City of EL MIRAGE Arizona
GRAND HERITAGE, BRIGHT FUTURE!

CITY OF EL MIRAGE
DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ22-10-29 Date Received: 12/12/2022 P&Z Meeting: 1/24/2023

CC Meeting: 2/22/2023

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

___ Conditional Use Permit
___ General Plan Amendment: ___ Major __ Minor
___ Planned Area Development (PAD)
___ Planned Area Development Amendment
___ Rezoning
✓ Site Plan Approval
___ Site Plan Amendment
___ Preliminary Plat
___ Final Plat
___ Other: _____

PROPERTY INFORMATION:

Name of Project: CarMax Wholesale Auction and Production Center Acreage: ±56.7 acres

Property Address/Location: 13500 W Olive Avenue

Assessor's Parcel Number: 509-18-973, 509-18-979

APPLICANT / OWNER INFORMATION:

Applicant:	Brad Lauth (on behalf of CarMax)	Owner:	DPML Copperwing Landco III,LLC
Address:	1626 Cole Blvd., Ste 125	Address:	5500 Equity Avenue
City/ST/Zip:	Lakewood,CO 80401	City/ST/Zip:	Reno, NV 89501
Phone:	757-897-5169	Phone:	224-348-3020
Email:	BLauth@centerpoint-is.com	Email:	rsikorski@dermody.com
Signature:		Signature:	
(Agreement to act as agent for owner)		(Authorization for agent to act for owner)	

___ Application Form
___ Comprehensive Site Plan
___ Exterior Elevation
___ Deed and/or Title Report
___ Drainage Report
___ A.L.T.A. Survey
___ Phase I Environment Site Assessment
___ Preliminary Sewer Report
___ Preliminary Water Report
___ Traffic Impact Study
___ Preliminary Landscape Plans
___ Filing Fee (see Fee Schedule)

December 8, 2022

CarMax Wholesale Auction and Production Center

Located at the northwest corner of West Olive Avenue & North Dysart Road

El Mirage, Arizona

Conditional Use Permit (CUP) and Site Plan Narrative

Prepared for:

CENTERPOINT INTEGRATED SOLUTIONS

1626 Cole Boulevard, Suite 125
Lakewood, CO 80401

Prepared by:

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014

CVL Project#: 1-01-0390501

Contents

1. Introduction. 1
2. Existing Conditions 1
3. Conformance to Land Use and Zoning 2
4. Project Description 2
5. Business Operations 4
6. Community Services and Utilities 6
7. Drainage 6
8. Water and Sewer 7
9. Landscaping 7
10. Conditional Use Permit Findings 8
11. Conclusion 10

Exhibits

Vicinity Map. . . . . Exhibit A
Aerial Map . . . . . Exhibit B
Context Map . . . . . Exhibit C

1. Introduction

This narrative document has been prepared and submitted to the City of El Mirage (City) in support of a Site Plan and Conditional Use Permit (CUP) to grant the necessary secondary uses of the proposed CarMax vehicle reconditioning and wholesale auction facility known hereto as CarMax Wholesale Auction and Production Center (the Project). The Project is located at the northwest corner of West Olive Avenue and North Dysart Road in El Mirage, Arizona. The Project consists of approximately 32.62 acres to be developed by CarMax with 8.76 acres remaining for expansion, totaling 56.7 acres of undeveloped agricultural land on two parcels identified as APN 509-18-979 and APN 509-18-973. This proposal improves upon the existing entitlements to transform the existing agricultural site into a development that will enhance the community and support the economic goals and objectives of the City.

This request outlines the findings and considerations for approval of the Site Plan and the requested CUP pursuant to the El Mirage Zoning Ordinance Section 154.157, "Procedure for Conditional Use Permit." Detailed engineering, architectural, and site planning documents have been submitted in support of this proposal.

2. Existing Conditions

As noted above, the Project is situated on two parcels identified as APN 509-18-979 and APN 509-18-973, located within the east half of Section 27, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona. More generally, the property is located in the City of El Mirage at the northwest corner of West Olive Avenue and North Dysart Road.

The project site is undeveloped active farmland with wire fencing along that portion adjacent to the neighboring steel fabrication facility. There is a single 18 foot wide dirt road extending from the south side to the north side of the Project. To the west of the road is a 20 foot irrigation ditch that also extends from the south side to the north side of the Project. An ALTA survey is provided for detailed information.

Historical Information

In review of historical aerial imagery dating from 1949 through 2022 the site has been actively irrigated farm fields. During this time, Olive Avenue and Dysart Road were unpaved. Between 1992 and 2001, Olive Avenue and Dysart Road were paved and the project site continued to be utilized as farmland. The site has remained actively irrigated farmland up through the present. Aerial imagery did not show any structures built within the project site over the entire historical record.

3. Conformance to Land Use and Zoning

The property possesses a General Plan land use designation of Commerce/Industry Park (CI), and is surrounded by lands primarily designated with that same land use. The Project has been designed with the parameters of this land use in mind, and is in conformance with the City's General Plan.

The property currently holds a Planned Area Development (PAD) zoning designation under case PAD00-08-01. This proposal is consistent with the permitted uses and development standards established by the El Mirage Zoning Ordinance for this district, as modified by this Conditional Use Permit request.

Surrounding Land Uses

Although there is a substantial amount of vacant land surrounding the Project, this proposal is consistent and complements those developments currently existing, under development, or proposed. The area surrounding the property is detailed below.

Direction	Use	Zoning	General Plan
North	Developed steel manufacturing facility; Undeveloped farmland platted for Centerpoint Logistics Park P/D West Lot 3 and Copperwing Lot 1.	EI / PAD	CI
South	Olive Avenue; High density agriculture; Outdoor RV and boat storage facility.	AD-3 (Maricopa County)	CI
East	Dysart Road; Undeveloped farmland platted for Copperwing Logistics Center.	EI/ PAD	CI
West	Undeveloped farmland owned by the City of Phoenix Aviation Department.	AD-3 (Maricopa County)	CI

4. Project Description

The Project involves the construction of a CarMax vehicle reconditioning and wholesale auction facility, consisting of a vehicle reconditioning/service building, auction buildings, a private car wash, private fuel tank/dispenser, vehicle staging area, parking lots, driveways and associated landscaped areas.

Two primary entries to the development are provided from Olive Avenue. Half street improvements will be constructed along the frontage of the Project as required by the City. Please note that there is a possibility that APS may be relocating high-voltage overhead lines along the project frontage. If this relocation were to occur, the CarMax

facility will likely be under construction prior to the completion of the high-voltage overhead lines being relocated thereby requiring a Development Agreement to allow CarMax to complete their required half street improvements on Olive Avenue at a later date as the existing poles are in conflict with the future improvements.

Primary and Secondary Uses

The intended primary use for the site is outdoor storage, which is a permitted use subject to staff review, Planning and Zoning Commission recommendation and final action from City Council. As noted above, the Project will also include the accessory uses of vehicle service, private car wash, wholesale auction, private fuel for fueling inventory vehicles, and an undergorund propane tank to support the paint booth curing operation. A Conditional Use Permit is requested to permit these accessory uses required for the operation of the facility. The intended uses for the Project are detailed on the preliminary plans and described within Section 5. "Business Operations" of this proposal.

Phasing

The Project is a single phase of development, containing 32.62 acres to be developed by CarMax with a future 8.76-acre expansion area. The two existing lots will be combined with a Final Plat which will also establish dedications for right of way.

Development Standards

The Project's development standards shall adhere to the existing PAD zoning district under case PAD00-08-01, as modified by this Conditional Use Permit request.

Luke Air Force Base Regulations

The site in located with the Luke Air Force Base Accident Potential Zone II and subject to the additional ARS 28-8481 regulations listed below.

A. No new buildings or improvements or expansion of non-agriculture buildings or improvements for uses that result in the release of any substance into the air that would impair visibility or otherwise interfere with operating aircraft, such as any of the following:
    1. Steam, dust and smoke.
    2. Direct or indirect reflective light emissions.
    3. Electrical emissions that would interfere with aircraft and air force communications or navigational aid systems or aircraft navigational equipment.

4. The attraction of birds or waterfowl such as operation of sanitary landfills or maintenance of feeding stations.
5. Explosive's facilities or similar activities.

5. Business Operations

CarMax acquires its pre-owned vehicle inventory from its customers and the general public at its retail stores or by purchasing wholesale pre-owned vehicles from third party sellers. Inventory meeting CarMax's standards for sale at its stores is prepared for sale through the reconditioning process described below. Inventory that does not meet CarMax's standards for sale to retail customers (due to age, customization, the level of reconditioning required, or the like) is sold to CarMax's auction customers through the wholesale auction process described below. As noted in the provided Traffic Impact Analysis, the estimated number of employees for operations would be approximately 5 employees for logistics, 200 employees for reconditioning, and 46 employees for auctions.

A. Reconditioning Process

CarMax's reconditioning process consists of two stages: inspection and reconditioning. The proposed reconditioning facility will contain parking areas for associates, a secured parking area for inventory arriving or departing from the facility, a loading and unloading areas for vehicle transporters, and a fully conditioned and enclosed service building with a paint booth.

The reconditioning facility will also be equipped with a private car wash building, an underground propane tank to support the paint booth curing operation, and private fuel pumps for fueling inventory vehicles. The private fuel tank/ dispenser, underground propane tank, and carwash uses shall conform to Arizona Department of Environmental Quality (ADEQ) requirements as stated in Section 4-3(B)(8) of the City's Design & Development Standards Manual (DDSM). Details, locations and dimensions of these uses are called out on the Site Plan for reference.

1. Inspection

Inventory will arrive at the reconditioning facility by vehicle transporters, will be unloaded on-site, washed at the on-site private car wash, and brought into the reconditioning building for inspection. A 125 point inspection is performed, including inspection of the engine and all major systems. Each pre-owned vehicle is unique and must be separately assessed to identify any repairs that are necessary for making the vehicle saleable at CarMax's stores.

2. Reconditioning

After each vehicle has been inspected and assessed, a reconditioning path will be established for it, and the vehicle will then move through the process. All work occurs inside the fully conditioned and enclosed reconditioning building. CarMax's reconditioning process is limited to routine maintenance, minor body work, minor painting, and minor mechanical work. CarMax's reconditioning process does not include major repairs, such as major engine repairs, frame-straightening and the like.

The reconditioning facility only performs work as part of CarMax's internal inventory and reconditioning process, and it is not open to the public. Likewise, the car wash and fuel pumps located on site are used only for CarMax's reconditioning process by CarMax associates.

B. Wholesale Auctions

As described above, inventory that does not meet CarMax's internal standards for sale at its retail stores is sold through an auction process. CarMax's auctions have traditionally been conducted in-person; however, CarMax requires the flexibility to also conduct its auctions as "virtual" auctions hosted by CarMax online. Both in-person and virtual auctions use the services of a professional (and licensed, where required) auctioneer.

Participation in CarMax wholesale auctions (whether in-person or virtual) is on an invitation-only basis, and it is restricted to pre-qualified and licensed car dealers, the majority of whom are independent dealers. As noted in the provided Traffic Impact Analysis, the estimated attendance for an in-person auction would be approximately 333 customers.

In person auctions are conducted within an enclosed, approximately 11,307 square foot building that meets the requirements of all applicable building codes. A gate house is provided at the entrance to the auction building for security purposes. Auction paperwork (such as bills of sale and titles) is processed on the date of the auction. Customers purchasing vehicles at in-person auctions must remove their vehicles within two days after the auction.

Virtual auctions are hosted online. The vehicles being auctioned are located at CarMax's auction facility, and they are available for in-person inspection by auction customers two days before the auction (by appointment). After virtual auctions are completed, bills of sale, titles, and other auction paperwork is processed through the CarMax auction facility or online (to the extent permitted by applicable law). Customers purchasing vehicles through virtual auctions must remove their vehicles within two days after the auction.

Hours of Operation

Operations will be up to 24 hours a day, 7 days a week. Please note that this facility will support CarMax operations only and will not be open to the general public.

There is no residential development in the immediate vicinity of this site, however, the development will remain in accordance with 154.106(J) of the El Mirage Zoning Ordinance, which states that no noise shall be generated that exceeds 55 decibels, measured at any property line, between the hours of 10:00 pm and 6:00 am.

6. Community Services and Utilities

All proposed utility systems and plans will be designed per the standards of the City and utility company to be submitted for review and approval during the development process. Additional coordination with the providers will be made to confirm adequate servicing.

A list of services and utilities anticipated for the Property is provided below.

Service / Utility	Provider
Police	City of El Mirage Police Department
Fire	City of El Mirage Fire Department
Water	EPCOR
Sewer	EPCOR
Electric	Arizona Public Service
Gas	Southwest Gas Corporation
Telephone/Cable	Cox Communications/CenturyLink

7. Drainage

The project lies within Flood Zone "X" as delineated on the Federal Emergency Management Agency (FEMA) FIRM Map No. 04013C1680L, revised October 16, 2013. Flood Zone "X" is defined by FEMA as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

The site will provide sufficient permanent or temporary drainage measures to meet City of El Mirage and Maricopa County requirements. A preliminary drainage statement is provided as part of the Site Plan review for additional information.

8. Water and Sewer

EPCOR is working on acquiring and expanding the water and wastewater systems in the area. The Project intends to connect to the proposed sewer line in Olive Avenue scheduled to be active in 2023. As the new water line in Olive Avenue won't be active until the end of 2024, the Project intends to connect to the existing 12" line in Dysart Road.

9. Landscaping

The intent of the Project's landscape design is to provide an attractive development in conformance with the City's landscape requirements to the most feasible extent possible for the site layout. Native desert landscaping within the project site is provided as required by the City and landscape buffers are featured along the perimeter roadways of the Project. Preliminary landscape plans are provided for additional information.

Minimum Spacing of Parking Islands

While the majority of the site design conforms to the Landscape Requirements identified in Section 154.102 of the El Mirage Zoning Ordinance, flexibility is requested regarding one requirement which defines the minimum spacing of parking islands noted below.

