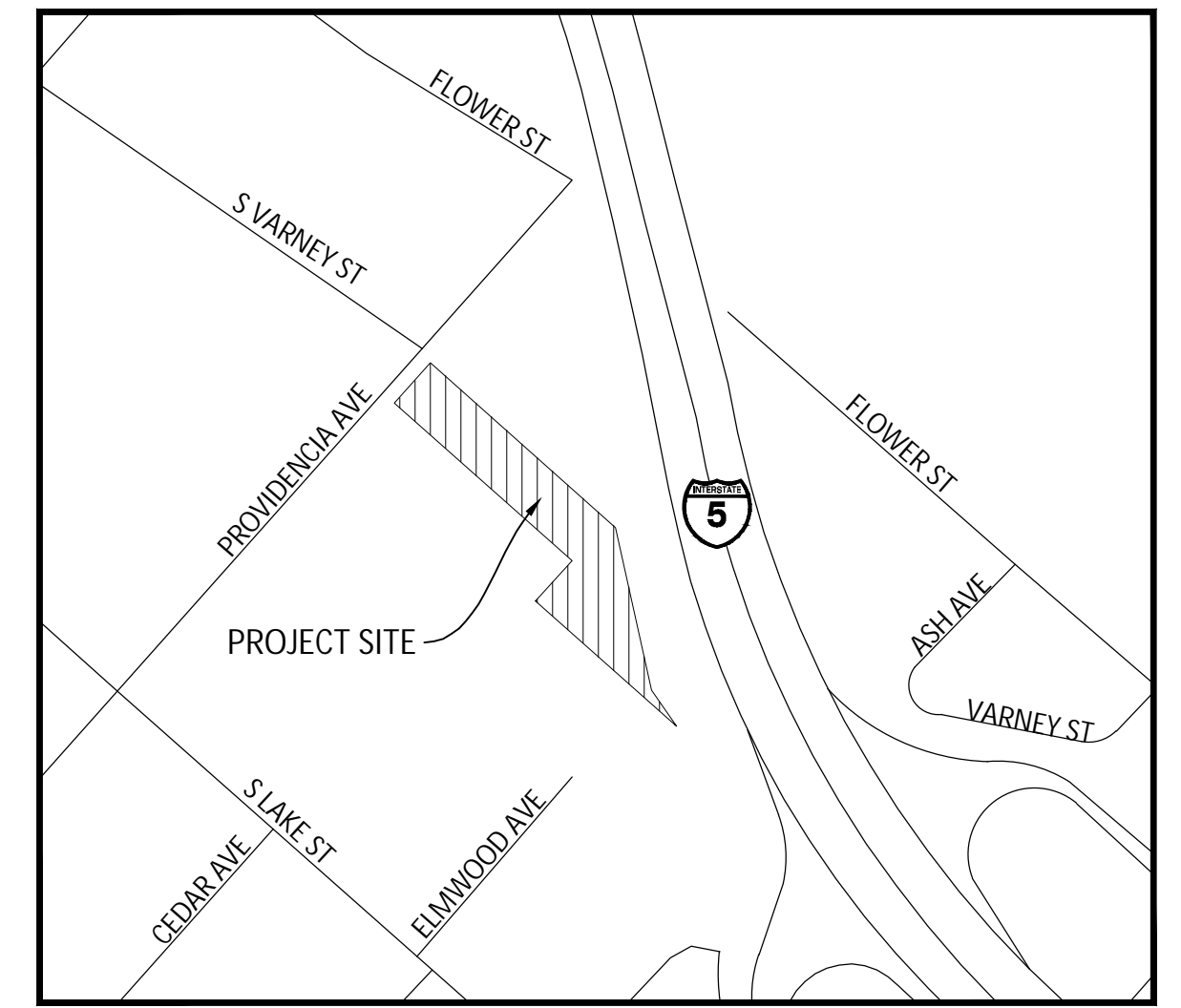


SITE DEVELOPMENT PLAN

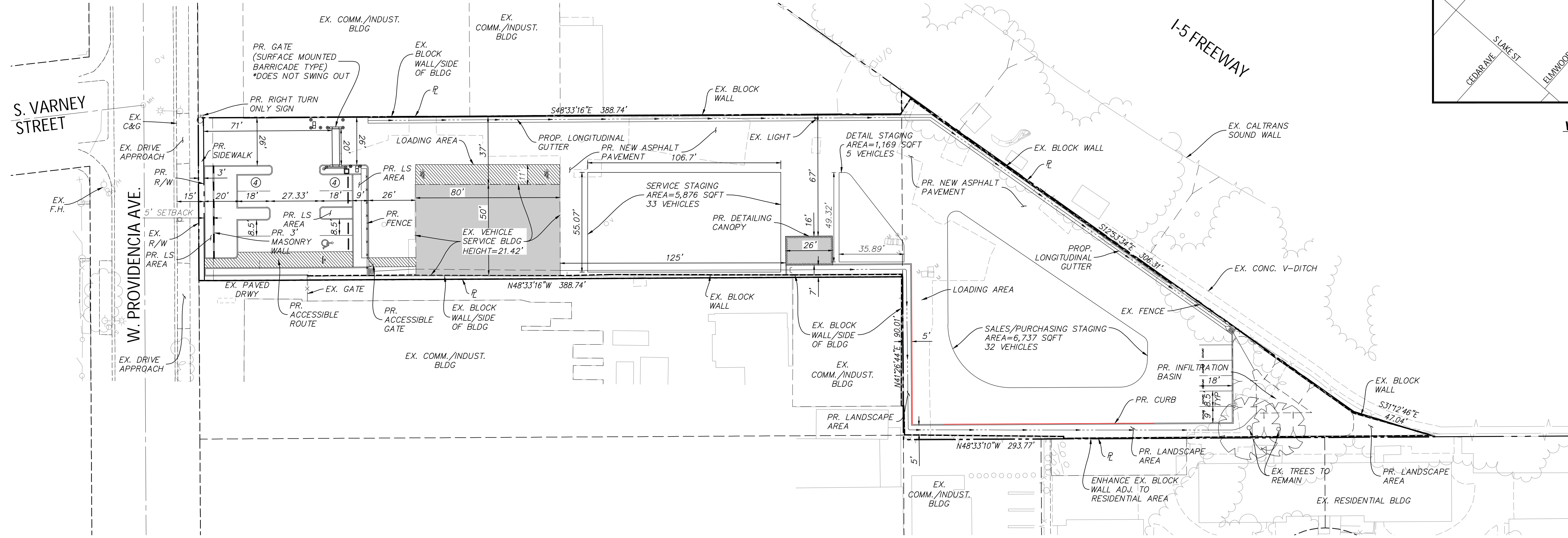
CARMAX MULTI-PURPOSE YARD

132 W. PROVIDENCIA AVE.

CITY OF BURBANK



VICINITY MAP
NTS



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHEASTERLY HALF OF THE SOUTHWESTERLY 180 FEET OF THE NORTHEASTERLY HALF OF LOT 1 IN BLOCK 85 OF SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE SOUTHWESTERLY 40 FEET THEREOF.

PARCEL 2:

THE SOUTHWESTERLY 40 FEET OF THE NORTHEASTERLY HALF OF THE SOUTHWESTERLY 180 FEET OF THE NORTHEASTERLY HALF OF LOT 1 IN BLOCK 85 OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGES 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF THE NORTHEASTERLY ONE-HALF OF LOT 2 IN BLOCK 85 OF SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 43, PAGE 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID NORTHEASTERLY ONE-HALF OF SAID LOT 2;
THENCE SOUTH 48°45'13" EAST ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY ONE-HALF, A DISTANCE OF 293.77 FEET;
THENCE NORTH 31°24'49" WEST, 47.04 FEET;
THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2, DISTANT ALONG SAID NORTHWESTERLY LINE, NORTHEASTERLY, 192.59 FEET FROM SAID MOST WESTERLY CORNER;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 192.59 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF.

APN 2451-002-028 AND APN 2451-001-044

PROJECT DESCRIPTION

CARMAX INTENDS TO REDEVELOP THE SUBJECT PROPERTY TO BE USED IN SUPPORT OF THE NEARBY CARMAX FACILITY ON FLOWER ST. THE SUBJECT PROPERTY IS INTENDED TO SUPPORT THE NEARBY FACILITY IN A MULTITUDE OF WAYS AND WILL INCLUDE THE FOLLOWING USES OUTLINED BELOW. THESE USES WILL BE CONDUCTED IN SUPPORT OF THE EXISTING FLOWER STREET CARMAX FACILITY AND WILL NOT BE OPEN TO THE GENERAL PUBLIC IN A TRADITIONAL SENSE. APPROXIMATELY 3 CAR CARRIER TRIPS PER DAY ARE EXPECTED TO THIS FACILITY TO SUPPORT THESE USES.

- AUTO SERVICE AND RECONDITIONING:** THE PROPOSED FACILITY WILL CONDUCT LIMITED VEHICLE SERVICE (ROUTINE MAINTENANCE, TIRES, DIAGNOSTIC AND MILEAGE SERVICES, ETC.) AND MINOR NON-MECHANICAL RECONDITIONING TYPE WORK (PAINT-LESS DENT REPAIR, SCRATCH REMOVAL, WINDSHIELD CHIP REPAIR, WIPER BLADE REPLACEMENTS, UPHOLSTERY REPAIR) AS AN EXTENSION OF THE SERVICE AND RECONDITIONING SERVICES CONDUCTED AT THE FLOWER STREET FACILITY. THE FACILITY WILL NOT CONDUCT "MAJOR" MECHANICAL SERVICES (TRANSMISSION REPLACEMENT, ENGINE REPLACEMENT, FRAME STRAIGHTEN, MAJOR BODY WORK AND PAINTING, ETC.). ALL SERVICE WORK WILL BE PERFORMED INSIDE BUILDINGS.
- DETAILING:** THE PROPOSED FACILITY WILL CONDUCT DETAILING OF VEHICLES AS AN EXTENSION OF THE RECONDITIONING SERVICES CONDUCTED AT THE FLOWER STREET FACILITY. DETAILING WORK INCLUDE CLEANING/VACUUMING OF THE INTERIOR AND LIGHT COSMETIC WORK INCLUDING HAND WAXING/POLISHING OF THE EXTERIOR.
- VEHICLE SALES:** THE PROPOSED FACILITY WILL FACILITATE VEHICLE SALES ON THIS SITE AS AN EXTENSION OF THE VEHICLES SALES CONDUCTED AT THE FLOWER STREET FACILITY. SALES WOULD BE CONDUCTED ONLINE OR IN-PERSON AT THE FLOWER STREET FACILITY WITH FINAL PICK-UP OCCURRING ON THE SUBJECT PROPERTY BY APPOINTMENT.
- VEHICLE PURCHASING:** CARMAX DOES NOT FOLLOW THE "TRADE-IN" MODEL THAT MANY DEALERS UTILIZE. THEY WILL PURCHASE YOUR VEHICLE EVEN IF YOU DO NOT PURCHASE ONE FROM THEM. TRANSACTIONS WOULD BE CONDUCTED ONLINE OR IN-PERSON AT THE FLOWER STREET FACILITY WITH FINAL DROP-OFF OCCURRING ON THE SUBJECT PROPERTY BY APPOINTMENT.
- VEHICLE QUEUING:** ANOLLARY TO THE USES DESCRIBED ABOVE WOULD BE THE SHORT-TERM QUEUING OF VEHICLES WHICH ARE AWAITING SERVICE, AWAITING RECONDITIONING, AWAITING DETAILING, OR AWAITING PICK-UP/DROP-OFF AFTER A TRANSACTION.

