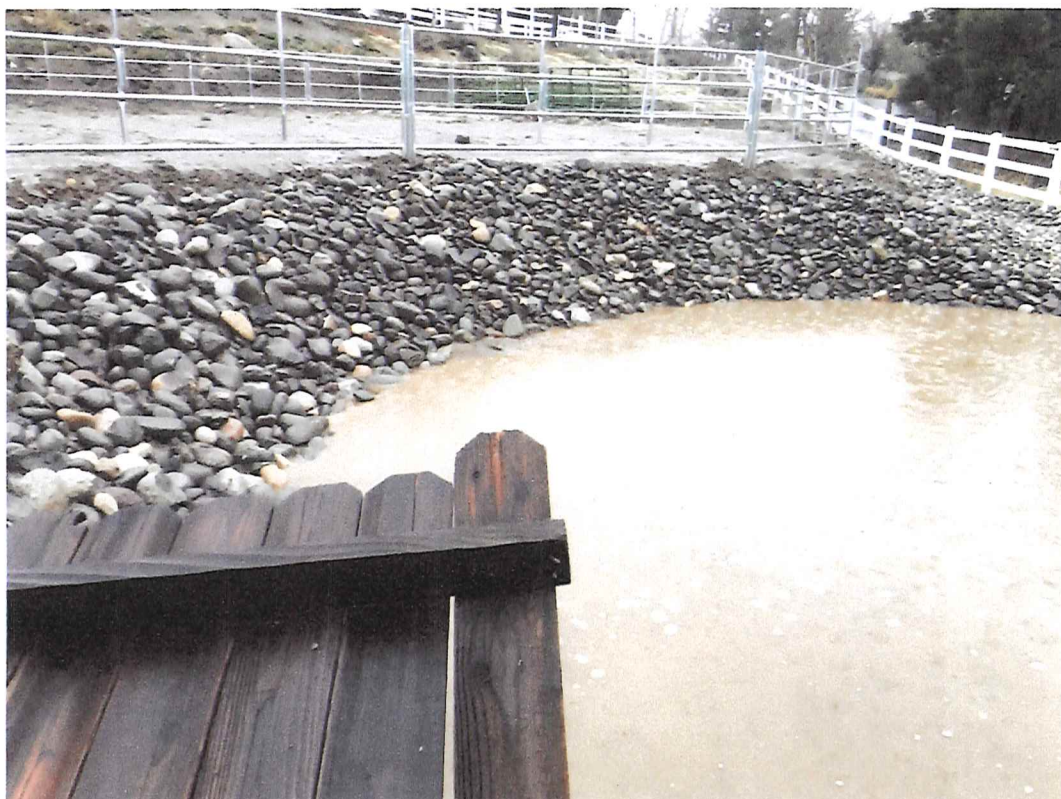


1



March 22, 2018

Petitioner Ex # A Date 2-21-19  
APN 038-341-24  
Number of Pages 10 15

2





3



Jan 11, 2019  
2:25 PM

4



Jan 16, 2019  
1:37 PM.

5



Jan 17, 2019





Jan 17, 2019

7



Jan 20, 2019.  
10:30 AM



Jan 20, 2019  
3:30 PM

8





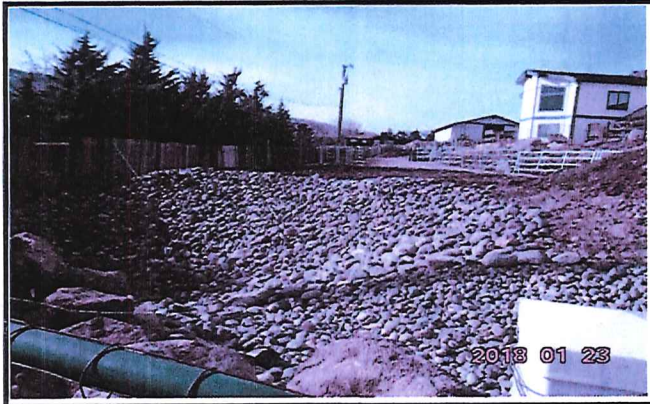
Jan 20, 2019  
3:30 P.M.

9

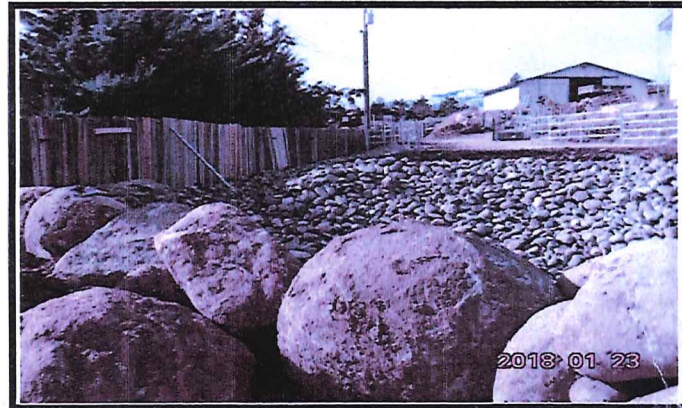


038-341-20  
Powning property

10



Detention basin located on the south east corner of 038-341-20



Detention basin with creek bed lined with river rock; creek bed running west to east on property line of 038-341-20 and 038-341-24.

