

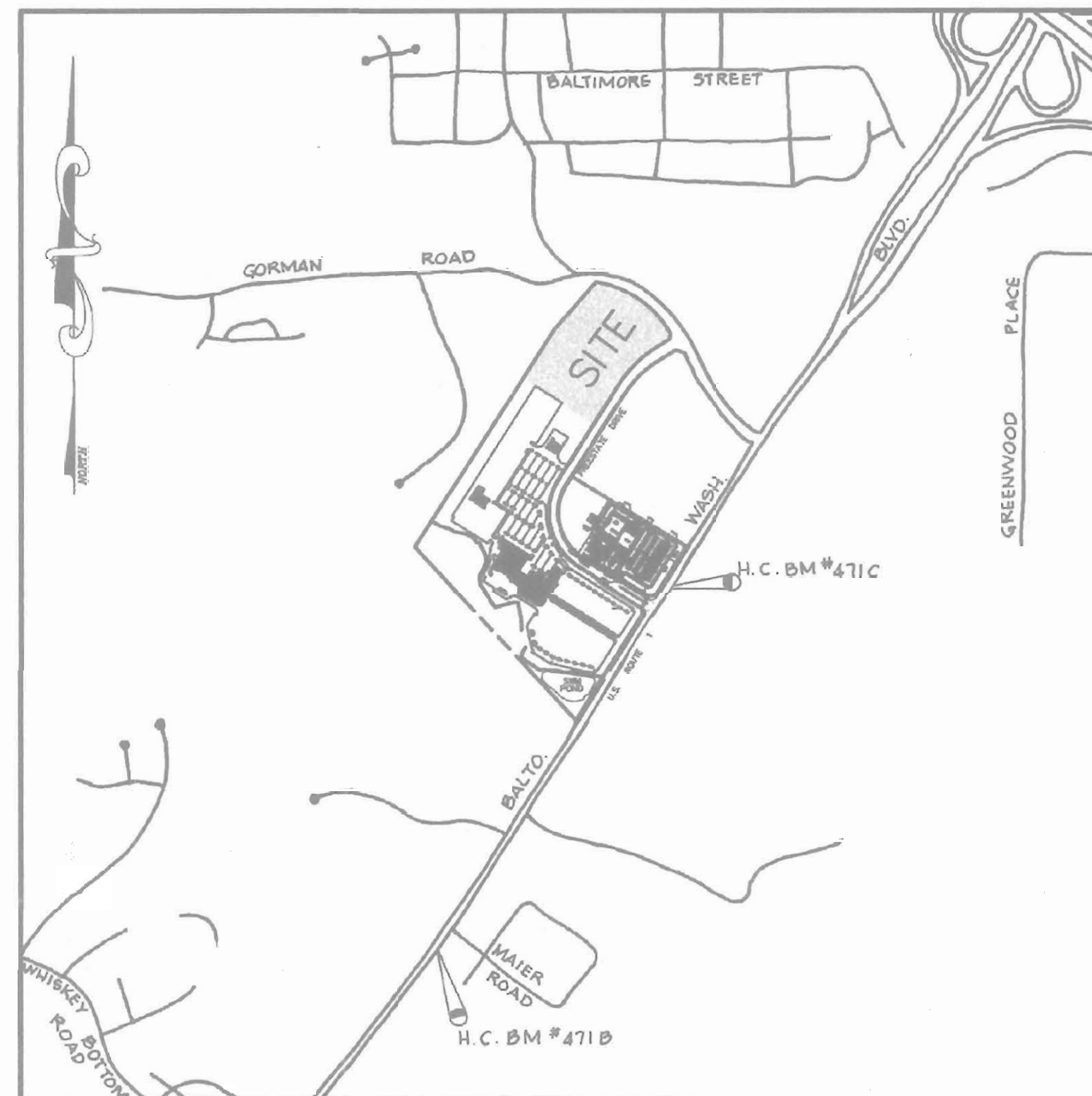
SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN
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6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV IE; STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- THE LOCATIONS OF THE UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE, PHOENIX ENGINEERING, INC. AT (410) 247-8833 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING GRADES, PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 "MISS UTILITY".....(800) 257-7777
 BALTIMORE GAS & ELECTRIC COMPANY.....(410) 685-0123
 C&P TELEPHONE.....(410) 725-9976
 AT&T CABLE LOCATION DIVISION.....(410) 393-3553
 HOWARD COUNTY BUREAU OF UTILITIES.....(410) 393-3648
 HOWARD COUNTY CONSTRUCTION/ INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK).....(410) 393-3648
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINE OF EXCAVATION HAS BEEN BROUGHT TO SUBGRADE.
- ALL SPOT ELEVATIONS SHOWN ARE TOP OF PROPOSED PAVING OR CONCRETE. WHEN ADJACENT TO CURB ELEVATION SHOWN IS BOTTOM OF CURB FLOWLINE.
- ALSO SEE PREVIOUS FILE NUMBERS: ZB 917M, S 90-28, P 91-02, F 92-74, F 96-29, WP 91-01, WP 91-52, WP 91-207, WP 92-166, WP 04-136, RESOLUTION 139 AND RESOLUTION 251, SDP 96-147, SDP 97-49, F 97-162, F 03-71 AND F 04-175.
- STORMWATER MANAGEMENT WAS PROVIDED UNDER F 92-74. HOWEVER ADDITIONAL PRETREATMENT OF RUNOFF WILL BE PROVIDED WITH 4 STORMCEPTORS (SEE SHEET 8).
- HANDICAP RAMPS SHALL MEET ADA REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN THE NECESSARY BUILDING PERMITS FOR CONSTRUCTION.
- TOPO TAKEN FROM FIELD RUN SURVEY PERFORMED BY MARKS AND ASSOCIATES DATED NOVEMBER 2003.
- ALL HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE GRID COORDINATES, AS PER PLAT NO.'S 15791 THRU 15793.
- CONTRACTOR SHALL USE DIMENSIONS SHOWN. SCALING OF THESE PLANS IS DISCOURAGED UNLESS DIRECTED BY THE CIVIL ENGINEER.
- ANY DAMAGE TO COUNTY RIGHT-OF-WAY AND PAVING OF PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY SPECIFICATIONS AND STANDARDS.
- THIS PROPERTY IS ZONED M-1 AS PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PER COUNCIL BILL 45-2003, AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 75-2003.
- THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE THIS SUBDIVISION WAS CREATED BEFORE THE DECEMBER 31, 1992 ADOPTION OF THE FOREST CONSERVATION MANUAL AS DESCRIBED UNDER SECTION 16.1202(b)(1)(iii) OF THE COUNTY CODE.
- A FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS A PART OF THE DPW DEVELOPERS AGREEMENT. IN THE AMOUNT OF \$90,390. THIS SURETY IS BASED ON 70 SHADE TREES AT \$300 PER SHADE TREE AND 27 EVERGREEN TREES AT \$150 PER EVERGREEN TREE AND 375 SHRUBS AT \$75 PER SHRUB.



LOCATION MAP
SCALE: 1" = 1000'

SITE ANALYSIS

TOTAL AREA OF PARCEL B-2 = 12.673 AC. OR 552,058 SQ. FT.
 TOTAL AREA OF THIS SUBMISSION = 12.673 AC. OR 552,058 SQ. FT.
 ZONING: M-1 = 12.673 AC.
 PROPOSED USE = AUTO STORAGE AND SERVICE: (50 EMPLOYEES)
 THERE ARE EXISTING OR PROPOSED SLOPES 15% OR GREATER AND ARE SHOWN ON THE LANDSCAPE PLAN.
 THE SOILS TYPES SHOWN ON THESE PLANS ARE AS SHOWN IN THE "HOWARD COUNTY SOILS SURVEY." THE SITE HAS SINCE BEEN REGRADED, AS PER F-92-74. THIS MAY NOT BE AN ACCURATE DEPICTION OF PRESENT SOIL CONDITIONS.
 THERE ARE NO WETLANDS OR FLOODPLAINS ON THIS SITE.
 ALL EXISTING VEGETATION ON SITE IS IN THE FORM OF LAWN.
 OPEN SPACE (GREEN AREA) TO REMAIN ON SITE = 166,915 SQ. FT. OR 30.2% OF GROSS AREA.
 BUILDING COVERAGE OF SITE (1 STORY) = 42,385 SQ. FT. ± OR 7.7% OF GROSS AREA
 TOTAL AREA TO BE DISTURBED = 10.12 ACRES

PARKING TABULATION

A. BUILDING AREA (EXCLUDING SERVICE BAYS): (1 STORY)	△	= 21 SPACES REQUIRED
1) BLDG. F: 10,328 SQ. FT. @ 2 SPACES / 1000 SQ. FT.	△	= 2 SPACES REQUIRED
2) MECCANINGS: 500 SQ. FT. @ 5 SPACES / 1000 SQ. FT.	△	= 1 SPACES REQUIRED
B. SERVICE BAYS IN BUILDING: 50 @ 3 SPACES PLUS 3 SPACES PER BAY	△	= 177 SPACES REQUIRED
C. TOTAL NUMBER OF PARKING SPACES REQUIRED	△	= 200 SPACES REQUIRED
D. TOTAL NUMBER OF PARKING SPACES PROVIDED	△	= 265 SPACES PROVIDED
E. TOTAL HANDICAP SPACES REQUIRED		= 8 SPACES
REGULAR HANDICAP SPACES PROVIDED		= 2 SPACES
8' X 18' TYPICAL (WITH 5' AISLE)		= 6 SPACES
VAN ACCESSIBLE HANDICAP SPACES PROVIDED		= 6 SPACES
8' X 18' TYPICAL (WITH 8' AISLE)		= 8 SPACES
TOTAL HANDICAP SPACES PROVIDED		= 8 SPACES

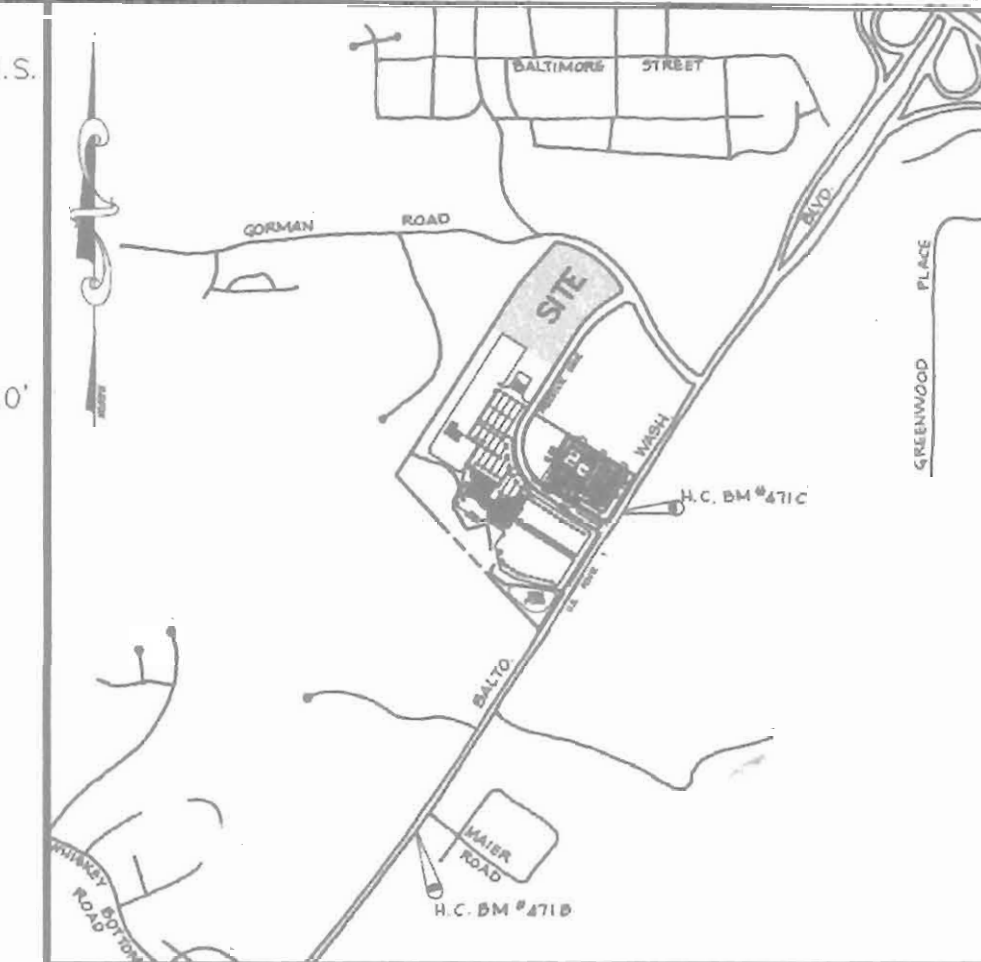
LEGEND

—188—	EX. CONTOUR
—188—	PROP. CONTOUR
52 X 61	SPOT ELEVATION
—	PROP. STORM DRAIN
—	PROPERTY LINE
—	ZONING LINE

NOTE:
 THE PROPOSED 8" WATER MAIN, FIRE HYDRANTS AND APPURTENANCES ARE TO BE BUILT UNDER CONTRACT NO. 24-4218-D BY A DEVELOPERS AGREEMENT AND ARE NOT PART OF THIS SITE DEVELOPMENT PLAN.

BM #471B ELEV. 179.917
 3/4" REBAR AND ALUMINUM CAP ON EAST SIDE OF U.S. ROUTE #1, 2.4' BEHIND CURB AND 70.5' SOUTH OF BG&E POLE #30202
 NORTHING 529701.572
 EASTING 1361469.77

BM #471C ELEV. 188.249
 ALUMINUM DISC ON CONCRETE MONUMENT SET FLUSH WITH GROUND, ON WEST SIDE OF U.S. ROUTE #1, @ INTERSECTION OF FREESTATE DRIVE AND ROUTE #1, 3.0' BEHIND CURB AND 63.4' FROM FIRE HYDRANT
 NORTHING 532036.869
 EASTING 1362819.07



VICINITY MAP
SCALE: 1" = 2000'

Date	No.	Revision Description
3-1-05	1	ADDED TRUCK PARKING & REVISED GRADING
3-15-04	2	REVISED ENTRANCE AND PARKING TABUL.

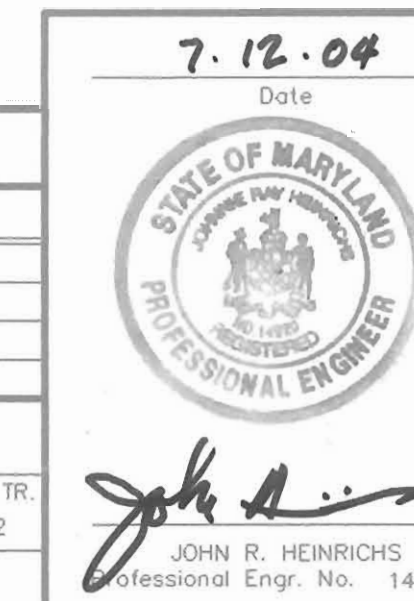
Date	No.	Revision Description
8/25/04	1	DATE
8/22/04	1	DATE
9/6/04	1	DATE

OWNER/DEVELOPER:
CARMAX AUTO SUPERSTORES, INC.
 4900 COX ROAD
 GLEN ALLEN, VIRGINIA 23060
 ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 1420-A JOH AVENUE
 BALTIMORE, MARYLAND 21227
 (410) 247-8833 FAX 247-9387

AREA: PLAT NO. 16806-16807 CENSUS TRACT No. 6069.02
FREESTATE SUBDIVISION PARCEL B-2 CARMAX
 8700 FREESTATE DRIVE
 TAX MAP NO. 47 PARCEL 142
 TITLE: **CARMAX STORE #7905**
COVER SHEET

Des By R.J.W.	Scale AS SHOWN	Proj No 04-001
Drn By S.E.W.	Date APRIL 2004	DRAWING NO 1 OF 15
Chk By J.R.H.	SDP 04-125	



ADDRESS CHART	
LOT No.	STREET ADDRESS
PARCEL B-2	8700 FREESTATE DRIVE
SUBDIVISION NAME	SECT./AREA
FREESTATE	N/A
PARCEL B-2	PARCEL B-2
PLAT 16806-16807	BLOCK 17
ZONE M-1	TAX/ZONE MAP 47
ELEC. DIST. 6th	CENSUS TR. 6069.02
WATER CODE C 05	SEWER CODE 722 0000

BOWLING BROOKE FARMS
PARCEL M
PLAT 9836 AND 9837
ZONED RSA-8

PARCEL B-2
552,058 S.F. OR 12.673 Ac.
ZONED M-1

PART OF
PARCEL B-1
288,399 S.F. OR 6.621 Ac.
ZONED M-1
(PLAT 15791 FOR TOTAL AREA)

SDP 97-49

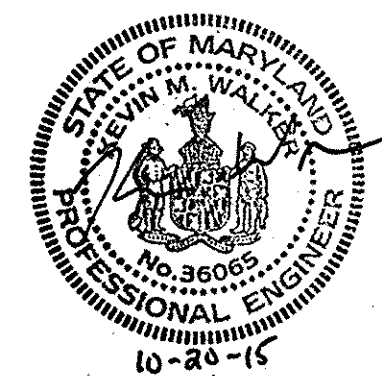
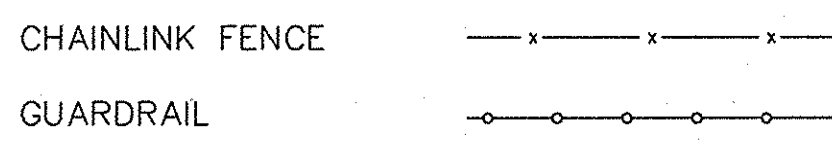
FREESTATE-PARCEL B-1
PLAT 15793
ZONED M-1

PARCEL A-10
THERE WILL BE NO LOADING/UNLOADING
PERMITTED IN TRUCK PARKING LANE

EXISTING TRUCK LOADING/
UNLOADING AREA

BUILDING SCHEMATIC
NOT TO SCALE

LEGEND



* STREET LIGHT- 250 WATT HPS VAPOR
PENDANT FIXTURE (SAG) MOUNTED AT 30' ON A
BRONZE FIBERGLASS POLE, USING A 12' ARM.

7-12-04
Date
JOHN R. HENRICHS
Professional Engr. No. 14920

Date	No.	Revision Description
9/29/15	3	ADDED GUARD RAIL AND FENCE, REMOVE CURB
9-1-05	2	ADDED TRUCK PARKING LANE & REV. GRADING
9-15-04	1	REVISED ENTRANCE, ADDED MEZZANINE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 DATE: 8/25/04
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
 [Signature]
 DATE: 8/27/04
 DIRECTOR
 [Signature]
 DATE: 9/6/04

OWNER/DEVELOPER:
 CARMAX AUTO SUPERSTORES, INC.
 4900 COX ROAD
 GLEN ALLEN, VIRGINIA 23060
 ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 1420-A JOH AVENUE
 BALTIMORE, MARYLAND 21227
 (410) 247-8853 FAX 247-9397

AREA: PLAT NO. 16806-16807 CENSUS TRACT No. 6069.02
 FREESTATE SUBDIVISION PARCEL B-2 CARMAX
 8700 FREESTATE DRIVE

TAX MAP NO. 47 PARCEL 142
 TITLE: **CARMAX** STORE #7905
 THE AUTO SUPERSTORES

SITE DEVELOPMENT PLAN

Des By: R.J.W. Scale: 1"=50' Proj No: 04-001
 Dwn By: S.E.W. Date: APRIL 2004 Drawing No: ps01.dwg
 Chk By: J.R.H. SDP 04-125 2 OF 15

BOWLING BROOKE FARMS
PARCEL M
PLAT 9836 AND 9837
ZONED RSA-8

HOWARD COUNTY
MARYLAND
L. 506 / F. 501

PART OF
PARCEL B-1
288,399 S.F. OR 6.621 Ac.
ZONED: M-1
(PLAT 15791 FOR TOTAL AREA)

SDP 97-49

STONE/RIP RAP OUTLET
SEDIMENT TRAP ST-IV

DRAINAGE AREA (EXIST.)	3.73 AC
DRAINAGE AREA (PROP.)	4.71 AC
DISTURBED AREA	4.67 AC
DRY STORAGE REQ'D	8,478 CF
DRY STORAGE PROV. @ ELEV. 168.50	9,057 CF
WET STORAGE REQ'D	8,478 CF
WET STORAGE PROV. @ ELEV. 167.10	8,789 CF
TOP EMBANKMENT ELEV.	470.0
WEIR LENGTH	24.0'
BOTTOM ELEV.	165.5
CREST ELEV.	168.5
CLEANOUT STORAGE REQ'D	4,239 CF
CLEANOUT STORAGE PROV. @ ELEV. 166.25	5,306 CF
SIDE SLOPES:	
INSIDE 2:1	
OUTSIDE 3:1	
BOTTOM DIMENSIONS-	50'x100'x3.50'

ENGINEER'S CERTIFICATE

"I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT."

John R. Henrichs 7-12-04
DATE
PHOENIX ENGINEERING, INC.

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Edward Kelly 7-12-04
DATE
DEVELOPER: EDWARD KELLY
CARMAX AUTO SUPERSTORES, INC.

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Jim Meyer 8/19/04
DATE
NATURAL RESOURCES CONSERVATION DISTRICT

"THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT"

John R. Robertson 8/19/04
DATE
HOWARD S.C.D.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

William D. ... 8/25/04
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

C. ... 8/27/04
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

Mark ... 9/3/04
DATE
DIRECTOR

9/29/15	ADDED GUARD RAIL - Fence, REMOVE CURB
2-1-05	ADDED TRUCK PARKING LANE & REV. GRADING
2-15-04	REVISED ENTRANCE

OWNER/DEVELOPER:

CARMAX AUTO SUPERSTORES, INC.
4900 COX ROAD
GLENN ALLEN, VIRGINIA 23060
ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS

1420-A JOH AVE
BALTIMORE, MARYLAND 21227
(410) 247-8853 FAX 247-9397

AREA: PLAT NO. 16806-16807 CENSUS TRACT NO. 6069.02
FREESTATE SUBDIVISION PARCEL B-2 CARMAX
8700 FREESTATE DRIVE

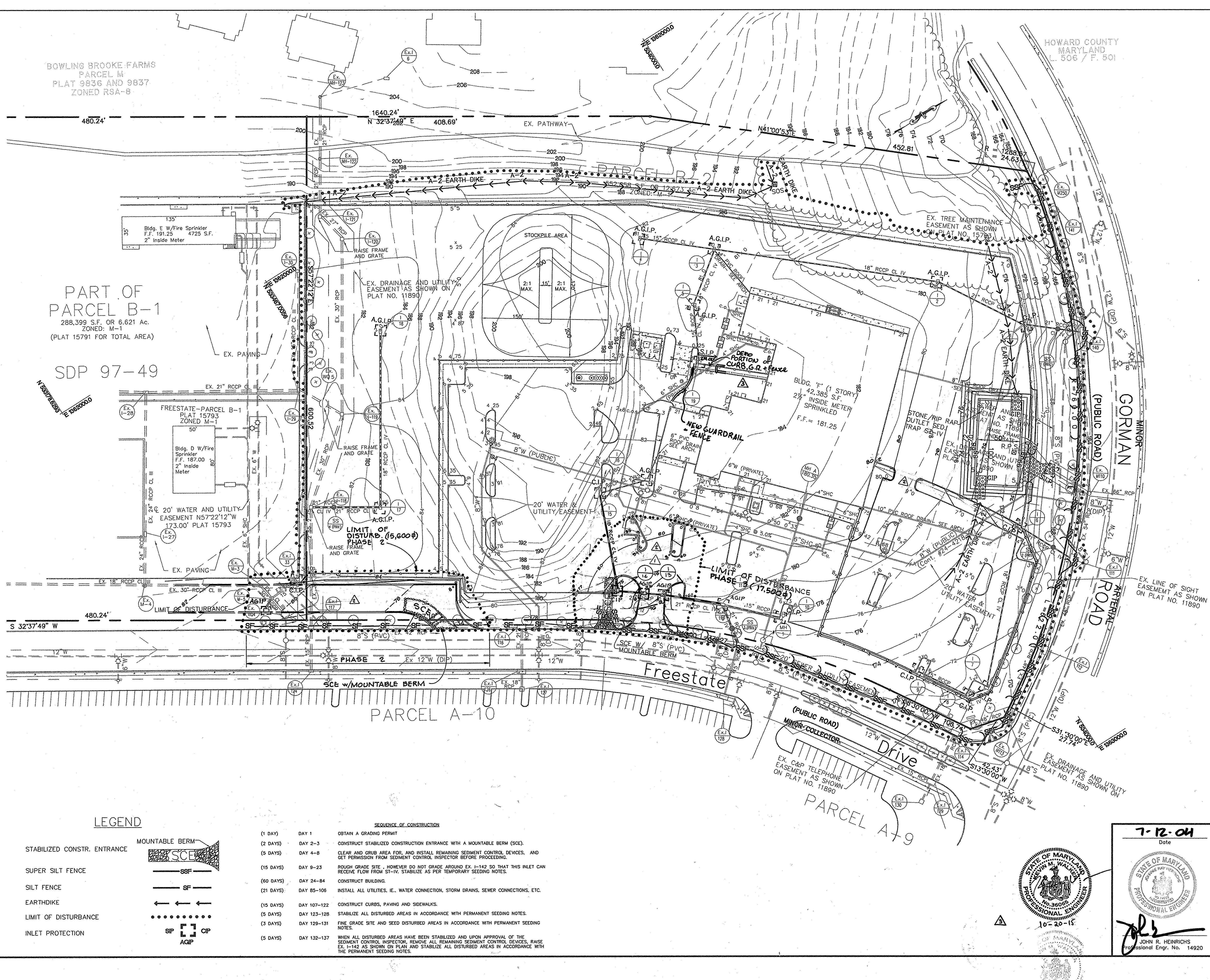
TAX MAP NO. 47 PARCEL 142
TITLE



SEDIMENT CONTROL PLAN

Des By R.J.W. Scale 1"=50' Proj No 04-001
Dwn By S.E.W. Date APRIL 2004 DRAWING NO
Chk By J.R.H. SDP 04-125 3 OF 15

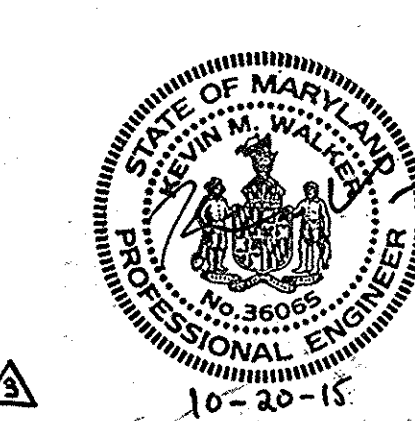
SDP 04-125



LEGEND

- STABILIZED CONSTR. ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- EARTHDIKE
- LIMIT OF DISTURBANCE
- INLET PROTECTION

- SEQUENCE OF CONSTRUCTION
- (1 DAY) DAY 1 OBTAIN A GRADING PERMIT
 - (2 DAYS) DAY 2-3 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH A MOUNTABLE BERM (SCE).
 - (5 DAYS) DAY 4-8 CLEAR AND GRUB AREA FOR, AND INSTALL REMAINING SEDIMENT CONTROL DEVICES, AND GET PERMISSION FROM SEDIMENT CONTROL INSPECTOR BEFORE PROCEEDING.
 - (15 DAYS) DAY 9-23 ROUGH GRADE SITE, HOWEVER DO NOT GRADE AROUND EX. I-142 SO THAT THIS INLET CAN RECEIVE FLOW FROM ST-IV. STABILIZE AS PER TEMPORARY SEEDING NOTES.
 - (60 DAYS) DAY 24-84 CONSTRUCT BUILDING.
 - (21 DAYS) DAY 85-106 INSTALL ALL UTILITIES, IE., WATER CONNECTION, STORM DRAINS, SEWER CONNECTIONS, ETC.
 - (15 DAYS) DAY 107-122 CONSTRUCT CURBS, PAVING AND SIDEWALKS.
 - (5 DAYS) DAY 123-128 STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 - (3 DAYS) DAY 129-131 FINE GRADE SITE AND SEED DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 - (5 DAYS) DAY 132-137 WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES, RAISE EX. I-142 AS SHOWN ON PLAN AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.



