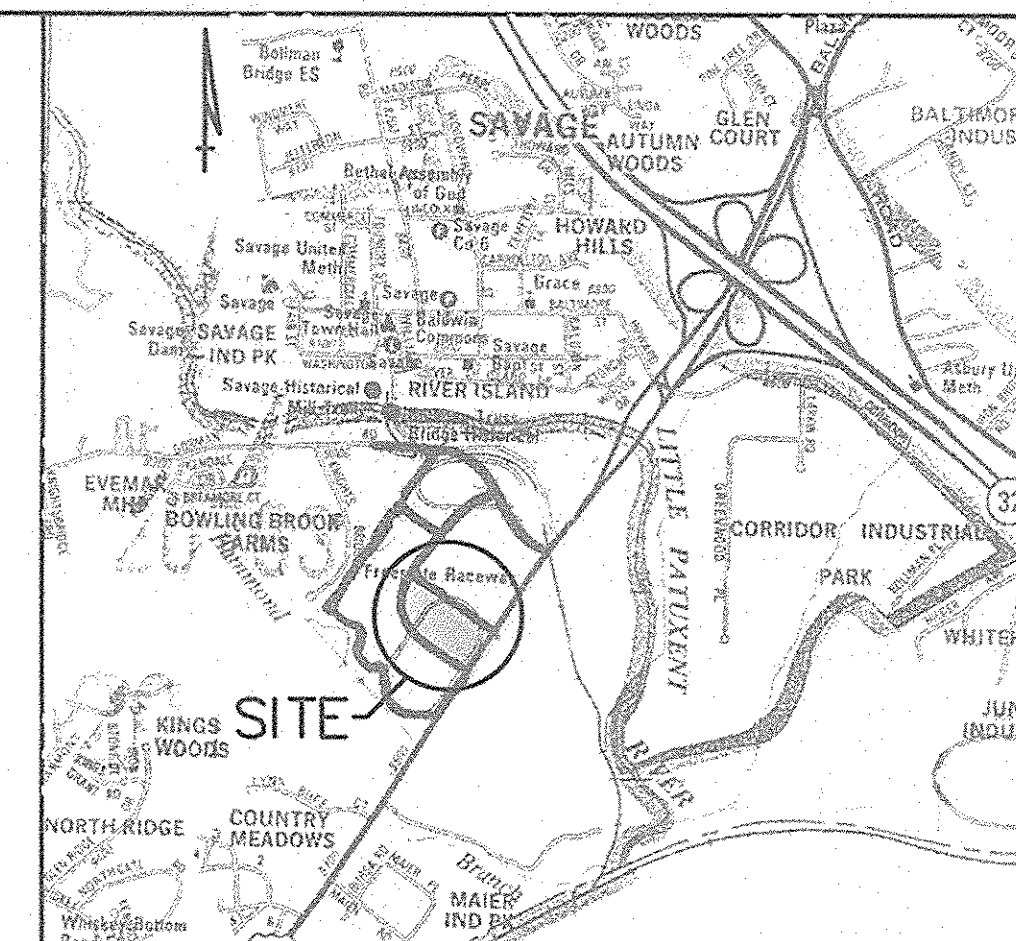
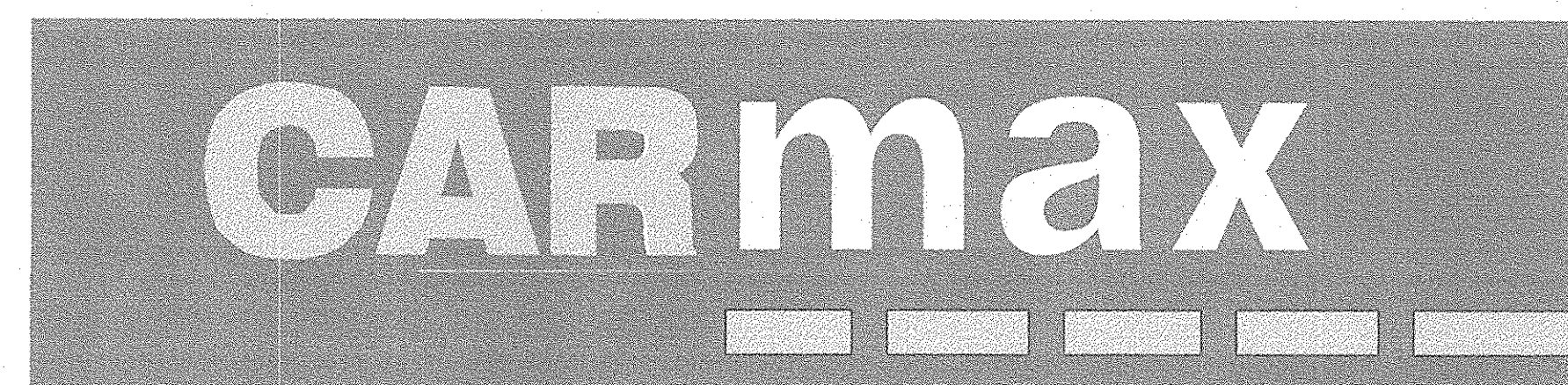
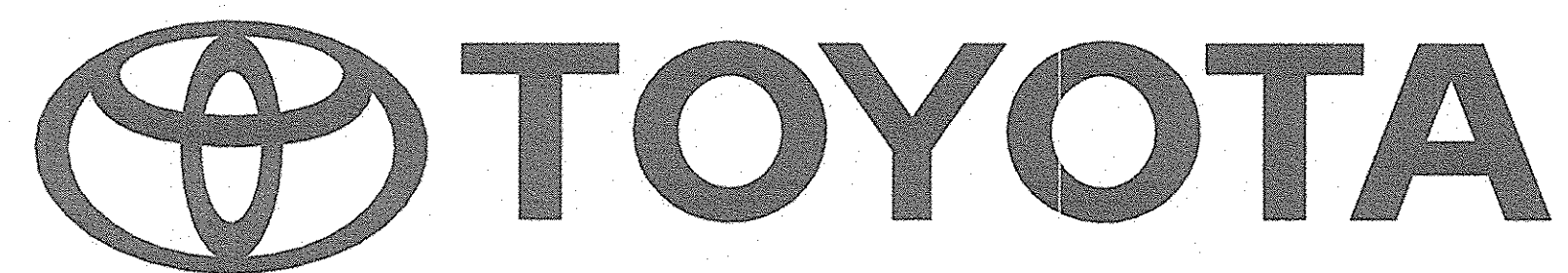
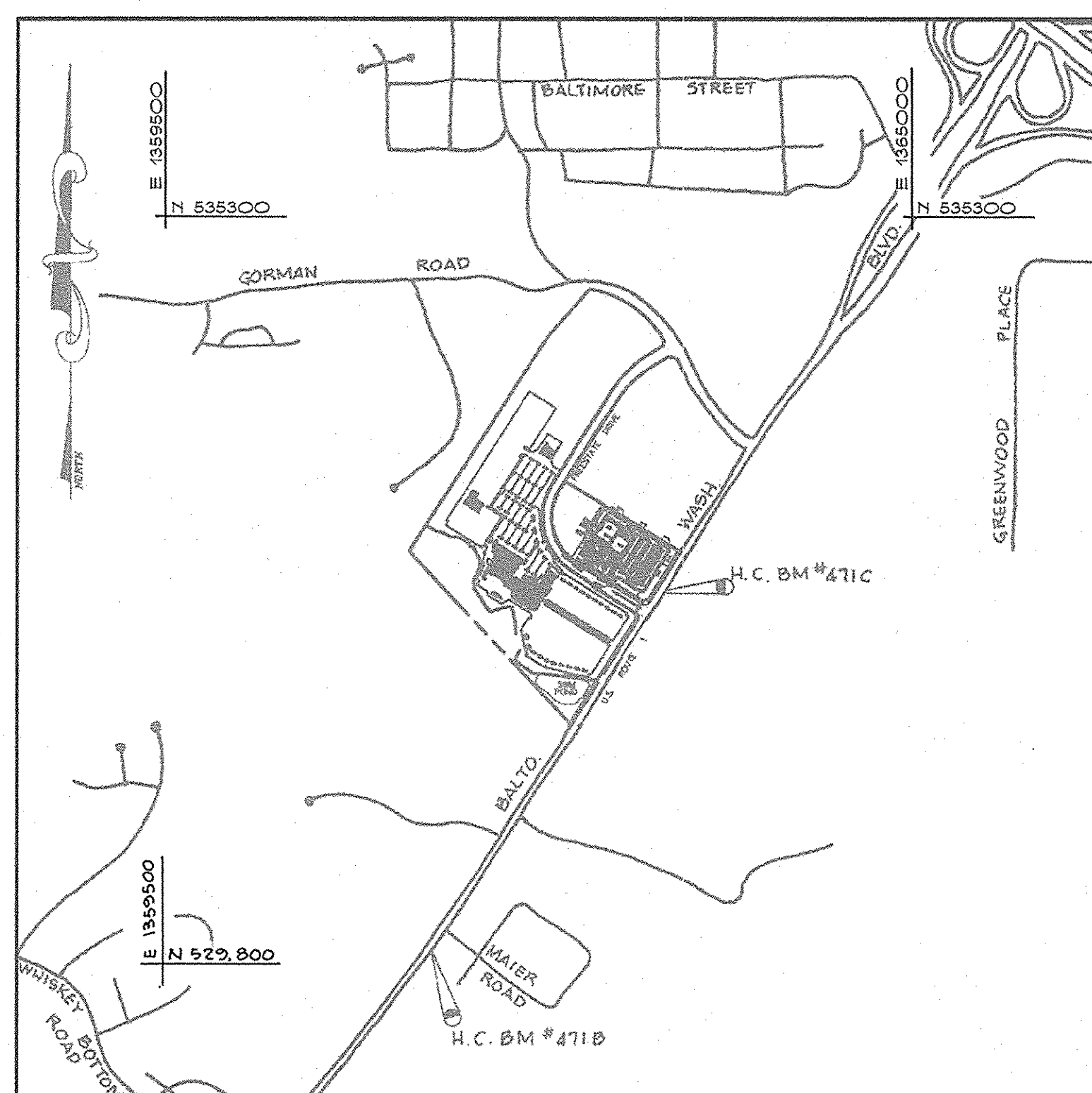


SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS
5	DETAILS
6	DRAINAGE AREA MAP
7	PROFILES
8	SITE GEOMETRY
9	WATER QUALITY DETAILS
10	PAVING PLAN AND DETAILS
11	LANDSCAPE PLAN
12	LIGHTING PLAN



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 I.E.; 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 #'S: ZB 990M, S 90-28, P 91-02, F 92-74, WP 91-01, WP 91-52, WP 91-207, WP 92-166, RESOLUTION 139 AND RESOLUTION 251.
- STORM WATER MANAGEMENT WAS PROVIDED UNDER F 92-74. HOWEVER additional PRETREATMENT OF RUNOFF WILL BE PROVIDED WITH 3 STORMCEPTORS (SEE SHEET 9).
- HANDICAP RAMPS SHALL MEET ADA REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN THE NECESSARY BUILDING PERMITS FOR CONSTRUCTION.
- TOPO TAKEN FROM FIELD RUN SURVEY BY C. BROOKE MILLER, INC. DATED DECEMBER 1998.
- ALL HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE GRID COORDINATES, AS PER PLAT NO.'S 13184 THRU 13185. (NAD 83)
- 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.

LEGEND

- 188--- EX. CONTOUR
- 188— 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 529701.5794  
EASTING 1361469.7580

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 83.4' FROM FIRE HYDRANT  
NORTHING 532036.8654  
EASTING 1362819.0580

SITE ANALYSIS

TOTAL AREA OF PARCEL A-1= 9.2755 AC. OR 404,041 SQ. FT.  
TOTAL AREA OF THIS SUBMISSION = 9.2755 AC. OR 404,041 SQ. FT.  
ZONING: M-1 = 2.5488 AC. AND B-2 = 6.7267 AC.  
PROPOSED USE = COMMERCIAL I.E.; AUTO SALES AND SERVICE.  
THERE ARE NO EXISTING OR PROPOSED SLOPES 15% 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.  
THERE ARE NO EXISTING FLOODPLAINS OR WETLANDS ON THIS SITE.  
ALL EXISTING VEGETATION ON SITE IS IN THE FORM OF LAWN.  
OPEN SPACE (GREEN AREA) TO REMAIN ON SITE = 129,828 SQ. FT. OR 32% OF GROSS AREA  
BUILDING COVERAGE OF SITE = 42,428 SQ. FT. OR 10.5% OF GROSS AREA  
BUILDING "A" MAIN BUILDING = 42,428 SQ. FT.  
TOTAL AREA TO BE DISTURBED = 8.86 ACRES OR 385,942 SQ. FT.

PARKING TABULATION

- A. BUILDING AREA (EXCLUDING SERVICE BAYS):  
1). BLDG. A: 20754 SQ. FT. @ 2 SPACES / 1,000 SQ. FT. = 42 SPACES REQUIRED  
I.E.: CUSTOMER PARKING  
I.E.: MEZZANINE (1,728 S.F.)
- B. OUTDOOR DISPLAY AREA: 96,920 SQ. FT. @ 1 SPACE / 1,000 SQ. FT. = 97 SPACES REQUIRED
- C. SERVICE BAYS IN BUILDING 33 @ 3 SPACES PER BAY = 99 SPACES REQUIRED
- D. TOTAL NUMBER OF PARKING SPACES REQUIRED = 238 SPACES REQUIRED
- E. TOTAL NUMBER OF CUSTOMER PARKING SPACES = 106 SPACES PROVIDED
- F. SERVICE LANE PARKING: = 24 SPACES PROVIDED
- G. STAGING AREA SPACES (WP): = 479 SPACES PROVIDED  
TOTAL NUMBER OF PARKING SPACES PROVIDED (INCLUDES HANDICAP SPACES) = 249 SPACES PROVIDED
- H. TOTAL HANDICAP SPACES REQUIRED = 5 SPACES  
REGULAR HANDICAP SPACES PROVIDED = 5 SPACES  
8' X 18' TYPICAL (WITH 5' AISLE)  
VAN ACCESSIBLE HANDICAP SPACES PROVIDED = 1 SPACES  
8' X 20' TYPICAL (WITH 8' AISLE)  
TOTAL HANDICAP SPACES PROVIDED = 6 SPACES
- I. OUTDOOR DISPLAY AREA SPACES: = 336 SPACES

EARTH QUANTITIES

TOTAL CUT 35,485 C.Y.  
TOTAL FILL 150 C.Y.

NOTE:  
CIVIL ENGINEER DOES NOT GUARANTEE OR WARRANTY THIS INFORMATION. CONTRACTOR IS RESPONSIBLE FOR SOIL QUANTITY CALCULATIONS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	5/16/99
CHIEF, DIVISION OF LAND DEVELOPMENT	5/17/99
DIRECTOR	5/7/99

2-7-08	REDUCED SERVICE AREA EXPAN. @ BLDG. 'A'
5-8-07	ADDED 304 SF SERVICE AREA EXPAN. @ BLDG. 'A'
9-7-00	ADDED 360 W.I.P. SPACES
12-16-99	ADDED MEZZANINE TO PARKING TABULATION

Date	No	Revision	Description
------	----	----------	-------------

OWNER: CARMAX AUTO SUPERSTORES INC.  
8800 FREESTATE DRIVE  
RICHMOND, VIRGINIA 23233  
ATTN: BENJAMIN B. CUMMINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
3424 PEACH TREE ROAD N.E. SUITE 1500  
ATLANTA, GEORGIA 30326  
ATTN: GREGORY TOLK (404) 479-4010

PHOENIX ENGINEERING, INC.  
CONSULTING ENGINEERS  
813 MAIDEN CHOICE LANE, SUITE 900  
BALTIMORE, MARYLAND 21228  
(410) 247-8833 FAX 247-8897

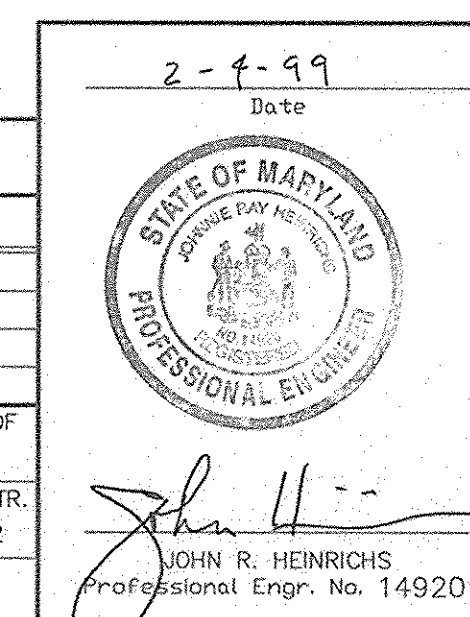
AREA PLAT NO. 13184-13185 CENSUS TRACT NO. 6069.02  
FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
8801 FREESTATE DRIVE  
TAX MAP NO. 47 ELEC. DIST. No.6 HOWARD COUNTY, MARYLAND PARCEL 142



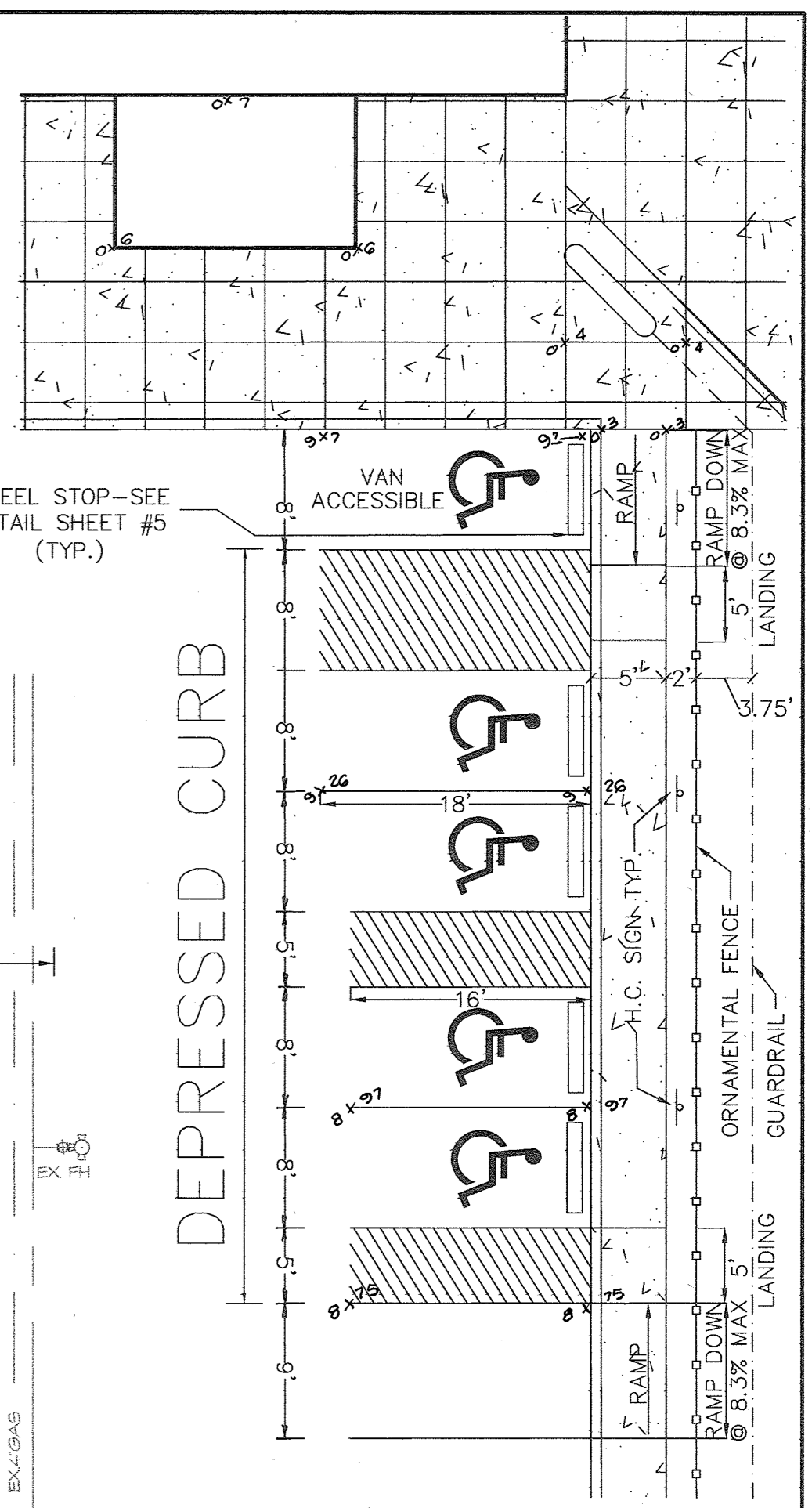
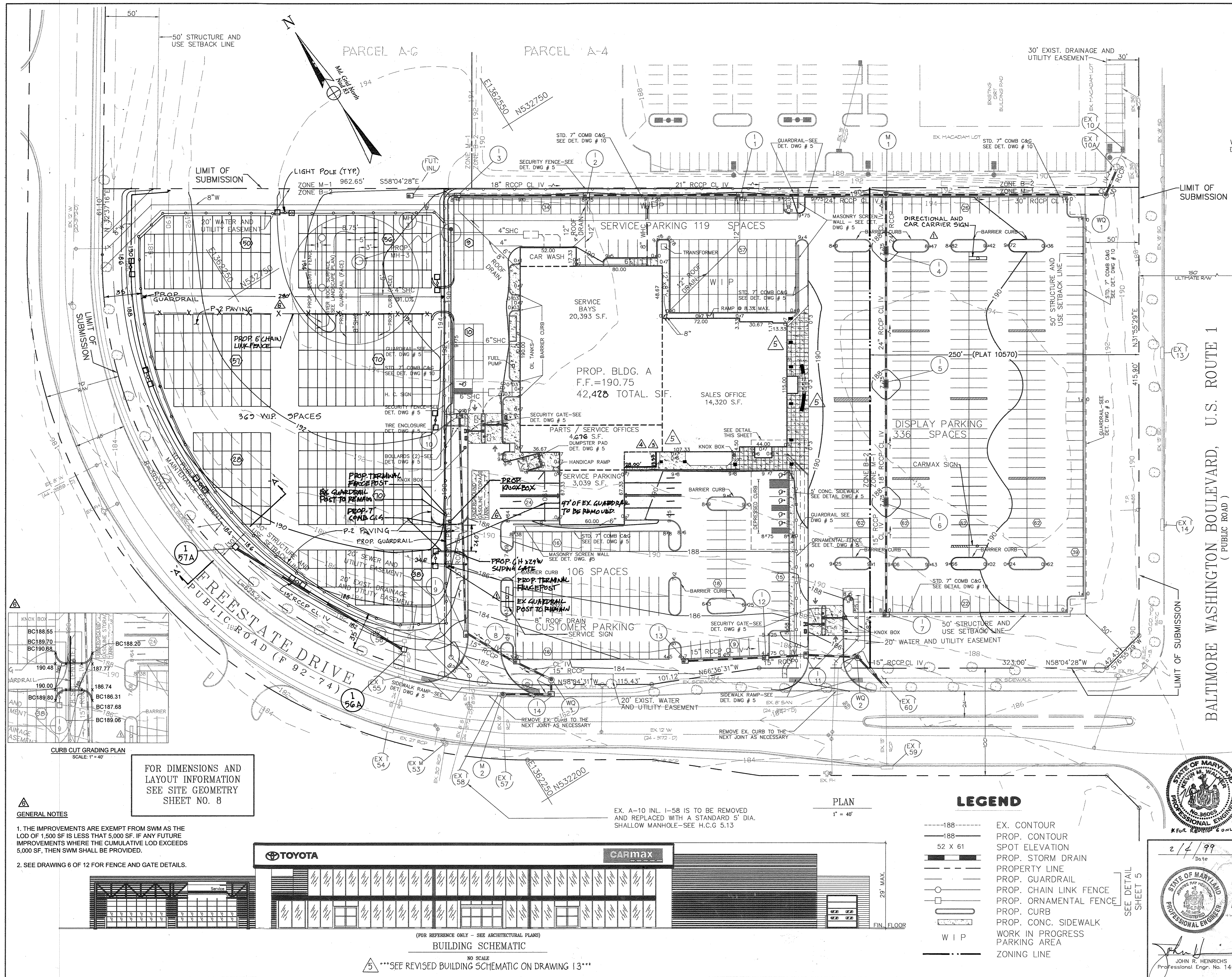
COVER SHEET

Des By	R.J.W.	Scale	AS SHOWN	Proj No	99-001
Drn By	R.D.	Date	MARCH 1999	DRAWING NO	
Chk By	J.R.H.	SDP	99-88	1 OF 12	

SDP 99-88



ADDRESS CHART					
LOT No.	STREET ADDRESS				
P/O PAR A-1	8801 FREESTATE DRIVE				
SUBDIVISION NAME	SECT./AREA				
FREESTATE	N/A				
PLAT	BLOCK	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13185	17	M-1 & B-2	MAP 47	6th	6069.02
WATER CODE			SEWER CODE		



**HANDICAP AREA**  
SCALE: 1" = 10'

*John R. Heinrichs*  
Professional Certification  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 151108, expiration date: July 31, 2011.  
Jonathan J. Penney Architect | Penney Design Group, LLC | 8120 Woodmont Avenue Suite 450 | Bethesda, MD Date: 10-15-10

Date	No	Revision Description
12-06-19	1	ADDED CURB CUT W/ SLIDING GATE AND PARKING
9-27-10	2	FAÇADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 13
2-7-08	3	REDUCED SERVICE AREA EXPAN @ BLDG. 'A'
5-8-07	4	ADDED 384 SF SERVICE AREA EXPAN @ BLDG. 'A'
9-7-00	5	ADDED 360 W.I.P. SPACES
12-16-99	6	REVISED SIGN LOCATIONS

**OWNER:** CARMAX AUTO SUPERSTORES INC.  
8960 MARYLAND DRIVE  
RICHMOND, VIRGINIA 23238  
ATTN: BENJAMIN B. CUMMINGS, JR.