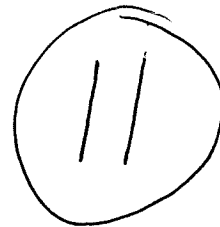


Dry creek bed running north to south along eastern edge of 038-341-20



Looking west from 038-341-22

## RÉSUMÉ



**ARTHUR C. O'CONNOR, P.E., P.L.S.**

POSITION: Project Engineer and Chief of Surveying Parties

EDUCATION:

University of Nevada, Reno - B.S.C.E., 1976  
University of Nevada, Reno - Graduate work in Civil Engineering and Hydrology, 36 credits  
N. A. L. S. Continuing Education Courses in G. P. S. and State Plane Coordinates  
Various G. I. S., Autodesk Civil 3D and AutoCAD Seminars  
FEMA P154, E-74, 395 and E-909 ATC-20 certification courses

EXPERIENCE:

Mr. O'Connor's engineering experience began in 1967 with five years of service with the Engineering branch of the U.S. Navy. Since graduating from the University of Nevada at Reno, he has worked for private consulting firms in the Reno-Sparks area and in California. His main areas of specialization have in the Land Planning and Land Development. Mr. O'Connor was a member of the Southwest Truckee Meadows Citizens Advisory Board for Washoe County, Nevada from 1991 to 1995 and served as Secretary for the Board.

Mr. O'Connor is currently involved in all phases of a typical civil engineering project from the initial planning to the end of construction. As a Professional Land Surveyor licensed to practice in Nevada and California, he has maintained his field expertise with the latest surveying equipment. As a designer, he is proficient in Computer Aided Design with Autodesk's Civil 3D software.

Since 1982, Mr. O'Connor has operated his own engineering firm, O C Engineering.



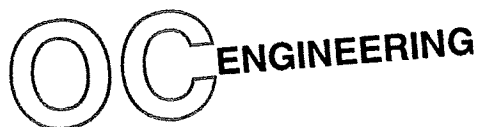
12

STORMWATER COLLECTION AND FLOOD ROUTING:

Donner Springs/El Rancho Buena Vista Area, Reno, Nevada  
Gardnerville Ranchos Area, Douglas County, Nevada  
Washoe County 208 Plan, Washoe County, Nevada  
Winnemucca Drainage Study, Humboldt County, Nevada  
Toll Road Drainage Report, Washoe County, Nevada  
Palomino Valley housing development grading plans, Washoe County, Nevada  
Palomino Valley FEMA Flood Certifications, Washoe County, Nevada  
Palomino Valley FEMA LOMAR feasibility study, Washoe County, Nevada  
Albamarle Silver Peak Lithium Facility Dams Safety Study, Esmerelda County,  
Nevada

PROFESSIONAL REGISTRATIONS AND QUALIFICATIONS:

Nevada Registered Professional Engineer No. 5650  
Nevada Registered Professional Land Surveyor No. 5650  
California Registered Civil Engineer No. C32013



P.O. Box 10307, Reno, Nevada 89510  
~~72~~ 851-7335  
Reno Office: 10985 Dryden Drive

---

Art O'Connor, P.E., L.S.

---

12 1/2

# ANALYSIS OF DRAINAGE

## TRUCKEE CANYON ESTATES

### AUGUST 2017

**PREPARED BY:**

O C Engineering

P. O. Box 10307

Reno, Nevada 89510

775-851-7335

art@oceng.com

**PREPARED FOR:**

Doyle Law Office, PLLC

4600 Kietzkie Lane

Bldg. I, Suite 207

Reno, Nevada 89502

775-525-0889

admin@rdoylelaw.com

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## CONCLUSIONS

1. The native grades upon the creation of Lot 1 of the Truckee Canyon Estates subdivision prevented Lot 1 from draining to any public drainage facilities.
- + 2. There are no recorded drainage easements in the Truckee Canyon Estates subdivision.
- + 3. While the original surveyor for all the subdivisions in this area was the same, Alan Means, and, while he provided drainage easements on all the other 8 subdivision maps in this area, there no such easements on Truckee Canyon Estates.
4. While the review process for the subdivision adjacent to the northerly boundary of Truckee Canyon Estates, Peavine Meadows Estates Unit 1, which was recorded over a year prior to Truckee Canyon, indicates Washoe County required the addition of drainage easements on that map, the County review did not catch that omission on Truckee Canyon.
5. Notations and provisions on Peavine Meadows indicate the intent was to extend Nightowl Drive as a public road to join Silva Ranch Road. However, that extension was omitted when Truckee Canyon was platted. This resulted in the lack of a public right-of-way for Lot 1 of Truckee Canyon to use to discharge its runoff.
- + 6. Prior to the development of Lot 1, the native runoff was sheet flow uniformly distributed along Lot 1's entire southerly and easterly boundaries. with there being essentially no runoff.
- + 7. Upstream development has greatly increased the rainfall event runoff quantity onto the Elliott, Bradley and Gilbertson parcels.
- + 8. Upstream development has greatly increased the runoff velocity.

