



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: July 21, 2016

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To accept the dedication of right-of-way from APNs 008-922-26 & 008-923-10, located at the southwest and southeast corners of the intersection of College Parkway and Research Way. (Stephanie Hicks; SHicks@carson.org)

Staff Summary: Maverik, Inc. (APN 008-922-26) and Nevada State Bank (APN 008-923-10) have agreed to dedicate this right-of-way required for the College Parkway and Research Way Traffic Signal Project at no cost to the City. This additional right-of way will allow for the widening of the intersection to accommodate vehicle turn movements, as well as provide for reconstruction of the curb, gutter and sidewalk improvements.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to accept the dedication of right-of-way from APNs 008-922-26 & 008-923-10, located at the southwest and southeast corners of the intersection of College Parkway and Research Way.

Board's Strategic Goal

Safety

Previous Action

November 17, 2015. The Carson City Regional Transportation Commission (RTC) approved a development agreement with Maverik, Inc. for reimbursement of 50% of the installation cost to install a traffic signal at the College Parkway and Research Way intersection.

Background/Issues & Analysis

Carson City recognizes that there is a need to install a traffic signal at the intersection of College Parkway and Research Way. This project will significantly improve the safety and operations of the currently unsignalized intersection of College Parkway and Research Way. The level of traffic at this intersection has increased with the opening of the College Parkway freeway interchange and will continue to increase with ensuing development on Research Way and its vicinity.

In November 2015, The RTC approved a development agreement with Maverik for reimbursement of 50% of the installation cost to install the traffic signal. During design, the City determined that additional right-of-way would be required at the southwest and southeast corners of the intersection to allow for the widening of the intersection to accommodate vehicle turn movements, as well as provide for reconstruction of the curb, gutter and sidewalk improvements. Both Maverik Inc. and Nevada State Bank have agreed to dedicate at no cost the required right-of way to allow the City to complete the project.

Construction is anticipated to commence the beginning of August.

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Do not accept the dedication of right-of-way from APNs 008-922-26 & 008-923-10, located at the southwest and southeast corners of the intersection of College Parkway and Research Way.

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

Within APN 008-922-26

All that certain real property being a portion of Adjusted Parcel 3 of Record of Survey, recorded October 13, 2008 under File No. 383377 and Map No. 2698, within a portion of the Southwest quarter of Section 4 in Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of said Parcel 3, monumented with a 5/8" rebar with a cap stamped PLS 19052;

THENCE along the north line of Parcel 3 on a curve concave to the southwest having a radial bearing of South 00°10'38" West, a radius of 25.00 feet and a delta of 90°37'43" and an arc length of 39.54 feet to an easterly corner of Parcel 3;

THENCE along the east line of Parcel 3, South 00°48'21" West, 31.92 feet;

THENCE leaving said east line, North 35°50'43" West, 70.72 feet to a point on the north line of Parcel 3;

THENCE along the north line of Parcel 3, South 89°49'22" East, 16.94 feet to the **POINT OF BEGINNING**.

This Dedication area contains 1,070 square feet more or less.

The basis of bearings for this legal description is based on NAD 83 and Nevada State Plane, West Zone coordinate system, Carson City Control Network recorded under File No. 403435, Map No. 2749.

Prepared under the supervision of
Dean Neubauer, P.L.S. 9392
800 E. College Parkway
Carson City, NV 89706

END OF DESCRIPTION.

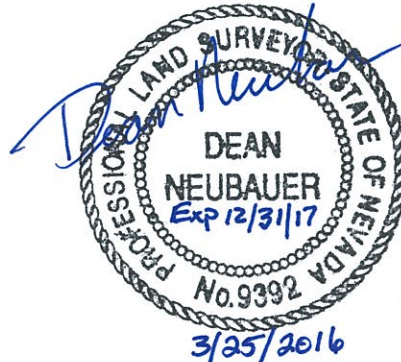


EXHIBIT "B"
LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

Within APN 008-923-10

All that certain real property being a portion of Adjusted Lot 17 of Record of Survey, recorded October 17, 2006 under File No. 359937 and Map No. 2624, within a portion of the Southwest quarter of Section 4 in Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the northwest corner of said Lot 17;

