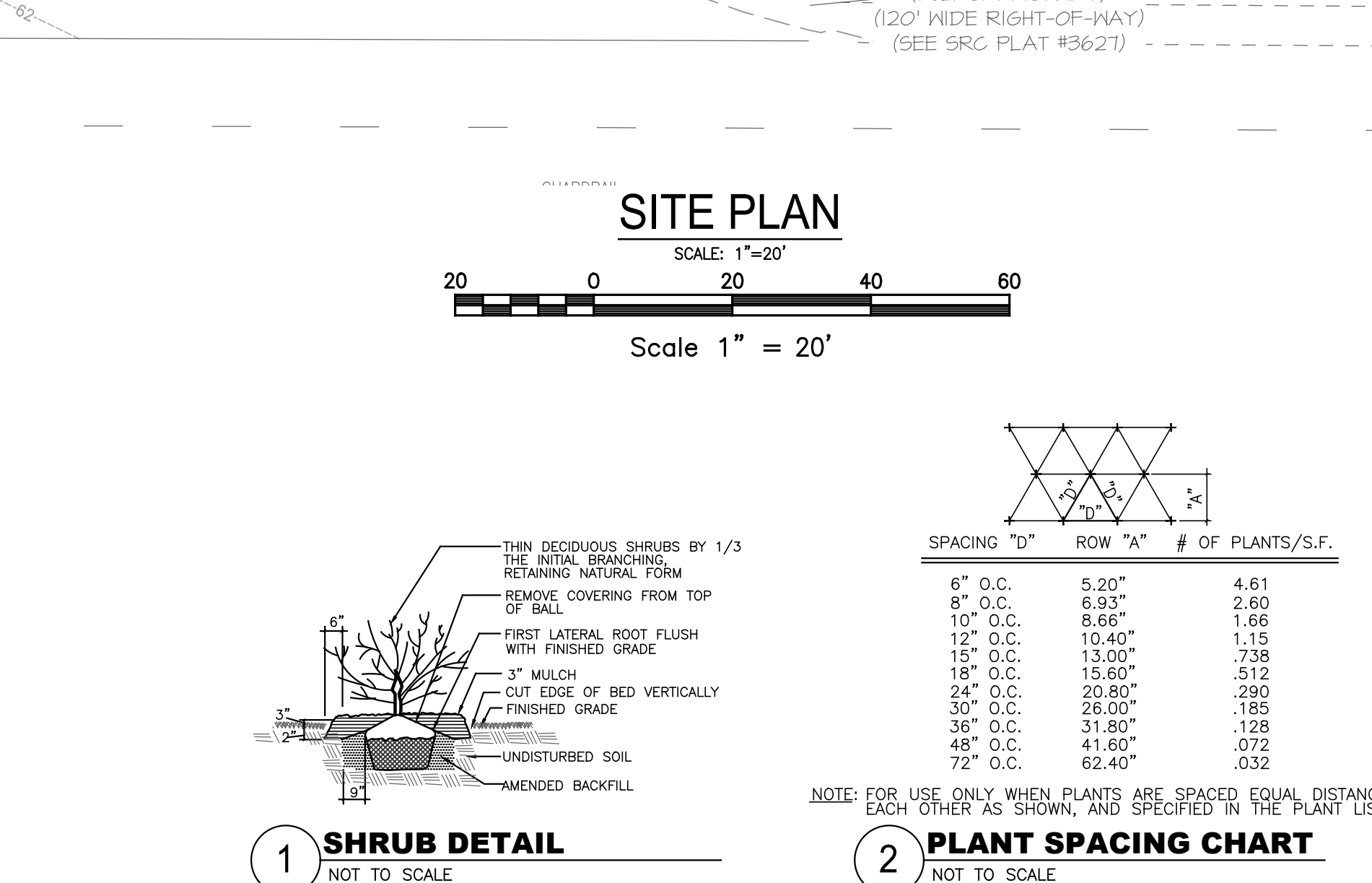


- SITE DATA:**
- OWNER & ADDRESS: LSM LLC, 612 RIVERSIDE DRIVE, ELKTON, MARYLAND 21912-5020
 - PROPERTY ADDRESS: SYCAMORE DRIVE, NORTH EAST, MARYLAND 21901
 - PLAN PREPARED BY: MORRIS & RITCHE ASSOCIATES, INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21009, ATTN: JEFF E. MATTHAI, P.E.
 - TAX NO.: MAP 05-117909, TAX MAP: 025H, GRID: 16, PARCEL: 0783, LOT: 1, DEED REF: 232365, PLAT NO.: 9265993, ACRES: 2.875 AC, TAX ACCOUNT NUMBER: 117909
 - ZONING: (HC) HIGHWAY COMMERCIAL DISTRICT, (HCO) HIGHWAY CORRIDOR OVERLAY DISTRICT
 - HEIGHT, AREA & BULK REGULATIONS:

MAXIMUM HEIGHT	3 STORES/45 FEET
MINIMUM LOT SPECIFICATIONS	
AREA	20,000 SF
TYP. 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 (0.094 AC), PROPOSED: 90,790 SF (2.081 AC)
 - REQUIRED PARKING: 1 PER 100 SF OF FLOOR AREA MAX. & 1 SPACE PER 3 EMPLOYEES PRESENT ON THE MAX. SHIFT. 7,926/100 SF = 79 PARKING SPACES. 38 EMPLOYEES/3 EMPLOYEES = 13 PARK SPACES. TOTAL REQUIRED: 89 PARKING SPACES. PROPOSED PARKING: PARKING SPACES: 171 CAR PARKING SPACES, PARKING SPACE DIM: 8'X12' (TYPICAL), HANDICAP PARKING SPACES: 4 HANDICAP SPACES, 2 VAN ACCESS SPACES
 - EXISTING FEATURES AND TOPOGRAPHY ARE TAKEN FROM THE AVAILABLE CECL COUNTY GIS INFORMATION AND A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHE ASSOCIATES, INC. JULY, 2025.
 - THERE ARE NO NON-TIDAL WETLANDS, WATERS OF THE U.S., FOREST, OR SPECIMEN TREES ON-SITE AS DETERMINED BY GEOTECHNOLOGY ASSOCIATES, INC. JULY, 2025.
 - THERE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA FIRM MAP NUMBER 340150125E EFFECTIVE DATE MAY 4, 2015.
 - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE AND ATLANTIC COASTAL BAYS CRITICAL AREA.
 - THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES OR HABITATS PRESENT ON THE SITE.
 - THERE ARE NO STEEP SLOPES (AREAS OF SLOPES MORE THAN 15% ENCOMPASSING 10,000 S.F. OR MORE) ON THE SITE.
 - A SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN WAS COMPLETED BY GIA AND SUBMITTED TO CECL COUNTY L.U.D.S. ON 12/06/2025.
 - THIS SITE IS SUBJECT TO THE FOREST CONSERVATION ACT; THE FOREST CONSERVATION PLAN WILL BE REVIEWED AND APPROVED BY CECL COUNTY OFFICE OF PLANNING AND ZONING. A PRELIMINARY AND FINAL FOREST CONSERVATION PLAN WILL BE REQUIRED FOR THIS PROJECT.
 - A TRAFFIC IMPACT STUDY FOR THE SITE HAS BEEN PREPARED BY TRAFFIC CONCEPTS, INC.
 - COUNTY SEWER ROUTED THRU THE TOWN'S RIGHT-OF-WAY WILL REQUIRE AN EASEMENT FROM THE TOWN TO THE COUNTY.
 - WATER AND SEWER ALLOCATIONS ARE REQUIRED PRIOR TO FINAL SITE PLAN BUILDING PERMIT APPROVALS.
 - PARKING LOTS WITH 100 SPACES OR MORE ARE REQUIRED TO HAVE A LANDSCAPE ISLAND OR PENINSULA FOR EVERY EIGHT (8) ADJACENT SPACES, WHERE THIS REQUIREMENT HAS NOT BEEN MET, A FEE IN LIEU OF THE LANDSCAPING REQUIREMENT WILL BE PAID.
 - MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT PRACTICES WILL BE FACILITATED BY THE OWNER.
 - BUFFER YARDS FROM COLLECTOR ROAD OR ARTERIAL ROADWAYS AND THE ABUTTING RESIDENTIAL DISTRICT SHALL BE BUFFER STANDARD 'D' PER APPENDIX 'A' ARTICLE 12.
 - PUBLIC SEWER SERVICE WILL BE PROVIDED BY CECL COUNTY.
 - PUBLIC WATER SERVICE WILL BE PROVIDED BY THE TOWN OF NORTH EAST.
 - A VARIANCE OF ARTICLE 4, SECTION 4.5 IS REQUIRED TO ALLOW OFF STREET PARKING & STORMWATER WITHIN ANY ANY SETBACK, BUFFER, OR EASEMENT
 - CONCEPT PHASE SWM503 WAS SUBMITTED TO CECL COUNTY L.U.D.S. FOR REVIEW ON 11/21/2025

