

LOCUS MAP  
Not to Scale

MASSACHUSETTS STATE PLANE  
COORDINATE SYSTEM

**SURVEY NOTES:**

- LOCUS IS SHOWN AS PARCEL NUMBER 60-120 ON THE TOWN OF HANOVER ASSESSORS MAPS.
- DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 13936, PAGE 10.
- THIS SURVEY WAS MADE ON THE GROUND IN JUNE OF 2023 BY MCKENZIE ENGINEERING GROUP, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
- LOCUS IS ZONED FIREWORKS DISTRICT\*.  
**MINIMUM SETBACK REQUIREMENTS:**  
FRONT YARD 50'  
SIDE YARD 25'  
REAR YARD 40'  
\* DIMENSIONAL REGULATIONS IN THE FIREWORKS DISTRICT MAY BE RELAXED UPON THE GRANT OF A SPECIAL PERMIT BY THE PLANNING BOARD IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 6.520 AND 6.630 OF BYLAW.
- LOCUS IS LOCATED IN WIRELESS TELECOMMUNICATIONS DISTRICT.
- LOCUS IS SITUATED IN ZONE AE AS SHOWN ON F.I.R.M. No 25023C0182K, EFFECTIVE 7/6/2021.
- LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR TOWN OF HANOVER AQUIFER PROTECTION ZONE.
- UTILITY INFORMATION SHOWN HEREON IS DERIVED FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
- PLAN REFERENCES:

PB	PG
18	776
26	542

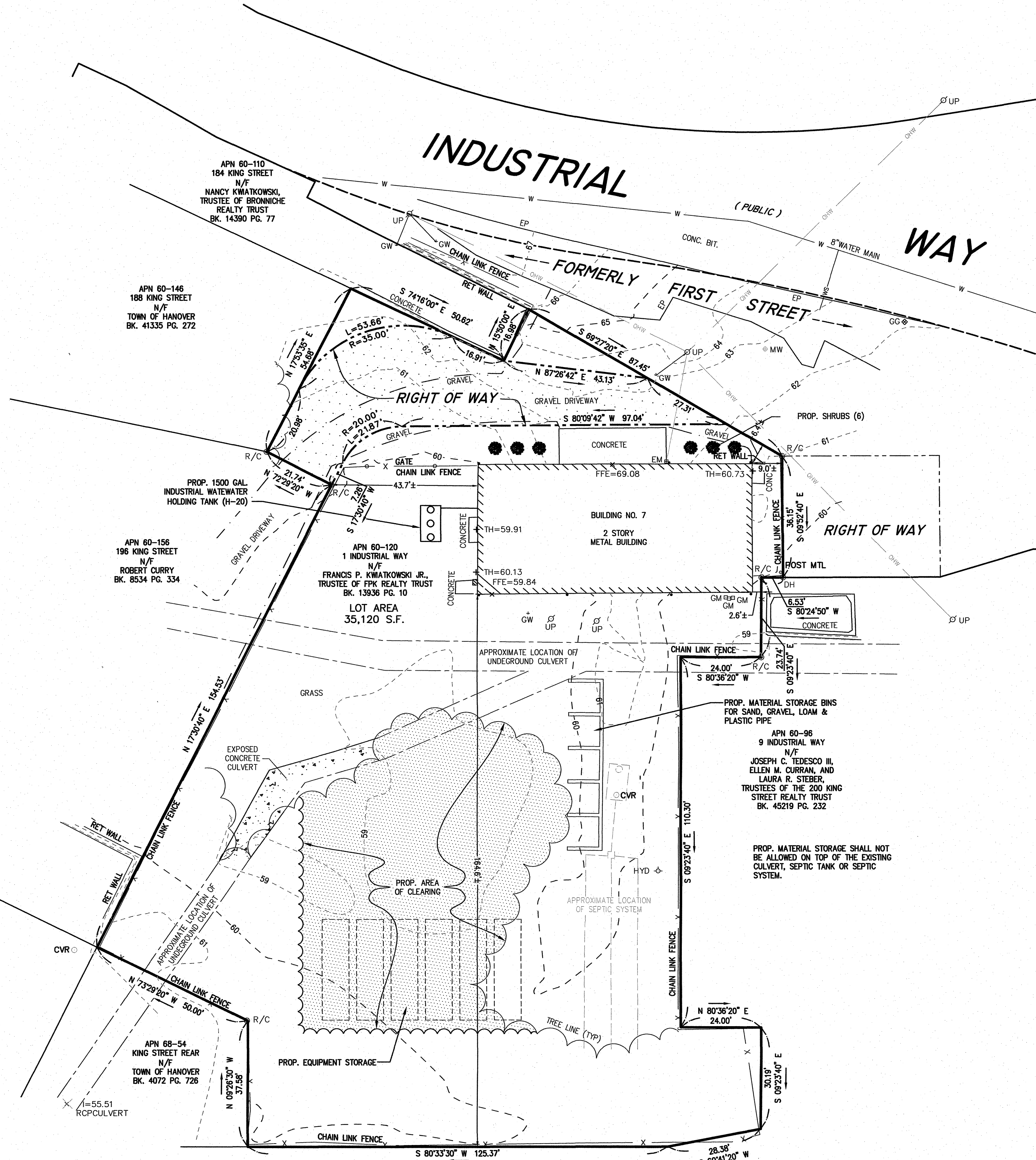
APN 68-49  
204 KING STREET  
N/F  
CEOL B. HORTON  
BK. 49238 PG. 106

