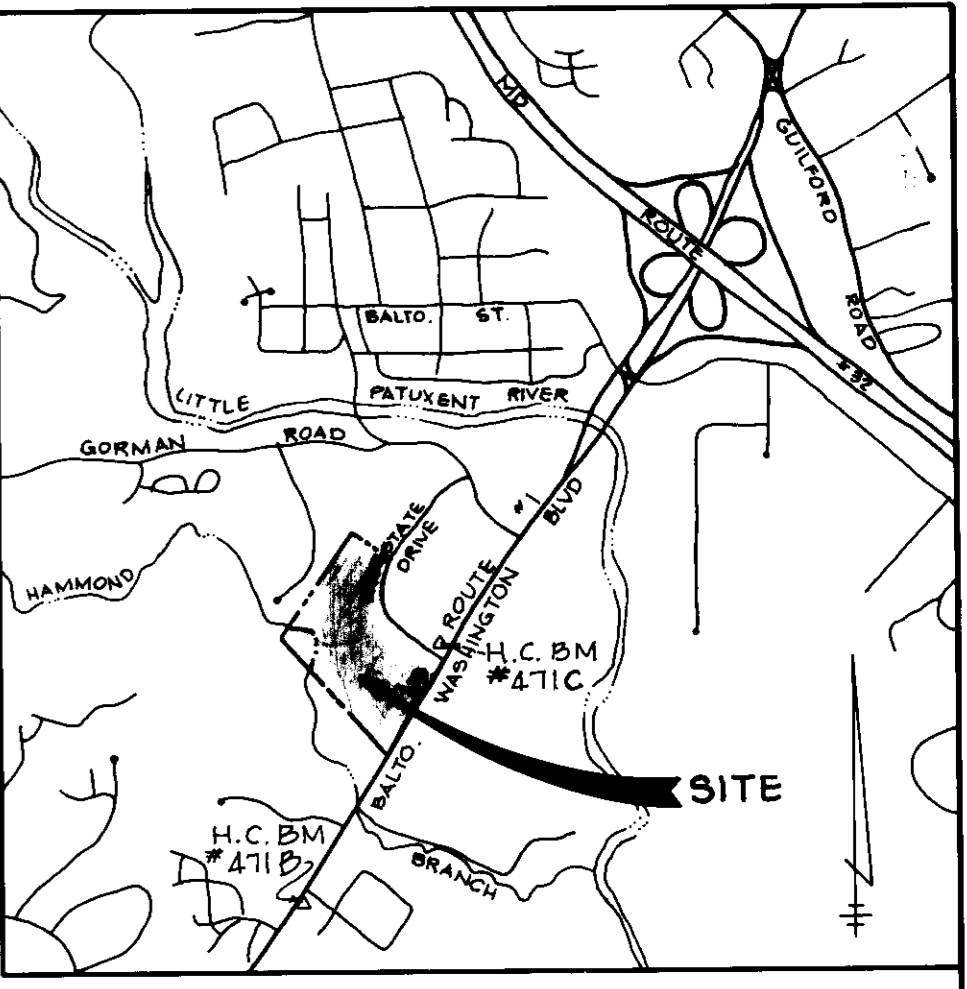
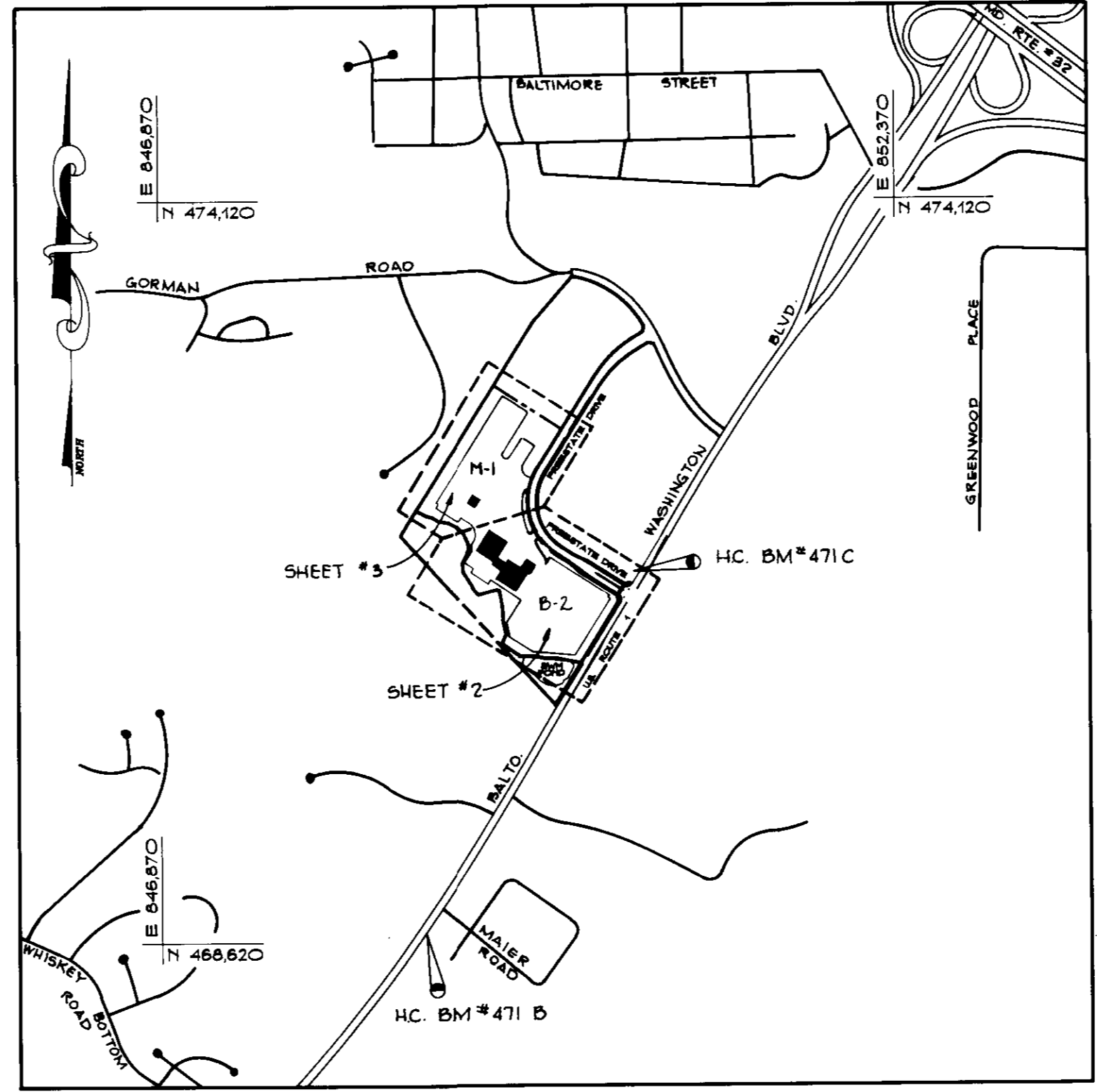


SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL PLAN
5	SEDIMENT CONTROL PLAN
6	SEDIMENT CONTROL NOTES AND DETAILS
7	DETAILS
8	DRAINAGE AREA MAP
9	MISC. PROFILES
10	SITE GEOMETRY
11	WATER QUALITY DETAILS
12	PAVING PLAN AND DETAILS
13	STORM DRAIN PROFILES
14	STORM DRAIN PROFILES
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LIGHTING PLAN
18	LIGHTING PLAN



VICINITY MAP
SCALE: 1" = 2000'

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1" = 1000'

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) 313-1880
- 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 #S: 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, RESOLUTION 139 AND RESOLUTION 251.
- STORMWATER MANAGEMENT WAS PROVIDED UNDER F 92-74. HOWEVER ADDITIONAL PRETREATMENT OF RUNOFF WILL BE PROVIDED WITH 4 STORMCEPTORS (SEE SHEET 11). WET POND.
- HANDICAP RAMPS SHALL MEET ADA REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN THE NECESSARY BUILDING PERMITS FOR CONSTRUCTION.
- TOPO TAKEN FROM SURVEY BY GREENHORNE AND OMARA, INC. DATED JANUARY 1996
- ALL HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE GRID COORDINATES, AS PER PLAT NO.'S 11889 THRU 11891.
- CONTRACTOR SHALL USE DIMENSIONS SHOWN. SCALING OF THESE PLANS IS DISCOURAGED
- 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.

LEGEND

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

BM #471B ELEV. 180.709
 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 181453.3643
 EASTING 414976.8122

BM #471C ELEV. 189.047
 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 162165.1670
 EASTING 115388.0797

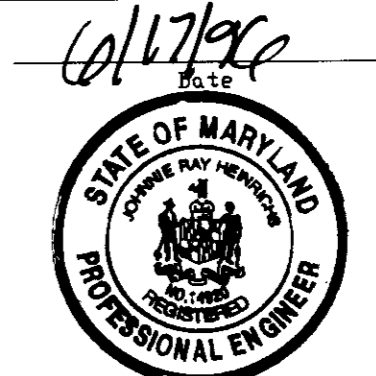
SITE ANALYSIS

TOTAL AREA OF PARCEL B = 45.91 AC. OR 1,999,796 SQ. FT.
 TOTAL AREA OF THIS SUBMISSION = 33.24 AC. OR 1,447,935 SQ. FT.
 ZONING: M-1 = 16.64 AC. AND B-2 = 16.60 AC.
 PROPOSED USE = COMMERCIAL 'E', AUTO SALES AND SERVICE.
 THERE ARE NO EXISTING OR PROPOSED SLOPES 16% OR GREATER EXCEPT AS SHOWN.
 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.
 WETLANDS AND FLOODPLAINS ARE AS SHOWN ON DRAWINGS.
 ALL EXISTING VEGETATION ON SITE IS IN THE FORM OF LAWN.
 OPEN SPACE (GREEN AREA) TO REMAIN ON SITE = 418,177 SQ. FT. OR 28.9% OF GROSS AREA
 BUILDING COVERAGE OF SITE = 78,539 SQ. FT.± OR 5.4% OF GROSS AREA
 BUILDING 'A' MAIN BUILDING = 74,450 SQ. FT.
 BUILDING 'B' DETAILING BUILDING = 4,089 SQ. FT.
 TOTAL AREA TO BE DISTURBED = 28.74 ACRES

PARKING TABULATION

- A. BUILDING AREA (EXCLUDING SERVICE BAYS):
 - 1) BLDG. A: 29,827 SQ. FT. @ 2 SPACES / 1000 SQ. FT. = 60 SPACES REQUIRED
 - 2) BLDG. B: 4,089 SQ. FT. @ 2 SPACES / 1000 SQ. FT. = 9 SPACES REQUIRED
- B. OUTDOOR DISPLAY AREA: 355,830 SQ. FT. @ 1 SPACE / 1000 SQ. FT. = 356 SPACES REQUIRED
- C. SERVICE BAYS IN BUILDING A: 40 @ 3 SPACES PER BAY (9,600 SQ. FT.) = 120 SPACES REQUIRED
- D. TOTAL NUMBER OF PARKING SPACES REQUIRED = 545 SPACES REQUIRED
- E. TOTAL NUMBER OF PARKING SPACES PROVIDED = 636 SPACES PROVIDED
- F. OUTDOOR DISPLAY AREA SPACES: 1360
- G. STAGING AREA SPACES: 2040
- H. TOTAL HANDICAP SPACES REQUIRED
 - REGULAR HANDICAP SPACES PROVIDED = 13 SPACES
 - 8' X 10' TYPICAL VAN ACCESSIBLE HANDICAP SPACES PROVIDED = 2 SPACES
 - 11' X 10' TYPICAL TOTAL HANDICAP SPACES PROVIDED = 14 SPACES

ADDRESS CHART					
LOT No.	STREET ADDRESS				
7/0 PAR. B	8800 FREESTATE DRIVE				
SUBDIVISION NAME	SECT./AREA				
FREESTATE	N/A				
PLAT	BLOCK	ZONE	TAX./ZONE	ELEC. DIST.	CENSUS TR.
11889	17	M-1 & B-2	MAP 47	6th	6068.02
WATER CODE		SEWER CODE			
C 05		722.0000			



JOHN R. HEINRICHS
 Professional Engr. No. 14920

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *John M. Boyd* DATE: 10-15-96

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *Richard Blum* DATE: 10/15/96

Chief, Division and Land Development and Research: *Janice V. Taylor* DATE: 10/15/96

Director: *(Signature)* DATE: 10/15/96

Date	No	Revision Description

OWNER: ACME COMMERCIAL CORPORATION
 9950 MAYLAND DRIVE
 RICHMOND, VIRGINIA 23235
 ATTN: BENJAMIN D. CUMMINGS JR.

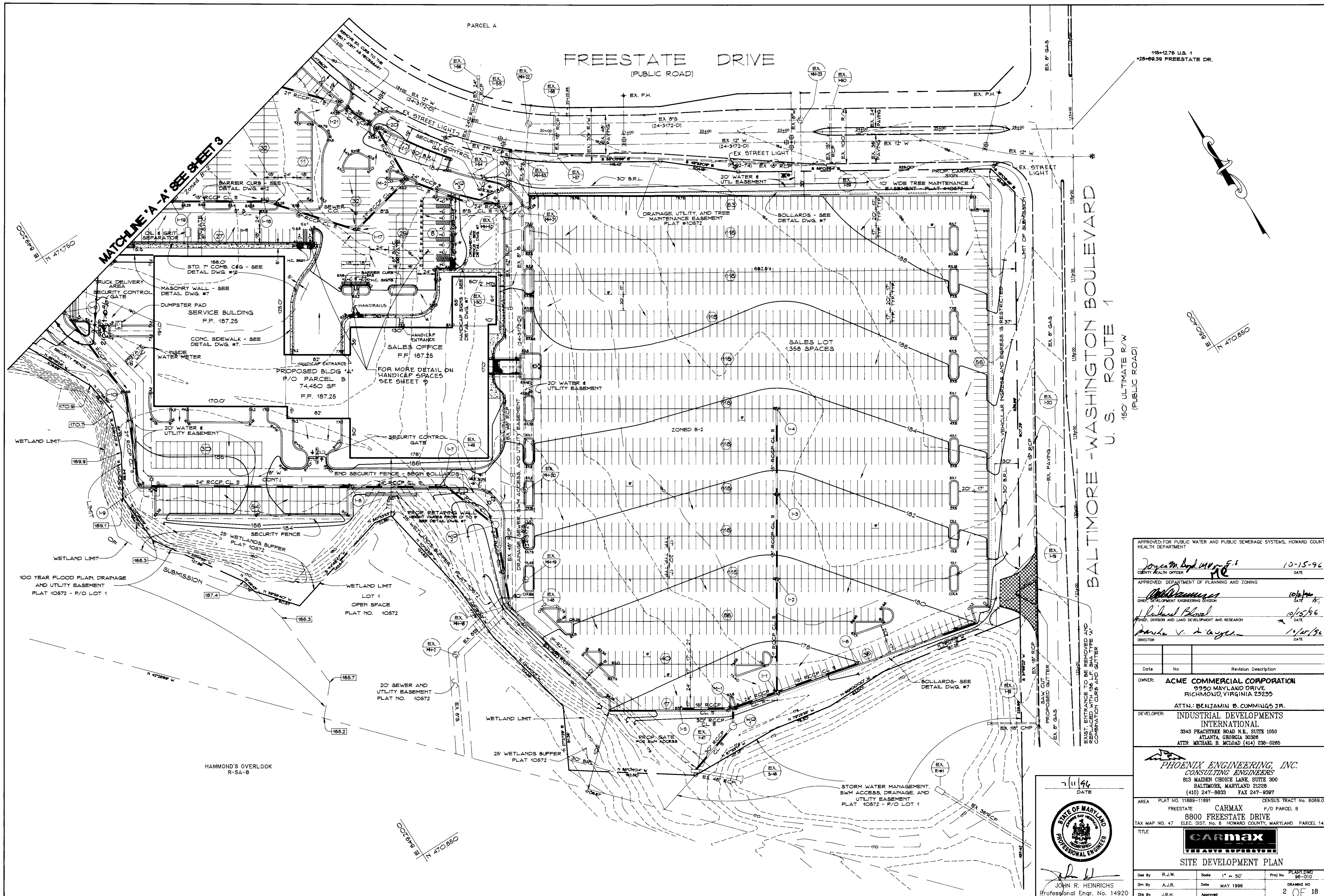
DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
 3343 PRACHTREE ROAD N.E., SUITE 1050
 ATLANTA, GEORGIA 30328
 ATTN: MICHAEL B. MCLOD (414) 238-0285

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 813 MAIDEN CHOICE LANE, SUITE 300
 BALTIMORE, MARYLAND 21228
 (410) 247-8633 FAX 247-8397

AREA PLAT NO. 11889-11891 CENSUS TRACT No. 6069.02
 FREESTATE CARMAX P/O PARCEL B
 8800 FREESTATE DRIVE
 BALTIMORE, MARYLAND 21228
 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE: **CARmax THE AUTO SUPERSTORE**

Des. By	R./J.W.	Scale	AS SHOWN	Proj. No.	CMCOVER.DWG
Des. By	D.R.B.	Date	MAY 1996		96-010
Chk. By	J.R.H.	SDP	96-		1 OF 18



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyd 10-15-96
 COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Richard Blom 10/15/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blom 10/15/96
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

Mark V. Taylor 10/15/96
 DIRECTOR DATE

Date	No	Revision Description

OWNER: **ACME COMMERCIAL CORPORATION**
 9990 MAYLAND DRIVE
 RICHMOND, VIRGINIA 23293

ATTN: BENJAMIN B. CUMMINGS JR.
 DEVELOPER: **INDUSTRIAL DEVELOPMENTS INTERNATIONAL**
 3543 PEACHTREE ROAD N.E., SUITE 1050
 ATLANTA, GEORGIA 30328
 ATTN: MICHAEL R. MCLOAD (414) 238-0285

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 813 MAIDEN CHOICE LANE, SUITE 300
 BALTIMORE, MARYLAND 21228
 (410) 247-8833 FAX 247-9397

AREA PLAT NO. 11889-11891 CENSUS TRACT No. 8069.02
 FREESTATE CARMAX P/O PARCEL B
 8800 FREESTATE DRIVE
 TAX MAP NO. 47 ELEC. DIST. No. 8 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE: **CARMAX**
THE AUTO SUPERSTORE
 SITE DEVELOPMENT PLAN

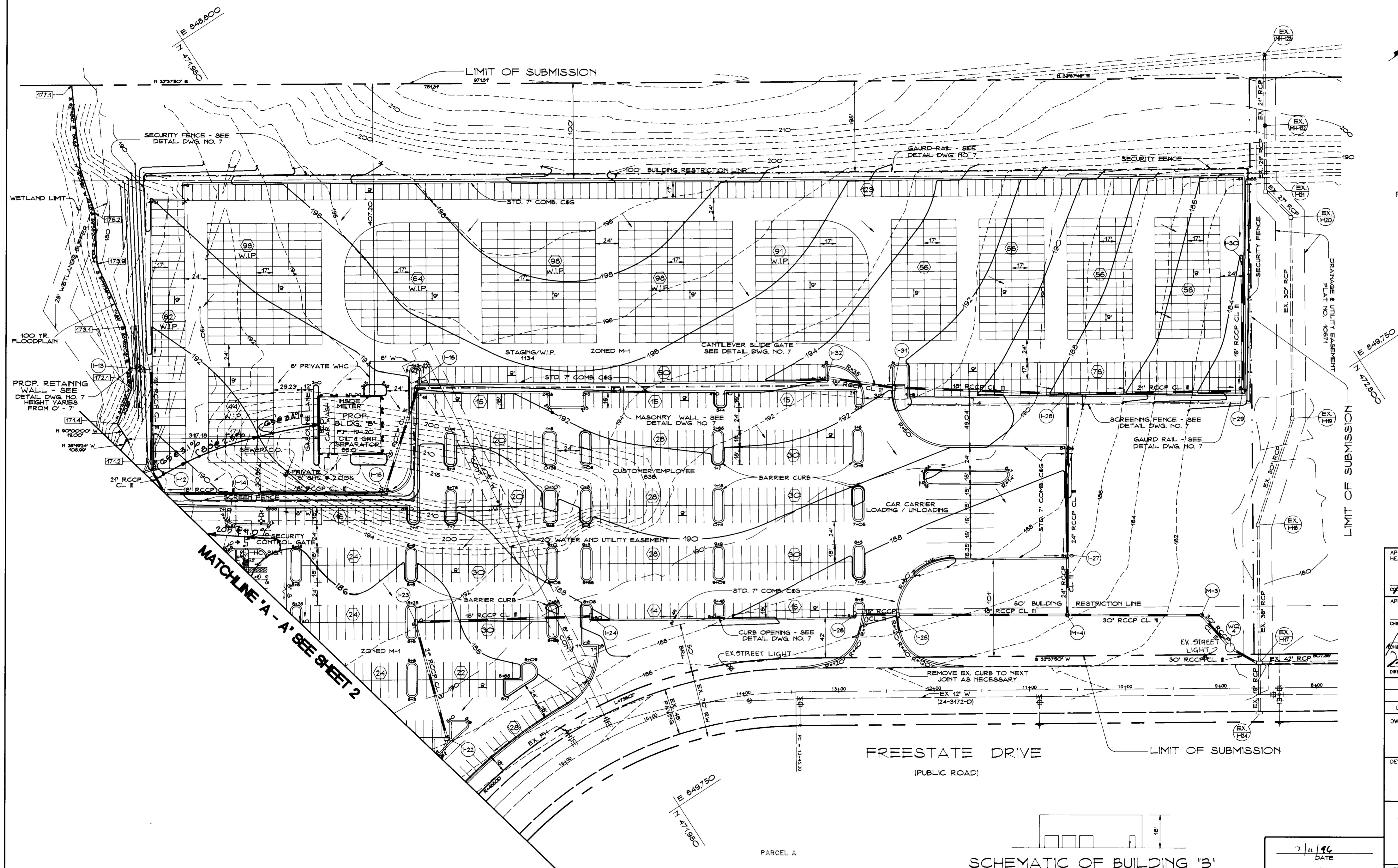
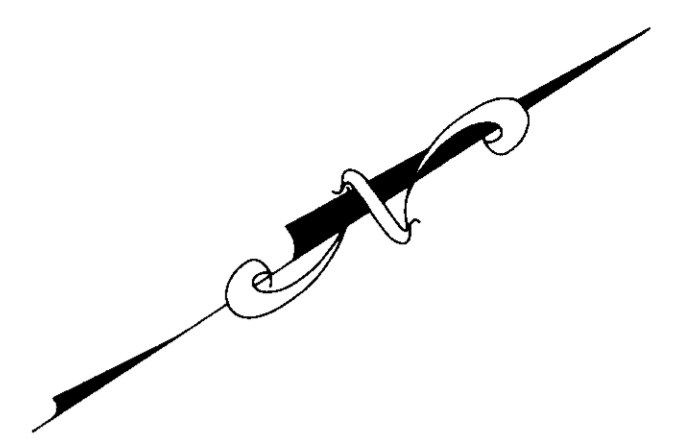
Des By	R.J.W.	Scale	1" = 50'	Proj No	PLANT.DWG 98-010
Drn By	A.J.R.	Date	MAY 1996	DRAWING NO	2 OF 18
Chk By	J.R.H.	Approved			

7/11/96
 DATE

STATE OF MARYLAND
 PROFESSIONAL ENGINEER

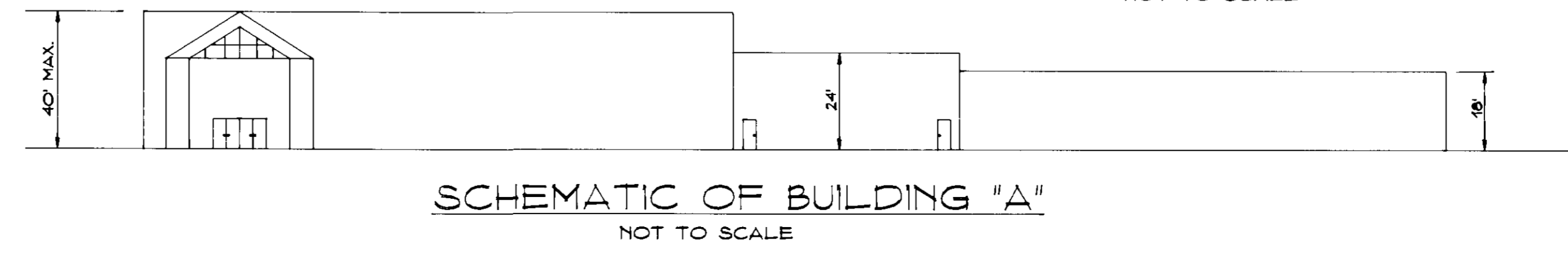
John R. Heinrichs
 JOHN R. HEINRICHS
 Professional Engr. No. 14920

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



MATCHLINE 'A-A' SEE SHEET 2

FREESTATE DRIVE
 (PUBLIC ROAD)



SCHEMATIC OF BUILDING "A"
 NOT TO SCALE

SCHEMATIC OF BUILDING "B"
 NOT TO SCALE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *John M. Boyd* 10-15-96
 APPROVED DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *Richard Blood* 10/15/96
 Chief, Division of Land Development and Research: *Marsha J. K. Taylor* 10/15/96

Date	No	Revision Description

OWNER: ACME COMMERCIAL CORPORATION
 9980 MAYLAND DRIVE
 RICHMOND, VIRGINIA 23235
 ATTN: BENJAMIN B. CUMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
 3343 PRACHTREE ROAD N.E., SUITE 1050
 ATLANTA, GEORGIA 30328
 ATTN: MICHAEL B. MCLOAD (414) 238-0286

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 813 MAIDEN CHOICE LANE, SUITE 300
 BALTIMORE, MARYLAND 21228
 (410) 247-8833 FAX 247-9387

7/11/96
 DATE

 JOHN R. HEINRICHS
 Professional Engr. No. 14920

AREA: PLAT NO. 11889-11891 CENSUS TRACT NO. 6068.02
 FREESTATE CARMAX P/O PARCEL B
 8800 FREESTATE DRIVE
 TAX MAP NO. 47 ELEC. DIST. NO. 6, HOWARD COUNTY, MARYLAND PARCEL 142
 TITLE: **Carmax**
 THE AUTO SUPERSTORE
 SITE DEVELOPMENT PLAN
 Des By: R.J.W. Scale: 1" = 50' Proj No: PLAN 2.DWG 98-010
 Dwn By: A.J.R. Date: MAY 1996 DRAWING NO:
 Ckx By: J.R.H. Approved: 3 OF 18

SEDIMENT TRAP NO. 4
ST 1 PIPE OUTLET SEDIMENT TRAP

DRAINAGE AREA 4.72 AC.
DIST. AREA 4.72 AC.
WET STOR. REQ'D 6496 C.F.
WET STOR. PROV. 6546 C.F.
DRY STOR. REQ'D 6496 C.F.
DRY STOR. PROV. 6626 C.F.
TOP EMBANKMENT ELEV. 102.25
BOTTOM ELEV. 177.0
CREST ELEV. 181.25
CLEANOUT ELEV. 178.30
SIDE SLOPES INSIDE 2:1
OUTSIDE 3:1
BOTTOM DIMENSIONS 44' X 66' X 40'
PIPE INV. @ INLET 174.92

MATCHLINE 'B-B' SEE SHEET 5

FREESTATE DRIVE
(PUBLIC ROAD)

LIMIT OF DISTURBANCE

SERVICE BUILDING
F.F. 187.25

PROPOSED BLDG. A
CARMAX

SALES OFFICE
F.F. 187.25

ST 1 SEDIMENT TRAP #1

ST 1 SEDIMENT TRAP #2

100 YEAR FLOOD PLAIN, DRAINAGE
AND UTILITY EASEMENT
PLAT 10572 - P/O LOT 1

SEDIMENT TRAP NO. 2
ST 1 PIPE OUTLET SEDIMENT TRAP

DRAINAGE AREA 4.81 AC.
DIST. AREA 4.81 AC.
WET STOR. REQ'D 6656 C.F.
WET STOR. PROV. 6701 C.F.
DRY STOR. REQ'D 6656 C.F.
DRY STOR. PROV. 6956 C.F.
TOP EMBANKMENT ELEV. 102.0
BOTTOM ELEV. 177.0
CREST ELEV. 179.21
CLEANOUT ELEV. 178.20
SIDE SLOPES INSIDE 2:1
OUTSIDE 3:1
BOTTOM DIMENSIONS 47' X 72' X 40'
PIPE INV. @ INLET 179.94

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."

ENGINEER: MICHAEL B. MCLOAD, 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT."

DEVELOPER: MICHAEL B. MCLOAD, VICE PRESIDENT
INDUSTRIAL DEVELOPMENTS INTERNATIONAL

SEDIMENT TRAP NO. 1
ST 1 V STONE / RIPRAP OUTLET SEDIMENT TRAP

DRAINAGE AREA 9.84 AC.
DIST. AREA 9.84 AC.
WET STOR. REQ'D 17352 C.F.
WET STOR. PROV. 17428 C.F.
DRY STOR. REQ'D 17352 C.F.
DRY STOR. PROV. 18636 C.F.
TOP EMBANKMENT ELEV. 178.0
BOTTOM ELEV. 173.0
CREST ELEV. 177.0
CLEANOUT ELEV. 174.1
SIDE SLOPES INSIDE 2:1
OUTSIDE 3:1
BOTTOM DIMENSIONS 82' X 92' X 40'

TYPE	SYMBOL	DESCRIPTION
C	BeA	BELTSVILLE SILT LOAM, 0 TO 1% SLOPES
C	BeB2	BELTSVILLE SILT LOAM, 1 TO 5% SLOPES, MODERATELY ERODED
C	Ha	HATBORO SILT LOAM
C	Md	MADE LAND
C	MdF	MONTALTO AND RELAY VERY STONEY SILT LOAM, 25 TO 60% SLOPES
B	NeB2	NESHAMINY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
B	NeC2	NESHAMINY SILT LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
D	WdB	WATCHUNG SANDY LOAM, 1 TO 5% SLOPES, MODERATELY ERODED

BOWLING BROOKE
PLAT 6399

BEGIN BLAZE ORANGE
CONSTRUCTION FENCE
AT L.O.D.