THENCE along the west line of Lot 17 on a curve concave to the southeast having a radial bearing of South 89°11'51" East, a radius of 25.00 feet and a delta of 89°50'23" and an arc length of 39.20 feet to a northerly corner of Lot 17;

THENCE along the north line of Lot 17, South 89°21'28" East, 29.80 feet;

THENCE leaving said north line, South 00°38'32" West, 6.50 feet;

THENCE North 89°21'28" West, 28.46 feet;

THENCE South 48°52'35" West, 35.33 feet to the west line of Lot 17;

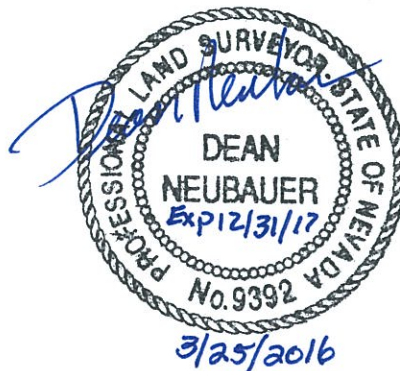
THENCE along the west line of Lot 17, North 00°48'21" East, 5.10 feet to the **POINT OF BEGINNING**.

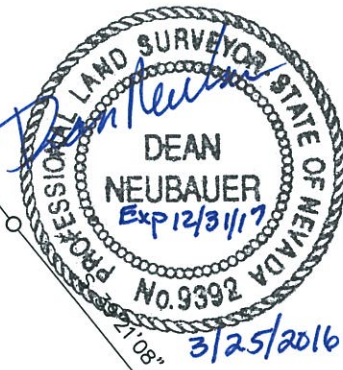
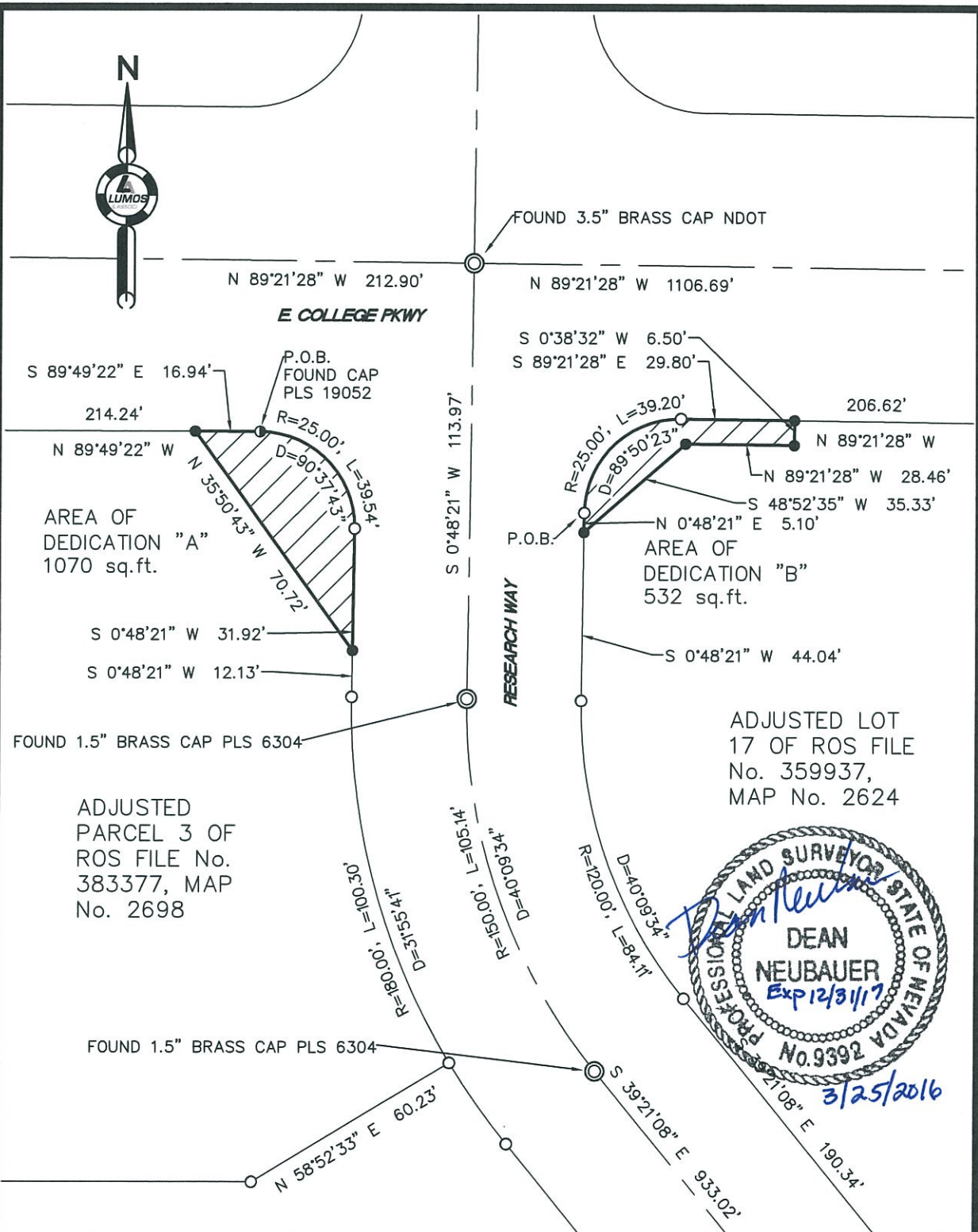
This Dedication area contains 532 square feet more or less.