**DEVELOPER:** INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
3424 PEACH TREE ROAD N.E., SUITE 1500  
ATLANTA, GEORGIA 30326  
ATTN: GREGORY TOLER (404) 479-4010

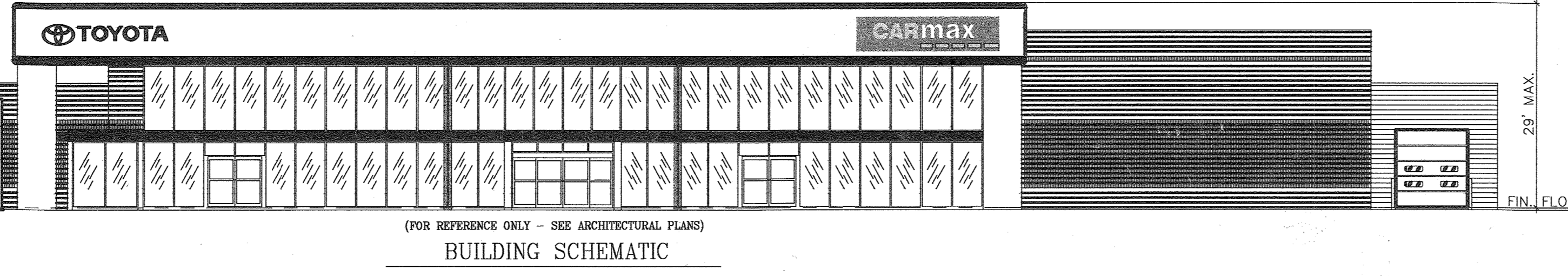
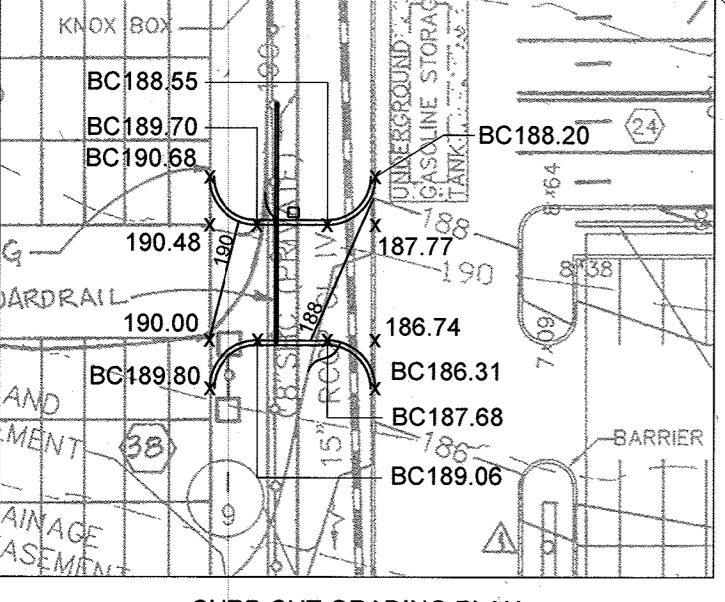
**PHOENIX ENGINEERING, INC.**  
CONSULTING ENGINEERS  
813 MAIDEN CHOICE LANE, SUITE 300  
BALTIMORE, MARYLAND 21228  
(410) 247-8833 FAX 247-9397

AREA PLAT NO. 13184-13185 GENSUS TRACT NO. 6069.02  
FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
TAX MAP NO. 47 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142  
TITLE **TOYOTA CARMAX**  
SITE DEVELOPMENT PLAN

Des By: R.J.W. Scale: AS SHOWN Proj No: 99-001  
Dwn By: R.H.D. Date: MARCH 1999 DRAWING NO:  
Ck'd By: J.R.H. SJP 99-88 2 OF 12

FOR DIMENSIONS AND LAYOUT INFORMATION SEE SITE GEOMETRY SHEET NO. 8

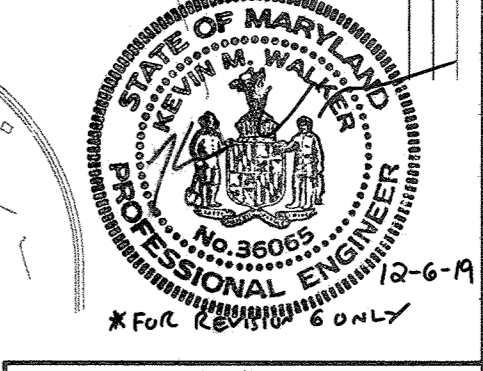
- GENERAL NOTES**
1. THE IMPROVEMENTS ARE EXEMPT FROM SWM AS THE LOD OF 1,500 SF IS LESS THAN 5,000 SF. IF ANY FUTURE IMPROVEMENTS WHERE THE CUMULATIVE LOD EXCEEDS 5,000 SF, THEN SWM SHALL BE PROVIDED.
  2. SEE DRAWING 6 OF 12 FOR FENCE AND GATE DETAILS.



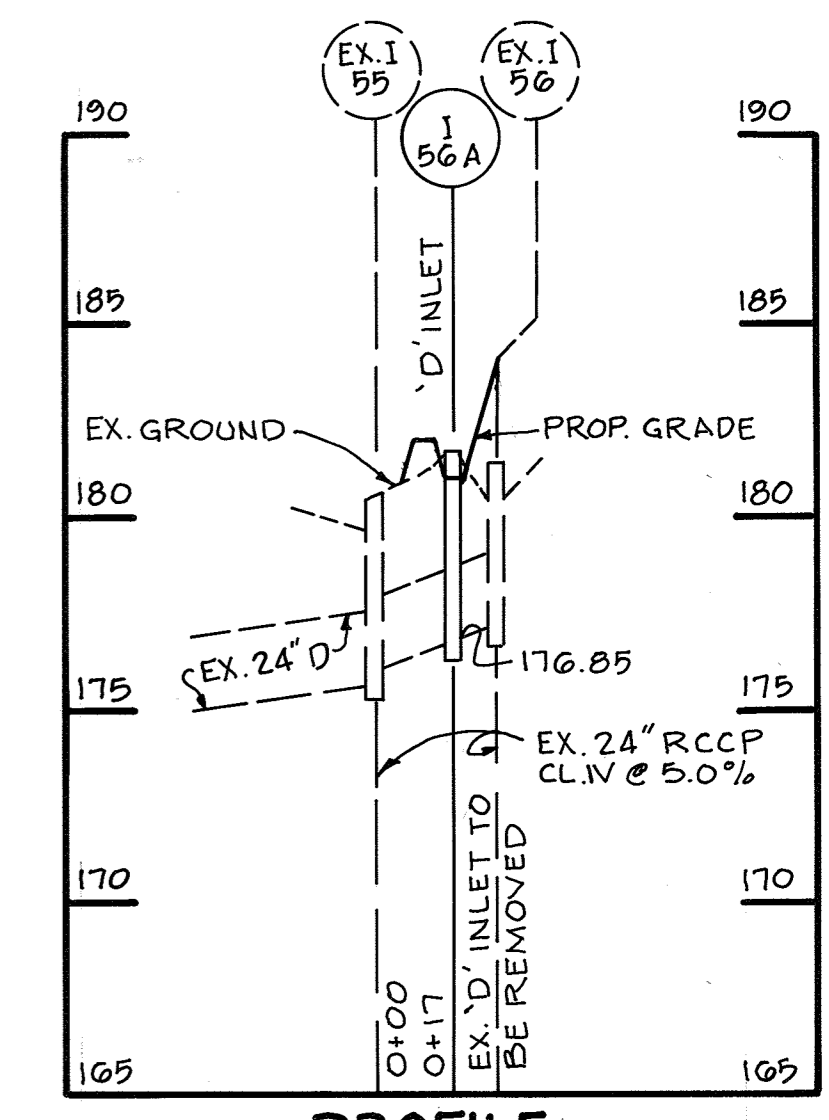
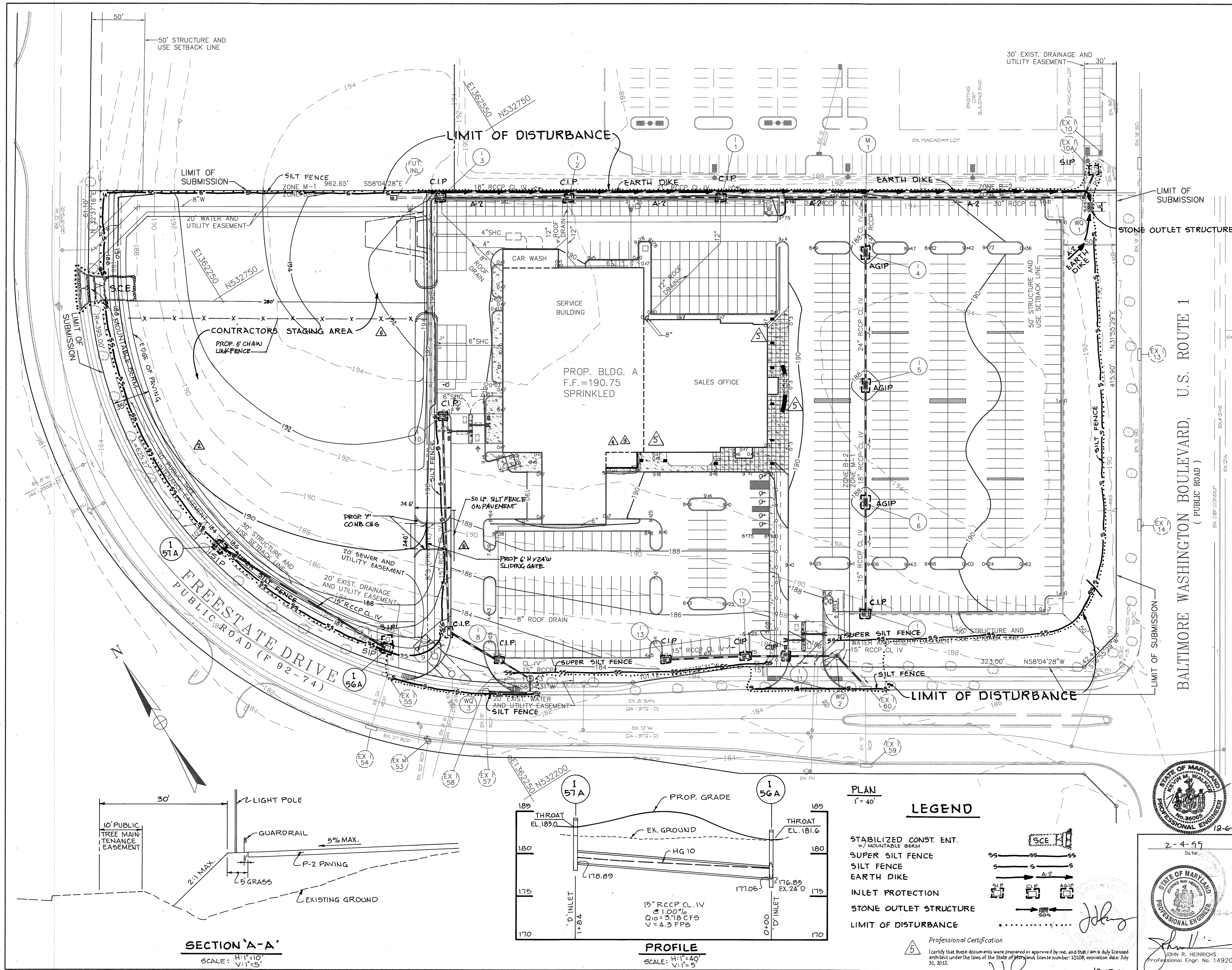
EX. A-10 INL. 1-58 IS TO BE REMOVED AND REPLACED WITH A STANDARD 5' DIA. SHALLOW MANHOLE-SEE H.C.G. 5.13

**PLAN**  
1" = 40'

- LEGEND**
- 188--- EX. CONTOUR
  - 188--- PROP. CONTOUR
  - 52 X 61 SPOT ELEVATION
  - PROP. STORM DRAIN
  - PROPERTY LINE
  - PROP. GUARDRAIL
  - PROP. CHAIN LINK FENCE
  - PROP. ORNAMENTAL FENCE
  - PROP. CURB
  - PROP. CONC. SIDEWALK
  - WORK IN PROGRESS
  - PARKING AREA
  - ZONING LINE



2/4/99 Date  
JOHN R. HEINRICHS  
Professional Engr. No. 14920



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. HEINRICHS, VICE PRESIDENT  
 PHOENIX ENGINEERING, INC.  
 DATE: 2-4-99

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.  
 GREGORY TOLER, CONSTRUCTION MANAGER  
 INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 DATE: 2-1-99

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS  
 CLIFF SIMMONS  
 NATURAL RESOURCES CONSERVATION SERVICES  
 DATE: 5/3/99

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT  
 JOHN R. HEINRICHS  
 HOWARD S.C.D.  
 DATE: 5/31/99

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CLIFF SIMMONS, CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE: 5/2/99  
 RICHARD BLEWETT, CHIEF, DIVISION OF LAND DEVELOPMENT, DATE: 5/2/99  
 JAMES S. SMITH, DIRECTOR, DATE: 5/7/99

Date	No.	Revision Description
12-06-19	1	ADDED CURB CUT W/ SLIDING GATE AND PARKING
9-27-10	2	FACADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 13
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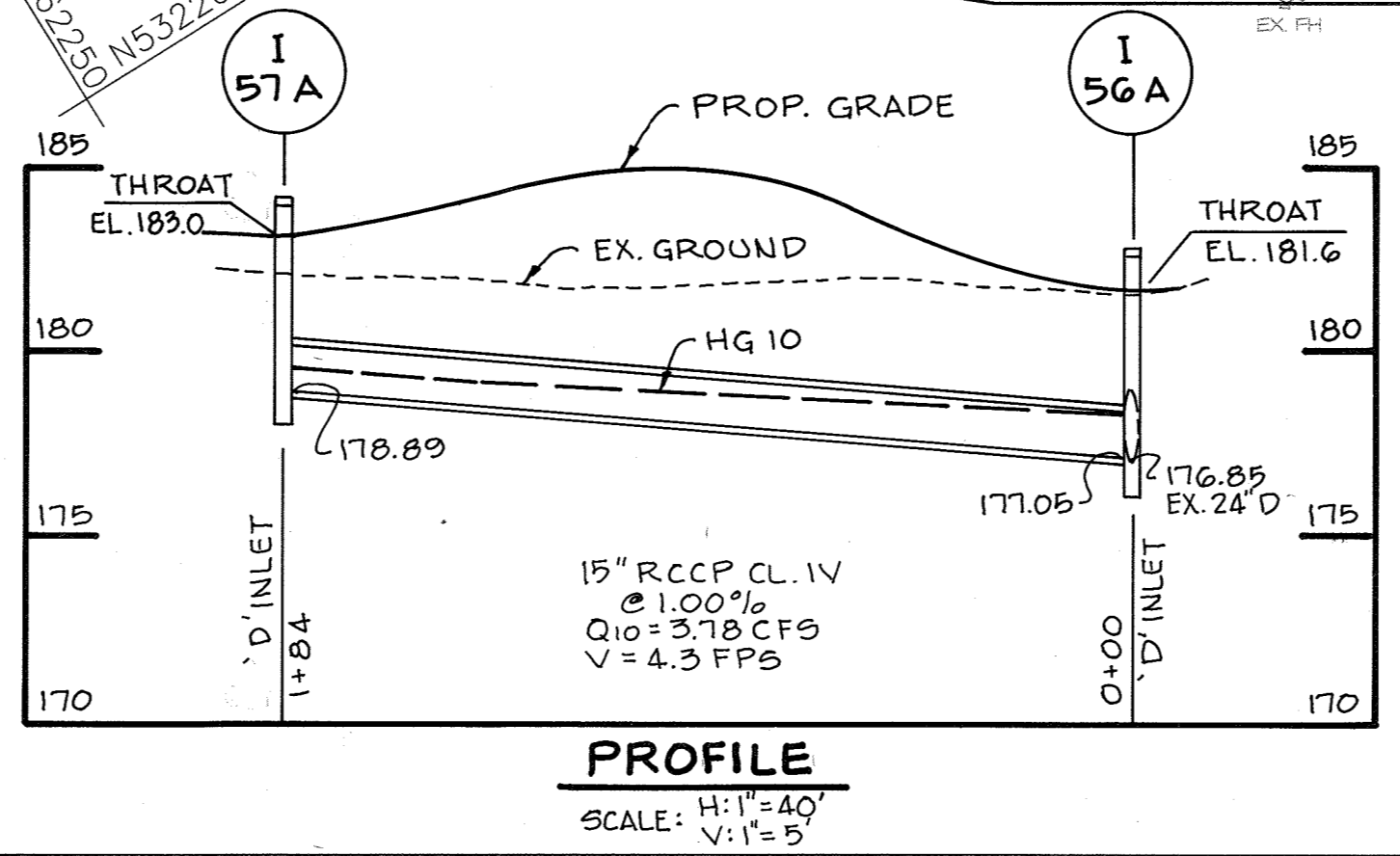
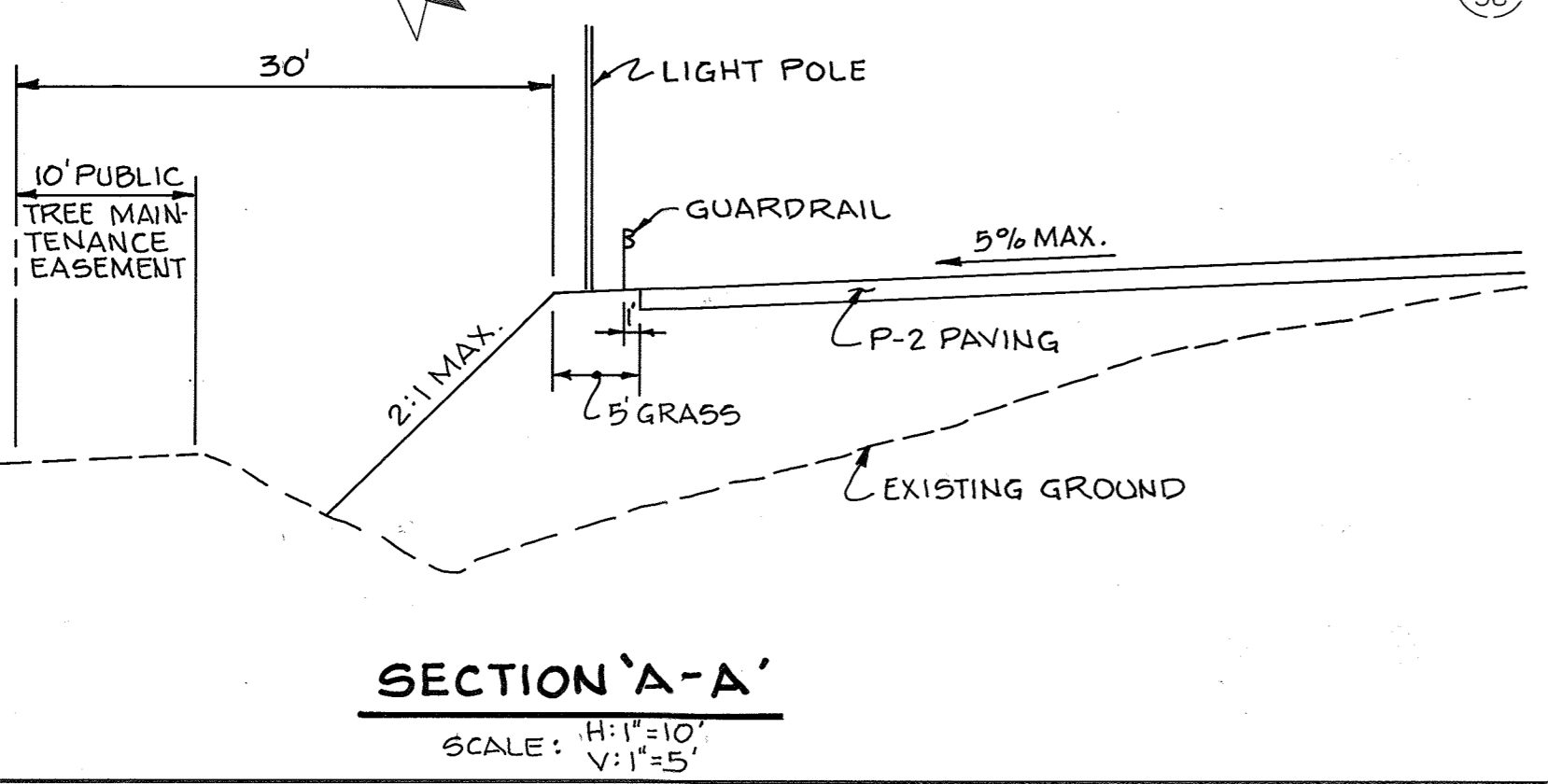
OWNER: CARMAX AUTO SUPERSTORES INC.  
 9650 MAYLAND DRIVE  
 RICHMOND, VIRGINIA 23233  
 ATTN: BENJAMIN B. CUMMINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 3424 PEACH TREE ROAD N.E., SUITE 1500  
 ATLANTA, GEORGIA 30326  
 ATTN: GREGORY TOLER (404) 479-4010

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

AREA PLAT NO. 13184-13185 CENSUS TRACT NO. 6069.02  
 FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
 8801 FREESTATE DRIVE  
 TAX MAP NO. 47 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TOYOTA CARMAX  
 SEDIMENT EROSION CONTROL PLAN  
 Des By: R.J.W. Scale: 1"=40' Proj No: 99-001  
 Dwn By: R.H.D. Date: FEBRUARY 1999 DRAWING NO:  
 Ck By: J.R.H. SDP 99-88 3 OF 12

