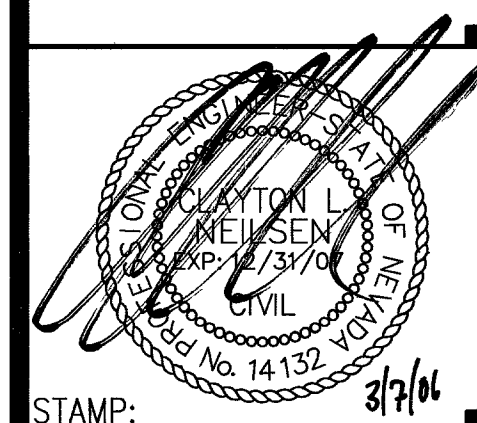
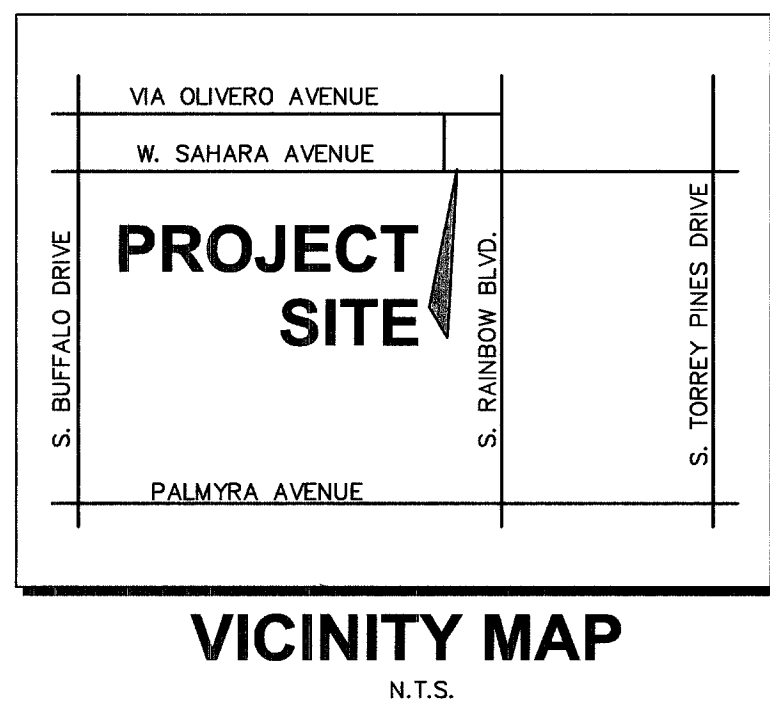
