 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: *4i
	Title:	Recommendation to Approve and Execute an Acceptance Resolution for Public Utility (Watermain) for Tiger Drylac – 3945 Swenson Ave	
	Presenter:	Simona Hawk	
Meeting: Planning & Development Committee		Date: May 13, 2024	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>Public watermain and appurtenances were constructed by the developer to service the improvements for the Tiger Drylac Building Expansion project.</p> <p>Said utilities have undergone and passed all required standard testing.</p> <p>The City has performed inspections and all punchlist items have been resolved.</p> <p>Record Drawings have been submitted and approved. Easements have been granted.</p>			
Attachments (please list):			
<p>Acceptance Resolution Bill of Sale Exhibit</p>			
Recommendation/Suggested Action (briefly explain):			
<p>Staff recommends approval and execution of an acceptance resolution.</p>			

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that TIGER DRYLAC U.S.A. INC ("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 Watermain Systems and appurtenances, as fully described in a certain set of Record Drawing plans and specifications, titled Site Improvement Plans for Tiger Drylac Building Expansion, 3945 Swenson Ave, prepared by MeritCorp, dated December 12, 2023, of which the overall utility plan is 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 Watermain Systems 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 GUELPH, ONT., this 2ND day of APRIL, 2024.

(SELLER)

TIGER DRYLAC U.S.A. INC.

BY: 

ANDREW HAN

ITS: DIRECTOR OF FINANCE

ATTEST:



Maria E. Veitia Garcia

01/02/2024.-

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

ACCEPTANCE RESOLUTION

Subdivision Name: Tiger Drylac – 3945 Swenson Ave

Whereas Tiger Drylac USA, Inc, the Developer of Tiger Drylac – 3945 Swenson Ave, constructed public watermain and appurtenances in easements as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Developer has constructed public watermain and appurtenances in accord with the plans and specifications, heretofore approved by the City of St. Charles; and

Whereas, the constructed public watermain 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 constructed public watermain and appurtenances. It being understood that this acceptance and/or approval in no way relieves the Developer of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract.

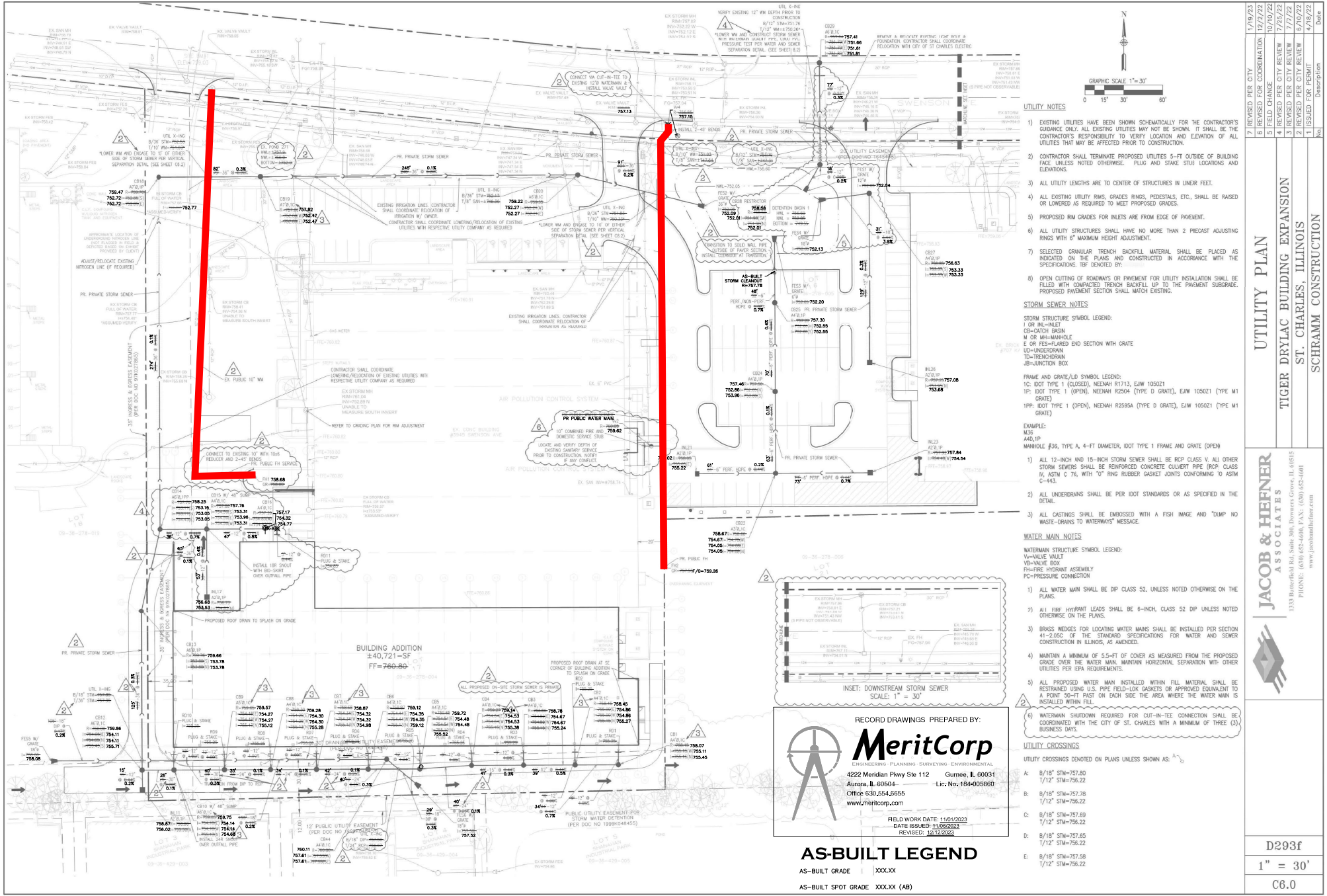
Passed by the City Council of the City of St. Charles, this ____ day of _____, 2024, and APPROVED by the Mayor of said City of St. Charles, this ___ day of _____, 2024.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A - WATERMAIN



