

DS #: 5291

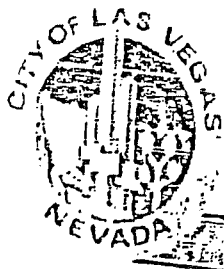
APN: 139-31-111-010

PROJECT: Meadows Multifamily

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 16, 2020
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Meadows Multifamily	Wood Rodgers, Inc.
Cross Streets:	NEQ of Meadows Lane & Decatur Blvd.	Meadows Owner, LLC
File Number:	F:\Depot\DSMemos\DS5291B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-31-111-010	
Zoning Action:	SDR-76721 & VAR-76720	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn. #
1 st Submittal	6/25/2020 (Paid on 6/29/2020)	7/14/2020	Not Approved	\$400.00	3897262: \$400
2 nd Submittal	11/30/2020	12/14/2020	See Comments Below	\$400.00	4083615: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Provide 4# of sidewalk underdrains at each location of the proposed 12'-wide riprap in *Meadows Lane*.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS

ays

T/R/S: T21S/R60E/31

AREA M-31

August 10, 2020

Meadows Owner, LLC
Attn: Tim Deters
9555 Hillwood Dr. Ste. 110
Las Vegas, NV 89134

RE: Multifamily at the Meadows – Letter of Acknowledgement regarding historical and proposed drainage conditions APN: 139-31-111-010

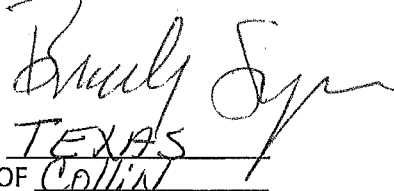
Dear Mr. Deters:

This letter acknowledges the relocation of the historical drainage discharge point from the Multifamily at the Meadows Project. The existing discharge point, a concrete flume on our property, APN 139-31-111-003, will be relocated to a location about 186 feet north (center-to-center) of the flume to a proposed driveway egressing the Multifamily project. It is our understanding that the improvements are necessary as part of the construction of the vacant parcel known as Multifamily at the Meadows, west of APN 139-31-111-003 in the City of Las Vegas, NV. The discharge will be limited to the 2.63 acres show on Figure 5 of the Developed Conditions map as Basin OND7 and will be less than the historical flow.

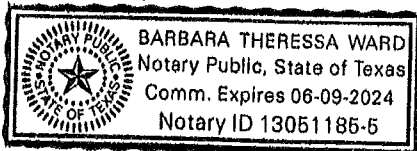
At no time will construction staging be allowed on APN 139-31-111-003 and all equipment used to perform construction activities for this relocation will be removed from the site daily. We further understand construction activities are anticipated to start in November of 2020 and continue for about one year on the subject APN. Any damage to APN 139-31-111-003 will be replaced in-kind to the satisfaction of the owner.

If you have any questions or require additional information, please feel free to contact me.

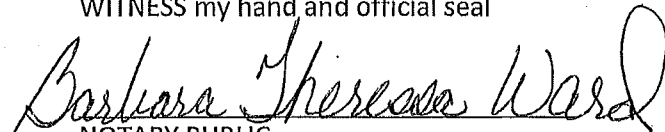
Sincerely,
JC Penney Properties


STATE OF TEXAS
COUNTY OF COLLIER

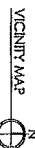
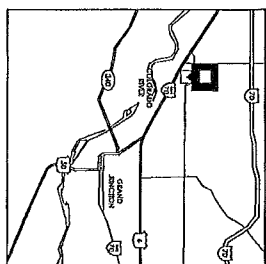
On 11/13, 2020, before me, the undersigned, a Notary Public in and for said county and state listed above, personally appeared Brad Syverson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal


NOTARY PUBLIC

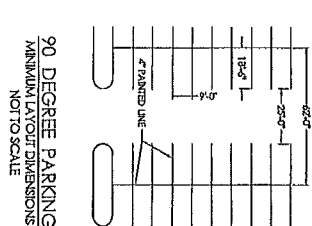
MESA MALL



NOT TO SCALE
 1" = 100' (VERTICAL)
 1" = 100' (HORIZONTAL)
 1" = 100' (AREA)
 1" = 100' (PERIMETER)
 1" = 100' (VOLUME)
 1" = 100' (WEIGHT)
 1" = 100' (LENGTH)
 1" = 100' (WIDTH)
 1" = 100' (HEIGHT)
 1" = 100' (DEPTH)
 1" = 100' (DIAMETER)
 1" = 100' (CIRCUMFERENCE)
 1" = 100' (AREA)
 1" = 100' (PERIMETER)
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 1" = 100' (WEIGHT)
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 1" = 100' (HEIGHT)
 1" = 100' (DEPTH)
 1" = 100' (DIAMETER)
 1" = 100' (CIRCUMFERENCE)

EXHIBIT 7 - PARKING REQUIREMENTS

ACTIVITY	PER HOUR	PER HOUR	PER HOUR
RETAIL	100	100	100
RESTAURANT	100	100	100
AMUSEMENT	100	100	100
OFFICE	100	100	100
RECREATION	100	100	100
EDUCATION	100	100	100
HEALTH CARE	100	100	100
GOVERNMENT	100	100	100
INDUSTRIAL	100	100	100
TRANSPORTATION	100	100	100
UTILITIES	100	100	100
RESEARCH	100	100	100
DEVELOPMENT	100	100	100
CONSTRUCTION	100	100	100
MAINTENANCE	100	100	100
DEMOLITION	100	100	100
LANDFILL	100	100	100
WATER TREATMENT	100	100	100
SEWER TREATMENT	100	100	100
POWER PLANT	100	100	100
TELECOMMUNICATIONS	100	100	100
TRANSPORTATION	100	100	100
UTILITIES	100	100	100
RESEARCH	100	100	100
DEVELOPMENT	100	100	100
CONSTRUCTION	100	100	100
MAINTENANCE	100	100	100
DEMOLITION	100	100	100
LANDFILL	100	100	100
WATER TREATMENT	100	100	100
SEWER TREATMENT	100	100	100
POWER PLANT	100	100	100
TELECOMMUNICATIONS	100	100	100



90 DEGREE PARKING
 MINIMUM LAYOUT DIMENSIONS
 NOT TO SCALE

EXHIBIT "H-1" PLOT PLAN

0' 60' 120' 240' 360' 480'



MESA MALL WASHINGTON
 2424 HIGHWAY 6 & 50
 GRAND JUNCTION, CO 81505
 CORP# 004779

Addendum #1 to the
Technical Drainage Study
for
Meadows Multifamily
Meadows Ln @ Meadows Mall St Project

Prepared For
Meadows Owner, LLC
9555 Hillwood Dr. Ste 110
Las Vegas, NV 89134

Prepared By



September 2020

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: **Meadows Multifamily**
 Location of Development: a) West of Meadow Mall

Date: 9/24/2020

b) Section: **31** Township: **20 South** Range: **61 East**
 C) APN: **139-31-111-010**

Name of Owner : Meadows Owner, LLC

Telephone Number: 702-545-0355

Fax No: 702-545-0987

Email Address: PF@trudevco.com

Address: 9555 Hillwood Dr. Ste 110, Las Vegas NV, 89134

Contact Person Name: **Tim S. Moreno, P.E.**

Telephone Number: (702) 790.5531

* Email Address tmoreno@woodrogers.com

Fax Number: (916) 341-7767

Firm: Wood Rodgers, Inc.

Address: 2190 East Pebble Road STE 200, Las Vegas, NV 89123

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit	☐	

1. Total Owned Land Area: At Site: **± 9.63 Ac**

Being Developed: **±9.63 Ac**

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area?

☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?

☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.)?

Multifamily

5. Approximate upstream land area which drains to the subject site?

None

6. Has the site drainage been evaluated in the past? Yes

☐ No ☒

IF Yes, Please identify documentation:

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site:

Meadows Ln

8. Briefly describe your proposed schedule for the subject project: **As Soon As Possible**



Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**** Review and concurrence of the Clark County Regional Flood Control District is Required.**

	Revision	Date
Local Entity File No.		

REFERENCE:

STANDARD FORM 1



November 17, 2020

Mr. Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
City of Las Vegas, NV

RE: Addendum #1 to the Technical Drainage Study for Meadows Multifamily (DS 5291)

This letter is to address the review comments provided by your letter dated July 15, 2020, and to serve as Addendum #1 to the Technical Drainage Update for the Meadows Multifamily Project. The revised plans, red-lined drawings, calculations and supporting analysis are included with this submittal following the comments.

The comments are addressed individually as follows:

Comment 1 Provide a copy of the zoning/planning conditions associated with this site (SDR-76721 & VAR- 76720) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

Response 1 **All land-use actions approvals are enclosed in Appendix B. These are the following:**
ZON-74250 [PRJ-74217]
VAR-74251/VAR-74518
SUP-74517
SDR-74252, and

VAR-76720[PRJ-76669]
SDR-76721

No conditions affect the drainage concept or any parameters of the drainage study and this addendum herewith.

Comment 2 Standard Form 1: The listed assessor's parcel number (APN) is incorrect. Revise in the next submittal.

Response 2 *Standard Form 1 has been revised to reflect APN 139-31-111-010 and included.*

Comment 3 The "2018 MPU Watershed Map" has not been included in the technical drainage study. Provide as such in the next submittal.

Response 3 *The watershed map "2018 MPU W5 - Central" has been included in Appendix C.*

Comment 4 Figure 4 (Existing Condition Drainage Map): A site visit by the reviewer revealed that a concrete flume is located at the southeast corner of ONX2.

However, OND7 in the developed condition moved the discharge point about 200' to the north. Why not use the existing concrete flume? If the engineer/developer maintains the revised location of discharge point, obtain a notarized letter of acknowledgment from the adjacent property owner prior to the final approval of the subject drainage study.

Response 4 *In order to be within normal design parameters, the site design causes the driveway to be elevated to where there is no room to create a flow path south along the drive aisle and we are forced to discharge out of the driveway. We have obtained a notarized acknowledgment from the association of the adjacent property and a copy is included in the Appendix D.*

Comment 5 Figure 5 (Developed Condition Drainage Map): Basin OFD1 cannot be located on the map. Clearly identify the location of OFD1 in the next submittal.

Response 5 *Basin OFD1 has been labeled accordingly to the proper area on Figure 5 and included in Appendix E.*

Comment 6 In Chapter 3.2 (Ultimate Developed Drainage Condition), Offsite: quote: "Runoff from the future offsite basin OFD1 combines with flow from the developed onsite basin OND1 and OND2 at Combination Point CPD1 in Meadow Lane at the southeast corner of the Project." - end quote.

However, CPD1 cannot be identified anywhere on the drainage map, instead CPD3 and CPD4 were shown. Also logically, is there a CPD2 and where is it? Address and resolve in the next submittal.

Response 6 *Combination Point 1 (CPD1) is at the same location at CPD3 and CPD4. We elected not to route the combined flows (CPD1) or combined flows of OND1 and OND2 and so the resultant, flow is a bit more conservative. During the course of preparing the drainage study, we initially had a CPD2 and as we adjusted the drainage basins to conform to the site design, CPD2 was no longer needed and dropped. See enclosed Figure 5 – Developed Conditions Drainage map in Appendix E*

Comment 7 Chapter 5 (Onsite Parking Lot Storm Water Treatment): Per Table 6, the area of AREA-5 is 1.04 acre, explain why it is not treated for BMP?

Response 7 *Since area 5 is already paved in the existing condition, our understanding of the code is that no BMP is required for areas already paved. Therefore, it was not included in the calculations.*

Comment 8 Two drop inlets are proposed to connect to an existing storm drain in Meadows Lane. The existing storm drain is 24"- diameter and may not have the capacity to accept the onsite flows. Provide hydraulic calculations to verify the effectiveness of the proposed storm drain system.

Response 8 *The existing storm drain will not be used to connect to the two drop inlets, and parking storm flows will be conveyed overland from our parking lot to Meadows lane, therefore, this concern is eliminated.*

Comment 9 Provide storm drain manhole at each of the lateral connection location to the mainline storm drain in Meadows Lane.

Response 9 *This comment also is not applicable based on the elimination of the storm drain as indicated in Response 8 above.*

Comment 10 City of Las Vegas does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that City of Las Vegas only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the Clark County Regional Flood Control District and must be installed per Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications.

Response 10 *This comment also is not applicable based on the elimination of the storm drain as indicated in Response 8 above.*

Comment 11 Identify the existing storm drain in Meadows Lane and label with City of Las Vegas recorded drawing number on the grading plan.

Response 11 *The existing storm drain in Meadows Lane is a 24" RCP per CLV DWG# 107-V1137.*

Comment 12 Provide a note on the grading plans: All onsite storm drains and the associated facilities are Privately Owned and to be Privately Maintained by the property owner.

Response 12 *The appropriate note has been added to the grading profile drawing.*

Comment 13 Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (Stormwater Quality Management Stamp and Sign Detail).

Response 13 *This comment also is not applicable based on the elimination of the storm drain as indicated in Response 8 above.*

Respectfully Submitted,



Tim S. Moreno, P.E.

702.682.7041

tmoreno@woodrogers.com

Enclosures

TABLE OF APPENDICES

APPENDIX A

- CLV Comment Letter

APPENDIX B

- NOFA SDR74252 2018-11-26
- NOFA SDR74721 2019-07-24

APPENDIX C

- 2018 MPU W5 – Central

APPENDIX D

- Acknowledgment Letter from JC Pennys

APPENDIX E

- Figure 5 – Developed Conditions Drainage

APPENDIX F

- Grading Plans

APPENDIX A

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		July 15, 2020
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Meadows Multifamily	Wood Rodgers, Inc.
Cross Streets:	NEQ of Meadows Lane & Decatur Blvd.	Meadows Owner, LLC
File Number:	F:\Depot\DSMemos\DS5291A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-31-111-010	
Zoning Action:	SDR-76721 & VAR-76720	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	6/25/2020 (Paid on 6/29/2020)	7/14/2020	See Comments Below	\$400.00	3897262: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-76721 & VAR-76720**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. **Standard Form 1:** The listed assessor's parcel number (APN) is incorrect. Revise in the next submittal.
3. The "**2018 MPU Watershed Map**" has not been included in the technical drainage study. Provide as such in the next submittal.
4. **Figure 4 (Existing Condition Drainage Map):** A site visit by the reviewer revealed that a concrete flume is located at the southeast corner of **ONX2**.

However, **OND7** in the developed condition moved the discharge point about 200' to the north. Why not use the existing concrete flume? If the engineer/developer maintains the revised location of discharge point, obtain a notarized letter of acknowledgment from the adjacent property owner prior to the final approval of the subject drainage study.

5. **Figure 5 (Developed Condition Drainage Map):** Basin OFD1 cannot be located on the map. Clearly identify the location of OFD1 in the next submittal.
6. In **Chapter 3.2 (Ultimate Developed Drainage Condition)**, Offsite: quote: "Runoff from the future offsite basin OFD1 combines with flow from the developed onsite basin OND1 and OND2 at Combination Point CPD1 in Meadow Lane at the southeast corner of the Project." – end quote.

However, **CPD1** cannot be identified anywhere on the drainage map, instead **CPD3** and **CPD4** were shown. Also logically, is there a **CPD2** and where is it? Address and resolve in the next submittal.

7. **Chapter 5 (Onsite Parking Lot Storm Water Treatment):** Per Table 6, the area of **AREA-5** is 1.04 acre, explain why it is not treated for BMP?
8. Two drop inlets are proposed to connect to an existing storm drain in *Meadows Lane*. The existing storm drain is 24"- diameter and may not have the capacity to accept the onsite flows. Provide hydraulic calculations to verify the effectiveness of the proposed storm drain system.
9. Provide storm drain manhole at each of the lateral connection location to the mainline storm drain in *Meadows Lane*.
10. *City of Las Vegas* does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that *City of Las Vegas* only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications*.
11. Identify the existing storm drain in *Meadows Lane* and label with **City of Las Vegas** recorded drawing number on the grading plan.
12. Provide a note on the grading plans: All onsite storm drains and the associated facilities are Privately Owned and to be Privately Maintained by the property owner.
13. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T21S/R60E/31
AREA M-31

APPENDIX B



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

November 26, 2018

G G P Meadows Mall, LLC
P.O. Box 617905
Chicago, Illinois 60661-7905

**RE: ZON-74250 [PRJ-74217] - REZONING RELATED TO VAR-74251,
VAR-74518, SUP-74517 AND SDR-74252
CITY COUNCIL MEETING OF NOVEMBER 21, 2018**

Dear Applicant:

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 9.63 acres located on the north side of Meadows Lane approximately 2,120 feet west of Valley View Boulevard (APN 139-31-111-009), Ward 1 (Tarkanian) [PRJ-74217].

The Notice of Final Action was filed with the Las Vegas City Clerk on November 26, 2018.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Tom Lucid
Silverstein Properties, LLC
7 World Trade Center, 38th Floor
New York, New York 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
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cityoflasvegas
lasvegasnevada.gov

November 26, 2018

G G P Meadows Mall, LLC
P.O. Box 617905
Chicago, Illinois 60661-7905

**RE: VAR-74251 [PRJ-74217] - VARIANCE RELATED TO ZON-74250,
VAR-74518, SUP-74517 AND SDR-74252
CITY COUNCIL MEETING OF NOVEMBER 21, 2018**

Dear Applicant:

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Variance TO ALLOW TWO PROPOSED SIX-STORY, 72-FOOT TALL BUILDINGS WHERE 55 FEET IS THE MAXIMUM HEIGHT ALLOWED on 9.63 acres located approximately 2,121 feet west of Valley View Boulevard on the north side of Meadows Lane (APN 139-31-111-009), C-1 (Limited Commercial) Zone, [PROPOSED: R-4 (High Density Residential)] Ward 1 (Tarkanian) [PRJ-74217].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74250), Special Use Permit (SUP-74517) and Site Development Plan Review (SDR-74252) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

G G P Meadows Mall, LLC
VAR-74251 [PRJ-74217] – Page Two
November 26, 2018

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 26, 2018.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP ~~PC~~
Director
Department of Planning

RTS:PL:clb

cc: Mr. Tom Lucid
Silverstein Properties, LLC
7 World Trade Center, 38th Floor
New York, New York 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
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cityoflasvegas
lasvegasnevada.gov

November 26, 2018

G G P Meadows Mall, LLC
P.O. Box 617905
Chicago, Illinois 60661-7905

**RE: VAR-74518 [PRJ-74217] - VARIANCE RELATED TO ZON-74250,
VAR-74251, SUP-74517 AND SDR-74252
CITY COUNCIL MEETING OF NOVEMBER 21, 2018**

Dear Applicant:

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Variance TO ALLOW 482 PARKING SPACES WHERE 528 ARE REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 5.38 acres located approximately 2,121 feet west of Valley View Boulevard on the north side of Meadows Lane (APN 139-31-111-009), C-1 (Limited Commercial) Zone, [Proposed: R-4 (High Density Residential)] Ward 1 (Tarkanian) [PRJ-74217].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74250), Special Use Permit (SUP-74517) and Site Development Plan Review (SDR-74252) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

G G P Meadows Mall, LLC
VAR-74518 [PRJ-74217] – Page Two
November 26, 2018

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 26, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Tom Lucid
Silverstein Properties, LLC
7 World Trade Center, 38th Floor
New York, New York 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

November 26, 2018

G G P Meadows Mall, LLC
P.O. Box 617905
Chicago, Illinois 60661-7905

**RE: SUP-74517 [PRJ-74217] – SPECIAL USE PERMIT RELATED TO
ZON-74250, VAR-74518, SUP-74517 AND SDR-74252
CITY COUNCIL MEETING OF NOVEMBER 21, 2018**

Dear Applicant:

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Special Use Permit FOR A COMMUNITY CENTER, PRIVATE (ACCESSORY) USE located approximately 2,121 feet west of Valley View Boulevard on the north side of Meadows Lane (APN 139-31-111-009), C-1 (Limited Commercial) Zone, [Proposed: R-4 (High Density Residential)] Ward 1 (Tarkanian) [PRJ-74217].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74250), Variance (VAR-74251), Variance (VAR-74518) and Site Development Plan Review (SDR-74252) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

G G P Meadows Mall, LLC
SUP-74517 [PRJ-74217] – Page Two
November 26, 2018

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 26, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly distinguishable.