Section 154.102(X)(3). *Parking islands or landscaped areas shall be installed at least every ten consecutive parking spaces. The islands shall be a minimum of ten feet wide and contain a minimum of 180 square feet in area.*

Minor areas on the Site Plan identify parking island spacing that slightly exceeds the minimum spacing of every ten consecutive parking spaces. This parking lot design is constrained by the site layout, the established parcel size and dimensions, the required amount of parking, CarMax corporate requirements, and the alignment and spacing of the proposed driveways. These design standards and geometric constraints result in a parking lot layout that cannot maintain an efficient design while providing the required number of parking spaces in exact groupings of ten within the designated location on the subject Site Plan.

Additionally, all rows of parking within the parking lot provide parking islands apart from a single row of truck parking, which is instead bordered on both sides by triangular parking space markings. This truck parking area does not include parking islands for operational reasons and to allow for the accommodation of larger vehicles. Truck parking is intended to be used by CarMax and made available for successful auction bidders to utilize as needed. As described above, flexibility regarding the minimum spacing of parking islands is requested to permit the design as shown.

10. Conditional Use Permit Findings

As stated above, the intended primary use for the Project is outdoor storage. The Project will also contain the secondary uses described within Section 5. "Business Operations" of this proposal which include vehicle service, private car wash, wholesale auction, and private fuel, for which this Conditional Use Permit is requested. This request is in support of and consistent with the information presented on the Site Plan provided with this request.

The proposed development conforms to the findings identified below pursuant to Section 154.157 of the El Mirage Zoning Ordinance.

a. *The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use with the land and uses in the vicinity.*

   The preliminary plans provided address all relevant site constraints and requirements such as the size, location, and topography of the property, along with the proposed walls and fences, parking, building setbacks, open space, architecture, landscaping, and other site improvements. The plans demonstrate that the site is adequate and appropriate for the primary and secondary uses proposed for the Project.

b. *The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

   Half street improvements will be constructed along the frontage of the Project as required by the City. Please note that there is a possibility that APS may be relocating high-voltage overhead lines along the project frontage. If this relocation were to occur, the CarMax facility will likely be under construction prior to the completion of the high-voltage overhead lines being relocated thereby requiring a Development Agreement to allow CarMax to complete their required half street improvements on Olive Avenue at a later date as the existing poles are in conflict with the future improvements. Refer to the Traffic Impact Analysis provided for information detailing the traffic generated by the Project.

c. *The proposed use will have no adverse effect upon the abutting property.*

This proposal is consistent with and complementary to the land uses in the immediate vicinity. Development in the area consists of a steel manufacturing facility and an outdoor RV and boat storage facility, with the remaining land platted for future development or undeveloped. The proposed Project shall not generate any excessive noise, vibrations, or odors that could become a nuisance to the general public and traffic generated by the proposed use shall not adversely impact the adjacent properties. Refer to the Traffic Impact Analysis provided for detailed information.

d. *The proposed use shall be in conformance with the general plan.*

As stated above, the property possesses a General Plan land use designation of Commerce/Industry Park (CI), and is surrounded by lands primarily designated with that same land use. The Project has been designed with the parameters of this land use in mind, and is in conformance with the City's General Plan.

e. *The conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare. The conditions may include but are not limited to:*

1. *Regulation of use;*
2. *Special yards, spaces, and buffers;*
3. *Special fences, solid fences, and walls;*
4. *Surfacing of parking areas;*
5. *Requiring street, service road, or alley dedications and improvements or appropriate bonds;*
6. *Regulations of points of vehicular ingress and egress;*
7. *Regulation of signs;*
8. *Requiring maintenance of the grounds;*
9. *Regulation of noise, vibrations, odors;*
10. *Regulation of hours for certain activities;*
11. *Time period within which the proposed use shall be developed;*
12. *Duration of use;*
13. *Requiring the dedication of access rights; and/or*
14. *Other such conditions as will make possible the development of the city in an orderly and efficient manner.*

Adequate safety, health and general welfare of the public is ensured in the proposed development. The Project is consistent with the existing PAD zoning district and regulation of the site design elements listed above shall adhere to the El Mirage Zoning Ordinance for the established zoning, as approved under zoning case PAD00-08-01 and modified by this Conditional Use Permit request.

The Project provides two primary points of access to ensure circulation for day to day function, police access and, in case of fire, flood, or other natural disaster, will allow for orderly and timely evacuation. Fire department access is provided around the entire facility.

Operations will be up to 24 hours a day, 7 days a week, however, this facility will support CarMax operations only and will not be open to the general public. Participation in CarMax wholesale auctions is on an invitation-only basis, and restricted to pre-qualified and licensed car dealers, the majority of whom are independent dealers.

There is no residential development in the immediate vicinity of this site, however, the development will remain in accordance with 154.106(J) of the El Mirage Zoning Ordinance, which states that no noise shall be generated that exceeds 55 decibels, measured at any property line, between the hours of 10:00 pm and 6:00 am. The uses considered within this proposal do not create a danger to health and safety in surrounding areas; do not create offensive noise, vibration, smoke, dust, odor, heat or glare; and generate less traffic when compared to higher intensity uses.

11. Conclusion

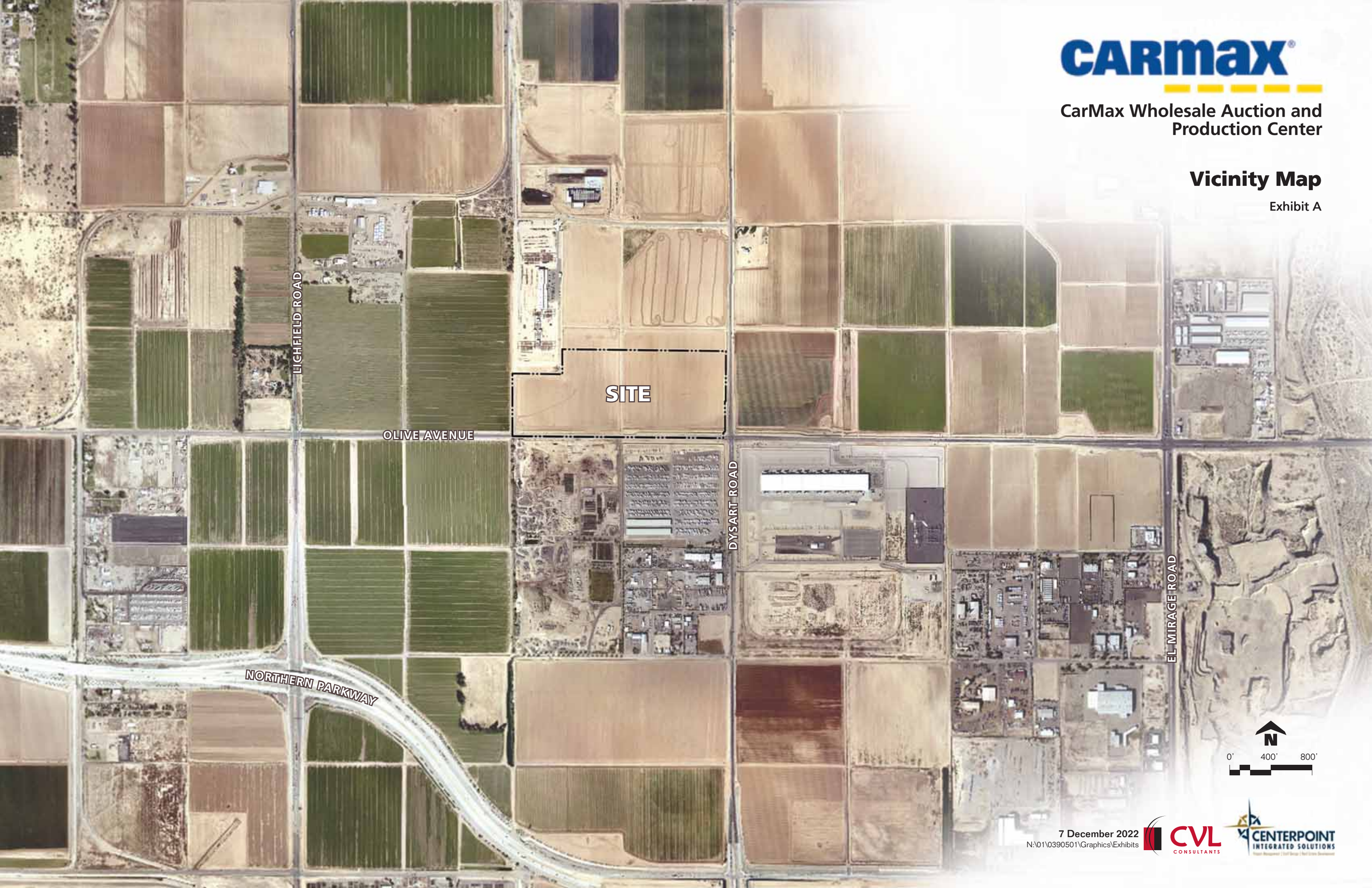
CarMax Wholesale Auction and Production Center will transform the existing agricultural site into a development that will enhance the community and generate employment opportunities. The intent of the proposal is to provide a quality development that compliments the surrounding area while upholding the planning principles and supporting the economic goals and objectives of the City.

The proposed plan makes good land use sense on this property, maintains compatibility with the surrounding neighborhood, and will be an attractive presence in the area. Thank you for your consideration and we respectfully request your approval of this request intended to establish the highest and best use for the Property.

CarMax Wholesale Auction and Production Center

Vicinity Map

Exhibit A



7 December 2022
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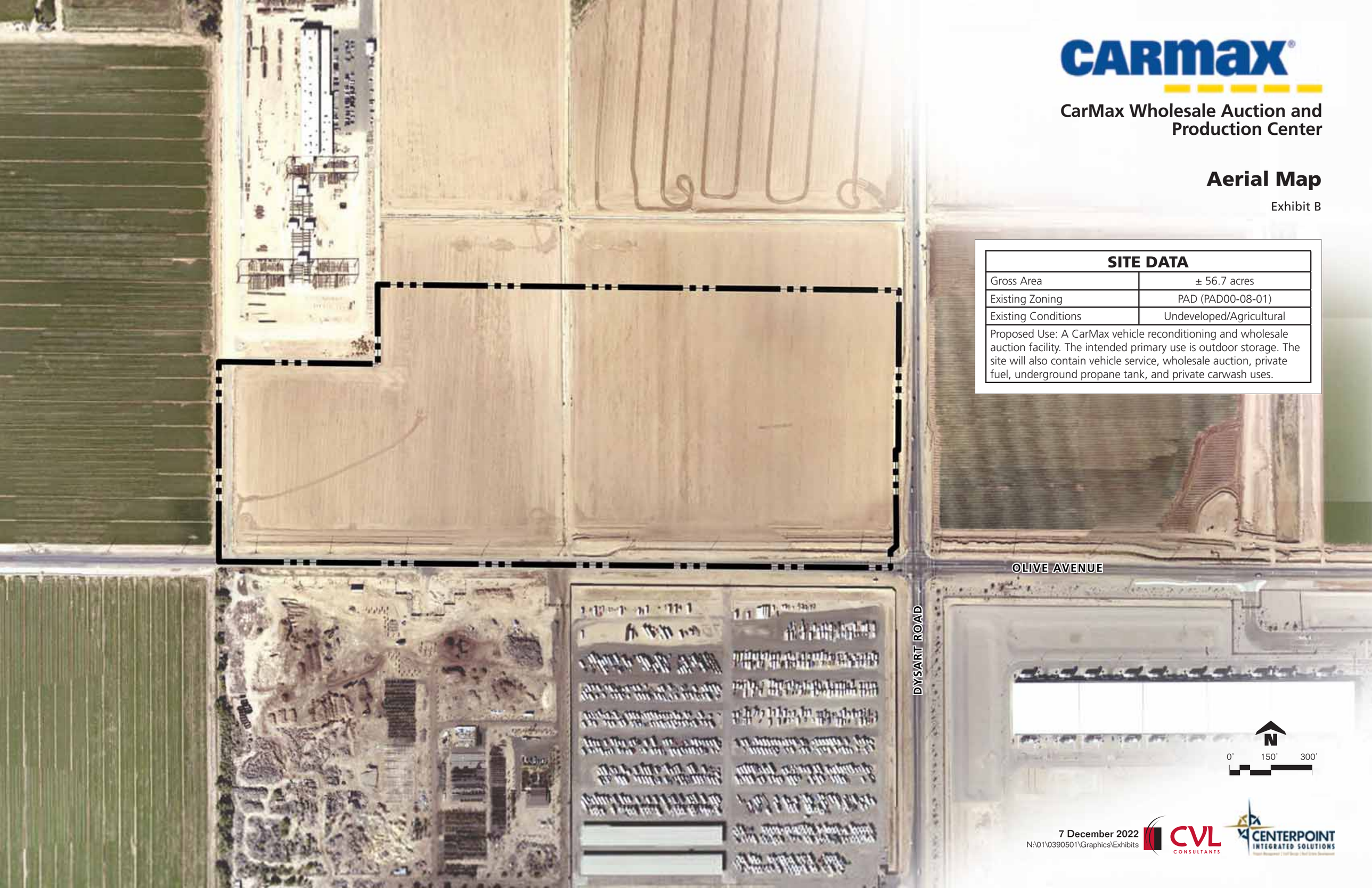
CarMax Wholesale Auction and Production Center

Aerial Map

Exhibit B



SITE DATA	
Gross Area	± 56.7 acres
Existing Zoning	PAD (PAD00-08-01)
Existing Conditions	Undeveloped/Agricultural
Proposed Use: A CarMax vehicle reconditioning and wholesale auction facility. The intended primary use is outdoor storage. The site will also contain vehicle service, wholesale auction, private fuel, underground propane tank, and private carwash uses.	

