



William DePasquale, Jr., AICP
Planning Director

Honorable 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

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, June 11, 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:

**Public Meeting
Minor Subdivision
Preliminary
224 Nausauket Road**

Location: 224 Nausauket Road
Assessor's Plat: 367
Assessor's Lot: 504, 505, 511, & 553
Applicant/Owner: Charles W. Johnson
Zoned: A-7 (Residential)
Land Area: 18,631 Square Feet
Ward: 7
Surveyor: Flynn Surveys, Inc.

Project Scope

The Applicant is proposing to reconfigure (4) four abutting non-conforming lots to create (2) two lots; (1) one 10,218 square foot lot located at 224 Nausauket Road with an existing dwelling having less than required front yard setback and a garage having less than required front yard and side yard setback, and (1) one new 8,413 square foot lot located along Nausauket Road and Leonard Avenue for the development of a single family dwelling.

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 further finds:

1. That the proposed development is generally consistent with the Comprehensive Community Plan, being consistent with the existing neighborhood, having lots within the 200' radius that meet and exceed the A-7 Residential zoning requirements.
2. That the subject property is located along Nausauket Road and Leonard Avenue; and is identified as Assessor's Plat: 367; Assessor's Lots: 504, 505, 511, & 553.
3. That the subject property consists of (4) four Tax Assessor's lot totaling 18,631 square feet and is zoned Residential A-7.
4. That the A-7 Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
5. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance.
6. That there will be no significant negative environmental impacts from the proposed development.
7. That the property will have access to Municipal Sewer and Water.
8. 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.
9. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted 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, as part of the final review, the Applicant shall provide a development plan that shall note at a minimum, but not be limited to, dwelling location, existing and proposed grading, location of existing and proposed utilities, and existing and proposed driveway locations.

3. That as part of the final review, the Applicant shall provide, a Stormwater Management Plan, which shall be designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the development. Per the RI Low Impact Development Site Planning Design Guidance Manual, the Design Engineer shall incorporate Low Impact Design (LID) as a first choice, if practicable. This plan shall be subject to approval by the City Engineering Division.
4. That the Applicant shall coordinate with the City's Sewer Authority and Water Division relative to connection, prior to Final Approval.
5. That both the existing and proposed dwelling shall be connected to Municipal Sewer and Water.
6. That the existing dwelling shall be connected to Municipal Sewer and Water, prior to the issuance of a Building Permit for the proposed dwelling.
7. That the existing non-conforming shed shall be moved or removed to conform to the City's Accessory Setback requirements, prior to Final Approval.
8. That the granite bounds, as proposed on the *Minor Subdivision, Johnson Plat*, shall be installed prior to the recording of the "Final Record Plat", or the Applicant shall provide a performance bond.
9. That the Applicant shall install (1) one new street tree on Nausauket Road in front of proposed Lot 1, as shown on the *Minor Subdivision, Johnson Plat*. The Applicant shall coordinate with the Planning Department regarding species.
10. That the dwelling shall be connected to Municipal Sewers, prior to the issuance of a Certificate of Occupancy for the new single family dwelling.
11. That no Building Permit shall be issued, prior to Planning Department review.

Public Meeting
Request for a Zone Change
Recommendation
Lloyd Avenue

Applicant: Robert J. Carberry III
Location: 107 Lloyd Avenue
Assessor's Plat: 361
Assessor's Lots: 838
Zoning District: Open Space
Proposed Zoning: A-7 Residential

The Applicant is requesting a recommendation to the City Council for a zone change on Assessor's Plat 361; Assessor' Lot 838 from Open Space to A-7 Residential. Assessor's Lot 838 was inadvertently zoned Open Space during the 1988 Citywide Zone Change. At that time, the City owned the Tax Title Interest ONLY in the aforementioned lot. The Applicant purchased the lot along with the abutting house lot in 1992 and was not aware that the property had been rezoned to Open Space until an application was made to the Building Department for a garage and was denied.

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 proposed development is generally consistent with the Comprehensive Community Plan, specifically *Chapter 12, Future Land Use Zoning and Urban Design*, which specifically calls for the protection and support of existing single family dwellings and residential neighborhoods and the minimization of land use conflicts.
2. That the proposed development is generally consistent with the existing neighborhood, having lots within the 200' radius that are zoned Residential A-7 and contain single family dwellings.

