

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1990 - 9

No. 322 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-2 TWO FAMILY ZONE TO A C-4 HEAVY COMMERCIAL ZONE, LOTS 314, 319 AND 192 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 34, SAID LOTS BEING SITUATED ALONG MANTON AVENUE.

Approved July 2, 1990

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made part of Chapter 544 of the Ordinance of the City of Providence approved September 21, 1951, entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as heretofore amended, is hereby further amended by changing from an R-2 Two Family Zone to a C-4 Heavy Commercial Zone, Lots 314, 319 and 192, As Set out and Delineated on City Assessor's Plat 34, Said Lot Being Situated along Manton Avenue, bounded and described as follows:

Those certain tracts of land situated in the City of Providence and be designated as Lots 314, 192, 319 on City of Providence Assessor's Plat 34, Dated, December 31, 1988, as shown on plan #064488.

Beginning at a point on the North-Westerly corner of Lot 314, Thence running Easterly along the Southerly street line of Manton Avenue, and along Northerly property lines of Lots 314, 192 and 319, to the North-Easterly corner of Lot 319.

Thence running Southerly along the Easterly property line of Lot 319 to the South-Easterly corner of Lot 319.

Thence running in a Westerly direction along the Southerly property lines of Lots 319, 192, 314 to the South-Westerly corner of Lot 314.

Thence running Northerly along the Westerly property line of Lot 314 to the North-Westerly corner of Lot 314, said point being point and place of beginning.

Said parcels of land contain combined Square Footage of 7,196.

SECTION 2. This Ordinance shall take effect upon its Passage.

IN CITY COUNCIL

JUN 21 1990
FIRST READING
READ AND PASSED

Michael B. Clement CLERK
First Deputy

IN CITY
COUNCIL

JUN 29 1990
FINAL READING
READ AND PASSED

Michael W. Ender PRESIDENT
Rosemarie CLERK



No.

CHAPTER

AN ORDINANCE

**THE COMMITTEE ON
ORDINANCES**

**Approves Passage of
The Within Ordinance**

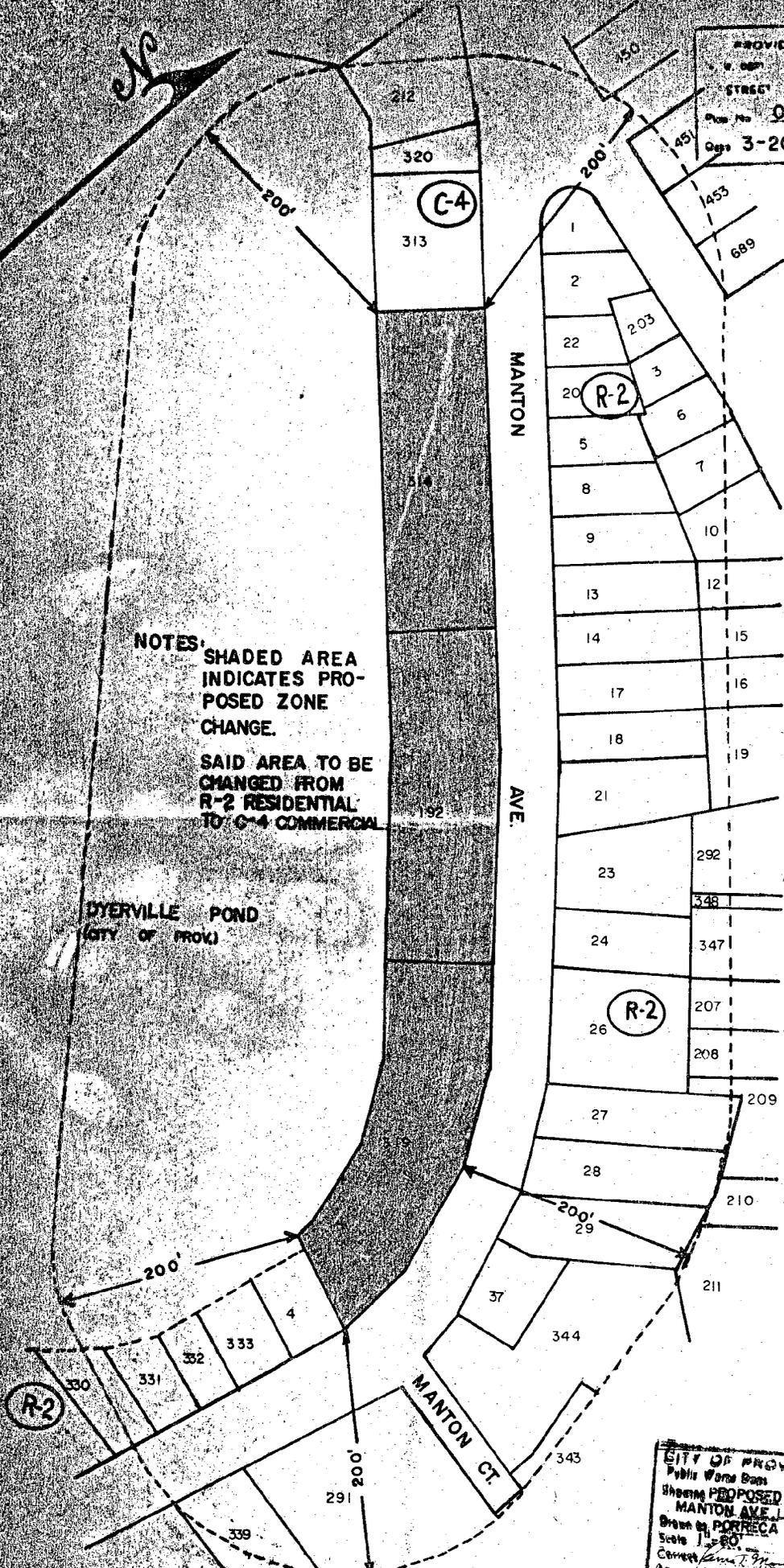
Michael R. Clement
Chairman
Clerk

June 13, 1990

RECEIVED
COUNCIL
IN CITY

RECEIVED
COUNCIL
IN CITY

PROVIDENCE R.
 PUBLIC WORKS DEPT. ENGINEERING OFFICE
 STREET LANE SECTION
 Plan No. 064488
 Date 3-20-90



NOTES:
 SHADED AREA
 INDICATES PRO-
 POSED ZONE
 CHANGE.
 SAID AREA TO BE
 CHANGED FROM
 R-2 RESIDENTIAL
 TO C-4 COMMERCIAL

