



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

- NOTES:
- EXISTING SITE ZONING CLASSIFICATION IS SINGLE RESIDENCE C.
 - REFER TO SHEET C-1 IN SITE PLANS ENTITLED 45 CLAPBOARDTREE STREET OSRD ZONING, DATED FEBRUARY 2, 2019 UPDATED SEPTEMBER 25, 2019 FOR LEGEND AND GENERAL NOTES.

OSRD Yield Calculations for Westwood Lodge Parcel - 45 Clapboardtree Street

January 21, 2021

OSRD Steps	Description	Acres	Square Feet or Units
	OSRD Minimum for Residential B		200,000
	OSRD Land Area	15.33	667,605
	Minus Wetland (estimated)	0	-
	Minus 15% Grade	0.11	5,000
	Minus Rock Outcropping	0	-
	Minus Wetland (estimated)	0	-
	Subtotal - Land Unsuitable for Development	0	5,000
Step 1	Land Suitable for Development	13.793	662,605
Step 2	10% Infrastructure Factor	1.379	66,261
	Net Usable Land	12.414	596,345
Step 3	Minimum Lot Area SRB		40,000
Step 4	Base Lot Yield - Dwelling Units		14.91
Step 5	Round up for greater than 0.5 and down for less than 0.5		15
	14 - 18 Units, Add 3 Units		3
Base Yield	Maximum Base Dwelling Units		18
Bonus Dwelling Units	Age Restricted Bonus - All Dwelling Units 55+ (x 3)	3	54
	Total Age Restricted Dwelling Units Allowed		72



0 15 30 60 Feet

45 Clapboardtree Street
OSRD Zoning
Amendment
45 Clapboardtree Street
Westwood

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
OSRD Amendment Mar. 10, 2021

Not Approved for Construction

Drawing Title
Site Plan

Drawing Number

C1.00

Sheet 1 of 1

Project Number
14206.00

OSRD Requirements		
Total Lot Area (SF)	50% Required Open Space	
667,605	333,803	
Proposed OSRD		
Total Open Space	5% Impervious Allowed	Proposed Impervious Open Space
349,949	17,497	17,288
52.4%		4.9%



0 25 50 100 Feet

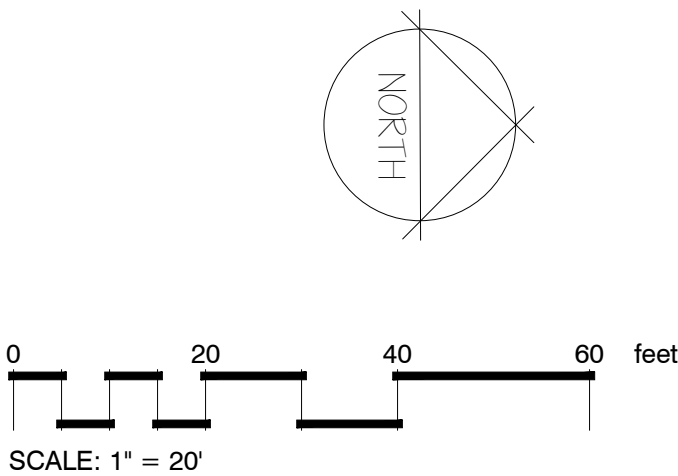


PLANT SCHEDULE GROUP HOME

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
BET NIG	1	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B		10-12' HGT.
GLE TRI	2	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	B & B	2" CAL.	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PIC WS6	6	PICEA GLAUCA / WHITE SPRUCE	B & B		5-6' HGT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP
HYD MA2	3	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA	B & B	2-2.5' SPR.	
TAX GR2	1	TAXUS CUSPIDATA 'GREENWAVE' / JAPANESE YEW	B & B	2-2.5' SPR.	