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Tom Lucid
Silverstein Properties, LLC
7 World Trade Center, 38th Floor
New York, New York 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



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lasvegasnevada.gov

November 26, 2018

G G P Meadows Mall, LLC
P.O. Box 617905
Chicago, Illinois 60661-7905

**RE: SDR-74252 [PRJ-74217] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-74250, VAR-74251, VAR-74518 AND SUP-
74517**

CITY COUNCIL MEETING OF NOVEMBER 21, 2018

Dear Applicant:

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 280-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 9.63 acres located approximately 2,121 feet west of Valley View Boulevard on the north side of Meadows Lane (APN 139-31-111-009), C-1 (Limited Commercial) Zone, [Proposed: R-4 (High Density Residential)] Ward 1 (Tarkanian) [PRJ-74217].

This approval is subject to the following amended conditions:

Planning

1. An eight-foot tall wrought iron fence shall be required along the east perimeter of the site.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74250), Variance (VAR-74251), Variance (VAR-74518) and Special Use Permit (SUP-74517) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 08/28/18 and landscape plan, date stamped 09/17/18, except as amended by conditions herein.
5. The exiting Off-Premise sign shall be allowed to remain.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.

13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Concurrent with onsite development activities, extend public sewer in Meadows Lane from Valley View Blvd west along the full frontage of the property and connect this site to this new sewer line. Additionally, re-route the private sewer from the parcels west of this site to the new public sewer in Meadows Lane and provide proof of a recorded private sewer easement, for the benefit of the parcels to the west, acceptable to the Sanitary Sewer Planning Section of the Department of Public Works prior to the issuance of building permits.
15. Concurrent with development of this site, construct a cross walk on the west side of the Meadows Lane and Mall entrance intersection to provide a school crossing to the school on the south side of Meadows Lane. Additionally, remove the existing median in Meadows Lane and provide a legal public path on the south side of Meadows lane to the school. Coordinate with the Clark County School District (CCSD) to construct a gate from the sidewalk to the school. If the CCSD will not provide a gate, then the applicant shall construct a gate to the sidewalk on the east side of Essex Lane.
16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 26, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Tom Lucid
Silverstein Properties, LLC
7 World Trade Center, 38th Floor
New York, New York 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



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City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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cityoflasvegas
lasvegasnevada.gov

July 24, 2019

Meadows Lane Owner, LLC
7 World Trade Center
250 Greenwich Street, 38th Floor
New York, NY 10007

**RE: VAR-76720 [PRJ-76669] - VARIANCE RELATED TO SDR-76721
PLANNING COMMISSION MEETING OF JULY 23, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on July 23, 2019 voted to **APPROVE** a request for a Variance TO ALLOW 544 PARKING SPACES WHERE 597 ARE REQUIRED on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen) [PRJ-76669].

This approval is subject to the following conditions:

Planning

1. The previously approved Variance (VAR-74518) to allow 482 parking spaces where 528 spaces are required shall be expunged upon final approval of this variance.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76721) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **July 23, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 5, 2019**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Marty Burger
Silverstein Properties, Inc.
7 World Trade Center
250 Greenwich Street, 38th Floor
New York, NY 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135



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cityoflasvegas
lasvegasnevada.gov

July 24, 2019

Meadows Lane Owner, LLC
7 World Trade Center
250 Greenwich Street, 38th Floor
New York, NY 10007

**RE: SDR-76721 [PRJ-76669] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-76720
PLANNING COMMISSION MEETING OF JULY 23, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on July 23, 2019 voted to **APPROVE** a request for a Major Amendment of an approved Site Development Plan Review (SDR-74252) FOR A FIVE-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE A SIX-STORY, 280-UNIT DEVELOPMENT WAS APPROVED on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen) [PRJ-76669].

This approval is subject to the following amended conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (VAR-76720) shall be required, if approved.
2. Conformance to the Conditions of Approval for the previously approved Site Development Plan Review (SDR-74252), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 06/26/19, except as amended by conditions herein.

5. An Exception from Title 19.06 is hereby approved, to allow 44 parking lot trees where 51 trees are required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Concurrent with onsite development activities, extend public sewer in Meadows Lane from Valley View Boulevard west along the full frontage of the property and connect this site to this new sewer line. Additionally, re-route the private sewer from the parcels west of this site to the new public sewer in Meadows Lane and provide proof of a recorded private sewer easement, for the benefit of the parcels to the west, acceptable to the Sanitary Sewer Planning Section of the Department of Public Works prior to the issuance of building permits unless an alternative is proposed to and approved by City Engineer.

13. Concurrent with development of this site, construct a cross walk on the west side of the Meadows Lane and Mall entrance intersection to provide a school crossing to the school on the south side of Meadows Lane. Additionally, remove the existing median in Meadows Lane and provide a legal public path on the south side of Meadows lane to the school. Coordinate with the Clark County School District (CCSD) to construct a gate from the sidewalk to the school. If the CCSD will not provide a gate, then the applicant shall construct a gate to the sidewalk on the east side of Essex Lane unless an alternative is proposed to and approved by City Traffic Engineer.
14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on **July 23, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 5, 2019**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Marty Burger
Silverstein Properties, Inc.
7 World Trade Center
250 Greenwich Street, 38th Floor
New York, NY 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135

APPENDIX C

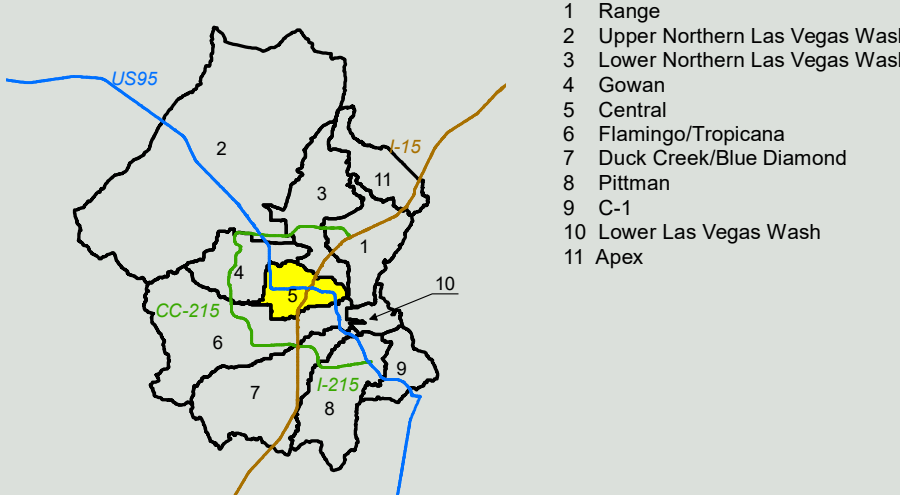


2018 Las Vegas Valley Master Plan Update

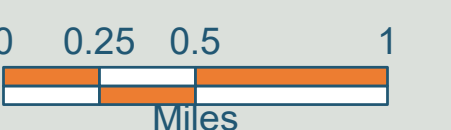
Figure W-5
Central Watershed

Legend

- Flow Arrows
- Concentration Points
- Existing Facilities
- Category A Proposed Facilities
- Category B Proposed Facilities
- Ultimate Development Boundary
- Watershed
- Subbasins
- Soils
- 1: Undeveloped Land, Open desert
- 2: Parks, Golf Courses
- 3: Rural, 0.5-1 units per acre (uses 1 unit/acre)
- 4: Low-Density Residential, 1-2 units per acre (uses 2 units/acre)
- 5: Medium-Density Residential, 2-4 units per acre (uses 3 units/acre)
- 6: High-Density Residential, 4-8 units per acre (uses 6 units/acre)
- 7: Public Facility and Residential, 8-12 units/acre
- 8: Very High-Density Residential, 12 units/acre or more
- 9: Commercial, Retail, Casino, High Rise Condominiums
- 10: Light Industrial
- 11: Heavy Industrial
- 12: Schools
- 13: Lakes

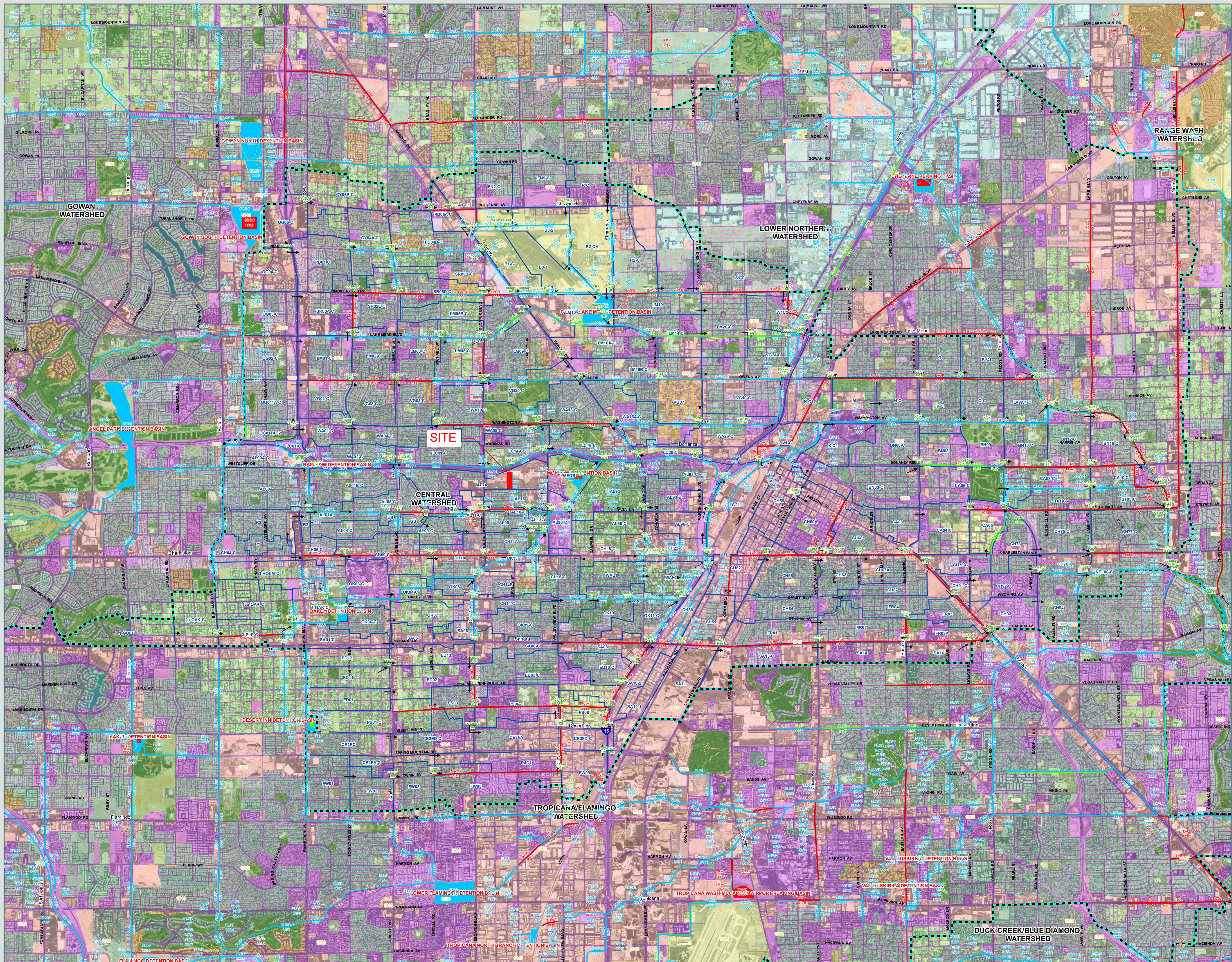


Scale: 1 inch = 0.5 mile



ATKINS
Member of the SNC-Lavalin Group

Louis Berger



APPENDIX D

Brookfield Properties

November 23, 2020

Meadows Owner, LLC
Attn: Tim Deters
9555 Hillwood Dr. Ste. 110
Las Vegas, NV 89134

RE: Multifamily at the Meadows – Letter of Acknowledgement regarding historical and proposed drainage conditions APN: 139-31-111-010

Dear Mr. Deters:

This letter acknowledges the proposed relocation of the historical drainage discharge point from the Multifamily at the Meadows Project (the "Project"). You have informed us that the existing discharge point, a concrete flume on JC Penny Properties property, APN 139-31-111-003, will be relocated to a location about 186 feet north (center-to-center) of the flume to a proposed driveway egressing the Project. It is our understanding that the improvements are necessary as part of the construction of the Project upon the vacant parcel west of APN 139-31-111-003 in the City of Las Vegas, Nevada.

At no time will construction staging be allowed on APN 139-31-111-003, or any adjacent property owned by GGP Meadows Mall L.L.C., and all equipment used to perform construction activities for this relocation will be removed from the site daily. We further understand construction activities are anticipated to start in May of 2021 and continue for about eighteen months on the subject APN.

If you have any questions or require additional information, please feel free to contact Adam Benner at 312.960.2637 or Adam.Benner@brookfieldpropertiesretail.com.

Sincerely,

GGP Meadows Mall L.L.C.

By: _____


Gregory R. Lynch
Authorized Signatory

CHICAGO OFFICE
350 N. Orleans St., Suite 300
Chicago, IL, 60654
BrookfieldPropertiesRetail.com