7-12-04
Date
John R. Henrichs
Professional Engr. No. 14920

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (21-1855)
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. TEMPORARY SEEDING, SOIL TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAVE BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:**
TOTAL AREA OF SITE: 12,673 ACRES
AREA TO BE DISTURBED: 440,830 SF
AREA TO BE ROOFED OR PAVED: 10.12 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 8.97 ACRES
TOTAL CUT: 1.15 ACRES
TOTAL FILL: 50,909 CU. YDS.
OFFSITE WASTE/BORROW AREA LOCATION TO BE DETERMINED - BUT MUST BE A SITE WITH AN OPEN GRADING PERMIT
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HAWKOR OR DISC INTO UPPER THREE INCHES OF SOIL AT 1/2" DEPTH. APPLY 400 LBS PER ACRE 30-0-0 UREA/FORMY FERTILIZER (9 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HAWKOR OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 80 LBS PER ACRE (14 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS PER ACRE OF TALL FESCUE PER ACRE AND 2 LBS PER ACRE (60 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIODS OCTOBER 16 THRU FEBRUARY 28, PROJECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (30 TO 60 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (32 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (67 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROJECT SITE BY: APPLY 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (30 TO 60 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

STANDARD SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATION GROWTH ON AREAS WITH LOW MOISTURE, LOW NUTRIENT LEVELS, LOW PH, OR THE PRESENCE OF OTHER MATERIALS TOXIC TO PLANTS.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS RECOMMENDED FOR SITES OF 2:1 OR FLATTER SLOPES WHERE:

- THE TEXTURE OF THE EXPOSED SUBSOIL OR PERCENT MATERIAL IS NOT SUITABLE TO PRODUCE ADEQUATE VEGETATIVE GROWTH.
- THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- THE SOIL IS SO ACID THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

SPECIFICATIONS

SECTION 5 SITE PREPARATION (WHERE TOPSOIL IS TO BE ADDED)

WHEN TOPSOILING, MAINTAIN NEEDS EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, WATERWAYS AND SEDIMENT BASINS.

GRADING: GRADES ON THE AREAS TO BE TOPSOILED WHICH HAVE BEEN PREVIOUSLY ESTABLISHED SHALL BE MAINTAINED.

LIMING: WHERE THE SUBSOIL IS EITHER HIGHLY ACID OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQ. FT.).

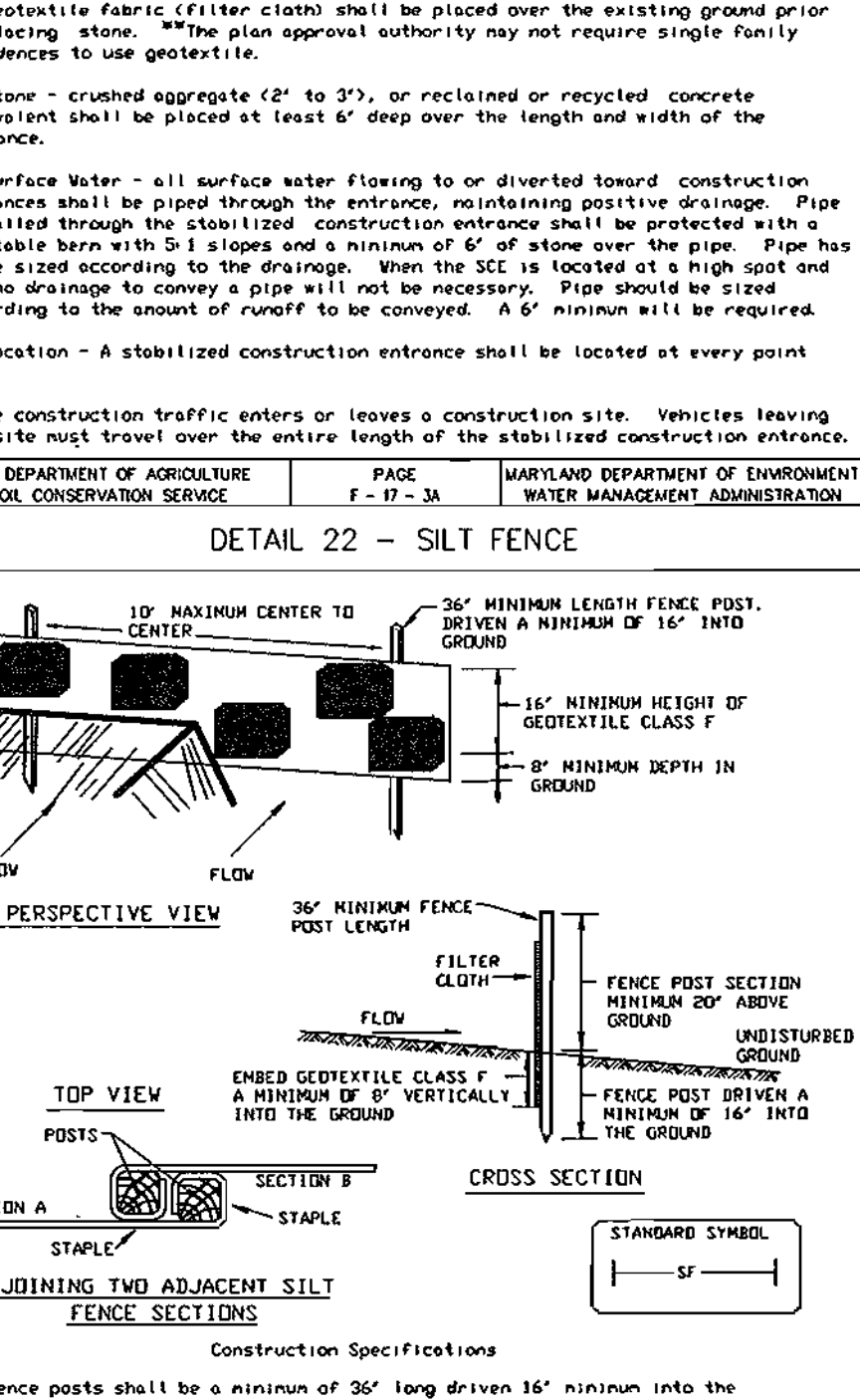
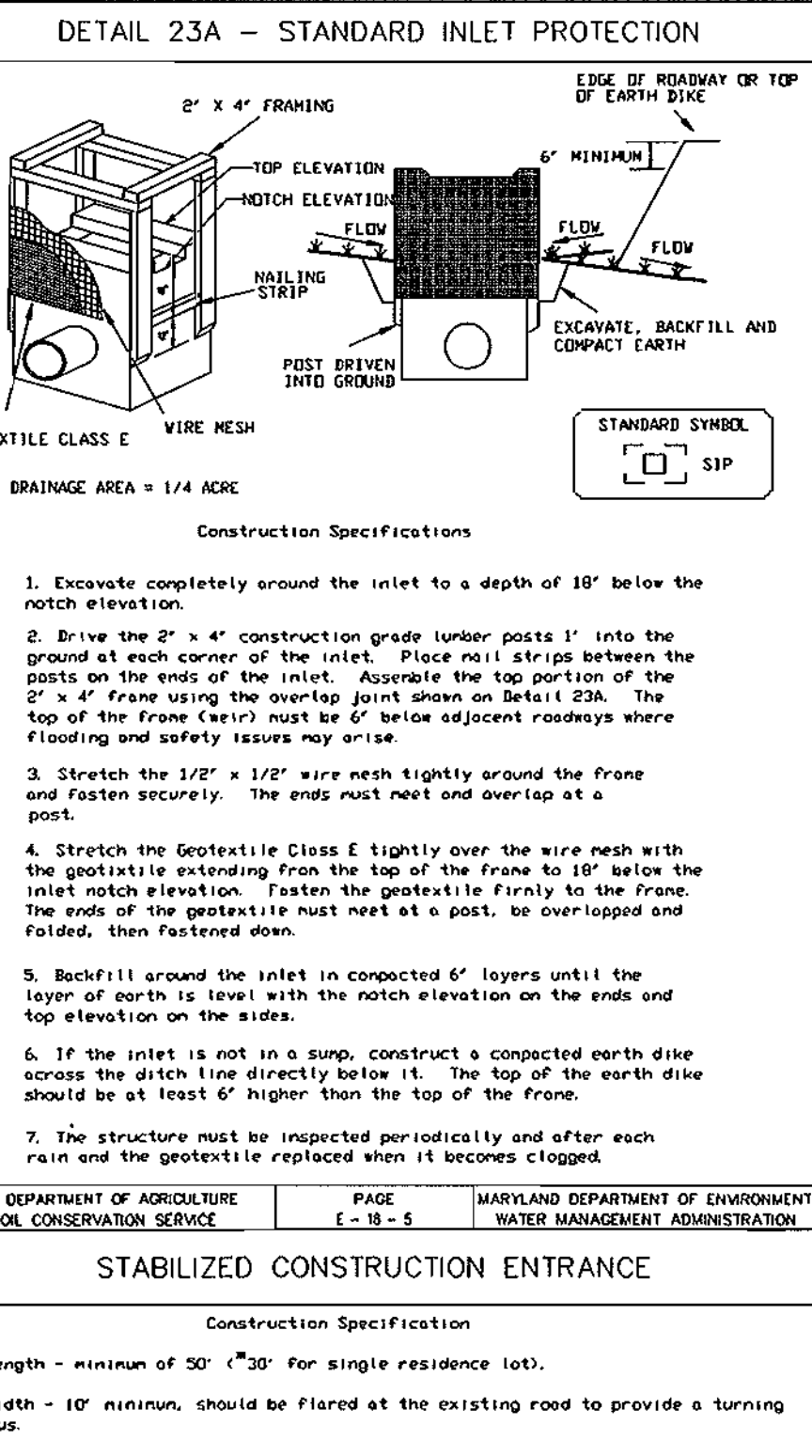
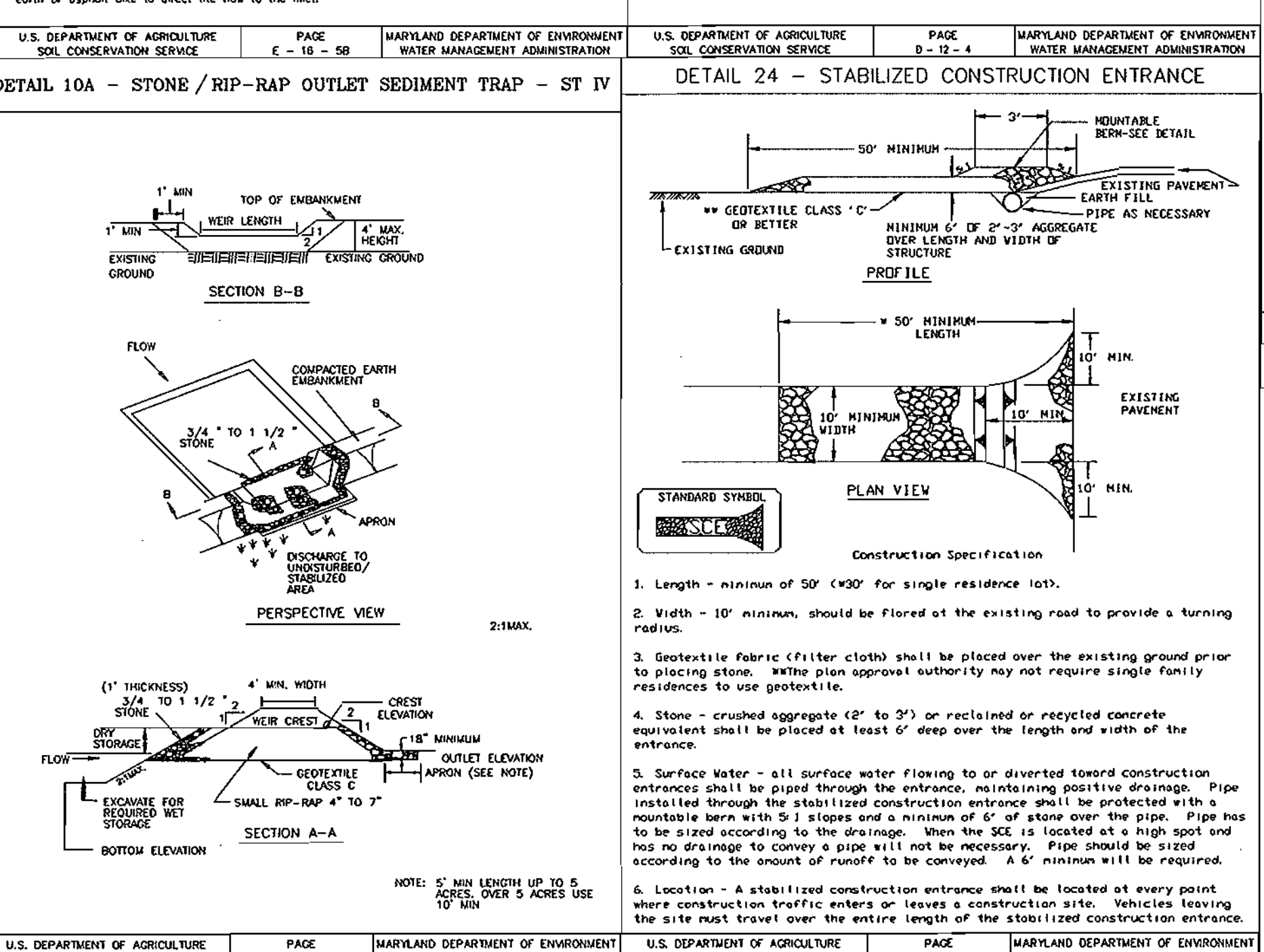
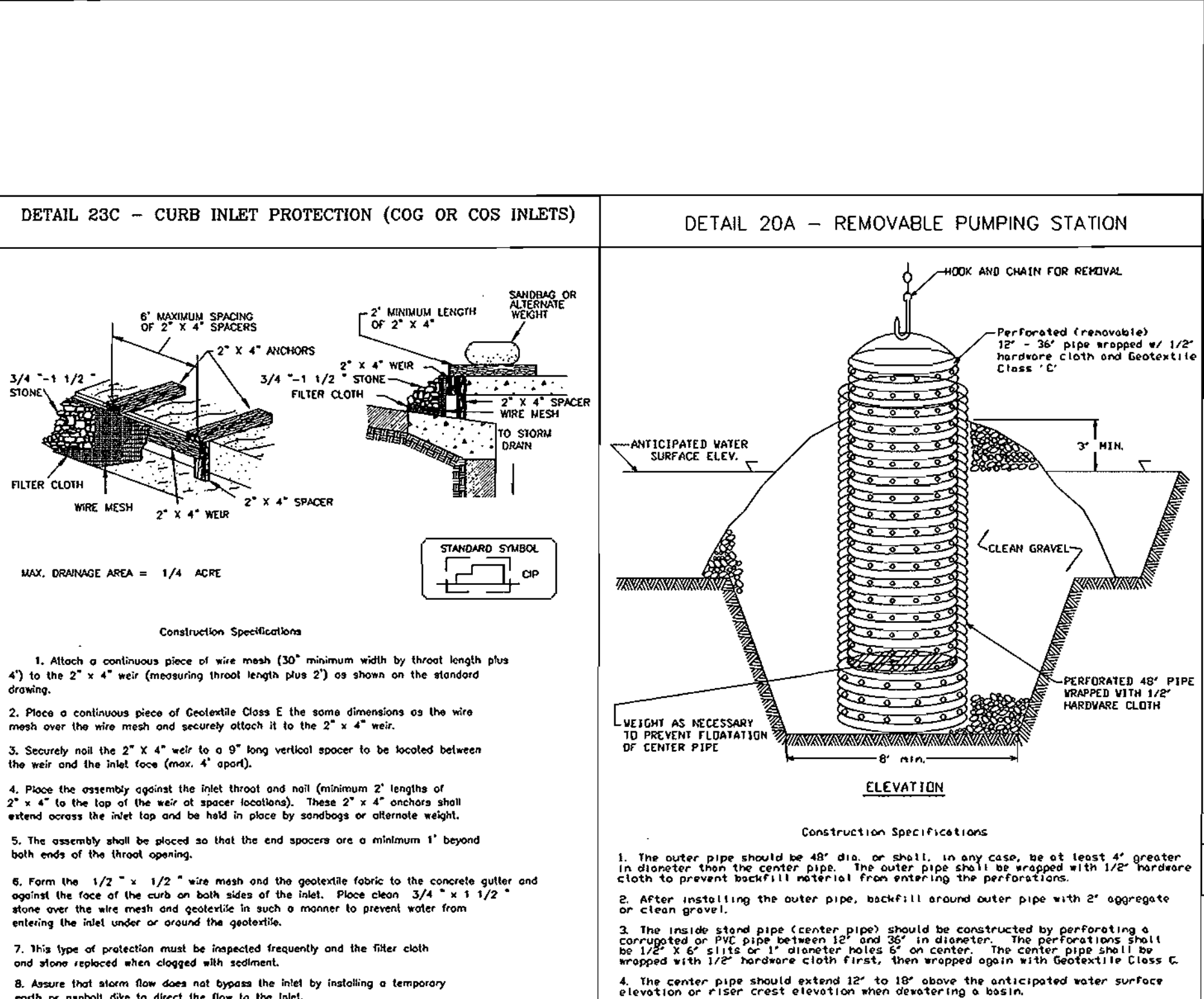
TILLING: AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO DUMPING AND SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY DISKING OR BY SCRAPING TO A DEPTH OF AT LEAST 3 INCHES TO PROMOT BONDING OF THE TOPSOIL TO THE SURFACE AREA OF THE SLOPE TO CREATE HORIZONTAL EROSION CHECK SLOTS TO PREVENT TOPSOIL FROM SLIDING DOWN THE SLOPE.

MATERIALS: TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND OR OTHER SOIL AS APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST. IT SHALL NOT HAVE A MIXTURE OF CONTRASTING TEXTURED SUBSOIL, AND CONTAIN NO MORE THAN 5 PERCENT BY VOLUME OF CHOKERS, STONES, SLAG, COARSE FRAGMENT, CLUMPS, STICKS, ROOTS, TRASH OR OTHER EXTRANEUS MATERIALS LARGER THAN 1-1/2 INCHES IN DIAMETER. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS OF GRASSHAY, QUACKGRASS, JOHNSONGRASS, NUTCRACK, POISON Ivy, RHIZOMES, OR OTHERS AS SPECIFIED. ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR ORGANIC MATTER CONTENT, H AND SULFUR SALTS. A PH OF 6.0 TO 7.5 AND AN ORGANIC CONTENT OF NOT LESS THAN 6.0, AND A PH OF 6.5 OR HIGHER. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

NO SOO OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED TO PERMIT DISSIPATION OF TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS AS APPROVED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST, MAY BE USED IN LIEU OF TOPSOIL.

GRADING: THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED AND COMPACTED TO A MINIMUM OF FOUR (4) INCHES. SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SEEDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. TOPSOIL SHALL NOT BE PLACED UNDER A FROZEN OR JUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.



ENGINEER'S CERTIFICATE

I, JOHN R. HENRICHS, VICE PRESIDENT OF PHOENIX ENGINEERING, INC. DATE 7.12.04

DEVELOPER'S CERTIFICATE

I, EDWARD KELLY, CARMAX AUTO SUPERSTORES, INC. DATE 7.12.04

APPROVED: JIM MYERS, CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/19/04

APPROVED: JOHN R. HENRICHS, CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/19/04

APPROVED: MASHA DEWYER, DIRECTOR DATE 9/3/04

OWNER/DEVELOPER: CARMAX AUTO SUPERSTORES, INC. 4900 COX ROAD, GLEN ALLEN, VIRGINIA 23060, ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC. CONSULTING ENGINEERS 1420-A 10th AVENUE, BALTIMORE, MARYLAND 21227, (410) 247-8833, FAX 247-9397

AREA: 16806-16807 CENSUS TRACT NO. 6069.02
FREESTATE SUBDIVISION PARCEL B-2 CARMAX
8700 FREESTATE DRIVE

TAX MAP NO. 47 PARCEL 142
TITLE STORE #7905

SEDIMENT CONTROL NOTES AND DETAILS

Des By: R.J.W. Scale: AS SHOWN Proj No: 04-001
Dwn By: S.E.W. Date: APRIL 2004 DRAWING NO:
Chk By: J.R.H. SDP 04-125 4 OF 15

