

REQUIRED LANDSCAPING

INTERIOR LANDSCAPE PARKING:

REQUIRED: 1 TREE / 5 SPACES @ 171 SPACES = 35 CANOPY TREES

PROPOSED: 35 CANOPY TREES
 PER ARTICLE 12 SECTION 12-10 SECTION G,
 Minimum plant materials. A minimum of one (1) tree for each two hundred fifty (250) square feet or fraction thereof of required landscape area or for each five (5) spaces of required parking or for each one hundred sixty one (161) square feet of island or peninsula, whichever is greater, shall be required. The remaining area of the required landscaped area shall be landscaped with shrubs or ground cover not to exceed two (2) feet in height, or grass.

NOTE: BUFFER YARD CANOPY TREE PLANTINGS LOCATED ADJACENT TO THE INTERIOR PARKING LANDSCAPE ARE INTENDED TO SATISFY THE INTERIOR LANDSCAPE FOR PARKING PLANTING REQUIREMENT, AS THE REQUIRED TREES ARE PROVIDED WITHIN THE SAME FRONTAGE AREA AND ACHIEVE THE INTENDED PLANTING, CANOPY, AND SCREENING FUNCTION.

BUFFERYARD:

REQUIRED: BUFFERYARD 'D'

PULASKI HIGHWAY - 20' WIDTH BUFFER:
 4 CANOPY TREE
 7 UNDERSTORY TREES
 11 SHRUBS
 331.33 LF / 100 FT = 3.31

PULASKI HIGHWAY - 30' WIDTH BUFFER:
 3 CANOPY TREE
 5 UNDERSTORY TREES
 10 EVERGREEN/CONIFERS
 59.36 LF / 100 FT = 0.59

NOTE: DUE TO EXISTING OVERHEAD POWER LINES ALONG PULASKI HIGHWAY MRA HAS PROPOSED UNDERSTORY TREES INSTEAD OF THE CODE REQUIRED CANOPY TREES WHERE HEIGHT AND SAFETY CONDITIONS LIMIT THE USE OF CANOPY TREES / LARGE TREES.

SYCAMORE DRIVE - 20' WIDTH BUFFER:
 4 CANOPY TREE
 7 UNDERSTORY TREES
 11 SHRUBS
 84.90 LF / 100 FT = 0.85

SYCAMORE DRIVE - 30' WIDTH BUFFER:
 3 CANOPY TREE
 5 UNDERSTORY TREES
 10 EVERGREEN/CONIFERS
 189.63 LF / 100 FT = 1.90

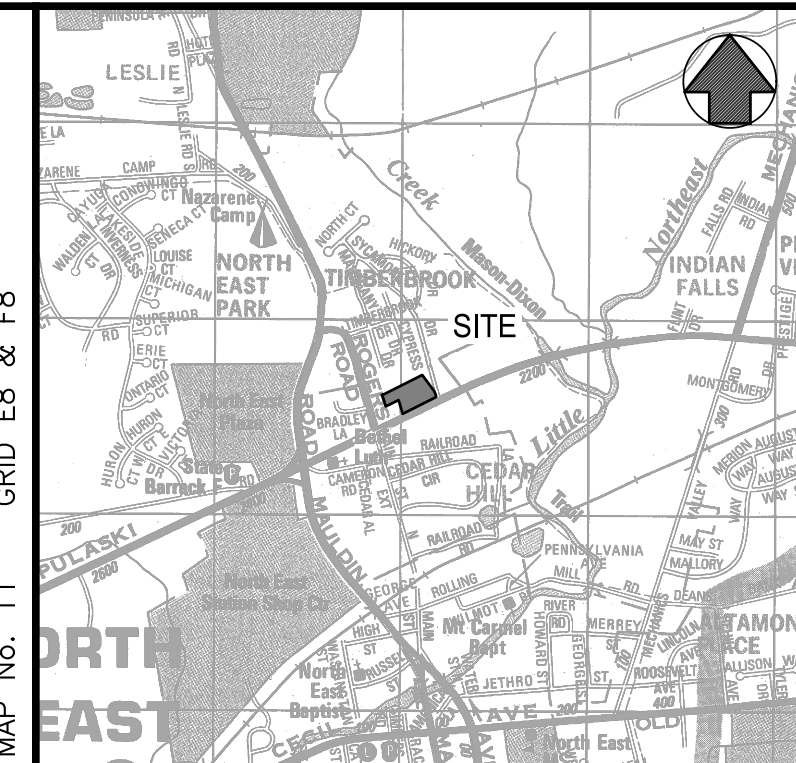
NOTE: DUE TO SITE REQUIRED STORMWATER MANAGEMENT (SWM) FACILITIES, SCREENING IN THIS AREA WILL BE PROVIDED BY A 4'± IN HEIGHT RETAINING WALL WITH A 4' HT. FENCE ON THE HIGH SIDE AND REQUIRED SWM PLANTINGS. SEE FINAL SWM PLANS FOR PLANTINGS.

