

MASTER PLAN SUBMISSION

FOR

WESTWOOD ESTATES

RECONFIGURATION PLAN

ASSESSOR'S MAP 43 LOTS 35 & 35.1

ASSESSOR'S MAP 32 LOT 32.1

#1A LIENA ROSE WAY

in

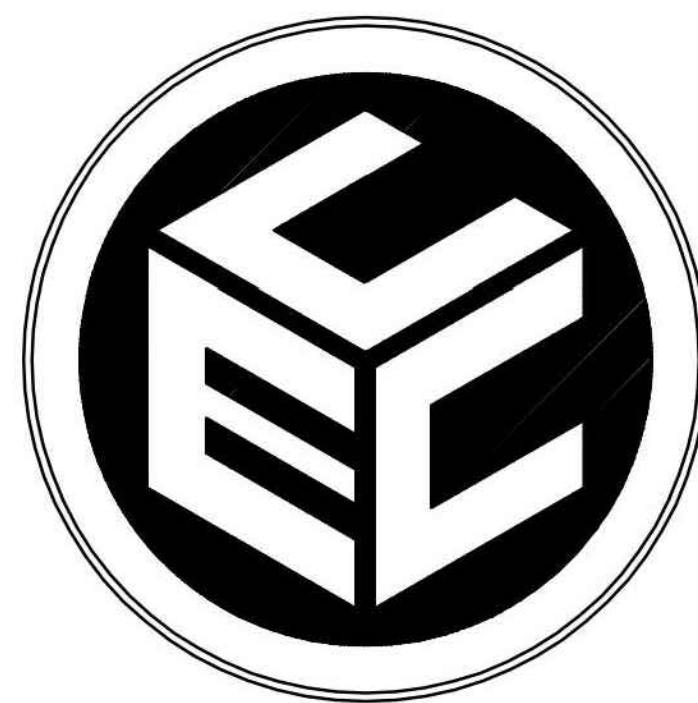
COVENTRY, RHODE ISLAND

APPLICANT/OWNER:
**HOMETOWN AMERICA
COMMUNITIES**

C/O: CHRISTOPHER COLEMAN
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND 02816
TELEPHONE: (312) 265-7144

LEGAL COUNSEL:
**NOLAN, BRUNERO,
CRONIN & FERRARA, LTD.**

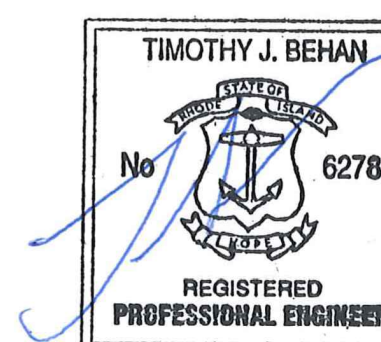
1070 MAIN STREET
COVENTRY, RI 02816
TELEPHONE: (401) 828-5800



