

EXHIBIT A
File No. 041368

METRO AUTO PARC
DETAILED PLAN PROJECT DESCRIPTION
AND STATEMENT OF INTENT

Pursuant to § 295-907-2-c -1 of the Milwaukee Code of Ordinances (the "Code"), Carmax Auto Superstores, Inc. ("Owner") hereby submits this Detailed Plan Project Description and Owner's Statement of Intent (the "Statement") for 11.965 acres of land located on West Metro Boulevard in the City of Milwaukee (the "Site").

Accompanying this Statement are the following materials:

1. Statistical Sheet containing the information required by § 295-907-2-c -1 of the Code.
2. Plat of Survey containing the information required by §§ 295-907-2-c -2 and c-3 (i.e., the Plat of Survey is also a vicinity map).
3. Site Plan containing the information required by § 295-907-2-c -4.
4. Site Grading Plan containing the information required by § 295-907-2-c-5.
5. Utility Plan containing the information required by § 295-907-2-c-6.
6. Landscape Plan containing the information required by § 295-907-2-c-7.
7. Elevation Drawings containing the information required by § 295-907-2-c-8.
8. Bound Signage Package containing the information required by § 295-907-2-c-9.
9. Bound Site Pictures containing the information required by § 295-907-2-c-10.

As required by §§ 295-907-2-c-11 and c-12, thirteen copies of each of the above items, including this Statement, are provided with all plans at 11" x 17". In addition, two oversize sets of all plans (24" x 36") are provided.

The Site is part of a larger parcel of land identified as "Area A" in the general planned zoning ordinance (the "General Plan") that was approved by the Milwaukee Common Council on April 13, 2004 and that currently governs the Site. The use of the Site under the proposed detailed plan satisfies the standards set forth in § 295-907-3 of the Code as follows:

A. Uses. The Owner intends to develop and operate the Site as a facility for light motor vehicle sales, repair and body shop, which is permitted use under the General Plan. The Site Plan shows the location of all proposed structures and the other information required by § 295-907-2-c-4. Please note the following:

1. The initial enclosed service area will be 6,130 square feet. In the future, the Owner may want to expand the service area to approximately 19,288 square feet. Both the initial and expanded service areas are delineated on the Site Plan. This detailed plan proposal seeks approval now for both the initial and expanded service area structures.

2. The initial WIP ("work in process") area will be approximately 1.13 acres. This area is bounded by a wall and is used to stage (park) vehicles prior to being serviced in the service building. No service or maintenance is performed in the WIP area. In the future, the Owner may want to expand the WIP area to the south and southeast as shown on the Site Plan. This detailed plan proposal seeks approval now for both the initial and expanded WIP areas.

3. The location of the driveway entering onto the neighboring property that is located immediately to the west of the Site may have to be relocated once the development plans for such adjoining parcel are finalized. This detailed plan proposal seeks approval now for the right to relocate that drive entry north or south along the west property line so as to accommodate such future development.

Consistent with the General Plan, motor vehicle sales will be restricted to 9:00 a.m. to 9:00 p.m. Monday through Thursday and 9:00 a.m. to 10:00 p.m. Friday and Saturday. Motor vehicle rental, repair and body shop services for customers will be restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Reconditioning work on Owner-owned vehicles may occur within the enclosed service area after such area is expanded, as noted above. Such reconditioning work (i.e., on Owner-owned vehicles only and within the enclosed service area) may occur after the repair and body shop services hours of operation. No vehicle test drives will be permitted on residential streets, including North 107th Street south of Metro Boulevard. No vehicle will be displayed outdoors with its hood or

trunk lid up or doors open. No vehicle will be displayed outdoors on a ramp or moving platform except in specialty display areas. No more than four vehicles will be displayed at the same time in any outdoor specialty display area.

B. Design Standards. The specific design elements of the proposed improvements for the Site are shown in the Elevation Drawings and Site Plan.

C. Density. There are no residential elements included in this proposal.

D. Space Between Structures. The spaces between all structures satisfy the requirements of all applicable building codes.

E. Setbacks. As required by the General Plan, there is a minimum setback of 25 feet from the front and rear property lines and 10 feet from side lot lines. All setback areas are landscaped and used only for direct access to the Site, utility rights-of-way, sidewalks, water detention basins and/or drainage channels.

F. Screening. As required by the General Plan, this proposal includes a 60 foot wide landscape buffer along the portion of the southern boundary of the Site adjacent to the cemetery to the south. The landscape buffer will increase to approximately 115' in width along the western portion of the southern boundary, adjacent to the residential properties to the south. This landscape buffer will include a 10 foot high berm along the cemetery boundary and a 12 foot high berm along the residential boundary. Surface drainage for the area between the crest of the berms and the south property line of the Site shall be provided by either concrete flume or French drain within the trench located at the base of the south side of the berms. The landscape buffer and berms are shown on the Site Plan and on the Site Grading Plan. During construction, the existing five foot high chain link fence at the boundary of the residential property at the western portion of the south property line of the Site shall be replaced with a seven foot high chain link fence that shall be vinyl coated or painted black.

G. Open Spaces. As required by the General Plan, all permanent open and unpaved areas shall be landscaped with a combination of grass and shrubs. All temporary unpaved areas shall be seeded. All landscaping will be continuously maintained.

H. Circulation, Parking and Loading. Parking and loading facilities are located near the uses they support and are appropriately screened and landscaped. The parking lot in front of the sales building (the sales lot) is a secure lot limited to vehicles available for sale. Pedestrian access to this lot is available only through the sales building and only employees of the Owner are authorized to drive vehicles in this lot. Employee and customer parking is located in the parking lot

on the west side of the Site (the customer/employee lot). The number of parking spaces included in this proposal are within the limits set forth in the General Plan. As required by the General Plan, there shall be no more than five truck deliveries of vehicles to the Site per day. (Removal of vehicles from the Site pursuant to occasional sales to licensed dealers are not subject to the foregoing limitation.) No vehicle delivery trucks shall be permitted to wait in any public right-of-way.

I. Landscaping. All vegetation shall satisfy the requirements of ANSI Z60.1 and shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

J. Lighting. Light pole heights will not exceed 24 feet. Exterior lights will be switched to overall low intensity level not later than 10:00 p.m. All Site lighting shall have cut-off fixtures such that no light source shall be visible from an adjoining property or public right-of-way. The maximum illumination at the west, north and east property lines shall be five foot-candles. The maximum illumination at the south property line shall be one foot-candle.

K. Utilities. All utility lines shall be installed underground. Transformers and substations may be installed in exterior locations but will be screened from view.

L. Signs. Signage for the Site shall be as set forth in the Signage Package, which conforms to the requirements of the General Plan.

M. Operations. There will be no paging of employees by loudspeakers. There will be no pole mounted or ground mounted promotional flags, banners, balloons or other similar features installed along the perimeter of the Site at any time.

STATISTICAL SHEET

Gross land area of Site: 11.96 acres (521,195 square feet)

Land covered by principal buildings (initial service building area): .5 acres
(21,757 square feet)

Land covered by principal buildings (expanded service building): 1.02 acres
(44,540 square feet)

Land devoted to parking and drives (includes customer/employee lot, sales lot and
WIP area): 5.26 acres (229,125 square feet)

Land devoted to landscaped open space (initial phase): 6.2 acres (270,072 square
feet)

Land devoted to landscaped open space (expanded service building); 3.64 acres
(158,733 square feet)

Parking spaces provided: Customer/employee lot = 173; sales lot = 308

Parking spaces (customer/employee lot) per 1,000 square feet of building area
(initial service building area): 7.86

Parking spaces (customer/employee lot) per 1,000 square feet of building area
(expanded service building area): 3.93

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CARmax

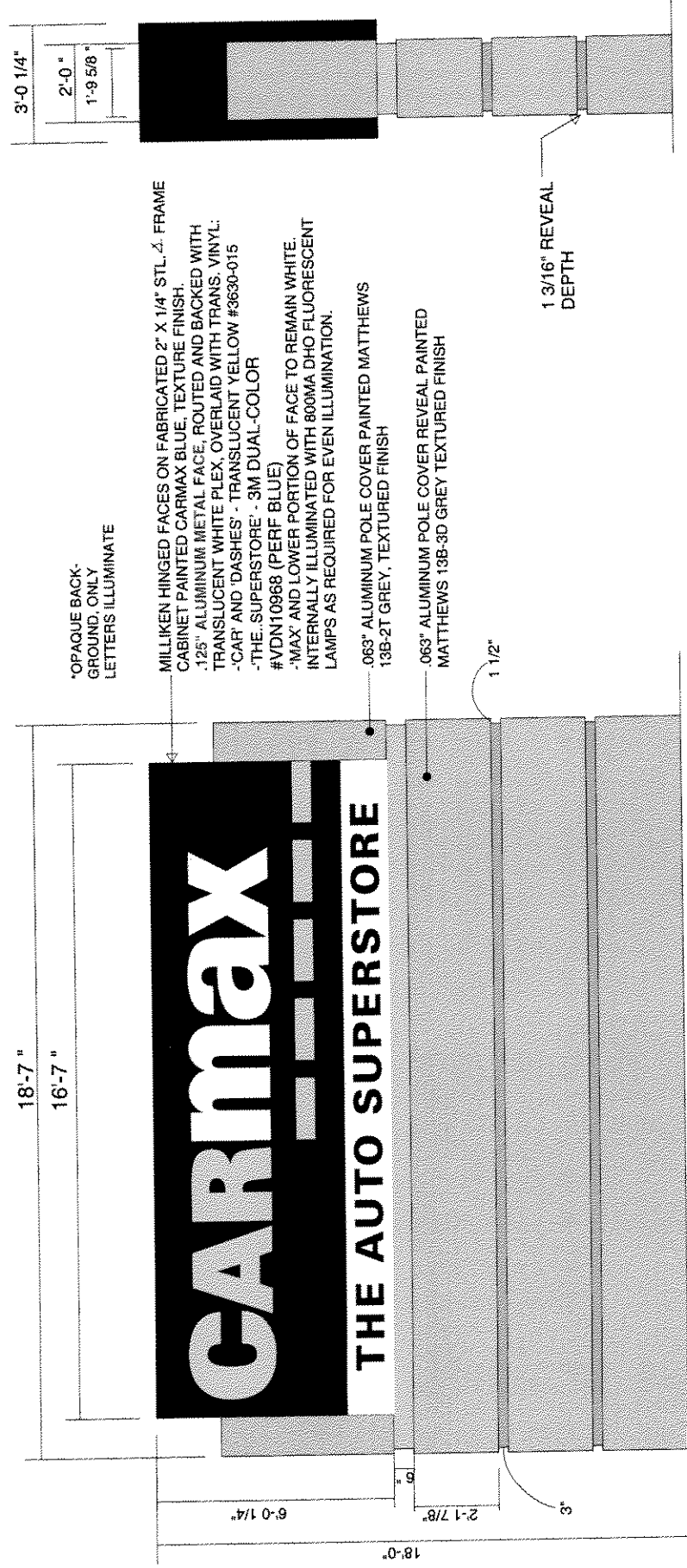
STANDARD SIGN PROGRAM

METRO AUTO PARK, MILWAUKEE, WI

January 24, 2005



11046 Leadbetter Road, Ashland, VA 23005
Phone: (804)798-5533 Fax: (804)798-5582
imageworksdesign.com



*OPAQUE BACK -
GROUND. ONLY
LETTERS ILLUMINATE

MILLIKEN HINGED FACES ON FABRICATED 2" X 1/4" STL. FRAME
CABINET PAINTED CARMAX BLUE, TEXTURE FINISH.
.125" ALUMINUM METAL FACE, ROUTED AND BACKED WITH
TRANSLUCENT WHITE PLEX, OVERLAID WITH TRANS. VINYL.
-CAR' AND 'DASHES' - TRANSLUCENT YELLOW #3630-015
-THE SUPERSTORE - 3M DUAL-COLOR
#VDN10968 (PERF BLUE)

-MAX AND LOWER PORTION OF FACE TO REMAIN WHITE.
INTERNALLY ILLUMINATED WITH 800MA DHO FLUORESCENT
LAMPS AS REQUIRED FOR EVEN ILLUMINATION.

.063" ALUMINUM POLE COVER PAINTED MATTHEWS
138-2T GREY, TEXTURED FINISH

.063" ALUMINUM POLE COVER REVEAL PAINTED
MATTHEWS 138-3D GREY TEXTURED FINISH

1 1/2"

1 3/16" REVEAL
DEPTH

END VIEW

18' D/F INTERNALLY ILLUMINATED MONUMENT SIGN 1/4"=1'-0"

100 sq. ft.

B



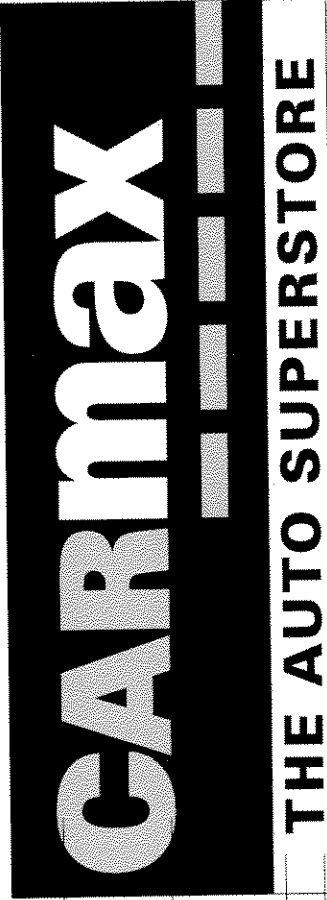
11046 Leadbetter Road, Ashland, VA 23005
Phone: (804) 798-5533 Fax: (804) 798-5532
imageworks-signs.com

METRO AUTO PARK, MILWAUKEE, WI
20' D/F INTERNALLY ILLUMINATED MONUMENT SIGN

CARMAX

19'-6 5/8"

*ILLUMINATED LETTERS
ON FLAT, OPAQUE BACK-
GROUND



2'-4 1/2"

7'-1 1/4"

6 3/4"

1'-4 1/2" PAINT
WHITE

10 1/8"

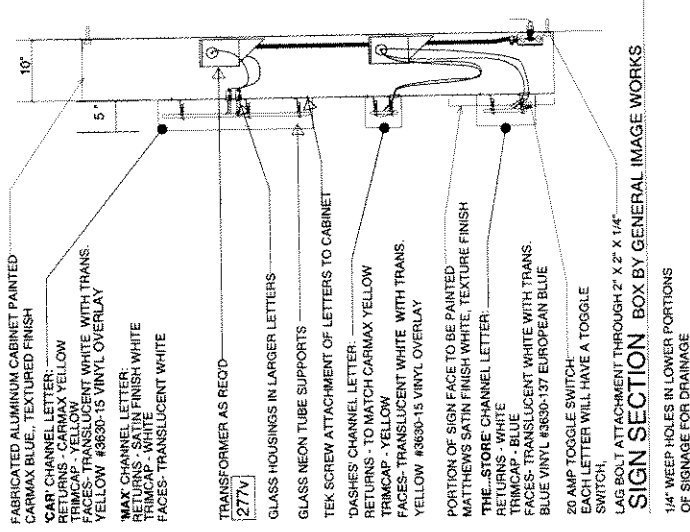
THE AUTO SUPERSTORE

S/F ILLUMINATED CHANNEL LETTER WALL SIGN 1/4" = 1'-0"

SIGN AREA: 102.5 SQ. FT.