APPENDIX E

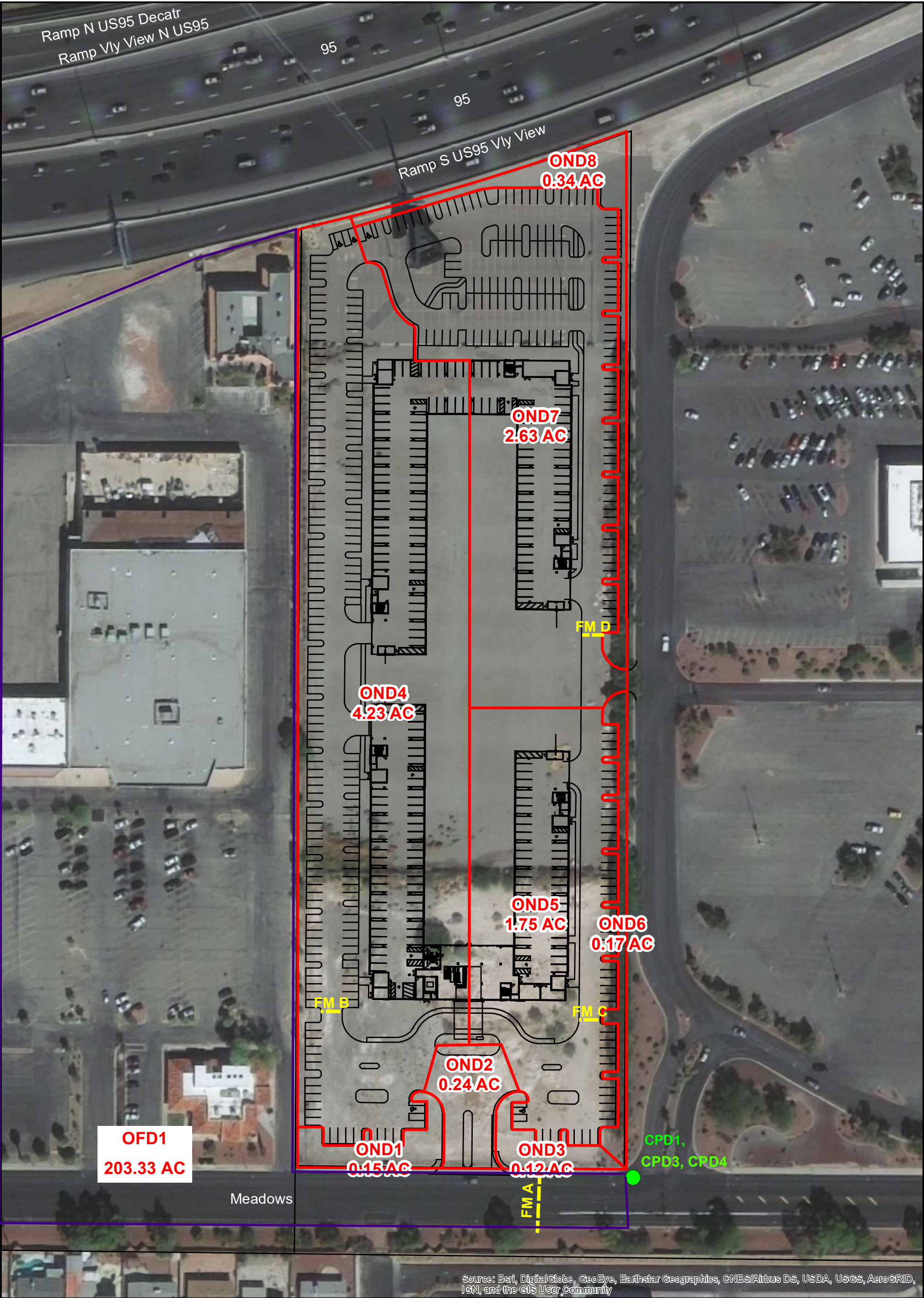


FIGURE 5
DEVELOPED CONDITION DRAINAGE
MEADOWS MULTIFAMILY
LAS VEGAS, NV
JUNE 2020

Legend

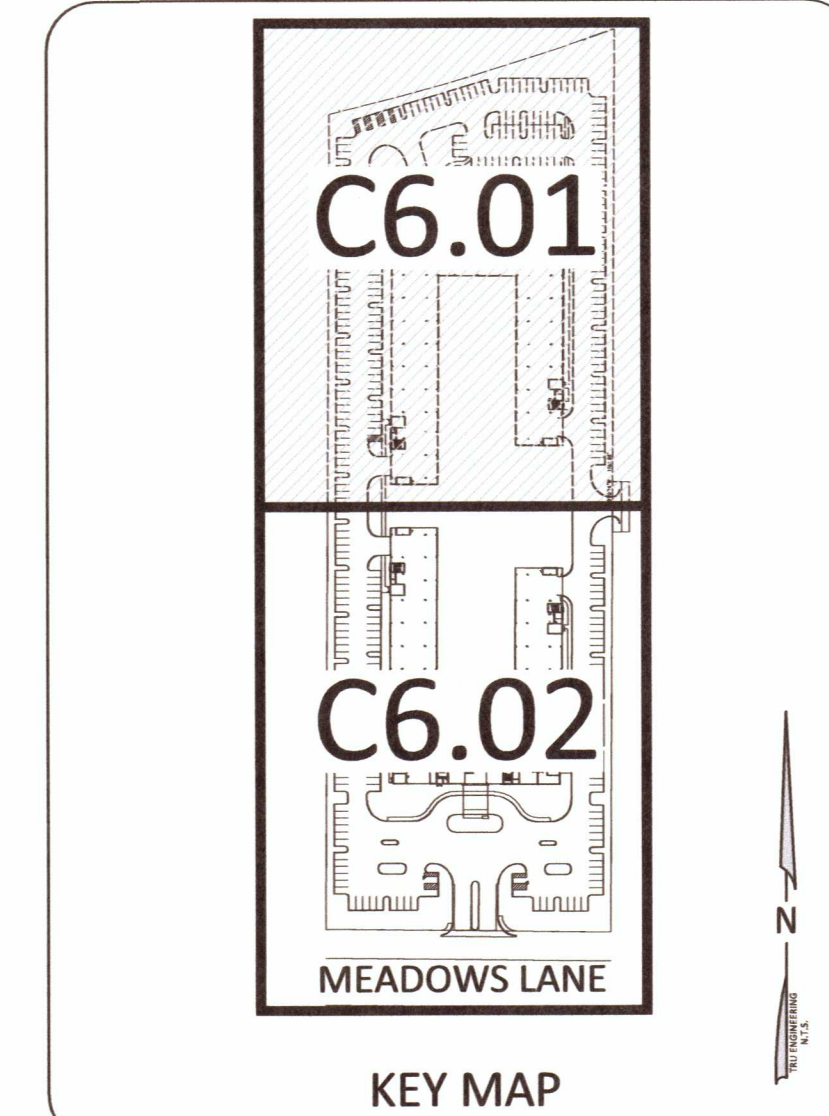
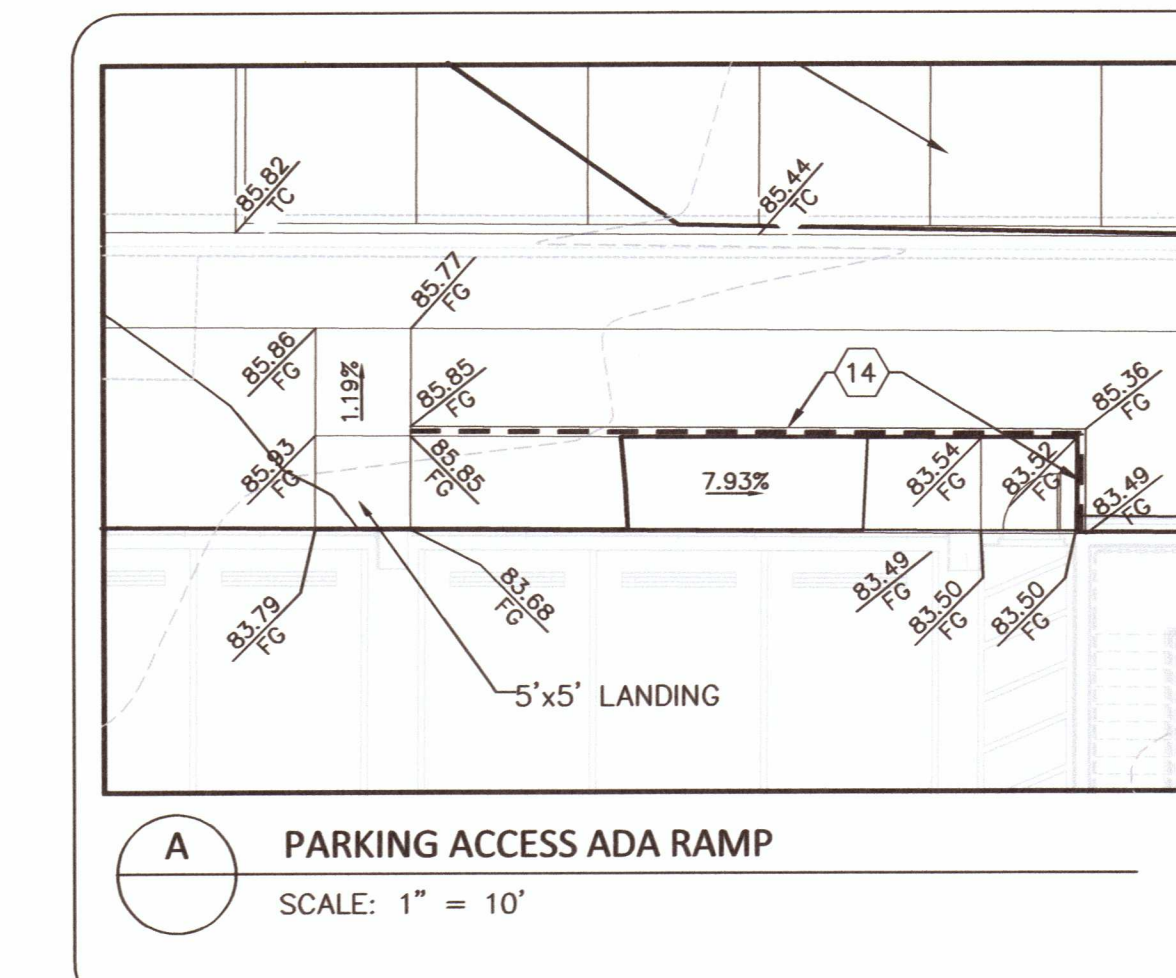
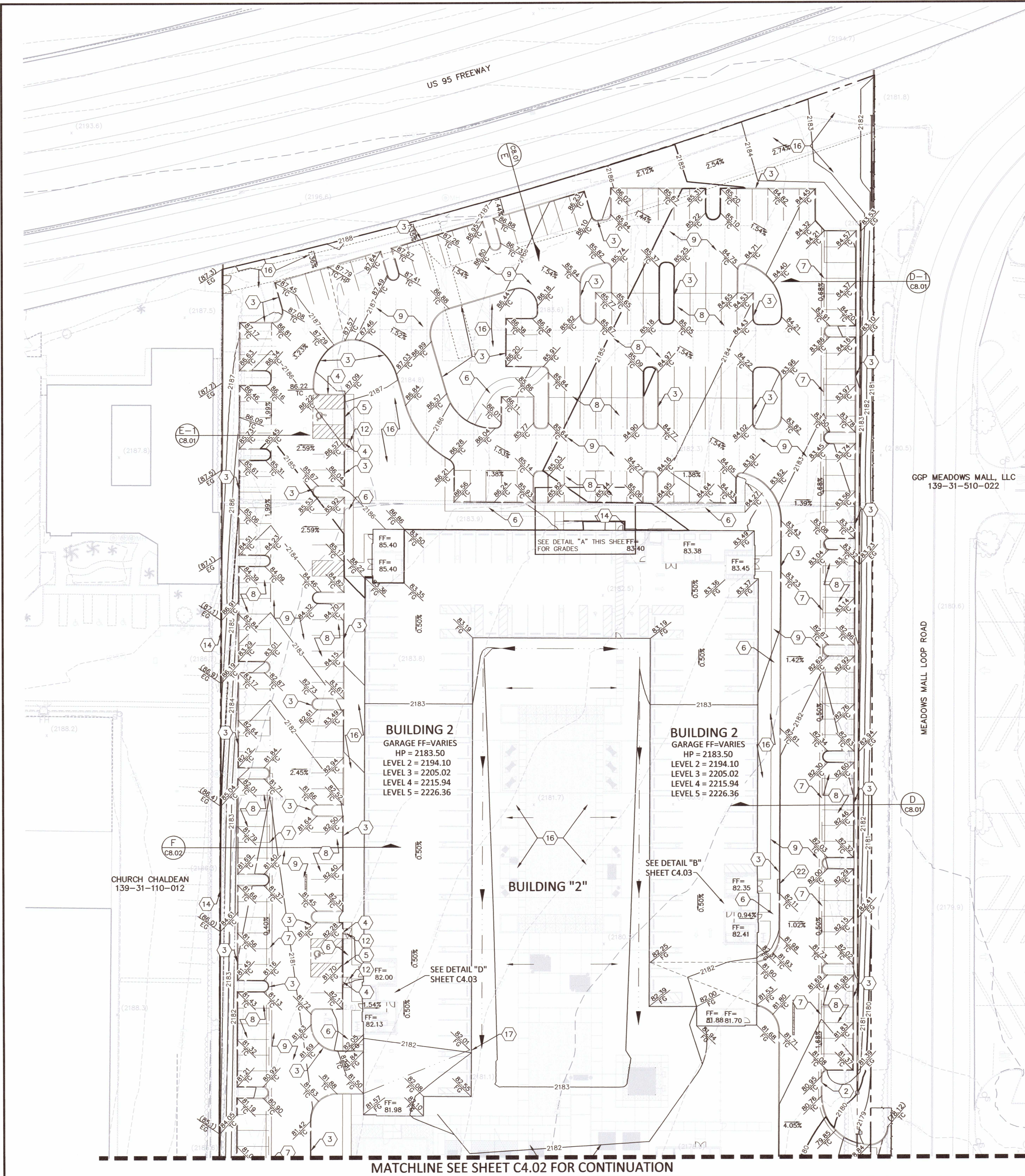
- Developed Watershed
- CollectionPoint
- CrossSection
- Proposed Watershed

0 25 50 100
Feet

NORTH

WOOD RODGERS

APPENDIX F



- CONSTRUCTION NOTES**
- USDCCA: UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA
- 1. INSTALL COMMERCIAL DRIVEWAY PER USDCCA DWG NO. 222.1, 225 AND 228
 - 2. INSTALL "L" CURB AND GUTTER PER USDCCA DWG NO. 216
 - 3. INSTALL "A" TYPE CURB PER DETAIL "1" SHEET C8.01
 - 4. INSTALL 6" TO 0" CURB TRANSITION. SEE DETAIL "2" SHEET C8.01
 - 5. INSTALL 0" FLUSH CURB PER DETAIL "3" SHEET C8.01
 - 6. INSTALL 4" THICK CONCRETE SIDEWALK PER USDCCA DWG NO. 234. SEE PLANS FOR WIDTH
 - 7. INSTALL 3" WIDE CONCRETE VALLEY GUTTER PER DETAIL "4" SHEET C8.01
 - 8. INSTALL 2.5" AC OVER 4" TYPE II AGG. BASE PAVEMENT SECTION (AUTO PARKING) PER DETAIL "5" SHEET C8.01 AND GEOTECHNICAL REPORT
 - 9. INSTALL 3.5" AC OVER 7" TYPE II AGG. BASE PAVEMENT SECTION (TRUCK ACCESS) PER DETAIL "5" SHEET C8.01 AND GEOTECHNICAL REPORT
 - 10. INSTALL SIDEWALK RAMP CASE 1 ("A", "B" PER PLAN AS MEASURED FROM BACK OF WALK) PER USDCCA DWG. NO. 235
 - 11. SAWCUT LINE TO A SMOOTH EDGE AND FEATHER IN TO MATCH EXISTING ASPHALT GRADE PER USDCCA DWG. NO. 500.4 & 500.5 & 503
 - 12. INSTALL SIDEWALK RAMP. SLOPE NOT TO EXCEED 1:12
 - 13. TRASH ENCLOSURE SEE ARCHITECTURAL PLANS FOR DETAILS
 - 14. INSTALL CMU BLOCK RETAINING WALL SEE SITE STRUCTURAL PLANS FOR DETAILS
 - 15. INSTALL CONCRETE FLUME PER DETAIL "6" SHEET C8.01
 - 16. LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILED DESIGN AND ADDITIONAL GRADING
 - 17. PROVIDE 2'X1' OPENING IN GARAGE WALL FOR DRAINAGE
 - 18. INSTALL 12'-FOOT WIDE RIP-RAP d50=6", T=12"
 - 19. INSTALL SIDEWALK DRAIN PER USDCCA DWG. 236
 - 20. INSTALL 12" CURB CUT PER DETAIL 7 SHEET C8.01
 - 21. INSTALL 2' HIGH FLOOD WALL PER DETAIL 2 SHEET C8.02
 - 22. INSTALL ROLL CURB PER DETAIL 8 SHEET C8.01
 - 23. PROVIDE 6" TALL X 12" WIDE OPENING IN WALL. ALIGN WITH RIP-RAP

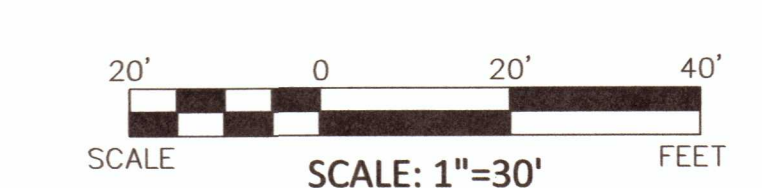
STORM DRAIN NOTE
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

ELEVATION NOTE
ADD 2100' TO ALL GRADE TAG ELEVATIONS.

FLOOD ZONE NOTE
THE SITE IS LOCATED ON FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) CONTAINING COMMUNITY PANEL 32003C 216SD, DATED NOVEMBER 16, 2011. THIS PANEL SHOWS THAT THE PROJECT IS NOT LOCATED WITHIN ZONE A. THE SITE IS WITHIN ZONE X AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT, DS05291
Paul F. Fritz
PAUL F. FRITZ, PE NO. 16825
DATE: 4/13/20

GEOTECHNICAL REPORT
ALL GRADING WORK SHALL BE IN STRICT ACCORDANCE WITH THE SOILS REPORT FOR THE SITE ENTITLED "GEOTECHNICAL EXPLORATION REPORT THE APEX AT MEADOWS"
PROJECT NO.: G-20-039, DATED APRIL 8, 2020
PREPARED BY: NOVA GEOTECHNICAL & INSPECTION SERVICES
4480 WEST HACIENDA AVE., SUITE 104
LAS VEGAS, NV 89118
PHONE NO. (702) 873-3478
FAX NO. (702) 873-2199
ALL WORK SHALL BE PERFORMED UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL SOILS ENGINEER.



Call before you Dig
Avoid cutting underground utility lines. It's costly.

1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

1-702-227-2929

FAST
Call before you UnderGround
1-702-432-5300

BASIS OF BEARINGS
NORTH 89°18'55" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SHOWN AS NORTH 89°41'09" WEST IN FILE 124, PAGE 59 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK		DESCRIPTION
CLV BM#	ELEVATION	
1LV0131 NWWE	670.32 (M) 2199.22 (FT)	CITY OF LAS VEGAS BENCHMARK 1LV0131NWWE RIVET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF BECATUR AND MEADOWS LANE ON SIGNAL POLE ISLAND.

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88). PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUMS. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS IN CONJUNCTION WITH OLDER DRAWINGS.

PROJECT NO. 9555 HILLWOOD DRIVE, STE.110
LAS VEGAS, NV 89134
T: 702.545.0355
F: 702.545.0987
TRUdevCo.com

Engineering

MEADOWS OWNERS, LLC
MULTIFAMILY AT THE MEADOWS
GRADING PLAN 1

DRAWING
C4.01
107v00000
7 OF 17 SHTS

DATE: 11-13-20

DESIGN: PFF
DRAWN: PFF
CHECK: PFF
PLOT DATE: 11-13-20
PLOT TIME: 13:03:25

PROFESSIONAL SEAL
PAUL F. FRITZ
Exp. 06/30/2021
CIVIL
No. 16825

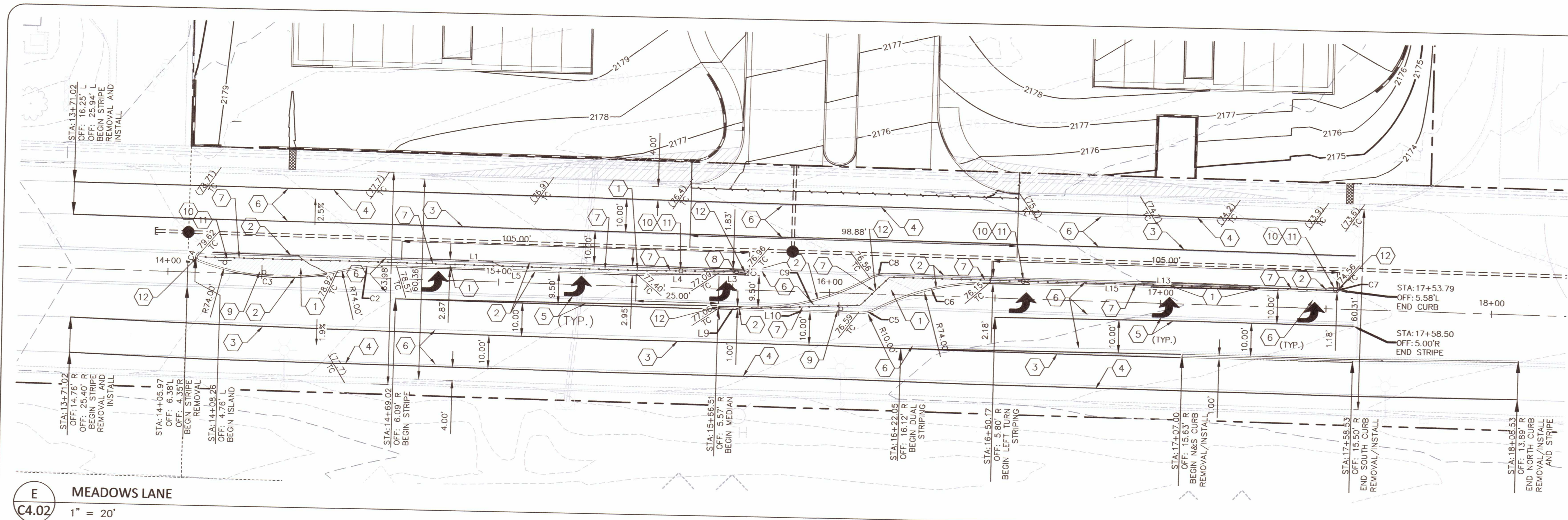
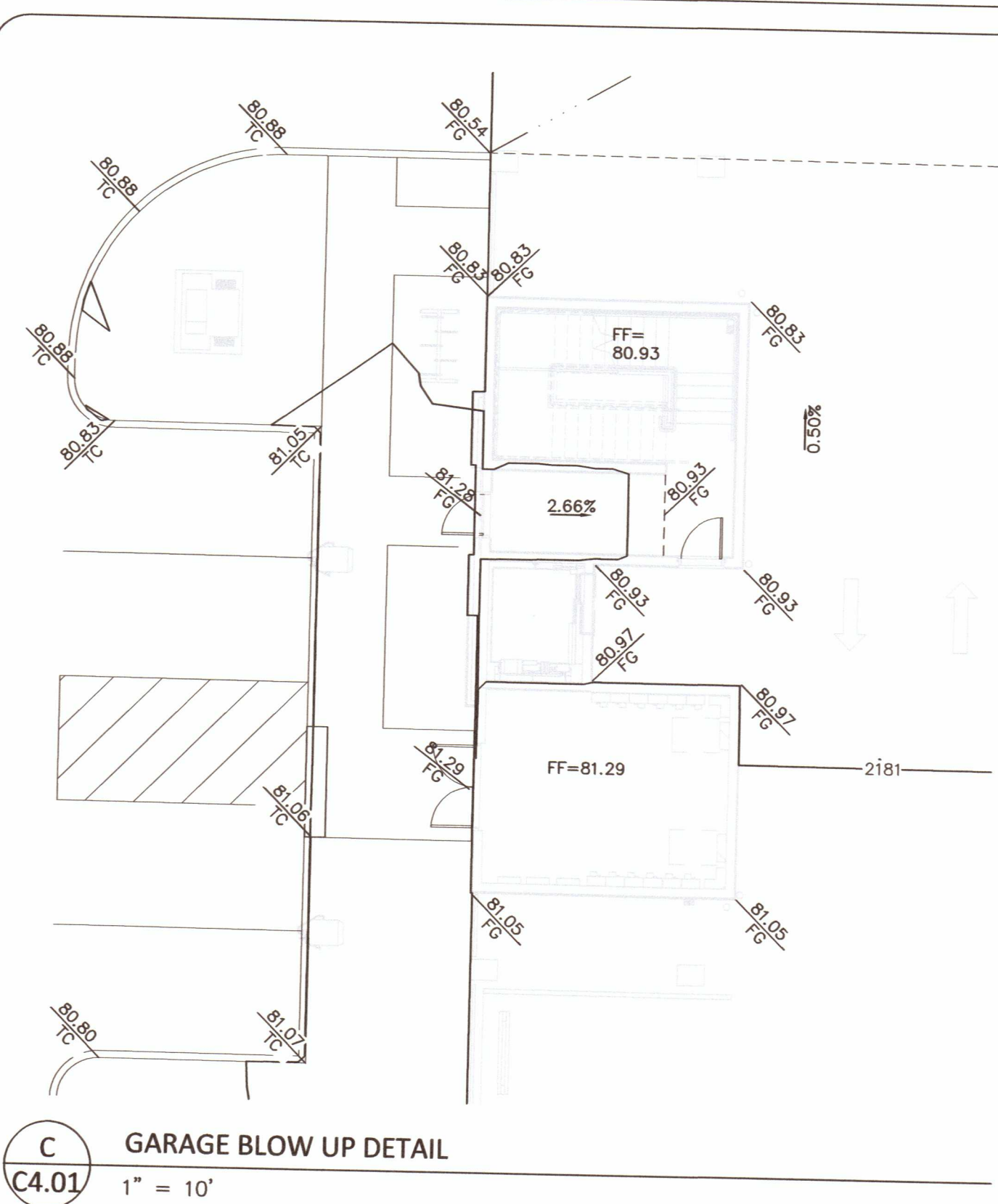
CONSTRUCTION NOTES

NO.	ITEM	USDOCA: UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA
1	INSTALL FULL DEPTH PCC MEDIAN ISLAND PER USDOCA DWG. NO. 218 WITH MOUNTABLE "A" CURB PER NDOT STD. DWG. NO. R-5.1.1 SECTION TYPE 3.	
2	INSTALL MOUNTABLE CURB PER NDOT STD. DWG. NO. R-5.1.1 SECTION TYPE 3, WHERE ISLAND IS LESS THAN 2' WIDE REMOVE INTERIOR 4 1/2" OF CURB.	
3	INSTALL TYPE 4 LANE LINE PER USDOCA DWG. NO. 244.1	
4	INSTALL 6" SOLID WHITE PMF	
5	INSTALL LEFT TURN LANE MARKINGS PER USDOCA DWG. NO. 246	
6	REMOVE EXISTING LANE STRIPING/BUTTONS	
7	INSTALL PEDESTRIAN CONTAINMENT SYSTEM RAIL PER DETAIL 1 SHEET C8.02	
8	INSTALL "ONE WAY" SIGN PER USDOCA DWG. NO. 249.1 AND DETAIL "A" HEREON	
9	INSTALL "LEFT ONLY" SIGN PER USDOCA DWG. NO. 249.1 AND DETAIL "B" HEREON	
10	INSTALL "NO PED. XING" SIGN PER USDOCA DWG. NO. 249.1 AND DETAIL "C" HEREON	
11	INSTALL "NO PED. XING" SIGN PER USDOCA DWG. NO. 249.1 AND DETAIL "D" HEREON	
12	INSTALL MEDIAN NOSE MARKINGS PER DETAIL 3 SHEET C8.02	

A R6-1R
36"x12"B R3-5L
18"x24"C R9-3
12"x18"D R9-3A
24"x24"

BC LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°21'41"E	164.85'
L3	N89°27'51"W	8.13'
L4	S88°11'45"W	25.02'
L5	N89°15'30"W	72.47'
L9	S89°27'51"E	8.18'
L10	S89°18'52"E	33.85'
L13	S89°45'22"E	104.77'
L15	N89°14'12"W	135.94'

CL CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	179°47'40"	0.40'	1.27'
C2	13°57'21"	73.40'	17.88'
C3	33°02'00"	73.75'	42.52'
C4	160°59'42"	1.00'	2.81'
C5	28°16'56"	10.21'	5.04'
C6	27°55'40"	74.00'	36.07'
C7	179°39'15"	0.09'	0.28'
C8	30°22'13"	9.95'	5.27'
C9	30°03'42"	74.00'	38.83'

E MEADOWS LANE
C4.02 1" = 20'

LOCATION MAP



INDEX OF DRAWINGS

[illegible]

BEING PARCEL 1 LOT 2 AS SHOWN BY MAP THEREOF IN FILE 209, PAGE 24
OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY,
NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 31 TOWNSHIP 20 SOUTH, RANGE
61 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NV.