25' WETLANDS BUFFER
PLAT 10572

20' SEWER AND
UTILITY EASEMENT
PLAT NO. 10572

STABILIZE OUTFALL FROM
TRAP 1 IMMEDIATELY
INSTALL JUTE MATTING
BETWEEN TRAP 1 INLET

ST 1 V SEDIMENT TRAP #1

STORM WATER MANAGEMENT,
SWM ACCESS, DRAINAGE, AND
UTILITY EASEMENT
PLAT 10572 - P/O LOT 1

STORMWATER MANAGEMENT IS
PROVIDED UNDER F-92-74

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT
AND MEETS TECHNICAL REQUIREMENTS

J. G. Weidlich 9/20/96
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Heather W. Schoning 9/2/96
HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd 10-15-96
COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

10/6/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

10/15/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

11/15/96
DIRECTOR DATE

Date	No	Revision Description

OWNER: ACME COMMERCIAL CORPORATION
9950 MAYLAND DRIVE
RICHMOND, VIRGINIA 23235

ATTN: BENJAMIN B. CUMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
3343 PEACHTREE ROAD N.E., SUITE 1050
ATLANTA, GEORGIA 30326

ATTN: MICHAEL B. MCLOAD (414) 238-0285

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228

(410) 247-8833 FAX 247-9397

AREA PLAT NO. 11889-11891 CENSUS TRACT No. 6069.02
FREESTATE CARMAX P/O PARCEL B

TAX MAP NO. 47, ELEC. DIST. No. 6 HOWARD CO. MD. PARCEL 142

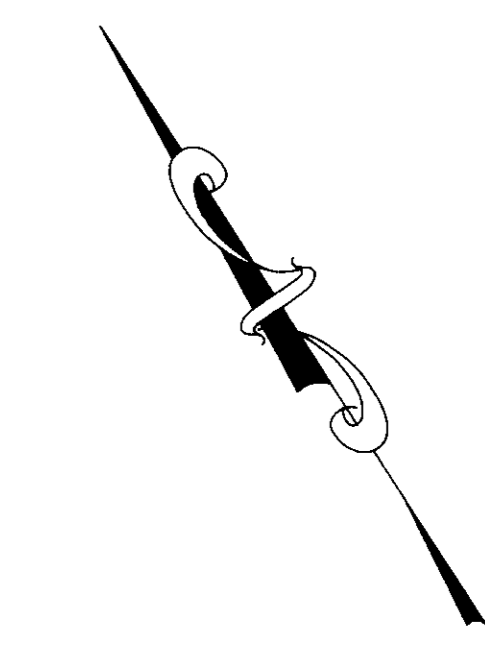
TITLE: CARMAX

SEDIMENT EROSION CONTROL PLAN

Des. By: R.J.W. Scale: 1" = 50' Proj. No. SECLANT/DWG 96-010
Dwn. By: A.J.R. Date: MAY 1996 DRAWING NO. 4 OF 18
Chk. By: J.R.H. Approved:



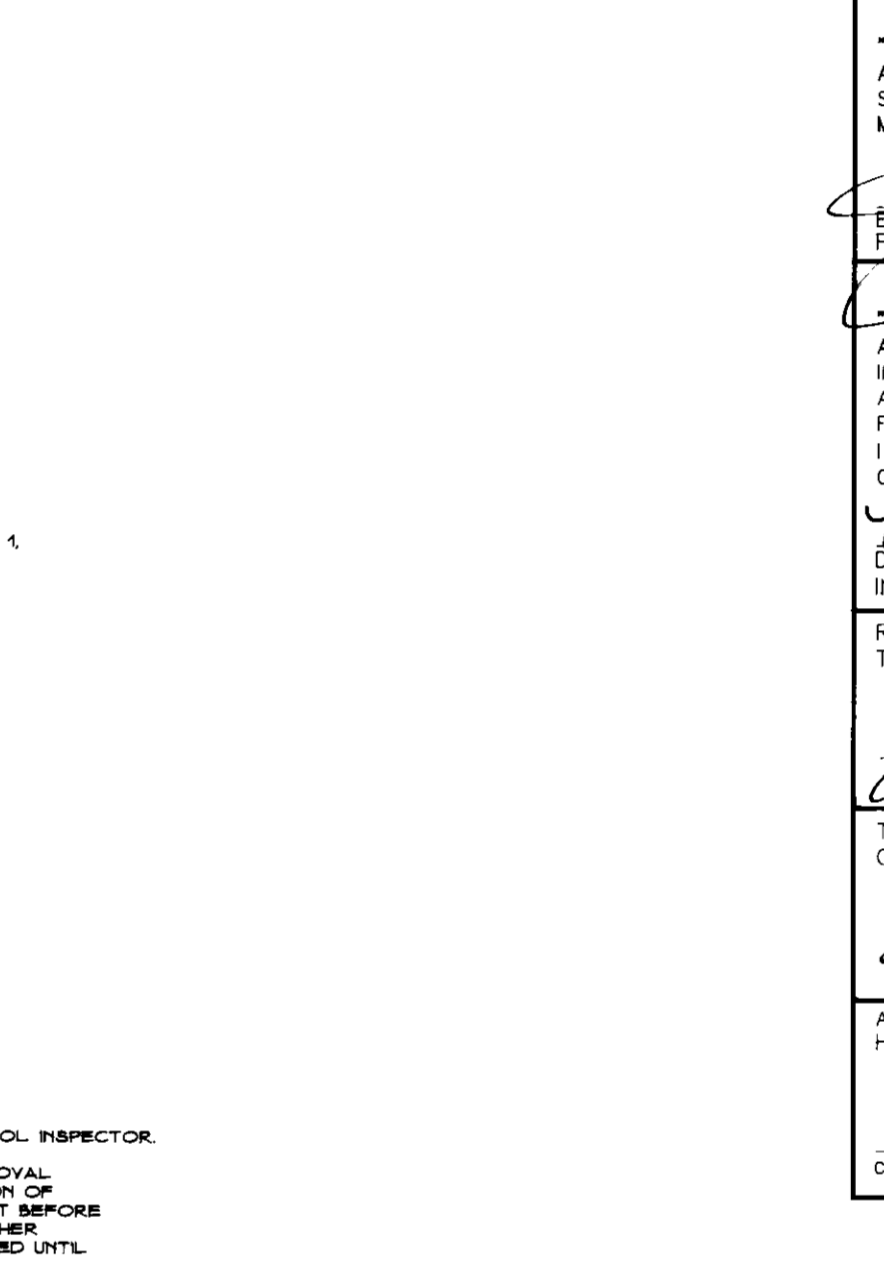
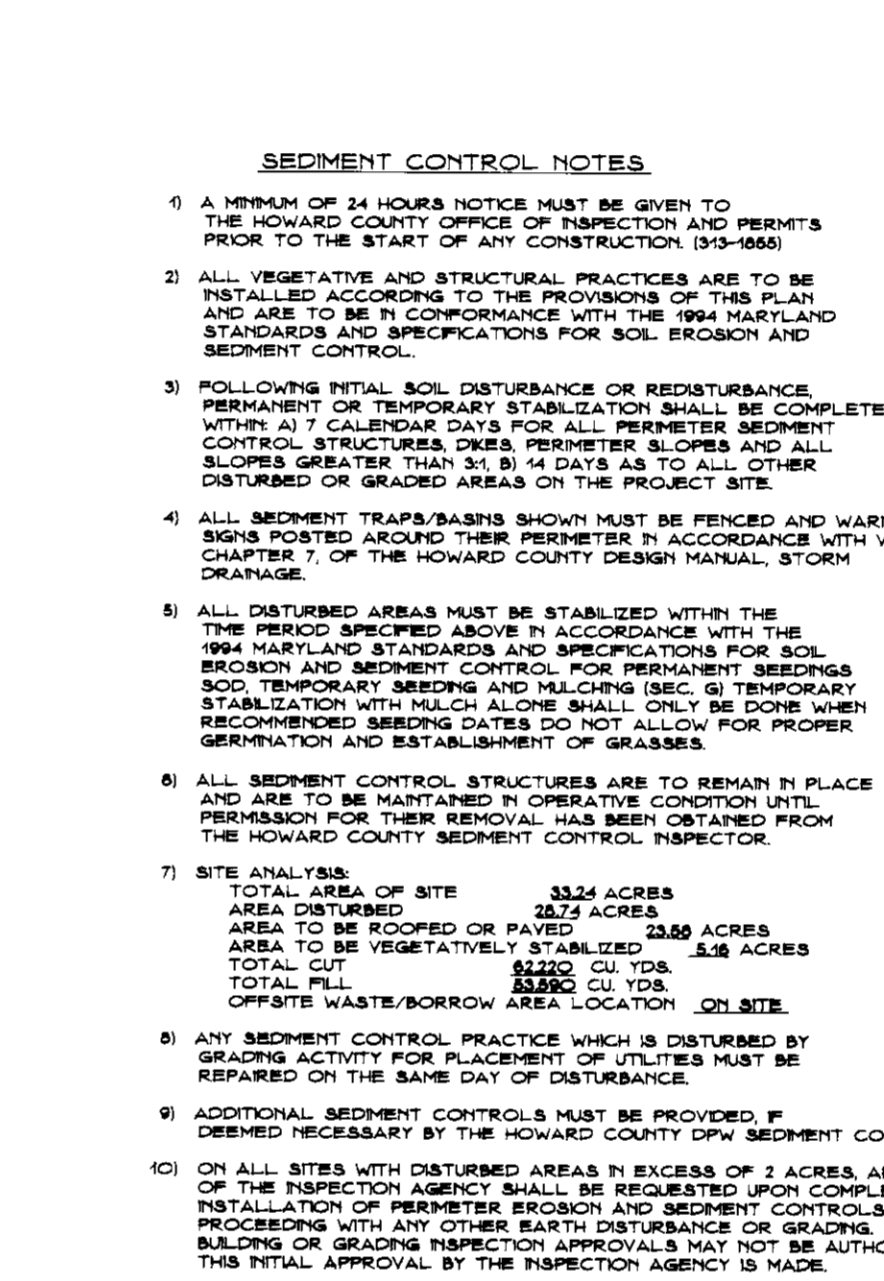
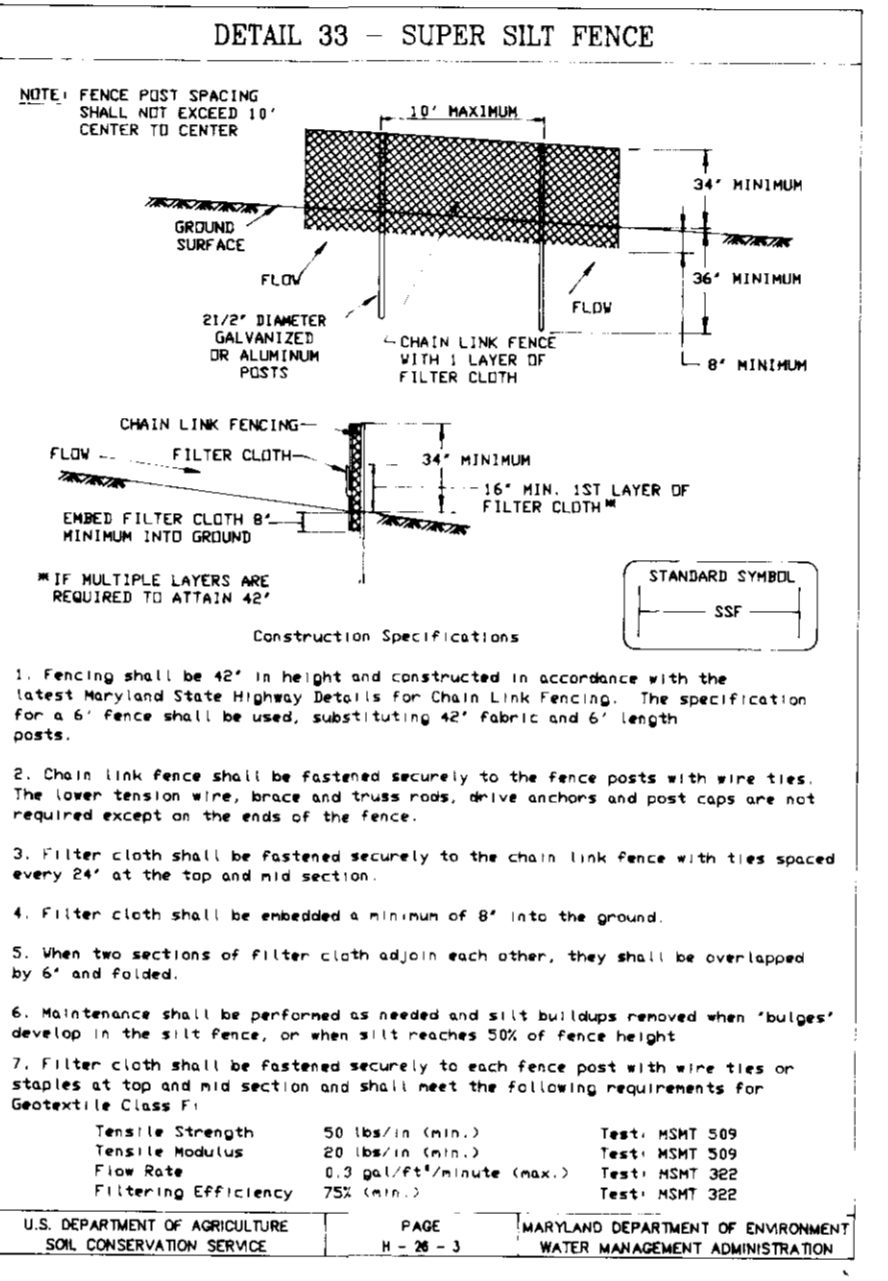
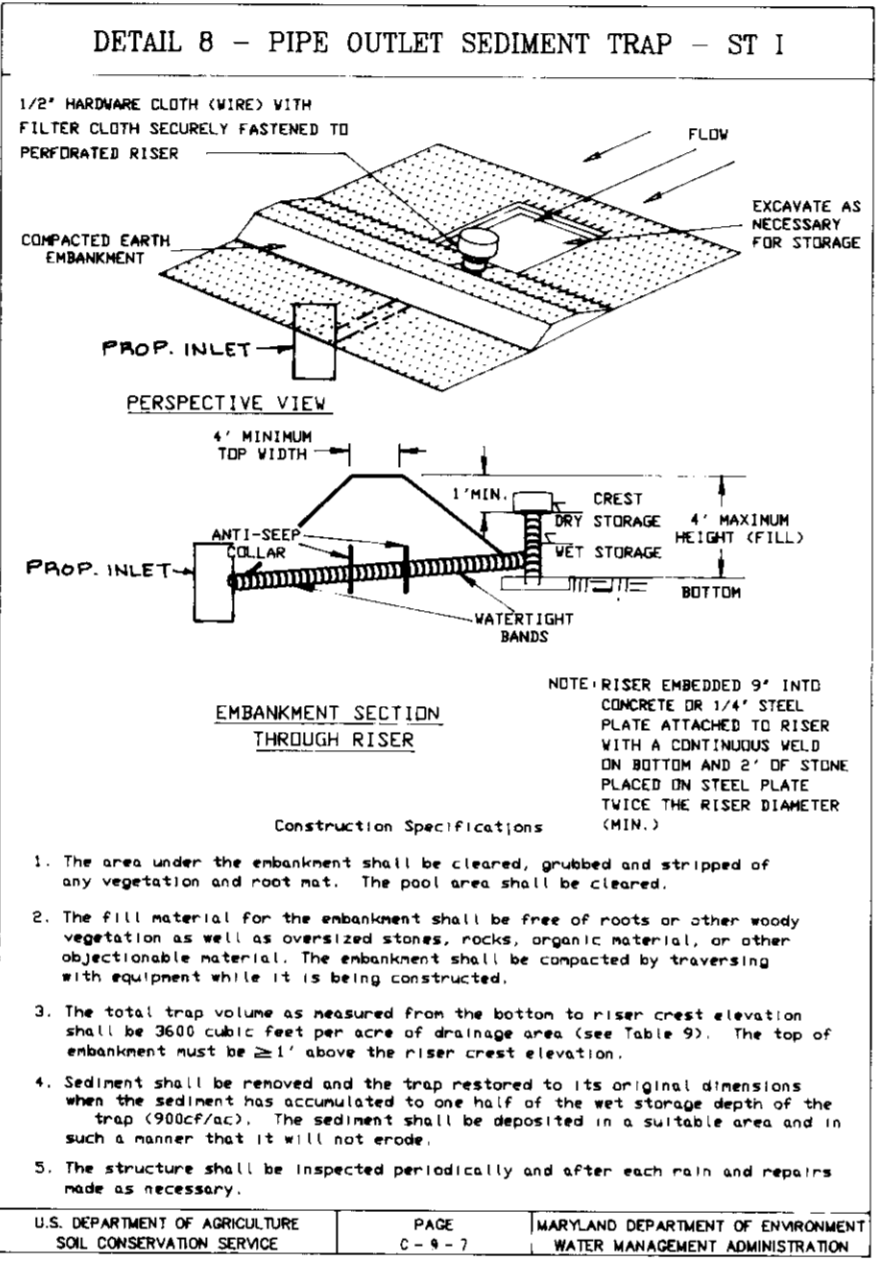
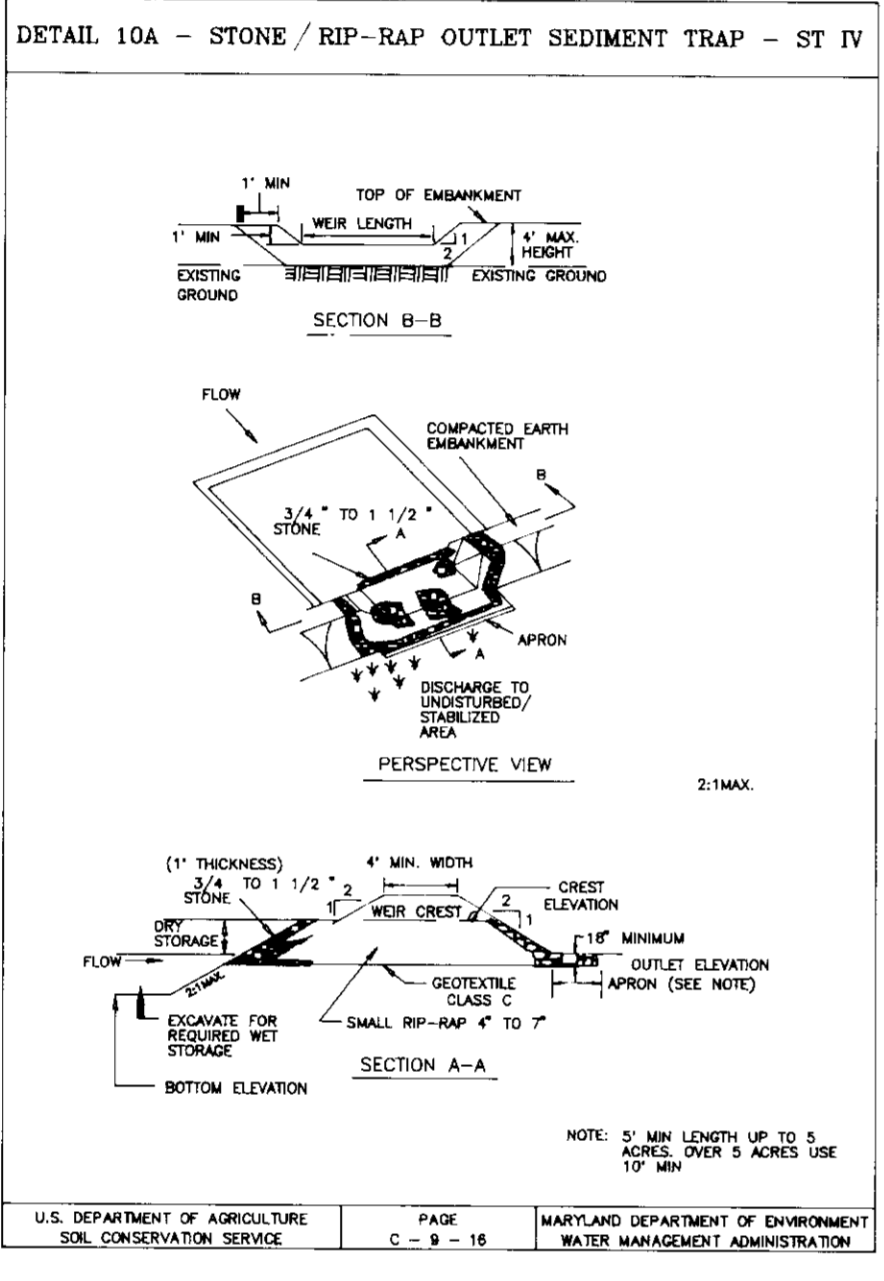
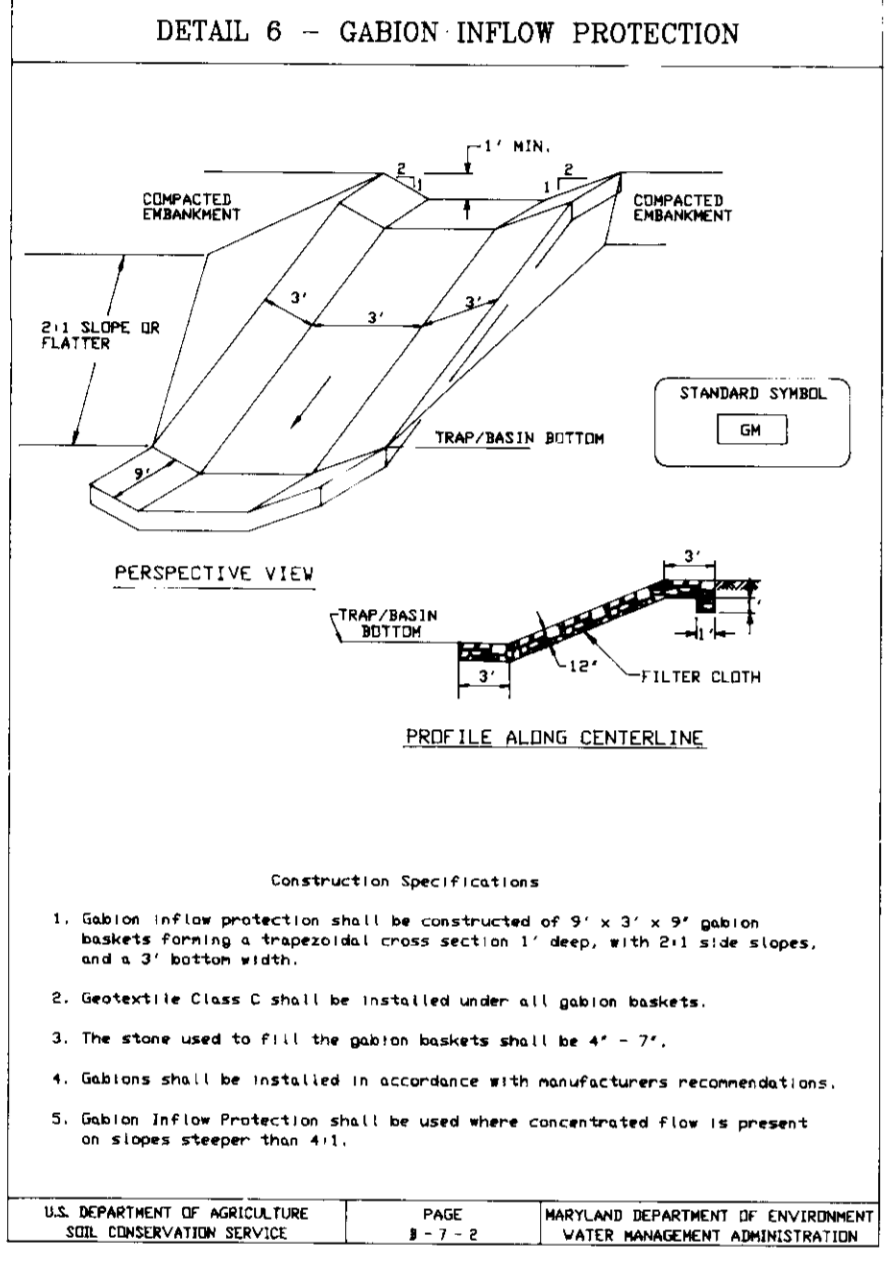
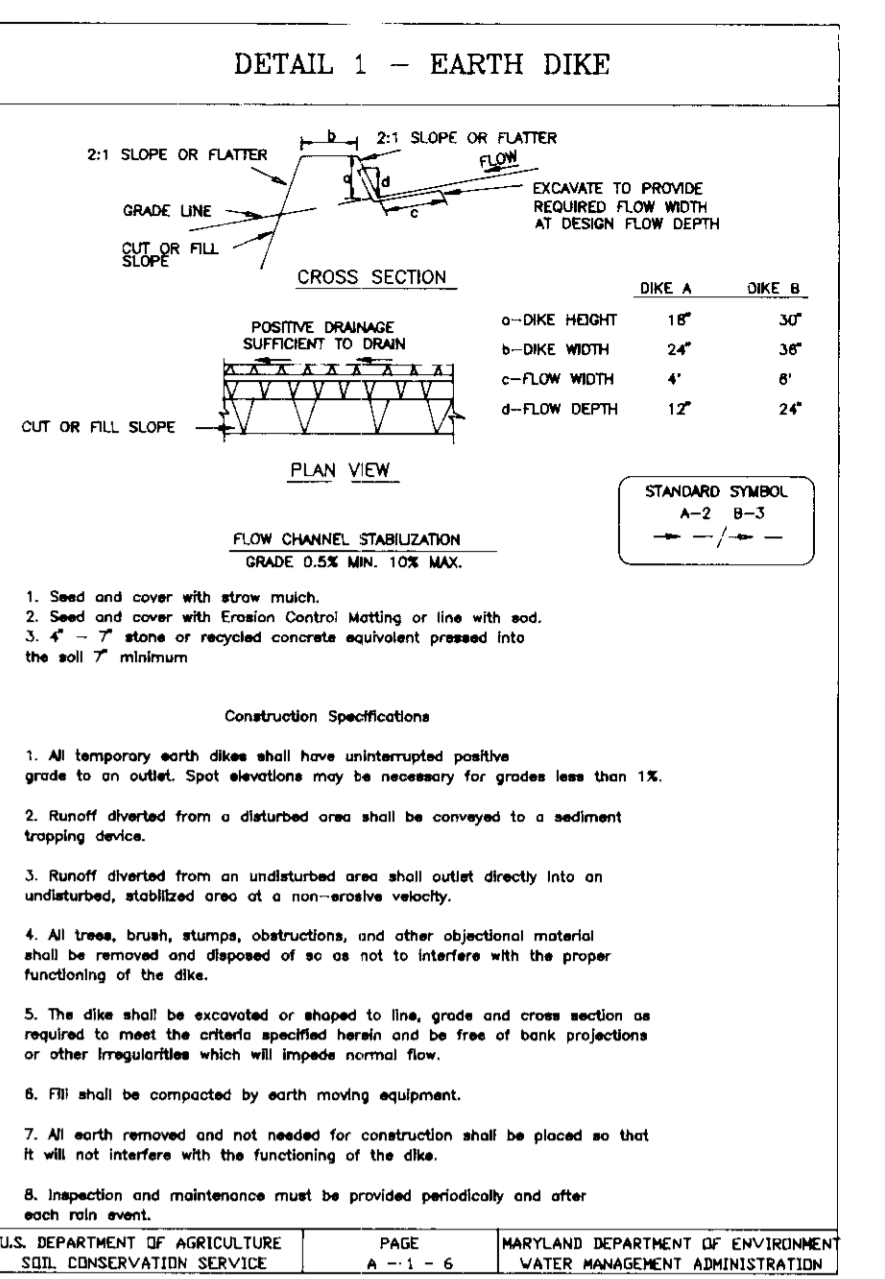
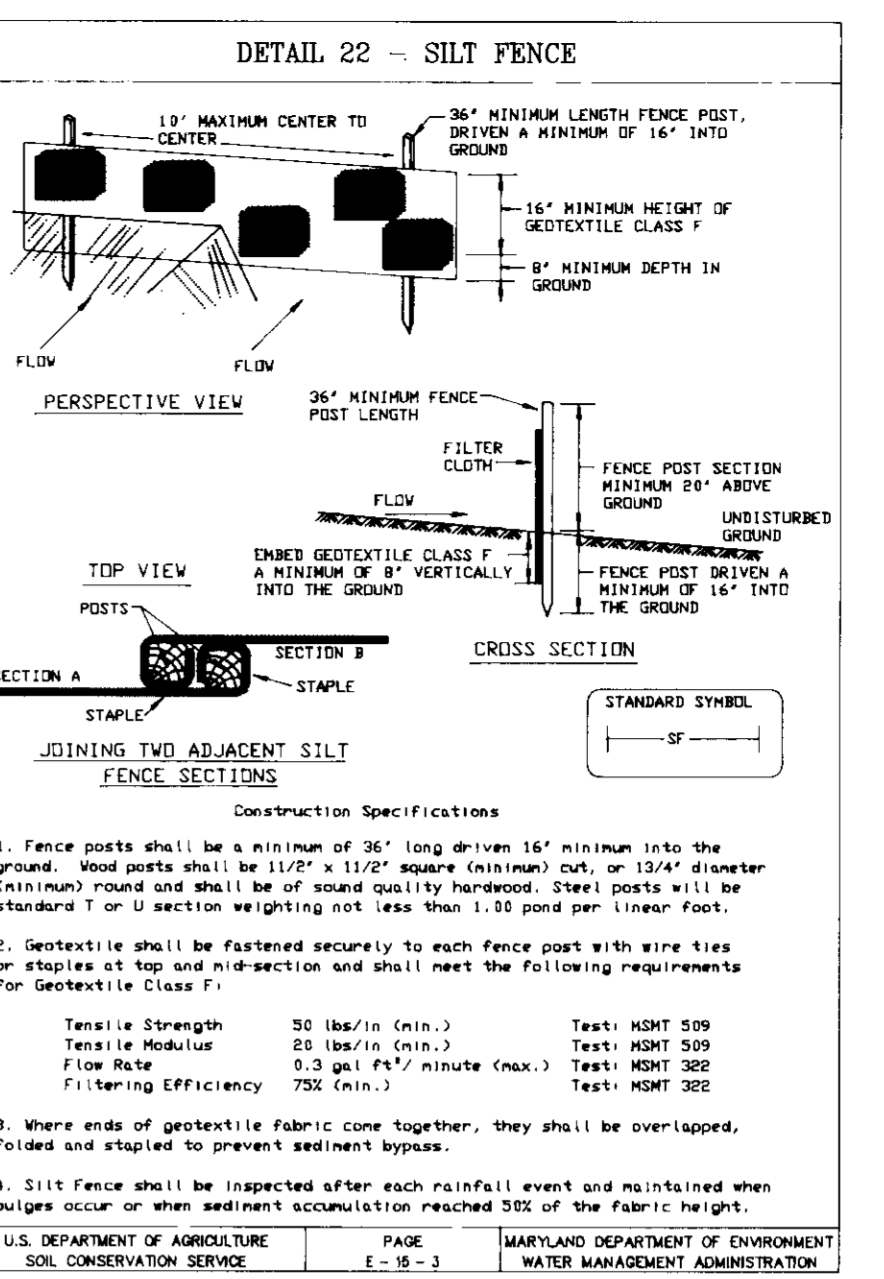
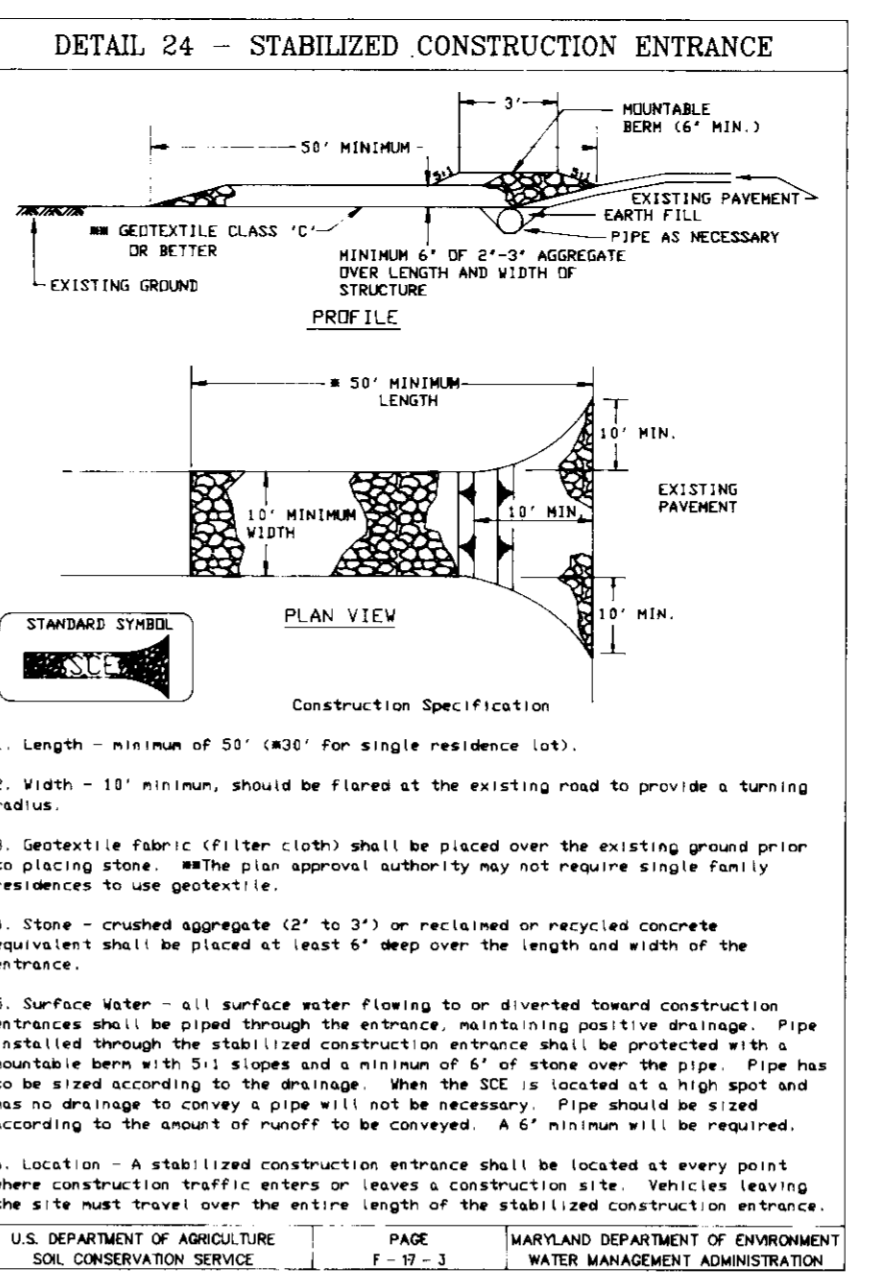
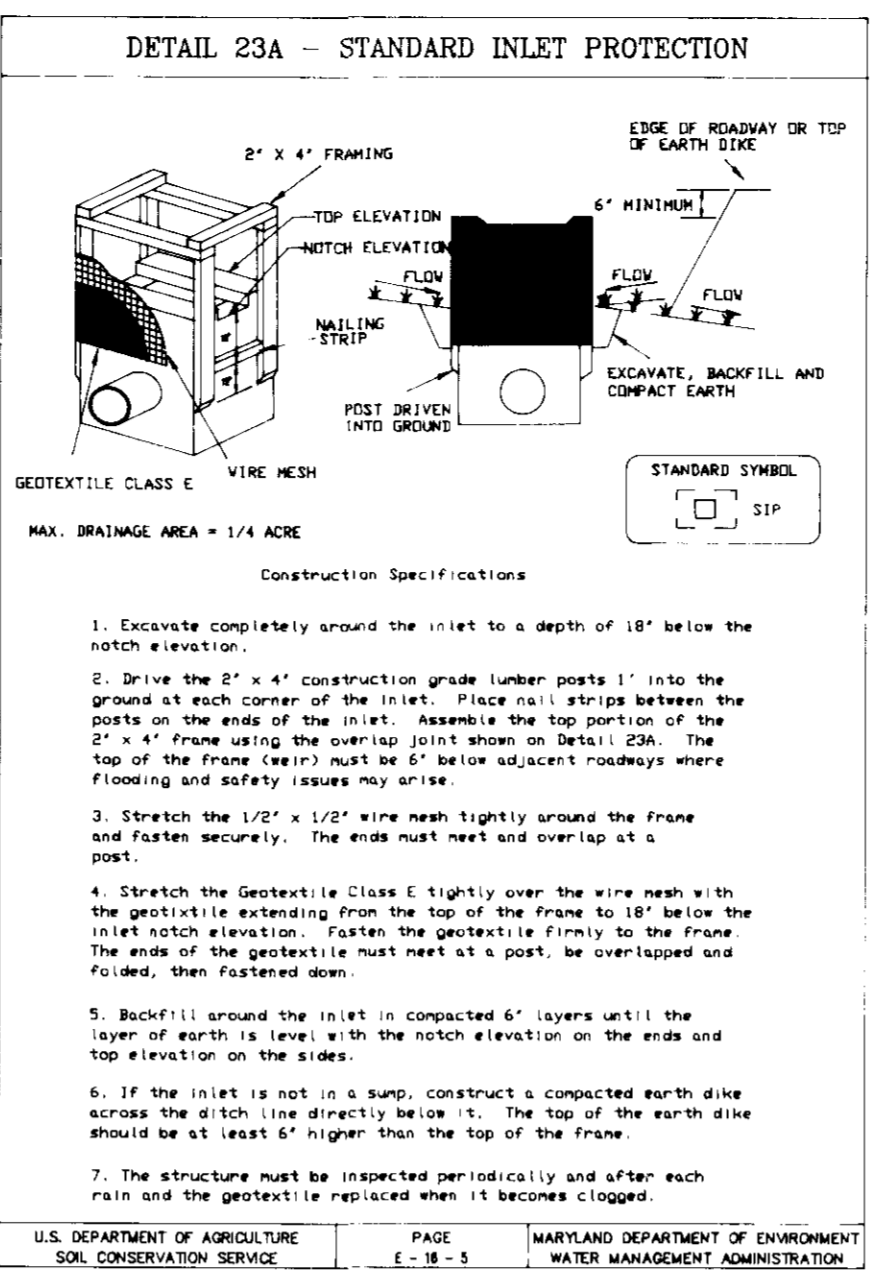
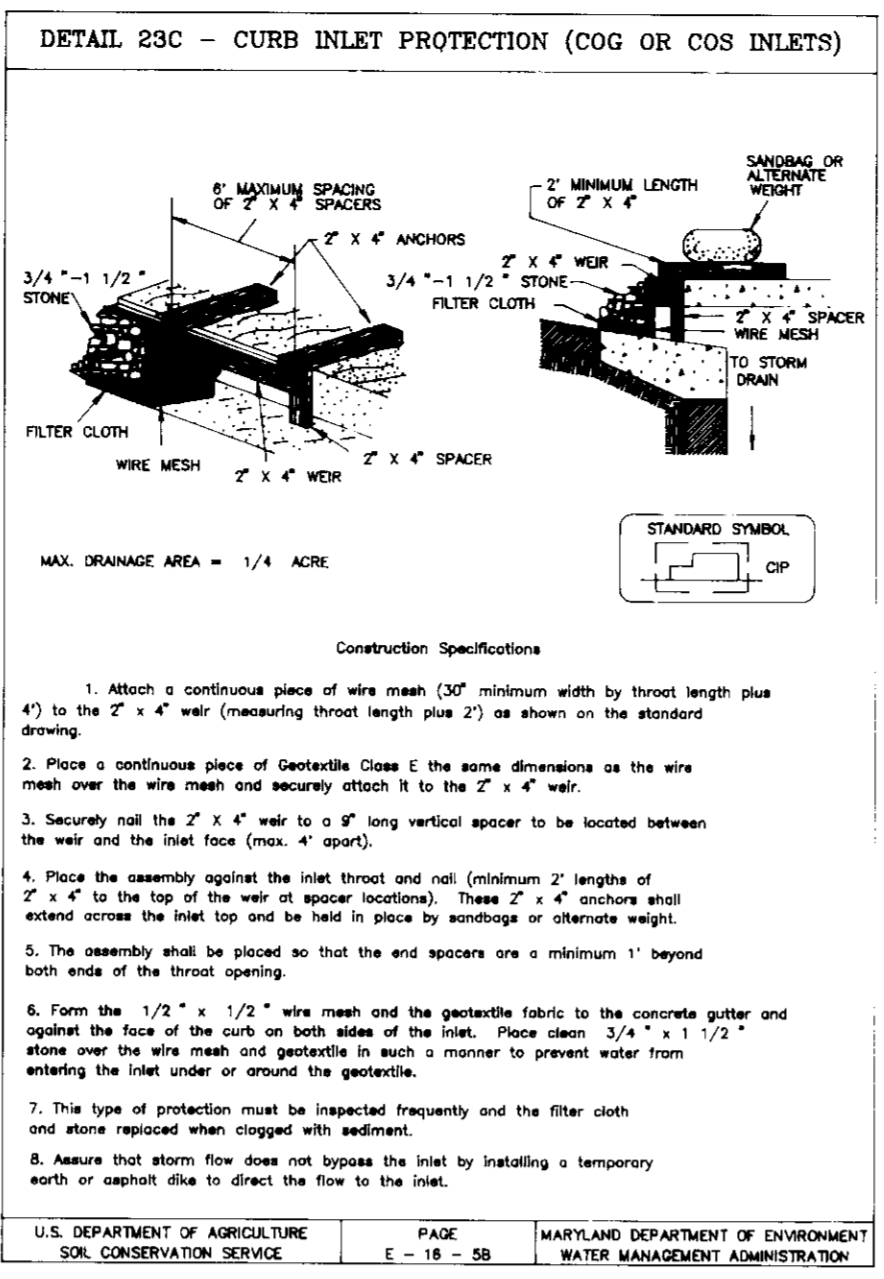
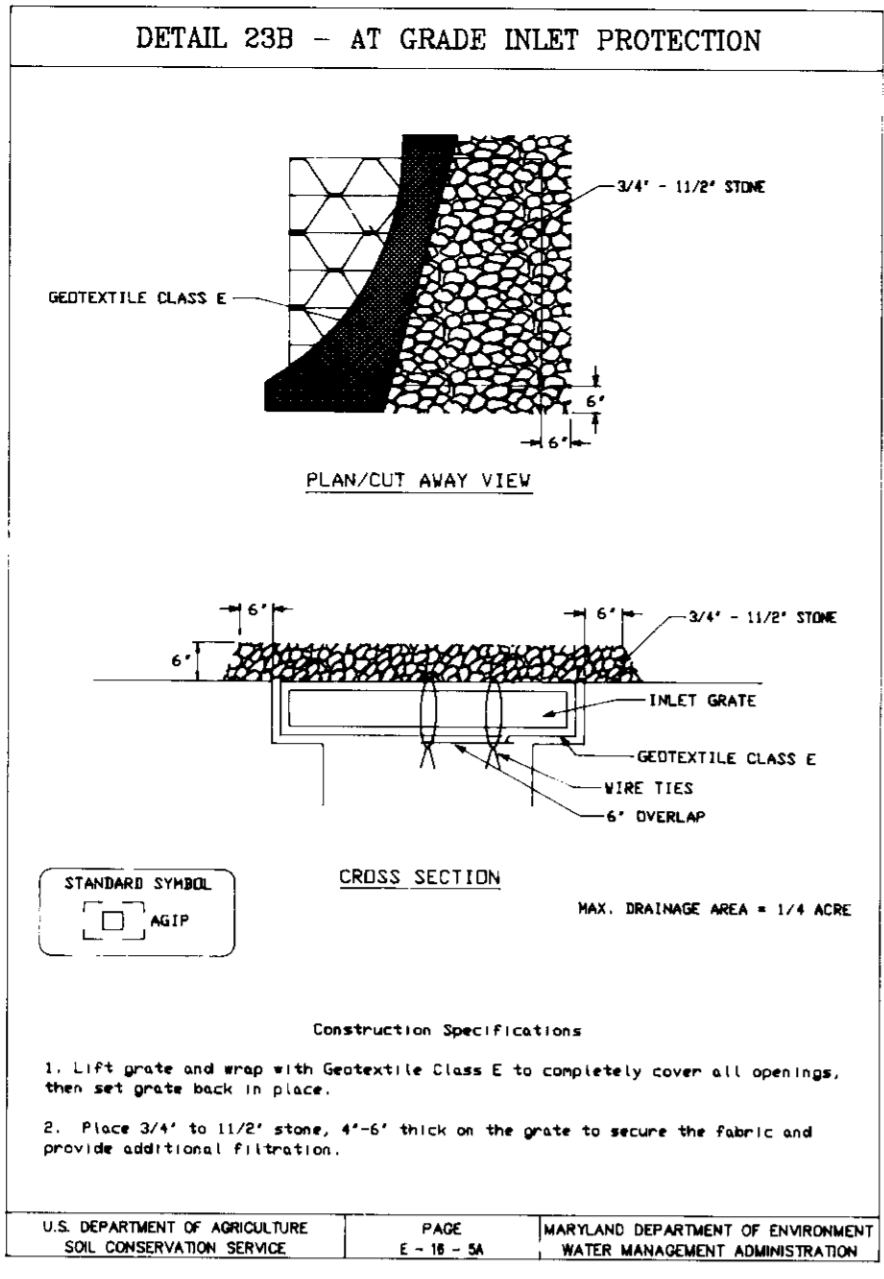
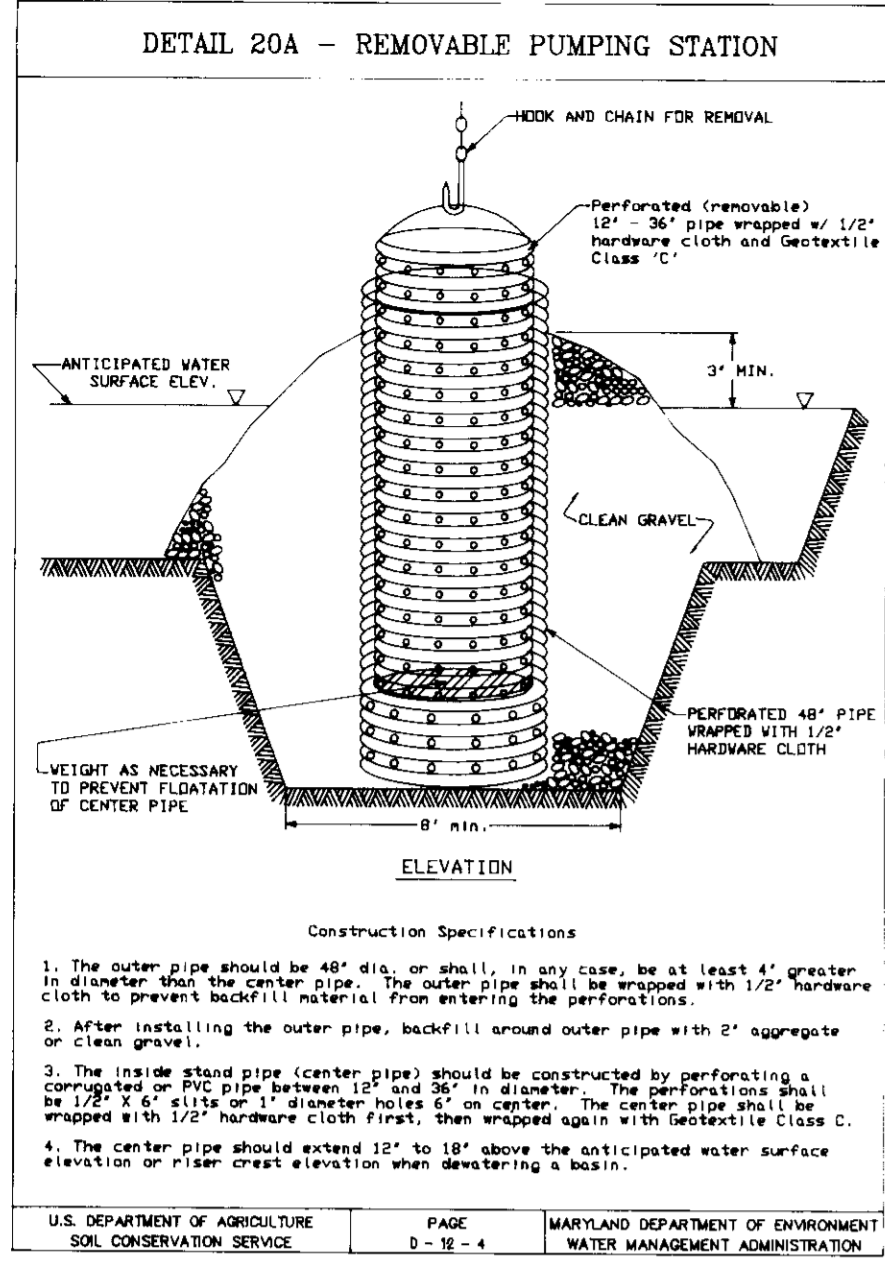
JOHN R. HEINRICHS
Professional Engr. No. 14920