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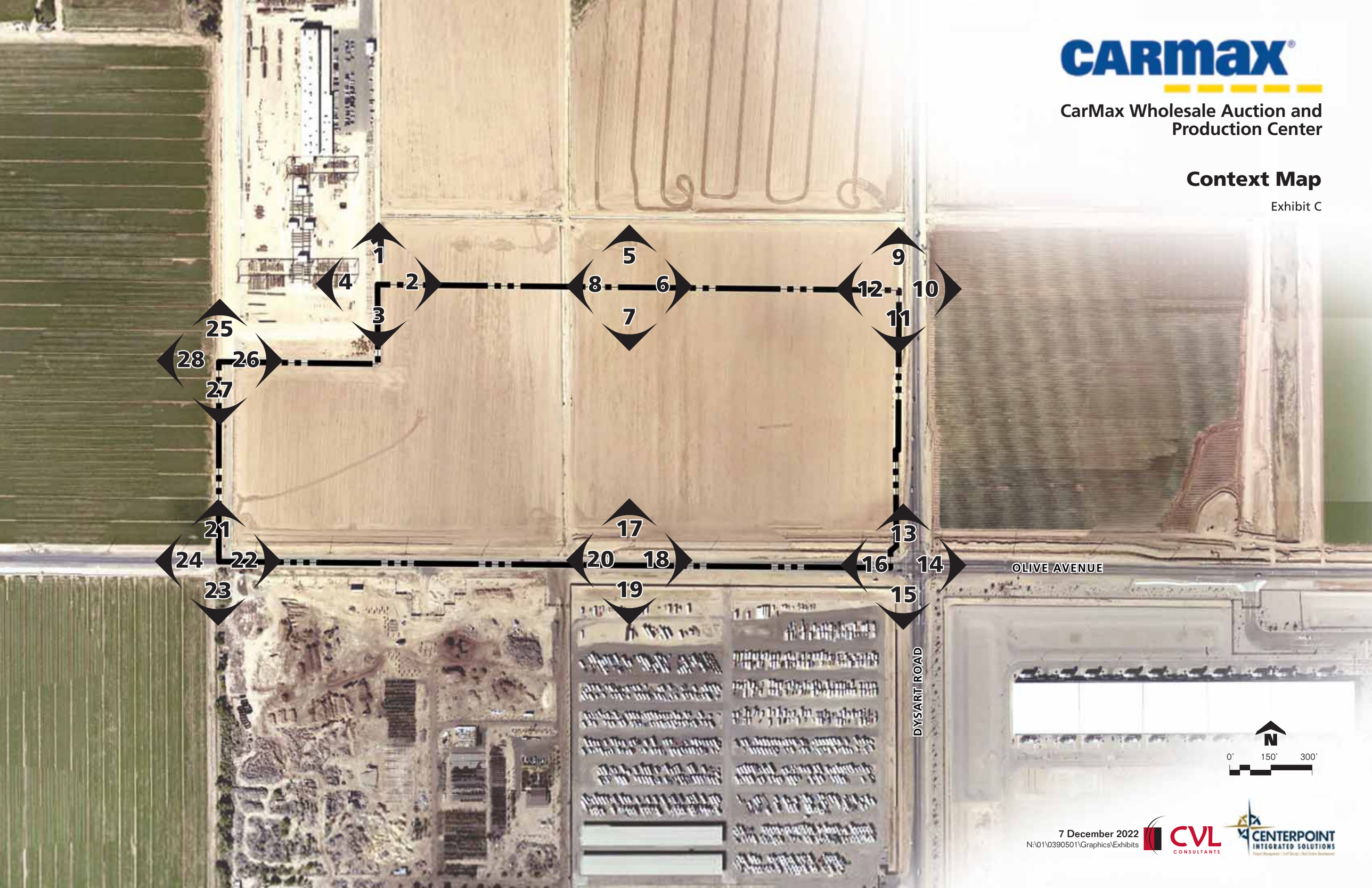
CarMax Wholesale Auction and Production Center

Context Map

Exhibit C



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CarMax Wholesale Auction and Production Center - Site Photos

12/7/22

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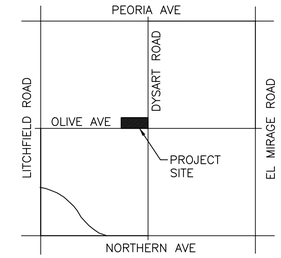
PRELIMINARY SITE PLAN

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER LOCATION #4023

13500 WEST OLIVE AVENUE
CITY OF EL MIRAGE, ARIZONA

BEING A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)

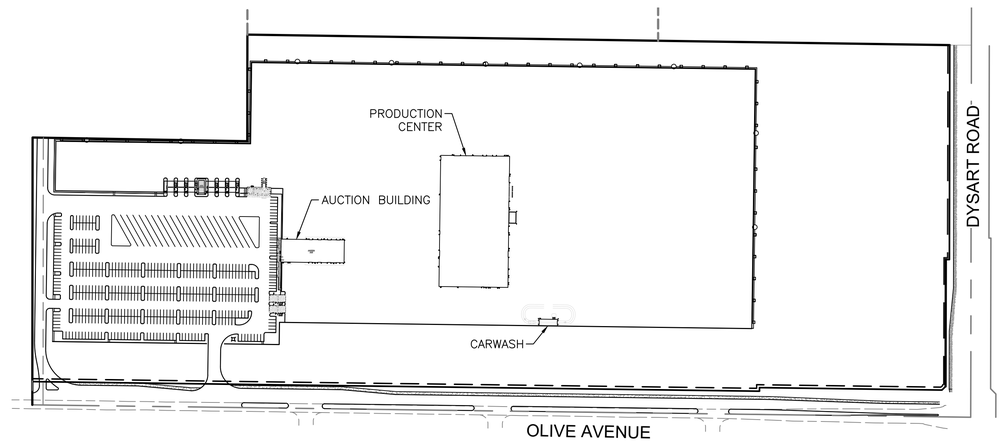
ZONING SUMMARY		
LOT NUMBER	13	3
APN	509-18-979	509-18-973
GENERAL PLAN USE	COMMERCE/INDUSTRY (CI)	COMMERCE/INDUSTRY (CI)
ZONING DESIGNATION	EMPLOYMENT/INDUSTRY (EI)	EMPLOYMENT/INDUSTRY (EI)
LOT ACREAGE	10.27 AC	46.42 AC
LOT COVERAGE	7.18 AC	23.70 AC
TOTAL ACREAGE	56.69 AC	
TOTAL COVERAGE	30.88 AC	
FRONT SETBACK	20 FT	20 FT
STREET SIDE SETBACK	10 FT	10 FT
INTERIOR SIDE SETBACK	5 FT	5 FT
REAR SETBACK	5 FT	5 FT

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
TYPICAL SPACES	425	428
TYPICAL ADA SPACES	7	8
VAN ACCESSIBLE ADA SPACES	2	2
TOTAL	434	438

NOTE:

ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THE CITY OF EL MIRAGE ZONING CODE OFF-STREET PARKING REQUIREMENTS (§154.104) ARE FURNISHED

BUILDING SQUARE FOOTAGE BREAKDOWN	
	SQUARE FOOTAGE
AUCTION BUILDING	11,371
PRODUCTION CENTER	70,646
CARWASH	936



KEY MAP

200' 100' 0 200'
SCALE: 1" = 200'

LEGEND

ABC	ASPHALT BASE COURSE	MH	MANHOLE
B/C	BACK OF CURB	M	MONUMENT LINE
BGN	BEGIN	NG	NATURAL GROUND
BOT	BOTTOM OF BASIN	P	PAVEMENT
BRW	BOTTOM RETAINING WALL	P.U.F.E.	PUBLIC UTILITY FACILITY EASEMENT
BSL	BUILDING SETBACK LINE		
C	CONCRETE	P.I.E.	PRIVATE IRRIGATION EASEMENT
CB	CATCH BASIN	PC	POINT OF CURVATURE
℄	CENTERLINE	PCC	POINT OF COMPOUND CURVE
D/W	DRIVEWAY	PRC	POINT OF REVERSE CURVE
ESMT.	EASEMENT	PT	POINT OF TANGENCY
EOP	EDGE OF PAVEMENT	PL	PROPERTY LINE
EX.	EXISTING	PROP.	PROPOSED
F/C	FACE OF CURB	R/W	RIGHT-OF-WAY
FE	FLARED END	SMH	STORM MANHOLE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	S.W.E.	SIDEWALK EASEMENT
FL	FLOW LINE	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
G	GUTTER	TOF	TOP OF FENCE
HW	HEADWALL	TRANS	TRANSITION
HWE	HIGH WATER ELEVATION	TRW	TOP OF RETAINING WALL
HP	HIGH POINT	TW	TOP OF WALL
INT	INTERSECTION	VG	VALLEY GUTTER
INV	INVERT ELEVATION	VP	VOLUME PROVIDED
LP	LOW POINT	VR	VOLUME REQUIRED
LF	LINEAL FEET		

▲	GRADE BREAK
	PROPOSED FIRE HYDRANT
—W—W—	PROPOSED WATERLINE
	EX. FIRE HYDRANT
—W—	EX. WATERLINE AND VALVE
—S—S—	PROPOSED SEWER
—S—	EX. SEWER
—F—F—	PROPOSED FUEL LINE
—FIRE—	PROPOSED FIRE LINE
—E—E—	PROPOSED ELECTRICAL
—(ST)—	STORM DRAIN WITH MANHOLE
	EXISTING STREET LIGHT
	STREET LIGHT
	STREET SIGN
	SURVEY MONUMENT
	SEWER CLEANOUT
	CHAINLINK FENCE
	GUARD RAIL
	SITE WALL

SHEET INDEX

1	COVER SHEET
2-3	SITE PLAN
4-5	UTILITY
6-7	GRADING AND DRAINAGE
8-13	GRADING SECTIONS AND CONSTRUCTION DETAILS
14	CAR CARRIER AND GARBAGE TRUCK ROUTE
15	FIRE TRUCK ROUTE

OWNER

CARMAX
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VIRGINIA 23238
PHONE: (804) 747-0422
CONTACT: KEITH HENDERSON
EMAIL: KEITH.W.HENDERSON@CARMAX.COM

COORDINATOR

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ENGINEER

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4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: DOUGLAS W. CHUBIN, P.E.
EMAIL: DCHUBIN@CVLCI.COM

PROJECT APN

APN: 509-18-973 (LOT #3)
APN: 509-18-979 (LOT #13)

ZONING

CURRENT: PAD (PLANNED AREA DEVELOPMENT) WITHIN FEDERAL LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONE II

SITE AREA

LOT 3 46.42 ACRES
LOT 13 10.27 ACRES
TOTAL: 56.69 ACRES

PROJECT DESCRIPTION

THIS PROJECT REFLECTS SITE IMPROVEMENTS FOR THE PROPOSED CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER DEVELOPMENT LOCATED ON THE NORTHWEST CORNER OF OLIVE AVENUE AND DYSART ROAD, INVOLVING WATER AND SEWER SERVICES, STORM WATER RETENTION, PARKING, AND HALF-STREET IMPROVEMENTS ON OLIVE WITH SIDEWALK LANDSCAPE AND ITS CONDUITS ON DYSART ROAD.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM PANEL NUMBER 04013C1680L DATED OCTOBER 16, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.02% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

COVER SHEET
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER
CITY OF EL MIRAGE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 35697
DOUGLAS W. CHUBIN
Date Signed 12-09-22
ARIZONA, U.S.A.

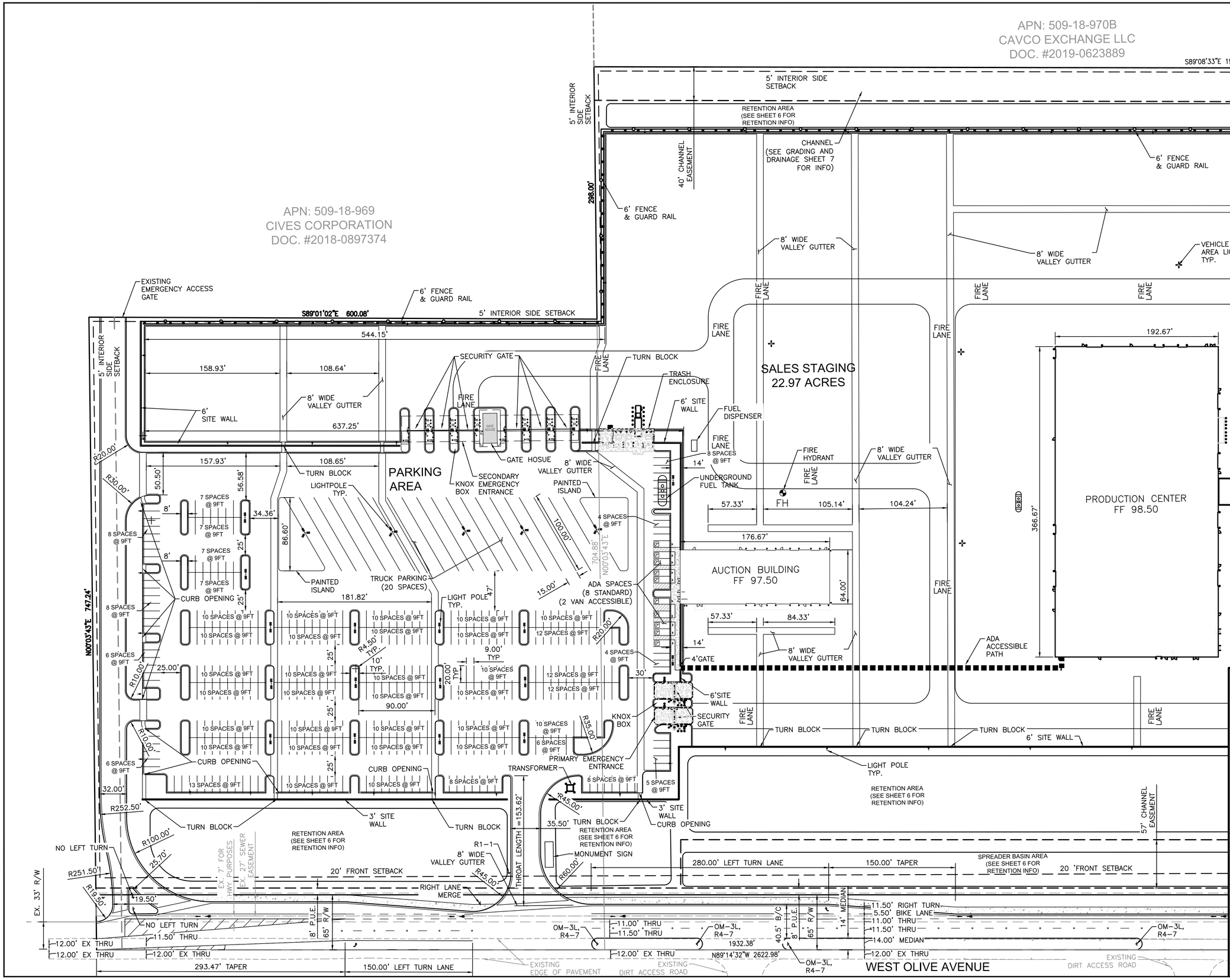
REVISIONS			
REV. NO	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	1 of 15