SYMBOL	LABEL	TOTAL	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
SHRUBS					
	S-1	7	Chamaecyparis obtusa 'Nana Gracilis' DWARF HINKO CYPRRESS	MIN. 2' HT.	CONT.
	S-2	5	Ilex crenata 'Sky Pencil' SKY PENCIL JAPANESE HOLLY	18" - 24" HT.	CONT.
	S-3	30	Ilex glabra 'Shamrock' SHAMROCK INKBERRY	18" - 24" HT.	CONT.
GRASSES AND PERENNIALS					
	G-1	25	Panicum virgatum 'Niagara Falls' NIAGARA FALLS SWITCH GRASS	24" - 30" HT.	CONT.
	G-2	32	Schizachyrium scarpiorum LITTLE BLUESTEM	24" - 30" HT.	CONT.
	P-1	48	Coreopsis verticillata 'Moonbeam' MOONBEAM COREOPSIS	24" - 30" HT.	CONT.

	M-1	3" DEPTH MULCHED AREA OVER LANDSCAPE FABRIC WEED BARRIER, SHREDDED, WOOD MULCH; COLOR: BLACK.
	M-2	4"-6" LENGTH, MEDIUM SIZE RIVER ROCK, MIN. 6" DEPTH; COLOR: TBD, OVER MERIT-140N LANDSCAPE FABRIC/ WEED BARRIER.
	M-3	STANDARD CONCRETE PAVEMENT, POUR-IN-PLACE; COLOR: BLACK.



LEGEND:

	EXISTING PROPERTY LINE		PROPOSED BUILDING
	EXISTING ADJOINING PROPERTY		PROPOSED CURB
	EXISTING RIGHT OF WAY		PROPOSED SIDEWALK/HARDSCAPE
	EXISTING EASEMENT		PROPOSED LOT LINE
	EXISTING TOWN OF ELKTON LIMIT		PROPOSED BUFFER YARD
	EXISTING BUILDING		PROPOSED BUILDING RESTRICTION LINE
	EXISTING EDGE OF PAVING		PROPOSED FENCE
	EXISTING 2' CONTOURS		PROPOSED LIMIT OF DISTURBANCE
	EXISTING 10' CONTOURS		PROPOSED 1' CONTOUR
	EXISTING STORM DRAIN		PROPOSED 2' CONTOUR
	EXISTING WATER & FIRE HYDRANT		PROPOSED 10' CONTOUR
	EXISTING SANITARY SEWER		PROPOSED STORM DRAIN
	EXISTING OVERHEAD ELECTRIC & POLE		PROPOSED WATER
	EXISTING GAS LINE		PROPOSED SANITARY SEWER
	EXISTING WOODS		PROPOSED CLEARING LIMIT
	EXISTING FENCE		PROPOSED UNDER GROUND SWM FACILITY
	EXISTING SOILS LINE AND DESIGNATION		PROPOSED MATCHLINE
			PROPOSED DRIFTWOOD SCULPTURE