The basis of bearings for this legal description is based on NAD 83 and Nevada State Plane, West Zone coordinate system, Carson City Control Network recorded under File No. 403435, Map No. 2749.

Prepared under the supervision of
Dean Neubauer, P.L.S. 9392
800 E. College Parkway
Carson City, NV 89706

END OF DESCRIPTION.



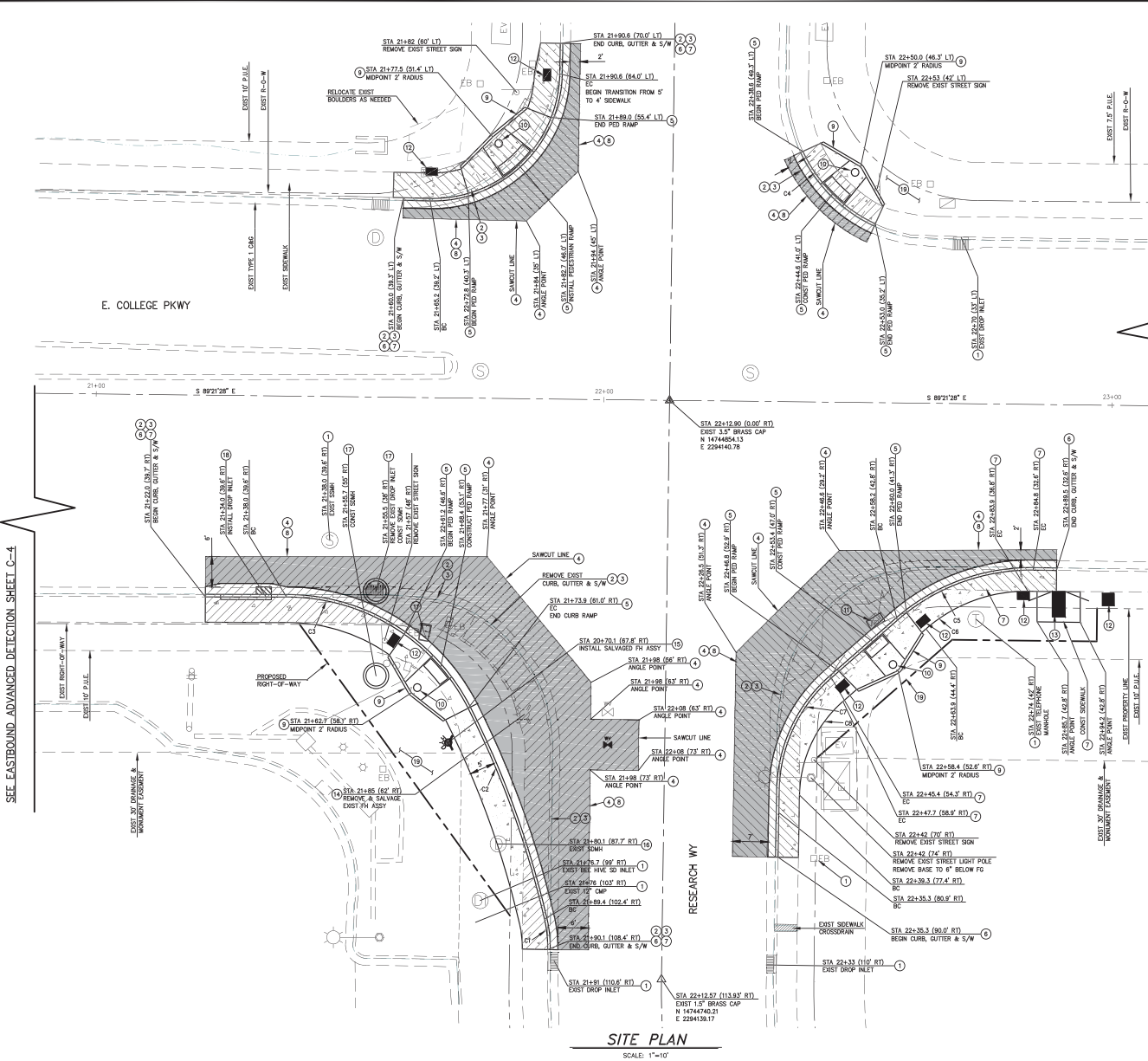


LUMOS & ASSOCIATES
 800 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89706
 PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "C"
 RIGHT OF WAY DEDICATION
 RESEARCH WAY & EAST COLLEGE PARKWAY
 PORTION OF SECTION 4, T15N, R20E, MDM
 CARSON CITY NEVADA

Date: MARCH 2016
 Scale: 1" = 40'
 Job No: 8943.000

SEE EASTBOUND ADVANCED DETECTION SHEET C-4



SITE PLAN
SCALE: 1"=10'

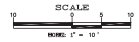
SEE WESTBOUND ADVANCED DETECTION SHEET C-4

BACK OF CURB DATA TABLE

#	DELTA	RADIUS	LENGTH	DESCRIPTION
C1	13'51"57"	25.0'	6.05'	BACK FACE OF CURB
C2	14'14"53"	180.00'	44.24'	BACK FACE OF CURB
C3	6'30"39"	40.00'	44.08'	BACK FACE OF CURB
C4	40'01"16"	29.5'	20.6'	BACK FACE OF CURB
C5	41'44"53"	40.00'	20.15'	BACK FACE OF CURB
C6	41'44"53"	30.00'	21.86'	BACK FACE OF CURB
C7	47'9"48"	30.00'	25.00'	BACK FACE OF CURB
C8	47'9"48"	25.00'	20.91'	BACK FACE OF CURB

NOTE:
ALL CURB INFORMATION SHOWN IS MEASURED AT THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.

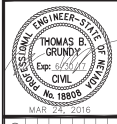
- CONSTRUCTION NOTES:**
- PROTECT IN PLACE
 - SAWOUT AND REMOVE EXISTING TYPE 1 CURB & GUTTER.
 - SAWOUT AND REMOVE EXISTING POC SIDEWALK TO UNITS SHOWN ON PLANS.
 - SAWOUT AND REMOVE EXISTING AC PAVEMENT TO LIMITS SHOWN ON PLANS.
 - CONSTRUCT PARALLEL APEX CURB RAMP PER DETAIL C-5.3.5.
 - CONSTRUCT TYPE 1 CURB & GUTTER PER DETAIL C-5.1.3.
 - CONSTRUCT TYPE A SIDEWALK PER DETAIL C-5.2.2.
 - CONSTRUCT AC PAVEMENT PATCH PER DETAIL C-5.1.6.
 - CONSTRUCT POC RETAINING CURB PER DETAIL C-5.3.10.
 - CONSTRUCT TRAFFIC SIGNAL POLE. SEE SHEET TS-8 FOR DETAILS.
 - REMOVE EXISTING PULL BOX. SEE SHEET TS-8 FOR DETAILS.
 - INSTALL PULL BOX. SEE SHEET TS-8 FOR DETAILS.
 - INSTALL TRAFFIC SIGNAL CONTROL CABINET. SEE SHEET TS-8 FOR DETAILS.
 - REMOVE AND SALVAGE EXISTING FIRE HYDRANT ASSEMBLY. RETURN EXISTING FIRE HYDRANT TO CARSON CITY CORPORATE YARD. CLOSE AND ABANDON EXISTING GATE VALVE.
 - INSTALL SALVAGED FIRE HYDRANT ASSEMBLY PER DETAILS C-3.1.7.
 - ADJUST EXISTING STORM DRAIN MANHOLE RIM TO FINISH GRADE. SEE DETAIL C-2.1.3.
 - CONSTRUCT STORM DRAIN MANHOLE. SEE SHEET 6 FOR DETAILS.
 - CONSTRUCT NOOT TYPE 11 DROP INLET PER DETAIL R-4.2.6.
 - RESTORE EXISTING LANDSCAPING TO ORIGINAL CONDITION.