TRU Engineering

Meadows Owner, LLC

APPROVALS

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY ENGINEER _____ DATE _____

LAS VEGAS FIRE & RESCUE
DATE

DIRECTOR, BUILDING AND SAFETY _____ DATE _____

THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

UTILITY/AGENCY APPROVALS

COX COMMUNICATIONS LAS VEGAS, INC.

THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

CENTRAL TELEPHONE CO., DBA CENTURYLINK

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

NV ENERGY	DATE
-----------	------

SOUTHWEST GAS CORP. DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING & ENGINEERING SERVICES

PROJECT NO. _____ FIRST APPROVED DATE: _____

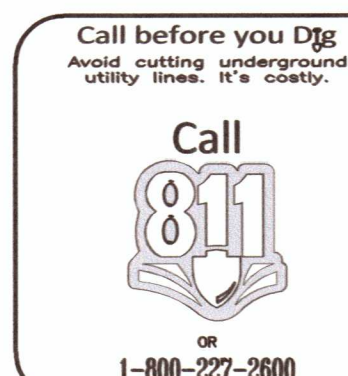
FOR ALL DRY UTILITY CROSSINGS:

- MAINTAIN MINIMUM 12" VERTICAL SEPERATION AT ALL PONTS OF CROSSING
- MAINTAIN MINIMUM 3' PARALLEL SEPERATION
- ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

DRAINAGE CERTIFICATION

I CERTIFY THAT THE GRADING PLANS ARE IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS-05291 ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

PAUL F. FRITZ P.E. 16825 DATE 12/8/22



BASIS OF BEARINGS

NORTH 89°18'55" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SHOWN AS NORTH 89°41'09" WEST IN FILE 124, PAGE 59 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CLV BM#	ELEVATION	DESCRIPTION
1LV0131 NWW6	S E T 670.32 (M) 2199.22 (FT.)	CITY OF LAS VEGAS BENCHMARK 1LV0131NWW6 RIVET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF DECATUR AND MEADOWS LANE ON SIGNAL POLE ISLAND.

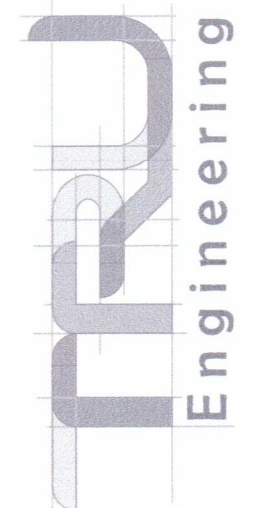
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107v00000

DATE: 12-18-20

PROJECT NO.

9555 HILLWOOD DRIVE, STE.110
LAS VEGAS, NV 89134
T: 702.545.0355
F: 702.545.0987
TRUDevCo.com



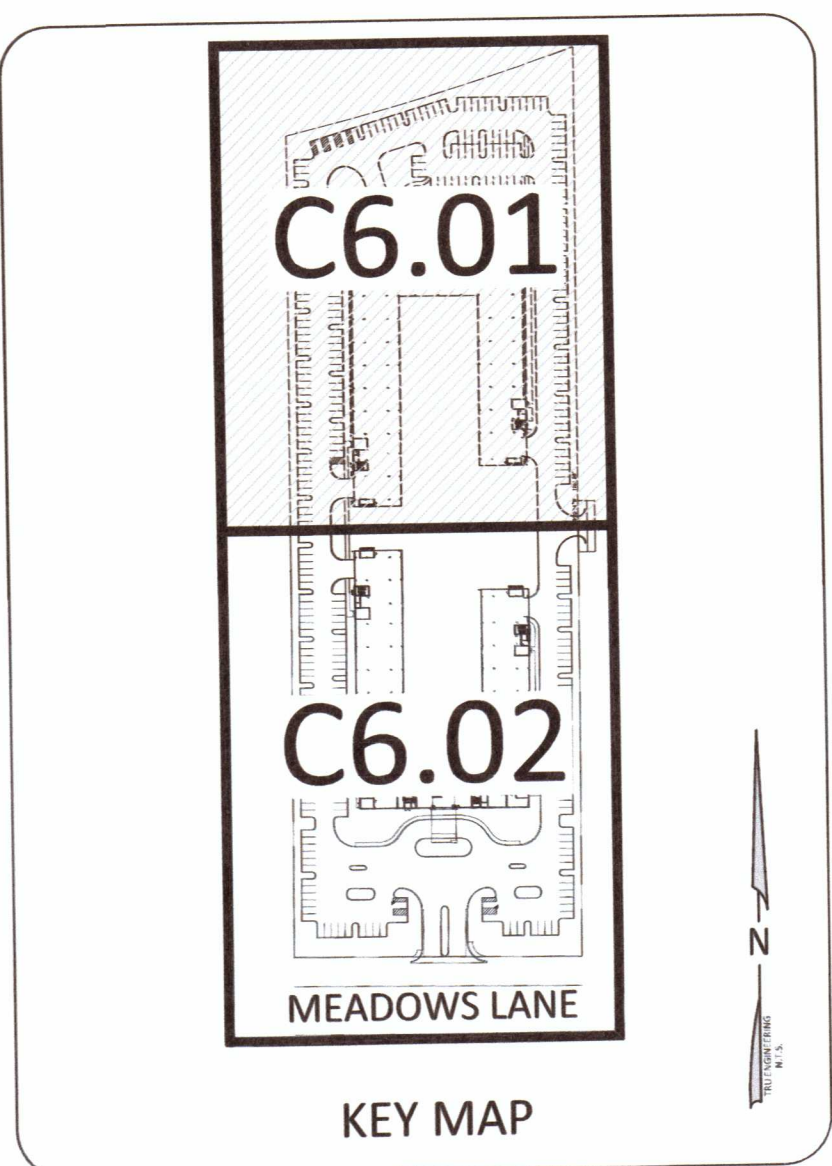
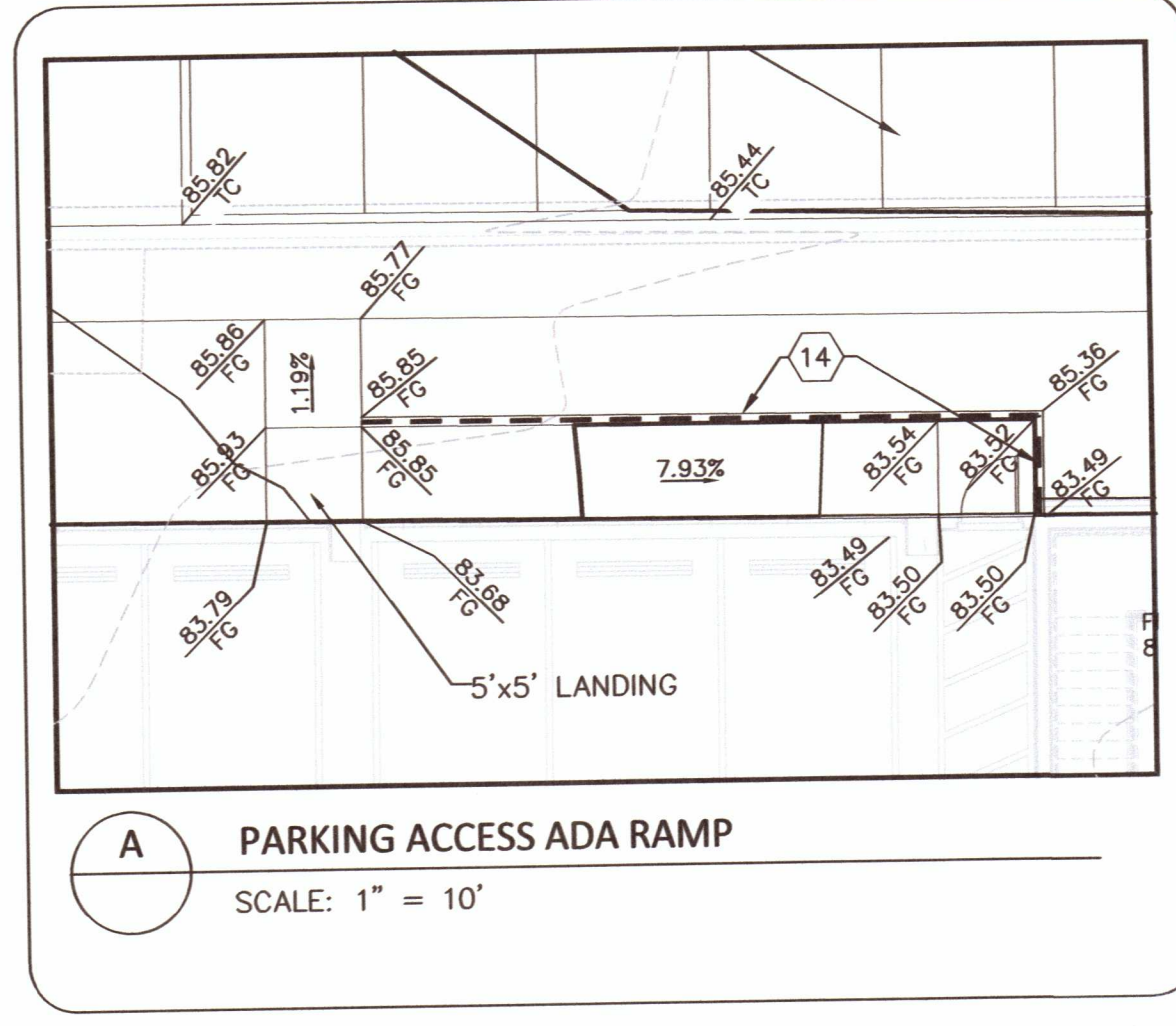
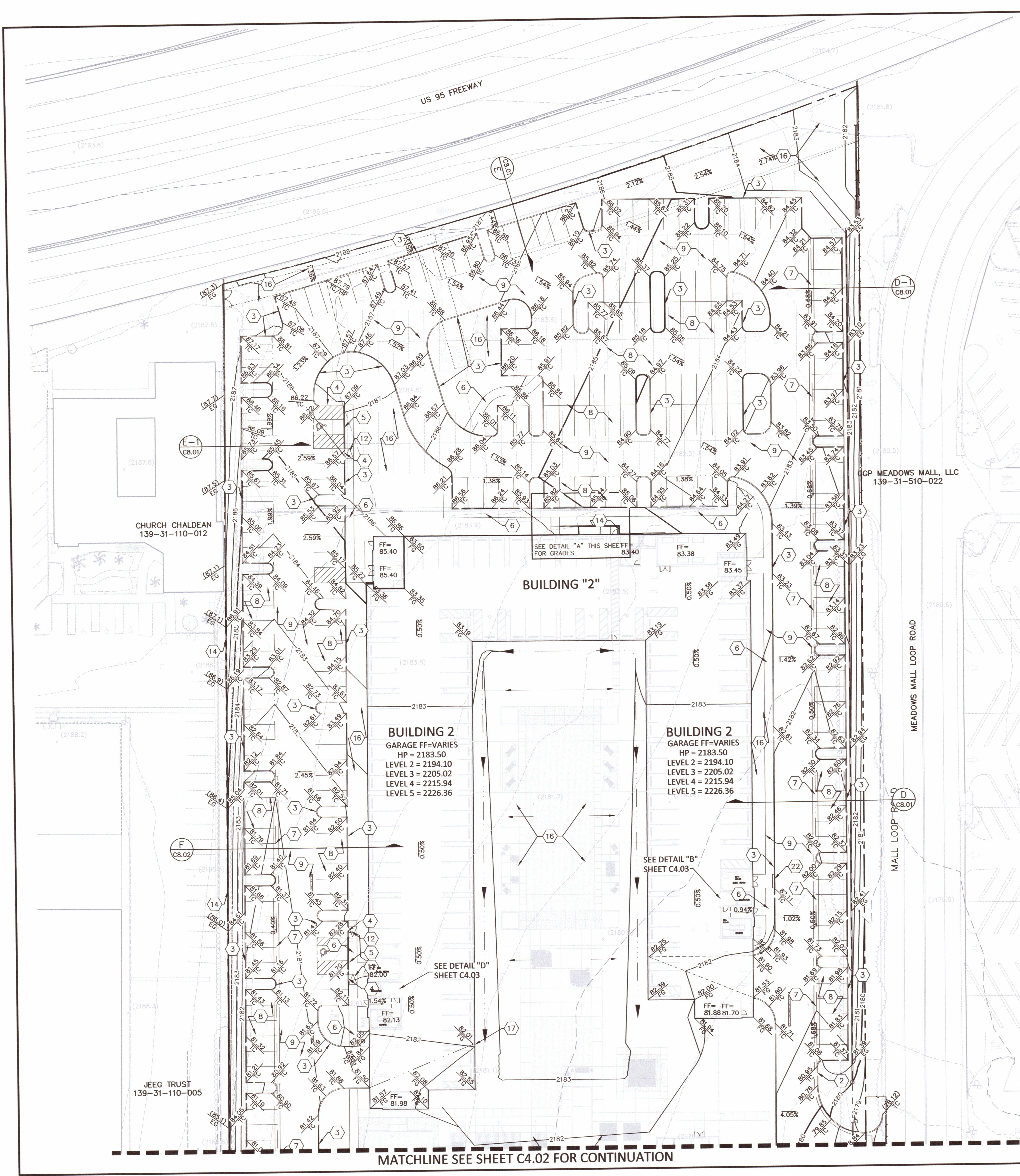
MEADOWS OWNERS, LLC

MULTIFAMILY AT THE MEADOWS

1777

DRAWING
C1.01

OF 17 SHTS



- CONSTRUCTION NOTES**
- | NO. | ITEM | USDOCA: UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA |
|-----|--|---|
| 1 | INSTALL COMMERCIAL DRIVEWAY PER USDOCA DWG NO. 222.1, 225 AND 228 | |
| 2 | INSTALL "L" CURB AND GUTTER PER USDOCA DWG NO. 216 | |
| 3 | INSTALL "A" TYPE CURB PER DETAIL "1" SHEET C8.01 | |
| 4 | INSTALL 6" TO 0" CURB TRANSITION. SEE DETAIL "2" SHEET C8.01 | |
| 5 | INSTALL 0" FLUSH CURB PER DETAIL "3" SHEET C8.01 | |
| 6 | INSTALL 4" THICK CONCRETE SIDEWALK PER USDOCA DWG NO. 234. SEE PLANS FOR WIDTH | |
| 7 | INSTALL 3" WIDE CONCRETE VALLEY GUTTER PER DETAIL "4" SHEET C8.01 | |
| 8 | INSTALL 2.5" AC OVER 4" TYPE II AGG. BASE PAVEMENT SECTION (AUTO PARKING) PER DETAIL "5" SHEET C8.01 AND GEOTECHNICAL REPORT | |
| 9 | INSTALL 3.5" AC OVER 7" TYPE II AGG. BASE PAVEMENT SECTION (TRUCK ACCESS) PER DETAIL "5" SHEET C8.01 AND GEOTECHNICAL REPORT | |
| 10 | INSTALL SIDEWALK RAMP CASE 1 ("A" "B" PER PLAN AS MEASURED FROM BACK OF WALK) PER USDOCA DWG. NO. 235 | |
| 11 | SAWCUT LINE TO A SMOOTH EDGE AND FEATHER IN TO MATCH EXISTING ASPHALT GRADE PER USDOCA DWG. NO. 500.4 & 500.5 & 503 | |
| 12 | INSTALL SIDEWALK RAMP. SLOPE NOT TO EXCEED 1:12 | |
| 13 | TRASH ENCLOSURE SEE ARCHITECTURAL PLANS FOR DETAILS | |
| 14 | INSTALL CMU BLOCK RETAINING WALL SEE SITE STRUCTURAL PLANS FOR DETAILS | |
| 15 | INSTALL CONCRETE FLUME PER DETAIL "6" SHEET C8.01 | |
| 16 | LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILED DESIGN AND ADDITIONAL GRADING | |
| 17 | PROVIDE 2'X1' OPENING IN GARAGE WALL FOR DRAINAGE | |
| 18 | INSTALL 12-FOOT WIDE RIP-RAP d50=6", T=12" | |
| 19 | INSTALL FOUR (4) UNDER SIDEWALK DRAINS PER USDOCA DWG. 236 EACH LOCATION | |
| 20 | INSTALL 12" CURB CUT PER DETAIL 7 SHEET C8.01 | |
| 21 | INSTALL 2' HIGH FLOOD WALL PER DETAIL 2 SHEET C8.02 | |
| 22 | INSTALL ROLL CURB PER DETAIL 8 SHEET C8.01 | |
| 23 | PROVIDE 6" TALL X 12' WIDE OPENING IN WALL. ALIGN WITH RIP-RAP | |

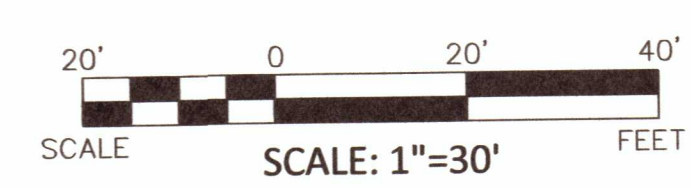
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ELEVATION NOTE
ADD 2100' TO ALL GRADE TAG ELEVATIONS.

