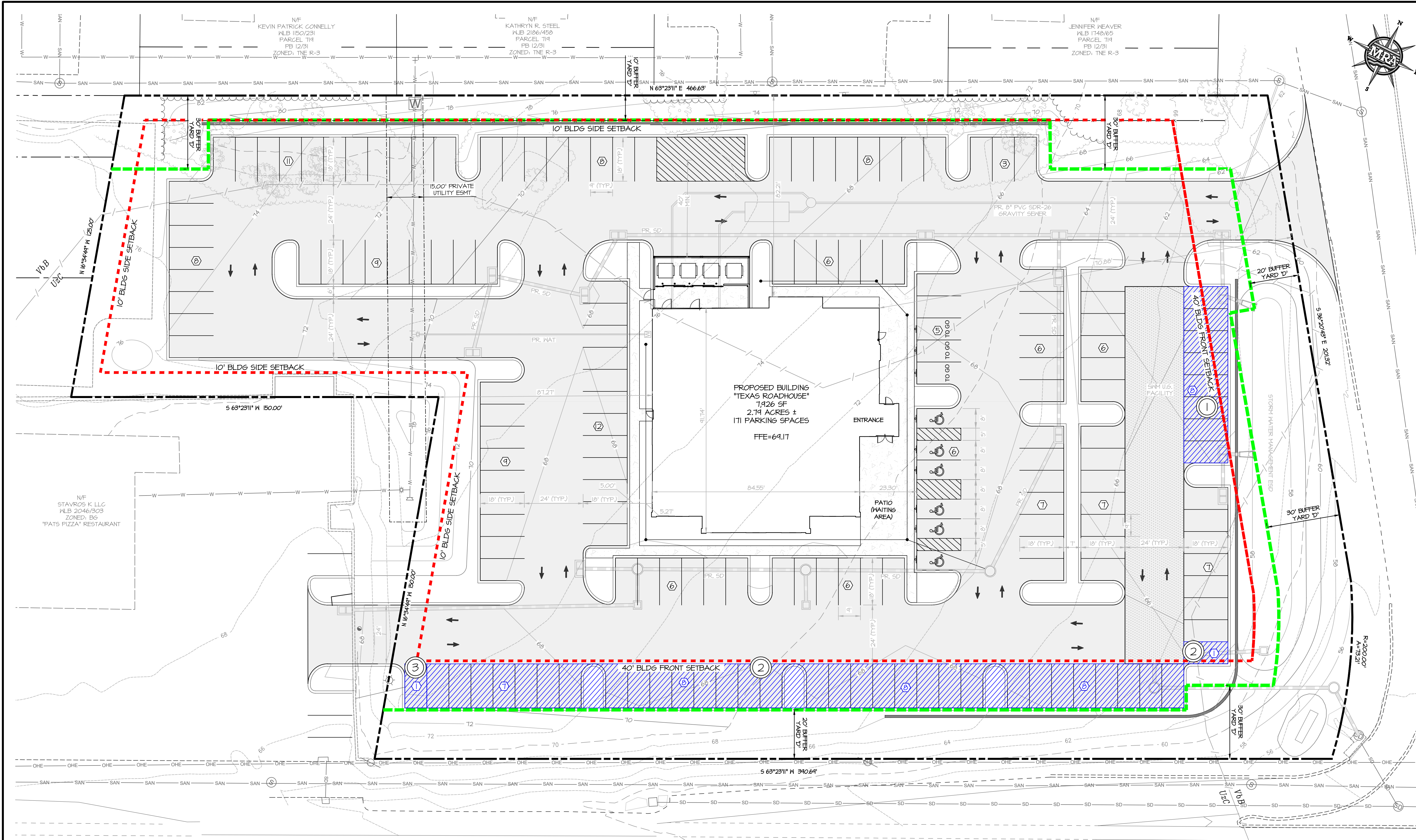




LEGEND:

EXISTING

PROPERTY LINE

ADJOINING PROPERTY

RIGHT OF WAY

EASEMENT

TOWN OF ELKTON LIMIT

BUILDING

EDGE OF PAVING

2' CONTOURS

10' CONTOURS

STORM DRAIN

WATER & FIRE HYDRANT

SANITARY SEWER

OVERHEAD ELECTRIC & POLE

GAS LINE

WOODS

FENCE

SOILS LINE AND DESIGNATION

15-25% SLOPE

>25% SLOPE

TREE 6" DBH OR LARGER

PROPOSED

BUILDING

CURB

SIDEWALK/HARDSCAPE

LOT LINE

FENCE

LIMIT OF DISTURBANCE

1' CONTOUR

2' CONTOUR

10' CONTOUR

STORM DRAIN

WATER

SANITARY SEWER

CLEARING LIMIT

UNDER GROUND SHM FACILITY

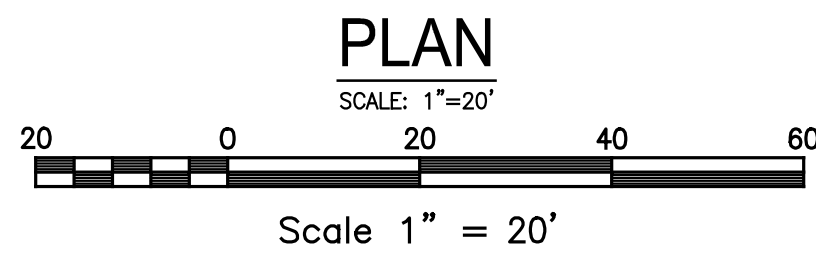
40' BUILDING SETBACK

BUFFER YARD

COMBINED BLDG SETBACK & BUFFER YARD

PARKING SPACES WITHIN VARIANCE REQUEST

- THE FOLLOWING VARIANCES ARE BEING REQUESTED FOR THE PURPOSE OF INSTALLING PARKING SPACES TO ACCOMMODATE THE RESTAURANT:
- A MAXIMUM FRONT (EAST) YARD SETBACK VARIANCE OF 13 FEET TO ACCOMMODATE 8 PARKING SPACES,
 - A MAXIMUM FRONT (SOUTH) YARD SETBACK VARIANCE OF 22 FEET TO ACCOMMODATE 33 PARKING SPACES,
 - AND A MAXIMUM WEST SIDE YARD SETBACK VARIANCE OF 5 FEET TO ACCOMMODATE A PORTION OF ONE (1) PARKING SPACE.



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VARIANCE EXHIBIT
FOR
TEXAS ROADHOUSE
COMMERCIAL SITE
NORTH EAST, MARYLAND

5th ELECTION DISTRICTCecil County, Maryland

DATE	REVISIONS	JOB NO.:	23116
		SCALE:	AS SHOWN
		DATE:	01/2026
		DRAWN BY:	JRG
		DESIGN BY:	JEM
		REVIEW BY:	JEM
		SHEET:	01 OF 01