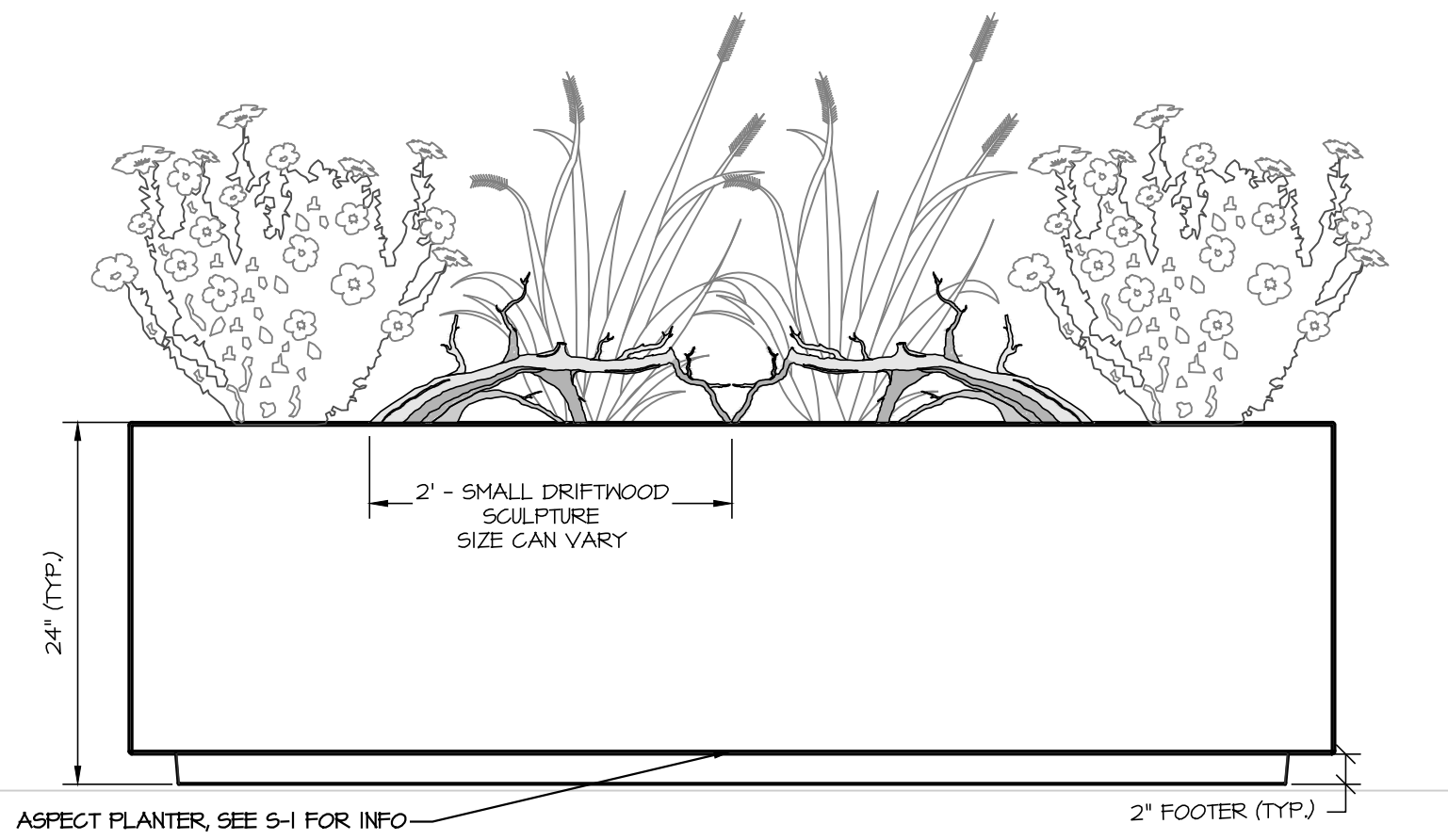
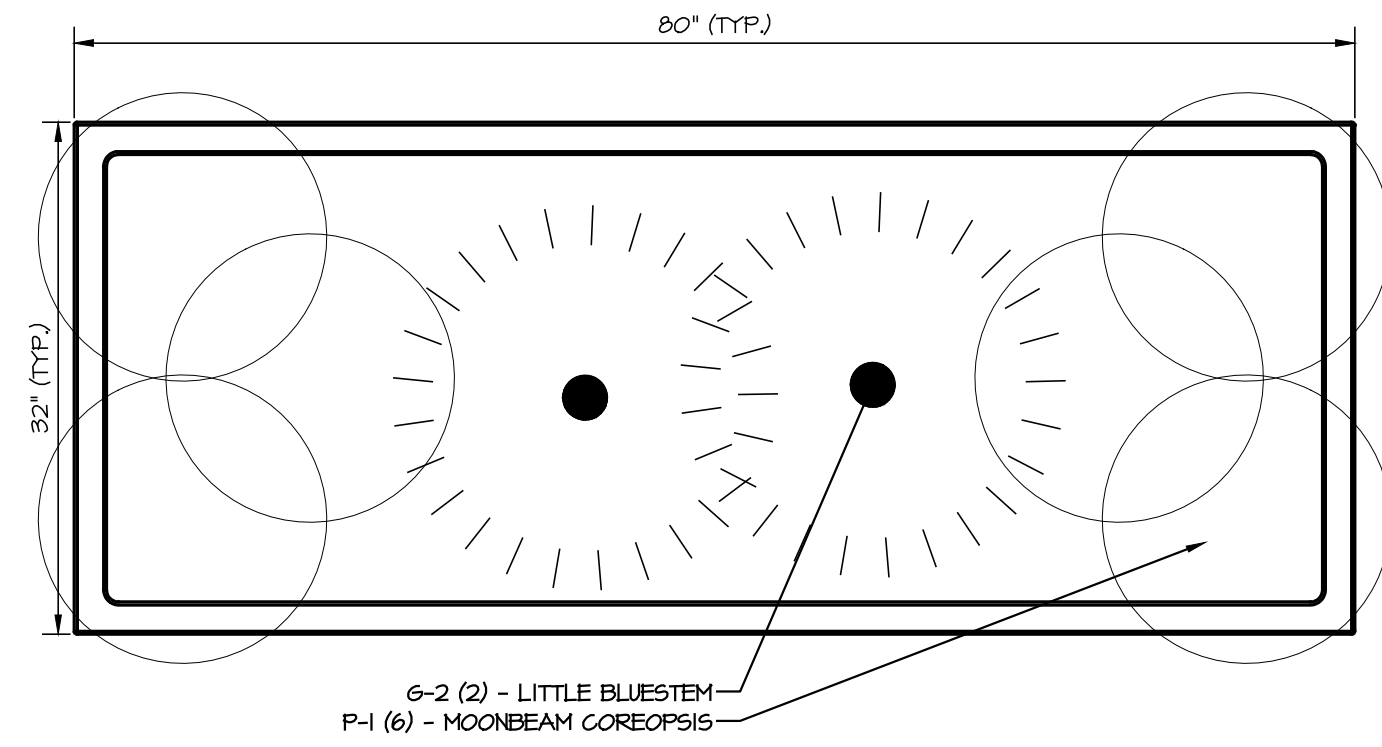