DYERVILLE POND
 (CITY OF PROVIDENCE)

CITY OF PROVIDENCE R.
 Public Works Dept. Engineering Office
 SHEET PROPOSED ZONE CHANGE
 MANTON AVE. LOTS 319, 320, 314
 Drawn by PORRECA Checked by [Signature]
 Scale 1" = 60' Date 3-20-90
 Corrected [Signature] Approved [Signature]
 CIVIL ENGINEER

LOT NUMBERS TAKEN FROM A.P. 34

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

That the zone classification for Plat 34, Lots 314, 319 and 192 located on Manton Avenue be changed from R-2 residential to C-4 commercial zone. The Petitioner, Konover Development Corporation, intends on purchasing Lots 314, 319 and 192 to construct a shopping center thereon.

Respectfully submitted,

Petitioner
Konover Development Corporation

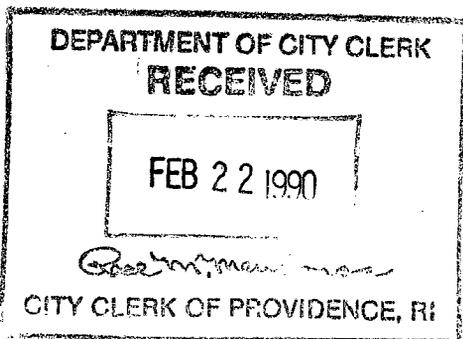
By: *N. Robert Trigg*
N. Robert Trigg

OWNERS' ASSENT

The Providence Redevelopment Agency, owner of Lots 314, 319 and 192 assents and approves of Konover Development Corporation's Petition for a zone change. Attached hereto is Resolution No. 6669 of the Providence Redevelopment Agency dated December 12, 1989.

Providence Redevelopment Agency

By: *Thomas V. Moses*
Thomas V. Moses



*Pay by Ch # 2292
Konover Development Corp.
2410 Albany Ave West Hartford Ct. 06117
Amt #75.00*

FILED
FEB 22 12 08 PM '90
DEPT. OF CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL
MAR 1 1990
FIRST READING
REFERRED TO COMMITTEE ON
Recommendation CLERK
ORDINANCES

THE COMMITTEE ON
ORDINANCES
Recommends Be Continued
Michael R. Clement
Clerk

From the Clerk's Desk

PROVIDENCE REDEVELOPMENT AGENCY
Providence, Rhode Island

A RESOLUTION OF THE PROVIDENCE REDEVELOPMENT AGENCY

No. 6669

Approved: December 12, 1989

~~WHEREAS, Konover Development Corporation has submitted an Offer to Purchase three (3) lots on Manton Avenue; Lots 314, 319 and 192 on Assessors Plat 34, totaling 75,196 square feet which will be combined with the rear land to develop a shopping center; and~~

WHEREAS, said offer contains the following submission dates: preliminary and final plans to be submitted by October 12, 1990; financial commitment by December 12, 1989; execution of sales agreement and deed and taking of title by December 12, 1990; start of construction by April 1, 1991 with completion of construction by December 12, 1991; and

WHEREAS, said offer is conditioned upon Konover Development Corporation obtaining all necessary local and State permits and receiving a positive report on the environmental study; and

WHEREAS, said offer also provides that the Agency will entertain any reasonable request for extensions from the developer should there be any lengthy delays with the permit process.

NOW, THEREFORE, BE IT RESOLVED by the PROVIDENCE REDEVELOPMENT AGENCY as follows:

1. That the Offer to Purchase as submitted by Konover Development Corporation for Lots 314, 319 and 192 on Assessors Plat 34 located on Manton Avenue, subject to the above conditions as stated be approved.

2. That this resolution shall take effect immediately.

ATTEST:


John F. Palmieri
Secretary

mjd

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 6, 1990

TO: B. James Suzman, Director of Public Works

SUBJECT: ZONING CHANGE - MANTON AVENUE - PLAT 34, LOTS 314, 319 AND 192.

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject zoning change. It is requested that you provide the Committee with a list of abutting property owners and tracing of the said area.

Michael R. Clement
First Deputy

City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 6, 1990

TO: Thomas E. Deller, Associate Director of Planning

SUBJECT: ZONING CHANGE - MANTON AVENUE - PLAT 34, LOTS 314, 319
AND 192

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject zoning change.
It is requested that you study the said matter and
report your findings back to the above named Committee.

Michael R. Clement
First Deputy City Clerk



Department of Planning and Development

"Building Pride In Providence"

April 26, 1990

Committee on Ordinances
City Clerk's Office
City Hall
Providence, Rhode Island 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 3016 - Zoning Change from R-2 to C-4 for Lots
314, 319 and 192 on Assessor's Plat 34
located on Manton Avenue

Gentlemen:

The City Plan Commission at its April 11, 1990 special meeting reviewed and evaluated the proposed zone change from an R-2 classification to a C-4 commercial zone for Lots 48 and 194 on Assessor's Plat 34 and located on and off Manton Avenue.

The petitioner is Konover Development Corporation represented by N. Robert Trigg, owner of the land is the Providence Redevelopment Agency who assents and approves of the petitioner's motion for a zone change.

A field inspection revealed that subject Lots 319 and 192 are vacant, overgrown with weeds and with some accumulation of debris. Lot 314 is used for necessary sales and equipment storage.

