

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisian  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2000 Ext. 6289/Fax (401) 737-5652  
T.D.D. (401) 739-9150

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**Meeting Notice  
City of Warwick  
Planning Board**

**Date:** Wednesday, February 12, 2014

**Time:** 6:00 p.m.

**Location:** City of Warwick  
Lower Level Conference Room  
3275 Post Road  
Warwick, RI 02886

The following items will be heard by the City of Warwick Planning Board and a vote will be taken:

Review and approval of the December 2013 meeting minutes.

**Public Informational Meeting**

**Major Land Development/Subdivision**

**Post Road, Lincoln Avenue, Maryland Avenue  
Cumberland Farms**

Applicant:	First Hartford Realty Corporation
Property Owner:	Post Road Car Wash, Inc., Michael Kelly
Location:	Post Road, Lincoln Avenue and Maryland Avenue
Assessor's Plat:	310
Assessor's Lots:	286, 287 and 442
Zoning District:	AL 286, General Business (GB) and Residential A-7 AL 287, General Business (GB) AL 442, General Business (GB)
Proposed Zoning:	General Business (GB)
Land Area:	1.04 acres
Number of existing lots:	3
Number of proposed lots:	1
Engineer:	Garofalo and Associates, Inc.
Vard:	3

## Background

The Applicant is requesting Master Plan Approval of a Major Land Development Project/ Subdivision for the construction of a one story, 4,513 square foot convenience store and a canopy with six (6) fueling pumps. The Applicant is also requesting a zone change for a portion of the parcel, from Residential A-7 to General Business to eliminate the split zoning condition, and a Special Use permit for Use Code 421. Gas station (no repairs), with a convenience store, with relief for less than required parking.

The proposed development is sited on three Assessor's lots, with a combined area of 45,332 square feet. The site is located on Post Road, Lincoln Avenue and Maryland Avenue and was formerly used as a car wash, but is currently vacant. In addition to the building and fuel pumps, site improvements will include new parking and landscape areas. Landscape buffers have been included to buffer adjacent residential uses.

Access to the site will be provided from three proposed site driveways, one right in/right out only driveway along Post Road (Route 1), one full access driveway along Lincoln Avenue, and one full access driveway along Maryland Avenue. The intersection of Post Road and Lincoln Avenue is a signalized intersection.

The proposal is projected to create 12 to 14 new full and part time jobs and generate tax revenue for the City of \$28,000 per year.

The proposed use is a supporting service/retail use located within the regional transportation network, with the following regional connectivity assets in the immediate vicinity, Interstates 95 and 295 and Route 37. This parcel is also in close proximity to TF Green Airport, the Interlink and the City Centre Warwick (CCD), with a Master Plan for development that is supported by accommodating zoning. The CCD capitalizes on multimodal, transit oriented development to create a new public destination and center of economic activity.

## Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1. Generally consistent with the Comprehensive Community Plan and, and consistent with the principles as proposed in the current Comprehensive Plan update, which finds that land development in the future will increasingly involve redevelopment of previously used sites. Over 60 percent of Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is "very important."
2. That the subject property fronts to the west on Post Road (US Route 1), to the south on Maryland Avenue, and to the north on Lincoln Avenue, and is identified as Assessor's Plat: 310; Assessor's Lots: 286, 287, and 442. Lots 287 and 442 are zoned General Business; lot 286 is a split zone, with a combination of General Business and Residential A-7 zoning.

3. Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring City Council approval for a zone change for a portion of the parcel, (Assessor's Lot 286) from General Business and Residential A-7, to General Business, with a Special Use permit for Use Code 421, and relief for less than required parking for the parcel.
4. That this site is in close proximity to the City Centre Warwick District, a 95 acre area with an approved Master Plan and companion zoning approved in 2012. This plan guides commercial and residential development in order to stimulate economic development in an area that capitalizes on the confluence of air, rail, and roadway access.
5. That a traffic report, prepared by McMahon Associates, and dated December 2013, concludes that *"With the predominately pass-by nature of the proposed Cumberland Farms convenience store and gasoline station, the project will not result in a significant impact on the overall traffic operations of the study area roadways ... due to the nature of the convenience market with gas station sites, patrons will seek out the most efficient routes for entering and exiting a site. Based on the analysis results presented in this report, the proposed development of Cumberland Farms is expected to have a minimal impact on the operations of the study area roadways."*
6. That the properties north and south of the subject parcel, and fronting on Post Road are general business uses.
7. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
8. That the proposed development possesses adequate access to public water and sewer.
9. That the proposed development possesses adequate access to a public street.

