



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

- LOT SHOWN IS DESIGNATED AS LOTS 604 & 1835 ON ASSESSORS MAP 5.
- OWNER OF RECORD: FORCE REALTY, LLC
419 ALBION ROAD
LINCOLN, RI 02865
- PROPERTY DOES NOT LIE WITHIN A HISTORIC OVERLAY DISTRICT
- FEMA REFERENCE: SITE IS NOT LOCATED IN A FLOOD ZONE AS DEPICTED UPON FIRM MAP 44007C0318H WITH AN EFFECTIVE DATE OF 10/02/2015.
- 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.

PLAN REFERENCE:

- DEED BOOK LR5362 PAGE 82
- SECTION H PLAN ENTITLED "REVERE PLAN BELONGING TO ASA LYMAN, SITUATED IN CRANSTON, RI SURVEYED BY JOHN BOWEMAY 1873 AND LOCATED IN LAND EVIDENCE PLAT BOOK 2B PAGE 76 ON PLAT CARD 85

ZONING DISTRICT:

"GENERAL BUISNESS - C3"	
MINIMUM FRONTAGE	= 60'
MINIMUM AREA	= 6,000 S.F.
MINIMUM SETBACKS -	
FRONT	= 0'
SIDE	= 0'
REAR	= 20'
COVERAGE	= 100%

ROLFE AVENUE

SITE PLAN

"IRON STAG BREWERY"
AP 5 LOTS 604 & 1835
70 ROLFE SQUARE, CRANSTON, RI

APPLICANT: IRON STAG BREWERY
70 ROLFE SQAURE, CRANSTON, RI

Job # _____ SCALE: 1" = 10'" DRAWN BY: GTE DATE: 1/9/2023

REVISD: _____

PROFESSIONAL SEAL

INSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
 Precision. Clarity. Certainty.

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1
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