The land behind subject lots is vacant and was formerly used as a city dump. This land is zoned C-4. The residential two-family structures across Manton Avenue are in good to fair condition. The adjacent Lot 313 is used for automobile repair and auto sales.

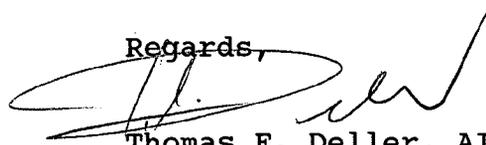
The petitioner intends to construct a shopping center on subject lots and on adjacent vacant land.

Committee on Ordinances
April 26, 1990
Page 2

Referral No. 3016

The Commission found that the proposed use is inappropriate for the subject location and voted to advise the Committee on Ordinances that this petition be denied.

Regards,



Thomas E. Deller, AICP
Associate Director Of Planning

TED/jp
GJT

cc: Thomas V. Moses, Esq., Director
Councilman Raymond Cola

CITY PLAN COMMISSION
PROVIDENCE, R. I.

Ref. No. 3016 Subject: ZONE CHANGE FROM R-2 TO C-4
 Plat No.: 37 Lot No. 314, 319 and 192
 Lot Area: ~ 75,196 sq. ft.

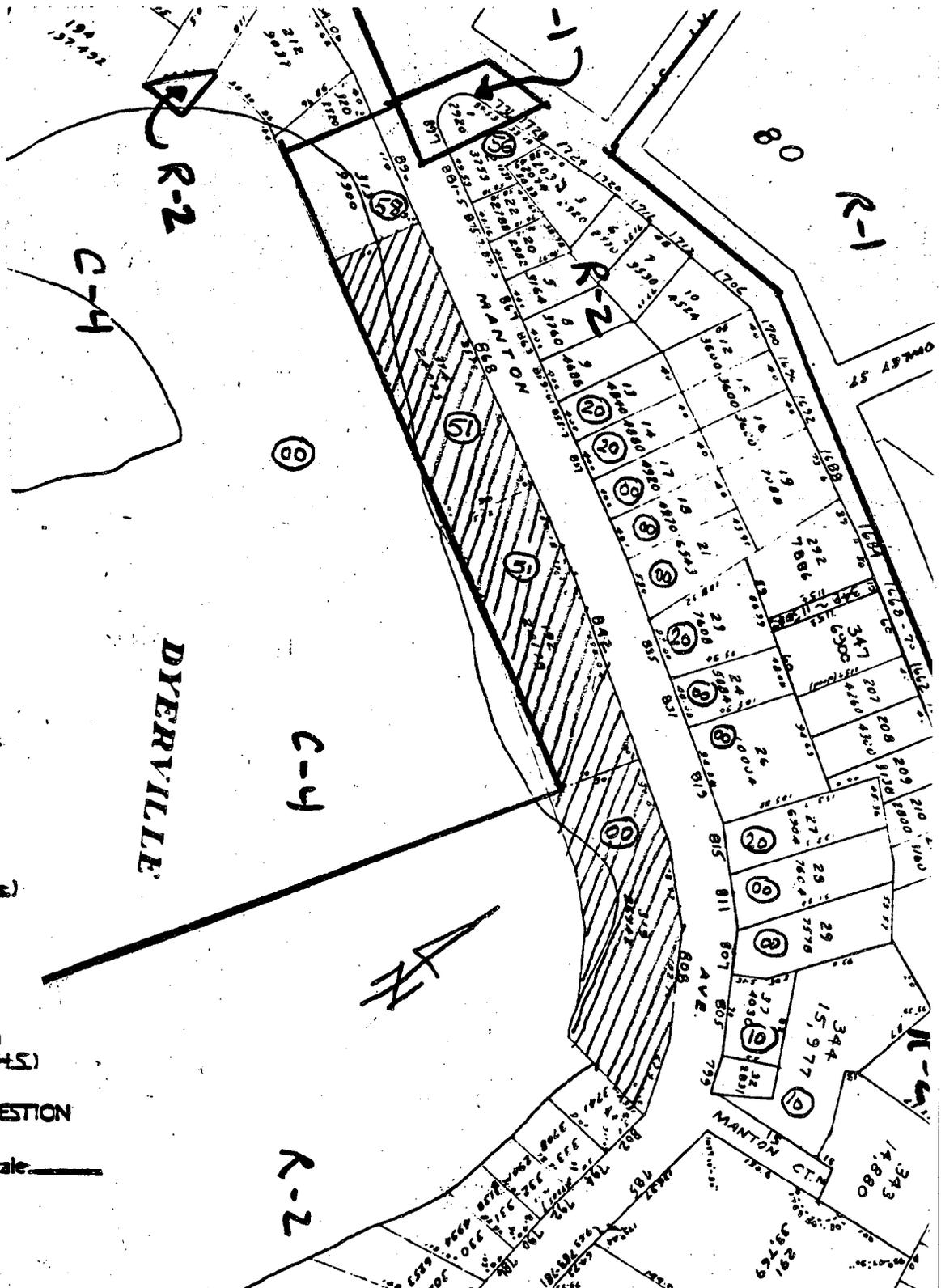
LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & Home Occ.
- 33 Three Fam. & Prof. Off.
- 34 Three Fam. & One Fam.
- 35 Three Fam. & Two Fam.
- 40 Apt. 4 Fam. or More
- 41 Apt. & Nonres.
- 42 Apt. & Home Occ.
- 43 Apt. & Prof. Off.
- 45 Apt. & One Fam.
- 46 Apt. & Two Fam.
- 47 Apt. & Three Fam.
- 48 Lodging House
- 49 Fraternity
- 51 Limited Comm.
- 52 Parking Lot
- 53 Gen. Comm.
- 54 Nonstruct. Gen. Comm.
- 55 Parking Gar.
- 56 Heavy Comm.
- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
- 59 Stor. Gar. for Comm. Veh.
- 64 Gen. Ind.
- 65 Nonstruct. Gen. Ind.
- 67 Heavy Ind.
- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
- 81 Instit. (not elsewhere class.)
- 87 Parochial School
- 88 Church
- 89 Private School or Coll.
- 90 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 96 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date 3/16/90 By: GT Scale _____