THE PROPOSED PROJECT WILL INVOLVE DEMOLITION OF THE EXISTING OFFICE BUILDING AT THE PROPERTY'S PROVIDENCIA AVE. FRONTAGE (WEST SIDE OF SITE). THE AREA WHERE THE OFFICE BUILDING STOOD WILL BE REPLACED WITH ASPHALT PAVING FOR A VEHICLE PARKING AREA. THE REMAINDER OF THE SITE WILL REMAIN ESSENTIALLY AS-IS WITH ONLY MINOR MODIFICATION/IMPROVEMENTS NECESSARY. THE REAR AREA WILL BE SECURED BY A 6' CHAIN LINK FENCE AND GUARDRAIL FOR SCREENING AND SECURITY PURPOSES AND AN EMBASSY STYLE GATE FOR CONTROLLING ACCESS IN AND OUT. A PEDESTRIAN GATE WILL ALSO BE PROVIDED FOR ACCESS FROM THE FRONT PARKING AREA. THE EXISTING VEHICLE SERVICE BUILDING AND ITS USE WILL REMAIN AS-IS. A SMALL CANOPY WILL BE CONSTRUCTED TO THE EAST OF THIS VEHICLE SERVICE BUILDING. PORTIONS OF THE EXISTING PAVING WILL BE MILLED AND OVERLAID TO PROVIDE A SMOOTH SURFACE. THE MATERIAL STORAGE BIN AREAS ALONG THE SOUTHERN SIDE OF THE SITE WILL BE REMOVED. A SMALL WATER QUALITY POND WILL BE CREATED IN THE SOUTHEAST CORNER OF THE SITE WHICH FOLLOWS EXISTING DRAINAGE PATTERNS. VEHICLE STAGING AREAS FOR THE VARIOUS USES DESCRIBED BELOW WILL BE PROVIDED WITHIN THIS REAR AREA, AS INDICATED ON THE ATTACHED PLANS.

SITE PLAN SUMMARY

1. APN: 2451-001-044 & 2451-002-028
2. ACREAGE: 1.40 AC
3. EX. ZONING: M-2 GENERAL INDUSTRIAL
4. BUILDINGS: SERVICE - 3,978 SF
OTHER - 416 SF
5. BUILDING COVERAGE: 4,394 SF (7.2% OF SITE)
6. LANDSCAPE AREA REQ'D: 550 SF (10% OF PARKING)
7. LANDSCAPE AREA PROVIDED: 1,750 SF
8. PARKING SPACES REQ'D: 13 SPACES
9. PARKING SPACES PROVIDED: 13 SPACES
10. ACCESSIBLE PARKING SPACES REQ'D: 1 SPACE
11. ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE
12. BUILDING SETBACK REQ'D: 5 FT FROM R/W
13. BUILDING SETBACK PROVIDED: 120 FT FROM R/W

UTILITY PROVIDER:

BURBANK WATER AND POWER - ELECTRICAL DIVISION
818-238-3657
BURBANK WATER AND POWER - COMMUNICATIONS/FIBER OPTICS
818-238-3500
BURBANK WATER AND POWER - WATER DIVISION
818-238-3800
CITY OF BURBANK PUBLIC WORKS SEWER MAINTENANCE
818-238-3969
CITY OF BURBANK PUBLIC WORKS TRAFFIC DIVISION
818-847-5012
AT&T
626-570-7823
SOUTHERN CALIFORNIA GAS COMPANY
626-817-4273
PLAINS ALL - AMERICAN PIPELINE, LP
562-728-2325

FLOOD ZONE:

FLOOD ZONING: THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) HAS DETERMINED THAT THE SUBJECT SITE IS DEFINED AS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NO. 06037C, PANEL NO. 1345F, EFFECTIVE DATE 08/28/2008.

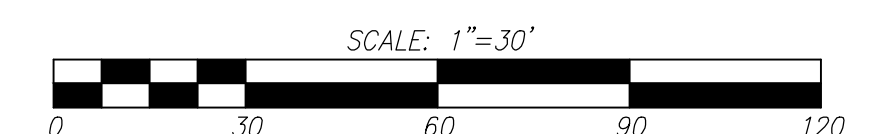
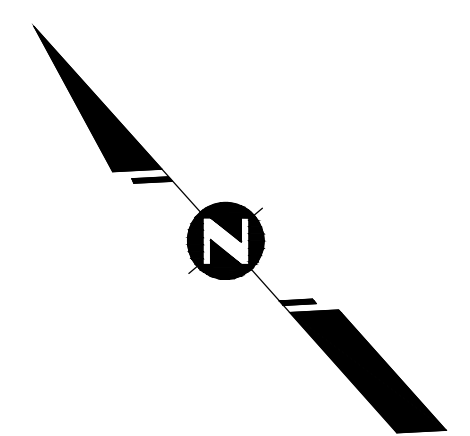
LEGEND	
PROPERTY LINE	---
EXISTING RIGHT OF WAY	----
PROPOSED BUILDING	=====
EXISTING BUILDING	=====
EXISTING BLOCK WALL	=====
EXISTING CURB & GUTTER	=====
PROPOSED LONGITUDINAL GUTTER	=====
EXISTING CHAINLINK FENCE	-x-x-x-x-x-x-x-
PROPOSED CURB & GUTTER	=====
PROPOSED CHAINLINK FENCE	-x-x-x-x-x-x-x-

PHONE NUMBER

818-238-3664
818-238-3657
818-238-3500
818-238-3800
818-238-3969
818-847-5012
626-570-7823
626-817-4273
562-728-2325

SHEET INDEX

SHEET	DESCRIPTION
SHEET 1	SITE PLAN
SHEET 2	DEMOLITION PLAN
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	CONCEPTUAL UTILITY PLAN



KA ENGINEERING
LAND PLANNING
SURVEYING
Engineering, Inc.

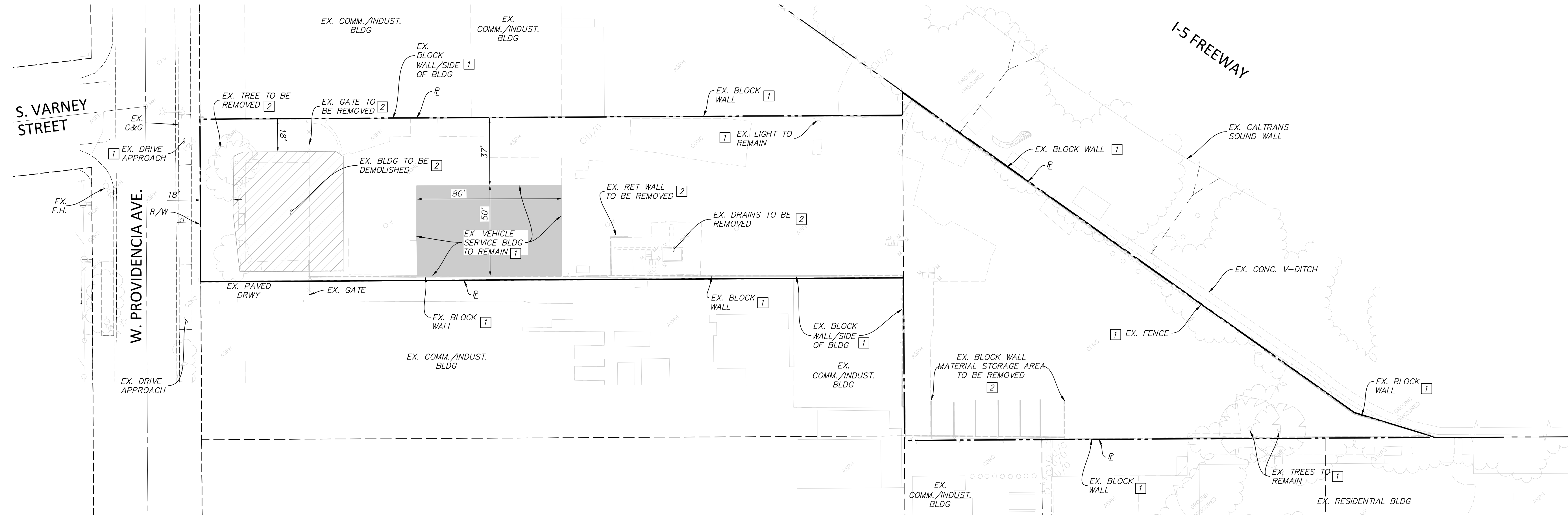
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92787
TEL. (951) 279-1800
FAX (951) 279-4380

SITE PLAN

SHEET 1
OF 4

SITE DEVELOPMENT PLAN CARMAX MULTI-PURPOSE YARD

132 W. PROVIDENCIA AVE.
CITY OF BURBANK



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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APN 2451-002-028 AND APN 2451-001-044

UTILITY PROVIDER:

BURBANK WATER AND POWER - ELECTRICAL DIVISION
BURBANK WATER AND POWER - COMMUNICATIONS/FIBER OPTICS
BURBANK WATER AND POWER - WATER DIVISION
CITY OF BURBANK PUBLIC WORKS SEWER MAINTENANCE
CITY OF BURBANK PUBLIC WORKS TRAFFIC DIVISION
CHARTER COMMUNICATIONS
AT&T
SOUTHERN CALIFORNIA GAS COMPANY
PLAINS ALL - AMERICAN PIPELINE, LP

PHONE NUMBER

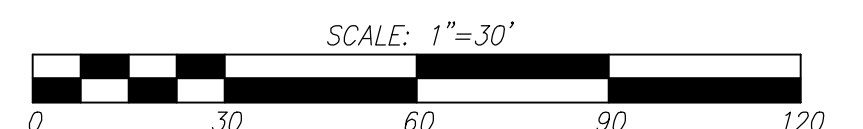
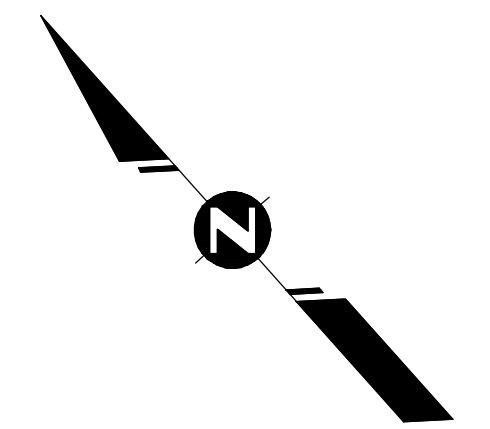
818-238-3664
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626-570-7823
626-817-4273
562-728-2325

DISPOSITION NOTES

- 1 PROTECT IN PLACE
- 2 REMOVE/DEMOLISH/ABANDON

LEGEND

PROPERTY LINE	---
EXISTING RIGHT OF WAY	----
EXISTING BUILDING	-----
EXISTING BLOCK WALL	=====
EXISTING CURB & GUTTER	=====
EXISTING CHAINLINK FENCE	-x-x-x-x-x-x-x-



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LAND PLANNING
SURVEYING
Engineering, Inc.