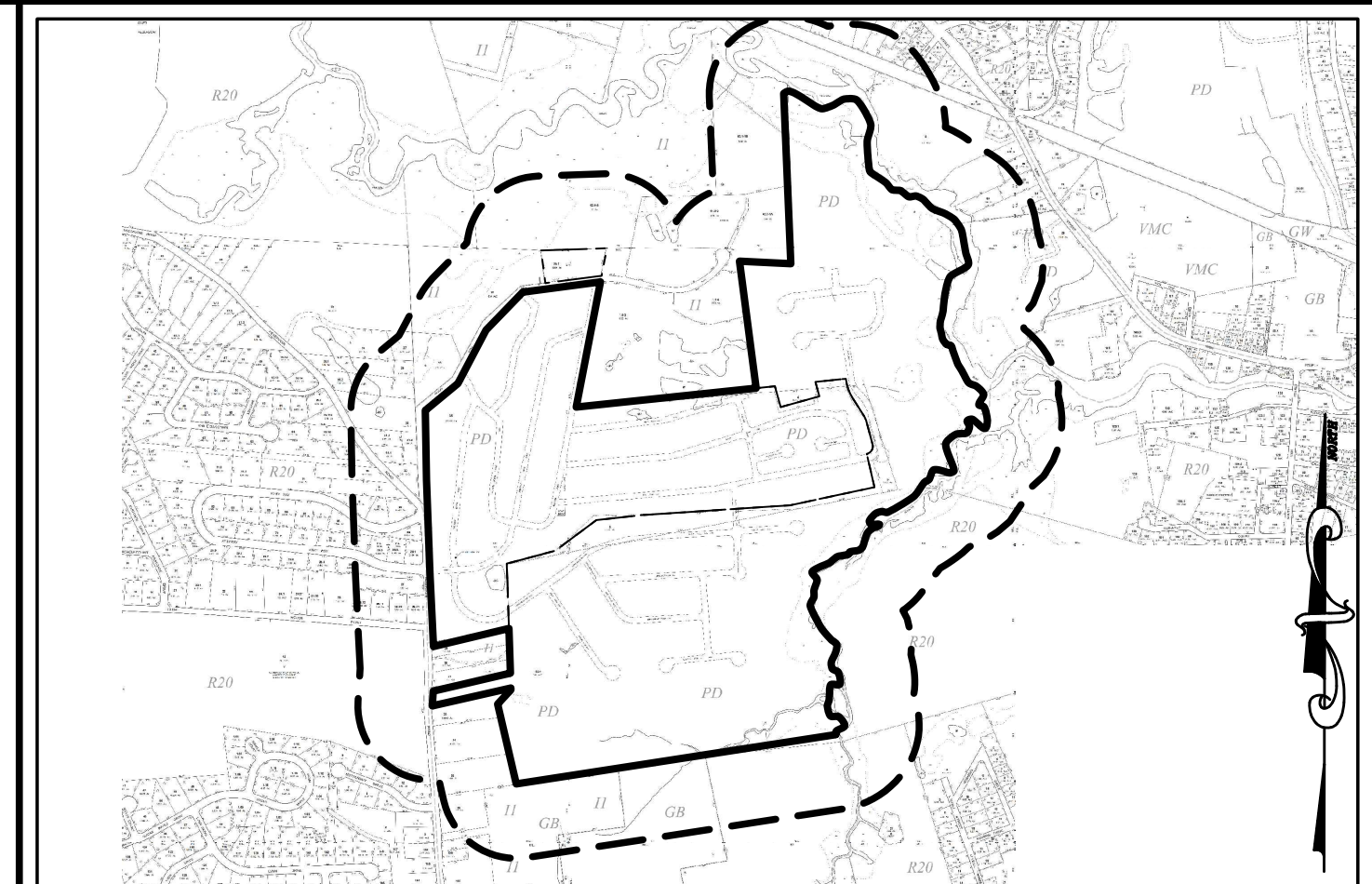
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
TELEPHONE: (401) 273-6600

