

Plotted By: Beall, Mason - Sheet Set: Raising Canes - Laurel - Layout: C-100 COVER SHEET - December 09, 2024 06:11:07pm K:\NWA-CIV\110723--Raising Canes\0291 C1304 Laurel\CAD\PlanSheets\Special Exception Plan\C-100 COVER.dwg  
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# SPECIAL EXCEPTION PLAN

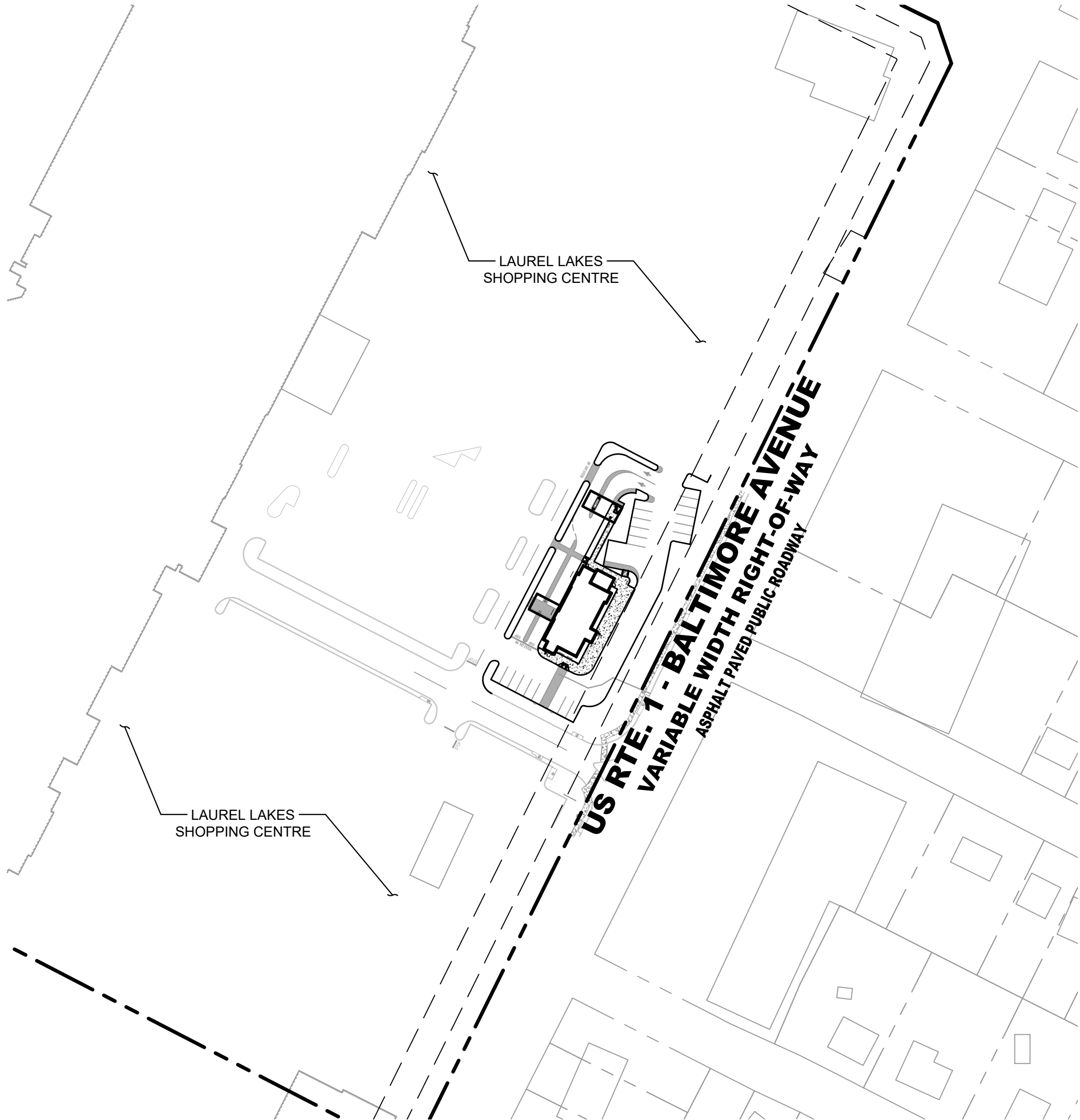
## RAISING CANES C1304 LAUREL

### 14368 BALTIMORE AVE

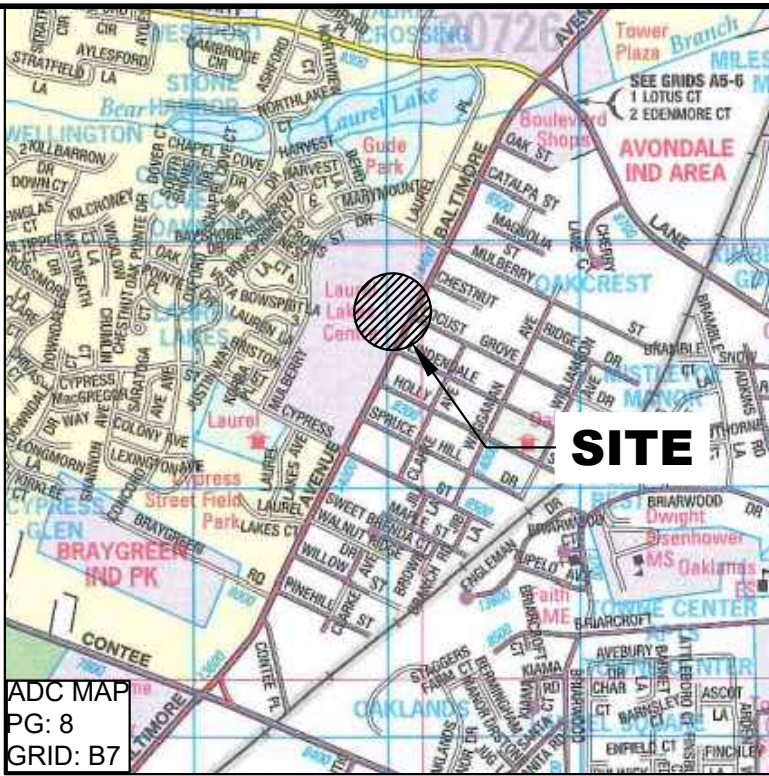
### LAUREL, MD 20707

LAUREL ELECTION DISTRICT, CITY OF LAUREL  
PRINCE GEORGE'S COUNTY, MARYLAND  
TAX MAP: 06, GRID: B4  
PARCEL: 0000

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LOCATION PLAN  
SCALE: 1" = 100'



VICINITY MAP  
SCALE: 1" = 2000'



#### PROPERTY OWNER

LAUREL LAKES LLC  
2800 QUARRY LAKE DRIVE  
BALTIMORE, MD 21209

#### APPLICANT/DEVELOPER

RAISING CANE'S RESTAURANTS, L.L.C  
ATTN: FELECIA BIVENS  
6800 BISHIP ROAD  
PLANO, TEXAS 75024  
TEL: (931) 993-5258  
EMAIL: FELECIA.BIVENS@GMAIL.COM

#### CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
ATTN: EMILY DEAN, P.E.  
3904 BOSTON ST,  
SUITE 202  
BALTIMORE, MD 21224  
TEL: (443) 743-3470  
EMAIL: EMILY.DEAN@KIMLEY-HORN.COM

#### LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.  
ATTN: DAVIS WALKER, PLA  
50 SOUTH 16TH ST,  
TWO LIBERTY PALCE, SUITE 3300  
PHILADELPHIA, PA 19102  