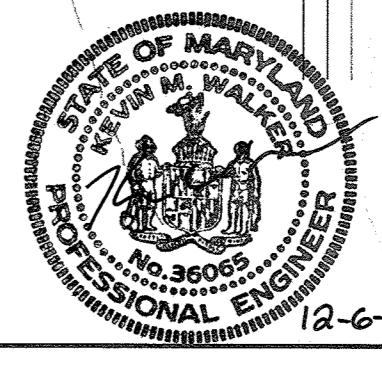


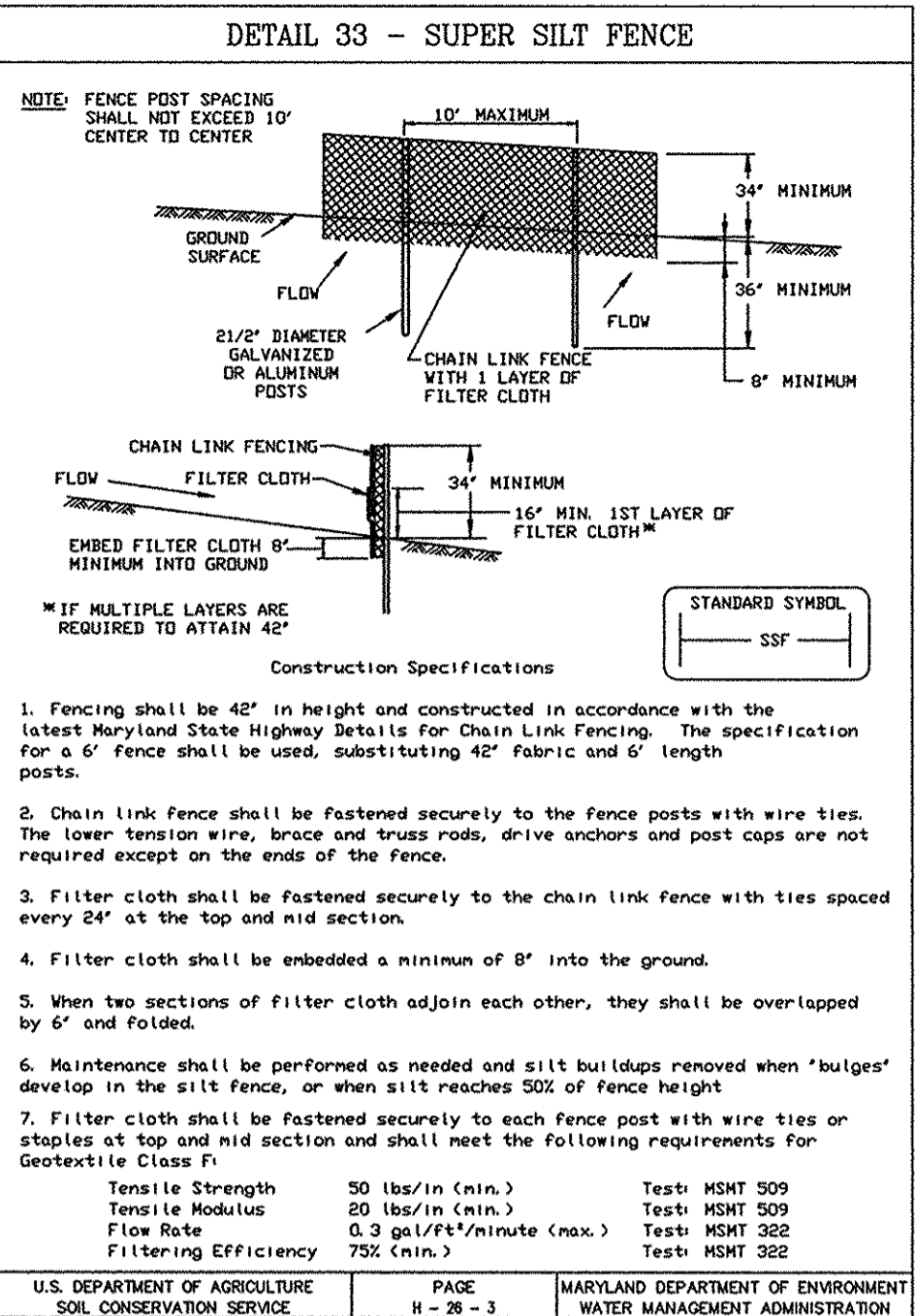
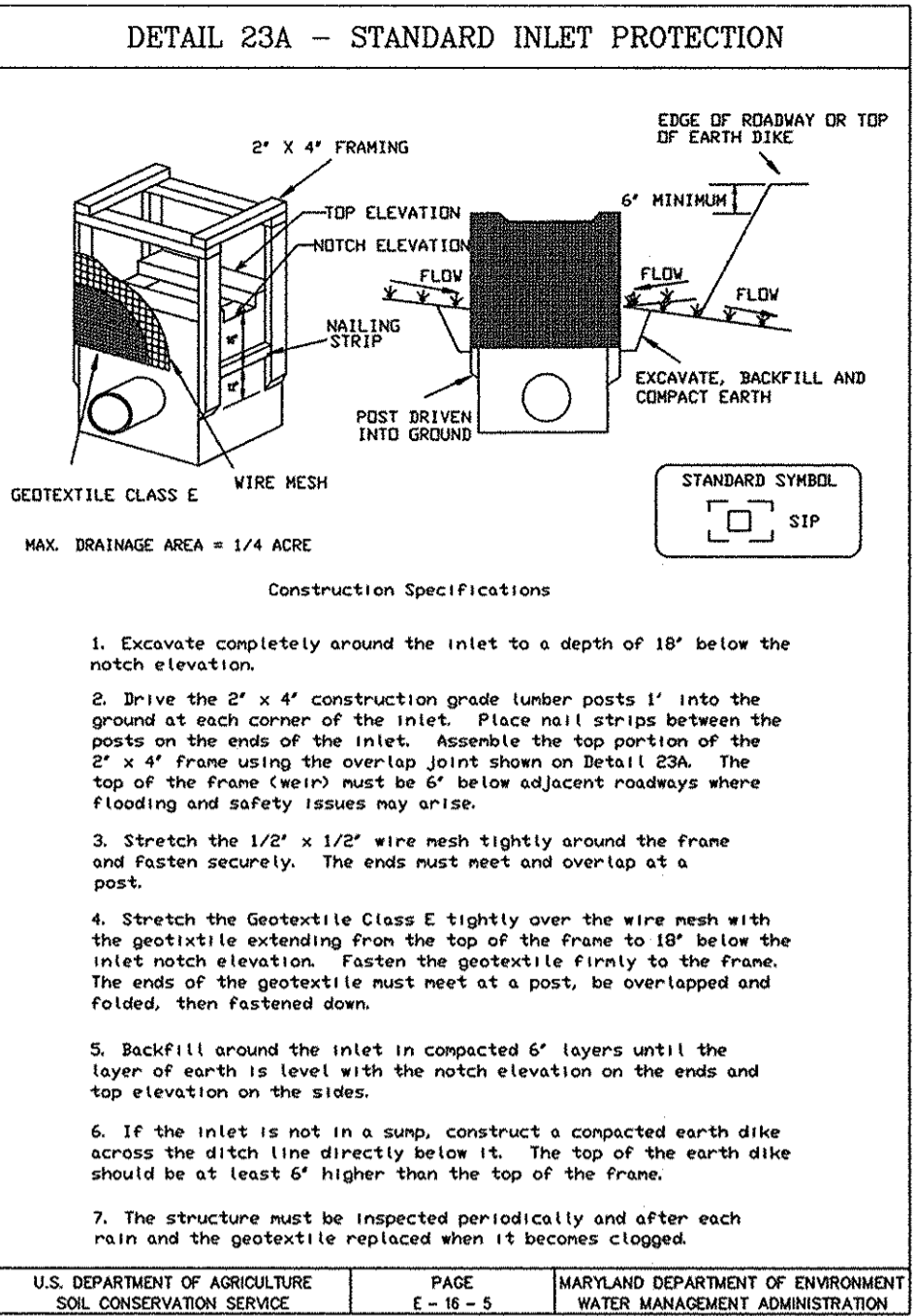
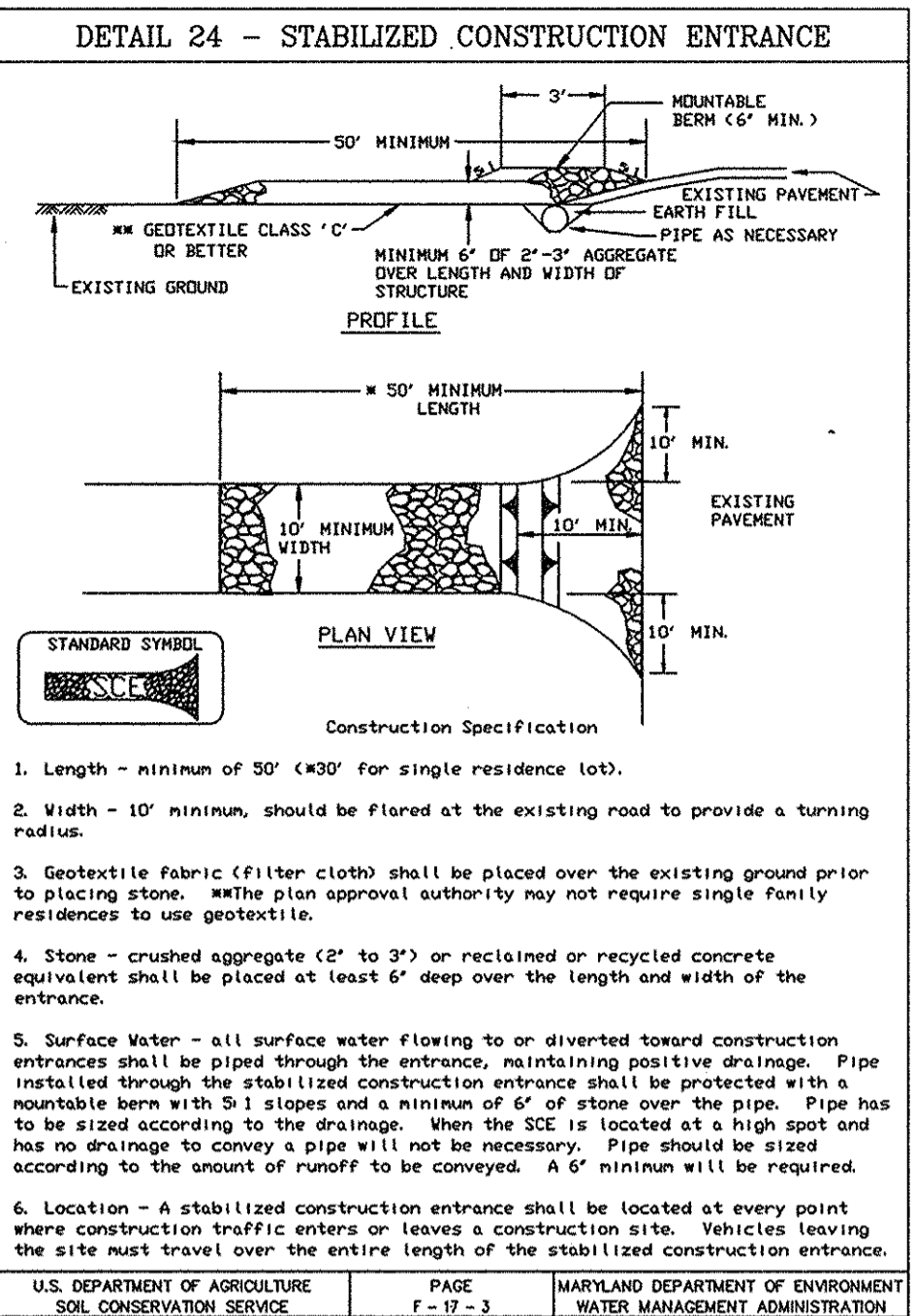
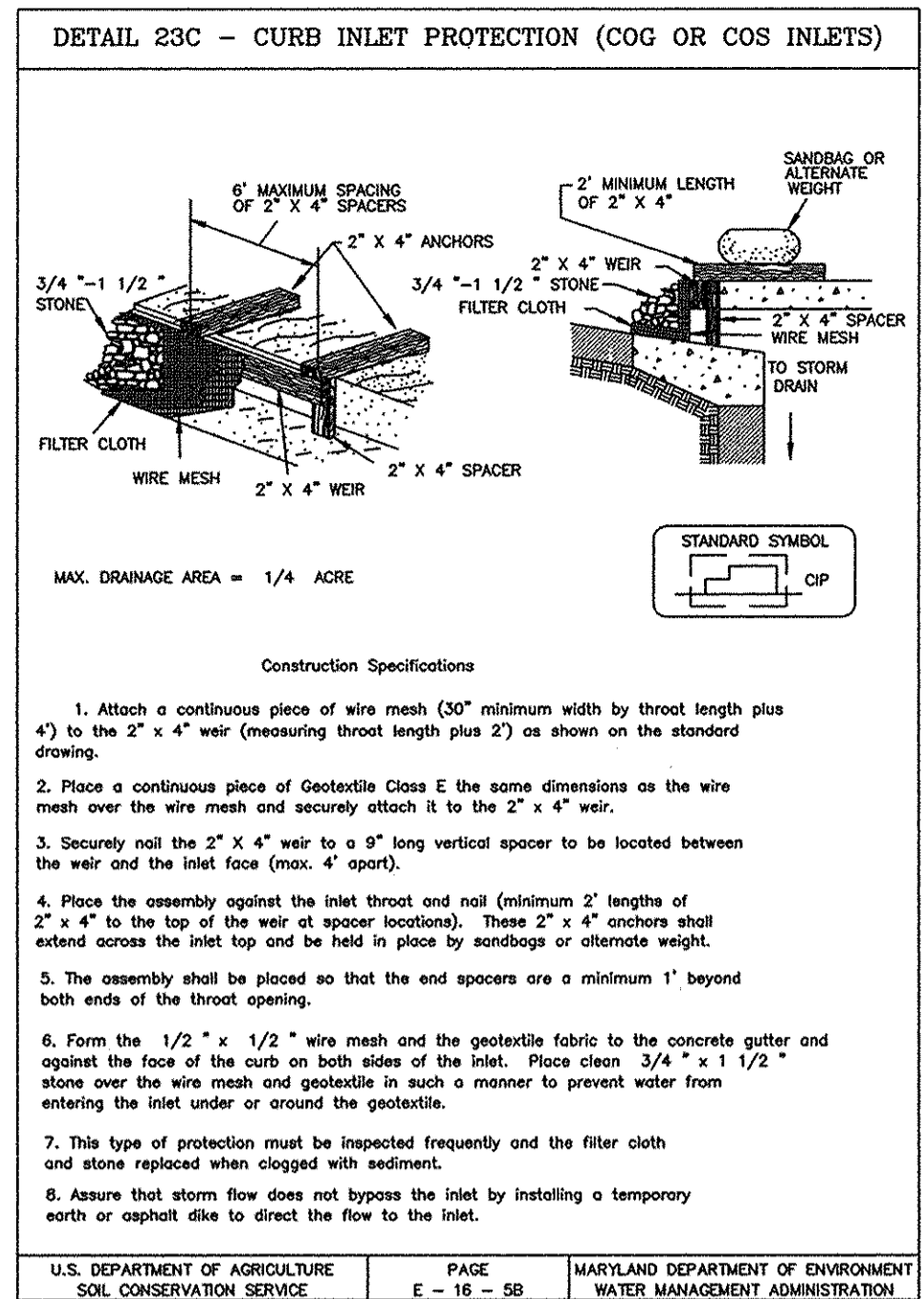
PLAN  
 1" = 40'

LEGEND

- STABILIZED CONST. ENT. w/ MOUNTABLE BERM
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- INLET PROTECTION
- STONE OUTLET STRUCTURE
- LIMIT OF DISTURBANCE

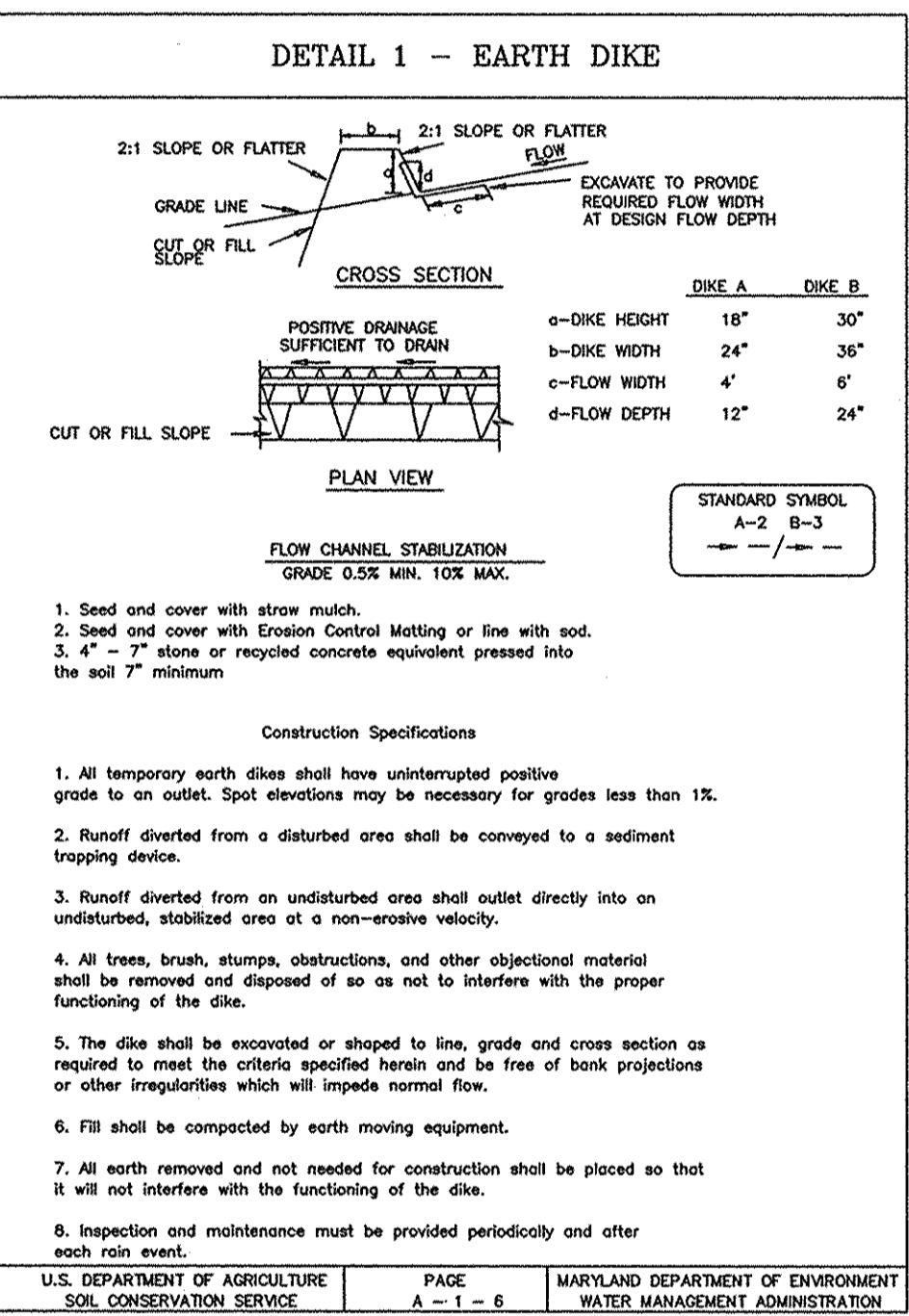
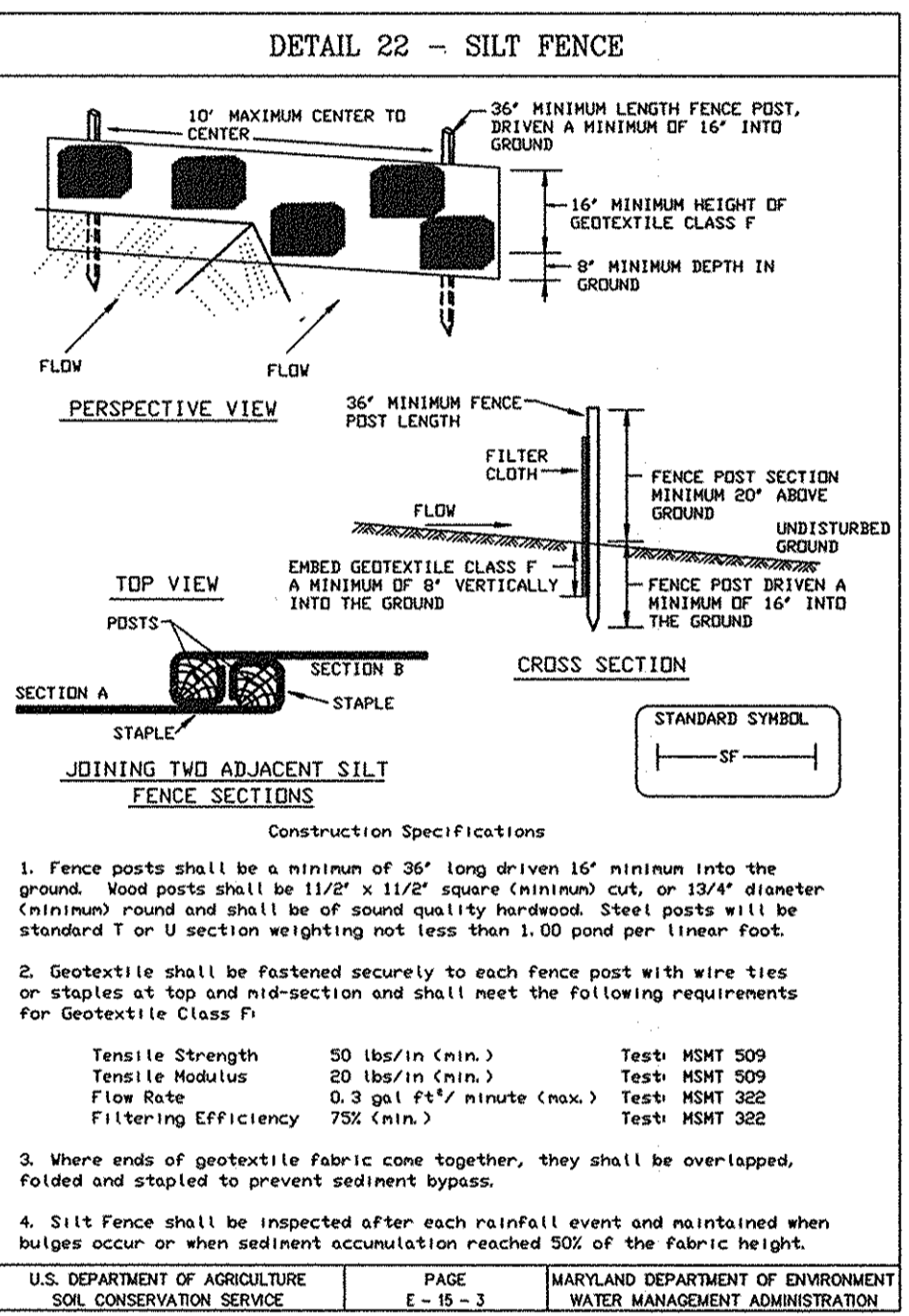
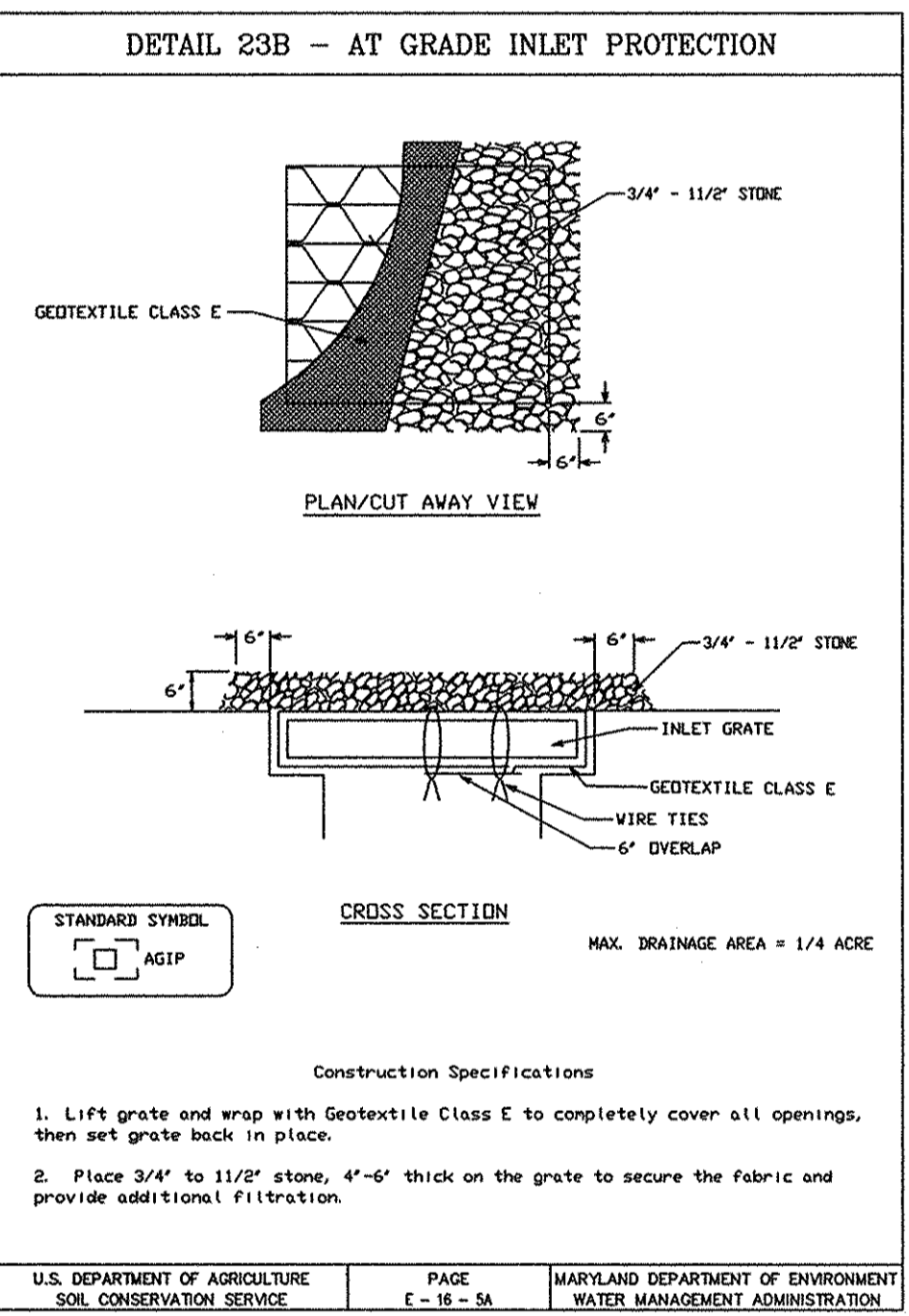
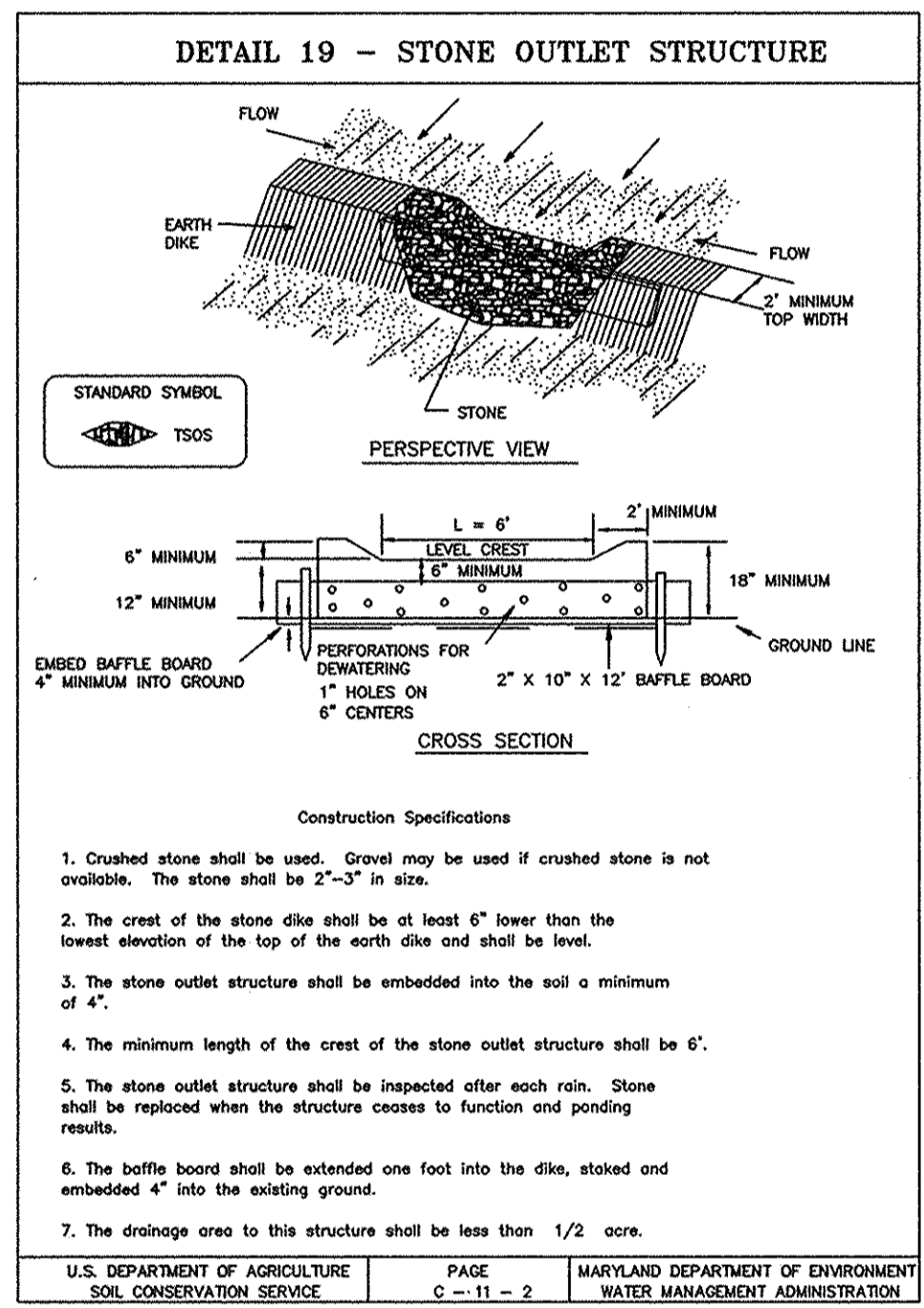
Professional Certification  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 15106, expiration date: July 31, 2011.  
 Jonathan J. Penney  
 Architect | Penney Design Group, LLC | 8120 Woodmont Avenue Suite 450 | Bethesda, MD  
 Date: 10-15-10





### SEQUENCE OF CONSTRUCTION

(1 DAY)	DAY 1	OBTAIN A GRADING PERMIT.
(2 DAYS)	DAY 2-3	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
(6 DAYS)	DAY 4-10	CLEAR AND GRUB AREA FOR AND INSTALL REMAINING SEDIMENT CONTROL DEVICES.
(14 DAYS)	DAY 11-25	GRADE SITE MAINTAINING POSITIVE DRAINAGE AT ALL TIMES AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES.
(29 DAYS)	DAY 26-55	INSTALL ALL UTILITIES INCLUDING WATER, SEWER AND STORM DRAINS, ETC., PROMOTE INLET PROTECTION TO ALL INLETS IMMEDIATELY UPON COMPLETION.
(2 DAYS)	DAY 56-57	STABILIZE ALL DISTURBED AREAS AS PER TEMPORARY SEEDING NOTES.
(42 DAYS)	DAY 58-100	CONSTRUCT BUILDING, CURBS AND PAVING.
(6 DAYS)	DAY 101-107	FINISH GRADING ON SITE AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
(8 DAYS)	DAY 107-115	WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.



ENGINEER'S CERTIFICATE

I, John R. Heinrichs, 2/4/99  
DATE

ENGINEER: JOHN R. HEINRICHS, VICE PRESIDENT  
PHOENIX ENGINEERING, INC.

