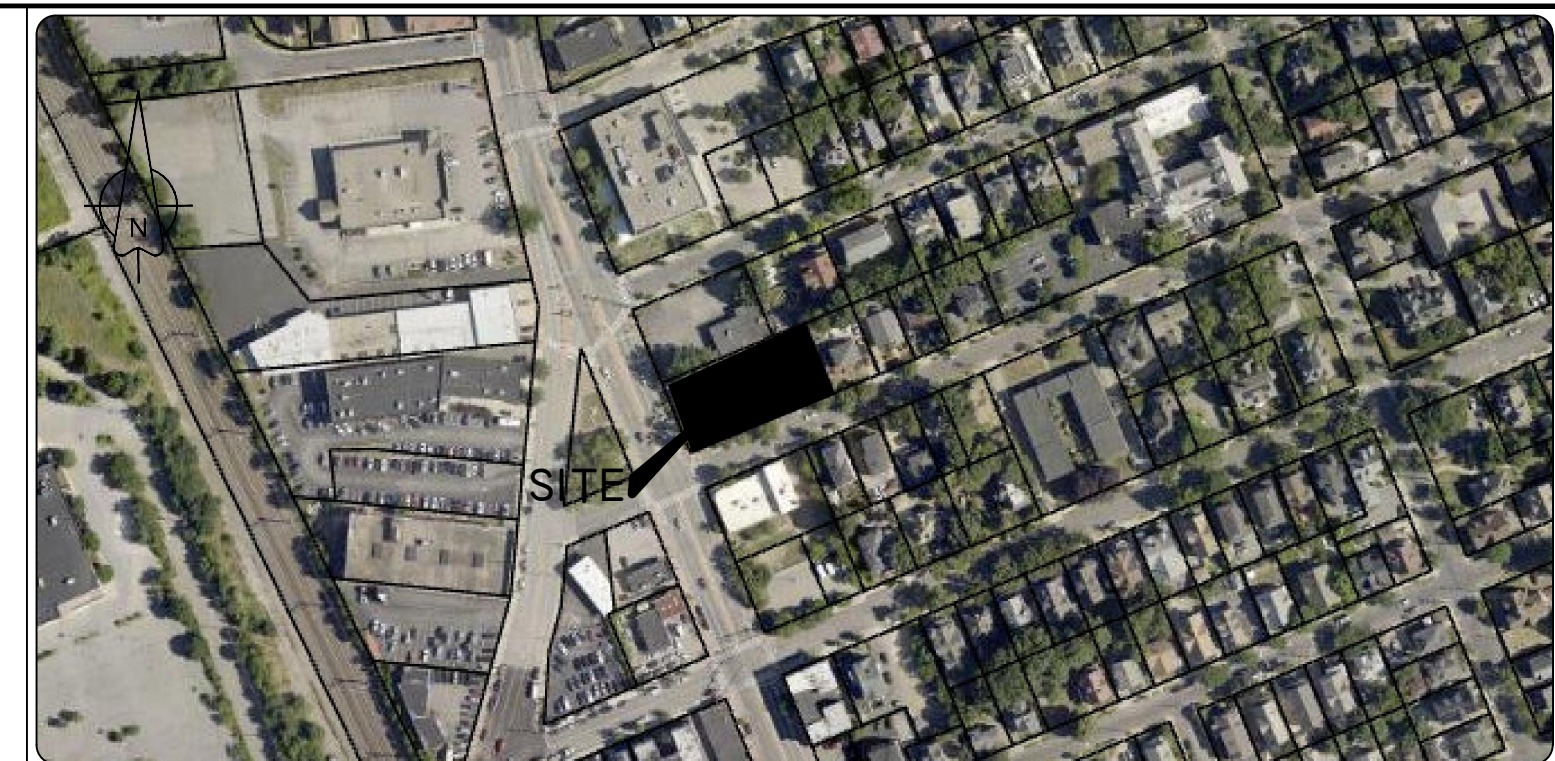
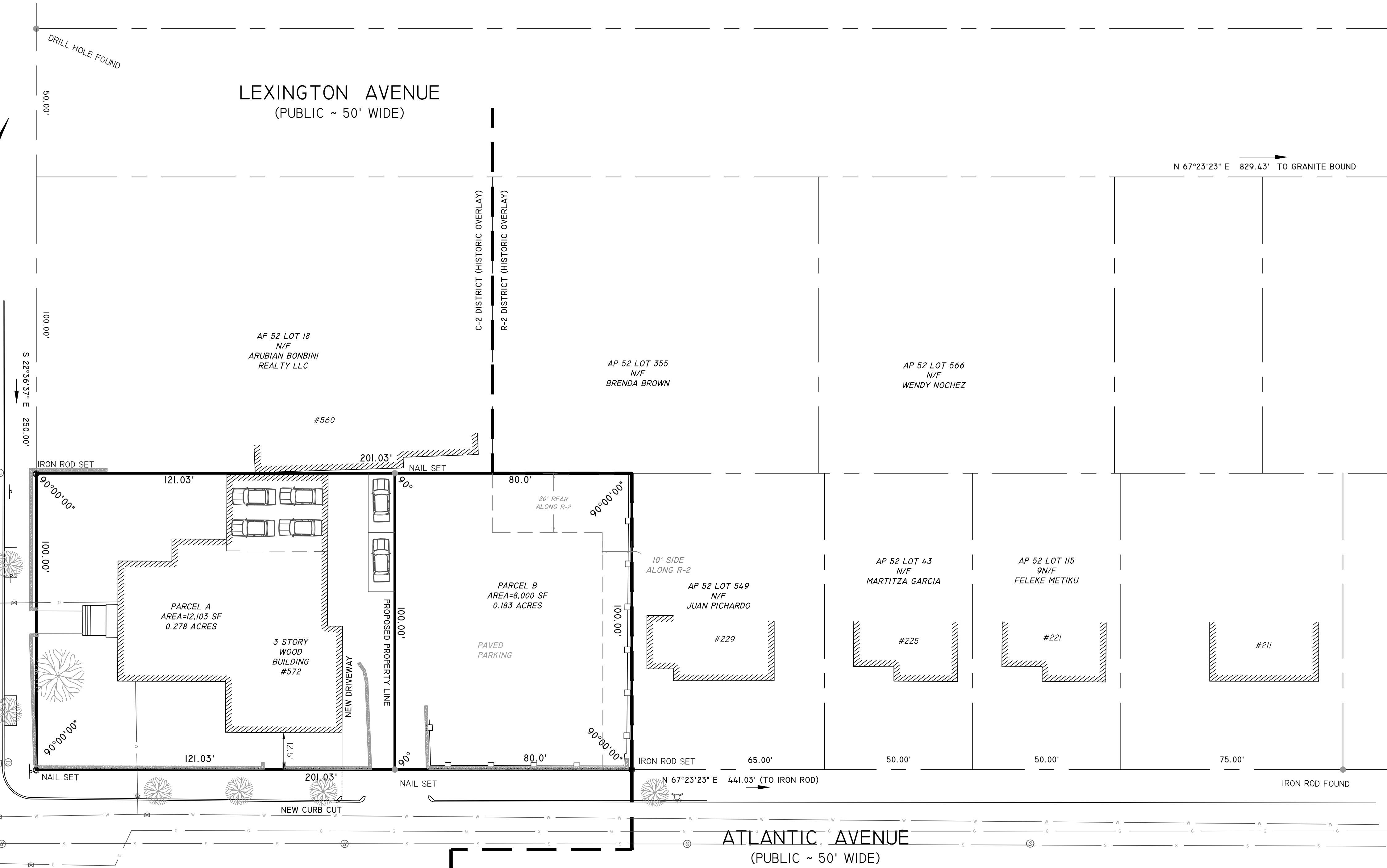


