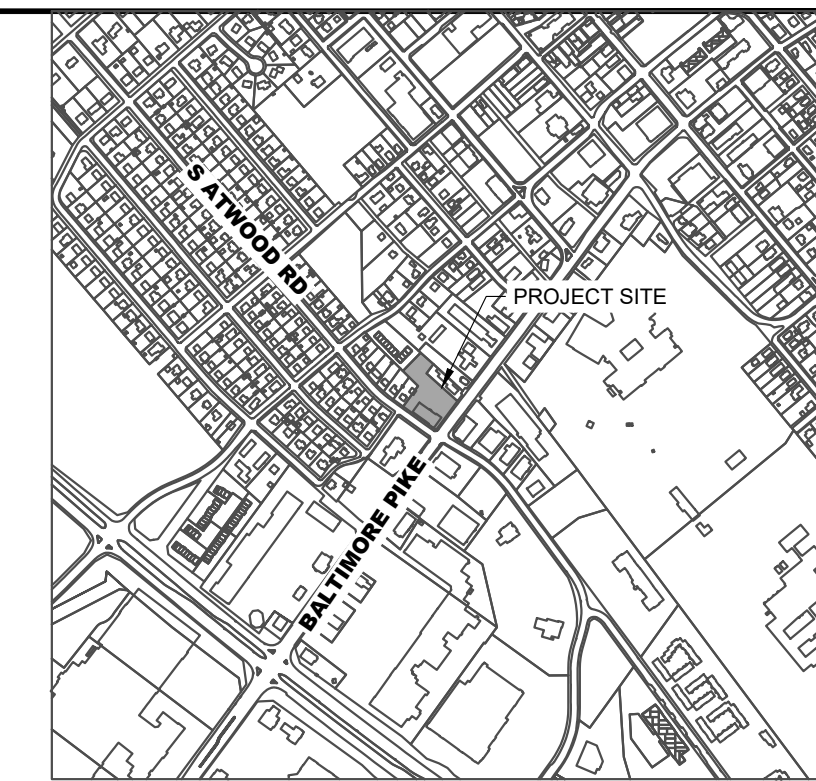


SITE PLAN

RAISING CANE'S # 961 334 & 336 BALTIMORE PIKE BEL AIR, MD 21014 HARFORD COUNTY, MARYLAND HARFORD COUNTY CONTRACT #97121 SWMENG-000475-2022



VICINITY MAP
SCALE: 1" = 1000'

SITE INFORMATION

- ADDRESS: 334 & 336 BALTIMORE PIKE
BEL AIR, MD 21014
- TAX ACCOUNT NUMBER: 03-001199 & 03-015114
DEED REFERENCES: BOOK: 15697, PAGE: 298; BOOK: 15697, PAGE: 298
TAX MAP / GRID / PARCEL: 0301 / 0021 / 1192 & 0304 / 0003 / 1191
ASSESSMENT DISTRICT: 03
- EXISTING ZONING: B3A - GENERAL BUSINESS GATEWAY
EXISTING USE: COMMERCIAL STORE
- PROPOSED ZONING: B3A - GENERAL BUSINESS GATEWAY
PROPOSED USE: RESTAURANT

GENERAL NOTES

- HISTORIC RESOURCES, ARCHAEOLOGICAL SITES AND CEMETERIES: NONE
- WATER: EXISTING
- SANITARY: EXISTING
- CORPORATION LINES: NONE ON-SITE
- THE SUBJECT PROPERTY IS SUBMITTING FOR A SPECIAL DEVELOPMENT APPROVAL FOR DRIVE-THRU AND OUTDOOR SEATING.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

ENVIRONMENTAL

- WATER RESOURCES:
 - CHESAPEAKE BAY CRITICAL AREA/BUFFER: NONE ON-SITE
 - WATERSHED: ATKISSON RESERVOIR
 - 100-YR FLOODPLAIN: ON-SITE
 - FEMA FLOODPLAIN ON-SITE: MAP NUMBER: 24025C0163E EFF. APRIL 19, 2016
 - NON TIDAL WETLANDS/WETLANDS OF SPECIAL STATE CONCERN/WETLAND BUFFER: NONE ON-SITE
 - STREAMS/BUFFER: (EPHEMERAL, INTERMITTENT, PERENNIAL) CLASSIFICATION: NONE ON-SITE
 - BOG DRAINAGE AREA: NONE ON-SITE
 - EXISTING STORMWATER MANAGEMENT: STORM DRAIN SYSTEM ON-SITE
 - WATERCOURSE: NONE ON-SITE
- SOILS:
 - HIGHLY ERODIBLE SOIL: NONE ON-SITE
 - STEEP SLOPES AND BUFFER: NONE ON-SITE
- FORESTS:
 - FOREST CONSERVATION AREAS: NONE ON-SITE
 - SENSITIVE AREAS: NONE ON-SITE
 - RARE THREATENED OR ENDANGERED SPECIES HABITAT: NONE ON-SITE

SURVEY NOTES:

THE SURVEY WAS CONDUCTED ON 09/06/2022 BY GRS GROUP, LLC. THE EXISTING FEATURES ARE SUPPLEMENTED BY HARFORD COUNTY GIS.

BENCHMARKS:
1. PID = JWS316
BELAIR AZ MK
N: 393151.51578
E: 762056.88464
NAD83 NAVD 88
ELEV: 105.897

GIS DATA NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS MARYLAND AND STATE PLANE NAD 83 (2011).

