

Site Plan
23 Baker Hill Drive
Hingham, Massachusetts

NARRATIVE
Revised 10/15/19

The subject property is located on 23 Baker Hill Drive in Hingham, Massachusetts. The site presently consists of a single-family dwelling with an attached garage, rear patio and driveway. The remainder of the lot is landscaping beds, bricked walkways and a grass lawn. The property is located within the Residential A zone and is not in any Watershed Protection District or other overlay districts. The property is bordered by other single-family dwellings to the north and east and has frontage on an access and utility easement to the south and west. The property consists of a total of 91,229± s.f. or approximately 2.09 acres all of which is upland.

The proposed work consists of installing an in-ground swimming pool with a surrounding stone patio, spa, barbecue area and addition to the existing deck. The barbecue area will be over the existing patio, and the existing deck is to be rebuilt and extended to include an additional 175 s.f. The stone patio surrounding the pool and spa will add an additional 1,827 s.f. of impervious area. This additional impervious area will be directed towards a slotted drain and 9" area drains in the patio. The area drains will have sumps to assist in removing sediment, and prevent clogging of drainage pipes. The stormwater runoff will then flow to 10 proposed underground infiltration chambers. The chambers will also provide a portion of the stormwater to be recharged, while the rest will overflow via two area drains to the grassed lawn. The chambers have been sized to have 296c.f. of storage capacity, which will reduce the proposed stormwater flow from the existing stormwater flow (see summary table below). The chambers will be installed above the estimated seasonal high ground water based upon soil testing from the adjacent lot (see plan for location).

Erosion control measures will consist of a silt sock being installed down gradient from the proposed work area, to prevent any sediment from leaving the property. Other measures include, surrounding any stockpiles of soil with a silt sock, and keeping additional silt socks onsite in case of emergency repairs. Dust control shall be controlled by dampening dry soils during excavation and minimizing dust from trucks by driving slowly on dirt surfaces, and dampening areas that will be traveled on by trucks and equipment.

RETURN PERIOD	PEAK RATES OF RUNOFF	
	Design Point 1 (Access Easement)	
	EXISTING	PROPOSED
2YR	0.05 cfs / 0.004 af	0.04 cfs / 0.002 af
10YR	0.11 cfs / 0.008 af	0.07 cfs / 0.006 af
25YR	0.16 cfs / 0.012 af	0.09 cfs / 0.009 af
100YR	0.27 cfs / 0.019 af	0.23 cfs / 0.016 af