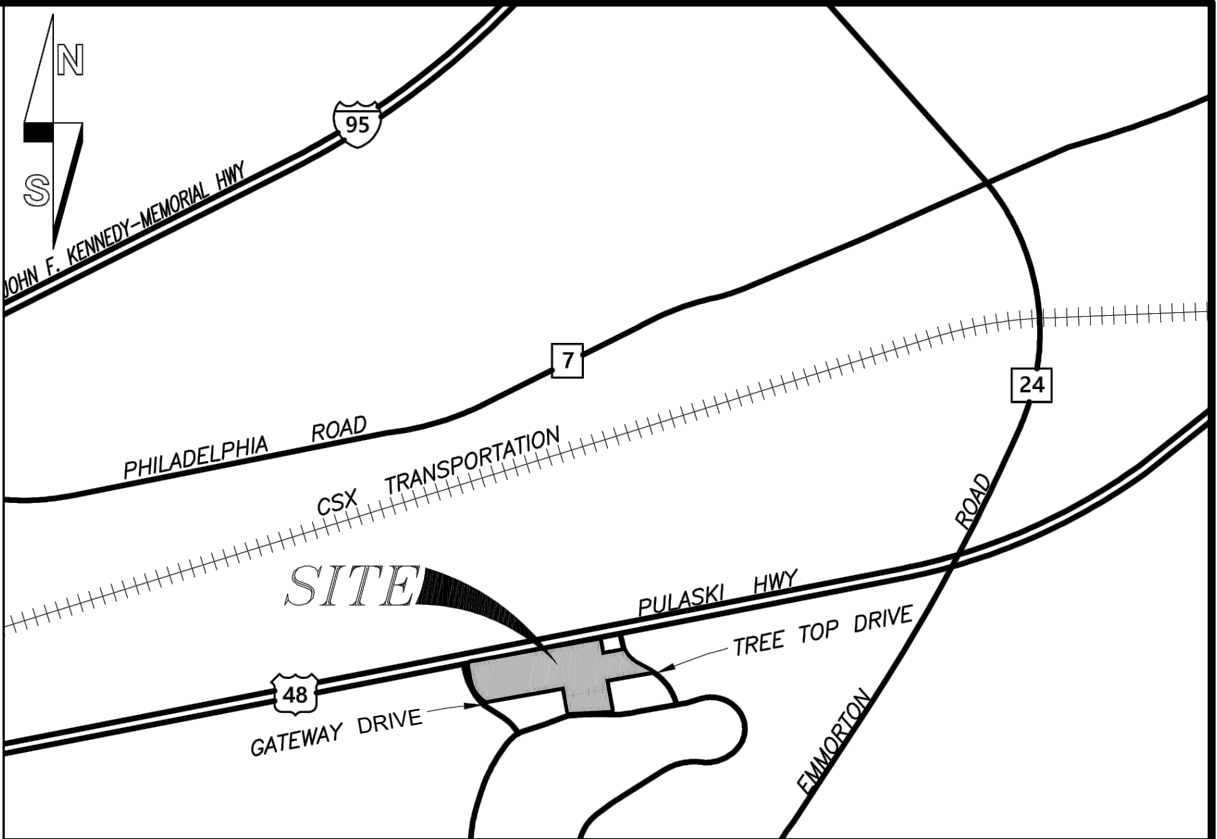
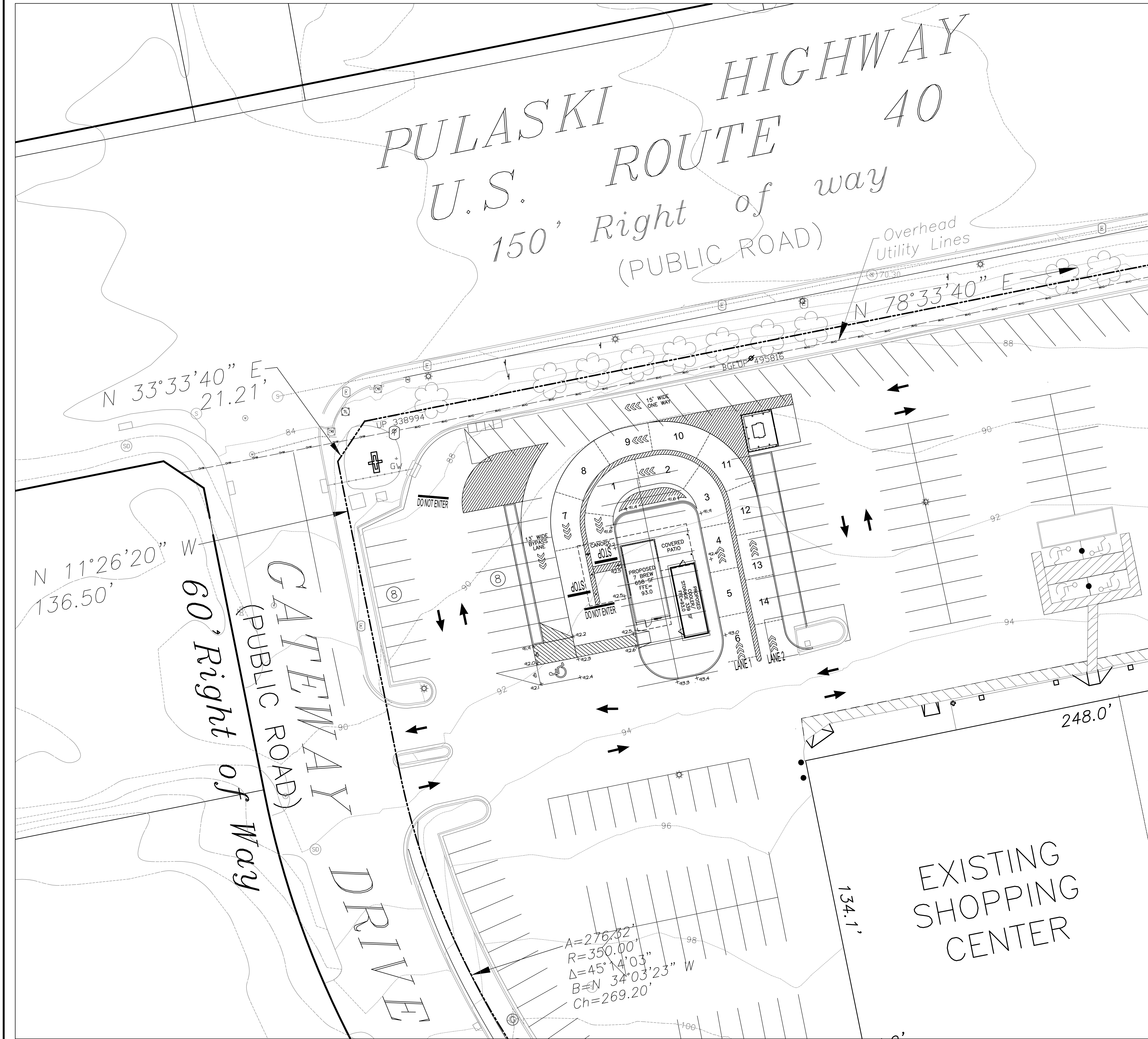