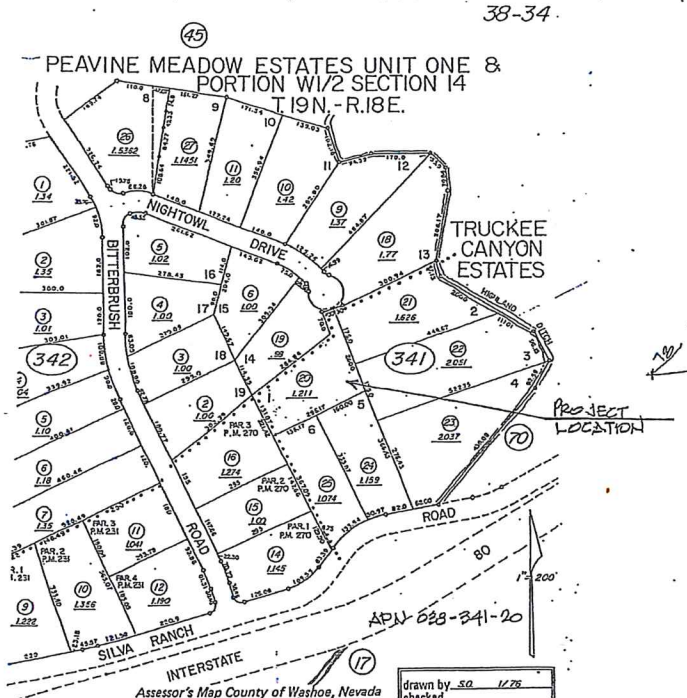


- + 9. Upstream development has greatly increased the deposition of runoff debris onto downstream parcels.
- + 10. The policies in the Truckee Meadows Regional Drainage Manual require, when a parcel is developed, any increase in the flow amount or velocity of runoff (because of said development) be mitigated as part of that development.
- 11. Since the Powning parcel (Lot 1 of the Truckee Canyon Estates) is directly upstream from four other Lots in that subdivision, the conversion on the Powning parcel of the native loam into impervious and semi-pervious surfaces by a series of construction projects, has altered the character of the runoff onto those downstream parcels.
- + 12. The two Powning permits in Appendix F do not adequately mitigate the altered runoff sufficiently to ensure no change from the pre-development flows.
- + 13. The current Powning grading plan under permit WBL D17-100687 has no provisions for stabilization of slopes in excess of 2:1 as shown on that plan.
- 14. The current Powning grading plan under permit WBL D17-100687 shows a point discharge onto Elliott via an unsized pipe to be installed partially on Elliott's property.
- 15. The current Powning grading plan under permit WBL D17-100687 shows an existing drainage swale on Elliott's property from near Elliott's northwest property corner to join the pipe in Item 11 above that does not exist.
- 16. The current Powning grading plan under permit WBL D17-100687 shows all of Powning's runoff being concentrated into a single discharge into an "existing swale" on Elliott's property. Said "existing swale" was not in existence prior to the January 2017 floods when Elliott, in an emergency to divert the Powning runoff from Elliott's home

constructed a small swale adjacent to the upper edge of his concrete apron, by hand. There is no drainage easement for this "swale" that would grant Powning the right to discharge his increased flows into it.

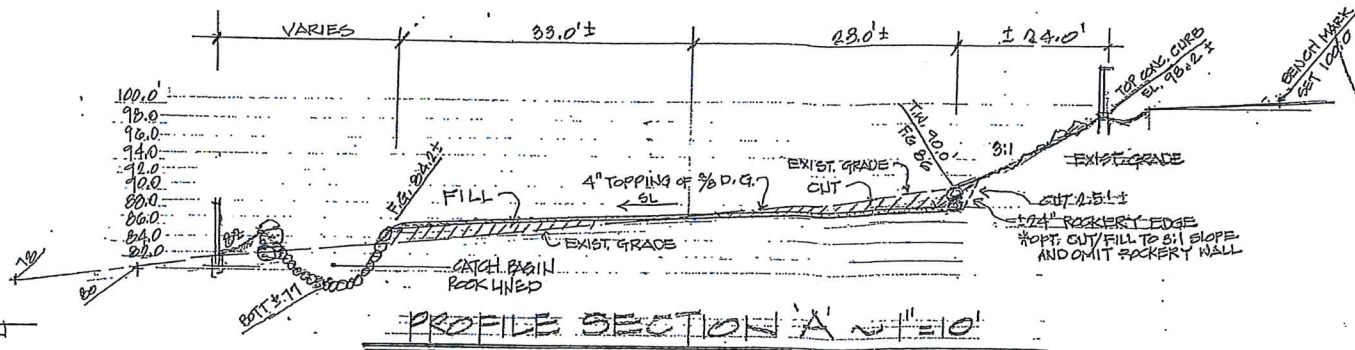
- + 17. Discharge of the increased Powning runoff onto the Elliott and Bradley parcels causes significant flooding that did not occur prior to the development of upstream parcels.
- 18. Discharge of the increased Powning runoff onto the Elliott and Bradley parcels causes significant deposition of runoff debris that did not occur prior to the development of the Powning parcel.
- 19. The fence along the northerly boundary of the Bradley parcel is a wood slat fence and is not suitable for use as a retaining wall.
- 20. The current state of construction on the Powning parcel has deposited significant material along the Bradley fence, causing said fence to function as a retaining wall, which it was not designed or built to handle.
- + 21. There is little ground stabilization on most of the Powning parcel, resulting in constant considerable erosion. Most of the products of this erosion are eventually deposited on the Bradley, Shepphird and Elliot parcels.





17-100687  
NIGHTOWL LANE

SEE WARNING SHEET BOTH SIDES



A.P.N. 038-341-20  
Lot Size: 52,708 sq. ft.  
Land Coverage: 25% = 13,277 sq. ft.  
Total Bldg./Land Coverage = 6,907 sq. ft.