BUILDING NOTES:

- TOTAL EXISTING BUILDING SQUARE FOOTAGE ONSITE: 12,556 SF
- TOTAL PROPOSED BUILDING SQUARE FOOTAGE ONSITE: 3,775 SF
- SEAT COUNT:
 - INDOOR SEATS: 70
 - PATIO SEATS: 68
 - TOTAL: 138 SEATS

PARKING NOTES:

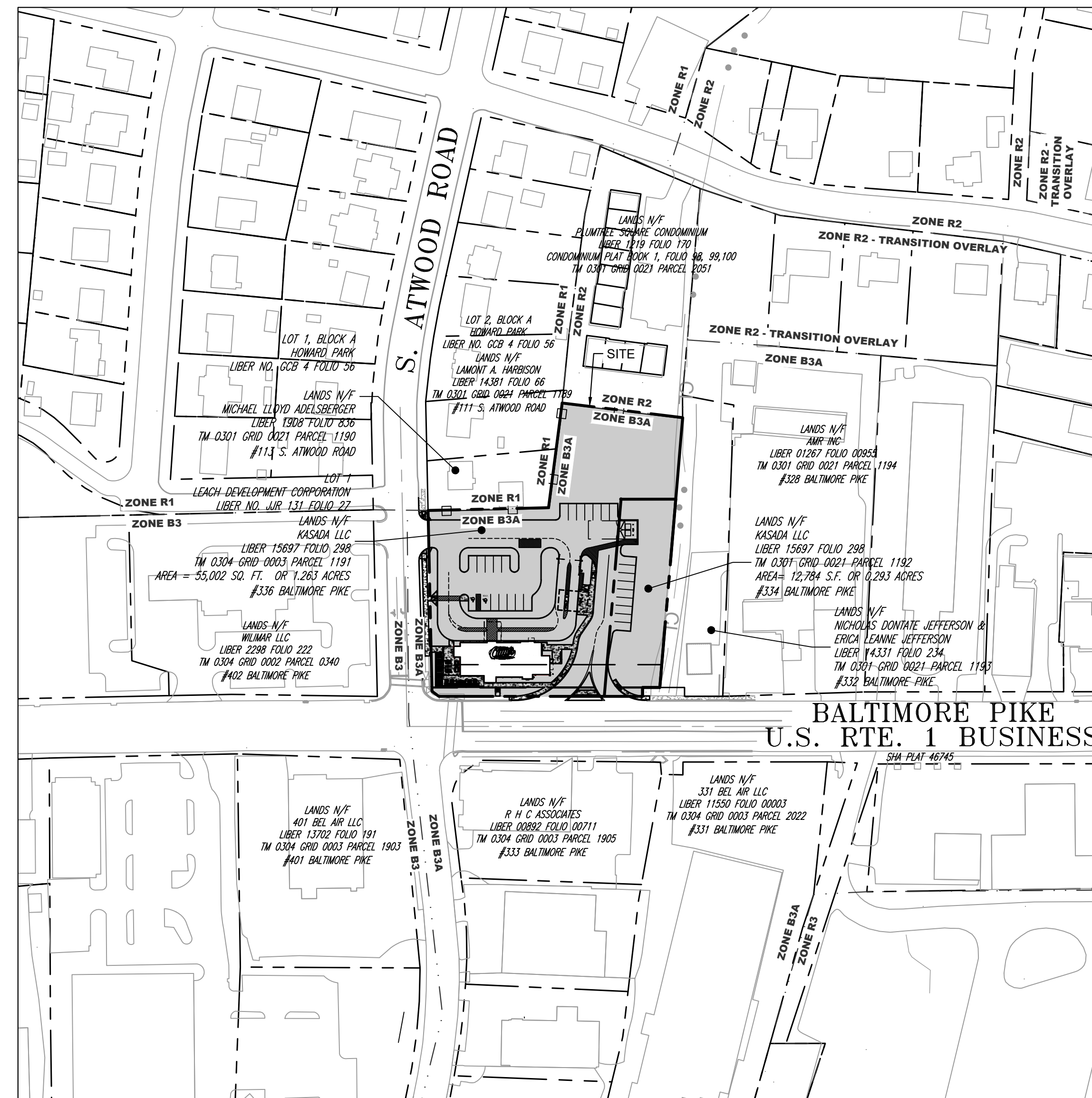
- REQUIRED PARKING SPACES: 33 SPACES
 - RESTAURANT: 1 PER 3 PATRON SEATS OR 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA, EXCLUDING FOOD PREPARATION AREA, WHICHEVER IS GREATER, PLUS DRIVE-THROUGH STACKING SPACES:
 - 2,691 SF (TOTAL BUILDING MINUS FOOD PREP AREA) / 100 SF/1 SPACE = 27 SPACES REQUIRED
 - 1 SPACE / 3 SEATS X 70 INDOOR SEATS = 24 SPACES REQUIRED

OR

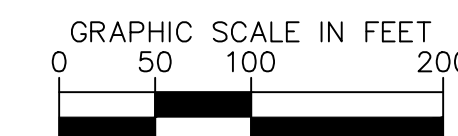
- PARKING REQUIREMENTS FOR PATIO SEATS:
 - PARKING REQUIRED FOR PATIO SEATS THAT EXCEED 75% OF INDOOR SEATS:
 - 75% OF 70 SEATS = 52.5
 - PATIO SEATS IN EXCESS OF 75% THRESHOLD: 68 PATIO SEATS
 - 68 SEATS - 52.5 SEATS = 15.5 SEATS
 - 1 SPACE/3 SEATS X 15.5 SEATS = 6 REQUIRED PARKING SPACES