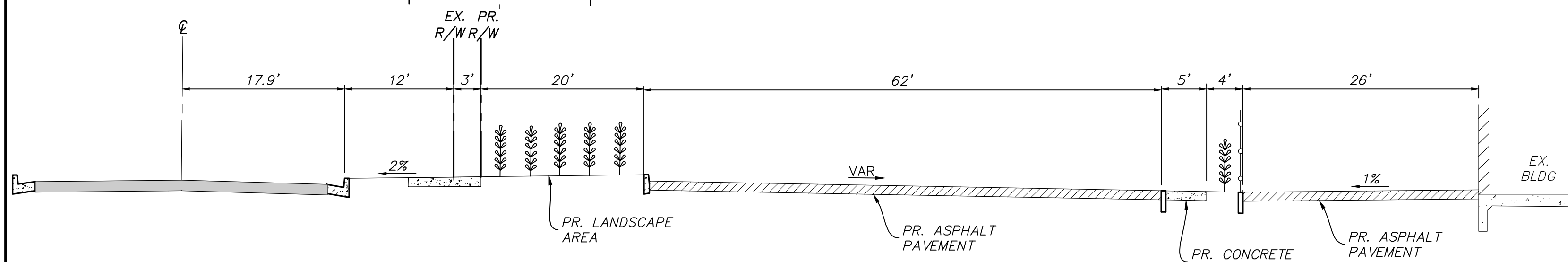
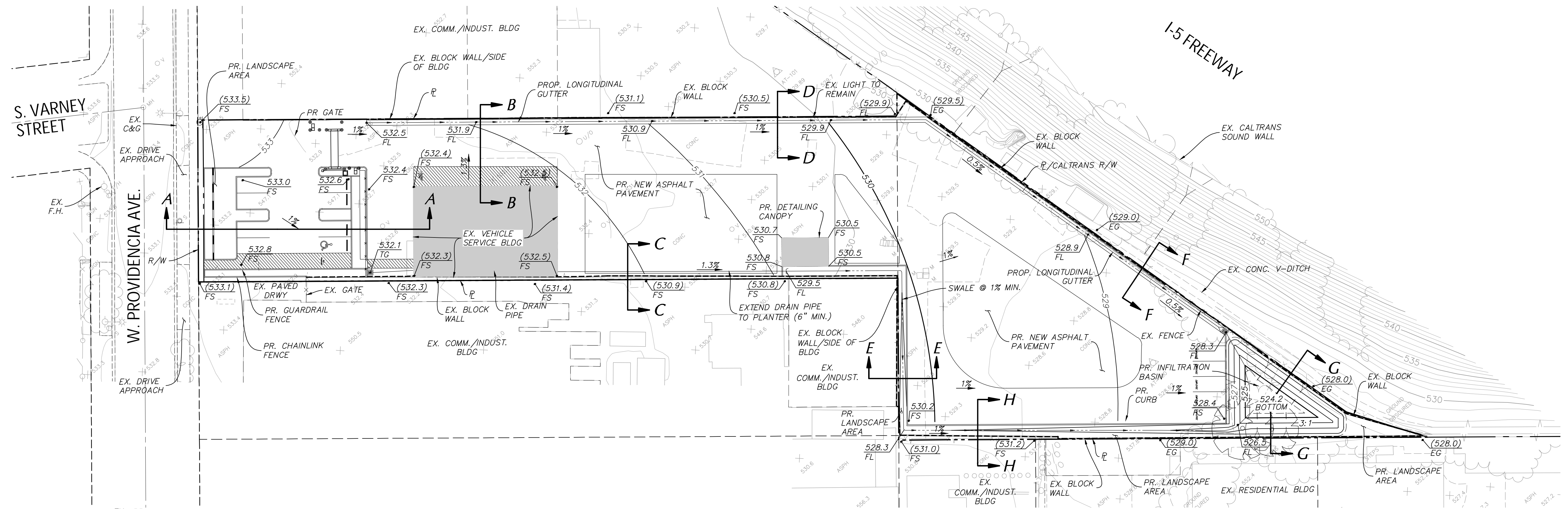
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92878
TEL. (951) 279-1800
FAX (951) 279-4380