DESIGNED BY: BD/TC
 DRAWN BY: TD
 CHECKED BY: TG
 UFG NO.: 031601-BST
 SCALE (HORIZ): 1"=10'
 SCALE (VERT): 1"=10'
 PLOT DATE: 2016.MAR.24

CARSON CITY PUBLIC WORKS DEPARTMENT

3506 BIRTH WAY CARSON CITY, NEVADA 89701
 PH: 897-2155 FAX: 897-2112



REV.	DATE	DESCRIPTION	BY	APP'D

COLLEGE PARKWAY & RESEARCH WAY TRAFFIC SIGNAL PROJECT No. 031601

SITE PLAN

SHEET
C-3
 OF
19

100% PLANS - NOT FOR CONSTRUCTION

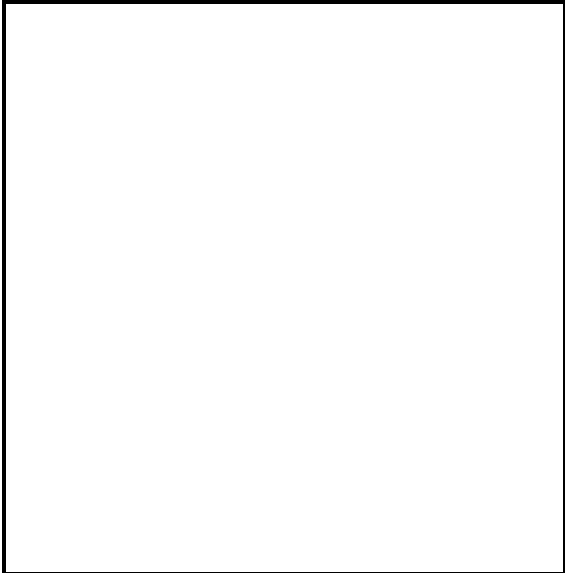
**DEDICATION OF LAND FOR PUBLIC RIGHT
OF WAY PURPOSES**

APN#: 008-922-26 & 008-923-10

FROM: MAVERIK INC. & NEVADA STATE BANK

TO: CARSON CITY NEVADA

A PORTION OF THE SW 1/4, SEC. 4, T. 15N., R. 20E., M. D. M.



WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

THAT AREA OFFERED FOR DEDICATION SHOWN AS AREA OF DEDICATION "A," CONTAINING 1,070 SQUARE FEET AS DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND AS SHOWN ON EXHIBIT "C."

THAT AREA OFFERED FOR DEDICATION SHOWN AS AREA OF DEDICATION "B," CONTAINING 532 SQUARE FEET AS DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "B" AND SHOWN ON EXHIBIT "C."

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____, 201____.

MAVERIK INC.

Signature

Printed Name and Title

STATE OF NEVADA)
CARSON CITY) ss

On _____, personally appeared before me _____
_____, who acknowledged that ___he___ executed the above instrument.

Notary Public

NEVADA STATE BANK

Signature Printed Name and Title

STATE OF NEVADA)
CARSON CITY) ss

On _____, personally appeared before me _____
_____, who acknowledged that ___he___ executed the above instrument.