ALL EXPOSED HARDWARE
TO BE COUNTER-SUNK

(3) REQUIRED



FABRICATED ALUMINUM CABINET PAINTED
CARMAX BLUE, TEXTURED FINISH
CAR CHANNEL LETTER:
RETURNS - CARMAX YELLOW
TRIMCAP - YELLOW
FACES - TRANSLUCENT WHITE WITH TRANS-
YELLOW #8650-15 VINYL OVERLAY

*MAX CHANNEL LETTER:
RETURNS - SATIN FINISH WHITE
TRIMCAP - SATIN FINISH WHITE
FACES - TRANSLUCENT WHITE

TRANSFORMER AS REQ'D
277V

GLASS HOUSINGS IN LARGER LETTERS

GLASS NEON TUBE SUPPORTS

TEK SCREW ATTACHMENT OF LETTERS TO CABINET

*DASHES' CHANNEL LETTER:

RETURNS - TO MATCH CARMAX YELLOW
TRIMCAP - YELLOW
FACES - TRANSLUCENT WHITE WITH TRANS-
YELLOW #8650-15 VINYL OVERLAY

PORTION OF SIGN FACE TO BE PAINTED
MATTHEWS SATIN FINISH WHITE, TEXTURE FINISH

RETURNS - WHITE

TRIMCAP - BLUE

FACES - TRANSLUCENT WHITE WITH TRANS-
BLUE VINYL #8650-137 EUROPEAN BLUE

20 AMP TOGGLE SWITCH:
EACH LETTER WILL HAVE A TOGGLE
SWITCH.

LAG BOLT ATTACHMENT THROUGH 2" X 2" X 1/4"

SIGN SECTION BOX BY GENERAL IMAGE WORKS

1/4" WEEP HOLES IN LOWER PORTIONS
OF SIGNAGE FOR DRAINAGE

C

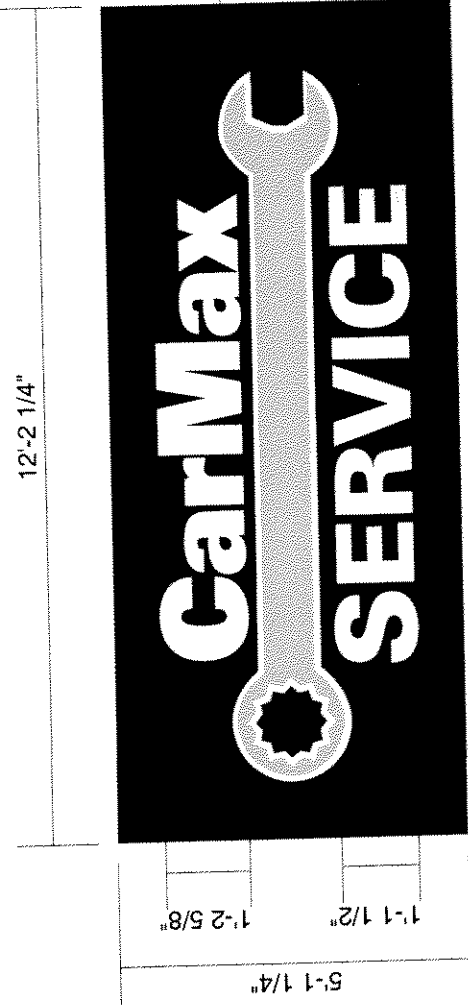


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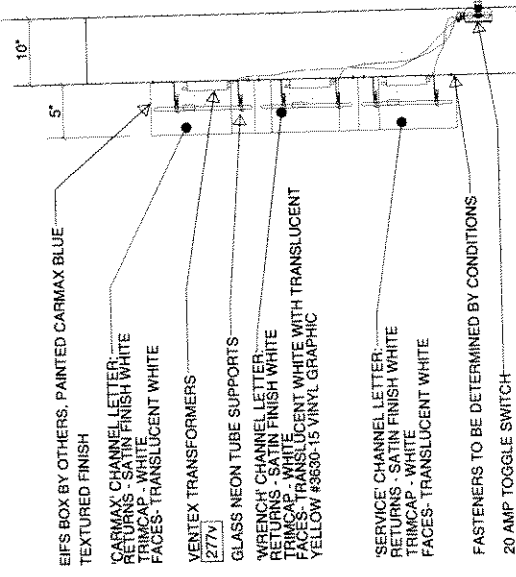
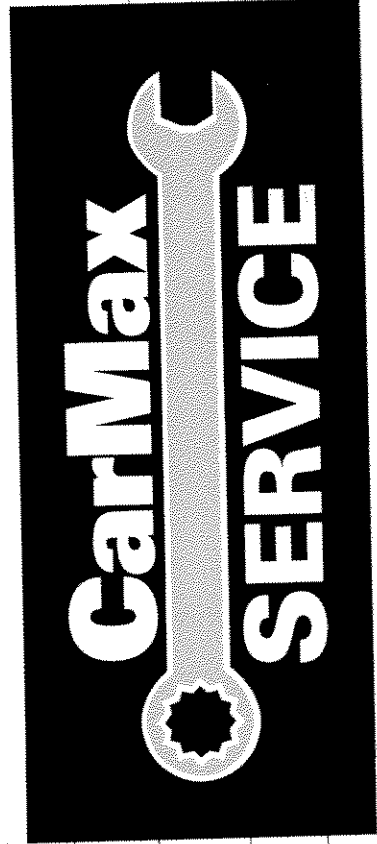
METRO AUTO PARK, MILWAUKEE, WI

7' X 20' ILLUMINATED CHANNEL LETTER WALL SIGN

CARmax



*ILLUMINATED LETTERS
ON FLAT, OPAQUE BACK
GROUND



EIFS BOX BY OTHERS, PAINTED CARMAX BLUE
TEXTURED FINISH

CARMAX: CHANNEL LETTER:
RETURNS - SATIN FINISH WHITE
TRIMCAP - WHITE
FACES- TRANSLUCENT WHITE

VENTEX TRANSFORMERS
[27V]

GLASS NEON TUBE SUPPORTS

WRENCH: CHANNEL LETTER:
RETURNS - SATIN FINISH WHITE
TRIMCAP - TRANSLUCENT WHITE WITH TRANSLUCENT
FACES - TRANSLUCENT WHITE WITH TRANSLUCENT
YELLOW #3630-15 VINYL GRAPHIC

SERVICE: CHANNEL LETTER:
RETURNS - SATIN FINISH WHITE
TRIMCAP - WHITE
FACES- TRANSLUCENT WHITE

FASTENERS TO BE DETERMINED BY CONDITIONS

20 AMP TOGGLE SWITCH

S/F ILLUMINATED CHANNEL LETTER WALL SIGN 3/8"=1'-0"

SIGN AREA: 62.2 SQ. FT.

1/4" WEEP HOLES IN LOWER PORTIONS
OF SIGNAGE FOR DRAINAGEFOR DRAINAGE

SIGN SECTION SIGN BOX BY IMAGEWORKS N.T.S.

D

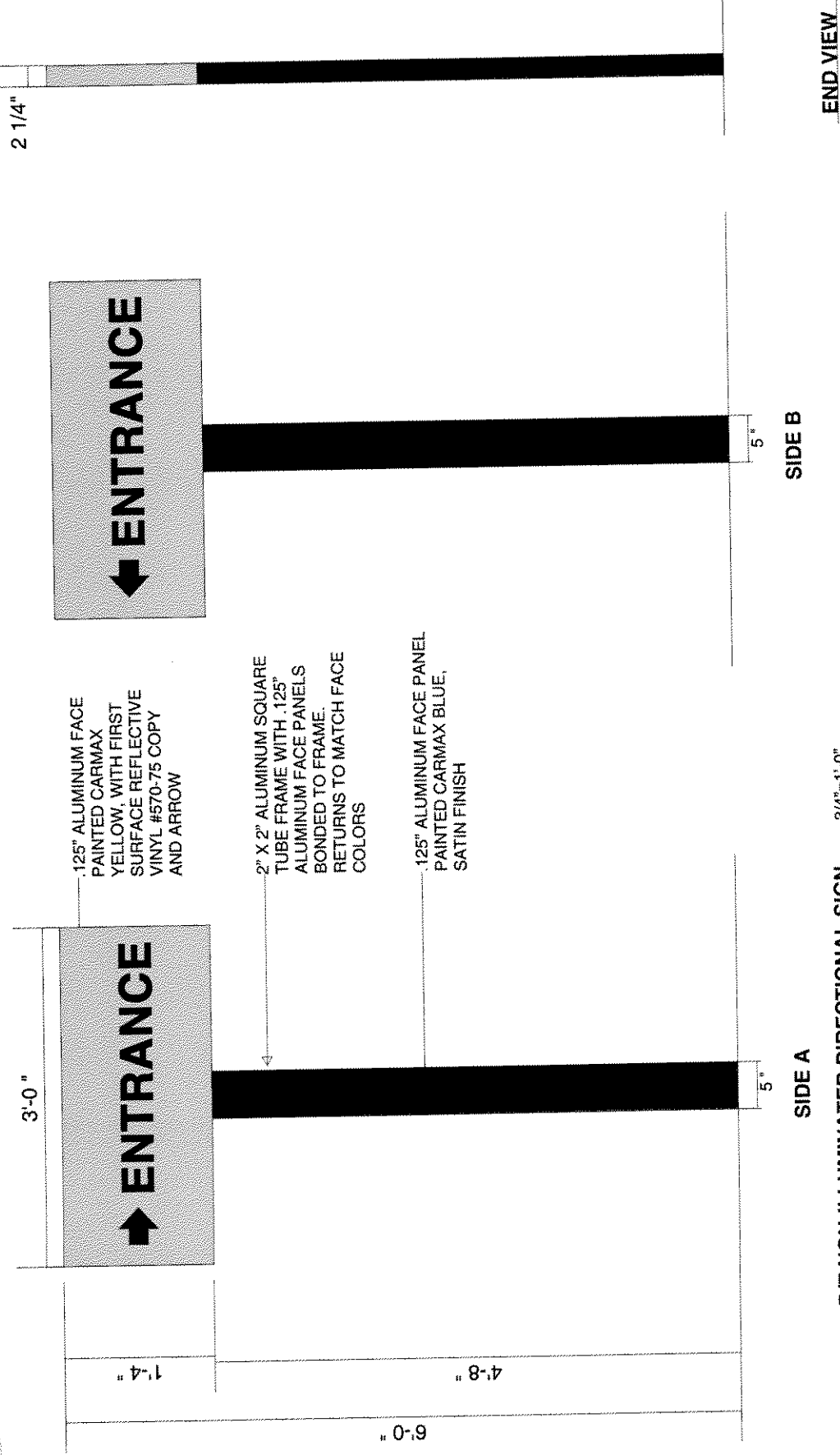


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METRO AUTO PARK, MILWAUKEE, WI

5' X 12' ILLUMINATED CHANNEL LETTER SERVICE SIGN





D/F NON-ILLUMINATED DIRECTIONAL SIGN 3/4"=1'-0"
SIGN AREA= 5.94 SQ. FT.

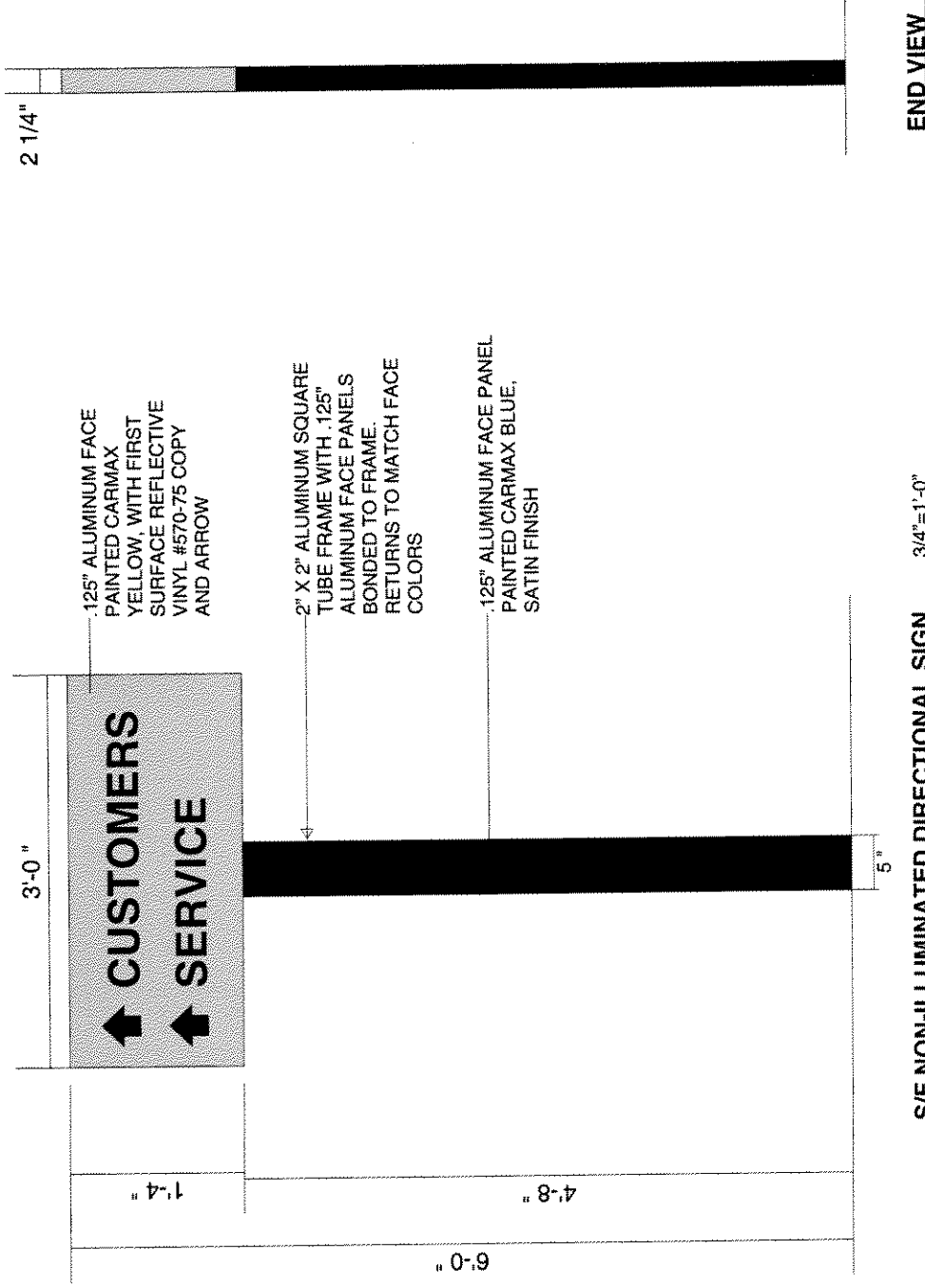
E



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METRO AUTO PARK, MILWAUKEE, WI
D/F 6' NON-ILLUMINATED DIRECTIONAL SIGN





125" ALUMINUM FACE
PAINTED CARMAX
YELLOW, WITH FIRST
SURFACE REFLECTIVE
VINYL #570-75 COPY
AND ARROW

2" X 2" ALUMINUM SQUARE
TUBE FRAME WITH .125"
ALUMINUM FACE PANELS
BONDED TO FRAME.
RETURNS TO MATCH FACE
COLORS

.125" ALUMINUM FACE PANEL
PAINTED CARMAX BLUE,
SATIN FINISH

S/F NON-ILLUMINATED DIRECTIONAL SIGN 3/4"=1'-0"

SIGN AREA= 5.94 SQ. FT.

END VIEW

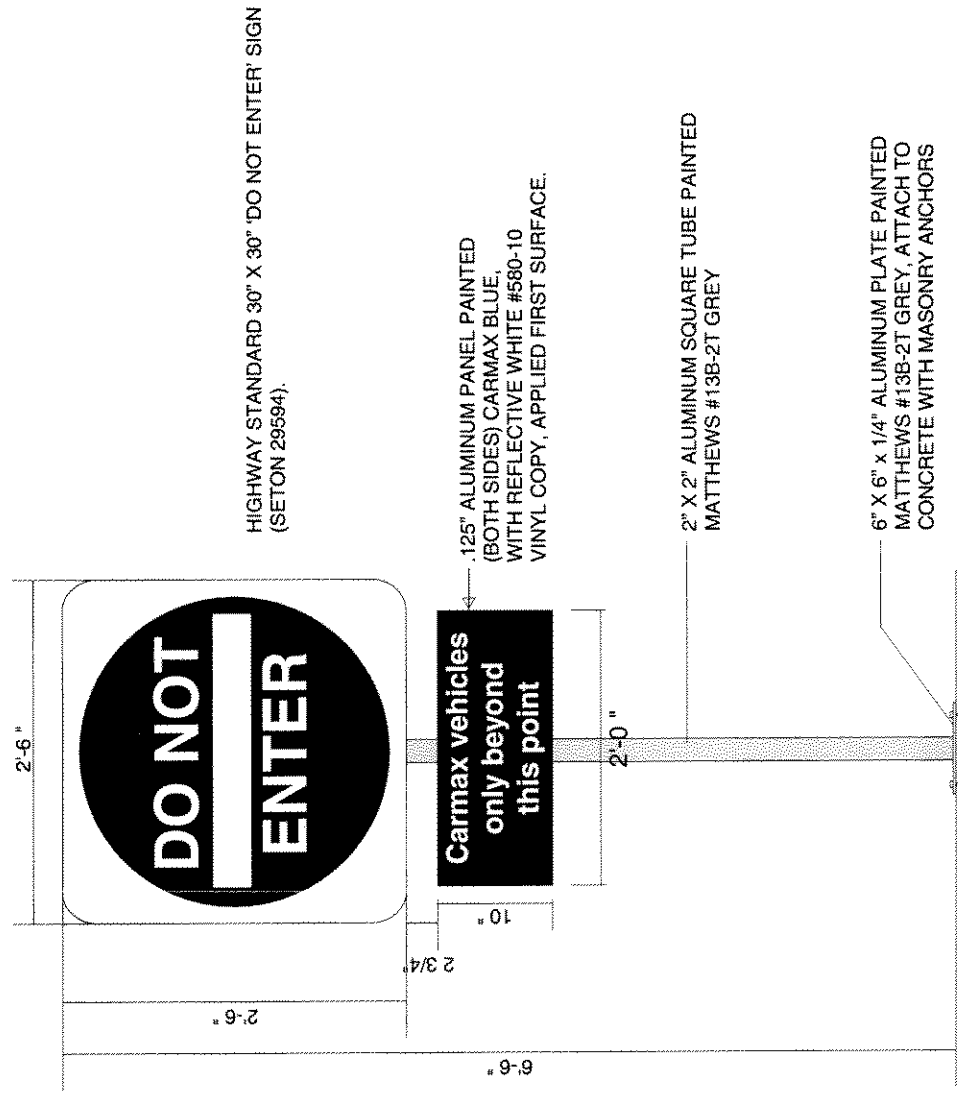
E1



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Phone: (804) 798-5533 Fax: (804) 798-5592
imageworks@sigas.com

METRO AUTO PARK, MILWAUKEE, WI
S/F 6' NON-ILLUMINATED DIRECTIONAL SIGN





HIGHWAY STANDARD 30" X 30" 'DO NOT ENTER' SIGN (SETON 29594).

.125" ALUMINUM PANEL PAINTED (BOTH SIDES) CARMAX BLUE, WITH REFLECTIVE WHITE #580-10 VINYL COPY, APPLIED FIRST SURFACE.