DWG NAME: N:\01\0390501\CADD\Preliminary\SCPRE1-LOVER.dwg PLOT TIME: 12/9/2022 10:02:18 AM BY: Chris Eickenberg



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SITE PLAN
PRELIMINARY

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EL MIRAGE, AZ 85335

PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	2 of 15

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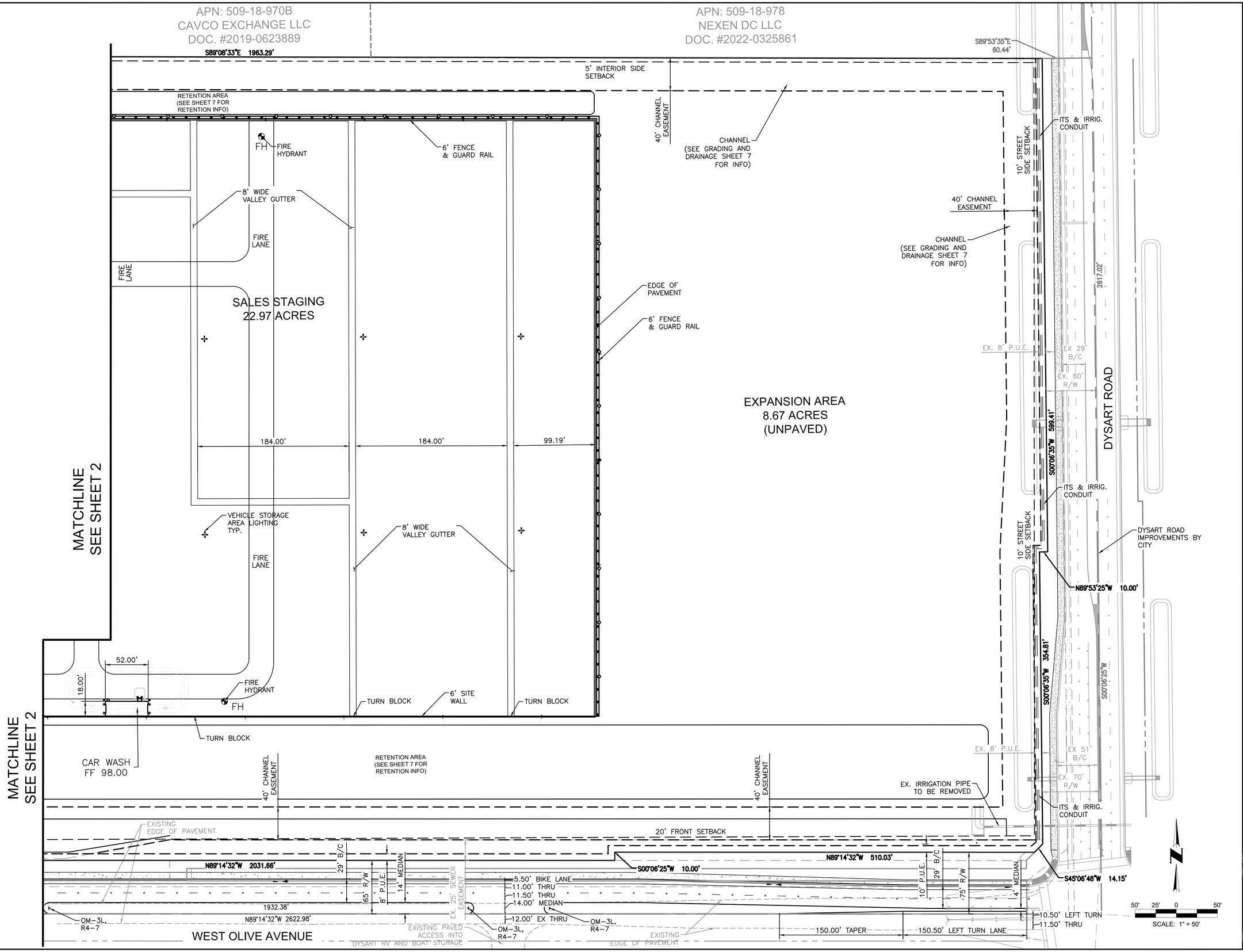

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SITE PLAN
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER

CITY OF EL MIRAGE, ARIZONA

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PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	3 of 15

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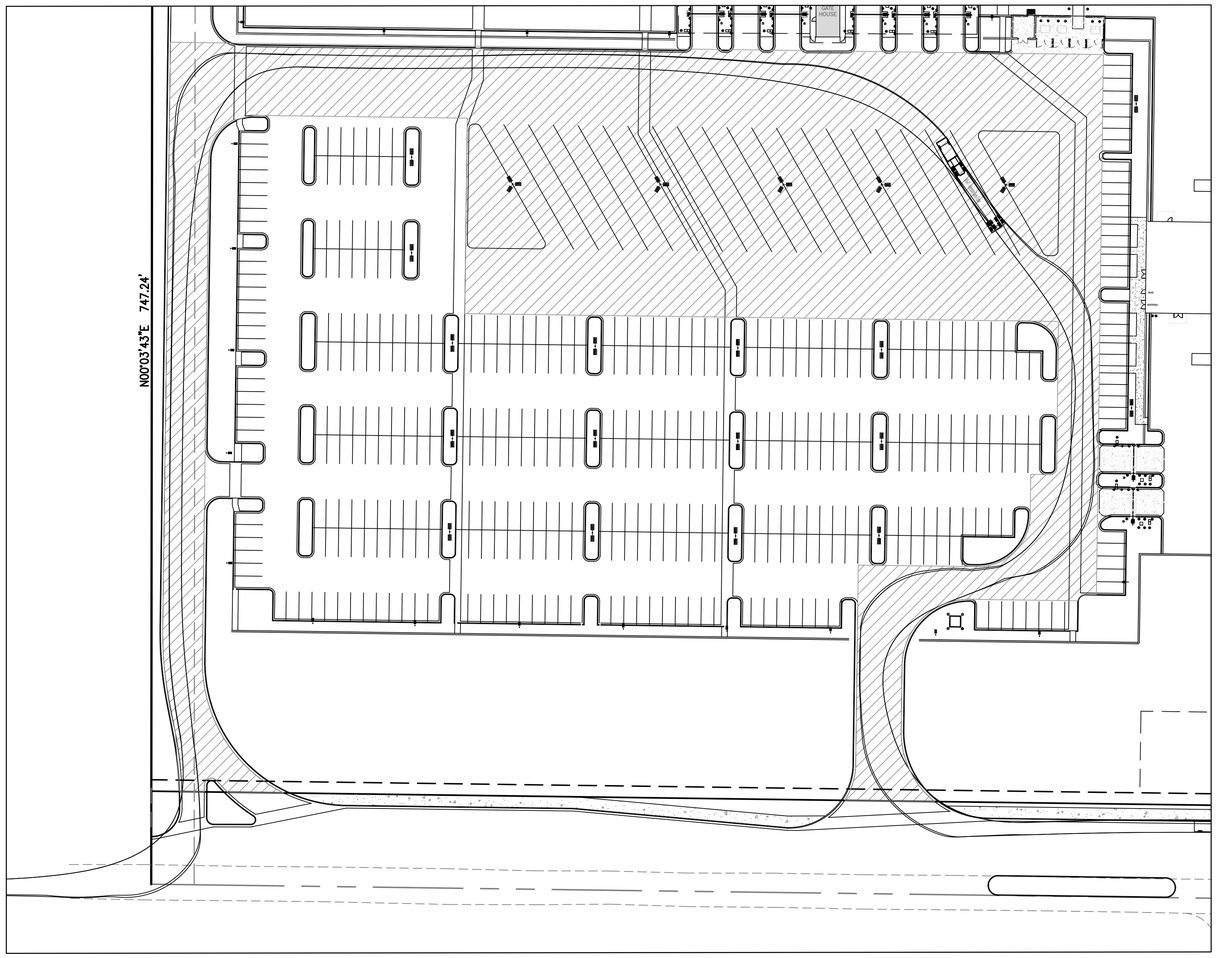

CARCARRIER ROUTE

1. STATE ANY REQUIREMENTS FOR THE TRUCK ROUTE
2. STATE IF ANY RESTRICTIONS HAVE BEEN PUT ON THE TRUCK ROUTE OR DELIVERY AREA.
3. HEAVY DUTY PAVEMENT IS REQUIRED FOR THE TRUCK ROUTE.
4. INCLUDE INFO ABOUT THE TRANSITION FROM THE ROAD TO THE LOT.

GARBAGE TRUCK ROUTE

1. STATE ANY REQUIREMENTS BY THE LOCAL JURISDICTION FOR THE GARBAGE TRUCK TO ACCESS THE DUMPSTER.

HEAVY DUTY PAVEMENT

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

CAR CARRIER AND GARBAGE TRUCK ROUTE
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER

CITY OF EL MIRAGE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 35697
DOUGLAS W. CHUBIN
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ARIZONA, U.S.A.

REVISIONS

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CARMAX
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-4422

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	14 of 15

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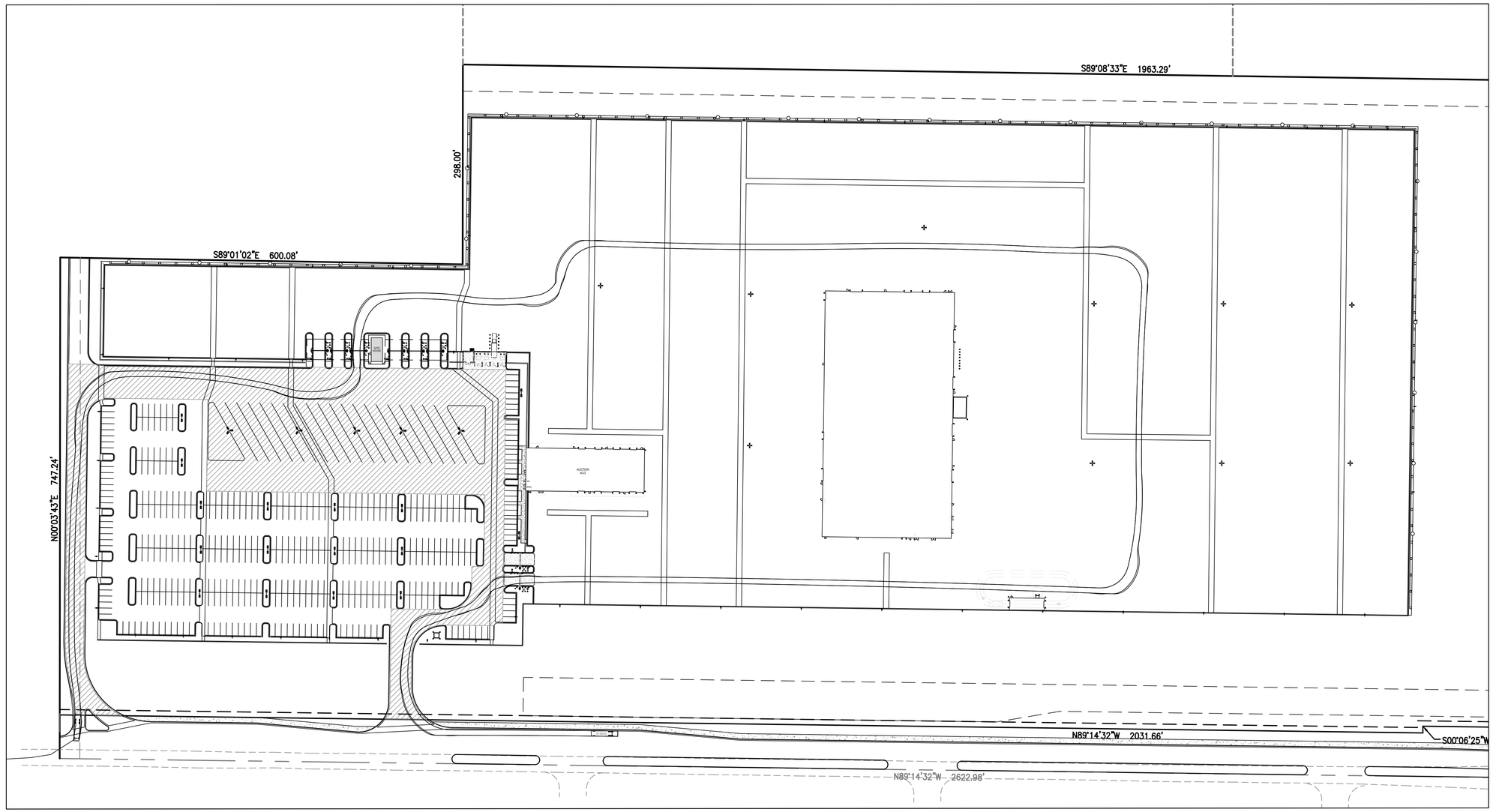

FIRE TRUCK ROUTE

1. STATE TO WHICH LOTS FIRE TRUCK MUST HAVE ACCESS TO AND / OR DRIVE THROUGH .
2. STATE IF FIRE LANE IN SALES/ AND OR SALES/ STAGING LOT IS REQUIRED AND IF SO DOES IT HAVE TO BE STRIPED.
3. STATE WHAT SIZE FIRE TRUCK SHOW TRUCK SPECIFICATION/ PROFILE REQUIRED PER THE JURISDICTION AND WIDTH OF PATH OF TRAVEL.
4. STATE IF FIRE MARSHAL USES KNOX BOXES OR IF REQUIRES ANOTHER TYPE OF SYSTEM IE. OPTICOM.
5. STATE ANY ADDITIONAL REQUIREMENTS BY LOCAL FIRE MARSHAL.