TEL: (267) 687-0150  
EMAIL: DAVIS.WALKER@KIMLEY-HORN.COM

#### ARCHITECT

PM DESIGN, INC.  
ATTN: TIM PRINCEHORN  
445 HUTCHINSON AVE  
SUITE 960  
COLUMBUS, OHIO 43235  
TEL: (614)-212-4330  
EMAIL: TPRINCEHORN@PMDGINC.COM

#### SURVEY INFORMATION

- EXISTING INFORMATION BASED ON SURVEY  
PROVIDED BY GRS GROUP, LLC, DATED 12/04/2024.

#### NOTES

- EXISTING USE - SHOPPING CENTER WITH RESTAURANT (VACANT)
- PROPOSED USE - SHOPPING CENTER WITH STANDALONE RESTAURANT
- THERE ARE NO CULTURAL FEATURES, HISTORIC SITE OR EASEMENTS, OR ANY VISIBLE FOUNDATIONS OR RUINS ON THIS SITE.
- THERE ARE NO WETLANDS IDENTIFIED ON THE PROPERTY.
- BEDROCK AND/OR MARLBORO CLAY IS NOT PRESENT WITHIN THE PROPERTY.
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE IS NO CLASSIFIABLE FOREST ON SITE.

Approved: \_\_\_\_\_ Date \_\_\_\_\_

Chairman



DATE RECEIVED BY DPW: \_\_\_\_\_

DPW REVIEWER: \_\_\_\_\_

DPW DIRECTOR (OR DESIGNEE): \_\_\_\_\_

APPROVED: \_\_\_\_\_ APPROVED W/COMMENTS: \_\_\_\_\_

City of Laurel Board of Appeals

Secretary

DATE RETURNED TO ECD: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

REVIEWED: \_\_\_\_\_ REJECTED: \_\_\_\_\_

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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DAS	DRAWN BY	MRE	CHECKED BY	EAD
110723029	12/09/2024								