The Planning Department also finds the proposed zoning amendment 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.
- 103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change from Open Space to A-7 Residential, with the following stipulation:

1. That the Applicant shall merge Assessor's lots 512 and 838 through the Administrative Subdivision procedure as contained in the City of Warwick Development Review Regulations, prior to the issuance of a Building Permit.

Public Informational Meeting
Major Land Development/Subdivision
Cumberland Farms - Apponaug

Applicant:	Cumberland Farms, Inc.
Property Owner:	Gray Enterprises, Inc. (Lot 99) Gulf Oil (Lot 97)
Location:	3327 and 3335 Post Road
Assessor's Plat:	244
Assessor's Lots:	97 and 99
Zoning District:	General Business, with an Historic Overlay zone
Land Area:	39,643 sf
Number of existing lots:	2
Number of proposed lots:	1
Engineer:	Garofalo and Associates, Inc.
Ward:	7

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, canopy and fueling pumps. The Applicant plans to demolish the existing one storey brick building, canopy and gas pumps on Lot 97 as well as the existing building on Lot 99. Following demolition, a new 4,513sf convenience store and a new canopy, measuring 40'x 83', over five new gasoline dispensers (10 fueling positions) will be built. The Applicant is also requesting from the Zoning Board of Review a Special Use Permit for Use Code 421. Gas station (no repairs), with a convenience store, and dimensional relief for less than required front and side yard setback, less than required parking and moveable signage.

The proposed development is sited on two Assessor's lots, with a combined area of 39,643 square feet. The site is located on Post Road within Apponaug Village. Lot 97 was most recently used as a gas station but is currently vacant, and Lot 99 currently houses a one storey concrete block building, constructed circa 1940, and occupied by Piezoni's pizza shop and Gannon sign shop. The Applicant proposes to sell Lot 97 to the owner of Lot 99, and lease the parcel for the proposed use. In addition to the building and fuel pumps, site improvements will include new parking, outdoor seating and landscape areas.

This parcel is located in historic Apponaug Village, founded in 1696 and one of Warwick's oldest neighborhoods. Beyond the traffic noise and disruption, Apponaug has the foundations of a dynamic community. It features four churches, an historic City Hall listed on the National Register of Historic Places, a museum, a library, ball fields, a post office and an underutilized waterfront.

The City's newly adopted Comprehensive Plan calls for the City to work to create and support village centers, and preserve and enhance the City's open space, recreation and water resources. In 2011, the City reclassified the properties along Post Road in Apponaug as "Village" zoning.

With this in place, and the Rhode Island Department of Transportation's Circulator project slated to begin this year, this area in Apponaug is positioned to realize long term revitalization goals for the area.

The proposal is projected to create 12 to 14 new full and part time jobs and generate tax revenue for the City of approximately \$30,000 per year.

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, which finds that land development in the future will increasingly involve redevelopment of previously used sites and calls for the City to work to create and support village centers, and preserve and enhance the City's open space, recreation and water resources. 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 is a corner lot and is located in the south west corner of the intersection known as Apponaug Four Corners, and is identified as Assessor's Plat: 244 Assessor's Lots: 97 and 99 and are zoned General Business with a Historic Overlay.
3. Not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore requiring Zoning Board of Review for a Special Use permit for *Use Code 421*, and relief for less than required front and side yard setback, less than required parking, and moveable signage.
4. That this parcel is located within historic Apponaug Village, and is in close proximity to the village center which was rezoned in 2011 to Village zoning in order to revitalize economic development.
5. That a traffic report, prepared by McMahon Associates, and dated February 2014, 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 Project Engineer has contacted Rhode Island Department of Transportation and is coordinating the site design with the design of the Apponaug Circulator project, which is scheduled to begin construction this year.
7. That the properties north and south of the subject parcel, and fronting on Post Road are general business uses. This parcel does not abut any residentially zoned properties.
8. That the proposal has been designed in order to meet the requirements of the City's Historic District Commission. In accordance with preservation authority review, the building is sited within the front yard setback to maintain a defined street edge, and an outdoor seating area is incorporated to provide activity and street life to the Village area.

9. That the project was reviewed by the Warwick Historic District Commission and approved at the March 19, 2014 meeting.
10. 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.
11. That the proposed development possesses adequate access to a public street.
12. That the proposed development has access to public water and sewer.

