



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** March 5, 2020

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding the transfer of approximately 1,880 square feet of land through a lot line adjustment from Maverik, Inc., APN 008-291-03, to Carson City, APN 008-291-04, for the expansion of the Carson City Graves Lane Detention Basin, and the relocation of a City access easement to align with the new parcel boundary. (Darren Schulz, DSchulz@carson.org; Dan Stucky, Dstucky@carson.org; Cory Kleine, Ckleine@carson.org)

Staff Summary: Staff is requesting acceptance of the transfer of approximately 1,880 square feet of land from Maverik, Inc., through completion of a lot line adjustment. The additional land will allow for the expansion of the existing City detention pond on APN 008-291-04. This expansion will be performed at no cost to the City and will accommodate the anticipated additional runoff generated from the proposed Maverik development. The storage generated from this expansion will be more than required for the development, increasing the City's storage capacity. Additionally, a City easement for access to and maintenance of the detention basin runs along the boundary of the parcels, APNs 008-291-03 and 008-291-04, and with the lot line adjustment moving the existing boundary, the access easement will need to be relocated to the new boundary.

Agenda Action: Formal Action / Motion **Time Requested:** 5 minutes

Proposed Motion

I move to approve the lot line adjustment and easement relocation as presented and authorize the City Engineer to execute all necessary documents to complete the adjustment and relocation.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

N/A

Background/Issues & Analysis

Maverik, Inc., is currently in the process of permitting an expansion to their fueling capabilities. With this expansion, and increased pavement, there will be additional runoff to account for. In Carson City Development Standards, Division 14 - Storm Drainage, 14.1.8, site development must mitigate their increased storm water runoff. Per this section, a development can provide mitigation on their site or upgrade City facilities. The Graves Lane Detention Basin is a City facility which is adjacent to the Maverik property and lends itself to be expanded to accept additional flow from the Maverik site. Given the close proximity of the City's detention basin, its expansion is a better option than the creation of a new, separate detention area, on Maverik property. The City will benefit from the additional storm water storage, providing more flood protection to property owners downstream of the basin.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.270

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Do not authorize the lot line adjustment or easement relocation and provide alternative direction to staff.

Attachments:

[1.LLA Exhibit-Photo.pdf](#)

[2.LLA Exhibit.pdf](#)

[3.Description of Transfer to City.pdf](#)

[4.Maverik Expansion Site Plan.pdf](#)