EXCAVATION CALCS		
CUT	SQ. FT.	CU. YDS.
1.5 x 120 x 24	4,320	160
FILL	SQ. FT.	CU. YDS.
1.3 x 140 x 25 (No export)	4,550	169
Import 4" D.G. Topping: .33 x 260 x 45	3,861	143

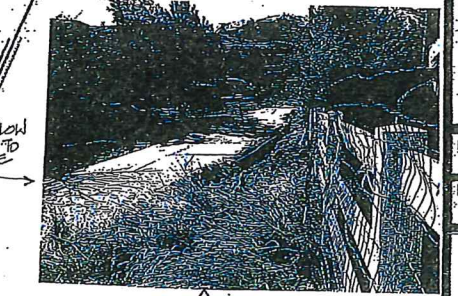
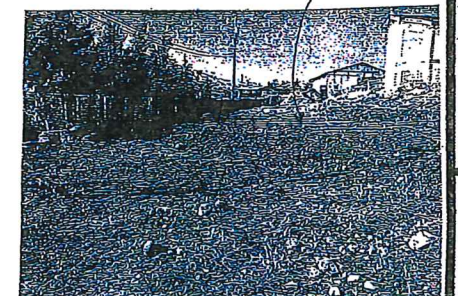
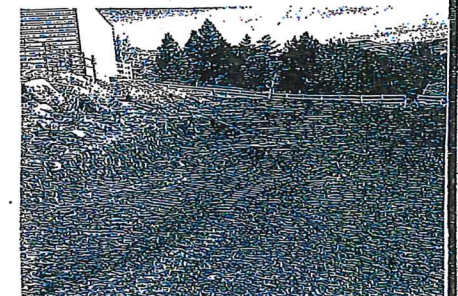
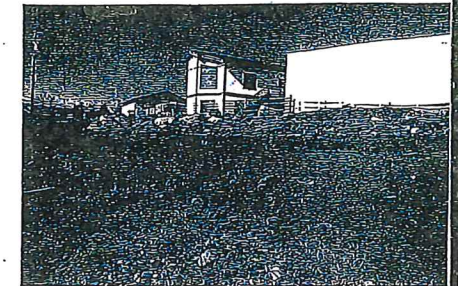
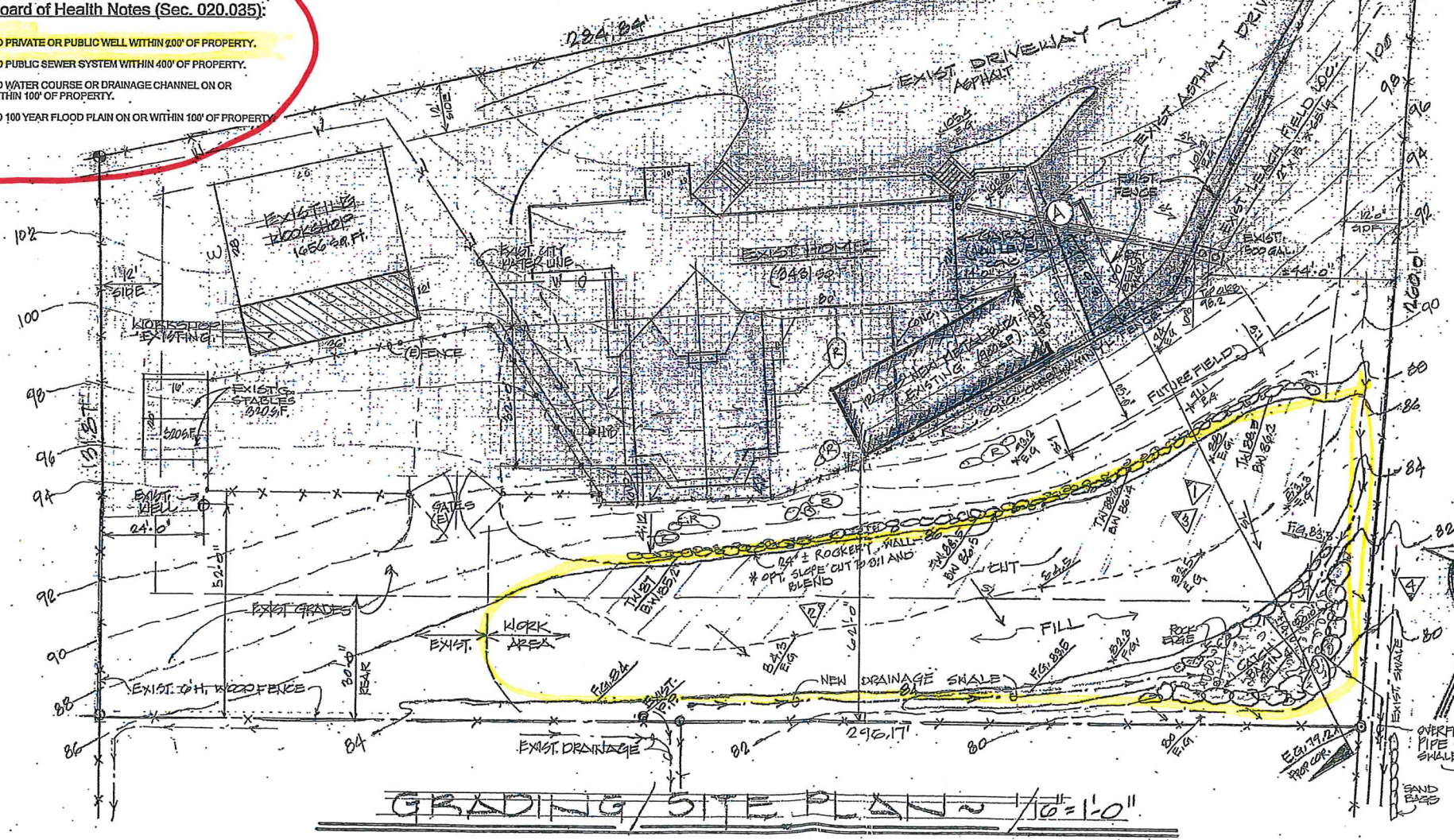
**LEGEND**  
--- EXISTING GRADE & CONTOUR  
--- FINISH GRADE POINT & CONTOUR  
--- DRAINAGE GRADE LINE (2%)  
\* --- EXISTING GRADE POINT BY SURVEY  
\* --- EXISTING FENCE LINE  
EL. --- ELEVATION OF SURFACE