116+12.76 U.S. 1
28+69.39 FREESTATE DR.

CONV. 58
N 470.850

BALTIMORE - WASHINGTON BOULEVARD
U.S. ROUTE 1
150' ULTIMATE R/W
(PUBLIC ROAD)



ENGINEER'S CERTIFICATE

I, **John Heinrichs**, ENGINEER, JOHN HEINRICHS, VICE PRESIDENT PHOENIX ENGINEERING, INC. DATE: 6/17/96

DEVELOPER'S CERTIFICATE

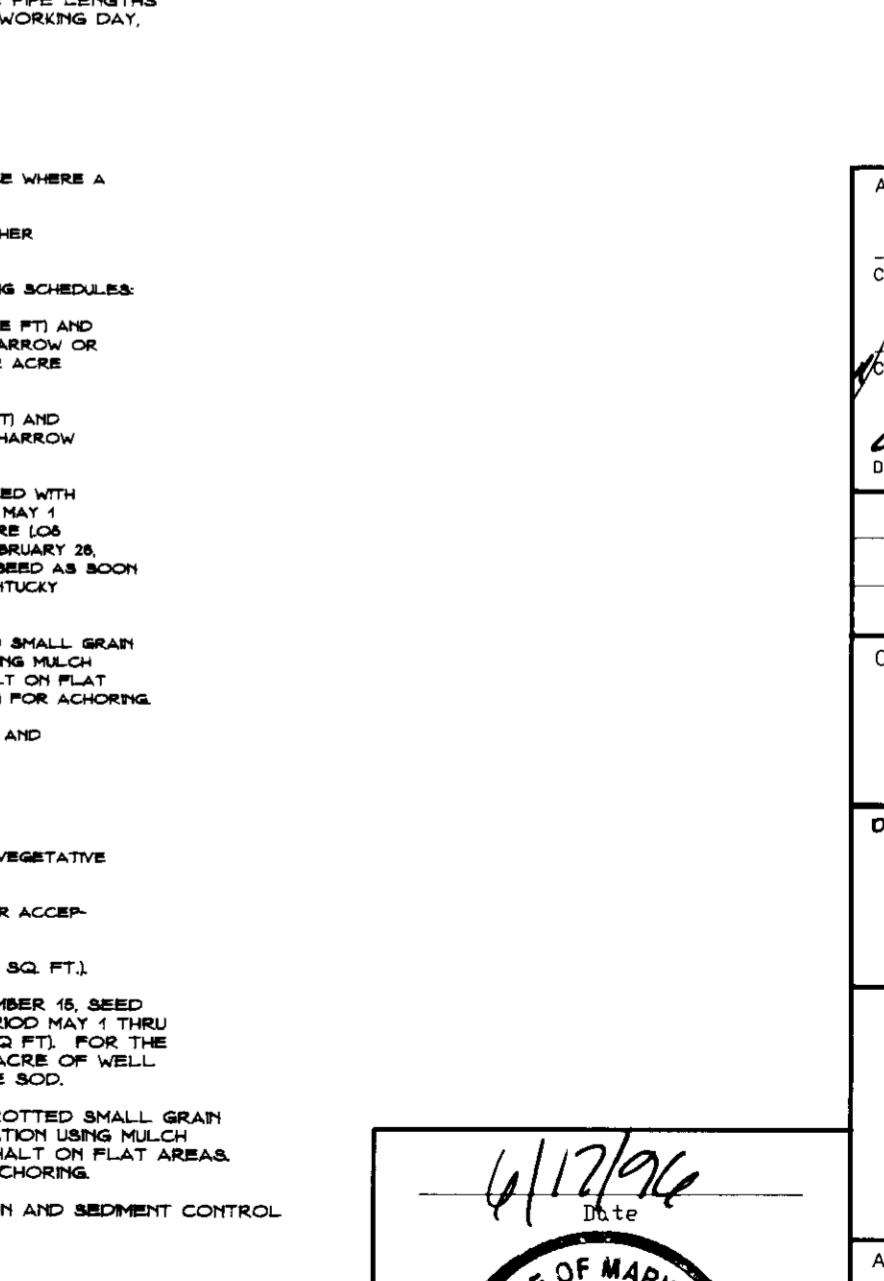
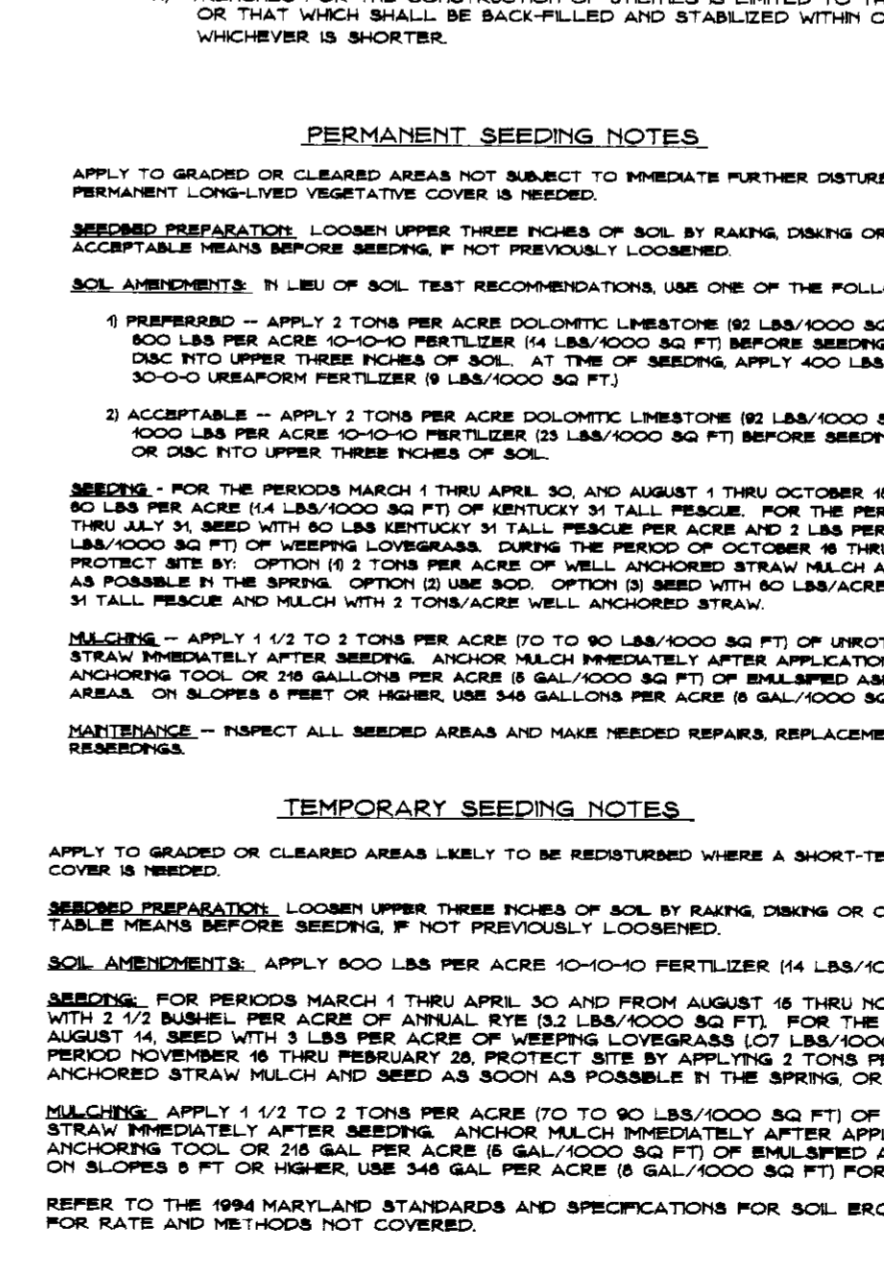
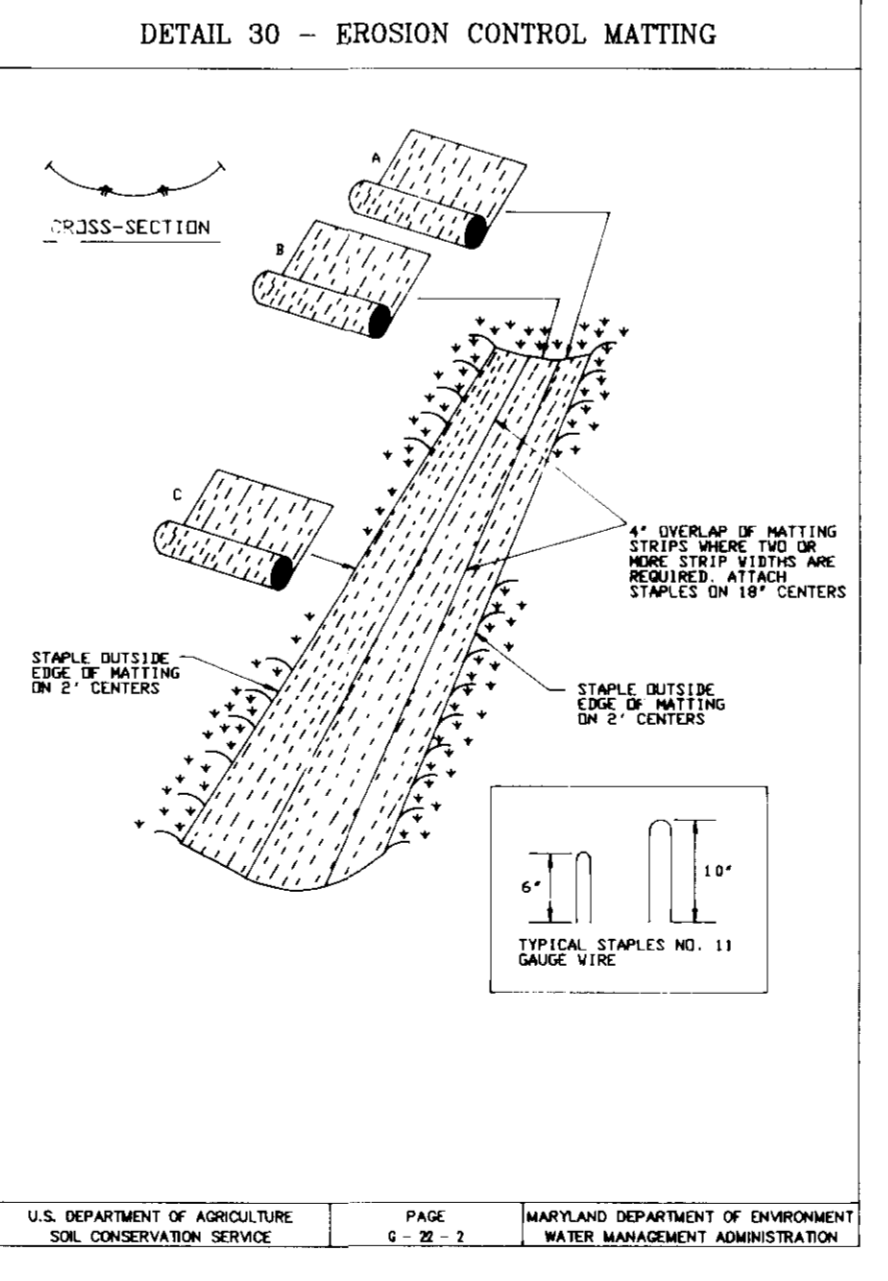
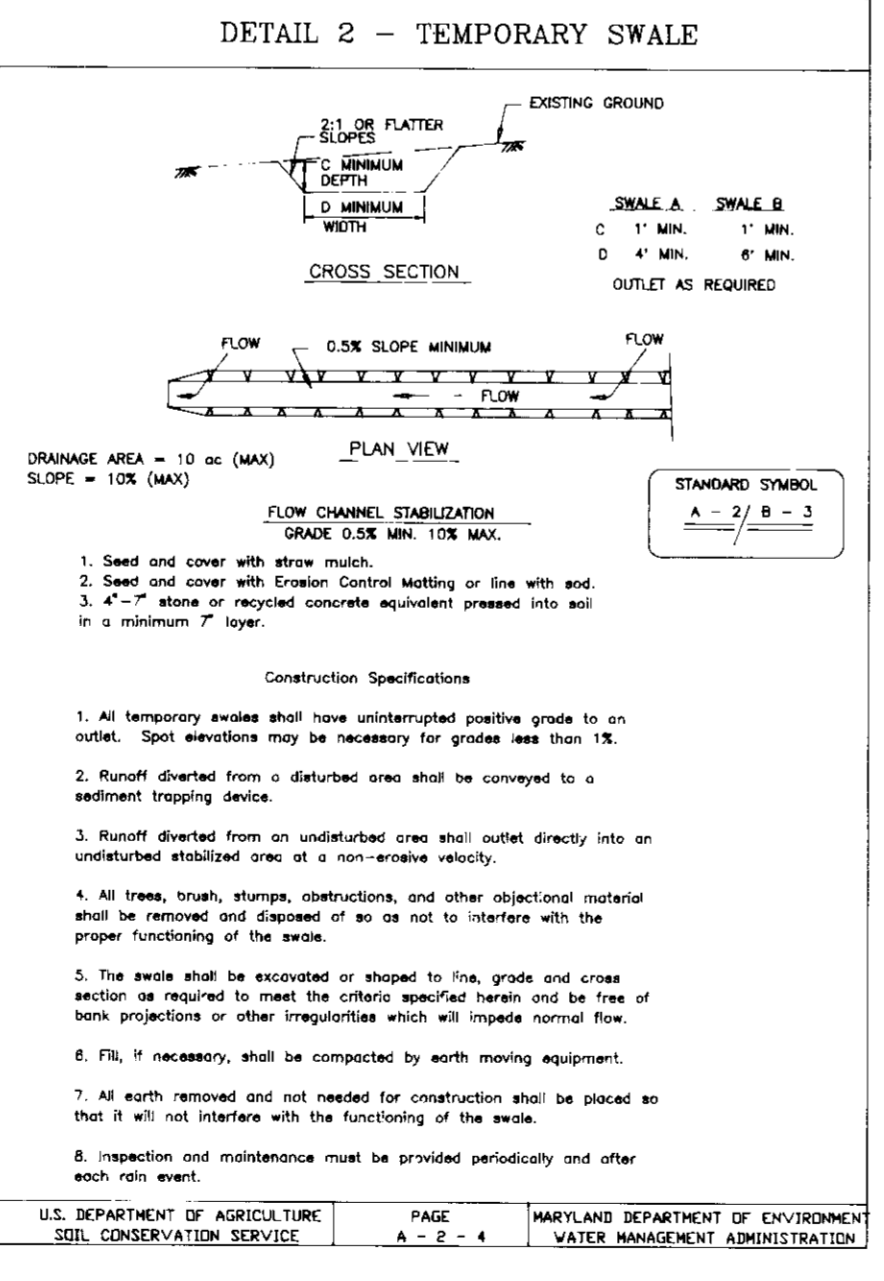
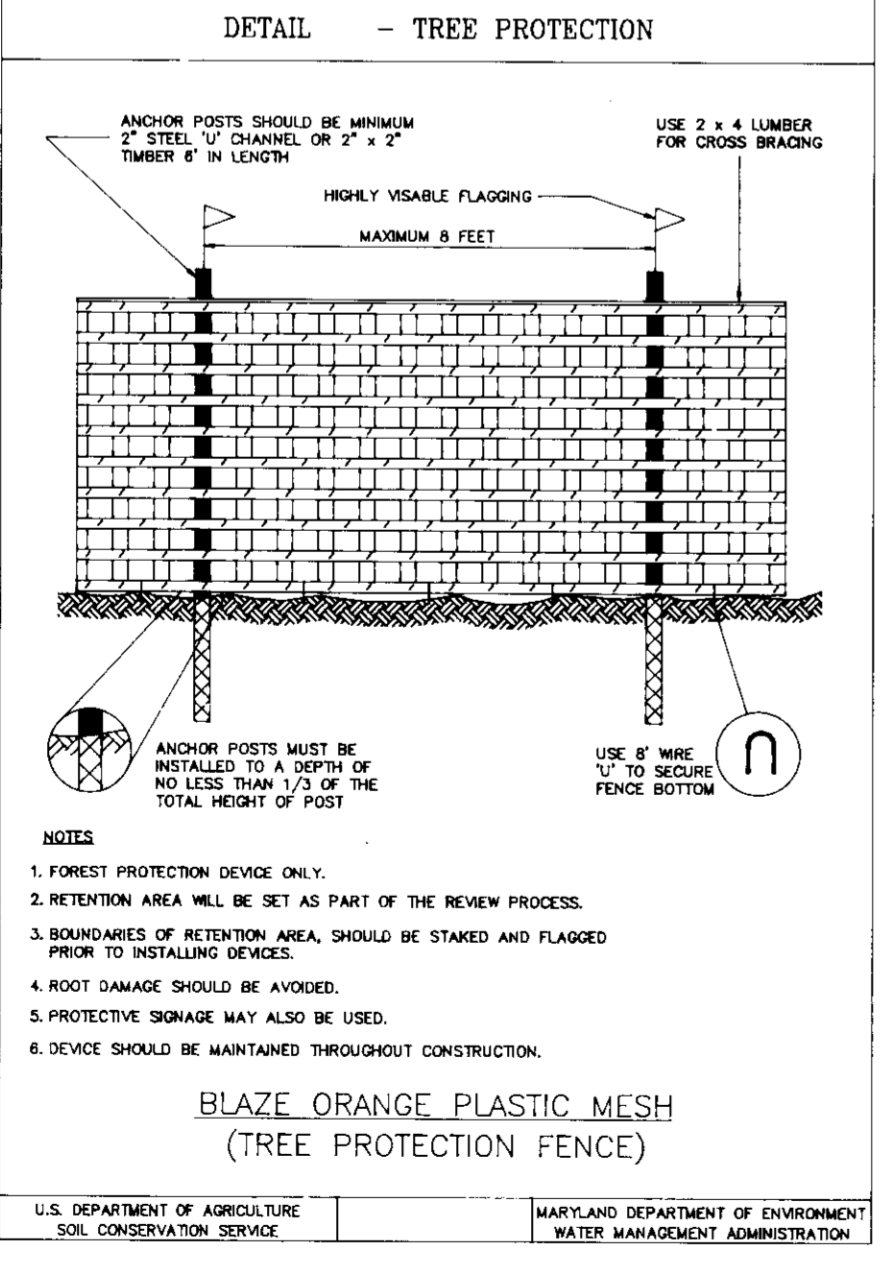
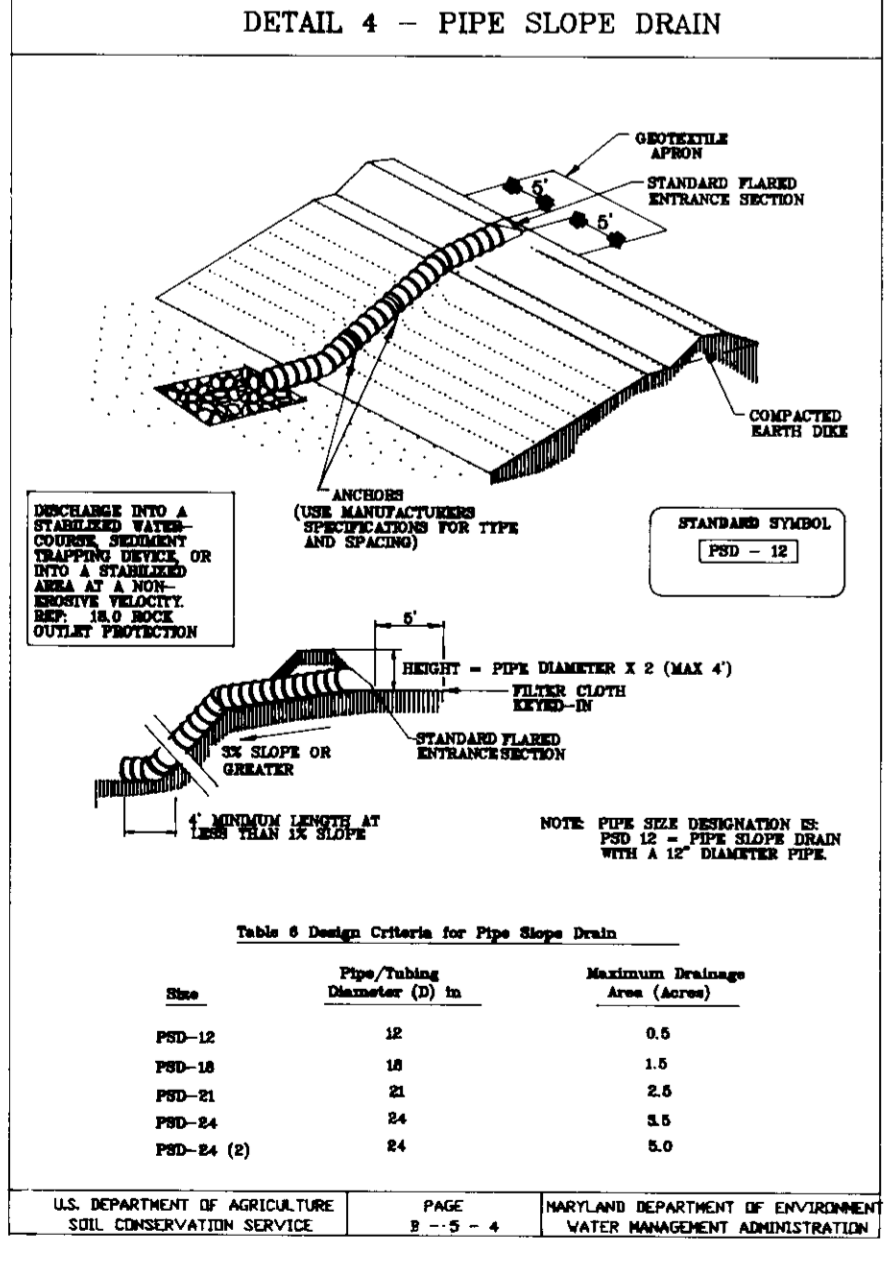
I, **M.D. Johnson**, DEVELOPER, MICHAEL FELTON, VICE PRESIDENT INDUSTRIAL DEVELOPMENTS INTERNATIONAL. DATE: 6-17-96