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FIRE TRUCK ROUTE
PRELIMINARY

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CITY OF EL MIRAGE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 35697
DOUGLAS W. CHUBIN
Date Signed 12-09-22
ARIZONA, U.S.A.

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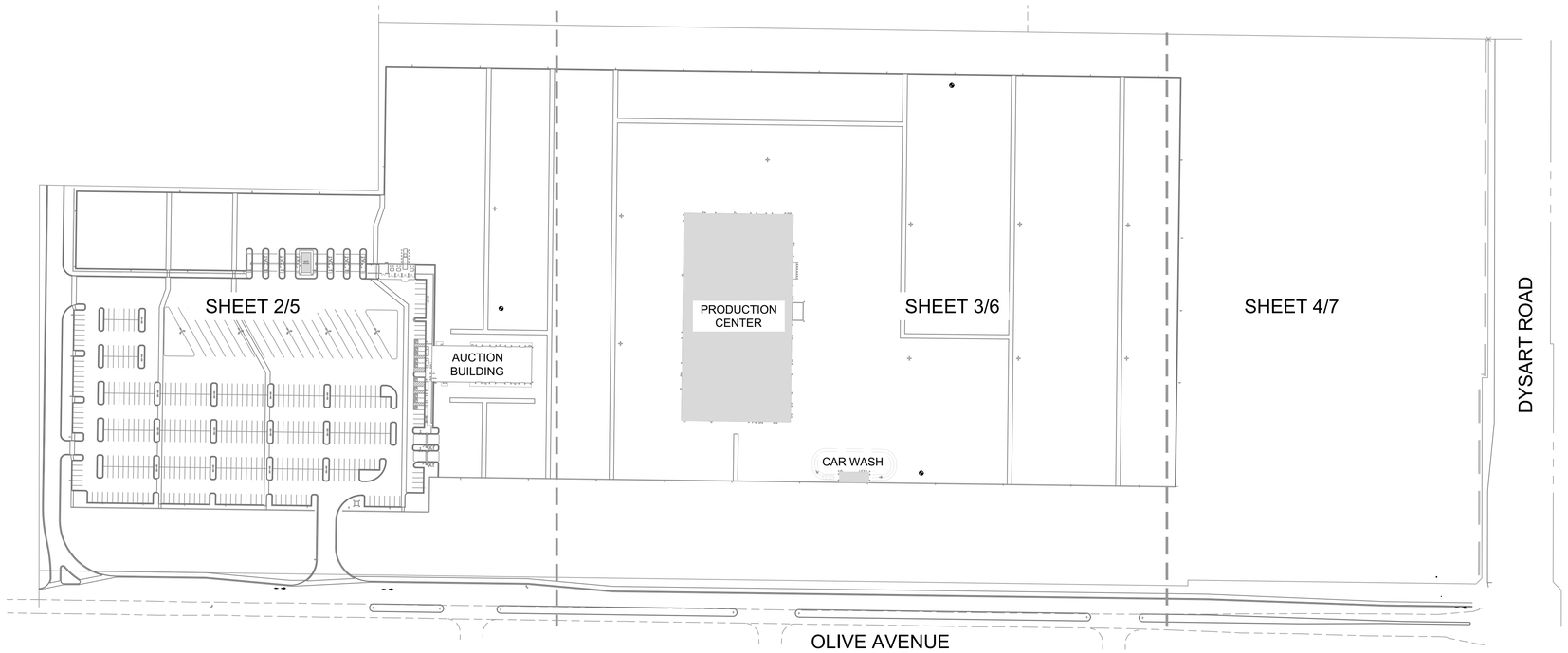
12800 TUCKER FOREST PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

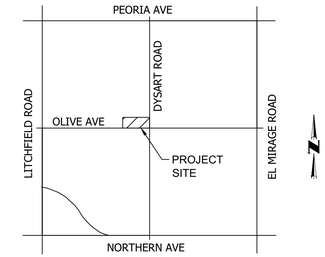
PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	15 of 15

DWG NAME: M:\01\0390501\CAD\Preliminary\FIG.FIRE.B.dwg PLOT TIME: 12/9/2022 10:05:25 AM BY: Chris Eichenberg



CARMAX OVERALL SITE PLAN

0 120 240 360 feet
SCALE: 1" = 120'



VICINITY MAP
(NOT-TO-SCALE)

OWNER
CARMAX
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VIRGINIA 23238
PHONE: (804) 747-0422
CONTACT: KEITH HENDERSON
EMAIL: KEITH.W.HENDERSON@CARMAX.COM

COORDINATOR
CENTERPOINT INTEGRATED SOLUTIONS
1626 COLE BOULEVARD
SUITE 125
LAKEWOOD, COLORADO 80401
PHONE: (720) 800-3355
CONTACT: JOHN THATCHER
EMAIL: JTHATCHER@CENTERPOINT-IS.COM

LANDSCAPE ARCHITECT
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 285-4786
FAX: (602) 285-4786
CONTACT: EARL SWETLAND
EMAIL: ESWETLAND@CVLCI.COM

PROJECT APN
APN: 509-18-973 (LOT # 3)
APN: 509-18-979 (LOT # 13)

ZONING
CURRENT: PAD (PLANNED AREA DEVELOPMENT) WITHIN FEDERAL LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONE II
PAD 00-08-01

SITE AREA
LOT 3 46.42 ACRES
LOT 13 10.27 ACRES
TOTAL 56.69 ACRES

CURRENT LAND USE
UNDEVELOPED/ AGRICULTURE

BUILDING AREA:
AUCTION BUILDING: 11,371 SF
PRODUCTION CENTER: 70,646 SF
CARWASH: 936 SF
TOTAL: 82,953 SF

NET SITE AREA: 56.69 ACRES/ 2,469,416 SF

TOTAL PARKING SPACES	
REQUIRED:	PROVIDED:
TYPICAL - 425	428
ADA - 7	8
ADA VAN ACCESSIBLE - 2	2
TOTAL SPACES - 434	438

STREETSCAPE REQUIREMENTS:

	REQUIRED	PROVIDED
MEDIANS IN OLIVE AVENUE 1,434LF		
TREES (1/ 30 LF)	48	48
SHRUBS/ GROUNDCOVER (3/ 20 LF)	215	215
STREETSCAPE: 3,476 LF		
TREES (1/ 30 LF)	116	78
SHRUBS/ GROUNDCOVER (3/ 20 LF)	521	521

NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

	REQUIRED	PROVIDED
LANDSCAPED AREA	10% (246,761 SF)	25% (629,471 SF)
TREES (1/200 SF)	1,234	230 (50%-15 GAL/ 50% 24" BOX)
SHRUBS (1/100 SF)	2,468	6,877 (5 GAL) (INCLUDES 50% LIVE COVERAGE IN RETENTION BASINS)
RETENTION BASINS: 334,512 SF	REQUIRED	PROVIDED
SHRUBS/ GROUNDCOVER:	50% LIVE COVERAGE 5,361 SHRUBS	50% LIVE COVERAGE 5,361 SHRUBS

NOTES:
1. TREES WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED TO ENSURE A SEVEN (7) FOOT CLEARANCE ABOVE FINISHED GRADE.
2. TREES WILL INCLUDE A MIXTURE OF 50% 15 GALLON OR GREATER AND 50% 24" BOX SIZE OR GREATER. ALL SHRUBS SHALL BE 5 GALLON NOT INCLUDING GROUNDCOVER.
3. ALL RETENTION/ DETENTION BASINS SHALL BE COVERED WITH 50% LIVE PLANT MATERIAL INCLUDING SHRUBS AND GROUNDCOVER MATERIAL.
4. ALL PLANT MATERIAL SHALL COMPLY WITH THE ARIZONA NURSERYMAN STANDARDS (ANA).
5. A NATIVE PLANT INVENTORY WILL BE REQUIRED.
6. AN AUTOMATIC IRRIGATION SYSTEM WITH PRESSURE TYPE VACUUM BREAKER WILL BE PROVIDED AND POTABLE WATER WILL BE USED.
7. OVERHEAD POWER LINES ARE EXISTING. ALL TREES WITHIN 15 FEET OF POWER LINES SHALL NOT EXCEED 20 FEET IN HEIGHT AND AS APPROVED BY THE UTILITY PROVIDER.
8. ALL PLANT MATERIAL WITHIN SIGHT VISIBILITY TRIANGLES AND SIGHT DISTANCE LINE AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT AT MATURITY.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2-4	HARDSCAPE PLAN
5-7	PLANTING PLAN
8	HARDSCAPE DETAILS

CVL CONSULTANTS
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Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

LANDSCAPE COVER SHEET
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER
CITY OF EL MIRAGE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21411
EARL J. SWETLAND
Date Signed 12-07-22
ARIZONA, U.S.A.

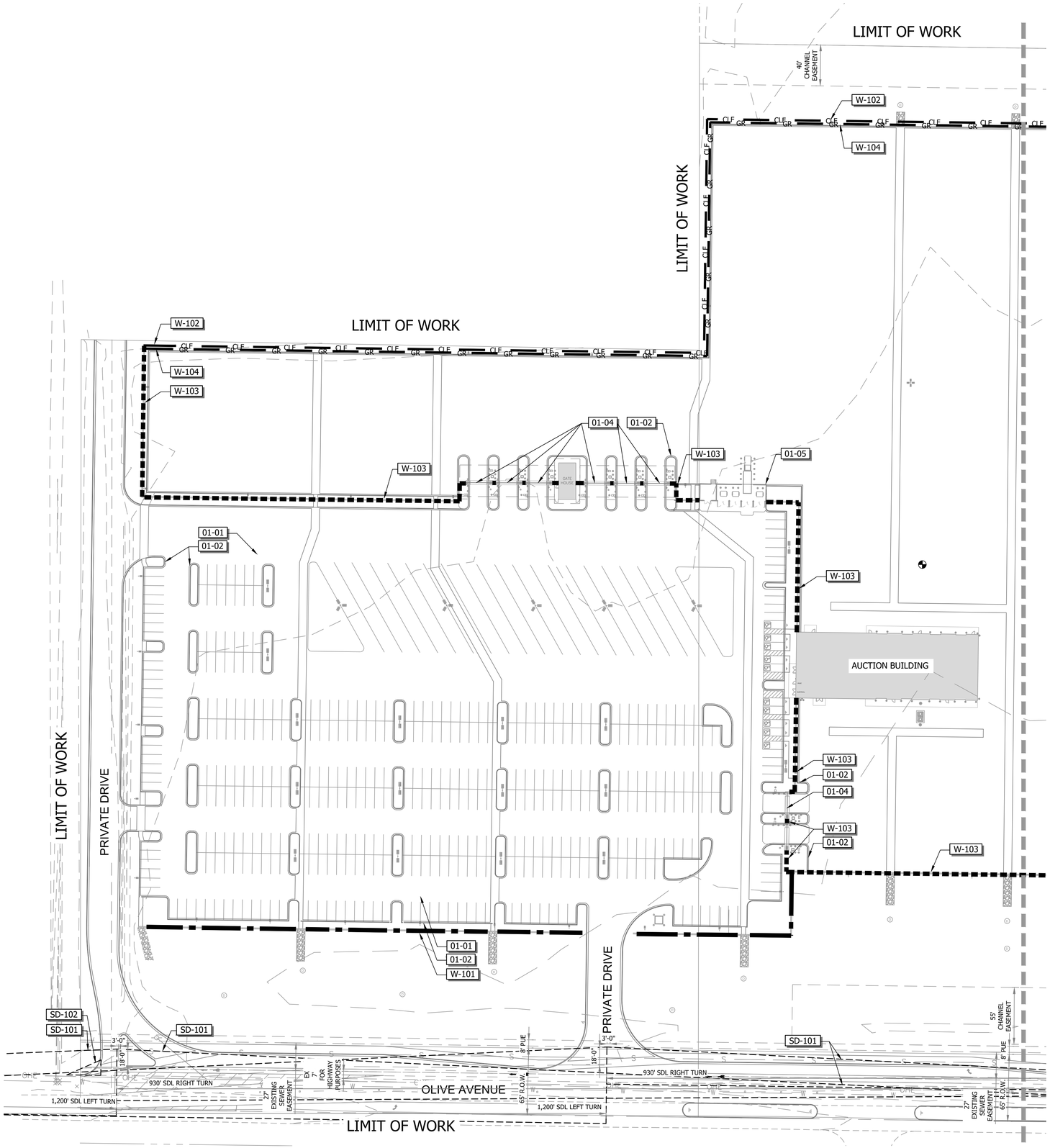
REVISIONS			
REV. NO	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	1 of 8

DWG. NAME: N:\01\0390501\CADD\Preliminary\LS-PRELLSCAPE.dwg PLOT TIME: 12/6/2022 1:12:53 AM BY: Holly Powell

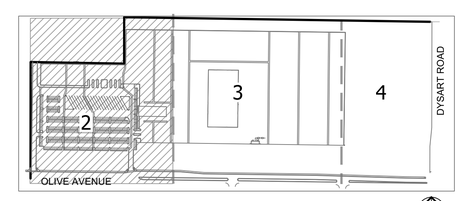


REFERENCE NOTES SCHEDULE

SYMBOL	01 NOTES DESCRIPTION
01-01	PROPOSED PARKING LOT, REFER TO CIVIL PLANS
01-02	RAISED CONCRETE CURB, REFER TO CIVIL PLANS
01-04	VEHICULAR GATES, REFER TO CIVIL PLANS
01-05	REFUSE ENCLOSURE AREA, REFER TO CIVIL PLANS

SYMBOL	SITE DEVELOPMENT DESCRIPTION
SD-101	SIGHT DISTANCE LINE
SD-102	15` X 33` (MINOR AND MAJOR STREETS)
SD-103	33` X 33` SVT (MAJOR INTERSECTION)

SYMBOL	WALL DESCRIPTION
W-101	3` LOW SCREEN WALL
W-102	6` CHAIN LINK FENCE
W-103	6` CMU BLOCK WALL
W-104	GUARDRAIL



KEY MAP

NTS

0 50 100 150 feet

SCALE: 1" = 50'

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HARDSCAPE PLAN
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER

CITY OF EL MIRAGE, ARIZONA

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 21411 EARL J. SWETLAND Date Signed 12-07-22 ARIZONA, U.S.A.