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

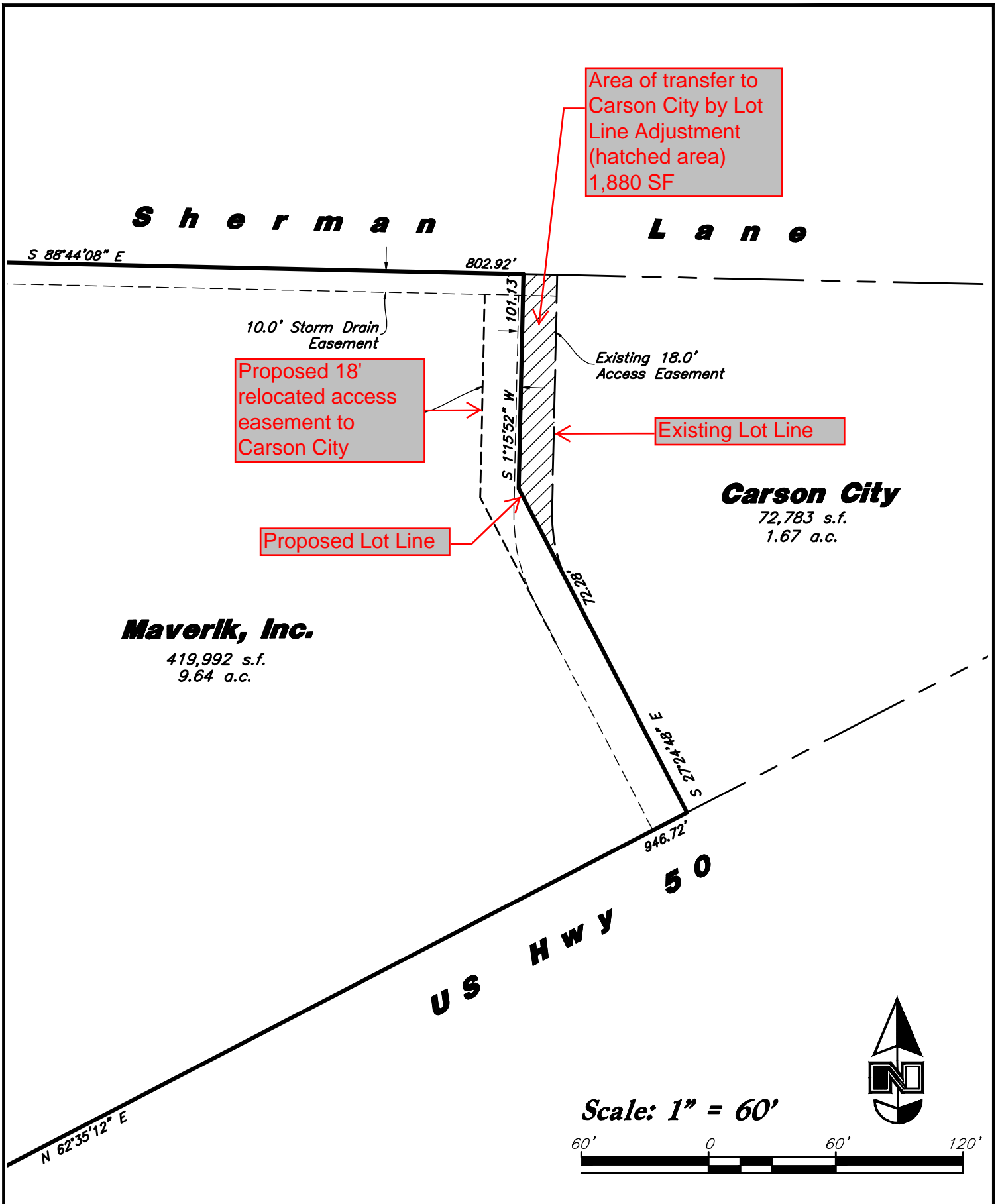
PROPOSED LOT LINE ADJUSTMENT



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
Data updated 11/17/2018



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8529 - AWAengineering.net

Exhibit

Maverik Carson City

3922 Highway 50 East
Carson City, Nevada

Sheet No.