RESIDENTIAL BUFFER - 30' WIDTH BUFFER:
 3 CANOPY TREE
 5 UNDERSTORY TREES
 10 EVERGREEN/CONIFERS
 123.10 LF / 100 FT = 1.23

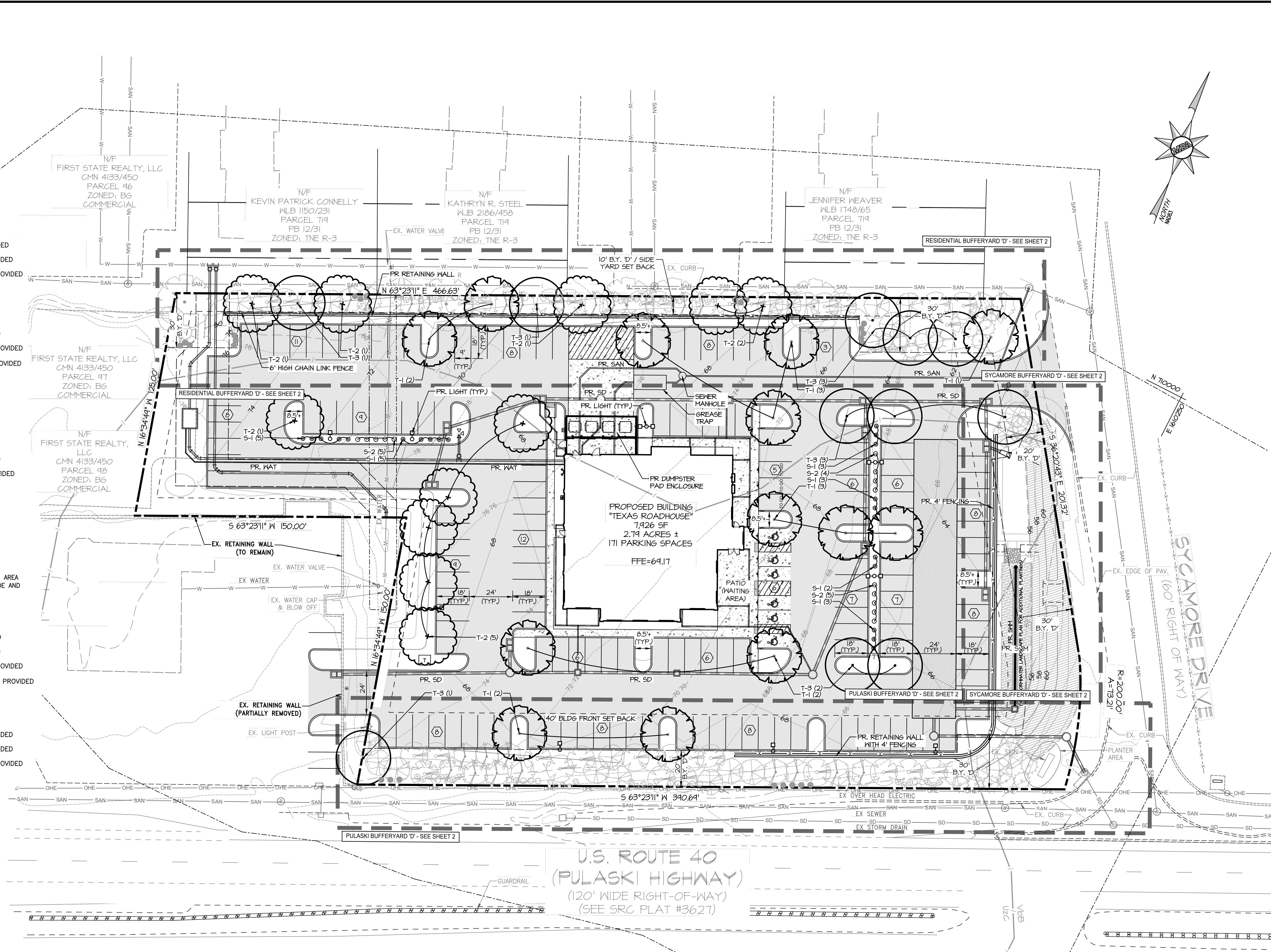
RESIDENTIAL BUFFER - 10' WIDTH BUFFER
 W/ WALL AND FENCE
 4 CANOPY TREES
 6 UNDERSTORY TREES
 12 SHRUBS
 343.44 LF / 100 FT = 3.43