APPROVED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

J. B. Wainfield, NATURAL RESOURCES CONSERVATION SERVICES. DATE: 9/26/96

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Jorge M. Boyd, COUNTY HEALTH OFFICER. DATE: 10-15-96



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Michael Bleach, CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE: 10/26/96

Frank V. Dayle, CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH. DATE: 11/10/96

OWNER: ACME COMMERCIAL CORPORATION, 9950 MAYLAND DRIVE, RICHMOND, VIRGINIA 23293

ATTN: BENJAMIN B. CUMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL, 3545 PEACHTREE ROAD A.E., SUITE 1050, ATLANTA, GEORGIA 30326

ATTN: MICHAEL B. MCLOAD (414) 238-0269

PHOENIX ENGINEERING, INC. CONSULTING ENGINEERS, 813 MAIDEN CHOICE LANE, SUITE 300, BALTIMORE, MARYLAND 21228, (410) 247-8833 FAX 247-8957

AREA: PLAT NO. 11889-11891, GENIUS TRACT No. 6069.02

FREESTATE CARMAX P/O PARCEL B

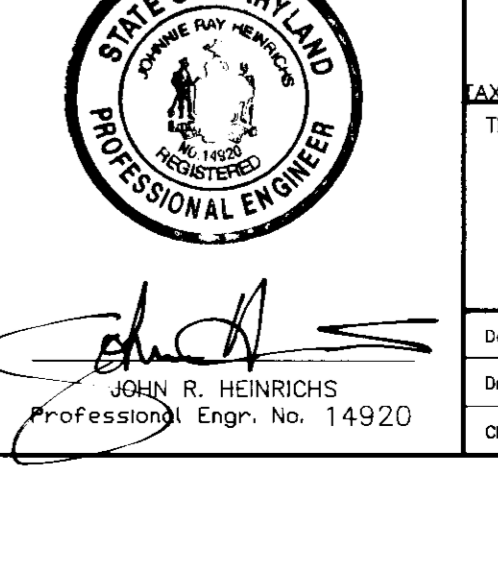
8800 FREESTATE DRIVE

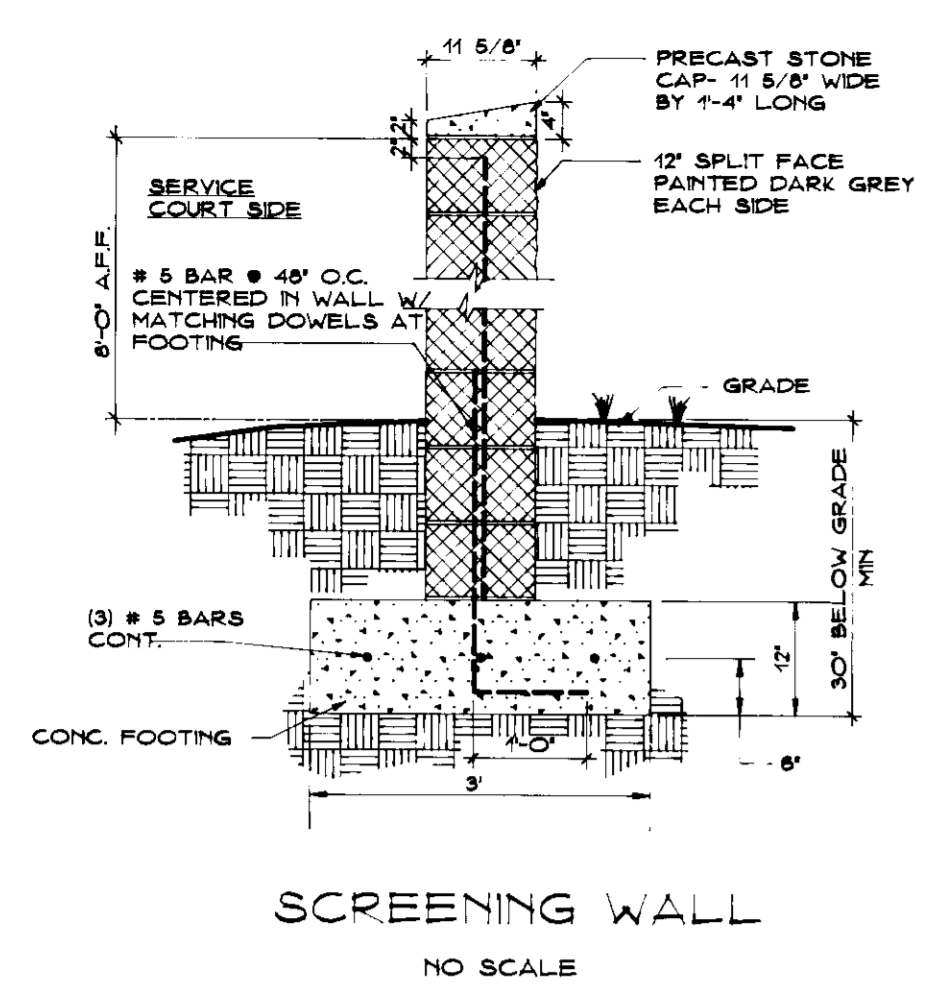
AX MAP NO. 47, ELEC. DIST. No. 6, HOWARD COUNTY, MARYLAND, PARCEL 142

TITLE: SEDIMENT CONTROL NOTES AND DETAILS

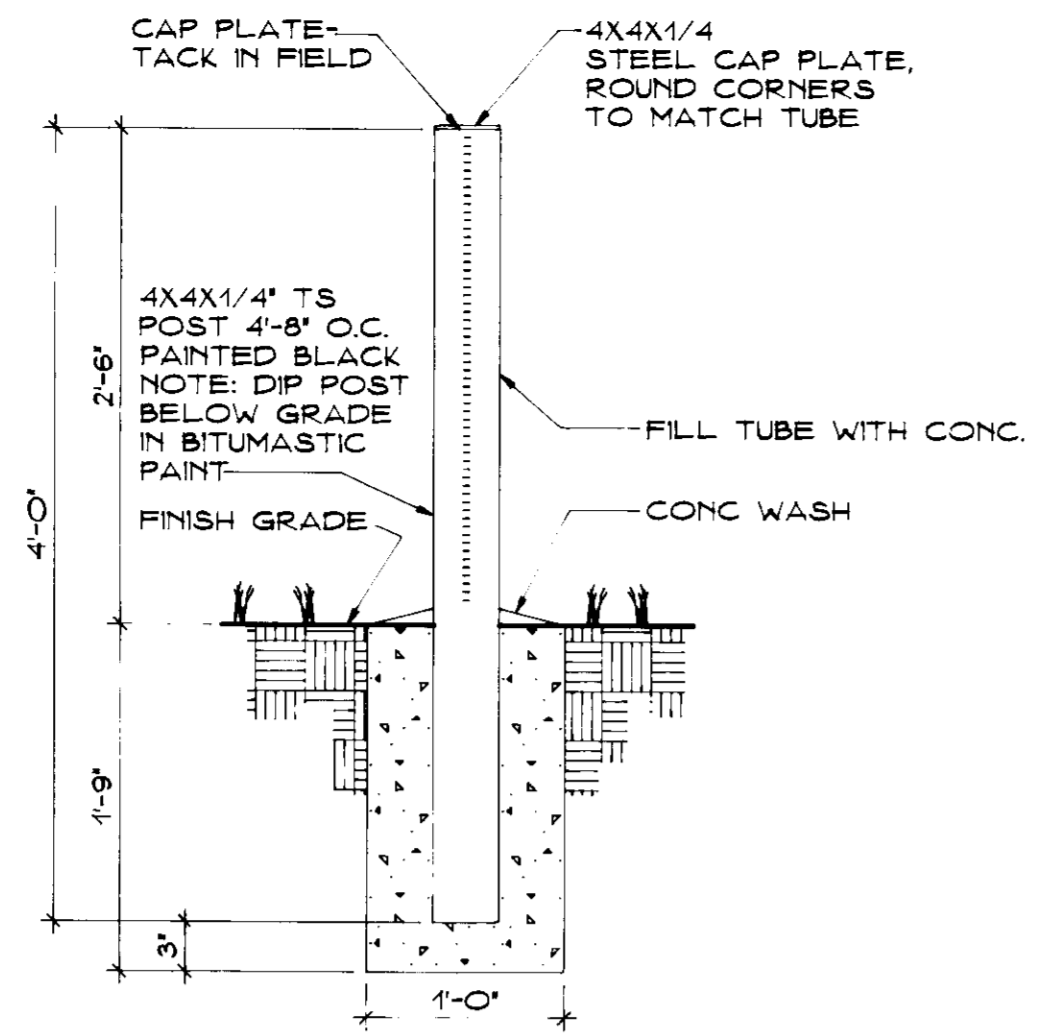
Scale: AS SHOWN, Date: MAY 1996, Approved: J.R.H.

SDP-96-147

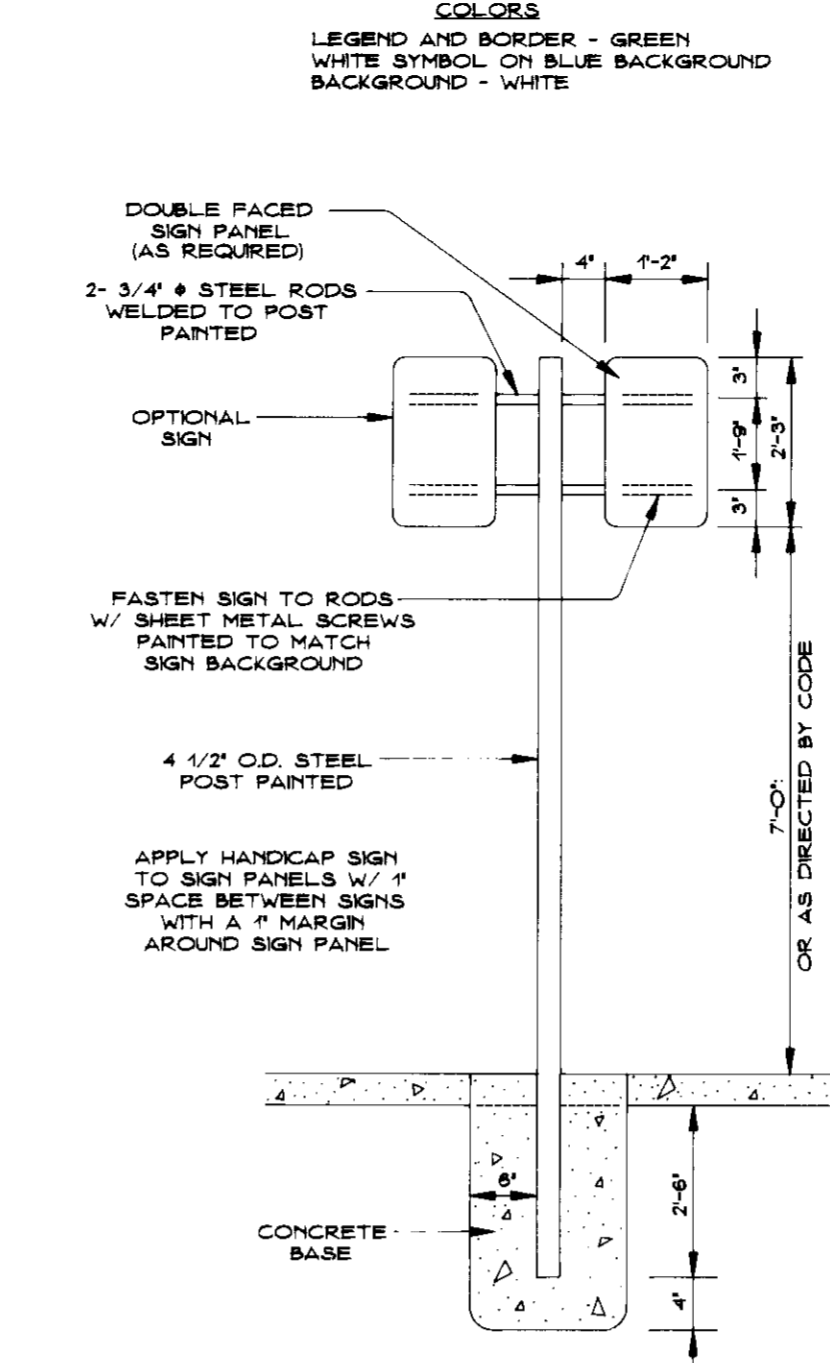




SCREENING WALL
NO SCALE



SITE POST - BOLLARD
NO SCALE



HANDICAPPED SIGN DETAILS
NOT TO SCALE

LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

DOUBLE FACED SIGN PANEL (AS REQUIRED)
2-3/4\"/>

OPTIONAL SIGN

FASTEN SIGN TO RODS W/ SHEET METAL SCREWS PAINTED TO MATCH SIGN BACKGROUND

4 1/2\"/>

APPLY HANDICAP SIGN TO SIGN PANELS W/ 1\"/>

OR AS DIRECTED BY CODE

CONCRETE BASE

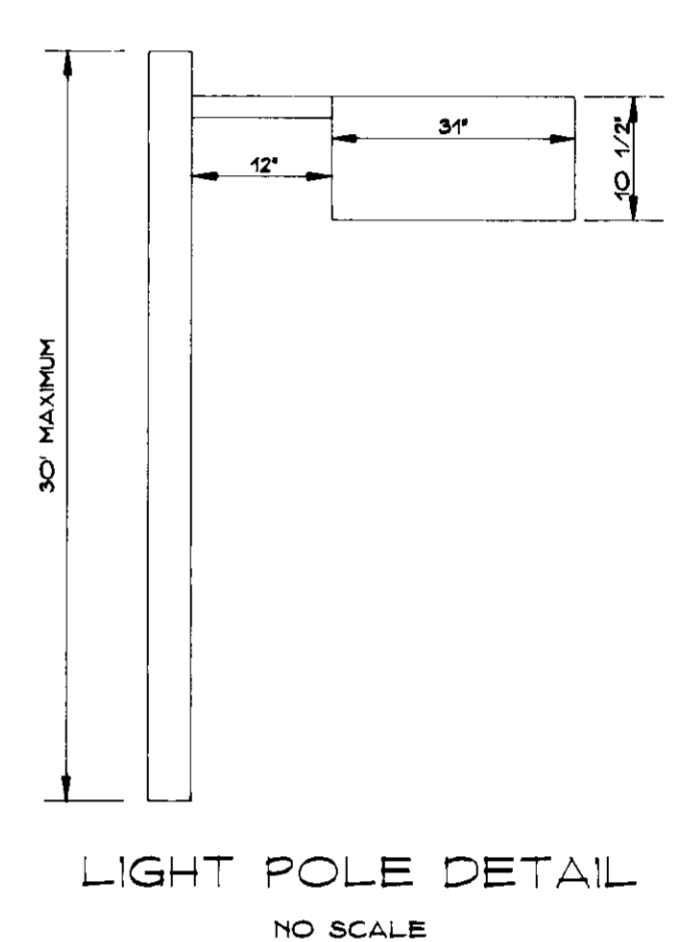
\$98 FINE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6X12X0.060 INCH THICK WITH TWO SINGLE POST MOUNTING HOLES.
THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3\"/>

SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD R7-8 RESERVED PARKING FOR HANDICAPPED SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND. IF THE SIGN IS PLACED AGAINST A BUILDING, STRUCTURE OR OTHER LOCATION WHERE VEHICLE OR PEDESTRIAN TRAFFIC IS NOT OBSTRUCTED THE BOTTOM EDGE OF SIGN SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.

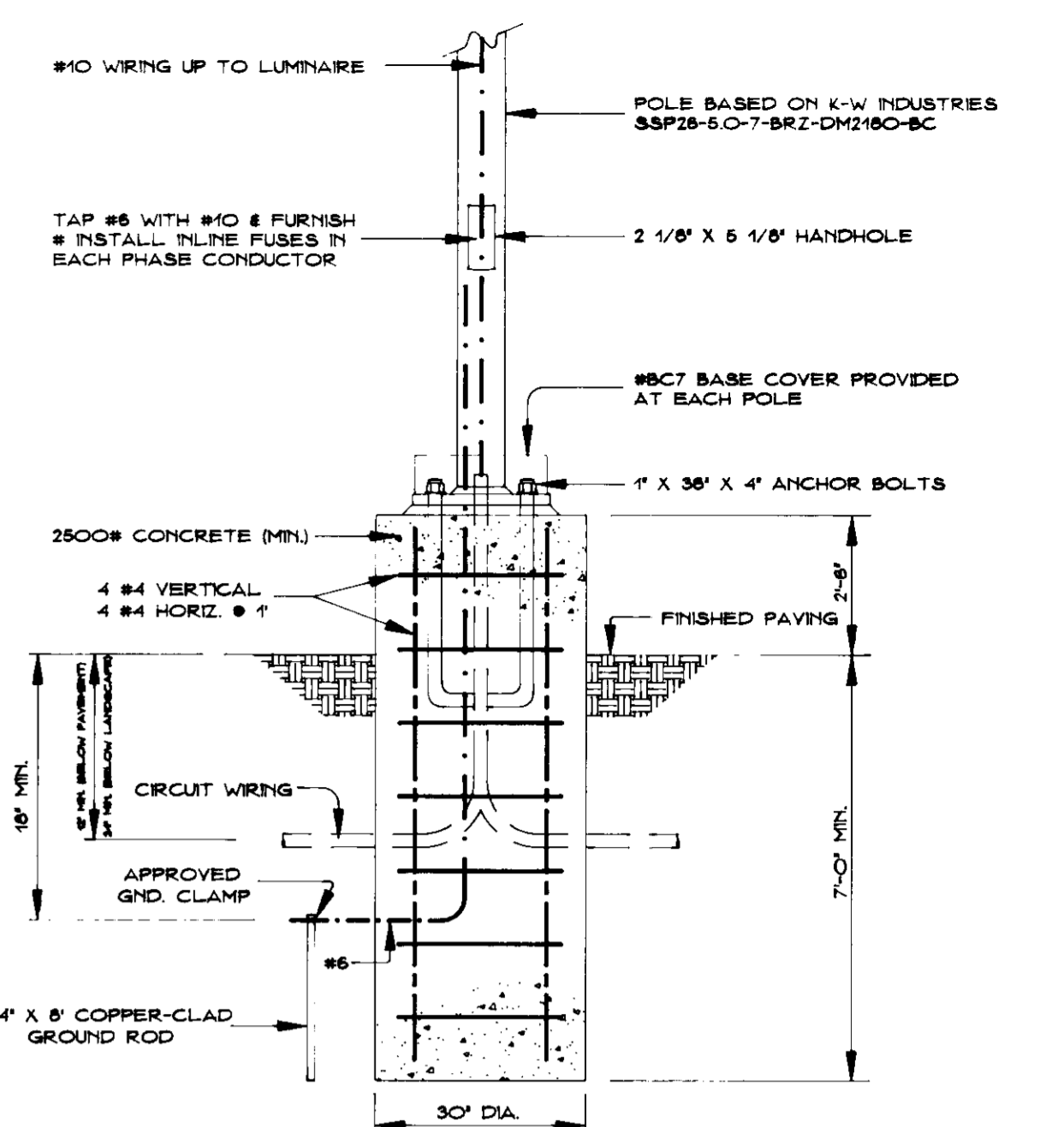


1. PRESTANDING SIGN 7'-0\"/>

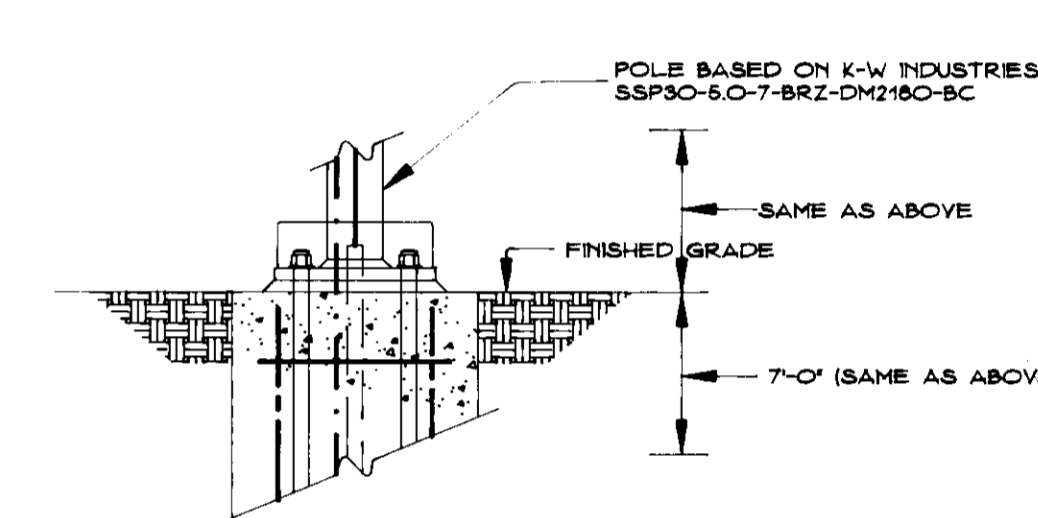
2. TWO SEPARATE SIGNS TO BE APPLIED TO METAL SIGN BOARD MOUNTED TO METAL POST.