TOTAL REQUIRED PARKING:
27 SPACES FOR INDOOR SEATS + 6 SPACES FOR PATIO SEATS = 33 TOTAL PARKING SPACES REQUIRED

- EXISTING PARKING SPACES: 48 SPACES
- PROPOSED PARKING SPACES: 28 SPACES



LOCATION PLAN
SCALE: 1" = 100'



SITE INFORMATION				
ADDRESS	PARCEL	LOT	AREA (AC.)	AREA (SF)
334 & 336 BALTIMORE PIKE, BEL AIR, MD 21014	1192 & 1191	1	± 1.56	± 67,786

SITE DATA TABLE	
ACREAGE OF TRACT, TOTAL AND NET	334 BALTIMORE PIKE - 12.784 SF (0.30 AC) 336 BALTIMORE PIKE - 55,002 SF (1.26 AC) TOTAL AREA - 67,786 SF (1.56 AC)
PROPOSED LIMIT OF DISTURBANCE AREA	67,217 SF / 1.54 AC
# OF TOTAL EXISTING PARKING SPACES	48
# OF TOTAL PROPOSED PARKING SPACES	28
EXISTING FLOOR AREA	12,556 SF
PROPOSED FLOOR AREA	3,775 SF
PROPOSED SETBACKS	FRONT: 25' MAX SIDE: 0' EXCEPT WHEN ADJACENT TO RESIDENTIAL - 10' SHA DEDICATION: 10'

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	EXISTING CONDITIONS PLAN
C-200	SITE PLAN

SURVEYOR

GRS GROUP LLC
ATTN: KEVIN F. STEINHILBER, L.S.
6703 DELAND COURT
SPRINGFIELD, VA 22152
TEL: (703) 727-5828
EMAIL: GRSGROUP.LLC@GMAIL.COM

PROPERTY OWNER

KASADA LLC
910 S ACADIAN THRUWAY
BATON ROUGE, LA 70806
TEL: (404) 873-8136

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

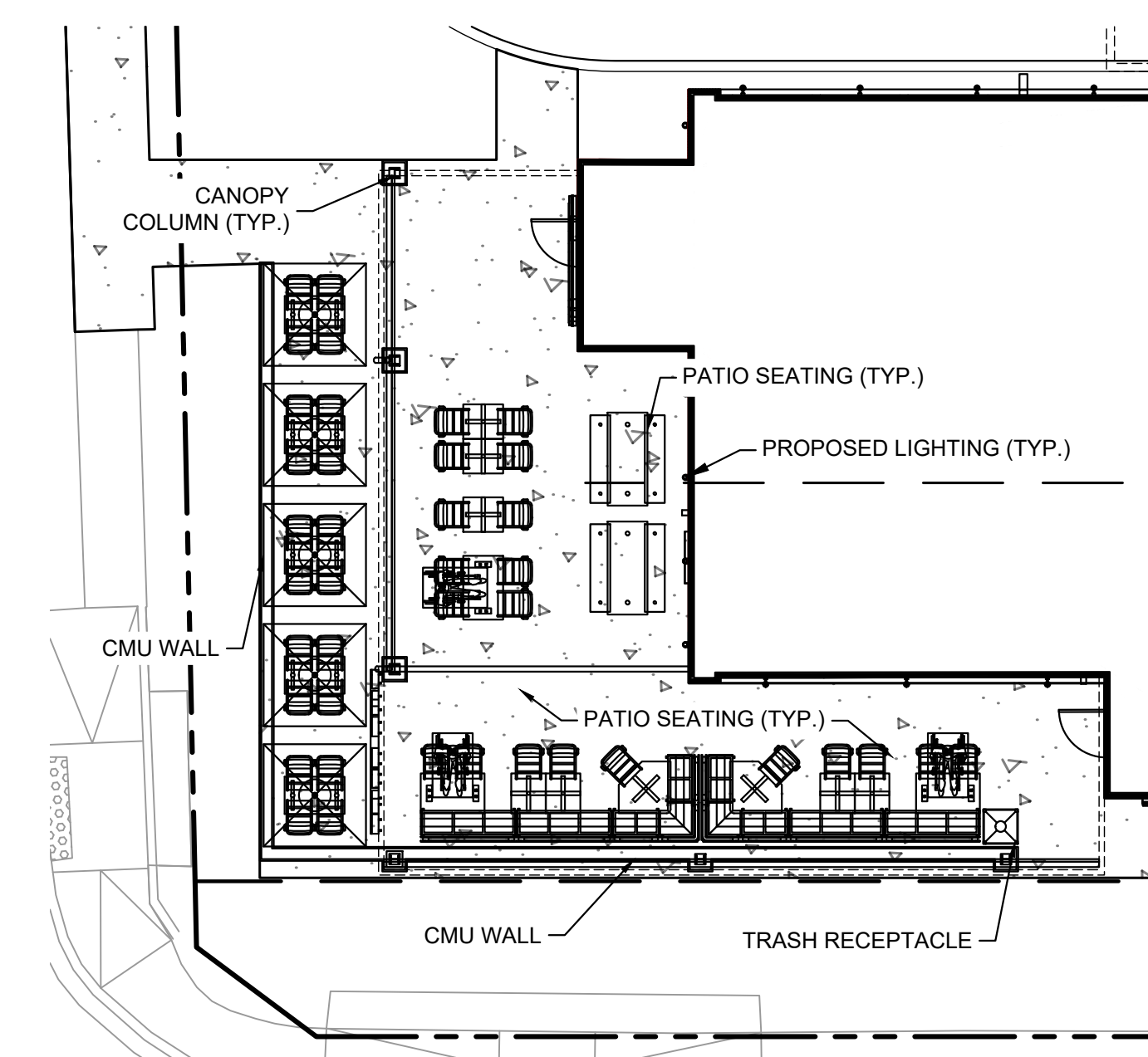
KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: EMILY DEAN, PE
W. DAVIS WALKER, PLA
3904 BOSTON STREET
SUITE 202
BALTIMORE, MD 21224
TEL: (443) 743-3500
EMAIL: EMILY.DEAN@KIMLEY-HORN.COM
DAVIS.WALKER@KIMLEY-HORN.COM