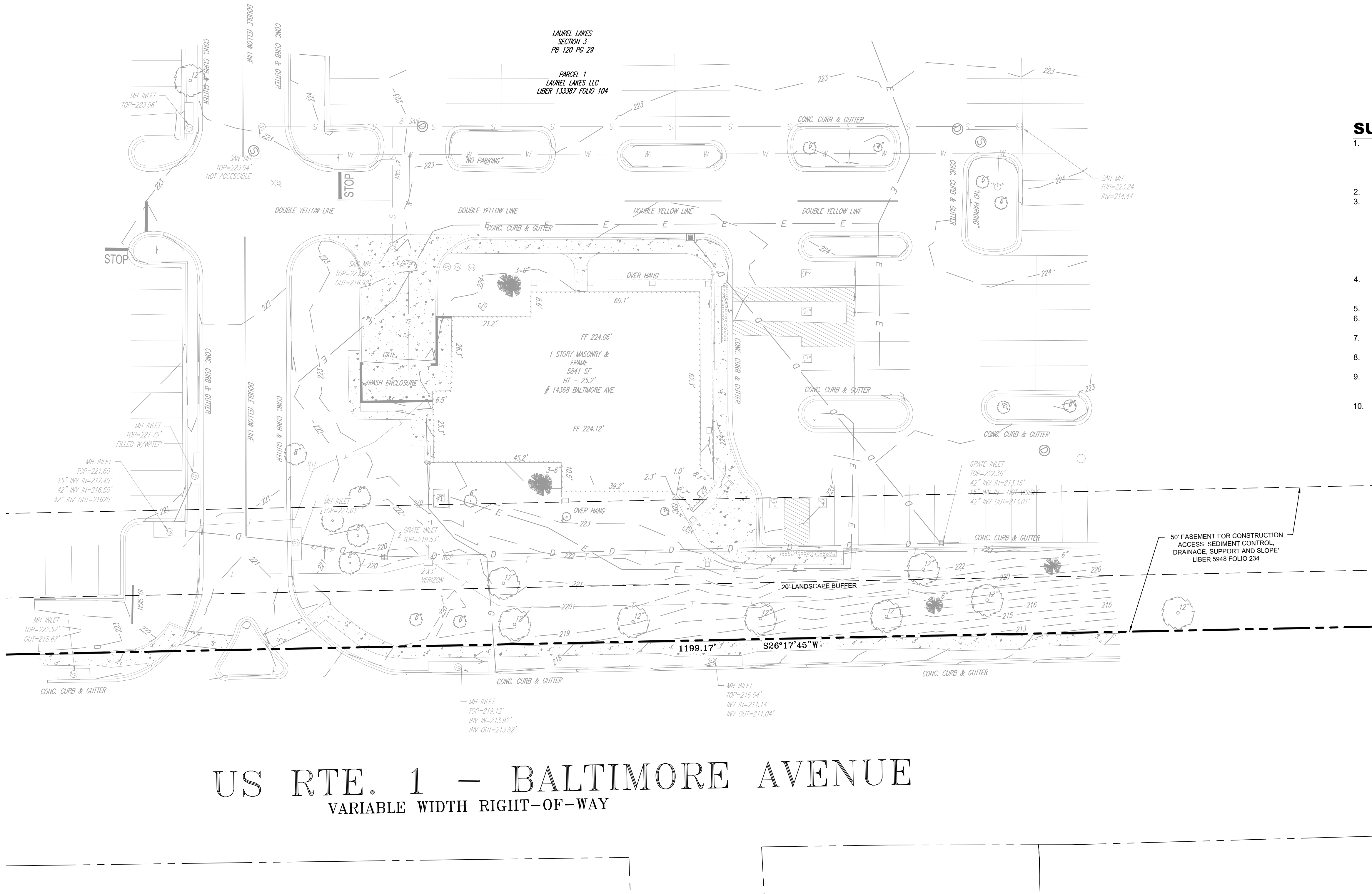
COVER SHEET

RAISING CANES  
C1304 LAUREL  
PREPARED FOR  
RAISING CANES  
CITY OF LAUREL

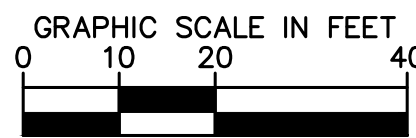
SHEET NUMBER  
C-100



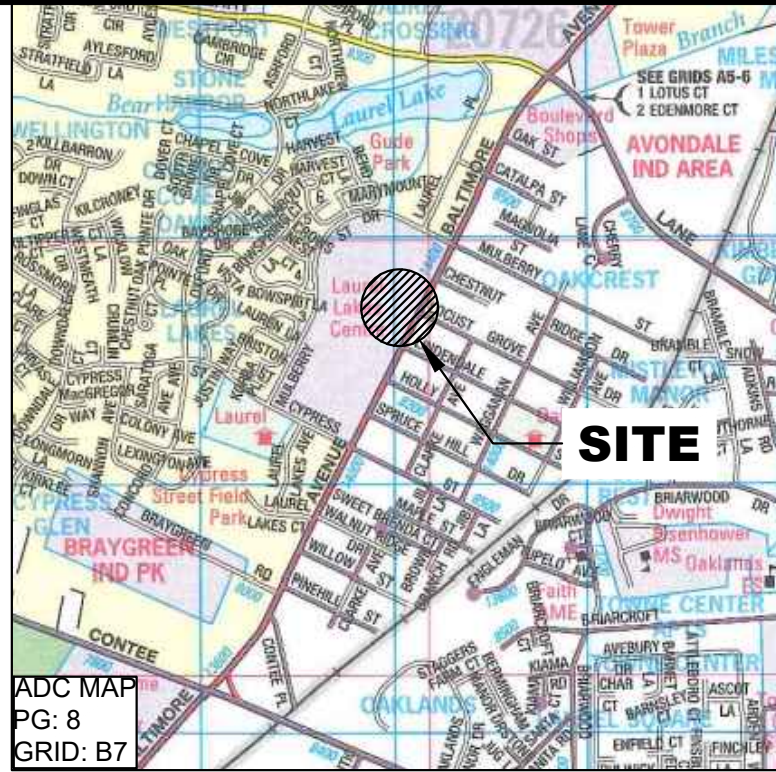
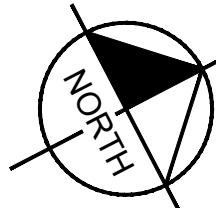
Plotted By: Beall, Mason - Street Set: Raising Canes - Laurel - Layout: C-110 EXISTING CONDITIONS PLAN - December 09, 2024, 06:11:21pm - K:\NVA-CIV\107223 - Raising Canes\0209 C1304 Laurel\CAD\PlanSheets\Special Exception Plan\C-110 EXISTING CONDITIONS.dwg  
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US RTE. 1 - BALTIMORE AVENUE  
VARIABLE WIDTH RIGHT-OF-WAY



EXISTING CONDITIONS PLAN  
SCALE: 1" = 20'



VICINITY MAP  
SCALE: 1" = 2000'



SURVEY NOTES

- PROPERTY IS THE LANDS OF LAUREL LAKES, LLC AS RECORDED IN LIBER 13387 FOLIO 104 AND IS PART OF "SECTION E", AS SHOWN ON A PLAT ENTITLED: "SECTION E, LAUREL LAKES, LAUREL ELECTION DISTRICT 10, PRINCE GEORGE'S COUNTY, MARYLAND" AND RECORDED IN PLAT BOOK NLP 120, PLAT NO. 30 AND HAVING A TAX MAP REFERENCE OF TM 00101 GRID 0B1 PARCEL 0000.
- AREA = 1,087,258 SQ. FT OR 24.9600 ACRES
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED UPON INFORMATION PROVIDED BY A FIELD SURVEY PREPARED BY GRS GROUP, LLC DECEMBER 4TH, 2024 AND OTHER REFERENCE MATERIALS LISTED BELOW.