#### **Planning Department Recommendations**

Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. That the Preliminary Plan shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994
2. That the parcel shall receive City Council approval for a zone change from General Business and Residential A-7, to General Business and Open Space, with a Special Use Permit for use code 421 and a waiver for less than required parking.

3. That prior to Final Approval, the Applicant shall merge Assessor's Plat 310; Assessor's Lots 286, 287 and 442 and record a subdivision, as per the City of Warwick's Development Review Regulations.
4. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate zero-net runoff from the proposed development. This plan shall be subject to approval by the City Engineer.
5. That all exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights and signs and from the movement of vehicles on site shall be shielded from the view of adjacent residential properties.
6. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED signage may be utilized for gas/fuel price information only. LED advertising message boards are prohibited.
7. That the Applicant shall install directional/traffic signage on the site at the Lincoln and Maryland Avenue egress points, to discourage cut through traffic in the abutting neighborhoods.
8. That all two way travel lanes shall have a minimum of 24 feet of unobstructed width and an unobstructed vertical clearance of 13'6", and that all corners shall be negotiable by vehicles having an outer tire turning radius of 50' to allow for unimpeded access by fire apparatus.
9. That the Applicant shall work with the Administrative Officer to the Planning Board regarding the exterior elevations of the building and canopy in order to design a project that is compatible with and complimentary to, the abutting residential neighborhood.
10. That all necessary state permits, including but not limited to RIDEM and RIDOT Physical Alteration Permit, shall be obtained prior to submission to the Planning Board for Preliminary Plan approval; the Project Engineer shall meet with City Engineering staff to review the proposed drainage system, prior to any submittals to RIDEM or RIDOT.
11. That the Preliminary submittal shall include a Landscape Plan, prepared by a registered Rhode Island Landscape Architect. The Landscape Architect shall contact the Planning Department prior to beginning the design process. Said plan shall be subject to approval by the City Landscape Project Coordinator and provide, at a minimum, hardscape along Post Road and substantial landscape screening for area residential properties, as per Warwick Zoning Ordinance, Section 505.1C.

12. That the following information shall be included on the Preliminary Plan submittal
  - a. Confirm bearing indicated on the ALTA/ACSM Plan of Land, Sheet CFG 2.0
  - b. Coordinate Legend with "call-outs" on the site plan.
  - c. Remove Note 4 on Sheet CFG 2.0, as situation does not seem to be present.
  - d. Add a note indicating that all RI Highway Bounds and permanent survey markers shall be protected during construction.
  
13. That a backflow and cleanout shall be required outside the building; a clean out manhole shall be set as close to the building as possible. The location shall be approved by the Warwick Sewer Authority.
  
14. That the Project Engineer shall meet with the Warwick Division of Water to discuss new water service and coordinate all proposed work.
  
15. That the Project Engineer shall coordinate with the Warwick Sewer Authority to install the proposed sewer tie-in, as depicted on the Site Utility Plan, submit projected flows to the Warwick Sewer Authority, and comply with all industrial pretreatment requirements. This project shall be subject to Warwick Sewer Authority Inspection Fees.