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 prior to Preliminary Approval, the Applicant shall receive Zoning Board of Review approval for a Special Use Permit for Use Code 421, and relief for less than required front and side yard setback, less than required parking and moveable signage. LED signage shall be utilized for gas/fuel price information only. LED advertising message boards are prohibited
3. That prior to Final Approval, the Applicant shall merge Assessor's Plat 244, Assessor's Lots 97 and 99, and record a subdivision as per The City of Warwick's Development Review Regulations. This subdivision shall include a provision for the donation of land along the southern portion of the parcel and abutting Hardig Brook, made to the City for Open Space use.
4. That all proposed site design shall be coordinated with RIDOT to be compatible with the Apponaug Circulator Long Term Improvements project.
5. 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.
6. That prior to Preliminary Approval, 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 a zero-net runoff from the proposed development. This plan shall be subject to approval by the City Engineering Division. Prior to submission to RIDEM or RIDOT, the City's Engineering Division shall review and approve the proposed drainage system design.
7. That prior to Preliminary Approval, the Applicant shall submit an Operation and Maintenance Plan for the proposed storm water collection system.
8. That prior to Preliminary Approval, the Applicant shall receive all required State and City permitting, including, but not limited to RI DEM and RI DOT Physical Alteration Permit

9. That the Preliminary submittal shall include a Landscape Plan, prepared by a registered Rhode Island Landscape Architect. Said plan shall be subject to approval by the Planning Department and provide, at a minimum:
 - a. Tree protection of the root zones of the existing trees along the western property line.
 - b. Additional large deciduous shade trees planted along the southwestern area, evergreen shrubs to the property line area, and a shade tree on Centerville Road, to the western side of the curb cut.
10. That prior to Preliminary Approval, the Applicant shall receive approval from the Kent County Water Authority. The Project Engineer shall coordinate with the Warwick Division of Water regarding an existing major transmission line located in Centerville Road.
11. 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.

Actions by the Administrative Officer

Administrative Subdivision

<u>Name</u>	<u>Assessor's Plat:</u>	<u>Assessor's Lot/s</u>
Corrective Replat of Bayside	356	144 & 145

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.

"THE JOHNSON PLAT"

ZONING: A-2 (7,000 S.F.)
 MINIMUM LOT WIDTH - 70'
 MINIMUM LOT FRONTAGE - 70'
 YARDS - 25'
 REAR - 20'

LOTS DEPICED ON THIS PLAT (OF PLAT) SHALL NOT BE ALTERED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CITY OF WARWICK. ANY LOT LARGER THAN ANY LOT SHOWN HEREON SHALL BE CONSIDERED AS BEING A NEW SUBDIVISION APPROVED IN ACCORDANCE WITH THE CITY OF WARWICK DETACHMENT REVIEW REGULATIONS OF DECEMBER 31, 1985 (AS AMENDED)

PLAN REFERENCES:

NAUSAUQUET PLAN ANNEX #12 WARWICK R.I. BELONGING TO HERBERT G. CALET BY FRANK E. WHEATMAN OCT. 1969 PLAT CARD 263
 SUBDIVISION OF LOT 1 ON THE NAUSAUQUET PLAN ANNEX #12 WARWICK R.I. BELONGING TO HERBERT G. CALET BY FRANK E. WHEATMAN OCT. 1973 PLAT CARD 249

GENERAL NOTES:

- 1.) LOT "1" CONSISTS OF THE WHOLE OF LOTS 504 AND 505 AS SHOWN ON ASSESSORS MAP 367
- 2.) LOT "2" CONSISTS OF THE WHOLE OF LOTS 511 AND 553 AS SHOWN ON ASSESSORS MAP 367