ARCHITECT

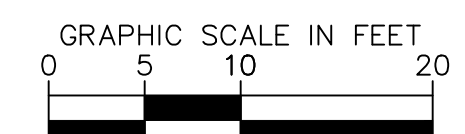
PM DESIGN GROUP, INC.
ATTN: TIM PRINCEHORN
445 HUTCHINSON AVENUE
SUITE 960
COLUMBUS, OH 43235
TEL: (614) 212-4330
EMAIL: TPRINCEHORN@PMDGINC.COM

DEVELOPER

RAISING CANE'S RESTAURANTS, LLC
ATTN: FELICIA BIVENS
6800 BISHOP ROAD
PLANO, TX 75024
TEL: (931) 993-5258
EMAIL: FELICIA@TEAMFREDDCO.COM



PATIO ENLARGEMENT
SCALE: 1" = 10'



NO.	REVISIONS	DATE	BY

Kimley-Horn
3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3500
WWW.KIMLEY-HORN.COM



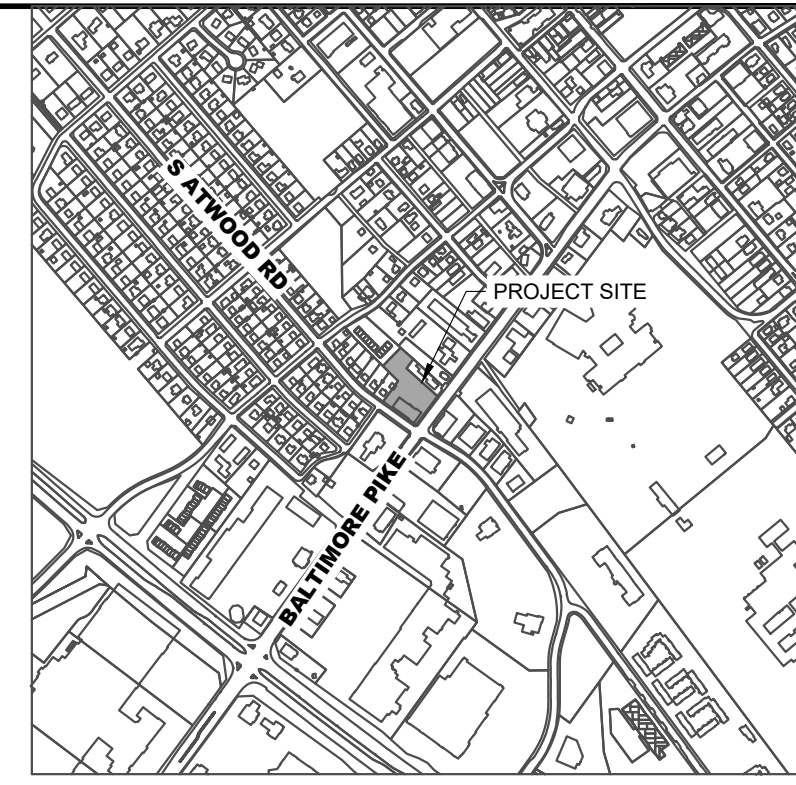
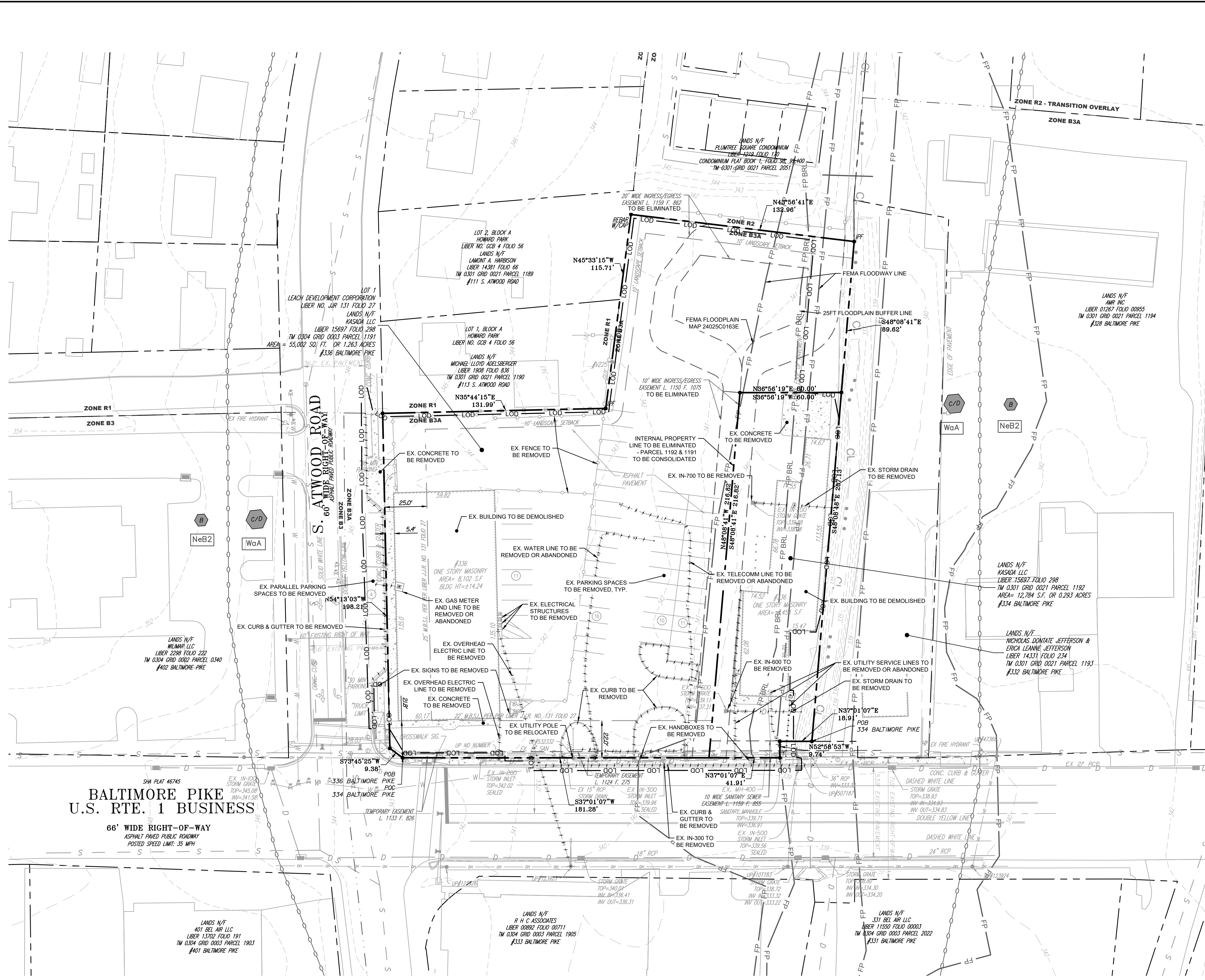
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN ANNUALLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 43160
EXPIRATION DATE: 10/05/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
110723027	10/05/2023	AS SHOWN	MZN	MZN	EAD

