

**GENERAL INFORMATION**

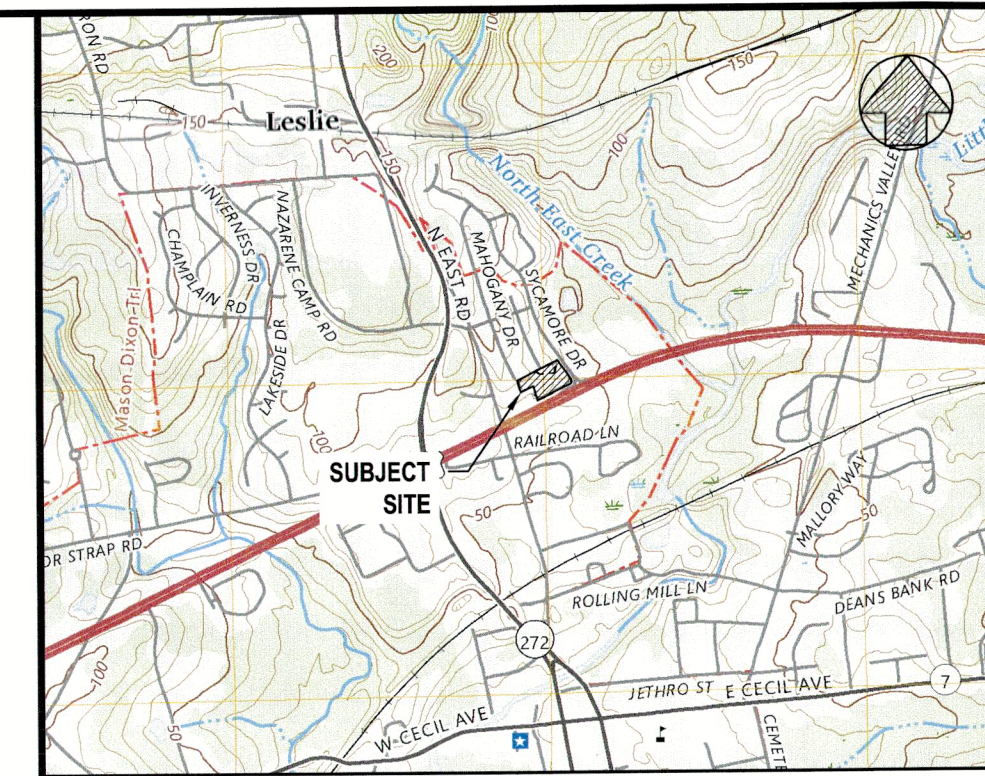
- LOCATION: NORTH OF PULASKI HIGHWAY (US ROUTE 40) AND WEST OF SYCAMORE DRIVE IN THE TOWN OF NORTH EAST, CECIL COUNTY, MARYLAND.
- OWNER: LSM LLC  
102 RIVERSIDE DRIVE  
ELKTON, MARYLAND 21921
- DEVELOPER: SYE LLC  
224 SOUTH BRIDGE STREET  
ELKTON, MARYLAND 21921  
ATTN: STAVROS KALAITZOGLOU
- PLAN PREPARED BY: GEO-TECHNOLOGY ASSOCIATES, INC. (GTA)  
3445-A BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MARYLAND 21009  
ATTN: MR. MATTHEW JENNETTE  
PHONE: 410-515-9446  
EMAIL: MJENNETTE@GTAENG.COM
- TAX MAP/PARCEL: 25H / 793
- DEED REFERENCE: 0232300065
- GROSS NET TRACT AREA: 2.79 ACRES
- NET TRACT AREA: 2.75 ACRES (0.04 ACRES OF EXISTING EASEMENT)
- ZONING: HC (HIGHWAY COMMERCIAL DISTRICT) & HCO (HIGHWAY CORRIDOR OVERLAY DISTRICT)
- EXISTING USE: COMMERCIAL
- PROPOSED USE: RESTAURANT
- WATERSHED: ELK RIVER
- SUBJECT SITE PROPERTY BOUNDARIES, ADJACENT PROPERTY BOUNDARIES, AND EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON WERE PROVIDED BY MORRIS & RITCHIE ASSOCIATES, INC. (MRA).
- THE SUBJECT SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) NUMBER 24015C0152E, EFFECTIVE MAY 4, 2015.
- THE SUBJECT SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- A SIMPLIFIED FOREST STAND DELINEATION WAS PERFORMED BY GTA IN JUNE 2025. NO FORESTED AREAS WERE IDENTIFIED ON THE SUBJECT SITE AND THERE ARE NO CONTIGUOUS AREAS OF FOREST ADJACENT TO THE SUBJECT SITE. A WETLAND DELINEATION WAS PERFORMED BY GTA IN JUNE 2025, AND NO WETLANDS OR WATERBODIES WERE IDENTIFIED ON THE SUBJECT SITE.
- THERE ARE AREAS OF STEEP SLOPES LOCATED ON THE SUBJECT SITE. THESE AREAS ARE NOT FORESTED.
- NO SPECIMEN TREES WERE OBSERVED ON THE SUBJECT SITE. THIRTY INDIVIDUAL TREES >6 INCHES WERE FLAGGED AND GPS LOCATED. TREES WERE MEASURED USING A DIAMETER TAPE. TREES WERE MARKED IN THE FIELD BY BLUE FLAGGING TIED AROUND THEIR TRUNKS AND LOCATED BY GTA USING A GLOBAL POSITIONING SYSTEM (GPS) UNIT RATED WITH SUB-METER ACCURACY.
- GTA REVIEWED MEDUSA, THE MARYLAND HISTORICAL TRUSTS' ONLINE DATABASE OF ARCHITECTURAL AND ARCHEOLOGICAL SITES (ACCESSED ON NOVEMBER 18, 2025), REGARDING THE PRESENCE OF ANY CULTURAL RESOURCES, HISTORIC RESOURCES, OR HISTORIC STRUCTURES WITHIN THE SUBJECT SITE. THERE ARE NO SITES LISTED IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE NATIONAL REGISTER OF HISTORIC PLACES PRESENT ON THE SITE.
- ACCORDING TO MS. LORI BYRNE OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, IN A RESPONSE LETTER DATED JULY 28, 2025, "THE WILDLIFE AND HERITAGE SERVICE HAS NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA SHOWN ON THE MAP PROVIDED."
- THE MARYLAND FOREST SERVICE HAS APPROVED ACCEPTANCE OF A FEE-IN-LIEU PAYMENT TO SATISFY THE REMAINING PLANTING REQUIREMENT, AS AUTHORIZED BY ANNE GILBERT, DATED APRIL 8, 2026.
- THIS PLAN WAS PREPARED BY GTA FOR THE SOLE AND EXCLUSIVE USE OF SYE LLC. ANY REPRODUCTION OF THIS PLAN BY ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GTA AND SYE LLC IS UNAUTHORIZED, AND SUCH USE IS AT THE SOLE RISK OF THE USER.