Department of Public Works

"Building Pride In Providence"

March 27, 1990

Hon. Thomas Glavin
Providence City Councilman
Committee on Zoning
City Clerk's Office
City Hall - Prov., R.I. 02903

Re: Zoning Changes

1. (Lots 48 & 194 on City Assessor's Plat 43 and 80) Plan #064487
- ✓ 2. (Lots 319, 192 & 314-Manton Ave., on City Assessor's Plat 34)
Plan #064488
3. (Lots 373, 325, 725, 726, 328, 329, 320, 321, 323, 322, 324, 385 & 376
along Elmwood, Dartmouth & Wesleyan Avenues) Plan #064486
(On City Assessor's Plat 32 and 44)

Dear Councilman Glavin:

The City of Providence Department of Public Works has no objections to the following Zoning Changes:

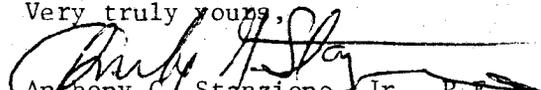
1. Proposed Zoning change as shown on plan entitled, "Providence, R.I., P.E. Dept., Engineering Office, Street Line Section, Plan No. 064487, Date: 3/15/90." Shaded Area (Lots 48 & 194) are to be changed from an R-2 Residential Zone to a C-4 Commercial Zone. This is on City of Providence Assessor's Plat 34 & 80. A copy of abutting property owners is attached hereto.

2. Proposed Zoning Change as shown on plan entitled, "Providence, R.I., P.W. Dept., Engineering Office, Street Line Section, Plan No. 064488, Date: 3/20/90." Shaded area (Lots 319, 192 & 314) are to be changed from an R-2 Residential Zone to a C-4 Commercial Zone. Area in question is located on Manton Avenue on City of Providence Assessor's Plat 34. A list of abutting property owners is attached hereto.

3. Proposed Zoning Change as shown on plan entitled, "Providence, R.I., P.W. Dept., Engineering Office, Street Line Section, Plan No. 064486, Date: 3/14/90." Shaded area (Lots 373, 325, 725, 726, 328, 329, 320, 321, 323, 322, 324, 385 & 376, along Elmwood, Dartmouth & Wesleyan Avenues, on City of Providence Assessor's Plat 32 and 44. Said shaded area indicates zoning change from a C-2 and R-3 to a C-4 Commercial Zone.

If we can assist you further in this matter, please advise.

Very truly yours,


Anthony G. Stanzione, Jr., P.E.
City Engineer

CC: M. Clement - 1st Dep. City Clerk
JTM
JLC



EDMUND M. MAURO, JR.

Chairman

JOSEPH R. ESPOSITO, JR.

Vice Chairman

LESLIE A. GARDNER

STEPHEN R. LEWINSTEIN

ALBERT E. CARRINGTON

JOHN H. ROLLINS

DAVID G. DILLON

THOMAS V. MOSES, ESQ.

Executive Director

JOHN F. PALMIERI

Secretary

MAYOR JOSEPH R. PAOLINO, JR.

Ex-Officio

PROVIDENCE REDEVELOPMENT AGENCY

May 11, 1990

Councilman Thomas M. Glavin, Chair
Council Ordinance Committee
City Hall
Providence, Rhode Island 02903

re: Zoning Petition for Plat 34 Lots 192, 314 and 319
Zoning Petition for Plat 34 Lots 48 and 194

Dear Councilman Glavin:

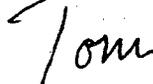
Over the past year, the Providence Redevelopment Agency has been reviewing potential uses for the former dump site off of Manton Avenue. This site, at the western edge of the city, is a large expanse of land that has been unused for a number of years. Because the site is a former dump, the reuse of the property is limited. The site is unsuitable for residential development. Reuse of the site as an industrial park was investigated, however, the site is not suitable for industrial use for a variety of reasons. The only use remaining is commercial development of the site. An analysis of the site limitations show that the development of the property as a shopping center is possible. This is the only use of the site that is feasible.

A portion of the property that is before you for rezoning has been transferred to the Redevelopment Agency by the City Council to return it to the tax rolls of the city. Based on the analysis completed by the Department of Planning and Development, we have been marketing the property for commercial development. We have found a developer who will turn the former city land and the remainder of the former landfill in to a viable commercial center in a part of the city that lacks a strong retail area. This reuse of this site as a commercial center will turn a derelict piece of property into a valuable city and neighborhood asset.

Councilman Thomas M. Glavin, Chair
May 11, 1990
Page 2

We urge the Ordinance Committee to approve this zone change. This will enable the Redevelopment Agency to carry out the charge received from the City Council to redevelop surplus city property into a city asset.

Sincerely yours,

A handwritten signature in cursive script that reads "Tom".

Thomas V. Moses, Esq.
Executive Director



Department of Planning and Development

"Building Pride In Providence"

May 14, 1990

Councilman Thomas M. Glavin, Chair
Council Ordinance Committee
City Hall
Providence, Rhode Island 02903

re: ✓ Zoning Petition for Plat 34 Lots 192, 314 and 319
Zoning Petition for Plat 34 Lots 48 and 194

Dear Councilman Glavin:

The Department has analyzed the above referenced properties to determine the best use of this site.

A field inspection revealed the subject Lots 319 and 192 are vacant overgrown with weeds and with some accumulation of debris. Lot 314 is used for sales and equipment storage. Lot 194 contains approximately 137,497 sq. ft. of assessed land and approximately 585,000 sq. ft. of unassessed land is vacant, overgrown with weeds and has a narrow direct access to Manton Avenue located between Lot 338 and 316. This land is a former city dump located on the top of former Dyerville Pond. Because of methane gas leaks, this land is not suitable for residential uses. Lot 48 is in its natural state, vacant, overgrown with brush and trees and subject to flooding from Woonasquatucket River.