**Request for a Zone Change**  
**Recommendation**

<b>Applicant:</b>	First Hartford Realty Corporation
<b>Property Owner:</b>	Post Road Car Wash, Inc., Michael Kelly
<b>Location:</b>	1556, 1558 and 1560 Post Road
<b>Assessor's Plat:</b>	310
<b>Assessor's Lots:</b>	286, 287 and 442
<b>Total area:</b>	1.04 acres
<b>Zoning District:</b>	General Business (GB) and Residential A-7
<b>Proposed Zoning:</b>	General Business (GB), with a Special Use Permit authorizing <i>Use Code 421, <u>Gas station (no repairs), with a convenience store</u></i> , with a waiver for less than required parking.

**Background**

The Applicant is requesting a zone change recommendation for the parcel, consisting of three Assessor's Lots 286, 287 and 442. Lots 287 and 442 are currently zoned General Business, and Lot 286 is a combination of General Business and Residential A7. The proposal includes merging these three lots to create one parcel for the development of a 4,513 square foot convenience store and six (6) fuel pumps and to zone the entirety of the parcel to General Business, with a Special Use Permit authorizing Use Code 421, with a waiver for less than required parking.

**PARKING REQUIREMENTS**

Description	Required	Proposed	
Convenience Store with fuel pumps	25 spaces	23* spaces	*Standard, 10 spaces Accessible, 1 space At pumps, 12 spaces

**Planning Department Findings**

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1. That the subject property fronts to the west on Post Road (US Route 1), to the south on Maryland Avenue, and to the north on Lincoln Avenue, and is identified as Assessor’s Plat: 310; Assessor’s Lots: 286, 287, and 442; lots 287 and 442 are zoned General Business, lot 286 is a split zone, with a combination of General Business and Residential A-7 zoning.
2. Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring City Council approval for a zone change for a portion of the parcel, (Assessor’s Lot 286) from General Business and Residential A-7, to General Business, with a Special Use permit for Use Code 421, and relief for less than required parking for the parcel.
3. That the properties north and south of the subject parcel, and fronting on Post Road are general business uses.
4. That the proposal was reviewed by the following City Departments and Commissions: Public Works, Building, Water, Sewer, Tax Collection, Fire, Warwick Land Trust, Conservation Commission and Historic District Commission, all expressing no comments or concerns.

The Planning Department finds the proposed zone change to be in compliance with the City’s Comprehensive Plan, and the principles of the Comprehensive Plan update, including the Goals and Policies Statement and the Implementation Program, the Land Use Element, and the Economic Development element, including, but not limited to,

- Promote an economic climate which increases quality job opportunities and over economic well being of each municipality and the state.
- Assist in forming an economic base capable of providing a desirable standard of living creating job opportunities, and fulfilling reasonable government tax needs.
- To make efficient use of available land and proper reuse and expansion of existing land uses.

- Provide sites suitable for various commercial and industrial activities in relation to projected needs within Warwick's land use planning program.
- Foster commercial development that is balanced, well integrated and provides a benefit to the community.
- Maximize employment opportunities for Warwick residents including: disadvantaged minority groups, the unemployed and under-employed.
- Encourage commercial and industrial development in Warwick that emphasizes business retention and expansion.

The Planning Department also finds this proposal to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

- 103.1 Promote the public health, safety and general welfare of the City.
- 103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
  - A.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.
  - E.) The availability and capacity of existing and planned public and/or private services and facilities.
  - F.) The need to shape and balance urban and suburban development.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change for the parcel from General Business and Residential A-7 to General Business, authorizing the gas station/convenience store use, with a waiver for less than required parking, with the following stipulations:

1. That prior to Final Approval, the Applicant shall merge Assessor's Plat 310; Assessor's Lots 286, 287, 442 and record a subdivision, as per the City of Warwick's Development Review Regulations.
2. That all exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights and signs and from the movement of vehicles on site shall be shielded from the view of adjacent residential properties.
3. That the Applicant shall install signage on the site at the Lincoln Avenue and Maryland Avenue egress points to discourage cut through traffic in the neighborhoods.

4. That the Applicant shall provide substantial landscape screening to the north, south and west of the parcel as a buffer to the abutting residential uses. A landscape plan shall be prepared by a Rhode Island Registered Landscape Architect and approved by the City of Warwick Landscape Project Coordinator.