- ELEVATIONS ARE BASED ON NGVD 29 DATUM PER GPS OBSERVATIONS.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE PROPERTY IS LOCATED IN OTHER AREAS, ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER PLAN REFERENCE #2.
- WATER, ELECTRIC AND OTHER UTILITIES ARE SHOWN PER MARK OUT AND FIELD LOCATION AND REFERENCED PLANS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- SURVEYED PROPERTY IS CURRENTLY PDA-E (PLANNED DEVELOPMENT AREA EXISTING).

EXISTING CONDITIONS  
LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING CONTOUR
- EXISTING ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SANITARY
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING GRATE INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDASTOOL
- EXISTING SIGN



Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Chairman Secretary

City of Laurel Board of Appeals

DATE RECEIVED BY DPW: \_\_\_\_\_ DATE RETURNED TO ECD: \_\_\_\_\_  
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APPROVED: \_\_\_\_\_ APPROVED W/COMMENTS: \_\_\_\_\_ REVIEWED: \_\_\_\_\_ REJECTED: \_\_\_\_\_

RAISING CANES

C1304 LAUREL

PREPARED FOR

RAISING CANES

CITY OF LAUREL

MARYLAND

DATE

12/09/2024

SCALE

AS SHOWN

DESIGNED BY

DAS

DRAWN BY

MRE

CHECKED BY

EAD

Kimley»Horn

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PHONE: 443-743-3470  
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STATE OF MARYLAND

EMILY A. DEAN

PROFESSIONAL ENGINEER

49160

12/09/2024

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LICENSE NO.