2" X 2" ALUMINUM SQUARE TUBE PAINTED MATTHEWS #13B-2T GREY

6" X 6" x 1/4" ALUMINUM PLATE PAINTED MATTHEWS #13B-2T GREY. ATTACH TO CONCRETE WITH MASONRY ANCHORS

S/F 'DO NOT ENTER' SIGN 3/4" = 1'-0"
SIGN AREA: 7.925 SQ. FT.
(1) REQUIRED

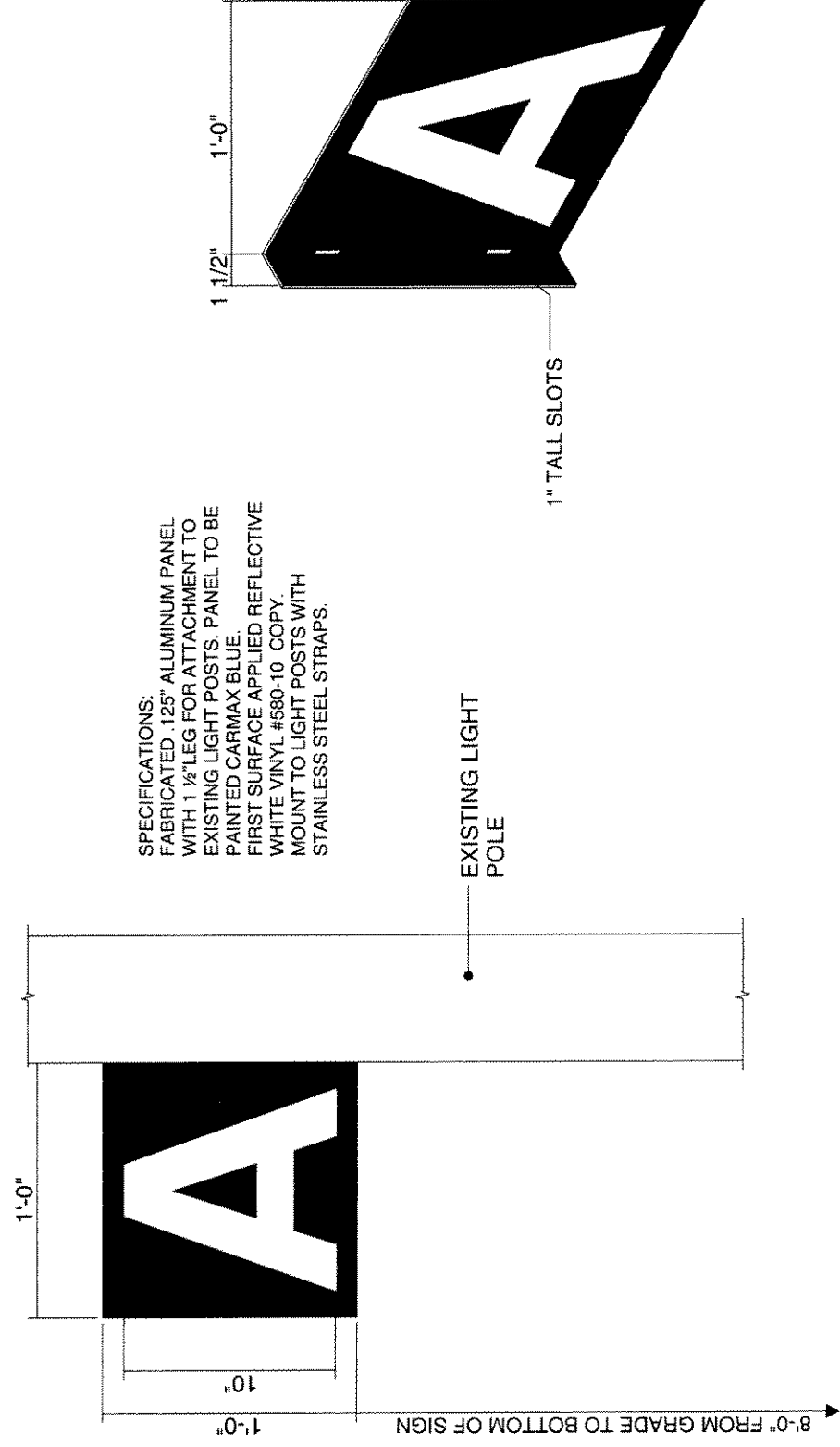
F1



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METRO AUTO PARK, MILWAUKEE, WI
NON-ILLUMINATED 'DO NOT ENTER' SIGN





ROW MARKER ELEVATION

TYP. OF (20)

SCALE: 1 1/2" = 1'-0"

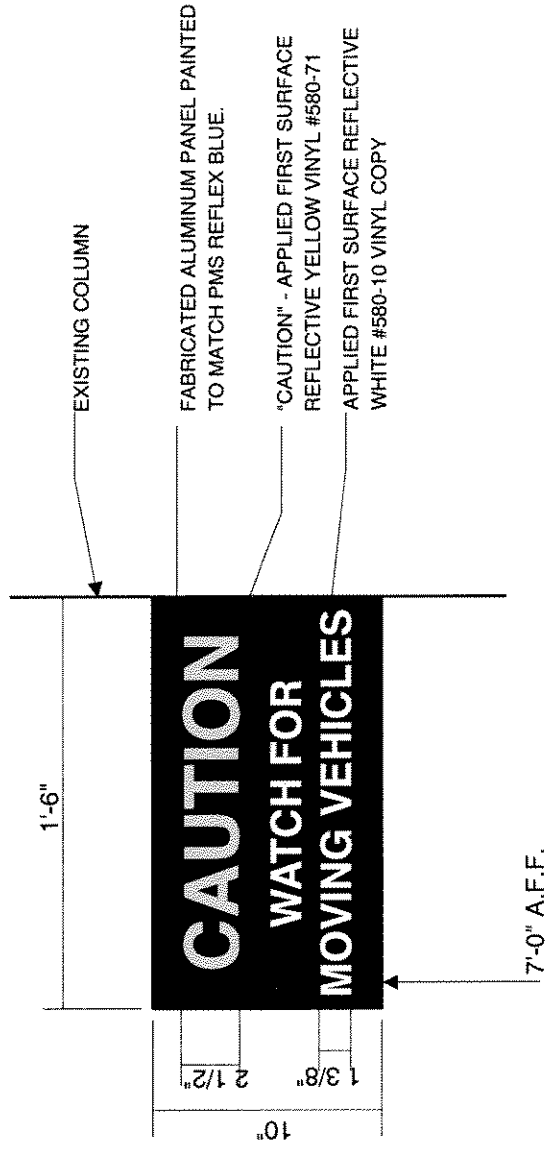
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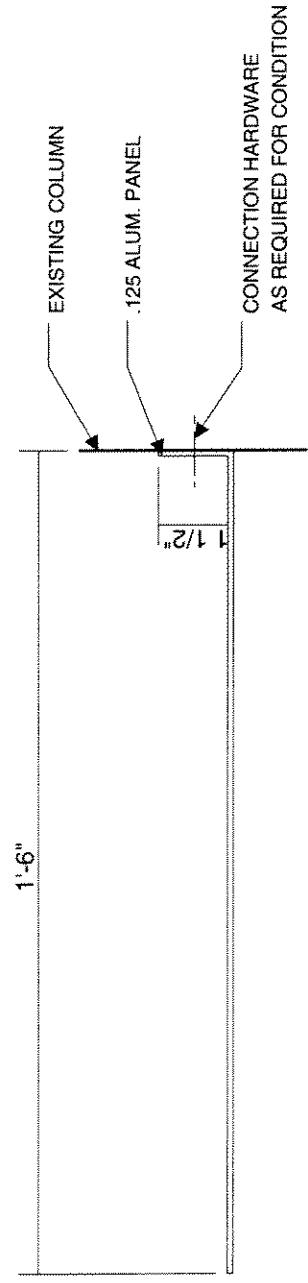
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 imageworksusa.com

METRO AUTO PARK, MILWAUKEE, WI
 NON-ILLUMINATED ROW MARKER SIGNS





S/F 'CAUTION SIGN' ELEVATION SCALE: 1 1/2" = 1'-0"



TOP VIEW OF SIGN PANEL SCALE: 3" = 1'-0"

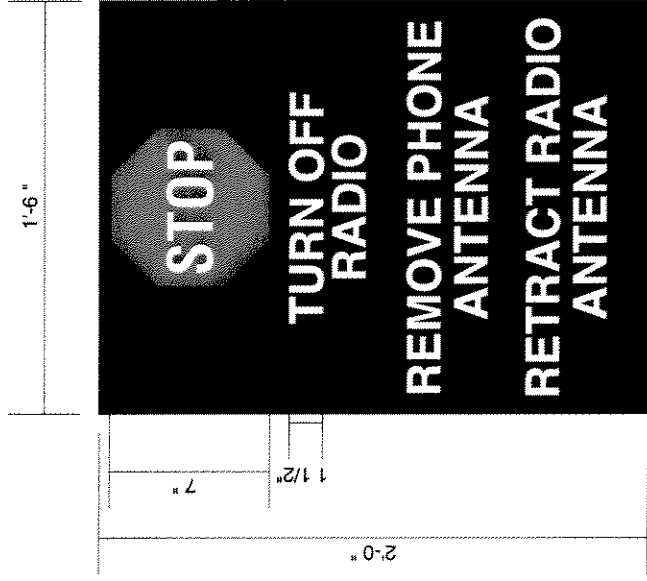
H



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 imageworksigns.com

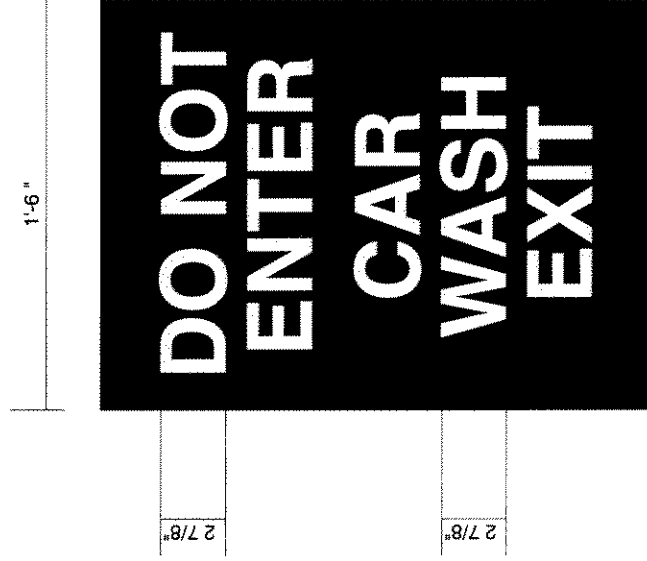
METRO AUTO PARK, MILWAUKEE, WI
 CAUTION FLAG SIGN





S/F WALL SIGN ELEVATION 1 1/2"=1'-0"

FLAT ALUMINUM PANEL PAINTED CARMAX BLUE.
 COPY TO BE REFLECTIVE WHITE VINYL #580-10.
 'STOP' SIGN TO BE REFLECTIVE RED VINYL #580-72.
 VINYL APPLIED FIRST SURFACE.



S/F WALL SIGN ELEVATION 1 1/2"=1'-0"

FLAT ALUMINUM PANEL PAINTED CARMAX BLUE.
 COPY TO BE REFLECTIVE WHITE VINYL #580-10.
 VINYL APPLIED FIRST SURFACE.

MOUNT FLUSH TO WALL AT ENTRANCE/EXIT LANES
 ON CAR WASH BUILDING 4'-0" ABOVE GRADE.

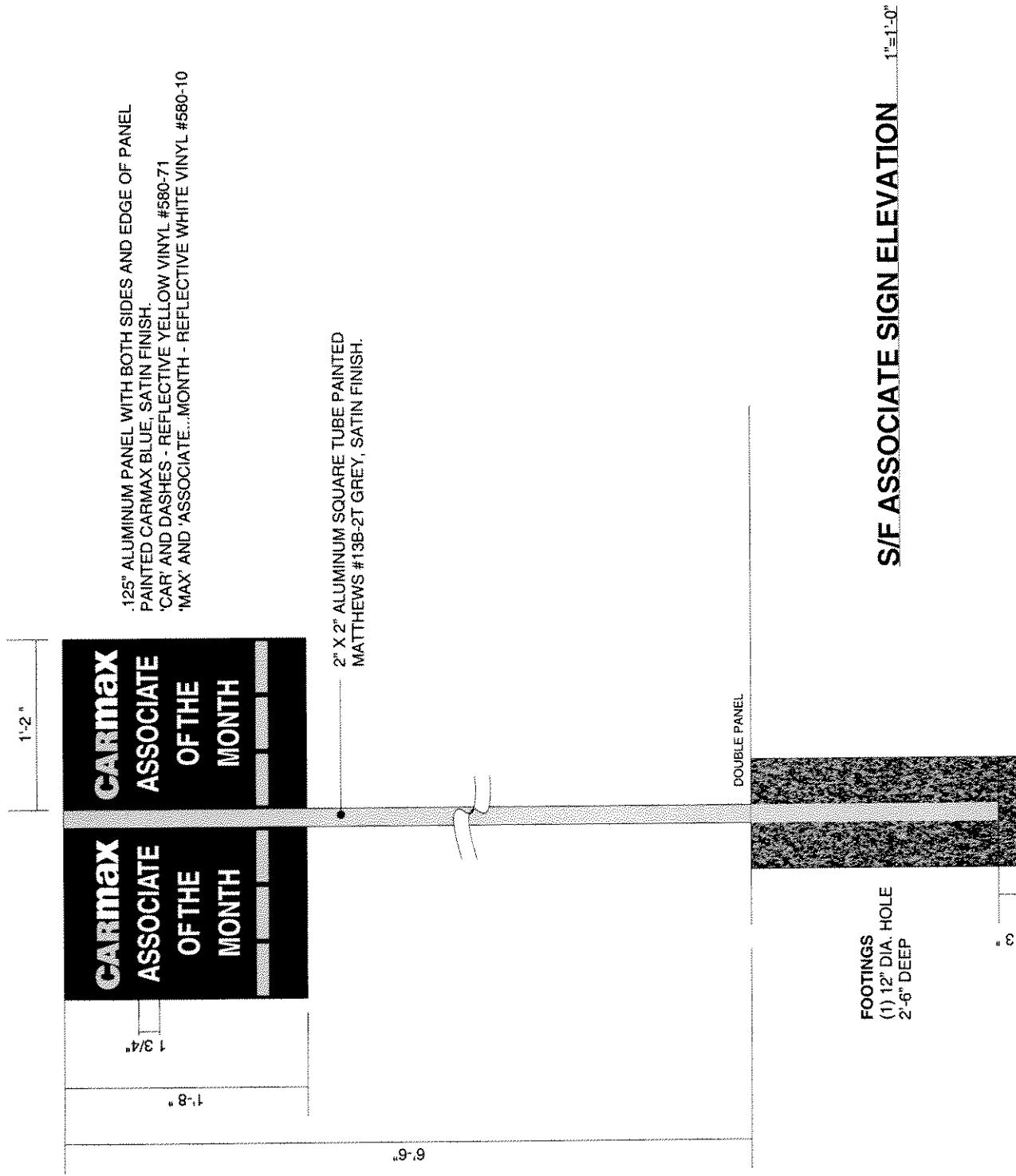
1



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METRO AUTO PARK, MILWAUKEE, WI
 NON-ILLUMINATED CAR WASH

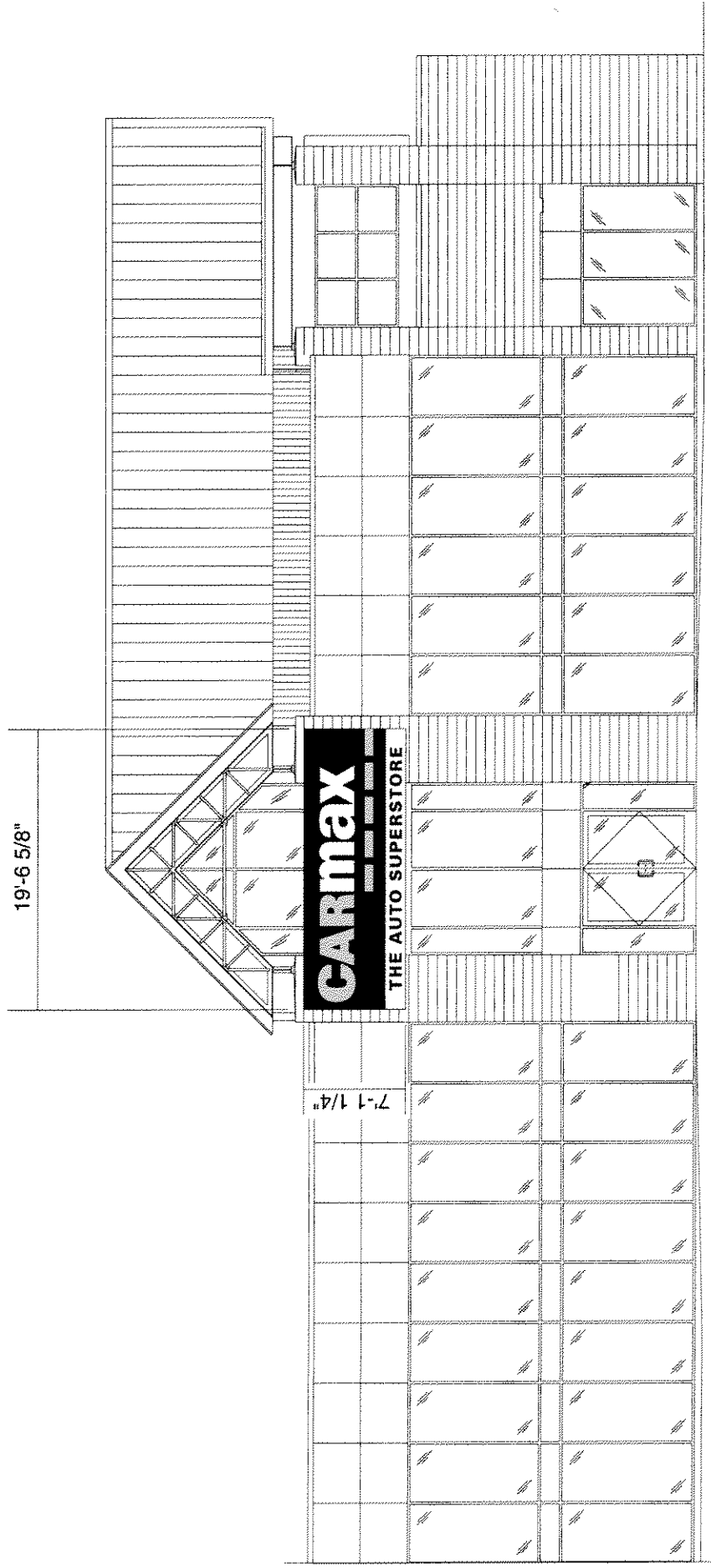




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METRO AUTO PARK, MILWAUKEE, WI
 S/F ASSOCIATE SIGN





PARTIAL NORTH ELEVATION SHOWING PROPOSED SIGNAGE 3/32" = 1'-0"