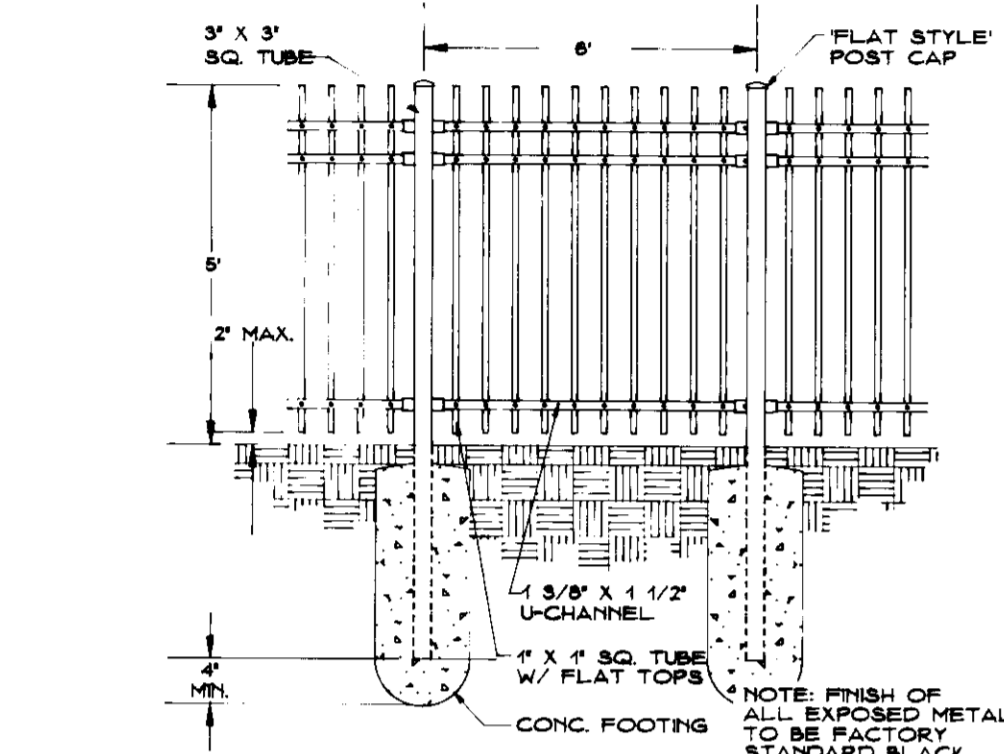
LIGHT POLE DETAIL
NO SCALE



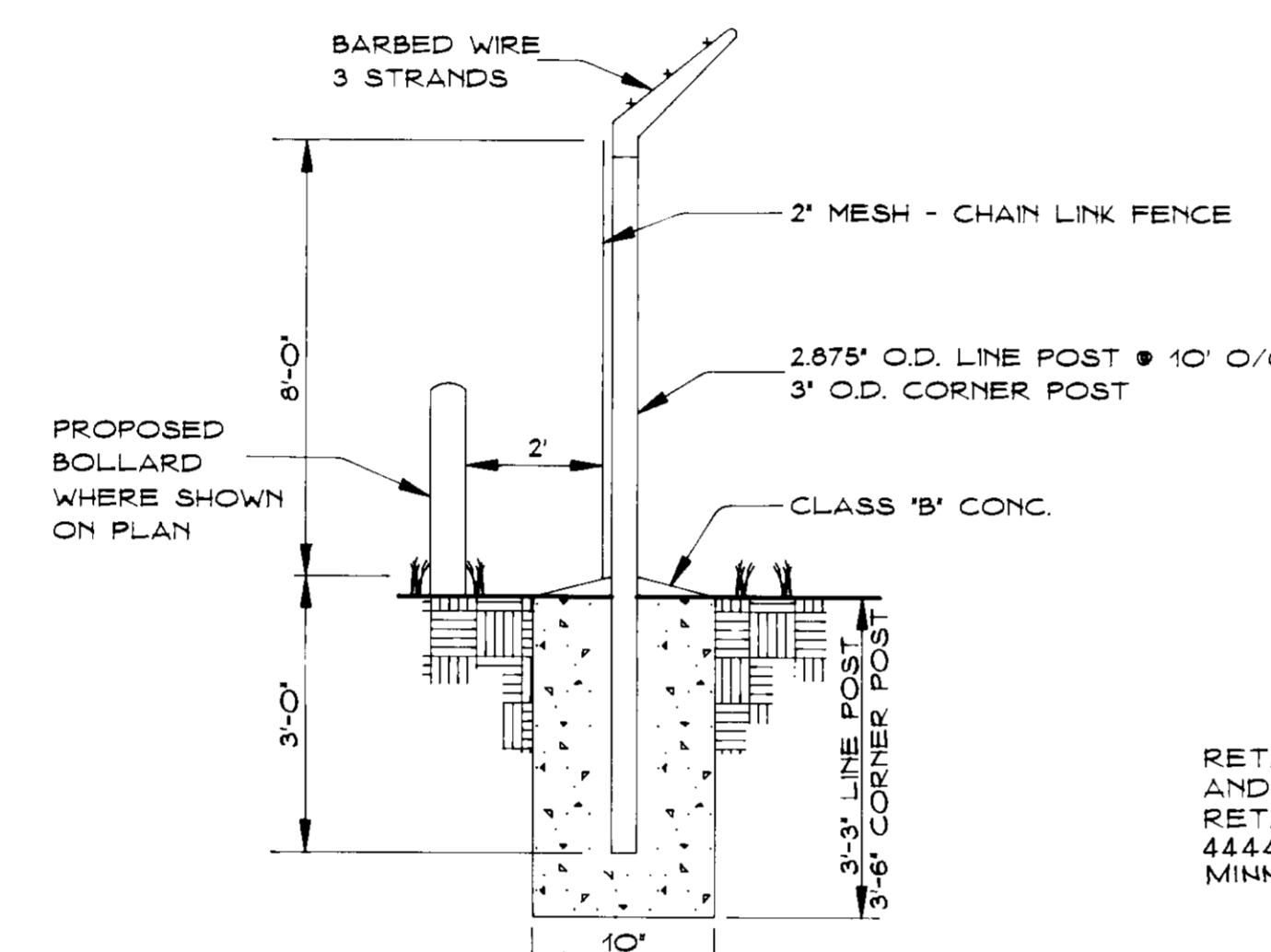
LIGHT POLE BASE DETAIL
TRAFFIC AREA
NO SCALE



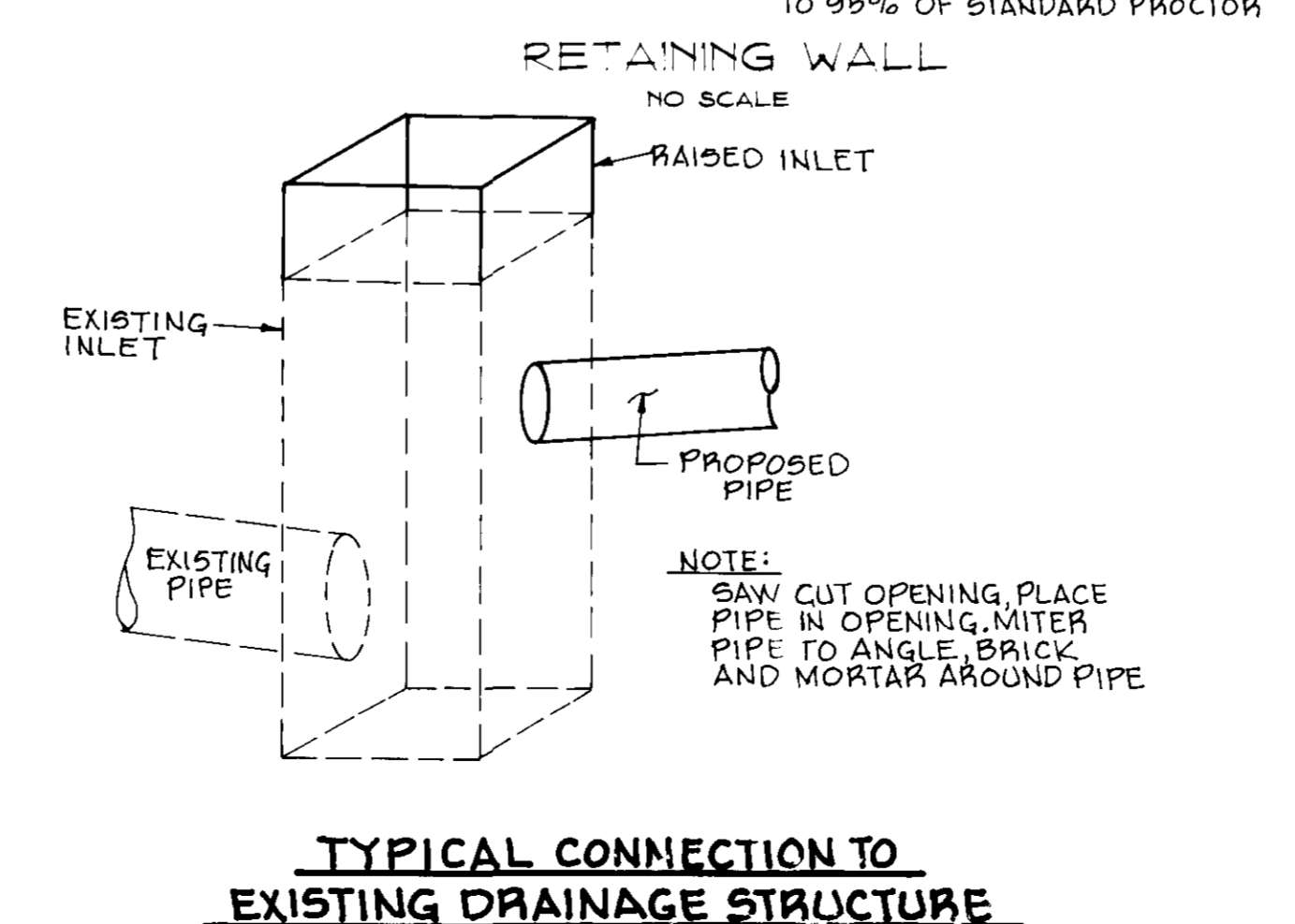
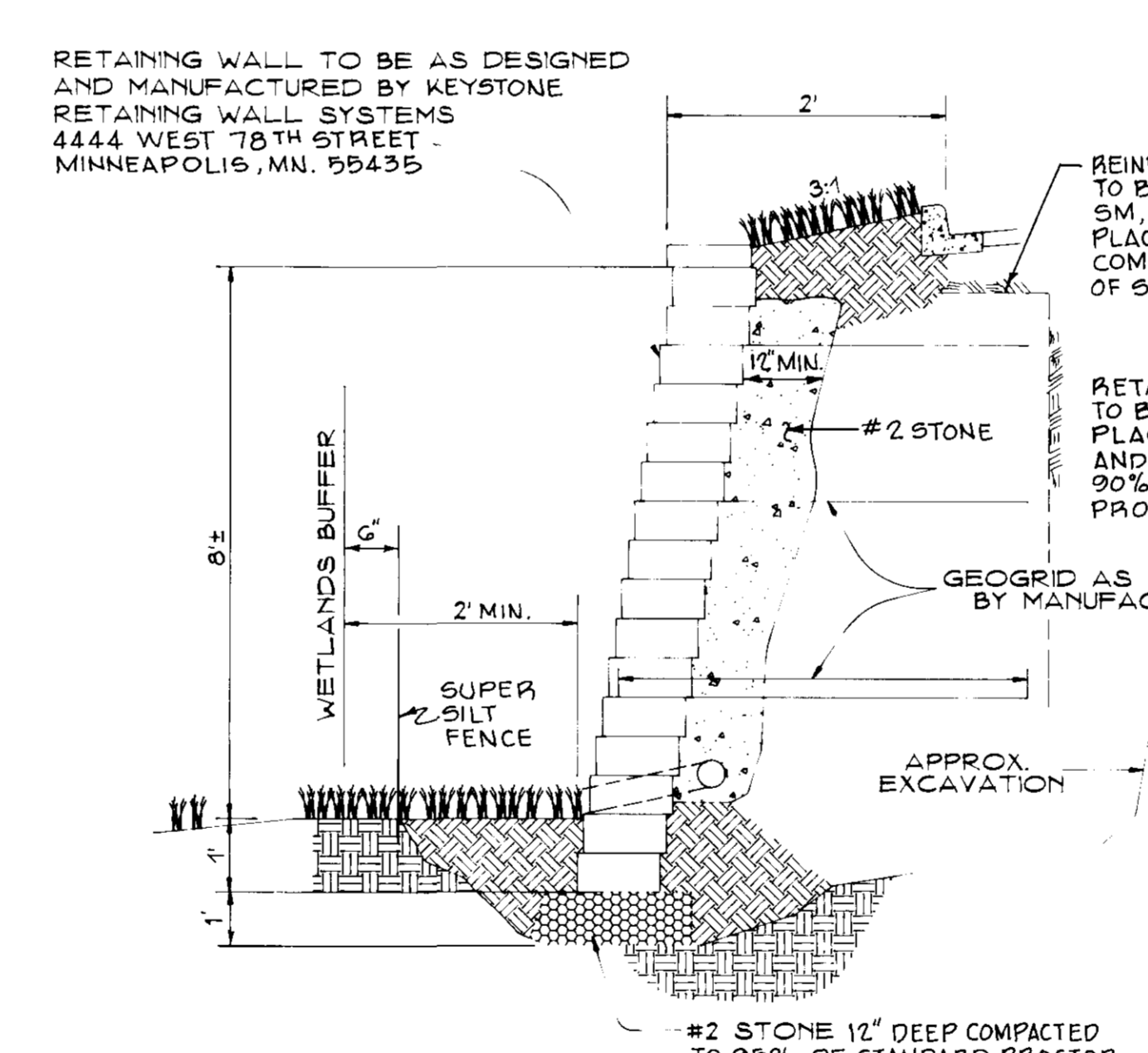
LIGHT POLE BASE DETAIL
NON-TRAFFIC AREA
NO SCALE



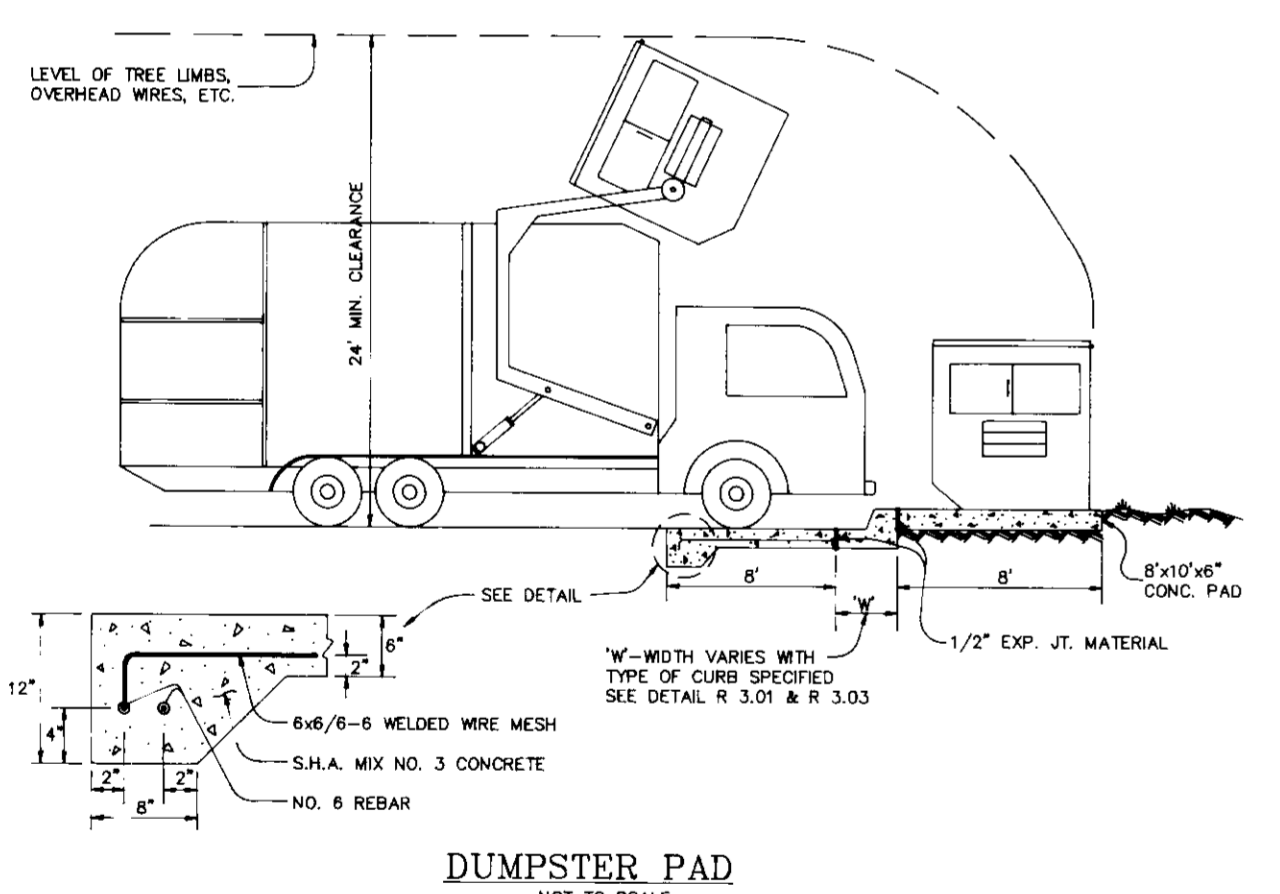
ORNAMENTAL METAL PICKET FENCE
NO SCALE



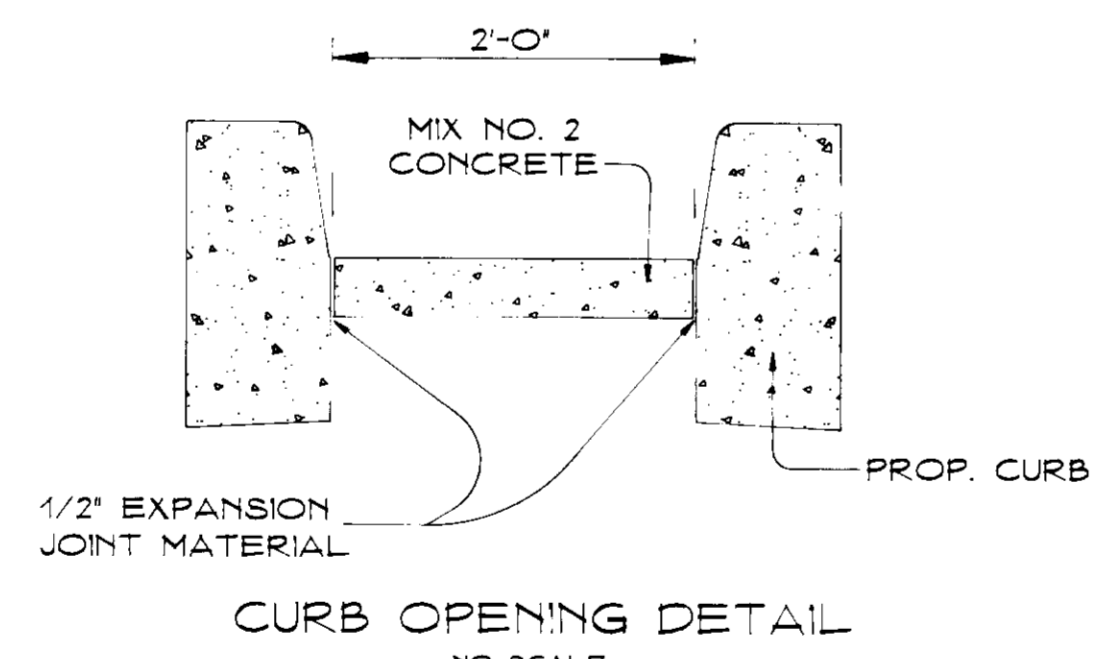
SECURITY/SCREENING FENCE
NO SCALE



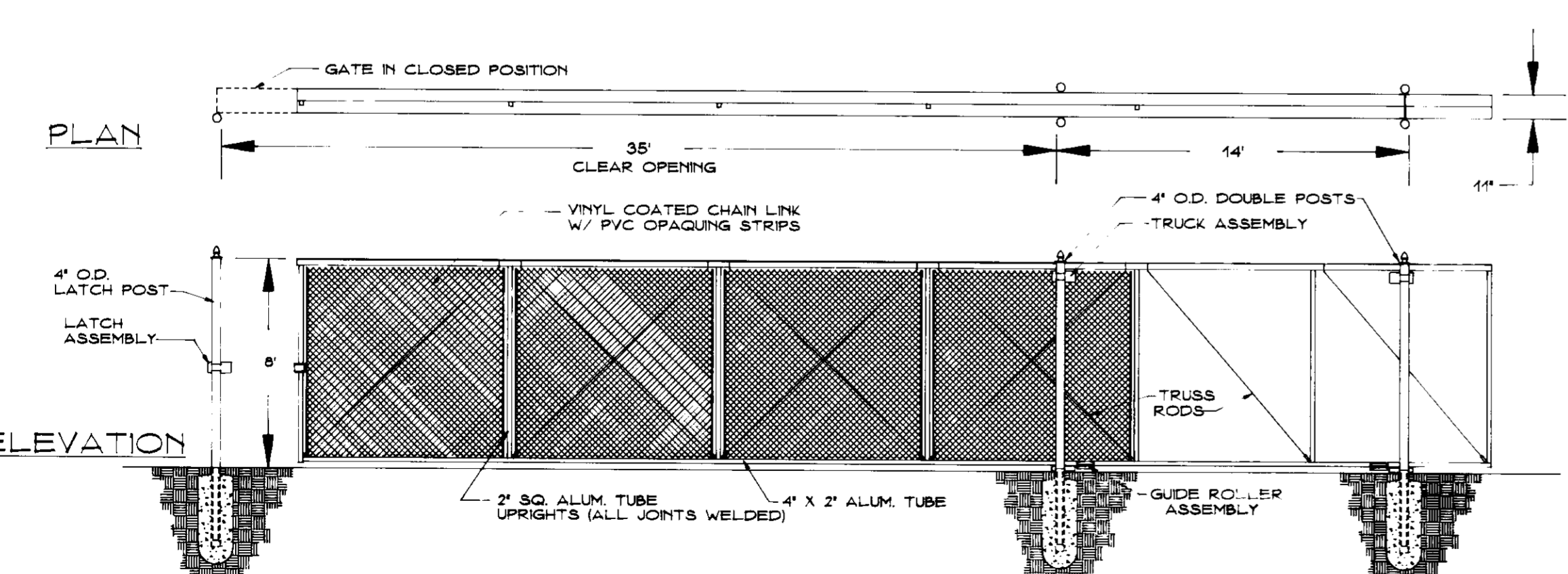
TYPICAL CONNECTION TO
EXISTING DRAINAGE STRUCTURE



DUMPSTER PAD
NOT TO SCALE



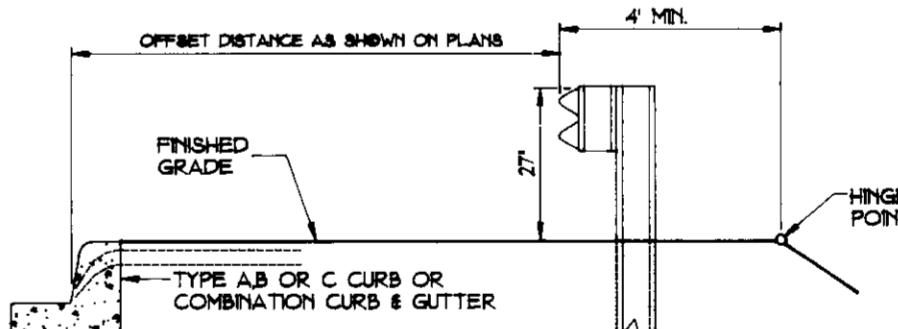
CURB OPENING DETAIL
NO SCALE



CANTILEVER SLIDE GATE DETAIL
NO SCALE

RETAINING WALL NOTES:

1. THE LEVELING PAD SUB-GRADE BEARING MUST BE CERTIFIED BY A MARYLAND REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. THE RETAINING WALL CONSTRUCTION MUST BE INSPECTED BY A QUALIFIED ENGINEER DURING CONSTRUCTION.



MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
TRAFFIC BARRIER W BEAM
NO SCALE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Jana M. Boyd M.P.E. 10-15-96
COUNTY HEALTH OFFICER MR

APPROVED: DEPARTMENT OF PLANNING AND ZONING
10/15/96
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/15/96
DATE

PHILIP BLAID
DATE

MARK V. LAUGER 10/15/96
DIRECTOR

Date	No	Revision	Description

OWNER: ACME COMMERCIAL CORPORATION
9990 MAYLAND DRIVE
RICHMOND, VIRGINIA 23255
ATTN: BENJAMIN B. CUMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
3343 PEACHTREE ROAD N.E. SUITE 1050
ATLANTA, GEORGIA 30328
ATTN: MICHAEL B. MCLOAD (414) 238-0265

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

AREA PLAT No. 11888-11891 CENSUS TRACT No. 6059.02
FREESTATE CARMAX P/O PARCEL B
8800 FREESTATE DRIVE
TAX MAP No. 47 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

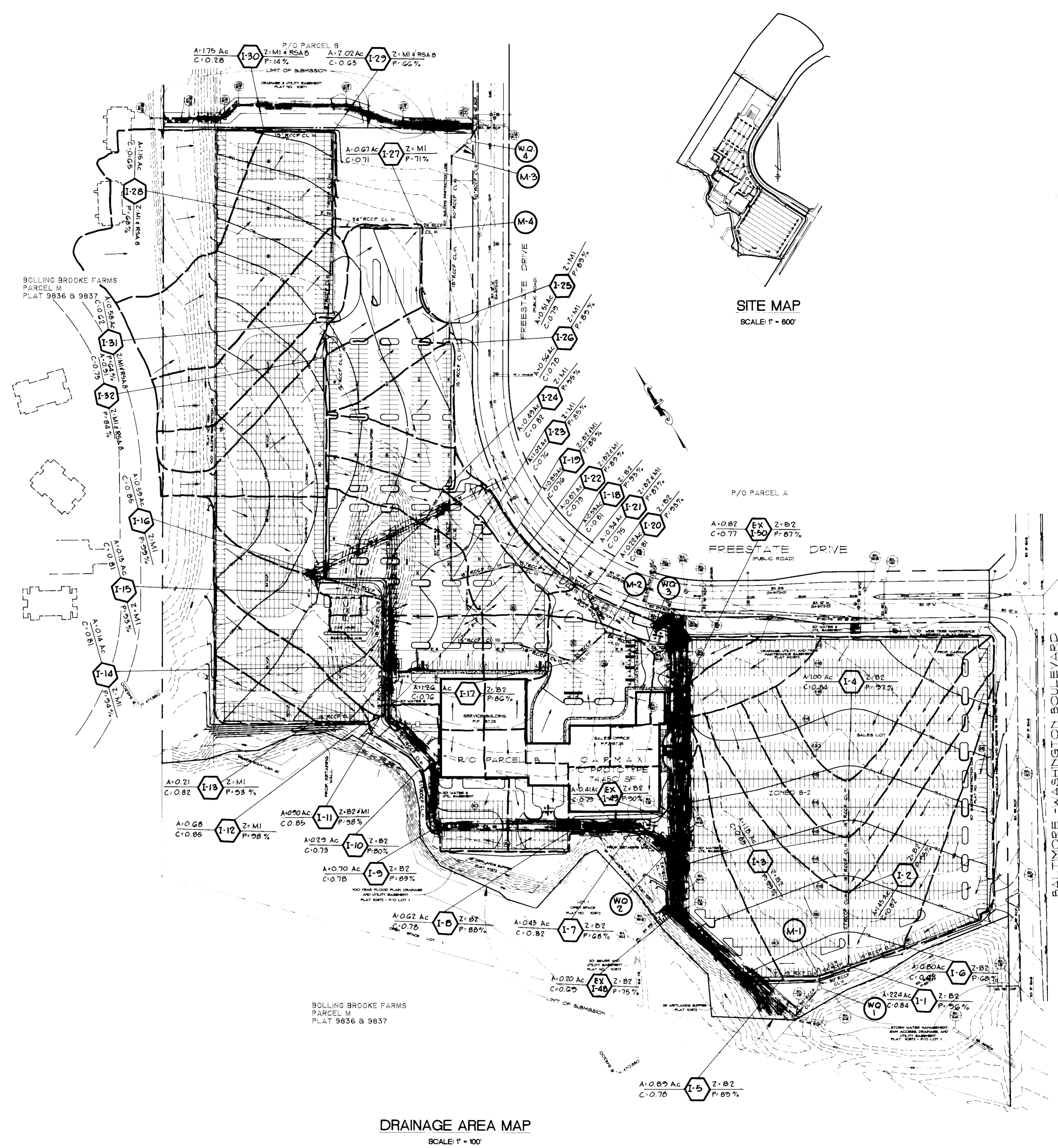
TITLE: **CARMAX**
THE AUTO SUPERSTORE

DETAILS

Des By: R.J.W. Scale: NO SCALE Proj No: CM01.DWG
Din By: A.J.R. Date: MAY 1996 96-010
Chk By: J.R.H. Approved: 7 OF 18

JOHN R. HEINRICHS
Professional Engr. No. 14920

5DP-96-147



SITE MAP
SCALE: 1" = 600'

DRAINAGE AREA MAP
SCALE: 1" = 100'

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	RIM/TOP SLAB ELEV.	REMARKS
I-1	DOUBLE W/ COMB	SEE PLAN	171.45	171.00	GRATE 176.00	H.C. STD. SD 4.34
I-2	S	SEE PLAN	174.75	174.50	GRATE 179.40	H.C. STD. SD 4.22
I-3	S	SEE PLAN	177.59	177.34	GRATE 181.40	H.C. STD. SD 4.22
I-4	S	SEE PLAN	-	179.19	GRATE 183.40	H.C. STD. SD 4.22
I-5	DOUBLE W/ COMB	SEE PLAN	-	172.70	GRATE 176.70	H.C. STD. SD 4.34
I-6	DOUBLE W/ COMB	SEE PLAN	-	173.70	GRATE 178.00	H.C. STD. SD 4.34
I-7	DOUBLE W/ COMB	SEE PLAN	174.32	174.02	GRATE 184.00	H.C. STD. SD 4.22
I-8	DOUBLE W/ COMB	SEE PLAN	176.14	175.94	GRATE 185.00	H.C. STD. SD 4.22
I-9	A-5	SEE PLAN	179.42	179.12	THROAT 184.60	H.C. STD. SD 4.01
I-10	A-5	SEE PLAN	181.43	181.23	THROAT 186.55	H.C. STD. SD 4.01
I-11	A-5	SEE PLAN	183.90	183.70	THROAT 188.75	H.C. STD. SD 4.01
I-12	A-5	SEE PLAN	184.69	184.49	THROAT 189.15	H.C. STD. SD 4.01
I-13	A-5	SEE PLAN	-	187.30	THROAT 191.15	H.C. STD. SD 4.01
I-14	A-5	SEE PLAN	186.56	186.36	THROAT 190.75	H.C. STD. SD 4.01
I-15	A-5	SEE PLAN	188.07	187.87	THROAT 192.50	H.C. STD. SD 4.01
I-16	A-5	SEE PLAN	-	189.25	THROAT 194.00	H.C. STD. SD 4.01
I-17	S	SEE PLAN	178.84	178.64	GRATE 184.00	H.C. STD. SD 4.22
I-18	A-5	SEE PLAN	181.44	181.20	THROAT 185.00	H.C. STD. SD 4.01
I-19	A-5	SEE PLAN	-	182.60	THROAT 185.00	H.C. STD. SD 4.01
I-20	A-5	SEE PLAN	177.20	177.00	THROAT 183.00	H.C. STD. SD 4.01
I-21	A-5	SEE PLAN	176.00	177.80	THROAT 184.00	H.C. STD. SD 4.01
I-22	A-5	SEE PLAN	179.28	179.08	THROAT 184.70	H.C. STD. SD 4.01
I-23	A-5	SEE PLAN	180.75	180.50	THROAT 185.00	H.C. STD. SD 4.01
I-24	A-5	SEE PLAN	-	183.50	THROAT 187.80	H.C. STD. SD 4.01
I-25	A-5	SEE PLAN	181.87	181.67	THROAT 186.80	H.C. STD. SD 4.01
I-26	A-5	SEE PLAN	-	182.25	THROAT 186.40	H.C. STD. SD 4.01
I-27	A-5	SEE PLAN	174.44	174.24	THROAT 186.00	H.C. STD. SD 4.01
I-28	S-COMB	SEE PLAN	183.50	172.69	GRATE 187.50	H.C. STD. SD 4.32
I-29	S-COMB	SEE PLAN	178.80	178.45	GRATE 182.60	H.C. STD. SD 4.32
I-30	S-COMB	SEE PLAN	-	179.70	GRATE 184.00	H.C. STD. SD 4.32
I-31	A-5	SEE PLAN	187.75	187.55	THROAT 192.10	H.C. STD. SD 4.01
I-32	A-5	SEE PLAN	-	189.25	THROAT 193.50	H.C. STD. SD 4.01
M-1	MANHOLE	SEE PLAN	162.22	168.90	RIM 177.50	H.C. STD. SD 5-13
M-2	MANHOLE	SEE PLAN	176.80	176.20	RIM 185.05	H.C. STD. SD 5-13
M-3	MANHOLE	SEE PLAN	171.66	171.46	RIM 181.50	H.C. STD. SD 5-13
M-4	MANHOLE	SEE PLAN	172.82	173.00	RIM 184.25	H.C. STD. SD 5-13
WQ-1	STORM	SEE PLAN	169.68	168.58	RIM 175.50	STORMCEPTOR CORPORATION STD.
WQ-2	STORM	SEE PLAN	173.02	172.92	RIM 182.00	STORMCEPTOR CORPORATION STD.
WQ-3	STORM	SEE PLAN	174.62	174.52	RIM 186.75	STORMCEPTOR CORPORATION STD.
WQ-4	STORM	SEE PLAN	171.09	171.00	RIM 181.25	STORMCEPTOR CORPORATION STD.
EX I-47	EX. A-10	SEE PLAN	187.62	189.98	-	-
EX I-48	EX. A-10	SEE PLAN	171.25	161.89	THROAT 180.65	ADJUST TOP
EX I-117	EX. A-10	SEE PLAN	171.28	168.80	-	-
EX M-52	BRICK MANHOLE	SEE PLAN	173.70	165.50	RIM 186.75	ADJUST FRAME & COVER