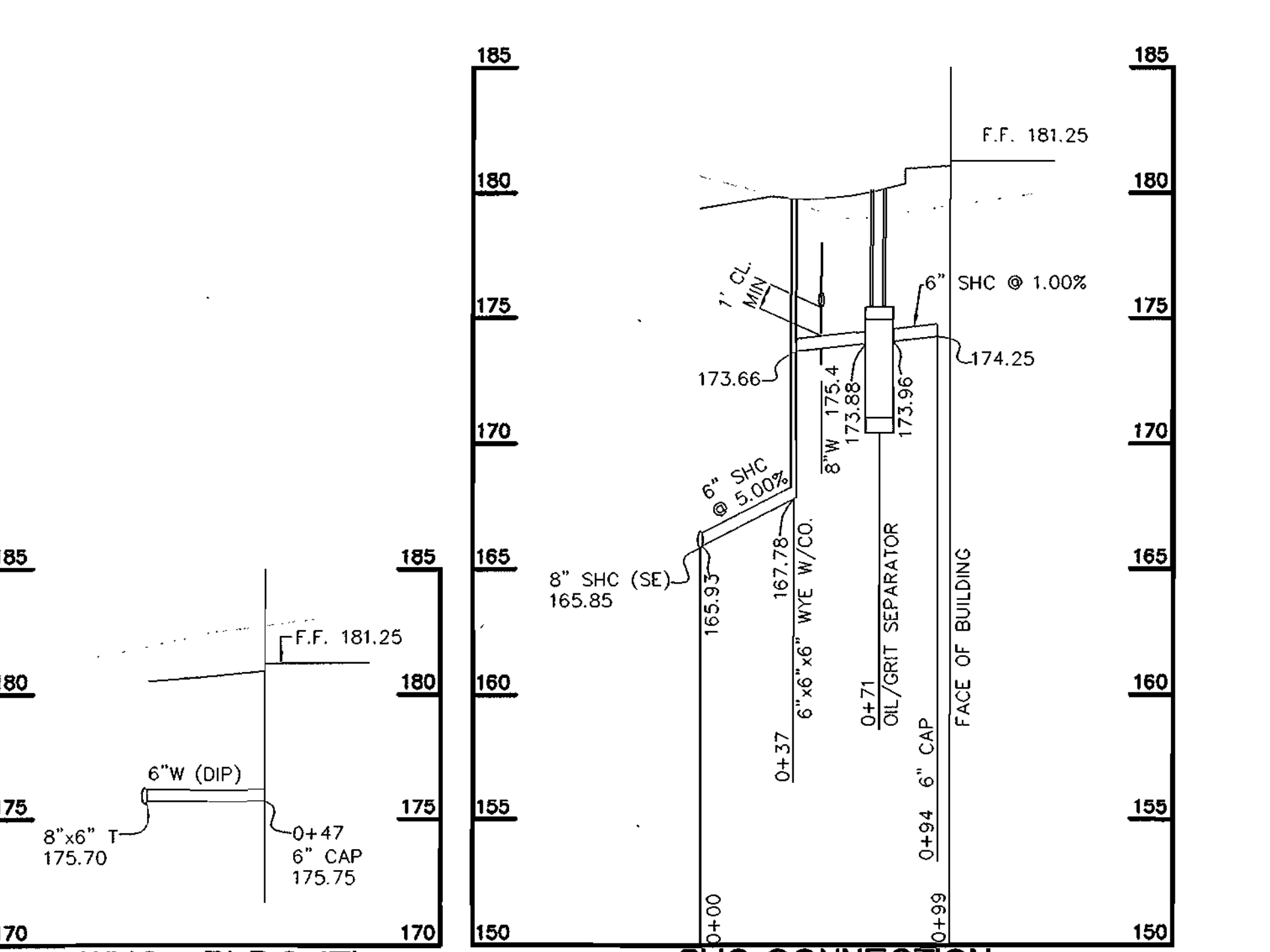
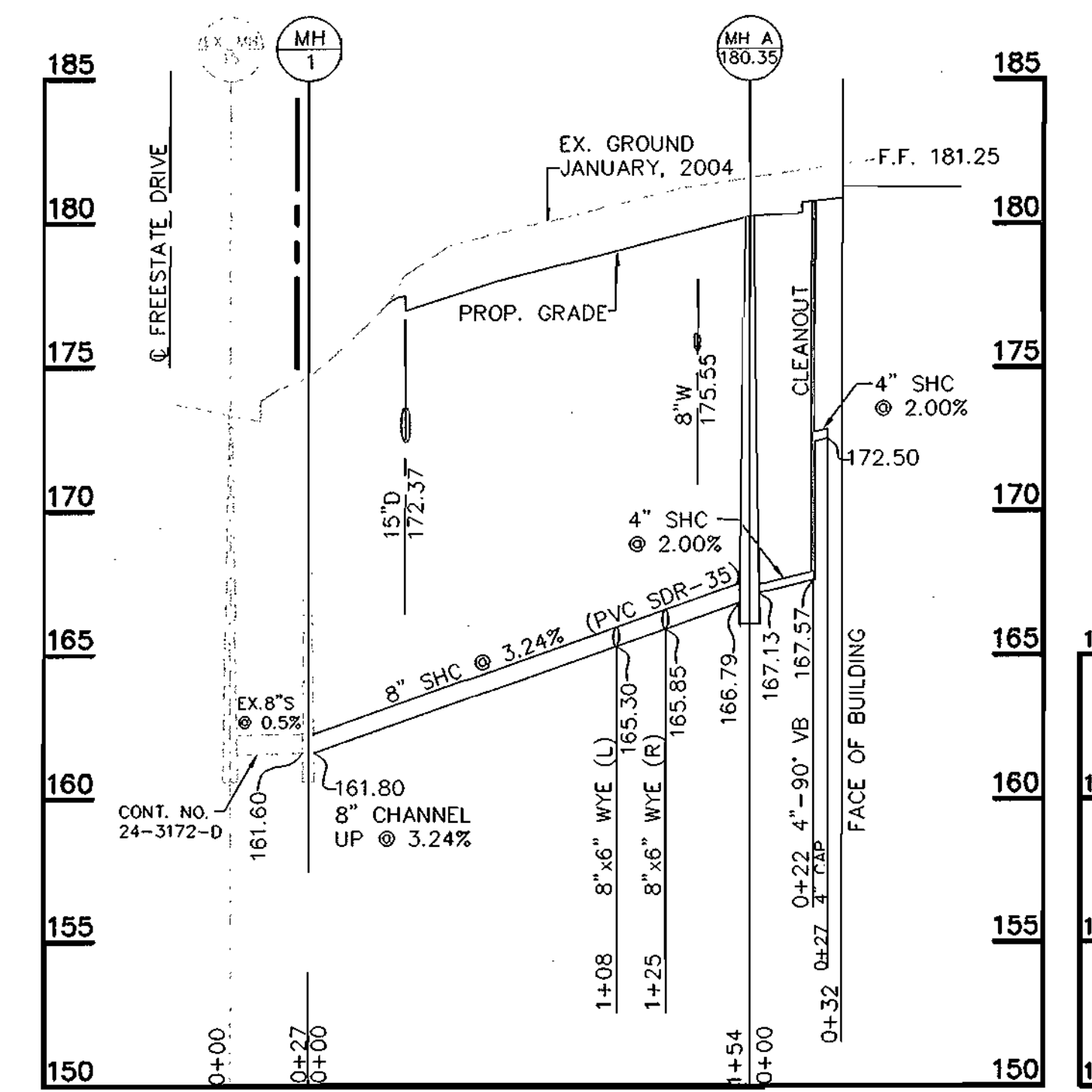
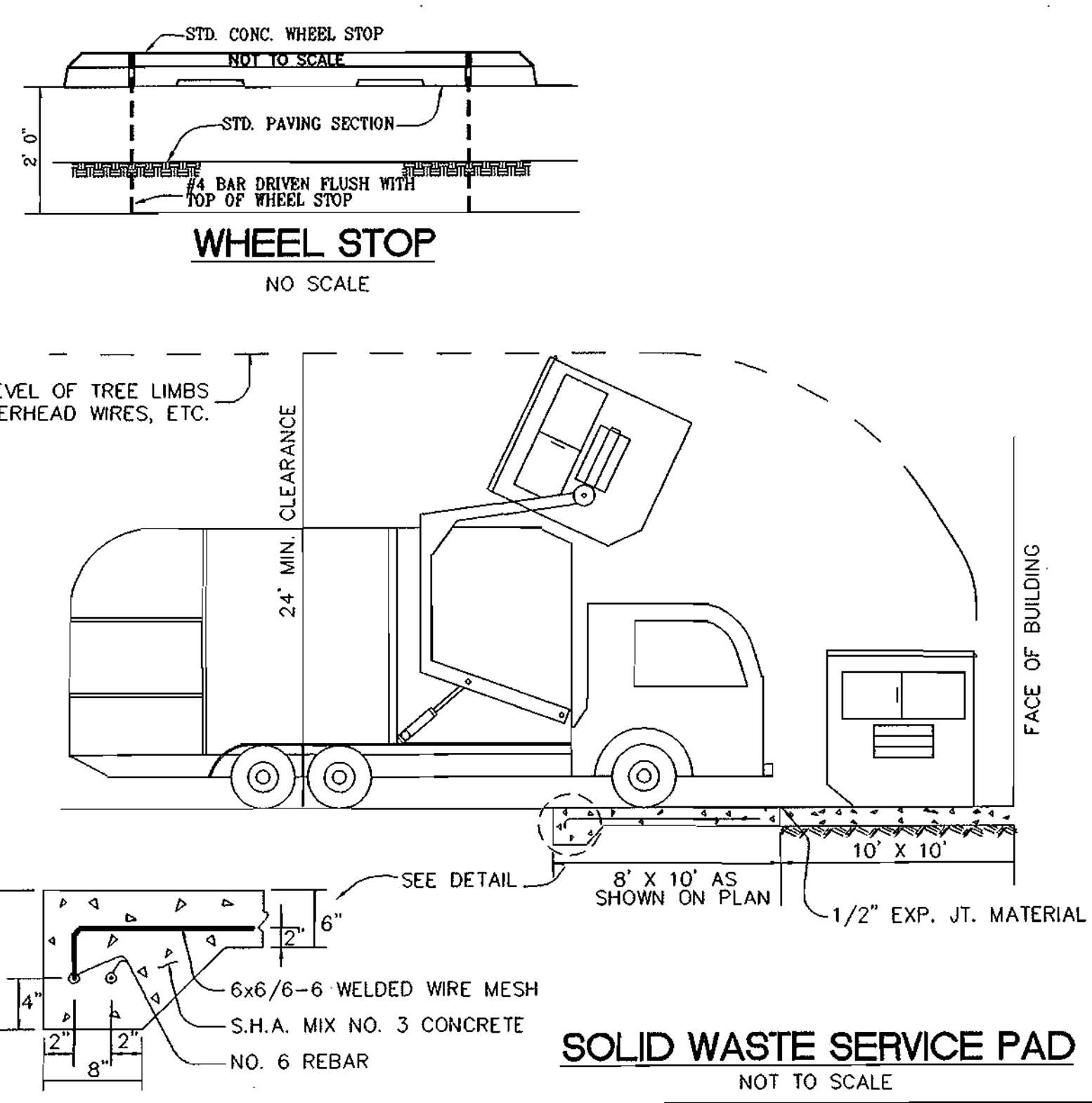
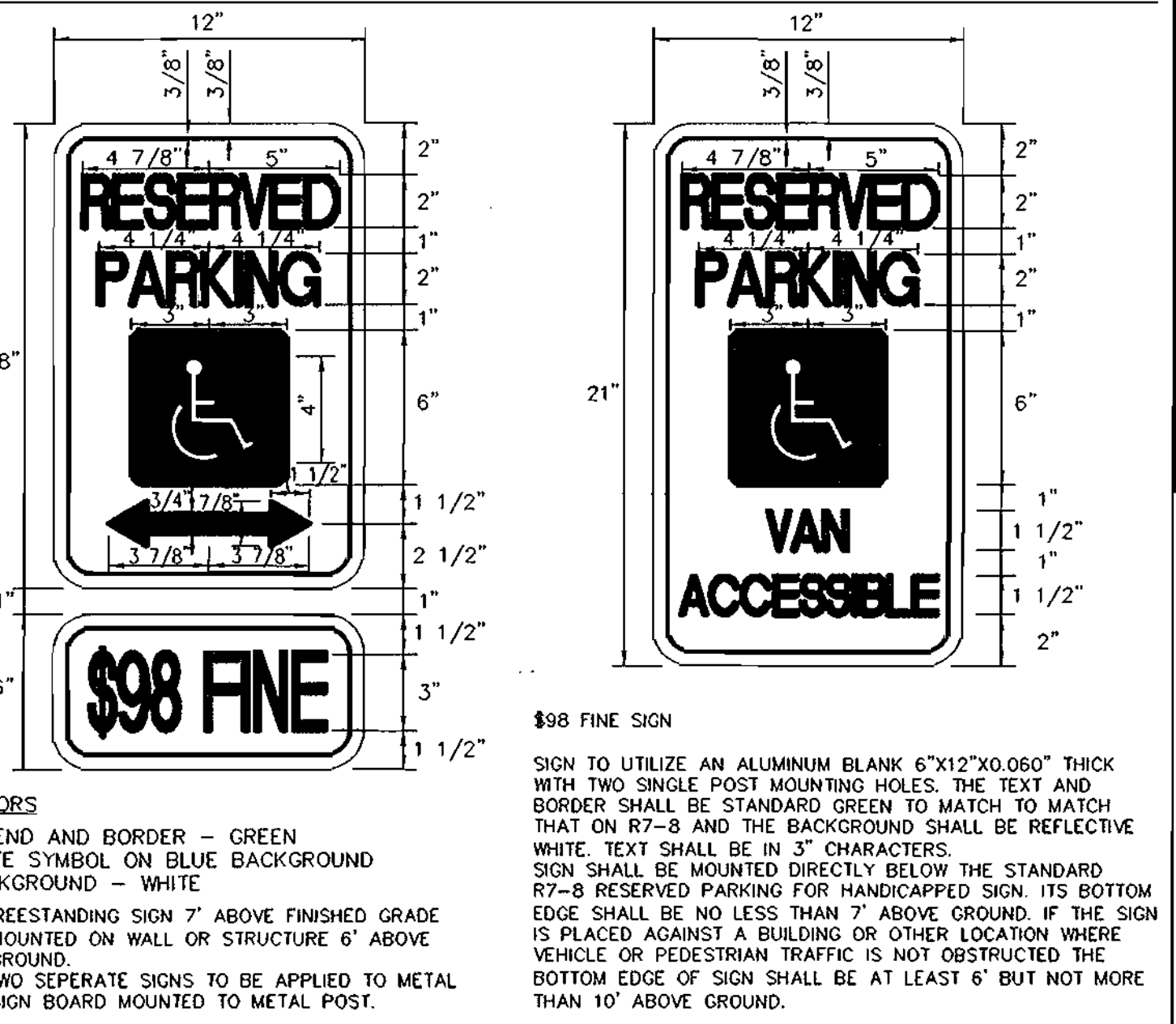
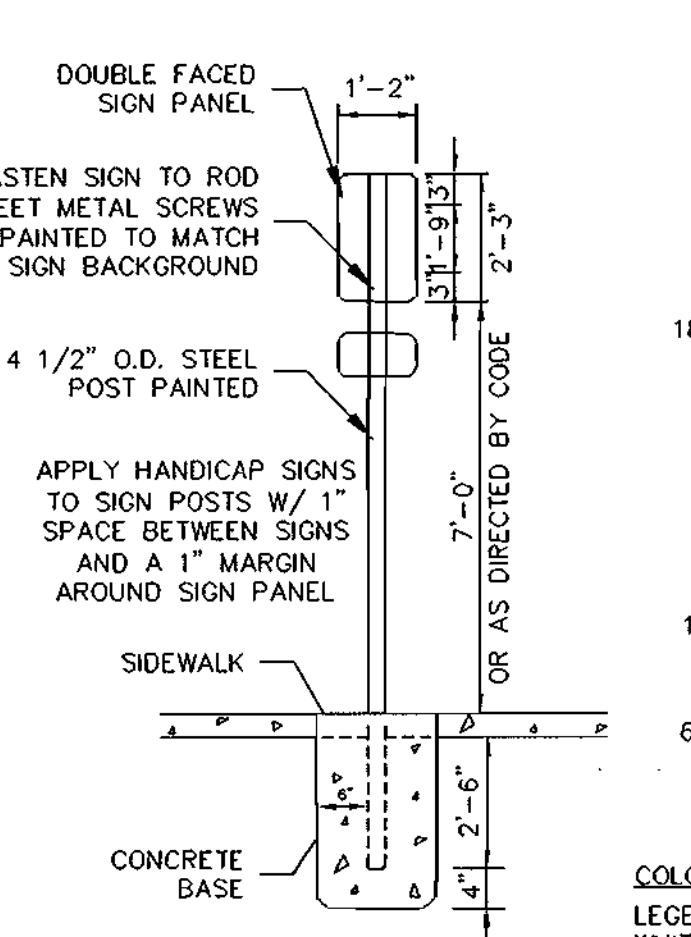
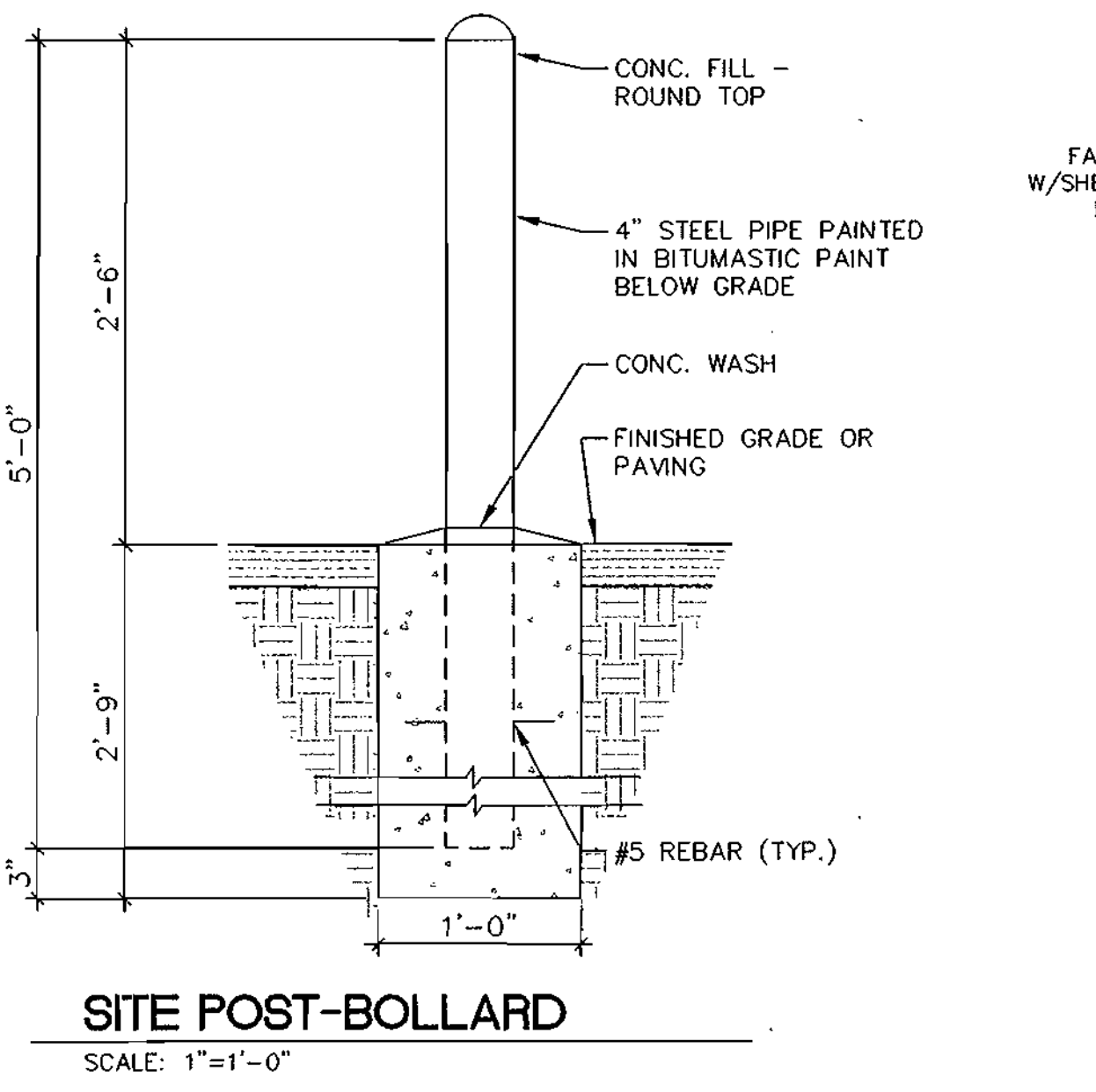
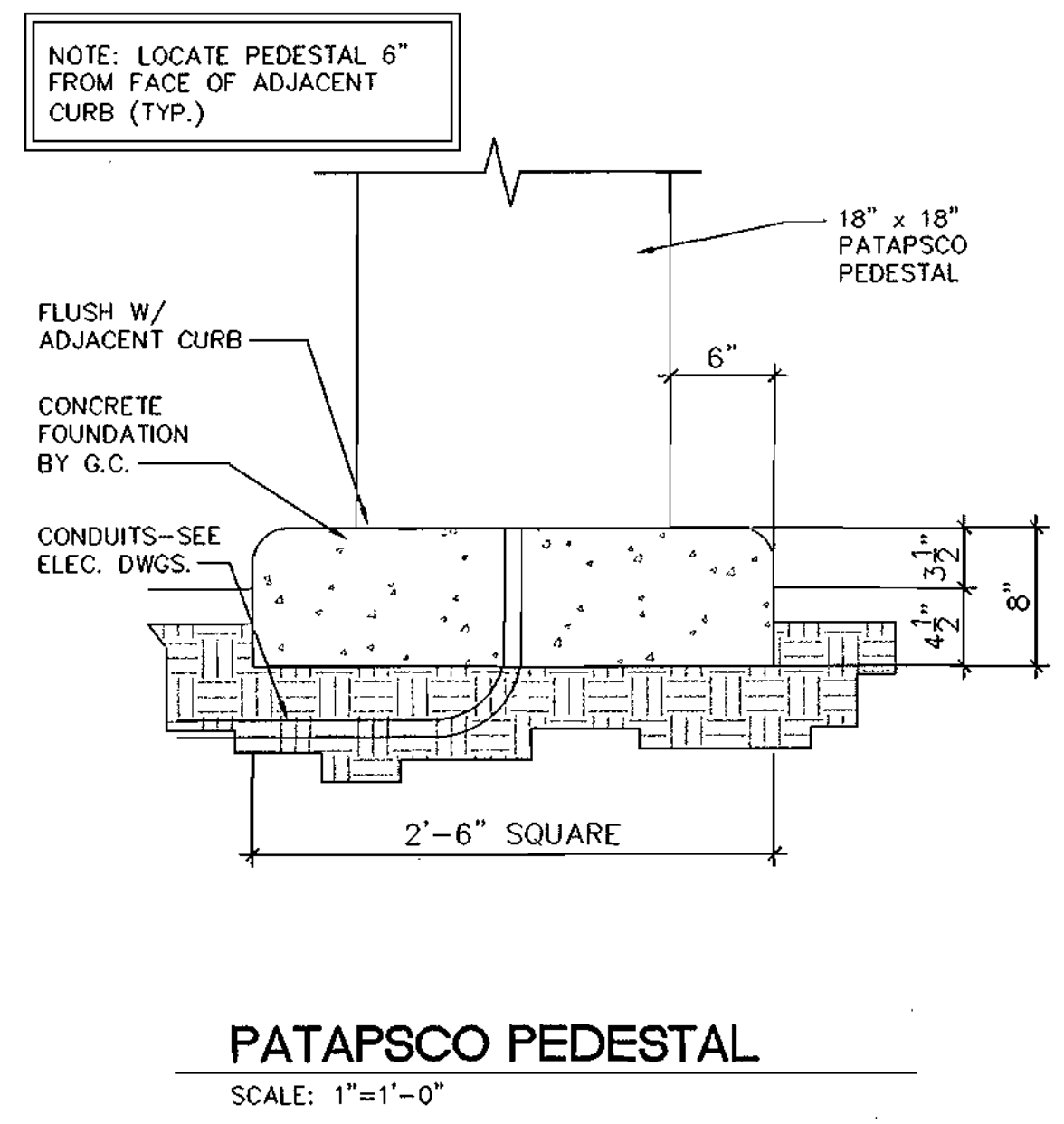
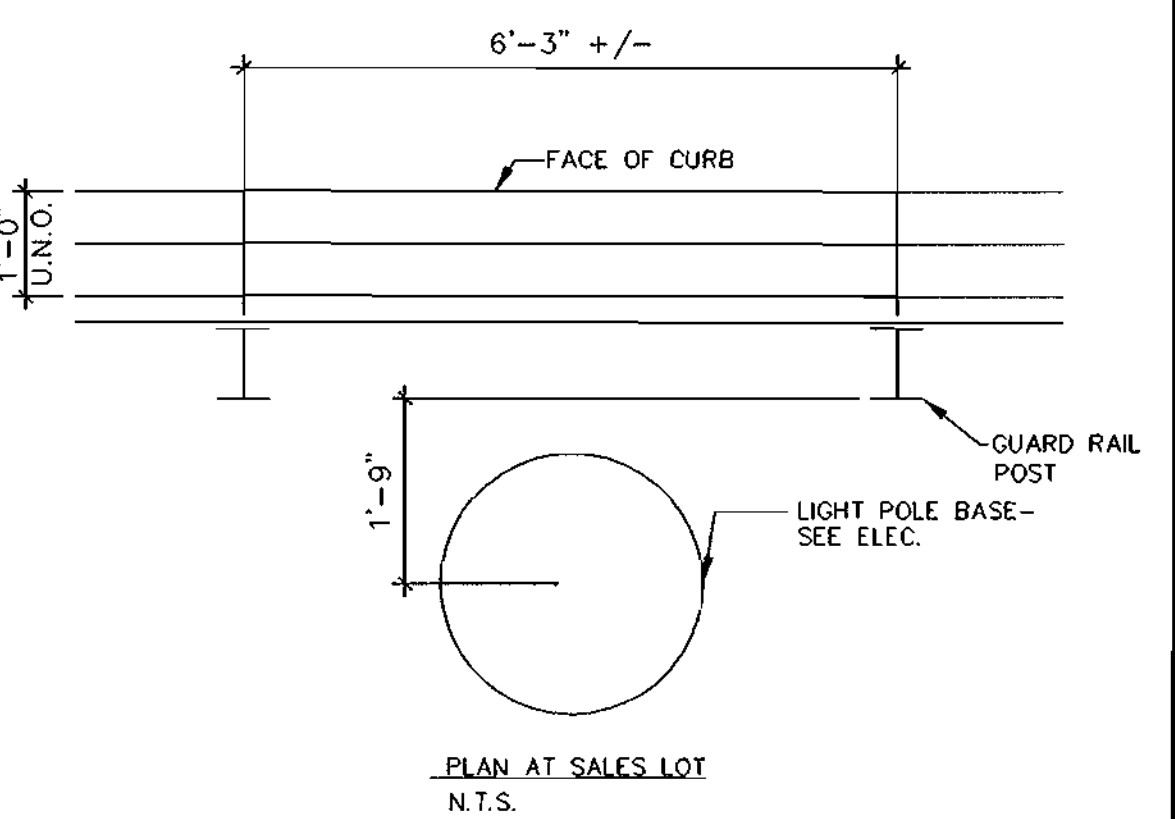
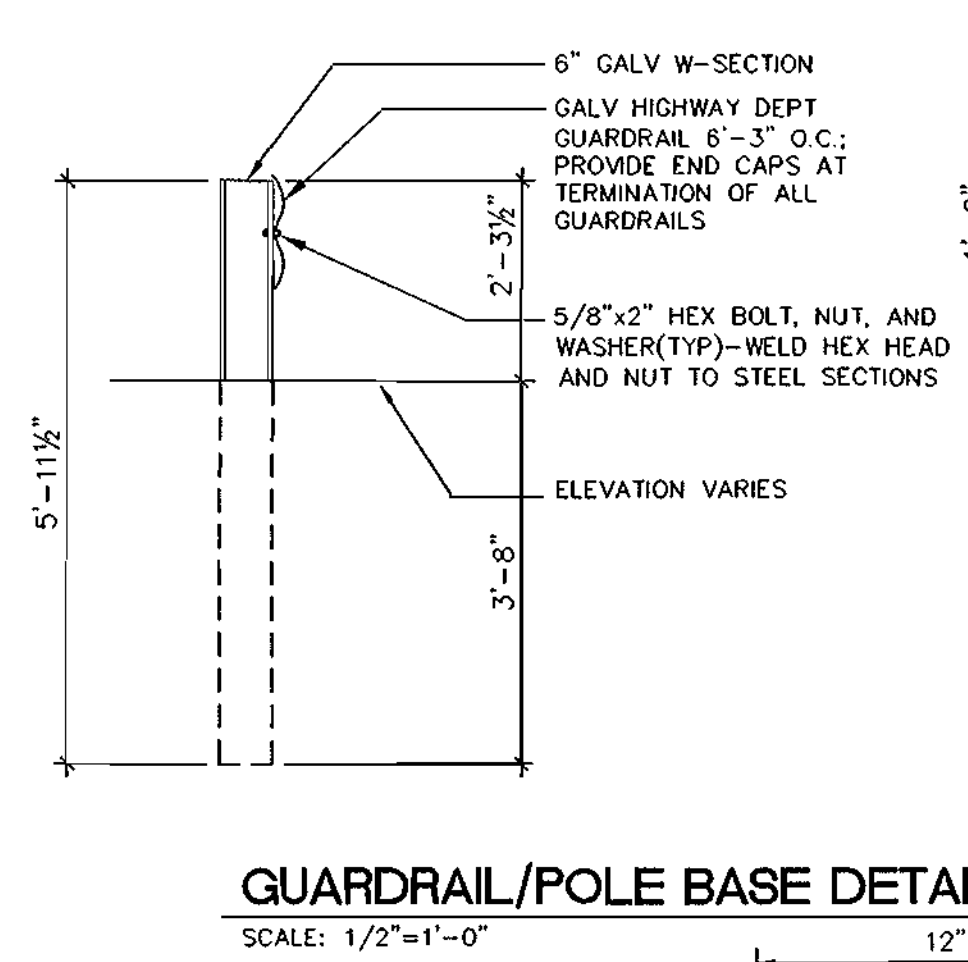
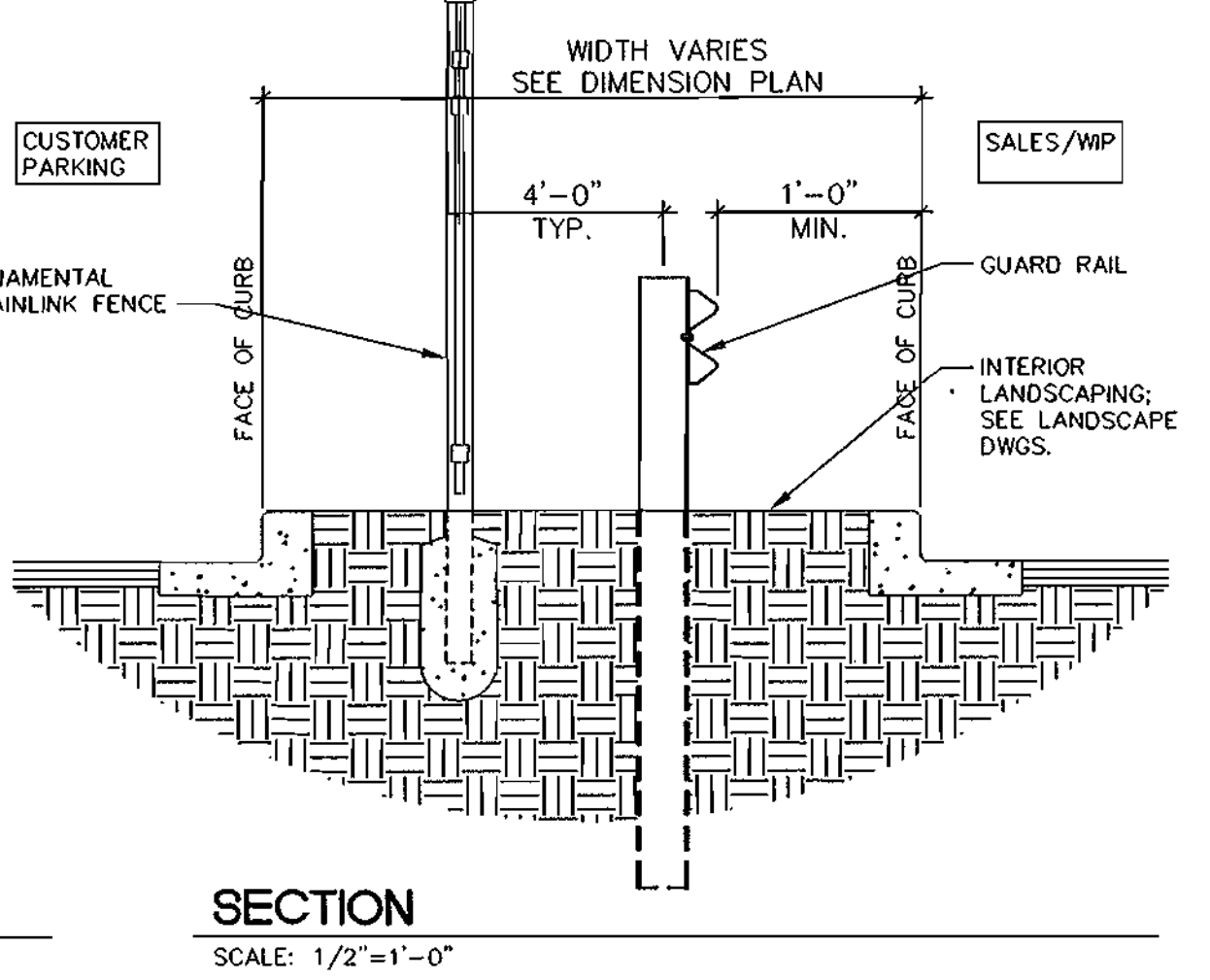
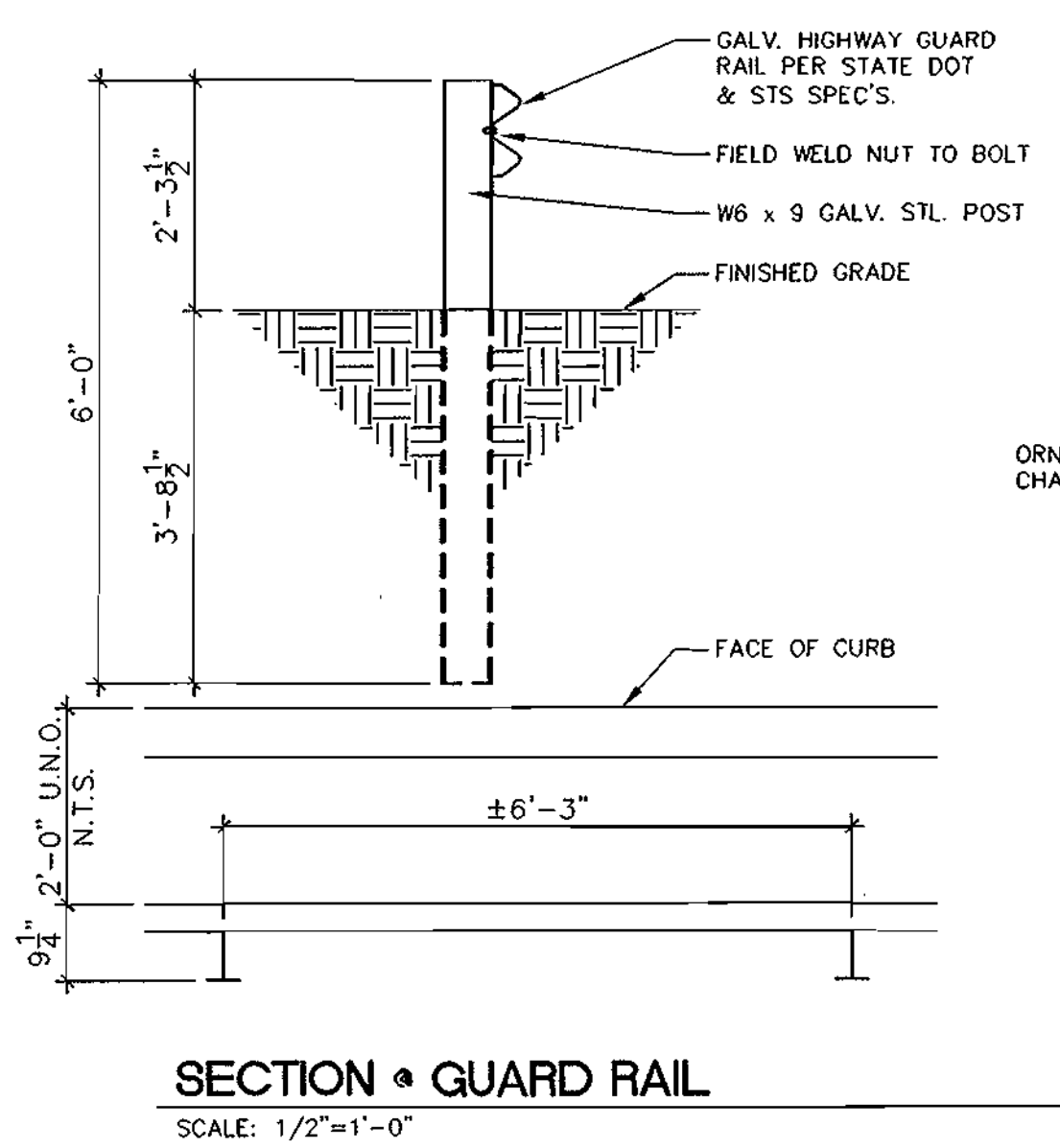
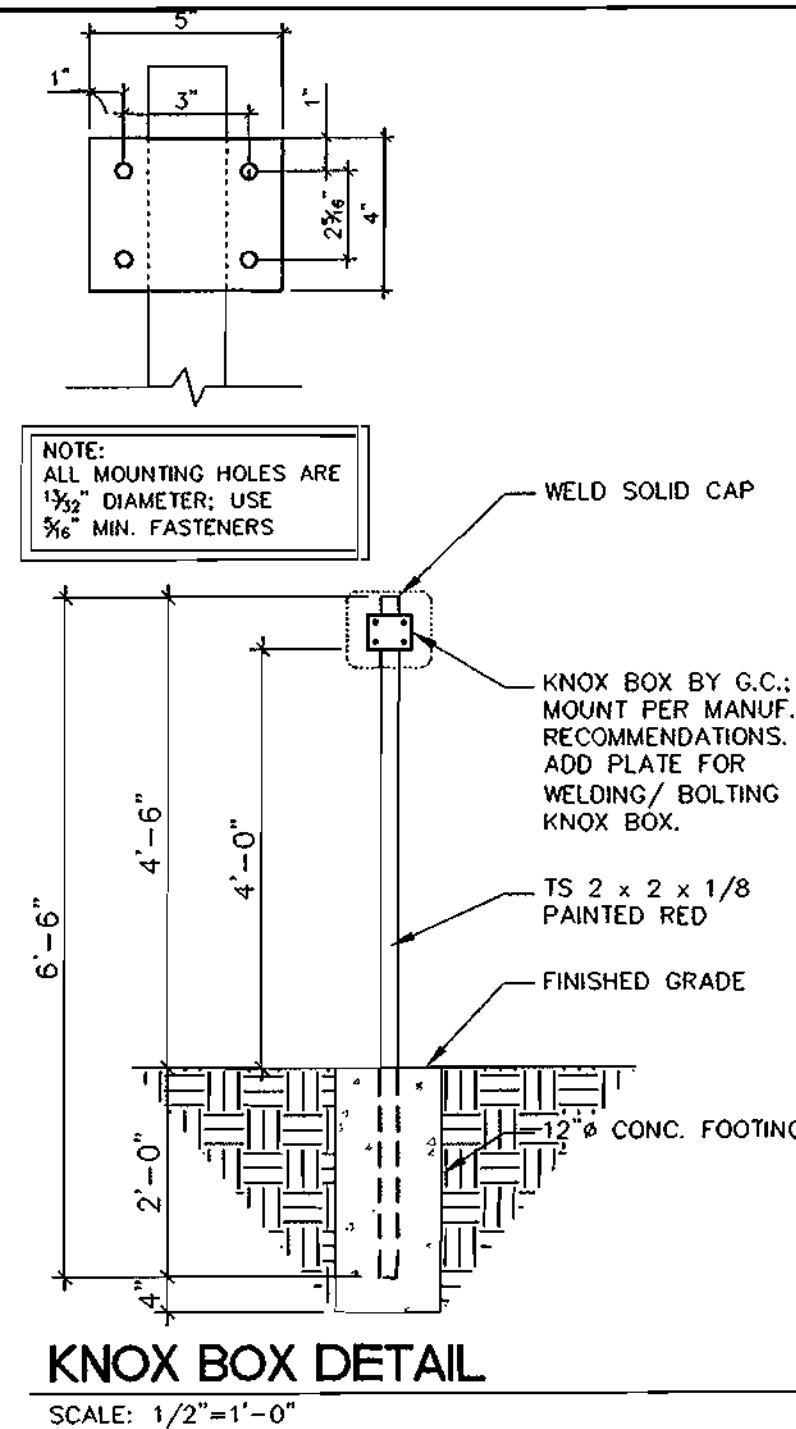
STATE OF MARYLAND PROFESSIONAL ENGINEER