**DEMOLITION
PLAN**

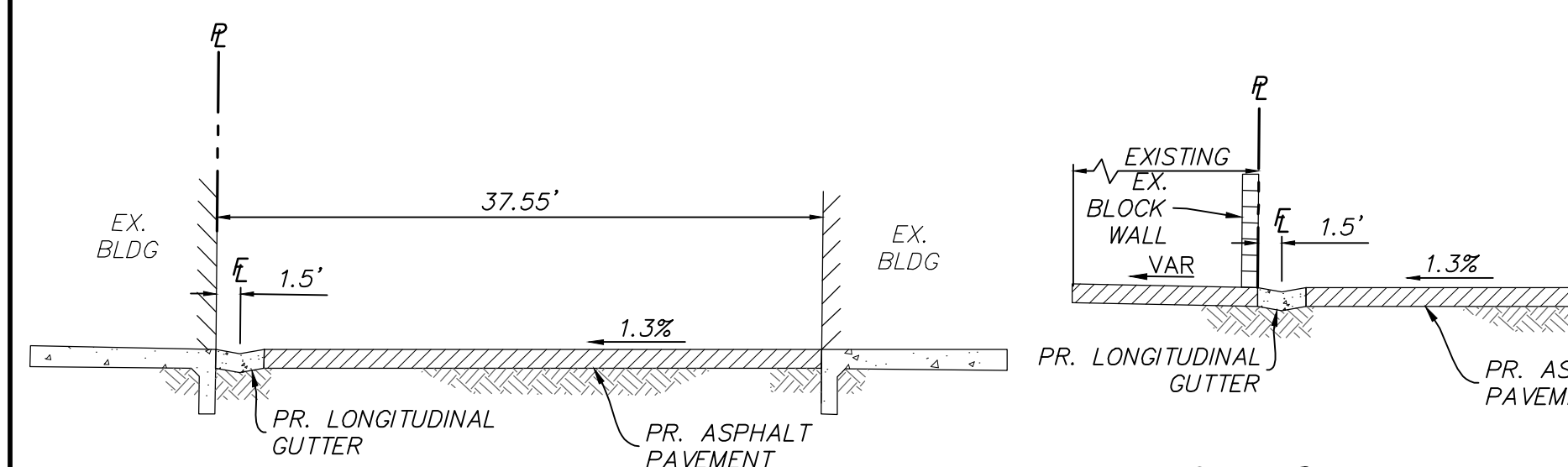
**SHEET 2
OF 4**

CONCEPTUAL GRADING PLAN CARMAX MULTI-PURPOSE YARD

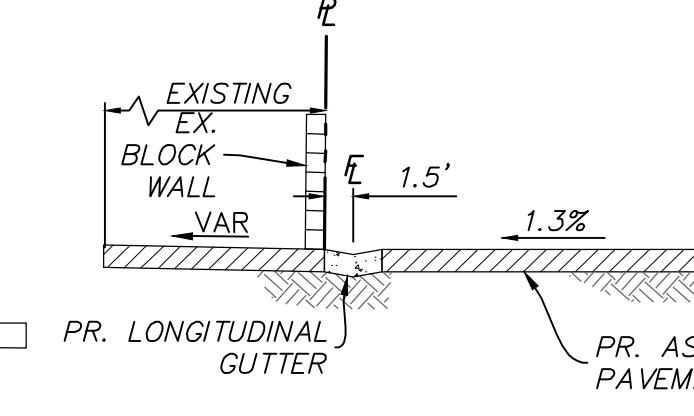
132 W. PROVIDENCIA AVE.
CITY OF BURBANK



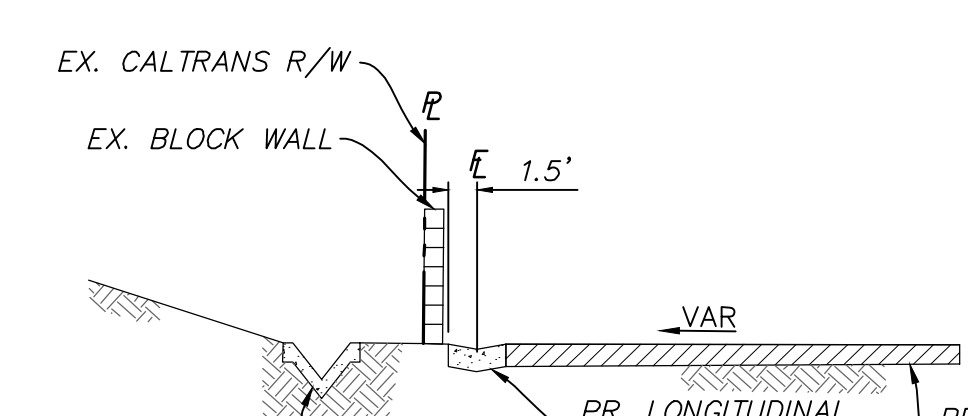
SECTION A-A
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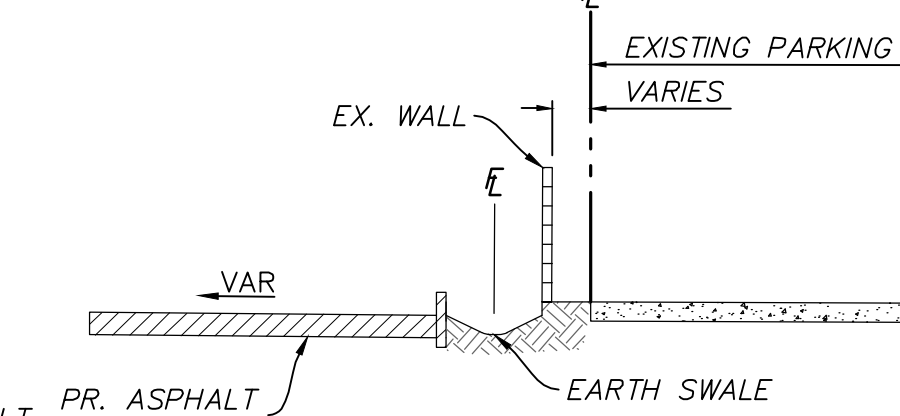
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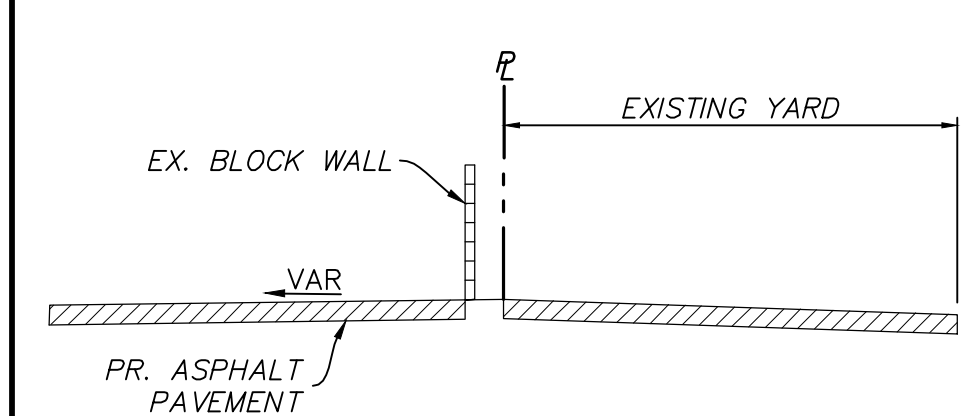
SECTION D-D
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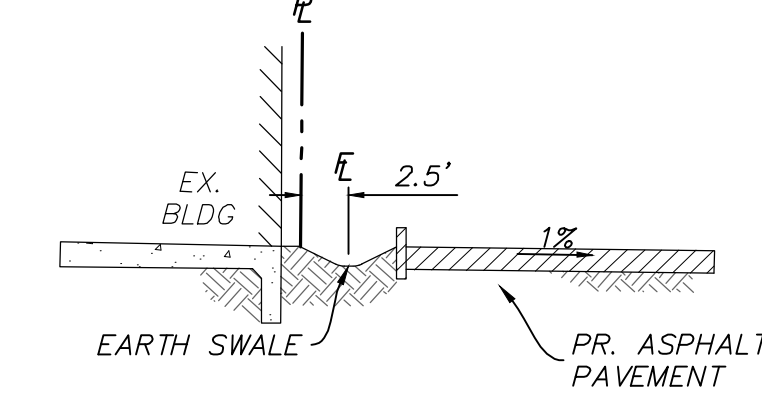
SECTION F-F
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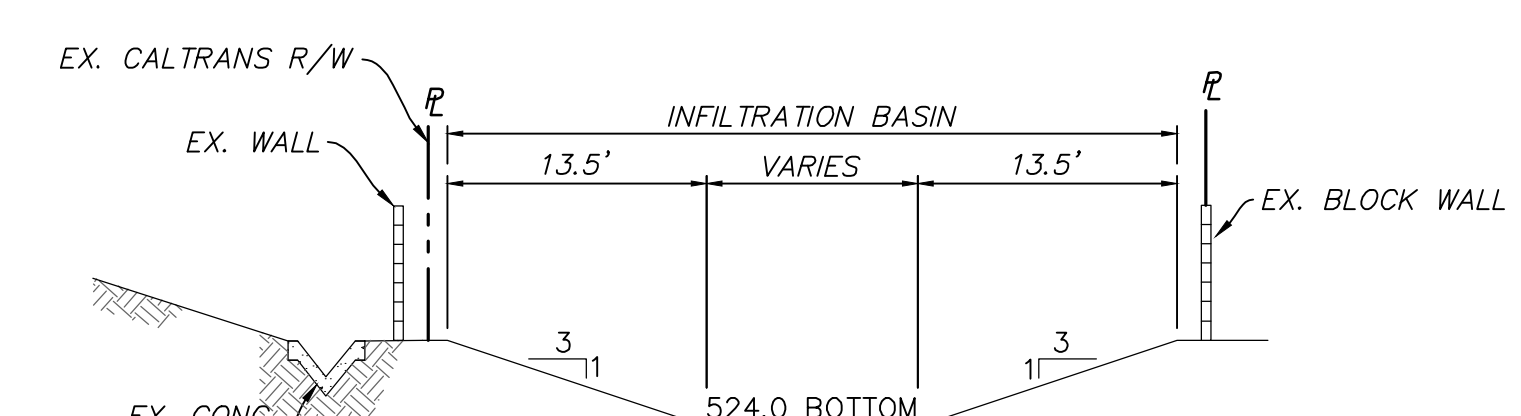
SECTION H-H
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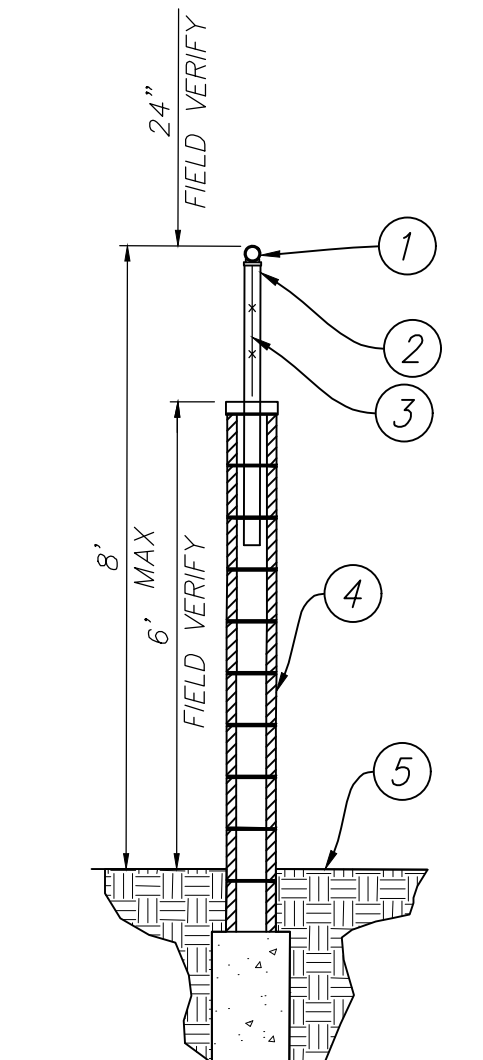
SECTION C-C
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SECTION E-E
NTS



SECTION G-G
NTS



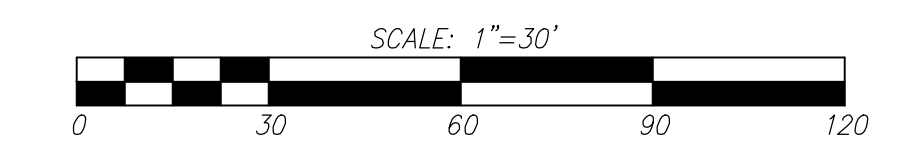
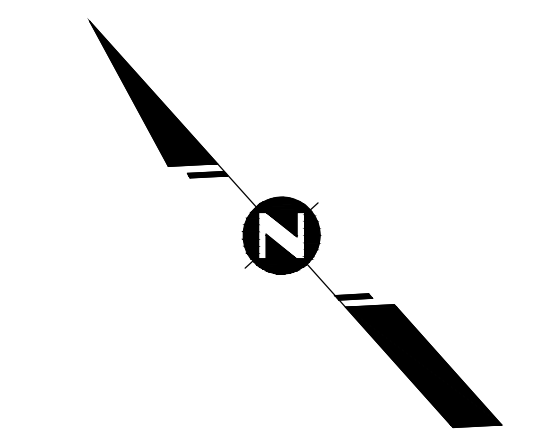
BLOCK WALL W/ CHAINLINK FENCE
NTS

- ① 1-5/8" DIA. GALVANIZED TOP RAIL.
- ② 2" DIA. GALVANIZED FENCE POST W/ DOME CAP
- ③ 9 GAUGE CHAINLINK FABRIC W/ WHITE BOTTOM LOCKING PLASTIC SLATS, TENSION BAR, & BRACKET PER MANUFACTURER.
- ④ EXISTING BLOCK WALL
- ⑤ FINISH GRADE

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION.

LEGEND	
---	PROPERTY LINE
----	EXISTING RIGHT OF WAY
----	PROPOSED BUILDING
----	EXISTING BUILDING
----	EXISTING BLOCK WALL
----	EXISTING CURB & GUTTER
----	PROPOSED LONGITUDINAL GUTTER
----	EXISTING CHAINLINK FENCE
----	PROPOSED CURB & GUTTER
----	PROPOSED CHAINLINK FENCE

EARTHWORK
CUT: 200 CY
FILL: 500 CY
NET: 300 CY IMPORT
(FILL WILL BE ACHIEVED WITH NEW PAVEMENT)



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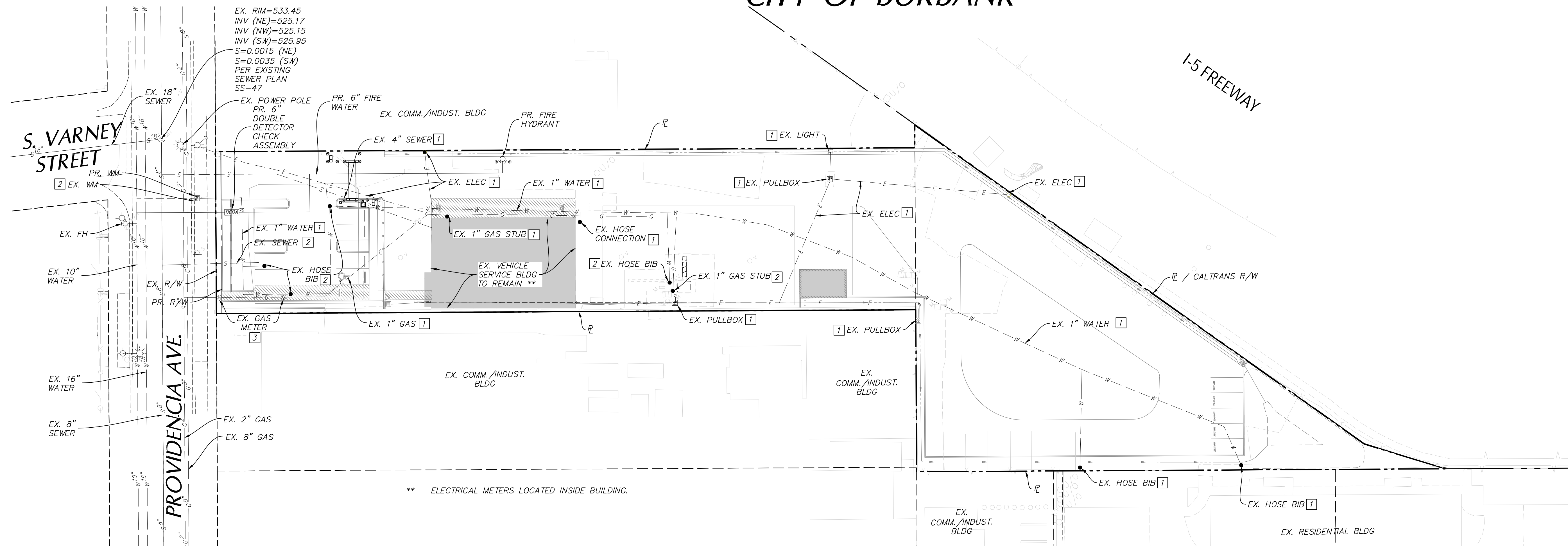
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UTILITY PLAN

