

Greetings,

Following on our ongoing discussions, please see below for a link to download the Preliminary Plan submission package for the proposed Chick-fil-A at 1500 Ritchie Hwy in Arnold, MD. A summary of key design and submission items is provided below.

- Site Plan Summary

- Chick-fil-A is proposing a 2,656 S.F. drive-thru only restaurant with a 3-lane drive-thru to maximize isolated car stacking from both the internal site as well as adjacent roadways. The site plan includes 50 proposed parking spaces to be utilized for Chick-fil-A team members, mobile order pick-up spaces, and parking for customers who would like to order from the walk-up order point.
- The site is accessed via a right-in / right-out along Ritchie Hwy as well as cross access to the existing CVS.
- Pedestrian access to the site is provided from a proposed sidewalk along Ritchie Hwy that extends along the road frontage back to Arnold Road.

- Building Architecture

- Based on community comments, updated building elevations have been provided to show an all brick façade with colors (white brick and neutral colors) aligning with what was requested.

- Traffic

- The Traffic Impact Analysis (TIA) is provided with this submission. This report outlines the condition of various traffic movements and intersections in the surrounding area.
- The TIA recommends restriping of Arnold Road around the access behind CVS to allow left turn queuing into the site with a bypass lane for traffic coming from Rte. 2.
- The preliminary plans show lengthening of the existing acceleration / merge lane as well as introduction of an acceleration lane for traffic leaving the Chick-fil-A site.

- Stormwater Management

- The stormwater management has been revised to provide Environmental Site Design (ESD) practices within the commercially zoned property to treat the proposed development. The SHA Stormwater Management Requirement will be met with a facility along the Right-of-way.

- Modification Requests

- A modification to remove 5 specimen trees is requested as a part of this development. 2 of the specimen trees are along the SHA Right-of-way where widening is required. The remaining 3 specimen trees are positioned throughout the site in areas where site design and grading impacts the trees entirely or beyond the point of recovery. The site design was previously revised to save a number of additional specimen trees along the south-west side of the site. A detailed modification request letter is included with this package.
 - A modification to address Forest Conservation requirements off-site is requested. The site was previously approved for development based on the Forest Conservation area reserved on the south-east side of the site. The latest Forest Conservation regulations require additional Forest Conservation to be provided, which cannot be accommodated on-site. Chick-fil-A is proposing to purchase property within the County that may otherwise be used for development, and conserve or reforest the site to meet this requirement.
 - A modification for disturbance of steep slopes is requested. The existing site has an area of steep slopes adjacent to the existing CVS and Sunoco gas station. When grading the site to tie into the existing roads, filling in of these steep slopes is required.
- Landscaping & Screening
 - A Landscape Plan is provided with the Preliminary Plan submission to show the proposed landscape material and screening from adjacent properties.
 - Septic Design
 - Public sewer is not available to the site. Chick-fil-A is proposing a septic treatment in the form of dry wells as indicated by the hatched area on the Development Concept Plan.

Please let us know if you have any questions regarding our latest submission. We look forward to continuing to work with you all throughout this process.

Thank you!

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