REVISIONS

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12800 TUCKER'S GREEN PARKWAY RICHMOND, VA 23238
(804) 747-0422

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PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	2 of 8

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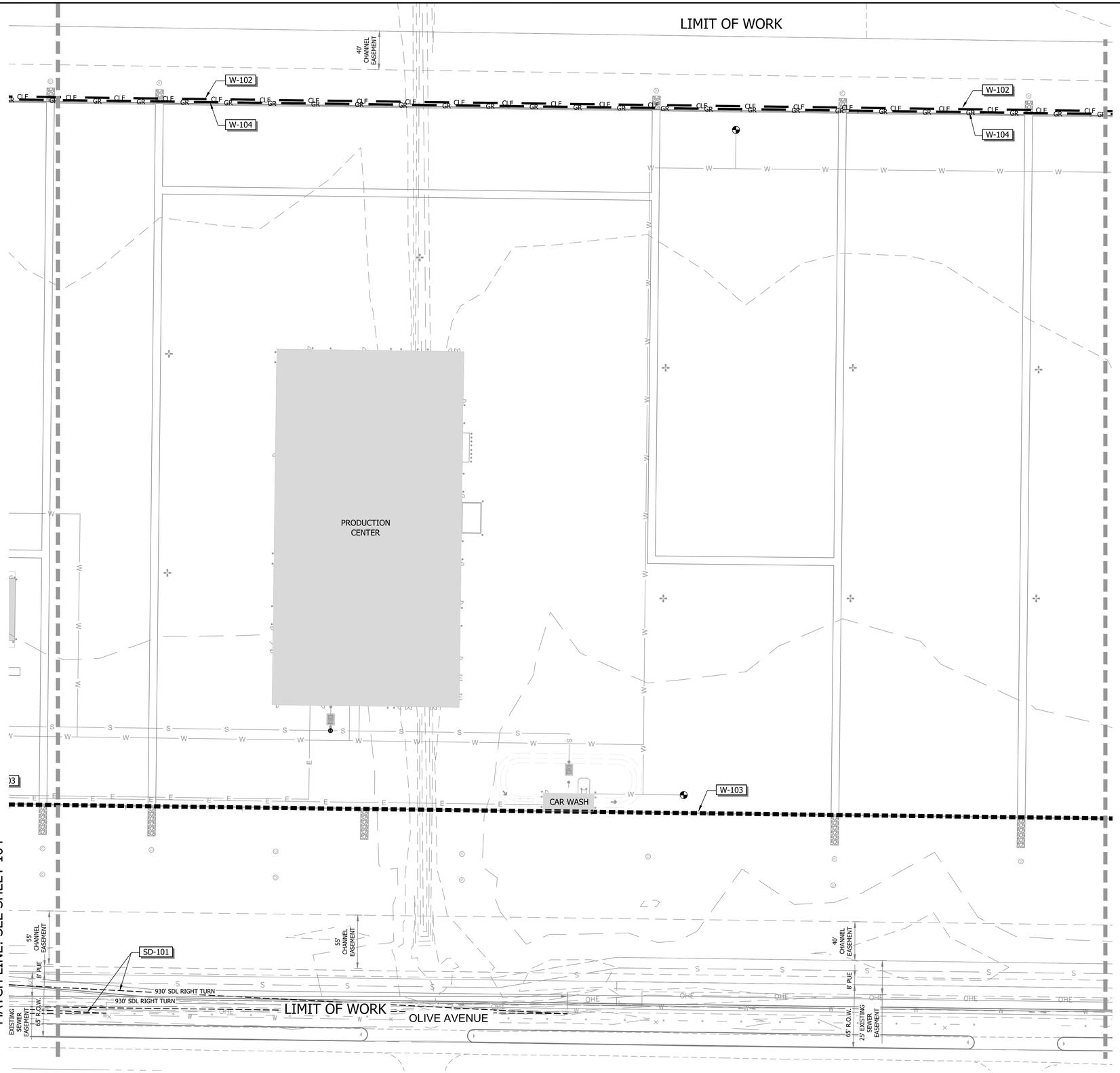

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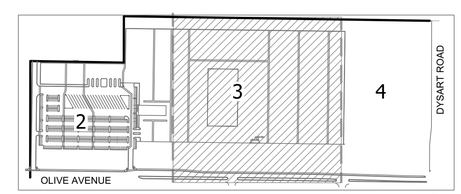

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HARDSCAPE PLAN
PRELIMINARY

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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 21411 EARL J. SWETLAND Date Signed 12-07-22 ARIZONA, U.S.A.

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PROJECT NO.	01-0390501
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SHEET NO.	3 of 8

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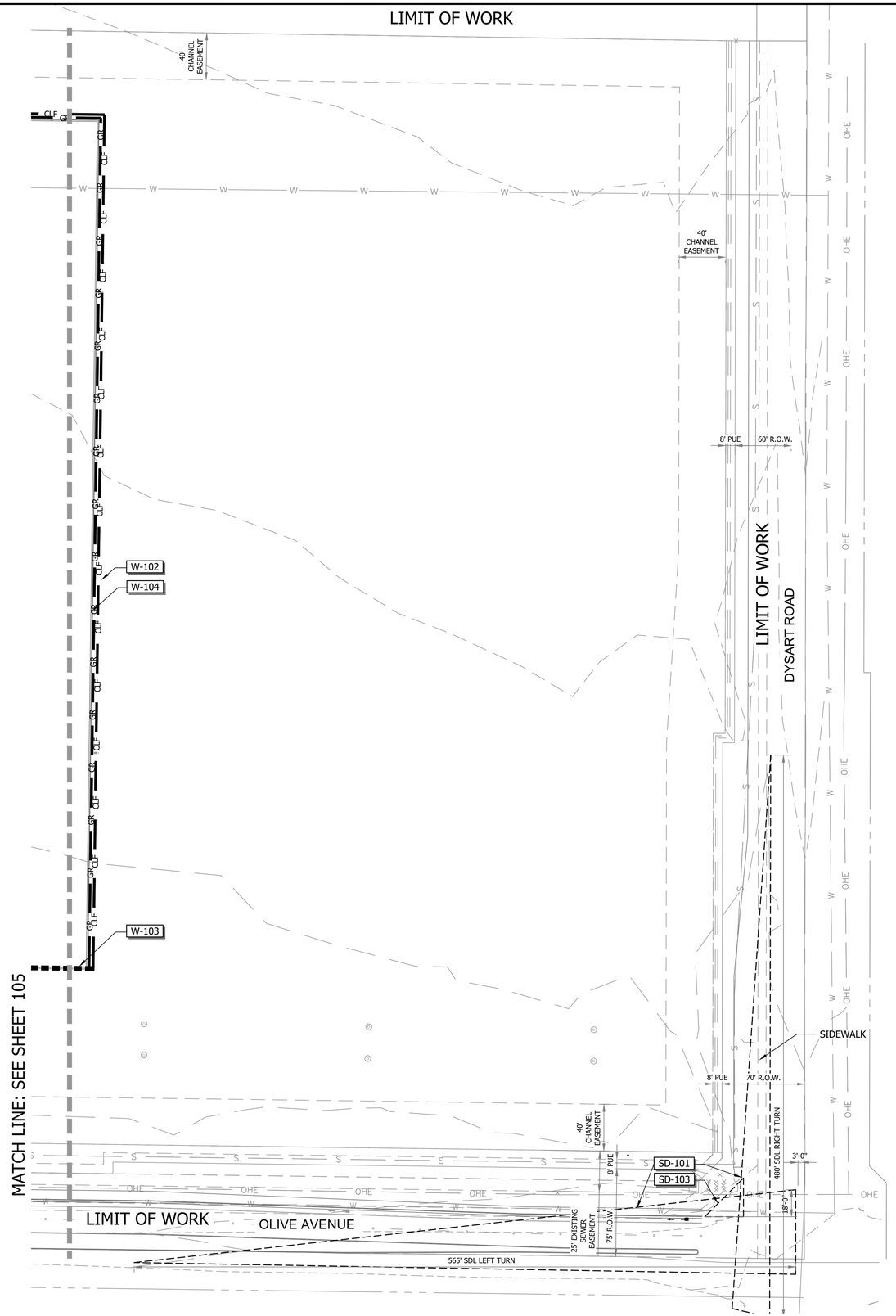

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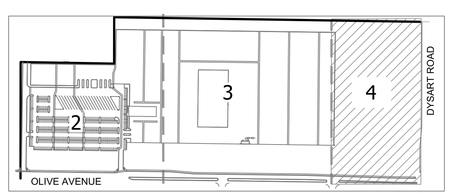

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HARDSCAPE PLAN
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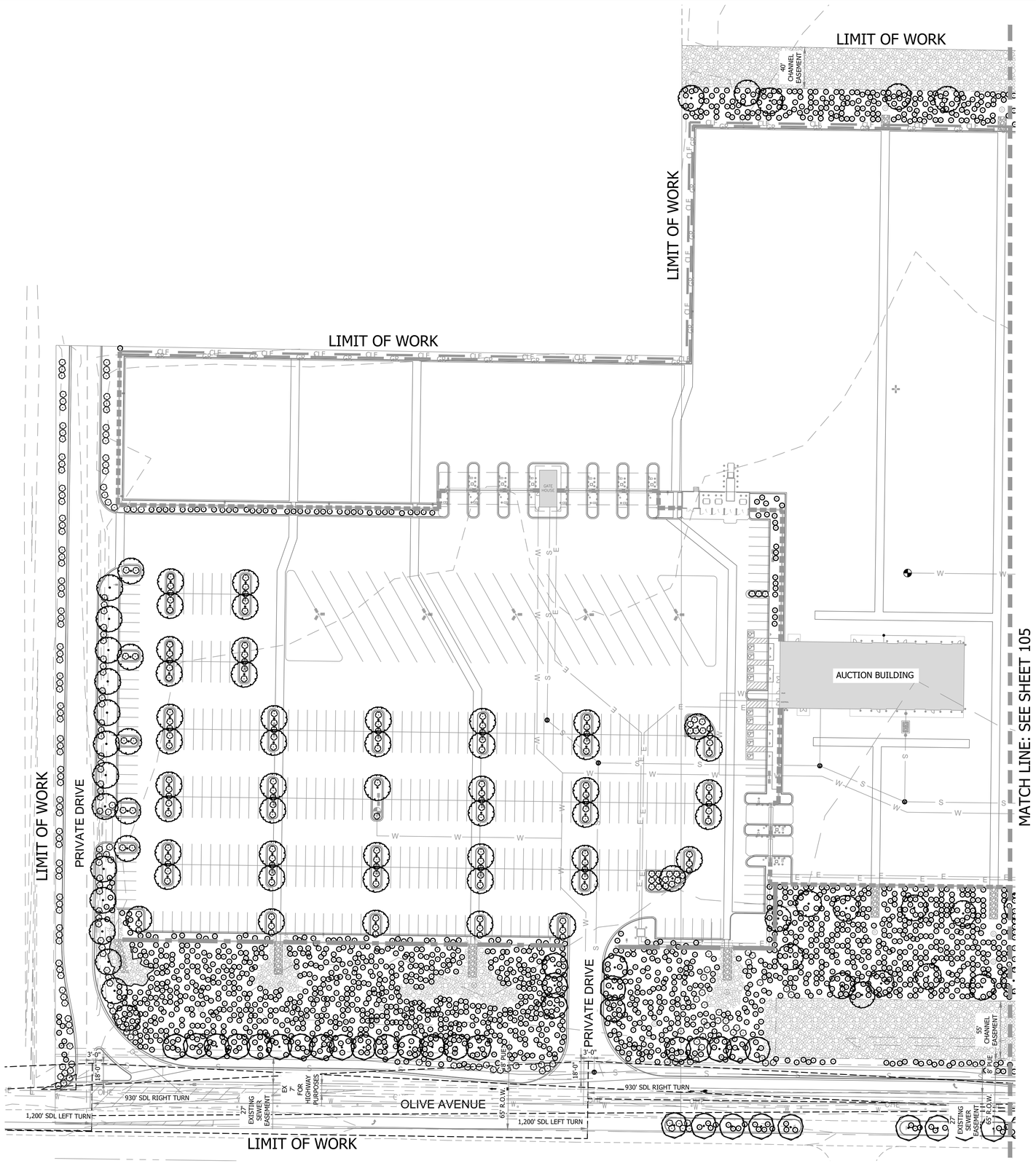
PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	4 of 8

DWG NAME: N:\01\0390501\CADD\Preliminary\LS\PRELSCAPE.dwg PLOT TIME: 12/7/2022 4:51:31 PM BY: Holly Powell



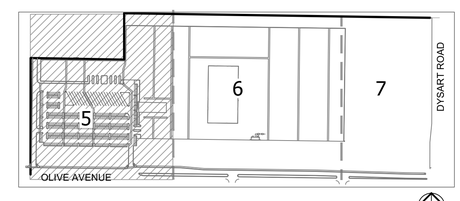
PRELIMINARY PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	SIZE
	MULGA / ACACIA ANEURA	15 GAL
	PODLESS SWEET ACACIA / ACACIA FARNESIANA 'SWEET SIERRA'	15 GAL
	DESERT DIVA DESERT WILLOW / CHILOPSIS LINEARIS 'LOPUR'	24" BOX
	TEXAS PISTACHE / PISTACIA TEXANA	15 GAL
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	24" BOX

