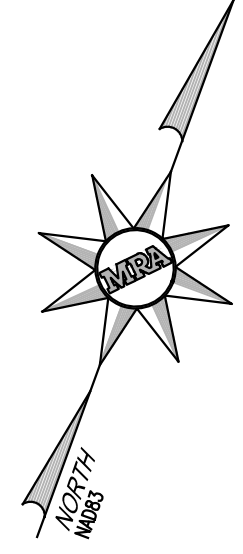
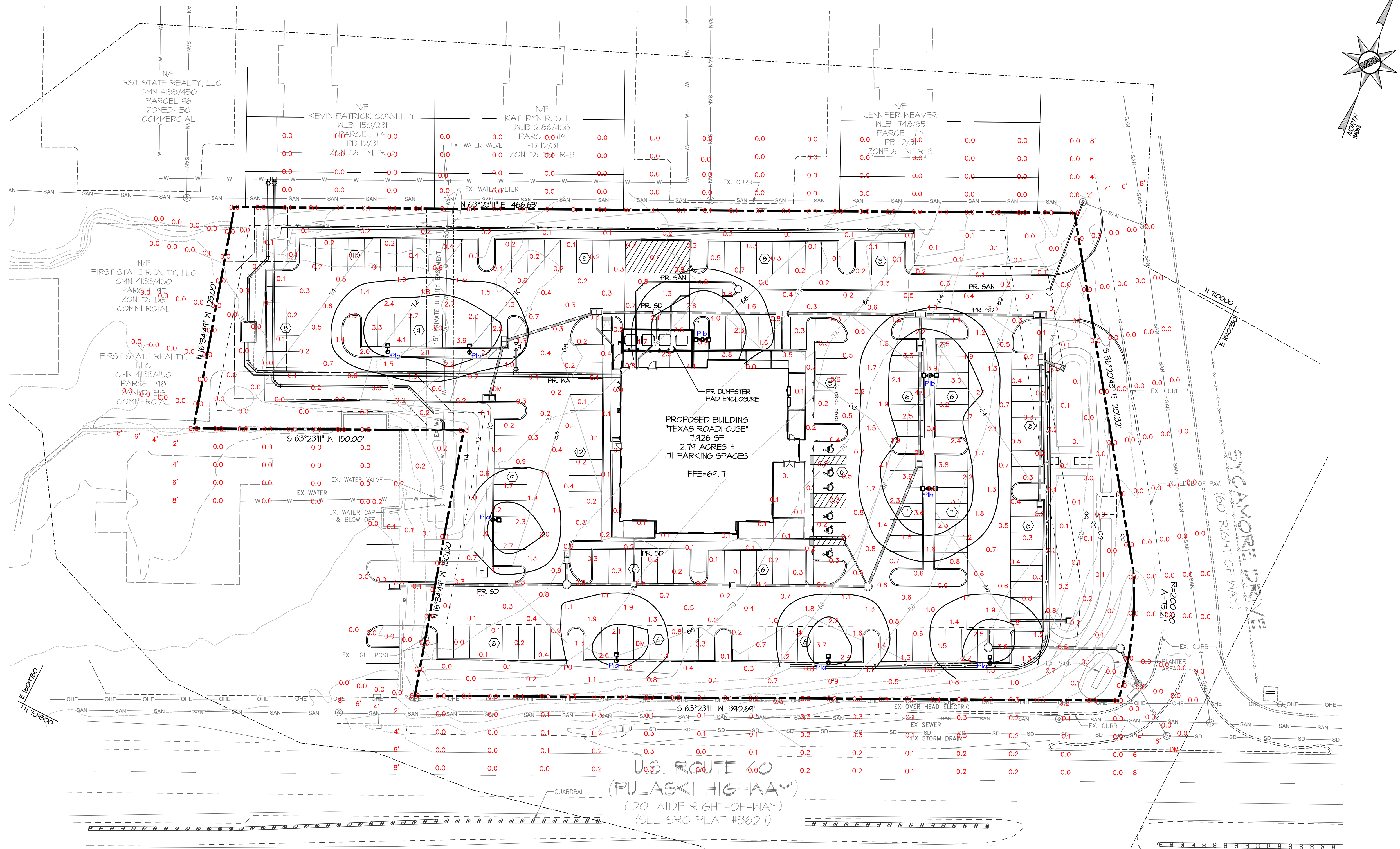


VICINITY MAP
SCALE: 1"=2000'

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PERMITTED USE No. 20506149
MAP No. 11 GRID EB & FB



SITE DATA:

- OWNER & ADDRESS: LSM LLC, 102 WARRISBEE DRIVE, ELKTON, MARYLAND 21912-6520
- PROPERTY ADDRESS: SYCAMORE DRIVE, NORTH EAST, MARYLAND 21901
- PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21809, ATTN: JEFF E. MATTHAI, P.E.
- TAX NO.: MAP 05-117909
GRID: 025H
PARCEL: 18
LOT: 0793
DEED REF: 2323/RS
PLAT NO.: 925/0693
ACREAGE: 2.8724 AC
TAX ACCOUNT NUMBER: 117909
- ZONING: (HC) HIGHWAY COMMERCIAL DISTRICT, (HCOD) HIGHWAY CORRIDOR OVERLAY DISTRICT
- HEIGHT, AREA & BULK REGULATIONS:

MAXIMUM HEIGHT	3 STOREYS/45 FEET
MINIMUM LOT SPECIFICATIONS	
AREA	20,000 SF
WIDTH	100 FEET
DEPTH	100 FEET
MINIMUM YARD SPECIFICATIONS	
FRONT YARD DEPTH	25 FEET
SIDE YARD WIDTH	10 FEET
REAR YARD DEPTH	25 FEET
- IMPERVIOUS SURFACE: EXISTING: 2,933 SF (0.156 AC), PROPOSED: 90,790 SF (2.08 AC)
- REQUIRED PARKING: 1 PER 100 SF OF FLOOR AREA MAX. & 1 SPACE PER 3 EMPLOYEES PRESENT ON THE MAX. SHIFT. 7,820/100 SF = 79 PARKING SPACES, 30 EMPLOYEES / 3 EMPLOYEES = 10 PARK SPACES, TOTAL REQUIRED: 89 PARKING SPACES
- PROPOSED PARKING: PARKING SPACES: 171 CAR PARKING SPACES, PARKING SPACE DIM: 9'X18' (TYPICAL), HANDICAP PARKING SPACES: 4 HANDICAP SPACES, 2 VAN ACCESS SPACES
- THE EXISTING FEATURES AND TOPOGRAPHY ARE TAKEN FROM THE AVAILABLE CECIL COUNTY GIS INFORMATION AND A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. JULY, 2025.

SITE LIGHTING REQUIREMENTS

- FOOT-CANDLE LEVELS RECOMMENDATIONS: (2020 DARK SKY SOCIETY GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS - RECOMMENDED ILLUMINATION LEVELS)

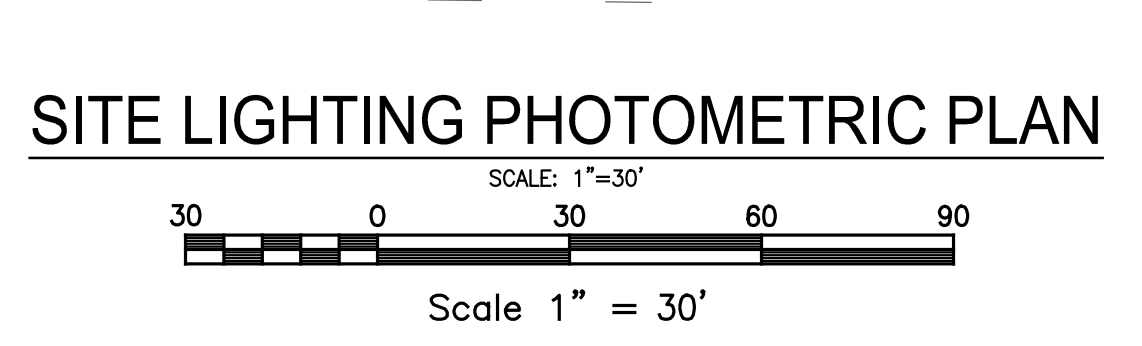
TASK AREA	AVG.	OR	NOT TO EXCEED
A. ACTIVE BLDG ENTRANCE	0.8 FC		5 FC
B. SIDEWALKS	0.2 FC		5 FC
- GUIDELINES FOR OUTDOOR LIGHTING
 - OUTDOOR LIGHTING FIXTURES SHALL BE INSTALLED IN A MANNER THAT MINIMIZES NEGATIVE IMPACTS FROM LIGHTING POLLUTION, INCLUDING LIGHT TRESPASS, FLARE, AND URBAN SKY GLOW.
 - SHIELDING - OUTDOOR LIGHTINGS SHALL BE FULLY SHIELDED, MEANING NO LIGHT ABOVE A 90-DEGREE ANGLE.
 - APPROPRIATE LIGHTING LEVELS SHALL BE DETERMINED BASED ON ILLUMINATING ENGINEERING SOCIETY (IES) STANDARDS
 - OUTDOOR LIGHTING SHALL MAINTAIN A COLOR-COORDINATED TEMPERATURE (CCT) BETWEEN 3000 KELVIN AND 4000 KELVIN.
 - ALL LIGHT FIXTURES, INCLUDING SECURITY LIGHTINGS, SHALL BE AIMED OR SHIELDED SO THAT THE DIRECT ILLUMINATION SHALL BE CONFINED TO THE PROPERTY BOUNDARIES OF THE SOURCE.
- PROPOSED LIGHT POLE QUANTITY: 4

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.84
MAXIMUM FOOT-CANDLES	4.1
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	4.14 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.84 / 0.00

