

**BUILDING INDEX**

(1) 2-UNIT BUILDING  
 (2) 3-UNIT BUILDING  
 (7) 4-UNIT BUILDING = 36 TOTAL UNITS

**PARKING REQUIREMENTS**  
 36 UNITS X 4 SPACES=144 SPACES  
 VISITOR/MAIL KIOSK=10 SPACES  
 PARKING PROVIDED=154 SPACES

**ROAD INDEX**

VIKING LANE = 550 LF  
 ROAD A = 186 LF  
 ROAD B = 449 LF  
 1,185 LF TOTAL LENGTH OF ROAD

**OPEN SPACE AND DENSITY CALCULATIONS**

TOTAL LAND AREA = 6.67 AC.  
 UPLAND LAND AREA = 6.31 AC.  
 ROAD/PARKING AREA = 1.20 AC.  
 BUILDING AREA = 1.52 AC.  
 OPEN SPACE = 3.95 AC.  
 UNIT DENSITY = 5.7 UNITS/UPLAND AC.

REV	DATE	DESCRIPTION	BY	APP

PREPARED BY: **McKenzie Engineering Group, Inc.**

PROFESSIONAL CIVIL ENGINEERING AND LAND SURVEYING  
 100 WASHINGTON STREET  
 NORWELL, MA 02061  
 PHONE: (508) 775-3500  
 FACSIMILE: (508) 775-3501

**COMPREHENSIVE PERMIT PLAN**  
 KNOWN AS **RIVER STONE**  
 (ASSESSOR'S MAP 124, LOTS 70-75 & LOT 26)  
 VIKING LANE & WARD ST.  
 HINGHAM, MASSACHUSETTS

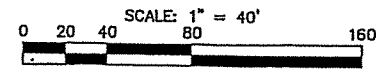
PROFESSIONAL ENGINEER:

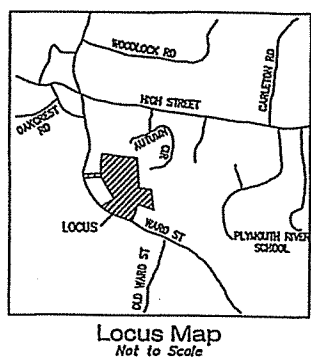
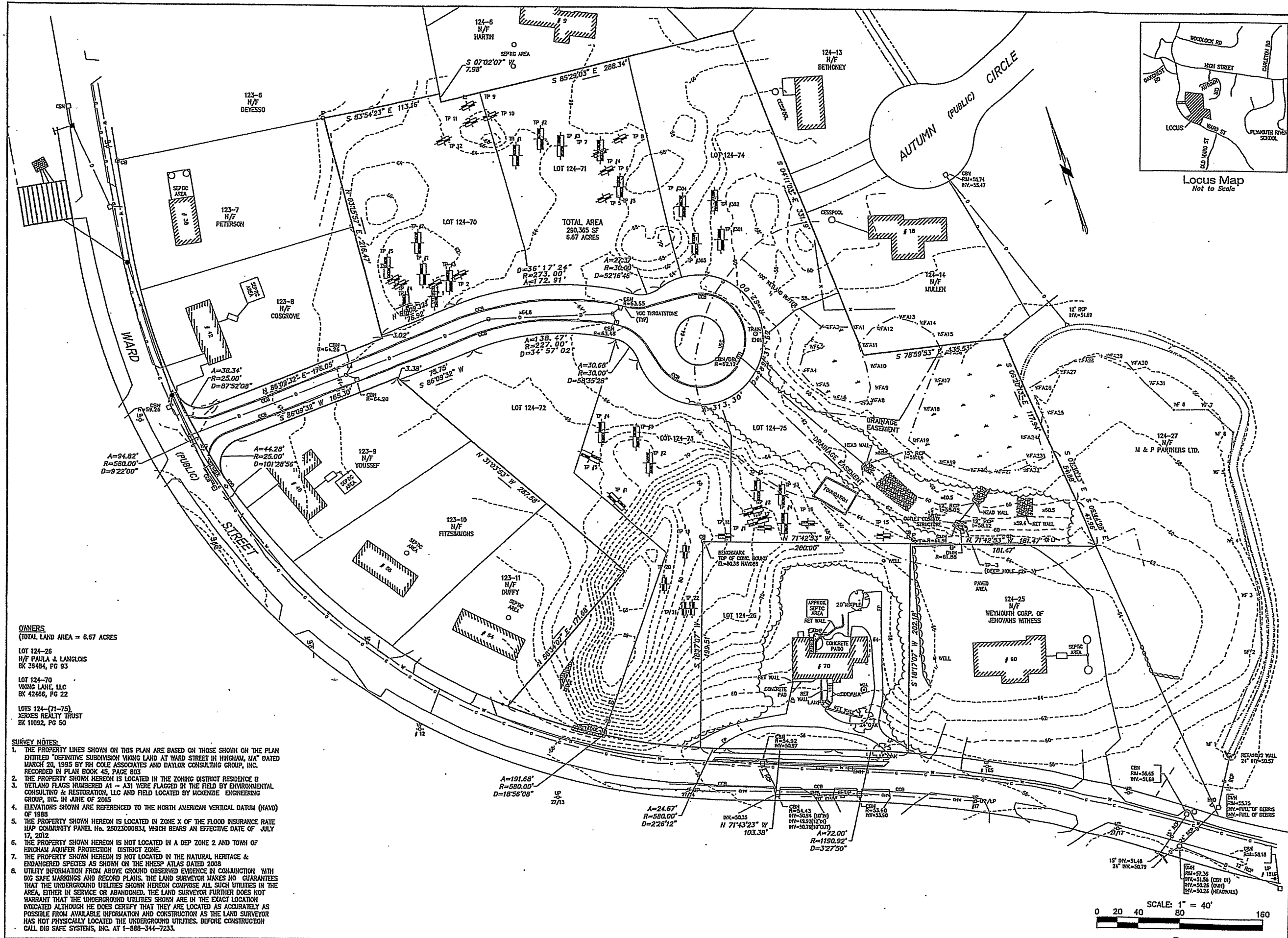
APPLICANT:  
**River Stone, LLC**  
 299 Washington Street  
 Norwell, Massachusetts 02061

