
MEMORANDUM

TO: RANDY HILL, PUBLIC WORKS DIRECTOR

FROM: JON LUTZ, CITY ENGINEER

SUBJECT: ACCEPT PUBLIC IMPROVEMENTS ON MULBERRY AVE
AND PALMS DRIVE

DATE: December 28, 2012

INTRODUCTION:

As part of the Fridley Theatres project near the intersection of US 61 Bypass and Mulberry Avenue, R.L. Fridley Theatres, Inc subdivided land to include Palms Drive, 5 commercial lots and an outlot for stormwater detention. Public infrastructure for this project included pavement reconstruction on Mulberry Avenue and construction of Palms Drive. The developer requests these public improvements be accepted by the city of Muscatine for ownership and maintenance.

BACKGROUND:

Construction plans for this work were submitted by Martin & Whitacre Surveyors & Engineers, Inc. and approved by the city engineer. In general, construction included widening and reconstruction of Mulberry Avenue from the Caseys entrance to 200 feet east of Steamboat Way. Pavement was 43' wide, 9" PCC with CD joints, with a south taper lane and widened Steamboat Way intersection. An 18" granular subbase was placed to stabilize poor subsoil conditions. Palms Drive paving was 42' wide with 8" PCC and CD joints over 6" granular subbase. Other public improvements include gravity sanitary sewer extension from the north side of Mulberry Ave to the south end of Palms Drive. Public storm sewer was constructed along Palms Drive. Private storm sewer extends from Palms Drive to the detention basin in outlot A. Water main was installed as part of the project but will be owned and maintained by MPW. All service lines connecting to the mains for water, storm sewer and sanitary sewer will remain private. Sidewalks will be maintained by the adjacent lot owners.

Construction of all public infrastructure was found to be in substantial accordance to the plans and specifications and has met all testing requirements.

RECOMMENDATION/RATIONALE:

The city engineer recommends the City of Muscatine accept and maintain all newly constructed public improvements along Mulberry Ave and Palms Drive associated with the Fridley Theatres project.

BACKUP INFORMATION:

1. **Improvements Plan**
2. **Dedication request letter dated 12/28/2012**

RESOLUTION NO. _____

**CITY ACCEPTANCE OF PUBLIC STREET, SANITARY, AND STORM SEWER
INSTALLATION ON PALMS DRIVE AND MULBERRY AVENUE FOR THE
FRIDLEY THEATRES PROJECT IN THE CITY OF MUSCATINE, IOWA**

WHEREAS, the City Council approved the final plat for the Fridley Theatres Project on April 5, 2012; and

WHEREAS, the City Engineering Department has reviewed and approved the plans and specifications and the completed construction test results for compliance with said plans and specifications and conformance with the construction standards of the City and found adherence to these standards;

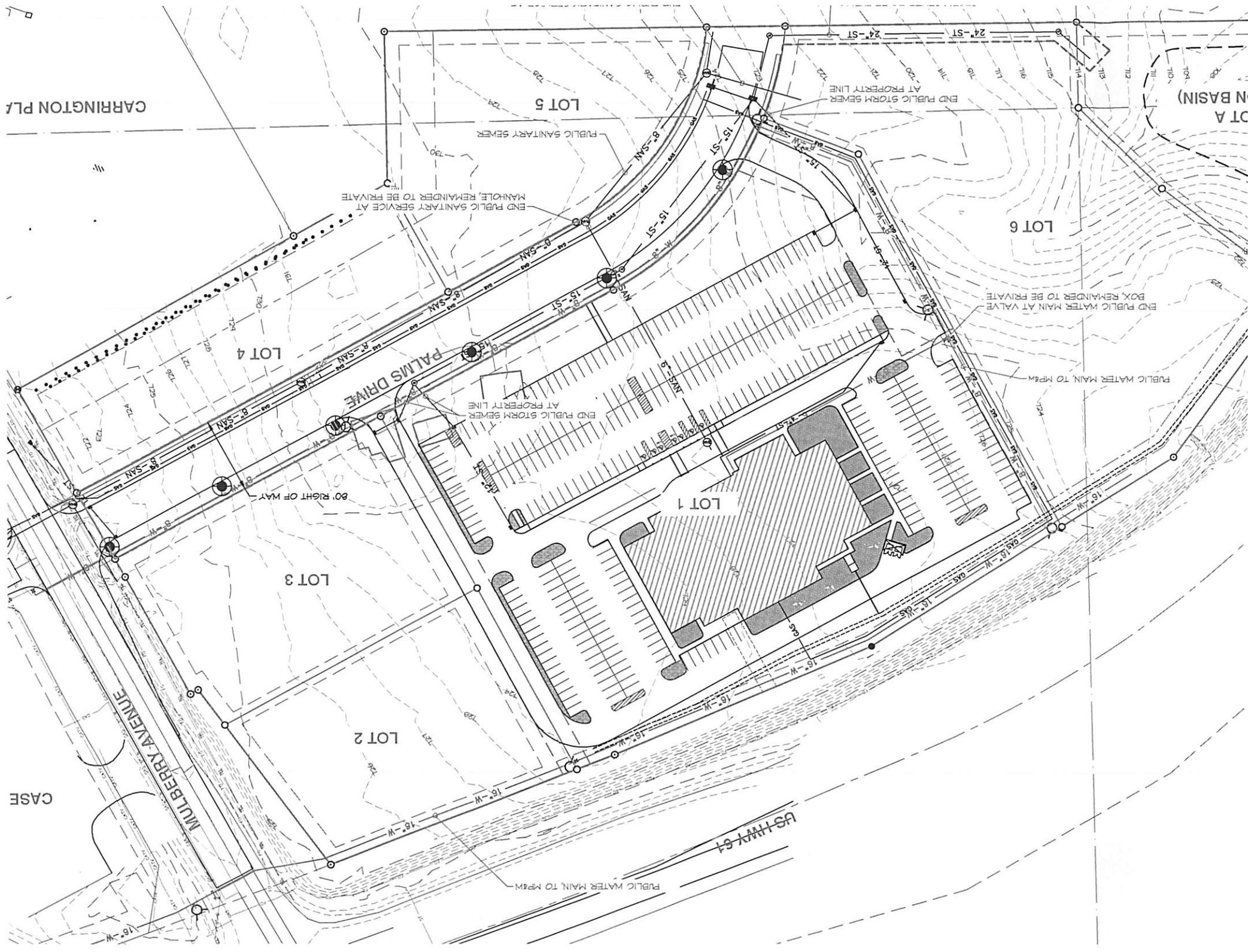
NOW, THEREFORE, BE IT RESOLVED that the City accept the public street, sanitary and storm sewer improvements for the Fridley Theatres Project in the City of Muscatine, Iowa and that said improvements be maintained as part of the public infrastructure.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: _____
DeWayne M. Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Clerk