The residential properties surrounding Lot 48 consist of one and two family structures in good to very good condition.

Councilman Thomas M. Glavin, Chair
May 14, 1990
Page 2

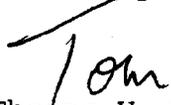
The adjacent Lot 313 is used for automobile repair and auto sales. The remaining properties along Manton Avenue are mixed commercial residential with heavy commercial uses bordering on Lot 194.

Over the past year the site has been analyzed to determine the best reuse of this site. The site was first reviewed for industrial development. While the site is large enough to use for industrial development, a majority of the parcels that could be developed would be unbuildable because of the constraints to development as a result of building on a landfill. The site was then reviewed for commercial development. Because of the parking areas need for commercial use, a shopping plaza can be sited at the best possible location on the lot. This makes the site developable.

Over two thirds of the site proposed for commercial use is presently zoned C-4. The area zoned R-2 is landlocked and is a wedge that projects into the C-4 zone from the City line. The area is unuseable as an R-2 use and should be rezoned.

Since the only potential use of the site is for commercial development, failure to require the property would deny the owners of the property any potential use. The Department urges the Council to grant this rezoning request.

Sincerely yours,


Thomas V. Moses, Esq.
Director

Department of Planning and Development
44 Washington Street
Providence, Rhode Island 02903

Councilman Thomas M. Glavin, Chair
Council Ordinance Committee
City Hall
Providence, Rhode Island 02903



DEPT. OF CITY CLERK
PROVIDENCE, R.I.
MAY 19 11 54 AM '90

FILED

louis federici & associates

Land Surveying • Engineering • Aerial Photogrammetry
Rhode Island • Connecticut • Massachusetts

ABBUTTERS LIST
CURRENT AS OF 2-9-1990
FOR
PROPERTY LOCATED ON MANTON AVENUE
PROVIDENCE, RHODE ISLAND
PROPERTY DESIGNATED AS ASSESSOR PLAT 34, LOTS 48, 192, 194, 314, & 319

PREPARED BY

LOUIS FEDERICI & ASSOCIATES

235 Promenade St, Room 150, Providence, R.I. 02908 (401) 331-1570

Member of R.I. Society of Professional Land Surveyors • American Congress of Surveying & Mapping
Connecticut Association of Land Surveyors

ABUTTERS LIST
FOR
PROPERTY LOCATED ON MANTON AVENUE
PROVIDENCE, RHODE ISLAND
PROPERTY DESIGNATED AS ASSESSOR PLAT 34, LOTS 48, 192, 194, 314, & 319

ASSESSOR PLAT 34 - PROVIDENCE

LOT 1	GREATREX CORPORATION 475 HOPE STREET PROVIDENCE, RHODE ISLAND 02906
LOT 2	DAVID C. EAD, ET UX DORIS A. 1647 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 3	JACOB T. PERL & ALAN PERL 528 POUND ROAD CUMBERLAND, RHODE ISLAND 02864
LOTS 4, 21, 304, 309 330, 331, 332, 333	CITY OF PROVIDENCE CITY HALL PROVIDENCE, RHODE ISLAND 02903
LOTS 5, 8, 20	FRANK A. SANTIE, ET UX JOANN D. 170 FORBES STREET EAST PROVIDENCE, RHODE ISLAND 02915
LOT 6	CHARLES G. O'BRIEN, IRWIN ROLLINS & MARY A. ROLLINS 1716 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 7	CHARLES M. DEADY, ET UX MARY V. 1712 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOTS 9, 13	FRANK C. GEOPPO & EVA-ANN GEOPPO 859 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 34 - PROVIDENCE

LOT 10 ENRICO PINEDA, ET UX OFELIA
1706 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 11 MARY L. LAWRENCE, FLORENCE R. HINDLE &
GEORGE W. HINDLE
970 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 12 EPIFANIO P. ESPIDOL, ET UX CAROL A.
1700 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 14 JEFFREY R. PALUMBO
16 COLWELL DRIVE
JOHNSTON, RHODE ISLAND 02919

LOT 15 MICHAEL C. PICCOLI, ET UX CHRISTINE R.
1696 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 16 NORMA JANE FORGUE & MARJORIE H. THORNTON
1692 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 17 EVA-ANN GEOPPO
859 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 18 ROSE E. COLLINS
14 LOOKOUT AVENUE
NORTH PROVIDENCE, RHODE ISLAND 02911

LOT 19 ANTHONY R. MARCELLO & JOANN C. MARCELLO
102 RUGGLES STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 22 SAEED SAEED & LUUL A. MUSSE
32 WOODMONT STREET
PROVIDENCE, RHODE ISLAND 02907

LOT 23 JOSEPH A. D'AGOSTINO & MARIE C. D'AGOSTINO
WAMPUM TRAIL
SMITHFIELD, RHODE ISLAND

LOT 24 JOHN EUNIS & PAUL A. CALENDÁ
454 BROADWAY
PROVIDENCE, RHODE ISLAND 02903

ASSESSOR PLAT 34 - PROVIDENCE

LOT 25 ALBERT S. DUPRE & MARY I. DUPRE
R 938 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 26 HARDSCRABBLE LAND COMPANY
77 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903

LOTS 27, 28, 29 ELIO C. BIONDI, ET UX AGOSTINA
815 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 30 PASQUALE A. DELTORO, ET UX CAROL L.
1636 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 33, 154 PROVIDENCE REDEVELOPMENT AGENCY
SPECIAL VACANT LOT PROGRAM
55 EDDY STREET
PROVIDENCE, RHODE ISLAND 02903

LOT 35 RAYMOND BESSETTE
1632 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 37 MATTHEW DICKIE
805 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 149 LEO P. CHOINIERE, ET UX LORRAINE B.
8 BALTIMORE STREET
PROVIDENCE, RHODE ISLAND 02909