**VICINITY MAP**

- DRAINAGE NOTES**
- DRAINAGE MUST DRAIN AWAY FROM ANY BUILDINGS TO AN APPROVED DRAINAGE EASEMENT OR STREET.
  - ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY CODE AND THE LATEST COUNTY STANDARD SPECIFICATIONS AND DETAILS.
  - IT IS THE OWNERS' RESPONSIBILITY TO PERPETUATE EXISTING DRAINAGE.

**Board of Health Notes (Sec. 020.035):**  
NO PRIVATE OR PUBLIC WELL WITHIN 200' OF PROPERTY.  
NO PUBLIC SEWER SYSTEM WITHIN 400' OF PROPERTY.  
NO WATER COURSE OR DRAINAGE CHANNEL ON OR WITHIN 100' OF PROPERTY.  
NO 100 YEAR FLOOD PLAIN ON OR WITHIN 100' OF PROPERTY.

WASHOE COUNTY ASSESSOR PROPERTY DATA	
APN: 038-341-20	Card 1 of 1
Owner Information & Legal Description	
Shas: 25 NIGHTOWL DR	
Owner: 1. POWING FAMILY TRUST	
Mail Address: 25 NIGHTOWL DR	
RENO, NV 89523	
Owner 2 or Trustee: POWING TRUSTEE GREGORY & SHEILA A	
Rec Doc No: 4494145	Rec Date: 07/21/2015
Prior Owner: POWING TRUSTEE GREGORY & SHEILA A	
Prior Doc: 274552	
Keyline Desc: TRUCKEE CANYON EST LT 1	
Subdivision: TRUCKEE CANYON ESTATES	
Use: 1. Block:	
Record of Survey Map:	Sub Map:
Section: Township 19 Range 18	Parcel Map: 0
Sec Dist: 6011 Adult Tax Info	Prior APN:
Tax Cap Status: 3 FCT Qualified Primary Residence	
Building Information	
Quality: R30 Average	BLDG Type: Sg Fam Res
Year Built: 1979	Square Feet: 54,341
Stories: SINGLE	Conversion: Yes
WAX: 1993	Finished Bsm: 2,029
Bedrooms: 3	Unfin Bsm: 619
Full Baths: 2	Bsm Type: DAYLIGHT
Half Baths: 0	Gar Conv Sq Foot: 0
Totals: 9	Total Gar Area: 0
Fireplaces: 1	Car Type:
Heat Type: BOB HOT	Deck Area: 1655
WATER:	
See Heat Type	Bsmr Gar Door: 2
Exterior: PLYWOOD	Sub Floor: WOOD
Sec Ext Walls:	Frame: FRAME
Roof Cover: COMP	Construction: 100%
Shingle:	Units: 1
Observed Adj: 0	Units/Parcel: 1
% Incomplete:	Units/Parcel: 1
Land Use: 200	Land Information
	Zoning: LRS - Sever, Septic
	NBC: FCBF



**YARD GRADING PLAN For:**  
Greg & Sheila Powing  
25 Nightowl Lane  
Reno, NV 89523  
Contact: Greg Powing (345-0134)

**PAUL LUKASZ**  
RESIDENTIAL DESIGN  
1800 MacCloud Avenue, Reno, NV 89512-1923  
(775) 323-8791 (C) 775-323-8450  
Paul@RenoResidentialDesign.com

PAUL LUKASZ A PROFESSIONAL DESIGNER HAS PREPARED THIS PLAN. HE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT. HE HAS NOT CONDUCTED A SURVEY OF THE PROPERTY. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF PAUL LUKASZ. IN THE EVENT OF A DISPUTE, THE USER OF THIS PLAN SHALL AGREE TO PAUL LUKASZ'S RESIDENTIAL DESIGN LLC AS THE FINAL ARBITRATOR.