Notary Public

CITY:
REVIEWED AND RECOMMENDED BY:

Daniel Rotter, P.E., Engineering Manager Date

APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

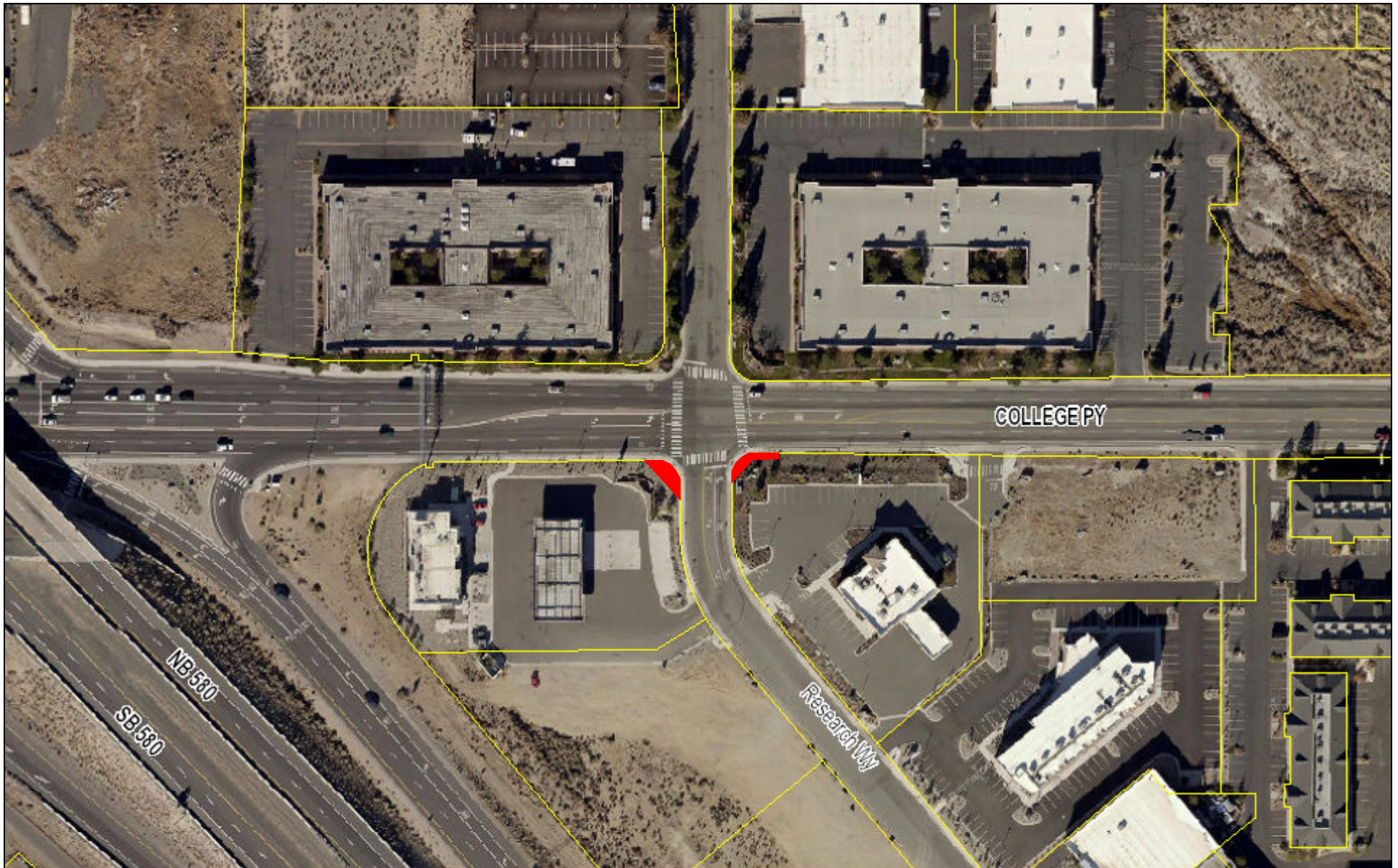
APPROVED:

Robert Crowell, Mayor Date

ATTEST:

Susan Merriwether, Clerk-Recorder Date

College Parkway & Research Way ROW Location Map



June 30, 2016

CCLocations

Street Centerline

Parcel Numbers



Carson City Boundary

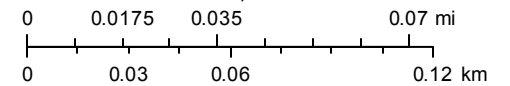


Parcels (For Aerial Photos)



Carson City Fire Station

1:2,232



2013
Carson City, Douglas County GIS, BLM, USGS, 2016