LOTS 150, 151 JOSEPH A. MANCINO
701 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 152 CHARLES AJOOTIAN & JAMES AJOOTIAN
200 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

LOT 153 CITY OF PROVIDENCE - TAX SALE
CITY HALL
PROVIDENCE, RHODE ISLAND 02903

LOTS 155, 156 CHARLES J. AJOOTIAN
200 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

ASSESSOR PLAT 34 - PROVIDENCE

LOT 157 NICHOLAS PALERMO, JR.
2 BALTIMORE STREET
PROVIDENCE, RHODE ISLAND 02908

LOT 158 ROSE ROCCHIO & JOHN THOMAS ROCCHIO
689 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOTS 187, 278,
285, 288 DAVID G. DICOLA & DIANE M. JAMES
4 APRIL COURT
PROVIDENCE, RHODE ISLAND 02908

LOTS 188, 221 PAUL J. ALVES & MARIA C. ALVES
669 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 189 LUIS FELICIANO, ET UX LUCIA
722 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 190 DENNIS J. OGRADY
P.O. BOX 78
BARRINGTON, RHODE ISLAND

LOTS 193, 338 BENEDETTO ZANNI, ET UX VILMA A.
354 CHERRY HILL ROAD
JOHNSTON, RHODE ISLAND 02919

LOTS 195, 213, 232,
308, 316, 334, 340 CARMINE DISANTO, SR., ET UX OLINDA
924 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 196 ANTHONY J. VOTOLATO, ET UX KATHERINE R.
934 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 197 THOMAS SAMSON, JR. & LINDA J. SAMSON
938 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 198 ALFRED W. CARDENTE, ET UX AUDREY M.
940 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 199 DOMENIC F. FUSCO, ET UX MAUREEN
27 FRUIT HILL AVENUE
PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 34 - PROVIDENCE

LOT 200 WALE AKINSULIRE
617-619 HARTFORD AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 201 GEORGE REALTY
19 FLORENCE STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 202 GEORGE KARAYIONNIS & HELEN KARAYIONNIS
153 WESTON ROAD
WELLESLEY, MASSACHUSETTS

LOT 203 JAMES J. FORKIN, JR., ET UX PAULA
1724 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 207 ROSALIE V. HAGOPIAN
127 JUNE STREET
WORCESTER, MASSACHUSETTS 01602

LOT 208 CARMINO A. FAIOLI, ET UX ANNA
1660 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 209, 210, 211 ELIZABETH MALKASIAN
34 SUFFOLK STREET - APT. L1
PROVIDENCE, RHODE ISLAND 02908

LOT 212 JOHNSTON'S ENTERPRISES, INC.
904 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 214 DIEGO DICOSTANZO
974 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 215 FREDERICK G. SAYLES, ET UX YOLANDA W.
978 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 216 LOUIS RICCI, ET UX ALVINA
992 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 217 ERMENEGILDO BALDUCCI, ET UX LUCIANA
779 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 34 - PROVIDENCE

LOT 230 PASQUALE FAELLA, ET UX JOSEPHINE
5 SETIAN CIRCLE
JOHNSTON, RHODE ISLAND 02919

LOT 234 RHODE ISLAND INDUSTRIAL FACILITIES CORP., ET AL
222 RICHMOND STREET
PROVIDENCE, RHODE ISLAND 02903

LOT 280 ARMAND RUGGIERO
670 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 281 FRANCIS CARRARA
652 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 282 JAMES M. DIMARCO
644 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 283 LOUIS E. DEAL
636 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 284 MICHAEL P. CARROLL, ET UX LORRAINE R.
628 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 289 DYERVILLE ASSOCIATES
222 RICHMOND STREET
PROVIDENCE, RHODE ISLAND 02903

LOT 291 MAGAR MOORADIAN, ET UX JOSEPHINE
785 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 292 ANGELA CARUSO
1684 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 303 ANN A. MCGOWAN
770 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 307 JEREMIAH C. O'CONNOR & BENJAMIN WEISS
12 SILVER SPRING STREET
PROVIDENCE, RHODE ISLAND 02904

ASSESSOR PLAT - 34 PROVIDENCE

LOT 310 MICHAEL CAFFERTY
755 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 311 LEONARD RICHARD, ET UX MARY A.
682 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOTS 313, 320 NICHOLAS D'AMICO & THOMAS A. PALANGIO III
896 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02908

LOT 315 FILOMENO A. RICCIUTI & ROBERT E. ASHNESS
44 FRANCIS DRIVE
CRANSTON, RHODE ISLAND 02920

LOT 317 MARIA A. RICCIUTI ESTATE & ROBERT E. ASHNESS
44 FRANCIS DRIVE
CRANSTON, RHODE ISLAND 02920

LOT 318 LENA LEPORE
700 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 321 JOHN W. SWEET
748 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 322 FRANK W. CRINER, ET UX ROSEMARY
744 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 323 TRACEY S. JOHNSON & JOANNE JOHNSON
740 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 324 CATARINA MISIEWICZ
736 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 325 STEPHEN M. STABILE
139 KEARNEY STREET
CRANSTON, RHODE ISLAND 02920

LOT 326, 327 TONELY ASSOCIATES
41 CONCORD STREET
PROVIDENCE, RHODE ISLAND 02904

ASSESSOR PLAT 34 - PROVIDENCE

LOT 328 DOMENIC T. FERRI, ET UX ELAINE M.
HOPE, RHODE ISLAND 02831

LOT 329 IAFET LEPORE, ET UX LENA
700 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 335 ANTHONY P. RUSSO & CARLA M. RUSSO
6 PALFREY PLACE
PROVIDENCE, RHODE ISLAND 02909

