR	3/16/16
6	REVISIONS PER LOCATIONS	2/29/15
5	PER CITY COMMENTS	12/2/15
4	PER CITY & ADOT COMMENTS	10/16/15
3	PER PLANK DOT COMMENTS	9/29/15
2	PER CITY COMMENTS	9/16/15
1	ORIGINAL PLAN DATE	7/17/15
No.	Description	Date

OVERALL UTILITY PLAN
180,000 SF BUILD-TO-SUIT
VENTURE ONE REAL ESTATE, LLC.
ST. CHARLES, ILLINOIS

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 ASSOCIATES
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AS-BUILT DRAWINGS
10/17/2016

D524j
 1" = 60'
 C6.0