HARFORD COUNTY PROJECT CONTRACT # 97121
SWMENG-000475-2022

SITE PLAN
PREPARED FOR
RAISING CANE'S RESTAURANTS,
L.L.C.
TOWN OF BEL AIR, MD
SHEET NUMBER
C-000

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



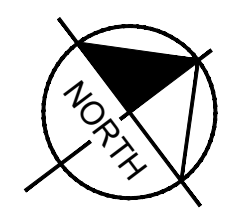
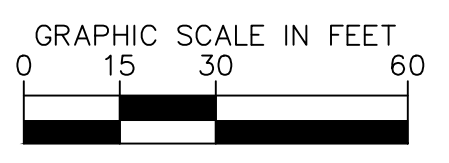
VICINITY MAP
SCALE: 1" = 1000'

EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMITS OF DISTURBANCE
- EXISTING BUILDING SETBACK
- EXISTING EASEMENT
- FEMA FLOODPLAIN LINE
- FLOODPLAIN BUFFER
- EX. STREAM CENTERLINE
- ROAD CENTERLINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SOIL BOUNDARY
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- EXISTING TELECOM LINE
- EXISTING UTILITY VALVE
- EXISTING GAS METER
- EXISTING SEWER CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING TELECOM STRUCTURE
- EXISTING ELECTRICAL BOX
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING BUILDING
- EXISTING SIDEWALK
- TO BE DEMOLISHED

BALTIMORE PIKE
U.S. RTE. 1 BUSINESS
66' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
POSTED SPEED LIMIT: 35 MPH

EXISTING CONDITIONS PLAN
SCALE: 1" = 30'



CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.

MAPPED SOIL TYPES					
MAP SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	ACREAGE ON SITE	K FACTOR - RATING	HYDRIC
WaA	WATCHUNG SILT LOAM, 0 TO 3 PERCENT SLOPES	GD	1.56 AC	0.28	YES

Kimley»Horn
3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-4470
WWW.KIMLEY-HORN.COM

EXISTING CONDITIONS PLAN

SITE PLAN
PREPARED FOR
RAISING CANE'S RESTAURANTS, L.L.C.