*NOTE: AREAS OF THE LANDSCAPE PLAN LEFT UNHATCHED ARE TO BE SEEDED OR SOD BY CONTRACTOR

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
 MRAGTA.COM
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SUPPLEMENTARY LANDSCAPE PLAN
 FOR
TEXAS ROADHOUSE
 COMMERCIAL SITE
 NORTH EAST, MARYLAND

DATE	REVISIONS	JOB NO.:	SCALE:
		23116	1" = 20'
			DATE: 05/04/2026
			DRAWN BY: MRS
			DESIGN BY: TBP
			REVIEW BY: TBP
			SHEET: 01 OF 02



S-1 ASPECT PLANTER - 24
 MANUFACTURER: LANDSCAPE FORMS
 PRODUCT: ASPECT PLANTER
 MATERIAL: PRECAST CONCRETE
 SIZE: 80" W X 32" D X 24" H
 COLOR: SANDSTONE (AS SHOWN)
 MOUNT: SURFACE MOUNT
 QUANTITY: 3
 CONTACT: LANDSCAPE FORMS
 7800 E. MICHIGAN AVE.,
 KALAMAZOO, MI 49048
 PHONE: 1.800.521.2546

1 S-1 ASPECT PLANTER - PLANTING PLAN (TYP.)
 SCALE: 1" = 1'-0"

2 S-1 ASPECT PLANTER - ELEVATION
 SCALE: 1" = 1'-0"



S-2 DRIFTWOOD SCULPTURE
 MANUFACTURER: LOCAL SOURCE
 PRODUCT: DRIFTWOOD SCULPTURE
 MATERIAL: SALVAGED WOOD
 SIZE: VARYING SIZE
 COLOR: VARIES (AS SHOWN)
 QUANTITY: 6