UTILITY NOTES

- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TERMINATE PROPOSED UTILITIES 5'-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUG AND STAKE STUB LOCATIONS AND ELEVATIONS.
- ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.
- ALL EXISTING UTILITY RIMS, GRADES RINGS, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
- PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.
- ALL UTILITY STRUCTURES SHALL HAVE NO MORE THAN 2 PRECAST ADJUSTING RINGS WITH 6" MAXIMUM HEIGHT ADJUSTMENT.
- SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TB DENOTES TB.
- OPEN CUTTING OF ROADWAYS OR PAVEMENT FOR UTILITY INSTALLATION SHALL BE FILLED WITH COMPACTED TRENCH BACKFILL UP TO THE PAVEMENT SUBGRADE. PROPOSED PAVEMENT SECTION SHALL MATCH EXISTING.

STORM SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:
 I OR IN-INLET
 CS-CATCH BASIN
 M OR MH-MANHOLE
 E OR PES-PAVED END SECTION WITH GRATE
 LCH-UNDERDRAIN
 TD-TRENCHDRAIN
 JB-JUNCTION BOX

FRAME AND GRATE/LD SYMBOL LEGEND:
 IC: DOT TYPE 1 (CLOSED), NENAH R1713, EAW 105021
 1P: DOT TYPE 1 (OPEN), NENAH R2504 (TYPE D GRATE), EAW 105021 (TYPE M1 GRATE)
 1PP: DOT TYPE 1 (OPEN), NENAH R2595A (TYPE D GRATE), EAW 105021 (TYPE M1 GRATE)

EXAMPLE:
 M36
 48" I/P
 MANHOLE #36, TYPE A, 4-FIT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

- ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP, CLASS A, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.
- ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED IN THE DETAIL.
- ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DAMP NO WATER-DRAINS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES

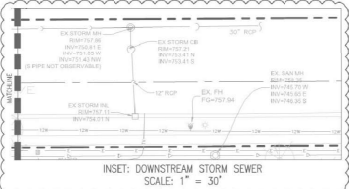
WATERMAIN STRUCTURE SYMBOL LEGEND:
 V=VALVE VAULT
 KB=VALVE BOX
 FH=FIRED HYDRANT ASSEMBLY
 PC=PRESSURE CONNECTION

- ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL FIBR HYFRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.
- BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 5.5'-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER EPA REQUIREMENTS.
- ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOCK GASKETS OR APPROVED EQUIVALENT TO A POINT 50'-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.
- WATERMAIN SHUTDOWN REQUIRED FOR CUT-IN-TEE CONNECTION SHALL BE COORDINATED WITH THE CITY OF ST. CHARLES WITH A MINIMUM OF THREE (3) BUSINESS DAYS.

UTILITY CROSSINGS

UTILITY CROSSINGS DENOTED ON PLANS UNLESS SHOWN AS:

- A: 8"/18" STM=757.80
1/12" STM=756.22
- B: 8"/18" STM=757.78
1/12" STM=756.22
- C: 8"/18" STM=757.69
1/12" STM=756.22
- D: 8"/18" STM=757.65
1/12" STM=756.22
- E: 8"/18" STM=757.58
1/12" STM=756.22



RECORD DRAWINGS PREPARED BY:

MeritCorp
 ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
 4222 Meridian Pkwy Ste 112 Gurnee, IL 60031
 Aurora, IL 60504 Lic. No. 184-008660
 Office 630.554.6655
 www.meritcorp.com

FIELD WORK DATE: 11/20/2023
 DATE ISSUED: 11/08/2023
 REVISED: 12/12/2023

AS-BUILT LEGEND

AS-BUILT GRADE XXXXX
 AS-BUILT SPOT GRADE XXXXX (AB)

NO.	REVISION	DATE	DESCRIPTION
7	REVISED PER CITY	1/19/23	
6	REVISED FOR COORDINATION	12/7/22	
5	FIELD CHANGE	10/10/22	
4	REVISED PER CITY REVIEW	7/25/22	
3	REVISED PER CITY REVIEW	7/7/22	
2	REVISED PER CITY REVIEW	6/17/22	
1	ISSUED FOR PERM	4/18/22	

UTILITY PLAN

TIGER DRYLAC BUILDING EXPANSION
 ST. CHARLES, ILLINOIS
 SCHRAMM CONSTRUCTION

JACOB & HEFFNER ASSOCIATES
 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
 PHONE: (630) 652-4000, FAX: (630) 652-4001
 www.jacobandheffner.com

D293f

1" = 30'

C6.0