RESIDENTIAL BUFFER - 10' WIDTH:
 343.26 LF / 100 FT = 3.43
 W/ WALL AND FENCE
 CANOPY TREES
 4 X 3.43 = 13.72 = 14 TREES, 14 PROVIDED
 UNDERSTORY TREES
 6 X 3.43 = 20.58 = 21 TREES, 21 PROVIDED
 SHRUBS
 12 X 3.43 = 41.16 = 42 SHRUBS, 42 PROVIDED

TOTAL CANOPY: 21 TREES
 TOTAL UNDERSTORY: 82 TREES
 TOTAL SHRUBS: 122 SHRUBS
 TOTAL EVERGREENS: 19 EVERGREENS



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 MAP No. 11 GRID EB & FB



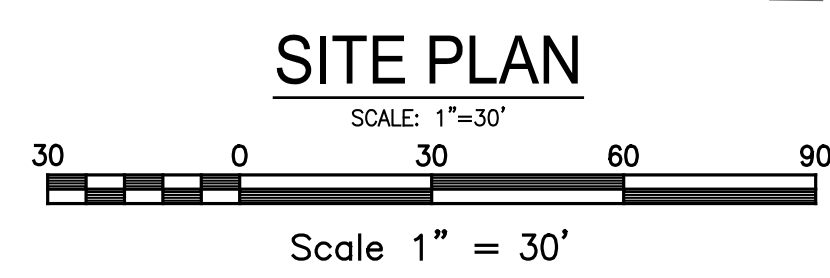
U.S. ROUTE 40
 (PULASKI HIGHWAY)
 (120' WIDE RIGHT-OF-WAY)
 (SEE SRC PLAT #3627)

PLANT LIST (THIS SHEET ONLY)

SYMBOL	LABEL	TOTAL	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
	T-1	13	Gleditsia triacanthos var. inermis 'Imperial' IMPERIAL THORNLESS HONEY LOCUST	2" CAL.	B&B
	T-2	11	Nyssa sylvatica BLACK GUM	2" CAL.	B&B
	T-3	11	Quercus phellos WILLOW OAK	2" CAL.	B&B
	S-1	21	Ilex glabra 'Gem Box' INKBERRY GEM BOX	12" - 18" HT.	CONT.
	S-2	14	Itea virginica 'Little Henry' LITTLE HENRY SWEETSPICE	12" - 18" HT.	CONT.

SOILS DATA

MAP UNIT	SOILS SERIES	SLOPE	HIGH ERODIBLE	HYDRIC	PERMEABILITY	PRIME AGRICULTURE	HSG
vB	URBAN LAND - BUTLER TOWN COMPLEX	0% TO 5%	NOT RATED	NO	NOT RATED	NO	D
UzC	UDORTHENTS	0% TO 10%	NO	NO	WELL-DRAIN	NO	A



LEGEND:

	EXISTING PROPERTY LINE		PROPOSED BUILDING
	ADJOINING PROPERTY		CURB
	RIGHT OF WAY		SIDEWALK/HARDSCAPE
	EASEMENT		LOT LINE
	TOWN OF ELKTON LIMIT		BUFFERYARD
	BUILDING		BUILDING RESTRICTION LINE
	EDGE OF PAVING		FENCE
	2' CONTOURS		1' CONTOUR
	10' CONTOURS		2' CONTOUR
	STORM DRAIN		10' CONTOUR
	WATER & FIRE HYDRANT		STORM DRAIN
	SANITARY SEWER		WATER
	OVERHEAD ELECTRIC & POLE		SANITARY SEWER
	GAS LINE		UNDER GROUND SWM FACILITY
	FENCE		STORMWATER MANAGEMENT BERM / NO WOODY VEGETATION AREA
	SOILS LINE AND DESIGNATION		MATCHLINE

