

LOCUS MAP  
(NOT TO SCALE)

**SURVEY REFERENCES**

**DEEDS**

LOT 896: DEED BOOK 3269, PAGE 240  
 LOT 172: DEED BOOK 3309, PAGE 244  
 LOT 200: DEED BOOK 10123, PAGE 262  
 LOT 178: DEED BOOK 6057, PAGE 15

**PLANS**

PLAT ENTITLED "PLAT OF LOTS ON MOUNT PLEASANT BELONGING TO A.C. HAWES & BRO. BY W.J. HARRIS, JUNE 1854" AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE ON PLAT CARD 310.

**ZONING DISTRICT: R-2**

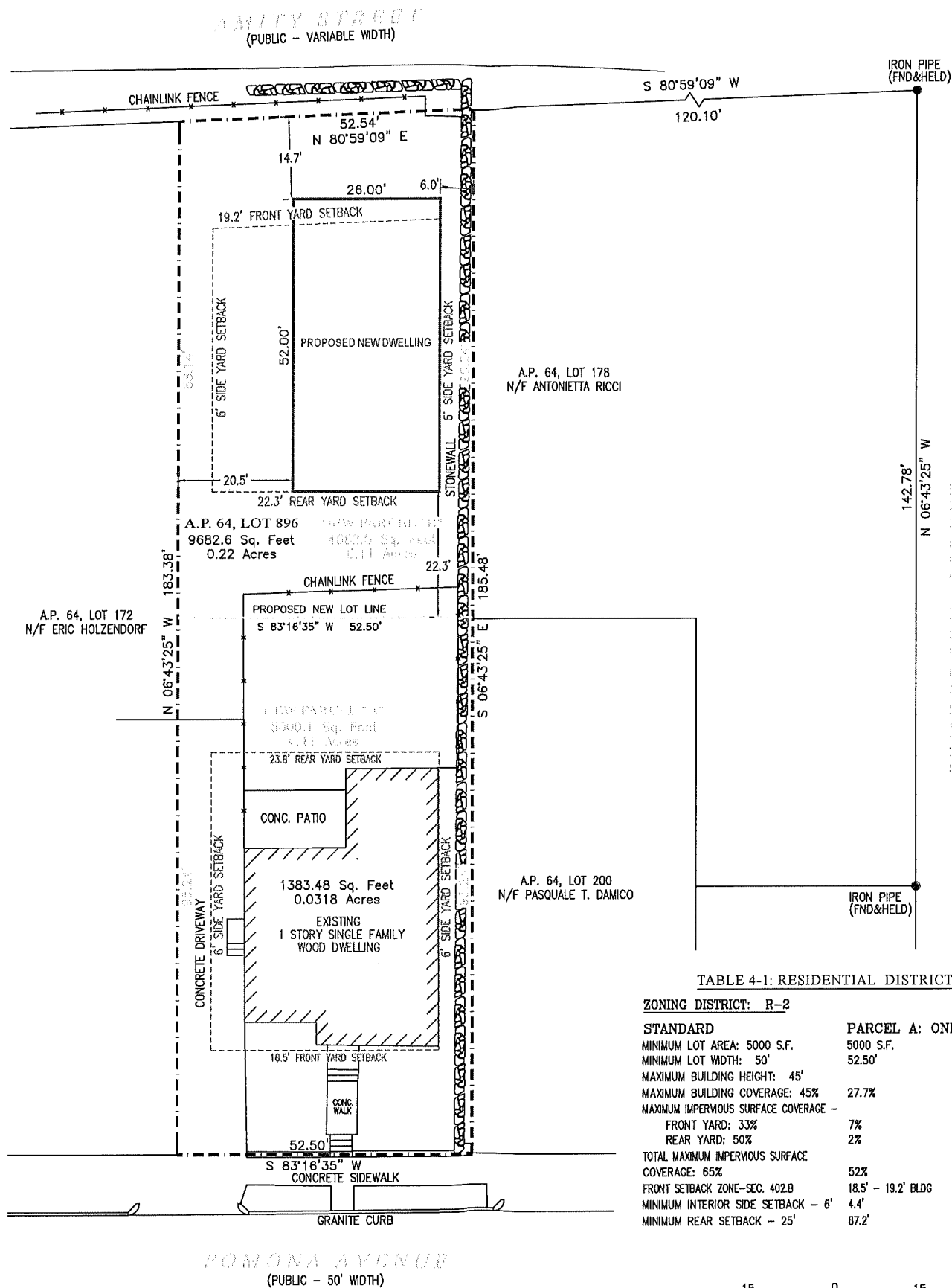
**ZONING SETBACKS:**

Max Height: 45 ft  
 Max. Lot Coverage: 45%  
 Min. Lot Area: 5000 Sq.Ft.  
 Min. Lot Width: 50 feet  
 Front Yard Setback: 18.5' (Sec. 402.B)  
 Side Yard Setback: 6 feet  
 Min. Rear Yard: 25%

**LEGEND**

- ⊕ POLE # UTILITY POLE
- X—X— FENCE
- — — — — STONEWALL
- · · · · · PROPERTY LINE (EXISTING OR NEW)
- · · · · · ZONING SETBACK LINE
- W — WATER LINES
- S — SANITARY LINE
- G — GAS LINE
- AG — ABANDONED GAS LINE
- SMH SEWER MANHOLE
- WG WATER GATE
- GG GAS GATE
- GB GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- RE-BAR PROPERTY CORNER / PROPOSED MONUMENT
- TREE
- PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



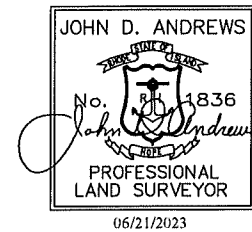
**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 06/21/2023  
 JOHN D. ANDREWS, P.L.S. REG. NO. DATE  