DEVELOPER'S CERTIFICATE

I, Gregory Toler, 2-1-99  
DATE

DEVELOPER: GREGORY TOLER, CONSTRUCTION MANAGER  
INDUSTRIAL DEVELOPMENTS INTERNATIONAL

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Chester Simmons, 5/3/99  
DATE

NATURAL RESOURCES CONSERVATION SERVICES

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

John R. Heinrichs, 5/3/99  
DATE

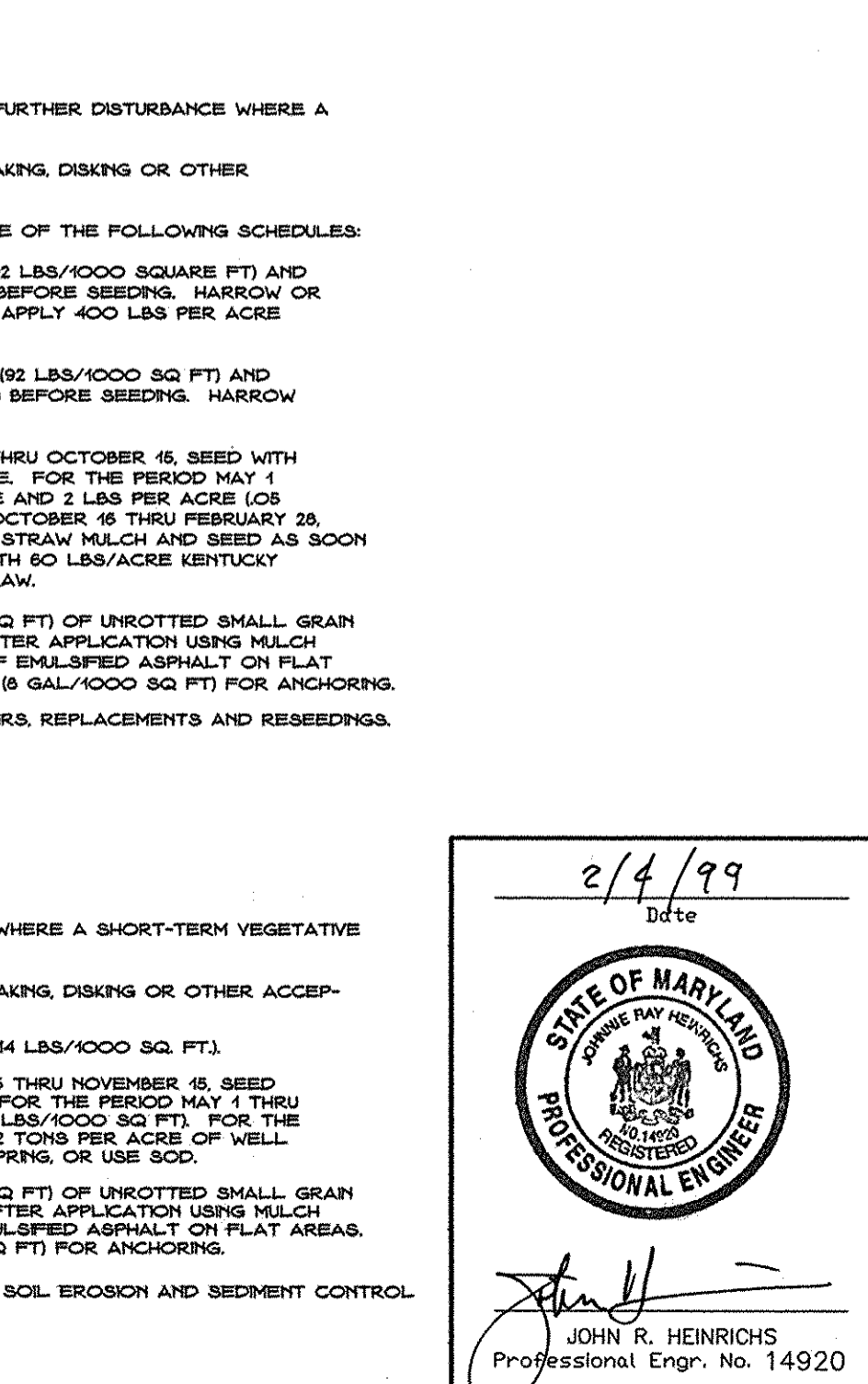
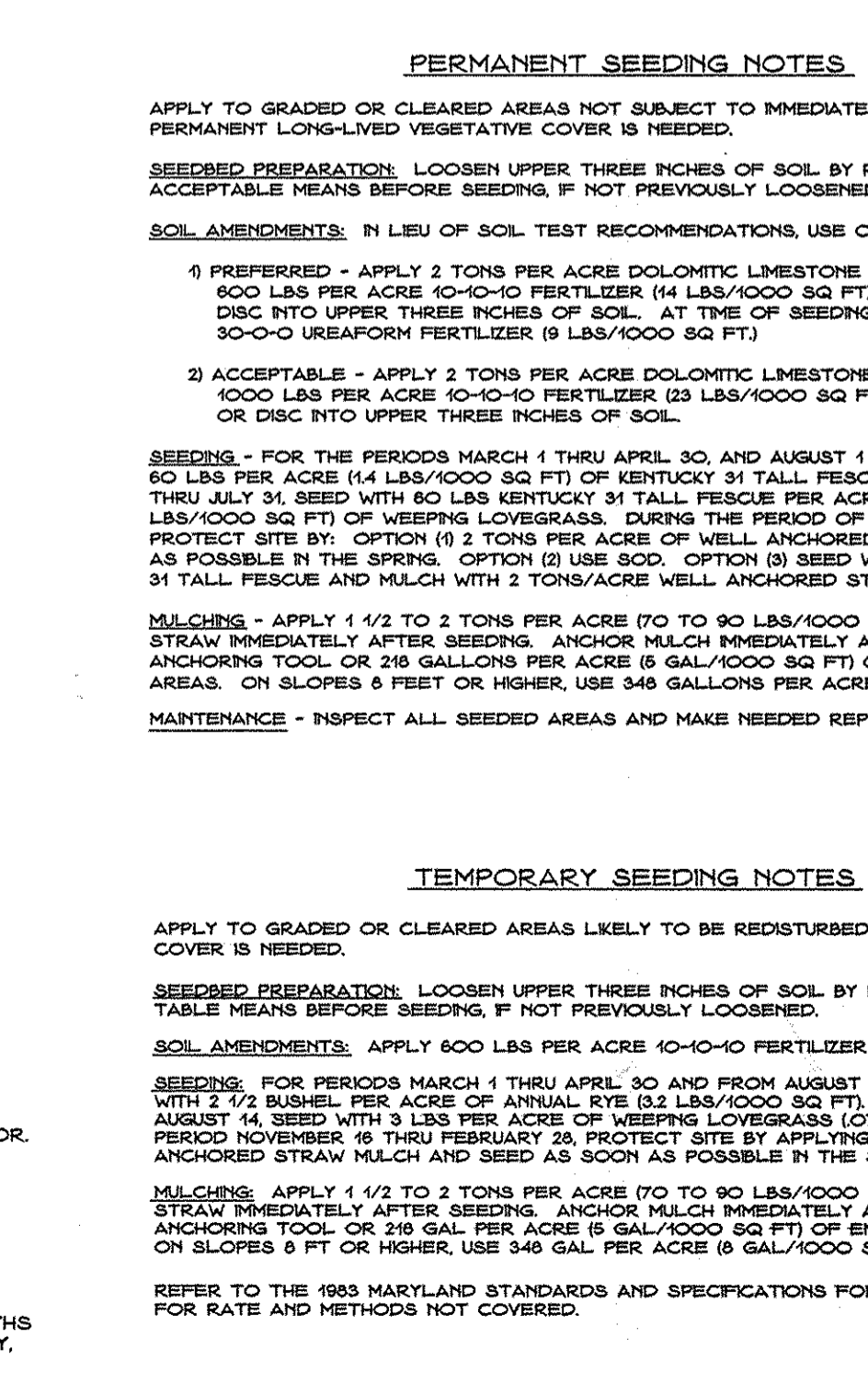
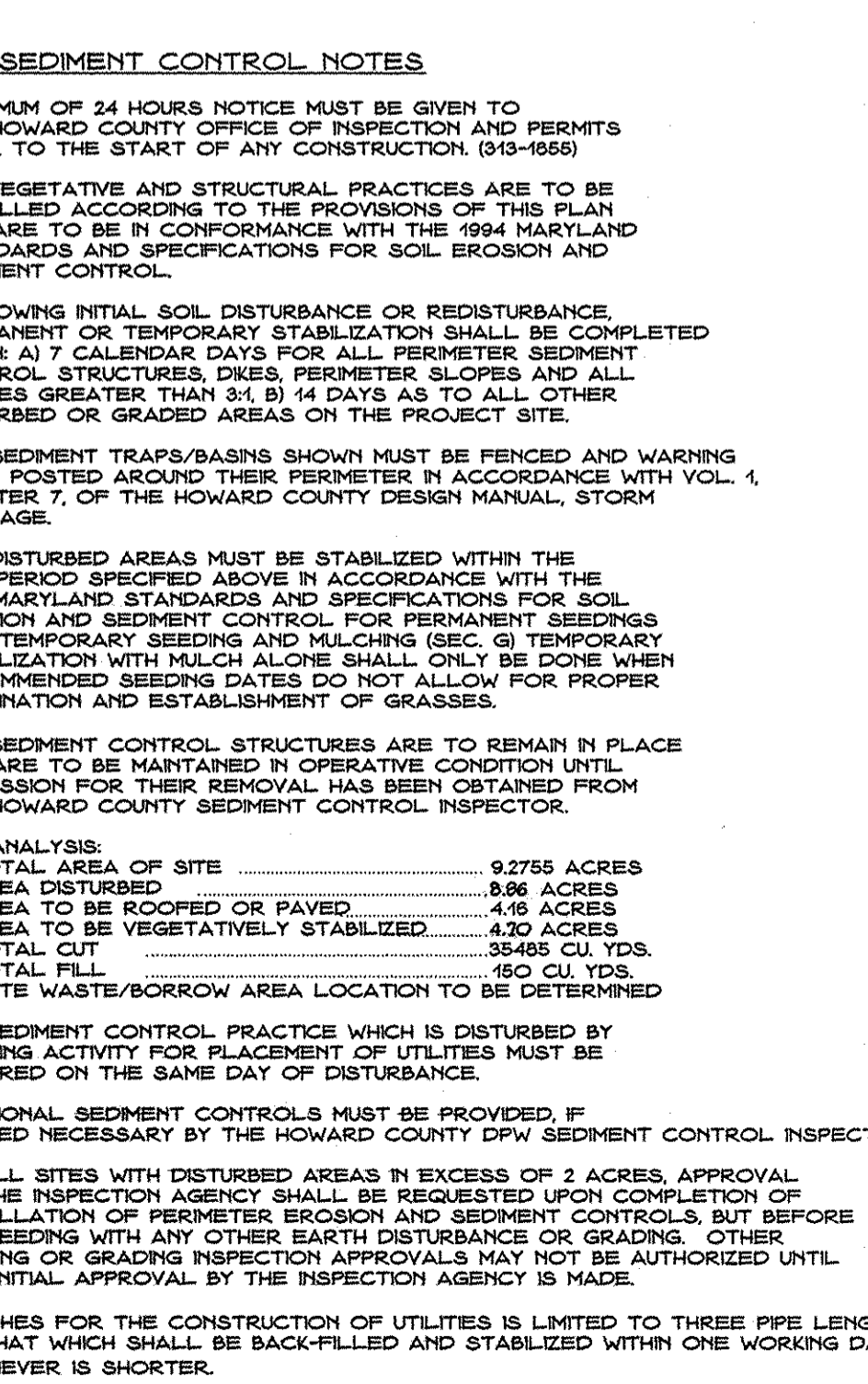
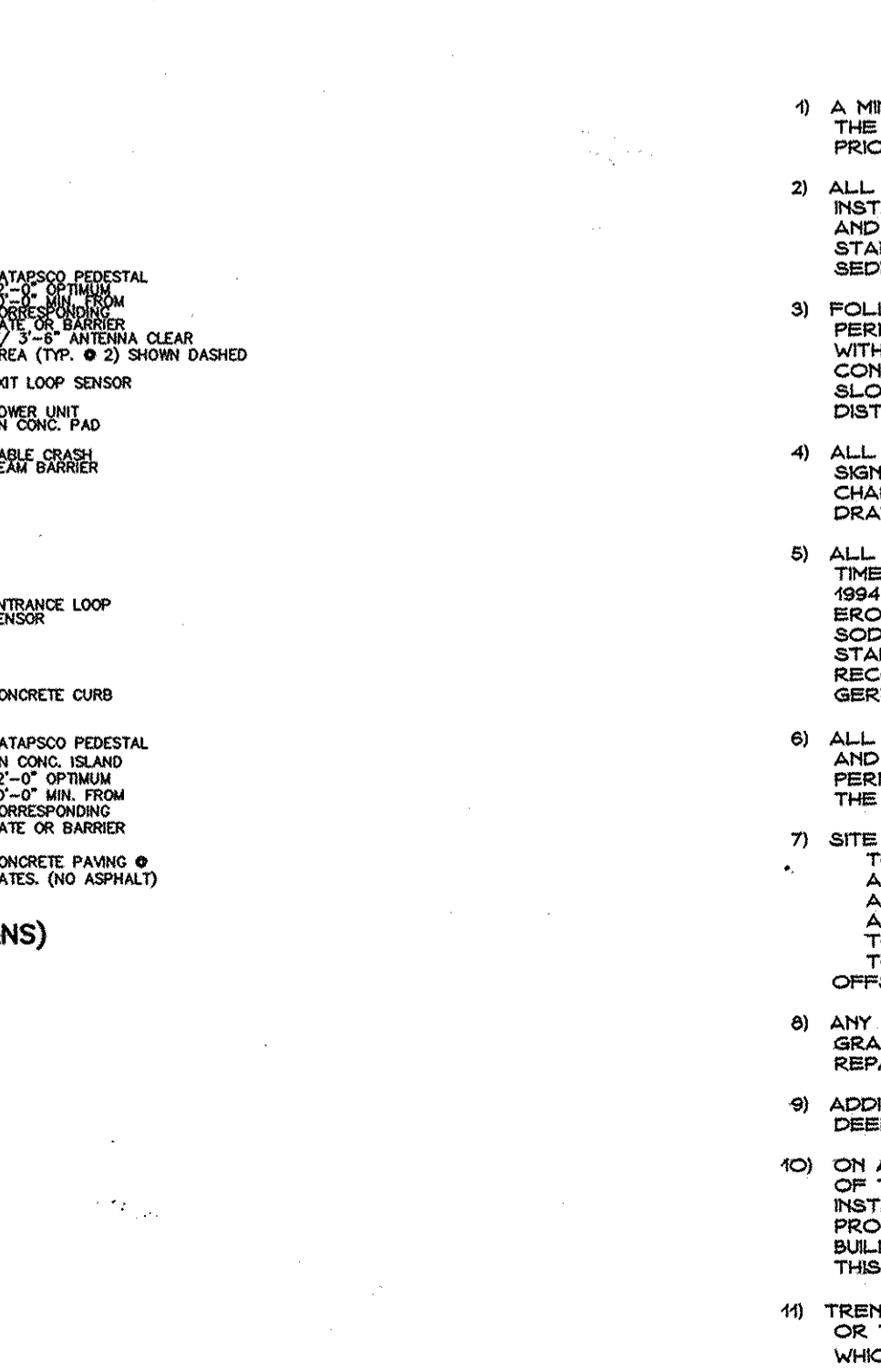
HOWARD S.C.D.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Richard Blumel, 5/19/97  
DATE

CHEF, DIVISION OF LAND DEVELOPMENT

John R. Heinrichs, 5/17/99  
DATE



2/4/99  
Date

STATE OF MARYLAND  
PROFESSIONAL ENGINEER

JOHN R. HEINRICHS  
Professional Engr. No. 14920

SEDIMENT CONTROL NOTES AND DETAILS

Des By	R.J.W.	Date	AS SHOWN	Proj No	99-001
Drn By	R.H.D.	Date	MARCH 1999	DRAWING NO	4 OF 12
Chk By	J.R.H.	Date	SEP 99 - 88		

AREA PLAT NO. 13184-13185  
FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
8801 FREESTATE DRIVE  
TAX MAP NO. 47 ELEC. DIST. NO. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE

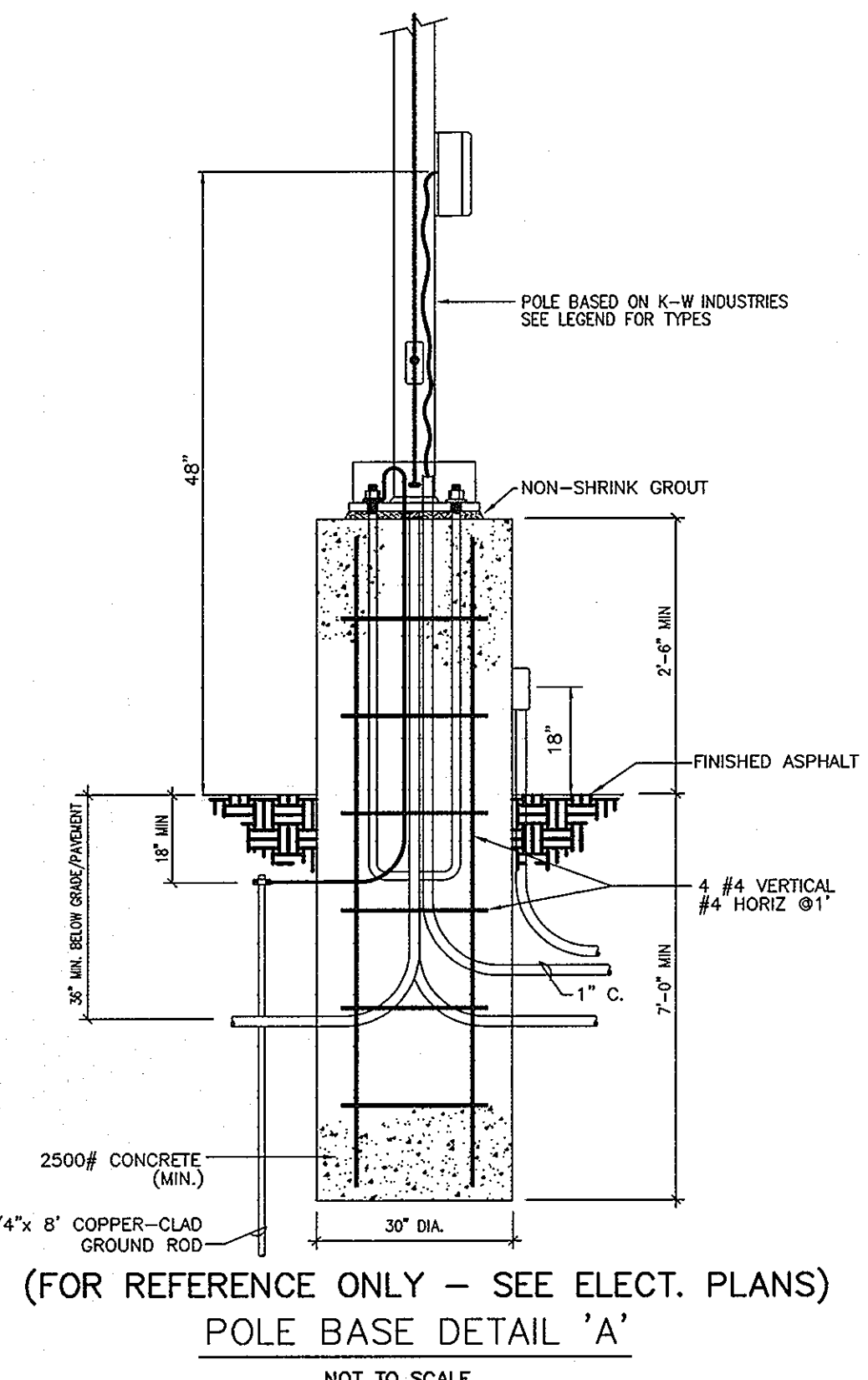
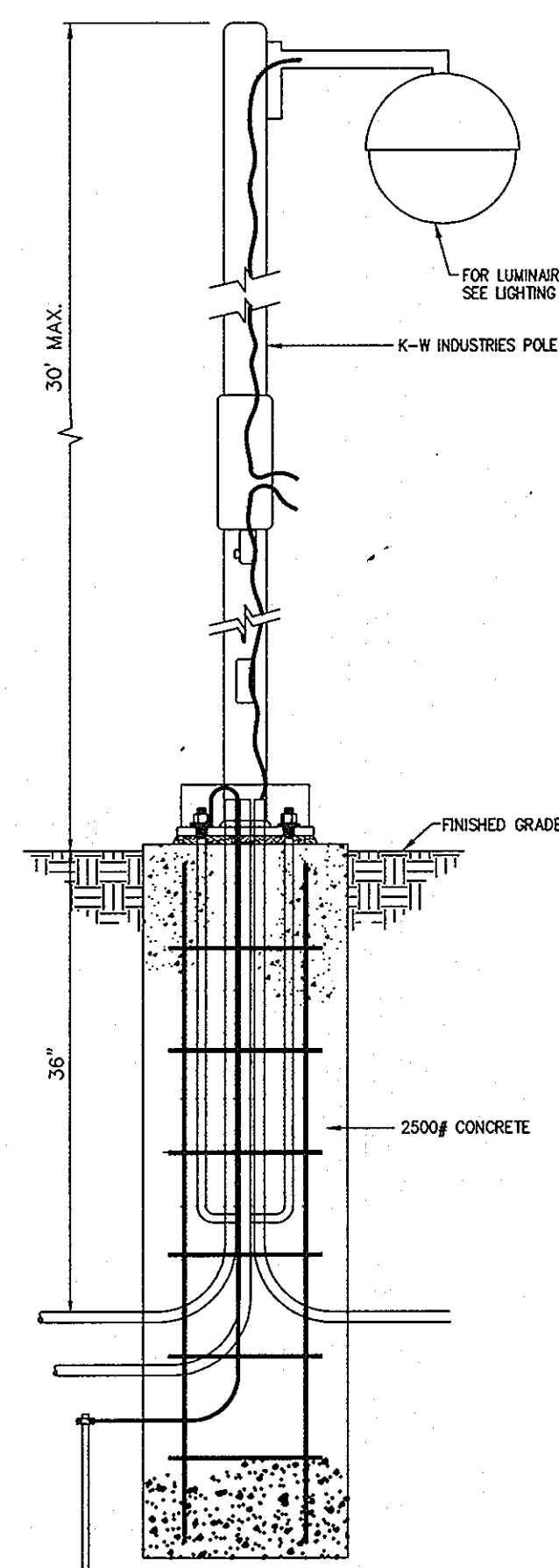
TOYOTA CARMAX

OWNER: CARMAX AUTO SUPERSTORES INC.  
9950 MARYLAND DRIVE  
RICHMOND, VIRGINIA 22833  
ATTN: BENJAMIN B. CUMMINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
3424 PEACH TREE ROAD NE, SUITE 1500  
ATLANTA, GEORGIA 30326  
ATTN: GREGORY TOLER (404) 479-4010

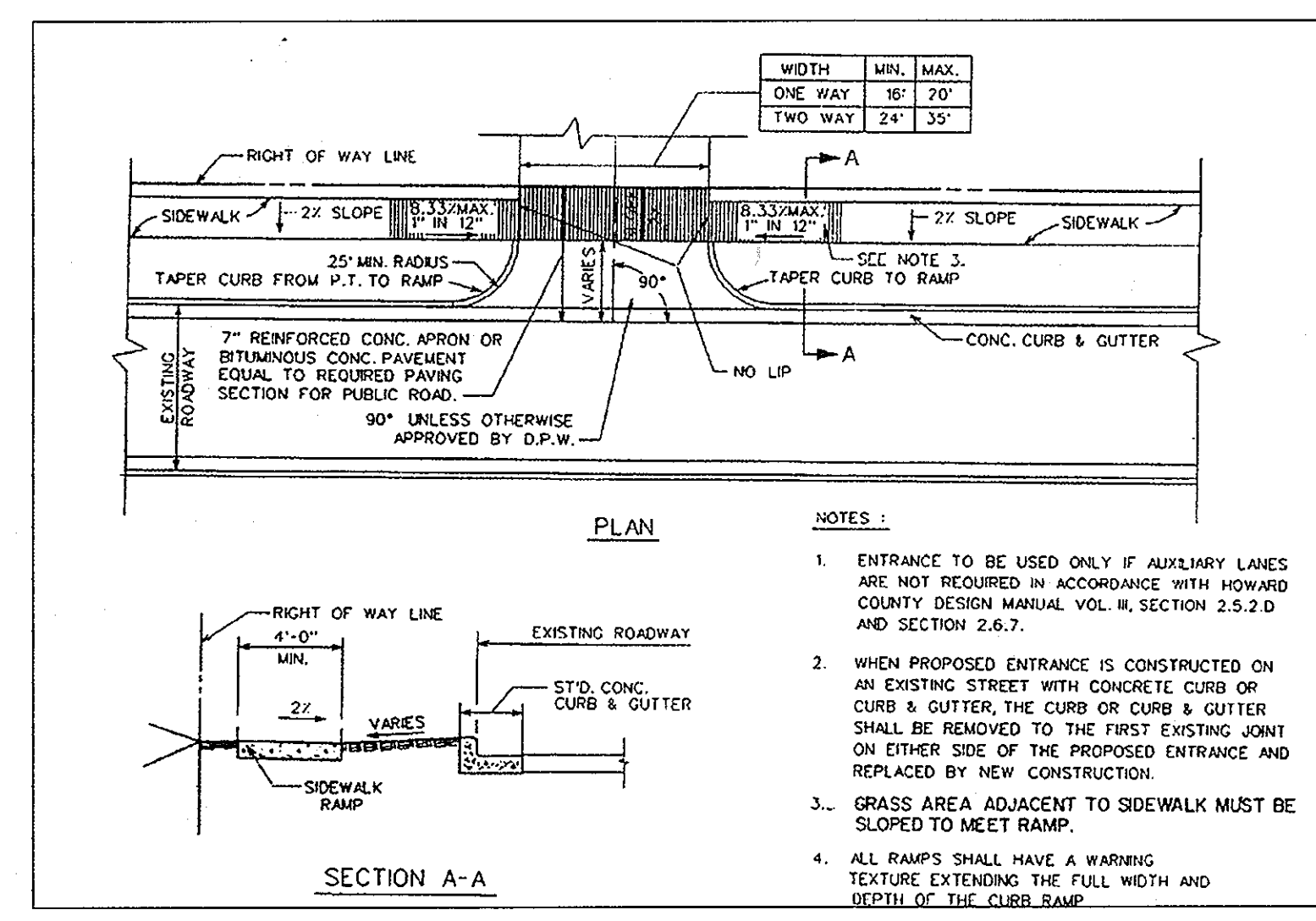
PHOENIX ENGINEERING, INC.  
CONSULTING ENGINEERS  
813 MAIDEN CHOICE LANE, SUITE 300  
BALTIMORE, MARYLAND 21228  
(410) 247-8833 FAX 247-9397

CENSUS TRACT No. 6069.02  
CARMAX-TOYOTA P/O PARCEL A-1  
8801 FREESTATE DRIVE  
TAX MAP NO. 47 ELEC. DIST. NO. 6 HOWARD COUNTY, MARYLAND PARCEL 142

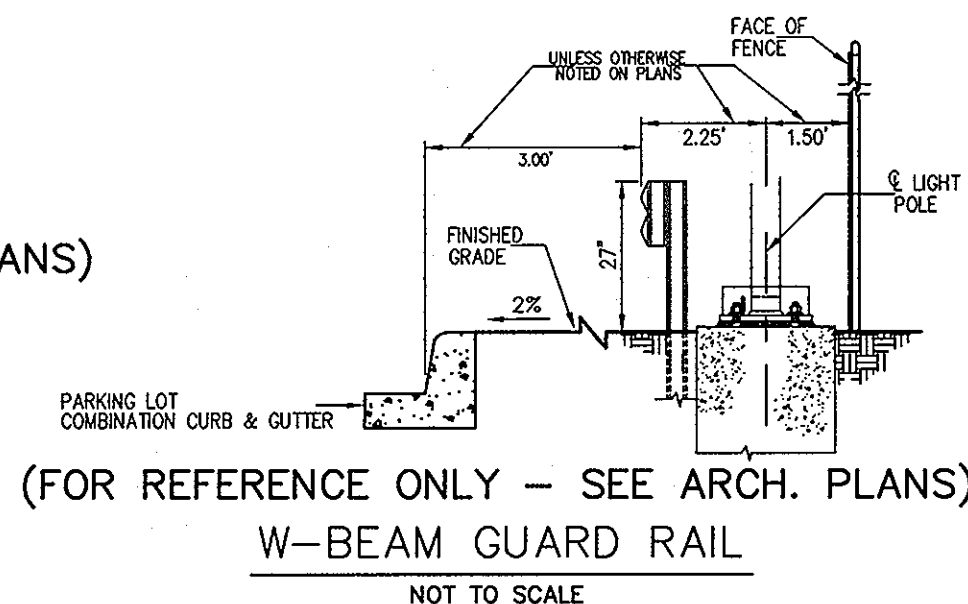


**POLE BASE DETAIL 'A'**  
NOT TO SCALE

NOTE:  
ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.