CARMAX MULTI-PURPOSE YARD

132 W. PROVIDENCIA AVE.
CITY OF BURBANK



UTILITY PROVIDER:

BURBANK WATER AND POWER - ELECTRICAL DIVISION
BURBANK WATER AND POWER - COMMUNICATIONS/FIBER OPTICS
BURBANK WATER AND POWER - WATER DIVISION
CITY OF BURBANK PUBLIC WORKS SEWER MAINTENANCE
CITY OF BURBANK PUBLIC WORKS TRAFFIC DIVISION
CHARTER COMMUNICATIONS
AT&T
SOUTHERN CALIFORNIA GAS COMPANY
PLAINS ALL - AMERICAN PIPELINE, LP

PHONE NUMBER

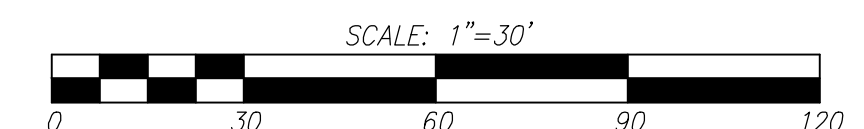
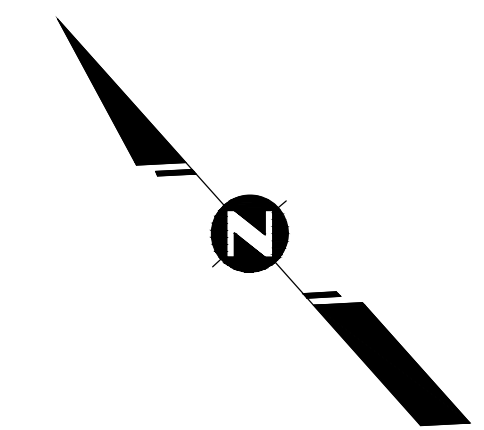
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626-570-7823
626-817-4273
562-728-2325

DISPOSITION NOTES

- 1 PROTECT IN PLACE
- 2 REMOVE/ABANDON
- 3 RELOCATE

LEGEND

PROPERTY LINE	---
EXISTING RIGHT OF WAY	- - - - -
PROPOSED BUILDING	=====
EXISTING BUILDING	-----
EXISTING BLOCK WALL	=====
EXISTING CURB & GUTTER	-----
PROPOSED LONGITUDINAL GUTTER	-----
EXISTING CHAINLINK FENCE	-x-x-x-x-x-x-x-
PROPOSED CURB & GUTTER	-----
PROPOSED CHAINLINK FENCE	-x-x-x-x-x-



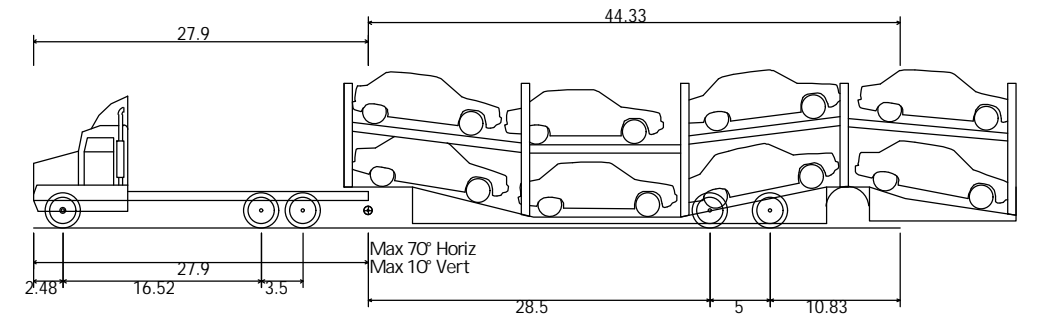
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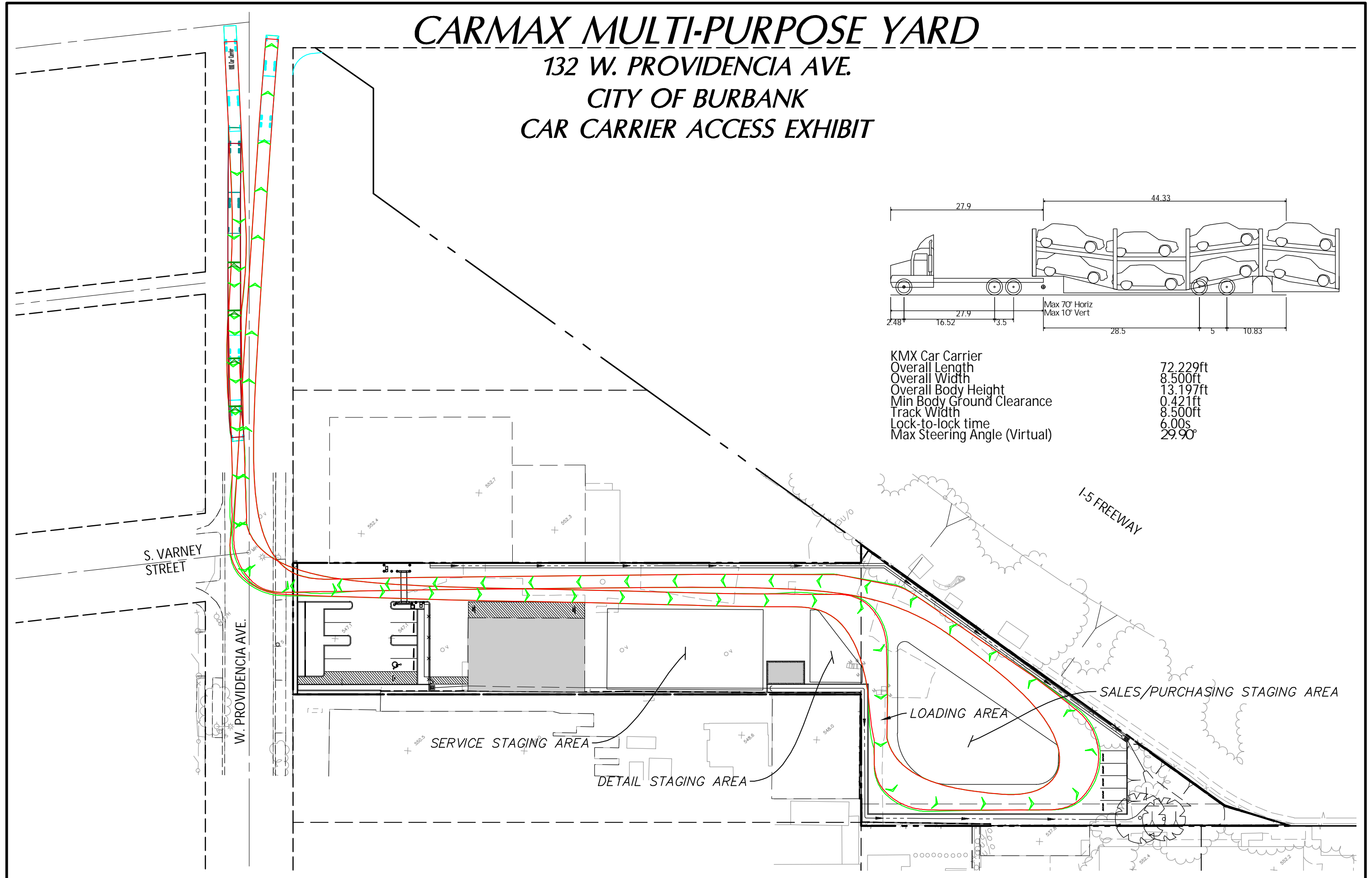
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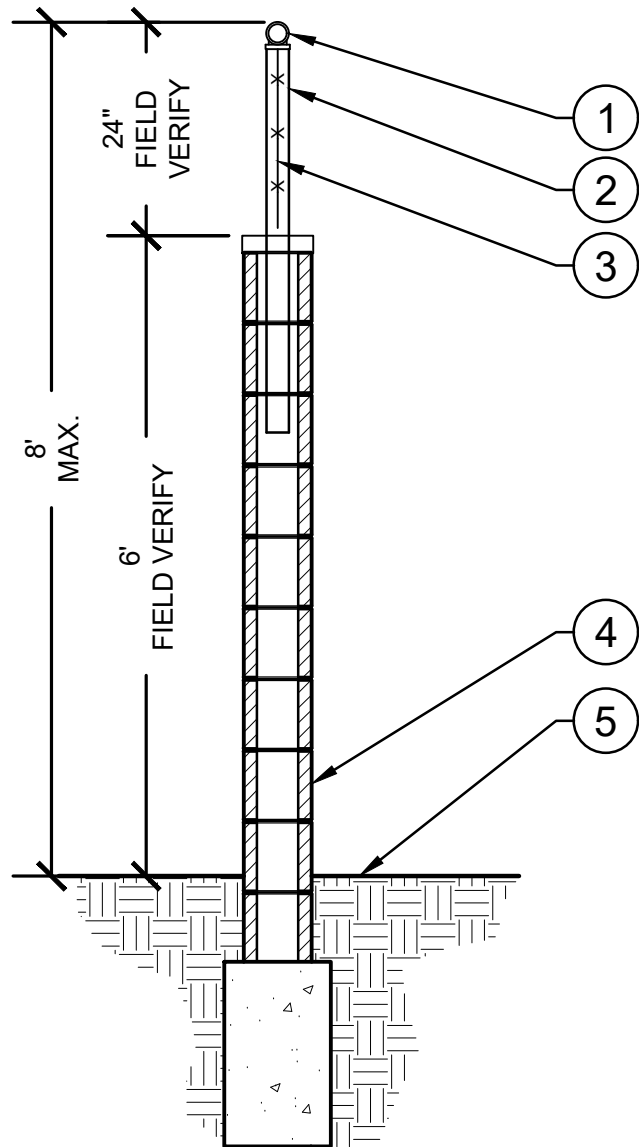
CARMAX MULTI-PURPOSE YARD

132 W. PROVIDENCIA AVE.
CITY OF BURBANK
CAR CARRIER ACCESS EXHIBIT



KMX Car Carrier	
Overall Length	72.229ft
Overall Width	8.500ft
Overall Body Height	13.197ft
Min Body Ground Clearance	0.421ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	29.90°





- ① 1-5/8" DIA. GALVANIZED TOP RAIL.
- ② 2" DIA. GALVANIZED FENCE POST W/ DOME CAP
- ③ 9 GAUGE CHAINLINK FABRIC W/ WHITE BOTTOM LOCKING PLASTIC SLATS, TENSION BAR, & BRACKET PER MANUFACTURER.
- ④ EXISTING BLOCK WALL
- ⑤ FINISH GRADE

NOTE: INSTALL PER MANUFACTURERS SPECIFICATIONS.