 DOUGLAS DESIGN GROUP (LS.000A354-COA)



Certification

Drawn by BSA  
 Checked by JA

Revised on 06/21/2023 - PROPOSED NEW DWELLING

Project

COMPREHENSIVE BOUNDARY & SUBDIVISION SURVEY OF LAND PREPARED FOR  
**53 POMONA AVENUE & 0 AMITY STREET**

PROVIDENCE RHODE ISLAND  
 A.P. 64, LOT 896

Date: AUGUST 15, 2022  
 Scale: 1" = 15'

Owner:

MICHAEL KELLY  
 53 POMONA AVENUE  
 PROVIDENCE, RI 02908

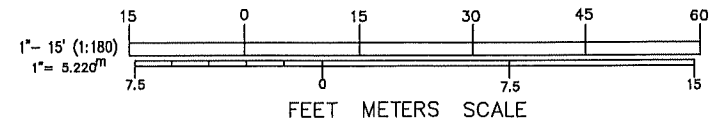
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TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

ZONING DISTRICT: R-2	PARCEL A: ONE FAMILY	PARCEL B: ONE FAMILY
STANDARD		
MINIMUM LOT AREA: 5000 S.F.	5000 S.F.	4682.5 S.F.
MINIMUM LOT WIDTH: 50'	52.50'	52.50'
MAXIMUM BUILDING HEIGHT: 45'		
MAXIMUM BUILDING COVERAGE: 45%	27.7%	0.0%
MAXIMUM IMPERVIOUS SURFACE COVERAGE -		
FRONT YARD: 33%	7%	0.0%
REAR YARD: 50%	2%	0.0%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65%	52%	0.0%
FRONT SETBACK ZONE-SEC. 402.B	18.5' - 19.2' BLDG	19.2'
MINIMUM INTERIOR SIDE SETBACK - 6'	4.4'	4.4'
MINIMUM REAR SETBACK - 25'	87.2'	175.8'



**Douglas**  
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Issued On

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COMPREHENSIVE BOUNDARY SURVEY & SUBDIVISION

Project Number 06.22.1785

Drawing No.