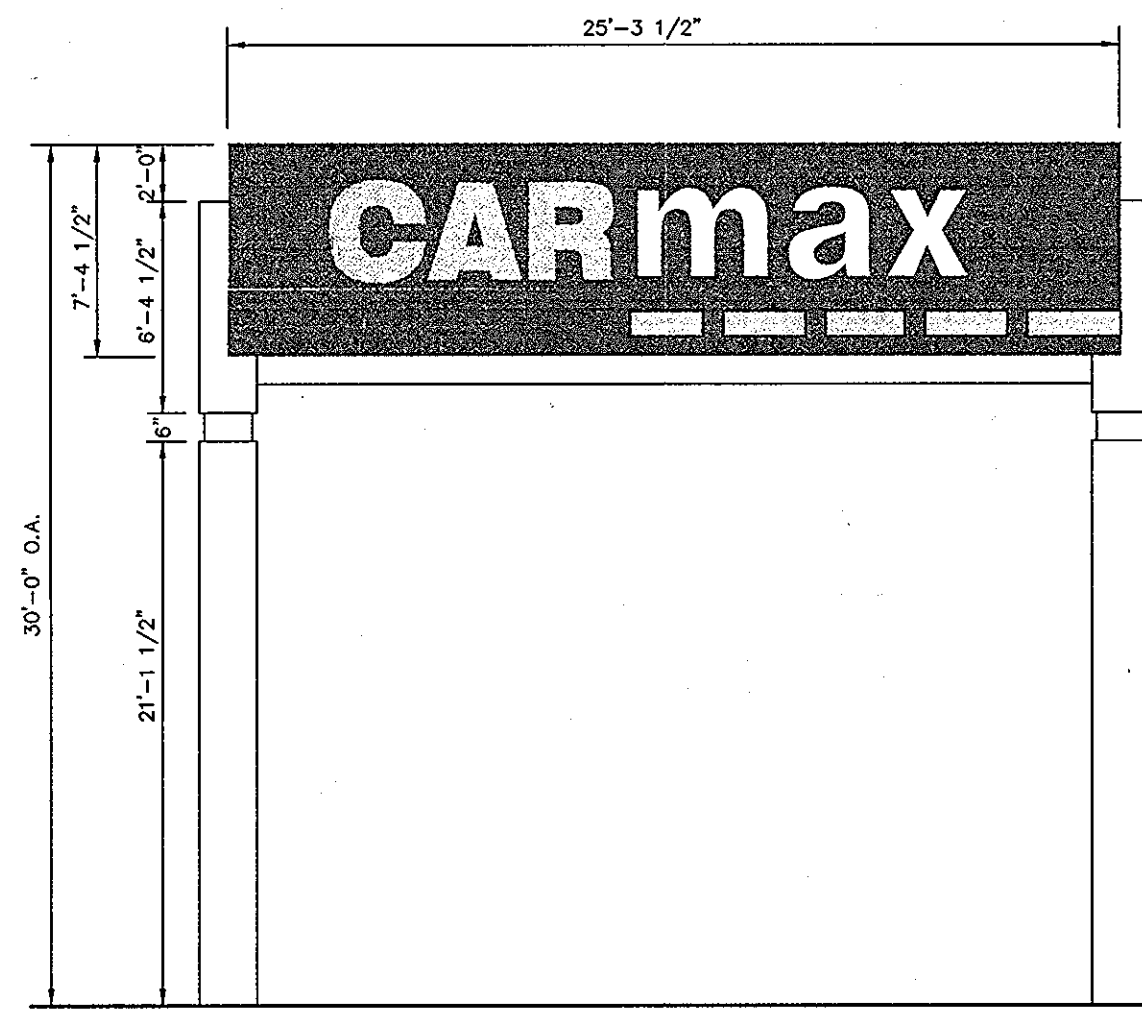
**RAMP DETAIL**  
NOT TO SCALE



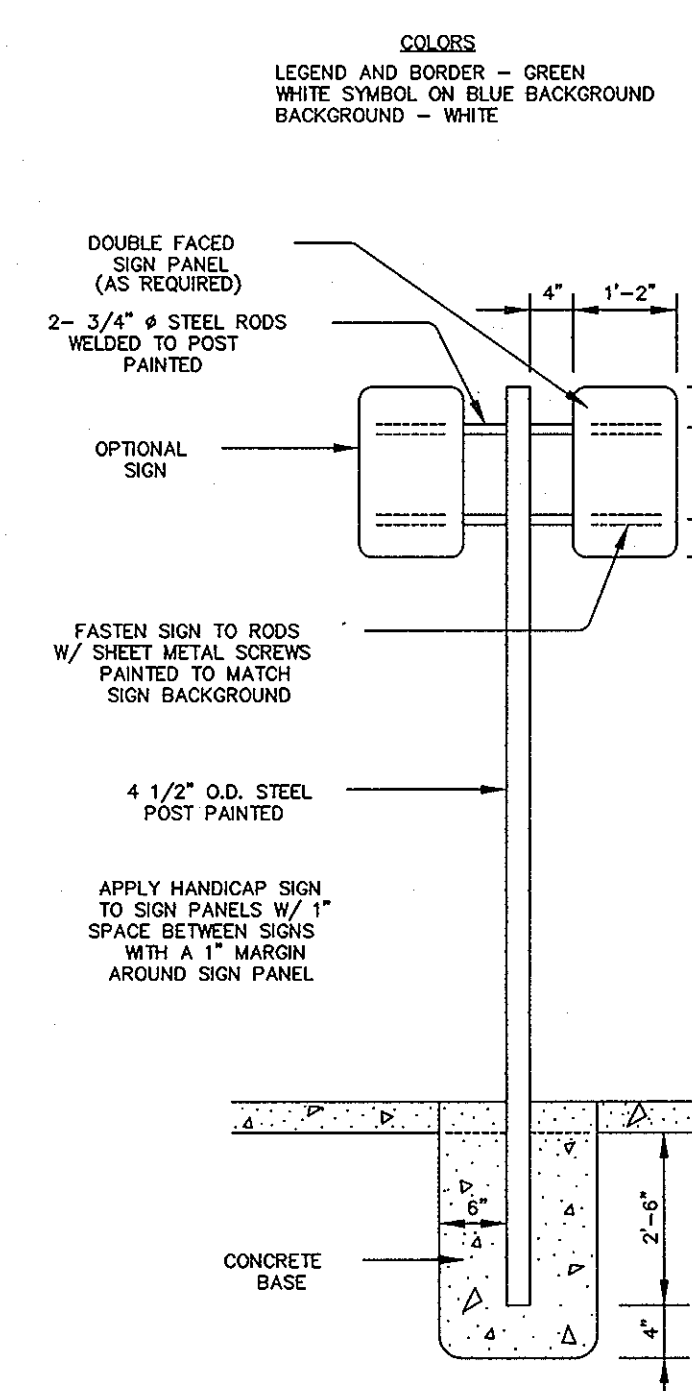
**W-BEAM GUARD RAIL**  
NOT TO SCALE

NOTE:  
ALL DETAILS MARKED "FOR REFERENCE ONLY" ARE FOR OBTAINING A ELECTRICAL/BUILDING PERMIT ONLY. FOR ACTUAL CONSTRUCTION DETAILS PLEASE REFER TO ARCHITECTURAL PLANS.

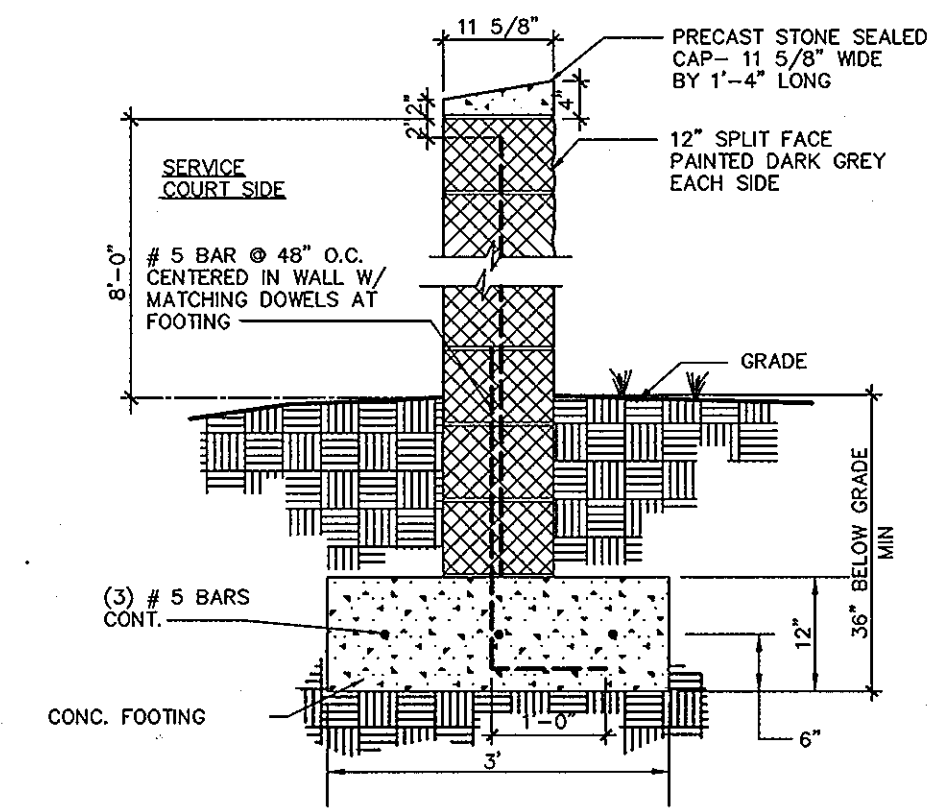
**POLE BASE DETAIL 'C'**  
NOT TO SCALE  
FOUNDATION CONFIGURATION SAME AS DETAIL "A".



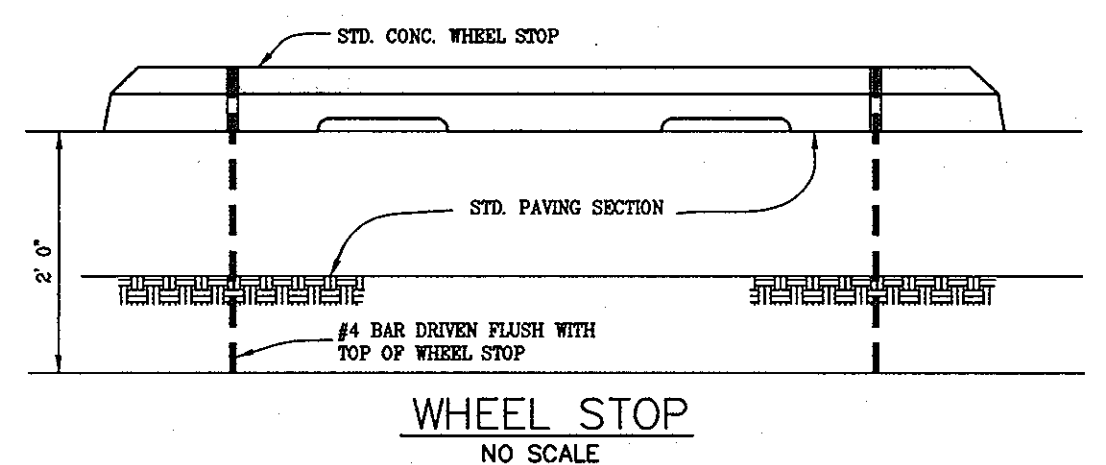
**D/F PYLON SIGN ELEVATION**  
NOT TO SCALE



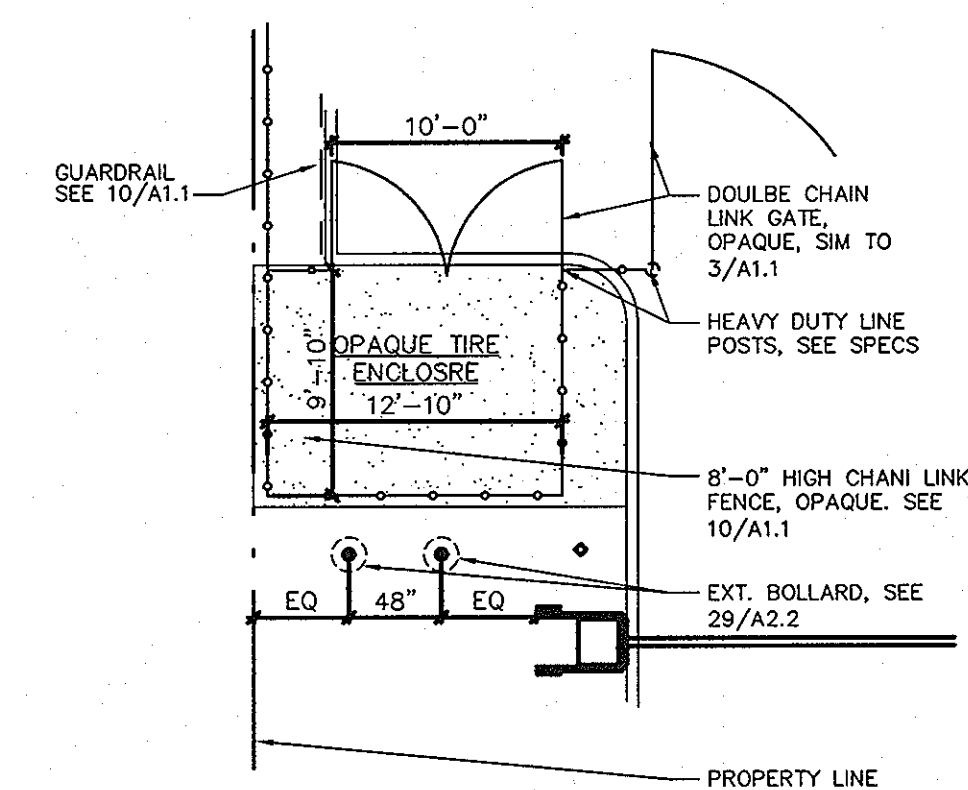
**HANDICAPPED SIGN DETAILS**  
1. FREESTANDING SIGN 7'-0" ABOVE FINISHED GRADE MOUNTED ON WALL OR STRUCTURE 6'-0" ABOVE GROUND.  
2. TWO SEPARATE SIGNS TO BE APPLIED TO METAL SIGN BOARD MOUNTED TO METAL POST.  
\$98 FINE SIGN  
SIGN TO UTILIZE AN ALUMINUM BLANK 6"x12"x0.060 INCH THICK WITH TWO SINGLE 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" CHARACTERS.  
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.



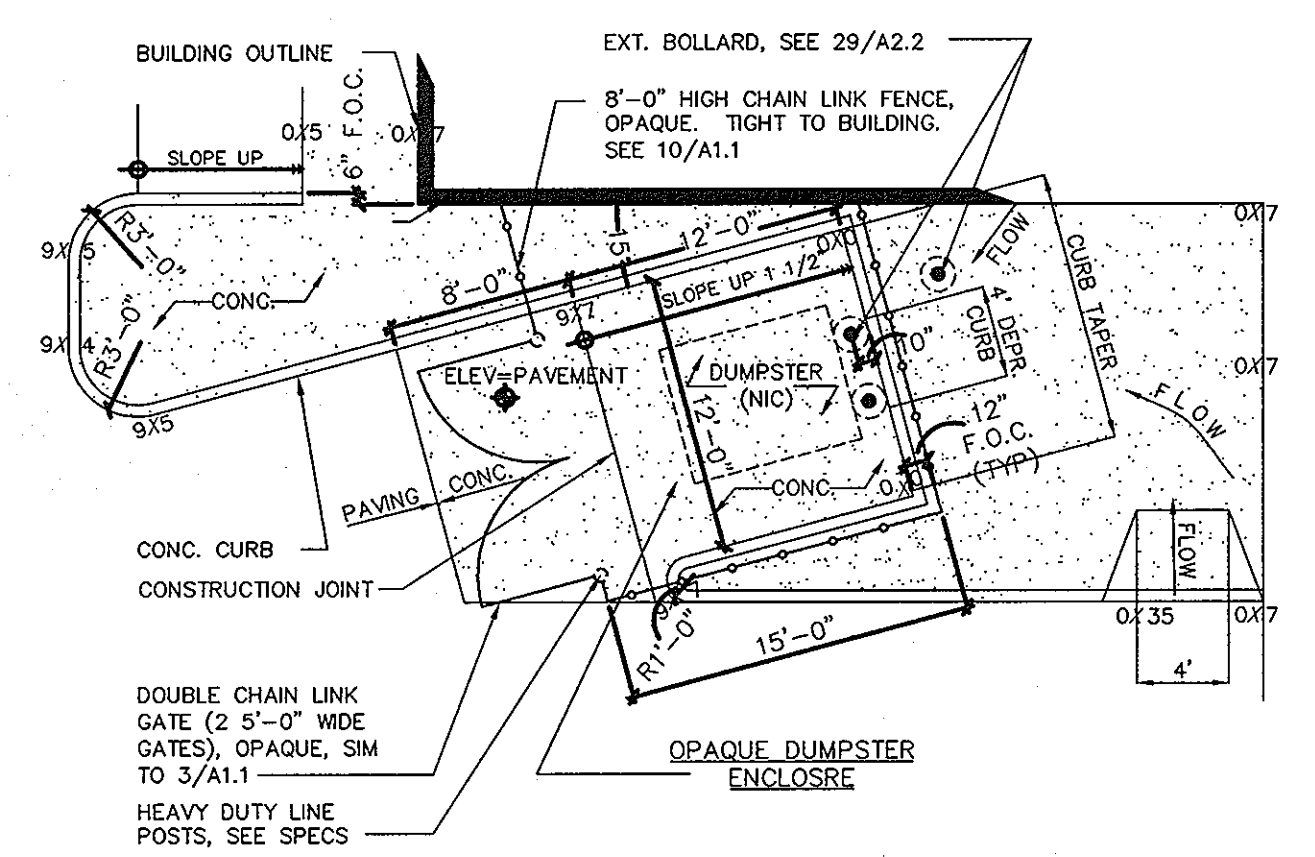
**SCREENING WALL**  
NOT TO SCALE



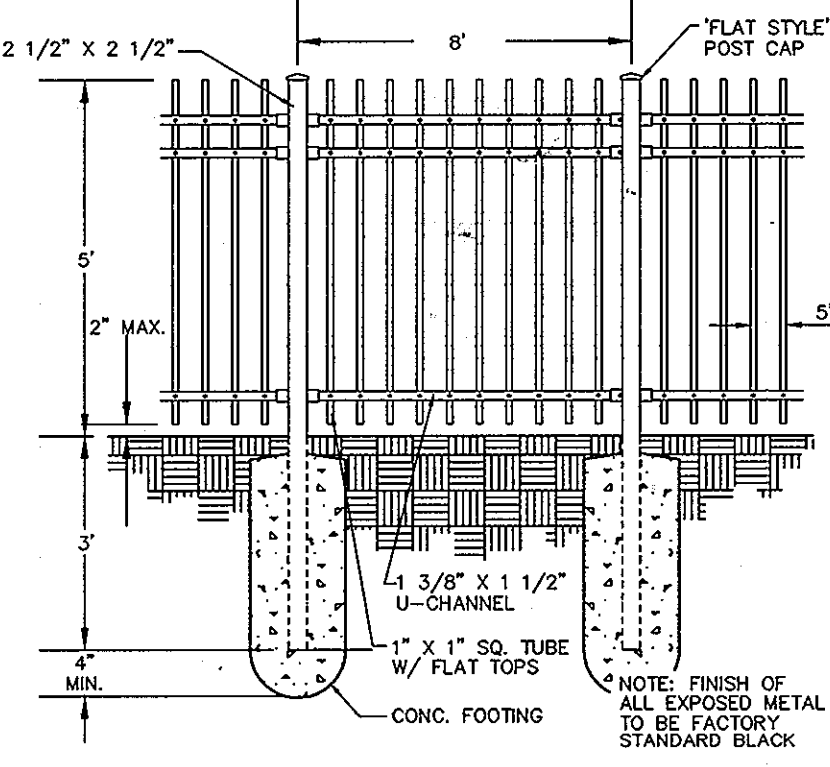
**WHEEL STOP**  
NO SCALE



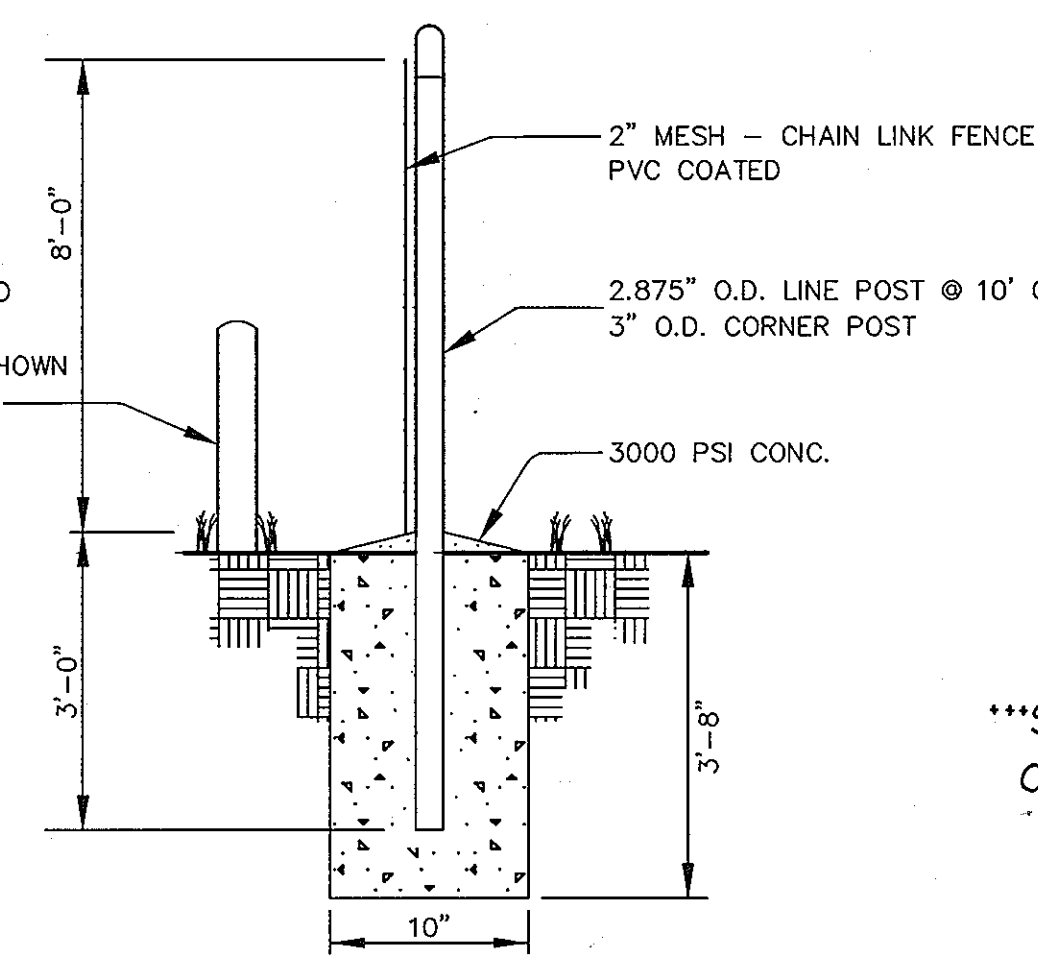
**TIRE ENCLOSURE**  
NOT TO SCALE



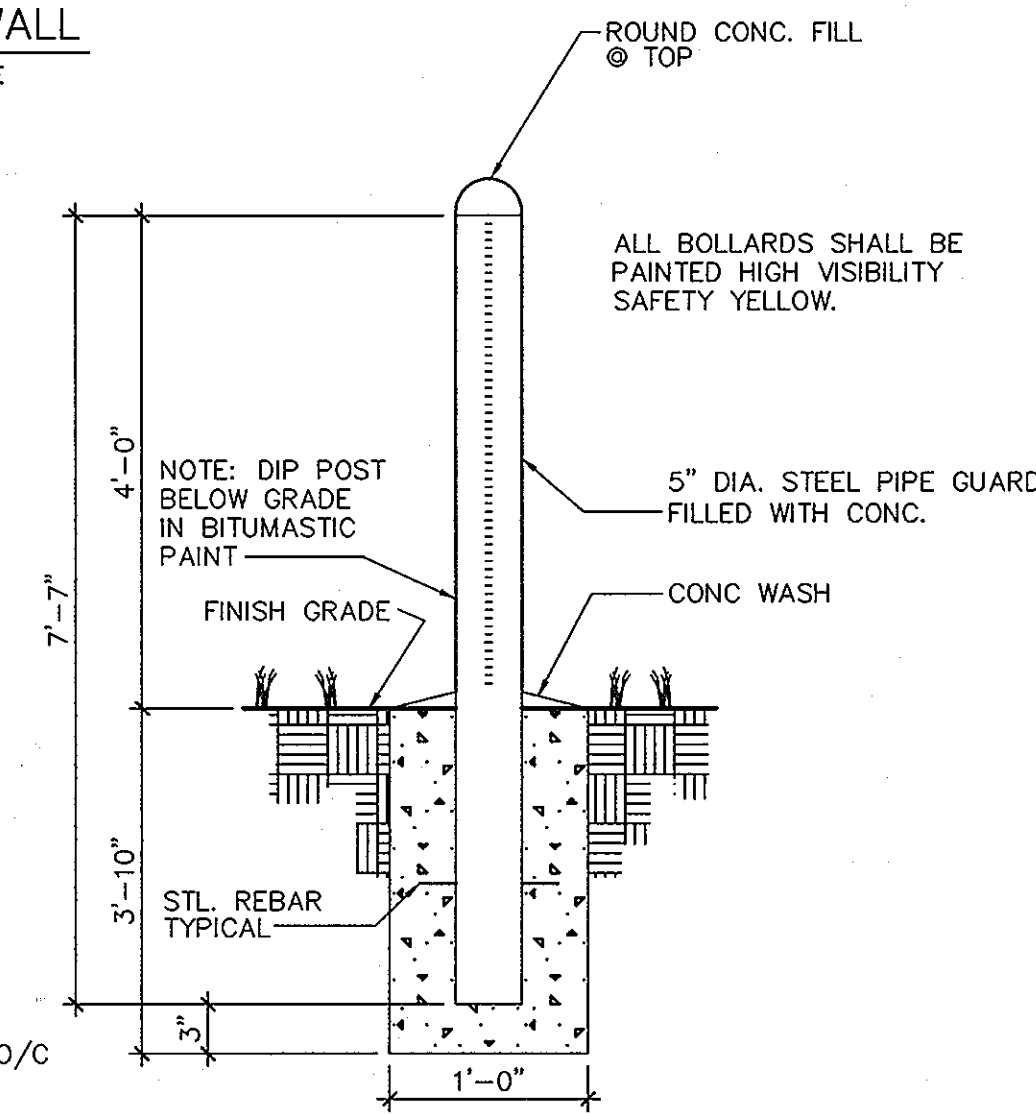
**DUMPSTER PAD**  
NOT TO SCALE



**ORNAMENTAL METAL PICKET FENCE**  
NOT TO SCALE

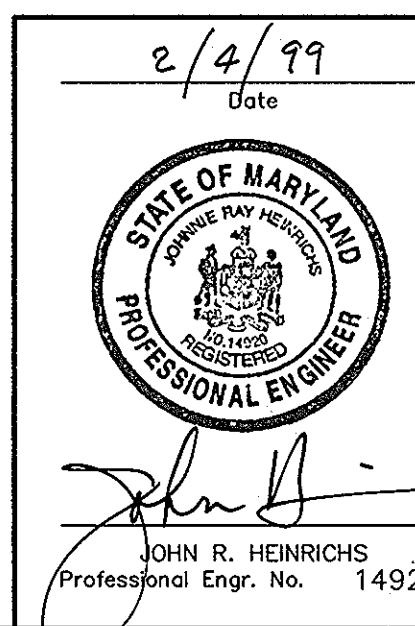


**SECURITY/SCREENING FENCE**  
NOT TO SCALE



**SITE POST - BOLLARD**  
NOT TO SCALE

\*\*\*SEE PORTAL DETAILS ON DRAWING 13\*\*\*



APPROVED: DEPARTMENT OF PLANNING AND ZONING	5/6/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
Richard Blood	5/7/99
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
Joseph Kautz	5/7/99
DIRECTOR	DATE