DEED REFERENCE

DEED BOOK 8154 PAGE 188

FLYNN SURVEYS INC.
 10 FIELDVIEW ROAD
 HOPE, R.I. 02831
 401-821-6290
 LAND SURVEYING / MAPPING / SITE PLANNING



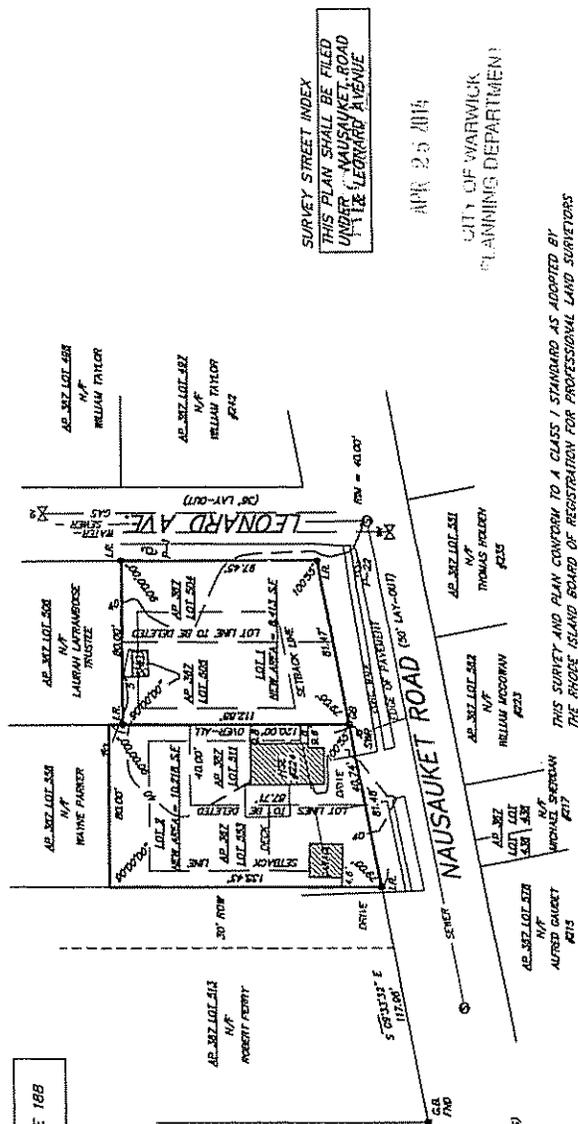
SCALE: 1" = 40'
 DATE: APRIL 23, 2014

PRELIMINARY PLAN
"THE JOHNSON PLAT"
ASSESSORS MAP 367
LOTS 511/553/504 AND 505
NAUSAUQUET ROAD AND LEONARD AVENUE
WARWICK, RHODE ISLAND

JOB NO. 1058
 SHEET 1 OF 1
 DWG NO. 1058

GENERAL NOTES:

- 1.) SITE LIES IN ZONE "A" PER PERMITS FLOOD INSURANCE MAP COMMUNITY FLOOD HAZARD ZONING MAP NO. 1710/1901
- 2.) LOTS 1 & 2 SHALL BE CONNECTED TO THE WARWICK SEWER SYSTEM
- 3.) THE PROPOSED NEW DIRECTION BOTTOM FLOOR ELECTRICAL SHALL BE ALL DOWN GRADIENT CHECK AND OR SUT FENCE SHALL BE INSTALLED AT ALL PROPOSED AREAS TO BE STABILIZED.
- 4.) ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE PERMITS AND REGULATIONS.
- 5.) ALL PERMANENTLY DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOO.
- 6.) SITE TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
- 7.) PROPERTY LINES, PROOF, HORSE AND LIMITS OF WORK SHALL BE ACCURATELY LOCATED AND SURVEY STAKED PRIOR TO COMMENCEMENT OF ANY WORK.
- 8.) ALL UTILITIES SHOWN FROM BEST AVAILABLE AERIAL PHOTO, THE CONTRACTOR SHALL VERIFY WITH THE APPROPRIATE UTILITY AUTHORITY AND OBTAIN PERMITS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 9.) VERTICAL DATUM: NAHDS