DRAWN BY: JLS  
 DESIGNED BY: JLS  
 CHECKED BY: JLS  
 APPROVED BY: JLS  
 DATE: 10/7/2015  
 SCALE: 1" = 40'  
 PROJECT NO.: 27-135  
 DWG. TITLE: Proposed Site Layout Plan

DWG. No: **C-1**

**PROGRESS PRINT**





**OWNERS**  
 (TOTAL LAND AREA = 6.67 ACRES)

LOT 124-26  
 H/F PAULA L LANGLOIS  
 BK 36484, PG 93

LOT 124-70  
 WYONG LANE, LLC  
 BK 42466, PG 22

LOTS 124-71-75  
 YERKES REALTY TRUST  
 BK 11092, PG 50

**SURVEY NOTES:**

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THOSE SHOWN ON THE PLAN ENTITLED "DEFINITIVE SUBDIVISION MAP OF WARD STREET IN HINGHAM, MA" DATED MARCH 20, 1995 BY RH COLE ASSOCIATES AND DAYLOR CONSULTING GROUP, INC. RECORDED IN PLAN BOOK 45, PAGE 803
2. THE PROPERTY SHOWN HEREON IS LOCATED IN THE ZONING DISTRICT RESIDENCE B
3. WETLAND FLAGS NUMBERED A1 - A31 WERE FLAGGED IN THE FIELD BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC AND FIELD LOCATED BY MCKENZIE ENGINEERING GROUP, INC. IN JUNE OF 2015
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988
5. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25023000834, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012
6. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DEP ZONE 2 AND TOWN OF HINGHAM AQUIFER PROTECTION DISTRICT ZONE
7. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATURAL HERITAGE & ENDANGERED SPECIES AS SHOWN ON THE HESP ATLAS DATED 2008
8. UTILITY INFORMATION 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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

SCALE: 1" = 40'  
 0 20 40 80 160

REV	DATE	DESCRIPTION	BY	APP
1				

PREPARED BY:  
  
**McKenzie Engineering Group, Inc.**  
 PROFESSIONAL CIVIL, ENGINEERING AND LAND SURVEYING  
 100 LOCKWATER DRIVE  
 HINGHAM, MA 02041  
 PHONE: (617) 784-0001  
 FACSIMILE: (617) 784-0003

**COMPREHENSIVE PERMIT PLAN**  
 KNOWN AS  
**RIVER STONE**  
 (ASSESSOR'S MAP 124, LOTS 70-75 & LOT 26)  
 VIKING LANE & WARD ST.  
 HINGHAM, MASSACHUSETTS