9-27-10	Revision Description
Date	No
9-27-10	FAÇADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 13

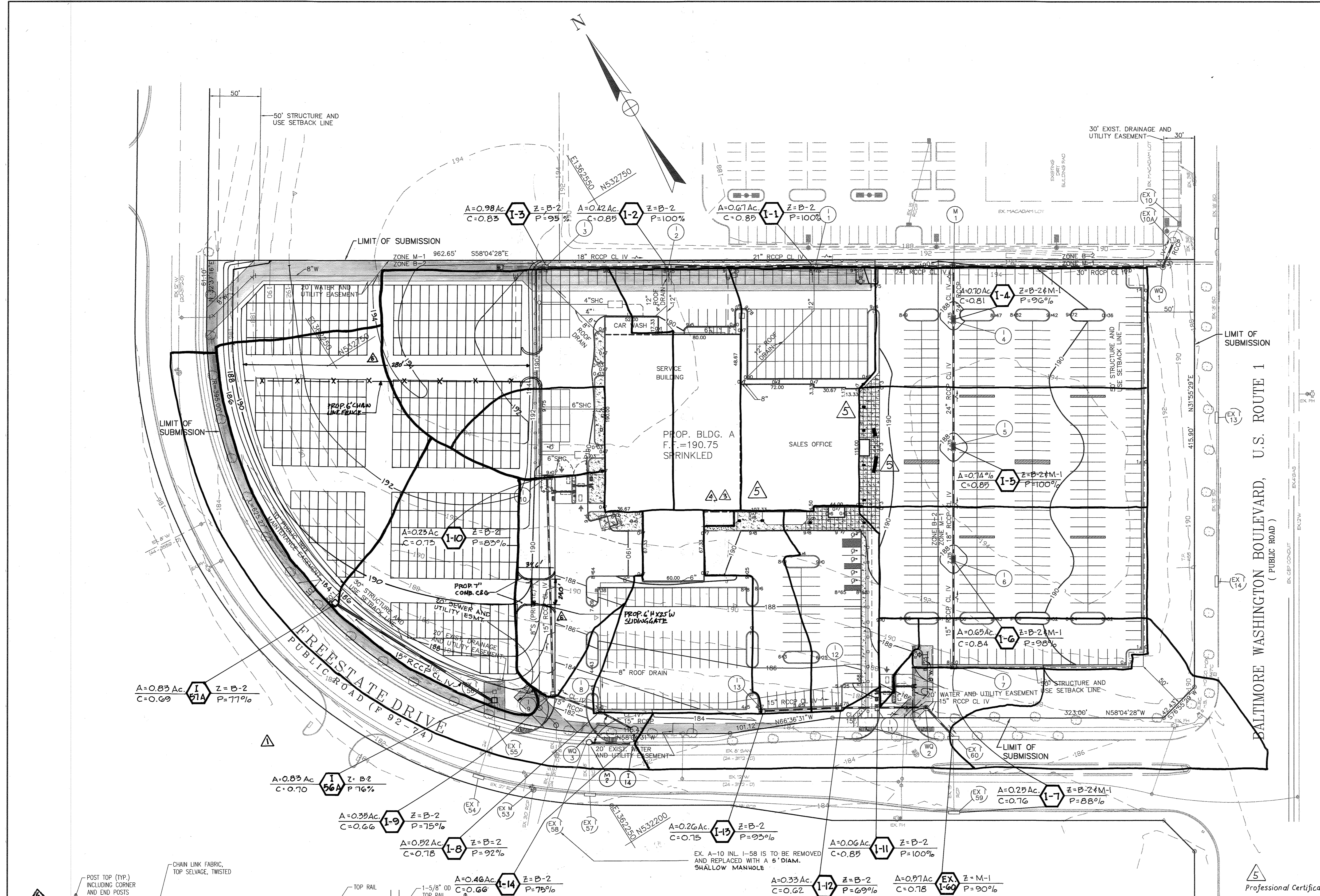
OWNER: **CARMAX AUTO SUPERSTORES INC.**  
8850 MAYLAND DRIVE  
RICHMOND, VIRGINIA 23228  
ATTN: BENJAMIN B. CHAMBERS, JR.

DEVELOPER: **INDUSTRIAL DEVELOPMENTS INTERNATIONAL**  
3424 PEACH TREE ROAD N.E., SUITE 1500  
ATLANTA, GEORGIA 30326  
ATTN: GREGORY TOLER (404) 479-4010

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

AREA: PLAT NO. 13184-13185 CENSUS TRACT NO. 6089.02  
FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
TAX MAP NO. 47 8801 FREESTATE DRIVE  
ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

Des By	R.J.W.	Scale	AS SHOWN	Proj No	99-001
Dwn By	R.D.	Date	MARCH 1999	DRAWING NO	
Chk By	J.R.H.	SDP	99-88	5	OF 12



STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV IN	INV OUT	TOP ELEV	REMARKS
I-1	A-5	SEE PLAN	185.00 (12")	183.27	THROAT 188.25	H.C. STD. SD 4.01
I-2	A-5	SEE PLAN	185.10 (12")	184.22	THROAT 188.75	H.C. STD. SD 4.01
I-3	A-5	SEE PLAN	185.70 (15")	185.04	THROAT 188.40	H.C. STD. SD 4.01
I-4	DBL 'S' W/ RECTICULAR GRATES	SEE PLAN	182.23	182.03	187.75	H.C. STD. SD 4.23
I-5	DBL 'S' W/ RECTICULAR GRATES	SEE PLAN	183.32	182.82	187.75	H.C. STD. SD 4.23
I-6	DBL 'S' W/ RECTICULAR GRATES	SEE PLAN	184.12	183.87	187.75	H.C. STD. SD 4.23
I-7	A-5	SEE PLAN	-	184.65	THROAT 188.00	H.C. STD. SD 4.01
I-8	A-5	SEE PLAN	178.67 (8")	178.47	THROAT 183.00	H.C. STD. SD 4.01
I-9	A-5 W/ DEFLECTORS	SEE PLAN	179.13	178.99	THROAT 182.95	H.C. STD. SD 4.01
I-10	A-5	SEE PLAN	-	185.50	THROAT 189.0	H.C. STD. SD 4.01
I-11	A-5	SEE PLAN	181.37	181.17	THROAT 185.0	H.C. STD. SD 4.01
I-12	A-5	SEE PLAN	181.72	181.52	THROAT 184.75	H.C. STD. SD 4.01
I-13	A-5	SEE PLAN	-	182.08	THROAT 184.70	H.C. STD. SD 4.01
I-14	A-5	SEE PLAN	178.13	177.93	EXISTING GROUND	H.C. STD. SD 4.01
M-1	STD. 5' MANHOLE	SEE PLAN	182.62 (24")	181.60	189.70	H.C. STD. G 5.13
M-2	STD 5' DIA. SHALLOW MH	SEE PLAN	177.70	177.90	EXISTING GROUND	H.C. STD G 5.13
WQ#1	MODEL STC- 3600	SEE PLAN	180.58	180.48	191.0	STORMCEPTOR CORPORATION STD
WQ#2	MODEL STC- 900	SEE PLAN	180.95	180.85	186.0	STORMCEPTOR CORPORATION STD
WQ#3	MODEL STC- 900	SEE PLAN	178.29	178.19	182.0	STORMCEPTOR CORPORATION STD
EX. I-58	EX. A-10	SEE PLAN	177.70	177.50	EXIST. GRND.	REMOVE EX. A-10 INLET AND REPLACE W/ A 5' DIA. SHALLOW MH H.C. G.5.13
EX. I-10A	-	SEE PLAN	180.38	174.53	-	-
EX. I-60	-	SEE PLAN	180.70	180.50	-	-

ALL STORM DRAIN BEDDING TO BE CLASS 'C' UNLESS OTHERWISE NOTED  
 \*15" KNOCKOUT

I-56A	'D' INLET	SEE PLAN	177.05	176.85	THROAT 181.6	H.C. STD. S.D. 4.11 OPEN ALL FOUR SIDES
I-57A	'D' INLET	SEE PLAN	-	178.89	THROAT 183.0	H.C. STD. S.D. 4.11 OPEN ALL FOUR SIDES

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 5/6/99  
 [Signature] 5/7/99  
 [Signature] 5/7/99

Date	No	Revision Description
12-06-19	1	ADDED CURB CUT W/ SLIDING GATE AND FENCING
9-27-10	2	FAÇADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 1/3
2-7-08	3	REDUCED SERVICE AREA EXPAN @ BLDG 'A'
5-8-07	4	ADDED 384 9F SERVICE AREA EXPAN @ BLDG 'A'
9-7-00	5	ADDED I-56A AND I-57A

OWNER: CARMAX AUTO SUPERSTORES INC.  
 9800 MAYLAND DRIVE  
 RICHMOND, VIRGINIA 23298  
 ATTN: BENJAMIN B. CUMMINGS, JR.

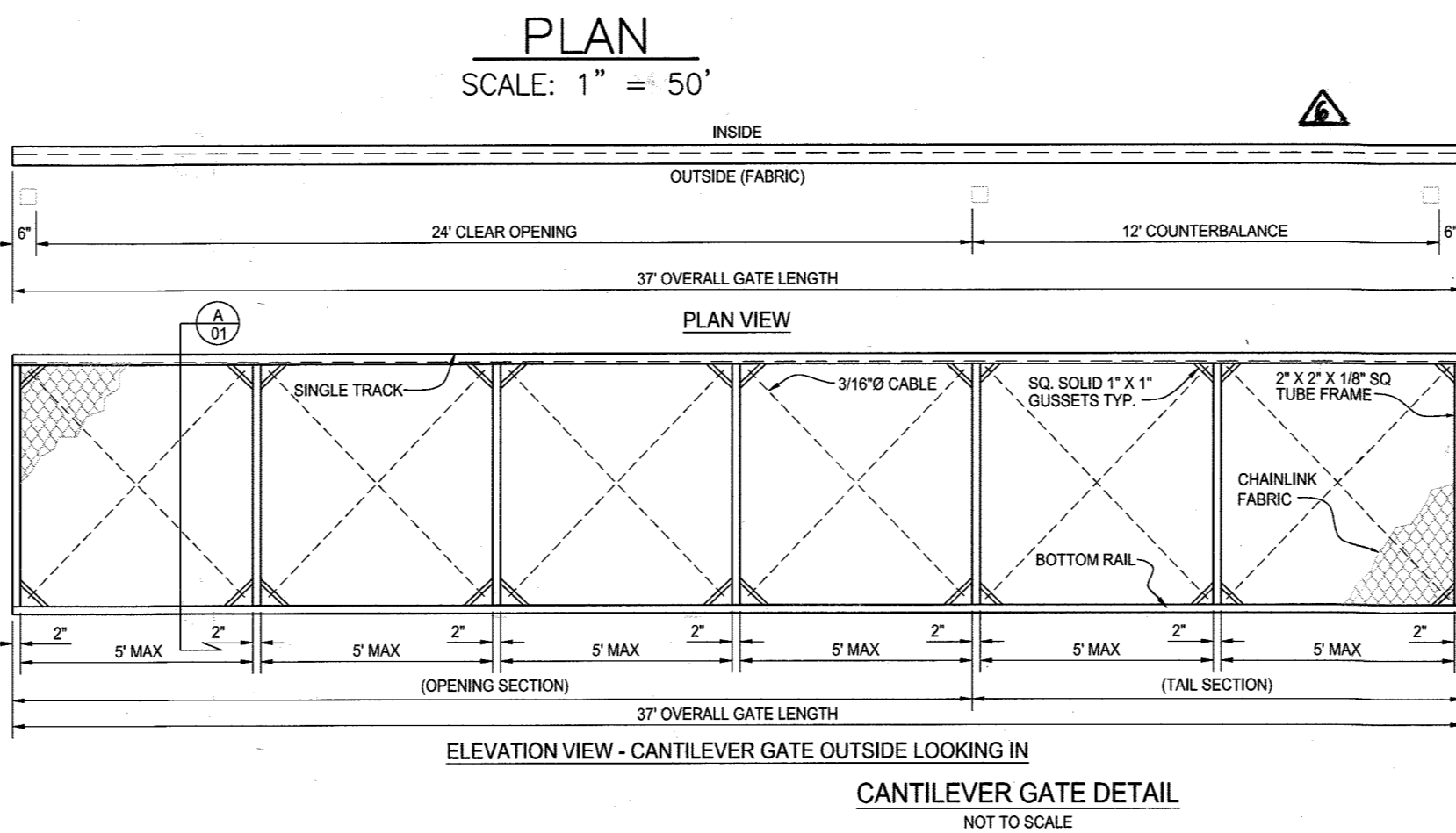
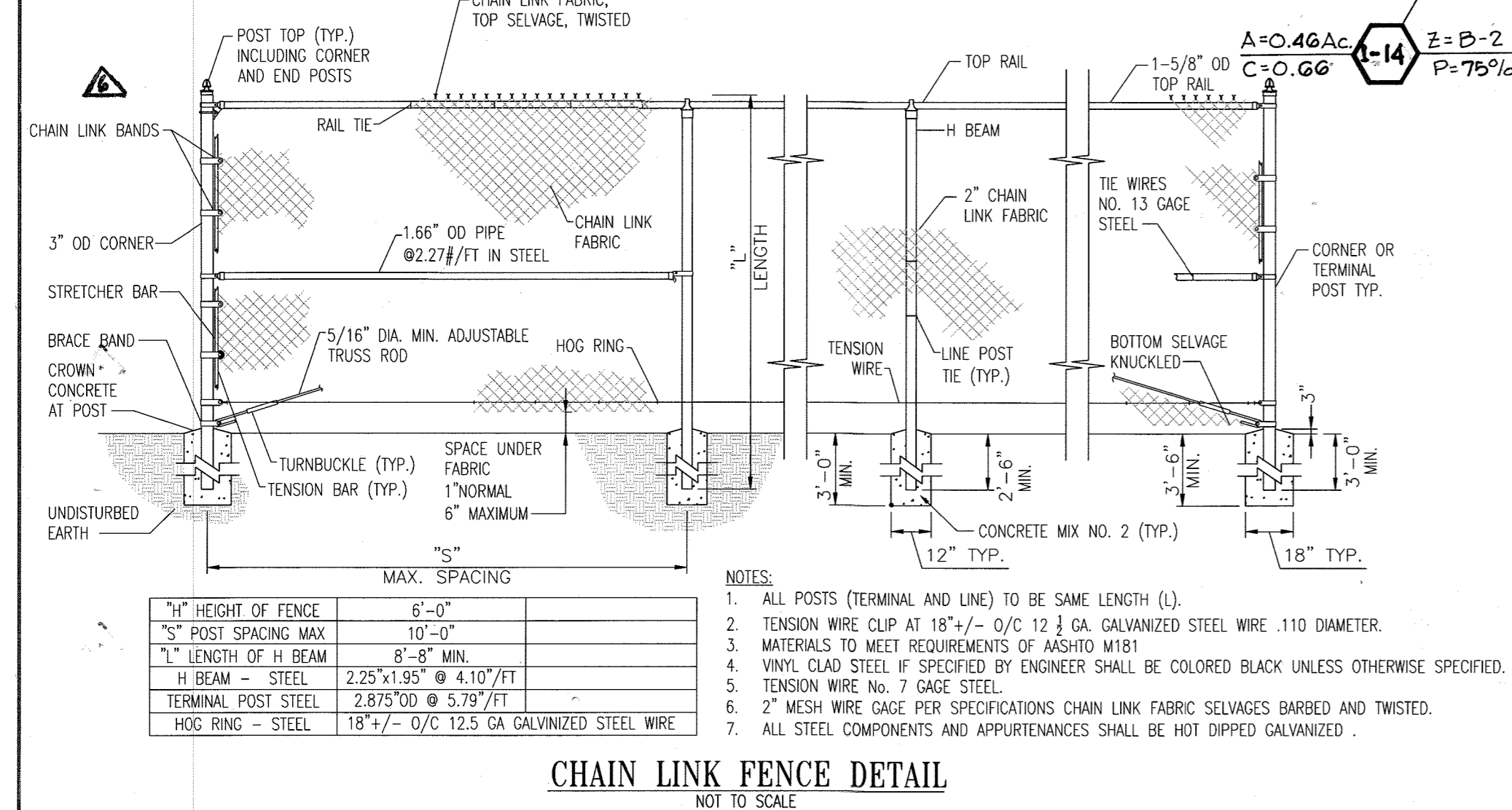
DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 3424 PEACH TREE ROAD N.E., SUITE 1500  
 ATLANTA, GEORGIA 30326  
 ATTN: GREGORY TOLER (404) 479-4010

PHOENIX ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 813 MAIDEN CHOICE LANE, SUITE 300  
 BALTIMORE, MARYLAND 21228  
 (410) 247-8633 FAX 247-9397

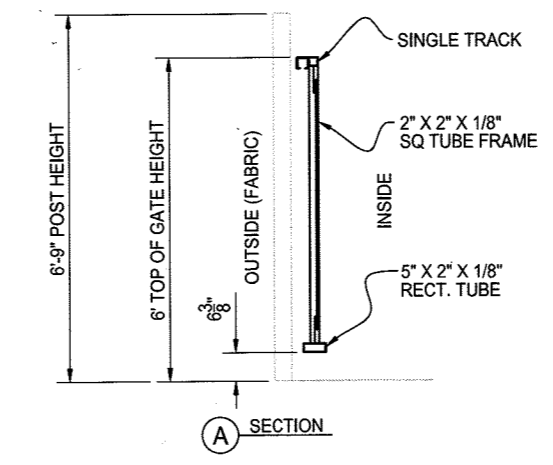
AREA PLAT NO. 13184-13185 CENSUS TRACT NO. 6069.02  
 FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
 8801 FREESTATE DRIVE  
 TAX MAP NO. 47 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE: TOYOTA CARMAX DRAINAGE AREA MAP

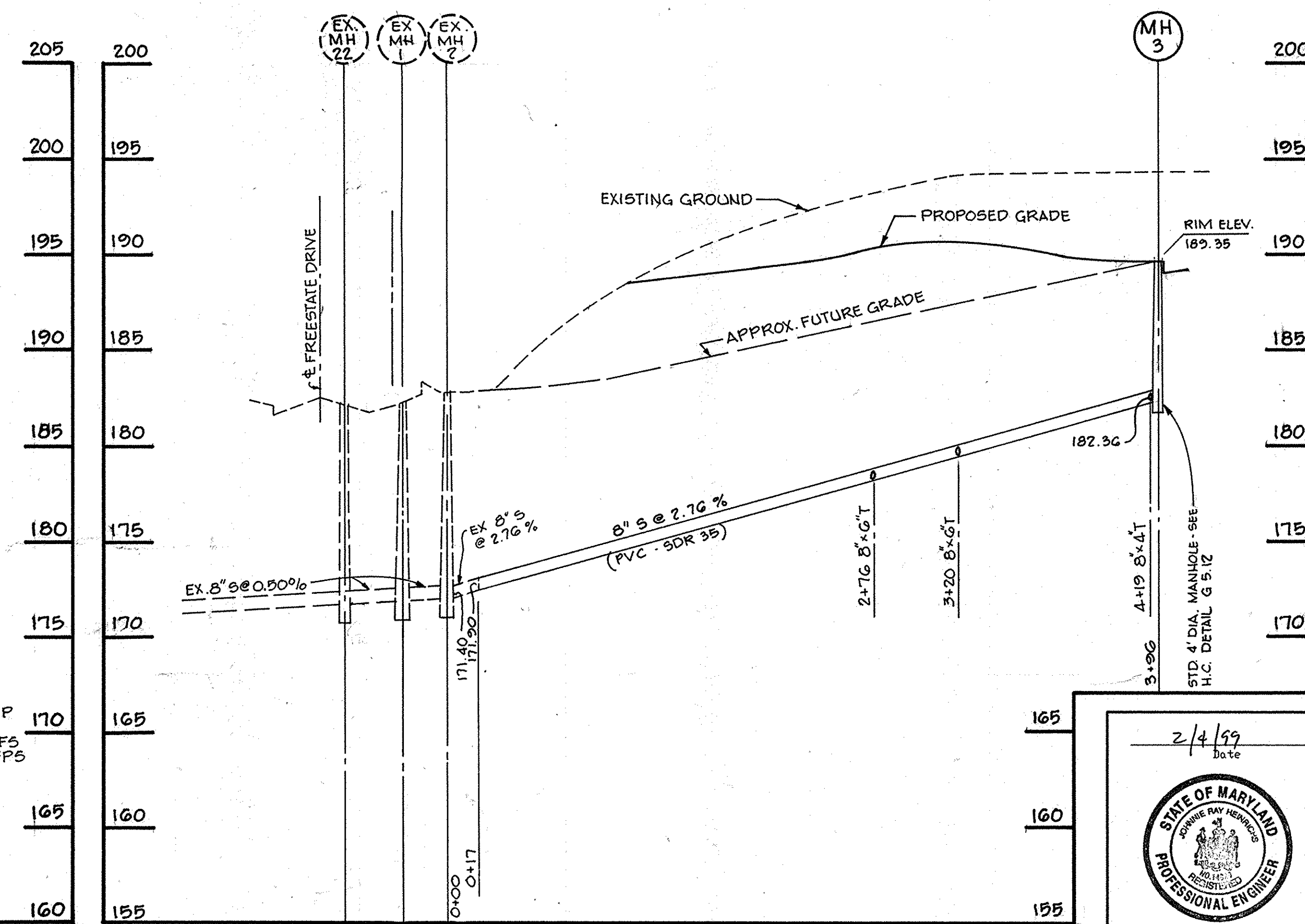
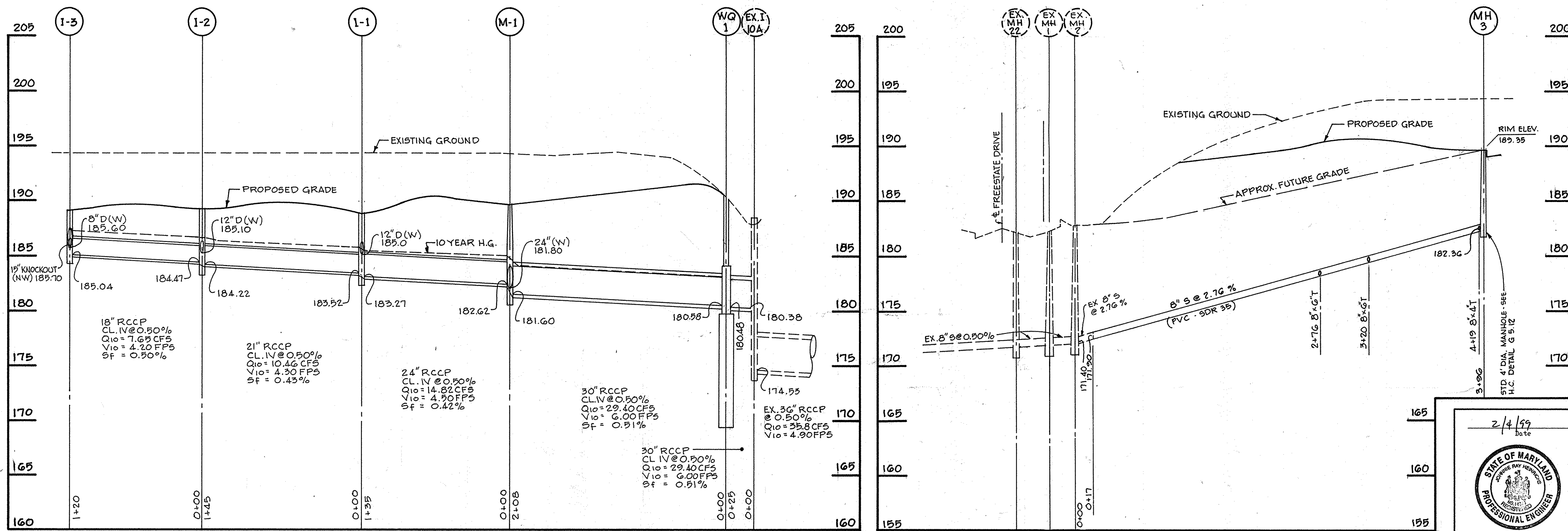
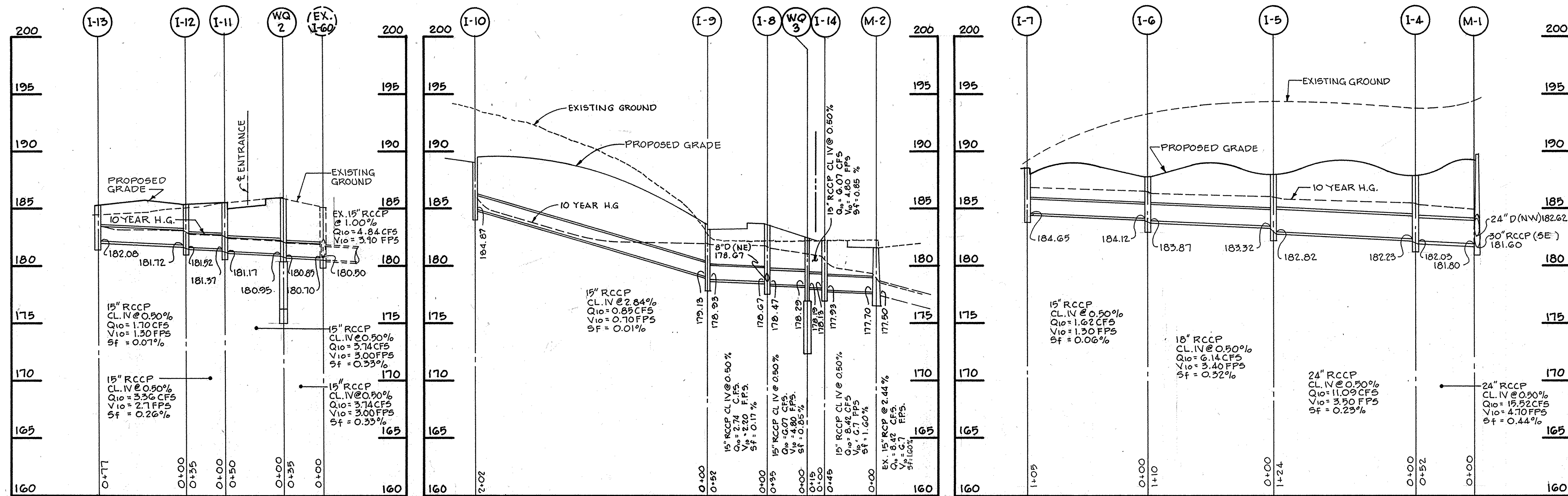
Des By: R.J.W. Scale: 1"=50' Proj No: 99-001  
 Dwn By: R.H.D. Date: FEBRUARY 1999 DRAWING NO:  
 Chk By: J.R.H. SPP 99-00 6 OF 12



