



FRONT BUILDING PARKING REQUIREMENT FOR PROPOSED DISPENSARY:  
 PROPOSED RETAIL FLOOR AREA: 3,540 SQUARE FEET  
 PARKING REQUIREMENT: 5 SPACES FOR EVERY 1,000 SQUARE FEET OF FLOOR AREA OR 18 SPACES  
 EXISTING PARKING SPACES TO BE UTILIZED: 31 INCLUDING 2 EXISTING ACCESSIBLE SPACES

TOTAL POTENTIAL RETAIL FLOOR AREA (BOTH BUILDINGS\*): 6,340 SQUARE FEET  
 PARKING REQUIREMENT: 5 SPACES FOR EVERY 1,000 SQUARE FEET OF FLOOR AREA OR 32 SPACES  
 EXISTING PARKING SPACES: 40 INCLUDING 3 EXISTING ACCESSIBLE SPACES  
 \*ONLY THE FRONT BUILDING IS BEING PROPOSED AS A DISPENSARY.

NO CHANGE TO THE EXISTING ACCESS DRIVE. REFERENCE PLAN S-85-53

### LOT INFORMATION:

BUILDING CLASSIFICATION - COMMERCIAL  
 ZONING - C-2 COMMERCIAL MEDIUM INTENSITY  
 PROPOSED USE - CANNABIS DISPENSARY  
 EXISTING BUILDING HEIGHT - VARIES  
 PRIMARY STRUCTURE BUILT - 1982  
 ABOVE GRADE LIVING AREA - 6,682 SQ FT  
 PROPERTY LAND AREA - 1 ACRE  
 PARCEL: 0356  
 MAP: 0068  
 GRID: 0019  
 COMMISSIONER DISTRICT: 4

No hazardous or regulated substances on site per Water Resources Management Manual  
 Surface Watershed Area  
 No Tier II waters onsite

OWNER INFORMATION: TEVIS REAL ESTATE INC  
 82 JOHN ST  
 WESTMINSTER, MD 21784  
 301-535-1573

TENANT INFORMATION: ELEVATED BOTANICS  
 25 LIBERTY ROAD  
 SYKESVILLE, MD 21784  
 240-997-8310

### LEGEND:

- EXISTING PROPERTY LINE
- EXISTING 1 STORY BUILDING  
**AREA OF PROPOSED DISPENSARY**
- EXISTING 1 STORY BUILDING  
**NOT IN SCOPE**
- EXISTING GRASS

### SITE PLAN NOTES:

- EXISTING FRONT ENTRY / EXITS AT GRADE
- EXISTING REAR ENTRY / EXITS
- EXISTING 1-STORY STRUCTURE - MAX HEIGHT 25'  
(PROPOSED DISPENSARY)
- EXISTING 1-STORY STRUCTURE  
(NO WORK PROPOSED)
- EXISTING GRASS AREAS
- ENCLOSE EXISTING DOOR FROM INTERIOR
- EXISTING A.D.A. PARKING SPACES: 3
- LIMIT OF DISTURBANCE FOR PROPOSED 12' BY 64' - 1" DRIVE AISLE  
TOTAL DISTURBED AREA = 961.25 SQUARE FEET

ELEVATED BOTANICS DISPENSARY

Project address  
 25 LIBERTY RD  
 ELDERSBURG, MD 21784

### REVISIONS

1	Revised as directed by Bureau of Development Review per 12/9/24 comments
2	
3	
4	
5	

Date: 12/13/24

Scale: 3/16"=1'-0"

Dwg. Name:

ELEVATED BOTANICS DISPENSARY  
 SITE PLAN / INFO

SF-24-0073