Site Plans for
The Village at Silver Hill
255 Merriam Street & 11 Hallet Hill Road, Weston, Massachusetts

Issued For: Local Approvals
Date Issued: February 19, 2016
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Dig Safe Systems, Inc.
1-888-DIG-SAFE
(1-888-344-7233)
CONSTRUCTION SHALL NOTIFY THE "TOP OF PAVING" OF THE AREA AND ADEQUATE WORK PRACTICES TO PREVENT DAMAGE TO THE "TOP OF PAVING". 

1. CONSTRUCTION SHALL PROVIDE A WRITTEN AWARD NOTICE TO THE CONTRACTOR AND AGENT OF DIRECTOR OF PUBLIC WORKS IN THE CITY OF WALTHAM. 

10. CONSTRUCTION SHALL PROVIDE A WRITTEN AWARD NOTICE TO THE CONTRACTOR AND AGENT OF DIRECTOR OF PUBLIC WORKS IN THE CITY OF WALTHAM. 

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Legend & General Notes
1. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A PLAN TITLED "NO. 11 HALLETT HILL ROAD, NO. 255 MERRIAM STREET EXISTING CONDITIONS PLAN" DATED JULY 20, 2015 PREPARED BY THE JILLSON COMPANY, INC.

2. REFER TO EXISTING CONDITIONS PLAN FOR PROPERTY LINE INFORMATION INCLUDING BEARINGS AND DISTANCES.

Notes

ZONING DISTRICT: RESIDENCE C
LOT AREA (MIN): 30,000 SF
FRONTAGE (MIN): 175 FT
LOT LINE (MIN): 

YARD SETBACKS:
STREET SIDE LINE (MIN): 1 FT
STREET CENTER LINE (MIN): 1 ST STREET CENTER LINE (MIN): 1 FT
LOT WIDTH (MIN): 175 FT

1. THE GOVERNING MINIMUM STREET SETBACK SHALL BE THE GREATER OF THE STREET SIDELINE SETBACK AND THE STREET CENTERLINE SETBACK. REQUIRED STREET SETBACKS ARE PROVIDED ON MERRIAM STREET. FOR HALLETT HILL ROAD, THE STREET CENTERLINE SETBACK GOVERNS. THE PROVIDED STREET SETBACK IS MEASURED TO THE STREET CENTERLINE.

2. THE PROVIDED STRUCTURE SETBACKS INCLUDED IN THE ZONING SUMMARY CHART ABOVE ARE SUMMARIZED FOR THE PROPOSED BUILDINGS ONLY. PER SECTION II OF THE TOWN OF WESTON ZONING BYLAWS, A RETAINING WALL SHALL BE CONSIDERED A STRUCTURE IF IT IS THIRTY-SIX (36) INCHES OR MORE ABOVE EXISTING NATURAL GRADE. THE MINIMUM SETBACK PROVIDED FOR RETAINING WALLS ABOVE NATURAL GRADE ON THIS SITE IS 25 FT.

Parking Requirements

STANDARD GARAGE SPACES (SIZE: 9'x18'):
TOTAL SPACES: 20
TOTAL REQUIRED = 20 SPACES
RESIDENTIAL: 40
STANDARD DRIVEWAY SPACES (SIZE: 9'x18'):
20

Parking Summary Chart

The Village at Silver Hill
255 Merriam Street
& 11 Hallett Hill Road
Weston, Massachusetts 02493
Middlesex County

Local Approvals
(Not Approved for Construction)
### Septic System Calculations

**Title V Design Flow**

- 31 bedrooms x 110 GPD = 3,410 GPD average daily flow

**Soil Absorption System**

- Sand, loamy sand (Class II, with pressure distribution)
- Percolation rate = 2-4 min/in
- Effluent loading rate = 0.63 GPD/SF

**Septic Tank Sizing**

- Two compartment tank required
  - Compartment 1: 2 x average daily flow = 6,820 gallons
  - Compartment 2: 1 x average daily flow = 3,410 gallons
- Total storage required = 10,230 gallons

**Use 11,000 gallon precast tank**

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**NOTES:**

1. Refer to supporting calculations provided under separate cover for detailed pump sizing and pressure distribution calculation.

2. Refer to sheet C-9 for supporting soil exploration data.
8. Attach to discharge pipe, valves, and connect electrical as specified.

5. Place the pipe dope on the Cool Guide adapter threads and thread them into pump discharge.

4. Connect the pump header (see insulation detail) to the extension. The cap may or may not be glued to the device. Attach the extension with the anchors as shown.

3. For re-use of existing concrete pump chambers: glue on the Cool Guide flat cap and place the Cool Guide firmly in the bottom of the tank. Attach the extension to the riser, with the anchors as shown.