**Actions by the Administrative Officer**

**Administrative Subdivision**

<b><u>Name</u></b>	<b><u>Assessor's Plat:</u></b>	<b><u>Assessor's Lot/s</u></b>
Charlestown Plat	358	208 & 209
RePlat of the MacFarlane Plat	359	35 & 37
RePlat of Arnolds Neck Plat	365	145 & 146

**Other Business**

Annual Election of Officers

Any party, person (s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000, extension 6289.

**CITY OF WARWICK**  
**DEVELOPMENT SUBMITTAL**  
 ADDRESS: GENERAL BUSINESS 1037  
 ZONING: RESIDENTIAL "A7"

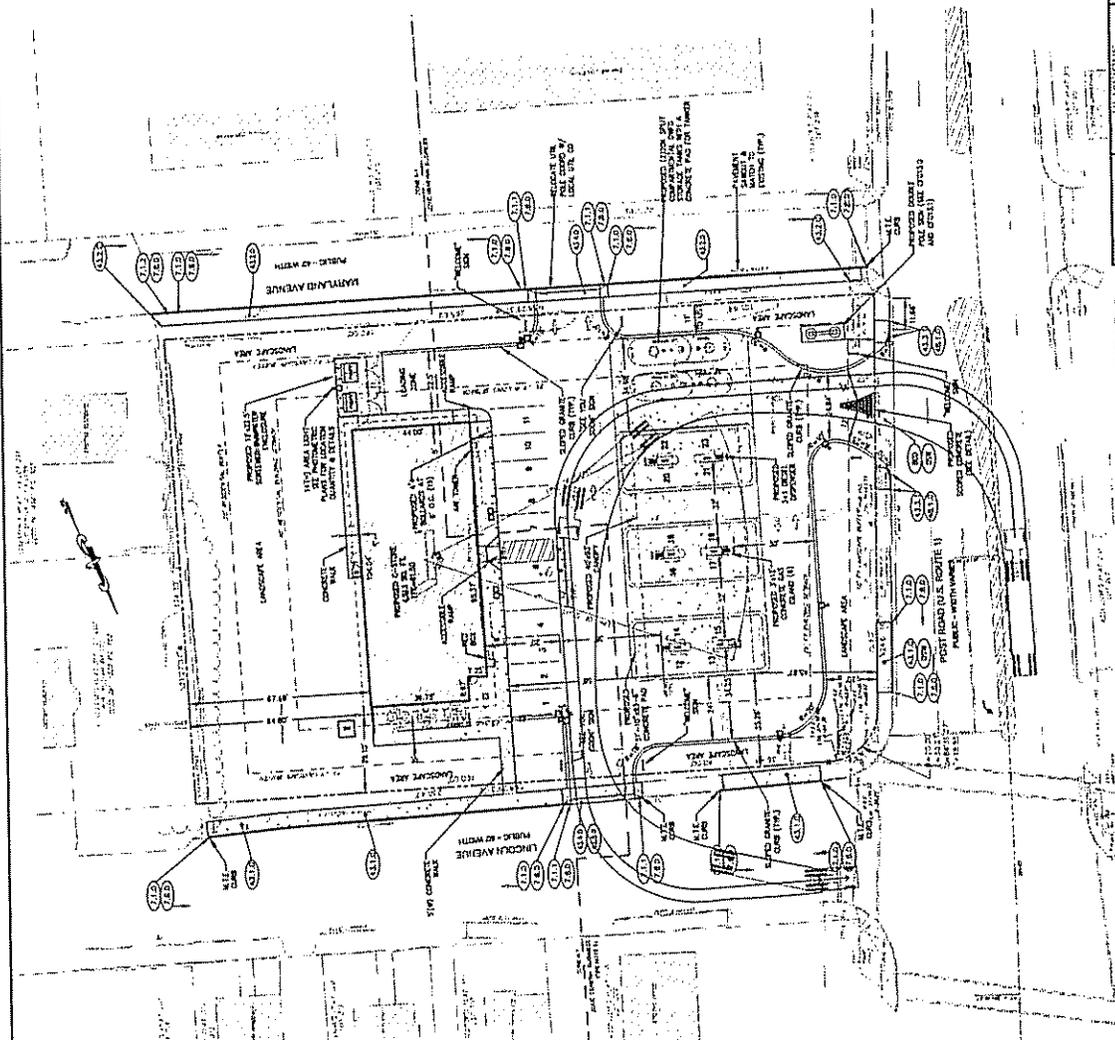
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
LOT AREA	MIN. 10,000 SQ. FT.	43,117 SQ. FT.	43,117 SQ. FT.
LAND USE	GENERAL BUSINESS	GENERAL BUSINESS	GENERAL BUSINESS
MINIMUM LOT AREA	10,000 SQ. FT.	43,117 SQ. FT.	43,117 SQ. FT.
MINIMUM LOT WIDTH	100 FT.	100 FT.	100 FT.
MINIMUM LOT DEPTH	100 FT.	100 FT.	100 FT.
MINIMUM LOT AREA PER UNIT	10,000 SQ. FT.	43,117 SQ. FT.	43,117 SQ. FT.
MINIMUM LOT DEPTH PER UNIT	100 FT.	100 FT.	100 FT.
MINIMUM LOT WIDTH PER UNIT	100 FT.	100 FT.	100 FT.
MINIMUM LOT AREA PER UNIT	10,000 SQ. FT.	43,117 SQ. FT.	43,117 SQ. FT.
MINIMUM LOT DEPTH PER UNIT	100 FT.	100 FT.	100 FT.
MINIMUM LOT WIDTH PER UNIT	100 FT.	100 FT.	100 FT.

REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SQ. FT.	43,117 SQ. FT.
MINIMUM LOT DEPTH	100 FT.	100 FT.
MINIMUM LOT WIDTH	100 FT.	100 FT.
MINIMUM LOT AREA PER UNIT	10,000 SQ. FT.	43,117 SQ. FT.
MINIMUM LOT DEPTH PER UNIT	100 FT.	100 FT.
MINIMUM LOT WIDTH PER UNIT	100 FT.	100 FT.

\* REFER TO THE ZONING ORDINANCE FOR THE PARCEL AT HAND.

**SITE PLAN NOTES**

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- SEE APPROVED RECORDING FOR THE LATEST REVISIONS TO THE SITE PLAN.
- FOR ALL DIMENSIONS, REFER TO THE DIMENSIONAL REGULATIONS FOR THE ZONING DISTRICT.
- SEE THE ZONING ORDINANCE FOR THE LATEST REVISIONS TO THE ZONING DISTRICT.
- SEE THE ZONING ORDINANCE FOR THE LATEST REVISIONS TO THE ZONING DISTRICT.



**SITE LEGEND**

(Symbol)	PRECAST CONCRETE CURB
(Symbol)	1'-0" PRECAST CONCRETE TRANSITION CURB
(Symbol)	1'-0" PRECAST CONCRETE TRANSITION CURB
(Symbol)	CURB SETTING DETAIL
(Symbol)	CONCRETE SIDEWALK
(Symbol)	BRUSHWOOD CONCRETE SIDEWALK
(Symbol)	WELDERMAN TAMP FOR LIMITED BACK-OF-WAY AREAS
(Symbol)	WELDERMAN TAMP FOR LIMITED BACK-OF-WAY AREAS
(Symbol)	DRIVEWAY DEVELOPMENT FOR 3'-0" TRANSITION CURB
(Symbol)	CONCRETE SIDEWALK DETAIL
(Symbol)	DETACHABLE WORKING PANEL PLACEMENT

65,000 SQ. FT.  
 1.61 ACRES  
 171 FEET  
 171 FEET  
 171 FEET

**WARWICK, RHODE ISLAND**  
**Complanland**

**SITE LAYOUT PLAN**  
 CFG4.0

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUE FOR PERMIT
2	01/15/2024	ISSUE FOR PERMIT
3	01/15/2024	ISSUE FOR PERMIT
4	01/15/2024	ISSUE FOR PERMIT
5	01/15/2024	ISSUE FOR PERMIT
6	01/15/2024	ISSUE FOR PERMIT

