REAR PARKING

REAR PARKING

# SITE CONDITIONS

RIDOUT ROAD

SEVERN RIVER ROAD

P/O LOTS 65-68 & 101-103
N/F DANIEL G. & SHARON K. FLAGLER
4 SEVERN RIVER RD
SEVERNA PARK, MD 21146
TAX. ACCT. NO. 03-697-19129200
L.08150 F.00411

N/F THEODORE O. & SUSAN E. WINGO
6 SEVERN RIVER RD
SEVERNA PARK, MD 21146
TAX ACCT. NO. 03-697-22963500
L.13468 F.00628

P/O LOT 116
N/F ANTHONY D. &
COURTNEY B. CORNETTO
1 RIDOUT RD
SEVERNA PARK, MD 21146
TAX ACCT. NO. 03-697-09074800
L.34453 F.00290

P/O LOTS 103 & 104
N/F ROBERT P. AVEDON
8 SEVERN RIVER RD
SEVERNA PARK, MD 21146
TAX ACCT. NO. 03-697-34121300
L.18355 F.00562

EX. DWELLING
PEAK=57.99

LOT 117R
17,656 S.F.
(0.41 Ac.)

EX. CONC.
DRIVEWAY

EX. WOOD
DECK
(TBR)

EX. METAL
FENCE

EX. DWELLING
PEAK=49.26'

LOT 105R
N/F KELLEY & JOHN STEFANCIK
12 SEVERN RIVER RD
SEVERNA PARK, MD 21146
TAX ACCT. NO. 03-697-90028090
L.37649 F.00112

EX. 1 STY. FRAME
W/BSM'T
B.F.E.=26.26
F.F.E.=34.00
PEAK=51.43

EX. WOOD
DECK & STEPS (TBR)

EX. BRICK
PATIO (TR)

EX. WOOD
DECK
(TR)

EX. WOOD
FENCE

EX.
SHED

EX. CONC.
BSM'T. ENT.
(TR)

EX. CONC.
PATIO (TR)

EX. CONC.
WALK (TR)

EX. WOOD
FENCE

LOT 106
L.4152, F.407

EX. GRAVEL
DRIVEWAY
(TBR)

EX. ASPHALT
ROAD

EX. GRAVEL
DRIVEWAY
(TBR)

LOT 118R
N/F ERIC S. GINSBERG &
JACQUELINE T. BORK
5 RIDOUT RD
SEVERNA PARK, MD 21146
TAX ACCT. NO. 03-697-13993405
L.30874 F.00168

EX. ASPHALT
DRIVEWAY

EX. WOOD
FENCE

EX. 10' PUBLIC
SEWER EASEMENT
(L.4152, F.407)

LOT 107RA
N/F ENRICO C. SABATINO &
ANN T. HICKMAN-SABATINO
14 SEVERN RIVER RD
SEVERNA PARK, MD 21146
TAX ACCT. NO.
03-697-90093899
L.19631 F.00683

EX. DWELLING
PEAK=56.20'

EX. DWELLING
PEAK=46.78'

CSE
Type "A"

CpD

EX. DWELLING

PARCEL LINE TABULATION

| # | LENGTH | DIRECTION |
|---|--------|-----------|
|  | 205.34' |  |
|  | 49.86' |  |
|  | 50.00' | S11°39'50"W |
|  | 55.00' | S78°15'19"E |
|  | 48.36' | S11°39'45"W |

EX. SSMH
TOP=11.36
INV. A=-4.39
INV. B=-4.49

NORTH NAD 83
VERTICAL NAVD 88

SITE COVERAGE