



Mark R. Wedemeyer, Director

Memorandum

TO: Donna Aulds, Planner II, Development Division, Office of Planning and Zoning

FROM: Jeff Bugno, PE, LEED AP BD+C, Engineering Division, Department of Inspections and Permits

SUBJECT: Chick-fil-A, Arnold
Project Number: C22-0013-00-PP
Preliminary Plan Review #02

DATE: January 4, 2023

Project Scope/Description – The site is located at 1500 Ritchie Highway in Arnold (Tax Map 39, Grid 18, Parcel 292). The property consists of one parcel and is 269,685 SF in size. The site is split zoned between C3, General Commercial and R2, Residential. A CVS Pharmacy was previously constructed and remains on the northern third of the site. The remainder of the site is wooded and contains specimen trees, steeps slopes and a Forest Conservation Easement. The proposed site development includes construction of a 2,656 SF drive-thru only Chick-fil-A restaurant with canopies and associated parking, site amenities, landscaping, stormwater management and utilities including public water and private septic. Four modification applications are associated with this proposed development. The modification applications include a modification to disturb steep slopes (M#16819), modification to clear below the break-even point (M#16820), modification to allow offsite reforestation for forest conservation (Unknown Mod. #) and modification to remove specimen trees (M#16821).

Engineering and Utility Review

The above-referenced project has been reviewed for Engineering and Utility issues and the following comments apply:

Adequacy of Public Facilities

The developer has opted to address adequacy of public facilities at this stage of the development process, Preliminary Plan. Adequacy of public facilities is being addressed as follows:

Utilities:

The site will be served by a private septic system. Adequacy of facilities for sewer utilities will be deferred to the Anne Arundel County Department of Health.

The number of EDUs was determined to be less than five (2), therefore a SWAMP analysis of public water services was not required. Adequacy of facilities for water utilities has been adequately addressed for this development.

The consultant/developer is being advised that the availability of capacity is not guaranteed until an Allocation Request has been processed and approved by the Department of Public Works.

Storm Drainage:

Adequacy of facilities for storm drainage has not been addressed. It has not been adequately demonstrated that the onsite drainage system and stormwater management system installed by the developer includes environmental site design to the maximum extent practicable, complies with the stormwater requirements of the Anne Arundel County Code, and is capable of conveying through and from the property, the design flow of storm water runoff originating on the site to an adequate outfall; and the offsite downstream drainage systems appear stable per the photo tour and a site visit. The adequacy of the capacity of the drainage system is deferred until the storm drainage and stormwater management comments are addressed as the system must be capable of conveying the design flow of storm water runoff to an adequate outfall between the site outfall(s) to the Point(s) of Investigation (POI) located approximately 1,500 feet south of the site at a point in Mill Creek at an existing culvert.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point by point response upon resubmittal:

A. Roads

The site has frontage along Arnold Road which is a County Public Road and is currently classified as a Collector. The road along the entire frontage of this development was previously improved with the development of the CVS Pharmacy to the required County standard based upon its classification and right of way dedication is not being required because it was previously provided.

The site has frontage along MD 2, Governor Ritchie Highway which is a State Public Road and is currently classified as a Principal Arterial. Right of way dedication and frontage improvement requirements are being deferred to the State Highway Administration.

Offsite road improvements may be required to meet Roads APF- refer to I&P Traffic Comments and SHA Comments.

1. Why is the drive aisle between the CVS and this site 23.5-feet wide?

B. Storm Drainage

Storm drainage through and from this development is accomplished by utilizing a combination of both open swales and a closed storm drain system.

1. Add flow arrows to the storm drain piping so the direction of flow is clear.
2. At SDP, show the flows entering the bypass system from the CVS site.
3. Revise the path of the bypass system and add a retaining wall to the south side of the building to preserve possibly three additional specimen trees (ST-11, ST-22 and ST-23).
4. It is unclear whether the existing CVS and proposed Chic-fil-a are on the same parcel or different parcels. Please clarify. If they are located on different parcels, a Right-to-Discharge (RTD) will be needed for the storm drain bypass flows from the CVS site entering this site.
5. Darken the proposed topo lines on Sheets 9 and 10.
6. Clearly label Crossing #1 from the report computations on the plans.
7. At SDP, computations and design details for the Plunge Pool will be required in the report and on the plans, respectively.

C. Stormwater Management

Stormwater management for this project is currently being addressed through the use of one micro-bioretention area, one Contech Filterra Inlet and an underground infiltration trench. A 72" CMP underground storage system with cartridges is also being used.

