Grading & Drainage
Transportation Impact Assessment Summary

• Project is expected to generate 96 vehicle trips on an average weekday and between 8 and 10 vehicle trips during peak hours, or one (1) additional vehicle every 6 to 8 minutes.
• Sufficient capacity is afforded on the roadway network to accommodate the modest increase in traffic that the project represents.
• Lines of sight at the access points to the development exceed or could be made to exceed minimum standards for safe operation.
• Specific recommendations provided for improvements at the Merriam Street/Hallett Hill Road intersection to enhance safety.
Site Plan
“A” Unit
3BR, 2.5 BA,
2,950SF +/-
"A" Unit Floor Plan

UNIT A - SECOND FLOOR PLAN

UNIT A - FIRST FLOOR PLAN

The Village at Silver Hill

SEB Weston Village, LLC

G2 Collaborative
LANDSCAPE ARCHITECTURE

Siemasko + Verbridge
www.svdesign.com
978-927-3745
Architecture + Interior Design + Decorating + Landscape Design
“B” Unit
3BR, 2.5 BA,
2,950SF +/-
“B” Unit
Floor Plan

The Village at Silver Hill
“C” Unit
3BR, 2.5 BA, 1,975SF +/-
“C” Unit
Floor Plan

The Village at Silver Hill

SEB Weston Village, LLC
Rendering from Hallett Hill Road
<table>
<thead>
<tr>
<th>Unit #</th>
<th>Unit Reference</th>
<th>BRs</th>
<th>Baths</th>
<th>Gross SF +-</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Market: Existing House</td>
<td>4</td>
<td>2 1/2</td>
<td>3,690</td>
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<tr>
<td>2</td>
<td>Afford: Type C</td>
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<td>2 1/2</td>
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<td>3</td>
<td>Market: Type A</td>
<td>3</td>
<td>2 1/2</td>
<td>2,950</td>
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<tr>
<td>4</td>
<td>Market: Type A</td>
<td>3</td>
<td>2 1/2</td>
<td>2,950</td>
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<td>2 1/2</td>
<td>2,950</td>
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<tr>
<td>10</td>
<td>Market: Type B</td>
<td>3</td>
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</tbody>
</table>

**TOTALS** | 31 |         | 25340 |
Landscape Materials

- 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
Representative Sample of Plantings

- Abies coccolor
- Cupressocyparis leylandii
- Juniperus virginiana ‘Keteleer’ (JV1/2)
- Ilex opaca
- Thuja plicata ‘Green Giant’ (TP)
- Pinus strobus
- Quercus alba
- Quercus rubra
Representative Sample of Plantings

- Hamamelis virginiana
- Corylus americana
- Oxydendrum arboreum
- Betula populifolia
- Amelanchier laevis (AL)
- Cornus alternifolia
- Cornus florida
- Cercis canadensis
Representative Sample of Plantings
Representative Sample of Plantings

- Amsonia 'Blue Ice' (am)
- Carex appalachi (ca)
- Dryopteris marginalis
- Geranium 'Brookside' (gb)
- Heuchera villosa 'Autumn Bride' (hv)
- Nepeta 'Early Bird' (ne)
- Thymus praecox 'Album' (tp)
- Waldestenia fragarioides
Highlights of Proposed Development

• Access off two streets (Hallett Hill Road & Merriam Street).

• Objective to preserve existing home at 255 Merriam Street and existing barn

• Site features all uplands – no resource areas

• Virtually no change in existing traffic volumes – no traffic sight line visibility issues

• Majority of units feature 1\textsuperscript{st} floor Master Bedrooms – targeted to meet the needs of a huge underserved demographic

• Units are contextual and “affordable” based on new construction standards in Weston
Highlights of Proposed Development

• Unit sizes, height and architecture are contextual to Weston

• Two additional homeownership units of affordable housing for households priced out of the Weston market entirely.

• Plan reflects comments and recommendations from multiple Weston municipal departments (e.g. Fire, Engineering, Board of Health, etc.)

• 1,000’ to the Silver Hill Commuter Rail Station.

• Extremely LOW density in comparison to other recent 40B projects in nearby communities with similar demographics
## Comparison of Multi-Family Developments

<table>
<thead>
<tr>
<th>Town/City</th>
<th>Newton</th>
<th>Winchester</th>
<th>Brookline</th>
<th>Needham</th>
<th>Newton</th>
<th>Newton</th>
<th>Needham</th>
<th>Average</th>
<th>Weston</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
<td>75 &amp; 83 Court Street</td>
<td>Winchester North</td>
<td>21 Crown</td>
<td>Greendale Village</td>
<td>1521 Beacon Street</td>
<td>1615 Beacon Street</td>
<td>2nd Ave Residences (Trip Advisor)</td>
<td>Village at Silver Hill</td>
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<td>Size of Parcel (SF)</td>
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<td>117,370</td>
<td>15,555</td>
<td>110,206</td>
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<td>15,311</td>
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<td>48</td>
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<td>89</td>
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<td>22.22</td>
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