

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with modifications, or deny the request from RO Anderson to accept maintenance of a portion of SIP 0057 for Snaffle Bit Drive and Hat Band Court, including asphalt concrete paving, curb, gutter, sidewalk, dead end barricade, storm drainage catch basin and pipe, new power meter and (3) street lights, and one decorative street sign within road right of way of Phase 2C the Ranch at Gardnerville, recently renamed to Heybourne Meadows, Phase 2C; with public comment prior to board action.
2. **Recommended Motion:** Conditionally accept the maintenance of a portion of SIP 0057 for extension of Snaffle Bit Drive and Hat Band Court, with accompanying ac paving, curb, gutter, sidewalk, dead end barricade, storm drainage catch basin and pipe, new power meter, (3) street lights, and one decorative street sign within road right-of-way of Phase 2C of the Ranch at Gardnerville

Funds Available: ☐ Yes ☒ N/A (No cost at this time)

3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** August 1, 2017 **Time Requested:** 10 minutes
6. **Agenda:** ☐ Consent ☒ Administrative

Background Information: The Ranch Phase 2c was approved to be constructed in February 2015. RO Anderson Engineering and the contractor have fixed the punch list items to the satisfaction of town staff and a final walk through of the finished product was held on July 12, 2017. Street lights and meter will be installed prior to the board meeting or shortly thereafter, and we can condition this approval after the street lights are installed. Staff finds the improvements ready for acceptance.

7. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A

8. Board Action:

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Continued |

THE RANCH AT GARDNERVILLE PHASE IIC SUBDIVISION IMPROVEMENTS

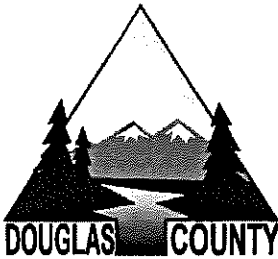
December 13, 2016

CONTRACTOR:				A&A CONSTRUCTION (12/13/16)	
				PHASES IIC (16 LOTS)	
NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
3	Clear & Grub	4.04	AC	\$ 1,313	\$ 5,305
4	On-site Earthwork	14,000	CY	\$ 4.00	\$ 56,000
10	Temporary Construction Entrance	1	EA	\$ 1,337	\$ 1,337
17	Street Paving (3" AC) - Local Streets	26,890	SF	\$ 3.77	\$ 101,268
19	PCC Curb & Gutter - L-Type	1,417	LF	\$ 18.20	\$ 25,789
20	PCC Sidewalk	8,336	SF	\$ 4.98	\$ 41,513
22	Type 3 Street Barricade	1	EA	\$ 3,361	\$ 3,361
26	Survey Monument Well	4	EA	\$ 498	\$ 1,992
27	Street Signage	NA	LS	NA	NA
28	Pavement Markings/Striping	1	LS	\$ 230	\$ 230
37	Storm Drain - 15" HDPE	580	LF	\$ 41.62	\$ 24,140
38	Storm Drain - 18" HDPE	143	LF	\$ 52.86	\$ 7,559
39	Storm Drain Manhole - 48"	2	EA	\$ 3,271	\$ 6,542
40	Flared End Section - 18"	1	EA	\$ 495	\$ 495
52	Decorative Street Lights	3	EA	\$ 7,746	\$ 23,238
53	Street Light Meter Pedestal	1	EA	\$ 6,379	\$ 6,379
54	Decorative Stop/Street Sign	1	EA	\$ 2,115	\$ 2,115
-	Street Light Trenching	754	LF	\$ 9.60	\$ 7,238
-	Type 4R Catch Basin	1	EA	\$ 1,928	\$ 1,928
-	60" SD Manhole	1	EA	\$ 4,232	\$ 4,232

Contractor's Cost to Phase IIC \$ 320,660.42

R|O Anderson

ENGINEERING • SURVEYING • PLANNING



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Erik Nilssen, P.E.
County Engineer

Engineering Division

775-782-9063

FAX: 775-782-6297

Date: February 26, 2015

To: Robert O. Anderson, PE

From: Barbra Resnik, PE – Civil Engineer *BR*

RE: SIP #00757; The Ranch at Gardnerville Phases IIC - IIE

This is to confirm that your plans entitled "The Ranch at Gardnerville Subdivision Phases IIC - IIE" have been approved by Community Development. By reviewing and approving improvement plans, reports and other documents, neither the County nor the local entities assume liability for improper design, nor guarantee that the final design review and approval will absolve the developer, designer or engineer of future liability for improper design or construction. Your plan approval is valid for six months from the date of this letter. If you do not pick-up your permit within the six months period the case file will be closed. Should you find you cannot pick-up the permit within the allowed time please send a written request for a time extension to Community Development detailing your anticipated construction schedule; you may be subject to additional review fees. Please reference "SIP #00757" in all communications concerning this project. To obtain your Site Improvement Permit you will need to do the following:

1. Please note that Site Improvement Permits are valid for 180 days from the date of issue with the provision for one 180-day renewal. We recommend that you do not pick-up your permit until you are ready to proceed with construction. If you anticipate a long construction period please contact the Community Development Engineering Division at 775-782-6235 to discuss an alternative permit schedule;
2. Submit a permit fee in the amount of \$8,924.00, plus the 10% plan review fee of \$343.10 for a total of \$9,267.10;
3. Permit is available for the Contractor to sign and pick up at the public counter (1594 Esmeralda Avenue). Only a Contractor appropriately licensed per NRS 624 may pick up the permit. Please note public counter hours are: Monday – Thursday 8am – 3pm, Fridays 8am – 12pm, excluding legal holidays.

Should you have any questions please call our office staff at 775-782-6235.



end of road barricade

power meter

street light

street light

street light

catch basin

End of Storm Drain to be connected during next phase of Heybourne Road to outlet location per plan

Google earth

Imagery Date: 7/13/2016 lat - 38.950859° lon -119.750071° elev 4744 ft eye alt 5563 ft

7-4