7.12.04 Date

JOHN R. HENRICHS Professional Eng. No. 14920

SEDIMENT CONTROL NOTES AND DETAILS

SDP 04-125



APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Heinrichs 8/25/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John R. Heinrichs 8/27/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John R. Heinrichs 7/3/04
DIRECTOR DATE

Date	No	Revision Description

OWNER/DEVELOPER:

CARMAX AUTO SUPERSTORES, INC.
4900 COX ROAD
GLEN ALLEN, VIRGINIA 23060
ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1420-A JOH AVENUE
BALTIMORE, MARYLAND 21227
(410) 247-8833 FAX 247-9397

AREA: PLAT NO. 16806-16807 CENSUS TRACT NO. 8069.02
FREESTATE SUBDIVISION PARCEL B-2 CARMAX
8700 FREESTATE DRIVE

TAX MAP NO. 47 PARCEL 142

TITLE: **CARMAX** STORE #7905
THE AUTO SUPERSTORE

DETAILS & PROFILES

Des By	Scale	Proj No
R.J.W.	AS SHOWN	04-001

Drn By	Date	DRAWING NO
S.E.W.	APRIL 2004	5 OF 15

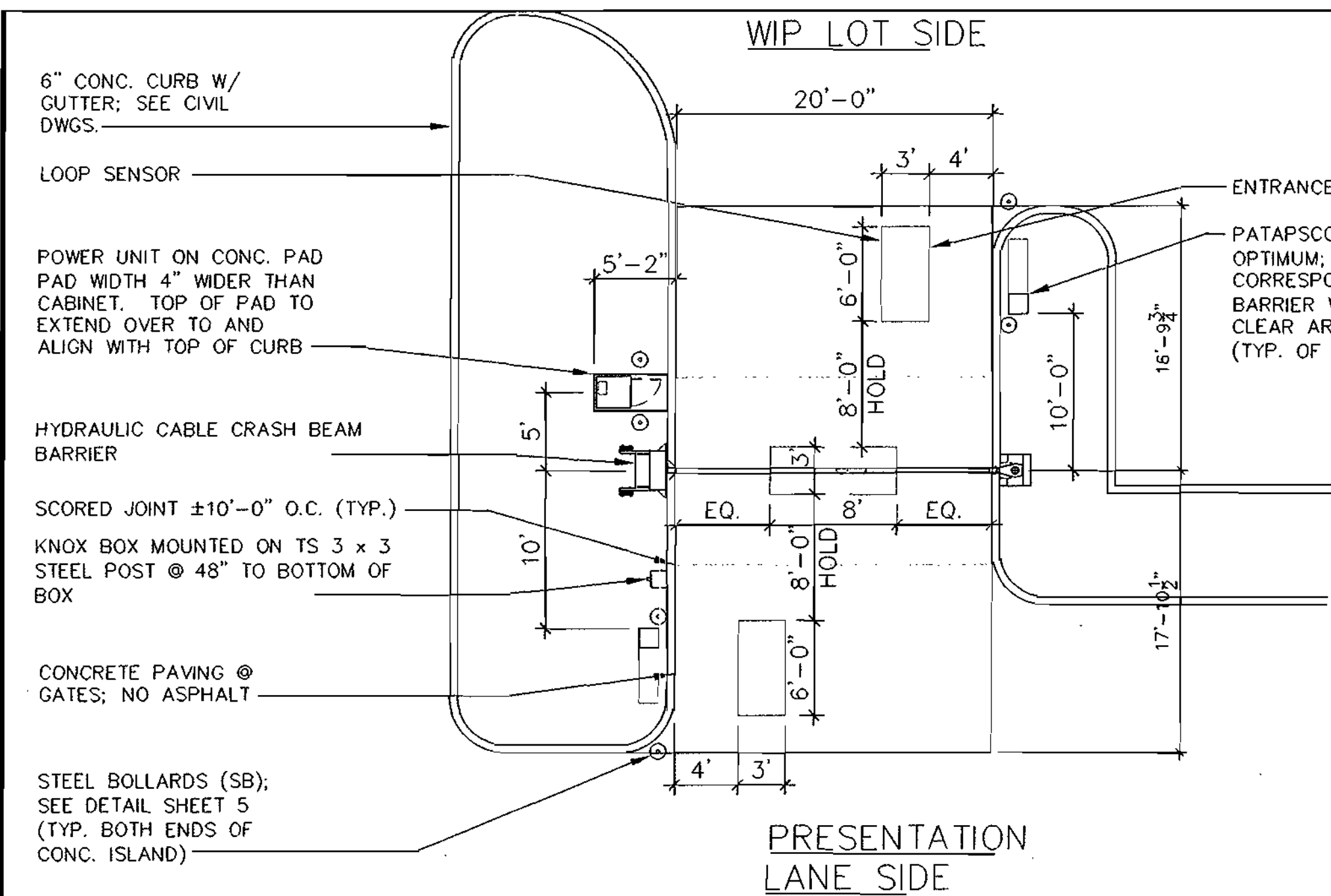
Chk By	SDP	04-125
J.R.H.	04-125	

JOHN R. HEINRICHS
Professional Engr. No. 14920

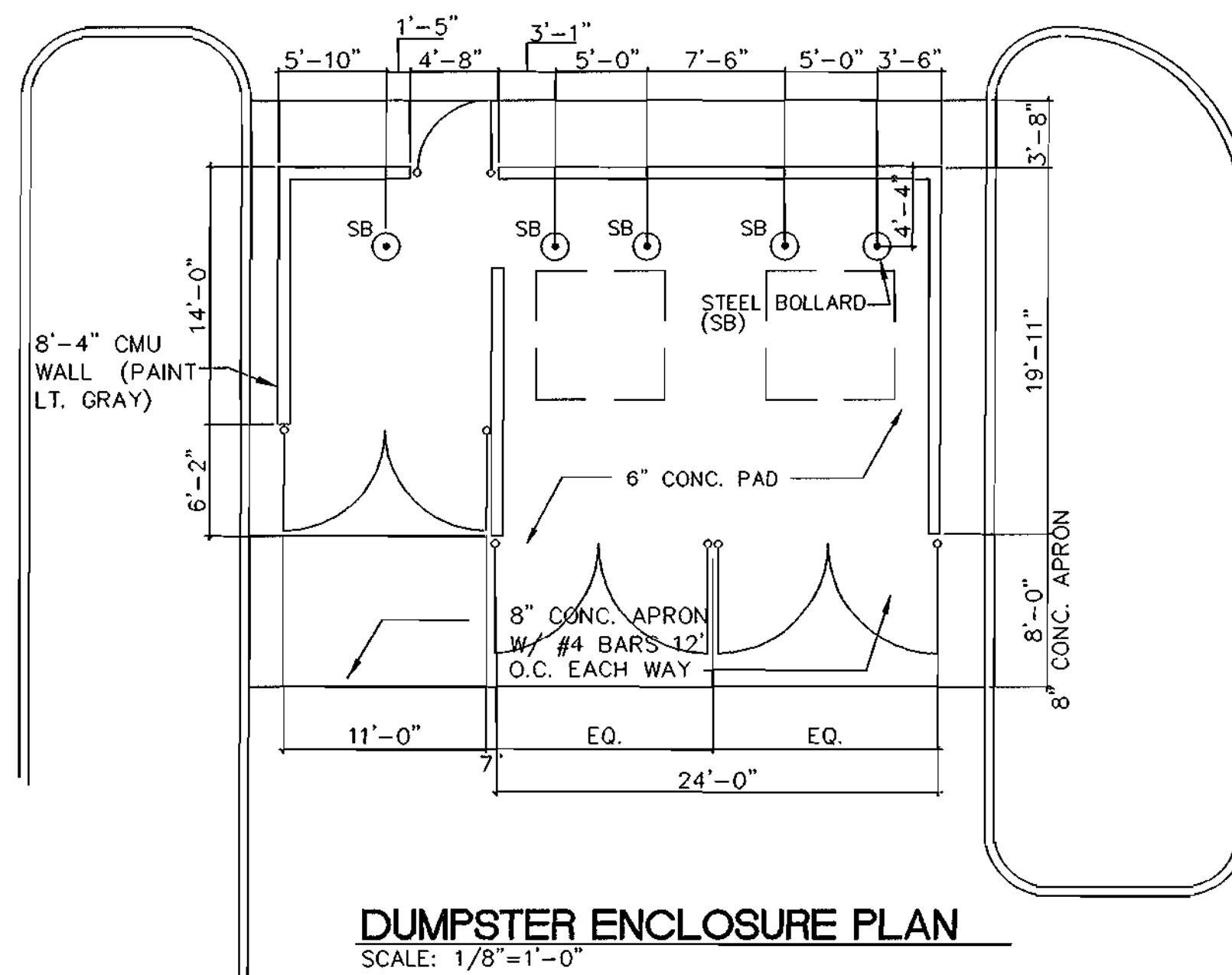
7.12.04
Date

STATE OF MARYLAND
PROFESSIONAL ENGINEER

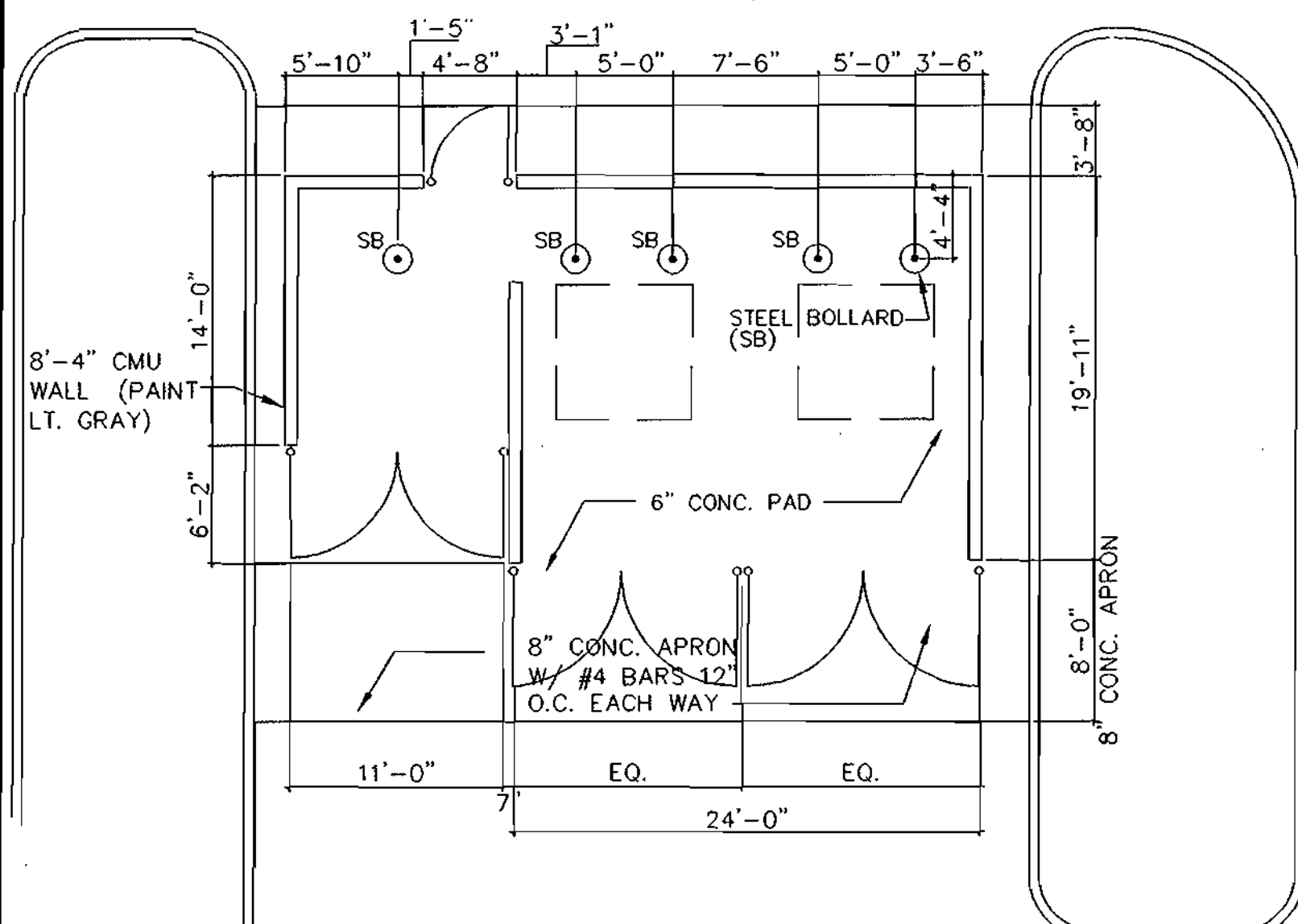
SDP 04-125



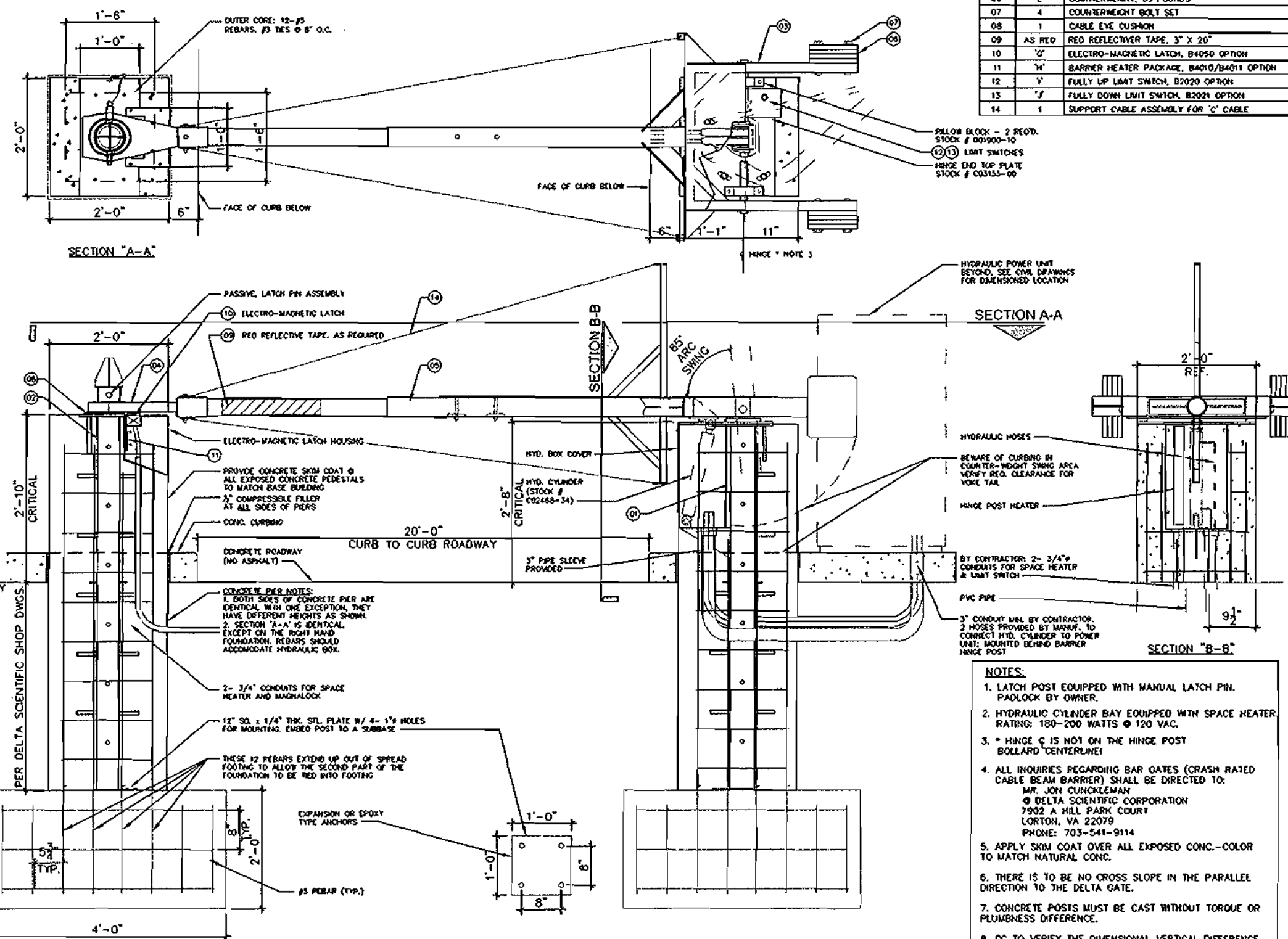
SECURITY BARRIER GATE PLAN
SCALE: 1/8"=1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 1/8"=1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 1/8"=1'-0"



SECURITY GATE DETAIL AT PRESENTATION LANES
SCALE: 3/4"=1'-0"

ITEM	QTY	DESCRIPTION/MATERIAL	HEIGHT	REF. NO.
01	1	HINGE POST ASSEMBLY	207 LBS (125 KG)	7530-00
02	1	HINGE POST ASSEMBLY, 1/2\"/>		

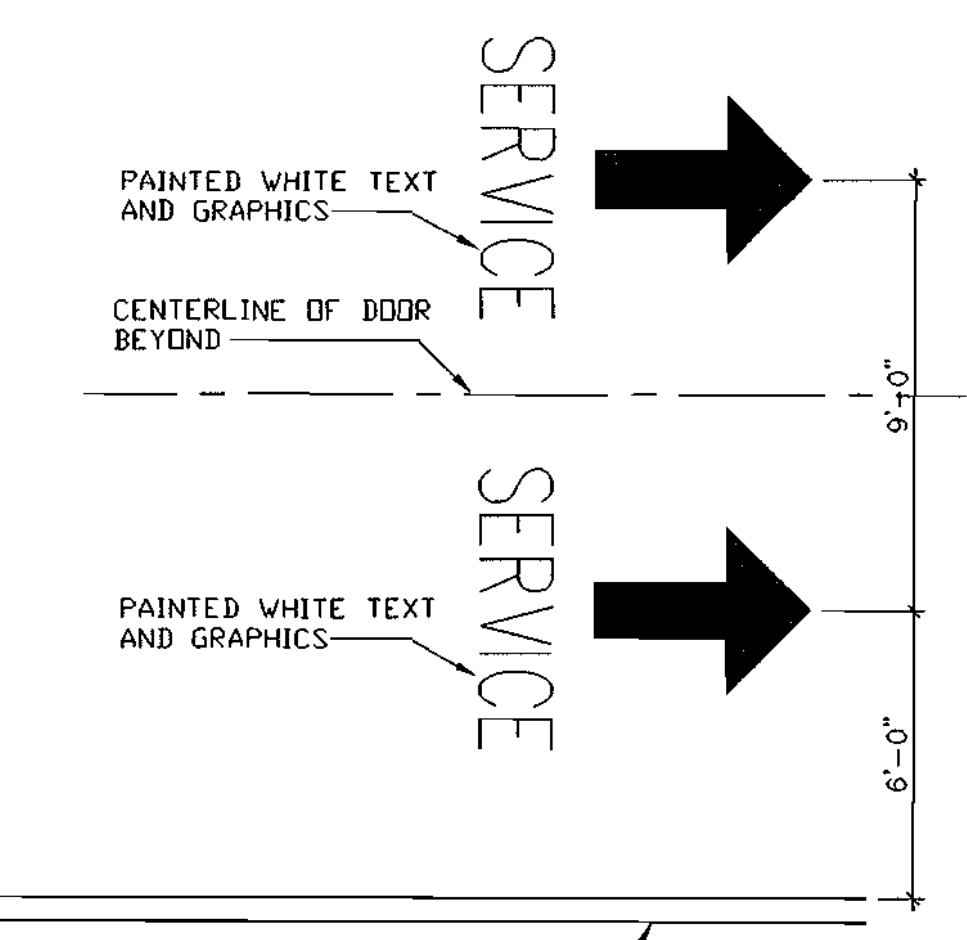
GENERAL NOTES:
1. GENERAL CONTRACTOR TO ORDER INKJET PRINTED VINYL SIGNS FROM OWNER'S VENDOR PER SPECIFICATION SECTION 04500 AND PAY VENDOR DIRECT.
2. GENERAL CONTRACTOR TO MANUFACTURE AND ERECT BACKER BOARD AND POSTS AS SHOWN IN DETAIL.
3. GENERAL CONTRACTOR TO RECEIVE AND MOUNT THE SIGNS TO BACKER BOARD AND POSTS.
4. THE GRAPHICS DISPLAYED ON THIS DETAIL ARE PROVIDED FOR THE GENERAL CONTRACTOR'S INFORMATION. IF THE SIGNS ARE SUBSTANTIALLY DIFFERENT, THE G.C. MUST CONTACT THE OWNER TO VERIFY.
5. SIGNS TO BE ERECTED IN A LOCATION DETERMINED BY OWNER.