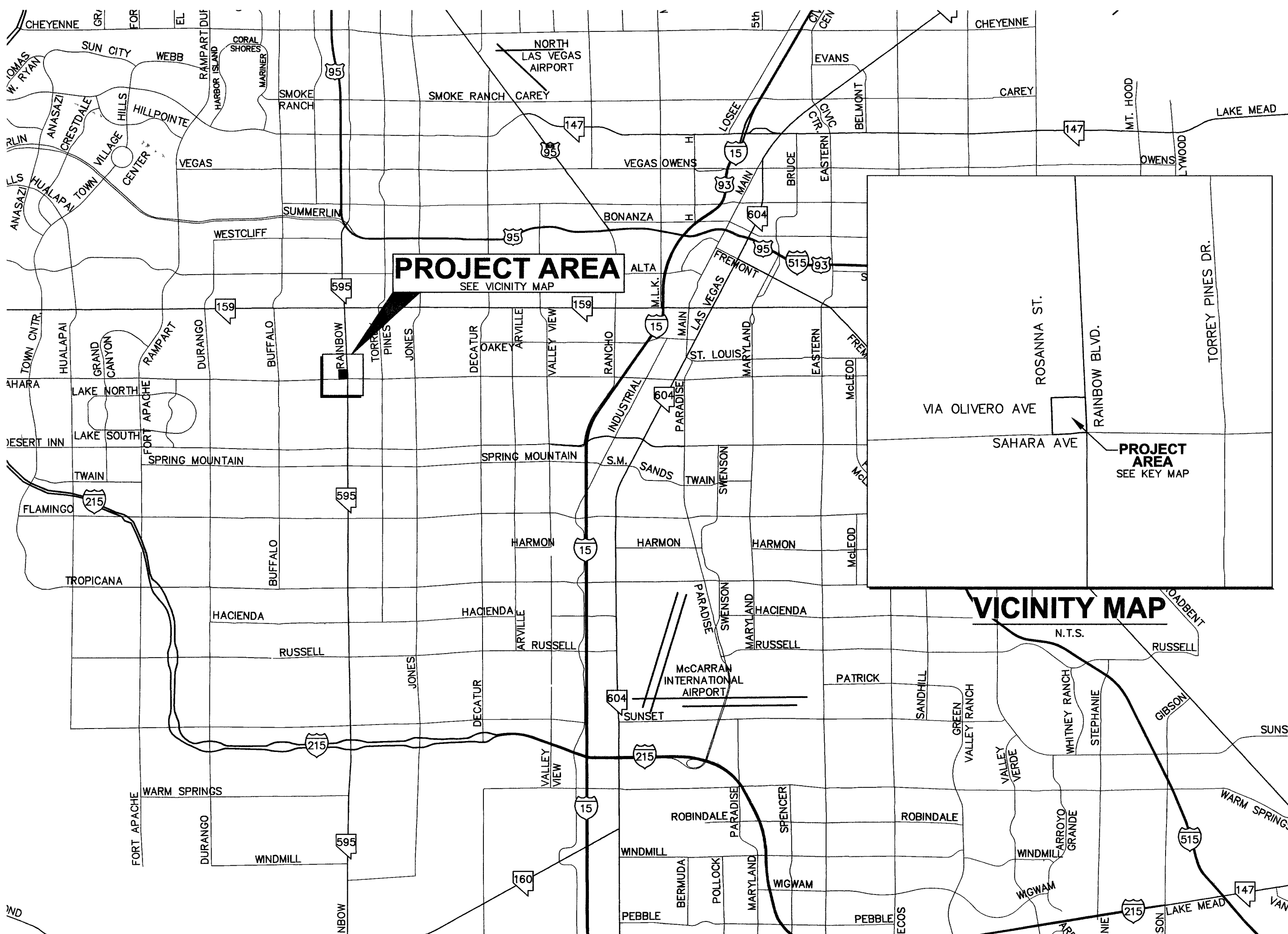