ALL STORM DRAIN BEDDINGS IS TO BE CLASS 'C' UNLESS OTHERWISE NOTED.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Carol M. Boyd 10-15-96
COUNTY HEALTH OFFICER
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Michael Blood 10/21/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
Daniel S. Taylor 11/15/96
DIRECTOR

Date	No	Revision Description

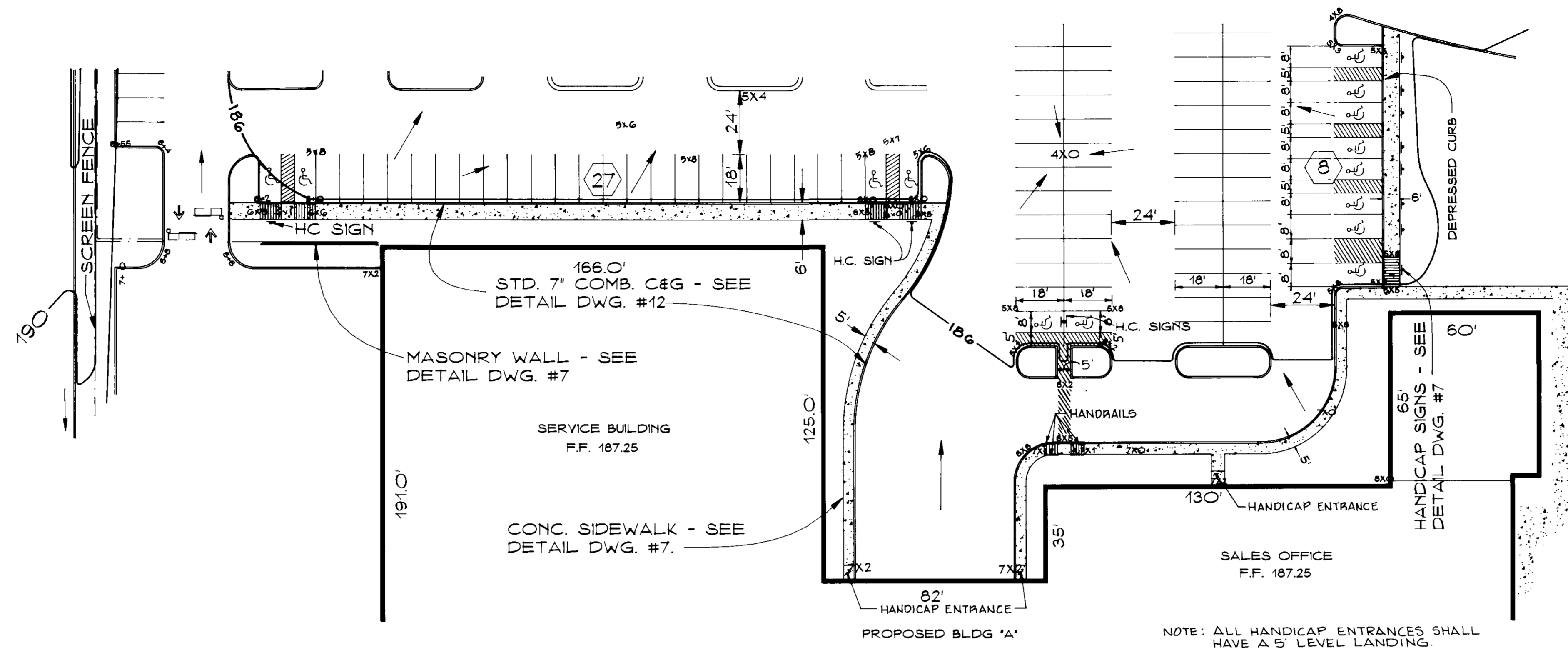
OWNER: ACME COMMERCIAL CORPORATION
2950 MAYLAND DRIVE
RICHMOND, VIRGINIA 23235
ATTN: BENJAMIN B. CUMMINGS JR.
DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
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ATTN: MICHAEL B. MCLOAD (414) 238-0285

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(410) 247-8833 FAX 247-9397

AREA PLAT NO. 11889-11891 CENSUS TRACT NO. 6069.02
FREESTATE CARMAX P/O PARCEL B
8800 FREESTATE DRIVE
TAX MAP NO. 47 ELEC. DIST. No. G HOWARD CO. MD. PARCEL 142
TITLE: **Carmax**
DRAINAGE AREA MAP

11/17/96
JOHN R. HEINRICHS
Professional Engr. No. 14920

Scale: 1" = 100'
Date: MAY 1996
Approved: SDP 96-
Prof No: DAMAP2.DWG
96-010
DRAWING NO:
8 OF 18
SDP-96-147



HANDICAPPED PARKING DETAIL
SCALE: 1" = 30'

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITION WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR PREVENT CONTROLLING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

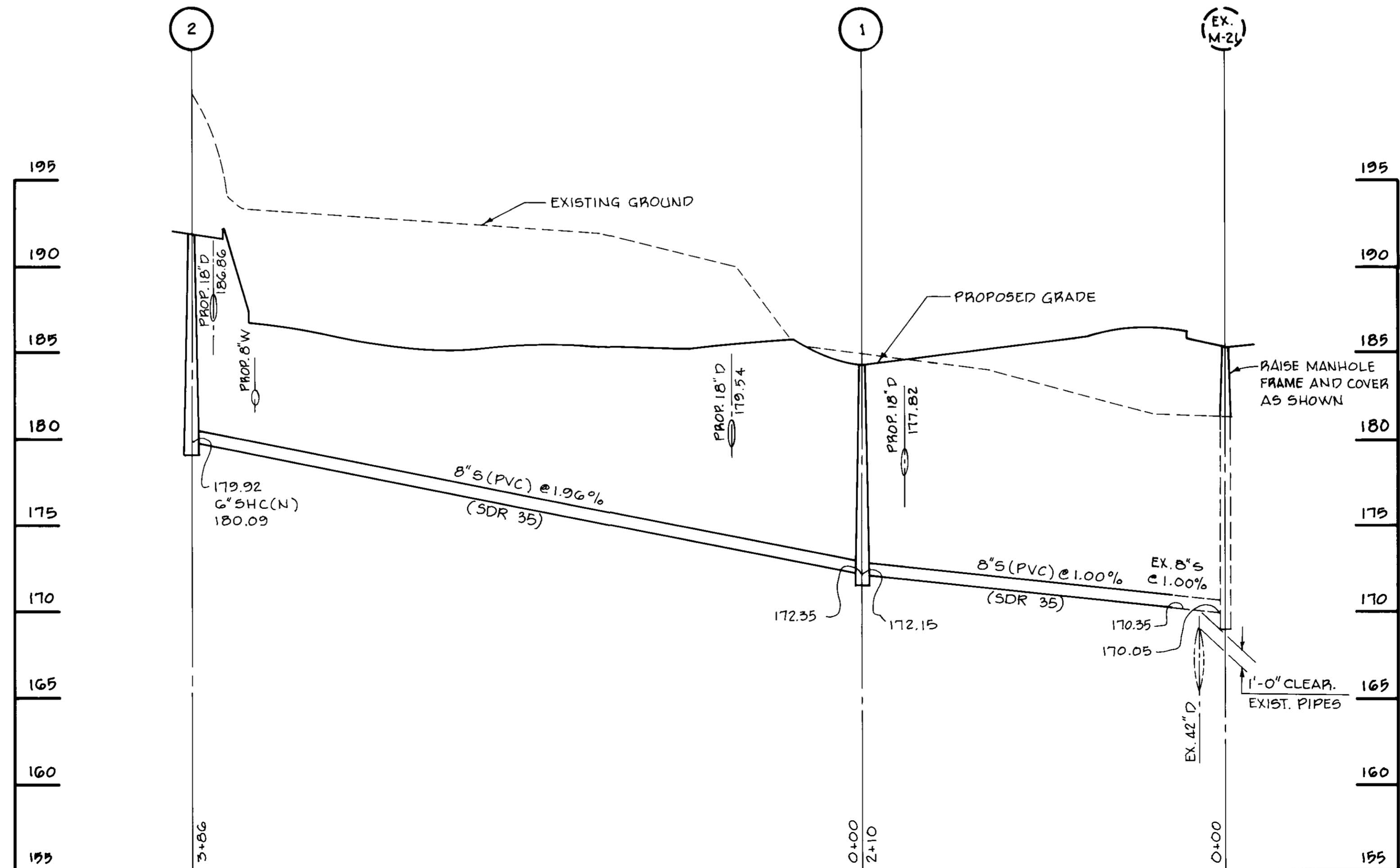
- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY SILT LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MATURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 8% BY VOLUME OF CHINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-6 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 200 VEGETATIVE STABILIZATION SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL NOT BE LESS THAN 15 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOIL 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 (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL, SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

V. TOPSOIL APPLICATION

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED ALBERT 4" - 6" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 6" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODS OR BODIES 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 WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 15 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB./1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.



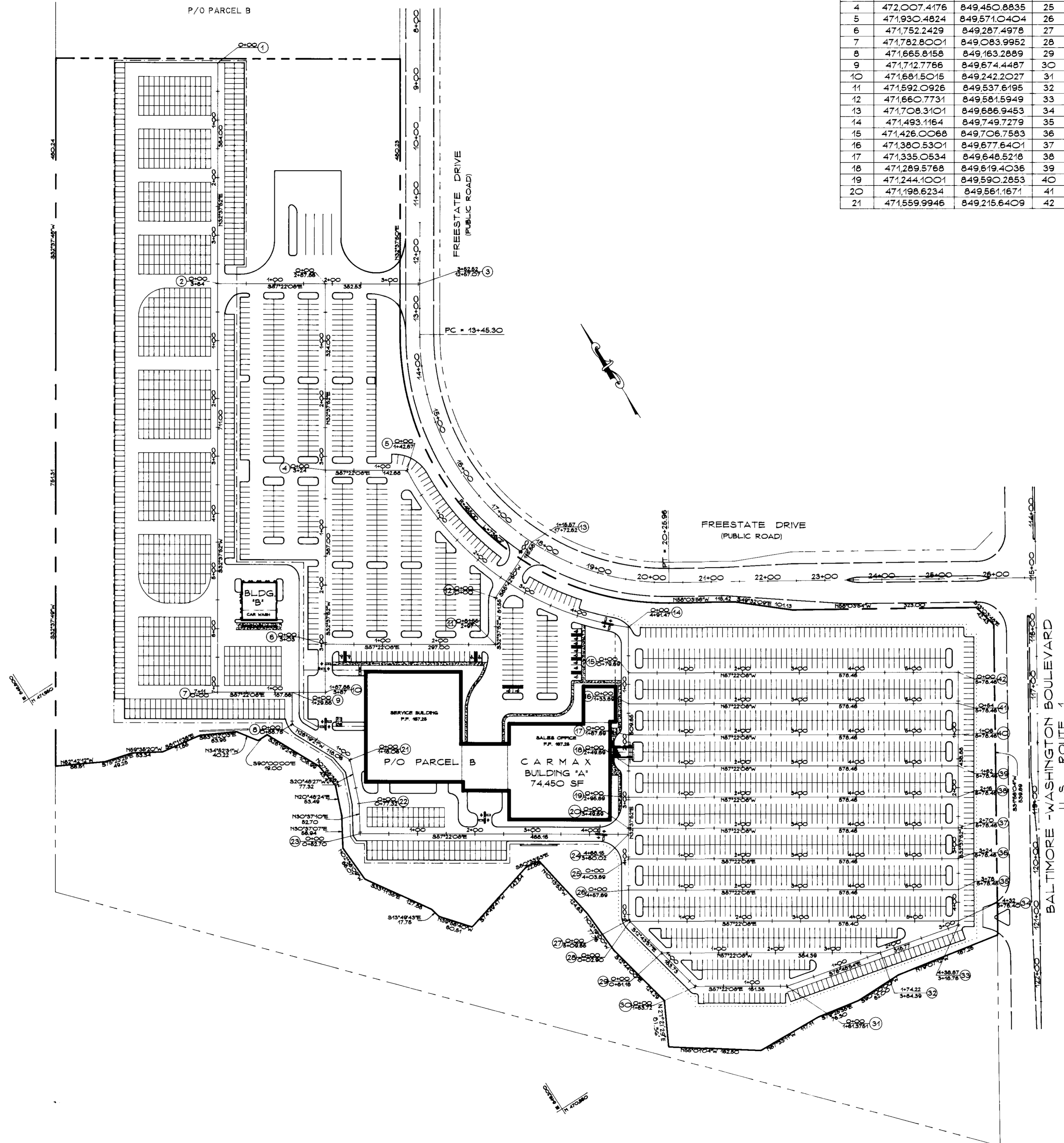
SEWER PROFILE
SCALE: H: 1" = 5' V: 1" = 5'

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT			
Joseph M. Boyd, Jr. COUNTY HEALTH OFFICER		MR	10-15-96 DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING			
Richard Blood CHIEF, DEVELOPMENT ENGINEERING DIVISION			10/24/96 DATE
Michael B. McLeod CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH			10/15/96 DATE
Michael B. McLeod DIRECTOR			11/10/96 DATE
Date	No.	Revision Description	
OWNER: ACME COMMERCIAL CORPORATION 9950 MAYLAND DRIVE RICHMOND, VIRGINIA 23233			
ATTN: BENJAMIN B. CUMMINGS JR.			
DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL 3343 PRACHTREE ROAD N.E., SUITE 1050 ATLANTA, GEORGIA 30328 ATTN: MICHAEL B. MCLEOD (414) 238-0285			
 PHOENIX ENGINEERING, INC. CONSULTING ENGINEERS 815 MAIDEN CHOICE LANE, SUITE 300 BALTIMORE, MARYLAND 21228 (410) 247-8533 FAX 247-8597			
AREA	PLAT NO. 11889-11891	CENSUS TRACT NO. 6069.02	
	FREESTATE CARMAX	P10 PARCEL B	
	8800 FREESTATE DRIVE		
	TAX MAP NO. 47	ELEC. DIST. NO. 6	HOWARD CO., MD. PARCEL 142
TITLE: MISCELLANEOUS PROFILES			
Des. By	R.J.W.	Scale	H: 1" = 5' V: 1" = 5'
Drn. By	D.R.B.	Date	JUNE 1996
Chk. By	J.R.H.	Approved	
Professional Engr. No.		Proj No. 96-010	
		DRAWING NO.	
		3 OF 18	

11/17/96

JOHN R. HEINRICHS
Professional Engr. No.

BOLLING BROOKE FARMS
PARCEL M
PLAT 98364 9837



COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	472,704.9659	849,674.4487	22	471,487.7161	849,188.1741
2	472,381.5763	849,467.3856	23	471,442.3637	849,161.3321
3	472,191.4851	849,764.2685	24	471,189.9211	849,555.5951
4	472,007.4176	849,450.8835	25	471,153.1468	849,532.0488
5	471,930.4824	849,571.0404	26	471,107.6701	849,502.9306
6	471,752.2429	849,287.4978	27	471,063.9076	849,474.9099
7	471,782.8001	849,083.9952	28	471,061.0819	849,475.5483
8	471,665.8158	849,163.2899	29	470,985.7267	849,492.8014
9	471,712.7766	849,674.4487	30	470,904.2067	849,510.9954
10	471,681.5015	849,242.2027	31	470,817.1887	849,646.8992
11	471,692.0928	849,537.6195	32	470,777.4510	849,816.5230
12	471,660.7731	849,581.5949	33	470,744.4800	849,957.2620
13	471,708.3101	849,686.9453	34	470,750.2712	849,960.9700
14	471,493.1164	849,749.7279	35	470,795.7479	849,990.0883
15	471,426.0068	849,708.7583	36	470,841.2246	850,019.2085
16	471,380.5301	849,677.6401	37	470,886.7012	850,048.3248
17	471,335.0534	849,648.5218	38	470,932.1779	850,077.4431
18	471,289.5768	849,619.4036	39	470,977.6546	850,106.5613
19	471,244.1001	849,590.2853	40	471,023.1313	850,135.6796
20	471,198.6234	849,561.1671	41	471,068.6079	850,164.7978
21	471,153.1468	849,532.0488	42	471,114.0846	850,193.9161

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyd, M.D., P.E. 10-15-96
COUNTY HEALTH OFFICER MR DATE

William 10/2/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blood 11/15/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

John J. Taylor 11/15/96
DIRECTOR DATE

Date	No	Revision Description

OWNER: ACME COMMERCIAL CORPORATION
9950 MINLAND DRIVE
RICHMOND, VIRGINIA 23235

ATTN: BENJAMIN B. CUMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
3343 PEACHTREE ROAD N.E., SUITE 1050
ATLANTA, GEORGIA 30326
ATTN: MICHAEL B. MCLOAD (414) 238-0285

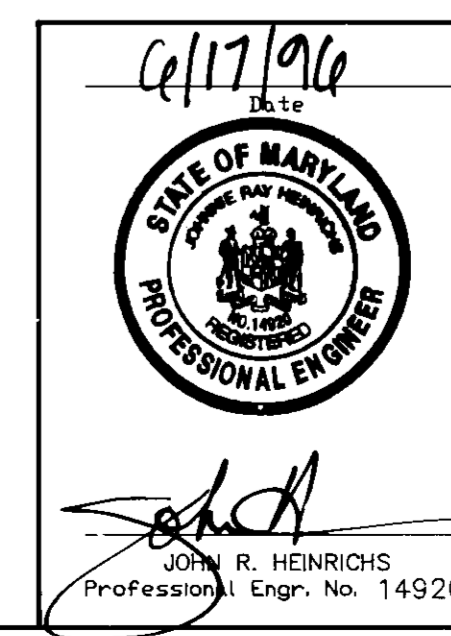
PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

AREA PLAT NO. 11889-11891 CENSUS TRACT NO. 6069.02
FREESTATE CARMAX P/O PARCEL B
8800 FREESTATE DRIVE
TAX MAP NO. 47 ELEC. DIST. NO. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE
Carmax
THE AUTO SUPERSTORE

SITE GEOMETRY

Des By	R.J.W.	Scale	1" = 100'	Proj No	GEOMETRY DWG 96-010
Des By	A.J.R.	Date	MAY 1996	DRAWING NO	10 OF 18
Chk By	J.R.H.	Approved	SDP 96-		



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 Plexiglas 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 immediately 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.

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

J. H. Warfield 9/20/96
NATURAL RESOURCE CONSERVATION SERVICES DATE

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

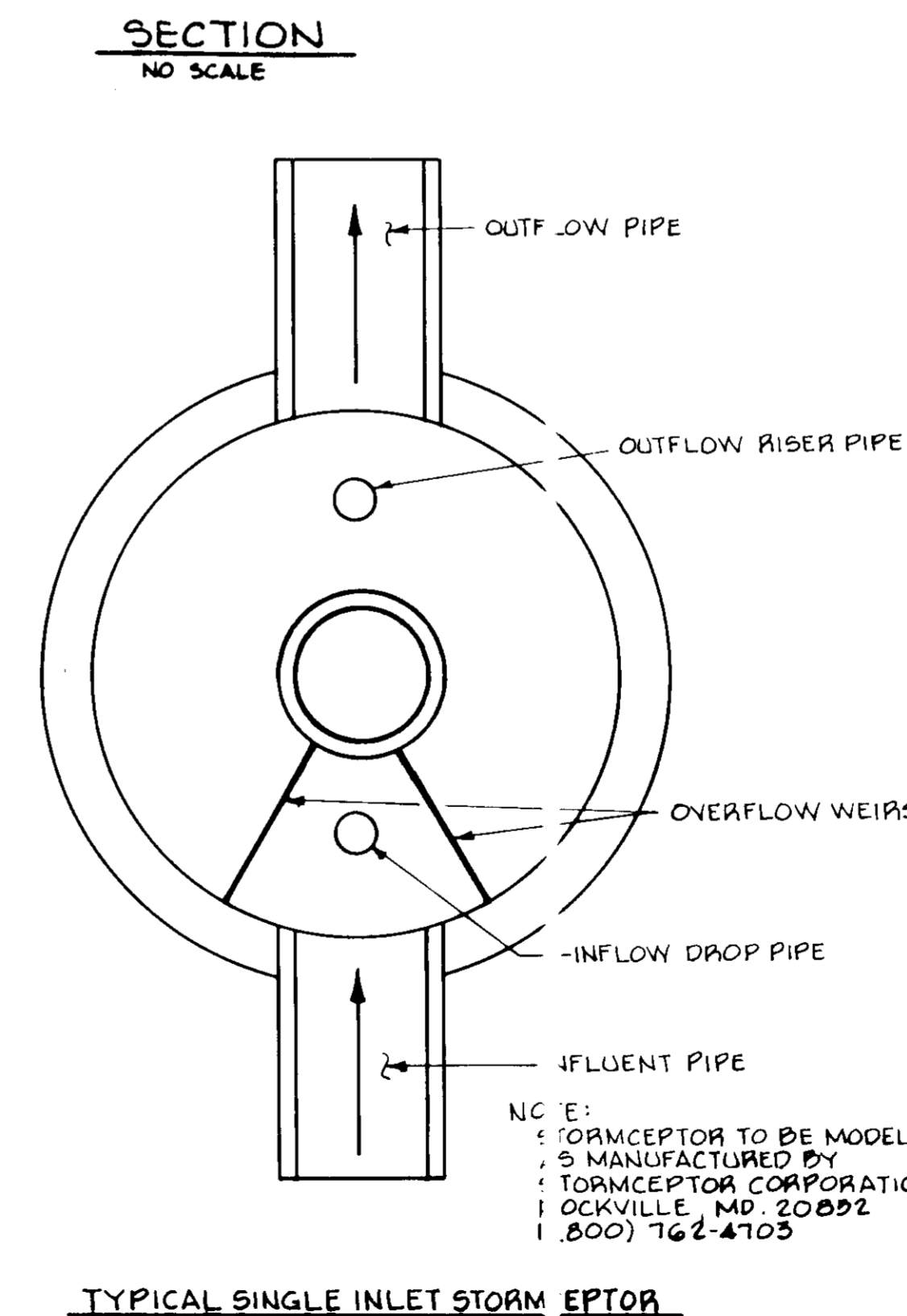
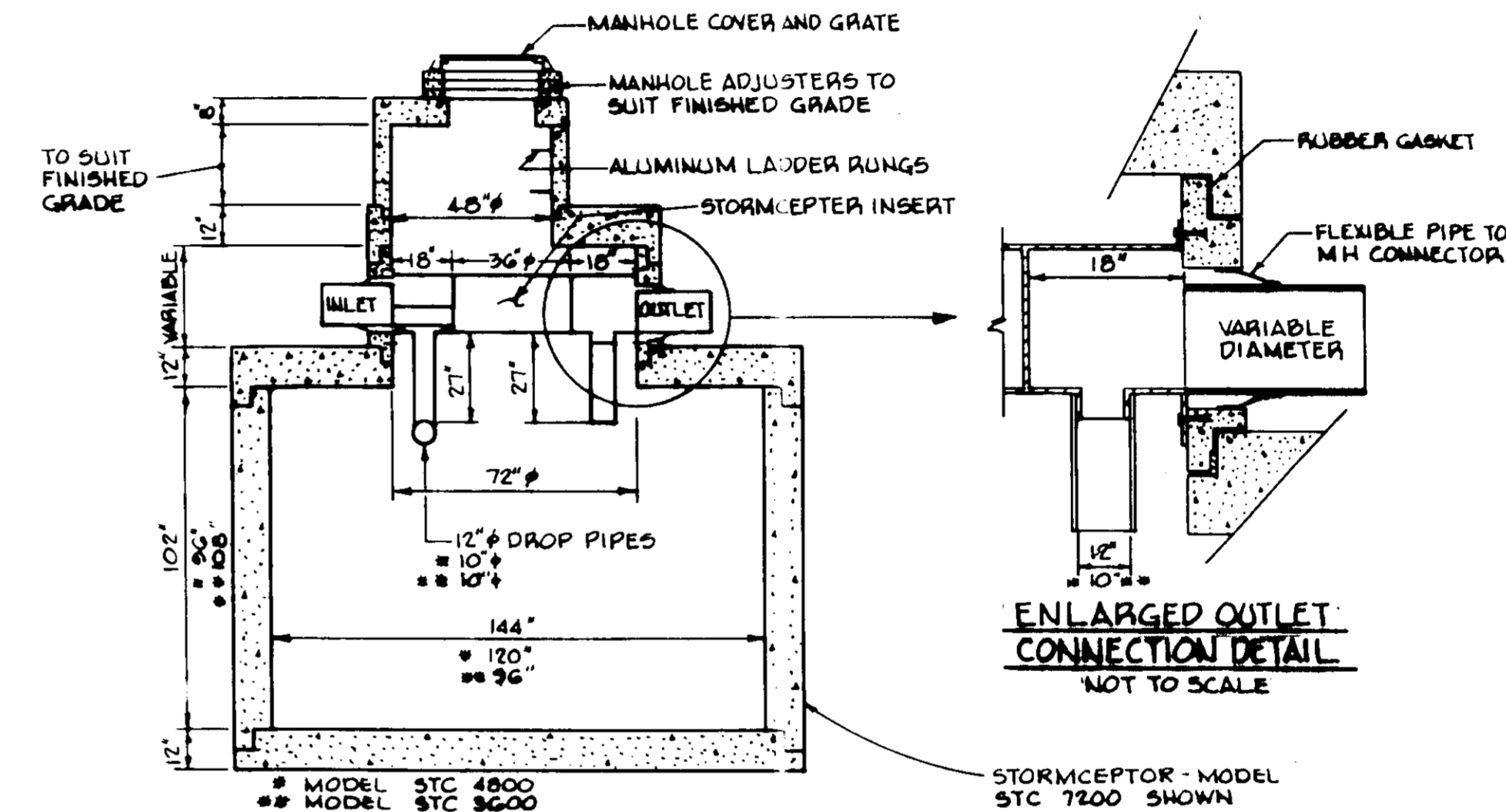
Geoffrey W. Schomig 9/20/96
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

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

John R. Heinrichs 6/17/96
ENGINEER, JOHN R. HEINRICHS, VICE PRESIDENT, PHOENIX ENGINEERING, INC. DATE

DEVELOPER'S CERTIFICATE
I, THE DEVELOPER, HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MANHOLE 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 COUNTY SOIL CONSERVATION DISTRICT.

MD Johnston 6/17/96
DEVELOPER, INDUSTRIAL DEVELOPMENTS INTERNATIONAL DATE



APPROVED FOR PUBLIC HEALTH AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

John M. Engler 10-15-96
COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Lawrence 10/15/96
CHIEF, DEPARTMENT OF PLANNING AND ZONING DATE

Richard Blood 10/15/96
CHIEF, DIVISION AND LAND DEVELOPMENT AND RESEARCH DATE

Debra V. Dwyer 11/15/96
DIRECTOR DATE

Date	No	Revised	Description

OWNER: ACME COMMERCIAL CORPORATION
9950 MAYLAND DRIVE
RICHMOND, VIRGINIA 23233
ATTN: BENJAMIN B. COMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
3343 PRACHTER ROAD N.E., SUITE 1050
ATLANTA, GEORGIA 30328
ATTN: MICHAEL B. MCLOAD (414) 238-0265

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-8997

AREA PLAT NO. 11891 CENSUS TRACT NO. 9601
FREESTATE CARMAX P10 PARCEL B
8800 FREESTATE DRIVE
TAX MAP NO. 47 ELEC DIST NO. 6 HOWARD CO MD PARCEL 142

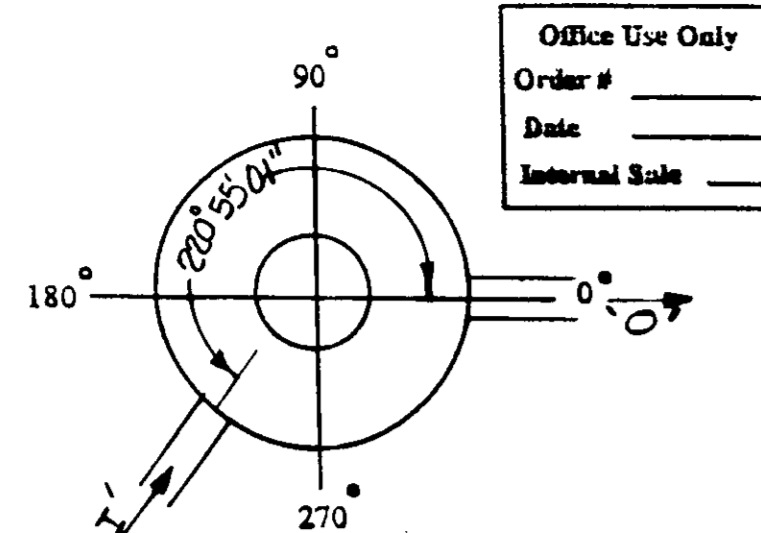
TITLE: **max** WATER QUALITY DETAILS

Drawn By: R.J.W. Scale: Proj No: 96-010
Date: JUNE 1996 DRAWING NO: 11 OF 18
Checked By: J.R.H. Approved: Professional Engr. No.