COMING SOON
CARMAX
THE AUTO SUPERSTORES.
Employment Opportunities:
800 9-CARMAX

ARCHITECT
PIERCE PENNELL
Alpha, GA
(770) 558-1705

CONTRACTOR
Contractor Firm Name
City, ST
Phone

COMING SOON SIGN
SCALE: 3/4"=1'-0"



DIRECTIONAL SIGNAGE
SCALE: 1/4"=1'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/21/04

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/21/04

DIRECTOR
DATE: 9/13/04

CARMAX AUTO SUPERSTORES, INC.
4900 COX ROAD
GLEN ALLEN VIRGINIA 23060
ATTN: EDWARD KELLY (804) 314-4864

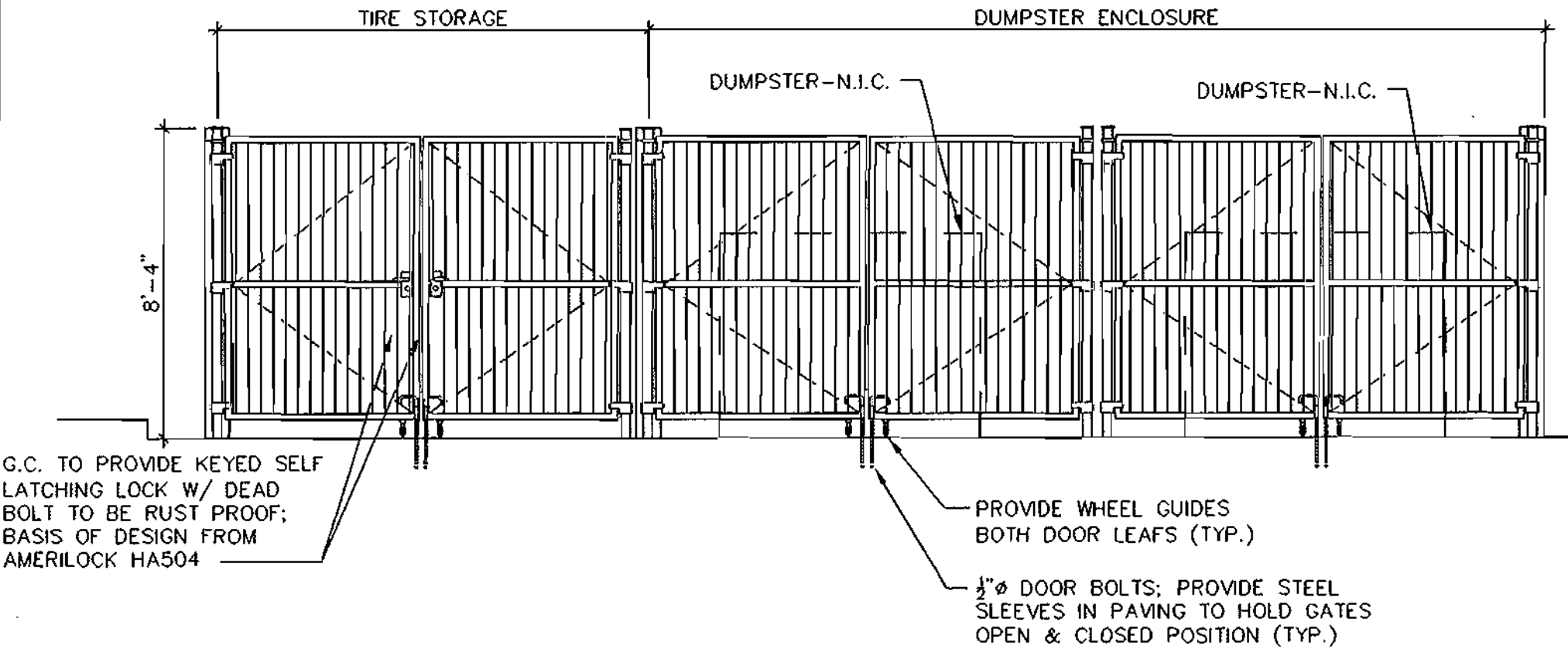
PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1420-A JOH AVENUE
BALTIMORE, MARYLAND 21227
(410) 247-8833 FAX 247-9397

AREA: PLAT NO. 16806-16807 CENSUS TRACT No. 6069.02
FREESTATE SUBDIVISION PARCEL B-2 CARMAX
8700 FREESTATE DRIVE
TAX MAP NO. 47 PARCEL 142

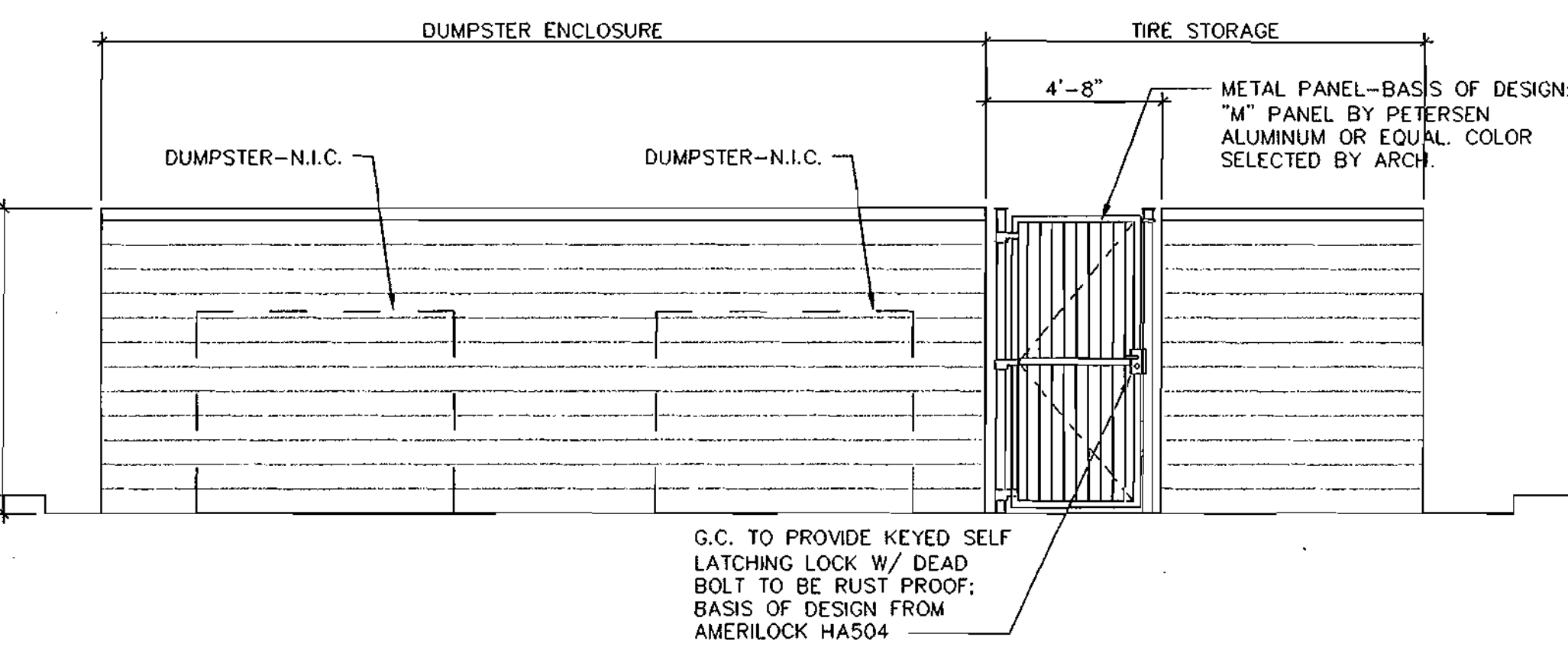
Carmax STORE #7905
THE AUTO SUPERSTORE

DETAILS

Des By R.J.W.	Scale AS SHOWN	Proj No 04-001
Drn By S.E.W.	Date APRIL 2004	DRAWING NO
Chk By J.R.H.	SDP 04-125	6 OF 15



DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/4"=1'-0"



DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/4"=1'-0"

7.12.04
DATE

STATE OF MARYLAND
PROFESSIONAL ENGINEER

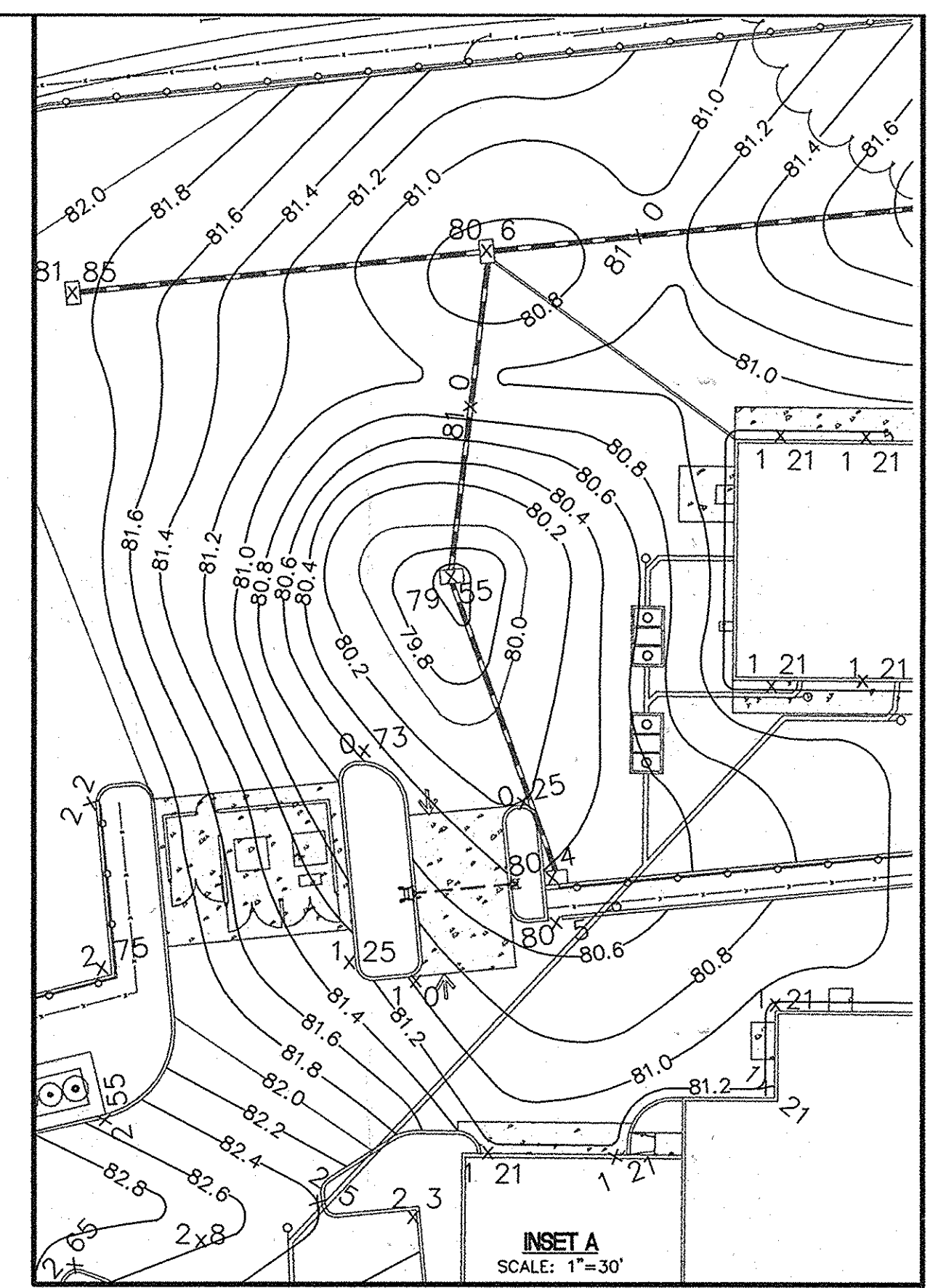
JOHN R. HEINRICHS
Professional Engr. No. 14920

BOWLING BROOKE FARMS
PARCEL M
PLAT 9836 AND 9837
ZONED RSA-8

HOWARD COUNTY
MARYLAND
L. 506 / F. 501

PART OF
PARCEL B-1
288,399 S.F. OR 6.621 Ac.
ZONED: M-1
(PLAT 15791 FOR TOTAL AREA)

SDP 97-49



PIPE SCHEDULE		
SIZE	LENGTH	TYPE
15"	348 LF	RCCP CL IV
18"	902 LF	RCCP CL IV
21"	528 LF	RCCP CL IV

SOILS CLASSIFICATION		
SYMBOL	TYPE	DESCRIPTION
AdB2	D	ALDING SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
NeC2	B	NESHAMINY SILT LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
Md	D	MODE LAND
WdB	D	WATCHUNG SILT LOAM, 3 TO 8 PERCENT

APPROVED: *[Signature]* 4/25/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5/27/04
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

[Signature] 7/12/04
 DIRECTOR

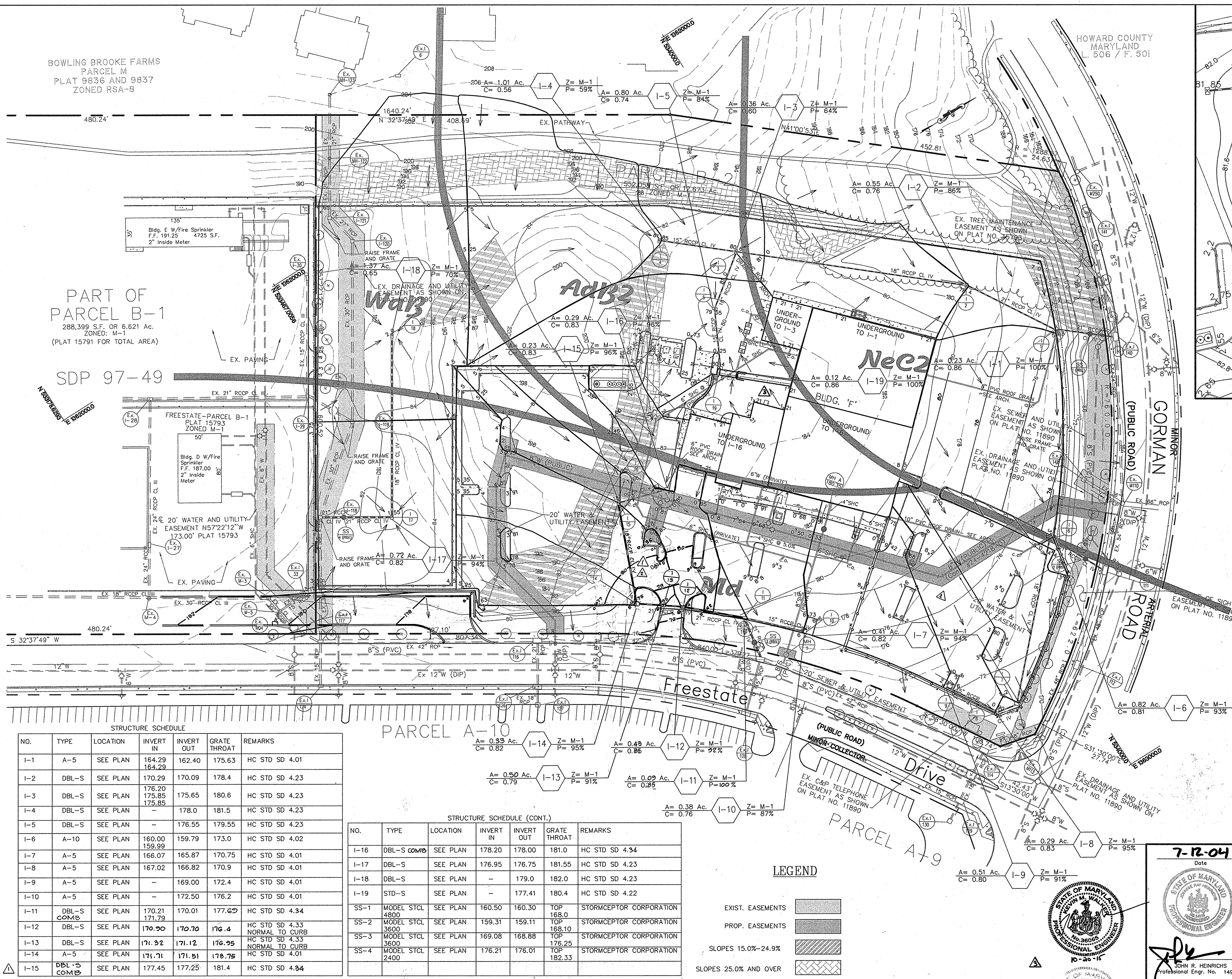
Date	No.	Revision Description
4/25/04	1	ADDED GUARD RAIL + FENCE, REMOVE CURB
5-1-04	2	ADDED TRUCK PARKING LANE & REV. GRADING
9-15-04	3	REVISED ENTRANCE

OWNER/DEVELOPER:
CARMAX AUTO SUPERSTORES, INC.
 4900 COX ROAD
 GLEN ALLEN, VIRGINIA 23060
 ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 1420-A JOH AVENUE
 BALTIMORE, MARYLAND 21227
 (410) 247-8853 FAX 247-9397

AREA: PLAT NO. 16806-16807 CENSUS TRACT NO. 6069.02
FREESTATE SUBDIVISION - PARCEL B-2 CARMAX
 8700 FREESTATE DRIVE
 TAX MAP NO. 47 PARCEL 142
 TITLE: **Carmax** STORE #7905
THE AUTO SUPERSTORES
 DRAINAGE AREA MAP

Des By: R.J.W. Scale: 1"=50' Proj No: 04-001
 Dwn By: S.E.W. Date: APRIL 2004 DRAWING NO:
 Chk By: J.R.H. SDP: 04-125 7 OF 15



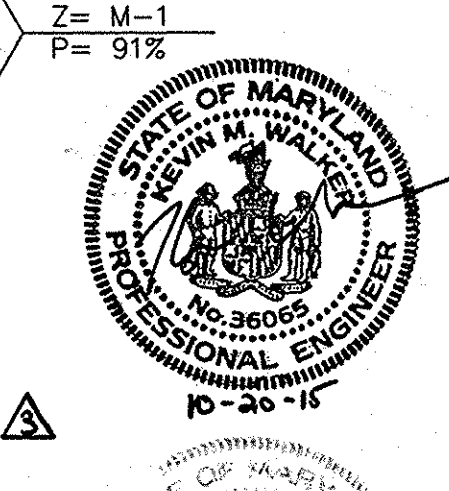
STRUCTURE SCHEDULE							
NO.	TYPE	LOCATION	INVERT IN	INVERT OUT	GRATE THROAT	REMARKS	
I-1	A-5	SEE PLAN	164.29	162.40	175.63	HC STD SD 4.01	
I-2	DBL-S	SEE PLAN	170.29	170.09	178.4	HC STD SD 4.23	
I-3	DBL-S	SEE PLAN	176.20	175.65	180.6	HC STD SD 4.23	
I-4	DBL-S	SEE PLAN	175.85	175.85	181.5	HC STD SD 4.23	
I-5	DBL-S	SEE PLAN	-	178.0	181.5	HC STD SD 4.23	
I-6	A-10	SEE PLAN	160.00	159.79	173.0	HC STD SD 4.02	
I-7	A-5	SEE PLAN	159.99	166.87	170.75	HC STD SD 4.01	
I-8	A-5	SEE PLAN	167.02	166.82	170.9	HC STD SD 4.01	
I-9	A-5	SEE PLAN	-	169.00	172.4	HC STD SD 4.01	
I-10	A-5	SEE PLAN	-	172.50	176.2	HC STD SD 4.01	
I-11	DBL-S COMB	SEE PLAN	170.21	171.79	170.01	177.62	HC STD SD 4.34
I-12	DBL-S	SEE PLAN	170.90	170.70	176.4	HC STD SD 4.33 NORMAL TO CURB	
I-13	DBL-S	SEE PLAN	171.32	171.12	176.95	HC STD SD 4.33 NORMAL TO CURB	
I-14	A-5	SEE PLAN	171.71	171.51	178.75	HC STD SD 4.01	
I-15	DBL-S COMB	SEE PLAN	177.45	177.25	181.4	HC STD SD 4.34	

STRUCTURE SCHEDULE (CONT.)						
NO.	TYPE	LOCATION	INVERT IN	INVERT OUT	GRATE THROAT	REMARKS
I-16	DBL-S COMB	SEE PLAN	178.20	178.00	181.0	HC STD SD 4.34
I-17	DBL-S	SEE PLAN	176.95	176.75	181.55	HC STD SD 4.23
I-18	DBL-S	SEE PLAN	-	179.0	182.0	HC STD SD 4.23
I-19	STD-S	SEE PLAN	-	177.41	180.4	HC STD SD 4.22
SS-1	MODEL STCL 4800	SEE PLAN	160.50	160.30	TOP 168.0	STORMCEPTOR CORPORATION
SS-2	MODEL STCL 3600	SEE PLAN	159.31	159.11	TOP 168.0	STORMCEPTOR CORPORATION
SS-3	MODEL STCL 3600	SEE PLAN	169.08	168.88	TOP 176.25	STORMCEPTOR CORPORATION
SS-4	MODEL STCL 2400	SEE PLAN	176.21	176.01	TOP 182.33	STORMCEPTOR CORPORATION

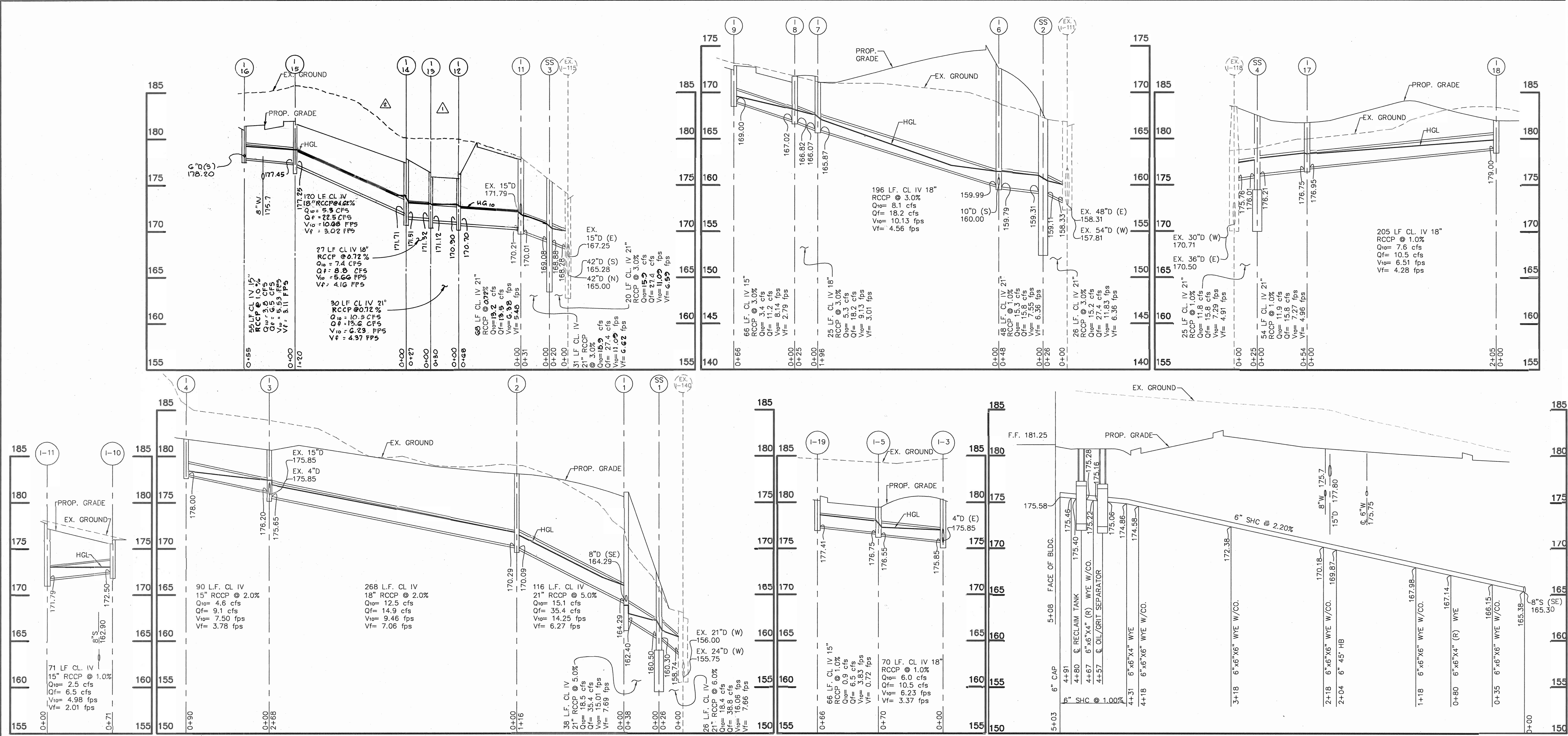
LEGEND

- EXIST. EASEMENTS [Hatched Box]
- PROP. EASEMENTS [Solid Box]
- SLOPES 15.0%-24.9% [Diagonal Lines]
- SLOPES 25.0% AND OVER [Cross-hatched Box]

7-12-04



JOHN R. HEINRICHS
 Professional Engr. No. 14920



6" SANITARY CONNECTION

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
 DIRECTOR

8/25/04
 8/27/04
 7/3/04

7.12.04
 Date

STATE OF MARYLAND
 PROFESSIONAL ENGINEER

JOHN R. HEINRICHS
 Professional Engr. No. 14920

OWNER/DEVELOPER:
CARMAX AUTO SUPERSTORES, INC.
 4900 COX ROAD
 GLEN ALLEN, VIRGINIA 23060
 ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 1420-A JOHNS AVENUE
 BALTIMORE, MARYLAND 21227
 (410) 247-8833 FAX 247-9397

AREA: PLAT NO. 16806-16807 CENSUS TRACT No. 8089.02
 FREESTATE SUBDIVISION PARCEL B-2 CARMAX
 8700 FREESTATE DRIVE
 TAX MAP NO. 47 PARCEL 142
 TITLE **CARMAX STORE #7905**

PROFILES

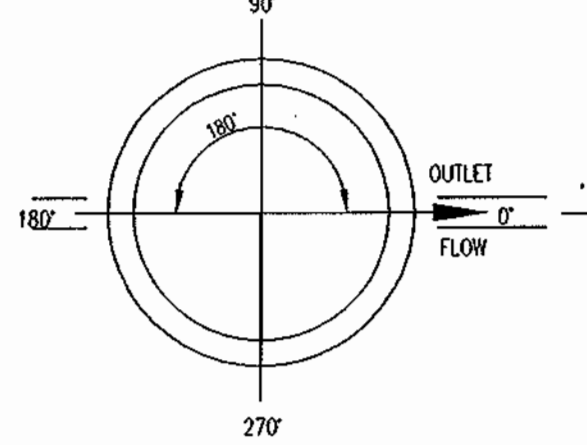
Des By: R.J.W. Scale: 1" = 10'
 Drn By: S.E.W. Date: APRIL 2004 Proj No: 04-001
 Chk By: J.R.H. SDP 04-125 DRAWING NO. 8 OF 15

Date	No.	Revision Description
9-1-05	1	ADDED TRUCK PARKING LANE & REV. GRADING
9-15-04	2	REVISED ENTRANCE

Precast Concrete **Stormceptor**® Order Request Form

CONTRACTOR INFORMATION

Name _____
Address _____
City _____
State _____
Zip _____
Contact _____
Phone _____
Fax _____



Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (in) and invert elevation (ft). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

GENERAL/PRIME CONTRACTOR

Name _____
Phone _____
Fax _____

OWNER INFORMATION

Name **CARMAX AUTO SUPERSTORES, INC.**
Phone **(804)747-0422 EXT. 3224**
Fax **(804)935-4595 MR. ED KELLY**

Manhole Number **SS-1**
Top Elevation (ft) **168.00**
Inlet Pipe Invert (ft) **160.50**
Outlet Pipe Invert (ft) **160.30**
#2 Inlet Pipe Invert (ft) * _____
#2 Outlet Pipe Invert (ft) * _____
Pipe Type **RCCP CL IV**
Inlet Pipe Inside Diameter (ID) **21"**
Inlet Pipe Outside Diameter (OD) **26.5"**
Outlet Pipe Inside Diameter (ID) **21"**
Outlet Pipe Outside Diameter (OD) **26.5"**

Stormceptor® Model
450i 2400 7200
900 3600 11000*
1200 4800 13000*
1800 6000 16000*

Project Name * **CARMAX - RECONDITIONING**
Bonded? _____ Bonding Company _____ Telephone _____ Bond # _____
Tax Exempt? _____ Approximate time frame of delivery (weeks) _____
Delivery Address Street (For Permits) * **8700 FREESTATE DRIVE**
City: * **SAVAGE** State: * **MARYLAND** Zip Code * **20763**
Designer Company **PHOENIX ENGINEERING**
Designer Contact **J. R. HEINRICHS P.E.** Phone **(410) 247-8833** Fax **(410) 247-9397**