PLANT SCHEDULE COTTAGE HOMES

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
BET NIG	2	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B		10-12' HGT.
QUE PAL	3	QUERCUS PALUSTRIS / PIN OAK	B & B	2" CAL.	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JUN EAS	6	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B		5-6' HGT.
PIC NS6	5	PICEA ABIES / NORWAY SPRUCE	B & B		5-6' HGT.
PIN WP6	4	PINUS STROBUS / WHITE PINE	B & B		5-6' HGT.
THU GG6	8	THUJA PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		5-6' HGT.
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
COR FLO	1	CORNUS FLORIDA / EASTERN DOGWOOD	B & B	2-2.5" CAL.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP
AME CAN	2	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	5-6' HGT.	
ASR PER	36	ASSORTED PERENNIALS / TO BE SELECTED BY GC	1 GAL.		
COR ALB	5	CORNUS ALBA 'VARIEGATA' / DWARF VARIEGATED DOGWOOD	B & B	3-4' HGT.	
FOR COU	18	FORSYTHIA X 'COURTASOL' TM / GOLD TIDE FORSYTHIA	3 GAL.	15-18" SPR.	
HYD MA2	3	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA	B & B	2-2.5' SPR.	
HYD QUE	6	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	B & B	4-5' HGT.	
HYD DEN	5	HYPERICUM DENSIFLORUM / COMMON ST. JOHN'S WORT	B & B	18-24" HGT.	
ILE CGL	8	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY	B & B	18-24" HGT.	
ILE SHA	8	ILEX GLABRA 'SHAMROCK' / INKBERY	B & B	18-24" HGT.	
RHO LDP	10	RHODODENDRON X 'LEE'S DARK PURPLE' / LEE'S DARK PURPLE	B & B	2.5-3' HGT.	
TAX GR2	2	TAXUS CUSPIDATA 'GREENWAVE' / JAPANESE YEW	B & B	2-2.5' SPR.	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP
PEN HA2	4	PENNISETUM ALOPECUROIDES 'HADELN' / HAMELN DWARF FOUNTAIN GRASS	3 GAL.		

