



CHICK-FIL-A RESTAURANT #2928 PROPERTY (BMI# MD0879)

What You Need to Know

Site Location

The Chick-fil-A Restaurant #2928 property is located at 1001 Beards Hill Road in Aberdeen, Harford County, Maryland. This 0.78-acre property is situated in a commercial area that is bounded to the north by Route 22 and other commercial properties, to the west a Holiday Inn, to the south and east by other commercial restaurants. Surface water from the property flows to a storm water management system drain located on the southeast corner of the property. Water and sanitary sewer are supplied to the property from the Town of Aberdeen.

Site History

The property consists of a vacant paved parking lot, which was most recently developed as a gas station in 1984, and prior to then, the property was part of a drive-in theater that was constructed in 1950's (screen was located on parcel). The current property owner is, The Blacksmith Corporation, who purchased it from the Southern Maryland Oil (SMO) Realty in 2008.

Environmental Investigation

In March 2012, a Phase I environmental site assessment was conducted that identified the former use of the property as a gas station and was recognized as an environmental condition. A Phase II environmental investigation in 2011 identified petroleum compounds in the groundwater and sub-surface soil vapors at the property. The property had been under investigation by the MDE Oil Control Program since 1989 for petroleum releases and had received a No Further Corrective Action letter from the program in March 2010.

Current Status

On March 23, 2012, Chick-fil-A, Inc. submitted an application to the Voluntary Cleanup Program (VCP) as an Inculpable Person seeking a No Further Requirements Determination for Tier 2A (Commercial Unrestricted) future use of the property. The property was accepted into the VCP on July 27, 2012 pending the development of a response action plan (RAP) to address petroleum vapors in the sub-surface soil. The participant submitted a proposed RAP to the VCP on August 28, 2012 and a public meeting was scheduled for September 18, 2012 in Aberdeen to discuss the plan. On December 20, 2012, the proposed RAP was approved for completion. On August 5, 2015, a COC was issued for the property and it was recorded in the land records of Harford County. The COC is conditioned on; restricted commercial future use, excavation and disposal requirements, and the sub-slab vapor barrier must be maintained beneath the occupied space.