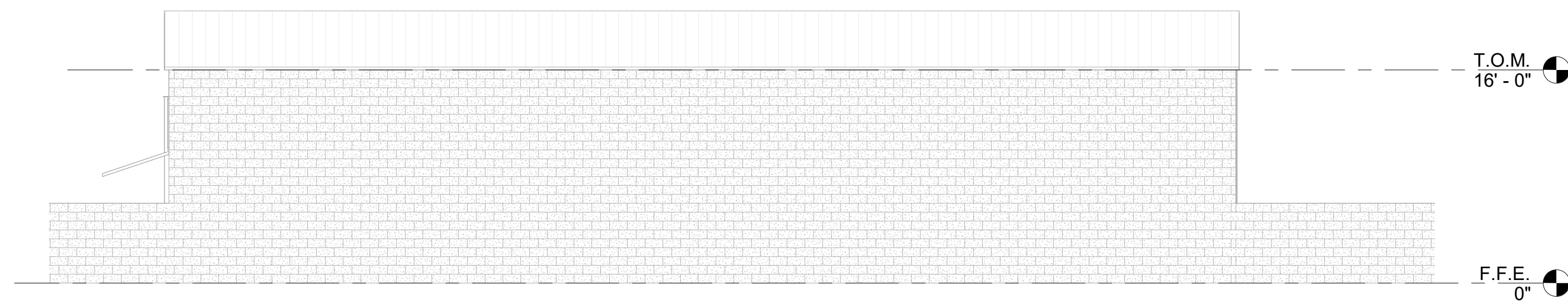
NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

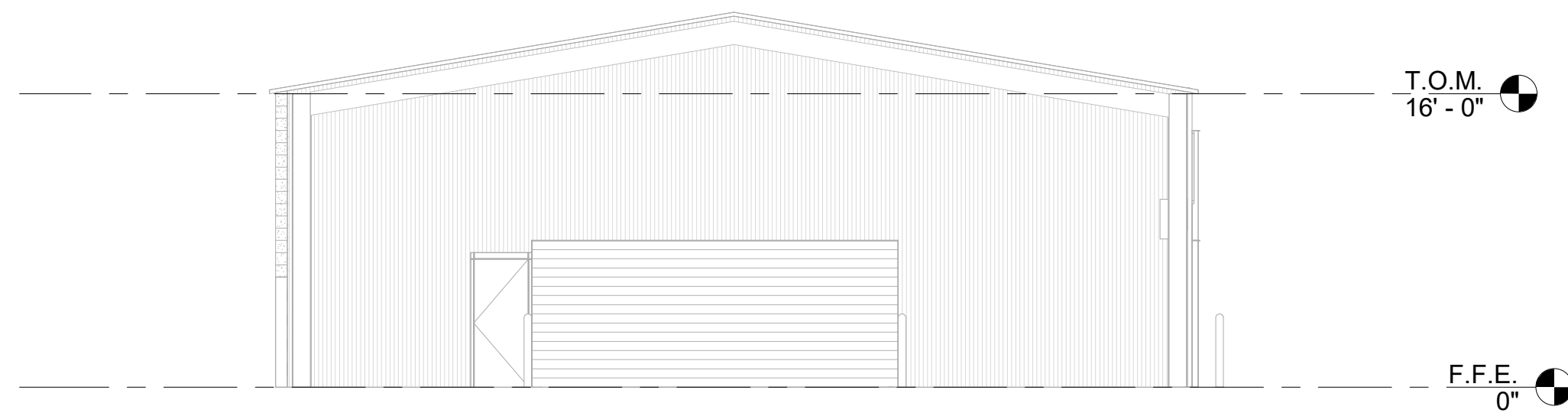
1

BLOCK WALL W/ CHAINLINK FENCE - CARMAX BURBANK - 132 W. PROVIDENCIA AVE.

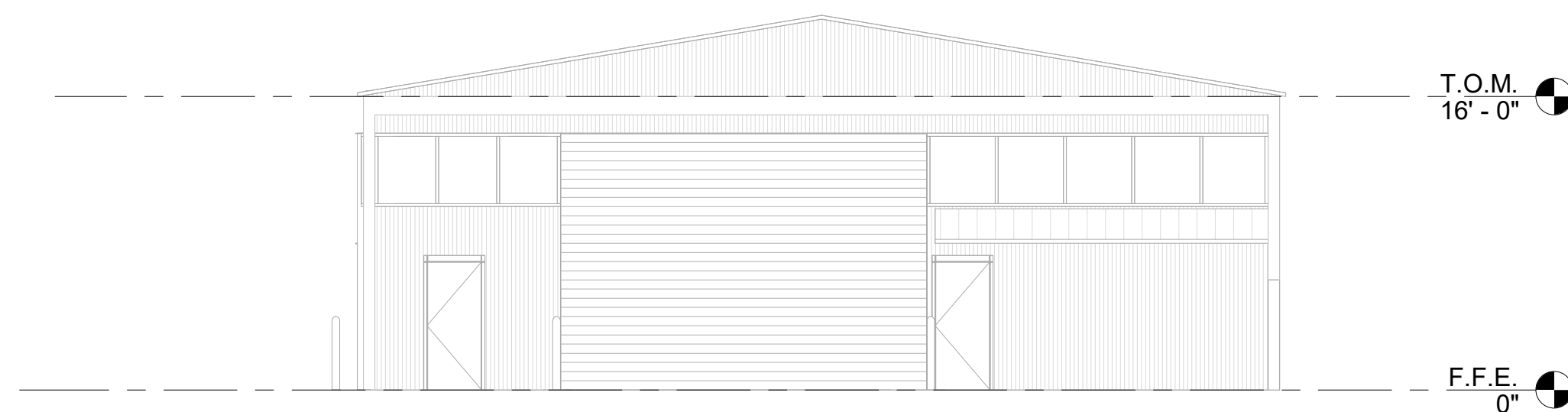
1/2" = 1'-0"



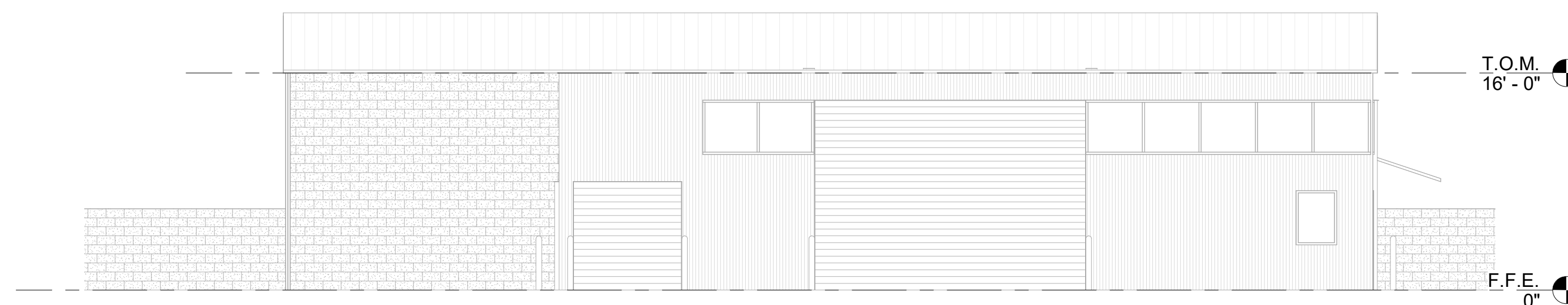
5 EXISTING ELEVATION - SOUTHWEST
A 2.0 1/8" = 1'-0"