SHRUBS/ ACCENTS	COMMON / BOTANICAL NAME	SIZE
	RUSH MILKWEED / ASCLEPIAS SUBULATA	5 GAL
	RED BAJA FAIRY DUSTER / CALLIANDRA CALIFORNICA	5 GAL
	SIERRA NEGRA BLACK PRAIRIE CLOVER / DALEA FRUTESCENS 'SIERRA NEGRA'	5 GAL
	OAKWOODS PRAIRIE CLOVER / DALEA VERSICOLOR	5 GAL
	BRITTLE BUSH / ENCELIA FARINOSA	5 GAL
	CREOSOTE BUSH / LARREA TRIDENTATA	5 GAL
	LYNN'S LEGACY LANGMAN'S SAGE / LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL
	CIMARRON BLUE RANGER / LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	5 GAL
	JOJOBA / SIMMONDSIA CHINENSIS	5 GAL
	ARIZONA ROSEWOOD / VAUQUELINIA CALIFORNICA	5 GAL
	COW HORN AGAVE / AGAVE BOVICORNUTA	5 GAL
	SPIDER AGAVE / AGAVE BRACTEOSA	5 GAL
	OCOTILLO / FOUQUIERIA SPLENDENS	6`-8` HT. - 6 CANES
	SACAHUISTA / NOLINA MICROCARPA	5 GAL
	BEAVERTAIL PRICKLYPEAR / OPUNTIA BASILARIS	5 GAL
	INDIAN FIG CACTUS / OPUNTIA FICUS-INDICA	5 GAL
	PURPLE PRICKLEY PEAR / OPUNTIA VIOLACEA 'SANTA RITA'	5 GAL

GROUNDCOVER	COMMON / BOTANICAL NAME	SIZE
	TRIANGLELEAF BURSAGE / AMBROSIA DELTOIDEA	1 GAL
	SIERRA GOLD DALEA / DALEA CAPITATA 'SIERRA GOLD'	1 GAL
	TRAILING INDIGO BUSH / DALEA GREGGII	1 GAL
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD'	1 GAL

GROUND COVERS	COMMON / BOTANICAL NAME	CONT
	ANGULAR COBBLE / RUSTY NICKEL COBBLE NOT SHOWN FOR PLAN CLARITY.	3"-8"
	DECOMPOSED GRANITE / RUSTY NICKEL DECOMPOSED GRANITE NOT SHOWN FOR PLAN CLARITY. ALL AREAS NOT COVERED BY PAVEMENT OR COBBLE SHALL RECEIVE A MINIMUM 2" DEPTH OF DECOMPOSED GRANITE.	1/2" SCREENED



KEY MAP

NTS

0 50 100 150 feet

SCALE: 1" = 50'

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

PLANTING PLAN
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER
CITY OF EL MIRAGE, ARIZONA

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 21411 EARL J. SWETLAND Date Signed 12/07/22 ARIZONA, U.S.A.

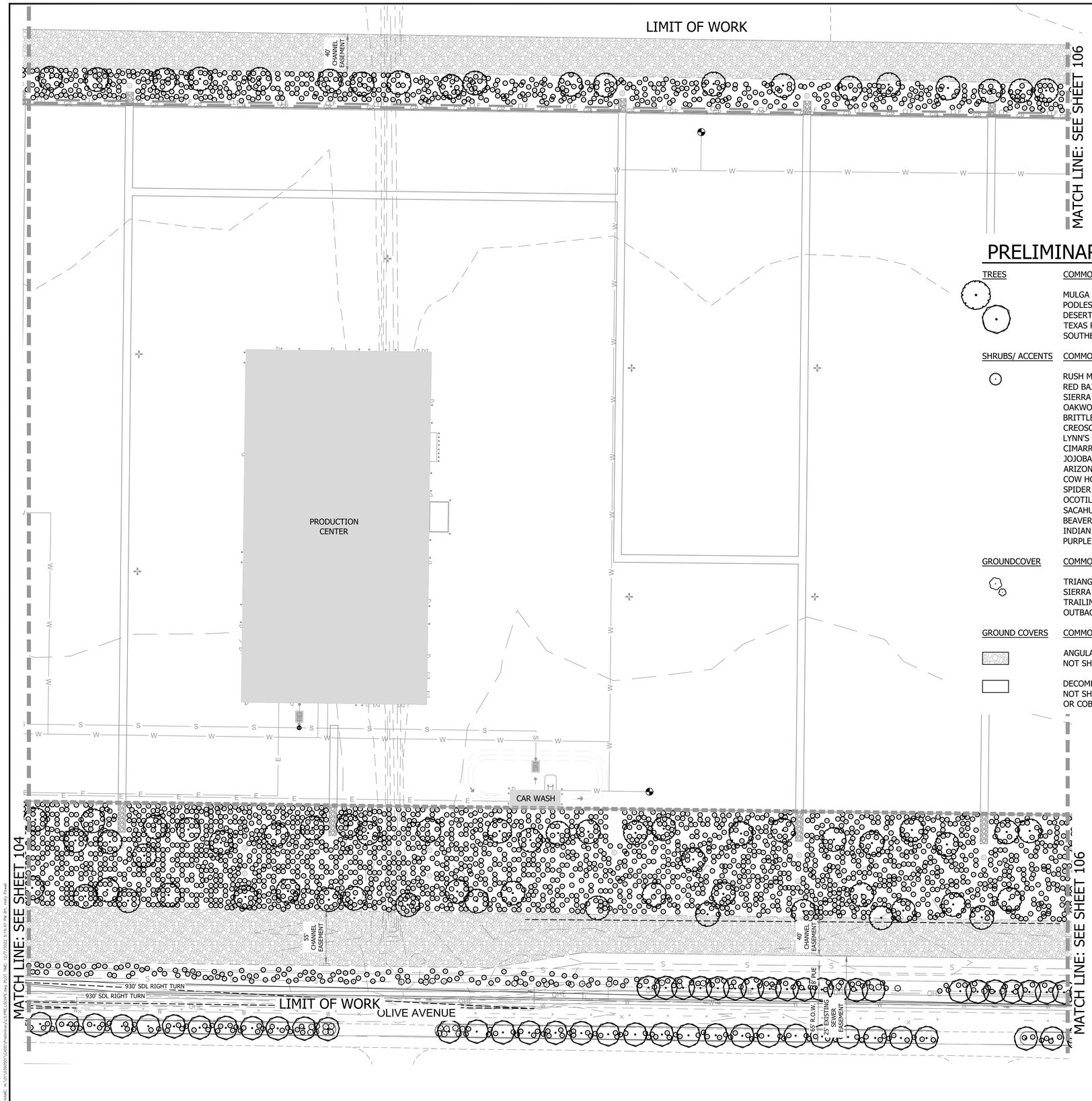
REVISIONS			
REV. NO	DATE	DESCRIPTION	BY

CARmax
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORES, INC.
5500 GRAND LAKE DRIVE, SAN ANTONIO, TX 78244
(804) 747-0422
RICHMOND, VA 23234

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	5 of 8

DWG NAME: N:\01\0390501\CADD\Preliminary\LS-PRE_LSCAPE.dwg PLOT TIME: 12/7/2022 8:51:47 PM BY: Holly Powell



PRELIMINARY PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	SIZE
	MULGA / ACACIA ANEURA	15 GAL
	PODLESS SWEET ACACIA / ACACIA FARNESIANA 'SWEET SIERRA'	15 GAL
	DESERT DIVA DESERT WILLOW / CHILOPSIS LINEARIS 'LOPUR'	24" BOX
	TEXAS PISTACHE / PISTACIA TEXANA	15 GAL
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	24" BOX

SHRUBS/ ACCENTS	COMMON / BOTANICAL NAME	SIZE
	RUSH MILKWEED / ASCLEPIAS SUBULATA	5 GAL
	RED BAJA FAIRY DUSTER / CALLIANDRA CALIFORNICA	5 GAL
	SIERRA NEGRA BLACK PRAIRIE CLOVER / DALEA FRUTESCENS 'SIERRA NEGRA'	5 GAL
	OAKWOODS PRAIRIE CLOVER / DALEA VERSICOLOR	5 GAL
	BRITTLE BUSH / ENCELIA FARINOSA	5 GAL
	CREOSOTE BUSH / LARREA TRIDENTATA	5 GAL
	LYNN'S LEGACY LANGMAN'S SAGE / LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL
	CIMARRON BLUE RANGER / LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	5 GAL
	JOJOBA / SIMMONDSIA CHINENSIS	5 GAL
	ARIZONA ROSEWOOD / VAUQUELINIA CALIFORNICA	5 GAL
	COW HORN AGAVE / AGAVE BOVICORNUTA	5 GAL
	SPIDER AGAVE / AGAVE BRACTEOSA	5 GAL
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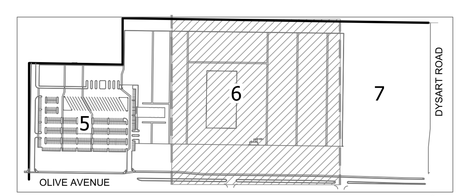

KEY MAP

NTS

0 50 100 150 feet

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CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

PLANTING PLAN
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER
CITY OF EL MIRAGE, ARIZONA

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO. 21411
EARL J. SWETLAND
Date Signed 12/07/22
ARIZONA, U.S.A.

REVISIONS

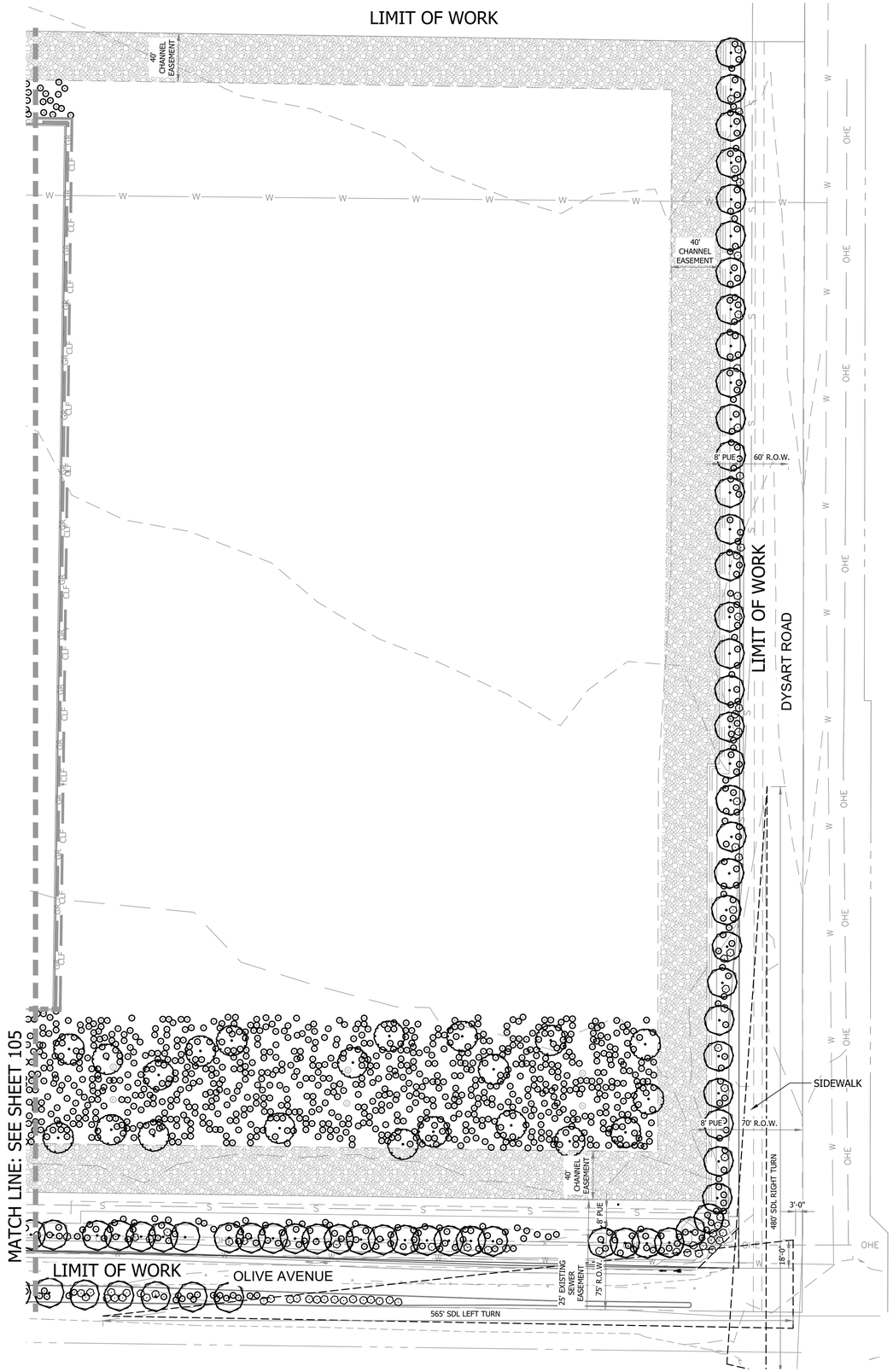
REV. NO	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKER'S GRADE, GOOCHLAND, VIRGINIA 23063
(804) 747-0422

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	6 of 8

DWG NAME: N:\01\0390501\CADD\Preliminary\LS PRELIS\PRE.dwg PLOT TIME: 12/7/2022 5:15:47 PM BY: Holly Powell



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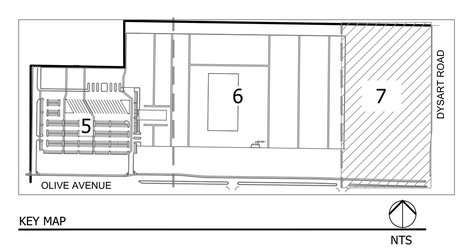


KEY MAP

NTS

0 50 100 150 feet

SCALE: 1" = 50'

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

PLANTING PLAN
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER
CITY OF EL MIRAGE, ARIZONA

EARL J. SWETLAND
21411
Date Signed 12-07-22
ARIZONA, U.S.A.