**SOILS TABLE**

SYMBOL <sup>1</sup>	NAME/DESCRIPTION <sup>1</sup>	HYDRIC SOIL <sup>2</sup>	HYDRIC COMPONENT <sup>2</sup>	PERCENTAGE OF MAPPING UNIT <sup>2</sup>	POSITION IN LANDSCAPE <sup>2</sup>
Uzc	UDORTHERMS, 0 TO 10 PERCENT SLOPES	NO	-	-	-
Vvb	URBAN LAND-BUTLERTOWN COMPLEX, 0 TO 5 PERCENT SLOPES	NO	-	-	-

<sup>1</sup> UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, CECIL COUNTY, MARYLAND, SOIL SURVEY DATA VERSION 22, DATED SEPTEMBER 6, 2024.  
<sup>2</sup> UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, HYDRIC SOILS LIST BY STATE, AVAILABLE AT [HTTPS://EFOTG.SC.GOV/USDA-GOVSERVICES/PUBLIC/STATE\\_LIST\\_MYCS\\_HYDRIC\\_SOILS\\_REPORT\\_DYNAMIC\\_DATA.HTML](https://efotg.sc.gov/USDA-GOVSERVICES/PUBLIC/STATE_LIST_MYCS_HYDRIC_SOILS_REPORT_DYNAMIC_DATA.HTML) AND ACCESSED ON JULY 15, 2025.

FCP 947  
**PLAN APPROVED**  
**APR 15 2026**  
 Cecil County DLUDS  
 Division of Planning & Zoning  
*Stavros Kalaitzoglou*