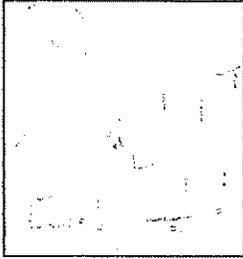
**GROFO**  
 1000 WEST MAIN STREET  
 SUITE 100  
 WARWICK, RHODE ISLAND 02886  
 TEL: 401-863-1111  
 FAX: 401-863-1112  
 WWW.GROFO.COM





**ZONING DISTRICT A-7**

MINIMUM LOT AREA 7,000 S.F.  
 MINIMUM LOT FRONTAGE 70 FT.  
 MINIMUM SETBACKS: FRONT 25 FT.  
 SIDE 8 FT.  
 REAR 20 FT.



LOCUS

**REFERENCE**

DEED BK 7130 / PG. 84 DESIGNATED AS LOTS 53 & 54 ON THAT PLAT ENTITLED:  
 "REPLAT OF MACFARLANE PLAT OAKLAND BEACH, WARWICK, R.I. OWNED BY  
 S.D. & F.H. WATSON, EDWARD E. GOFF, ENGR., JUNE 1917" PLAT CARD 250

**SURVEY CLASSIFICATION:**

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

BY: RICHARD T. BEDYRA, P.L.S. DATE

LOTS DEPICTED ON THIS PLAT (OR PLAN) SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995 (AS AMENDED).

**CORRECTIVE PLAT**

REPLAT OF: "REPLAT OF THE MACFARLANE PLAT OAKLAND BEACH"