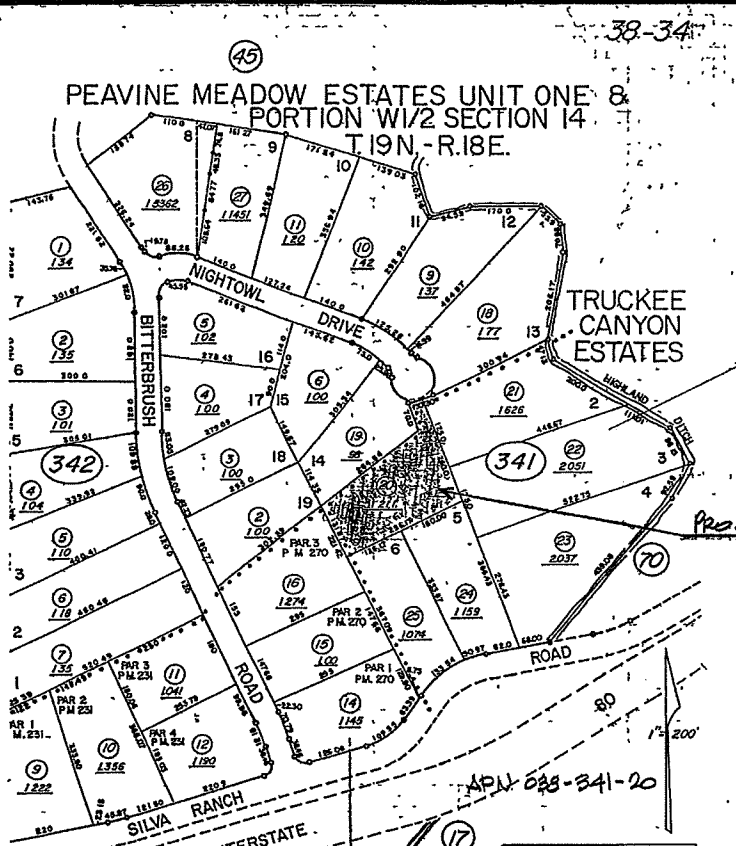
REVISION:

DATE: 9-20-17

BY: PL

SHEET 91 OF 1





WASHOE COUNTY ASSESSOR PROPERTY DATA 06/22/2015

APN 038-341-20

Owner Information & Legal Description  
 Situs 25 NIGHTOWL DR  
 Owner 1 POWANING FAMILY TRUST  
 Mail Address 25 NIGHTOWL DR  
 RENO NV 89523

Owner 2 or Trustee POWANING TRUSTEE, GREGORY V & SHERIA A  
 Rec Date No 4494145  
 Prior Owner POWANING, GREGORY V & SHERIA A  
 Prior Doc 274442  
 Keyline Desc TRUCKEE CANYON EST 1  
 Subdivision TRUCKEE CANYON ESTATES

Lot 1 Block 1  
 Record of Survey Map  
 Section 14 Township 19 Range 18  
 Tax Dist 60111 Ass't Tax Info  
 Tax Cap Status 3 PCT Qualified Primary Residence

Building Information  
 Quality R50 Average  
 Stories SINGLE  
 Year Built 1979

Sub Map  
 Parcel Map 0  
 SPC  
 Prior APN

Roof Type Sgl Flt Res  
 Square Feet 3,431  
 Conversion Area

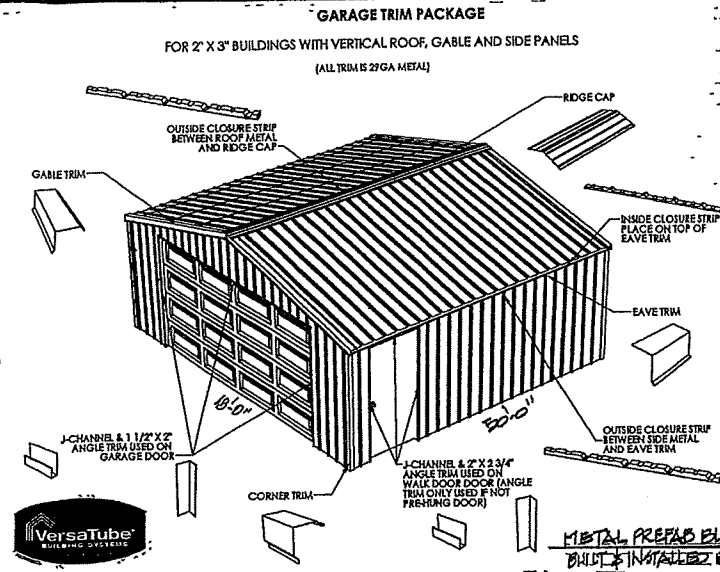
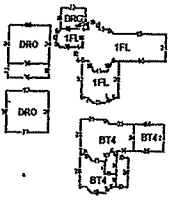
Finished Basement 2,099  
 Units Built 619  
 Built Type DAYLIGHT  
 Gar Capacity Type 0  
 Total Gar Area 0  
 Gar Type  
 Det Garage 1656