PROFESSIONAL ENGINEER:  
 \_\_\_\_\_

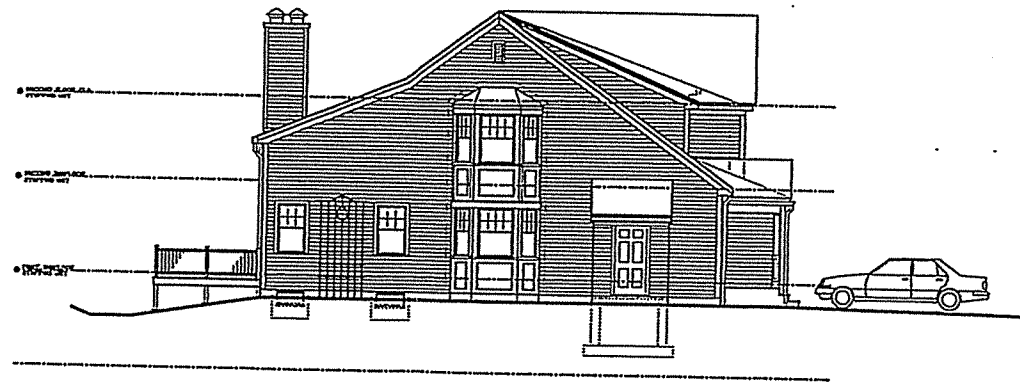
APPLICANT:  
**River Stone, LLC**  
 283 Washington Street  
 Norwell, Massachusetts 02061

DRAWN BY: JLS  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: 10/7/2015  
 SCALE:  
 PROJECT NO.: 27-135  
 DWG. TITLE:  
**Existing Conditions Plan**  
 DWG. No: **EX-1**

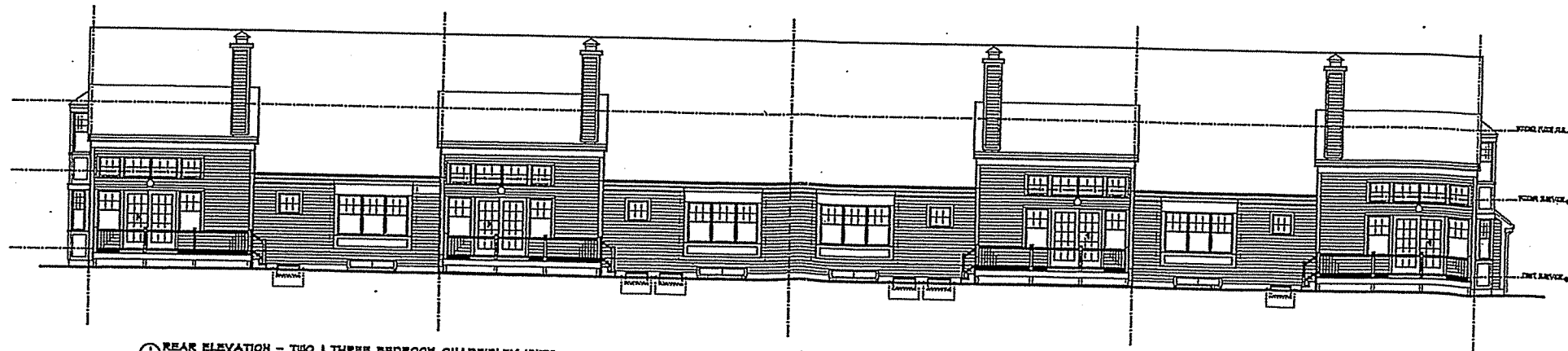
© MCKENZIE ENGINEERING GROUP, INC.  
 27-135EX.DWG



1 FRONT ELEVATION - TWO (THREE BEDROOM) QUADRIplex UNIT  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - TWO (THREE BEDROOM) QUADRIplex UNIT  
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION - TWO (THREE BEDROOM) QUADRIplex UNITS  
SCALE: 1/8" = 1'-0"

JAMES WELLS, AIA  
ARCHITECT  
1522 WASHINGTON STREET  
NORWELL, MASSACHUSETTS 02061  
TEL: 781-288-1111  
WWW.JAMESWELLS.COM