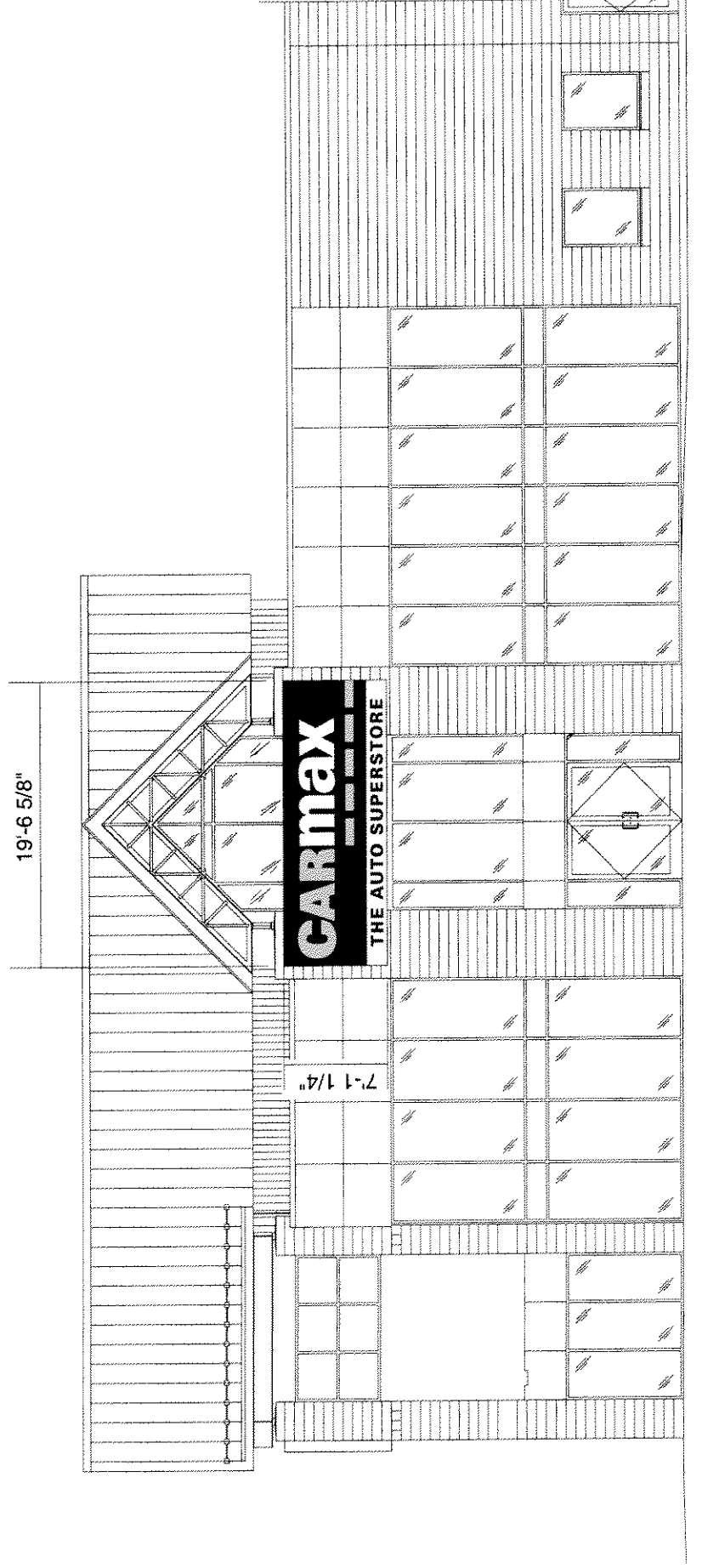
C



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 imageworks4signs.com

METRO AUTO PARK, MILWAUKEE, WI
 7' X 20' ILLUMINATED WALL SIGN





PARTIAL WEST ELEVATION SHOWING PROPOSED SIGNAGE 3/32" = 1'-0"

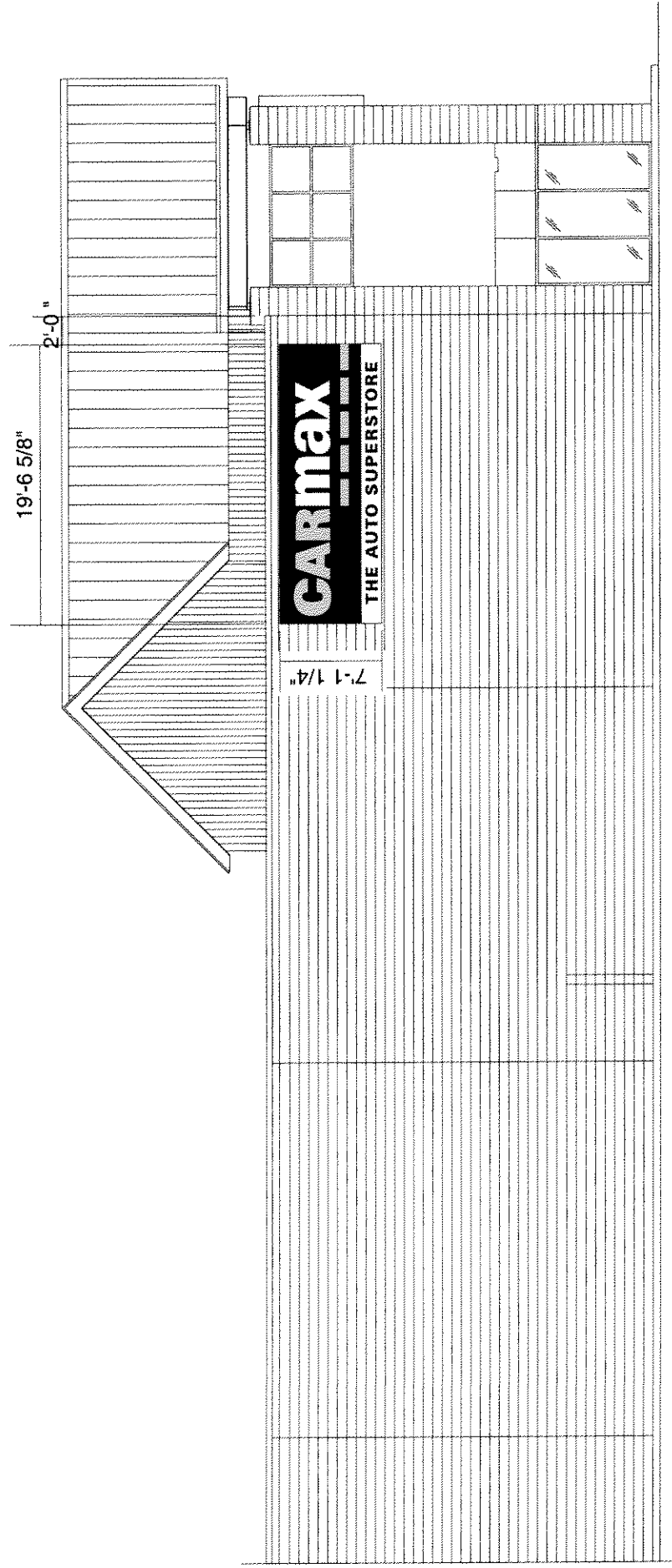
C



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 imageworksdesigns.com

METRO AUTO PARK, MILWAUKEE, WI
 7' X 20' ILLUMINATED WALL SIGN





PARTIAL EAST ELEVATION SHOWING PROPOSED SIGNAGE 3/32" = 1'-0"

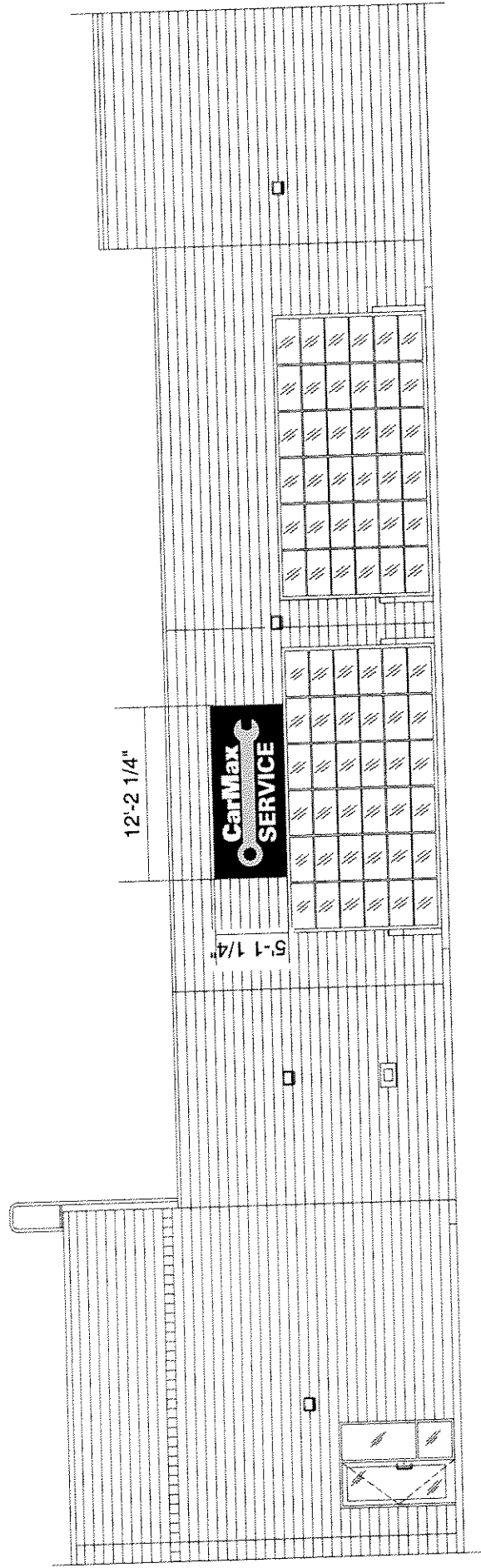
C



11046 Leadbetter Road, Ashland, VA 23005
 Phone: (804)798-5533 Fax: (804)798-5382
imageworks4lights.com

METRO AUTO PARK, MILWAUKEE, WI
 7' X 20' ILLUMINATED WALL SIGN





PARTIAL WEST ELEVATION SHOWING PROPOSED SIGNAGE 3/32" = 1'-0"

D



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 Phone: (804)798-5533 Fax: (804)798-5582
 imageworks4gpc.com

METRO AUTO PARK, MILWAUKEE, WI
 5' X 12' ILLUMINATED SERVICE SIGN



EXHIBIT A CONT
FILE NO. 041368



11425 W. Lake Park Drive
Milwaukee, WI 53224
414-359-3030

www.stsconsultants.com
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By: STS Consultants, Ltd.

NOTES:

- All bearings are referenced to Old State North of the Wisconsin State Plane Coordinate System, South Zone, to said Zone, for use by the Northwest 1/4 of Section 19, Town 8 North, Range 21 East, is assumed to bear from 67°00'00" West.
- Horizontal Datum: North American Datum of 1983.
- Vertical Datum is based on National Geodetic Vertical Datum of 1985.
- Underground utilities are shown for informational purposes only and are not guaranteed to be accurate or at all. The Contractor is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor shall check and digger's hotline, prior to any excavation.
- Property is based on a General Planned Development (GPD) per Ordinance No. 1407-048 and per City of Milwaukee File No. 03448.
- Lot, Yard and Building Requirements are as follows:
Front yard setback: Minimum 10 feet
Side Yard setback: Minimum 10 feet
Rear Landscape berm minimum: 60 feet
Building height: Maximum 30 feet
Minimum aggregate building floor area is 65,000 square feet.
- Underground utilities are based on field located records by Digpro Systems, Field No. 2002010225, August 28, 2004. STS Consultants, Ltd., assumes no responsibility for existing utilities not located by Digpro Systems.
- Ordinance of Easements and Easements (amended) by Wabbe & Keating, S.C. dated June 1, 2004.

LEGAL DESCRIPTION:

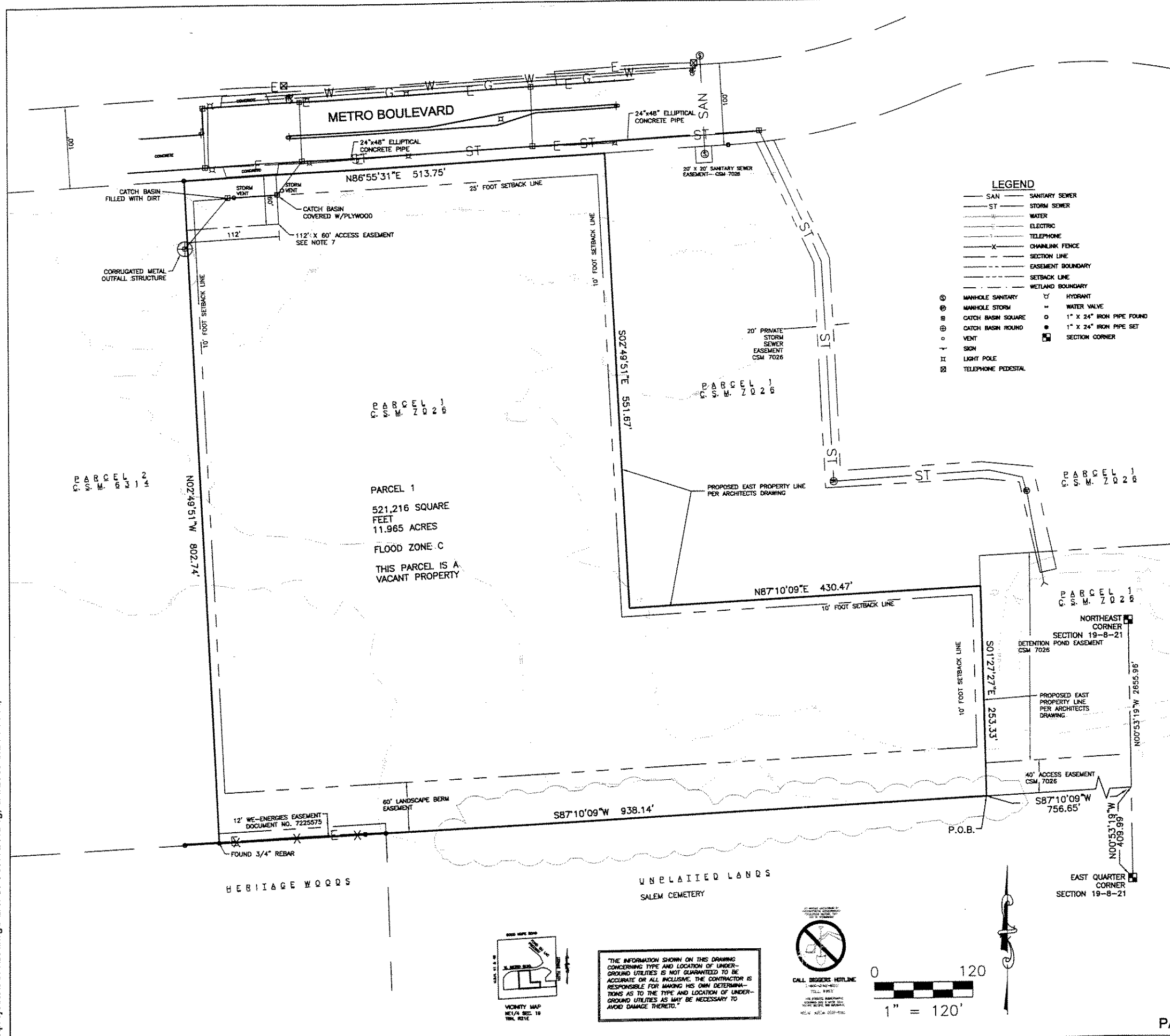
That part of Parcel 1 of Official Survey Map No. 7026, recorded on October 24, 2001 in Book 8788, Image 912 to 916 inclusive, or Document No. 819804, a division of Parcel 3, Official Survey Map No. 8274 and located in the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described as follows:

Commencing at the East Quarter Corner of Section 19; thence North 07° 07' 10" West along the east line of the Northwest 1/4 of said Section 19, 428.88 feet; thence South 07° 10' 00" West along the south line of C.S.M. No. 7026, 746.86 feet to the Point of Beginning; thence following South 07° 10' 00" West, 825.14 feet; thence North 07° 07' 10" West, 825.74 feet to a point on the southerly right-of-way of West State Boulevard, also being the north line of C.S.M. 7026; thence North 88° 00' 00" East, along said right-of-way, 243.79 feet; thence South 07° 07' 10" East, 447.87 feet; thence North 07° 07' 10" East, 428.47 feet; thence South 07° 10' 00" West, 205.25 feet to the point of beginning.