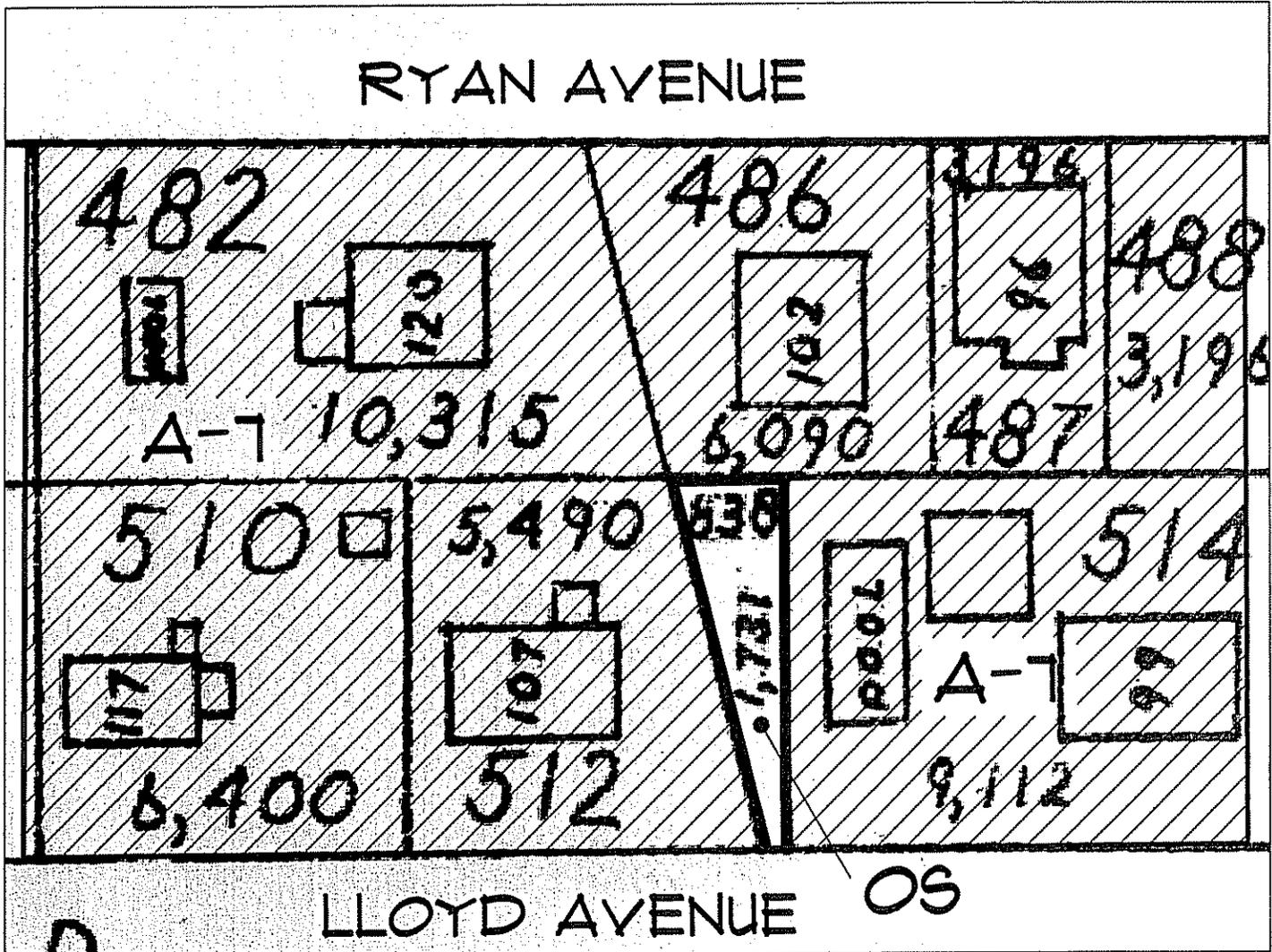
- LEGEND:**
- AP ASSESSORS PLAT
 - N/F NEW OR FORMERLY
 - G.E. GROUND ELEVATION
 - C.G.R. CROWNED GROUND ROAD
 - LR. LOW ROAD SET
 - FD. FLOOD
 - UTILITY POLE
 - DEED BOOK AND PAGE
 - SEWER MAN-HOLE
 - SEWER CLEAN-OUT (SES)
 - GAS GATE
 - WATER GATE
 - FIRE HYDRANT
 - EXISTING CONDUIT
 - ELEVATION SPOT SVOT

APR 23 2014
 CITY OF WARWICK
 PLANNING DEPARTMENT

THIS SURVEY AND PLAN CONFORM TO A CLASS 1 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 AS PER THE RECORD DESCRIPTION AND IS CORRECT THERE ARE NO ENCUMBRANCES EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