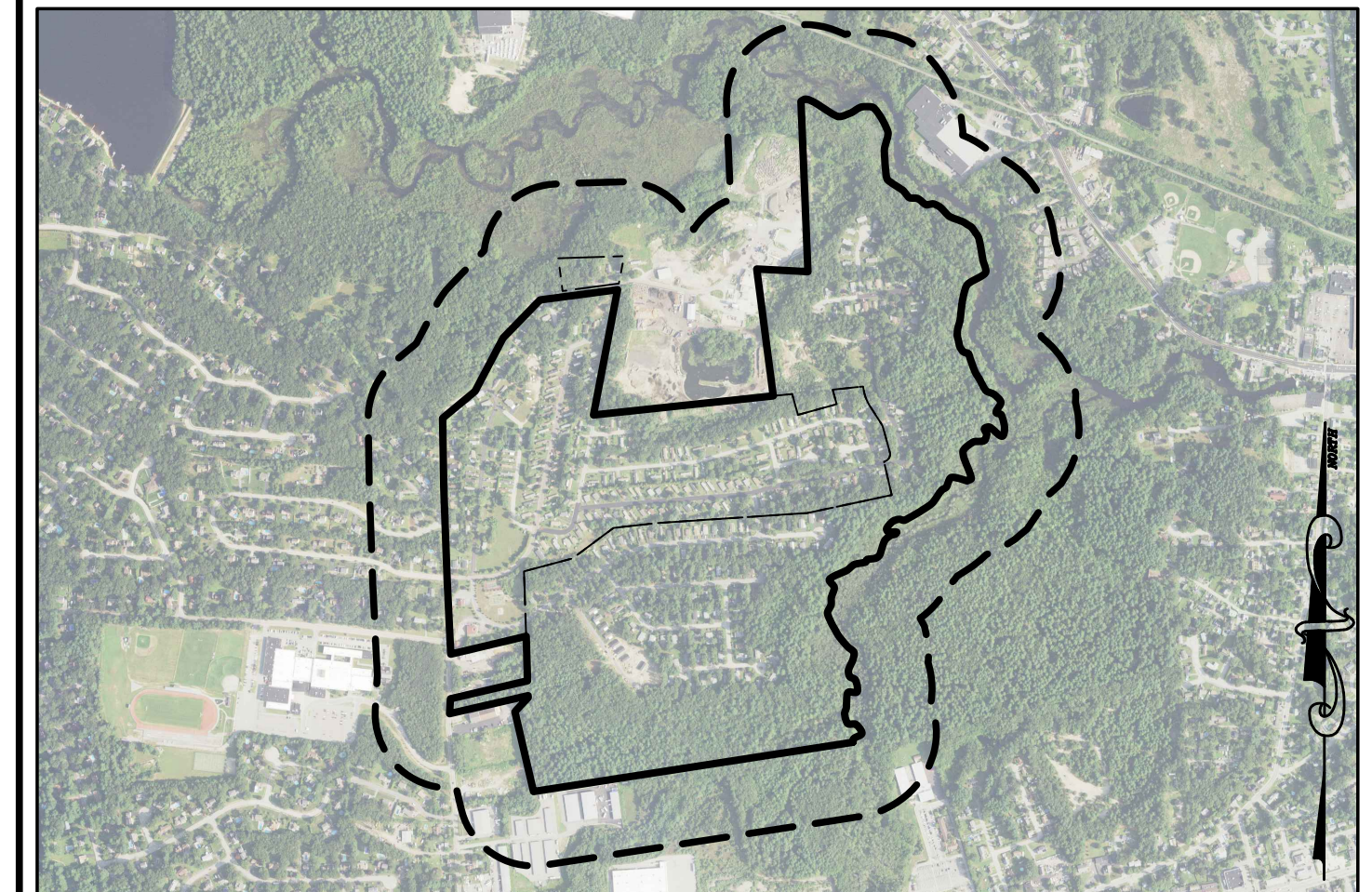
DATE: MAY 2025



THE ATTACHED DRAWING NUMBERS 1 TO 5
HAVE BEEN PREPARED BY ME, OR UNDER
MY DIRECT SUPERVISION, AND HAVE BEEN
THOROUGHLY CHECKED BY ME.



LOCUS MAP
SCALE: 1"=1,200'



AERIAL MAP
SCALE: 1"=1,200'

SHEET INDEX

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. PROPOSED CONDITIONS PLAN - PHASE 1
4. PROPOSED CONDITIONS PLAN - PHASE 2
5. PHASE 1 DETAIL VIEWS

PLAN NOTE:

1. THESE PLANS HAVE BEEN ISSUED FOR MASTER PLAN REVIEW ONLY, AND ARE NOT INTENDED TO BE USED FOR OTHER THAN MASTER PLAN REVIEW.
2. ONLY PLANS STAMPED 'ISSUED FOR CONSTRUCTION' AFTER RECEIPT OF LOCAL/STATE APPROVALS SHALL BE USED FOR CONSTRUCTION.

PERMITTING NOTE:

THE FOLLOWING LOCAL, STATE, FEDERAL AND OTHER PERMITS/APPROVALS SHALL ULTIMATELY BE REQUIRED FOR THE PROJECT:

LOCAL

1. PLANNING BOARD PRELIMINARY AND FINAL PLAN APPROVALS
2. CENTRAL COVENTRY FIRE DISTRICT APPROVAL

STATE

1. RIDEM FWV PROGRAM APPROVALS

OTHER

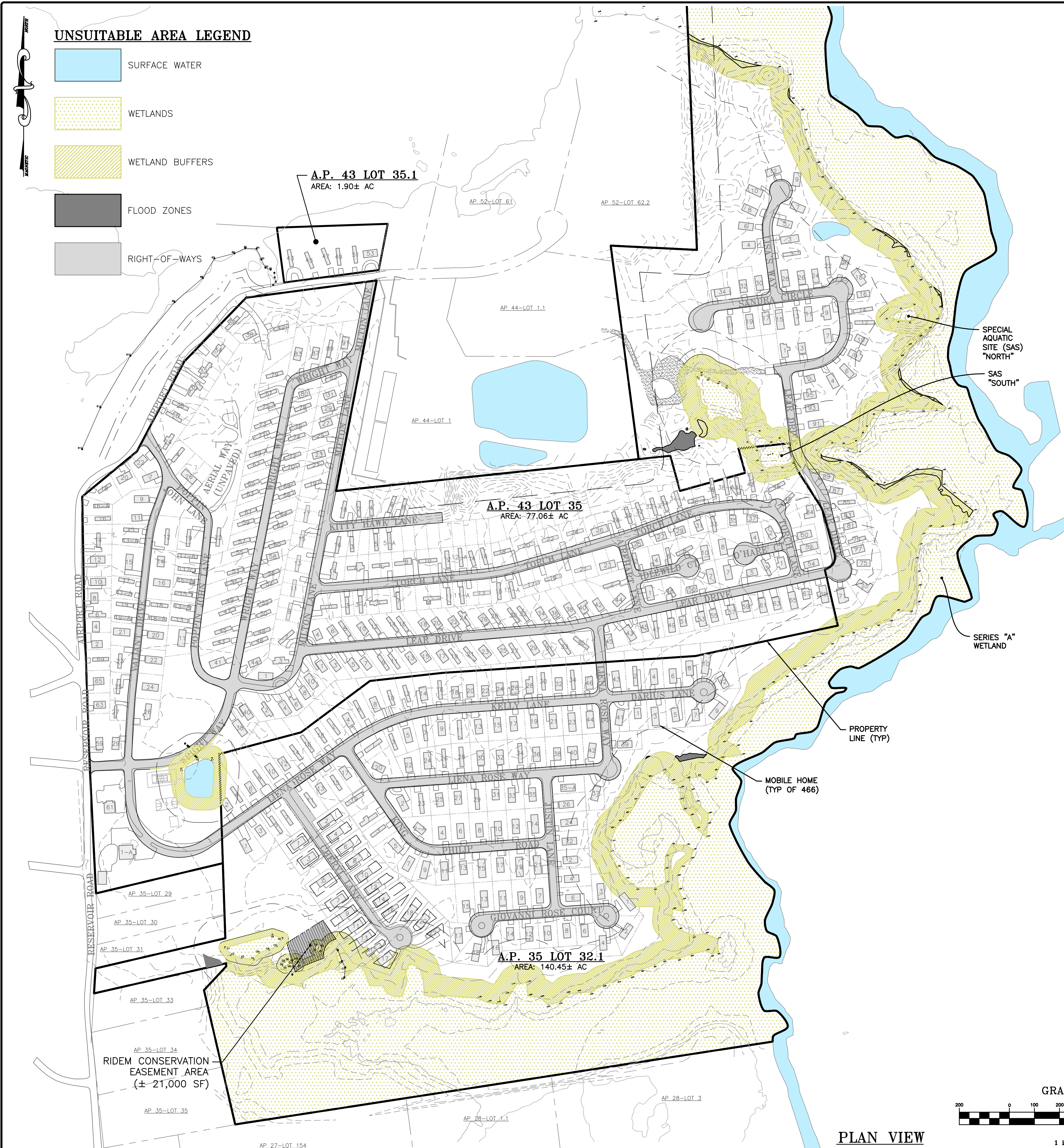
1. KENT COUNTY WATER AUTHORITY (KCWA) APPROVAL

MASTER PLAN CHECKLIST WAIVERS REQUESTED:

- 22 - LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES WITHIN AND IMMEDIATELY ADJACENT TO THE SUBDIVISION
- 38 - PROPOSED CONSTRUCTION ACCESS ROADS OR ROUTES
- 42 - PROVISIONS FOR COLLECTING AND DISCHARGING STORMWATER
- 43 - LOCATION AND DIMENSIONS OF ALL PROPOSED UTILITIES WITHIN AND IMMEDIATELY ADJACENT TO THE SUBDIVISION
- 47 - PLS LOT LINE CERTIFICATION
- 53 - RIDEM FWV PERMIT
- 55 - KCWA SERVICE AVAILABILITY CONFIRMATION
- 56 - SEWER SUBCOMMITTEE WRITTEN PLAN REVIEW CONFIRMATION OF SEWER AVAILABILITY/APPROVAL OF CONNECTION TO EXISTING SEWER MAIN
- 57 - SEWER SUBCOMMITTEE WRITTEN PLAN REVIEW CONFIRMATION OF SEWER AVAILABILITY/REQUIREMENT FOR SEWER SERVICE
- 63 - LANDSCAPE PLAN BY REGISTERED LANDSCAPE ARCHITECT

(REFER TO MAJOR LAND DEVELOPMENT MASTER PLAN CHECKLIST FOR DESCRIPTIONS OF AND JUSTIFICATIONS FOR REQUESTED WAIVERS)

PROJECT NO. 24067.00



SITE NOTES:

- WHERE REFERENCED HEREIN, THE TERM "PARCEL" SHALL BE APPLICABLE TO THE COMBINED LAND AREA ENCOMPASSED BY ALL THREE (3) LOTS.
- PER THE FEMA FLOOD INSURANCE RATE MAPS FOR KENT COUNTY, RHODE ISLAND, MAP NUMBERS 44003C0104H & 44003C0112H, BOTH EFFECTIVE OCTOBER 2, 2015, THE MAJORITY OF THE SUBJECT PARCEL LIES WITHIN 'ZONE X-AREAS OF MINIMAL FLOOD HAZARD.' SOME PORTIONS OF THE PARCEL ARE LOCATED IN 'ZONE X-0.2% ANNUAL CHANCE FLOOD HAZARD,' AND SOME ARE LOCATED IN 'ZONE AE - SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION.'
- SUBJECT PARCEL IS COVERED PREDOMINANTLY WITH EXISTING MOBILE HOMES, INDIVIDUAL DRIVEWAYS, PRIVATE MOBILE HOME PARK ROADS, AND GOOD-CONDITION LAWNS.
- SUBJECT PARCEL IS UNDERLAIN PREDOMINANTLY BY MERRIMAC SANDY LOAM, 0-3% SLOPES (MmA), AS WELL AS A SMALLER AREA OF DEERFIELD LOAMY FINE SAND (Dc). THESE SOILS ARE CLASSIFIED AS HSG A, ARE GENERALLY SUITABLE FOR THE TYPE OF DEVELOPMENT CURRENTLY ON THE PARCEL, AND ARE NOT TYPICALLY SUBJECT TO ANY OF THE FOLLOWING CONSTRAINTS: HYDRIC SOILS, HIGH WATER TABLES, SHALLOW LEDGE/BEDROCK, STEEP (>15%) SLOPES, OR EXCESSIVELY ERODIBLE SOILS.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A HISTORIC DISTRICT, AND NONE OF THE EXISTING STRUCTURES ARE LISTED ON THE NATIONAL HISTORIC REGISTER, NOR HAVE THEY BEEN RECOGNIZED AS HAVING HISTORICAL VALUE.
- THE ENTIRETY OF THE PARCEL IS LOCATED WITHIN A GROUNDWATER RECHARGE AREA ASSOCIATED WITH THE MISHNOCK/BIG RIVER RESERVOIR.
- SUBJECT PARCEL IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
- SUBJECT PARCEL IS SERVICED BY KENT COUNTY WATER AUTHORITY.
- SUBJECT PARCEL IS SERVICED BY PRIVATE SANITARY SEWERS.

PLAN REFERENCES:

- "BOUNDARY SURVEY PLAN OF LAND ON AIRPORT AND RESERVOIR ROAD ALTA/NSPS LAND TITLE SURVEY IN THE TOWN OF COVENTRY, RHODE ISLAND ASSESSOR'S PLAT 43/LOTS 35 & 35.1 & ASSESSOR'S PLAT 35/LOT 32.1" JULY 26, 2018 SCALE:1"=200'. PREPARED FOR: WESTWOOD CONST., INC. PREPARED BY: COVENTRY SURVEY CO., INC.
- USGS 2022 LIDAR DATA
- RIGIS NATIONAL WETLANDS INVENTORY. WETLAND AREAS SHOWN ARE APPROXIMATE.

PLAN NOTES:

- SITE FEATURES ON THIS PLAN ARE SHOWN FROM DATA COLLECTED DURING AN AERIAL DRONE SURVEY PERFORMED IN DECEMBER, 2024. BUILDING SIZES, LOT LINES, ROAD WIDTHS, AND UTILITY LOCATIONS ARE APPROXIMATE. THEIR POSITIONAL ACCURACY HAS NOT BEEN FIELD VERIFIED BY CSDG.
- THE PROPERTY LINES SHOWN ARE THE OUTERMOST BOUNDARY OF CONTIGUOUS PARCELS THAT HAVE INTERIOR LOT LINES. FOR EXACT LOT DIMENSIONS SEE PLAN REFERENCE #1.
- THERE ARE 466 EXISTING MOBILE HOME UNITS.
- THE PROJECT DATUMS ARE NAD83 & NAVD88.

PARCEL/ZONING DATA

PARCELS:	A.P. 43 LOT 35.1	1.90± AC
	A.P. 43 LOT 35	77.06± AC
	A.P. 35 LOT 32.1	140.45± AC
	TOTAL:	219.41± AC

ZONING REFERENCE:

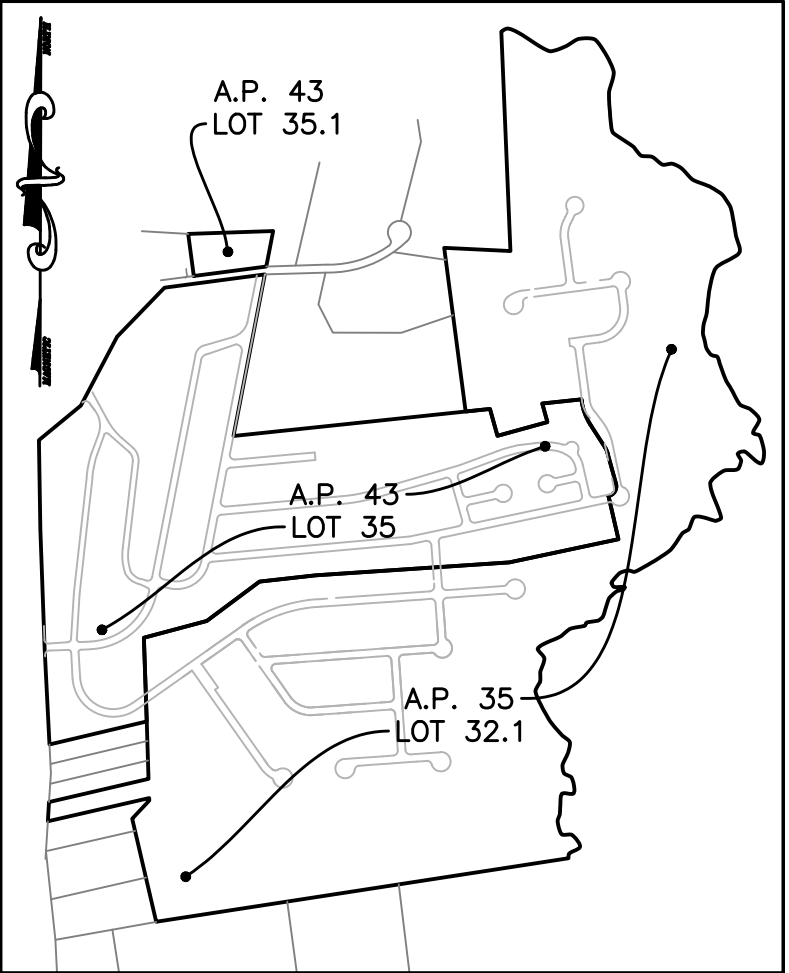
ZONE: PLANNED UNIT DEVELOPMENT (PUD) SUBJECT TO RESIDENTIAL MOBILE HOME DISTRICT (RMD)
FIRE DISTRICT: CENTRAL COVENTRY

SITE STANDARDS:	
WIDTH & DEPTH - GENERAL VEHICLE ACCESS ONLY:	50'
HOME LOTS/OPEN TO OCCUPANTS:	250'
LANDSCAPE BUFFER:	100' FROM ALL PERIMETER PROPERTY LINES
RECREATIONAL/OPEN SPACE:	10% OF GROSS LAND AREA
ACCESS:	50' FRONTAGE ON PUBLIC STREET
MOBILE HOME CLEARANCE:	75' FROM PARK BOUNDARY ABUTTING PUBLIC STREET

INDIVIDUAL LOT REQUIREMENTS:	
INDIVIDUAL LOT COVERAGE:	20% OF GROSS LOT AREA
MINIMUM LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH:	50'
MINIMUM SEPARATION BETWEEN UNITS:	30'

MINIMUM SETBACKS:	
FRONT (FROM PUBLIC ROAD) -	75'
INTERNAL STREET SIDE -	15'
INTERIOR SIDE -	NONE
REAR -	NONE

MAXIMUM BUILDING HEIGHT: 3 STORIES/35'



PARCEL LOCUS MAP
SCALE: 1" = 1,000'

SUITABLE AREA TABULATION
(VALUES IN SF UNLESS OTHERWISE NOTED)

TOTAL LOT AREA:	
A.P. 43 LOT 35.1:	82,742 SF (1.899 AC)
A.P. 43 LOT 35:	3,356,802 SF (77.057 AC)
A.P. 35 LOT 32.1:	6,118,072 SF (140.452 AC)
	9,557,416 SF (219.408 AC)
WETLANDS:	2,229,510 SF (51.182 AC)
WETLAND BUFFERS (NET):	828,804 (19.027 AC)
FLOOD ZONES (AF 237) (NET):	11,481 (0.264 AC)
RIGHT-OF-WAYS (NET):	873,578 (20.055 AC)
UNSUITABLE AREA:	2,229,510 (51.182 AC)
WETLANDS	828,804 (19.027 AC)
FLOOD ZONES	11,481 (0.264 AC)
RIGHT-OF-WAYS	873,578 (20.055 AC)
TOTAL:	3,943,373 (90.528 AC)
SUITABLE AREA:	
TOTAL LOT AREA	9,557,416
DEDUCT UNSUITABLE AREA	3,943,373
TOTAL:	5,614,043 (128.880 AC)

UNIT DENSITY CALCULATION
SUITABLE AREA: 128.880 AC
CURRENT DENSITY: 466 UNITS/128.880 AC
= 3.62 UNITS/AC

APPLICANT/OWNER:
HOMETOWN AMERICA COMMUNITIES
C/O: CHRISTOPHER COLEMAN
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND 02816
TELEPHONE: (312) 265-7144



