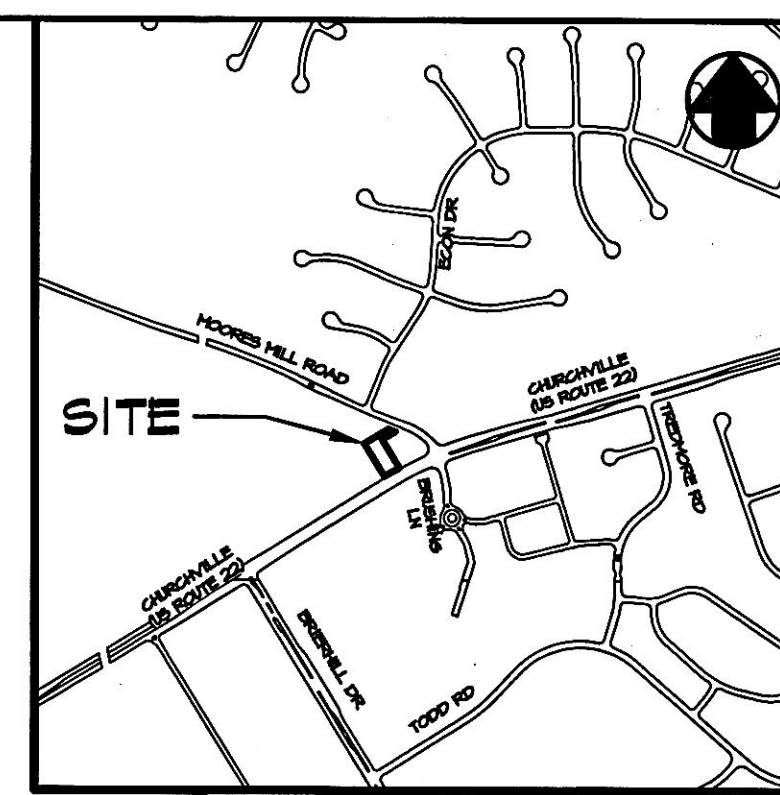
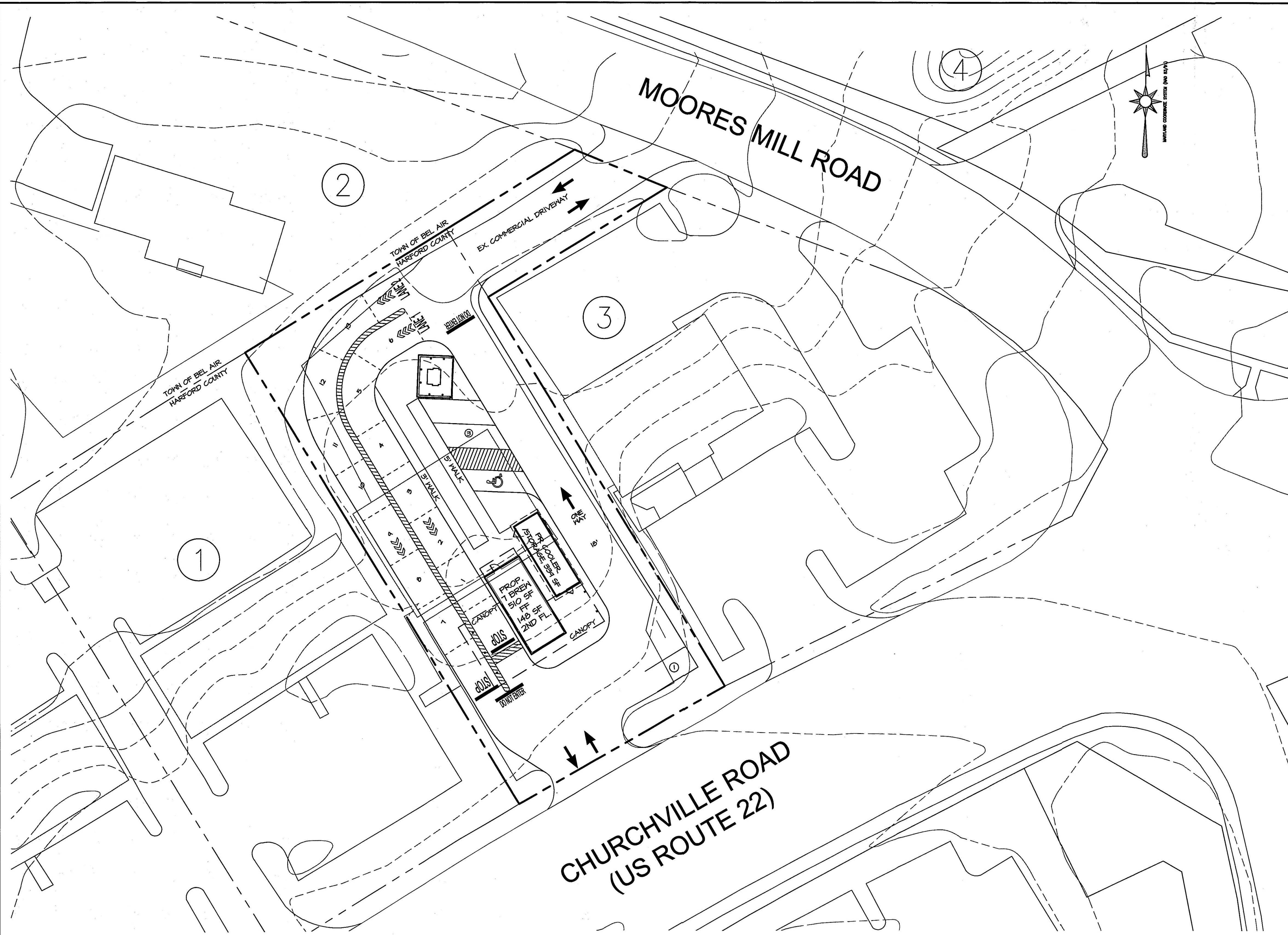