MORRIS & RITCHE ASSOCIATES, INC.
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PRELIMINARY LANDSCAPE PLAN
 FOR
TEXAS ROADHOUSE
 COMMERCIAL SITE
 NORTH EAST, MARYLAND
 5th ELECTION DISTRICT

DATE	REVISIONS	JOB NO.:	23116
		SCALE:	1" = 30'
		DATE:	04/22/2026
		DRAWN BY:	MRS
		DESIGN BY:	TPB
		REVIEW BY:	TPB
		SHEET:	01 OF 03

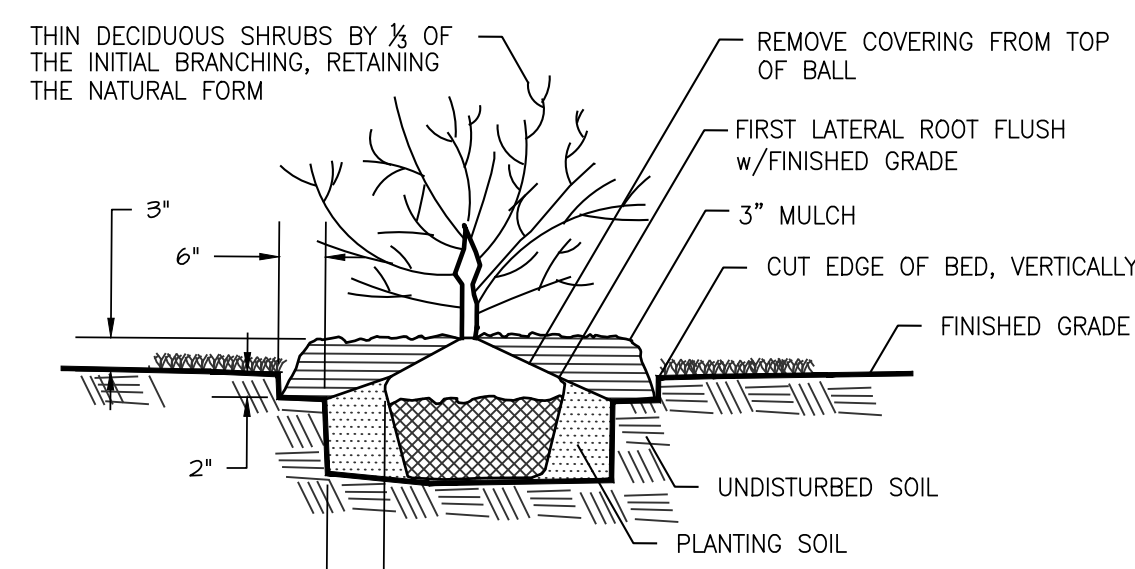
* NOTE: NO WOODY VEGETATION TO BE PLANTED ON STORMWATER MANAGEMENT BERM.