TOWN OF BEL AIR, MD

HARFORD COUNTY PROJECT CONTRACT # 97121
SWMENG-000475-2022

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 43189
EXPIRATION DATE: 10/05/2023

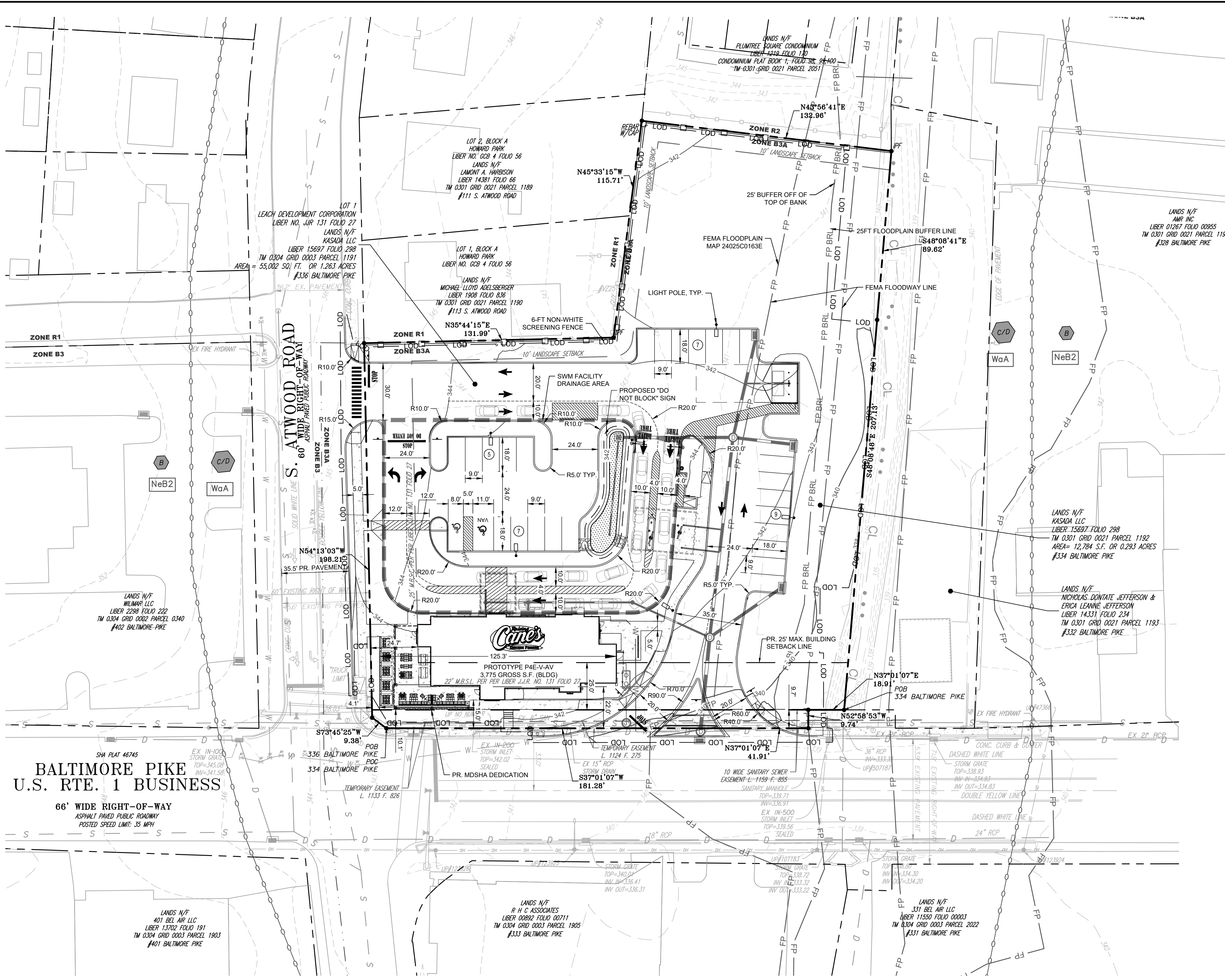
10/05/2023

KHA PROJECT: 110723027
DATE: 10/05/2023
SCALE: AS SHOWN
DESIGNED BY: MZM
DRAWN BY: MZM
CHECKED BY: EAD

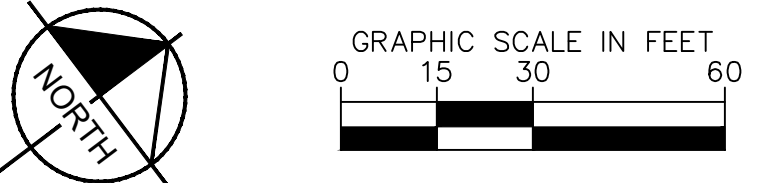
NO. _____
REVISIONS _____
DATE _____

SHEET NUMBER
C-100

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



BALTIMORE PIKE
U.S. RTE. 1 BUSINESS
 66' WIDE RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY
 POSTED SPEED LIMIT: 35 MPH



GRAPHIC SCALE IN FEET
 0 15 30 60

SITE PLAN
 SCALE: 1" = 30'

SITE DATA TABLE	
ACREAGE OF TRACT, TOTAL AND NET	334 BALTIMORE PIKE - 12,784 SF (0.30 AC) 336 BALTIMORE PIKE - 55,002 SF (1.26 AC) TOTAL AREA - 67,786 SF (1.56 AC)
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# OF TOTAL EXISTING PARKING SPACES	48
# OF TOTAL PROPOSED PARKING SPACES	28
EXISTING FLOOR AREA	12,556 SF
PROPOSED FLOOR AREA	3,775 SF
PROPOSED SETBACKS	FRONT: 25' MAX SIDE: 0' EXCEPT WHEN ADJACENT TO RESIDENTIAL - 10' SHA DEDICATION: 10'