4 EXISTING ELEVATION - SOUTHEAST
A 2.0 1/8" = 1'-0"

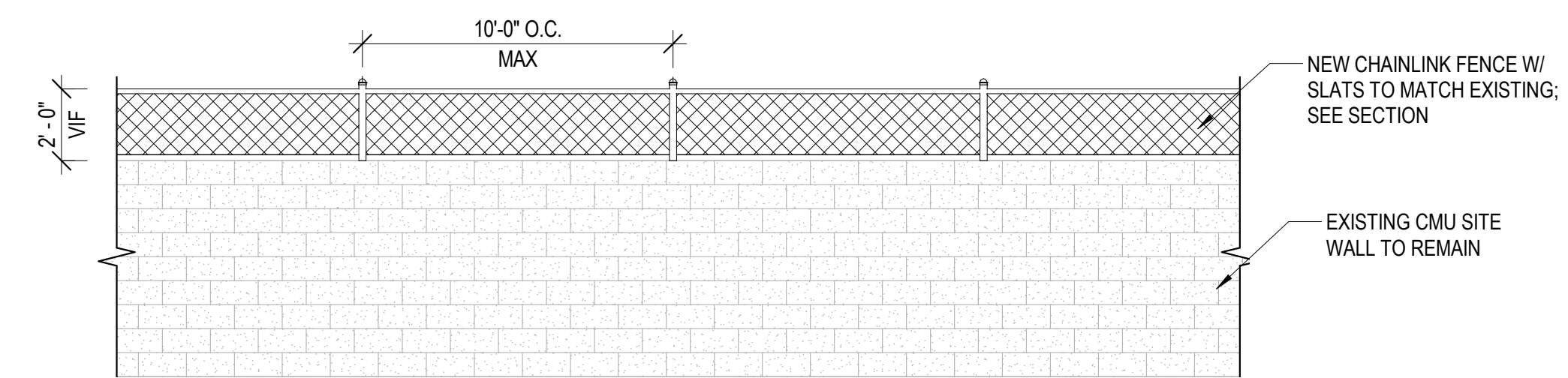


3 EXISTING ELEVATION - NORTHWEST
A 2.0 1/8" = 1'-0"

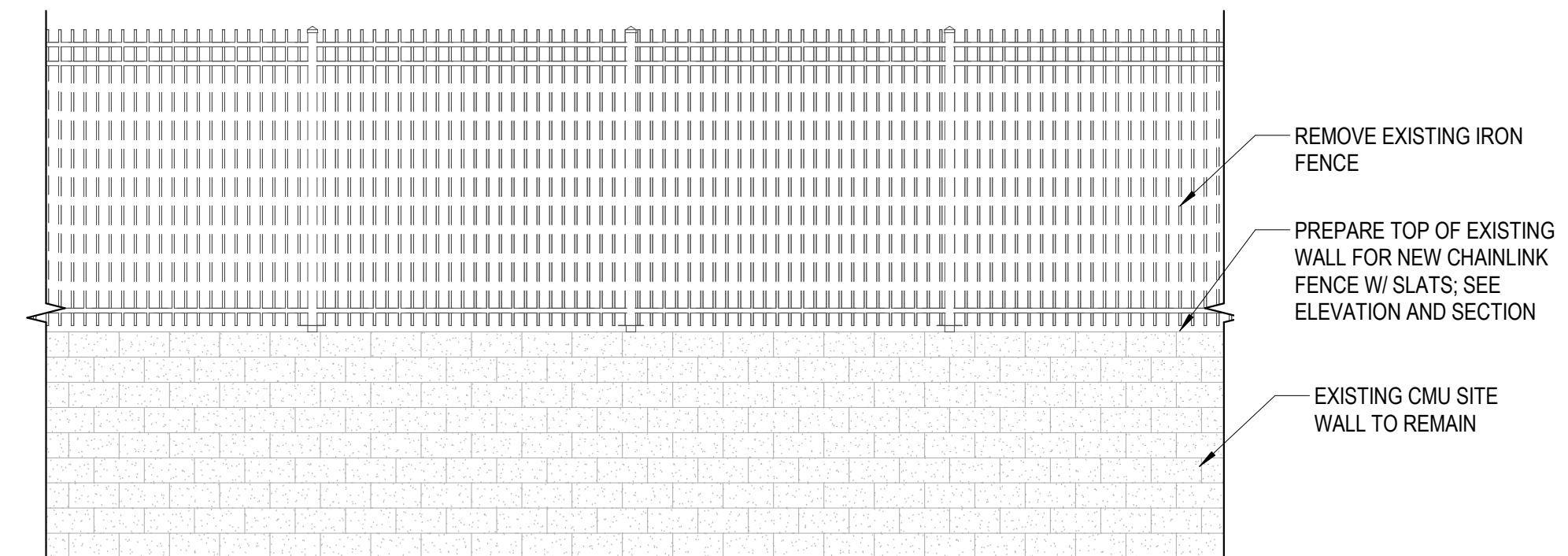


2 EXISTING ELEVATION - NORTHEAST
A 2.0 1/8" = 1'-0"

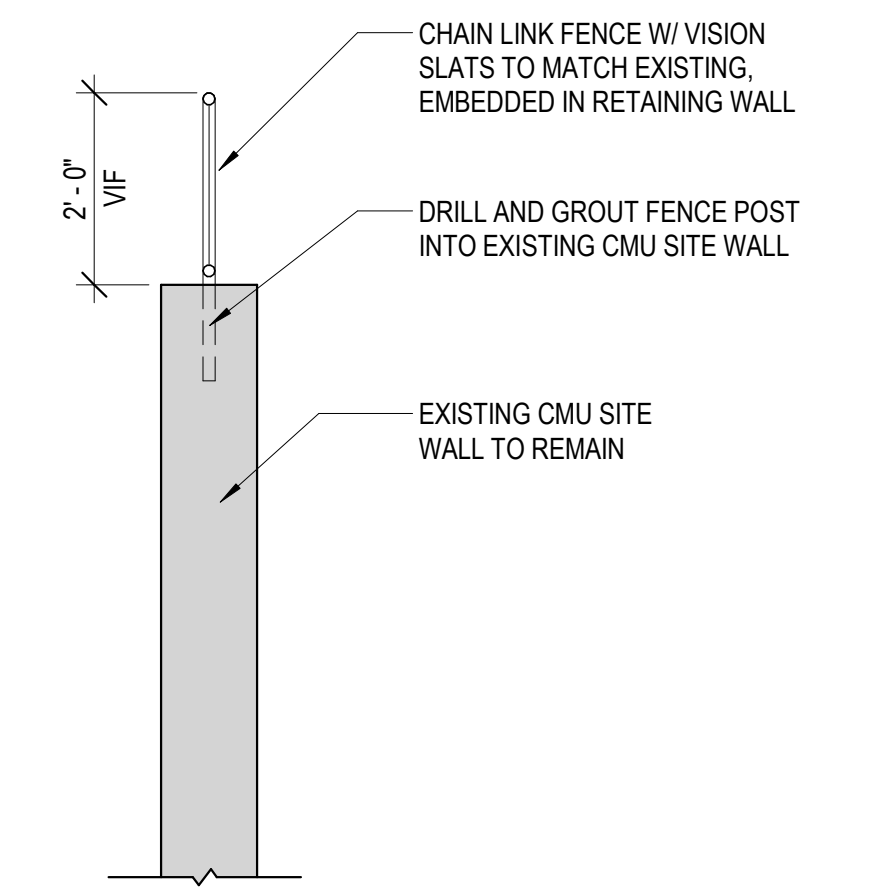
NOTE:
NEW FENCE MESH, FRAMING AND COMPONENT COATING TO MATCH EXISTING



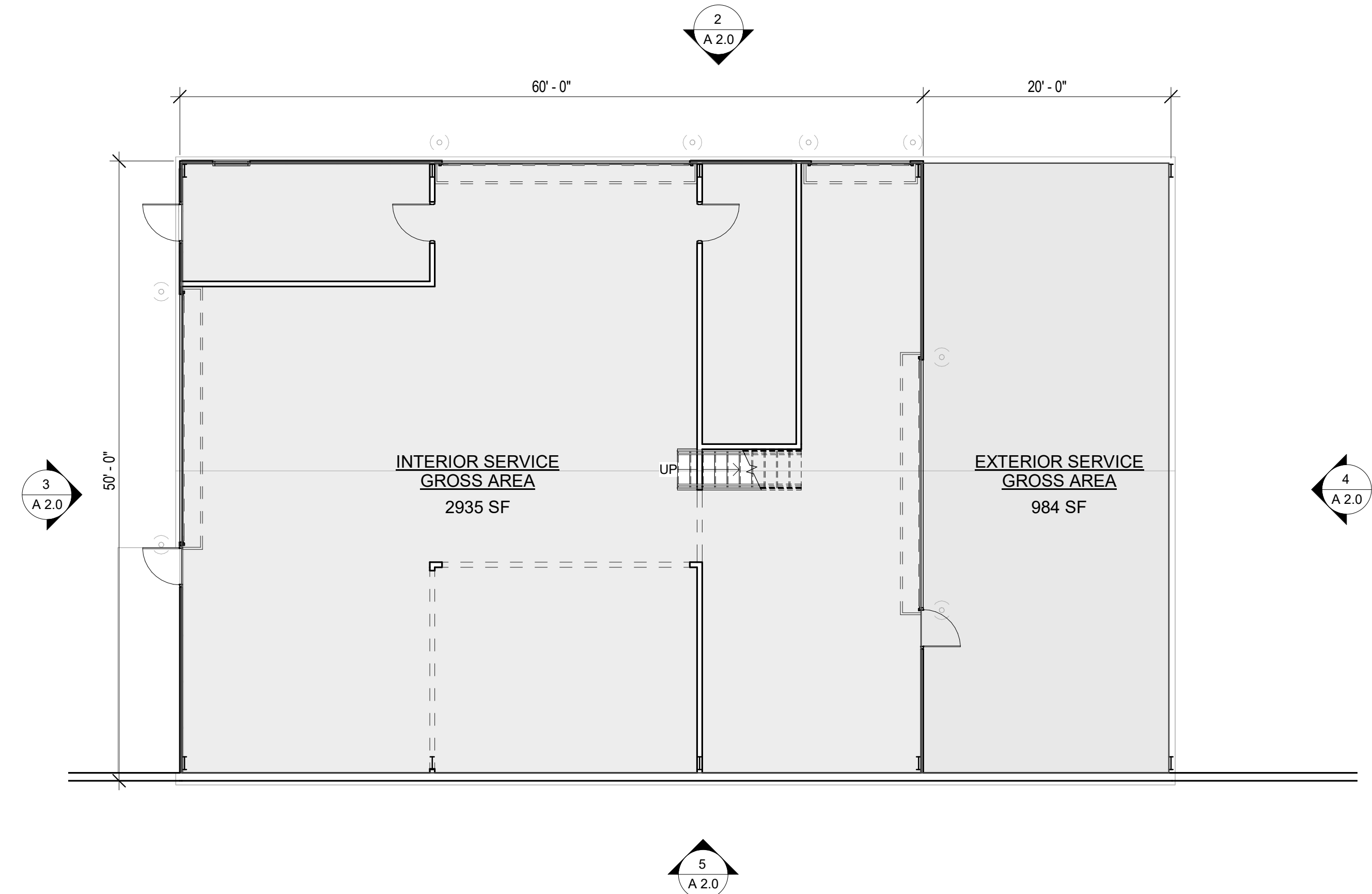
8 ELEVATION - NEW SITE WALL FENCE
A 2.0 1/4" = 1'-0"