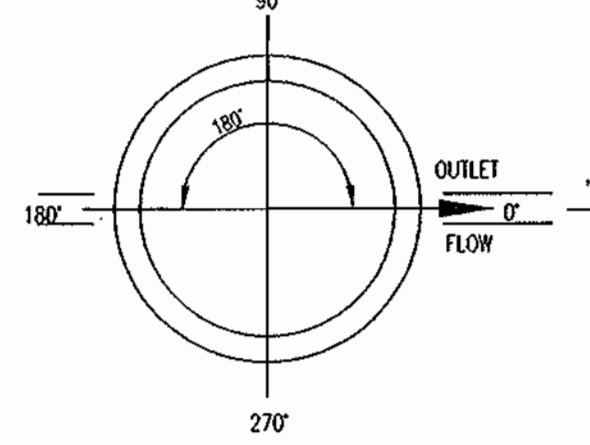
HYDRO CONDUIT

PLEASE FILL OUT COMPLETELY AND FAX TO:
ATTN: BRIAN GINGRICH FAX: (301)698-5351, PHONE: (800)414-7960 EXT. 240

Precast Concrete **Stormceptor**® Order Request Form

CONTRACTOR INFORMATION

Name _____
Address _____
City _____
State _____
Zip _____
Contact _____
Phone _____
Fax _____



Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (in) and invert elevation (ft). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

GENERAL/PRIME CONTRACTOR

Name _____
Phone _____
Fax _____

OWNER INFORMATION

Name **CARMAX AUTO SUPERSTORES, INC.**
Phone **(804)747-0422 EXT. 3224**
Fax **(804)935-4595 MR. ED KELLY**

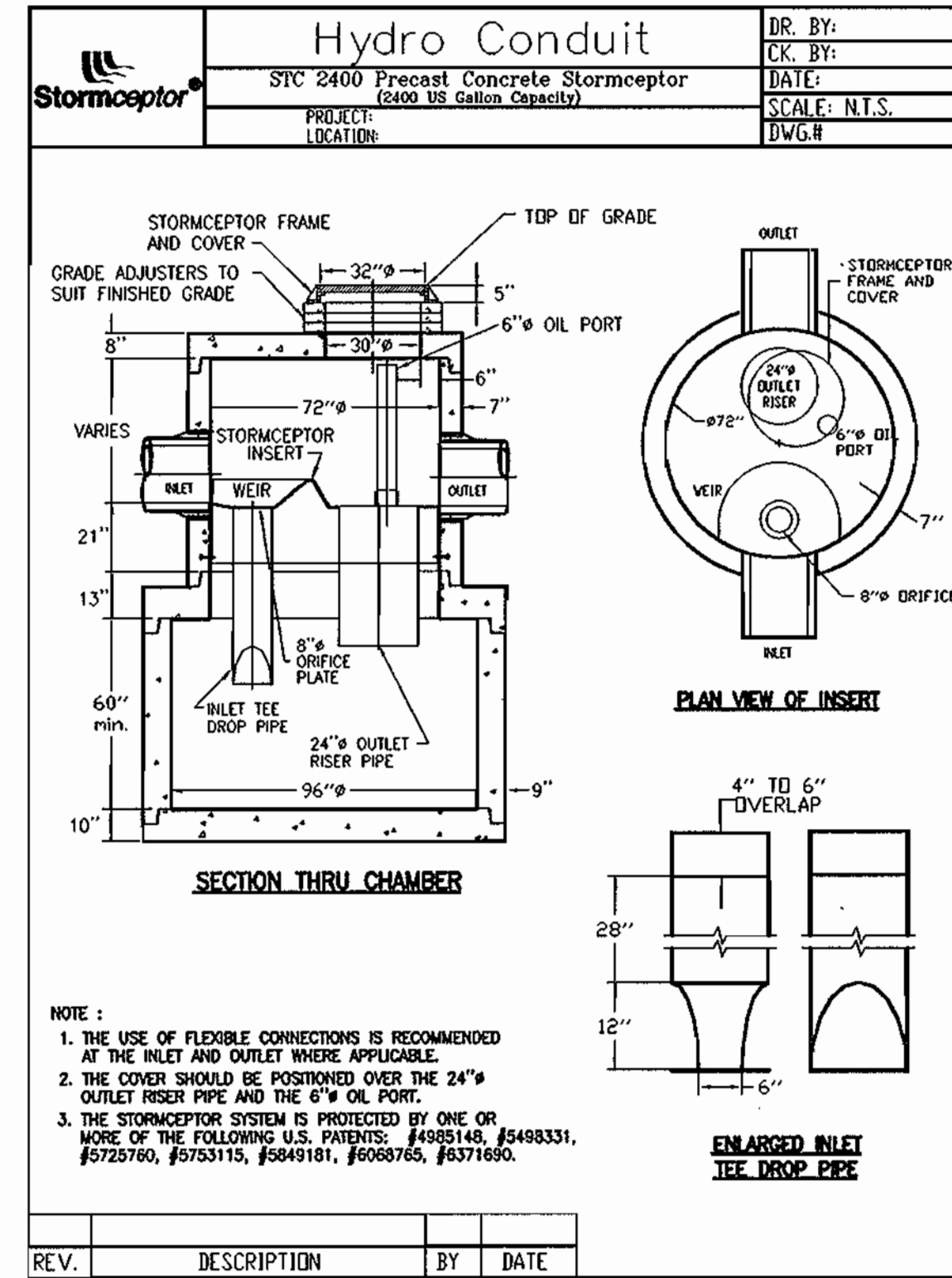
Manhole Number **SS-2**
Top Elevation (ft) **168.10**
Inlet Pipe Invert (ft) **159.31**
Outlet Pipe Invert (ft) **159.11**
#2 Inlet Pipe Invert (ft) * _____
#2 Outlet Pipe Invert (ft) * _____
Pipe Type **RCCP CL IV**
Inlet Pipe Inside Diameter (ID) **21"**
Inlet Pipe Outside Diameter (OD) **26.5"**
Outlet Pipe Inside Diameter (ID) **21"**
Outlet Pipe Outside Diameter (OD) **26.5"**

Stormceptor® Model
450i 2400 7200
900 3600 11000*
1200 4800 13000*
1800 6000 16000*

Project Name * **CARMAX - RECONDITIONING**
Bonded? _____ Bonding Company _____ Telephone _____ Bond # _____
Tax Exempt? _____ Approximate time frame of delivery (weeks) _____
Delivery Address Street (For Permits) * **8700 FREESTATE DRIVE**
City: * **SAVAGE** State: * **MARYLAND** Zip Code * **20763**
Designer Company **PHOENIX ENGINEERING**
Designer Contact **J. R. HEINRICHS P.E.** Phone **(410) 247-8833** Fax **(410) 247-9397**

HYDRO CONDUIT

PLEASE FILL OUT COMPLETELY AND FAX TO:
ATTN: BRIAN GINGRICH FAX: (301)698-5351, PHONE: (800)414-7960 EXT. 240



NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 24" OUTLET RISER PIPE AND THE 6" OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #488148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

REV.	DESCRIPTION	BY	DATE

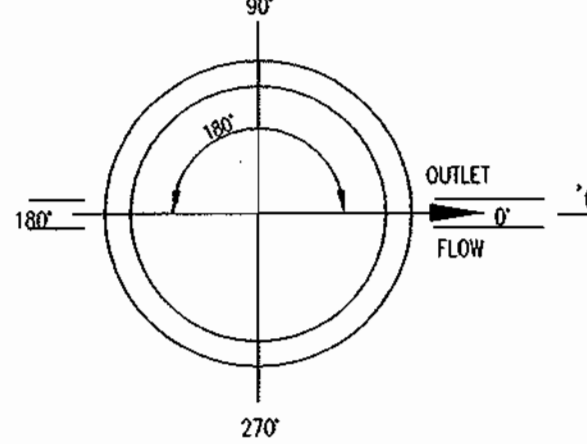
STORMCEPTOR MAINTENANCE SCHEDULE
MAINTENANCE NOTES
(WATER QUALITY STRUCTURE WASTE)

- STORMCEPTOR WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE STORMCEPTOR UNIT VISUALLY INSPECTED TWICE A YEAR OR AS REQUIRED BY HOWARD COUNTY. UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS CAN BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN SEDIMENT DEPTHS EXCEED THE SPECIFIED LEVEL (TABLE 6 OF TECHNICAL MANUAL) THEN CLEANING OF THE UNIT IS REQUIRED.
- THE STORMCEPTOR MUST AND WILL BE CLEANED IMMEDIATELY AFTER A PETROLEUM SPILL OCCURS. ALL APPROPRIATE REGULATORY AGENCIES WILL BE NOTIFIED IN THE EVENT OF A SPILL.
- CLEANING OF STORMCEPTOR UNITS SHOULD BE DONE BY A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN UNIT.
- THE DISPOSAL OF THE LIQUID AND SOLID MATTER SHALL BE AS FOLLOWS:
 - ALL LIQUID MATERIAL SHALL BE PUMPED BY A LICENSED WASTE MANAGEMENT COMPANY INTO A SUITABLE TANK TRUCK AND DISPOSED OF AT AN APPROVED SEWAGE TREATMENT PLANT.
 - ALL SOLID MATERIAL SHALL BE INCINERATED BY A LICENSED FACILITY OR TAKEN TO AN APPROVED SANITARY LANDFILL AND DISCHARGED IN AN APPROVED MANNER.
- STORMCEPTOR INLET AND OUTLET PIPES SHALL BE PERIODICALLY INSPECTED FOR BLOCKAGES. BLOCKAGES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED IN 4B ABOVE. STRUCTURAL PARTS SHALL BE INSPECTED AND REPAIRED AS NEEDED.
- THE OWNER SHALL RETAIN AND MAKE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO HOWARD COUNTY UPON THEIR REQUEST.

Precast Concrete **Stormceptor**® Order Request Form

CONTRACTOR INFORMATION

Name _____
Address _____
City _____
State _____
Zip _____
Contact _____
Phone _____
Fax _____



Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (in) and invert elevation (ft). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

GENERAL/PRIME CONTRACTOR

Name _____
Phone _____
Fax _____

OWNER INFORMATION

Name **CARMAX AUTO SUPERSTORES, INC.**
Phone **(804)747-0422 EXT. 3224**
Fax **(804)935-4595 MR. ED KELLY**

Manhole Number **SS-3**
Top Elevation (ft) **176.25**
Inlet Pipe Invert (ft) **169.02**
Outlet Pipe Invert (ft) **168.88**
#2 Inlet Pipe Invert (ft) * _____
#2 Outlet Pipe Invert (ft) * _____
Pipe Type **RCCP CL IV**
Inlet Pipe Inside Diameter (ID) **21"**
Inlet Pipe Outside Diameter (OD) **26.5"**
Outlet Pipe Inside Diameter (ID) **21"**
Outlet Pipe Outside Diameter (OD) **26.5"**

Stormceptor® Model
450i 2400 7200
900 3600 11000*
1200 4800 13000*
1800 6000 16000*

Project Name * **CARMAX - RECONDITIONING**
Bonded? _____ Bonding Company _____ Telephone _____ Bond # _____
Tax Exempt? _____ Approximate time frame of delivery (weeks) _____
Delivery Address Street (For Permits) * **8700 FREESTATE DRIVE**
City: * **SAVAGE** State: * **MARYLAND** Zip Code * **20763**
Designer Company **PHOENIX ENGINEERING**
Designer Contact **J. R. HEINRICHS P.E.** Phone **(410) 247-8833** Fax **(410) 247-9397**

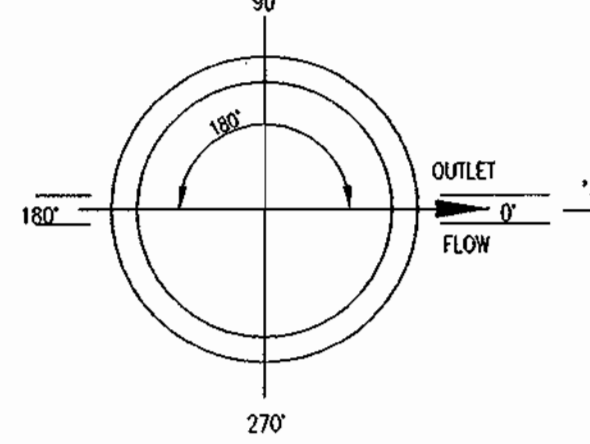
HYDRO CONDUIT

PLEASE FILL OUT COMPLETELY AND FAX TO:
ATTN: BRIAN GINGRICH FAX: (301)698-5351, PHONE: (800)414-7960 EXT. 240

Precast Concrete **Stormceptor**® Order Request Form

CONTRACTOR INFORMATION

Name _____
Address _____
City _____
State _____
Zip _____
Contact _____
Phone _____
Fax _____



Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (in) and invert elevation (ft). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

GENERAL/PRIME CONTRACTOR

Name _____
Phone _____
Fax _____

OWNER INFORMATION

Name **CARMAX AUTO SUPERSTORES, INC.**
Phone **(804)747-0422 EXT. 3224**
Fax **(804)935-4595 MR. ED KELLY**

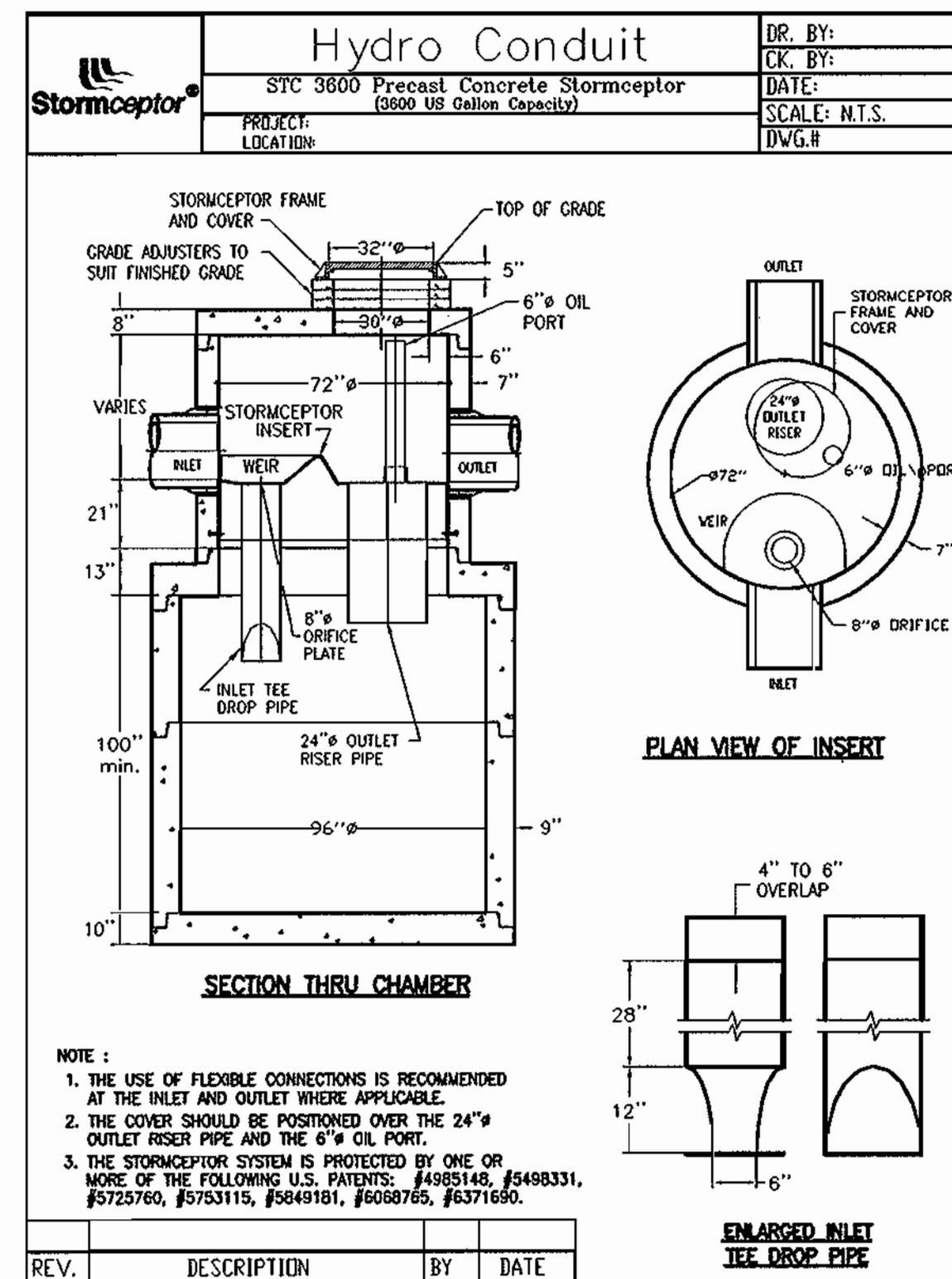
Manhole Number **SS-4**
Top Elevation (ft) **182.33**
Inlet Pipe Invert (ft) **176.21**
Outlet Pipe Invert (ft) **176.01**
#2 Inlet Pipe Invert (ft) * _____
#2 Outlet Pipe Invert (ft) * _____
Pipe Type **RCCP CL IV**
Inlet Pipe Inside Diameter (ID) **21"**
Inlet Pipe Outside Diameter (OD) **26.5"**
Outlet Pipe Inside Diameter (ID) **21"**
Outlet Pipe Outside Diameter (OD) **26.5"**

Stormceptor® Model
450i 2400 7200
900 3600 11000*
1200 4800 13000*
1800 6000 16000*

Project Name * **CARMAX - RECONDITIONING**
Bonded? _____ Bonding Company _____ Telephone _____ Bond # _____
Tax Exempt? _____ Approximate time frame of delivery (weeks) _____
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City: * **SAVAGE** State: * **MARYLAND** Zip Code * **20763**
Designer Company **PHOENIX ENGINEERING**
Designer Contact **J. R. HEINRICHS P.E.** Phone **(410) 247-8833** Fax **(410) 247-9397**

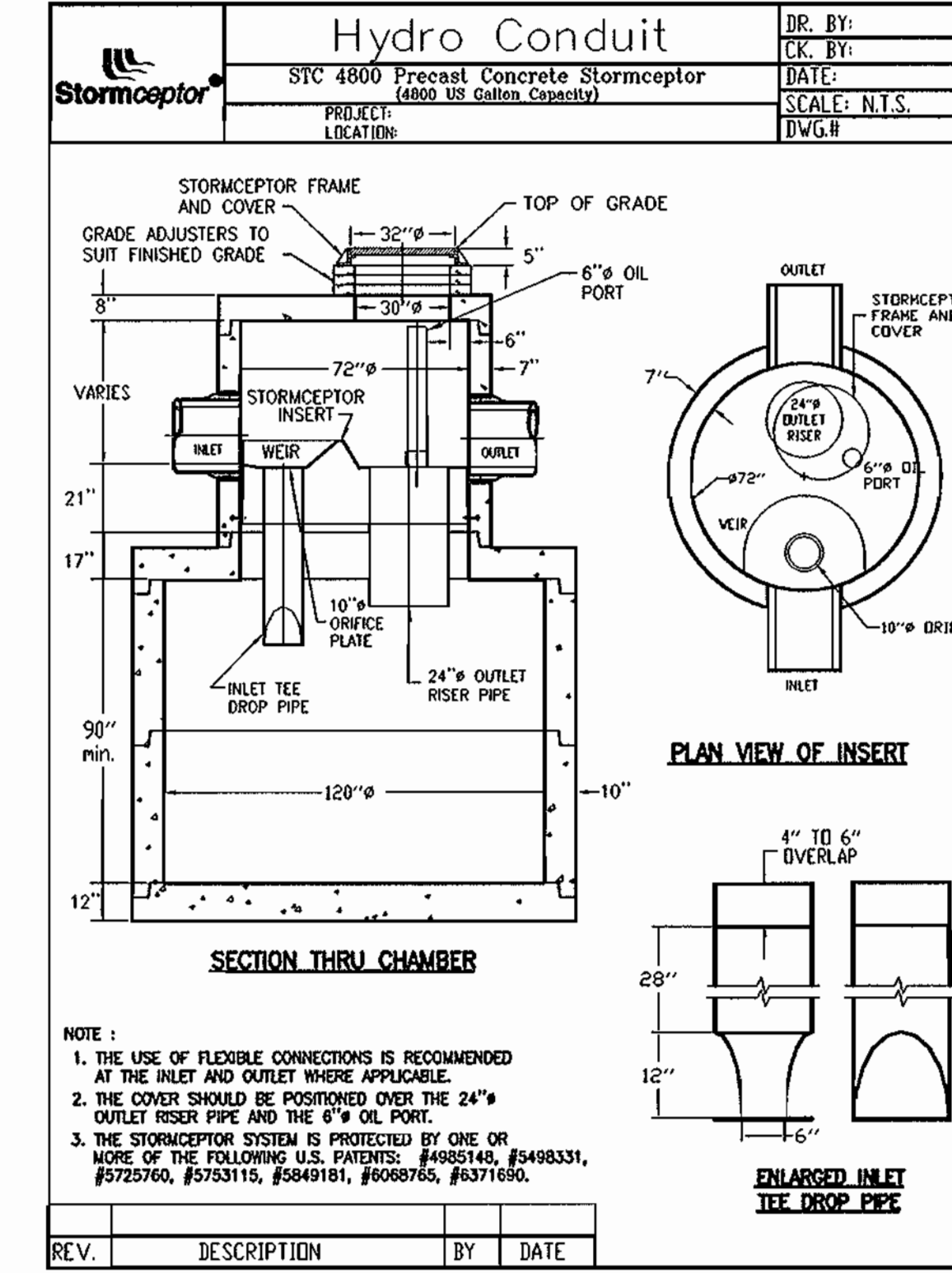
HYDRO CONDUIT

PLEASE FILL OUT COMPLETELY AND FAX TO:
ATTN: BRIAN GINGRICH FAX: (301)698-5351, PHONE: (800)414-7960 EXT. 240



NOTE:
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3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #488148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

REV.	DESCRIPTION	BY	DATE



NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
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REV.	DESCRIPTION	BY	DATE

ENGINEER'S CERTIFICATE
I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
John H. Heinrichs 7-12-04
ENGINEER: JOHN R. HEINRICHS, VICE PRESIDENT
PHOENIX ENGINEERING, INC.

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
Edward Kelly 7-12-04
DEVELOPER: EDWARD KELLY
CARMAX AUTO SUPERSTORES, INC.

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
Jim Myrus 8/19/04
NATURAL RESOURCES CONSERVATION SERVICES

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John K. Robertson 8/19/04
HOWARD S.C.D. DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
John K. Robertson 8/25/04
CHIEF, DIVISION OF LAND DEVELOPMENT
Frank A. Wyle 9/6/04
DIRECTOR

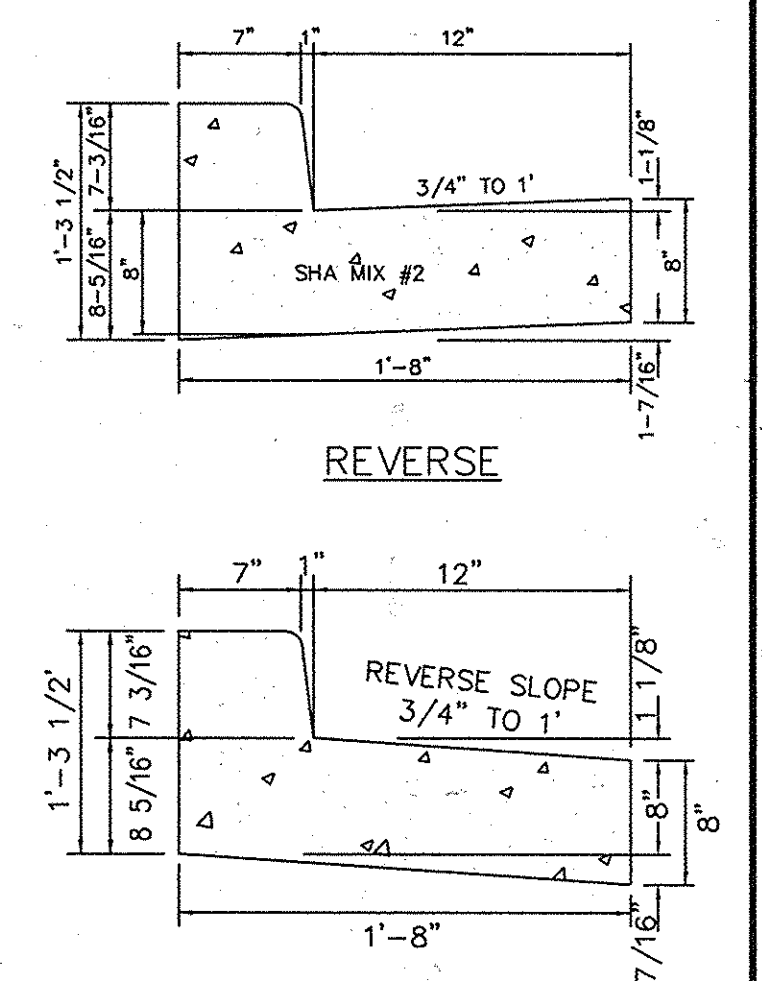
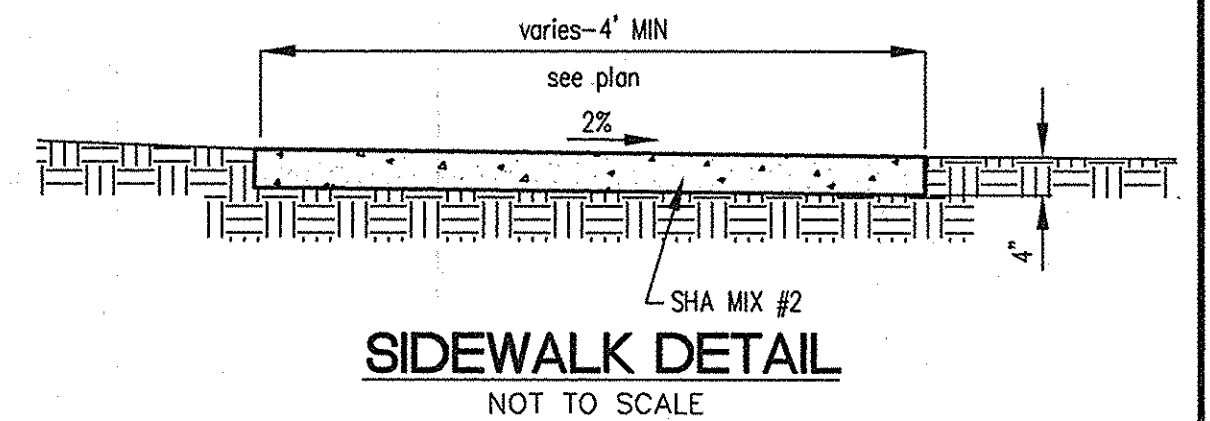
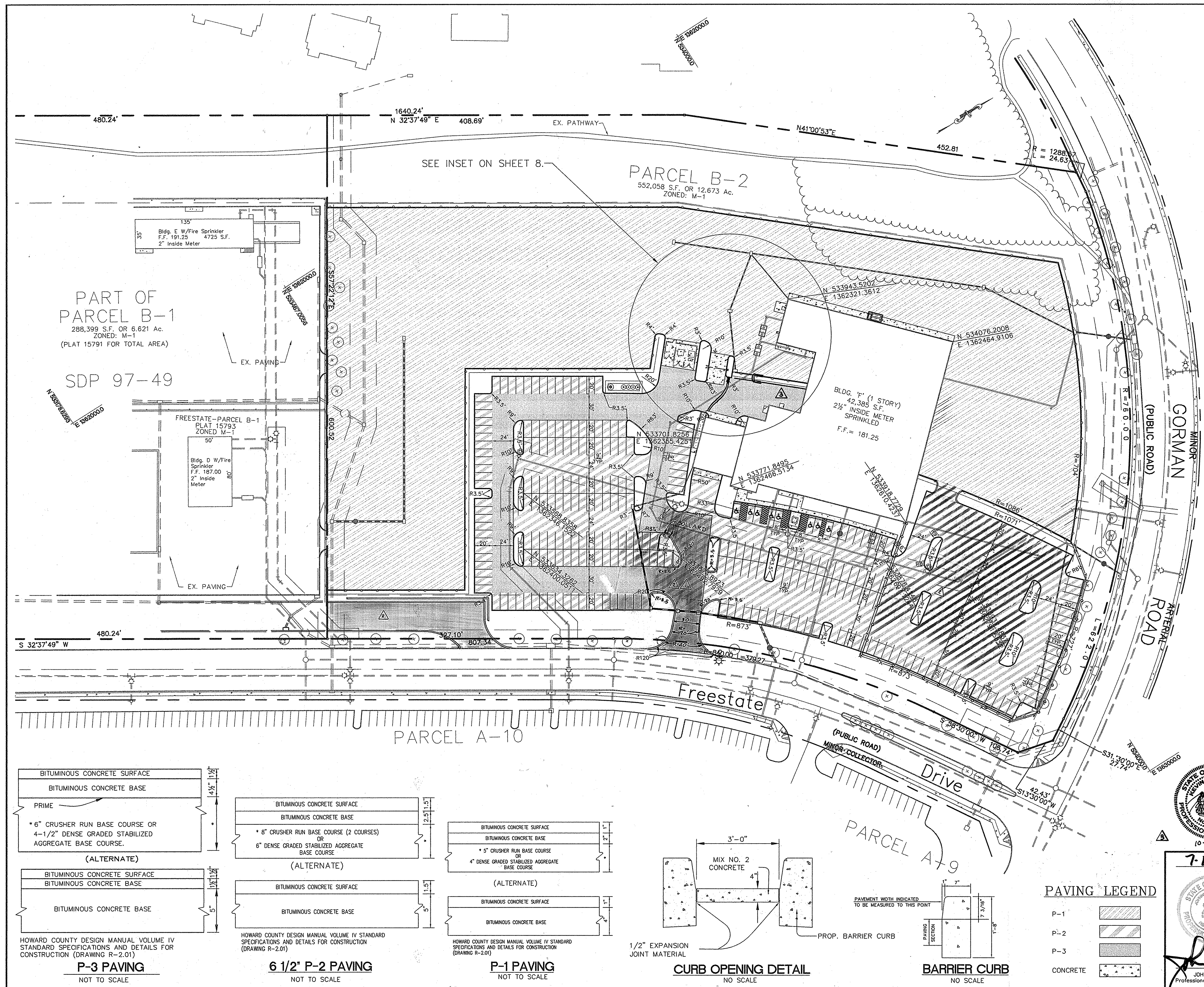
Date	No	Revision Description