EXPANSION PROJECT FOR AUTONATION-DESERT BMW OF LAS VEGAS

BEING THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APN #163-03-806-010



REVISIONS:

WELLES PUGSLEY
ARCHITECTS L.L.P.

ARCHITECT:

AUTONATION - DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA

COVER SHEET

2480 EAST TOMPKINS AVE. SUITE 222, LAS VEGAS, NEVADA, 89127
ph: 702.455.1150 fax: 702.455.0199 e-mail: wpa@wellespugsleyarchitects.com

ABBREVIATIONS:

AND	HOR	HORIZONTAL
AT	ID	INSIDE DIAMETER
DIAMETER OR ROUND	IRR	IRRIGATION
NUMBER	INVT	INVERT
ADJ	LS	LANDSCAPE
ADJUST	LVWD	LAS VEGAS VALLEY WATER
AGG	DISTRICT	DISTRICT
ALT	LAT	LATERAL
ASBESTOS CEMENT PIPE	LT	LEFT
AC	LF	LINEAL FEET
AVE	MH	MANHOLE
BACK OF CURB	MW	MAXIMUM
BSW	MIN	MINIMUM
BEG	NG	NATURAL GRADE
BEGINNING OF CURB RETURN	NDOT	NEVADA DEPARTMENT OF
BVC	NO	TRANSPORTATION
BEGINNING OF VERTICAL CURVE	OC	ON CENTER
BM	OD	OUTSIDE DIAMETER
BENCHMARK	OHP	OVERHEAD POWER
BTDY	PVMT	PAVEMENT
CATV	PC	POINT OF CURVATURE
CAST IRON PIPE	PCC	POINT OF COMPOUND CURVE
CENTERLINE	POC	POINT OF CONNECTION
CITY OF BOULDER CITY	PI	POINT OF INTERSECTION
CLV	PRC	POINT OF REVERSE CURVE
CITY OF LAS VEGAS	PT	POINT OF TANGENT
CITY OF NORTH LAS VEGAS	PVI	POINT OF VERTICAL INTERSECTION
CITY OF HENDERSON	PVC	POLY VINYL CHLORIDE PIPE
CITY OF MESQUITE	PE	POLYETHYLENE
CLARK COUNTY	P	POWERLINE
CLARK COUNTY REGIONAL FLOOD	PP	POWER POLE
CONTROL DISTRICT	PL	PROPERTY LINE
CCSD	PROP	PROPOSED
CLARK COUNTY SANITATION	PB	PULL BOX
CCAUSD	R	RADIUS
CLARK COUNTY AREA UNIFORM	Q	RATE OF FLOW
STANDARD DRAWINGS	RR	RAILROAD
CLEAN OUT	RCB	REINFORCED CONCRETE BOX
CMU	RCP	REINFORCED CONCRETE PIPE
CONC	RT	RIGHT
CONCRETE MASONRY UNIT	ROW	RIGHT-OF-WAY
CONC	Road	ROAD
CONCRETE	SS	SANITARY SEWER
CNST	SHT	SHEET
CMP	SDWK	SIDEWALK
CORRUGATED METAL PIPE	SNWA	SOUTHERN NEVADA WATER
C & G	ST	STREET
DEPRESSED CURB	STA	STATION
DESIGN AND CONSTRUCTION	STD	STANDARD
STANDARDS FOR WASTEWATER	STD	STORM DRAIN
COLLECTION SYSTEM	ST	STREET
DIA	T	TELEPHONE
DI	TOP OF CURB	TOP OF CURB
DOMESTIC	TF	TOP OF FOOTING
DROP INLET	TMH	TOP OF MANHOLE
DRIVEWAY	TOP OF WALL	TOP OF WALL
DWY	TS	TRAFFIC SIGNAL
DIP	TSC	TRAFFIC SIGNAL CONDUIT
DUCTILE IRON PIPE	TRANS	TRANSITION
EW	TYP	TYPICAL
EASMENT	UDACS	UNIFORM DESIGN AND
EDGE OF AC	CONSTRUCTION STANDARDS	CONSTRUCTION STANDARDS
EDGE OF PAVEMENT	FOR WATER DISTRIBUTION	FOR WATER DISTRIBUTION
ELECTRIC	UG	UNDERGROUND
ELEVATION	VG	VALLEY GUTTER
EL	VC	VERTICAL CURVE
END OF CURB	VERT	VERTICAL
END OF CURVE	VIRIN	VIRGIN VALLEY WATER DISTRICT
END OF CURB RETURN	VCP	VITRIFIED CLAY PIPE
END OF DRIVEWAY	WL	WATER LINE
END OF VERTICAL CURVE	WM	WATER METER
EXISTING	WTH	WITH
FACE OF CURB	W/O	WITHOUT
FINISH FLOOR		
FINISH GRADE		
FINISHED SURFACE		
FIRE SPRINKLER RISER		
FIRE HYDRANT		
FLOW LINE		
FUTURE BACK OF CURB		
GALV		
GAS		
GRADE BREAK		
GRATE		
H		
HIGH OR HEIGHT		
HDPDE		
HIGH DENSITY POLYETHYLENE		
HPT		
HIGH POINT		
HPS		
HIGH PRESSURE SODIUM		

ESTIMATED QUANTITIES:

QUANTITIES SHOWN ARE PROVIDED FOR ENTITY PURPOSES ONLY. CONTRACTOR
SHALL BE RESPONSIBLE TO VERIFY ACTUAL QUANTITIES FOR BIDDING PURPOSES.

PRIVATE IMPROVEMENTS:

PUBLIC QUANTITIES	DESCRIPTION	QUANTITY	UNIT
4" SEWER		1.00	LF
6" SEWER		1.00	LF
8" SEWER		1.00	LF
SEWER		1.00	LF
SEWER MANHOLES UNDER 6 FEET		1.00	EA
SEWER MANHOLE 6 TO 8 FEET		1.00	EA
SEWER MANHOLE > 8"		1.00	EA
SEWER MANHOLES ADJUSTMENTS		1.00	EA
6" WATER MAIN		1.00	LF
8" WATER MAIN		1.00	LF
10" WATER MAIN		1.00	LF
12" WATER MAIN		1.00	LF
WATER MAIN MISCELLANEOUS		1.00	EA
WATER SERVICE TO LOTS		1.00	EA
FIRE HYDRANT		1.00	EA
FIRE HYDRANT RELOCATION		1.00	EA
CURB & GUTTER (TYPE "L" & "A")		1.00	LF
CROSS GUTTER (ROLL TYPE)		1.00	SF
CROSS GUTTER		1.00	SF
DRIVEWAY COMMERCIAL		1.00	SF
DRIVEWAY RESIDENTIAL		1.00	SF
SIDEWALK 4"		1.00	SF
SIDEWALK 5"		1.00	SF
SIDEWALK RAMP		1.00	EA
SIDEWALK UNDERDRAIN		1.00	CY
TYPE I GRAVEL BASE		1.00	CY
TYPE II GRAVEL BASE		1.00	CY
2" ASPHALTIC CONCRETE PAVING		1.00	SY
3" ASPHALTIC CONCRETE PAVING		1.00	SY
4" ASPHALTIC CONCRETE PAVING		1.00	SY
5" ASPHALTIC CONCRETE PAVING		1.00	SY
6" ASPHALTIC CONCRETE PAVING		1.00	SY
OPEN GRADE		1.00	SY
PULLBOX		1.00	EA
STREETLIGHT (STANDARD BASE)		1.00	EA
STREETLIGHT (BREAKAWAY BASE)		1.00	EA
SURVEY MONUMENTS		1.00	EA
FLOOD CONTROL MISCELLANEOUS		1.00	LS
EXCAVATION & EMBANKMENT		1.00	CY
MISCELLANEOUS TRENCHING		1.00	LS
TRAFFIC SIGNAL MIS		1.00	EA
STREET/STOP SIGNS		1.00	EA
CABLE TO LOTS (RES SUBDIV ONLY)		1.00	EA
GAS TO LOTS (RES SUBDIV ONLY)		1.00	EA
PHONE TO LOTS (RES SUBDIV ONLY)		1.00	EA
POWER TO LOTS (RES SUBDIV ONLY)		1.00	EA
MISCELLANEOUS		1.00	EA
PRIVATE QUANTITIES			
CURB & GUTTER (TYPE "L" & "A") PVT		286	LF
CROSS GUTTER (ROLL TYPE) PVT		7	LF
CROSS GUTTER (PVT)		7	SF
TYPE I GRAVEL BASE (PVT)		7	CY
TYPE I GRAVEL BASE (PVT)		959	CY
2" ASPHALTIC CONCRETE PAVING		8237	SY
EXCAVATION & EMBANKMENT (PVT)		2350	CY
MISCELLANEOUS (PRIVATE) 3" AC		2350	SY

APPROVALS:

Jorge Cervantes, P.E. #13977, PTOE
CITY ENGINEER
DATE 7/24/06

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN
THE DEDICATED RIGHT-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 STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION
OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM
STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

M. WARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT
DATE 5/14/06

NOTE:
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND
DEVELOPMENT DEPARTMENT.

CITY ENGINEER
DATE 4/17/06

LAS VEGAS VALLEY WATER DISTRICT
PROJECT #110933 (SHEETS C1.00, C1.01, C4.00)
DATE 5-22-06

NEVADA POWER COMPANY
DATE 3/6/06

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

3/23/06
DATE

3/10/06
DATE

SPRINT
DATE 07/06/06

THE AFFIXED SPRINT NEVADA 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.

INDEX OF SHEETS

1. COVER SHEET	C1.00
2. GENERAL NOTE SHEET	C1.01
3. DEMOLITION PLAN	C2.00
4. DEMOLITION PLAN	C2.01
5. HORIZONTAL CONTROL PLAN	C3.00
6. HORIZONTAL CONTROL PLAN	C3.01
7. UTILITY PLAN	C4.00
8. UTILITY PLAN	C4.01
9. GRADING PLAN	C5.00
10. GRADING PLAN	C5.01
11. RETAINING WALL PROFILE AND SECTIONS	C6.00
12. RETAINING WALL DETAILS AND SCHEDULES	C6.01
13. DETAIL SHEET	C7.00

DEVELOPER/OWNER:

JRJ INVESTMENTS, INC.
C/O AUTONATION
110 S.E. 6TH ST.
FT. LAUDERDALE, FL 33301
CONTACT: ROBERT F. DWORS
PHONE: (954) 769-7152
FAX: (954) 769-8941

DEVIATIONS FROM STANDARD:

NONE

NOTE:
NDOT ENCROACHMENT PERMIT REQUIRED

BENCHMARK:

CLARK COUNTY BENCHMARK #7C10-25WS 1997
RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF
RAINBOW BLVD. AND SAHARA AVE. NEAR THE PC OF RAINBOW BLVD.
ELEVATION = 729.274 METERS (2392.61 FEET NAVD88)

BASIS OF BEARINGS:

SOUTH 87°51'38" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON FILE IN FILE 128 OF
SURVEYS, PAGE 46, CLARK COUNTY OFFICIAL RECORDS.

Call before you Dig
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS and
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly.

Call before you Dig
1-702-593-6111

Avoid cutting underground utility lines. It's costly.

Call before you Dig
1-800-227-2600

Nevada By Design
ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone: (702) 598-1555 - Fax: (702) 598-1558
www.nvbydesign.com

C1.00

SHEET: 1 OF 13

107V4667