Professional Certification  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 15108, expiration date: July 31, 2011.  
 Jonathan J. Penney Architect | Penney Design Group, LLC | 8120 Venable Avenue Suite 400 T, Bethesda, MD Date: 10/15/10



2/4/99 Date  
 JOHN R. HEINRICHS  
 Professional Eng. No. 14920



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 RICHARD BLONDEL  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 JAMES W. SMITH

5/6/99  
 5/1/99  
 5/17/99

Date	No.	Revision Description

OWNER: CARMAX AUTO SUPERSTORES INC.  
 9900 MAYLAND DRIVE  
 RICHMOND, VIRGINIA 23263  
 ATTN: BENJAMIN B. CUMMINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 3424 PEACH TREE ROAD N.E., SUITE 1500  
 ATLANTA, GEORGIA 30326  
 ATTN: GREGORY TOLER (404) 478-4010

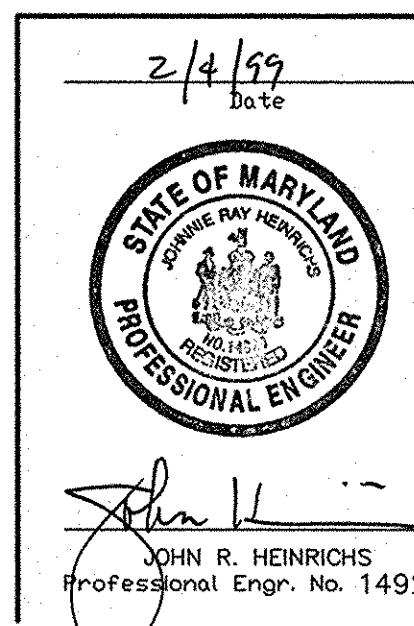
PHOENIX ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 813 MAIDEN CHOICE LANE, SUITE 300  
 BALTIMORE, MARYLAND 21228  
 (410) 247-8833 FAX 247-9397

AREA PLAT NO. 13184-13185 CENSUS TRACT NO. 6069.02  
 FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
 8801 FREESTATE DRIVE  
 TAX MAP NO. 47 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE: **TOYOTA CARMAX**

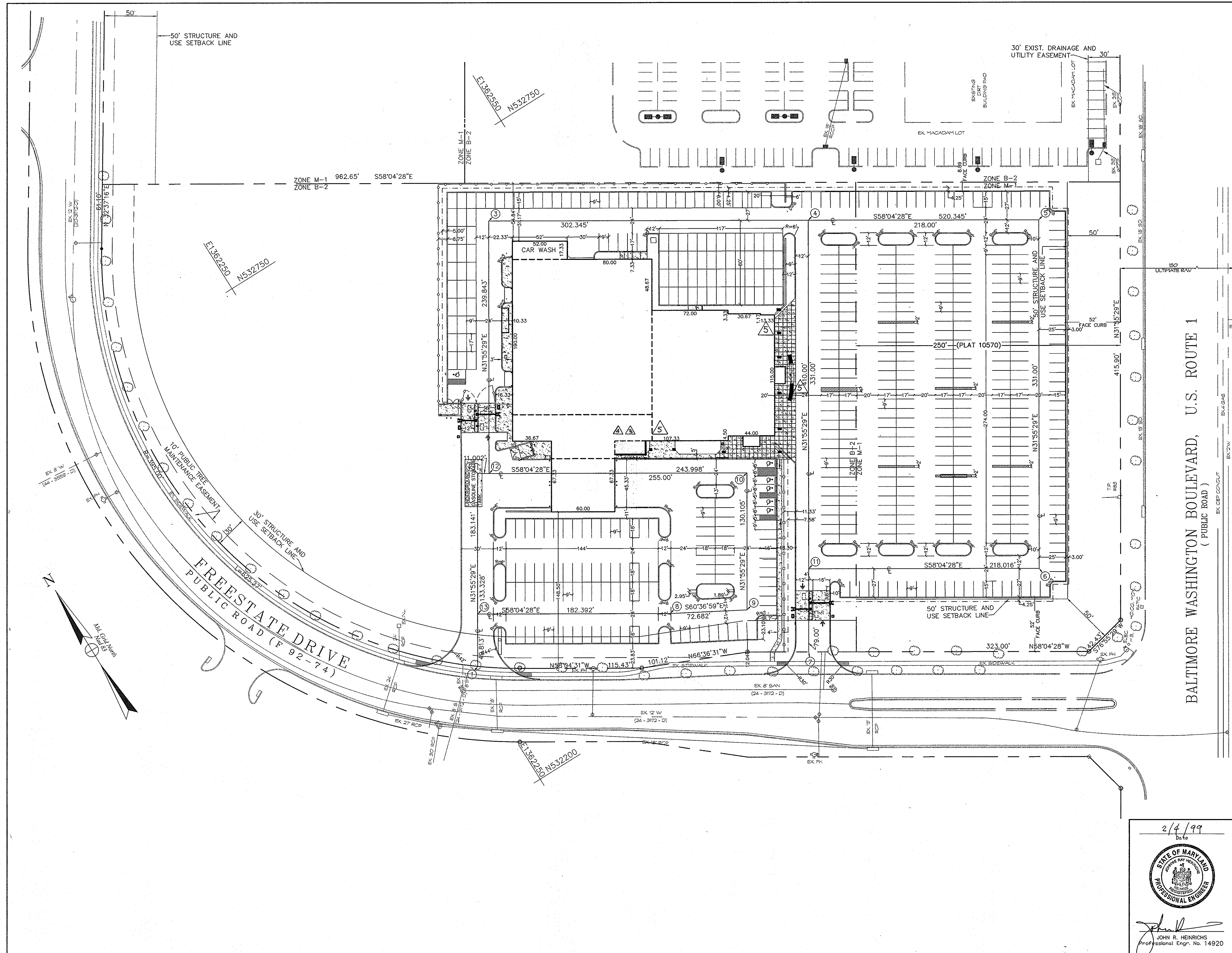
PROFILES

Des By: R.J.W. Scale: HOR: 1"=50' VERT: 1"=5'  
 Dwn By: R.H.D. Date: FEBRUARY 1999 Proj No: 99-001  
 Chk By: J.R.H. SDP 99-88 DRAWING NO: 7 OF 12



G:\99\99-001\PROJ\cmax.dwg Tue Jan 19 15:59:50 1999 ACADP14

COORDINATE TABLE		
NO.	NORTH	EAST
1	532322.2177	1362256.5701
2	532477.6575	1362353.4164
3	532675.4005	1362489.5827
4	532515.5154	1362746.1937
5	532400.2333	1362931.2181
6	532119.3042	1362756.1860
7	532167.5356	1362529.3859
8	532268.0458	1362437.7120
9	532232.3840	1362501.0440
10	532342.8092	1362569.8441
11	532234.5863	1362571.1616
12	532471.8393	1362362.7545
13	532364.4963	1362282.9117



BALTIMORE WASHINGTON BOULEVARD, U.S. ROUTE 1  
(PUBLIC ROAD)

**Professional Certification**  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 15003; expiration date: July 31, 2011.  
 Jonathan J. Penny  
 Architect | Penny Design Group, LLC | 8120 Woodmont Avenue Suite 450 | Bethesda, MD  
 Date: 10-15-10

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Richard Blood* 5/16/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT: *John J. Blum* 5/17/99  
 DIRECTOR: *John J. Blum* 5/17/99

Date	No	Revision Description
9-27-10	1	FAÇADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 13
2-7-09	2	REDUCED SERVICE AREA EXPAN. @ BLDG 'A'
5-8-07	3	ADDED 384 SF SERVICE AREA EXPAN. @ BLDG 'A'

OWNER: CARMAX AUTO SUPERSTORES INC.  
 8900 MATLAND DRIVE  
 RICHMOND, VIRGINIA 23268  
 ATTN: BENJAMIN R. CUMMINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 3424 PEACH TREE ROAD N.E., SUITE 1500  
 ATLANTA, GEORGIA 30326  
 ATTN: GREGORY TOLER (404) 479-4010

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

AREA PLAT NO. 13184-13185 CENSUS TRACT NO. 6068.02  
 FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
 8801 FREESTATE DRIVE  
 TAX MAP NO. 47 ELEC. DIST. NO. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE: **TOYOTA CARMAX**

SITE GEOMETRY

Des By	R.J.W.	Scale	1"=40'	Proj No	99-001
Drn By	R.H.D.	Date	MARCH 1999	DRAWING NO	
Chk By	J.R.H.	SPP	99-88		8 OF 12

2/4/99  
 JOHN R. HEINRICHS  
 Professional Engr. No. 14920



6:\99\99-001\gs0\cmax.dwg Wed Apr 14 08:05:55 1999



### Precast Concrete Stormceptor® Order Request Form

\* TO BE INCLUDED ON SWM PLAN BY DESIGNER

**Contractor Information**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip Code \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_

**Owner Information**

INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 Name MR. GREGORY TOLER  
 Phone (404)479-4010  
 Fax (404)479-4001

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.

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT		Stormceptor® Model		Insert Size		Manhole Number	
STC						WQ-1	
900	<input type="checkbox"/>	3600	<input checked="" type="checkbox"/>	22"	<input type="checkbox"/>	191.00	
1200	<input type="checkbox"/>	4800	<input type="checkbox"/>	32"	<input checked="" type="checkbox"/>	180.48	
1800	<input type="checkbox"/>	6000	<input type="checkbox"/>	44"	<input type="checkbox"/>	180.58	
2400	<input type="checkbox"/>	7200	<input type="checkbox"/>	CUSTOM			

Project Name: CARMAX - TOYOTA  
 Approximate time frame of delivery (weeks): \_\_\_\_\_  
 Delivery Address: Street 8801 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: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900  
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)971-1900

### Precast Concrete Stormceptor® Order Request Form

\* TO BE INCLUDED ON SWM PLAN BY DESIGNER

**Contractor Information**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip Code \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_

**Owner Information**

INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 Name MR. GREGORY TOLER  
 Phone (404)479-4010  
 Fax (404)479-4001

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.

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT		Stormceptor® Model		Insert Size		Manhole Number	
STC						WQ-2	
900	<input checked="" type="checkbox"/>	3600	<input type="checkbox"/>	22"	<input checked="" type="checkbox"/>	186.00	
1200	<input type="checkbox"/>	4800	<input type="checkbox"/>	32"	<input type="checkbox"/>	180.95	
1800	<input type="checkbox"/>	6000	<input type="checkbox"/>	44"	<input type="checkbox"/>	180.85	
2400	<input type="checkbox"/>	7200	<input type="checkbox"/>	CUSTOM			

Project Name: CARMAX - TOYOTA  
 Approximate time frame of delivery (weeks): \_\_\_\_\_  
 Delivery Address: Street 8801 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: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900  
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)971-1900

### Precast Concrete Stormceptor® Order Request Form

\* TO BE INCLUDED ON SWM PLAN BY DESIGNER

**Contractor Information**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip Code \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_

**Owner Information**

INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 Name MR. GREGORY TOLER  
 Phone (404)479-4010  
 Fax (404)479-4001

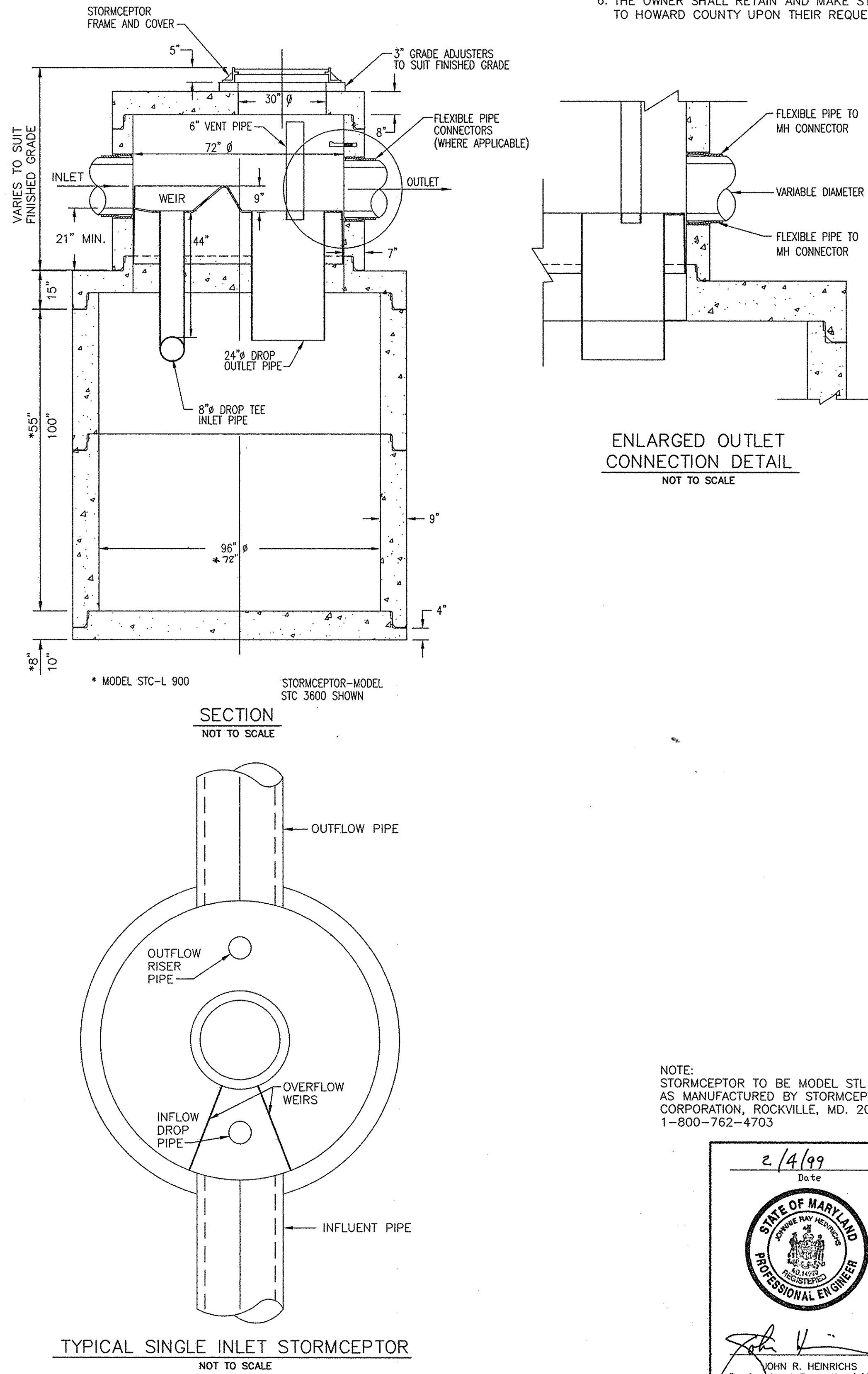
Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (in), and invert elevation (ft). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT		Stormceptor® Model		Insert Size		Manhole Number	
STC						WQ-3	
900	<input checked="" type="checkbox"/>	3600	<input type="checkbox"/>	22"	<input checked="" type="checkbox"/>	182.60	
1200	<input type="checkbox"/>	4800	<input type="checkbox"/>	32"	<input type="checkbox"/>	178.29	
1800	<input type="checkbox"/>	6000	<input type="checkbox"/>	44"	<input type="checkbox"/>	178.19	
2400	<input type="checkbox"/>	7200	<input type="checkbox"/>	CUSTOM			

Project Name: CARMAX - TOYOTA  
 Approximate time frame of delivery (weeks): \_\_\_\_\_  
 Delivery Address: Street 8801 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: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900  
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)971-1900



### 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.

**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. Heinrichs 2/4/99  
 ENGINEER JOHN R. HEINRICHS, VICE PRESIDENT 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.

Gregory Toler 2-1-99  
 DEVELOPER GREGORY TOLER, CONSTRUCTION MANAGER DATE  
 INDUSTRIAL DEVELOPMENTS INTERNATIONAL

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Chuck Simmons 5/3/99  
 NATURAL RESOURCES CONSERVATION SERVICES DATE

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

John R. Heinrichs 5/3/99  
 HOWARD SOIL CONSERVATION DISTRICT DATE  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Heinrichs 5/6/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard B. Howell 5/1/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Lloyd R. Rutter 5/7/99  
 DIRECTOR DATE

Date	No	Revision Description

OWNER: CARMAX AUTO SUPERSTORES INC.  
 8850 MARYLAND DRIVE  
 RICHMOND, VIRGINIA 23233  
 ATTN: BENJAMIN B. CUMMINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
 3424 PEACH TREE ROAD N.E., SUITE 1500  
 ATLANTA, GEORGIA 30328  
 ATTN: GREGORY TOLER (404) 479-4010

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

AREA PLAT NO. 13184-13185 CENSUS TRACT NO. 6069.02  
 FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
 8801 FREESTATE DRIVE  
 TAX MAP NO. 47 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

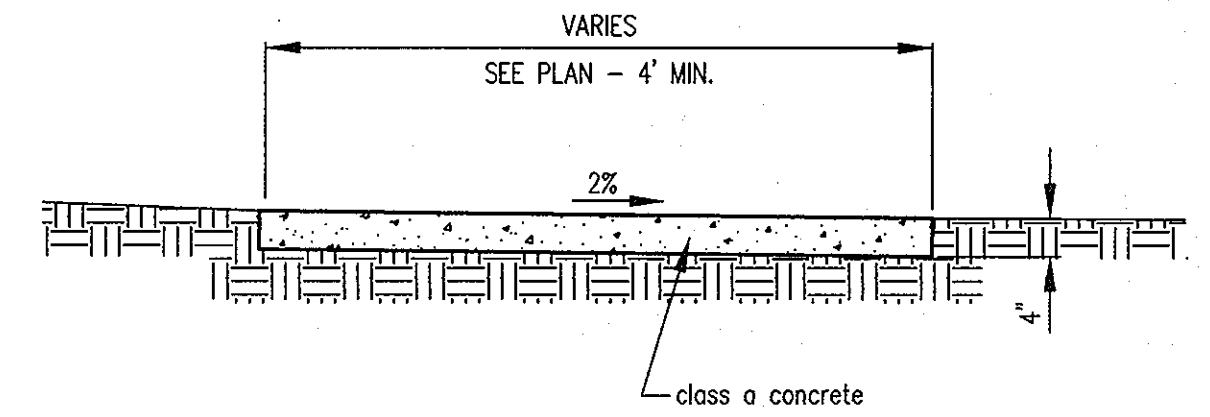
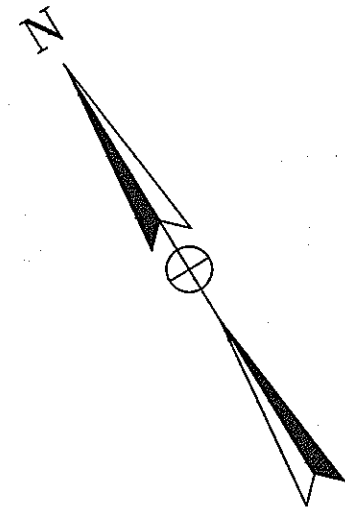
**TOYOTA CARMAX**

**WATER QUALITY DETAILS**

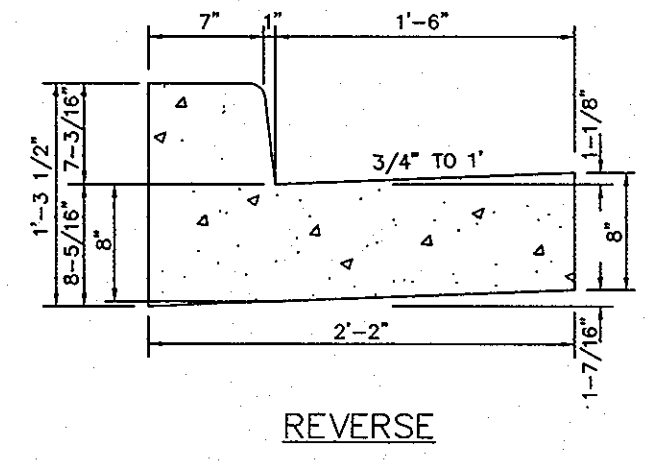
Des By R.J.W.	Scale AS SHOWN	Proj No 99-001
Dm By R.H.D.	Date MARCH 1999	DRAWING NO
Chk By J.R.H.	SOP 99 - 88	9 OF 12



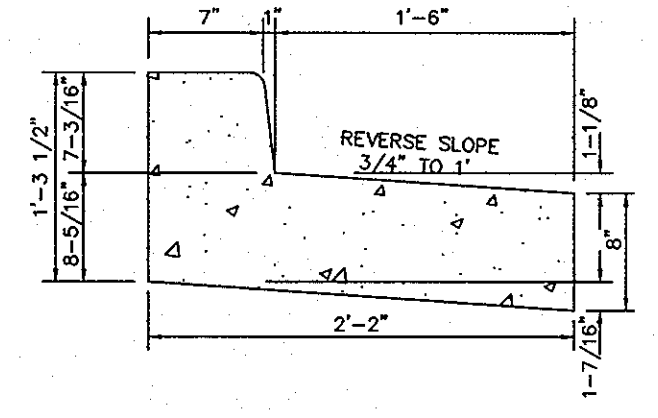
NOTE: STORMCEPTOR TO BE MODEL STL AS MANUFACTURED BY STORMCEPTOR CORPORATION, ROCKVILLE, MD. 20852 1-800-762-4703



**SIDEWALK DETAIL**  
NOT TO SCALE

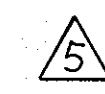


REVERSE



HOWARD COUNTY DESIGN MANUAL VOLUME IV  
STANDARD SPECIFICATIONS AND DETAILS FOR  
CONSTRUCTION (DRAWING E-3.10)

**STANDARD 7' COMBINATION  
CURB AND GUTTER**  
NOT TO SCALE



Professional Certification

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 15108; expiration date: July 31, 2014.  
Jonathan J. Penney Architect | Penney Design Group, LLC | 8810 Woodmont Avenue Suite 400 | Bethesda, MD Date: 10-15-10

**LEGEND**

- LIGHT DUTY PAVING  
15,912 SQ. YDS.
- MEDIUM DUTY PAVING  
2,638 SQ. YDS.
- HEAVY DUTY PAVING  
971 SQ. YDS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>William</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	5/6/99 DATE
<i>Richard B. Blood</i> CHIEF, DIVISION OF LAND DEVELOPMENT	5/7/99 DATE
<i>Joseph S. Smith</i> DIRECTOR	5/7/99 DATE

9-27-10	△	FAÇADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 13
2-7-08	△	REDUCED SERVICE AREA EXPAN. @ BLDG. 'A'
5-8-07	△	ADDED 384 SF SERVICE AREA EXPAN. @ BLDG. 'K'
Date	No.	Revision Description