LOCATION MAP
NTS

NOTES:

- OWNER: EDGEWATER PARTNERSHIP
601 EAST PRATT STREET, FLOOR 6
BALTIMORE, MD 21202
- DEVELOPER/LESSEE: TBC OF MARYLAND, LLC, D.B.A 7 BREW COFFEE
2516 AMELIA DRIVE
WESTMINSTER, MD 21157
- TAX MAP AND PARCEL: MAP 65, PARCEL 670
- DEED REFERENCE: 916/8
- TOTAL PARCEL AREA: 15.06 ACRES +/-
- ZONING: B3, GENERAL BUSINESS DISTRICT
- EXISTING USE: SHOPPING CENTER
- PROPOSED USE: SHOPPING CENTER WITH COFFEE SHOP
WITH DRIVE THROUGH SERVICE
- BUILDING SETBACKS AND HEIGHT ALLOWANCE (RETAIL TRADE/SERVICES):
 - FRONT: 25'
 - SIDE: 5'
 - REAR: 35'
 - MAXIMUM BUILDING HEIGHT ALLOWED: 6 STORIES
- PARKING REQUIRED: X SF SHOPPING CENTER TOTAL AT 1 / 250 =
- PARKING PROPOSED: X SPACES (INCLUDES X HANDICAPPED SPACES)
- DRIVE-THROUGH STACKING REQUIRED: 5 SPACES PER LANE. TWO LANES = 10 TOTAL.
- STACKING SPACES PROPOSED: 14
- BASE INFORMATION SHOWN ON THIS PLAN IS FROM AN EN ENGINEERING SURVEY IN THE AREA OF REDEVELOPMENT AND AN ALTA SURVEY PREPARED BY OTHERS.

1630 Robin Circle
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Phone (443) 652-6112
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SITE PLAN
7 BREW COFFEE
AT
1807 PULASKI HIGHWAY
EDGEWATER VILLAGE SHOPPING CENTER
(MARYLAND STATE HIGHWAY ROUTE 40)
EDGEWOOD, MD 21040
1ST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Date	Revisions	Date:	Scale:
		09/16/25	1"=20'
		Drawn By: RDC	Job No: 2524933.00
		Design By: RDC	Sheet: 1 of 1
		Review By: CRM	