FLOOD ZONE NOTE
THE SITE IS LOCATED ON FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) CONTAINING COMMUNITY PANEL 32003C 21650, DATED NOVEMBER 16, 2011. THIS PANEL SHOWS THAT THE PROJECT IS NOT LOCATED WITHIN ZONE A. THE SITE IS WITHIN ZONE X AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT, DS05291
Paul F. Fritz 12-18-20
PAUL F. FRITZ, PE NO. 16825 DATE

GEOTECHNICAL REPORT
ALL GRADING WORK SHALL BE IN STRICT ACCORDANCE WITH THE SOILS REPORT FOR THE SITE ENTITLED "GEOTECHNICAL EXPLORATION REPORT THE APEX AT MEADOWS"
- PROJECT NO.: G-20-039, DATED APRIL 8, 2020
PREPARED BY: NOVA GEOTECHNICAL & INSPECTION SERVICES
4480 WEST HACIENDA AVE., SUITE 104
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FREEMAN AND WATSON SYSTEM OF TRANSPORTATION

BASIS OF BEARINGS
NORTH 89°18'55" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SHOWN AS NORTH 89°41'09" WEST IN FILE 124, PAGE 59 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

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DATE: 12-18-20

PROJECT NO.: 9555 HILLWOOD DRIVE, STE. 110
LAS VEGAS, NV 89134
T: 702.545.0355
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TRUDevCo.com

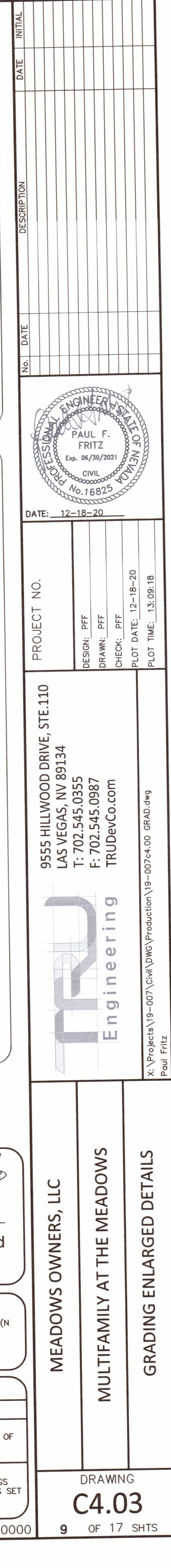
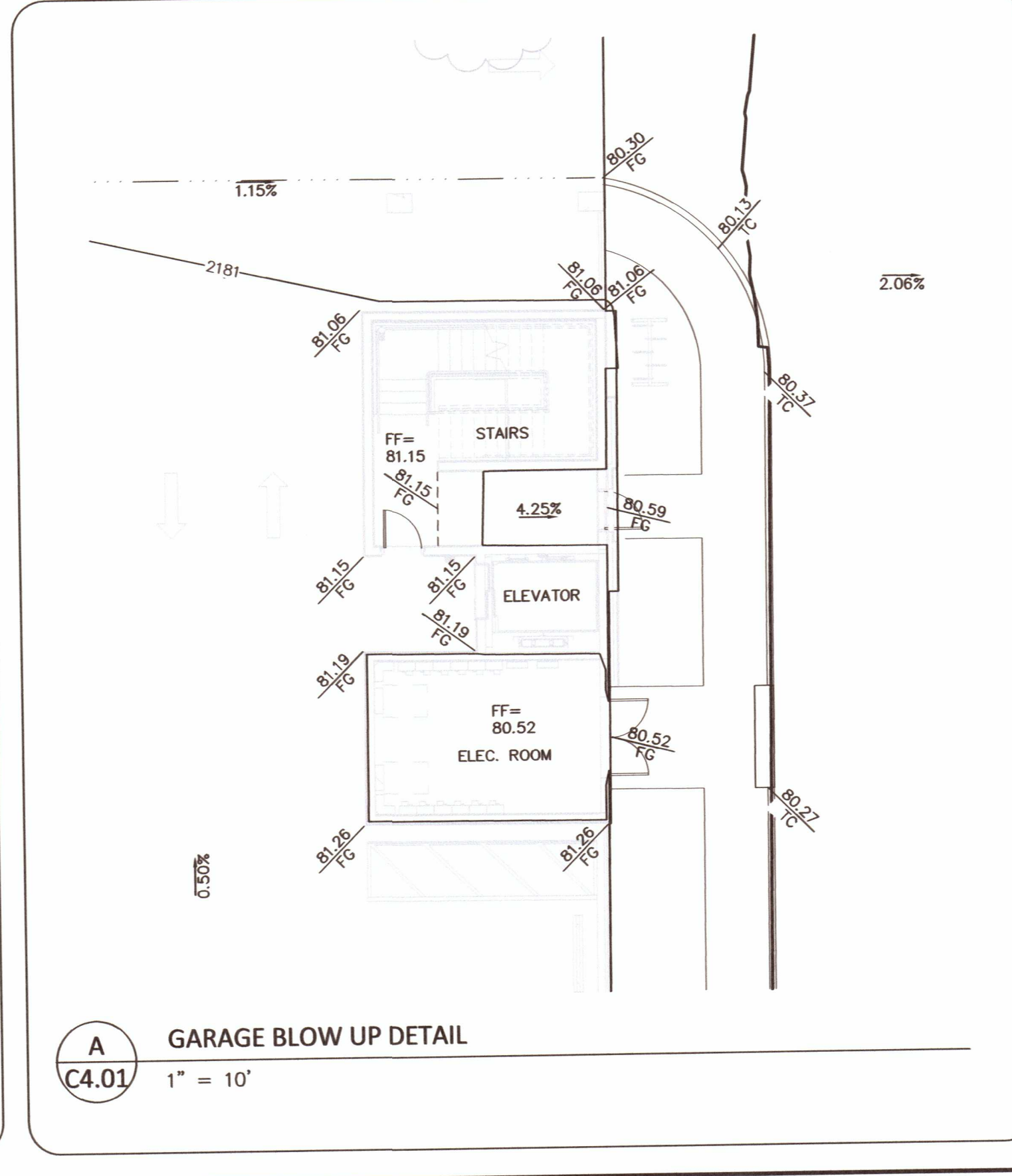
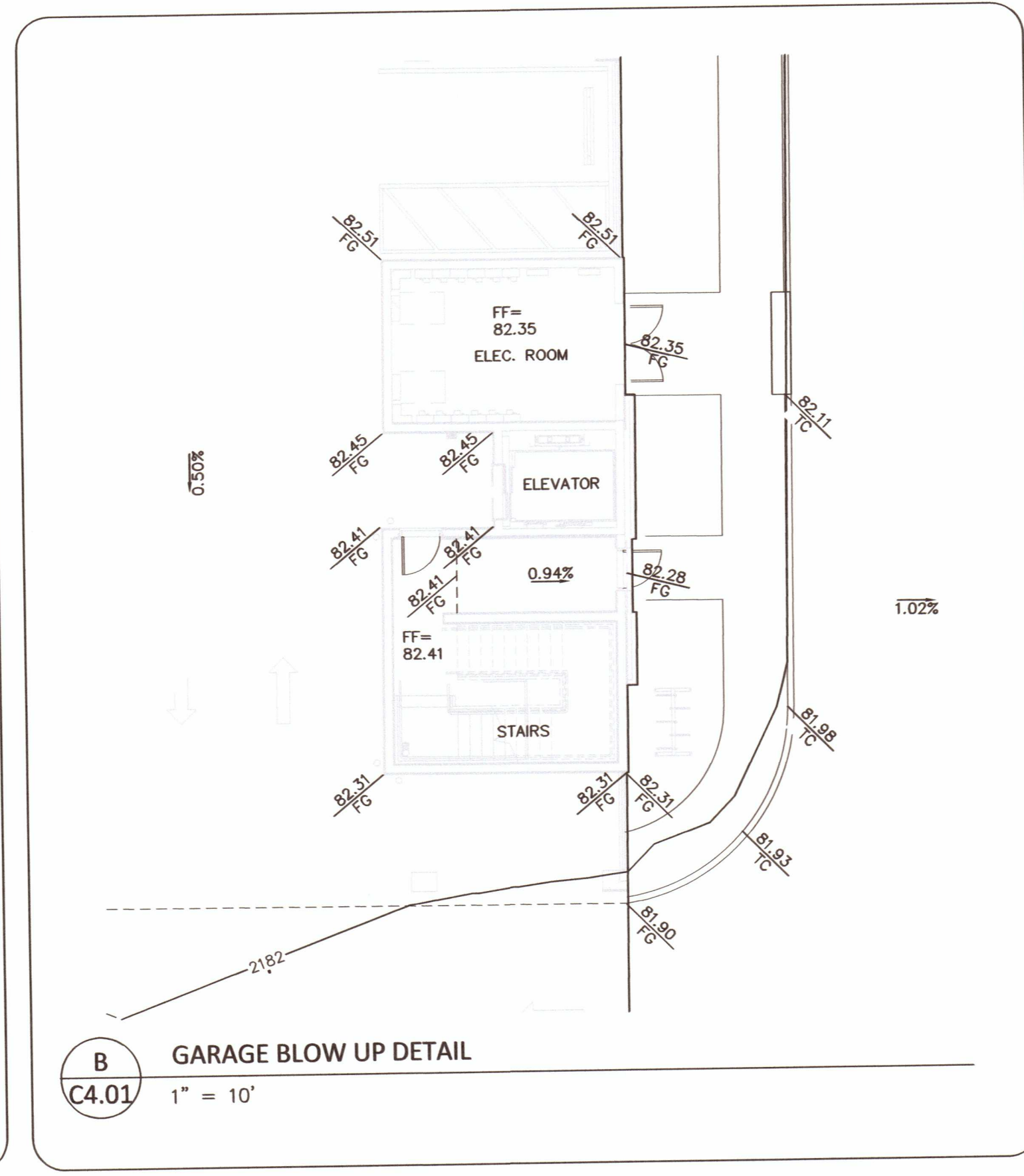
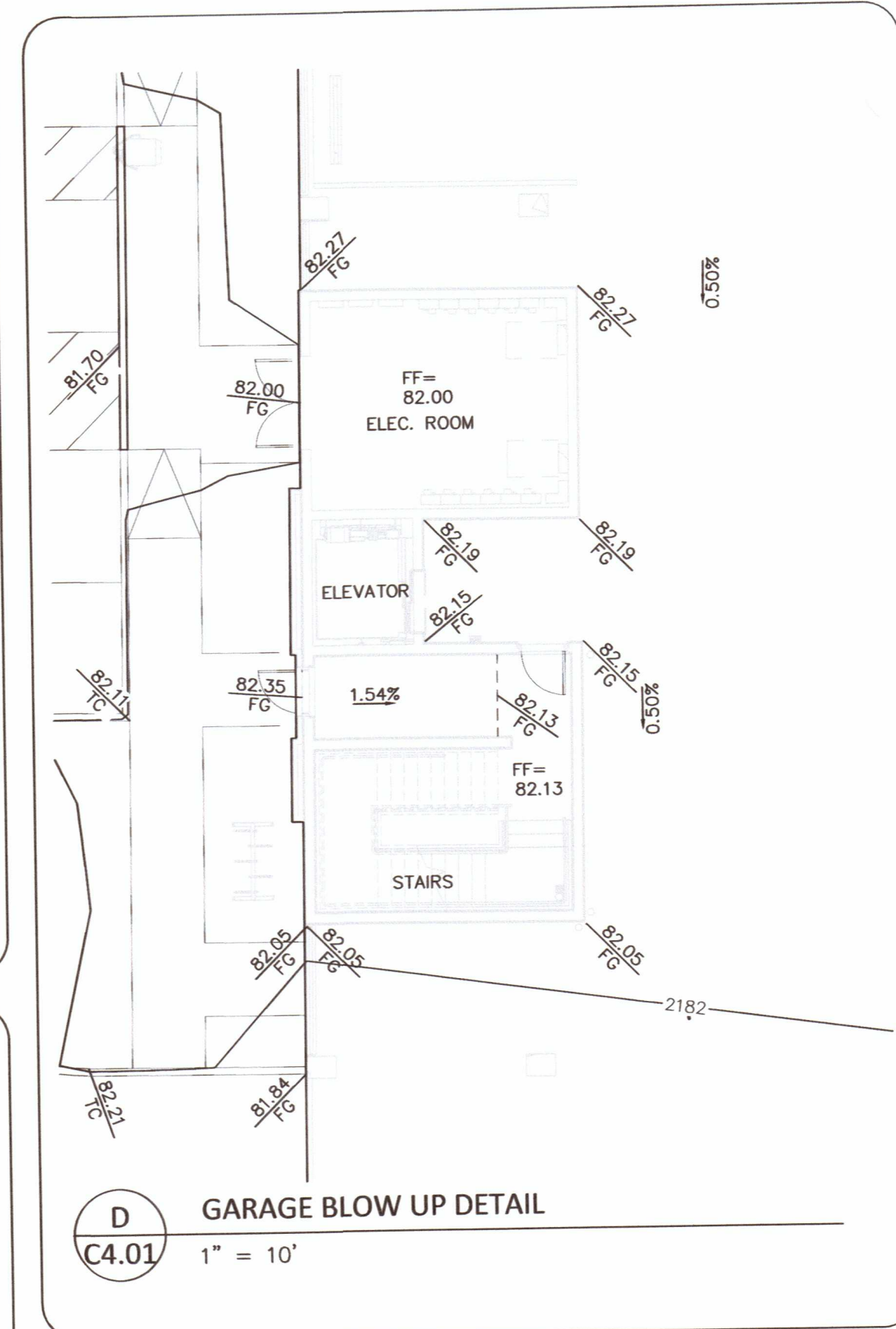
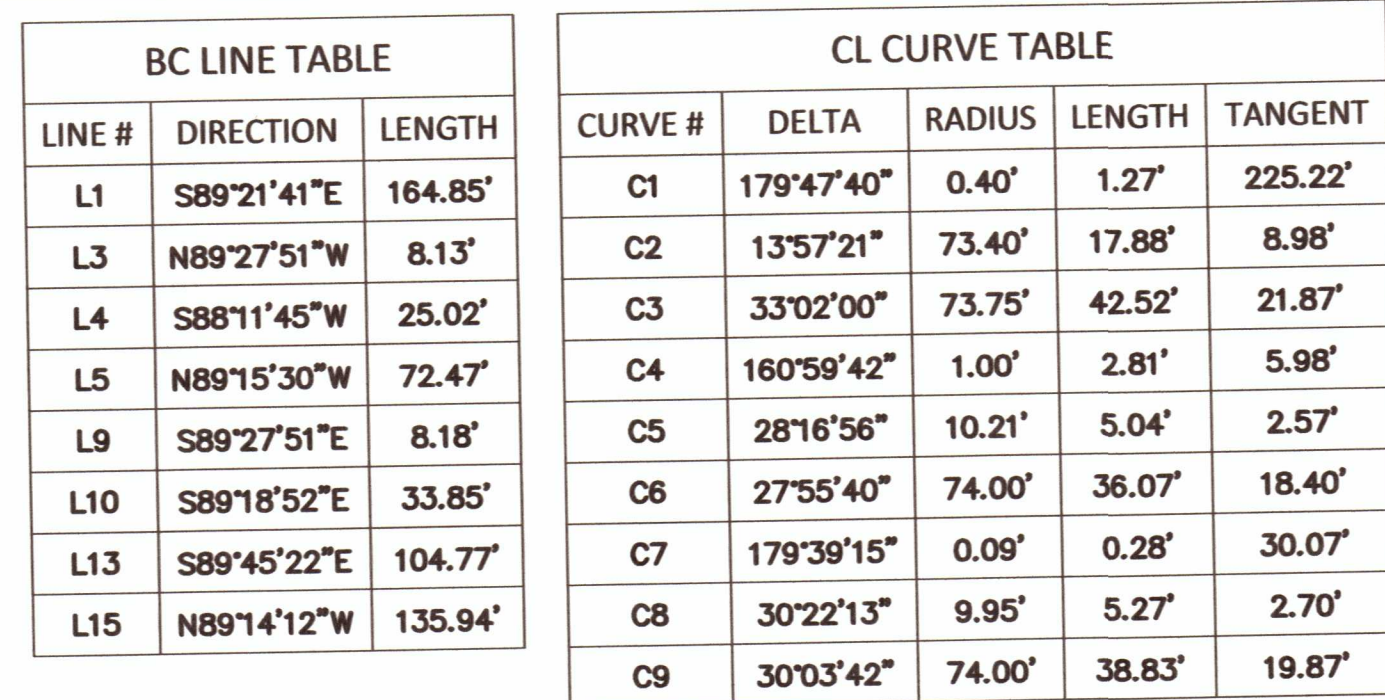
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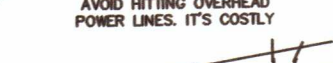
MEADOWS OWNERS, LLC
MULTIFAMILY AT THE MEADOWS
GRADING PLAN 1

DRAWING
C4.01
7 OF 17 SHTS

107v00000

NO.	ITEM	USDCCA: UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA
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4	INSTALL 6" SOLID WHITE PMF	
5	INSTALL LEFT TURN LANE MARKINGS PER USDCCA DWG. NO. 246	
6	REMOVE EXISTING LANE STRIPING/BUTTONS	
7	INSTALL PEDESTRIAN CONTAINMENT SYSTEM RAIL PER DETAIL 1 SHEET C8.02	
8	INSTALL "ONE WAY" SIGN PER USDCCA DWG. NO. 249.1 AND DETAIL 'A' HEREON	
9	INSTALL "LEFT ONLY" SIGN PER USDCCA DWG. NO. 249.1 AND DETAIL 'B' HEREON	
10	INSTALL "NO PED XING" SIGN PER USDCCA DWG. NO. 249.1 AND DETAIL 'C' HEREON	
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Call before you Dig Avoid cutting underground utility lines. It's costly. Call  OR 1-800-227-2600	AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY! CALL BEFORE YOU DO OVERHEAD  1-702-227-2929	<i>FAST</i> Call before you UnderGround  1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
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BASIS OF BEARINGS

NORTH 89°18'55" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SHOWN AS NORTH 89°41'09" WEST IN FILE 124, PAGE 59 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

