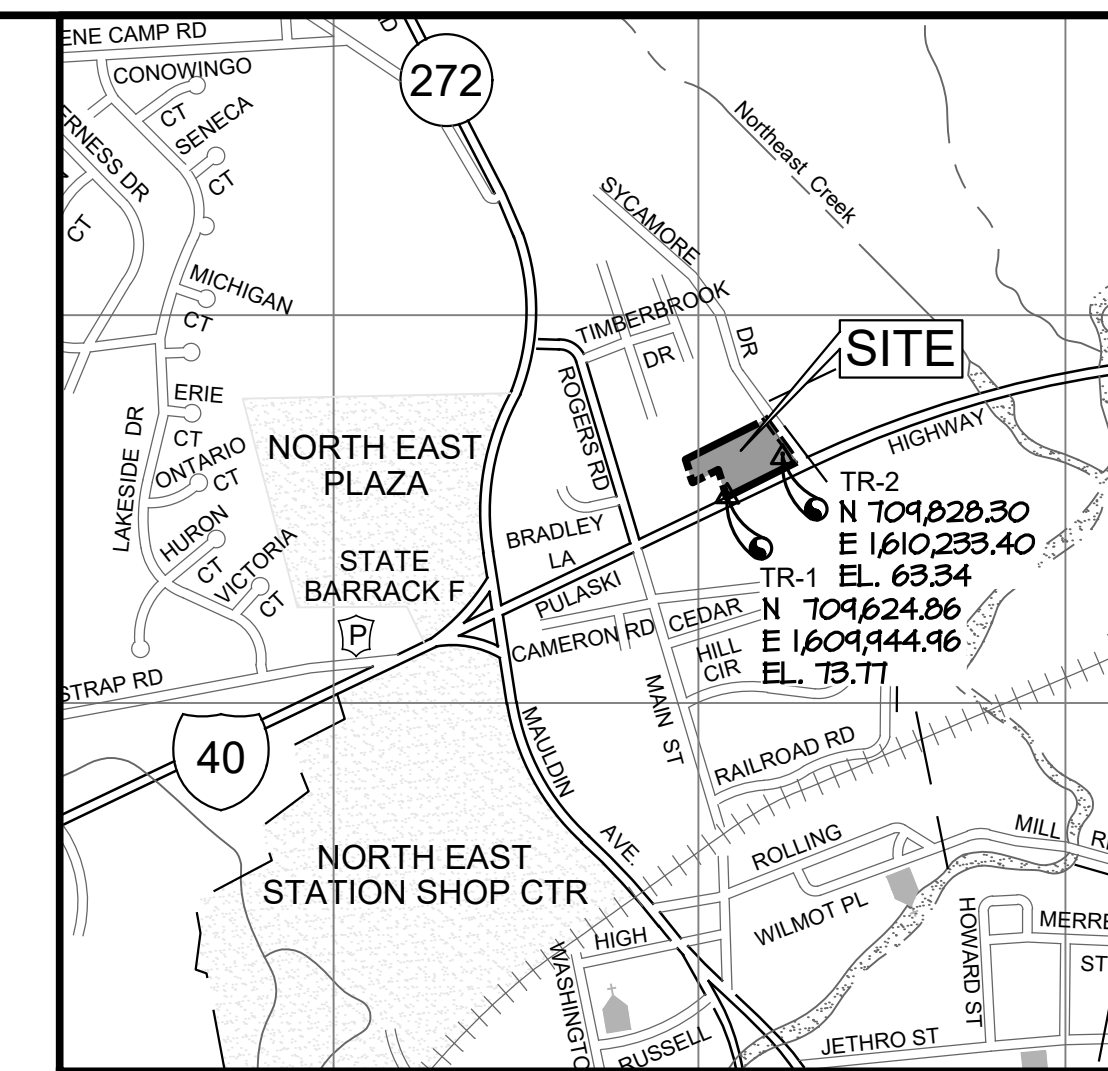


SITE DATA:

- OWNER & ADDRESS: LSM LLC
102 RIVERSIDE DRIVE
ELKTON, MARYLAND 21912-5020
- PROPERTY ADDRESS: SYCAMORE DRIVE
NORTH EAST, MARYLAND 21901
- PLAN PREPARED BY: MORRIS & RITCHE ASSOCIATES, INC.
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
ATTN: JEFF E. MATTHAI, P.E.
- TAX NO.: MAP 05-117909
TAX MAP: 025H
GRID: 16
PARCEL: 0793
LOT: 1
DEED REF: 232365
PLAT NO.: 925/0693
ACREAGE: 2.672± AC
TAX ACCOUNT NUMBER: 117909
- ZONING: (HC) HIGHWAY COMMERCIAL DISTRICT
(HCO) HIGHWAY CORRIDOR OVERLAY DISTRICT
- HEIGHT, AREA & BULK REGULATIONS:

MAXIMUM HEIGHT	3 STORIES/45 FEET
MINIMUM LOT SPECIFICATIONS	20,000 SF
AREA	100 FEET
WIDTH	100 FEET
DEPTH	100 FEET
MINIMUM YARD SPECIFICATIONS	
FRONT YARD DEPTH	40 FEET
SIDE YARD WIDTH	10 FEET
REAR YARD DEPTH	25 FEET
- IMPERVIOUS SURFACE: EXISTING: 2,033 SF / 0.05± 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

7,928/100 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



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION; THAT IT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF NORTH EAST AND CECIL COUNTY DESIGN GUIDELINES; AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE: *Rosa A. Fernandez* DATE: 4/22/2026

NAME (PRINTED): ROSA A. FERNANDEZ LICENSE No.: 62015

TOWN OF NORTH EAST PLANNING COMMISSION:
REVIEWED AND APPROVED RECOMMENDED:

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____

TOWN OF NORTH EAST TOWN ENGINEER:
REVIEWED AND APPROVED RECOMMENDED:

TOWN ENGINEER _____ DATE _____

CECIL COUNTY DIVISION OF DEVELOPMENT PLANS REVIEW:
REVIEWED AND APPROVED RECOMMENDED:

PLAN REVIEWER _____ DATE _____

CHIEF, PLANS REVIEW _____ DATE _____

CECIL COUNTY LAND USE AND DEVELOPMENT SERVICES:
DIVISION OF WATER AND SEWER PLANNING

APPROVING AUTHORITY _____ DATE _____

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No. 62015 EXPIRATION DATE: 11/23/2027

SCALE: 1" = 1"

MORRIS & RITCHE 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
MRA@TA.COM
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PRELIMINARY SITE PLAN FOR TEXAS ROADHOUSE
COMMERCIAL SITE
NORTH EAST, MARYLAND

DATE	REVISIONS	JOB NO.:	23116
		SCALE:	AS SHOWN
		DATE:	4/22/2026
		DRAWN BY:	JRG/RAV
		DESIGN BY:	JEM/RAV
		REVIEW BY:	AGD
		SHEET:	01 OF 01

LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	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	LIMIT OF DISTURBANCE
10'-CONTOURS	1' CONTOUR
STORM DRAIN	2' CONTOUR
WATER & FIRE HYDRANT	10' CONTOUR
SANITARY SEWER	STORM DRAIN
OVERHEAD ELECTRIC & POLE	WATER
GAS LINE	SANITARY SEWER
WOODS	CLEARING LIMIT
FENCE	UNDER GROUND 30M FACILITY
SOILS LINE AND DESIGNATION	
15-25% SLOPE	
>25% SLOPE	
TREE 6" DBH OR LARGER	

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

PLAN
SCALE: 1"=30'

Scale 1" = 30'

SOILS DATA						
MAP UNIT	SOILS SERIES	SLOPE	HIGH ERODIBLE	HYDRIC	PERMEABILITY	PRIME AGRICULTURE
VbB	URBAN LAND - BUTLER TOWN COMPLEX	0% TO 5%	NOT RATED	NO	NOT RATED	NO
UcC	TOWNSHMENTS	0% TO 10%	NO	NO	WELL-DRAIN	NO

G:\23116\PLANNING\PRELIMINARY\23116_PRELIM-SITE.dwg - 4/22/2026 10:06:13 AM R.Fernandez
1:1, Copyright 2026 Morris & Ritchie Associates, Inc.