49160

EXPIRATION DATE

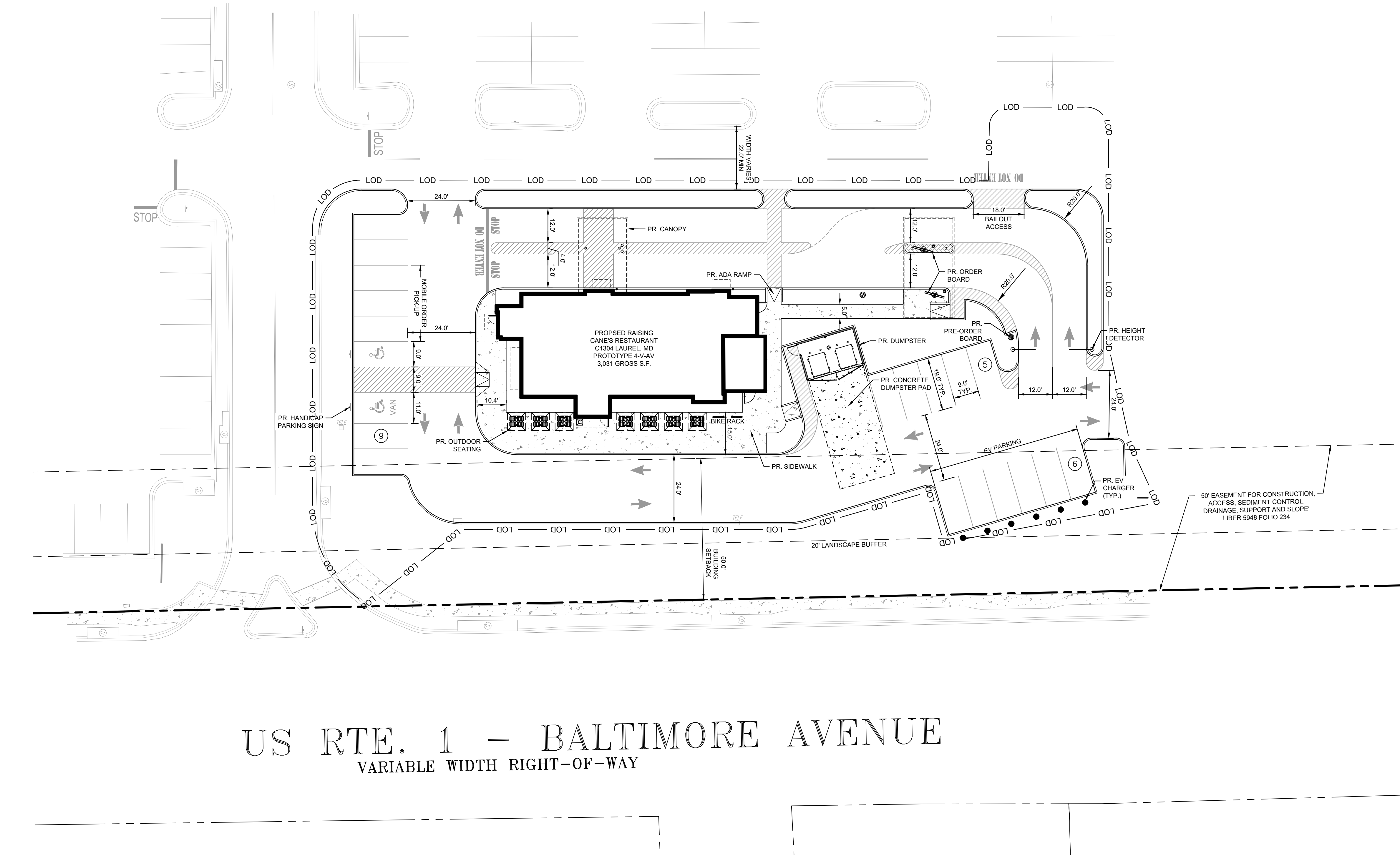
12/19/2026

SHEET NUMBER

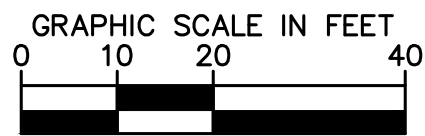
C-110



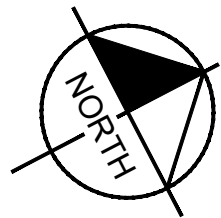
Plotted By: Beoli, Mason - Street Set: Raising Canes - Laurel - Layout: C-200 SITE PLAN - December 09, 2024, 06:11:34pm - K:\NWA-CIV\110723-- Raising Canes\029\ C1304 Laurel\CAD\PlanSheets\Special Exception Plan\C-200 SITE PLAN.dwg  
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SITE DATA	
JURISDICTION	CITY OF LAUREL
EXISTING ZONING	PDA-E
PROPOSED ZONING	PDA-E
PROPOSED USE	STANDALONE RESTAURANT
SPECIAL EXCEPTION SITE AREA	43,300 SF / 0.99 AC.
BUILDING FLOOR / COVERAGE AREA	3,031 SF = 0.07 AC.
GREEN SPACE	13,676 SF = 0.31 AC.
FRONT BUILDING SETBACK	50 FT
SIDE BUILDING SETBACK	NONE (MINIMUM 10 FT BETWEEN BUILDINGS)
REAR BUILDING SETBACK	10 FT
FRONT LANDSCAPE BUFFER	20 FT