PLANT STANDARDS & GUARANTEE

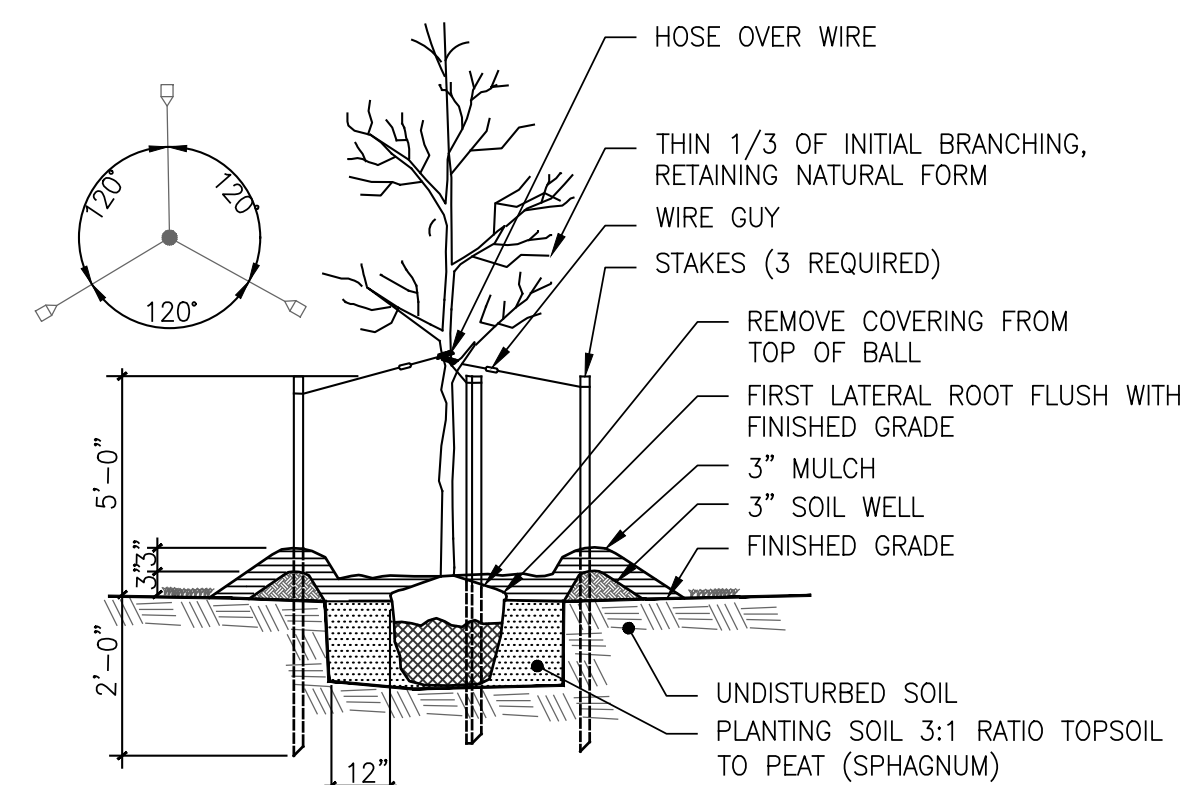
1. ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL MATERIAL SHALL BE NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS. VARIETIES SHALL BE INDIGENOUS TO THIS AREA, ZONE 7b.
2. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE LATEST ADDITION OF LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER COMPLETION OF SITE WORK.
4. ALL MATERIAL SHALL BE MAINTAINED DURING CONSTRUCTION AND GUARANTEED BY THE PROPERTY OWNER OR INSTALLER FOR THE DURATION OF ONE FULL YEAR FROM THE DATE OF LANDSCAPE CERTIFICATION. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.
5. ALL LANDSCAPING, BUFFERING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL BY THE OWNER WITHIN ONE GROWING SEASON.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF THE PROPOSED PLANT MATERIAL.

LANDSCAPE PLAN GENERAL NOTES

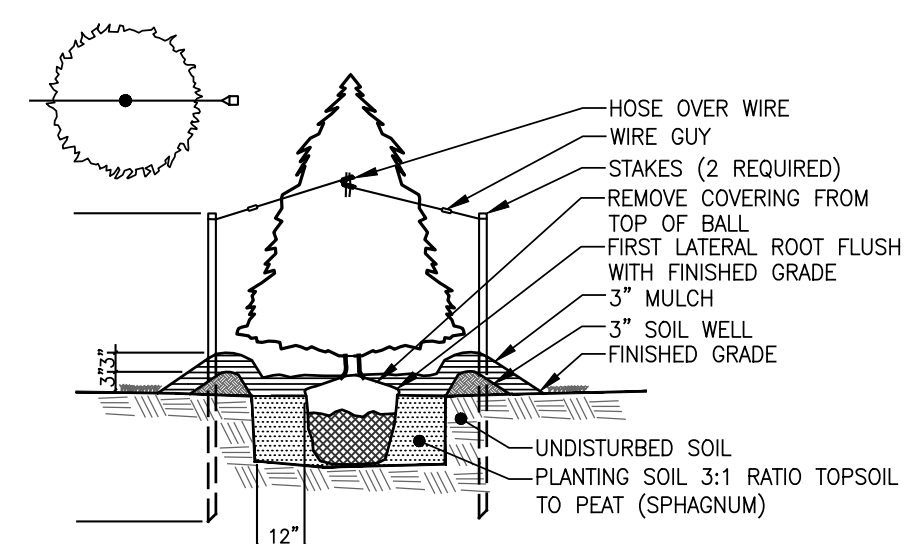
1. QUANTITIES OF TREES, EVERGREENS AND SHRUBS, WHEN NOTED ON THE PLANT LIST, ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THIS PLANT MATERIAL BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTACT LANDSCAPE ARCHITECT IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF MATERIALS SHOWN ON THE DRAWINGS.
2. GROUND COVER, BULBS, PERENNIALS, ANNUALS AND VINE QUANTITIES SHALL BE AS NOTED IN THE PLANT LIST REGARDLESS OF THE NUMBER OF GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS.
3. TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF A PUBLIC UTILITY.
4. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD AFTER IMPLEMENTATION BY THE PROPERTY OWNER.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE CITY OF NORTH EAST, MARYLAND.