OWNER/DEVELOPER:
CARMAX AUTO SUPERSTORES, INC.
4900 COX ROAD
GLEN ALLEN, VIRGINIA 23060
ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1420-A JOHNS AVENUE
BALTIMORE, MARYLAND 21227
(410) 247-8833 FAX 247-9397

DATE: 7-12-04
JOHN R. HEINRICHS
Professional Engr. No. 14920

AREA: PLAT NO. 16806-16807 CENSUS TRACT No. 6069.02
FREESTATE SUBDIVISION PARCEL B-2 CARMAX
8700 FREESTATE DRIVE
TAX MAP NO. 47 PARCEL 142
TITLE: **CARMAX STORE #905**
WATER QUALITY DETAILS
Des By: R.J.W. Scale: AS SHOWN Proj No: 04-001
Dwn By: S.E.W. Date: APRIL 2004 DRAWING NO: 9 OF 15
Chk By: J.R.H. SDP: 04-125



HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)
CUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT

STANDARD 7" COMBINATION CURB AND GUTTER
NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	<i>[Signature]</i> 8/22/04
Date	8/22/04
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	<i>[Signature]</i> 9/15/04
DIRECTOR	9/15/04

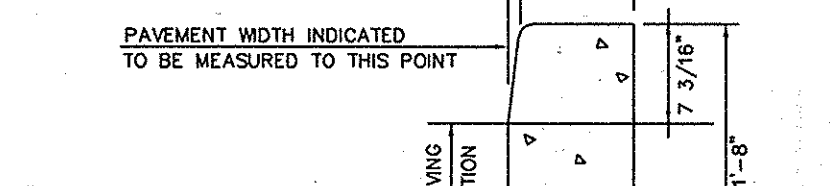
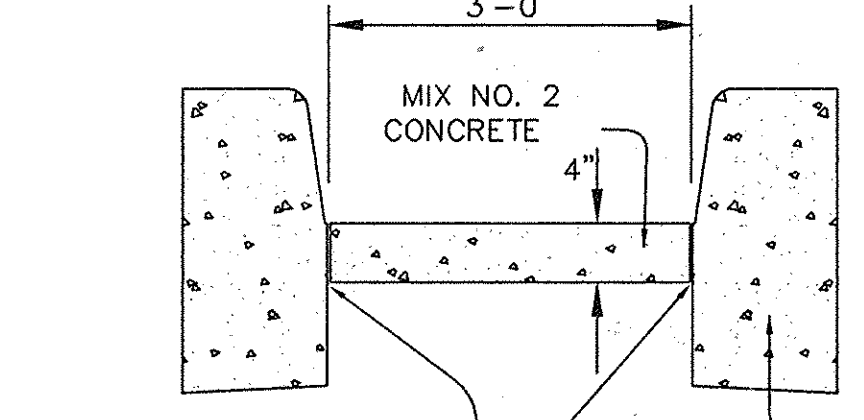
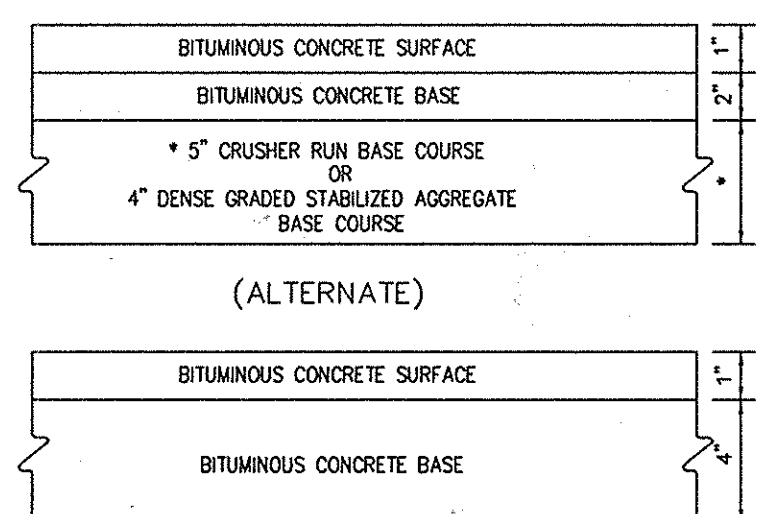
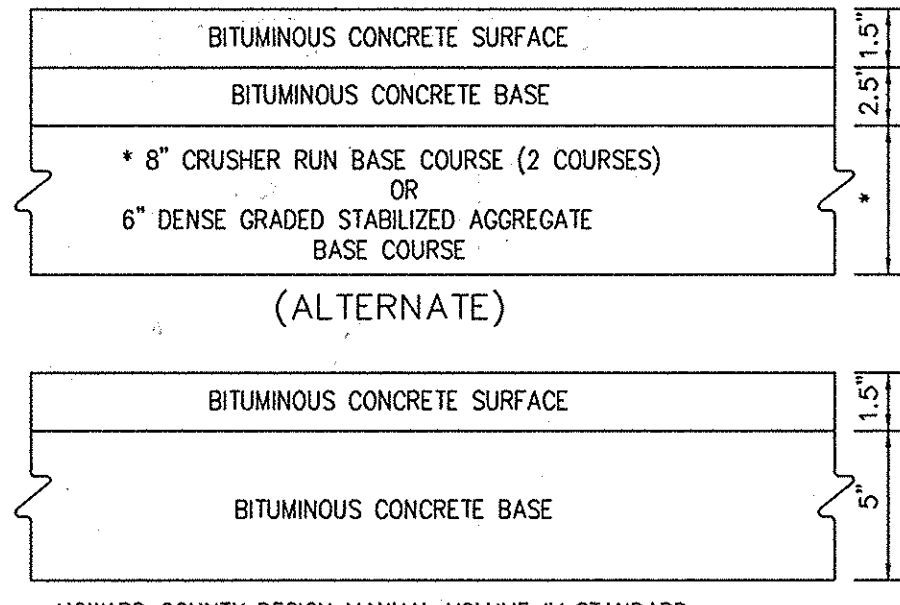
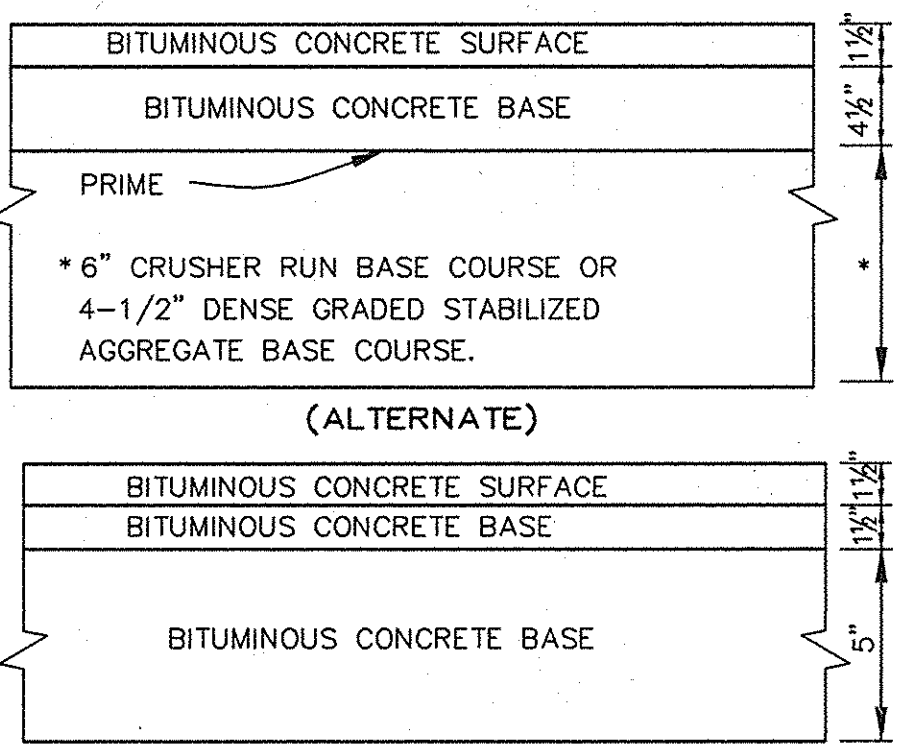
9/29/15	ADDED GUARD RAIL + FENCE, REM. CURB
9-1-05	ADDED TRUCK PARKING LANE & REV. GRADING
9-15-04	REVISED ENTRANCE
No	Revision Description

OWNER/DEVELOPER:
CARMAX AUTO SUPERSTORES, INC.
4900 COX ROAD
GLEN ALLEN, VIRGINIA 23060
ATTN: EDWARD KELLY (804) 314-4864

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1420-A JOH AVENUE
BALTIMORE, MARYLAND 21227
(410) 247-8833 FAX 247-9397

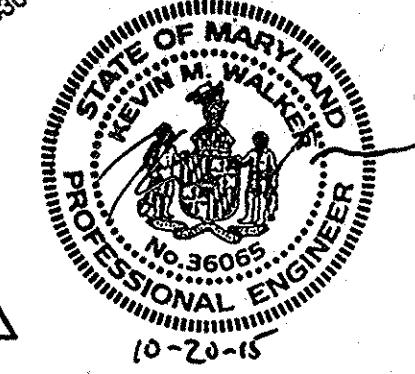
AREA: PLAT NO. 16806-16807 CENSUS TRACT NO. 6069.02
FREESTATE SUBDIVISION PARCEL B-2 CARMAX
8700 FREESTATE DRIVE
TAX MAP NO. 47 PARCEL 142

TITLE		Carmax STORE #7905	
PAVING PLAN			
Des By	R.J.W.	Scale	1"=50'
Drn By	S.E.W.	Date	APRIL 2004
Chk By	J.R.H.	SDP	04-125
Proj No		04-001	
DRAWING NO		10 OF 15	



PAVING LEGEND

P-1	[Pattern]
P-2	[Pattern]
P-3	[Pattern]
CONCRETE	[Pattern]



7-12-04
JOHN R. HEINRICH
Professional Engr. No. 14920

BOWLING BROOKE FARMS
PARCEL M
PLAT 9836 AND 9837
ZONED RSA-8

HOWARD COUNTY
MARYLAND
L. 506 / F. 501

PARCEL B-2
552,058 S.F. OR 12.673 Ac.
ZONED: M-1

PART OF
PARCEL B-1
288,399 S.F. OR 6.621 Ac.
ZONED: M-1
(PLAT 15791 FOR TOTAL AREA)

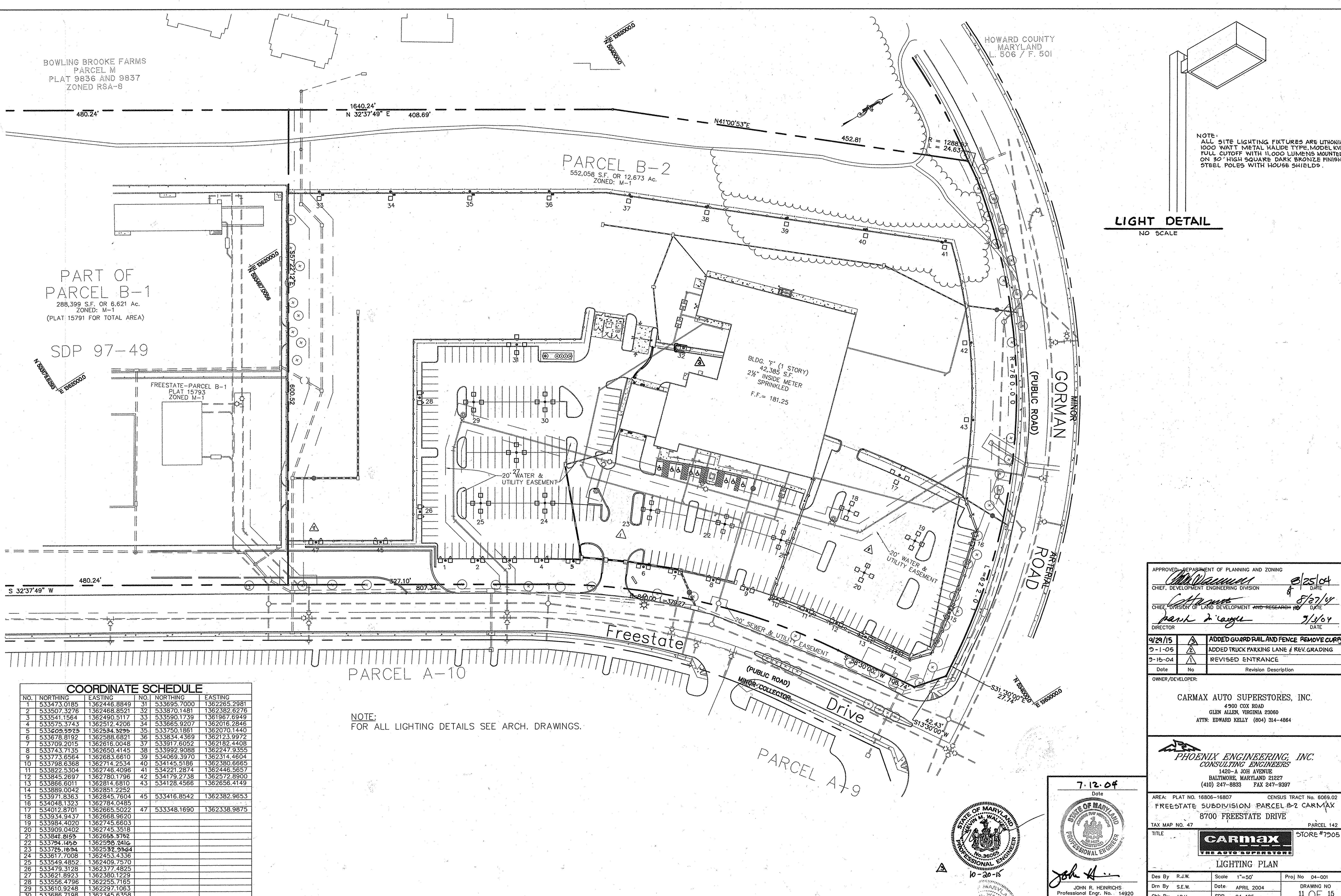
SDP 97-49

FREESTATE-PARCEL B-1
PLAT 15793
ZONED M-1

BLDG. 'F' (1 STORY)
42,385 S.F.
2 1/2" INSIDE METER
SPRINKLED
F.F. = 181.25

NOTE:
ALL SITE LIGHTING FIXTURES ARE LITHONIA
1000 WATT METAL HALIDE TYPE, MODEL KVF
FULL CUTOFF WITH 11,000 LUMENS MOUNTED
ON 30' HIGH SQUARE DARK BRONZE FINISH
STEEL POLES WITH HOUSE SHIELDS.

LIGHT DETAIL
NO SCALE



APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 8/25/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 5/27/04
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE
[Signature] 7/13/04
 DIRECTOR DATE

Date	No	Revision Description
9/29/15	1	ADDED GUARD RAIL AND FENCE REMOVE CURB
9-1-05	2	ADDED TRUCK PARKING LANE & REV. GRADING
9-15-04	3	REVISED ENTRANCE

OWNER/DEVELOPER:
CARMAX AUTO SUPERSTORES, INC.
 4900 COX ROAD
 GLEN ALLEN, VIRGINIA 23060
 ATTN: EDWARD KELLY (804) 314-4864

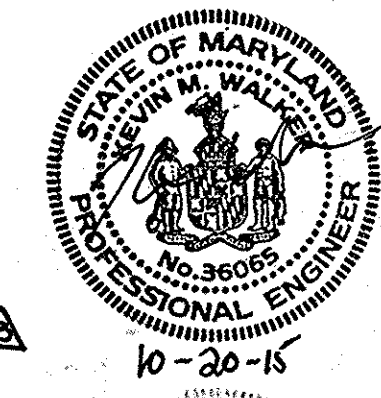
PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 1420-A JOH AVENUE
 BALTIMORE, MARYLAND 21227
 (410) 247-8893 FAX 247-9397

AREA: PLAT NO. 16806-16807 CENSUS TRACT No. 6069.02
 FREESTATE SUBDIVISION PARCEL B-2 CARMAX
 8700 FREESTATE DRIVE
 TAX MAP NO. 47 PARCEL 142
 TITLE: **Carmax** STORE #7905
LIGHTING PLAN
 Des By R.J.W. Scale 1"=50' Proj No 04-001
 Drn By S.E.W. Date APRIL 2004 DRAWING NO
 Chk By J.R.H. SDP 04-125-11 OF 15

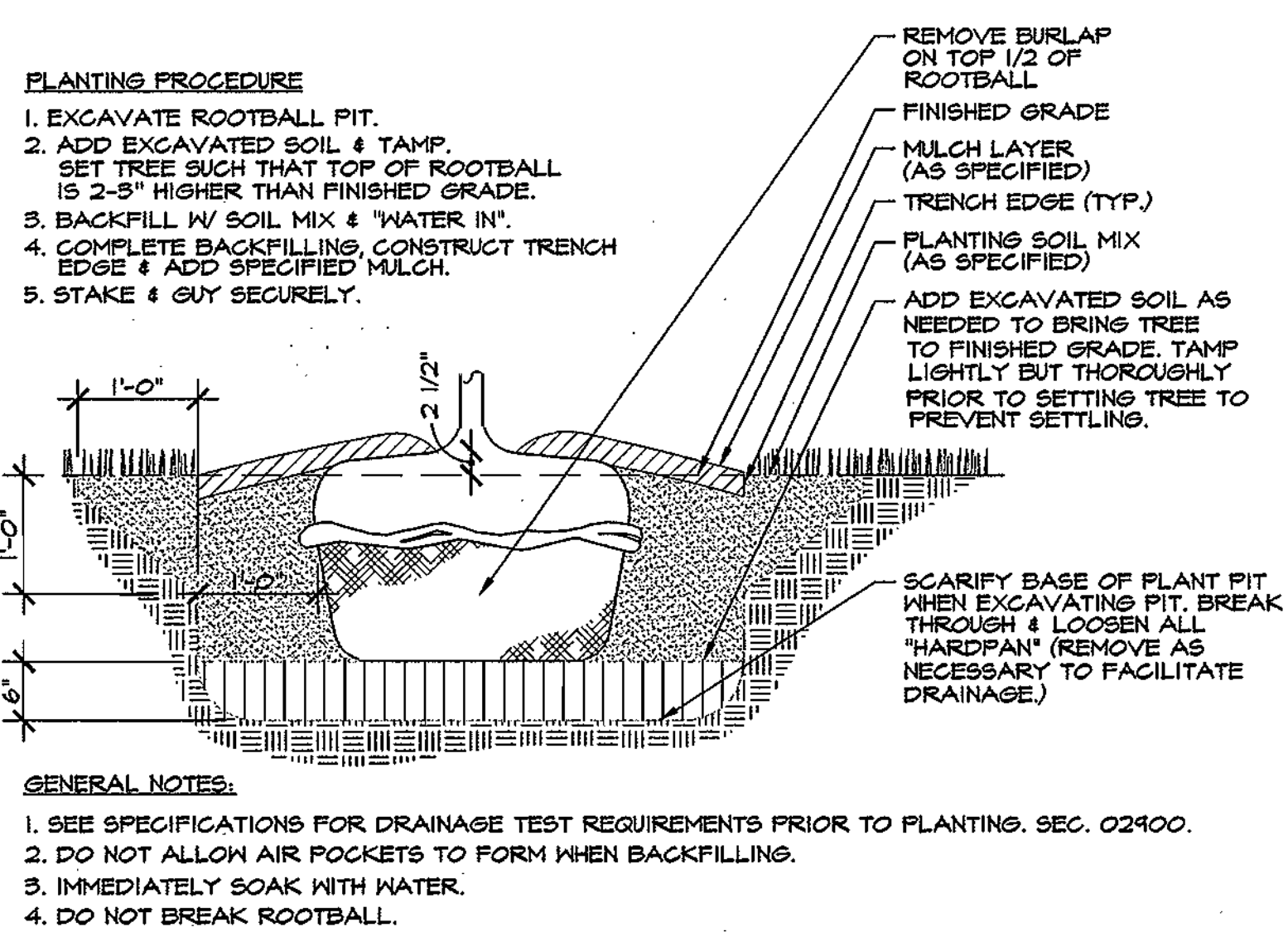
COORDINATE SCHEDULE

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	533473.0185	1362446.8849	31	533695.7000	1362265.2981
2	533507.3276	1362468.8521	32	533870.1481	1362382.6276
3	533541.1564	1362490.5117	33	533990.1739	1361967.6949
4	533575.3743	1362512.4206	34	533665.9207	1362016.2846
5	533609.5923	1362534.3295	35	533750.1861	1362070.1440
6	533678.8192	1362588.6821	36	533834.4369	1362123.9972
7	533709.2015	1362616.0048	37	533917.6052	1362182.4408
8	533743.7135	1362650.4145	38	533992.9088	1362247.9355
9	533775.6564	1362683.6810	39	534069.3970	1362314.4604
10	533798.6368	1362714.2534	40	534145.5186	1362380.6665
11	533822.5304	1362746.4096	41	534221.2874	1362446.5657
12	533845.2697	1362780.1796	42	534179.2738	1362572.8900
13	533866.6011	1362814.6810	43	534128.4566	1362656.4149
14	533889.0042	1362851.2252			
15	533971.8363	1362845.7604	45	533416.8542	1362382.9653
16	534048.1323	1362784.0485			
17	534012.8701	1362665.5022	47	533348.1690	1362338.9875
18	533934.9437	1362668.9620			
19	533984.4020	1362745.6603			
20	533909.0402	1362745.3518			
21	533842.8153	1362653.3762			
22	533794.1456	1362598.2416			
23	533725.1894	1362532.9364			
24	533677.7008	1362453.4336			
25	533549.4852	1362409.7570			
26	533479.3128	1362377.4825			
27	533621.8923	1362380.1229			
28	533556.4796	1362255.7165			
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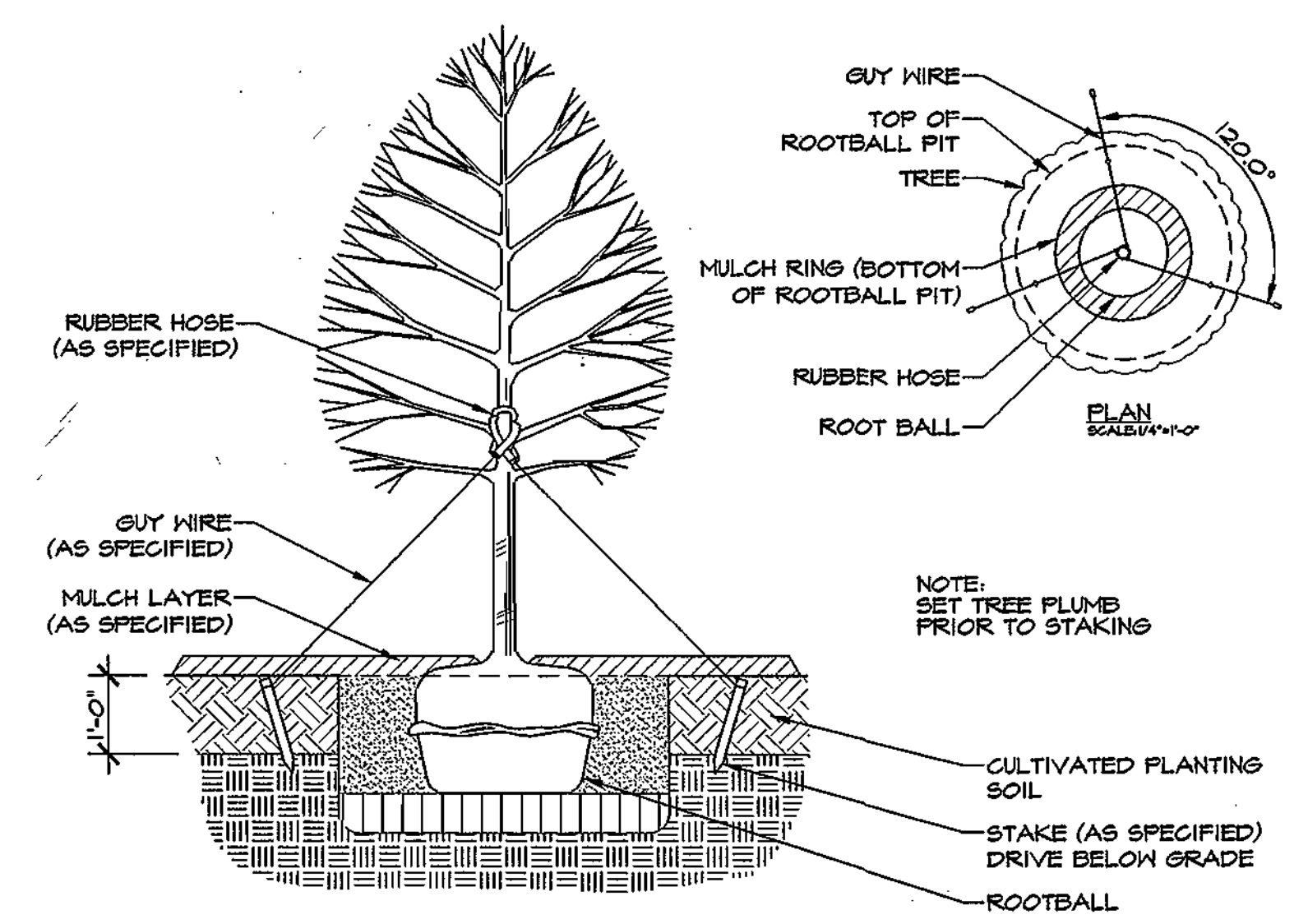
NOTE:
FOR ALL LIGHTING DETAILS SEE ARCH. DRAWINGS.