SITE INFORMATION

- ADDRESS: 334 & 336 BALTIMORE PIKE, BEL AIR, MD 21014
- TAX ACCOUNT NUMBER: 03-001199 & 03-015114; DEED REFERENCES: BOOK: 15697, PAGE: 298; TAX MAP / GRID / PARCEL: 03017.0021/1192 & 0304 / 0003 / 1191; ASSESSMENT DISTRICT: 03
- EXISTING ZONING: B3A - GENERAL BUSINESS GATEWAY COMMERCIAL STORE; EXISTING USE: COMMERCIAL STORE
- PROPOSED ZONING: B3A - GENERAL BUSINESS GATEWAY RESTAURANT; PROPOSED USE: RESTAURANT

GENERAL NOTES

- HISTORIC RESOURCES, ARCHAEOLOGICAL SITES AND CEMETERIES: NONE
- WATER: EXISTING
- SANITARY: EXISTING
- CORPORATION LINES: NONE ON-SITE
- THE SUBJECT PROPERTY IS SUBMITTING FOR A SPECIAL DEVELOPMENT APPROVAL FOR DRIVE-THRU AND OUTDOOR SEATING.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

ENVIRONMENTAL

- WATER RESOURCES:
 - CHESAPEAKE BAY CRITICAL AREA/BUFFER: NONE ON-SITE
 - WATERSHED: ATKISSON RESERVOIR
 - 100-YR FLOODPLAIN: ON-SITE
 - FEMA FLOODPLAIN: ON-SITE; MAP NUMBER: 24025C0163E EFF. APRIL 19, 2016
 - NON TIDAL WETLANDS/WETLANDS OF SPECIAL STATE CONCERN/WETLAND BUFFER: NONE ON-SITE
 - STREAMS/BUFFER: (EPHEMERAL, INTERMITTENT, PERENNIAL) CLASSIFICATION: NONE ON-SITE
 - BOG DRAINAGE AREA: NONE ON-SITE
 - EXISTING STORMWATER MANAGEMENT: STORM DRAIN SYSTEM ON-SITE
 - WATERCOURSE: NONE ON-SITE
- SOILS:
 - HIGHLY ERODIBLE SOIL: NONE ON-SITE
 - STEEP SLOPES AND BUFFER: NONE ON-SITE
- FORESTS:
 - FOREST CONSERVATION AREAS: NONE ON-SITE
 - SENSITIVE AREAS: NONE ON-SITE
 - RARE THREATENED OR ENDANGERED SPECIES HABITAT: NONE ON-SITE

BUILDING NOTES:

- TOTAL EXISTING BUILDING SQUARE FOOTAGE ON-SITE: 12,556 SF
- TOTAL PROPOSED BUILDING SQUARE FOOTAGE ON-SITE: 3,775 SF
- SEAT COUNT:
 - INDOOR SEATS: 70
 - PATIO SEATS: 68
- TOTAL: 138 SEATS

PARKING NOTES:

- REQUIRED PARKING SPACES: 33 SPACES
 - RESTAURANT: 1 PER 3 PATRON SEATS OR 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA, EXCLUDING FOOD PREPARATION AREA, WHICHEVER IS GREATER, PLUS DRIVE-THROUGH STACKING SPACES: 1.1.1. 2,691 SF (TOTAL BUILDING MINUS FOOD PREP AREA) / 100 SF/1 SPACE = 27 SPACES REQUIRED
 - 1 SPACE / 3 SEATS X 70 INDOOR SEATS = 24 SPACES REQUIRED
 - OR
 - 1.1.2. 1 SPACE / 3 SEATS X 70 INDOOR SEATS = 24 SPACES REQUIRED
 - 1.1.3. PARKING REQUIRED FOR PATIO SEATS THAT EXCEED 75% OF INDOOR SEATS:
 - 1.1.3.1. 75% OF 70 SEATS = 52.5
 - 1.1.3.2. PATIO SEATS IN EXCESS OF 75% THRESHOLD: 68 PATIO SEATS
 - 1.1.3.3. 68 SEATS - 52.5 SEATS = 15.5 SEATS
 - 1.1.3.4. 1 SPACE/3 SEATS X 15.5 SEATS = 5 REQUIRED PARKING SPACES
- TOTAL REQUIRED PARKING: 24 + 5 = 29 SPACES
- TOTAL PARKING SPACES REQUIRED: 29 SPACES
- EXISTING PARKING SPACES: 48 SPACES
 - PROPOSED PARKING SPACES: 28 SPACES

PARKING RELIEF REQUEST
 THE APPLICANT IS REQUESTING RELIEF FROM SECTION 165-51(H) WHICH REQUIRES THE GREATER NUMBER OF PARKING SPACES AS REQUIRED BY GROSS FLOOR AREA OF THE BUILDING EXCLUDING PREPARATION AREAS OR PROVIDED PATRON SEATS. 33 PARKING SPACES ARE REQUIRED USING THE PARKING RATIO OF 1 SPACE PER 3 SEATS. HOWEVER, 27 SPACES ARE REQUIRED USING THE PARKING RATIO OF 1 SPACE PER 100 SF OF GROSS FLOOR AREA. 28 PARKING SPACES ARE PROPOSED, WHICH MEETS THE PARKING REQUIREMENT BASED ON GROSS FLOOR AREA.