LOT 336 MICHAEL A. DISANO, ET UX JOSEPHINE M.
4 PALFREY PLACE
PROVIDENCE, RHODE ISLAND 02906

LOT 337 HARRY J. CORRELL, ET UX VIRGINIA M.
2 PALFREY PLACE
PROVIDENCE, RHODE ISLAND 02909

LOT 339 SUMART CORPORATION
30 OAKLEY ROAD
WOONSOCKET, RHODE ISLAND 02895

LOT 343 DAVID A. WILLIAMS & MADELEINE P. WILLIAMS
15 MANTON COURT
PROVIDENCE, RHODE ISLAND 02909

LOT 344 WENDELL F. DESCOTEAUX & LOUISE DEMAGISTRIS
799 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 347 PETER ROSIELLO
340 OLNEY STREET
PROVIDENCE, RHODE ISLAND 02906

LOT 348 PETER CARUSO, JR. & JOHN A. CARUSO
1684 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 352 ALFRED W. CARDENTE, ET UX AUDREY M.
940 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 80 - PROVIDENCE

LOT 2 WARD REALTY COMPANY
38 ATWELLS AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 14 JACOB WERBA, MANAGING PARTNER FOR
IMAGE DEVELOPMENT GROUP
108 MAIN STREET
BROCKTON, MASSACHUSETTS 02401

LOT 33 BARON REALTY, INC.
12 SILVER SPRING STREET
PROVIDENCE, RHODE ISLAND 02904

LOT 58 JOHN C. CARLUCCI
61 ELM STREET
JOHNSTON, RHODE ISLAND 02919

LOT 59 LEONARDO FRANCESCONI JR., ET UX JENNIE A.
16 FRUIT HILL AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 61 EDUARDO ZABALA & ANNA L. ZABALA
957 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 378 SHIRLEY F. D'AMBRA, JOSEPH D'AMBRA JR., &
PAMELA D'AMBRA
913 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 379, 832 BRIAN R. WOTTON
905 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 448, 497 JOSEPH R. BAGLINI, ET UX JACQUELINE
41 FRUIT HILL AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 449 JOACHIM COPPOLINO, ET UX LUCY
14 WOONASQUATUCKET AVENUE
PROVIDENCE, RHODE ISLAND 02911

LOT 450 KENNETH E. BECK, JR., ET UX ADELE
35 ANGELL ROAD
LINCOLN, RHODE ISLAND 02865

LOT 451 PASQUALE CIRELLI, ET UX PIAGINA
1737 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 80 - PROVIDENCE

LOT 453 FRANCESCO CARNEVALE, ET UX ANTONETTA
1729 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 663 CARLO FINOCCHIARO, LINDA PAOLO &
DEBRA ANN PAOLO
935 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02902

LOT 678 STEVEN A. CESINO & DENISE S. CESINO
83 KING PHILLIP STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 679 SHIRLEY F. D'AMBRA & JOSEPH D'AMBRA, JR. &
PAMELIA D'AMBRA
913 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 680 JAMES T. CONNOLLY, ET UX MARY C.
45 HUBER AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 681, 862 VINCENT P. DUDZIK, SR., ET UX LOUISE A.
49 HUBER AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 685 EMILIO CARCONE, ET UX ELSIE
12 VAN AUSDALL STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 689 ANGELO CARNEVALE & HENRY E. CARNEVALE
1329 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 830 DANIEL DIGIUSEPPE
10 HERSCHEL STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 831 ALFRED GROCCIA, ET UX MARIE R.
3 LOOKOUT STREET
SMITHFIELD, RHODE ISLAND

LOT 865 RIVER EDGE VILLAGE ASSOCIATES
993 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 867 ANGELO MARCOCCIO, ET UX ADA E.
1 MULBERRY CIRCLE
JOHNSTON, RHODE ISLAND 02919

ASSESSOR PLAT 13 - JOHNSTON

LOT 216	RHODE ISLAND INDUSTRIAL FACILITIES C/O DYERVILLE ASSOCIATES SUITE 200 222 RICHMOND STREET PROVIDENCE, RHODE ISLAND 02903
LOT 217	NARRAGANSETT ELECTRIC COMPANY TAX DEPARTMENT PO BOX 1438 PROVIDENCE, RHODE ISLAND 02901
LOT 218	STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PARKS AND RECREATION DIVISION 22 HAYES STREET PROVIDENCE, RHODE ISLAND 02908

ASSESSOR PLAT 14 - JOHNSTON

LOT 277, 361 ALBERT P. VANASSE ET UX ELAINE
62 HEDLEY AVENUE
JOHNSTON, RI 02919

LOT 278 CLIFFORD THURBER ET UX MARY E.
66 HEDLEY AVENUE
JOHNSTON, RHODE ISLAND 02919

LOT 279, 280, 282,
363 WILLIAM H. WYMAN JR. & SUSAN A. WYMAN
68 HEDLEY AVENUE
JOHNSTON, RHODE ISLAND 02919

LOT 322 JOSEPH H. PERO & CORRINE D. PERO
72 HEDLEY AVENUE
JOHNSTON, RHODE ISLAND 02919

LOT 332 STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
PARKS AND RECREATION DIVISION
22 HAYES STREET
PROVIDENCE, RHODE ISLAND 02908

LOT 333 RHODE ISLAND INDUSTRIAL FACILITIES
C/O DYERVILLE ASSOCIATES
SUITE 200
22 RICHMOND STREET
PROVIDENCE, RHODE ISLAND 02903