JAMES G. FLYNN P.L.S. NO. 1904

DRAWN AND APPLICANT:
 CHARLES JOHNSON
 40 MELBOURNE ROAD
 WARWICK, R.I. 02886



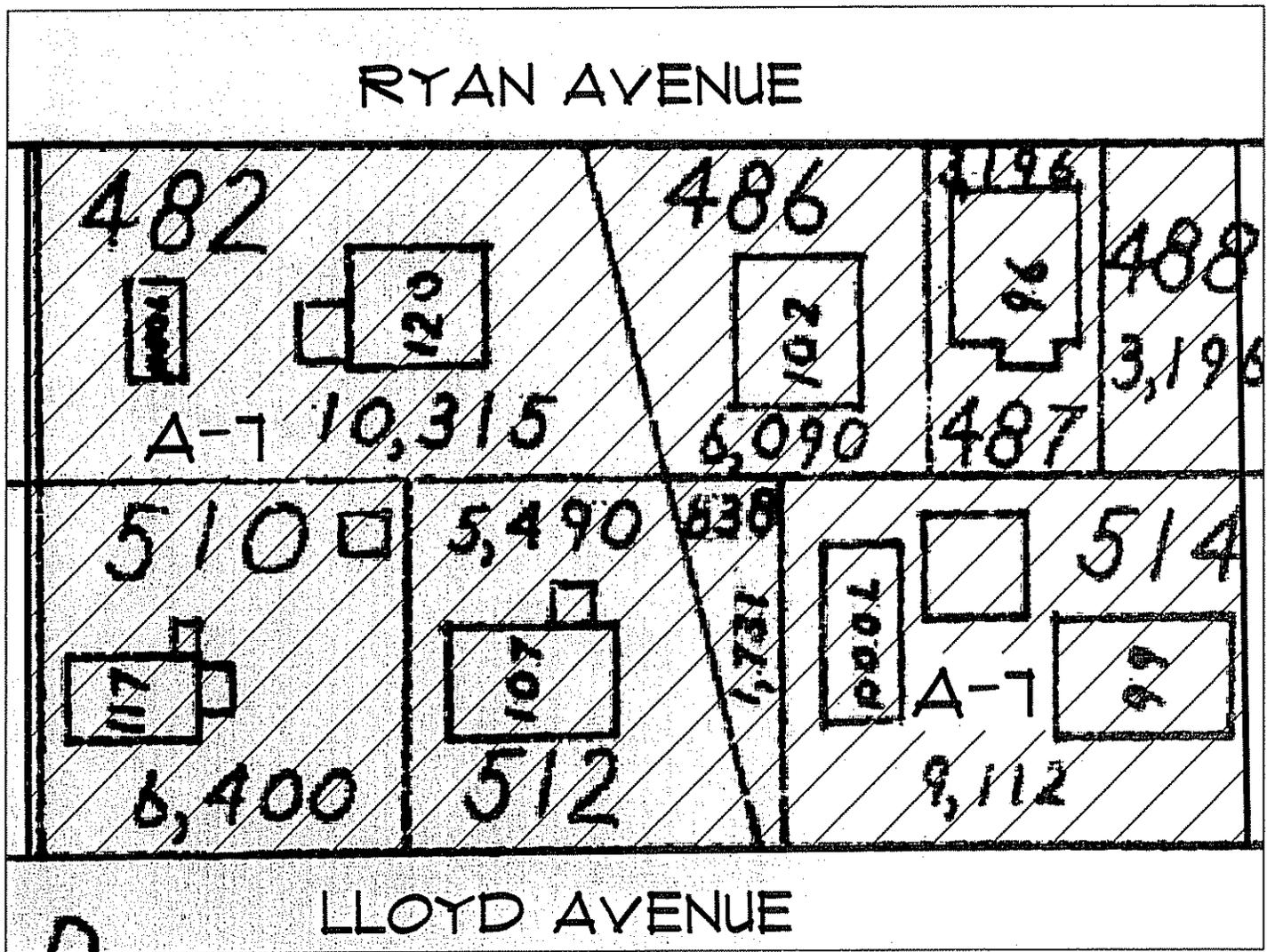
EXISTING ZONING

LOT 512 - A-7

LOT 838 - OS

SITE: 107 LLOYD AVE.

A.P. 361 LOTS 512 & 838



PROPOSED ZONING

LOT 512 - A-7

LOT 838 - A-7

SITE: 107 LLOYD AVE.