EX-A

Designed By: JC

Drafted By: NE

Client Name:
Maverik

19-109 EX-A

8 Jan, 2020

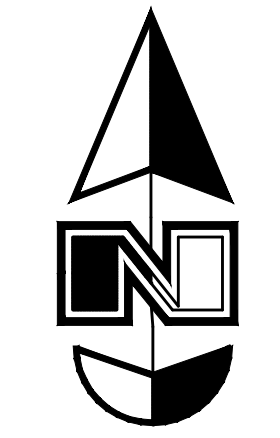
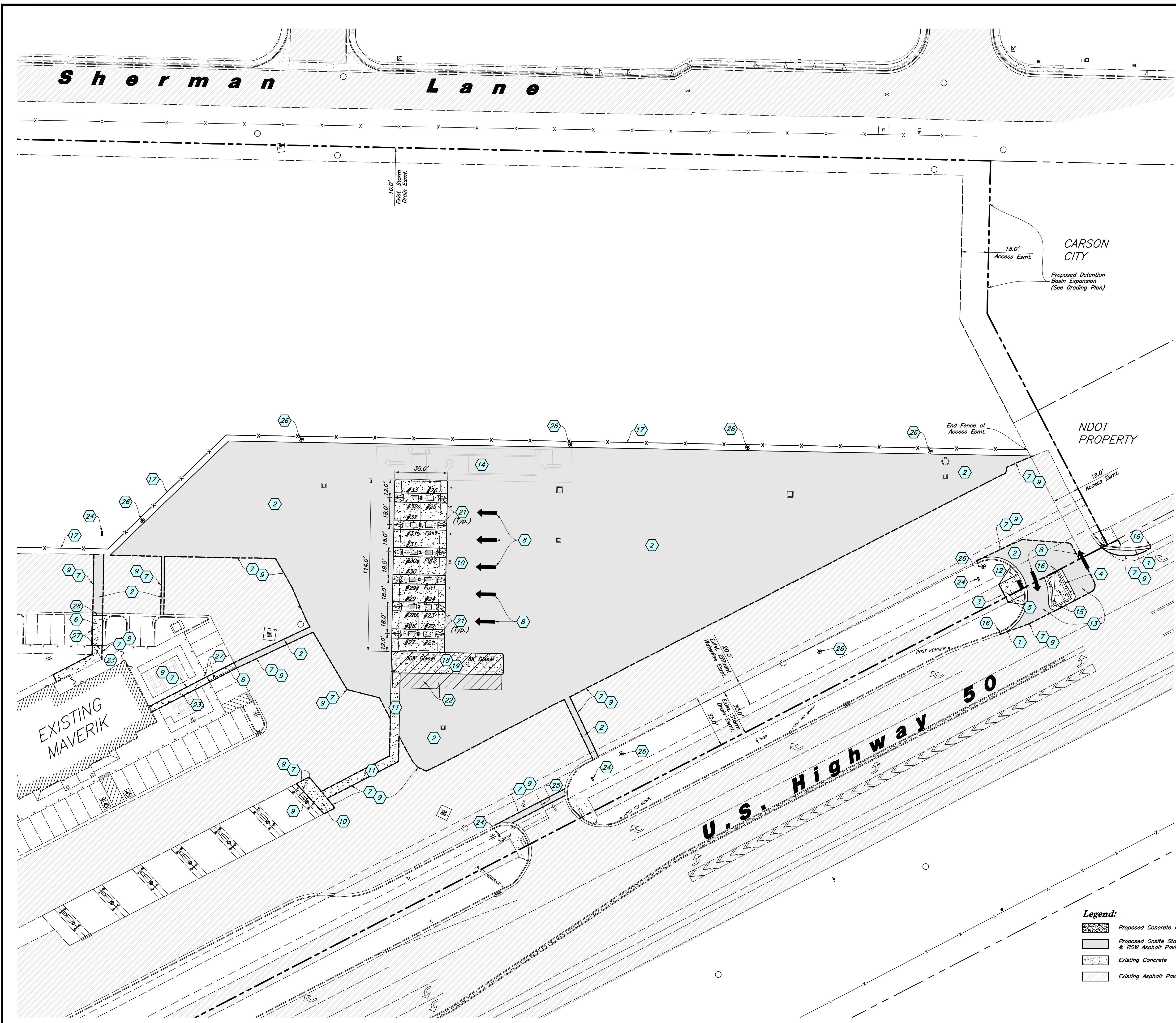
**Maverik Carson City
Dedication to City**

January 13, 2020

A part of Parcel 1 of Parcel Map 2456 filed as No 279263 of Official Records lying within the Northeast Quarter of Section 10, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, U.S. Survey in Carson City, Nevada:

Beginning at the Northeast Corner of Parcel 1 on the South Line of Sherman Lane located 1348.80 feet South $0^{\circ}02'24''$ West; and 42.15 feet South $89^{\circ}57'36''$ East to the Northwest Corner of said Parcel 1; and 818.92 feet South $88^{\circ}44'08''$ East (818.85 feet South $88^{\circ}46'32''$ East record) along said South Line of Sherman Lane from the North Quarter Corner of said Section 10 being an Aluminum Monument located 2649.98 feet South $88^{\circ}45'01''$ East along the Section Line from the Northwest Corner of said Section 10; and running thence along the Easterly Line of Parcel 1 the following three courses: South $1^{\circ}15'52''$ West (South $1^{\circ}13'28''$ West record) 112.35 feet to a point of curvature; Southerly and Southeasterly along the arc of a 70.00 foot radius curve to the left a distance of 35.04 feet (Central Angle equals $28^{\circ}40'50''$ and Long Chord bears South $13^{\circ}04'33''$ East 34.67 feet); and South $27^{\circ}14'37''$ East (South $27^{\circ}27'12''$ East record) 21.16 feet; thence North $27^{\circ}24'48''$ West 72.28 feet; thence North $1^{\circ}15'52''$ East 101.13 feet to the South Line of said Sherman Lane; thence South $88^{\circ}44'08''$ East 16.00 feet along said South Line to the point of beginning.

Contains 1,880 sq. ft.



Scale: 1" = 30'



Site Construction Notes

- 1 Const. 24" Type 5" Curb & Gutter per NDOT Standard Sheet R-5.1.1
- 2 Const. Asphalt Paving (C4.1)
- 3 Const. Conc. Sidewalk per NDOT Std. Sheet R-5.2
- 4 Const. 36" Curb & Gutter
- 5 Const. Accessible Ramp per NDOT Standard Sheet R-5.2.1
- 6 Const. Conc. Stall Paving (C4.1)
- 7 Sawcut; Provide Smooth Clean Edge
- 8 Const. Directional Arrows per MUTCD
- 9 Conn. & Match Existing Improvements
- 10 Const. Conc. Pad Under Canopy (C4.1)
- 11 Const. Petroleum Trench Cap (C4.1)
- 12 Const. Detectable Warning (Truncated Domes) per CCAUSD Standard Drawing No. 235
- 13 Const. Commercial Driveway per NDOT Standard Sheet R-5.3.3
- 14 Future Commercial Truck CAT Scale (See Utility & Site Elec. Plan)
- 15 Const. Type 7" Curb & Gutter and Heavy Duty Conc. Median per NDOT Standard Sheet R-5.1.1
- 16 Reuse Exist. Reflective Post
- 17 Const. Perimeter "No Parking" Barrier Fence (Use Relocated/Salvaged Exist. Barrier Fence Where Possible)
- 18 Const. Underground Storage Tanks (See Fueling Plans, Sheet PE1.3)
- 19 Const. Conc. Pad Over USTs (C4.1)
- 20 Not Used
- 21 Const. Wedge Ballard (C4.2)
- 22 Const. "No Parking" Painted Crosshatch (4" Yellow Striping @ 24" O.C., 2 Coats)
- 23 Const. Conc. Walkway (C4.1)
- 24 Directional Signage (By Others)
- 25 Restripe Drive Entrance as Necessary Due to Sawcut
- 26 Const. Light Pole (See Site Elec. Plan)
- 27 Replace Stall Ballard & Striping as Necessary Due to Trenching
- 28 Reconst. Conc. Waterway (C4.2)

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Legend:

- Proposed Concrete Paving/Sidewalk
- Proposed Onsite Standard & ROW Asphalt Paving
- Existing Concrete
- Existing Asphalt Paving

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

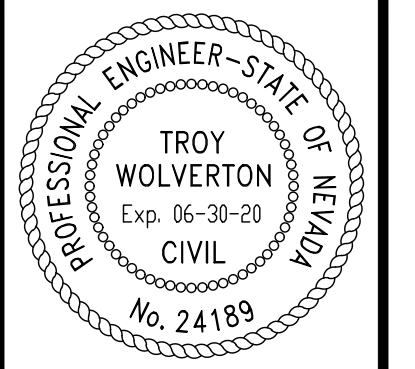
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV.	DATE	DESCRIPTION

Designed by: JC
 Drafted by: JW
 Client Name: Maverik, Inc.
 19-109 SP

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.321.8529 - AWengineering.net

Site Plan
Maverik Store #560
 3922 Highway 50 E
 Carson City, Nevada



10 Jan, 2019
 SHEET NO.
C1.1

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