Said parcel contains 871,279 square feet or 11,888 acres, more or less.

(Tax Map No. 114-0161-01)
Property address: 11011 W. Lake Boulevard

City of Milwaukee, R.L.S.
Milwaukee Registered Land Surveyor, S-2004
STS Consultants, Ltd.
11425 W. Lake Park Drive
Milwaukee, Wisconsin 53224
414-359-3030
The survey was prepared for CARMAX.



LEGEND

— SAN	SANITARY SEWER	—	WATER
— ST	STORM SEWER	—	ELECTRIC
—	TELEPHONE	— X —	CHAINLINK FENCE
—	SECTION LINE	—	EASEMENT BOUNDARY
—	SETBACK LINE	—	WETLAND BOUNDARY
⊙	MANHOLE SANITARY	⊙	HYDRANT
⊙	MANHOLE STORM	+	WATER VALVE
⊙	CATCH BASIN SQUARE	○	1" X 24" IRON PIPE FOUND
⊙	CATCH BASIN ROUND	●	1" X 24" IRON PIPE SET
○	VENT	⊠	SECTION CORNER
+	SIGN		
⊥	LIGHT POLE		
⊠	TELEPHONE PEDESTAL		

X:\projects\587723.dwg\PLATOFSURVEY.dwg, 3/14/2005 3:24:01 PM, bames

CARMAX #7179
MILWAUKEE (METRO AUTO PARK)
MILWAUKEE, WISCONSIN

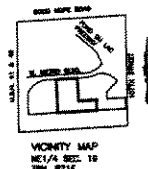
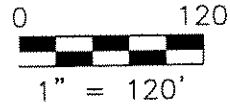
PLAT OF SURVEY

Rev	Date	Description

Designed: DLS 3/04/2005
Drawn: WDB 3/04/2005
Checked: CWR 3/04/2005
Approved: CWR 3/04/2005

PROJECT NUMBER
587723
SHEET REFERENCE NUMBER
C-1

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUDING. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.



PART OF DETAILED PLAN REVIEW PACKAGE



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MILWAUKEE
(METRO AUTO PARK) WISCONSIN
MILWAUKEE, WISCONSIN

GRADING PLAN

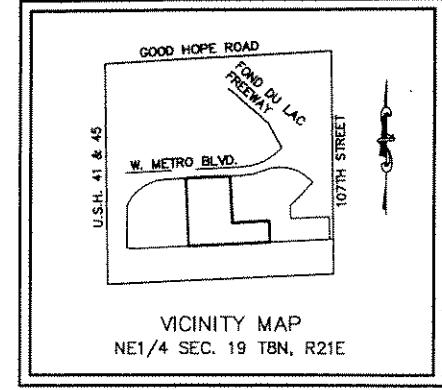
Issued
Rev. Date
Description

Designed:
Drawn: TAK 3/04/2005
Checked: JB 3/04/2005
Approved: JB 3/04/2005

PROJECT NUMBER
G587723
SHEET REFERENCE NUMBER

C-2-1

SHEET 2 OF 4



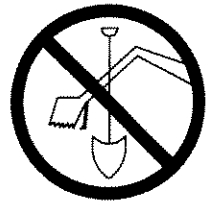
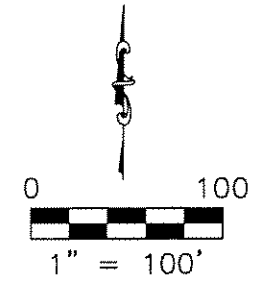
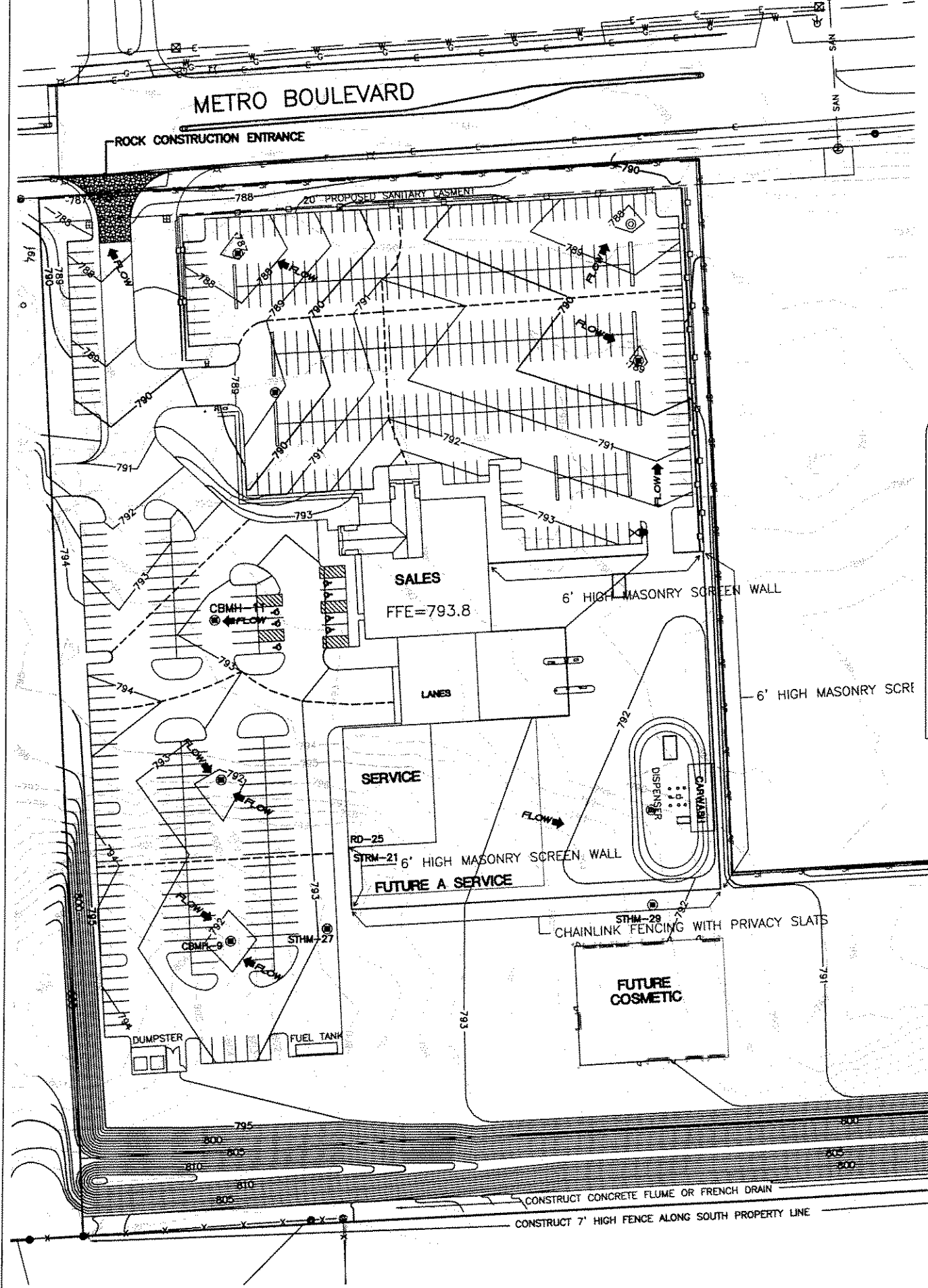
LEGEND

--- SANITARY SEWER	⊙ MANHOLE SANITARY
--- STORM SEWER	⊙ MANHOLE STORM
--- WATER	⊙ MANHOLE TELEPHONE
--- ELECTRIC	⊕ CATCH BASIN SQUARE
--- TELEPHONE	⊕ CATCH BASIN ROUND
--- GAS	⊕ SIGN
--- SECTION LINE	⊕ LIGHT POLE
--- SILT FENCE	○ 1" X 24" IRON PIPE
--- GRADE BREAK	○ 1" X 24" IRON PIPE SET
● CLEAN OUT (SANITARY)	⊕ SECTION CORNER
➔ FLOW SURFACE WATER FLOW DIRECTION	⊕ WATER VALVE
	⊕ HYDRANT
	⊕ TELEPHONE POLE
	⊕ DECIDUOUS TREE
	⊕ CONIFEROUS TREE

- ### SITE NOTES
- 1.) THE PRIME CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES, PUBLIC AND PRIVATE, ON THE SITE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION.
 - 2.) PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH EARTHWORK ON SITE.
 - 3.) HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
 - 4.) ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
 - 5.) ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE CODES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
 - 6.) REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS.
 - 7.) ALL PROPOSED RETAINING WALLS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.

- ### GENERAL GRADING & DRAINAGE NOTES
- 1.) ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER FLOWLINE GRADES UNLESS OTHERWISE NOTED.
 - 2.) REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
 - 3.) THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD--VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATION FROM PLAN.
 - 4.) ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES.
 - 5.) POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
 - 6.) THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES AT ALL TIMES DURING CONSTRUCTION.
 - 7.) DRAINAGE EASEMENTS WILL BE PROVIDED BY OTHERS.
 - 8.) CATCH BASIN PROTECTION AROUND ALL PROPOSED CB'S PER THE ATTACHED DETAIL.

- ### EROSION CONTROL NOTES
- 1.) ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - 2.) ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
 - 3.) ALL STOCKPILES MUST HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.
 - 4.) TEMPORARY SEEDING, FERTILIZING, AND TYPE I MULCHING MUST BE APPLIED WITHIN 7 DAYS OF ROUGH GRADING ON 3:1 SLOPES OR STEEPER, 14 DAYS ON 10:1 TO 3:1 SLOPES, OR 21 DAYS ON SLOPES FLATTER THAN 10:1 UNLESS PRECLUDED BY SNOW COVER.
 - 5.) THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING AND/OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

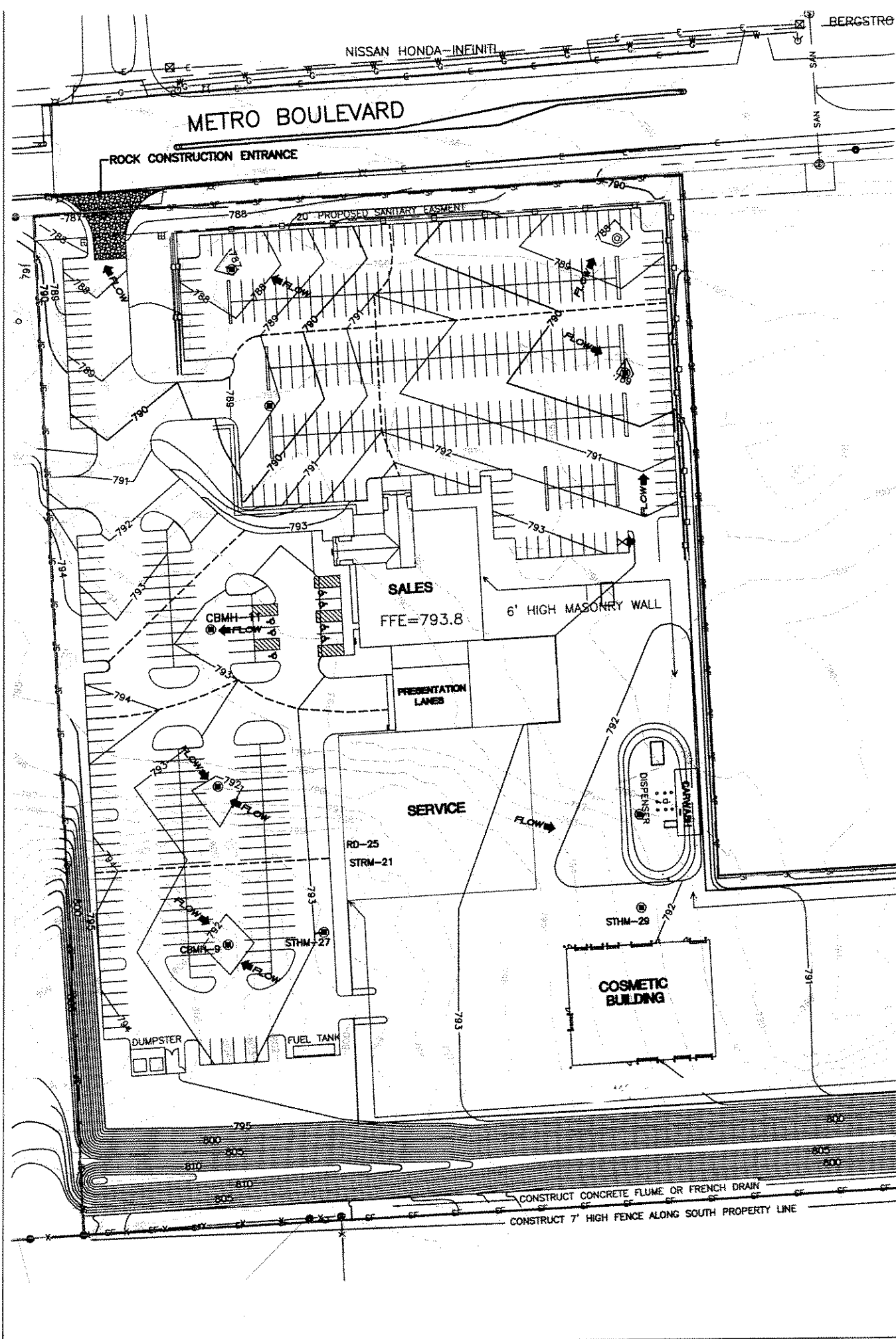


TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
VIS STATUTE 198.0175(974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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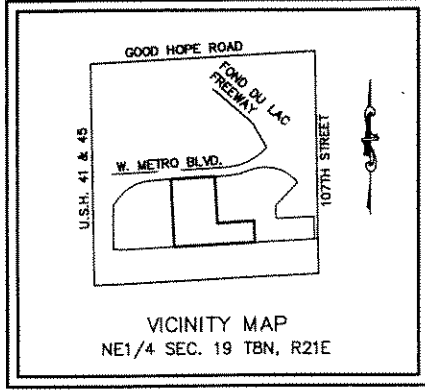
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LEGEND

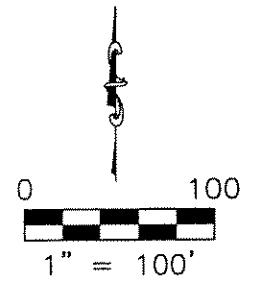
	SANITARY SEWER		MANHOLE STORM
	STORM SEWER		MANHOLE TELEPHONE
	WATER		CATCH BASIN SQUARE
	ELECTRIC		CATCH BASIN ROUND
	TELEPHONE		SIGN
	GAS		LIGHT POLE
	SECTION LINE		1" X 24" IRON PIPE
	SILT FENCE		1" X 24" IRON PIPE SET
	GRADE BREAK		SECTION CORNER
	CLEAN OUT (SANITARY)		WATER VALVE
	SURFACE WATER FLOW DIRECTION		HYDRANT
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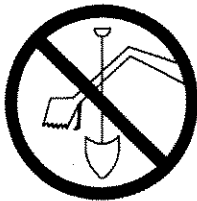
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CARMAX #7179
 MILWAUKEE
 (METRO AUTO PARK) WISCONSIN
 MILWAUKEE, WISCONSIN