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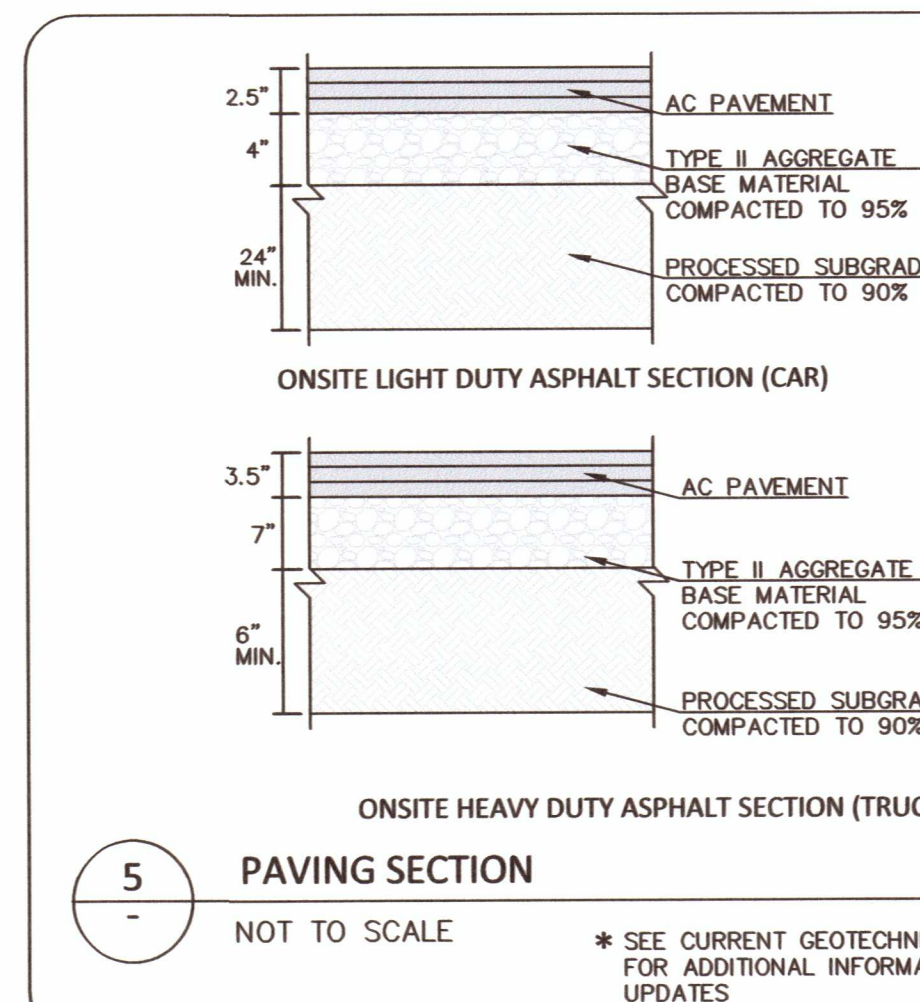
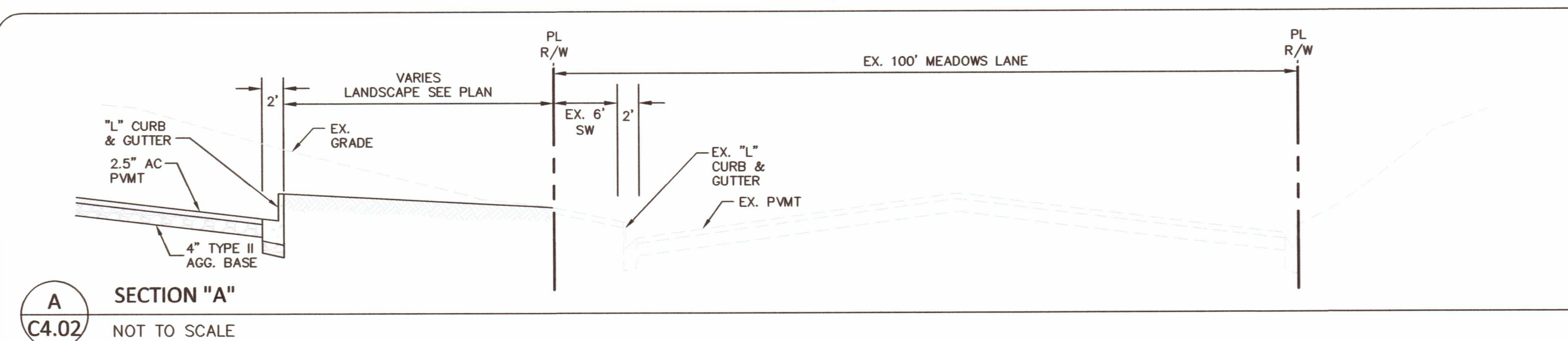
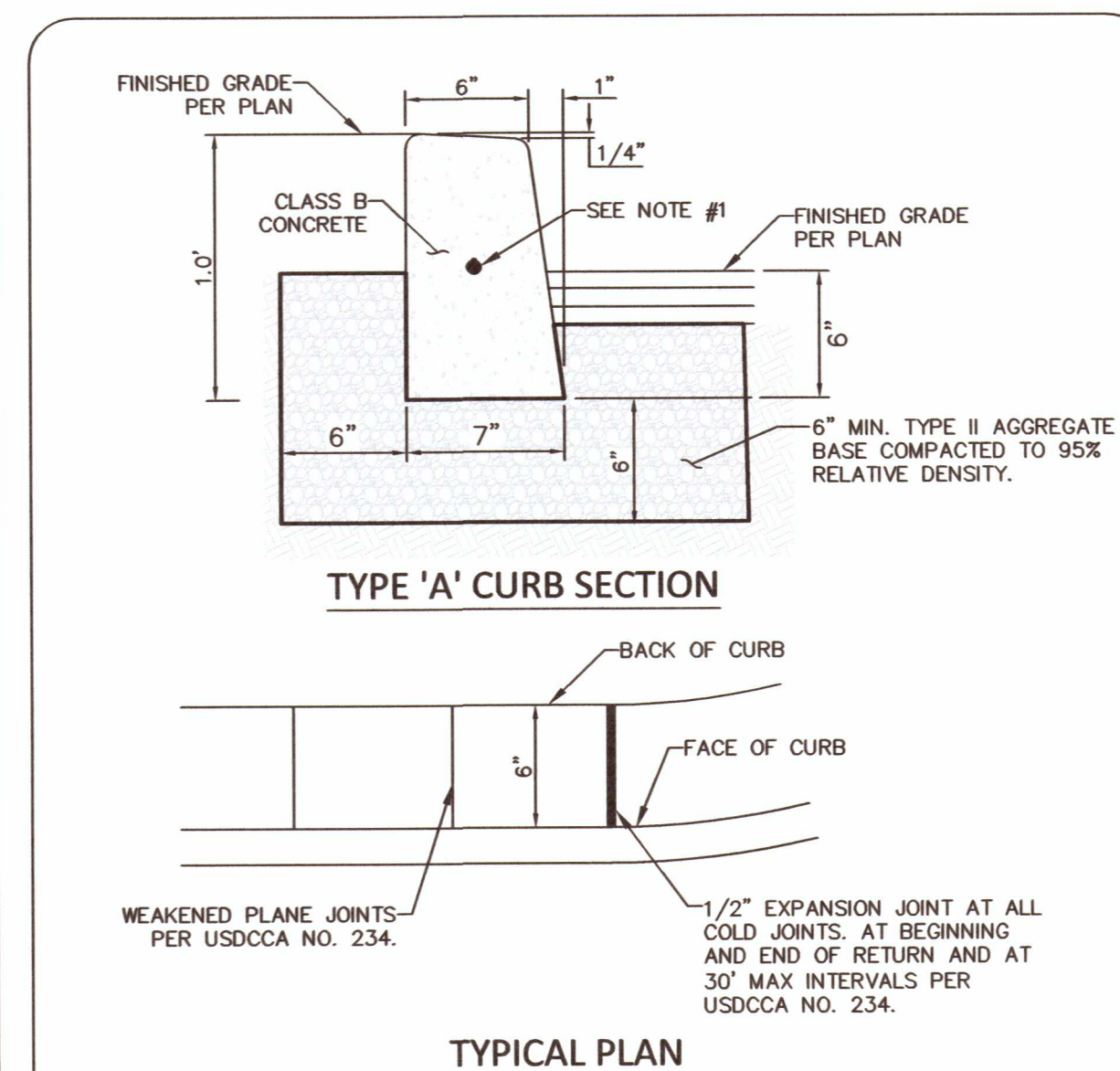
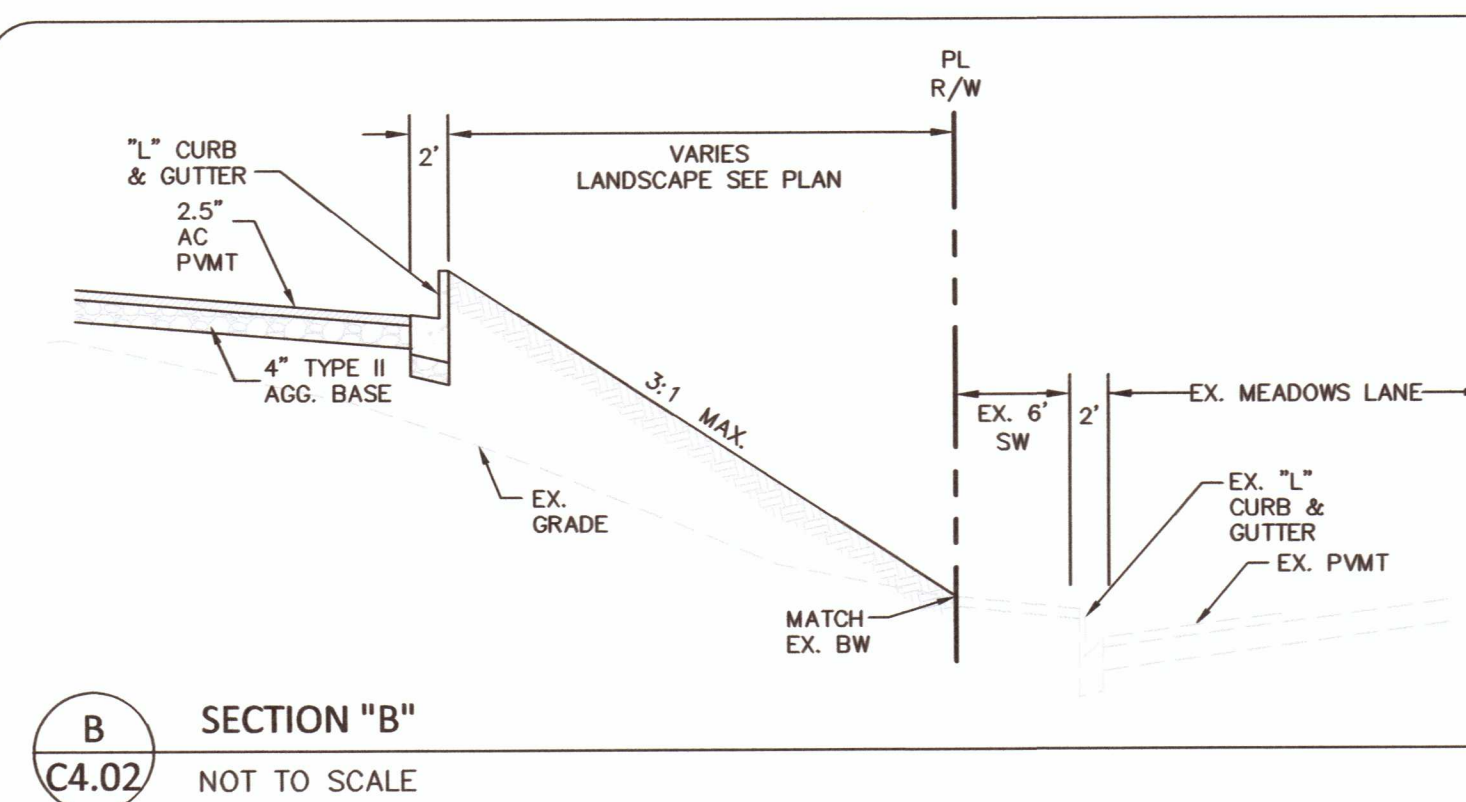
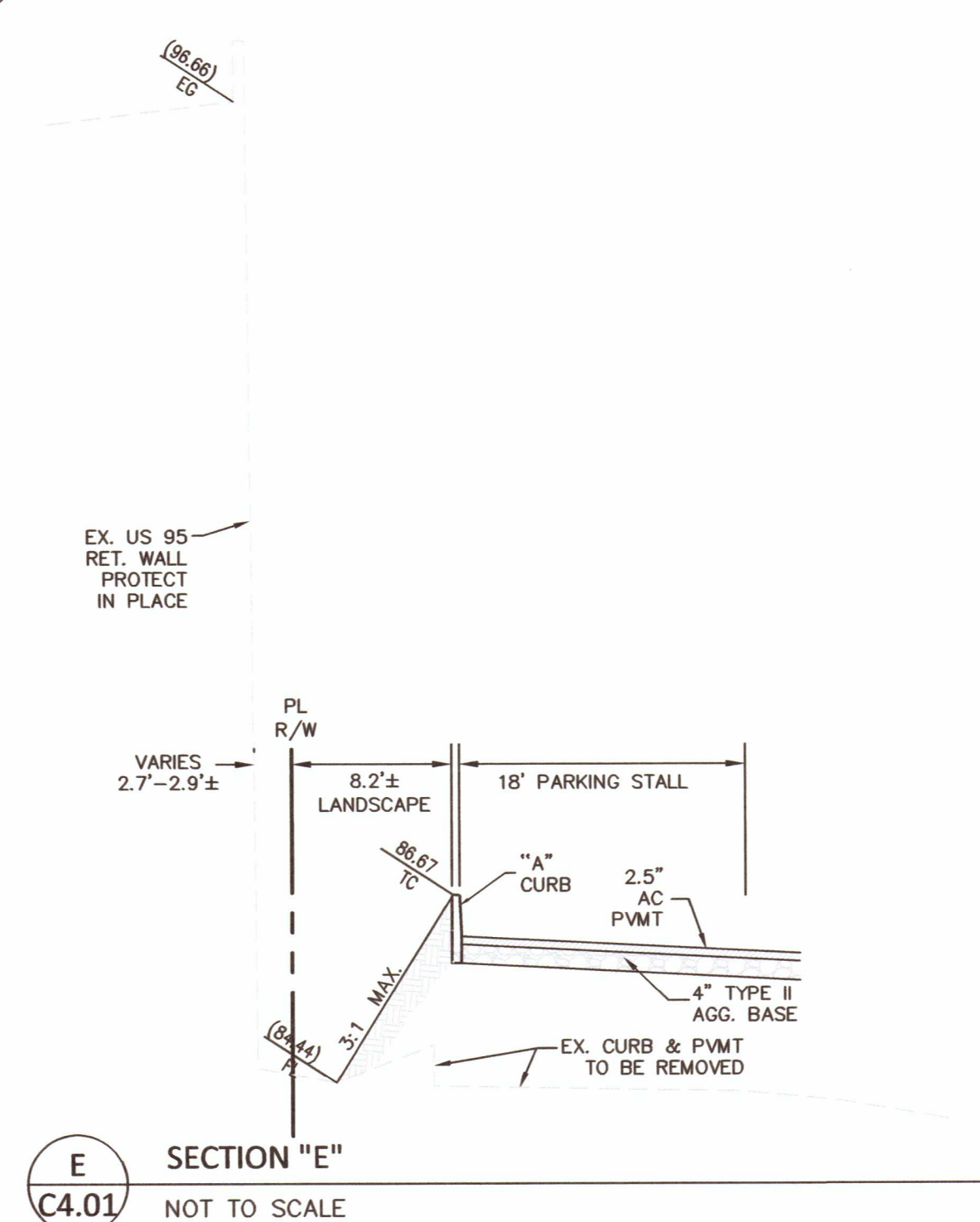
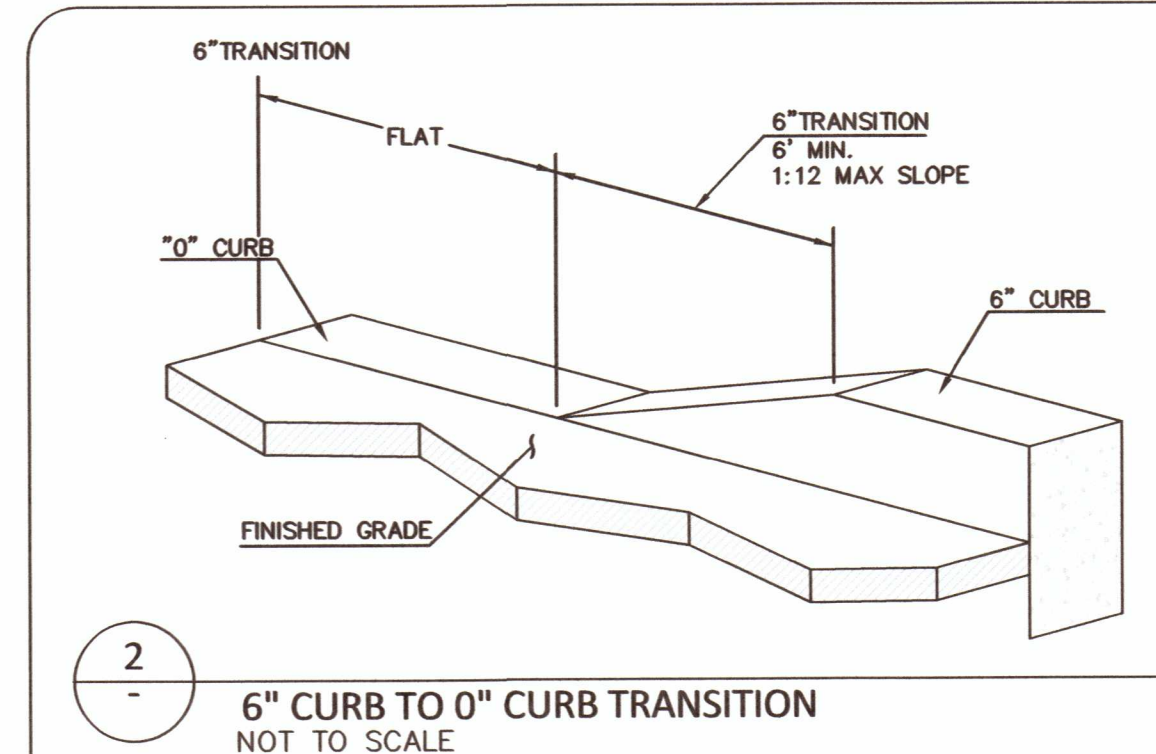
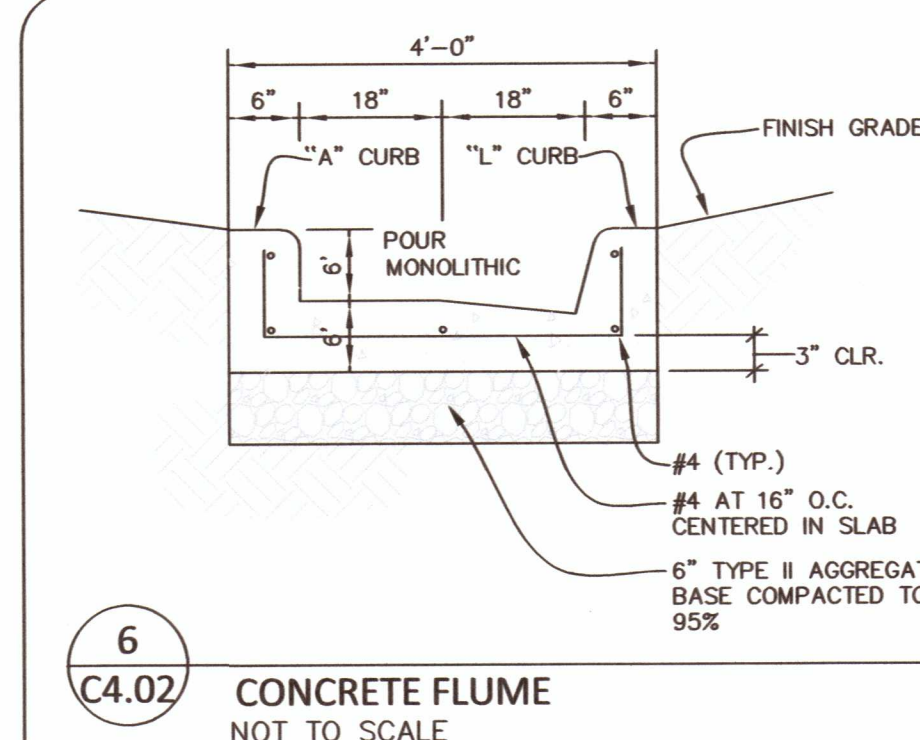
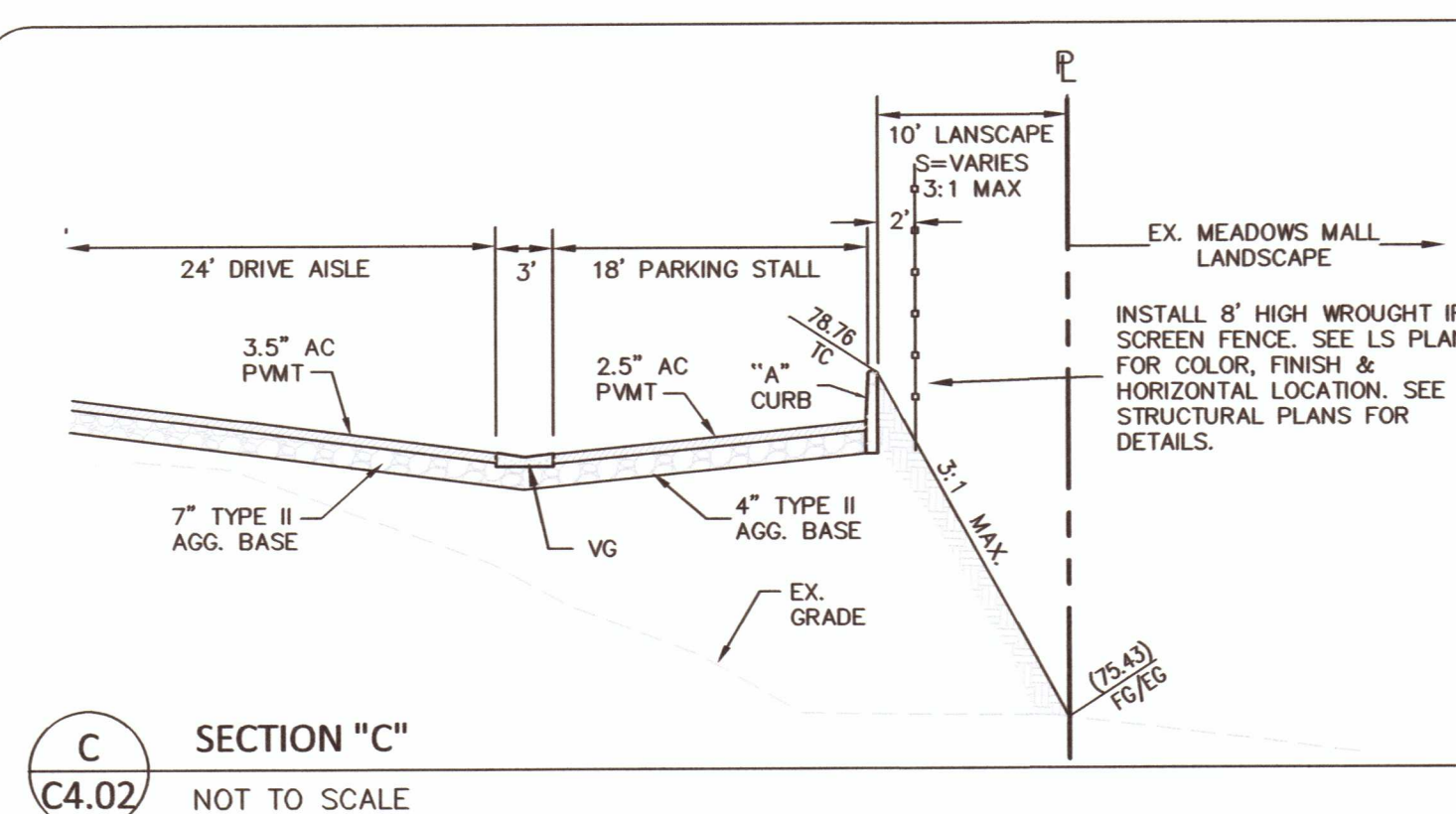
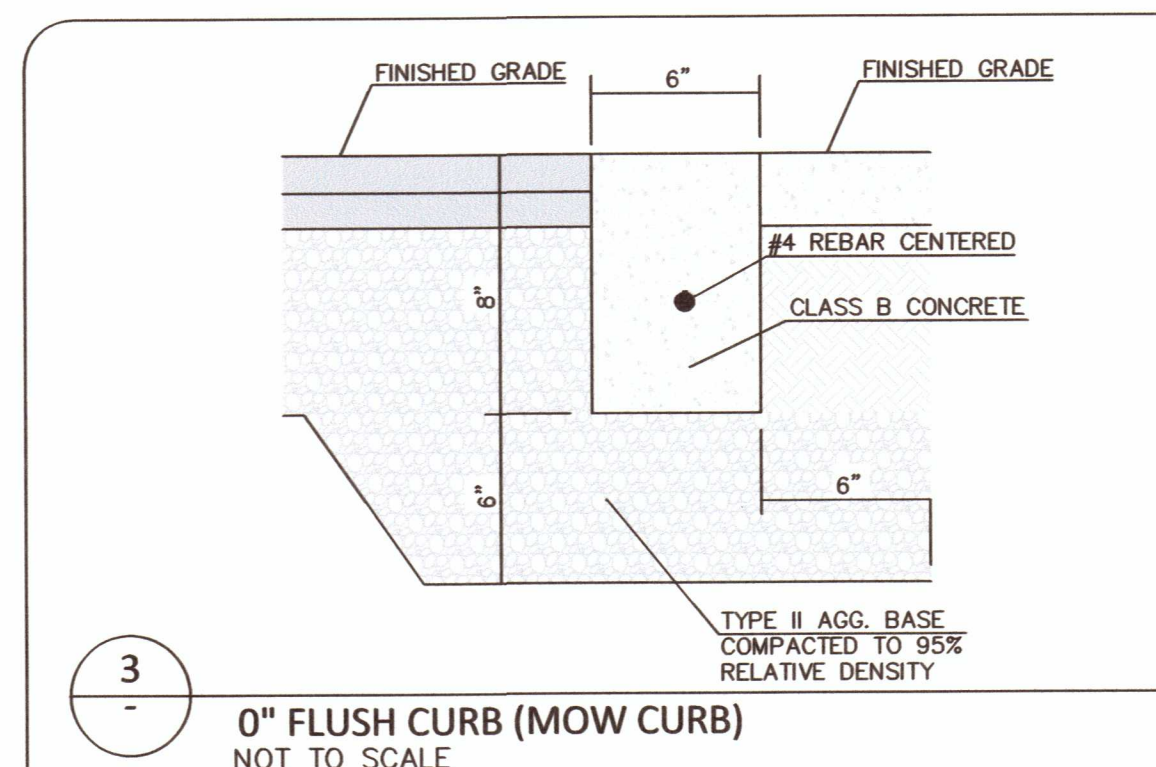
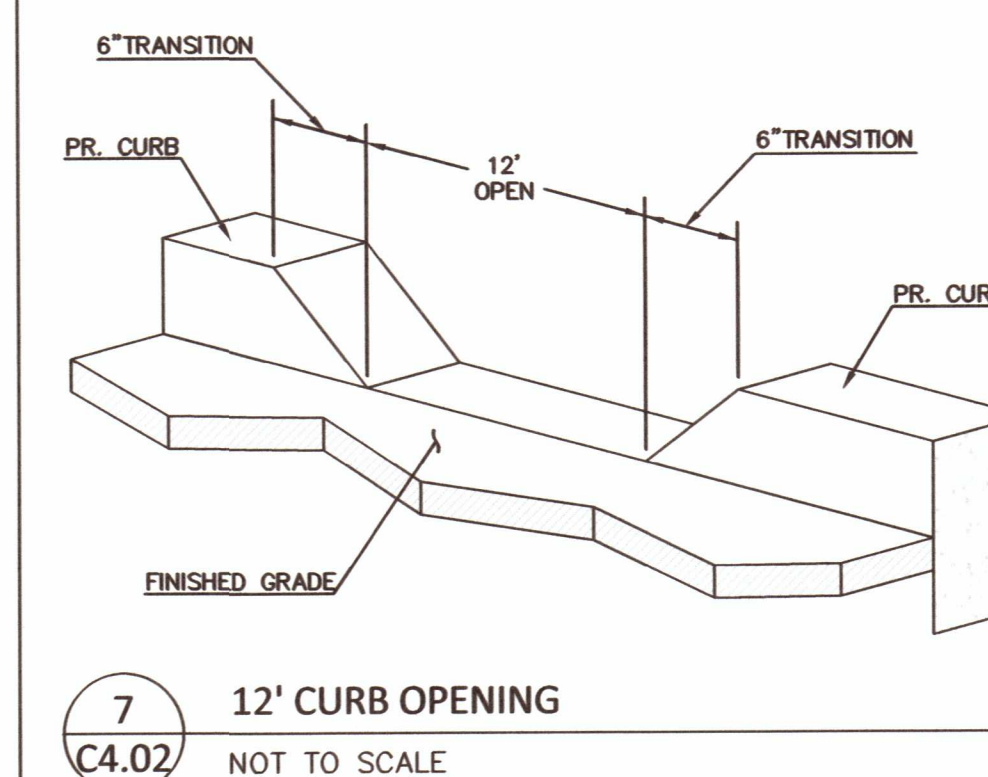