Roof Gar Door 2  
 Sub Floor WOOD  
 Frame FRAME  
 Construction Mod 0

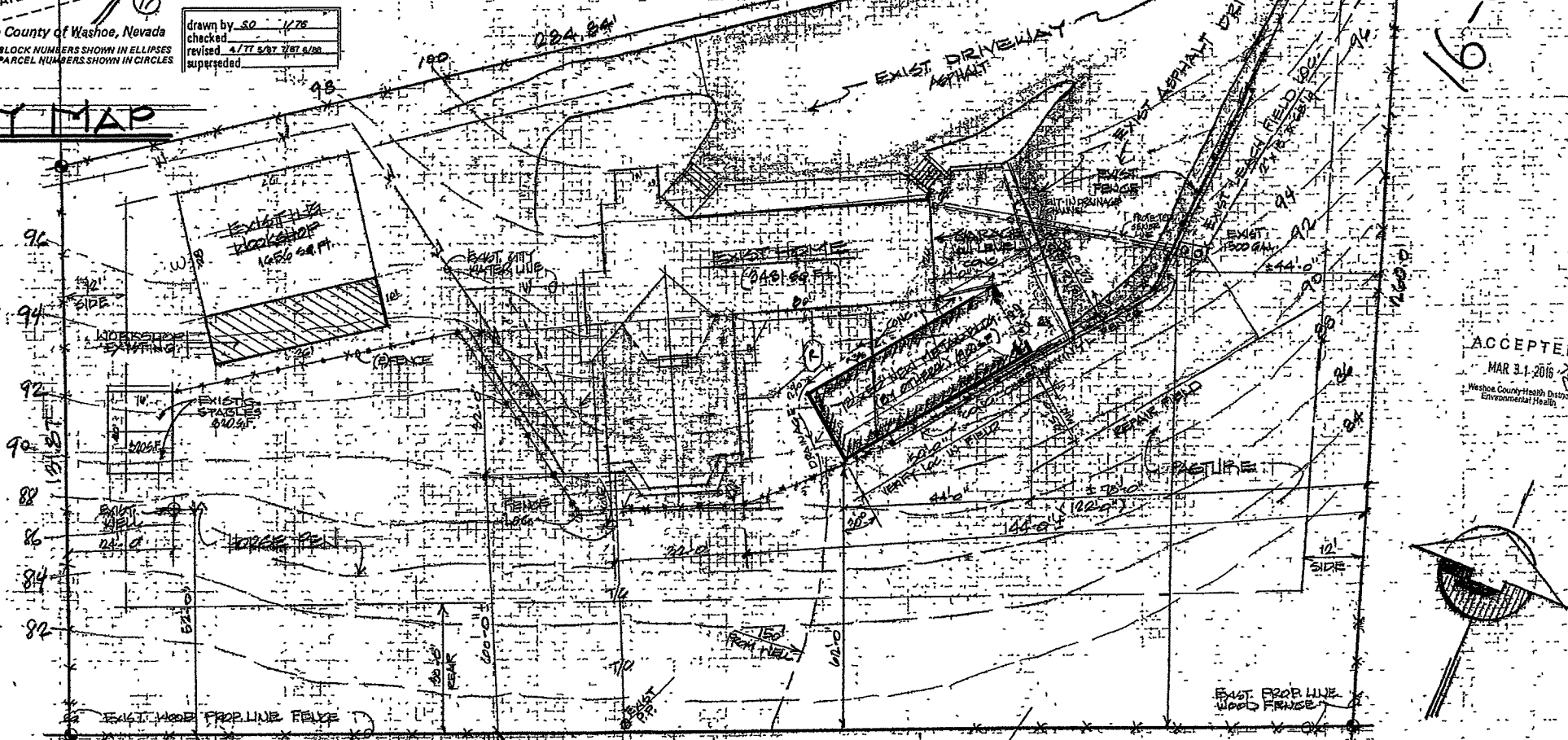
Units/Bldg 1  
 Units/Parcel 1

Land Information  
 Zoning LDS Sewer Sepoc NRC FBFB

Land Use 200



- DRAINAGE NOTES**
- DRAINAGE MUST DRAIN AWAY FROM ANY BUILDINGS TO AN APPROVED DRAINAGE EASEMENT OR STREET
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  - NO PUBLIC SEWER SYSTEM WITHIN 400' OF PROPERTY.
  - NO WATER COURSE OR DRAINAGE CHANNEL ON OR WITHIN 100' OF PROPERTY
  - NO 100 YEAR FLOOD PLAIN ON OR WITHIN 100' OF PROPERTY.