Concrete Stormceptor® Order Request Form *

Contractor Information

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



Owner Information

Indust. Devel. Inter.
Name: Mr. Michael J. McLoad
Phone: (404) 238-0265
Fax: (404) 233-5372

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

Stormceptor® Model		Insert Size	Manhole Number
900 <input type="checkbox"/>	3600 <input checked="" type="checkbox"/>	22" <input type="checkbox"/>	Top Elevation (ft) <u>175.90</u>
1200 <input type="checkbox"/>	4800 <input type="checkbox"/>	32" <input type="checkbox"/>	Inlet Pipe Invert (ft) <u>168.68</u>
1800 <input type="checkbox"/>	6000 <input type="checkbox"/>	44" <input type="checkbox"/>	Outlet Pipe Invert (ft) <u>168.68</u>
2400 <input type="checkbox"/>	7200 <input type="checkbox"/>	Custom _____	Pipe Type: <u>RCCP CL IV</u>
			Pipe Inside Diameter (in) [ID] <u>30"</u>
			Pipe Outside Diameter (in) [OD] <u>33 1/2"</u>

Project Name: C. MAX

Approximate time frame until required delivery (weeks) _____

Delivery Address: Street 8800 Freestate Drive
City Savage State MD Zip Code 20763

Designer Company: Phoenix Engineering, Inc.
Designer Contact: 9610.00 Phone (410) 247-8833 Fax (410) 247-9397

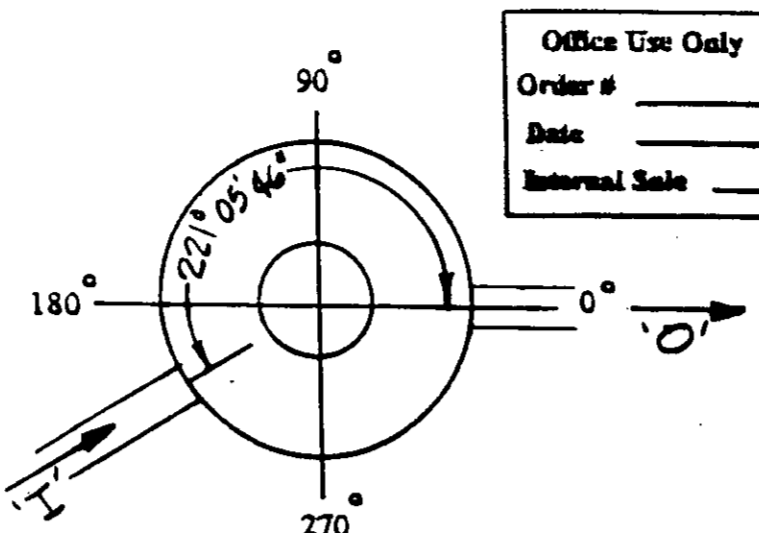
Please fax this order to Stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703

* TO BE INCLUDED ON SWM PLAN BY DESIGNER 1 12/20/95

Concrete Stormceptor® Order Request Form *

Contractor Information

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



Owner Information

Indust. Devel. Inter.
Name: Mr. Michael J. McLoad
Phone: (404) 238-0265
Fax: (404) 233-5372

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

Stormceptor® Model		Insert Size	Manhole Number
900 <input type="checkbox"/>	3600 <input checked="" type="checkbox"/>	22" <input type="checkbox"/>	Top Elevation (ft) <u>182.00</u>
1200 <input type="checkbox"/>	4800 <input type="checkbox"/>	32" <input checked="" type="checkbox"/>	Inlet Pipe Invert (ft) <u>173.02</u>
1800 <input type="checkbox"/>	6000 <input type="checkbox"/>	44" <input type="checkbox"/>	Outlet Pipe Invert (ft) <u>172.92</u>
2400 <input type="checkbox"/>	7200 <input type="checkbox"/>	Custom _____	Pipe Type: <u>RCCP CL IV</u>
			Pipe Inside Diameter (in) [ID] <u>24"</u>
			Pipe Outside Diameter (in) [OD] <u>27"</u>

Project Name: CARMAX

Approximate time frame until required delivery (weeks) _____

Delivery Address: Street 8800 Freestate Drive
City Savage State MD Zip Code 20763

Designer Company: Phoenix Engineering, Inc.
Designer Contact: 9610.00 Phone (410) 247-8833 Fax (410) 247-9397

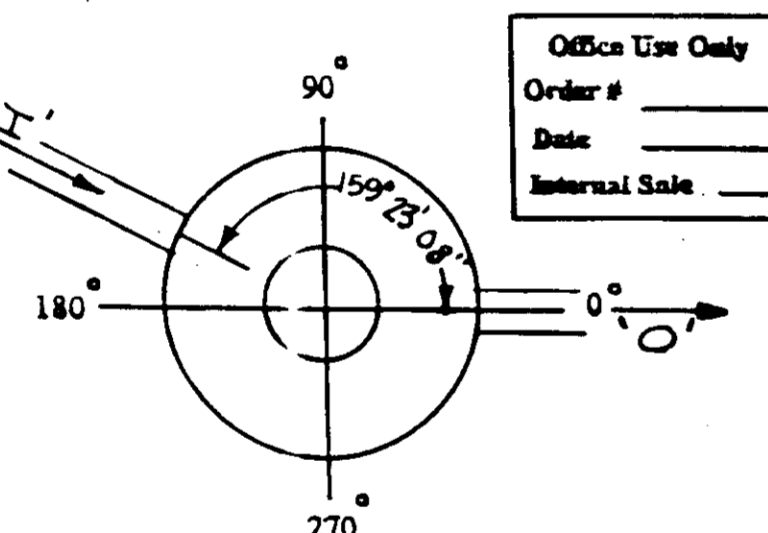
Please fax this order to Stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703

* TO BE INCLUDED ON SWM PLAN BY DESIGNER 2 12/20/95

Concrete Stormceptor® Order Request Form *

Contractor Information

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



Owner Information

Indust. Devel. Inter.
Name: Mr. Michael B. McLoad
Phone: (404) 238-365
Fax: (404) 233-372

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

Stormceptor® Model		Insert Size	Manhole Number
900 <input type="checkbox"/>	3600 <input checked="" type="checkbox"/>	22" <input type="checkbox"/>	Top Elevation (ft) <u>186.75</u>
1200 <input type="checkbox"/>	4800 <input type="checkbox"/>	32" <input checked="" type="checkbox"/>	Inlet Pipe Invert (ft) <u>174.62</u>
1800 <input type="checkbox"/>	6000 <input type="checkbox"/>	44" <input type="checkbox"/>	Outlet Pipe Invert (ft) <u>174.62</u>
2400 <input type="checkbox"/>	7200 <input type="checkbox"/>	Custom _____	Pipe Type: <u>RCCP CL IV</u>
			Pipe Inside Diameter (in) [ID] <u>24"</u>
			Pipe Outside Diameter (in) [OD] <u>27"</u>

Project Name: C. MAX

Approximate time frame until required delivery (weeks) _____

Delivery Address: Street 8800 Freestate Drive
City Savage State MD Zip Code 20763

Designer Company: Phoenix Engineering, Inc.
Designer Contact: 9610.00 Phone (410) 247-8833 Fax (410) 247-9397

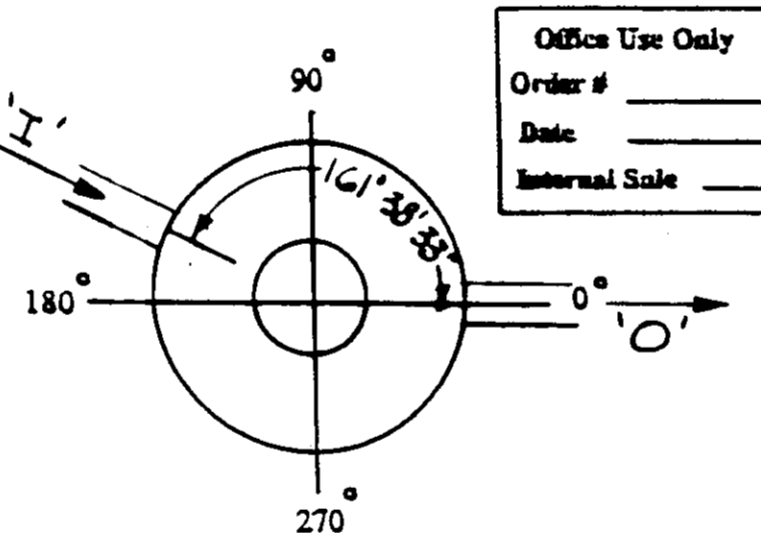
Please fax this order to Stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703

* TO BE INCLUDED ON SWM PLAN BY DESIGNER 3 12/20/95

Concrete Stormceptor® Order Request Form *

Contractor Information

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



Owner Information

Indust. Devel. Inter.
Name: Mr. Michael B. McLoad
Phone: (404) 238-0265
Fax: (404) 233-5372

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

Stormceptor® Model		Insert Size	Manhole Number
900 <input type="checkbox"/>	3600 <input checked="" type="checkbox"/>	22" <input type="checkbox"/>	Top Elevation (ft) <u>181.25</u>
1200 <input type="checkbox"/>	4800 <input type="checkbox"/>	32" <input type="checkbox"/>	Inlet Pipe Invert (ft) <u>171.09</u>
1800 <input type="checkbox"/>	6000 <input type="checkbox"/>	44" <input checked="" type="checkbox"/>	Outlet Pipe Invert (ft) <u>171.09</u>
2400 <input type="checkbox"/>	7200 <input type="checkbox"/>	Custom _____	Pipe Type: <u>RCCP CL IV</u>
			Pipe Inside Diameter (in) [ID] <u>30"</u>
			Pipe Outside Diameter (in) [OD] <u>33 1/2"</u>

Project Name: CARMAX

Approximate time frame until required delivery (weeks) _____

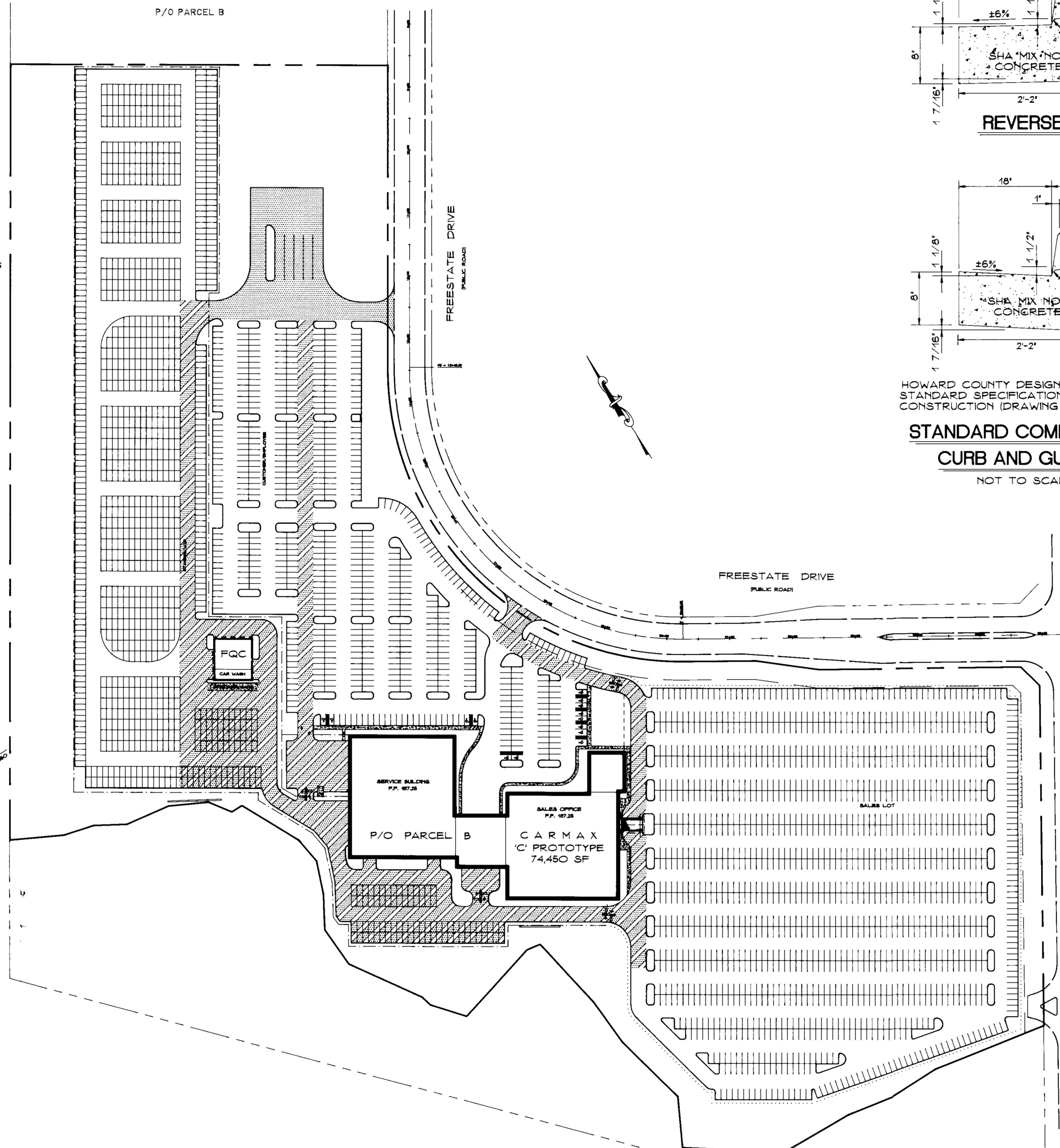
Delivery Address: Street 8800 Freestate Drive
City Savage State MD Zip Code 20763

Designer Company: Phoenix Engineering, Inc.
Designer Contact: 9610.00 Phone (410) 247-8833 Fax (410) 247-9397

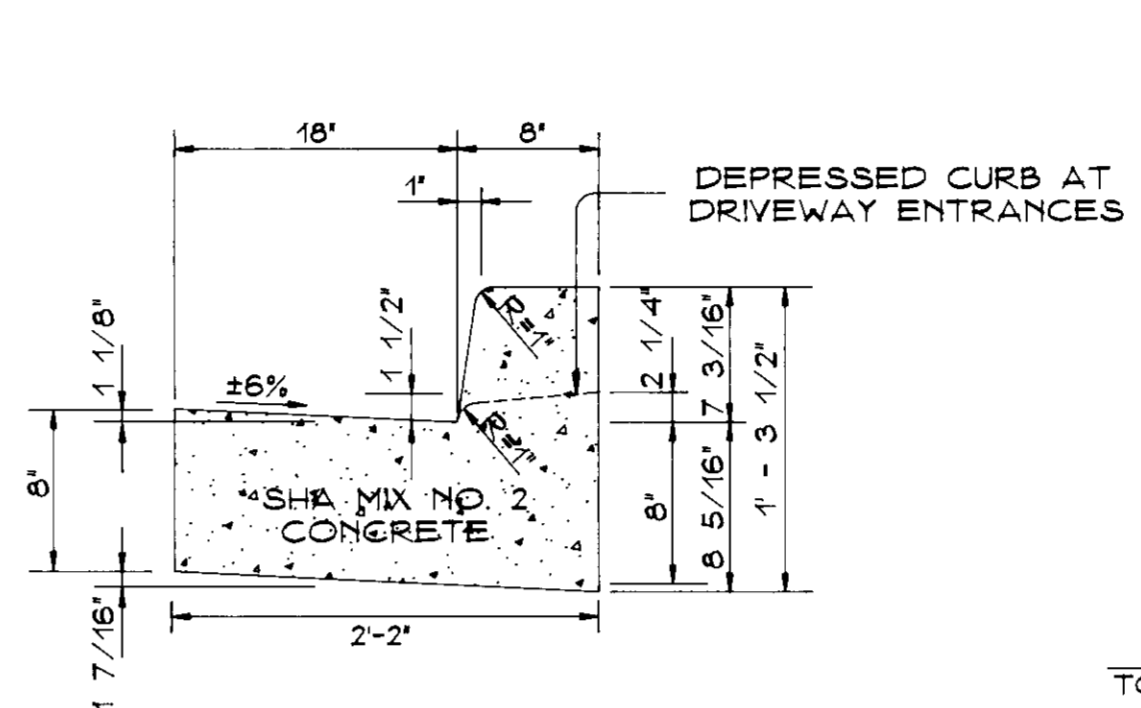
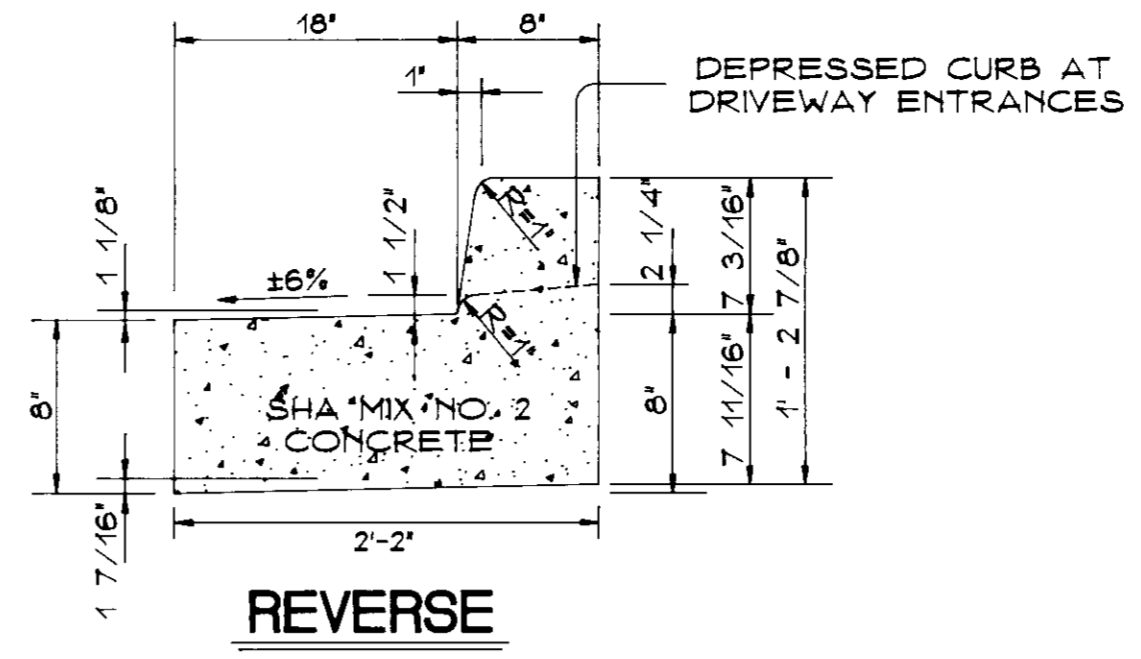
Please fax this order to Stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703

* TO BE INCLUDED ON SWM PLAN BY DESIGNER 4 12/20/95

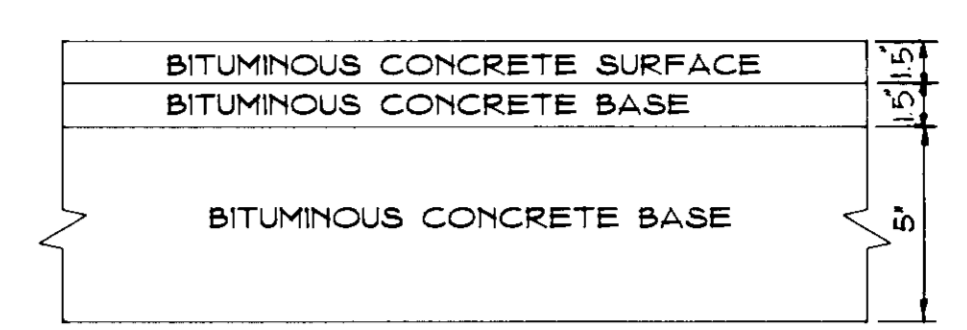
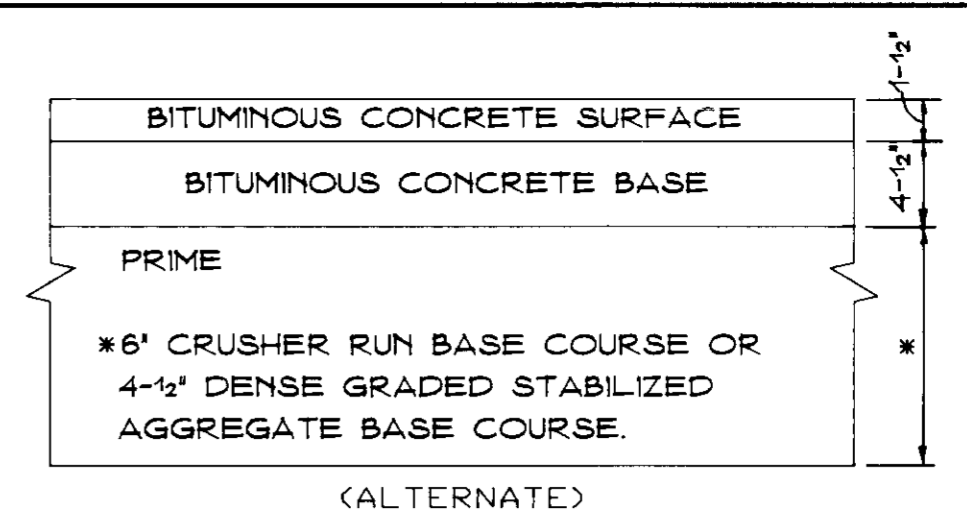
BOLLING BROOKE FARMS
PARCEL M
PLAT 98364 9837



PAVING PLAN
SCALE: 1" = 100'

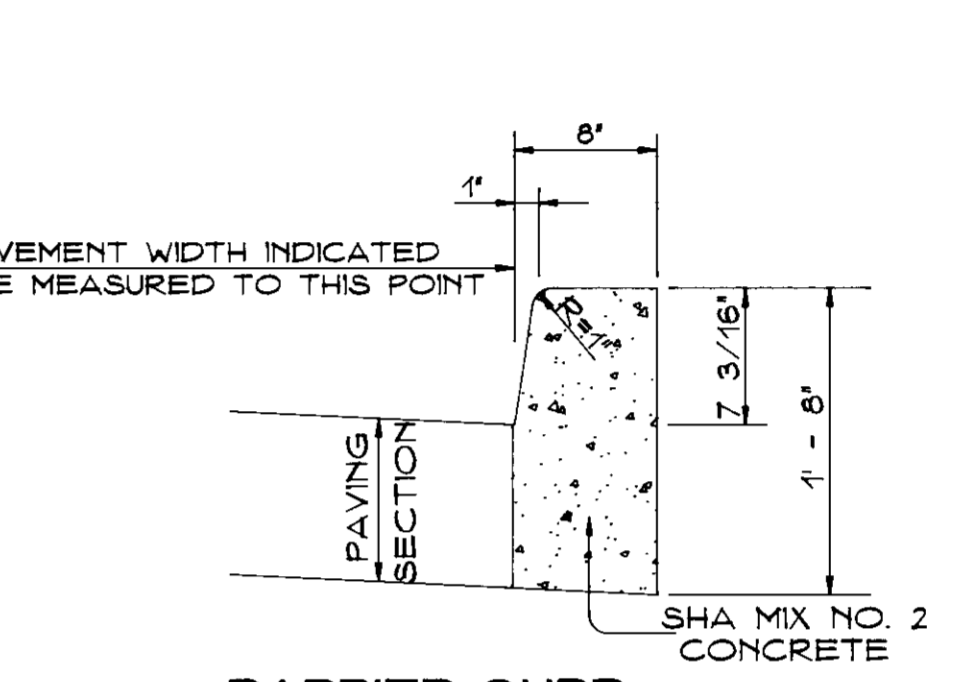


HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR
CONSTRUCTION (DRAWING R-3.01)
**STANDARD COMBINATION
CURB AND GUTTER**
NOT TO SCALE

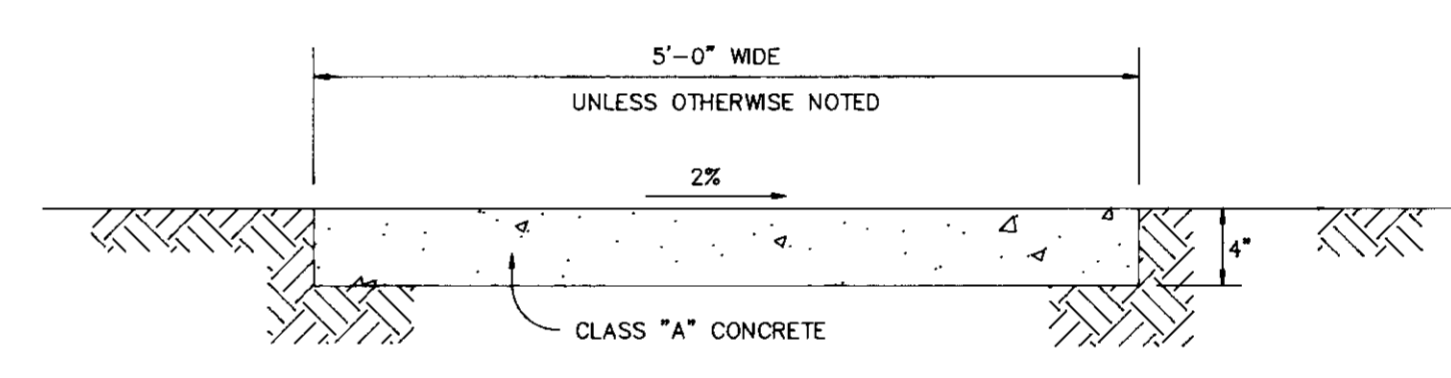


HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR
CONSTRUCTION (DRAWING R-2.01)

P-3 PAVING
NOT TO SCALE

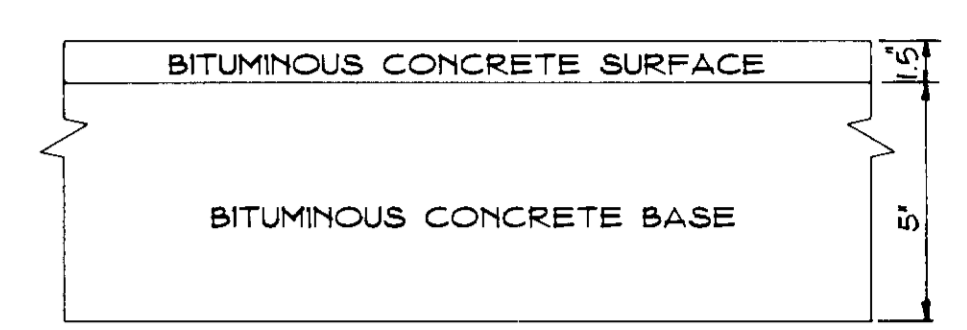
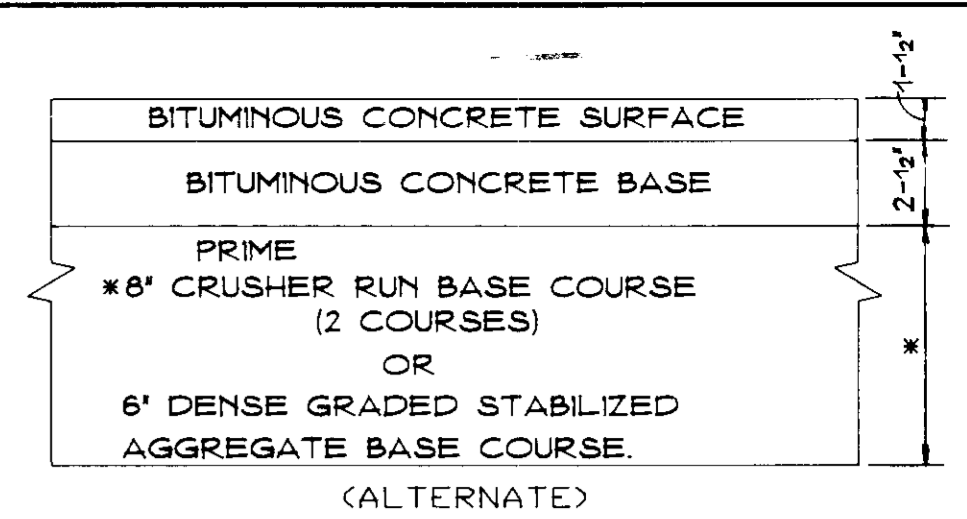


BARRIER CURB
NOT TO SCALE



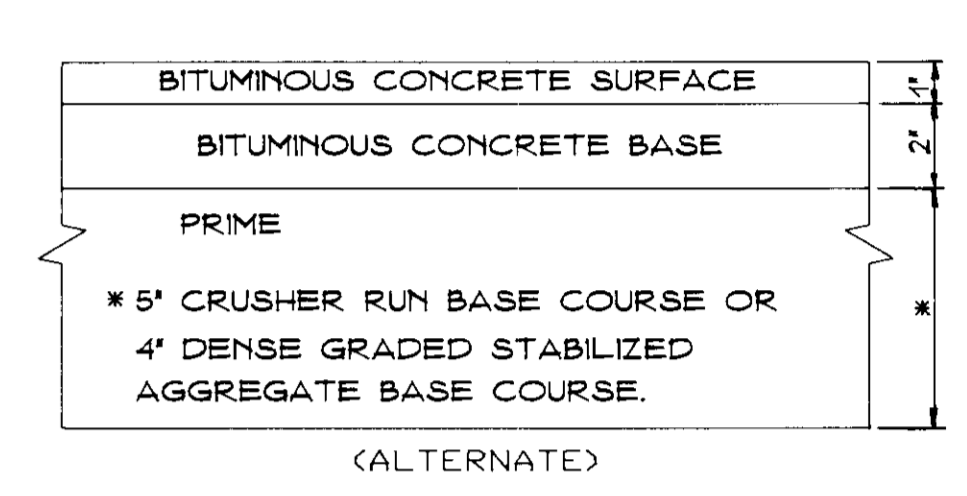
SIDEWALK DETAIL
NOT TO SCALE

- LEGEND**
- P-1 PAVING
86,567 SQ. YDS.
 - P-2 PAVING
15,448 SQ. YDS.
 - P-3 PAVING
3,385 SQ. YDS.

