



REV	DATE	DESCRIPTION	BY	APP
1	12/20/17	RECONFIGURATION	SBS	BCM

MEG
MCKENZIE ENGINEERING GROUP
 Assinippi Office Park
 150 Longwater Drive, Suite 101
 Norwell, MA 02061
 Ph: 781-792-3900
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COMPREHENSIVE PERMIT PLAN
 KNOWN AS
RIVER STONE
 (ASSESSORS MAP 124, LOTS 70-75 & LOT 26)
 VIKING LANE & WARD STREET
 HINGHAM, MASSACHUSETTS

PROFESSIONAL ENGINEER:

 BRADLEY C. MCKENZIE
 No. 22517
 STATE OF MASSACHUSETTS
 PROFESSIONAL ENGINEER

APPLICANT:
RIVER STONE, LLC
 299R WASHINGTON STREET
 NORWELL, MASSACHUSETTS 02061

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

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- STONE BOUND

UTILITY SYMBOLS

- ELECTRIC HAND HOLE
- GUY POLE
- WIRE
- HVAC UNIT
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH
- SMH
- DMH
- TMH
- CBN
- I
- H
- S
- U
- Y
- RIP RAP
- BOLLARD
- SIGN
- DFA

LINE DESIGNATORS

- WATER MAIN
- GUARD RAIL
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

ABBREVIATIONS

FTE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

ROAD INDEX

VIKING LANE	= 703 LF
ROAD B	= 469 LF
ROAD C	= 645 LF
1,817 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	= 1.50 AC.
BUILDING AREA	= 1.50 AC.
OPEN SPACE	= 3.67 AC.
UNIT DENSITY	= 5.1 UNITS/UPLAND AC.

BUILDING INDEX

(3)	1-UNIT BUILDING
(5)	2-UNIT BUILDING
(1)	3-UNIT BUILDING
(4)	4-UNIT BUILDING = 32 TOTAL UNITS
PARKING REQUIREMENTS	
32 UNITS X 4 SPACES	= 128 SPACES
VISITOR/MAIL KIOSK	= 7 SPACES
PARKING PROVIDED	= 135 SPACES