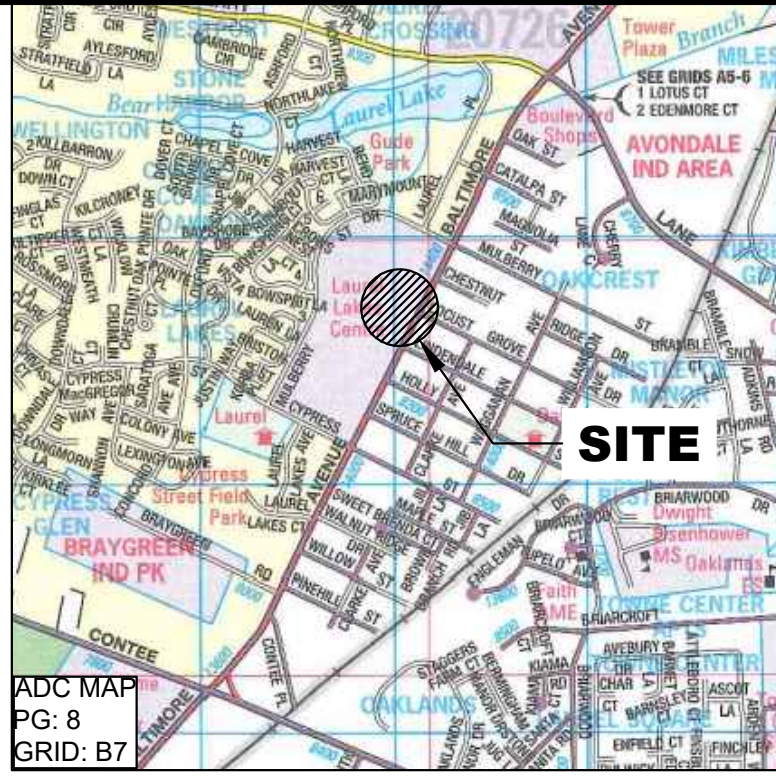
**SITE PLAN**  
SCALE: 1" = 20'



**LOD: 36,644 SF**

### SITE PLAN LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- CURB
- CONCRETE PAVEMENT
- PAVEMENT STRIPING
- SIDEWALK
- PARKING COUNT



**VICINITY MAP**  
SCALE: 1" = 2000'



### SITE PLAN NOTES

- THE CITY OF LAUREL REQUIRES A SPECIAL EXCEPTION FOR THE PROPOSED USE OF A STANDALONE RESTAURANT.
- THE PROPOSED PARCEL IS CURRENTLY ZONED AS PDA-E (PLANNED DEVELOPMENT AREA - EXISTING)
- ALL PROPOSED ADA ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION WILL COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED AND REVIEWED ALL PLANS AND DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE CITY OF LAUREL AND PRINCE GEORGE'S COUNTY.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN PERFORMING WORK ADJACENT TO STRUCTURES AND UTILITIES TO REMAIN.
- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICT OR SCOPE REVISION WHICH RESULT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS FOR COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION AND WILL NOTIFY THE OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.

City of Laurel Board of Appeals

Approved: \_\_\_\_\_

Date

Chairman

Secretary



DATE RECEIVED BY DPW: \_\_\_\_\_

DATE RETURNED TO ECD: \_\_\_\_\_

DPW REVIEWER: \_\_\_\_\_

DATE: \_\_\_\_\_

DPW DIRECTOR (OR DESIGNEE): \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ APPROVED W/COMMENTS: \_\_\_\_\_

REVIEWED: \_\_\_\_\_ REJECTED: \_\_\_\_\_

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PHONE: 443-743-3470  
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LICENSE NO. 49160  
EXPIRATION DATE 12/09/2024

KHA PROJECT	110723029	DATE	12/09/2024	SCALE	AS SHOWN	DESIGNED BY	DAS	DRAWN BY	MRE	CHECKED BY	EAD
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### SITE PLAN

**RAISING CANES**  
**C1304 LAUREL**  
PREPARED FOR  
**RAISING CANES**

CITY OF LAUREL MARYLAND

SHEET NUMBER  
**C-200**

REVISIONS  
No. DATE BY



Plotted By: Beall, Mason - Sheet Set: Raising Canes - Laurel - Layout: L-100 LANDSCAPE PLAN - December 09, 2024 - 06:11:46pm - K:\NVA\_GVA\110723- Raising Canes\029- C1304 Laurel\CAD\PlanSheets\Landscapes\LANDSCAPE PLAN.dwg  
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Landscape Perimeter Tabulations - Schedule A

