



LOCUS PLAN
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 722: DEED BOOK 1809, PAGE 90
LOT 724-726: DEED BOOK 3191, PAGE 14
LOT 835: DEED BOOK 2300, PAGE 23
LOT 720: DEED BOOK 12679, PAGE 342
LOT 719: DEED BOOK 13855, PAGE 213

PLANS

PLAT ENTITLED "SUMMER PLAN OWNED BY THE ESTATE OF ADNA SACKETT & JOSEPH G. JOHNSON AND BY ALFRED ANTHONY BY JOHN HOWE MAY 1881", WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY PROVIDENCE ON PLAT CARD 444.

CITY STREET LINE PLANS FURNISHED TO THIS OFFICE BY THE CITY OF PROVIDENCE ENGINEERING DEPARTMENT.

ZONING DISTRICT: C-3

(TABLE 5-1: Table - Dimensional Regulations)

Min. Lot Area: None
Min. Building Height: None
Min. First Story Height: 9 ft (Res.) - 11 ft (Non Res.)
Max Building Height: 50 ft, not to exceed 4 stories
Max Building Coverage: None
Max Impervious Surface: None
Front Yard Setbacks: None (with except)
Side Yard Setback: None (with except)
Rear Yard Setback: None (with except)

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: COMPREHENSIVE BOUNDARY SURVEY
OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
TOPOGRAPHIC SURVEY: III
MEASUREMENT / ACCURACY SPECIFICATIONS: T-1

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: BRADEN ANDREWS, P.L.S. REG. NO. 2531
DOUGLAS DESIGN GROUP (LS.0000755-00A) DATE 11/03/2025

NOT FOR CONSTRUCTION

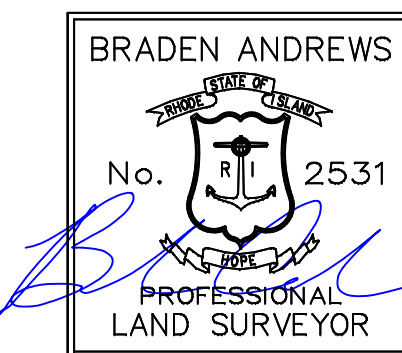
REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		

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DRAWN BY: BSA
CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



BRADEN ANDREWS, P.L.S.#2531

PREPARED FOR:

CLASS I BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN

PREPARED FOR

246 PRAIRIE AVENUE

A.P. 45, LOT 911

PROVIDENCE
RHODE ISLAND

Date: SEPTEMBER 18, 2025

Scale: 1" = 30'

PREPARED BY:

Douglas
DESIGN GROUP
LAND SURVEYING • CONSULTING

BAY TOWER - LOWER LEVEL • SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
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SHEET: 1 OF 1

COMPREHENSIVE BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN

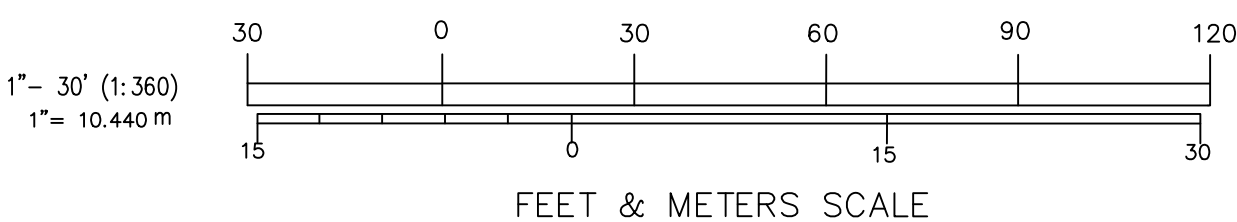
DDG PROJECT #08.25.2090

DATE: 10/10/2025

LEGEND

- CB CATCH BASIN
- POLE #1 UTILITY POLE
- SIGN STREET SIGN
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- EMH ELECT MANHOLE
- TMH TELEPHONE MANHOLE
- OU OVERHEAD UTILITIES
- E ELECTRIC
- T TELEPHONE
- W WATER LINES
- S STORM DRAIN
- S SANITARY LINE
- G GAS LINE
- AG ABANDONED GAS LINE
- L LIGHT
- F FENCE
- WG WATER GATE
- GG GAS GATE
- HH HAND HOLE
- HYD FIRE HYDRANT
- 10 EXISTING CONTOURS
- SPOT ELEVATION
- POINT OF APPLICATION
- TREE
- PINE TREE
- TREE LINE
- 10 ALTA COMMITMENT EXCEPTIONS REFERENCE
- D.H.(DRILL HOLE) OR RE-BAR
- PROPERTY LINE (EXISTING OR NEW)
- GB GRANITE BOUND W/ DRILL HOLE

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



UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.