SHRUB DETAIL
NOT TO SCALE



DECIDUOUS TREE DETAIL
NOT TO SCALE



EVERGREEN TREE DETAIL
NOT TO SCALE

MASTER PLANT LIST					
SYMBOL	LABEL	TOTAL	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
CANOPY TREES					
	T-1	18	Gleditsia triacanthos var. inermis "Imperial" IMPERIAL THORNLESS HONEY LOCUST	2" CAL.	B&B
	T-2	11	Nyssa sylvatica BLACK GUM	2" CAL.	B&B
	T-3	13	Quercus phellos WILLOW OAK	2" CAL.	B&B
FLOWERING TREES					
	F-1	24	AmelanchierXgrandiflora 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	1-1 1/2" CAL.	B&B
	F-2	32	Cercis canadensis EASTERN REDBUD	1-1 1/2" CAL.	B&B
	F-3	26	Magnolia grandiflora 'Little Gem' LITTLE GEM SOUTHERN MAGNOLIA	1-1 1/2" CAL.	B&B
EVERGREEN TREES					
	E-1	11	Ilex opaca AMERICAN HOLLY	4'-6" HT.	B&B
	E-2	8	Thuja occidentalis 'Smaragd' ARBORVITAE EMERALD GREEN	4'-6" HT.	B&B
SHRUBS (BUFFERYARD)					
	S-1	20	Clethra alnifolia 'Ruby Spice' RUBY SPICE SUMMERSWEET	18" - 24" HT.	CONT.
	S-2	25	Cornus sericea RED OSIER DOGWOOD	18" - 24" HT.	CONT.
	S-3	27	Hydrangea quercifolia OAKLEAF HYDRANGEA	18" - 24" HT.	CONT.
	S-4	24	Ilex glabra 'Shamrock' SHAMROCK INKBERRY	18" - 24" HT.	CONT.
	S-5	26	Prunus laurocerasus 'Otto Luyken' OTTO LUYKEN CHERRY LAUREL	18" - 24" HT.	CONT.
SHRUBS (INTERIOR PARKING PLANTING)					
	S-1	21	Ilex glabra 'Gem Box' INKBERRY GEM BOX	12" - 18" HT.	CONT.
	S-2	14	Itea virginica 'Little Henry' LITTLE HENRY SWEETSPIRE	12" - 18" HT.	CONT.

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MD 21009 (410) 515-9000 FAX: (410) 515-9002 MRAGTA.COM © 2026 MORRIS & RITCHIE ASSOCIATES, INC.																												
	PRELIMINARY LANDSCAPE NOTES FOR TEXAS ROADHOUSE COMMERCIAL SITE NORTH EAST, MARYLAND <small>5th ELECTION DISTRICT CECIL COUNTY MARYLAND</small>																												
<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>JOB NO.:</th> <th>23116</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>SCALE:</td> <td>AS SHOWN</td> </tr> <tr> <td></td> <td></td> <td>DATE:</td> <td>04/22/2026</td> </tr> <tr> <td></td> <td></td> <td>DRAWN BY:</td> <td>MRS</td> </tr> <tr> <td></td> <td></td> <td>DESIGN BY:</td> <td>TPB</td> </tr> <tr> <td></td> <td></td> <td>REVIEW BY:</td> <td>TPB</td> </tr> <tr> <td></td> <td></td> <td>SHEET:</td> <td>03 OF 03</td> </tr> </tbody> </table>	DATE	REVISIONS	JOB NO.:	23116			SCALE:	AS SHOWN			DATE:	04/22/2026			DRAWN BY:	MRS			DESIGN BY:	TPB			REVIEW BY:	TPB			SHEET:	03 OF 03	
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