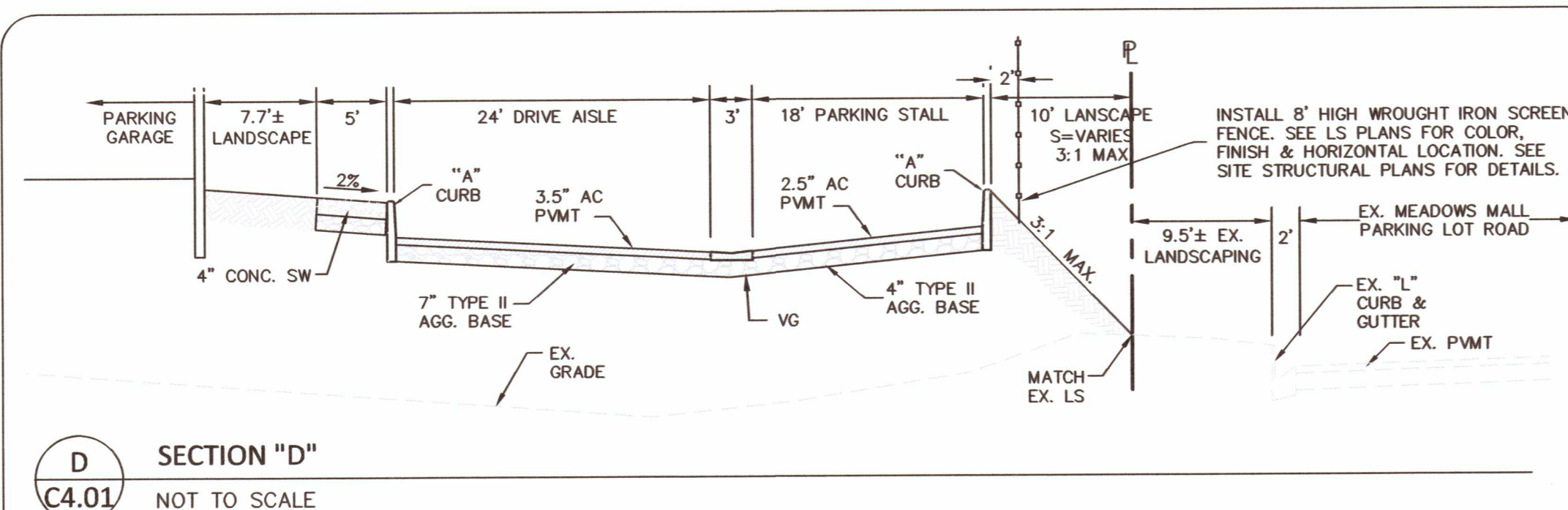
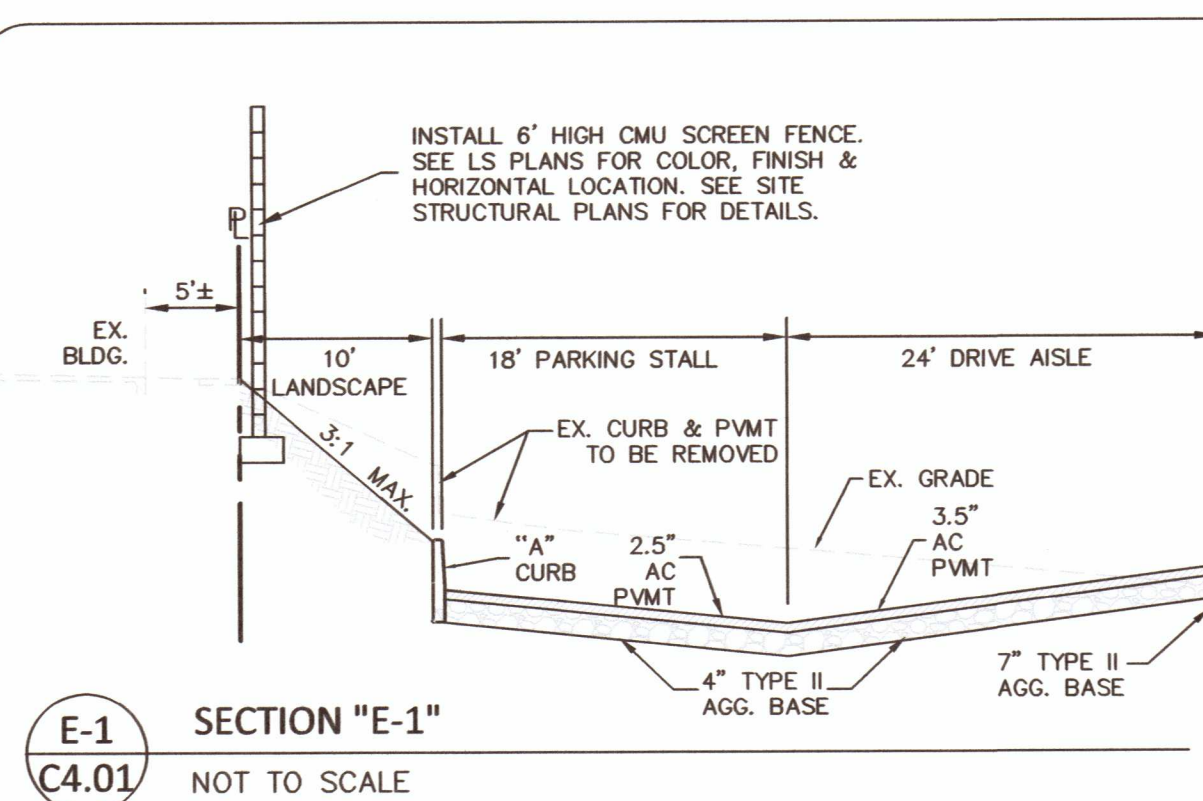
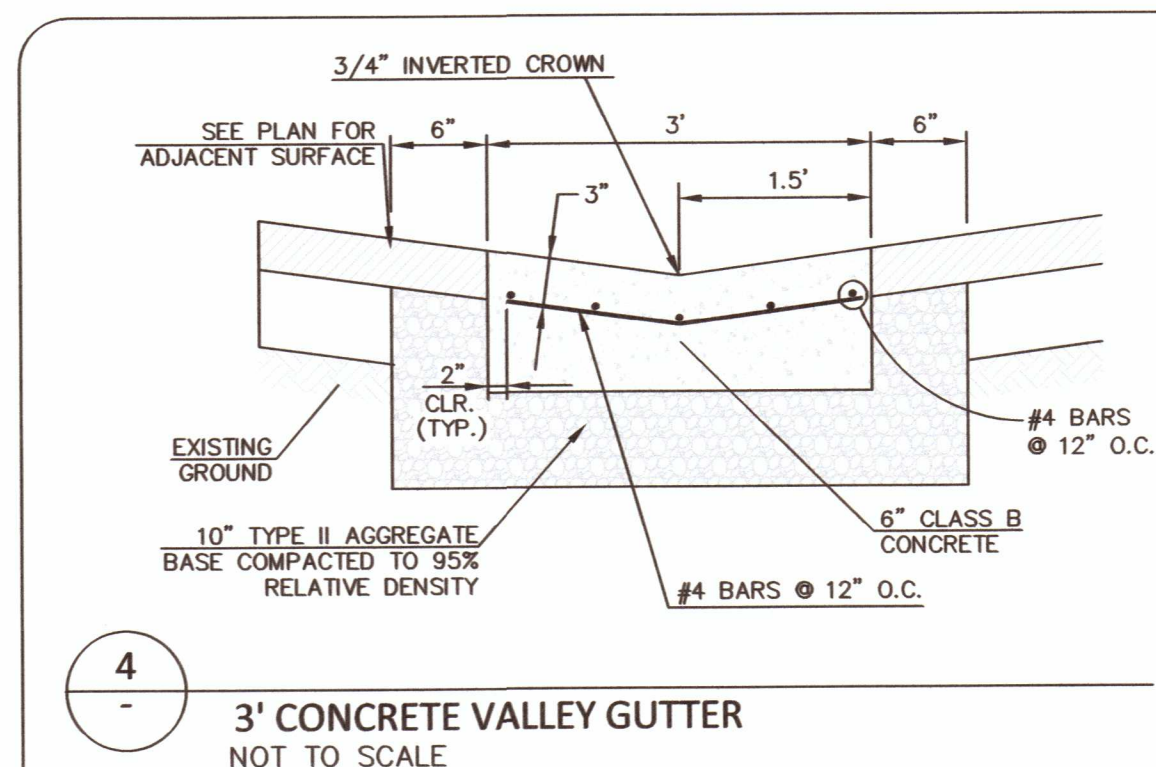
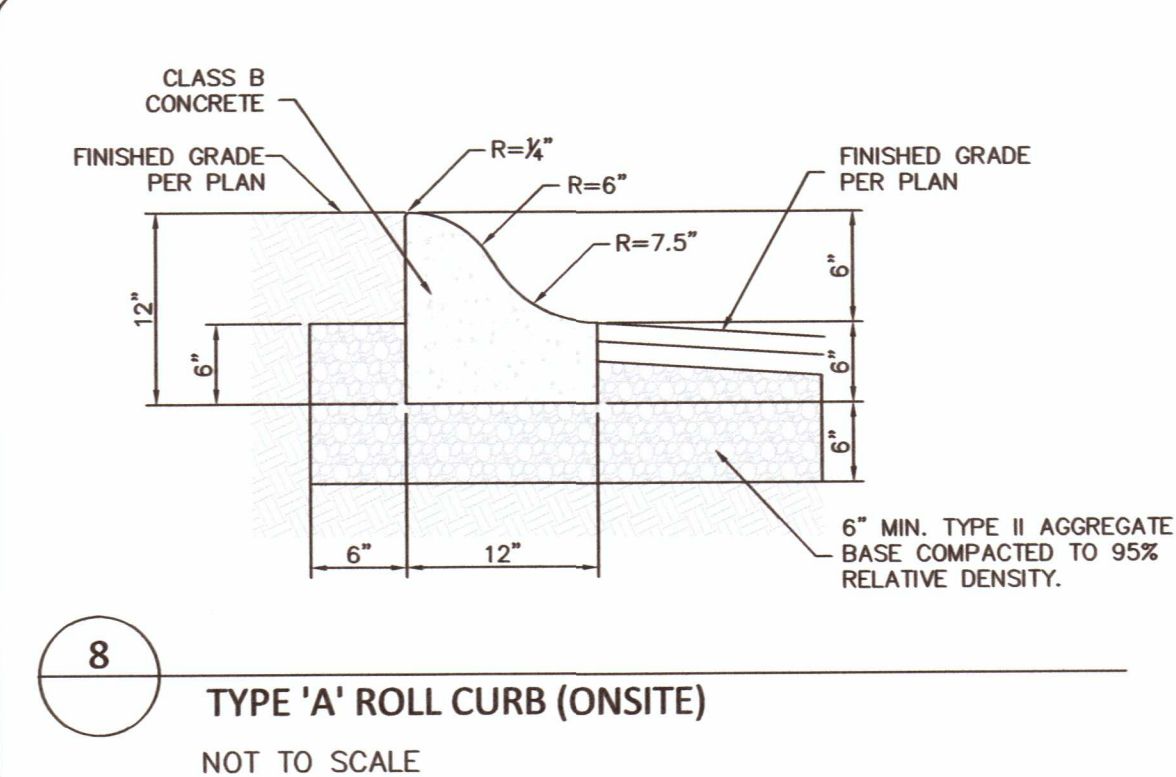
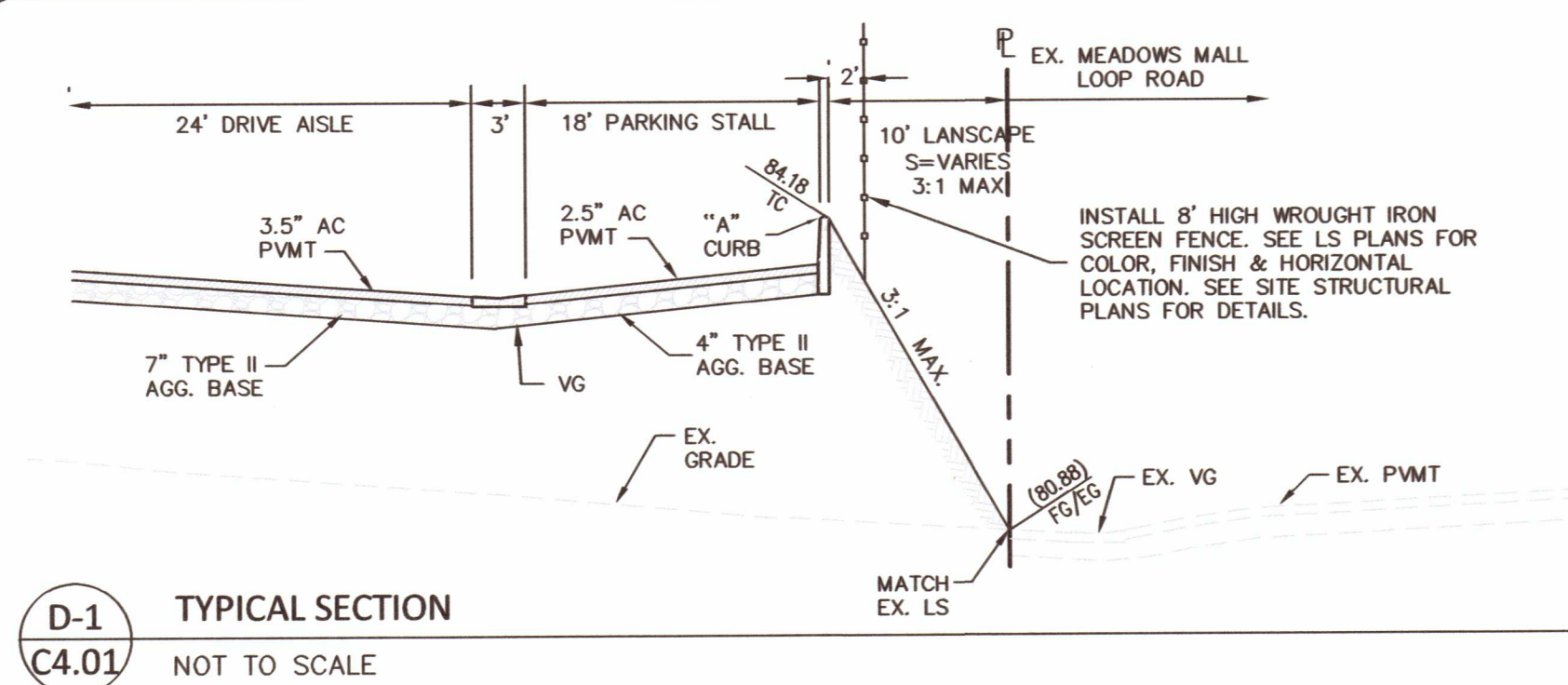
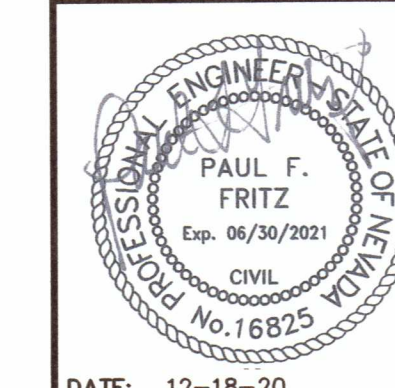
BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88). PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUMS. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS IN CONJUNCTION WITH OLDER DRAWINGS.