GRADING PLAN

Rev	Date	Description

Issued

Designed:
 Drawn: TAK 3/04/2005
 Checked: JB 3/04/2005
 Approved: JB 3/04/2005

PROJECT NUMBER
G587723

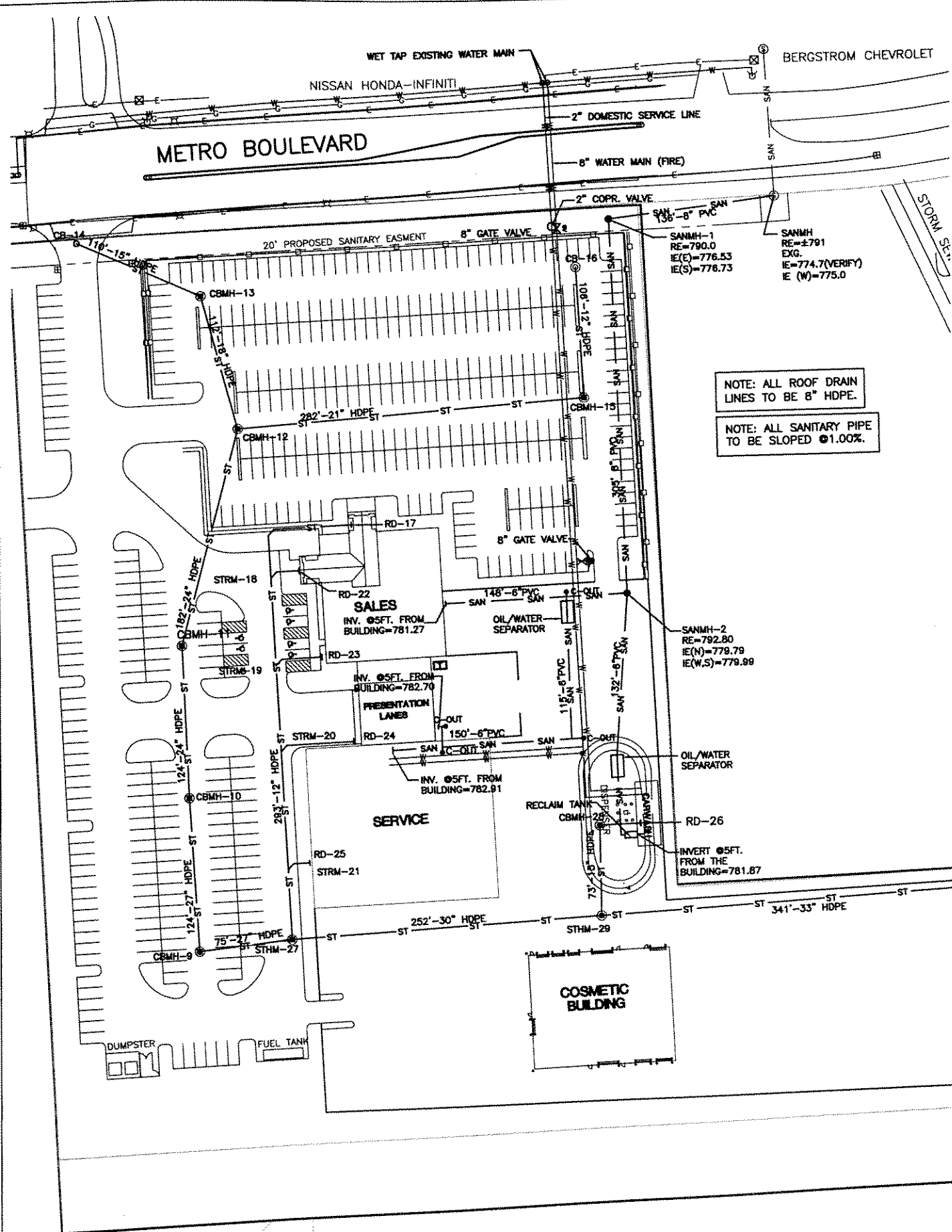
SHEET REFERENCE NUMBER

C-2-2

SHEET 2 OF 4

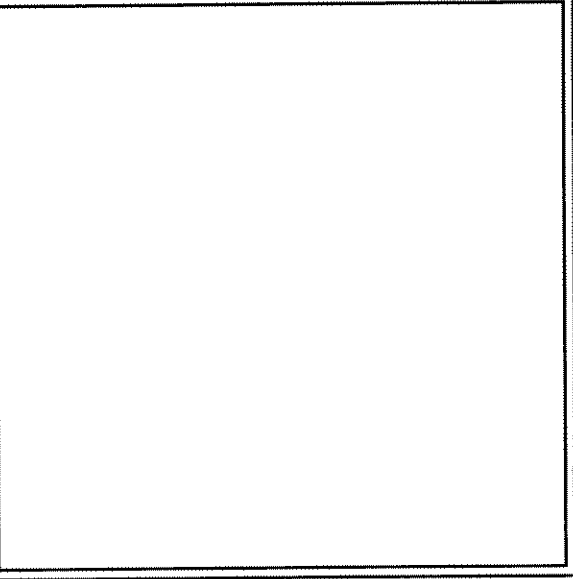
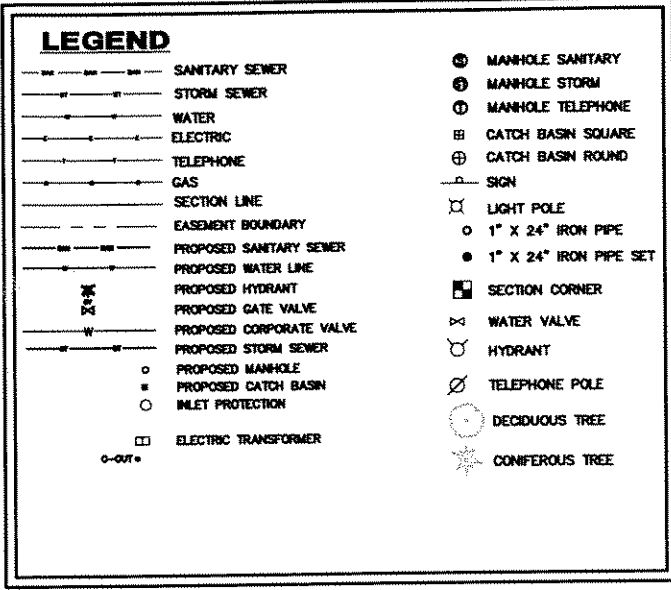
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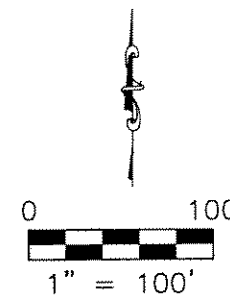
NOTE: ALL ROOF DRAIN LINES TO BE 8" HDPE.

NOTE: ALL SANITARY PIPE TO BE SLOPED @ 1.00%.



NO BUILDINGS PERM
PARKING PERMITTE

- #### GENERAL UTILITY NOTES
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
 - THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
 - VERIFY EXISTING INVERT LOCATIONS & ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
 - THE WATER MAIN SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. ADJUST OFFSET WATERMAIN TO MAINTAIN AN 18 INCH MIN. CLEARANCE AT LOCATION CROSSING SANITARY AND/OR STORM SEWER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
 - ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL LOCATE ALL UTILITIES PUBLIC AND PRIVATE PRIOR TO CONSTRUCTION / EXCAVATION.
 - ALL CATCH BASIN CASTINGS IN CURB SHALL BE STAMPED 0.10 FEET AND CURB SHOW CASTINGS IN PAVED AREAS SHALL BE STAMPED 0.15 FEET. INW ELEVATIONS ON THE SITE & UTILITY IMPROVEMENTS PLAN REFLECT THE STAMPED ELEVATIONS.
 - ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES.
 - ALL SANITARY SEWER PIPE TO BE POLYMER CALSIBRE (PVC) COMPOSITE SEWER PIPE PER 38 OR EQUAL AS APPROVED BY ENGINEER.
 - ALL WATER MAIN PIPE TO BE CLASS 52 RATTLE IRON PIPE (DIP) OR EQUAL AS APPROVED BY ENGINEER.
 - ALL WATER MAIN WILL BE PRESSURE TESTED AS DIRECTED BY ENGINEER AND IN ACCORDANCE WITH LOCAL CODES.



CARMAX #7179
MILWAUKEE
(METRO AUTO PARK) WISCONSIN
MILWAUKEE, WISCONSIN

UTILITY PLAN

Rev	Date	Description

Designed:
Drawn: TAK 3/04/2005
Checked: JB 3/04/2005
Approved: JB 3/04/2005

PROJECT NUMBER
G587723
SHEET REFERENCE NUMBER
C-3
SHEET 3 OF 4

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STS CONSULTANTS

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Milwaukee, WI 53224

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CARMAX #7179 - MILWAUKEE METRO AUTO
MILWAUKEE, WISCONSIN

SITE PROFILE

Issued

Rev. Date
Description

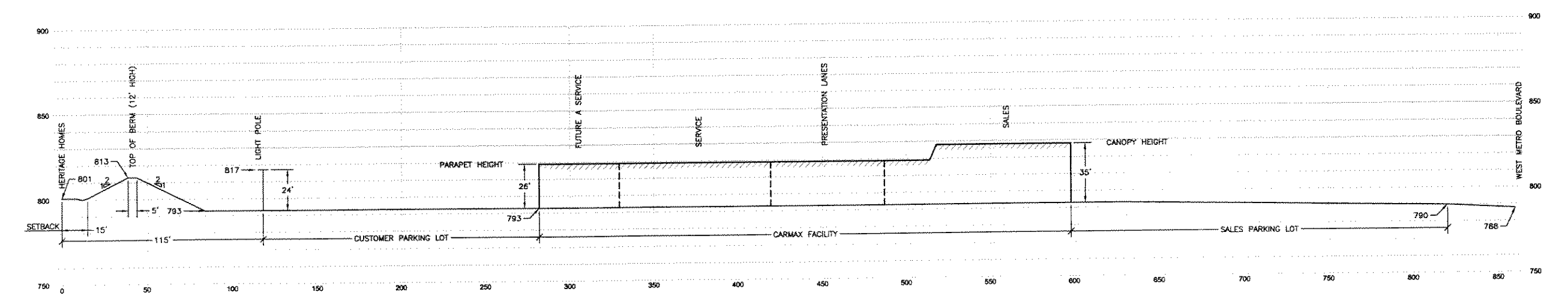
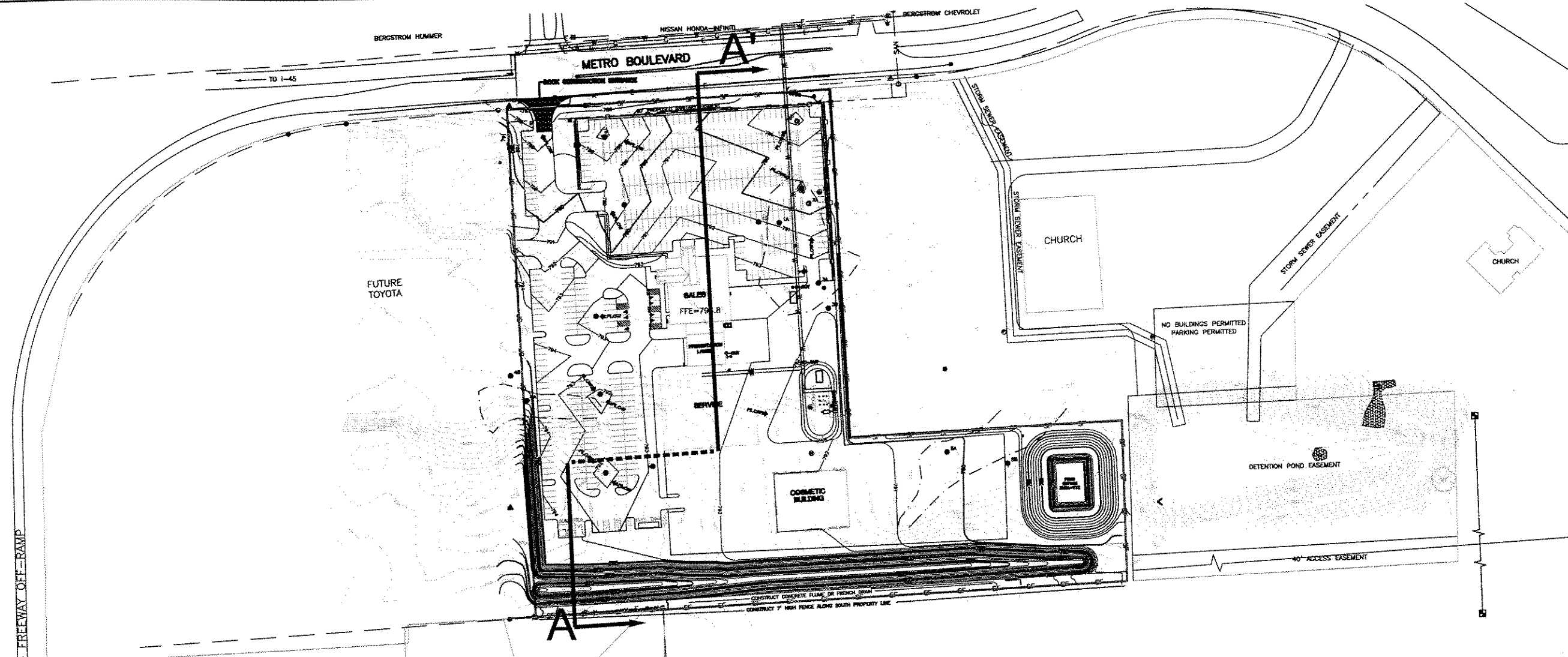
Designed: DLS 3/4/2005
Drawn: CPH 3/4/2005
Checked: DLS 3/4/2005
Approved: DLS 3/4/2005

PROJECT NUMBER
G587723

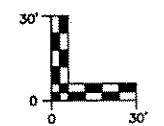
SHEET REFERENCE NUMBER

C-4

SHEET 4 OF 4



A-A' SITE PROFILE LOOKING EAST AND NORTH



TO I-45

W. METRO BOULEVARD

FUTURE 20' SANITARY SEWER EASEMENT

FUTURE TOYOTA

VACANT LAND

ORNAMENTAL FENCE

SALES

PRESIDENTIAL LANE

SERVICE

ASPHALT PAVING
WIP: 1.13 AC

FUTURE A SERVICE

EXPANSION 2.48 ACRES

CHAIN LINK FENCE AT DETENTION POND

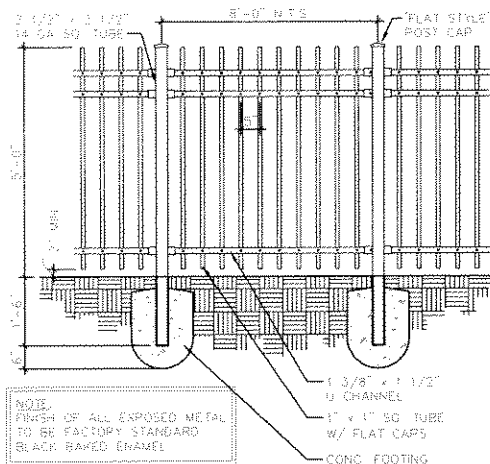
WATER TREATMENT AREA
.49 ACRES

DETENTION POND EASEMENT

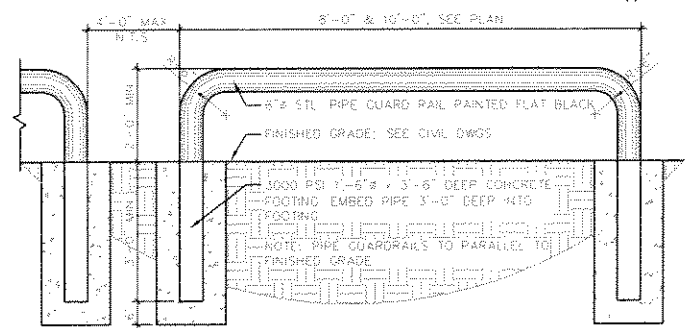
60' LANDSCAPE SETBACK

SALEM CEMETARY

RESIDENTIAL



1 ORNAMENTAL PICKET FENCE
SCALE: 1/4" = 1'-0"



2 PIPE GUARD RAIL DETAIL
SCALE: 1/4" = 1'-0"

GENERAL NOTES: 1. WIP WALL TO EXTEND TO REAR OF EXISTING SERVICE BUILDING.		SITE INFORMATION		PARKING SALES LOT: 304 CUST/EMP: 177 N-S: MAXIMIZE FUTURE: MAXIMIZE	REQUESTED: 304 177 MAXIMIZE MAXIMIZE	PROVIDED: 308 (2.00 AC) 173 (2.13 AC) 1.13 AC (215) 2.86 AC (546)
ACREAGE CARMAX DEVELOPED: 7.59 ACRES DETENTION: 0.49 ACRES UNUSABLE: 0.00 ACRES WETLANDS: 0.00 ACRES EXCESSIVE LANDSCAPE (OVER 20' BUFFER): 1.40 ACRES EASEMENTS: 0.00 ACRES PUBLIC / PRIVATE ROADS: 0.00 ACRES OTHER: 0.00 ACRES SURPLUS: 0.00 ACRES EXPANSION: 2.48 ACRES SALEABLE: 0.00 ACRES TOTAL: 11.96 ACRES		N-S CALCULATION: 191 SPACES/ AC = 546 SPACES		<p>SCALE: 1" = 150'-0"</p>		
BUILDING TYPE AND SIZE SALES: 10,611 SF SERVICE/PARTS: 6,130 SF CARWASH/COSMETIC: 936 SF PRESENTATION: 4,080 SF TOTAL: 21,757 SF		TYPE "S/S" 10,611 SF 19,288 SF 10,561 SF 4,080 SF 21,757 SF				TYPE "S/A" 10,611 SF 19,288 SF 10,561 SF 4,080 SF 44,540 SF

TERRY L. HERR ARCHITECT
 IN ASSOCIATION WITH
PIEPER O'BRIEN HERR ARCHITECTS
 3000 ROYAL BOULEVARD SOUTH
 ALPHARETTA, GEORGIA 30022
 770.586.0706 FAX 586.1786