CARRINGTON PL.

CTA (N BASIN)

CASE

US HWY 61

MULBERRY AVENUE

PALMS DRIVE

PUBLIC WATER MAIN TO MP&M

PUBLIC WATER MAIN TO MP&M

END PUBLIC WATER MAIN AT VALVE BOX, REMAINDER TO BE PRIVATE

END PUBLIC STORM SEWER AT PROPERTY LINE

END PUBLIC STORM SEWER AT PROPERTY LINE

END PUBLIC SANITARY SERVICE AT MANHOLE, REMAINDER TO BE PRIVATE

LOT 4

LOT 3

LOT 2

LOT 1

LOT 5

LOT 6





**Martin & Whitacre
Surveyors & Engineers, Inc.**

Gary Whitacre, President
Matt Krause, Sec/Treas

12/28/12
Jon Lutz
City Engineer
City of Muscatine

RE: Fridley Theatres at Muscatine - Public Improvement Dedication

Mr. Lutz;

Our clients, R.L. Fridley Theatres request that the City formally accept the public infrastructure improvements associated with the Fridley Theatres Subdivision. The work was completed in general accordance with the construction plans approved by the City. Martin & Whitacre conducted periodic inspections of water, sewer, storm sewer and paving work and found the work to be satisfactory. In addition to construction observations several tests performed in accordance with the project Plans and Specifications:

Sanitary Sewer

Mandrel Test	*Passed without issues
Video Inspection	*One deficiency found, satisfactorily repaired
Low Pressure Leak Test	*Passed without issues

Water Mains

Bacteria Testing	*Performed by MPW, passed without issues
Pressure Testing	*Performed by MPW, passed without issues

Storm Sewer

Video Inspection	*No deficiencies found
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Public Streets

Compaction Testing	*All areas tested passed with 95% STD proctor
Observed Proof Rolling	*Deficient areas reworked and passed final inspection
Compaction Testing	*All tests passed with compressive strengths over 5,000 psi @ 28 Days

A copy of the video sewer inspection has been submitted to the City for review. An as-built drawing showing locations and depths of sewer facilities has been electronically submitted. If detailed testing results are requested, they will be submitted on the Developer's behalf.

We understand that the City has performed their own inspections of the public infrastructure improvements and have found no issues.

Due to the late date of completion, it is expected that the contractor will need to revisit the site in the spring to reseed areas that were not established. The Developer will retain a portion of the contract to ensure reseeding.

Attached is a PDF of the improvements that the Developer wishes to dedicate to the City.

If you have any questions or comments please call me at 563-263-7691 or email: ashutt@martin-whitacre.com

Sincerely,

MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC

A handwritten signature in blue ink that reads "Adam Shutt". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Adam Shutt, P.E.

CC: Gregg Mandsager, Russell Vannorsdel

7453-City Dedication Letter.doc