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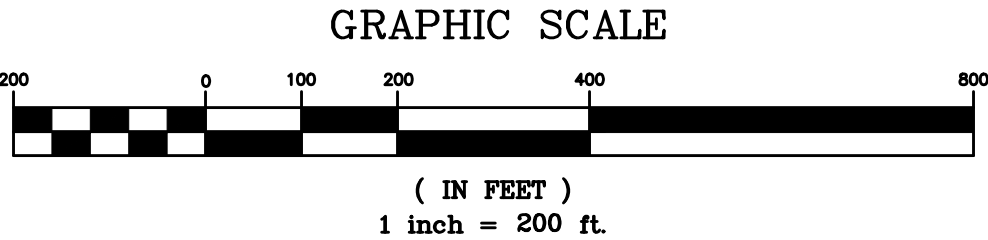
WESTWOOD ESTATES
RECONFIGURATION PLAN
A.P. 43 LOTS 35 & 35.1
A.P. 35 LOT 32.1
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND
EXISTING CONDITIONS PLAN

SCALE: 1"=200'		SHEET NO: 2 OF 5	
DRAWN BY: MCZ	DESIGN BY: MCZ		CHECKED BY: TJB
DATE: MAY 2025		PROJECT NO.: 24067.00	

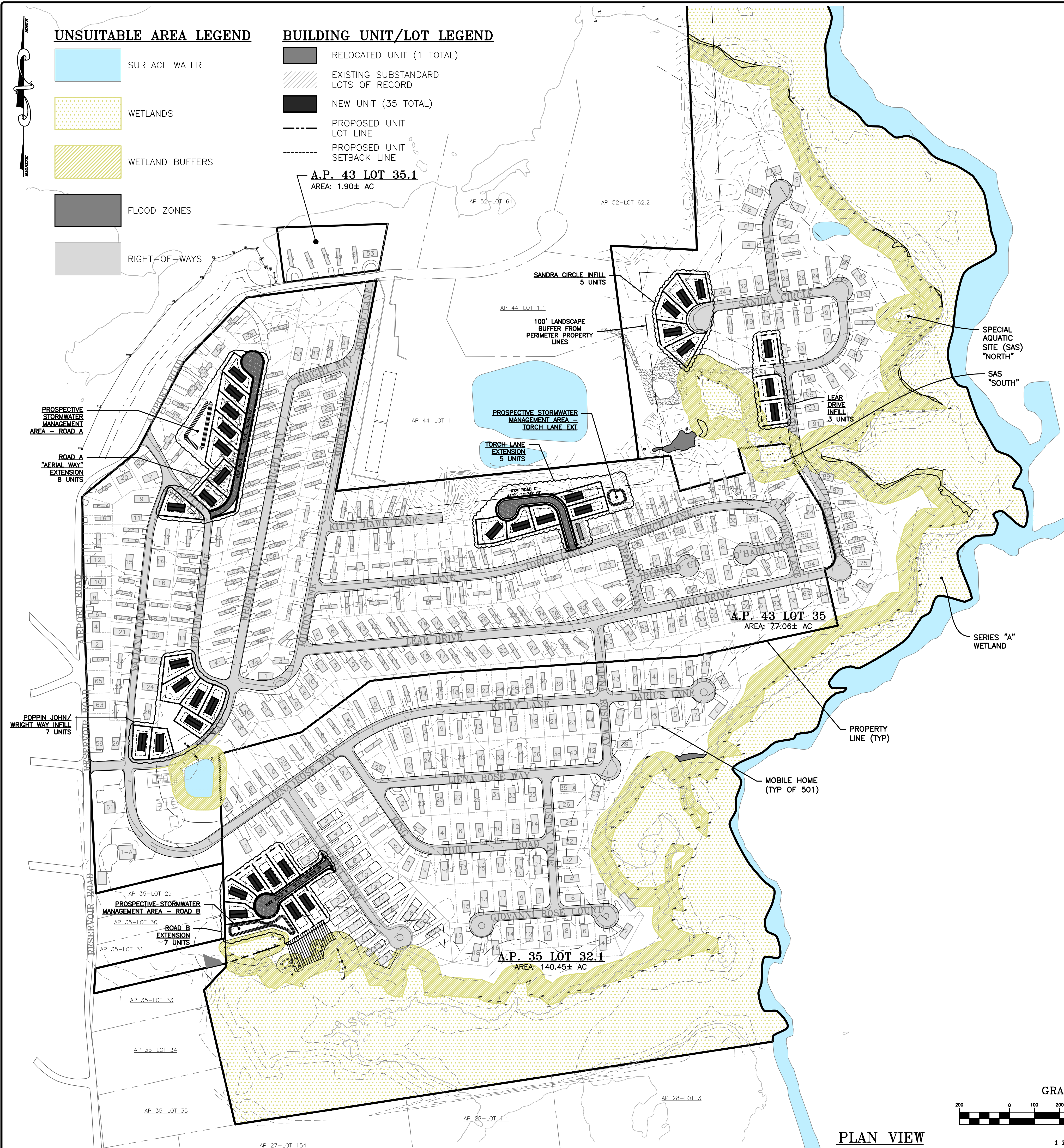
DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION
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PLAN VIEW