1. There are numerous additional parking spaces shown on the plans for a drive-thru only restaurant. How is

- this reducing impervious surface or retaining natural onsite features? If CVS has extra parking space, a cross parking agreement may be possible. Contact the Planning Review to see if this may be a possibility.
2. Please provide a Geotechnical Report at the Site Development Plan stage to verify the suitability and siting of the proposed SWM practices for the site conditions, including infiltration testing for the underground infiltration trench. Provide soil borings at each facility's footprint. Please note, plan revisions may be required depending upon what conditions are discovered during the geotechnical investigation.
 3. Please note, plan revisions may be required depending upon what is discovered during the geotechnical investigation.
 4. Increase the sizes of the micro-bioretention area and the underground infiltration trench or utilize other non-structural devices to avoid the use of the structural Contech Filterra Inlet.
 5. Number the pages in the SWM Report.
 6. Revise Drainage Area #2's Impervious Area on Sheet 10 to agree with the report.
 7. Clarify inconsistency in reporting. The ESD Summary section of the report notes the ESDv Provided Onsite for the CVS is 7,328 CF; however, the last page of the report notes 9,204.80 CF is provided.
 8. Add the Geotechnical Report to the rear of the SWM Report and add and label the boring locations on the existing and proposed plan sheets.

D. Utilities

This development is expected to be served by Public Water and Private Sewer (septic).

- i) Public water in the Broadneck Water Service Area (Pressure Zone 32, Map W-7) – Existing Service Area.
 - ii) Private sewer in the Broadneck Sewer Service Area (#5, Map S-7) - Future Service Area.
1. Add a copy of the Fire Flow Test Results to the next resubmittal package once testing is completed.
 2. Public sewer is not currently extended through the frontage of the property. This property is not being required to extend sewer because the closest existing utility is located more than 1,200 feet away from the property. This distance is beyond the Required Extension Distance (RED) of 500 feet.
 3. Show the adjacent/nearby properties' septic areas/easements within 100 feet of this entire property per Checklist Item #18. Please note any septic areas/easements more than 100 feet away on the plan view. These locations need to be shown, if within 100 feet. Verification is needed to ensure the minimum setbacks are provided to walls, slopes, infiltration devices, wells, drywells, etc.
 4. Sign the EDU Worksheet and add the Professional Certification (I hereby certify...) to it.
 5. WHC and storm drain pipes must be separated by 5 feet (curved portion of WHC prior to entering the building). In the same area, the WHC and SHC should be separated by 7 feet when running parallel to each other.

E. Preliminary Plan

1. Number the comments in the response letter to agree with the comment letter.
2. Revise the grading along the MD 2 right of way/add a retaining wall(s) to eliminate/lessen the impacts to Specimen Trees (ST- 24, ST-25 and ST-26) so they can be preserved. If a design revision to avoid impacts to the specimen trees is not feasible, please list the constraints. Note, adding to the development costs of a project is not a reason for impacts per §17-2-108.
3. Is the site entrance from MD 2 a right in/right out? If so show the dividing triangle/"pork chop" in the entrance.
4. The existing tree line is still not shown consistently on the plans. Some existing tree lines are heavy and dark like the proposed tree line and in other areas, the proposed tree line just ends without intersecting with an existing tree line.
5. Add the Preliminary Plan Number to all correspondence including EDU Worksheets, paperwork, plans and reports.
6. Add the Professional Certification (I hereby certify that these...) to the checklist.
7. Was the impervious area in and around the cell tower treated with the development of the CVS? Note, gravel is considered impervious in Anne Arundel County.
8. Enlarge the extra small text (mostly on existing features) so it will not be lost during plan reproduction.

9. Fix the text labels (plunge pool, rip rap, etc.) in the SHA Right of Way on Sheet C-502.
10. Refer to parking comments from other reviews as excess parking creates the need for addition impervious area and additional clearing and loss of specimen trees and disturbance to slopes.
11. Add the property information to the nearby lots that will be requiring the offsite grading easements.
12. If the LOD remains as shown, offsite grading easements will be needed from the Sunoco Gas Station, 1516 & 1518 Ritchie Highway and 16 Ashcroft Court properties prior to Grading Permit approval.

F. Site Development Plan/Grading Permit

1. ADA onsite will need to be designed per Orange Notice, DPW-22-08 utilizing Details I-5A, I-5B and I-5C and PF-1 through PF-29.
2. At the Site Development Plan stage, an Overlay Plan showing Stormwater and Erosion and Sediment Control Practices shall be provided.
3. The designer should review the proposed location of all stormwater practice (micro practices, ESD practices, ponds, etc.) against the Erosion and Sediment Control Plans and any location, design, grading, runoff conflicts from MDE Manual for each of the stormwater practices are addressed.
4. A Private Stormwater Management Inspection and Maintenance Agreement will be required prior to approval of the Grading Permit.
5. Temporary Stormwater Management (TSWM) design per County Stormwater Management Practices and Procedures Manual §7.1.7 (after March 1, 2017) may be required for this project development prior to approval of the Grading permit.
6. The new SWM Data Table (I&P Blue Notice IP-20-10) effective July 1, 2020 will be required on the Grading Permit Plans.
7. If onsite fire hydrants are proposed, a Private Fire Hydrant Agreement required prior to approval of the Grading Permit.
8. An SHA Access Permit and SHA Utility Permit will be required prior to Grading Permit approval.
9. A Public Works Agreement will be required prior to Building Permit approval.

G. Plat

1. N/A

H. Floodplain

1. N/A

I. Recommendations to Resolve Design Issues

1. N/A

J. Determination/Recommendation

We are unable to grant Preliminary Plan approval of these plans until comments A1, B1, B3, B5-6, C1, C4-7, D3-5, and E1-12 have been adequately addressed.