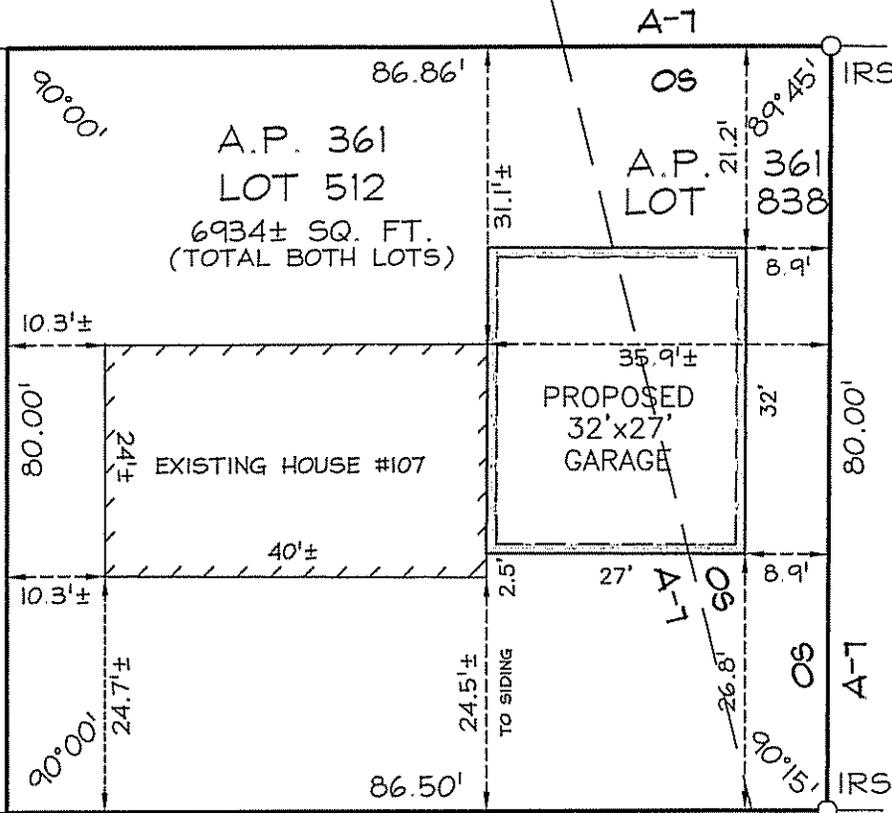
A.P. 361 LOTS 512 & 838

A.P. 361
LOT 482
N/F
BUBAR & WINSLOW
L.E. BK. 6409 PG. 298

A.P. 361
LOT 486
N/F
CAMPBELL
L.E. BK. 7266 PG. 99

A.P. 361
LOT 510
N/F
GRAVEL
L.E. BK. 5886 PG. 113

A.P. 361
LOT 514
N/F
BRODEUR
L.E. BK. 7305 PG.



N 20°50'29" E →

LLOYD AVENUE
(40' WIDE)