OWNER: CARMAX AUTO SUPERSTORES INC.  
8800 MAYLAND DRIVE  
RICHMOND, VIRGINIA 23268  
ATTN: BENJAMIN R. CUMMINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
3424 PEACH TREE ROAD N.E., SUITE 1500  
ATLANTA, GEORGIA 30326  
ATTN: GREGORY TOLER (404) 479-4010

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

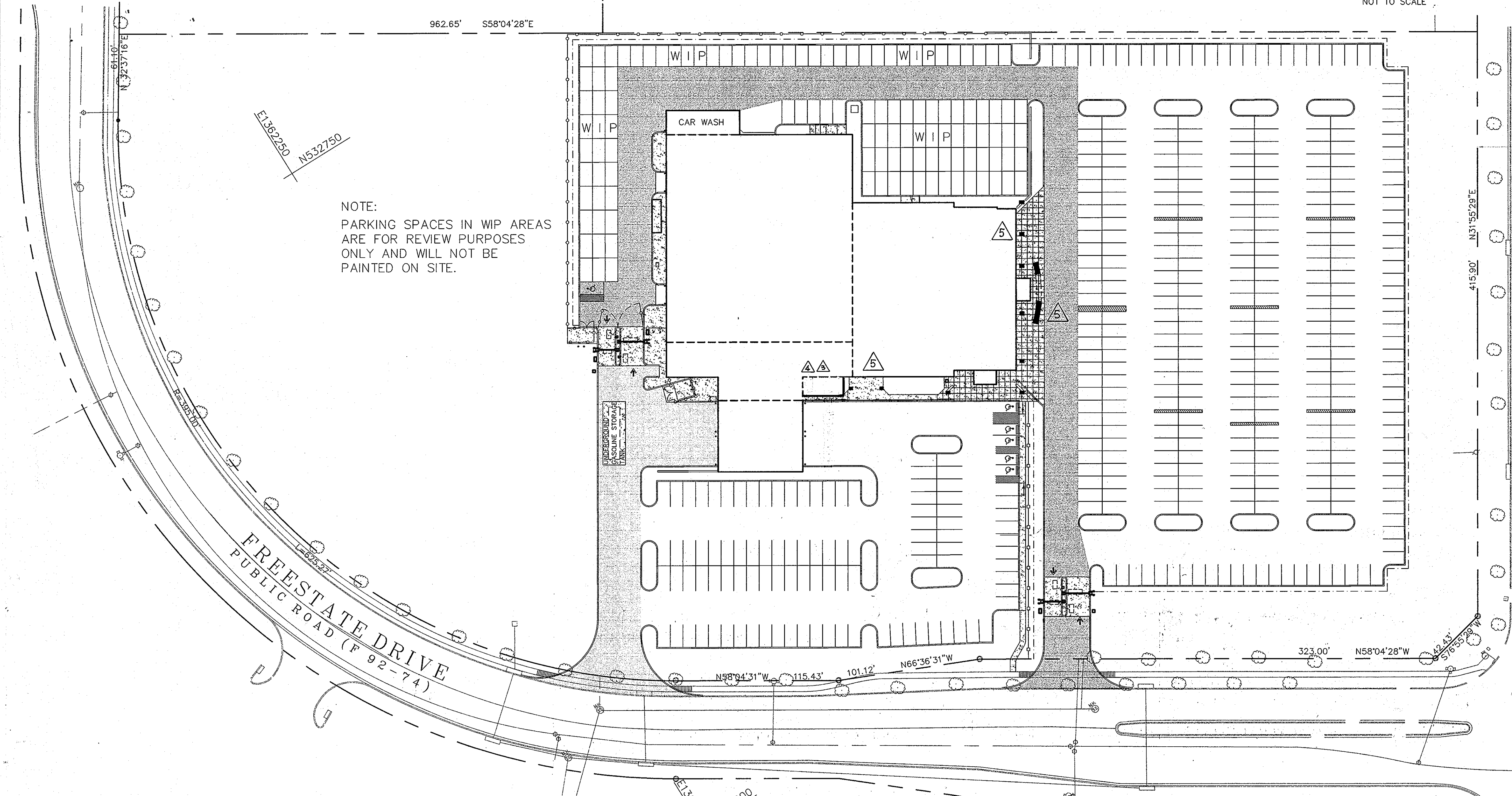
AREA PLAT NO. 13184-13185 CENSUS TRACT No. 6089.02  
FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
TAX MAP NO. 47 ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142  
TITLE **TOYOTA CARMAX**

PAVING PLAN AND DETAILS

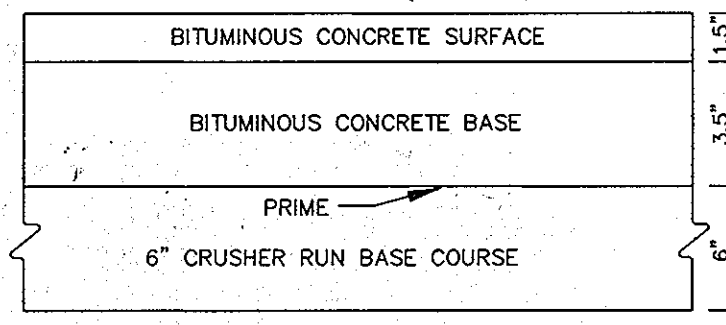
Des By	R.J.W.	Scale	1"=40'	Proj No	99-001
Dwn By	R.H.D.	Date	MARCH 1999	DRAWING NO	
Chk By	J.R.H.	SOP	99 - 88		10 OF 12

2/4/99  
Date

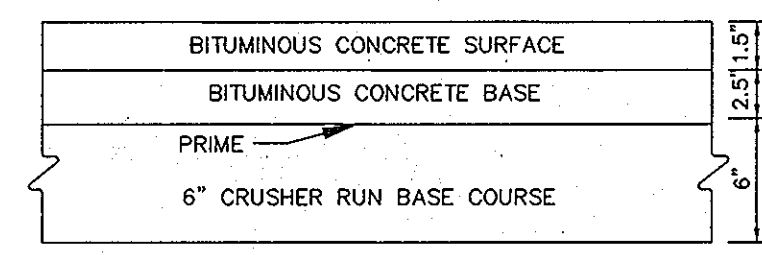
JOHN R. HEINRICHS  
Professional Engr. No. 14920



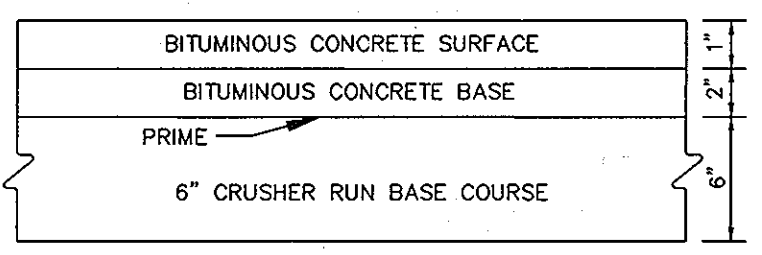
NOTE:  
PARKING SPACES IN WIP AREAS  
ARE FOR REVIEW PURPOSES  
ONLY AND WILL NOT BE  
PAINTED ON SITE.



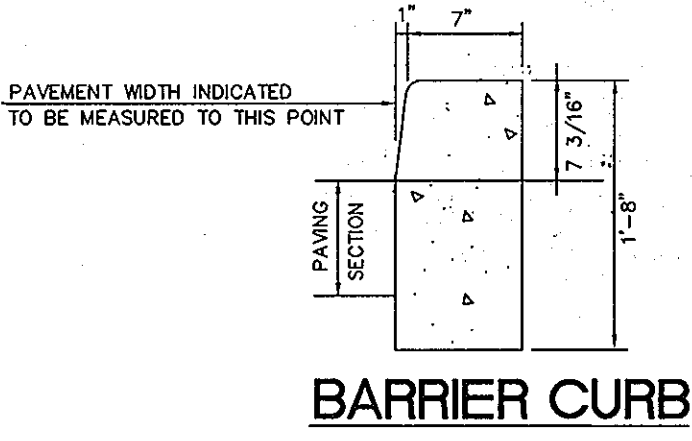
**HEAVY DUTY PAVING**  
NOT TO SCALE



**MEDIUM DUTY PAVING**  
NOT TO SCALE



**LIGHT DUTY PAVING**  
NOT TO SCALE



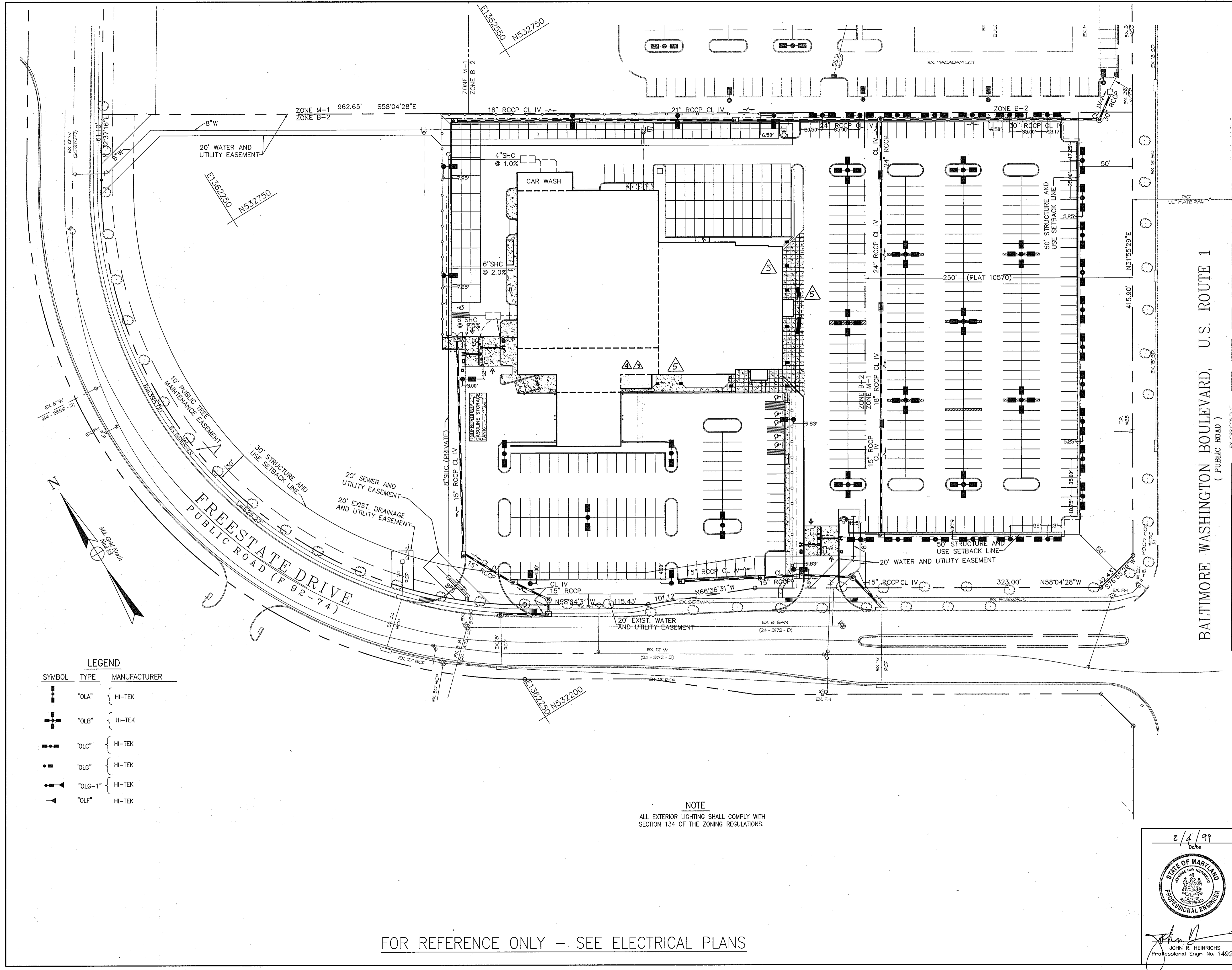
**BARRIER CURB**

**PAVEMENT MARKINGS**

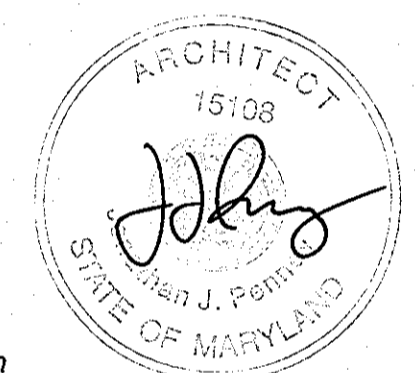
- A. PAVEMENT MARKINGS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS IN ACCORDANCE WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- B. PAINT SHALL BE ONE OF THE FOLLOWING, OR APPROVED EQUAL:  
"SETFAST" ACRYLIC LATEX TRAFFIC PAINT  
THE SHERWIN-WILLIAMS COMPANY  
CLEVELAND, OHIO 44101.  
"ULTRA-HIDE" WATER REDUCIBLE ACRYLIC TRAFFIC PAINT  
THE GLIDDEN COMPANY  
925 EUCLID AVENUE  
CLEVELAND, OHIO 44115.

\* RECOMMENDED BY SCHNABEL ENGINEERING IN LETTER DATED 2-4-99





BALTIMORE WASHINGTON BOULEVARD, U.S. ROUTE 1  
(PUBLIC ROAD)



**Professional Certification**  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 15108, expiration date: July 31, 2011.  
Jonathan J. Penney Architect | Penney Design Group, LLC | 8120 Rockwood Avenue Suite 450 | Bethesda, MD  
Date: 10-15-10

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 5/6/99 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 5/7/99 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 5/7/99 DATE

Date	No.	Revision Description
9-27-10	5	FAÇADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 13
2-7-08	4	REDUCED SERVICE AREA EXPAN. @ BLDG 'A'
5-8-07	3	ADDED 304 SF SERVICE AREA EXPAN. @ BLDG 'A'

OWNER: CARMAX AUTO SUPERSTORES INC.  
9650 MAYLAND DRIVE  
BALTIMORE, VIRGINIA 21288  
ATTN: BENJAMIN B. CIDDINGS, JR.

DEVELOPER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL  
3424 PEACH TREE ROAD N.E., SUITE 1500  
ATLANTA, GEORGIA 30326  
ATTN: GREGORY TOLER (404) 478-4010

PHOENIX ENGINEERING, INC.  
CONSULTING ENGINEERS  
813 MAIDEN CHOICE LANE, SUITE 300  
BALTIMORE, MARYLAND 21228  
(410) 247-8835 FAX 247-9397

AREA PLAT NO. 13184-13185 GENSUS TRACT NO. 6069.02  
FREESTATE CARMAX-TOYOTA P/O PARCEL A-1  
TAX MAP NO. 47 8801 FREESTATE DRIVE  
ELEC. DIST. No. 6 HOWARD COUNTY, MARYLAND PARCEL 142

TITLE: **TOYOTA Carmax**

LIGHTING PLAN

Des By	R.J.W.	Scale	1"=40'	Proj No	99-001
Drn By	R.H.D.	Date	MARCH 1999	DRAWING NO	12 OF 12
Chk By	J.R.H.	SDP	99 - 88		

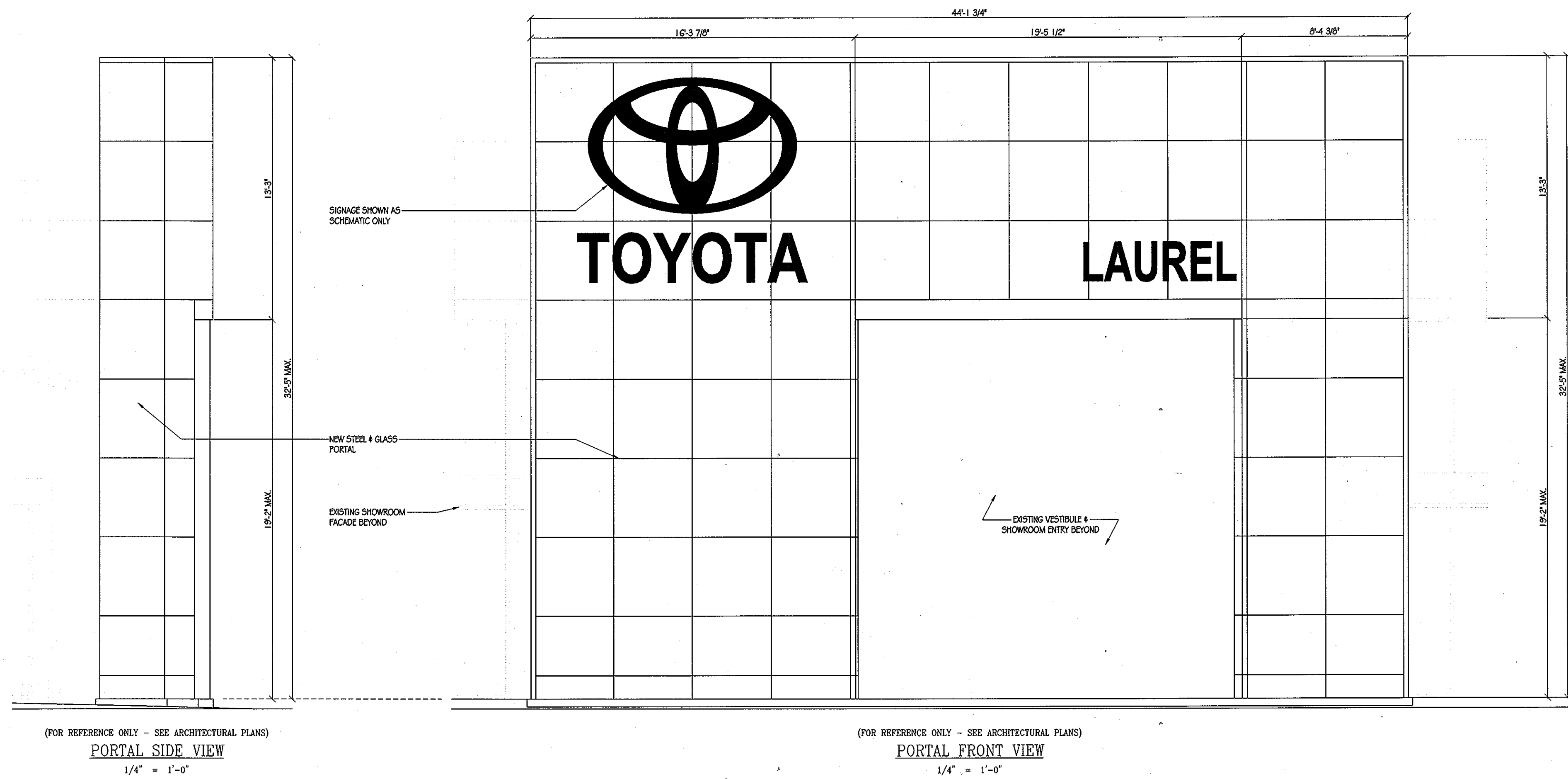
2/4/99  
Date  
  
 JOHN R. HEINRICHS  
Professional Engr. No. 14920

**LEGEND**

SYMBOL	TYPE	MANUFACTURER
⋮	"OLA"	HI-TEK
⊕	"OLB"	HI-TEK
⋮	"OLC"	HI-TEK
⋮	"OLD"	HI-TEK
⋮	"OLG-1"	HI-TEK
⋮	"OLF"	HI-TEK

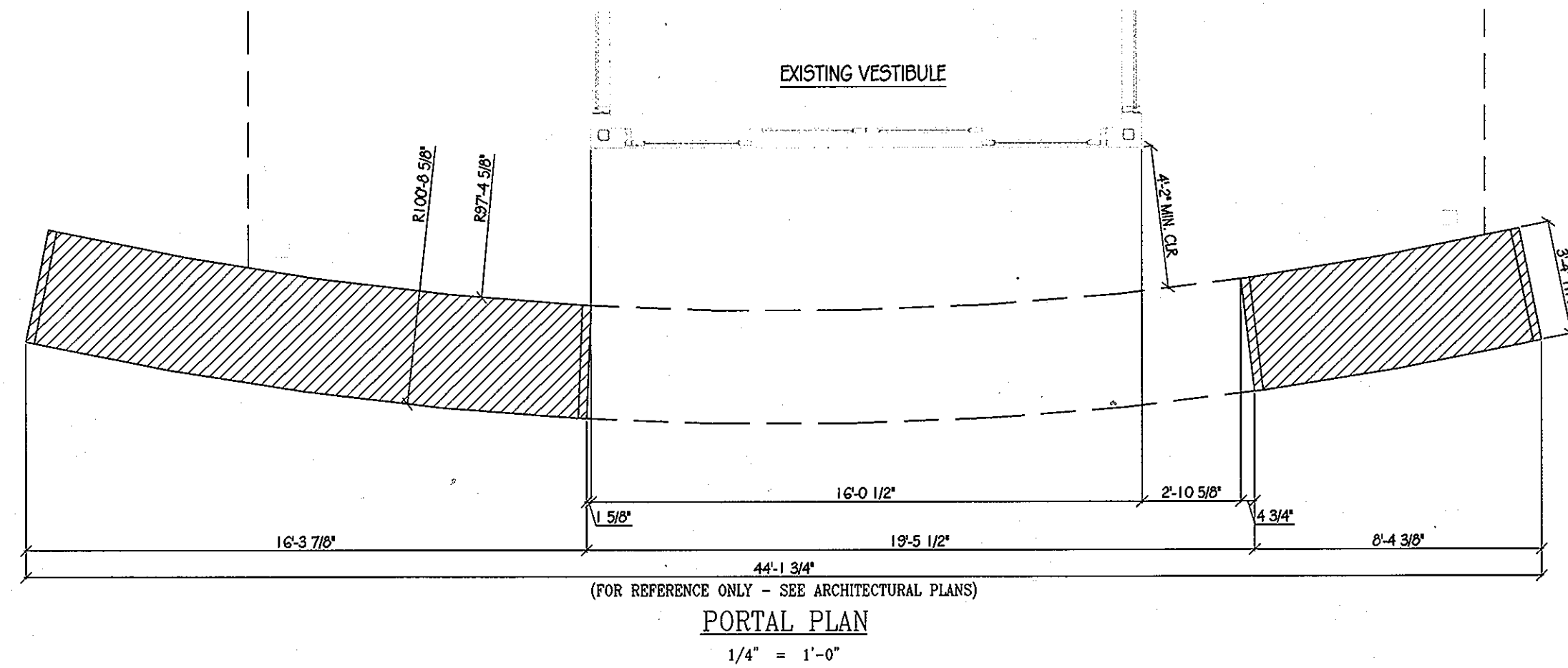
**NOTE**  
ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.

FOR REFERENCE ONLY - SEE ELECTRICAL PLANS

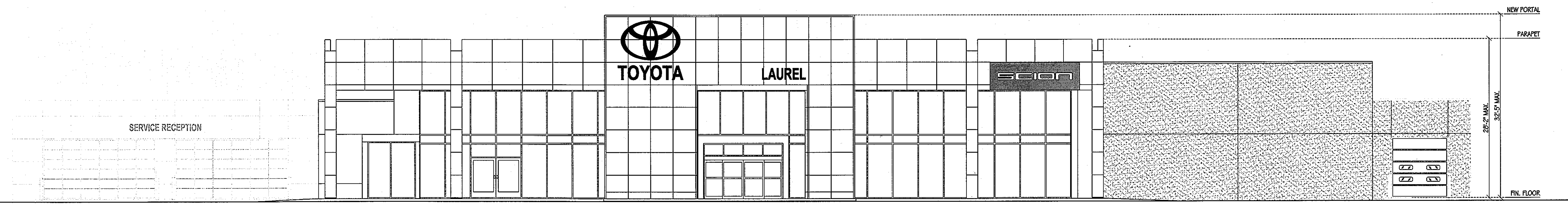


(FOR REFERENCE ONLY - SEE ARCHITECTURAL PLANS)  
**PORTAL SIDE VIEW**  
 1/4" = 1'-0"

(FOR REFERENCE ONLY - SEE ARCHITECTURAL PLANS)  
**PORTAL FRONT VIEW**  
 1/4" = 1'-0"



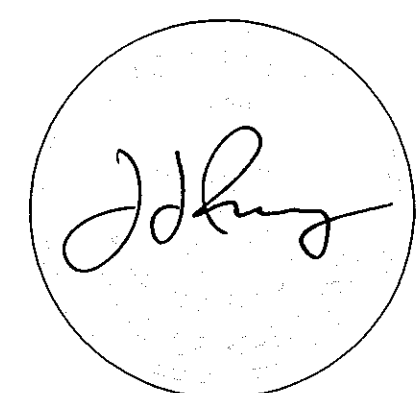
(FOR REFERENCE ONLY - SEE ARCHITECTURAL PLANS)  
**PORTAL PLAN**  
 1/4" = 1'-0"



(FOR REFERENCE ONLY - SEE ARCHITECTURAL PLANS)  
**REVISED BUILDING SCHEMATIC**  
 3/32" = 1'-0"

**NEW DRAWING NOTES**  
 This drawing was prepared by Penney Design Group, LLC and is hereby submitted as an addendum to Site Development Plan 99-88 for the property referenced at right.  
 The "Building Schematic" shown herein is intended to amend/replace the "Building Schematic" on drawing 2 of 12 ("Site Development Plan") of SDP 99-88 (see attached).  
 The "Portal Elevation" shown herein is intended to supplement drawing 5 of 12 ("Details"), as the Portal is a new architectural element proposed for the site.  
 For additional information regarding the proposed entry portal and facade renovation, refer to architectural drawings prepared by Penney Design Group, LLC, refer to Howard County Department of Inspections, Licenses, and Permits, Building Permit Application No. B10002817.

**Professional Certification**  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 15108; expiration date: July 31, 2011.  
 Jonathan J. Penney  
 Architect  
 Date: 10-15-10



APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE
9-27-10	9-27-10
Date	Revision Description
No.	1
FACADE RENOVATION, NEW ENTRY PORTAL, NEW SHEET 13	
OWNER: CARMAX TOYOTA OF LAUREL, LLC 10810 TICKLEBUSH CREEK PARKWAY RICHMOND, VA 23238 ATTN: JOHN RAMSEY	
ARCHITECT: PDG PenneyDesignGroup www.penneydesigngroup.com	
AREA	PLAT NO. 13184-13185 CENSUS TRACT No. 6069.02
FREESTATE	CARMAX-TOYOTA P/O PARCEL A-1
TAX MAP NO. 47	8801 FREESTATE DRIVE
ELEC. DIST. No. 6	HOWARD COUNTY, MD
PARCEL 142	
TITLE: TOYOTA NEW PORTAL & REVISED BUILDING SCHEMATIC	
Des By	Scale
PS	AS SHOWN
Proj No	100400014.00
Drn By	Date
PS	SEPTEMBER 2010
Drwg No	13 OF 13
Chk By	Scale
JP	99 - 88