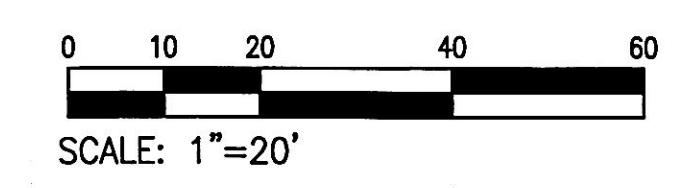
LOCATION MAP
SCALE: 1"=1000'

NOTES:

- OWNER, MAIN SITE, LOT 2: CONITS VENTURE 1216, LLC
423 SAINT JOHN STREET
HAVRE DE GRACE, MD 21078
- OWNER, 30' PRIVATE RIGHT OF WAY, CONNECTING LOT 2 TO MOORES MILL ROAD (LOT 3B): ONE THOUSAND TWO HUNDRED TWENTY
CHURCHVILLE RD PARTNERSHIP
1220 EAST CHURCHVILLE ROAD, SUITE 200
BEL AIR, MD 21014
- DEVELOPER/LESSEE: TBC OF MARYLAND, LLC, DBA 7 BREW COFFEE
2516 AMELIA DRIVE
WESTMINSTER, MD 21157
- TAX MAP AND PARCEL: MAP 49, PARCEL 815, LOT 2 AND 3B
- DEED REFERENCES: 3466 / 171 AND 1738 / 1026
- TOTAL PARCEL AREA: 0.46 ACRES +/-
- PLAT REFERENCE: 32/25
- ZONING: B1, NEIGHBORHOOD BUSINESS DISTRICT
- EXISTING USE: RESTAURANT
- PROPOSED USE: COFFEE SHOP WITH DRIVE THROUGH SERVICE
(NO INDOOR SEATING OR FOOD SERVICE)
- BUILDING SETBACKS AND HEIGHT ALLOWANCE (RETAIL TRADE/SERVICES):
 - FRONT: 25'
 - SIDE: 5'
 - REAR: 40'
 - MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES
- MAXIMUM BUILDING COVERAGE ALLOWED: 25% OF PARCEL.
- MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80% OF PARCEL.
- PARKING REQUIRED: 510 SF AT 1 SPACE PER 200 SF
(NO INTERIOR SEATING PROPOSED) = 3 SPACES REQUIRED
- PARKING PROPOSED: 4 SPACES (INCLUDES 1 HANDICAPPED SPACE)
- DRIVE THROUGH STACKING REQUIRED: 5 PER LANE, 10 TOTAL.
- DRIVE THROUGH STACKING PROPOSED: 13
- BASE INFORMATION SHOWN ON THIS PLAN IS FROM HARFORD COUNTY GIS DATA,
IS PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE.

RECEIVED
OCT 15 2025
Harford County Planning & Zoning

PLAN TYPE: C1M
PLAN NO: 490-2025
VERSION: 1
DATE: 10-15-2025
DADDUE:



ADJACENT OWNERS LIST:

Prop. #	Prop. Address	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip
1	1212 E Churchville Rd.	1212 E Churchville Road LLC	1212 E Churchville Rd., Ste 101	Bel Air	MD	21014
2	1200 E Churchville Rd.	St. Matthew Lutheran Church	1200 E Churchville Rd.	Bel Air	MD	21014-3412
3	1220 E Churchville Rd.	J&J Industries, Inc.	1220 E Churchville Rd.	Bel Air	MD	21014-3412
4	Amyclae Dr.	Amyclae Estates Community Association, Inc.	P.O. Box 767	Bel Air	MD	21014-0767

ENEngineering

1830 Robin Circle
Forest Hill, Maryland 21050
Phone (443) 652-6112
www.enengineering.com



SITE PLAN
7 BREW COFFEE
AT
1216 CHURCHVILLE ROAD
BEL AIR, MD 21014

3RD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Date	Revisions	Date:	Scale:
		10/14/25	1"=20'
		Drawn By: RDC	Job No: TBD
		Design By: RDC	Sheet: 1 of 1
		Review By: CRM	