**VICINITY MAP**

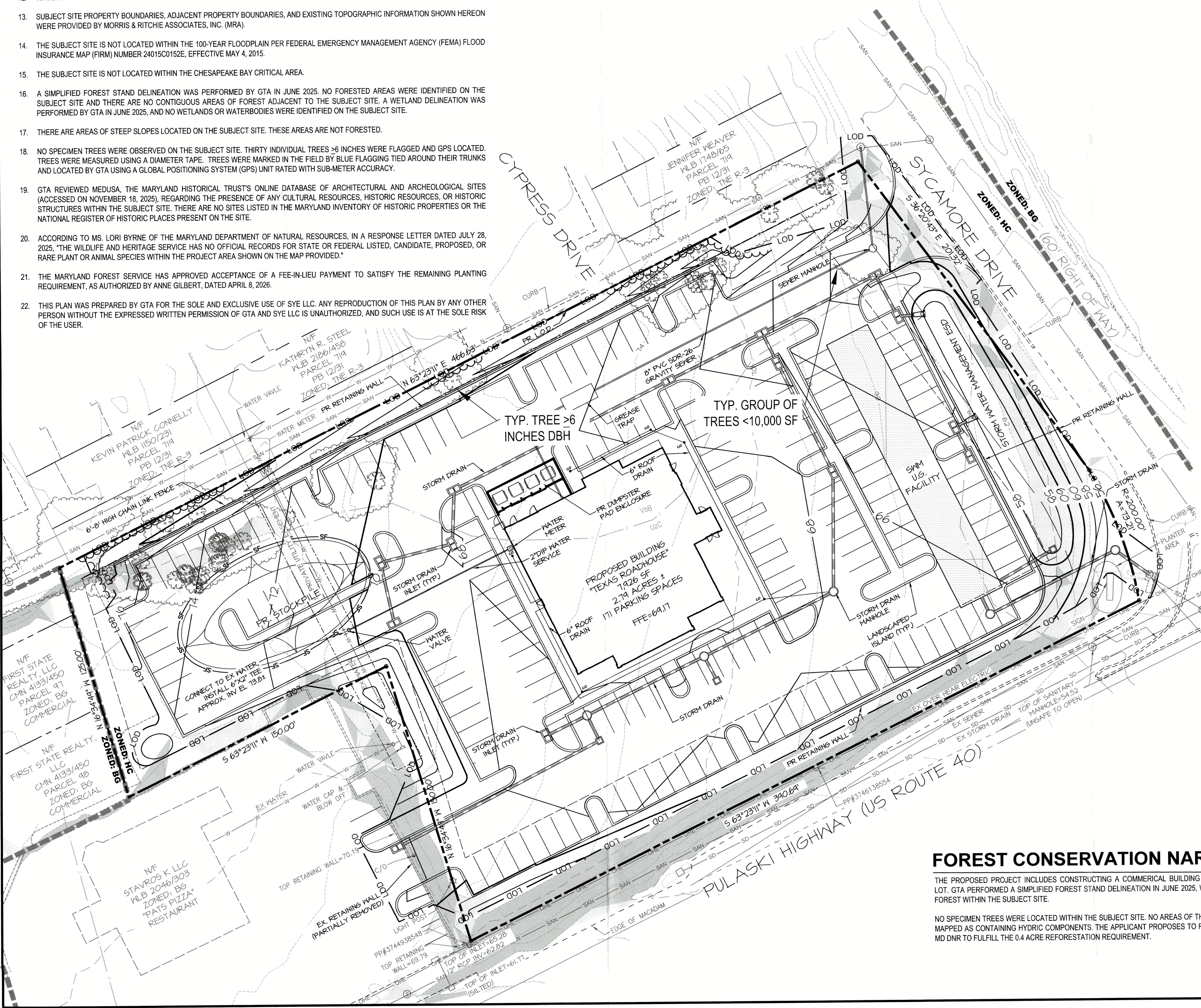
SCALE: 1"=2,000'  
 UNITED STATES GEOLOGICAL SURVEY, NORTH EAST, MD QUADRANGLE, 7.5 MINUTE TOPOGRAPHIC MAP SERIES, DATED 2023.

FOREST CONSERVATION WORKSHEET			
PROJECT NAME:	North East Texas Roadhouse	DATE:	2-Dec-25
LOCATION:	North East, Maryland	REVISION:	
REVIEWED BY:		APPROVAL DATE:	
<b>INPUT DATA</b>			
A. TOTAL SITE AREA:		2.8	ACRES
B. AREA WITHIN 100 YEAR FLOODPLAIN:		0.0	ACRES
C. AREA OF AGRICULTURAL LAND (NO CHANGE IN STATUS):		0.0	ACRES
D. NET TRACT AREA (A-B-C):		2.8	ACRES
E. LAND USE CATEGORY:		COMMERCIAL AND RESIDENTIAL USE	
F. AFFORESTATION THRESHOLD:		15%	
G. CONSERVATION THRESHOLD:		15%	
H. CURRENT FOREST COVER:		0	ACRES
I. FOREST AREA ABOVE AFFORESTATION THRESHOLD:		0	ACRES
J. FOREST AREA ABOVE CONSERVATION THRESHOLD:		0	ACRES
K. ABOVE CONSERVATION THRESHOLD TO BE CLEARED:		0	ACRES
L. BELOW CONSERVATION THRESHOLD TO BE CLEARED:		0	ACRES
M. TOTAL FORESTED AREA TO BE CLEARED:		0	ACRES
N. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED:		0	ACRES
<b>CALCULATIONS</b>			
<b>BREAK-EVEN POINT:</b>			
O. ACRES ABOVE CONSERVATION THRESHOLD TO BE RETAINED FOR NO REQUIRED FORESTATION:		NO	0 ACRES
<b>AFFORESTATION REQUIREMENT:</b>			
P. FORESTED ACRES REQUIRED:		0.4	ACRES
Q. ACRES TO BE AFFORESTED:		0.4	ACRES
<b>REFORESTATION REQUIREMENT:</b>			
R. ACRES CLEARED ABOVE THRESHOLD:		0	ACRES
S. ACRES CLEARED BELOW THRESHOLD:		0	ACRES
T. REFORESTATION CREDIT:		0	
U. TOTAL REFORESTATION REQUIREMENT:		0	ACRES
<b>TOTAL PLANTING REQUIREMENT:</b>			
V. AFFORESTATION AND REFORESTATION:		0.4	ACRES