APN 68-54  
KING STREET REAR  
N/F  
TOWN OF HANOVER  
BK. 4072 PG. 726

APN 60-146  
188 KING STREET  
N/F  
TOWN OF HANOVER  
BK. 41335 PG. 272

APN 60-110  
184 KING STREET  
N/F  
NANCY KWATKOWSKI,  
TRUSTEE OF BRONNICHIE  
REALTY TRUST  
BK. 14390 PG. 77

APN 68-58  
15 INDUSTRIAL WAY  
N/F  
JOHN C. FLANAGAN, TRUSTEE  
OF O'ALSON REALTY TRUST  
BK. 18214 PG. 306



**LEGEND**

**SURVEY SYMBOLS**

- REBAR WITH CAP
- DRILL HOLE

**UTILITY SYMBOLS**

- GUY POLE
- GUY WIRE
- MONITORING WELL
- HYDRANT
- UTILITY POLE

**LINE DESIGNATORS**

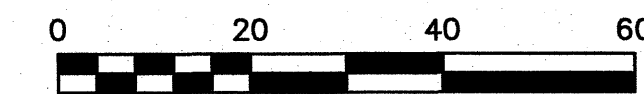
- WATER MAIN
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- CHAIN LINK FENCE

**ABBREVIATIONS**

- FFE FIRST FLOOR ELEVATION
- TH THRESHOLD ELEVATION
- BIT CONC. BITUMINOUS CONCRETE PAVEMENT
- CCB CAPE COD BERM
- EP EDGE OF PAVEMENT
- RET WALL RETAINING WALL
- CONC. CONCRETE
- RCP REINFORCED CONCRETE PIPE

I HEREBY CERTIFY THAT THIS PLAN IS  
THE RESULT OF AN ON-THE-GROUND  
INSTRUMENT SURVEY CONDUCTED BY  
MCKENZIE ENGINEERING GROUP, INC.  
IN JUNE, 2023.

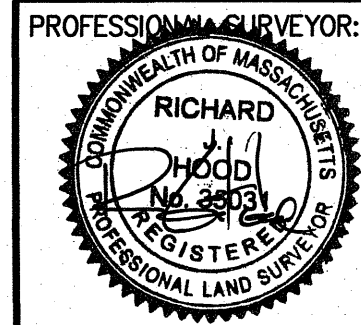
*Richard E. Hood* 12/10/23  
RICHARD E. HOOD, PLS DATE



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M:\MEG\2023 PROJECTS\223-163 1 INDUSTRIAL WAY, HANOVER MADDEN\DWGS\223-163 SITE PLAN\DWG.DWG

**EXISTING CONDITIONS PLAN**  
(ASSESSOR'S PARCEL NUMBER 60-120)  
1 INDUSTRIAL WAY  
HANOVER, MASSACHUSETTS



PREPARED FOR:  
**MARK MADDEN**  
873 FOREST STREET  
MARSHFIELD, MASSACHUSETTS

DRAWN BY: AL  
DESIGNED BY: -  
CHECKED BY: RTLS  
APPROVED BY: RJH  
DATE: JUNE 13, 2023  
SCALE: 1"=20'  
PROJECT NO.: 223-163  
DWG. TITLE:

**SITE PLAN**

DWG. NO:

C-1

NOT FOR CONSTRUCTION