BUILDING FACADE RELIEF REQUEST
 THE APPLICANT IS REQUESTING RELIEF FROM SECTION 165-33(C)(3)(2) WHICH REQUIRES 60% OF THE BUILDING FACADE TO OCCUPY THE PRIMARY ROAD FRONTAGE. THE APPLICANT IS REQUESTING A REDUCTION TO 50% OF THE BUILDING FACADE TO OCCUPY THE PRIMARY ROAD FRONTAGE.

SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMITS OF DISTURBANCE
- EXISTING BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED MDSA DEDICATION
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FEMA FLOODPLAIN LINE
- FLOODPLAIN BUFFER
- ROAD CENTERLINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING STREAM CENTERLINE
- PROPOSED ADA PARKING MARKING
- PROPOSED PARKING COUNT

PROPOSED PARKING STRIPING

RIPRAP INFLOW PAD

PROP. MICRO-BIORETENTION FACILITY

PROPOSED CONCRETE SIDEWALK

PROPOSED STORM DRAIN

PROPOSED STORM INLETS

PROPOSED STORM MANHOLE

PROPOSED WATER LINE

PROPOSED SANITARY SEWER

PROPOSED SEWER MANHOLE

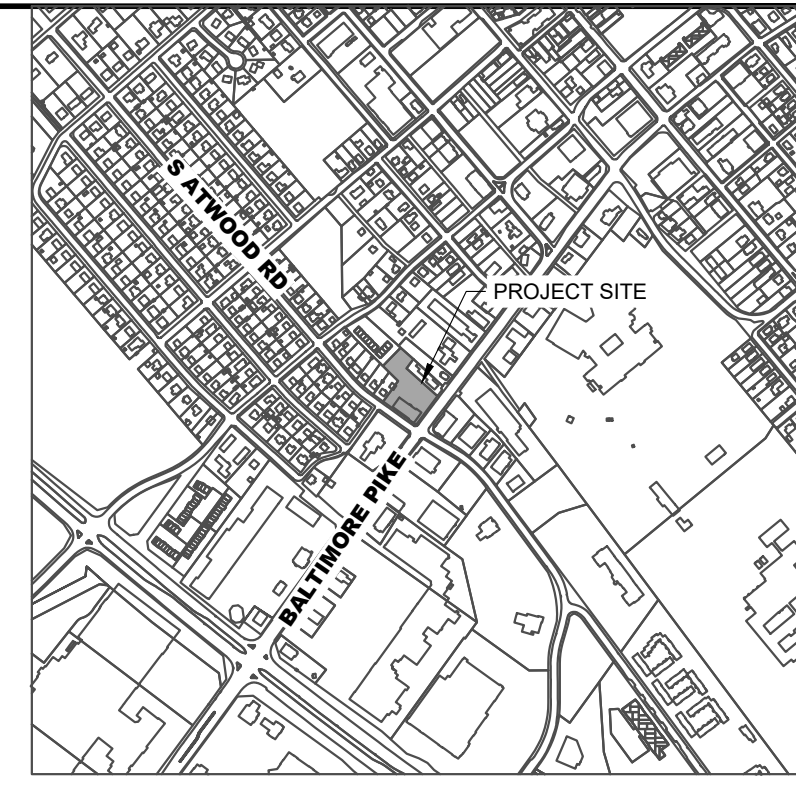
PROPOSED GREASE TRAP

PROPOSED LIGHT POLE

STORMWATER MANAGEMENT FACILITY DRAINAGE AREA

PROPOSED CURB

PROPOSED FENCE



VICINITY MAP
 SCALE: 1" = 1000'

NOTE:
 1. LIMITS OF DISTURBANCE OFFSET 2 FEET ALONG NORTHWEST PORTION OF PROPERTY LINE FOR CLARITY PURPOSES.

TOWN OF BEL AIR
 PLANNING COMMISSION

APPROVED: _____

CHAIRPERSON DATE

TOWN OF BEL AIR
 DEPARTMENT OF PUBLIC WORKS

APPROVED: _____

DIRECTOR DATE

TOWN OF BEL AIR
 DEPARTMENT OF PLANNING

APPROVED: _____

DIRECTOR DATE

**Final Site Plan
 Owner Certification**

I certify that I have reviewed this Site Plan and I am aware of the Bel Air development regulations and I agree to attest the implementation in conformance with the approved Final Site Plan upon completion of installation.

Owner Signature _____ Date _____

Printed Name _____ Title _____

**Final Site Plan
 Engineer Certification**

It is certified that this Final Site Plan is in compliance with all Town of Bel Air development regulations including Planning Commission and/or Zoning Administrator conditions attendant thereto.

Signature _____ Date _____

Printed Name _____ Title _____

Affix Seal

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

Kimley-Horn
 3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224
 PHONE: 443-743-4470
 WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 43185 EXPIRATION DATE: 12/31/2026

KHA PROJECT: 110723027
 DATE: 10/05/2023
 SCALE: AS SHOWN
 DESIGNED BY: MZM
 DRAWN BY: MZN
 CHECKED BY: EAD

HARFORD COUNTY PROJECT CONTRACT # 07121
 SIMENG-000475-2023

SITE PLAN
 PREPARED FOR
RAISING CANE'S RESTAURANTS,
 L.L.C.

TOWN OF BEL AIR, MD

SHEET NUMBER
C-200

REVISIONS: _____ DATE: _____