**LEGEND**

- SUBJECT SITE
- EX. PROPERTY BOUNDARY
- EX. 1-FOOT CONTOUR
- EX. 5-FOOT CONTOUR
- EX. PAVEMENT
- EX. BUILDINGS
- EX. WALL
- EX. UTILITY EASEMENT
- EX. WATER LINE
- EX. OVERHEAD ELECTRIC
- EX. STORM WATER PIPE
- EX. SANITARY SEWER
- EX. GROUP OF TREES < 10,000 SF
- EX. SOIL BOUNDARY
- EX. ZONING DIVIDE
- SLOPES 15-25%
- SLOPES > 25%
- EX. INDIVIDUAL TREE > 6 INCHES
- PR. PARKING SPOTS
- PR. TREELINE
- PR. FENCE
- PR. CURB
- PR. WALL
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM WATER PIPE
- PR. PIPE
- PR. STORM WATER MANAGEMENT FACILITY
- PR. BUILDING
- PR. CONTOURS
- PR. CONTOUR LABELS
- PR. LIMIT OF DISTURBANCE
- PR. STOCKPILE LOCATION

SCALE: 1"=30'



**CONSTRUCTION SCHEDULE**

CONSTRUCTION FOR THE PROPOSED PROJECT IS ANTICIPATED TO BEGIN DECEMBER 2026 AND TAKE 9 TO 12 MONTHS TO COMPLETE. EROSION AND SEDIMENT CONTROLS WILL BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN WHICH WILL BE COMPLETED AT A LATER DATE. THERE IS NO FOREST, SPECIMEN TREES, OR REFORESTATION AREAS ON THE SITE. THEREFORE NO FOREST RETENTION SIGNS, ROOT PRUNING, FOREST PROTECTION FENCING OR OTHER SITE PREPARATIONS ARE NEEDED FOR CONSTRUCTION.

**FOREST CONSERVATION NARRATIVE**

THE PROPOSED PROJECT INCLUDES CONSTRUCTING A COMMERCIAL BUILDING AND ITS ASSOCIATED PARKING LOT. GTA PERFORMED A SIMPLIFIED FOREST STAND DELINEATION IN JUNE 2025, WHICH IDENTIFIED NO AREAS OF FOREST WITHIN THE SUBJECT SITE.  
 NO SPECIMEN TREES WERE LOCATED WITHIN THE SUBJECT SITE. NO AREAS OF THE SUBJECT SITE CONTAIN SOILS MAPPED AS CONTAINING HYDRIC COMPONENTS. THE APPLICANT PROPOSES TO REQUEST FEE IN LIEU ISSUED BY MD DNR TO FULFILL THE 0.4 ACRE REFORESTATION REQUIREMENT.

MATTHEW JENNETTE  
 DEPARTMENT OF NATURAL RESOURCES  
 QUALIFIED PROFESSIONAL PER COMAR 08.19.06.01  
 DATE: APRIL 9, 2026

**GTA**  
**GEO-TECHNOLOGY ASSOCIATES, INC.**  
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS  
 3445-A BOX HILL CORPORATE CENTER DRIVE  
 ABINGDON, MARYLAND 21009  
 410-515-9446  
 FAX: 410-515-4888  
 WWW.GTAENG.COM  
 © GEO-TECHNOLOGY ASSOCIATES, INC.

**SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN**  
**NORTH EAST TEXAS ROADHOUSE**  
 TOWN OF NORTH EAST, CECIL COUNTY, MARYLAND

REVISIONS:	JOB NO:	31251416
- 2025-12-12 REVISIONS TO GENERAL NOTES AND OFFSITE TREELINE REQUESTED BY CECIL COUNTY.	SCALE:	1" = 30'
- 2026-1-7 ADDITION OF CONSTRUCTION SCHEDULE, STOCK PILE AREAS AND LOD REQUESTED BY CECIL COUNTY.	DATE:	APRIL 9, 2026
	DRAWN BY:	TLM
	DESIGN BY:	
	REVIEW BY:	MAJ
	SHEET:	1 OF 1