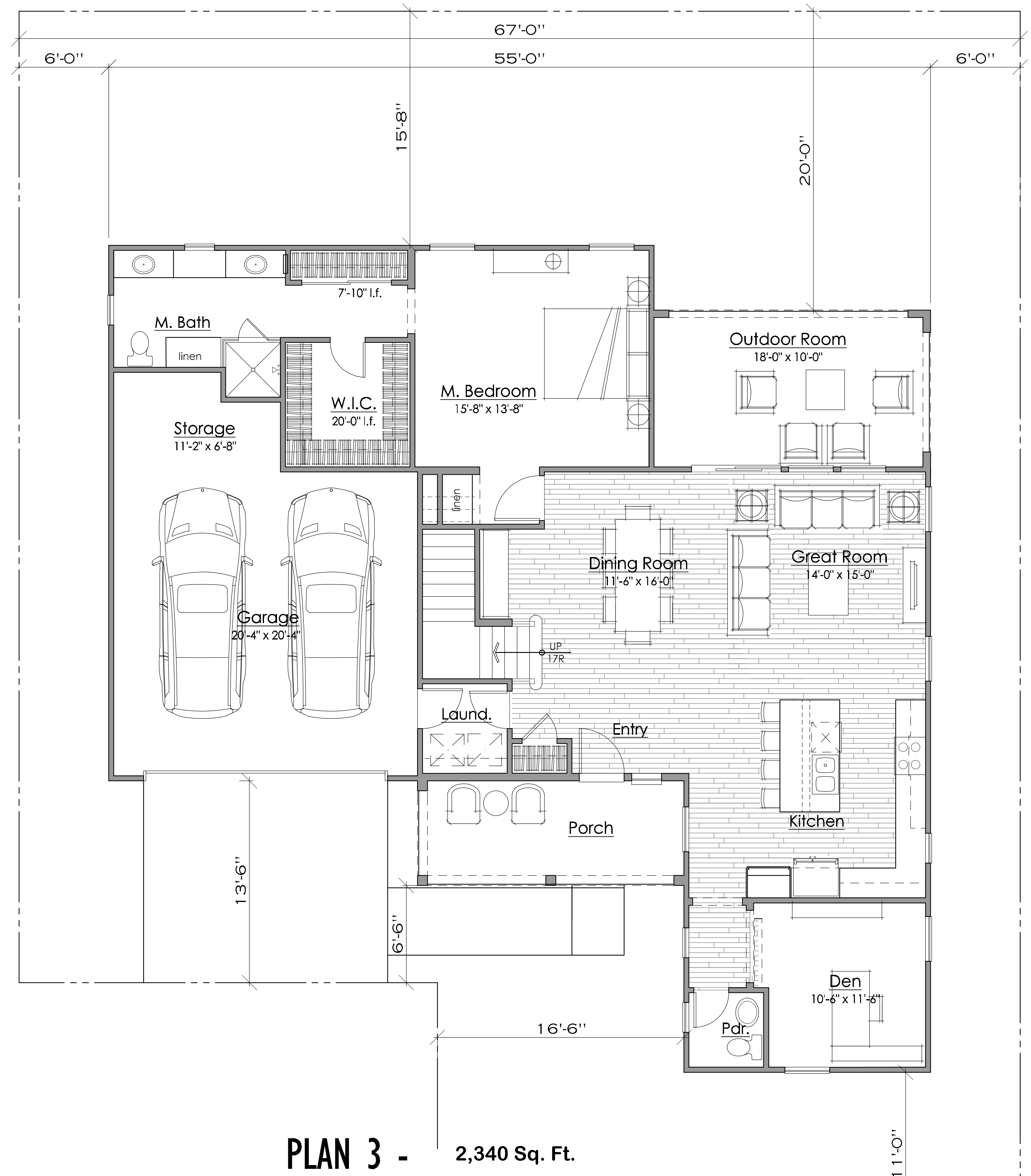
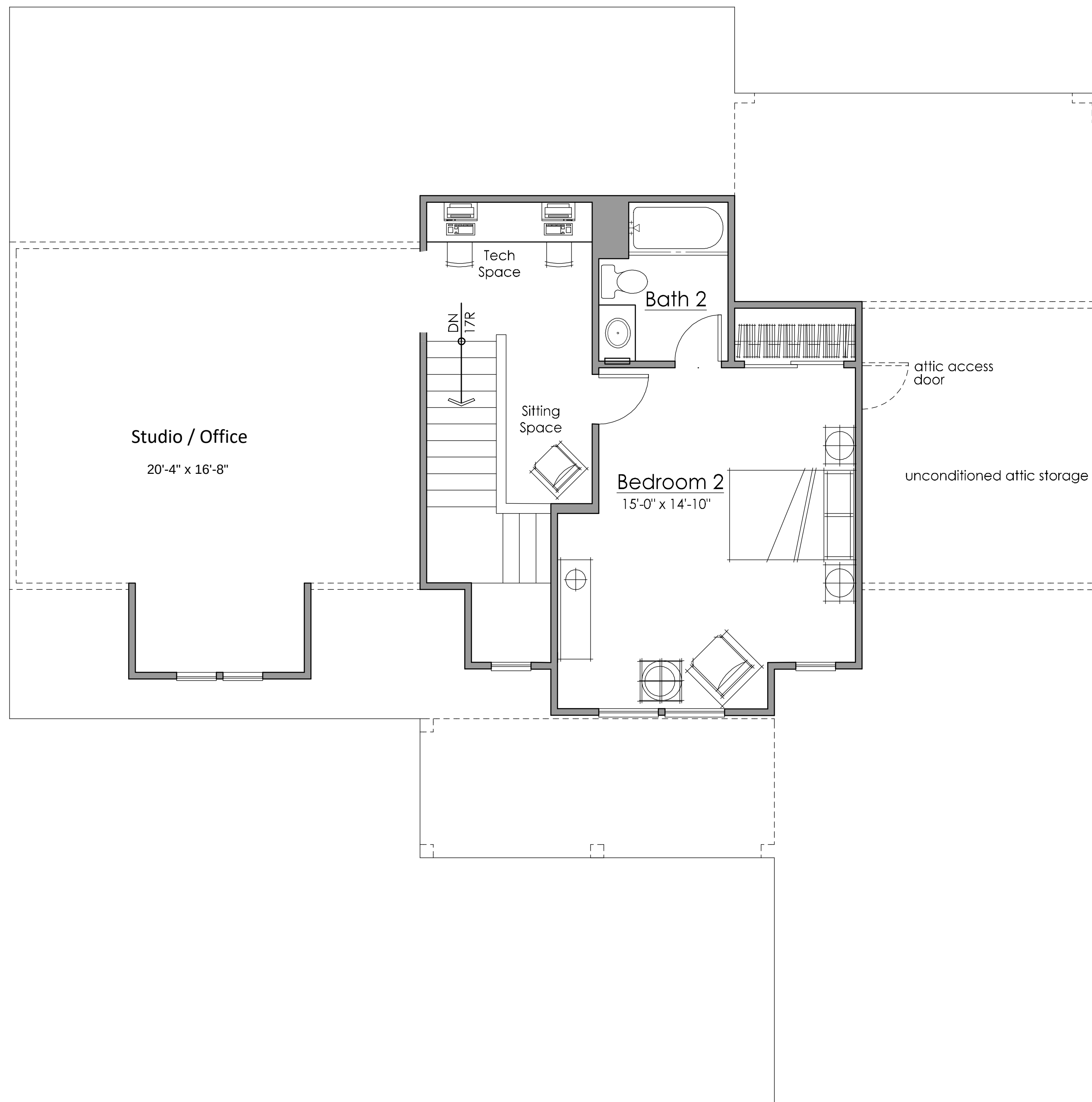


LANDSCAPE PLAN
WESTWOOD GREEN
#45 CLAPBOARDTREE STREET
WESTWOOD, MASSACHUSETTS

PREPARED FOR:
THE GREEN COMPANY
46 GLEN AVENUE
NEWTON CENTER, MA 02459

MARCH 11, 2021
SCALE: 1"=10'
JOB No. 18-399

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
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Westwood Green LLC Note: Second floor configuration will likely change.

3.25.2015

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A3.1



Plan 3

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