**PROPOSED ZONE CHANGE
FROM OS TO A-1 FOR
PROPOSED GARAGE**

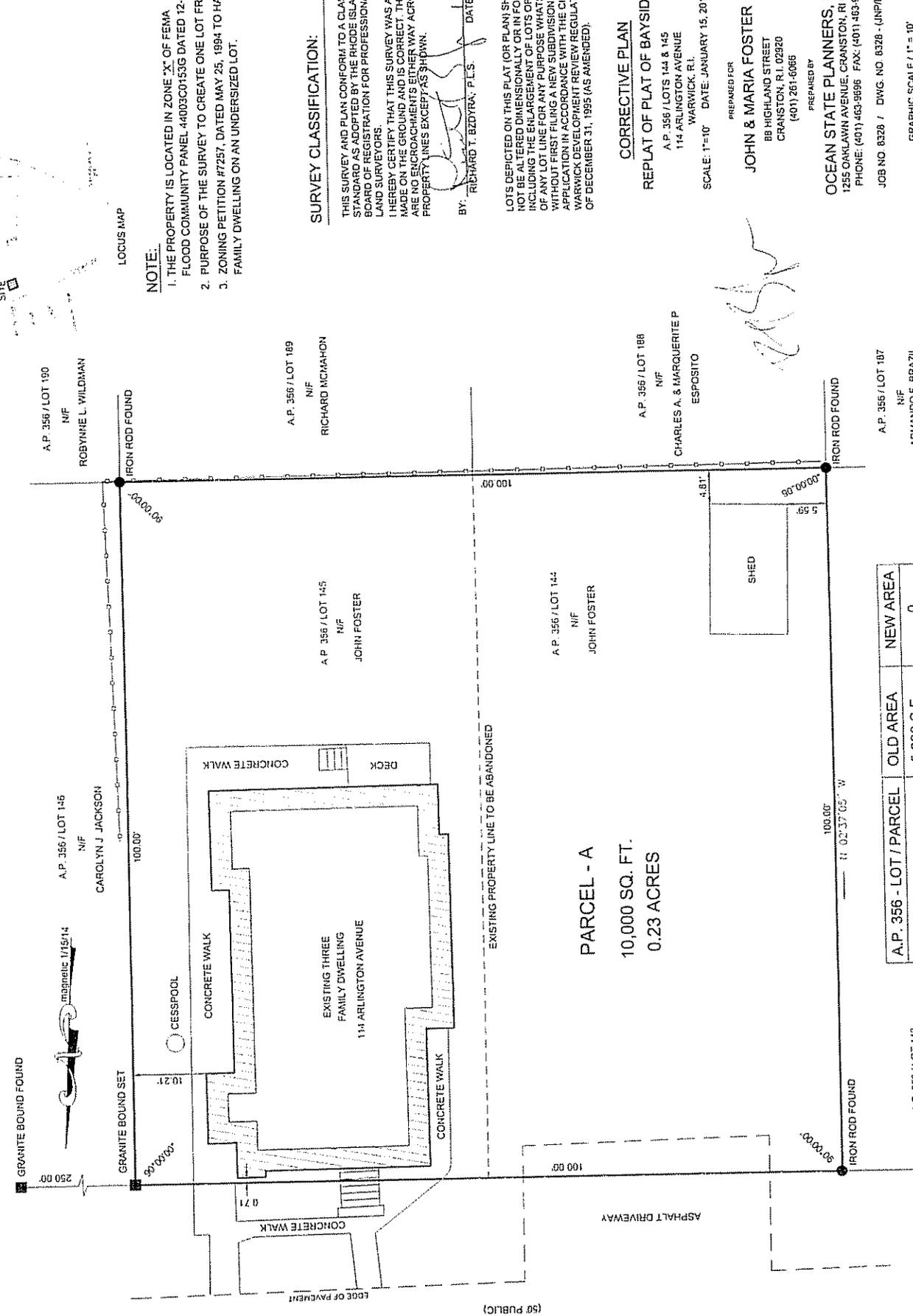
ZONING DISTRICT A-7

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

REFERENCE.
 DEED BK. 7536 / PG. 50 DESIGNATED AS LOTS 377 & 378 ON THAT PLAT ENTITLED:
 "PLAT OF BAYSIDE FORMERLY THE M.R. GARDINER FARM IN WARWICK, R.I."
 SURVEYED BY N.B. SCHUBARTH & CO., SCALE: 1" = 120' APRIL, 1873" PLAT CARD 71

OWNERS:
 JOHN FOSTER
 88 HIGHLAND STREET
 CRANSTON, R.I. 02920

ARLINGTON AVENUE
 STREET INDEX



LOCUS MAP

NOTE:

1. THE PROPERTY IS LOCATED IN ZONE "X" OF FEMA FLOOD COMMUNITY PANEL 44003C0153G DATED 12-03-10
2. PURPOSE OF THE SURVEY TO CREATE ONE LOT FROM TWO LOTS
3. ZONING PETITION #7257, DATED MAY 25, 1994 TO HAVE A THREE FAMILY DWELLING ON AN UNDERSIZED LOT.

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: *[Signature]* RICHARD T. BZYRA, P.L.S. DATE: 2/21/2014

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 PLAN

REPLAT OF PLAT OF BAYSIDE

A.P. 356 / LOTS 144 & 145
 114 ARLINGTON AVENUE
 WARWICK, R.I.

SCALE: 1"=10' DATE: JANUARY 15, 2014

PREPARED FOR

JOHN & MARIA FOSTER
 88 HIGHLAND STREET
 CRANSTON, R.I. 02920
 (401) 261-6066

PREPARED BY

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 FAX: (401) 463-9639
 JOB NO. 8328 / DWG. NO. 8328 - (JNP/DCD)

GRAPHIC SCALE 1" = 10'



PARCEL - A
 10,000 SQ. FT.
 0.23 ACRES

A.P. 356 - LOT / PARCEL	OLD AREA	NEW AREA
LOT 144	5,000 S.F.	0
LOT 145	5,000 S.F.	0
PARCEL - A	0	10,000

A.P. 356 / LOT 143
 N/F
 DONALD G. HAMMOND

A.P. 356 / LOT 187
 N/F
 ARMANDO F. BRAZIL

A.P. 356 / LOT 188
 N/F
 CHARLES A. & MARQUERITE P
 ESPOSITO

A.P. 356 / LOT 189
 N/F
 RICHARD McMAHON

A.P. 356 / LOT 145
 N/F
 JOHN FOSTER

A.P. 356 / LOT 144
 N/F
 JOHN FOSTER

SHED

EXISTING PROPERTY LINE TO BE ABANDONED

(50' PUBLIC)