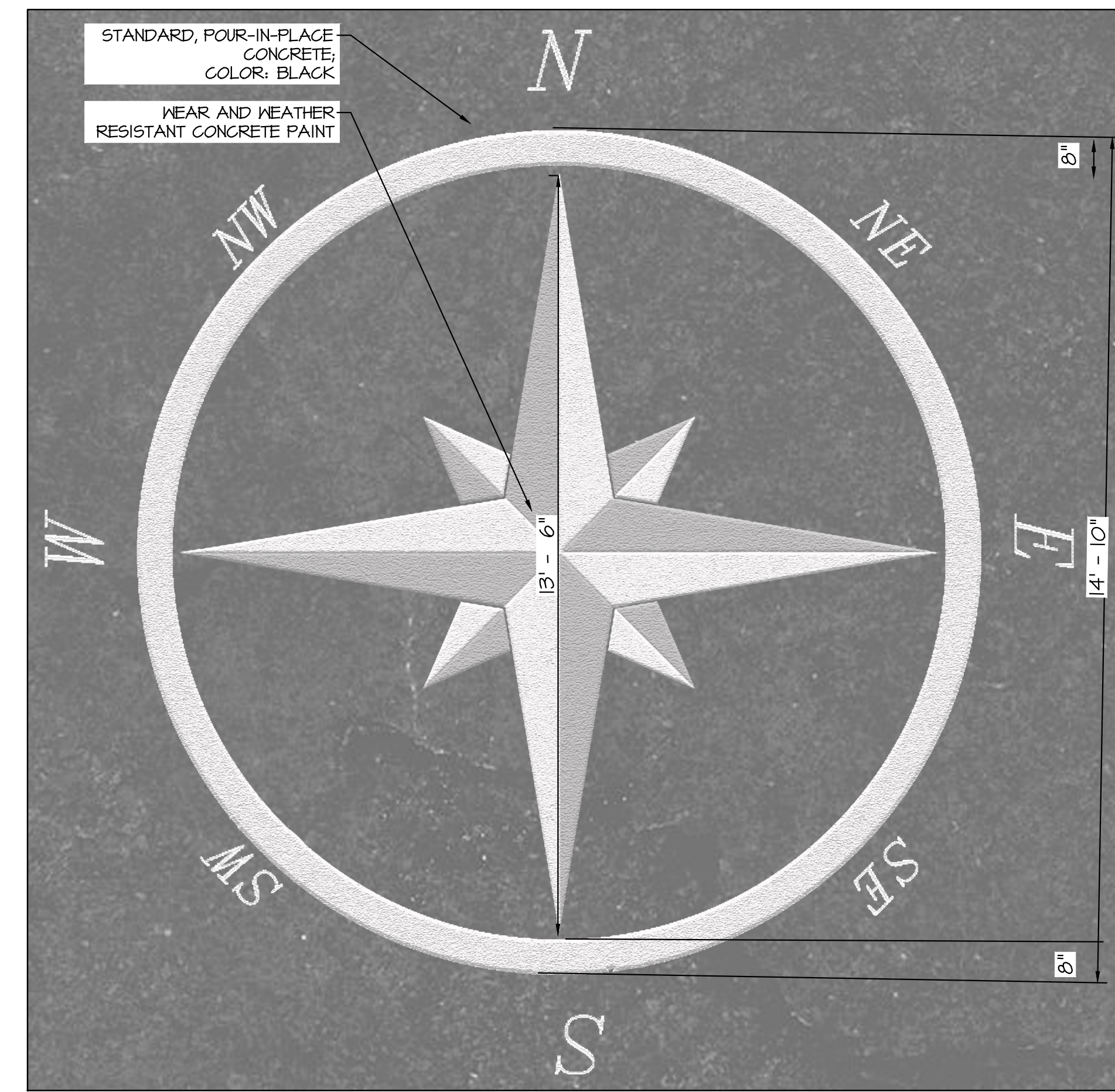
1 S-2 PLANTING BEDS - DRIFTWOOD SCULPTURE
 SCALE: 1" = 2'-0"

PLANT STANDARDS AND 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 NURSEYMAN. 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 CITY OF NORTH EAST, MARYLAND.



1 S-3 COMPASS ROSE - CONCRETE PAINTING
 SCALE: 1/4" = 1'-0"

	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 <small>© 2026 MORRIS & RITCHIE ASSOCIATES, INC.</small>																												
	SUPPLEMENTARY LANDSCAPE PLAN FOR TEXAS ROADHOUSE COMMERCIAL SITE NORTH EAST, MARYLAND <small>5th ELECTION DISTRICT CECIL COUNTY, MARYLAND</small>																												
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