A.P. 359 / LOTS 35 & 37  
 29 CROWN STREET  
 WARWICK, RI

SCALE: 1"=10' DATE: DECEMBER 18, 2013

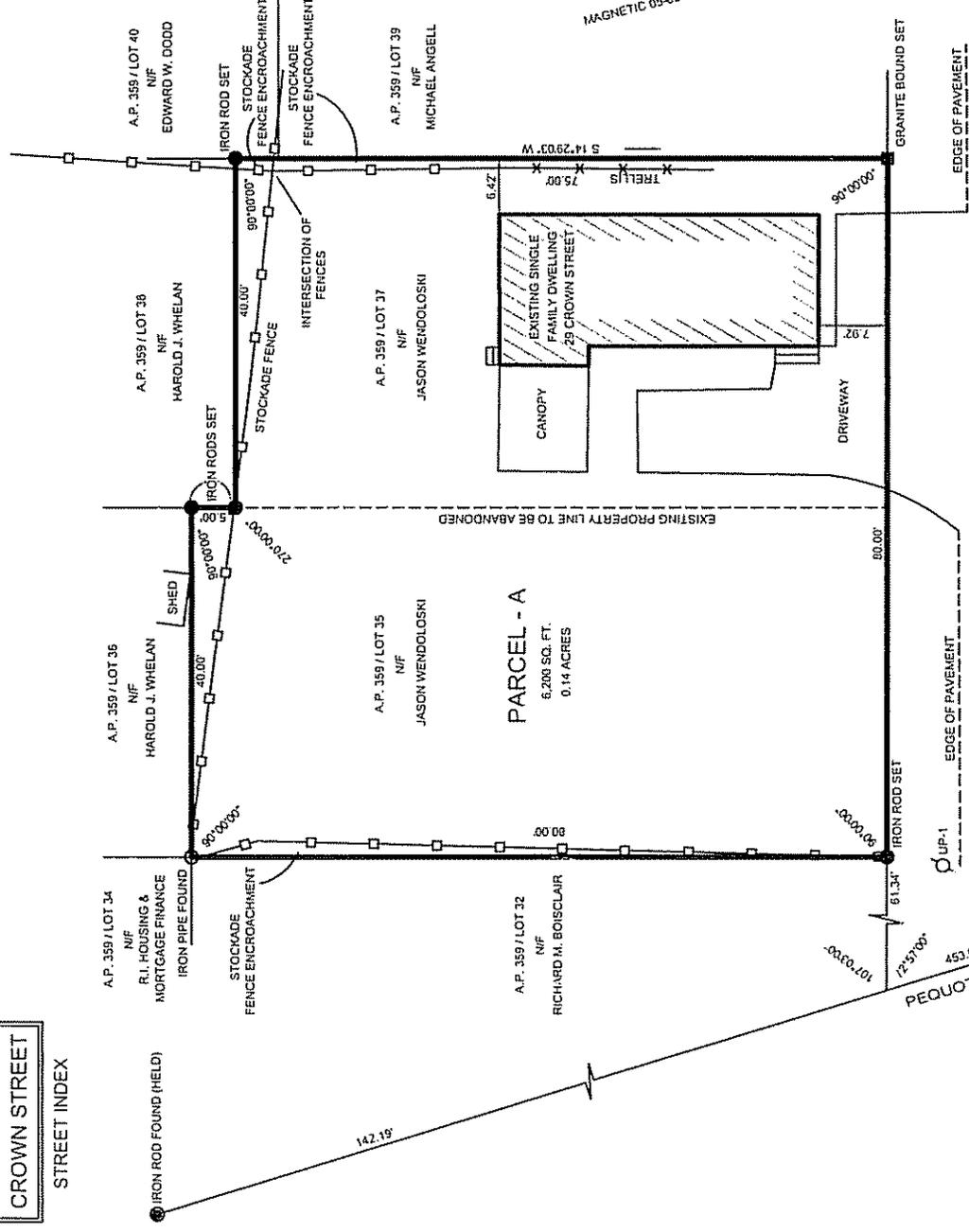
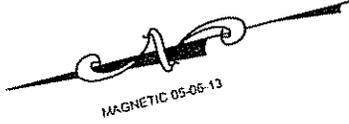
PREPARED FOR:

JASON WENDOLOSKI  
 29 CROWN STREET  
 WARWICK, R.I. 02889

PREPARED BY:

OCEAN STATE PLANNERS, INC.  
 1255 OAKLAWN AVENUE CRANSTON, RI 02920  
 PHONE: (401) 483-9886 FAX: (401) 403-9039  
 JOB NO. 0346 / DWG. NO. 0346 - (JMP)

GRAPHIC SCALE 1" = 10'



**CROWN STREET**  
 (40' PUBLIC)

**OWNERS:**  
 JASON WENDOLOSKI  
 29 CROWN STREET  
 WARWICK, R.I. 02889

**NOTE:**

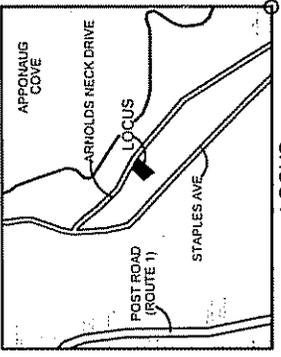
- PROPERTY IS LOCATED IN A ZONE X. COMMUNITY PANEL NO. 44003C0134G DECEMBER 3, 2010
- PURPOSE OF THE SURVEY TO CREATE ONE LOT FROM TWO LOTS

A.P. 359 / LOT - PARCEL - A	OLD AREA	NEW AREA
LOT 35	3,200 S.F.	0
LOT 37	3,000 S.F.	0
<b>PARCEL - A</b>	<b>0</b>	<b>6,200 S.F.</b>

**CROWN STREET**  
 STREET INDEX

**ZONING DISTRICT A-7**  
 MINIMUM LOT AREA 7,000 S.F.  
 MINIMUM LOT FRONTAGE 70 FT.  
 MINIMUM SETBACKS: FRONT 25 FT.  
 SIDE 8 FT.  
 REAR 20 FT.

