



PROPOSED DRIVE-THROUGH FACILITIES:  
(§)155.051 (C) (10) Queuing space requirement for pharmacy or drug store: 4 spaces per service lane not including transaction station.  
Queuing spaces provided: 6 not including transaction station.

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: 27 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: 36 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  
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 DISPENSARY**
- EXISTING 1 STORY BUILDING **NOT IN SCOPE**
- EXISTING GRASS

### SITE PLAN NOTES:

- 1 EXISTING FRONT ENTRY / EXITS AT GRADE
- 2 EXISTING REAR ENTRY / EXITS
- 3 EXISTING 1-STORY STRUCTURE - MAX HEIGHT 25' (*DISPENSARY*)
- 4 EXISTING 1-STORY STRUCTURE (*NO WORK PROPOSED*)
- 5 EXISTING GRASS AREAS
- 6 ENCLOSE EXISTING DOOR FROM INTERIOR
- 7 EXISTING A.D.A. PARKING SPACES: 3
- 8 PROPOSED DRIVE-THROUGH
- 9 PROPOSED PICK-UP WINDOW

### ELEVATED BOTANICS DRIVE-THROUGH

Project address  
25 LIBERTY RD  
ELDERSBURG, MD 21784

### REVISIONS

1	
2	
3	
4	
5	

Date: 4/22/25

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

Dwg. Name:

ELEVATED BOTANICS  
DISPENSARY  
SITE PLAN / INFO

SF-25-0033