ELMWOOD AVENUE  
(ROUTE 1)



LOCATION MAP (NOT TO SCALE)

**GENERAL NOTES:**

1. LOT SHOWN IS DESIGNATED AS LOT 19 ASSESSORS MAP 50 (DEED BOOK 13784 PAGE 112).
2. OWNER OF RECORD: 103 EVERGREEN LLC  
269 WICKENDEN STREET  
PROVIDENCE, RHODE ISLAND 02903
3. THERE ARE NO WETLAND AREAS ON SHOWN PROPERTY.
4. THERE ARE NO NATIONAL REGISTER DISTRICT PROPERTIES ON OR IMMEDIATELY ADJACENT TO THE DEVELOPMENT.
5. SITE FALLS WITHIN THE CITY HISTORIC DISTRICT
6. FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0309K WITH AN EFFECTIVE DATE OF OCTOBER 2, 2015.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

**ZONING DISTRICT: C-2 GENERAL COMMERCIAL**

TAKEN FROM PROVIDENCE ZONING ORDINANCE TABLE 4-1

MINIMUM LOT AREA: NONE  
 MINIMUM LOT WIDTH: NONE  
 MAXIMUM BUILDING HEIGHT = 50 FT. NOT TO EXCEED 4 STORIES  
 MINIMUM FIRST STORY HEIGHT = 9' RESIDENTIAL OR II' NON RESIDENTIAL  
 MAXIMUM BUILDING COVERAGE = NONE  
 TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE = NONE

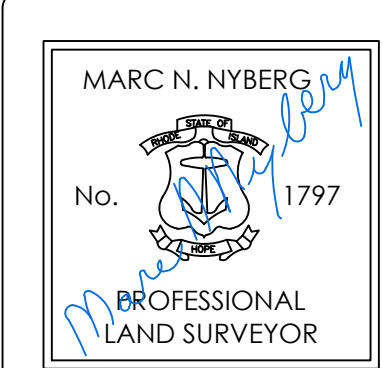
MINIMUM SETBACKS:  
 FRONT - BUILD TO ZONE OF 0 TO 5' - SEE 503.A.6 FOR BUILT TO PERCENTAGE REQUIREMENT  
 INTERIOR SIDE - NONE UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'  
 CORNER SIDE - BUILD TO ZONE OF 0 TO 5' - SEE 503.A.6 FOR BUILT TO PERCENTAGE REQUIREMENT  
 REAR - NONE UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'

**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
 -LIMITED CONTENT BOUNDARY SURVEY: CLASS 1  
 -TOPOGRAPHIC ACCURACY: T-4  
 STATEMENT OF PURPOSE  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 DIVIDE EXISTING LOT

MARC N. NYBERG LICENSE No. 1797 COA No. A52

**MINOR SUBDIVISION  
PRELIMINARY PLAN**



"ELMWOOD PLAT"  
ASSESSOR'S MAP 52 LOT 19  
572 ELMWOOD AVE, PROVIDENCE, RHODE ISLAND

APPLICANT: 103 EVERGREEN, LLC  
269 WICKENDON ST, PROVIDENCE, RI 02903

JOB # 23-039 SCALE: 1" = 20" DRAWN BY: GTE DATE: 4/7/23

REVISED:

PROFESSIONAL SEAL



InSite Professional Complex, Suite 1  
1539 Fall River Avenue, Seekonk, MA 02771  
Phone: (508) 336-4500 Fax: (508) 336-4558

501 Great Road, Unit 104  
North Smithfield, RI 02896  
Phone: (401) 762-2870 Fax: (401) 762-2871  
Web Address: InSiteEngineers.com

SHEET  
**1**  
OF 1