REVISIONS

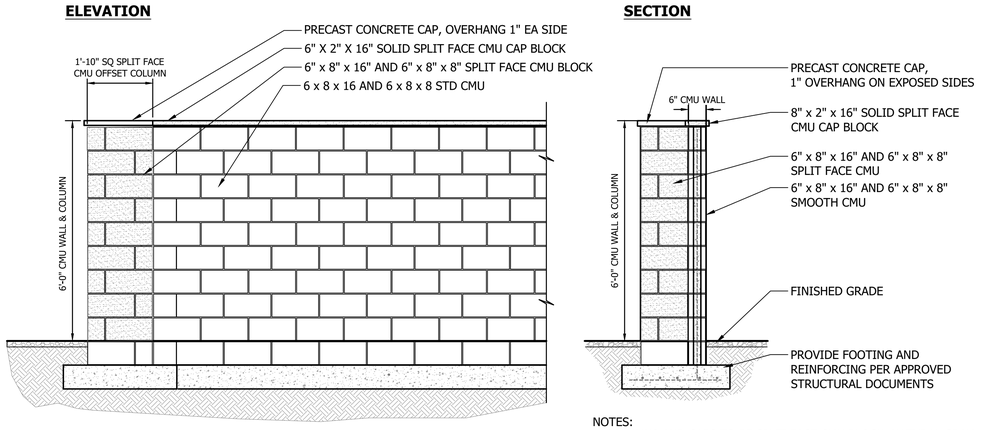
REV. NO	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKER'S GRADE, STE. 200 • RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	7 of 8

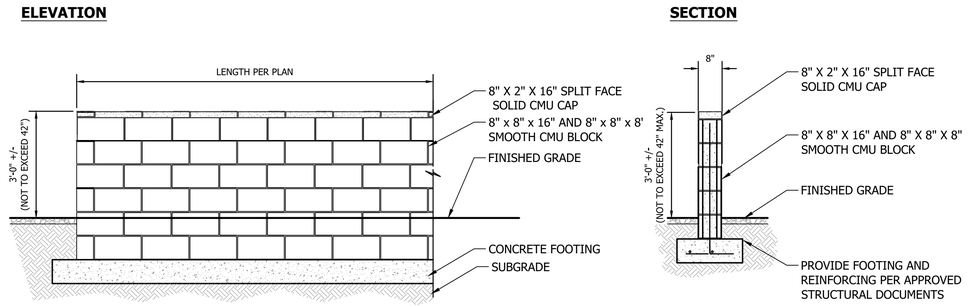
DWG NAME: N:\01\0390501\CADD\Preliminary\LS-PRELIDSCAPE.dwg PLOT TIME: 12/7/2022, 4:52:25 PM BY: Holly Powell



NOTES:
1. COLUMNS AND CAPS TO BE SPLIT FACE CMU BLOCK, NATURAL GRAY.
2. WALLS TO BE SMOOTH CMU BLOCK, NATURAL GRAY.

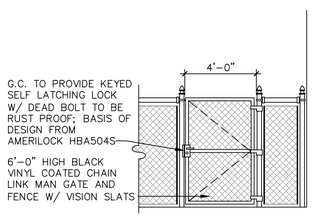
1 6' CMU BLOCK WALL

1/2" = 1'-0" P-CO-CAR-11

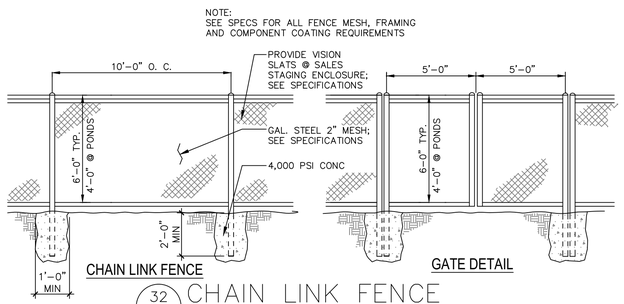


2 3' LOW SCREEN WALL

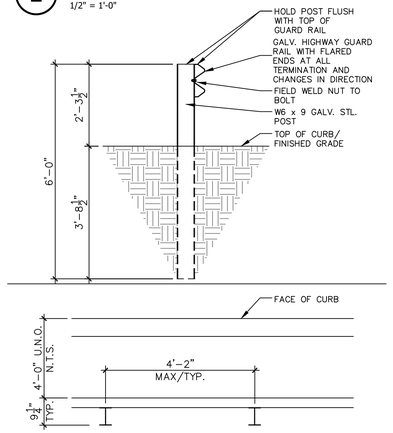
1/2" = 1'-0" P-CO-CAR-02



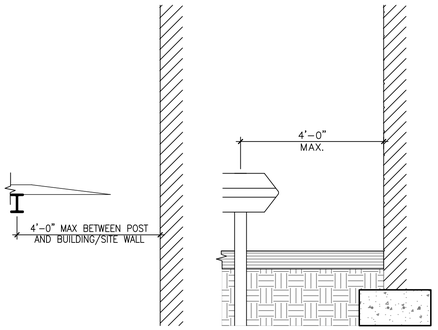
30/8 GATE DETAIL
SCALE : 1/4" = 1'-0"



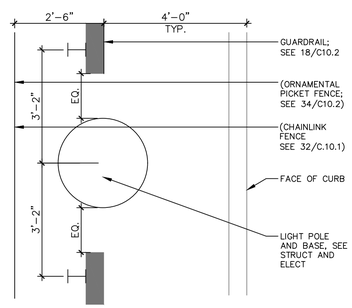
32/8 CHAIN LINK FENCE
SCALE : N.T.S.



18/8 SECTION–GUARD RAIL
SCALE : 1/2" = 1'-0"

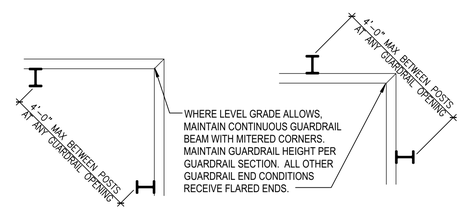


24/8 DTL.–GUARDRAIL POST SPACING
SCALE : 1/2" = 1'-0"



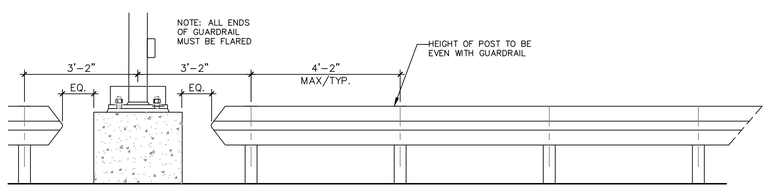
LIGHT/GUARDRAIL/CURB

28/8 DTL.–LIGHT/GUARDRAIL IN LINE
SCALE : 1/2" = 1'-0"



INSIDE CORNER - MITERED OUTSIDE CORNER - MITERED

35/8 DTL.–GUARDRAIL CORNER
SCALE : 1/2" = 1'-0"



LIGHT POLE INTERRUPTING GUARDRAIL

37/8 ELEVATION–LIGHT POLE / GUARDRAIL IN LINE
SCALE : 1/2" = 1'-0"

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

HARDSCAPE DETAILS
PRELIMINARY

CARMAX WHOLESALE AUCTION AND PRODUCTION CENTER

CITY OF EL MIRAGE, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 21411 EARL J. SWETLAND Date Signed 12-07-22 ARIZONA, U.S.A.

REVISIONS

REV. NO	DATE	DESCRIPTION	BY

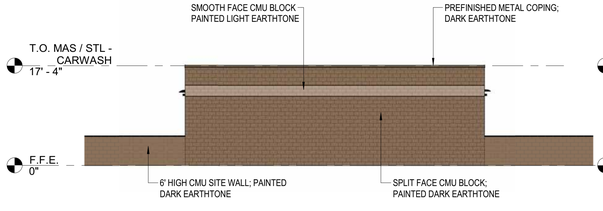
CARMAX THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12300 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4023
13500 W OLIVE AVE
EL MIRAGE, AZ 85335

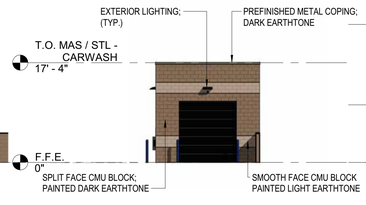
PROJECT NO.	01-0390501
DATE	07 DEC 2022
SHEET NO.	8 of 8

DWG NAME: N:\01-USA\0500-CAAD\Preliminary\LS-PRE-SCAPE.dwg PLOT TIME: 12/7/2022 4:55:13 PM BY: Molly Powell

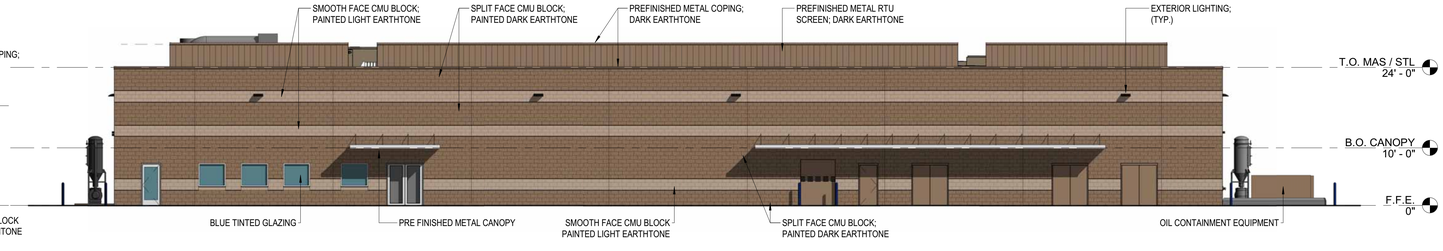
1 A 3.0 EAST ELEVATION - PRODUCTION
3/32" = 1'-0"



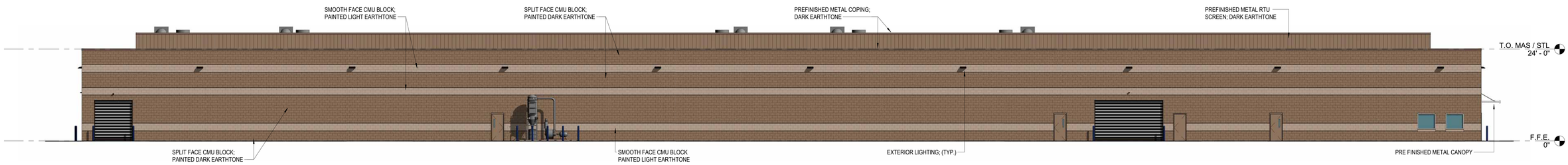
5 A 3.0 SOUTH ELEVATION - CARWASH
3/32" = 1'-0"



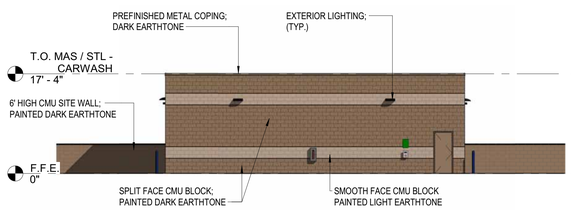
6 A 3.0 WEST ELEVATION - CARWASH
3/32" = 1'-0"



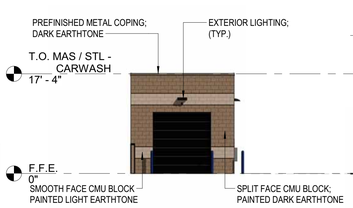
2 A 3.0 SOUTH ELEVATION - PRODUCTION
3/32" = 1'-0"



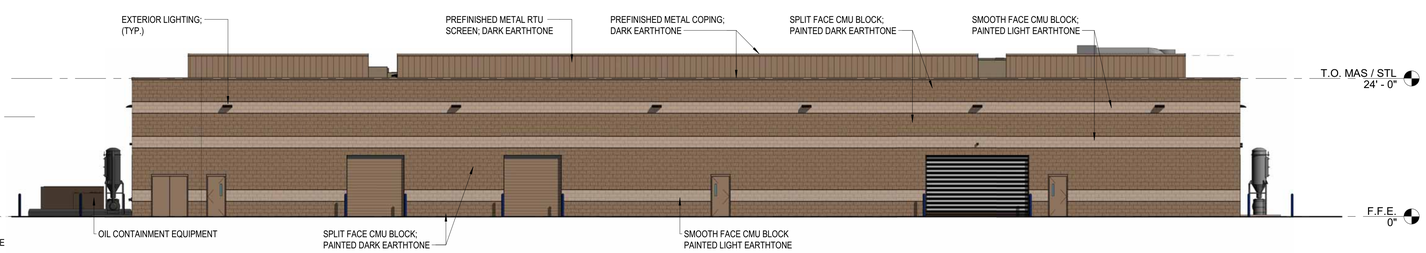
3 A 3.0 WEST ELEVATION - PRODUCTION
3/32" = 1'-0"



7 A 3.0 NORTH ELEVATION - CARWASH
3/32" = 1'-0"



8 A 3.0 EAST ELEVATION - CARWASH
3/32" = 1'-0"



4 A 3.0 NORTH ELEVATION - PRODUCTION
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CARmax
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE WEST COAST, INC. 12800 TUCKAHOE CREEK PKWY. RICHMOND, VA 23238 (804) 747-0422

ENTITLEMENTS
--
NOT RELEASED FOR CONSTRUCTION

EL MIRAGE, AZ - AUCTION & PRODUCTION

20-22089.00

STORE NO. 4023 - 13500 WEST OLIVE AVENUE- EL MIRAGE, AZ 85335

CONCEPTUAL ELEVATIONS

SP-07

CHARLES J. O'BRIEN III ARCHITECT
PIEPER O'BRIEN HERR ARCHITECTS

A 3.0
09 DEC 2022