2. All attempts should be made to place the hydraulic unit in a location with an open southern exposure for warming purposes.

1. Measure the distance from the bottom of the tank to 6" down from the top of the riser. Cut the extension pipe (by others) to the length necessary to reach this height. Cut 1/2 of the pipe down 12" to 18" away from the top of the pipe for pump return.

RIGID INSULATION BOX AROUND VERTICAL PIPES

FROST DEPTH CANNOT BE INSULATE LINES WITH RIGID (PER COLD CLIMATE NOTES)

IN BAG STYROFOAM PEANUTS INSULATION

DESCRIPTION

DATE

NO.

MANIFOLDS AND LATERALS SUBMITTALS

8; 2%+

1/2" PVC FLEX

INSTALLATION DEPTH 6" MIN

COLD CLIMATE NOTES:

C-5

STRESS STEEL BOLTS

AIR RELEASE

RETURN PLUMBING PUMP TO SEPTIC TANK

AIR RELEASE

RETURN LOCATED ABOVE DRIP TUBING

CONNECTING DRIP TUBING TO TUBING TO ALLOW THE

PRESSURIZED FLUSH VALVE FOR

FLOWMETER

NOTE:

1. All cutting of rigid PVC pipe, flexible PVC, and drip tubing of size 2" or smaller shall be accomplished with pipe cutters. No sawing is allowed.

2. All conduits entering the control panel shall be sealed at both ends to prevent condensation or gases inside the panel.

3. For re-use of existing concrete pump chambers: glue on the Cool Guide flat cap and place the Cool Guide firmly in the bottom of the tank. Attach the extension to the riser, with the anchors as shown.

4. Connect the pump header (see insulation detail) to the extension. The cap may or may not be glued to the device. Attach the extension with the anchors as shown.

5. Place the pipe dope on the Cool Guide adapter threads and thread them into pump discharge.

6. Attach cooling collar to adapter with set screw provided.

7. The supply and return lines shall be installed below the frost line. When this is not possible, rigid foam insulation (min 1" thick) shall be wrapped around the lines and covered with a polyethylene sheet.

8. Attach to discharge pipe, valves, and connect electrical as specified.

9. All loops connecting drip runs shall be slightly elevated (minimum 1" - 2") so that they drain into the drip tubing after the pump discharge.

10. All conduit entering the control panel shall be sealed at both ends to prevent condensation or gases inside the panel.

11. Electrician to provide separate circuits for the pump and controls/alarm, or as required by state and local codes.

12. All cutting of rigid PVC pipe, flexible PVC, and drip tubing of size 2" or smaller shall be accomplished with pipe cutters. No sawing is allowed.

13. The supply and return lines shall be installed below the frost line. When this is not possible, rigid foam insulation (min 1" thick) shall be wrapped around the lines and covered with a polyethylene sheet.

14. All conduits entering the control panel shall be sealed at both ends to prevent condensation or gases inside the panel.

15. Electrician to provide separate circuits for the pump and controls/alarm, or as required by state and local codes.

16. All cutting of rigid PVC pipe, flexible PVC, and drip tubing of size 2" or smaller shall be accomplished with pipe cutters. No sawing is allowed.

17. All conduit entering the control panel shall be sealed at both ends to prevent condensation or gases inside the panel.

18. Electrician to provide separate circuits for the pump and controls/alarm, or as required by state and local codes.
1. THIS EXISTING CONDITIONS PLAN IS CREATED FROM A PLAN ENTITLED "No. 11 Hallett Hill Road, No. 255 Merriam Street EXISTING CONDITIONS PLAN" PREPARED FOR SEB, LLC, PREPARED BY THE JILSON COMPANY INC. DATED JULY 20, 2015.

2. THE PLANNED SITE SIZE SHOWN HEREIN ARE BASED ON FIELD SURVEY WORK PERFORMED BY THE ALLISON COMPANY BETWEEN MARCH 13TH AND MAY 1ST. THE PLANNED LOCATIONS FOR A/1 HALET HILL ROAD SHOWN HEREIN ARE BASED ON FIELD SURVEYED AND SHALL BE CONSIDERED APPROXIMATE.

3. ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREIN, INCLUDING THE EXISTING SEPTIC SYSTEM, ARE BASED ON FIELD SURVEYED AND INFORMATION DERIVED FROM THE TOWN OF Wестон AND SHALL BE CONSIDERED APPROXIMATE. CORRECTIVE UTILITY LOCATION DATA IS OBTAINED. ALL STUDIES WITHIN THIS DOCUMENT IS DERIVED FROM FIELD SURVEYED AND SHOWN HEREIN.

