Design Advisory Panel Presentation

Popeye’s

10070 Baltimore National Pike
Ellicott City, Howard Co. Maryland

POPEYE’S DAP PRESENTATION
VOGEL ENGINEERING + TIMMONS GROUP
The proposed Popeye's restaurant will be located in the southwestern corner of the Enchanted Forest Shopping Center property and within an existing, prepared building pad. The building pad is located approximately 300' east of Bethany Lane and 120' north of Route 40 (Baltimore National Pike). The subject pad was constructed several years ago to accommodate a bank.

The site construction was completed including retaining wall, grading, stormwater management, curb and gutter and other improvements. However, the building was never constructed. The proposed Popeye's restaurant building is similar to the original bank building, including the drive thru.

The Popeye's vehicular access is located adjacent to the existing retail building and is accessed from the existing shopping center road network and close to the northern right in/right out shopping center access. Sidewalk will be extended to the building utilizing the existing sidewalk with connections to the existing Route 40 sidewalk and the existing shopping center sidewalk.

The site and building will be buffered from Route 40 through the retention of significant vegetation and existing stormwater management system. The restaurant will be situated between the rear of the existing commercial uses adjacent to Bethany Lane and the rear of the Enchanted Forest retail building.

The vicinal commercial buildings are single-story and consist of a variety of building materials and styles. There are no residential properties located vicinal to the subject site.