

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

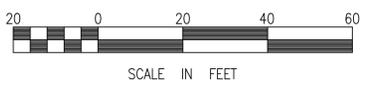
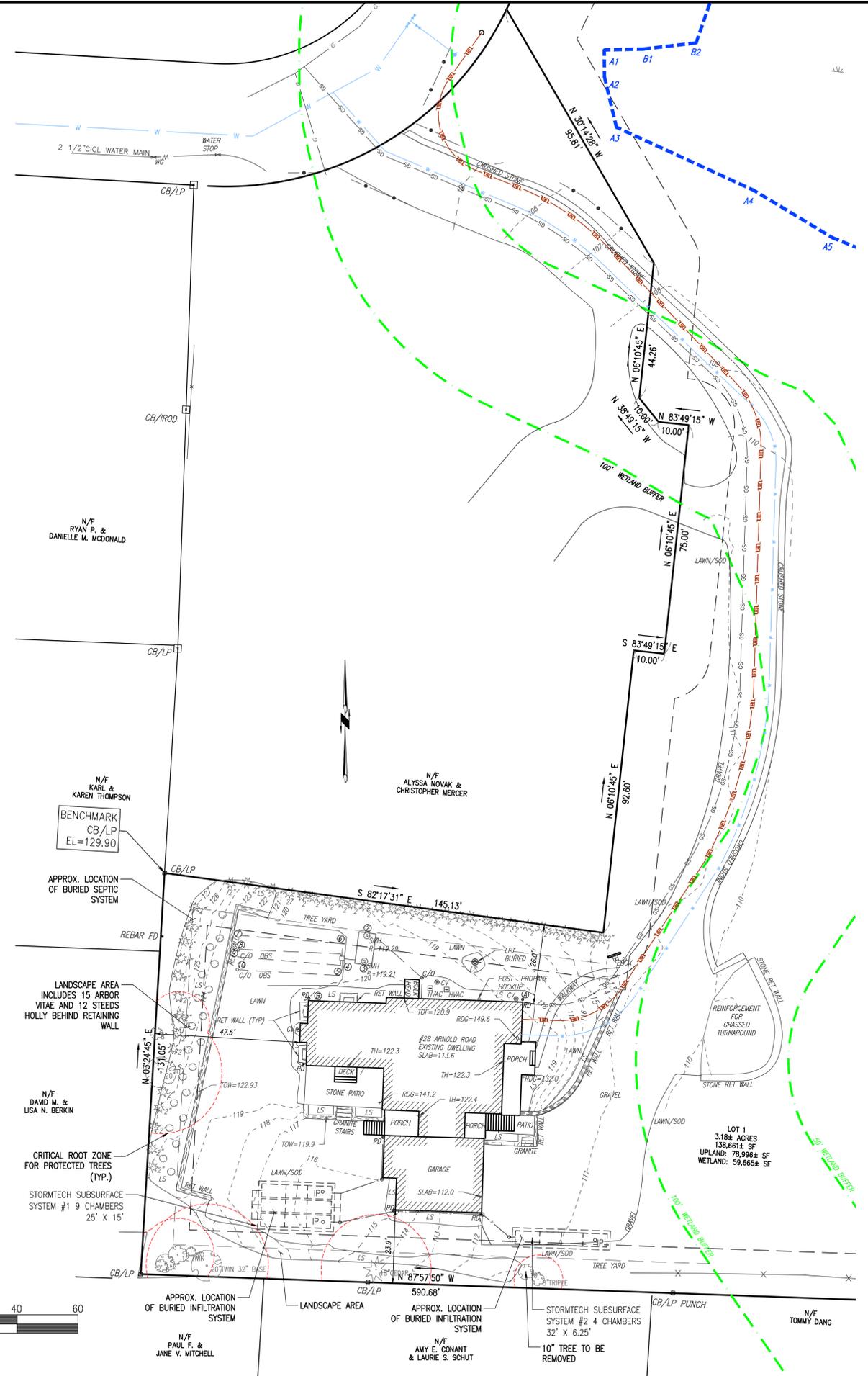
- NOTES:**
- PLAN REFERENCES:
 1.1. PLAN NO. 871 PAGE 2003
 1.2. PLAN BOOK 5 PAGE 165
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING DECEMBER OF 2025.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL 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.
 - THE LOCATION OF STRUCTURES SHOWN ON PLAN BASED ON SURVEY OF VISIBLE ABOVE GROUND CONDITIONS AND CONTRACTOR NOTES. REVISIONS TO DRIVEWAY LAYOUT SHOWN ON PLAN BASED ON CONTRACTOR NOTES.

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:

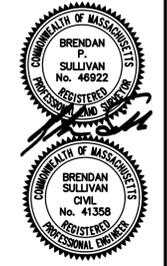
DRIVEWAY, PROT. TREES 2/27/26
 TURNAROUND MAT.L 2/5/26
 PLANNING COMMENTS 1/13/26

DRAWN BY:
 TRT/MCM

CHECKED BY:
 BPS

SCALE:
 1:40

STAMP:



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_CDC_DRIVEWAY_CAD.DWG
DATE:
 JANUARY 8, 2026