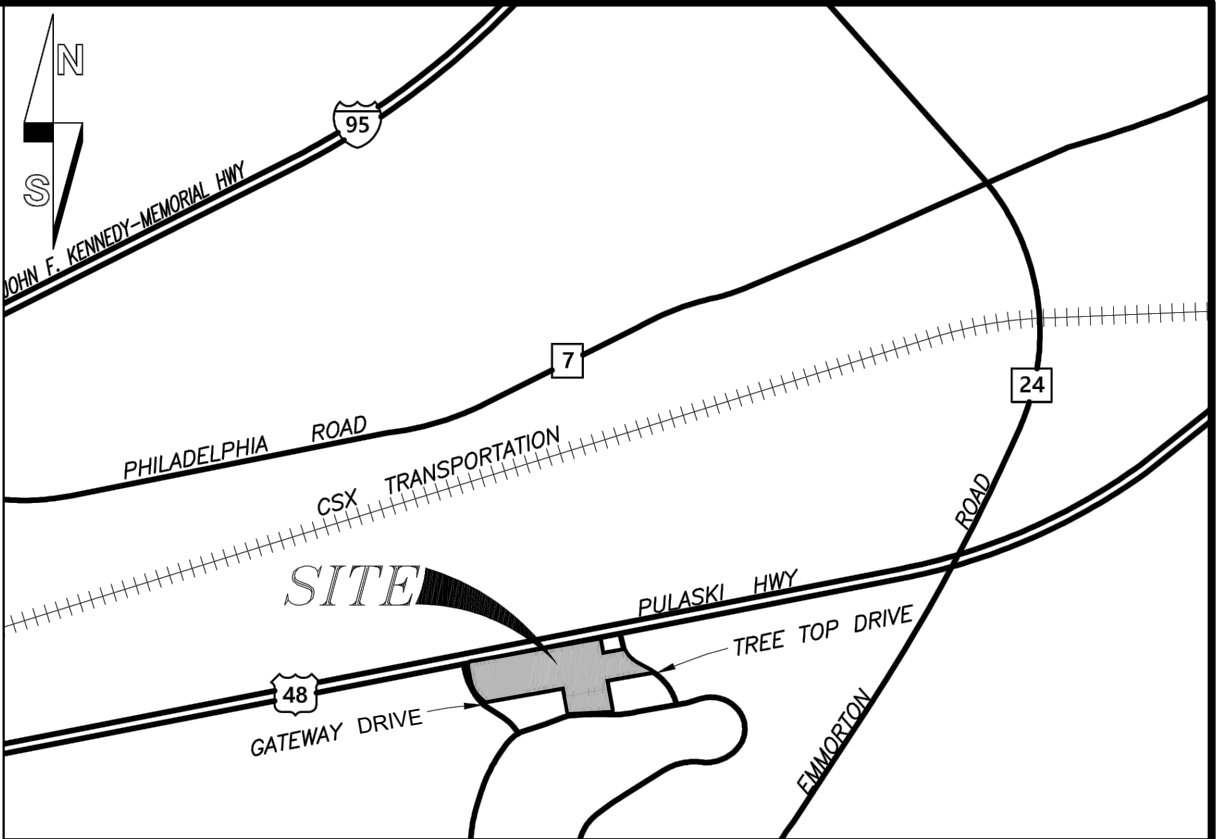
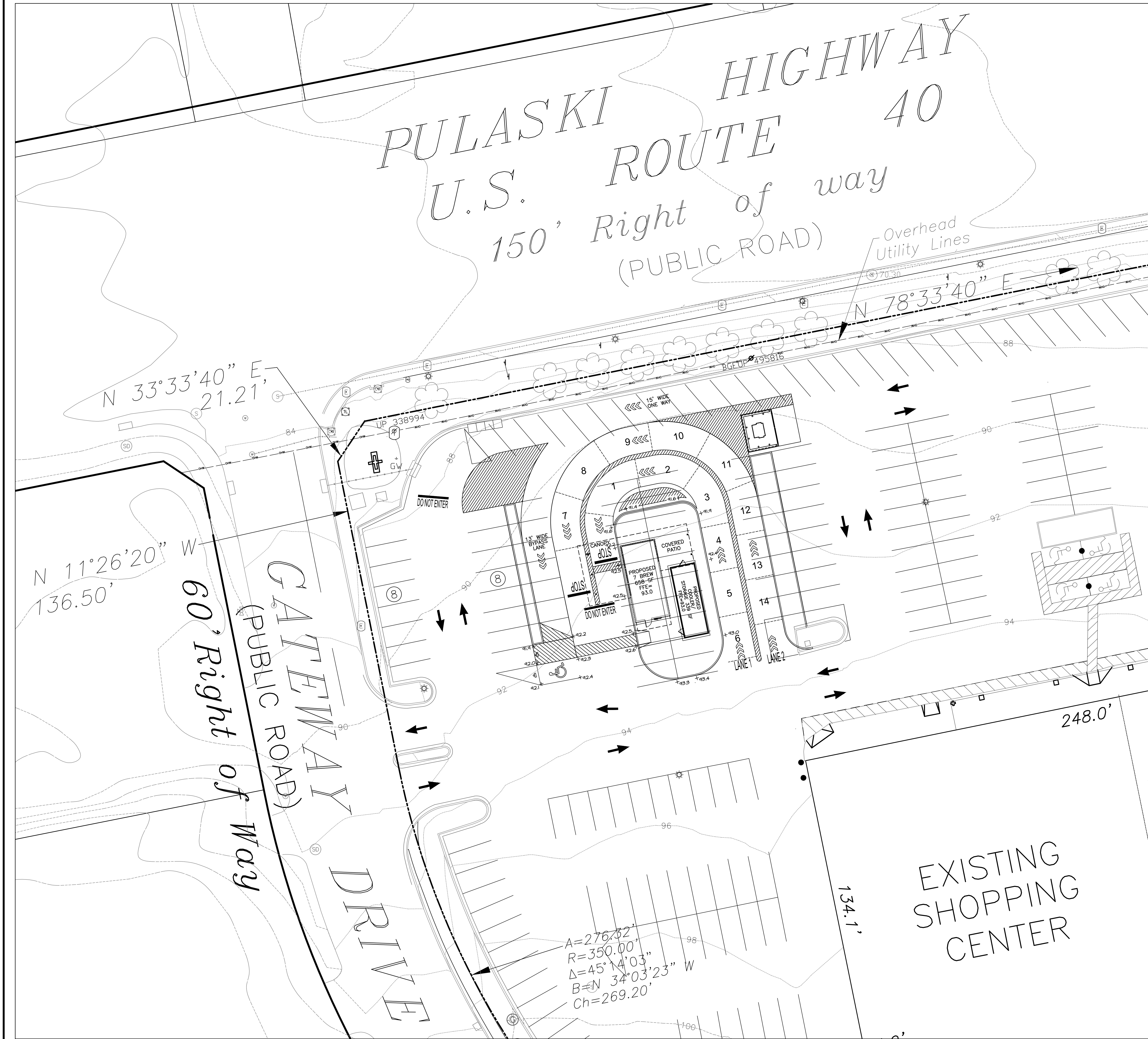


1. 6:00 P.M. 7 Brew Coffee Shop

Meeting Date/Time:	Tuesday, September 30, 2025 at 6:00 pm
Meeting Location:	Edgewood Library, Meeting Room, 629 Edgewood Road, Edgewood 21040
Location of Proposed Development:	1807 Pulaski Highway, Edgewood MD 21040, Edgewater Village Shopping Center
Description of Proposed Development:	Proposed 7 Brew Coffee Shop with Drive Through Lanes.
Applicant:	Bob Capalongo, EN Engineering
Contact:	Bob Capalongo, EN Engineering at (443) 652-6458 or bcapalongo@entrustsol.com.

Documents:

[7 BREW COFFEE EDGEWOOD - SITE PLAN FOR CIM_09-30-25.PDF](#)



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

SITE PLAN
7 BREW COFFEE
AT
1807 PULASKI HIGHWAY
EDGEWATER VILLAGE SHOPPING CENTER
(MARYLAND STATE HIGHWAY ROUTE 40)
EDGEWOOD, MD 21040
1ST ELECTION DISTRICTHARFORD 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	