**ZONING DISTRICT A-10**  
 MINIMUM LOT AREA 10,000 S.F.  
 MINIMUM LOT FRONTAGE 100 FT.  
 MINIMUM SETBACKS: FRONT 25 FT.  
 SIDE 15 FT.  
 REAR 20 FT.



**SURVEY CLASSIFICATION:**

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

BY: RICHARD T. BZDYRA, P.L.S. DATE

LOTS DEPICTED ON THIS PLAT (OR PLAN) SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995 (AS AMENDED).

**ADMINISTRATIVE SUBDIVISION PLAN**

**REPLAT OF ARNOLDS NECK PLAT**  
 A.P. 365 / LOTS 145 & 146  
 146 ARNOLDS NECK DRIVE  
 WARWICK, R.I.

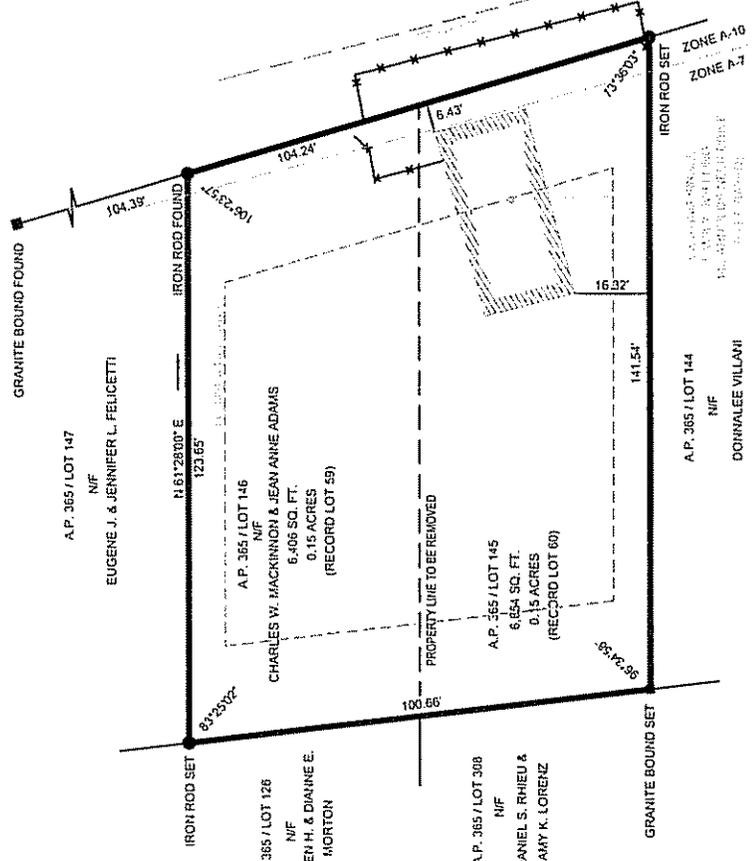
SCALE: 1"=20' DATE: NOVEMBER 25, 2013  
 REVISED DECEMBER 3, 2013

PREPARED FOR:  
**JEAN ADAMS**  
 102 LINDY AVENUE  
 WARWICK, R.I. 02889  
 (401) 921-1909

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 FAX: (401) 463-9039  
 JOB NO. 8361 / DWG. NO. 8361 - (JNP)



**REFERENCE:**  
 DEED BK. 7437 / PG. 281, DESIGNATED AS LOTS 59 & 60 ON PLAT ENTITLED "ARNOLDS NECK PLAT BELONGING TO HERBERG C. CALEF, BY FRANK WATERMAN JULY 1909" PLAT CARD 207



A.P. 365 / LOT - PARCEL - A	OLD AREA	NEW AREA
A.P. 365 / LOT 146	6,406 S.F.	0
A.P. 365 / LOT 145	6,854 S.F.	0
PARCEL - A	0	13,260 S.F.

**NOTE:**  
 PURPOSE OF THE SURVEY IS TO CREATE ONE LOT FROM TWO EXISTING LOTS.

**ARNOLDS NECK DRIVE**  
 STREET INDEX