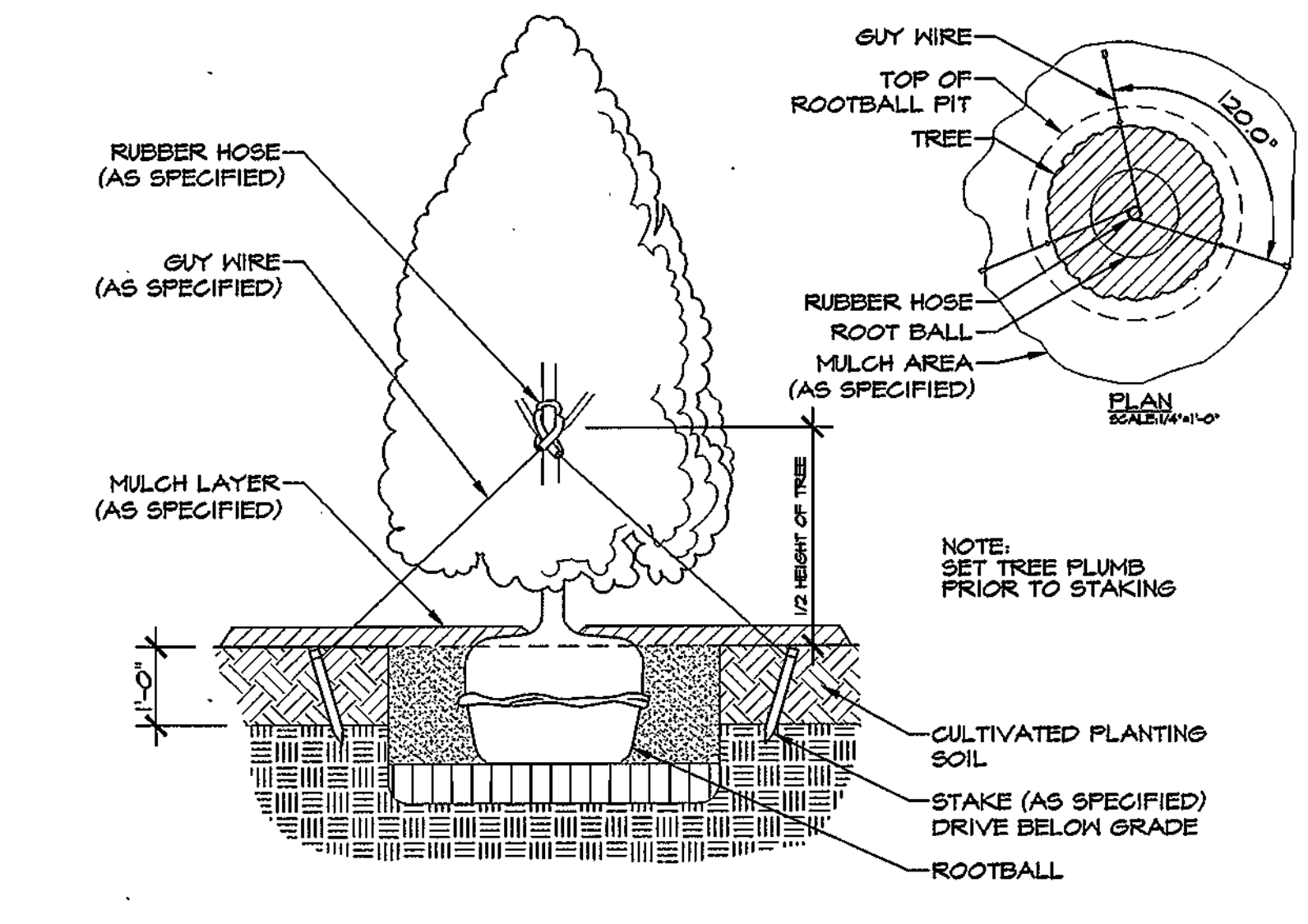
Date: 7-12-04
 JOHN R. HEINRICHS
 Professional Engr. No. 14920



A TYPICAL TREE ROOTBALL PIT
 LS-3 SCALE: 3/4" = 1'-0"
 FILE NAME: LPL001

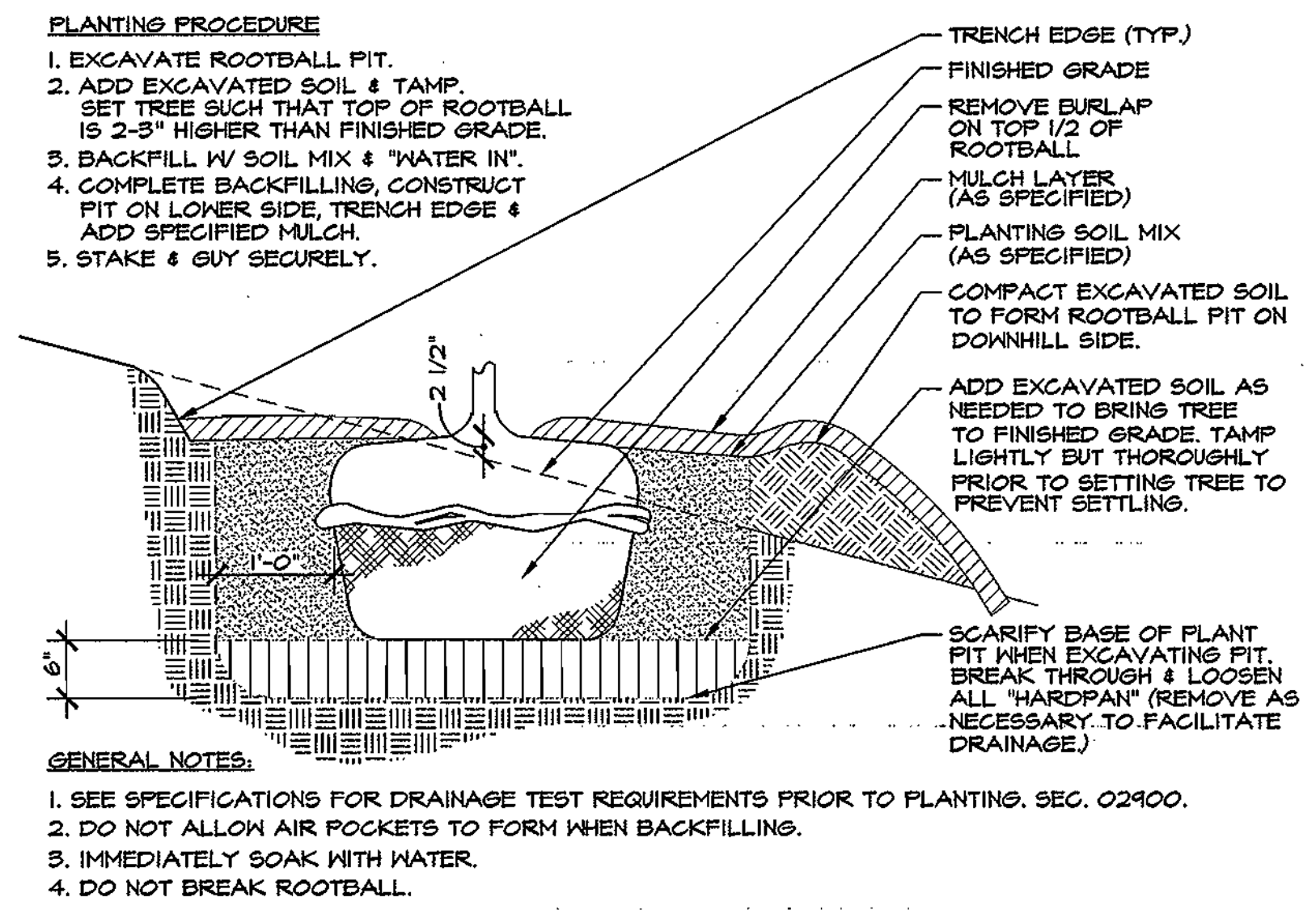


B TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA
 LS-3 SCALE: 1/2" = 1'-0"
 FILE NAME: LPL002

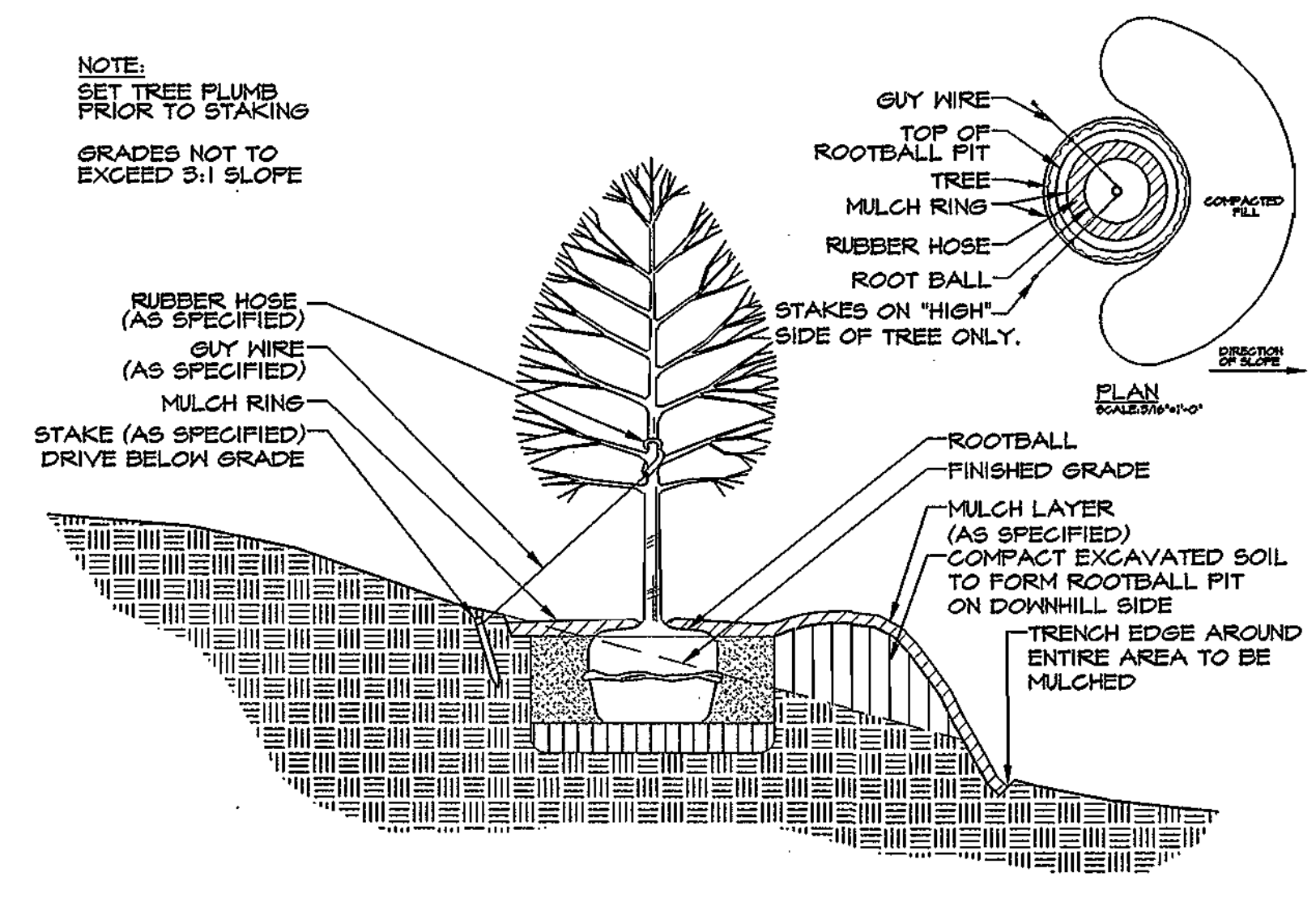


C EVERGREEN TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA
 LS-3 SCALE: 1/2" = 1'-0"
 FILE NAME: LPL003

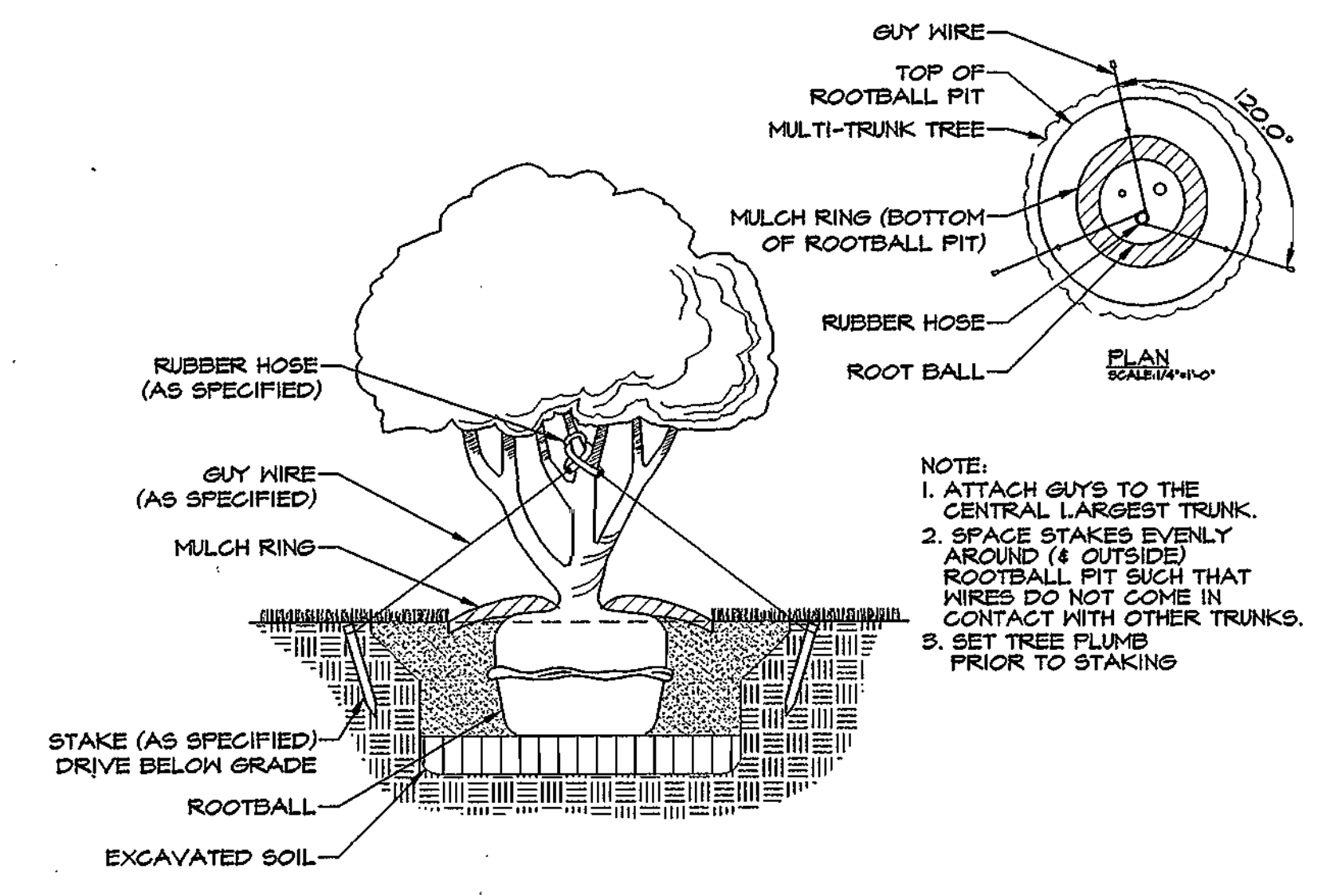
Date	No	Revision Description
		APPROVED: DEPARTMENT OF PLANNING AND ZONING
		CHIEF, DEVELOPMENT ENGINEERING DIVISION
		CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
		DIRECTOR



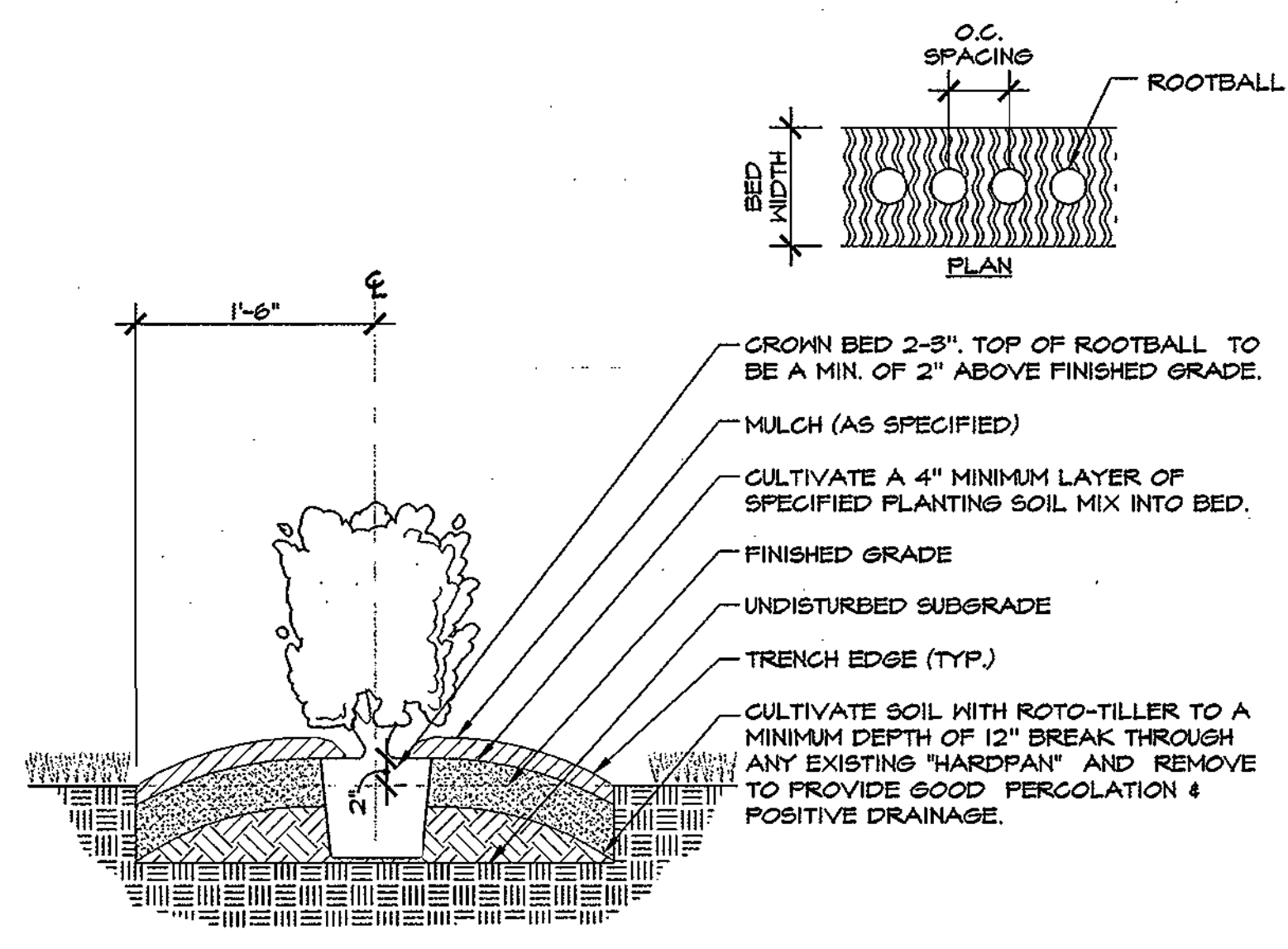
D TREE ROOTBALL PIT (ON SLOPE)
 LS-3 SCALE: 3/4" = 1'-0"
 FILE NAME: LPL004



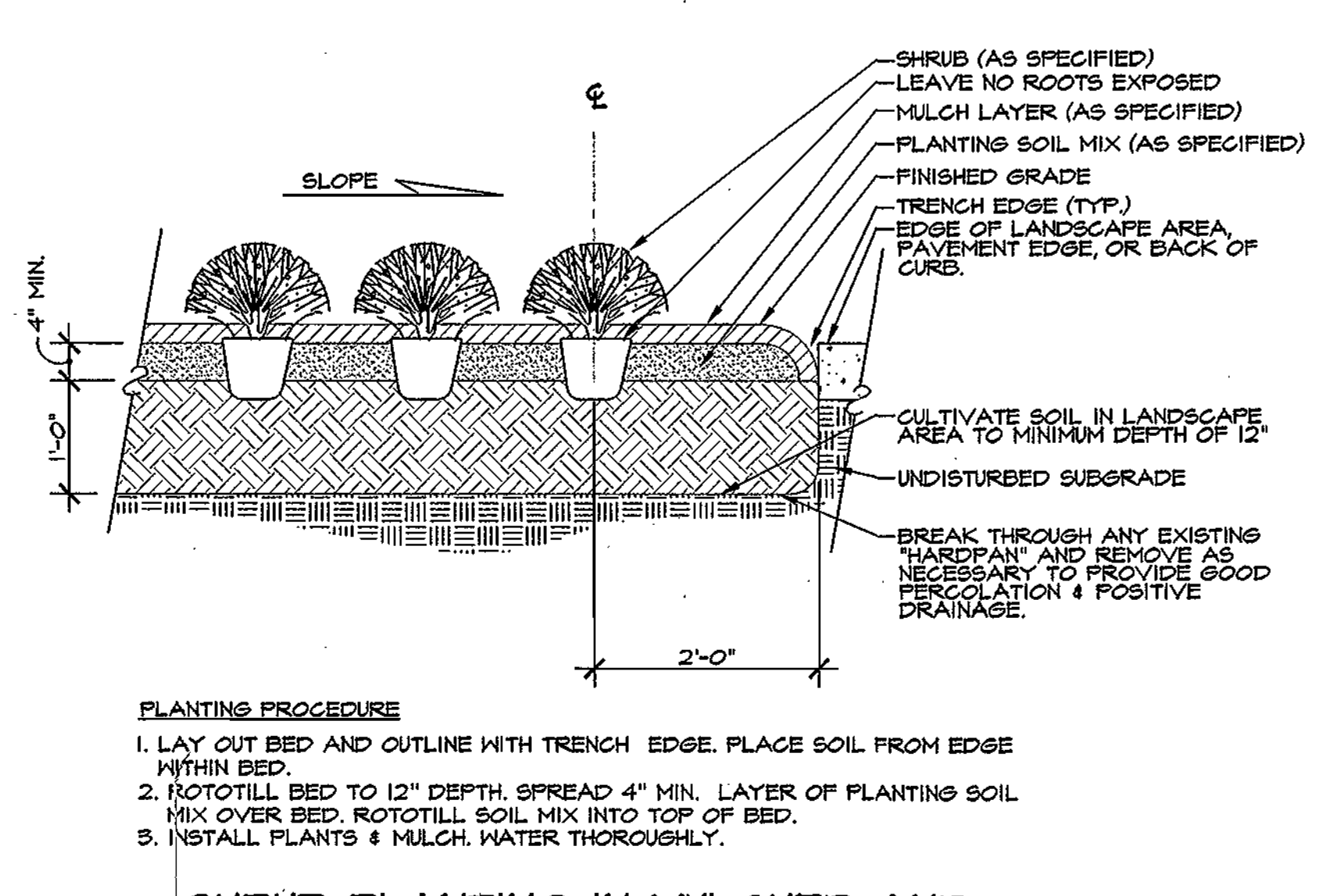
E TREE ON SLOPE STAKING AND GUYING
 LS-3 SCALE: 3/8" = 1'-0"
 FILE NAME: LPL005



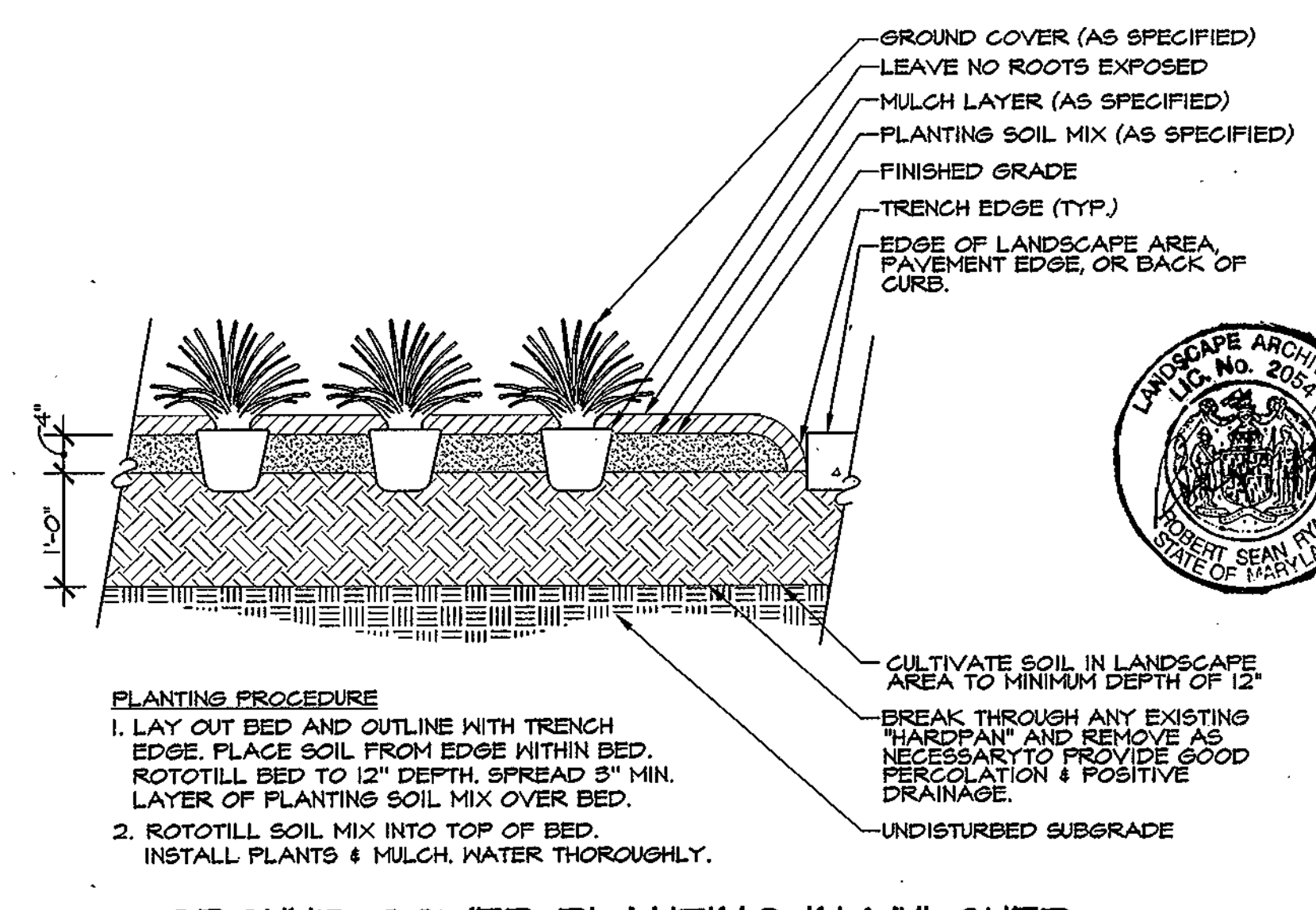
F MULTI-TRUNK TREE STAKING AND GUYING
 LS-3 SCALE: 1/2" = 1'-0"
 FILE NAME: LPL006



G HEDGE PLANTING (SINGLE ROW)
 LS-3 SCALE: 1" = 1'-0"
 FILE NAME: LPL007



H SHRUB PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
 LS-3 SCALE: 3/4" = 1'-0"
 FILE NAME: LPL008



I GROUND COVER PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
 LS-3 SCALE: 3/4" = 1'-0"
 FILE NAME: LPL009

FILE # - 04008201
RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS

REV. NO	DATE	DESCRIPTION
	05/25/04	100% DOCUMENTS

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