City of Laurel LM:  
Section (IV)

Landscape Edges Adjacent to Roadways		
Landscape Edge Type:	B	
Land Use:	Non-Residential	
Orientation of Use to Roadway:	Front/Side	
Length:	278 LF	
Plant Material Type	Quantity Required	Quantity Provided
1 Shade Tree per 50 LF	6 trees	3 Shade Trees 6 Small Deciduous trees
1 Evergreen Tree per 40 LF	7 trees	7 trees

South - Landscape Edges Adjacent to Perimeter Properties

Landscape Edge Type:	A	
Land Use:	Non-Residential	
Adjacent Use:	Non-Residential	
Length:	152 LF	
Plant Material Type	Quantity Required	Quantity Provided
1 Shade Tree per 60 LF	3 trees	2 Proposed Shade Trees 1 Existing Shade Tree

West - Landscape Edges Adjacent to Perimeter Properties

Landscape Edge Type:	A	
Land Use:	Non-Residential	
Adjacent Use:	Non-Residential	
Length:	217 LF	
Plant Material Type	Quantity Required	Quantity Provided
1 Shade Tree per 60 LF	4 trees	4 Proposed Shade Trees

North - Landscape Edges Adjacent to Perimeter Properties

Landscape Edge Type:	A	
Land Use:	Non-Residential	
Adjacent Use:	Non-Residential	
Length:	112 LF	
Plant Material Type	Quantity Required	Quantity Provided
1 Shade Tree per 60 LF	2 trees	2 Proposed Shade Trees

Note: Existing trees to remain on the Special Exception Plan are subject to final grading and disturbance at time of final engineering

Parking Lot Internal Landscaping - Schedule B

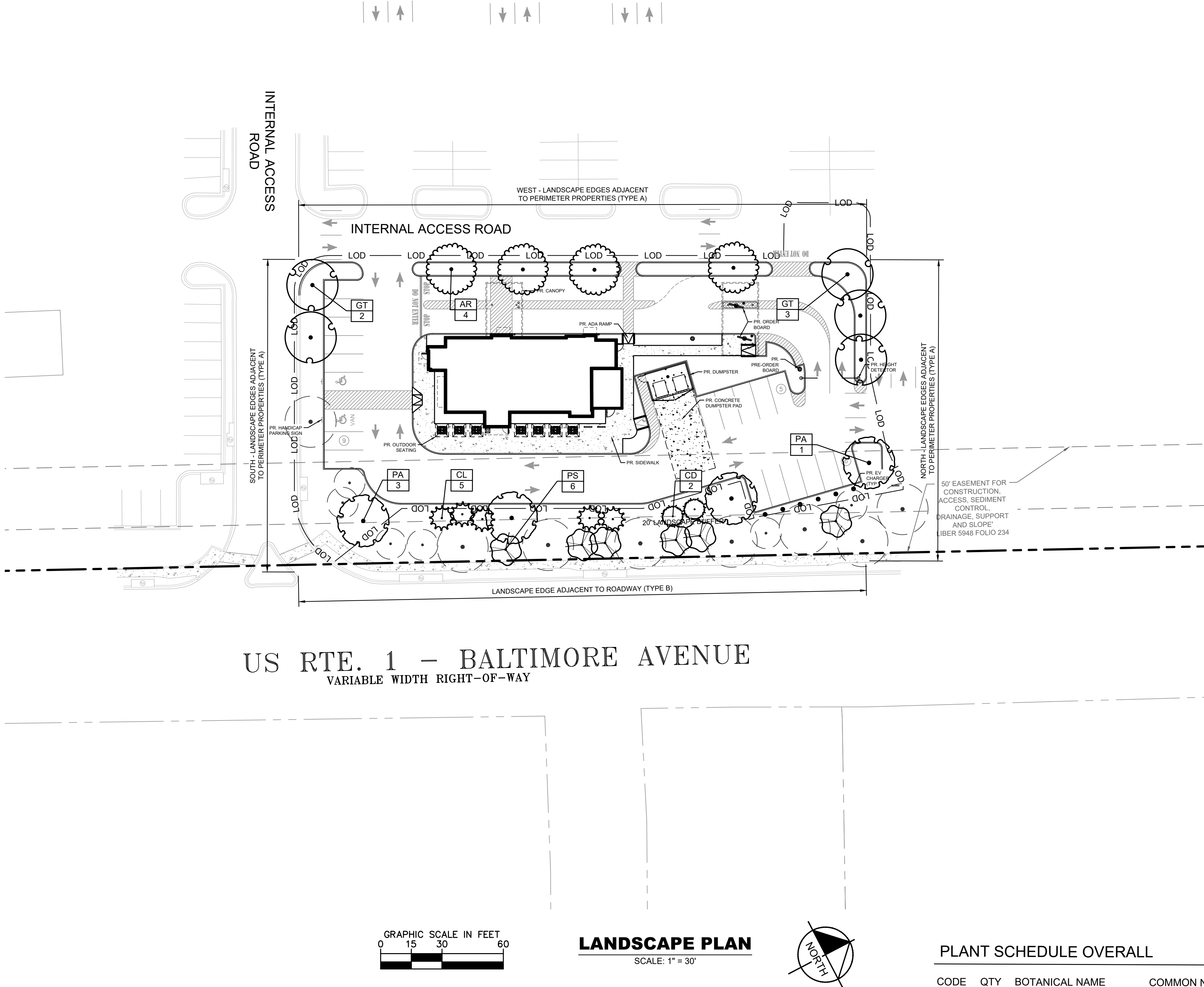
City of Laurel LM:  
Section (IV)