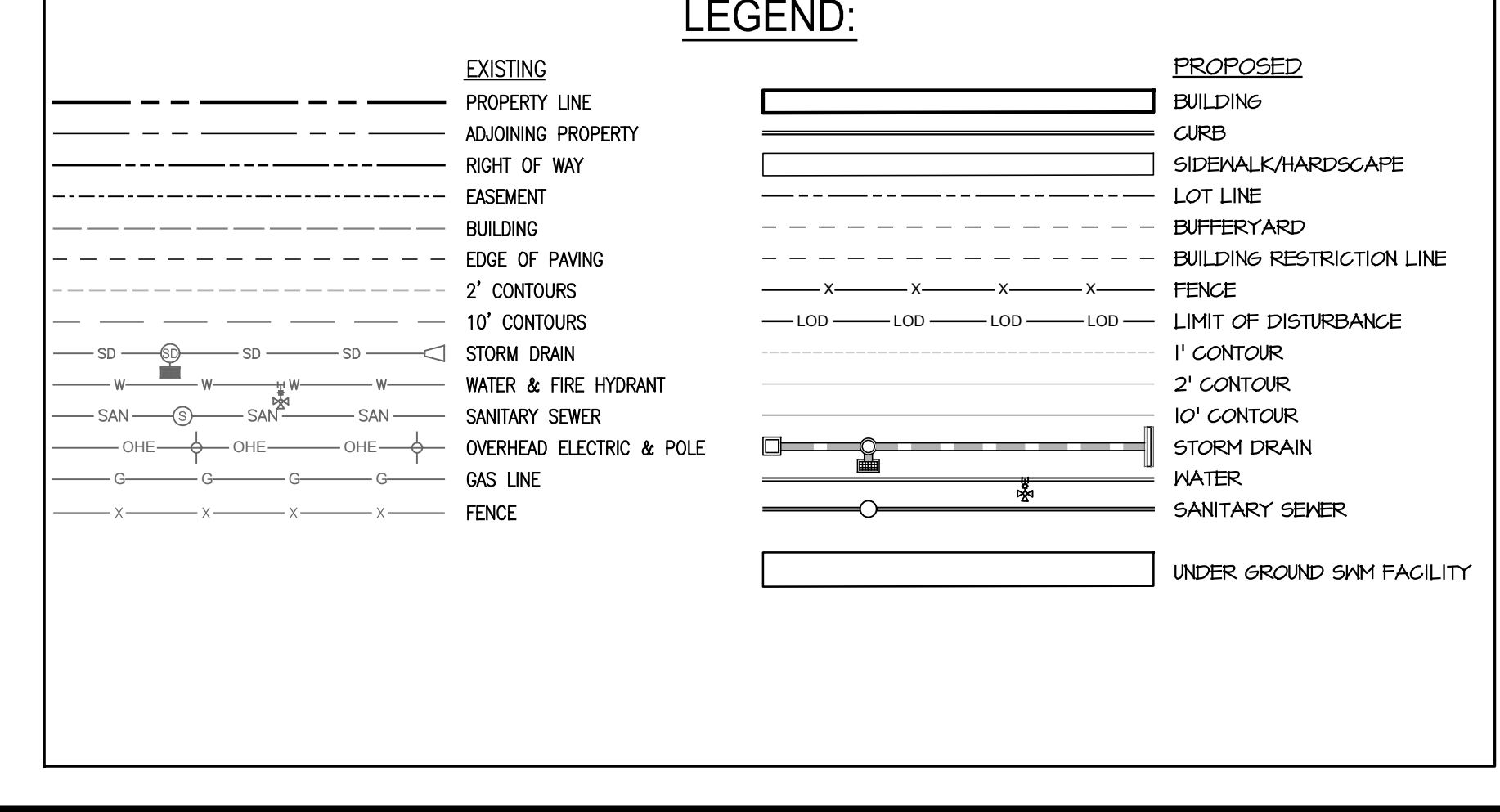
LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	ARRANGEMENT	LUMENS PER LUMINAIRE	DIMMING FACTOR	WATTS PER LUMINAIRE	TOTAL WATTS	MANUFACTURER
○	P1a	6	POLE, SINGLE	7300	1.00	55.00	330.00	CURRENT EVOLVE
□	P1b	3	POLE, DOUBLE, 180°	7300	1.00	110.00	330.00	CURRENT EVOLVE



SITE LIGHTING NOTES

- THIS SITE LIGHTING PLAN IS FOR ENTITLEMENT PURPOSES ONLY.
- SITE LIGHTING PRODUCTS AND LOCATIONS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DIRECTION FROM MEP CONTRACTOR.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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MRA@MRA.COM
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PRELIMINARY SITE LIGHTING PLAN
FOR
TEXAS ROADHOUSE
COMMERCIAL SITE
NORTH EAST, MARYLAND

DATE	REVISIONS	JOB NO.:	23116
		SCALE:	1" = 30'
		DATE:	04/22/2026
		DRAWN BY:	MRS
		DESIGN BY:	TPB
		REVIEW BY:	TPB
		SHEET:	01 OF 01