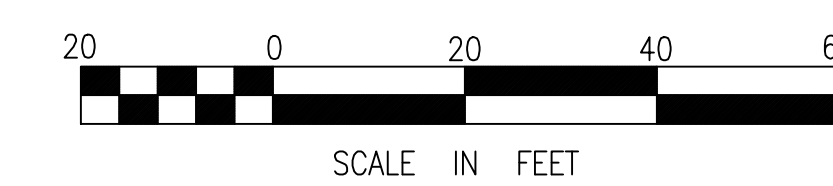


LEGEND

EXISTING	DESCRIPTION
- - - - - 70	1' CONTOUR
+ 70.5	SPOT ELEVATION
_____	PROPERTY LINE
=====	EDGE OF PAVEMENT
VCC	VERTICAL CONCRETE CURB
CCP	CAPE COD BERM
EXIST FENCE	FENCE LINE
OHW	OVERHEAD WIRE
— G — G — G —	GAS LINE
— W — W — W —	WATER LINE
CONC. RET. WALL	CONCRETE RETAINING WALL
FEMA	100YR FEMA FLOOD PLAIN
100' WETLAND BUFFER	100 FT WETLAND BUFFER
50' WETLAND BUFFER	50 FT WETLAND BUFFER
35' NO DISTURBANCE	35' NO DISTURBANCE BUFFER
25' NO STRUCTURE	25' NO STRUCTURE BUFFER
WFA5 UPLAND WFA6	WETLAND LINE
HYD	HYDRANT
WG	WATER GATE
CG	GAS GATE
UP	UTILITY POLE
SGN	SIGN
CB	CATCH BASIN
SMH	SEWER MANHOLE
DECIDUOUS	TREES
CONIFEROUS	



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REVISIONS

NO.	DATE	DESCRIPTION
1	5/29/19	MODIFY WATER MAIN LOCATION

DRAFT

DRAWN BY: VC
 DESIGNED BY:
 CHECKED BY: SMB

Merrill
 Engineers and Land Surveyors
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
 WWW.MERRILLINC.COM

EXISTING CONDITIONS PLAN
176 KING STREET
HANOVER, MASSACHUSETTS
 PREPARED FOR: IRWIN HOLDINGS LLC
 60 ADAMS STREET, SUITE 202
 MILTON, MA 02186

MAY 13, 2019
 SCALE: 1"=20'
 JOB No. 19-083
 LATEST REVISION:
 MAY 29, 2019

EXISTING CONDITIONS PLAN

RECORD OWNER:
 ASSESSORS MAP 60 LOT 144
 176 KING STREET
 HANOVER, MA 02339

 IRWIN HOLDINGS LLC
 60 ADAMS STREET, SUITE 202
 MILTON, MA 02186
 DEED BOOK 43847 PAGE 3

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HANOVER ASSESSORS DEPARTMENT.
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING APRIL OF 2019.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - SUBJECT SITE IS IN THE "SUBJECT SITE IS IN THE "FIREWORKS DISTRICT" AND THE "WIRELESS TELECOMMUNICATIONS DISTRICT" AS DEPICTED TOWN OF HANOVER ZONING MAP.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

- ENVIRONMENTAL NOTES:**
- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2017 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
 - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
 - SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2017 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 - SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
 - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING APRIL OF 2019 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0182J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND THE SUBJECT PROPERTY IS OUTSIDE OF A SPECIAL FLOOD HAZARD AREA.