7 ELEVATION - EXISTING SITE WALL
A 2.0 1/4" = 1'-0"



6 SECTION - SITE WALL FENCE
A 2.0 1/2" = 1'-0"



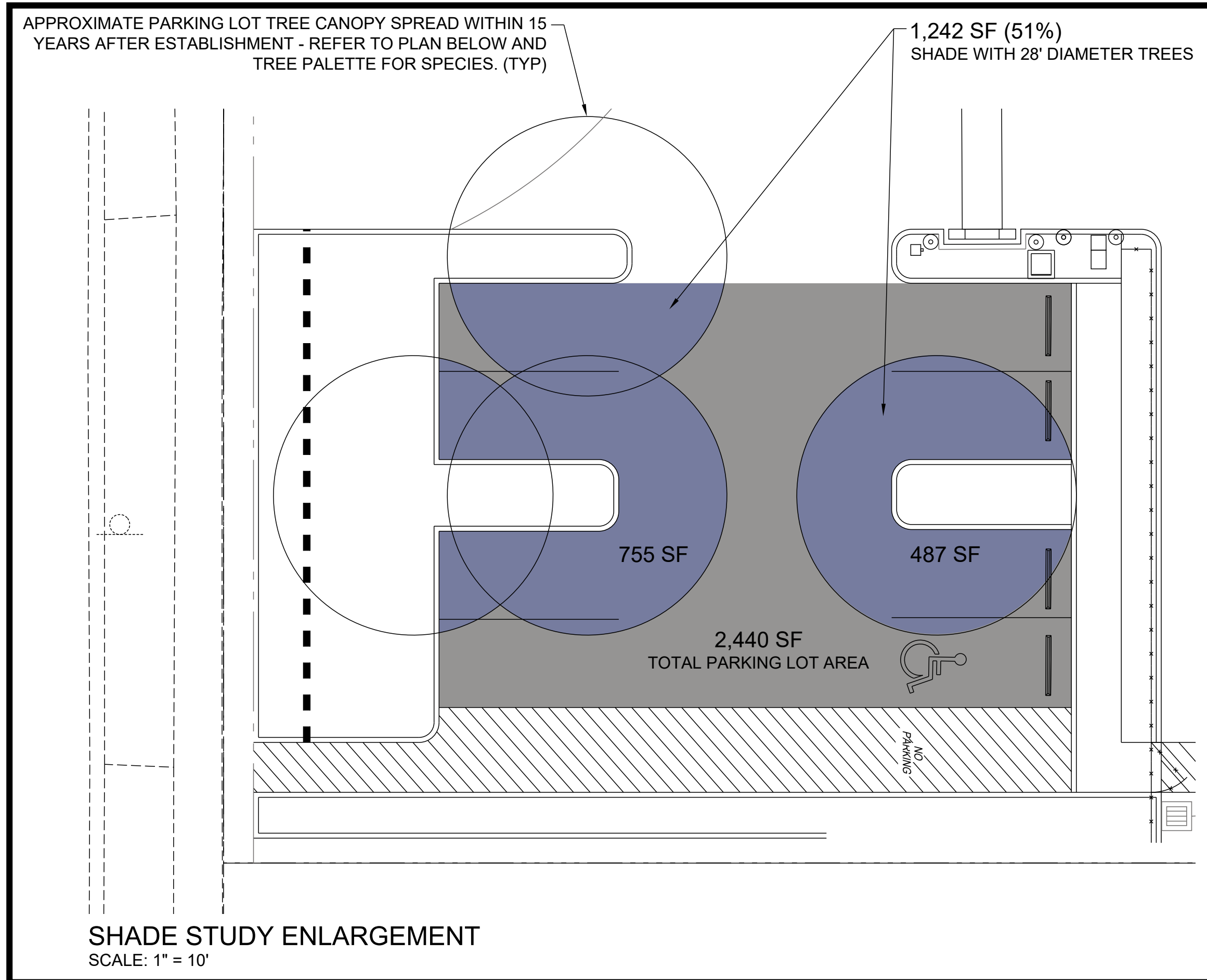
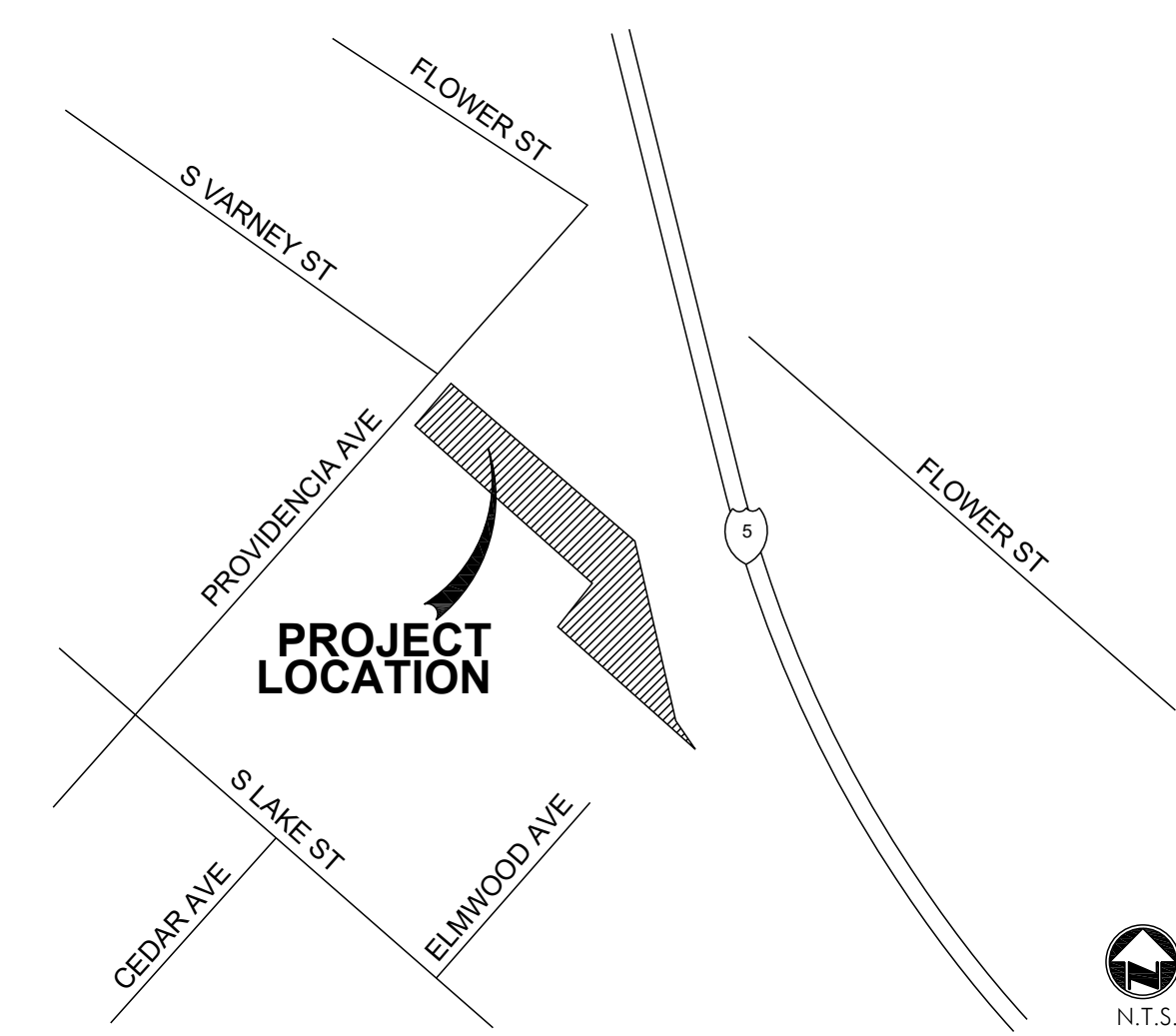
1 EXISTING BUILDING AREA PLAN
A 2.0 1/8" = 1'-0"

CONCEPT STATEMENT

LANDSCAPE CONCEPT:
This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a uniform theme across the site consisting of formal massings of attractive and textural sub-tropical, lush plantings backed by evergreen clipped and manicured hedges against the building and screening the parking lots. Shade trees will be used to provide shade coverage for much of the site. Large evergreen accent trees are located at major project entries and where enhanced planting areas are located to better welcome the visitor. Maintenance and longevity of plant material has been taken into consideration. Root panels and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas.

IRRIGATION CONCEPT:
The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of .8. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for plant maintenance.

VICINITY MAP



TREE PALETTE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	M	3	SINGLE TRUNK
	TRISTANIA CONFERTA BRISBANE BOX	15 GAL	M	7	SINGLE TRUNK
	ULMUS PARVIFOLIA LACEBARK ELM	36" BOX	M	3	SINGLE TRUNK
EXISTING TREES TO REMAIN	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	EXISTING TREES TO REMAIN	-	M	2	
STREET TREE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	24" BOX	M	1	SINGLE TRUNK

PARKING LOT / STREETScape PALETTE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	AGAVE DESMETIANA 'VARIEGATA' VARIEGATED SMOOTH AGAVE	15 GAL	L	10
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	5 GAL	L	12
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	L	41
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L	46
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L	46
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL @ 24" O.C.	L	30

BASIN AND SCREENING PALETTE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE GIANT WILD RYE	1 GAL	L	94
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS	1 GAL	L	73
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	L	51
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL @ 30" O.C.	L	315
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL @ 24" O.C.	L	102

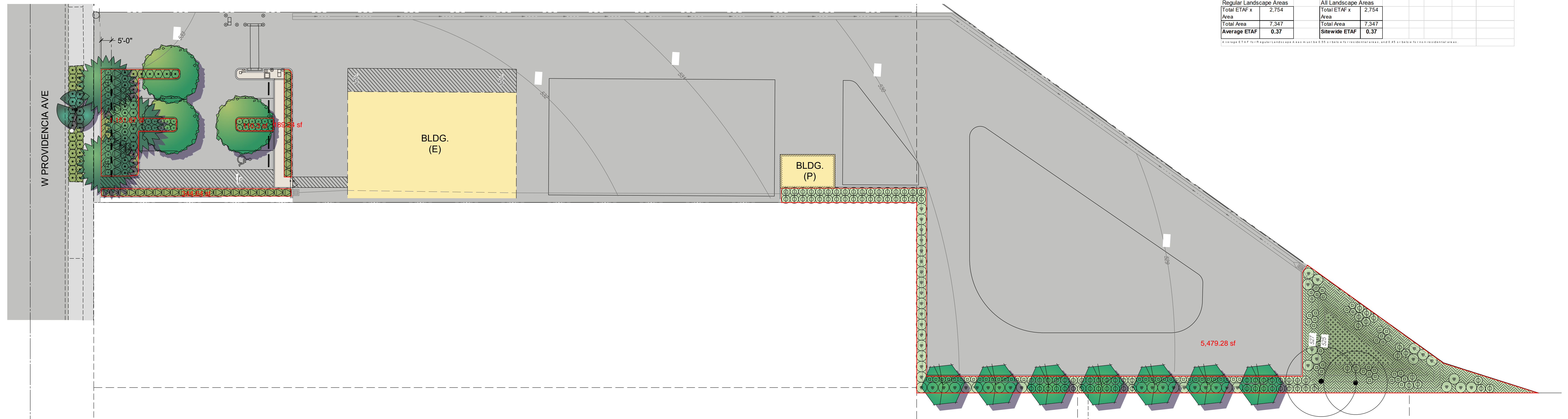
PLANTING REQUIREMENTS NOTE:
A MINIMUM OF ONE FIVE (5) GALLON SHRUB IS REQUIRED FOR EVERY TEN (10) SQUARE FEET OF SHRUB AREA.

TOTAL SHRUBS PROPOSED: **820 QTY**

SHRUBS REQUIRED TO BE A MINIMUM OF 5 GAL: **82 QTY** or 10%

SHRUBS PROVIDED THAT ARE A MINIMUM OF 5 GAL: **109 QTY** or 13%

WATER EFFICIENT LANDSCAPE WORKSHEET								
PROJECT:	Carmax Burbank	DATE:	9/28/2023	This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.				
Reference Evapotranspiration (ET ₀)	51.7							
Conversion Factor	0.62							
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas								
Low water use plantings	0.3	Drip	0.81	0.37	7212	2671	85,620	
Medium water use plantings	0.5	Drip	0.81	0.62	0	0	0	
High water use turf	0.7	Drip	0.81	0.86	0	0	0	
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0	
Med use plantings	0.5	Bubblers	0.81	0.62	135	83,333	2,671	
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0	
					TOTALS	7,347	2754	88,291
Special Landscape Areas								
Turf areas parks				1	0	0	0	
Irrigated w/ recycled water				1	0	0	0	
Water features				1	0	0	0	
					TOTALS	0	0	0
					ETWU Total	0	88,291	0
					Maximum Allowed Water Allowance (MAWA)	0	105,975	0
MAWA								
MAWA =	ET ₀ *	Conv Factor *	((ETAF * (LA) + (1-ETAF) * (SLA))					
	51.7	0.62	(0.45 * 7,347 + 0.55 * 0)					
MAWA=	105,975							
ETAF Calculations								
Regular Landscape Areas				All Landscape Areas				
Total ETAF x Area	2,754	Total ETAF x Area	2,754					
Total Area	7,347	Total Area	7,347					
Average ETAF	0.37	Sitewide ETAF	0.37					



CARMAX BURBANK



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CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR CARMAX INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
9/28/2023