4. THE ANNOTATING HOUSE LOCATIONS AND PROPERTY LINES ARE BASED ON THE TOWN OF Wестон GIS DATA AND SHALL BE CONSIDERED APPROXIMATE. ADDITIONALLY, THE REGISTRATION INFORMATION SHOWN ON THE ANNOTATING PARCELS IS BASED ON TOWN GIS DATA AND SHALL BE CONSIDERED APPROXIMATE.

5. THE EXISTING SEPTIC SYSTEMS LOCATIONS SHOWN HEREIN ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF Wестон BOARD OF HEALTH AND SHALL BE CONSIDERED APPROXIMATE.

6. THIS PLAN SHALL NOT BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.

7. FOR ADDITIONAL 255 Merriam Street PROPERTY Line INFORMATION REFER TO THE BLUE IN BOOK SHEET 1120 PAGE 2 RECORDED AT THE Wестон RECORD OF DEEDS. FOR ADDITIONAL A/1 HALLET HILL ROAD PROPERTY LINE INFORMATION REFER TO THE PLATTED PAGE IN BOOK 2780 PAGE 352 RECORDED AT THE Wестон RECORD OF DEEDS.

8. THIS PLAN REFERS TO THE TOWN OF Wестон ASSESSOR'S MAP 7, LOT 70 (255 Merriam Street) AND MAP 7, LOT 129 (A/1 Hallett Hill Road).


10. THE PLANNED SITE SIZE SHOWN HEREIN ARE BASED ON FIELD SURVEY WORK PERFORMED BY THE ALLISON COMPANY BETWEEN MARCH 13TH, 2015 AND MAY 1ST, 2015. THE PLANNED LOCATIONS FOR A/1 HALLET HILL ROAD SHOWN HEREIN ARE BASED ON FIELD SURVEYED AND SHALL BE CONSIDERED APPROXIMATE.

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13. THE EXISTING SEPTIC SYSTEMS LOCATIONS SHOWN HEREIN ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF Wестон BOARD OF HEALTH AND SHALL BE CONSIDERED APPROXIMATE.
PRIVACY FENCE
South property line, internal space demarcations

PERIMETER FENCE
Side property lines at Hallett Hill Road

WOOD DECK
Back terraces

BLUESTONE PAVERS IN ASHLAR PATTERN
Terraces

COBBLESTONE
Driveway aprons and entries

RETAINING WALL
Along property line

LOW FREESTANDING FIELDSTONE WALL
Internal space demarcations

The Village at Silver Hill

SEB Weston Village, LLC
G2 Collaborative LANDSCAPE ARCHITECTURE
Abies concolor (AC)  Cupressocyparis leylandii (CL)  Juniperus virginiana 'Keteleeri' (JV)  Ilex opaca (JO)  Thuja plicata 'Green Giant' (TP)  Pinus strobus (PS)  Quercus alba (QA)  Quercus rubra (QR)

The Village at Silver Hill

SEB Weston Village, LLC  G2 Collaborative  LANDSCAPE ARCHITECTURE
Specimen

- Amelanchier laevis (AL)
- Cornus alternifolia (CA)
- Cornus florida (CF)
- Cercis canadensis (CS)

Vines

- Parthenocissus tricuspidata (pt)
- Campsis radicans (cs)
- Hydrangea anomala petiolaris (hap)

The Village at Silver Hill

SEB Weston Village, LLC
Hamamelis virginiana (Hv)  Corylus americana (Ca)  Oxydendrum arboreum (Oa)  Betula populifolia (Bp)

Rhododendron maximum (Rm)  Aesculus parviflora (Ap)

The Village at Silver Hill
Baptisia australis (Ba)
Clethra alnifolia (Ca)
Hydrangea arborescens (Ha)
Hydrangea quercifolia “Sikes Dwarf” (Hq)
Ilex glabra (Ig)
Ilex verticillata (Iv)
Itea virginiana ‘Little Henry’ (Ivl)
Rhododendron viscosum ‘Weston’s Innocence’ (Rv)

The Village at Silver Hill
Perennials and Groundcover

- Amsonia 'Blue Ice' (am)
- Carex appalachia (ca)
- Dryopteris marginalis (dm)
- Geranium 'Brookside' (gb)
- Heuchera villosa ‘Autumn Bride’ (hv)
- Nepeta ‘Early Bird’ (ne)
- Thymus praecox ‘Album’ (tp)
- Waldstenia fragarioides (wf)

The Village at Silver Hill

SEB Weston Village, LLC  G2 Collaborative
LANDSCAPE ARCHITECTURE

Siemasko + Verbridge
www.svdesign.com
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Architecture • Interior Design • Decorating • Landscape Design