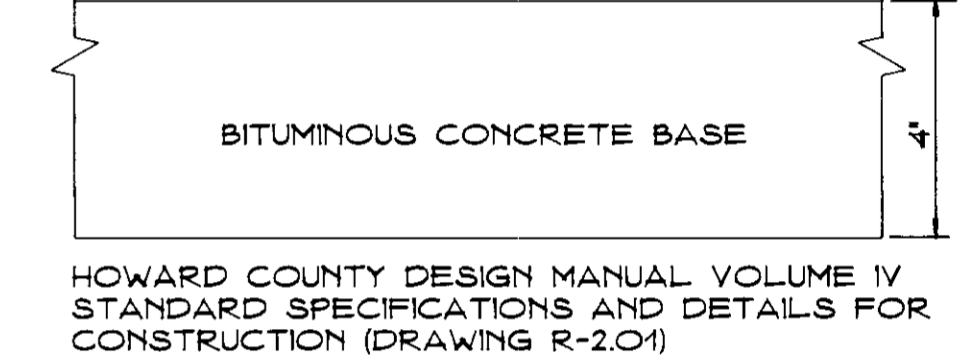


HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR
CONSTRUCTION (DRAWING R-2.01)

P-2 PAVING
NOT TO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR
CONSTRUCTION (DRAWING R-2.01)



P-1 PAVING
NOT TO SCALE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* 10-15-96
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 10/2/96
 ASSEY, DIVISION AND LAND DEVELOPMENT AND RESEARCH: *[Signature]* 10/5/96
 DIRECTOR: *[Signature]* 1/11/96

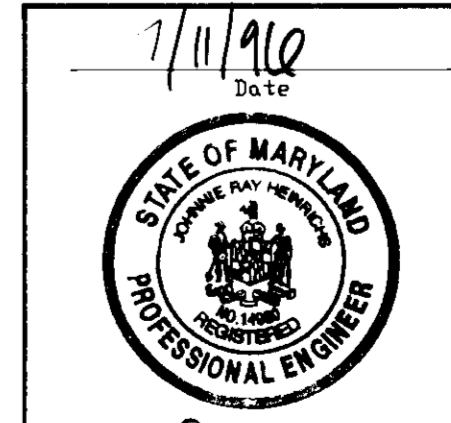
Date	No	Revision Description

OWNER: ACME COMMERCIAL CORPORATION
9950 MAYLAND DRIVE
RICHMOND, VIRGINIA 23233
ATTN: BENJAMIN B. CUMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
3343 PEACHTREE ROAD N.E., SUITE 1050
ATLANTA, GEORGIA 30328
ATTN: MICHAEL B. MCLOD (414) 236-0285

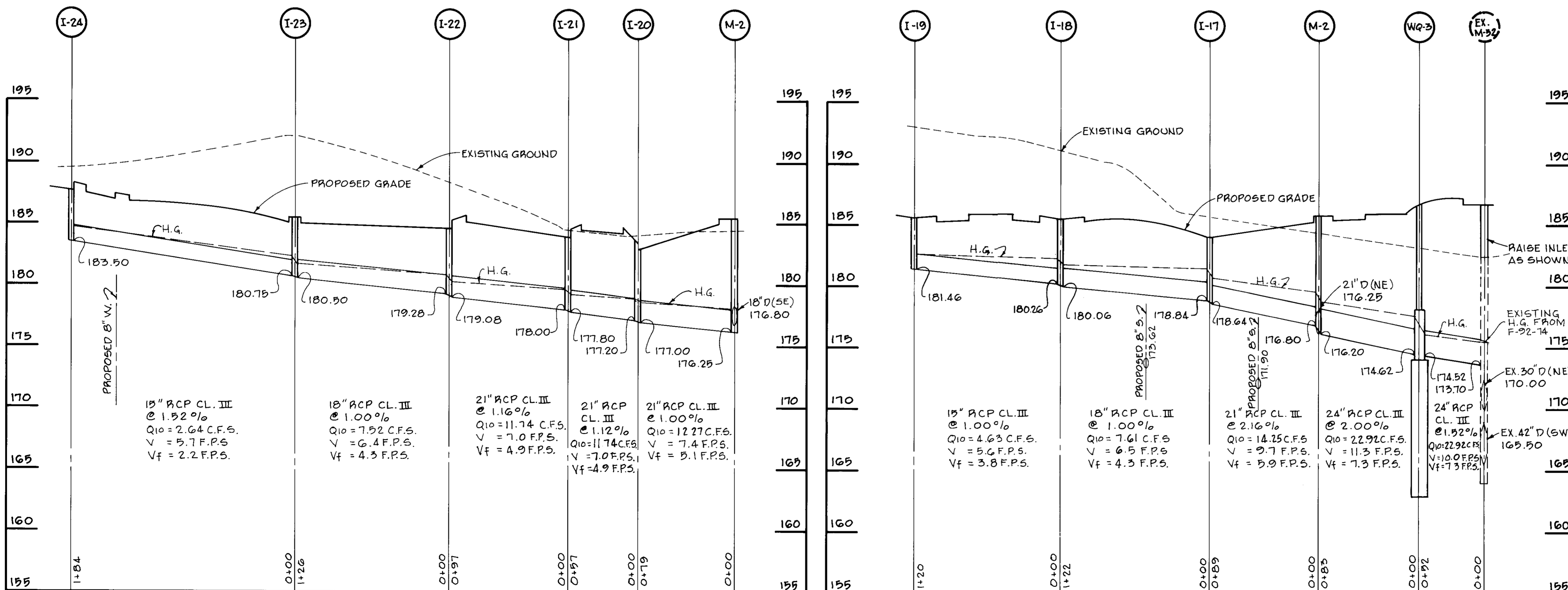
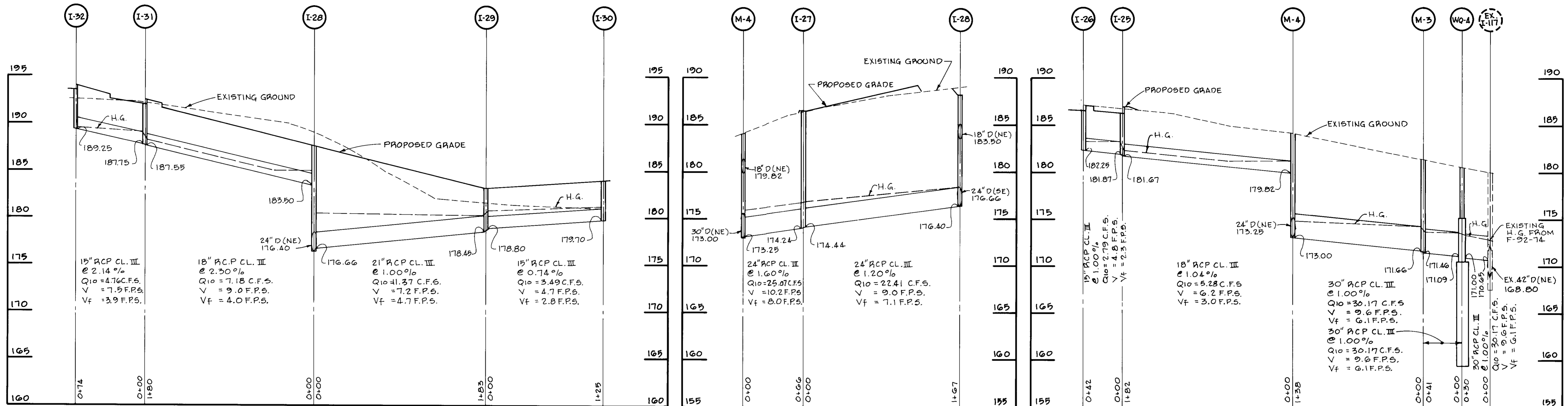
PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

AREA PLAT NO. 11889-11891 CENSUS TRACT NO. 6069.02
FREESTATE CARMAX P/O PARCEL B
TAX MAP NO. 47 ELEC. DIST. NO. 6 HOWARD COUNTY, MARYLAND PARCEL 142
TITLE: **CARMAX**
THE AUTO SUPERSTORE



[Signature]
JOHN R. HENRICHS
Professional Engr. No. 14920

Des By: R.J.W.	Scale: AS SHOWN	Proj No: PAVING DWG 96-010
Om By: A.J.R.	Date: MAY 1996	DRAWING NO: 12 OF 18
Chk By: J.R.H.	Approved: SDP 96-	



NOTE:
FOR TYPICAL CONNECTION TO EXISTING DRAINAGE STRUCTURE SEE DETAIL SHEET 7 OF 18

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd 10-15-96
COUNTY HEALTH OFFICER, MR DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Richard Blood 10/15/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH, JR. DATE

Donald C. Mayler 10/15/96
DIRECTOR DATE

Date	No	Revision Description

OWNER: ACME COMMERCIAL CORPORATION
9950 MAYLAND DRIVE
RICHMOND, VIRGINIA 23233

ATTN: BENJAMIN B. CUMMINGS JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
3343 PEACHTREE ROAD N.E., SUITE 1050
ATLANTA, GEORGIA 30326
ATTN: MICHAEL B. MCLOAD (414) 238-0285

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

AREA PLAT NO. 11889-11891 CENSUS TRACT No. 6023.02
FREESTATE CARMAX P/O PARCEL 8
TAX MAP NO. 47, ELEC. DIST. No. 6 HOWARD CO. MD. PARCEL 142

TITLE: **CARMAX**
STORM DRAIN PROFILES

Scale: H. 1" = 50'
V. 1" = 5'

Des. By: R.J.W. Scale: H. 1" = 50' Proj. No. 96-010
Drn. By: D.R.B. Date: JUNE 1996
Chk. By: J.R.H. Approved: 14 OF 18

6-17-96
Date

John R. Heinrichs
JOHN R. HEINRICHS
Professional Engr. No.

FREESTATE DRIVE
(PUBLIC ROAD)

TYPE 'E' PERIMETER PLANTING

1/8"=12.76 U.S. 1
28'-00.36 FREESTATE DR.

SEE SHEET 16
TOWARD BAY

SERVICE BUILDING
F.F. 187.25

SALES OFFICE
F.F. 187.25

CARMAX
C' PROTOTYPE
74,450 SF

SALES LOT
1,362 SPACES

ZONED B-2

BALTIMORE - WASHINGTON BOULEVARD
U.S. ROUTE 1
150' ULTIMATE R/W
(PUBLIC ROAD)

SLOPE ANALYSIS

15% - 5%
25%

LEGEND
LARGE TREES
SMALL TREES

1. THE PLANTING IS TO BE PERFORMED WITH THE PROVISIONS OF THE HOWARD COUNTY CODE 74.01.01.
2. ALL PLANTING IS TO BE PERFORMED IN THE AMOUNT OF 24% OF THE SALES LOT AREA.
3. PLANTING TREE SPECIFICATIONS ARE AS FOLLOWS:

John M. Boyd MR	10-15-96
Richard Blawie	10/15/96
David L. Taylor	1-15-96

DATE: 6-17-96

STATE OF MARYLAND
DIVISION OF LANDSCAPE ARCHITECTURE

John B. Slater
John B. Slater
303 SCOPE ARCHITECT NO. 250

DO NOT REMOVE PLANTING AND UTILITY EASEMENT PLAT 10672 - P/O LOT 1

SCHEDULE A
PER WATER EASEMENT

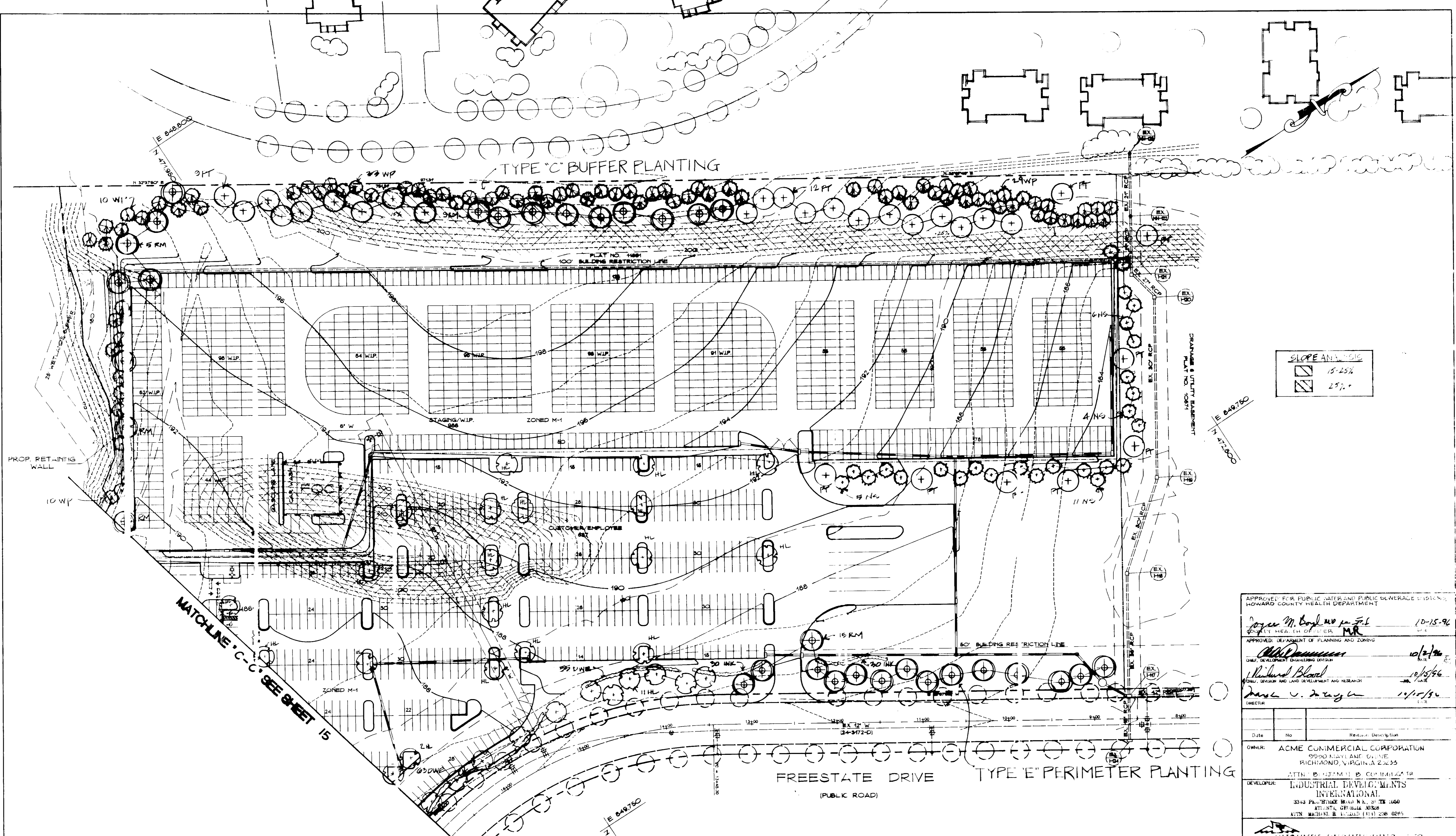
Item	Area (sq. ft.)	Adjacent to Perimeter Properties
1. Planting	2,477	1,224
2. Utility Easement	0	0
3. Other	0	0
4. Total	2,477	1,224
5. Total (adj. to perimeter)	2,477	1,224

SCHEDULE B
PARKING LOT PERMANENT LANDSCAPING

Number of Parking Spaces	627
Number of Trees Required	32
Number of Tree Provided (Shade Tree) (Cable Trees 2:1 to automatic)	32

NUMBER OF ISLAND TREE = 32
NUMBER OF ISLAND TREE PROVIDED = 32

STORM WATER MANAGEMENT
SWM ACCESS, DRAINAGE, AND
UTILITY EASEMENT
PLAT 10672 - P/O LOT 1



SLOPE ANALYSIS

	15-25%
	25%+

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyle 10-15-96
 COUNTY HEALTH OFFICER

Richard Blair 10/15/96
 CHIEF, DEPARTMENT OF PLANNING AND ZONING

David V. Dwyer 10/15/96
 CHIEF, DESIGN AND LAND DEVELOPMENT AND RESEARCH

OWNER: ACME COMMERCIAL CORPORATION
 9900 MARYLAND DRIVE
 RICHMOND, VIRGINIA 23235

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
 3343 PHOENIX BLVD N.E., SUITE 1050
 ATLANTA, GEORGIA 30328
 ATTN: MATHIAS B. SLATER (410) 238-0285

PROBANA ENGINEERING, INC.
 2500 WILSON BLVD. SUITE 200
 BALTIMORE, MARYLAND 21202
 (410) 447-8100 FAX 447-9447

AREA: PLAT NO. 11589-11591
 PRELIMINARY: CALMAX 100 PARCEL B
 8000 FREESTATE DRIVE
 TITLE: LANDSCAPE PLAN

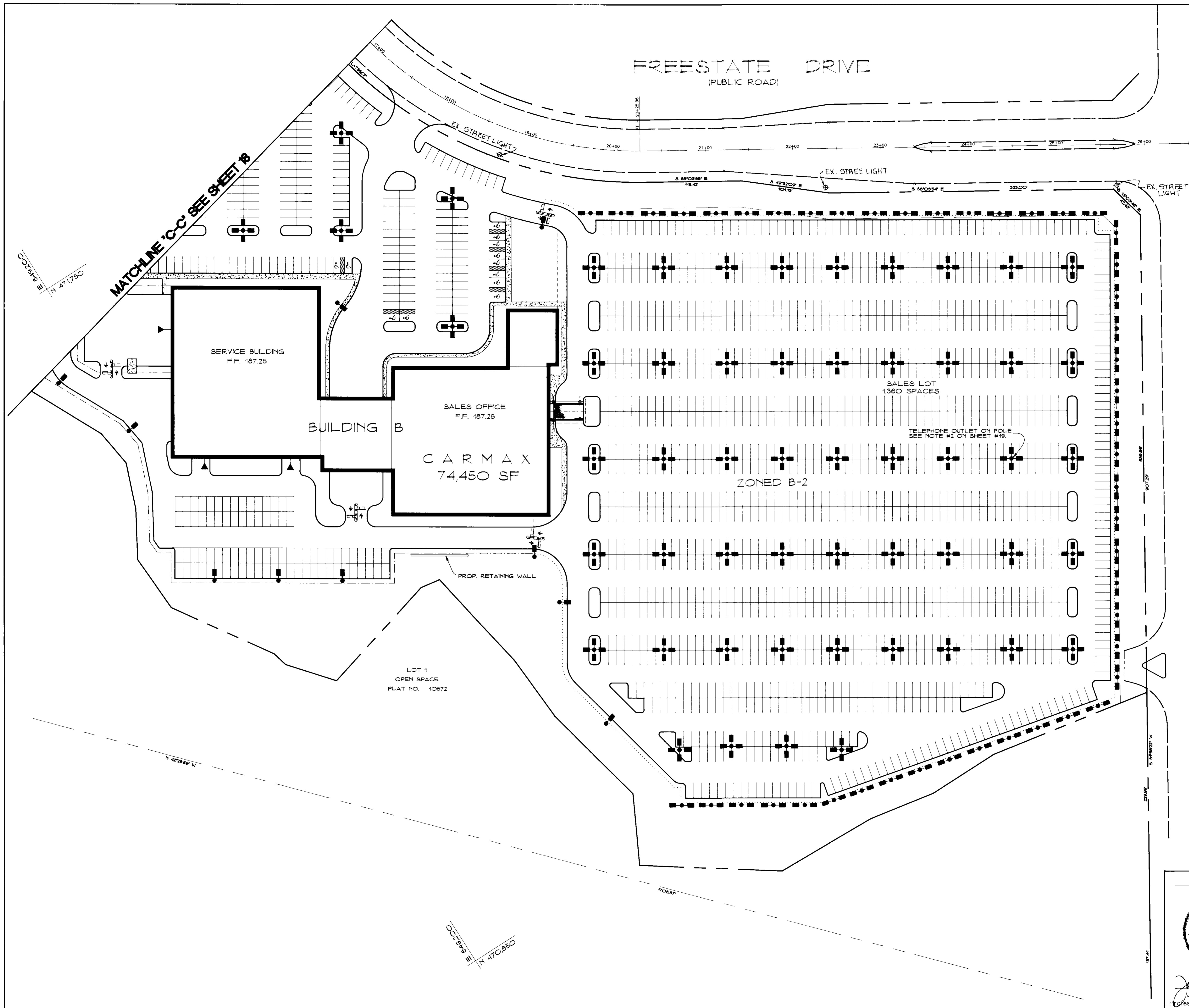
DATE: 9/17/96

STATE OF MARYLAND
 JOHN B. SLATER
 LICENSED LANDSCAPE ARCHITECT

John B. Slater
 JOHN B. SLATER
 Landscape Architect No. 206

Scale: 1" = 50'
 Date: 9-16-96
 Approved: [Signature]

PKT.	AMOUNT	QTY	PLANT	COMMON NAME	HEIGHT	SPACING
29	20	39	RM	Acer rubrum	Common Red Maple	1/2" 3" cal. 12-14' hgt. B&B
27	1	89	HL	Gleditsia triacanthos	Honeylocust	1/2" 3" cal. 12-14' hgt. B&B
24	1	22	PT	Platanus acerifolia	London Planetree	1/2" 3" cal. 12-14' hgt. B&B
23	31	62	WP	Pinus strobus	White Pine	1/2" 3" cal. 12-14' hgt. B&B
26	26		NS		NO-WAY SPRUCE	" hgt.
31	0	313	DWE	Eucygnus compacta	Dwarf Winged Euonymus	30" Full
27	0	274	INK	Ilex glabra compacta	Compact Inkberry	24" 31" o.c. Full



BALTIMORE - WASHINGTON BOULEVARD
 U. S. ROUTE 1
 150' ULTIMATE R/W
 (PUBLIC ROAD)

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Taylor III 10-15-96
 HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Michael Blood 10/2/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: DIVISION OF LAND DEVELOPMENT AND RESEARCH
Danika J. McLaughlin 11/15/96
 DIRECTOR DATE

Date	No	Revision Description

OWNER: ACME COMMERCIAL CORPORATION
 9950 MAYLAND DRIVE
 RICHMOND VIRGINIA 23225

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
 3343 PEACHTREE ROAD N.E., SUITE 1050
 ATLANTA, GEORGIA 30328
 ATTN: MICHAEL B. MCLOAD (414) 238-0285

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 813 MAIDEN CROCE LANE, SUITE 300
 BALTIMORE, MARYLAND 21228
 (410) 247-8833 FAX 247-8987

7/4/96
 DATE

 JOHN R. HEINRICHS
 Professional Engr. No. 14920

AREA PLAT NO. 11889-11891 CENSUS TRACT No. 6069.02
 FREESTATE CARMAX P/O PARCEL B
 TAX MAP NO. 47 8800 FREESTATE DRIVE
 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE: LIGHTING PLAN

Des By	R.J.W.	Scale	1" = 50'	Proj No	LIGHTING 96-010
Dim By	A.J.R.	Date	MAY 1996		
Chk By	J.R.H.	Approved			17 OF 18

LEGEND

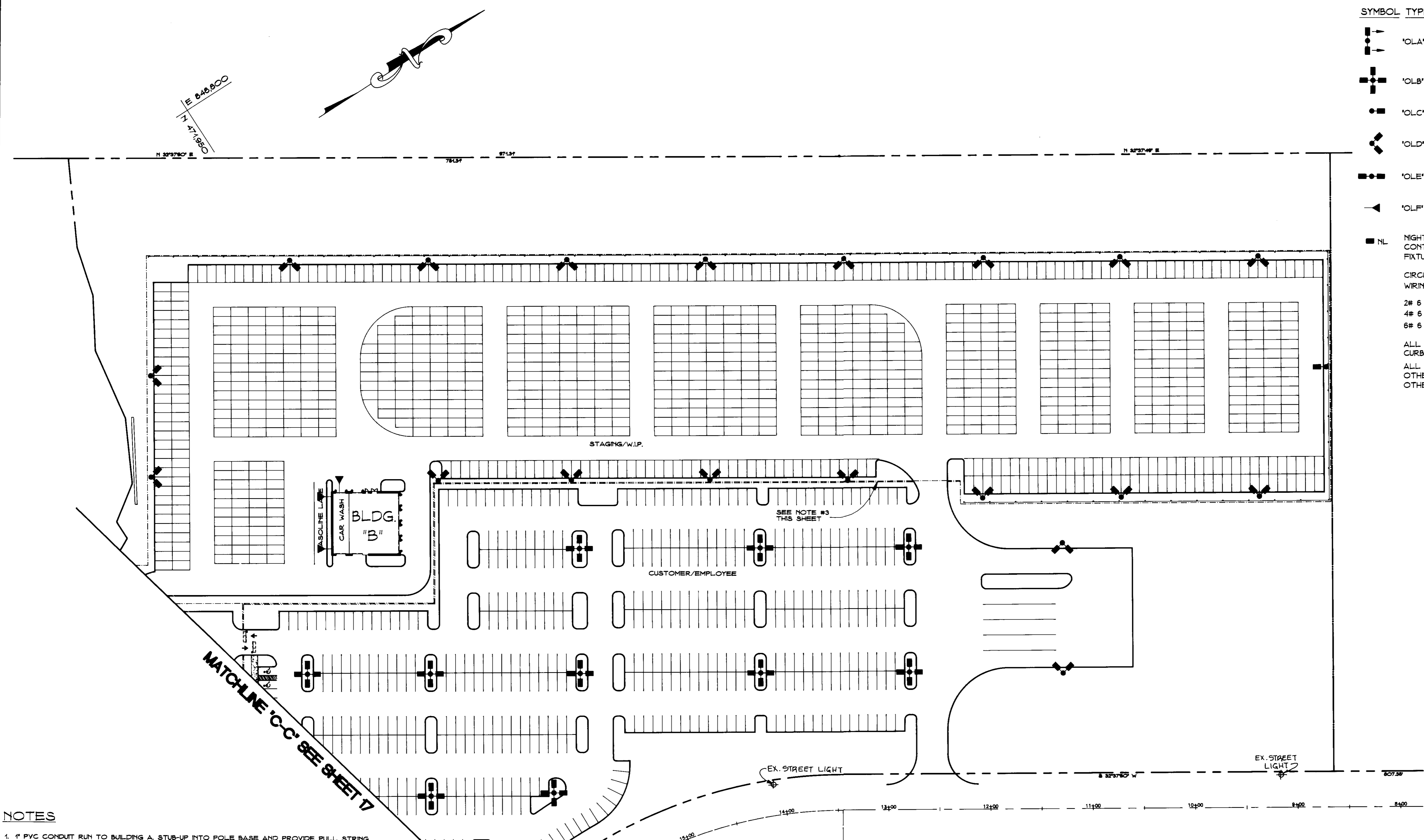
SYMBOL	TYPE	MANUFACTURER	MODEL
	'OLA'	HI-TEK	2-KSF3 1000MR4 480 SP12 FIELD ROTATABLE OPTICS @ 90° & 270°
	'OLB'	HI-TEK	4-KVS3 1000MR5 480 SP12
	'OLC'	HI-TEK	KSF31000MR3 480 SP12
	'OLD'	HI-TEK	2-KVS3 1000MR4 480 SPO9
	'OLE'	HI-TEK	2-KVS3 1000MR5 480 SP12
	'OLF'	HI-TEK	TF-1000MR3-480 TFSAB (FLOOD LIGHT) SEE LIGHTING FLOOR PLAN SHEETS FOR EXACT LOCATIONS AND CIRCUITING.
	NL		NIGHT LIGHT LUMINAIRE CIRCUITS HA-18,20,22,24,26,28,30,32,34. RUN THRU CONTRACTOR #4 & CONTROLLED BY TIME CLOCK ON PHOTO CELL. OFF. FIXTURE SHALL BE ORDERED WITH PER AND PE4 PHOTOCCELL OPTIONS

CIRCUIT WIRING RUN BELOW GRADE IN PVC SCHEDULE 40 CONDUIT. ALL WIRING #6 + #10G. EXCEPT AS NOTED OTHERWISE.

2# 6 + 1# 10G = 3/4"C.
 4# 6 + 1# 10G = 1"C.
 6# 6 + 1# 10G = 1-1/4"C.

ALL POLES IN LANDSCAPED AREAS SHALL BE LOCATED 3'-0" FROM CURBS, OR CENTERED IN ISLANDS.

ALL 'OLB' FIXTURES SHALL REFER TO POLE BASE DETAIL 'A', ALL OTHER FIXTURES SHALL REFER TO POLE BASE DETAIL 'B' UNLESS OTHERWISE NOTED.



NOTES

- 1" PVC CONDUIT RUN TO BUILDING A. STUB-UP INTO POLE BASE AND PROVIDE PULL STRING. FUTURE CAMERA AND TELEPHONE PROVISIONS. LOCATION AS DETERMINED BY OWNER.
- TELEPHONE OUTLET REQUIRED AT POLE. MOUNT WP CAST OUTLET BOX, AT 80" ABOVE PAVEMENT. SURFACE MOUNTED ON POLE. RUN ONE (1) TELEPHONE CABLE FROM OUTLET BOX AS SHOWN TO ROOM #158 VIA 1" C.
- 1" E PVC CONDUIT TO BUILDING A. STUB-UP UNDER GATE CONTROLLER HOUSING. (FOR GATE REMOTE CONTROL, INTERCOM AND GATE ALARM) SEE DETAIL THIS SHEET FOR STUB-UP LOCATIONS IN CONTROL HOUSING.
- CAST WP. OUTLET BOX FOR PYLON/MONUMENT SIGN. MOUNT ON BASE OF SIGN. PYLON SIGN EQUIPPED WITH FACTORY INSTALLED DISCONNECT. FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- FURNISH AND INSTALL A DUPLEX RECEPTACLE, GFI TYPE IN A CAST BOX. MOUNT OUTLET IN CALIFORNIA DUSTER ENCLOSURE. CARMAX IS TO FURNISH ENCLOSURE FOR INSTALLATION BY THE GENERAL CONTRACTOR. VERIFY EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- 1" PVC CONDUIT RUN TO BUILDING A. RUN UP POST BY GENERAL CONTRACTOR AND CONNECT TO TELEPHONE PROVIDED AND INSTALLED BY OWNER. CONTRACTOR TO PULL (1) TWISTED PAIR CABLE TO TELEPHONE LOCATION AND LEAVE 5'-0" SLACK IN ROOM #158
- FOR LIGHT POLE AND BASE DETAILS SEE SHEET 7.
- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.
- CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING ON ADJOINING PROPERTIES. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT STREETS AND PROPERTIES.
- PARKING LOT LIGHTING FIXTURES, INCLUDING BASES, SHALL NOT EXCEED THIRTY FIVE (35) FEET IN HEIGHT ABOVE GRADE LEVEL. PARKING LOT LIGHTING SHALL BE PRODUCED FROM CONCEALED SOURCES OF LIGHT (SUCH AS SHOEBOX TYPE). LIGHTING INSTALLED ON ANY ELEVATION OF A BUILDING SHALL BE PRODUCED FROM A SHIELDED "WALL PACK" TYPE SOURCE. THE INTENT BEING TO INSURE THAT BUILDING LIGHTS WILL NOT SHINE ONTO ADJOINING RESIDENTIAL PROPERTIES.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT		
<i>Joseph M. England</i>	10-15-96	DATE
COUNTY HEALTH OFFICER		
APPROVED DEPARTMENT OF PLANNING AND ZONING		
<i>Richard Blood</i>	10/2/96	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION		
<i>Richard Blood</i>	10/25/96	DATE
PLANNING DIVISION AND LAND DEVELOPMENT AND RESEARCH		
<i>Richard S. McLeod</i>	11/15/96	DATE
DIRECTOR		

Date	No	Revision Description
OWNER: ACME COMMERCIAL CORPORATION 9950 MAYLAND DRIVE RICHMOND, VIRGINIA 23235 ATTN: BENJAMIN B. COMMINGS JR.		
DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL 3345 PRACTICE ROAD N.E., SUITE 1050 ATLANTA, GEORGIA 30306 ATTN: MICHAEL R. MCLOD (414) 238-0285		
 PHOENIX ENGINEERING, INC. CONSULTING ENGINEERS 813 MAIDEN CHOICE LANE, SUITE 300 BALTIMORE, MARYLAND 21228 (410) 247-8833 FAX 247-9397		
AREA	PLAT NO. 11889-11891	CENSUS TRACT No. 6069.02
	FREESTATE	CARMAX P/O PARCEL B
	8800 FREESTATE DRIVE	
TAX MAP NO. 47	ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND	PARCEL 142
TITLE: THE AUTO SUPERSTORE		
LIGHTING PLAN		
Des By	R.J.W.	Scale 1" = 50'
Drn By	A.J.R.	Date MAY 1996
Chk By	J.R.H.	Approved
 JOHN R. HEINRICHS Professional Engr. No. 14920		DATE: 7/11/96 Proj No. LIGHTING 96-010 DRAWING NO. 18 OF 18