

LOCATION MAP SCALE: 1" = 1000'±

RECORD OWNER:

ASSESSORS MAP 100 BLOCK 0 LOT 65
28 ARNOLD ROAD

BREAKWATER DEVELOPMENT LLC
213 WOMPATUCK ROAD
HINGHAM, MA 02043
DEED BOOK 59384, PAGE 198

NOTES:

- PLAN REFERENCES:
 - PLAN NO. 871 PAGE 2003
 - PLAN BOOK 5 PAGE 165
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING DECEMBER OF 2025.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING MAY OF 2023 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
- SUBJECT SITE IS IN THE "RESIDENCE A" ZONE AS DEPICTED ON THE TOWN OF HINGHAM 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.
- EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN TO BE FILED WITH THE "HINGHAM" BOARD OF HEALTH.

FLOOD NOTE:

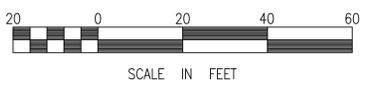
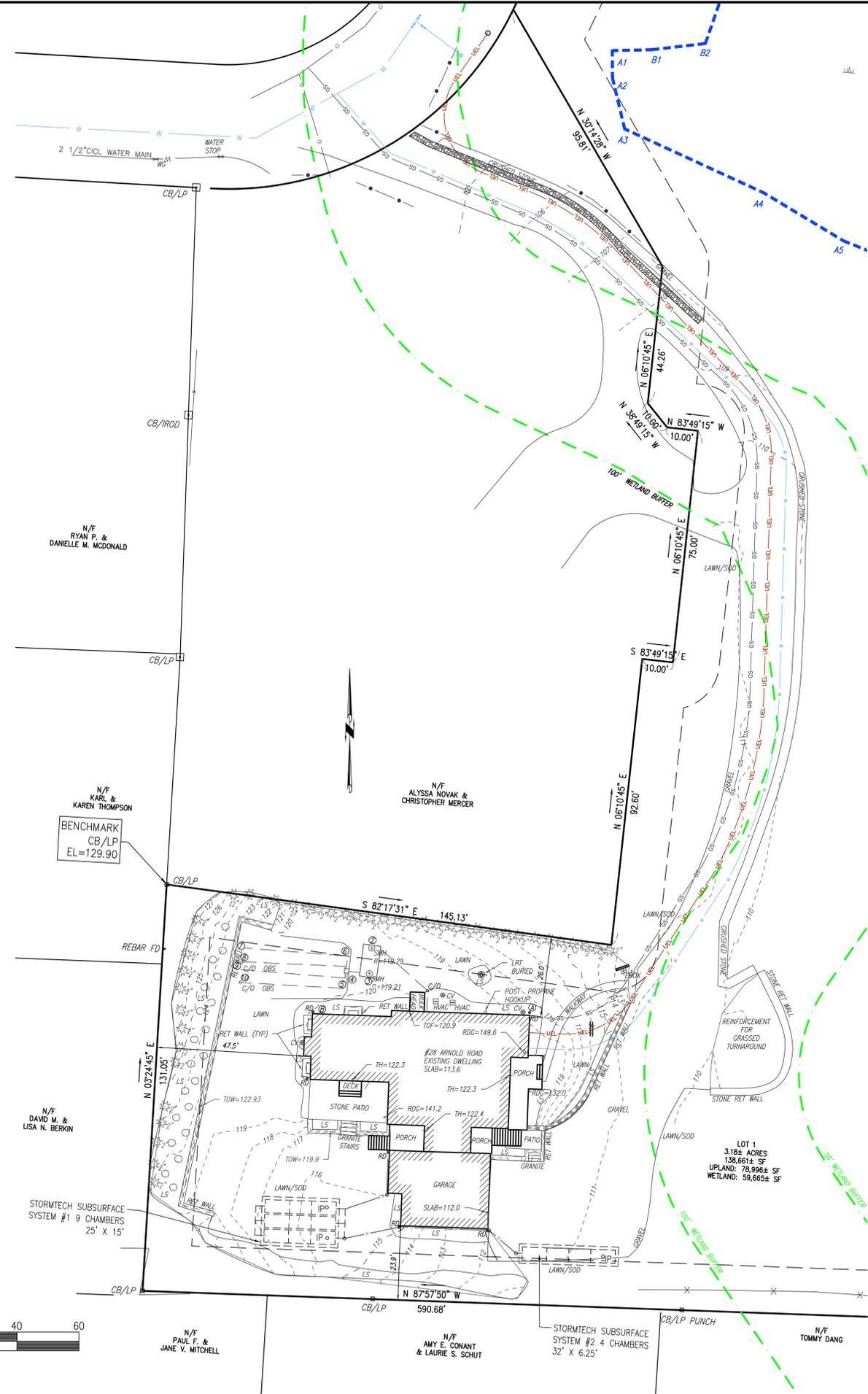
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0082K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PLAN NOTE:

UTILITIES SHOWN ARE FROM FIELD LOCATIONS, TOWN RECORDS OR CONTRACTORS TIES.

LEGEND

RETAINING WALL	—
CONTOUR LINE	- - - - -
CONTOUR LINE	- - - - -
ABUTTER PROPERTY LINE	—
SETBACK LINE	- - - - -
EXISTING FENCE	—
PROPERTY BOUNDARY	—
STREET LINE	—
LIMIT OF WETLAND	- - - - -
50 FOOT WETLAND BUFFER	- - - - -
100 FOOT WETLAND BUFFER	- - - - -
MONUMENTS	—
GAS LINE	—
WATER LINE	—
SEPTIC LINE	—
LANDSCAPE	—
SEPTIC INSPECTION PORT	○
SEPTIC COVER	⊙
PINE TREE	◆
BOUND	⊙
MONUMENT	•
MONUMENT	□
WETLAND FLAG	•
UTILITY POLE	⊕
WATER GATE	⊕
LANDSCAPE BUSH	⊙
HVAC	⊕
ELECTRICAL METER	⊕
CONTROL VALVE	⊕
LIQUID PROPANE TANK	⊕
ROOF DRAIN	⊕
DECIDUOUS TREE	⊙



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REVISIONS:

TURNAROUND MAT.L 2/5/26

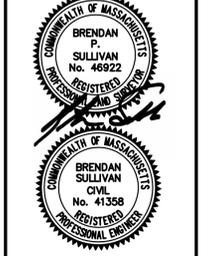
PLANNING COMMENTS 1/13/26

DRAWN BY: TRT/MCM

DESIGNED BY:

CHECKED BY: BPS

SCALE: 1:40



427 Columbia Road
Hanover, MA 02339
781-826-9200

362 Court Street
Plymouth, MA 02360
508-746-6060

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #:
22-083.2

PROJECT:
DRIVEWAY AS-BUILT PLAN
28 ARNOLD ROAD
ASSESSOR'S MAP 100 LOT 65
HINGHAM MASSACHUSETTS

CLIENT:
BREAKWATER DEVELOPMENT LLC
213 WOMPATUCK ROAD
HINGHAM, MA 02043

DRAWING PATH:
H:\22-083.2\SURVEY\DWG\22083.2.COC
DATE: 1-8-26.DWG

DATE:
JANUARY 8, 2026