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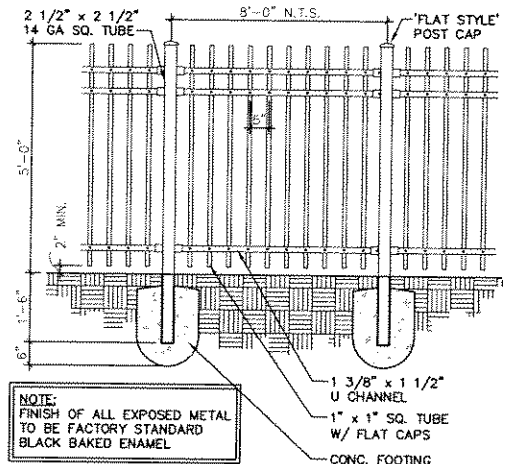
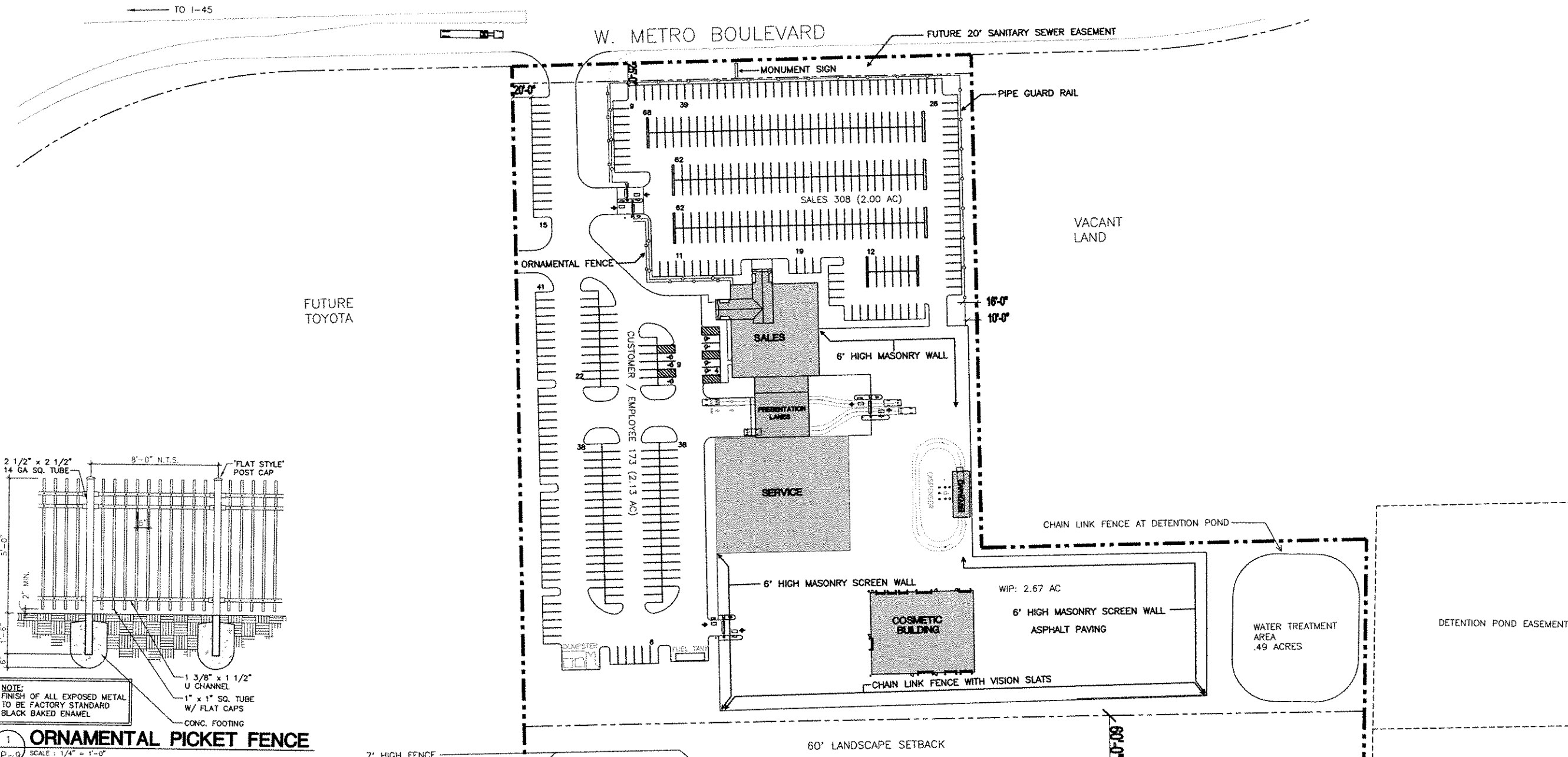
REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

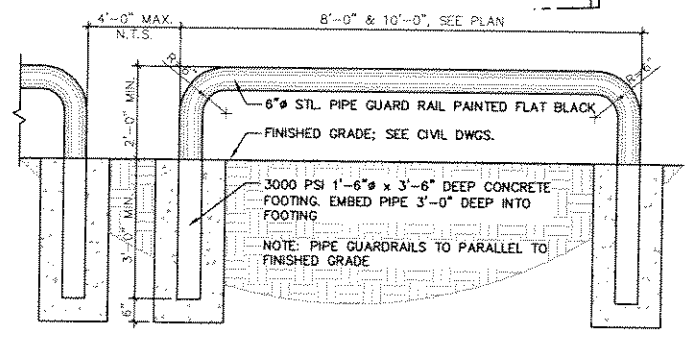
CARMAX

STORE NO. 7179
 METRO AUTO PARC
 MILWAUKEE, WISCONSIN

PROJECT NO: 20-04062.00
DATE: 25 FEB 2005
SHEET TITLE:
 PRELIMINARY SITE PLAN
SHEET NO: SP-9 DPR-1



1 ORNAMENTAL PICKET FENCE
SCALE: 1/4" = 1'-0"



2 PIPE GUARD RAIL DETAIL
SCALE: 1/4" = 1'-0"

GENERAL NOTES: 1.		SITE INFORMATION		PARKING	
		ACREAGE		SALES LOT:	REQUESTED: 304
		CARMAX DEVELOPED:	10.07 ACRES	CUST/EMP:	177
		DETENTION:	0.49 ACRES	N-S:	MAXIMIZE
		UNUSABLE:		PROVIDED:	308 (2.00 AC)
		WETLANDS:	0.00 ACRES		173 (2.13 AC)
		EXCESSIVE LANDSCAPE (OVER 20' BUFFER):	1.40 ACRES	2.67 AC (510)	
		EASEMENTS:	0.00 ACRES	N-S CALCULATION: 191 SPACES/ AC = 510 SPACES	
		PUBLIC / PRIVATE ROADS:	0.00 ACRES		
		OTHER:	0.00 ACRES		
		SURPLUS:			
		EXPANSION:	0.00 ACRES		
		SALEABLE:	0.00 ACRES		
		TOTAL:	11.96 ACRES		
		BUILDING TYPE AND SIZE	TYPE "S/A"		
		SALES:	10,611 SF		
		SERVICE/PARTS:	19,288 SF		
		CARWASH/COSMETIC:	10,561 SF		
		PRESENTATION:	4,080 SF		
		TOTAL:	44,540 SF		

TERRY L. HERR ARCHITECT
IN ASSOCIATION WITH
PIEPER O'BRIEN HERR ARCHITECTS
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ALPHARETTA, GEORGIA 30022
770.588.1708 FAX 560.9786

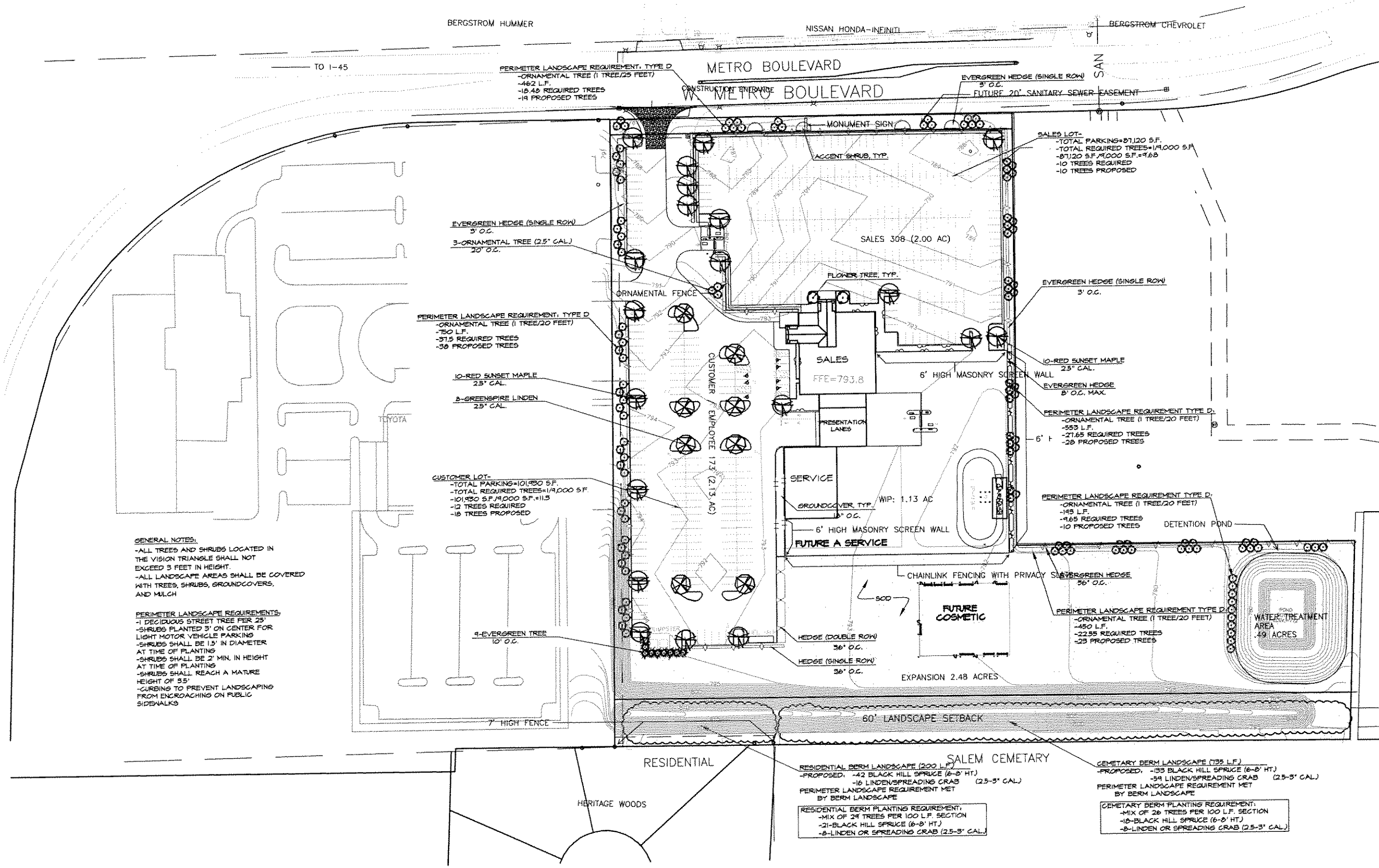
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APPROVAL

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX
STORE NO. 7179
METRO AUTO PARC
MILWAUKEE, WISCONSIN



GENERAL NOTES:
 -ALL TREES AND SHRUBS LOCATED IN THE VISION TRIANGLE SHALL NOT EXCEED 3 FEET IN HEIGHT.
 -ALL LANDSCAPE AREAS SHALL BE COVERED WITH TREES, SHRUBS, GROUNDCOVERS, AND MULCH

PERIMETER LANDSCAPE REQUIREMENTS:
 -1 DECIDUOUS STREET TREE PER 25' -SHRUBS PLANTED 3' ON CENTER FOR LIGHT MOTOR VEHICLE PARKING
 -SHRUBS SHALL BE 1.5" IN DIAMETER AT TIME OF PLANTING
 -SHRUBS SHALL BE 2' MIN. IN HEIGHT AT TIME OF PLANTING
 -SHRUBS SHALL REACH A MATURE HEIGHT OF 9.5'
 -CURBING TO PREVENT LANDSCAPING FROM ENCRoACHING ON PUBLIC SIDEWALKS

PERIMETER LANDSCAPE REQUIREMENT, TYPE D
 -ORNAMENTAL TREE (1 TREE/20 FEET)
 -462 L.F.
 -18.48 REQUIRED TREES
 -14 PROPOSED TREES

EVERGREEN HEDGE (SINGLE ROW)
 3' O.C.
 3-ORNAMENTAL TREE (2.5' CAL.)
 20' O.C.

PERIMETER LANDSCAPE REQUIREMENT, TYPE D
 -ORNAMENTAL TREE (1 TREE/20 FEET)
 -750 L.F.
 -37.5 REQUIRED TREES
 -30 PROPOSED TREES

10-RED SUNSET MAPLE
 2.5' CAL.
 8-GREENSPIRE LINDEN
 2.5' CAL.

CUSTOMER LOT:
 -TOTAL PARKING=101,950 S.F.
 -TOTAL REQUIRED TREES=1/4,000 S.F.
 -101,950 S.F./4,000 S.F.=11.5
 -12 TREES REQUIRED
 -18 TREES PROPOSED

SALES LOT:
 -TOTAL PARKING=87,120 S.F.
 -TOTAL REQUIRED TREES=1/4,000 S.F.
 -87,120 S.F./4,000 S.F.=9.68
 -10 TREES REQUIRED
 -10 TREES PROPOSED

PERIMETER LANDSCAPE REQUIREMENT TYPE D
 -ORNAMENTAL TREE (1 TREE/20 FEET)
 -553 L.F.
 -27.65 REQUIRED TREES
 -28 PROPOSED TREES

PERIMETER LANDSCAPE REQUIREMENT TYPE D
 -ORNAMENTAL TREE (1 TREE/20 FEET)
 -148 L.F.
 -9.65 REQUIRED TREES
 -10 PROPOSED TREES

PERIMETER LANDSCAPE REQUIREMENT TYPE D
 -ORNAMENTAL TREE (1 TREE/20 FEET)
 -450 L.F.
 -22.55 REQUIRED TREES
 -23 PROPOSED TREES

RESIDENTIAL BERM LANDSCAPE (200 L.F.)
 -PROPOSED: -42 BLACK HILL SPRUCE (6-8' HT.)
 -10 LINDEN/SPREADING CRAB (2.5-3' CAL.)
 PERIMETER LANDSCAPE REQUIREMENT MET BY BERM LANDSCAPE

RESIDENTIAL BERM PLANTING REQUIREMENT:
 -MIX OF 24 TREES PER 100 L.F. SECTION
 -21-BLACK HILL SPRUCE (6-8' HT.)
 -3-LINDEN OR SPREADING CRAB (2.5-3' CAL.)

CEMETARY BERM LANDSCAPE (135 L.F.)
 -PROPOSED: -133 BLACK HILL SPRUCE (6-8' HT.)
 -34 LINDEN/SPREADING CRAB (2.5-3' CAL.)
 PERIMETER LANDSCAPE REQUIREMENT MET BY BERM LANDSCAPE

CEMETARY BERM PLANTING REQUIREMENT:
 -MIX OF 26 TREES PER 100 L.F. SECTION
 -18-BLACK HILL SPRUCE (6-8' HT.)
 -8-LINDEN OR SPREADING CRAB (2.5-3' CAL.)

A PRELIMINARY LANDSCAPE PLAN
 LS-1 SCALE: 1"=120'-0"



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REV. NO.	DATE	DESCRIPTION

CARmax

STORE NO. 7119
 METRO AUTO PARC
 MILWAUKEE, WISCONSIN

PROJECT NO 20-04062.00
 DATE 04 MAR 2005
 SHEET TITLE PRELIMINARY LANDSCAPE PLAN
 SHEET NO LS-1

BERGSTROM HUMMER

NISSAN HONDA-INFINITI

BERGSTROM CHEVROLET

TO I-45

METRO BOULEVARD

W METRO BOULEVARD

SAN

PERIMETER LANDSCAPE REQUIREMENT, TYPE D
-ORNAMENTAL TREE (1 TREE/25 FEET)
-462 L.F.
-18.48 REQUIRED TREES
-19 PROPOSED TREES

EVERGREEN HEDGE (SINGLE ROW)
3' O.C.
FUTURE 20" SANITARY SEWER EASEMENT

SALES LOT-
-TOTAL PARKING=87,120 S.F.
-TOTAL REQUIRED TREES=14,000 S.F.
-87,120 S.F./14,000 S.F.=6.22
-10 TREES REQUIRED
-10 TREES PROPOSED

PERIMETER LANDSCAPE REQUIREMENT, TYPE D
-ORNAMENTAL TREE (1 TREE/20 FEET)
-750 L.F.
-37.5 REQUIRED TREES
-38 PROPOSED TREES

EVERGREEN HEDGE (SINGLE ROW)
3' O.C.
3-ORNAMENTAL TREE (2.5' CAL.)
20' O.C.

10-RED SUNSET MAPLE
25' CAL.
8-GREENSPIRE LINDEN
25' CAL.

CUSTOMER LOT-
-TOTAL PARKING=10,180 S.F.
-TOTAL REQUIRED TREES=14,000 S.F.
-10,180 S.F./14,000 S.F.=.73
-12 TREES REQUIRED
-18 TREES PROPOSED

GENERAL NOTES:
-ALL TREES AND SHRUBS LOCATED IN THE VISION TRIANGLE SHALL NOT EXCEED 3 FEET IN HEIGHT.
-ALL LANDSCAPE AREAS SHALL BE COVERED WITH TREES, SHRUBS, GROUNDCOVERS, AND MULCH

PERIMETER LANDSCAPE REQUIREMENTS:
-1 DECIDUOUS STREET TREE PER 25'
-SHRUBS PLANTED 3' ON CENTER FOR LIGHT MOTOR VEHICLE PARKING
-SHRUBS SHALL BE 1 1/2" IN DIAMETER AT TIME OF PLANTING
-SHRUBS SHALL BE 2' MIN. IN HEIGHT AT TIME OF PLANTING
-SHRUBS SHALL REACH A MATURE HEIGHT OF 5 1/2'
-CURBING TO PREVENT LANDSCAPING FROM ENCRoACHING ON PUBLIC SIDEWALKS

1-EVERGREEN TREE
10' O.C.