LOT 334 NARRAGANSETT ELECTRIC COMPANY
TAX DEPARTMENT
PO BOX 1438
PROVIDENCE, RHODE ISLAND 02901

LOT 343 PAUL CALENDIA & THOMAS J. FUOCO
615 KILLINGLY STREET
JOHNSTON, RHODE ISLAND 02919

LOT 385 ANTHONY SIRAGO ET UX ANNA
29 HILLSIDE AVENUE
JOHNSTON, RHODE ISLAND 02919

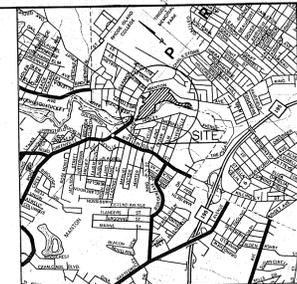
ASSESSOR PLAT 17 - JOHNSTON

LOT 1

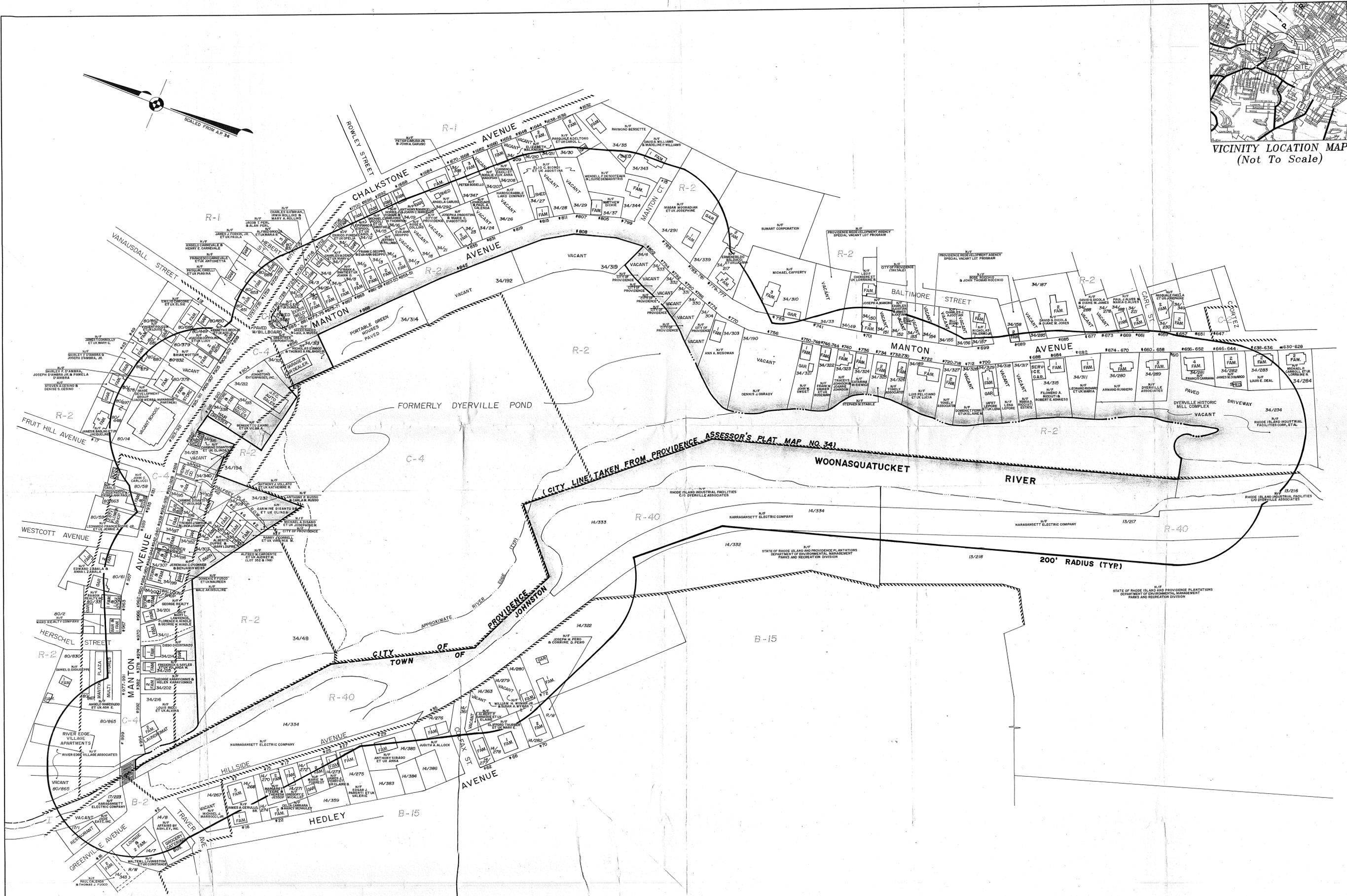
JADE EAST INC.
9 GREENVILLE AVENUE
JOHNSTON, RHODE ISLAND 02919

LOT 223

NARRAGANSETT ELECTRIC COMPANY
TAX DEPARTMENT
PO BOX 1438
PROVIDENCE, RHODE ISLAND 02901



VICINITY LOCATION MAP
(Not To Scale)



LEGEND

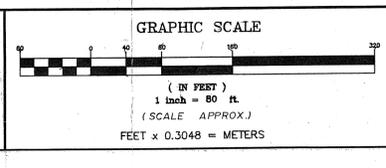
N/F NOW OR FORMERLY

ASSESSOR'S PLAT No.

34/120 ASSESSOR'S LOT No.

X-X ZONING CLASSIFICATION

----- ZONING LINE



THIS SURVEY AND PLAN CONFORM TO A CLASS "E" STANDARD AS ADOPTED BY THE RHODE ISLAND SOCIETY OF PROFESSIONAL LAND SURVEYORS.



Louis Federici & Associates
LAND SURVEYORS ENGINEERS PLANNERS
235 PROMENADE ST., PROVIDENCE, R.I. Tel. (401)331-1570

200 FOOT RADIUS MAP
PROPERTY LOCATED AT THE FORMER DYERVILLE POND SITE
IN THE CITY OF PROVIDENCE, RHODE ISLAND
DESIGNATED AS ASSESSOR'S PLAT 34, LOT No.'s 314, 319, 192, 194, 48
and THE FORMER DYERVILLE POND
for
KONOVER DEVELOPMENT CORPORATION

REVISIONS	DATE	BY	NO.
DRAWN BY:	L.F.		
CHECKED BY:	R.F.		
APPROVED BY:	L.F.		
DATE:	2/8/1990		
SCALE:	1" = 80'		
SHEET:	1 of 2		
DWG. NO.:	900224-01		