RIVERSTONE CONDOMINIUMS  
WARD STREET  
HINGHAM, MA

AXIOM

REVISIONS

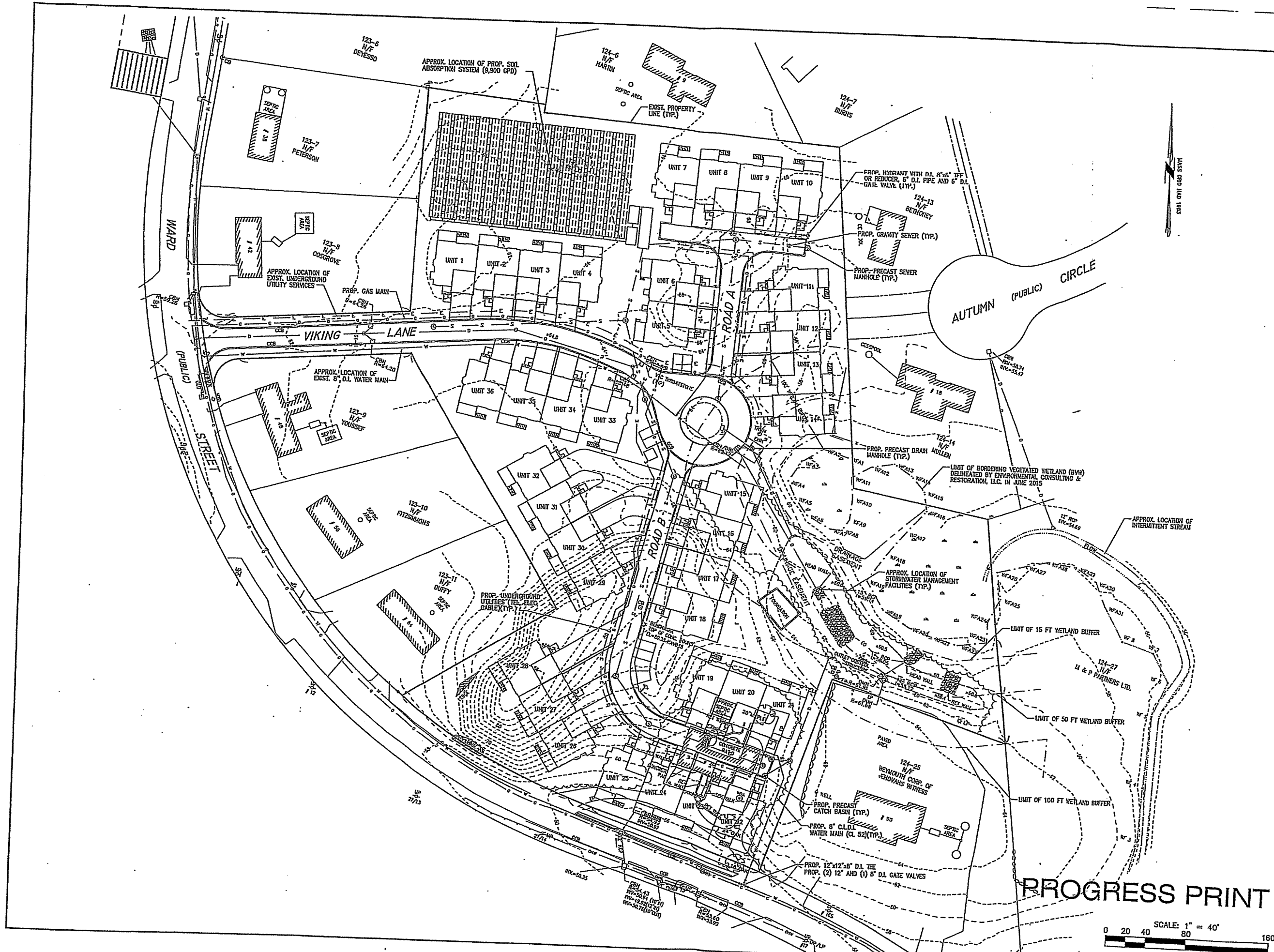
213 BEDROOM  
QUADRIplex  
BUILDING

OWNER:  
RIVERSTONE,  
LLC.  
293 WASHINGTON  
ST. NORWELL  
MASSACHUSETTS

TYPICAL  
BUILDING  
ELEVATIONS

DATE: 11 OCT. 2015  
SCALE: 1/8" = 1'-0"  
FILE: 1522-quadruplex elev

A2



REV	DATE	DESCRIPTION	BY	APP

McKenzie Engineering Group, Inc.  
 PREPARED BY: [Signature]  
 PROFESSIONAL ENGINEER: [Signature]  
 110 LONGWATER DRIVE  
 WILMINGTON, MASSACHUSETTS 01897  
 PHONE: (978) 733-5330  
 FAX: (978) 733-5333

**COMPREHENSIVE PERMIT PLAN**  
 KNOWN AS  
**RIVER STONE**  
 (ASSESSORS MAP 124, LOTS 70-75 & LOT 26)  
 VIKING LANE & WARD ST.  
 HINGHAM, MASSACHUSETTS

PROFESSIONAL ENGINEER:  
 [Signature]

APPLICANT:  
 River Stone, LLC  
 293 Washington Street  
 Norwell, Massachusetts 02061

**NOT FOR CONSTRUCTION**

APP: [Signature]  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 DATE: 10/7/2015  
 SCALE: 1" = 40'  
 PROJECT NO: 27-135  
 DWG. TITLE:  
 Proposed Grading & Utility Plan  
 DWG. NO:

**PROGRESS PRINT**