**SITE PLAN** 1/16" = 1'-0"

APN 038-341-20  
 LOT SIZE 82,105 SQ FT  
 LAND COVERAGE 25% = 20,275 SQ FT  
 TOTAL BLDG LAND COVERAGE = 49,830 SQ FT

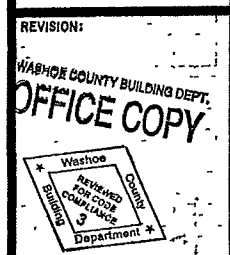


**PERMITS ADDITION**

25 NIGHTOWL LANE  
 WASHOE CO, NV

DATE: 3-31-16  
 DRAWN BY: PL  
 REVISION: 1

PAUL LUKSZA - DESIGNER - 1890 McCLOUD AVE., RENO - PH. 323-8791



DATE: 3-31-16

SHEET 1 OF 1

18



19



april 7, 2018



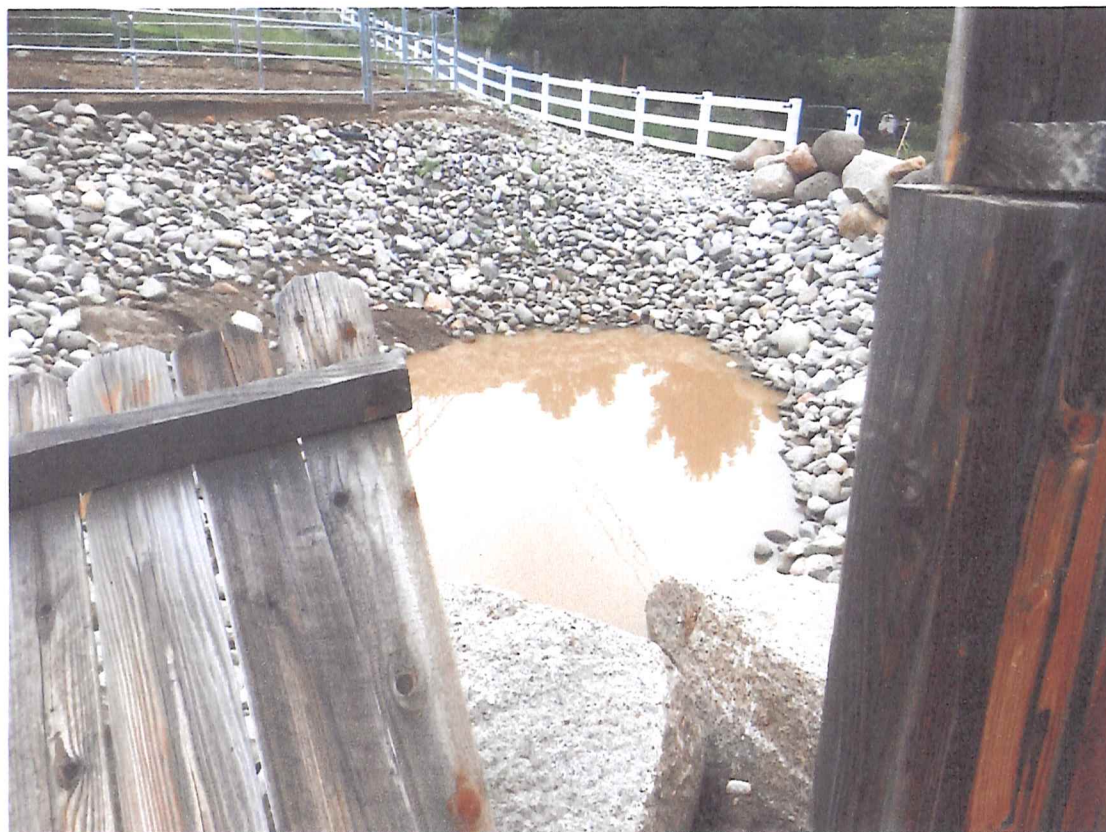
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April 12, 2018



21



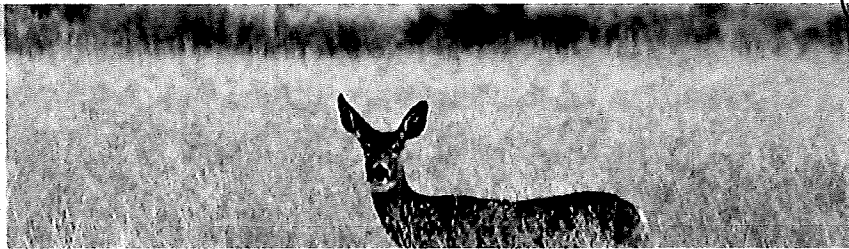
May 26, 2018

22



May 30, 2018

23

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[Planning](#) [Public Works](#)[Search Applications](#)

Record WBLD17-100687:

Like 0

[Tweet](#)

## Grading Permits

Record Status: Issued

Expiration Date: 10/13/2018

[Record Info](#)[Payments](#)[Conditions](#) 1[Custom Component](#)

A notice was added to this record on 03/27/2017.

Condition: Historic District Severity: Notice

Total Conditions: 1 (Notice: 1)

[View Condition](#)

## Processing Status

### ✱ Application Submittal

Due on 03/20/2017, assigned to TBD

☒ Marked as Accepted – Plan Review Req on 03/27/2017 by Bert Soffiotto

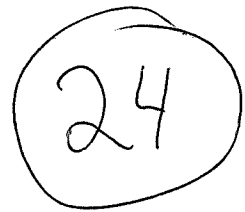
### ✓ Plans Distribution

Due on 03/27/2017, assigned to TBD

☒ Marked as Routed for Review on 03/27/2017 by Bert Soffiotto

Comment: ROUTED TO PLANNING / ENG / PC

### ✓ Planning Review



Due on 03/27/2017, assigned to TBD  
Marked as Approved on 03/30/2017 by Trevor Lloyd

✓ Building Review

Due on 03/27/2017, assigned to TBD  
Marked as Approved on 03/27/2017 by Sam Arevalo

✓ CSD Engineering Reviews - Subprocess

Due on 03/27/2017, assigned to TBD  
Marked as In Review on 03/27/2017 by JC

---

Due on 03/27/2017, assigned to TBD  
Marked as Approved on 03/29/2017 by Kimble Corbridge

✓ Engineering Plans Distribution

Due on 03/27/2017, assigned to TBD  
Marked as Routed for Review on 03/27/2017 by JC

✓ Engineering Utility Review

Due on 03/27/2017, assigned to TBD  
Marked as Not Required on 03/27/2017 by JC

✓ Roads Review

Due on 03/27/2017, assigned to TBD  
Marked as Not Required on 03/29/2017 by Kimble Corbridge

✓ Engineering General Review

Due on 03/27/2017, assigned to TBD  
Marked as Approved on 03/29/2017 by Kimble Corbridge

✓ Engineering Plans Coordination

Due on 03/29/2017, assigned to TBD  
Marked as Approved on 03/29/2017 by Kimble Corbridge

GID Review

Environmental Control (ECS) Review

› Fire Reviews - Subprocess

› Health Reviews - Subprocess

✓ Plans Coordination

Due on 04/13/2017, assigned to TBD  
Marked as Ready to Issue on 04/13/2017 by Christopher McMillan

✓ Permit Issuance

Due on 04/13/2017, assigned to TBD  
Marked as Issued on 04/13/2017 by Christopher McMillan

└ Inspection

└ Renewal Request