7' HIGH FENCE

RESIDENTIAL

HERITAGE WOODS

RESIDENTIAL BERM LANDSCAPE (200 L.F.)
-PROPOSED: -42 BLACK HILL SPRUCE (6-8' HT.)
-16 LINDEN/SPREADING CRAB (2.5-3' CAL.)
PERIMETER LANDSCAPE REQUIREMENT MET BY BERM LANDSCAPE

RESIDENTIAL BERM PLANTING REQUIREMENT:
-MIX OF 24 TREES PER 100 L.F. SECTION
-21-BLACK HILL SPRUCE (6-8' HT.)
-3-LINDEN OR SPREADING CRAB (2.5-3' CAL.)

SALEM CEMETARY

CEMETARY BERM LANDSCAPE (135 L.F.)
-PROPOSED: -133 BLACK HILL SPRUCE (6-8' HT.)
-31 LINDEN/SPREADING CRAB (2.5-3' CAL.)
PERIMETER LANDSCAPE REQUIREMENT MET BY BERM LANDSCAPE

CEMETARY BERM PLANTING REQUIREMENT:
-MIX OF 26 TREES PER 100 L.F. SECTION
-18-BLACK HILL SPRUCE (6-8' HT.)
-8-LINDEN OR SPREADING CRAB (2.5-3' CAL.)

SALES
FFE=793.8

SERVICE
GROUNDCOVER, TYP.
18' O.C.

WIP: 2.67 AC

6' HIGH MASONRY SCREEN WALL

6' HIGH MASONRY WALL

6' HIGH MASONRY WALL

6' HIGH MASONRY WALL

6' HIGH MASONRY WALL

6' HIGH MASONRY WALL

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6' HIGH MASONRY WALL

6' HIGH MASONRY WALL

6' HIGH MASONRY WALL

6' HIGH MASONRY WALL

EVERGREEN HEDGE (SINGLE ROW)
3' O.C.

10-RED SUNSET MAPLE
25' CAL.

EVERGREEN HEDGE
3' O.C. MAX.

PERIMETER LANDSCAPE REQUIREMENT TYPE D:
-ORNAMENTAL TREE (1 TREE/20 FEET)
-553 L.F.
-27.65 REQUIRED TREES
-28 PROPOSED TREES

PERIMETER LANDSCAPE REQUIREMENT TYPE D:
-ORNAMENTAL TREE (1 TREE/20 FEET)
-465 L.F.
-23.25 REQUIRED TREES
-23 PROPOSED TREES

EVERGREEN HEDGE
36' O.C.

PERIMETER LANDSCAPE REQUIREMENT TYPE D:
-ORNAMENTAL TREE (1 TREE/20 FEET)
-450 L.F.
-22.5 REQUIRED TREES
-23 PROPOSED TREES

RETENTION POND

WATER TREATMENT AREA
.49 ACRES

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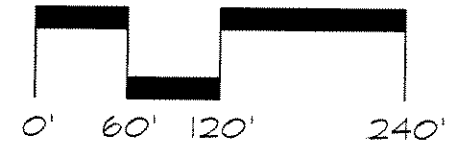
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METRO AUTO PARC
MILWAUKEE, WISCONSIN

PROJECT NO. 20-04062.00
DATE 04 MAR 2005
SHEET TITLE PRELIMINARY LANDSCAPE PLAN
SHEET NO. LS-2

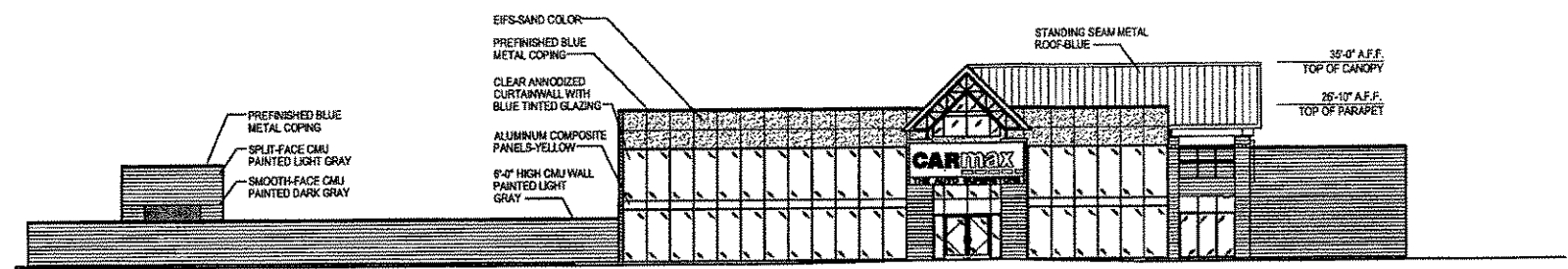
A PRELIMINARY LANDSCAPE PLAN
LS-1 SCALE: 1"=120'-0"



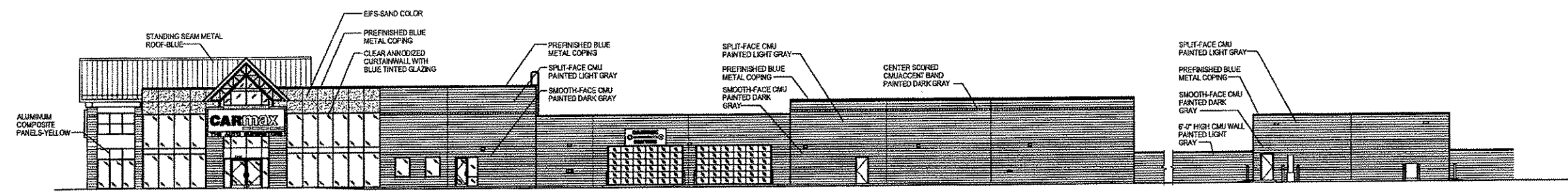
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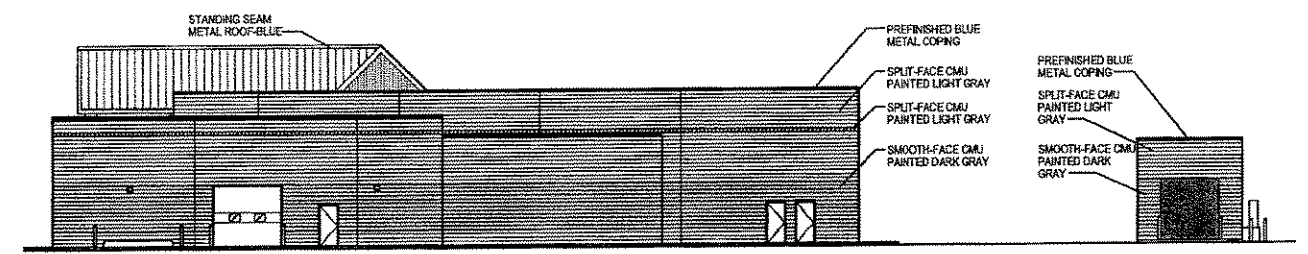
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PRELIMINARY NORTH ELEVATION
SCALE: 1/32"=1'-0"

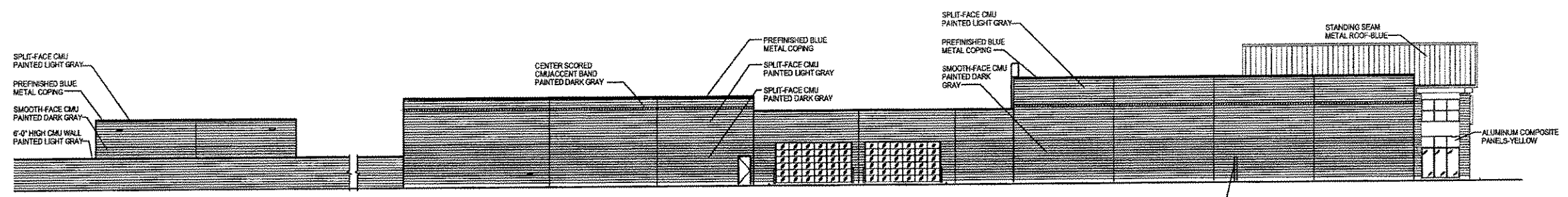


PRELIMINARY WEST ELEVATION
SCALE: 1/32"=1'-0"



PRELIMINARY SOUTH ELEVATION
SCALE: 1/32"=1'-0"

GENERAL NOTES:
BUILDING HEIGHT IS 26'-10"
CANOPY HEIGHT (ARCHITECTURAL FEATURE) IS 35'-0"
THESE ELEVATIONS ARE PART OF THE DETAILED PLAN REVIEW (DPR) PACKAGE.



PRELIMINARY EAST ELEVATION
SCALE: 1/32"=1'-0"

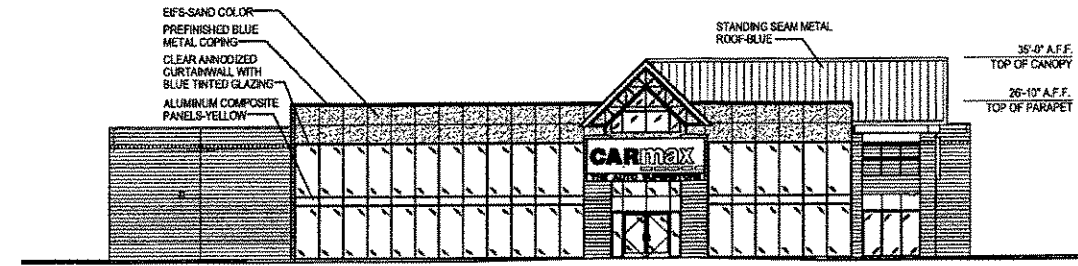
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SHEET TITLE	

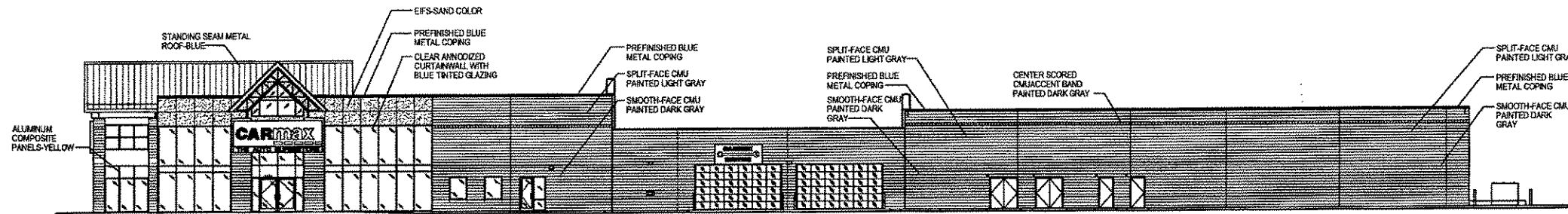
S/S MAIN BUILDING
PRELIMINARY ELEVATIONS
SHEET NO. **E-1**

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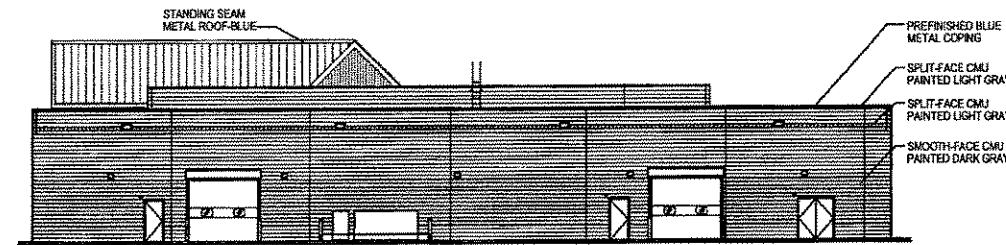
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PRELIMINARY NORTH ELEVATION
SCALE: 1/32"=1'-0"

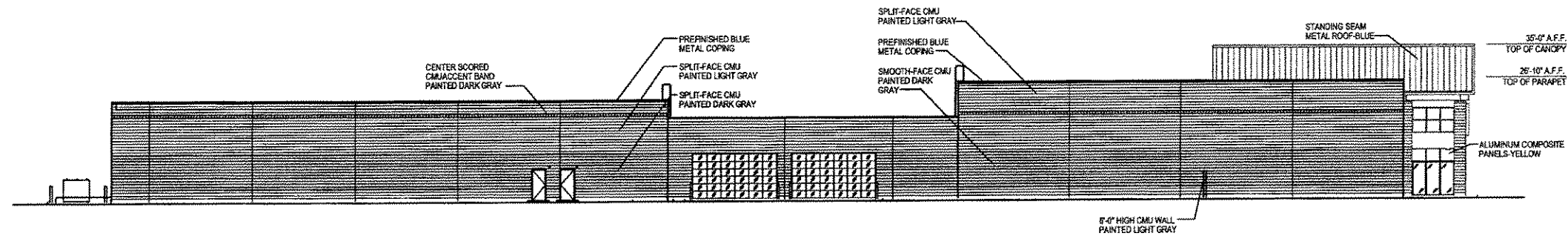


PRELIMINARY WEST ELEVATION
SCALE: 1/32"=1'-0"



PRELIMINARY SOUTH ELEVATION
SCALE: 1/32"=1'-0"

GENERAL NOTES:
BUILDING HEIGHT IS 26'-10"
CANOPY HEIGHT (ARCHITECTURAL FEATURE) IS 35'-0"
THESE ELEVATIONS ARE PART OF THE DETAILED PLAN REVIEW (DPR) PACKAGE.



PRELIMINARY EAST ELEVATION
SCALE: 1/32"=1'-0"

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PROJECT NO	20-04062.00
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SHEET TITLE	

S/A MAIN BUILDING
PRELIMINARY ELEVATIONS
SHEET NO **E-2**

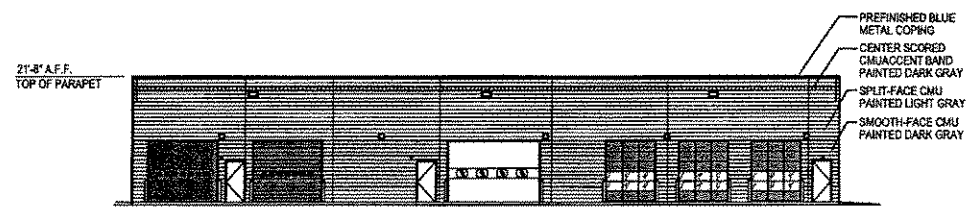


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ARCHITECT

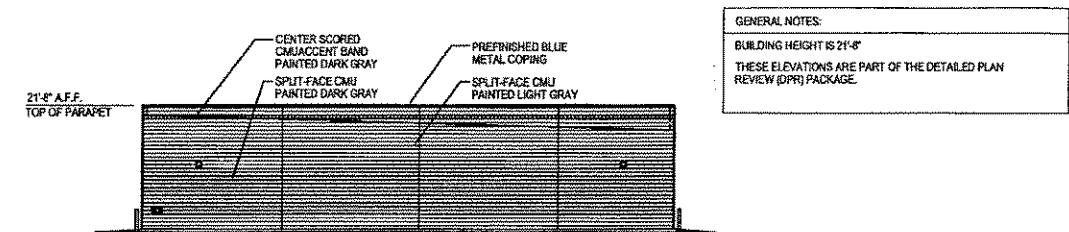
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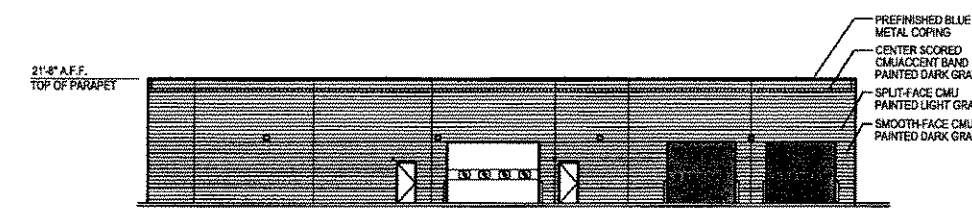


PRELIMINARY NORTH ELEVATION
SCALE: 1/32"=1'-0"

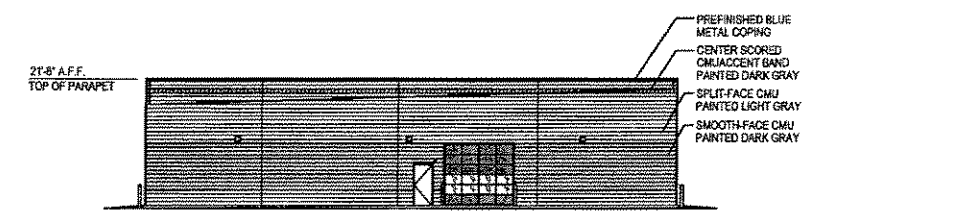


PRELIMINARY WEST ELEVATION
SCALE: 1/32"=1'-0"

GENERAL NOTES:
BUILDING HEIGHT IS 21'-8"
THESE ELEVATIONS ARE PART OF THE DETAILED PLAN
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PRELIMINARY SOUTH ELEVATION
SCALE: 1/32"=1'-0"



PRELIMINARY EAST ELEVATION
SCALE: 1/32"=1'-0"

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PROJECT NO.	20-04062.00
DATE	01 MAR 2005
SHEET TITLE	

COSMETIC BUILDING
PRELIMINARY ELEVATIONS
SHEET NO. **E-2.1**