MEADOWS OWNERS, LLC

MULTIFAMILY AT THE MEADOWS

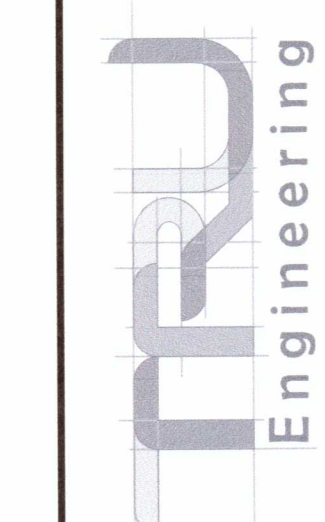
GRADING ENLARGED DETAILS

DRAWING
C4.03

[illegible]

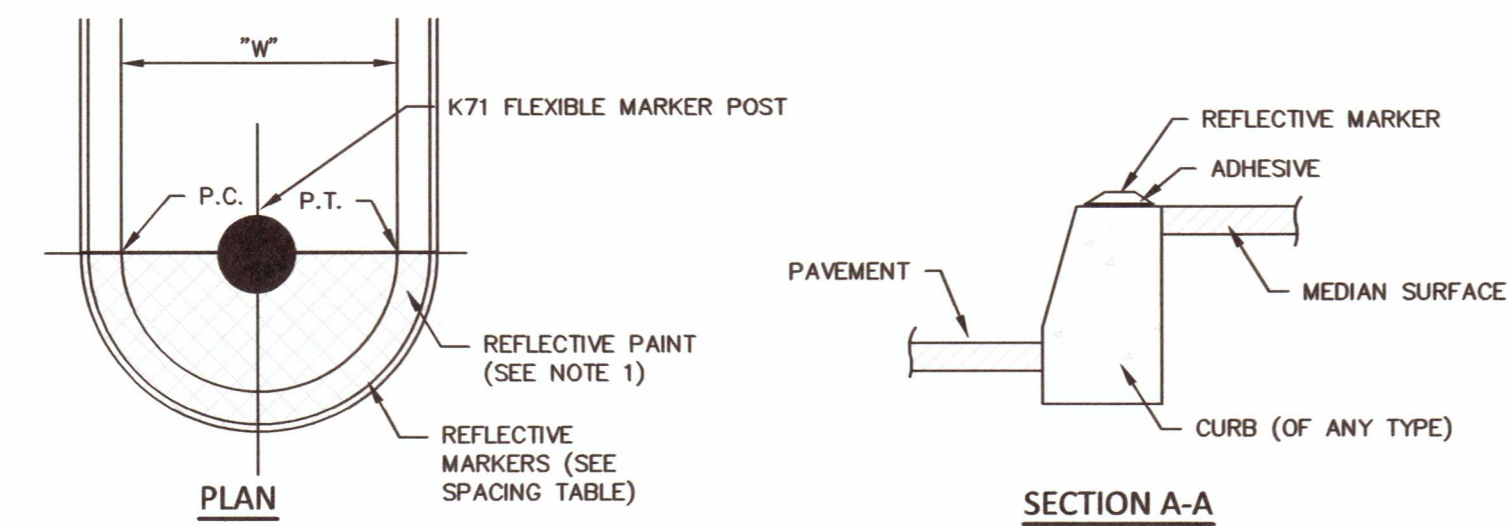
PROJECT NO.	DESIGN: PFF
	DRAWN: PFF
	CHECK: PFF
	LOT DATE: 12-18-20

9555 HILLWOOD DRIVE, STE.110
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MEADOWS OWNERS, LLC
MULTIFAMILY AT THE MEADOWS
DETAILS & SECTIONS 1

DRAWING
C8.01

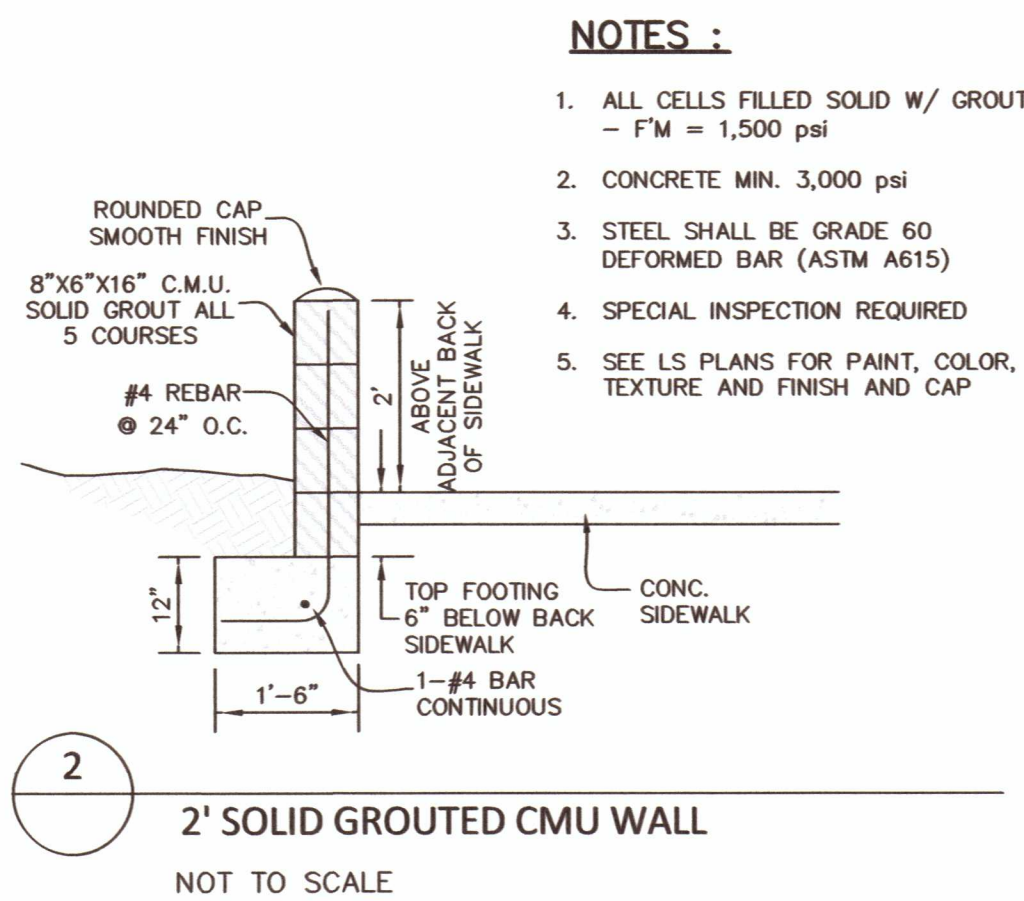


SPACING TABLE	
"W"	NUMBER OR REFLECTORS PER MEDIAN NOSE *
1.0' TO 2.0'	3
2.0' TO 3.0'	4
3.0' TO 4.0'	5
4.0' & GREATER	1 EACH FOR EVERY 1.0' OF CURB LENGTH

- * 1 MARKER EACH SHALL BE PLACED ON THE P.C. AND THE P.T. OF THE MEDIAN NOSE; ALL OTHERS SPACED EQUALLY BETWEEN P.T. & P.C.
- NOTES :**
- PAINT THE ENTIRE MEDIAN WITH REFLECTIVE PAINT OF THE SAME COLOR AS THE REFLECTIVE MARKERS FROM THE MEDIAN NOSE BACK 5 FEET OR TO THE P.C., WHICHEVER IS GREATER. PAINT CONCRETE MEDIANS OF 4' WIDTH OR LESS IN THEIR ENTIRETY.
 - REFLECTIVE PAVEMENT MARKERS USED ON MEDIAN, SHALL CONFORM TO STANDARD DRAWING NO. 247
 - ADJUST THE ORIENTATION OF THE REFLECTIVE MARKERS FACES IN THE FIELD TO ENSURE THAT MARKERS ARE AIMED AT APPROACHING VEHICLES
 - INSTALL A K71 FLEXIBLE MARKER POST AT THE RADIAN POINT OF THE MEDIAN NOSE, SECURELY ATTACHED TO THE MEDIAN SURFACE WITH AN ANCHOR BOLD THAT SCREWS INTO A PRE-INSTALLED FLUSH MOUNTED SLEEVE.
 - K71 FLEXIBLE MARKER POSTS SHALL MATCH THE COLOR OF THE MEDIAN PAINT INDICATED ON THE PLANS AT EACH LOCATION

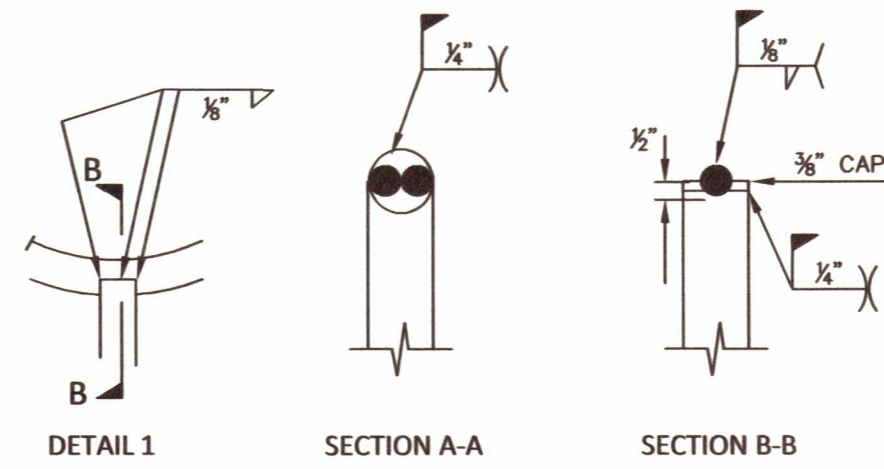
3
C4.03 MEDIAN NOSE MARKINGS

SCALE: NTS



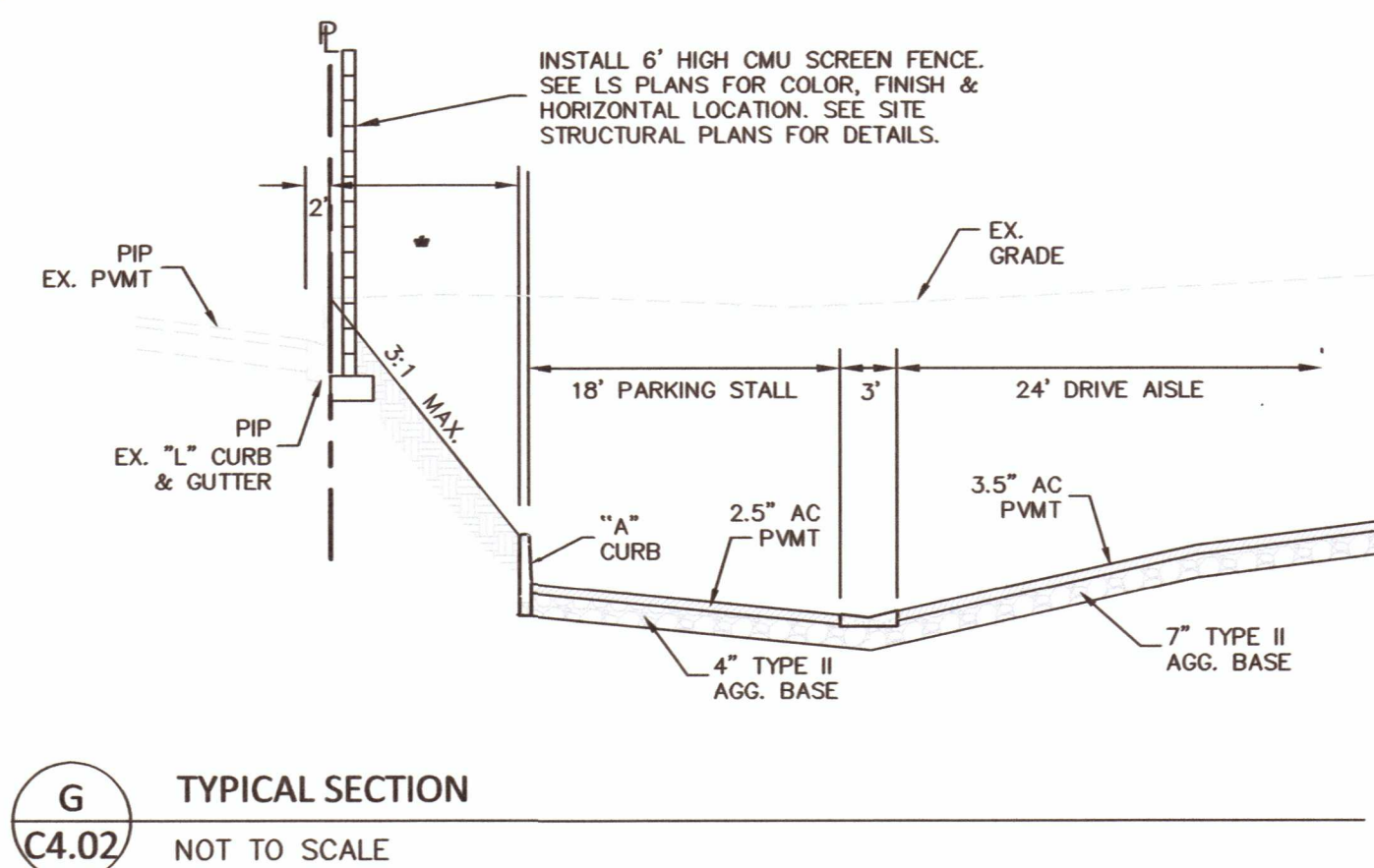
2
C4.03 2' SOLID GROUTED CMU WALL

NOT TO SCALE



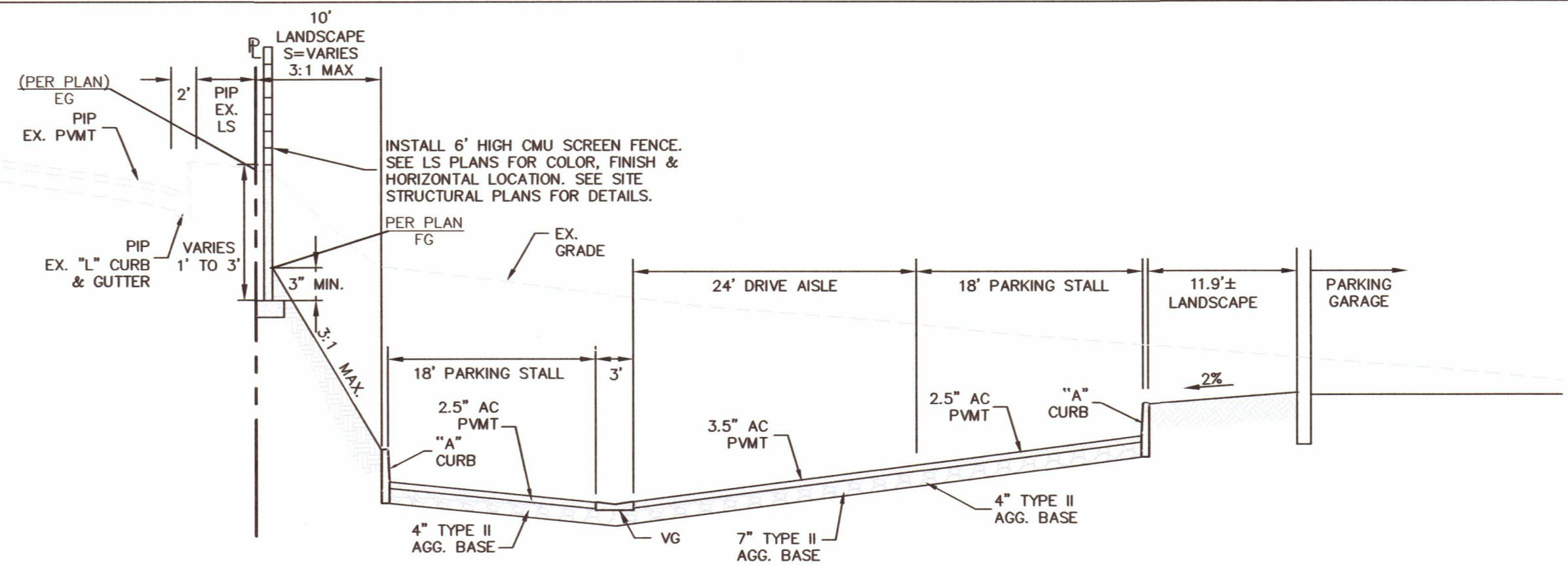
1
C4.03 PEDESTRAIN CONTAINMENT SYSTEM DETAIL

SCALE: 1"=3'



G
C4.02 TYPICAL SECTION

NOT TO SCALE



F
C4.01 TYPICAL SECTION

NOT TO SCALE



DATE: 12-18-20

PROJECT NO.

DESIGN: PFF
DRAWN: PFF
CHECK: PFF
PLOT DATE: 12-18-20
PLOT TIME: 13:47:31

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Paul Fritz

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MULTIFAMILY AT THE MEADOWS

DETAILS & SECTIONS 2

DRAWING
C8.02