Non-Residential Parking Lots		
Number of Parking Spaces:	20 spaces	
Plant Material Type	Quantity Required	Quantity Provided
1 Shade Tree per 20 Spaces	1 tree	1 tree

Street Trees

City of Laurel LM:  
Section (V)

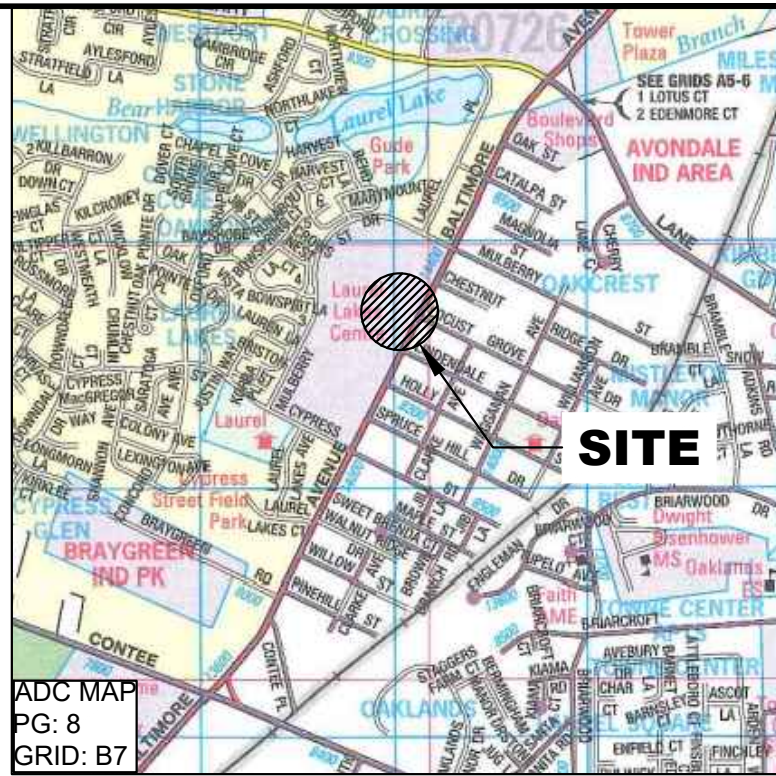
US Rte. 1 - Baltimore Ave		
Linear Footage of Frontage:	278 LF	
Plant Material Type	Quantity Required	Quantity Provided
1 Shade Tree per 40 LF	7 trees	6 Existing Shade Trees 2 Existing Small Deciduous Trees



LANDSCAPE PLAN  
SCALE: 1" = 30'

PLANT SCHEDULE OVERALL

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT
TREES					
AR	4	Acer rubrum 'October Glory'	October Glory Red Maple	As Shown	2.5" Cal. Min.
GT	5	Gleditsia triacanthos inermis	Thornless Honey Locust	As Shown	2.5" Cal. Min.
PA	4	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	As Shown	2.5" Cal. Min.
PS	6	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	As Shown	1.5" Cal. Min.
EVERGREEN TREES					
CD	2	Cedrus deodara	Deodar Cedar	As Shown	6' - 8' Ht.
CL	5	Cupressus x leylandii	Leyland Cypress	As Shown	5' - 6' Ht.
EXISTING TREES					
EX	14	Existing Tree to remain			



VICINITY MAP  
SCALE: 1" = 2000'



RAISING CANES

C1304 LAUREL

PREPARED FOR

RAISING CANES

CITY OF LAUREL

MARYLAND

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u. Baskiker

STATE OF MARYLAND  
LANDSCAPE ARCHITECT  
4118  
12/09/2024

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LICENSE NO. 4118  
EXPIRATION DATE: 06/09/2026

KHA PROJECT  
11/07/2029

DATE  
12/09/2024

SCALE  
AS SHOWN

DESIGNED BY  
KRE

DRAWN BY  
KRE

CHECKED BY  
WDW

SHEET NUMBER

L-100



