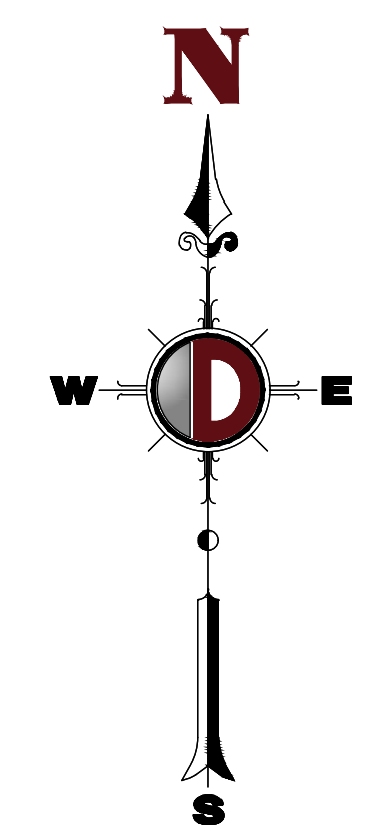




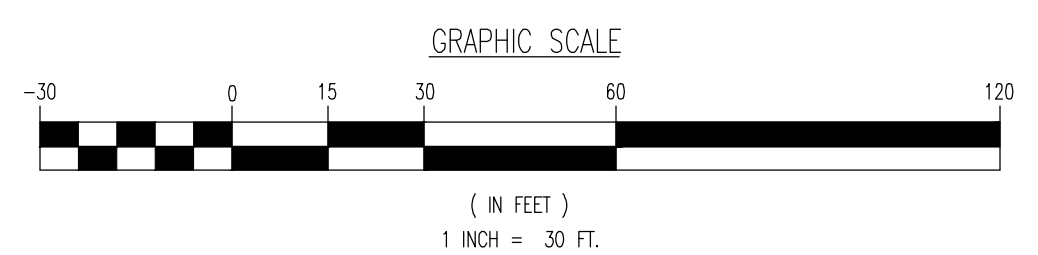
SITE DATA TABLE	
PROPERTY ADDRESS	TAX MAP 13, GRID 05, PARCEL 185 & GRID 11, PARCEL 255 2834 JESSUP ROAD JESSUP, MARYLAND
JURISDICTION	ANNE ARUNDEL COUNTY
ZONE	C1 - COMMERCIAL - LOCAL
LOT SIZE	76,918 SF (1.77 AC)
BUILDING TYPE	OSR
# OF PARKING REQUIRED	(2,339 SF)/(1 SPACE/200 SF)(0.75) = 9 SPACES REQ.
FLOOR AREA OF STORE	2,339 SF
RESTAURANT - 1 SPACE / 200 SF OF OSR OR 1 SPACE PER 3 SEATS, WHICHEVER IS GREATER	
TOTAL # OF SPACES	15 SPACES PROVIDED
# OF ADA	2 SPACES
SETBACKS	
FRONT - 20'	
SIDE (EAST) - 10'	
REAR - 20'	
BUFFERS:	
LANDSCAPE (FRONT) - 10'	>10'
LANDSCAPE (EAST/WEST SIDE) - 15'	>15' (15' DUE TO EXISTING RESIDENTIAL)
LANDSCAPE (REAR) - 10'	>10'



DUE DILIGENCE	
UTILITY CONFIRMATION	
- SEWER	AVAIL WITH OFFSITE IMPROVEMENTS
- WATER	AVAIL
- ELECTRIC	AVAIL
- GAS	NR
LOT CONFORMANCE	NR
NR: NOT RESEARCHED	
AVAIL: AVAILABLE	
NOT AVAIL: NOT AVAILABLE	

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: GOOGLE AERIAL IMAGERY; DATED: 01/29/2024
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
- A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
- DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEE AS TO THE DEVELOPMENT YIELD THAT WILL BE APPROVED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES. DEVELOPMENT YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS, INCLUDING LOCAL POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER FEATURES, FLOOD PLAINS, ENVIRONMENTAL CONDITIONS, AND THE AVAILABILITY OF UTILITIES.
- DEVELOPMENT YIELD MAY ALSO BE AFFECTED BY STORMWATER MANAGEMENT REQUIREMENTS. THIS MAY INCLUDE GREEN INFRASTRUCTURE, WATER QUALITY, WATER QUANTITY AND GROUNDWATER RECHARGE REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH GROUND WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES FOR THIS DEVELOPMENT.
- THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF SKETCH PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

125 West Street - Suite 201
Annapolis, MD 21401
T: 410.567.5000
www.dynconsec.com

Lake Como, New Jersey T: 732.974.0198 | Chester, New Jersey T: 563.879.9229 | Annapolis, New Jersey T: 856.334.2000 | Newark, New Jersey T: 973.755.7200
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TITLE: **CONCEPT A1**

PROJECT: **ITEZZ, INC CONCEPT LAYOUT**
TAX MAP: 415003824800
2834 JESSUP ROAD
ANNE ARUNDEL COUNTY, MD

JOB No: 6056 25-04521 DATE: 12/01/2025

DRAWN BY: MC SCALE: (H) 1"=30'
(V) 1"=XX'

DESIGNED BY: MC SHEET No: 1

CHECKED BY: CMM

CHECKED BY: -

1
OF 1

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 LOCATIONS OF UTILITIES BEFORE ANY EXCAVATION
 BEGINS TO AVOID DAMAGE TO UTILITIES
 AND PERSONAL INJURY. CALL 811 OR VISIT
 WWW.CALL811.COM

Plotted: 12/03/25 - 10:35 AM, By: moorey, -04521-
 File: P:\BECPC PROJECTS\6056 Itezz Inc\25-04521-
 Product Ver: 25.0
 Concept\60562504521_CAO - DPT 1.dwg, --> 24x36 Standard Titleblock