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PARCEL/ZONING DATA

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	A.P. 43 LOT 35	77.06± AC
	A.P. 35 LOT 32.1	140.45± AC
	TOTAL:	219.41± AC

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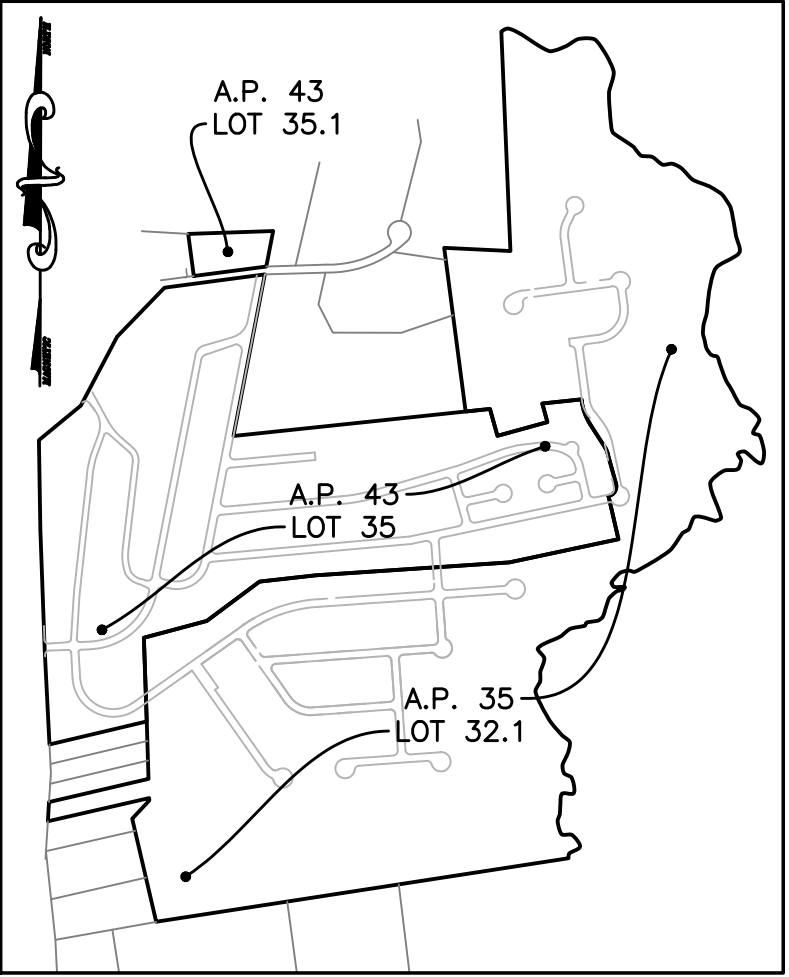
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FIRE DISTRICT: CENTRAL COVENTRY

SITE STANDARDS:	
WIDTH & DEPTH - GENERAL VEHICLE ACCESS ONLY:	50'
HOME LOTS/OPEN TO OCCUPANTS:	250'
LANDSCAPE BUFFER:	100' FROM ALL PERIMETER PROPERTY LINES
RECREATIONAL/OPEN SPACE:	10% OF GROSS LAND AREA
ACCESS:	50' FRONTAGE ON PUBLIC STREET
MOBILE HOME CLEARANCE:	75' FROM PARK BOUNDARY ABUTTING PUBLIC STREET

INDIVIDUAL LOT REQUIREMENTS:	
INDIVIDUAL LOT COVERAGE:	20% OF GROSS LOT AREA
MINIMUM LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH:	50'
MINIMUM SEPARATION BETWEEN UNITS:	30'

MINIMUM SETBACKS:	
FRONT (FROM PUBLIC ROAD) -	75'
INTERNAL STREET SIDE -	15'
INTERIOR SIDE -	NONE
REAR -	NONE

MAXIMUM BUILDING HEIGHT: 3 STORIES/35'



PARCEL LOCUS MAP
SCALE: 1" = 1,000'

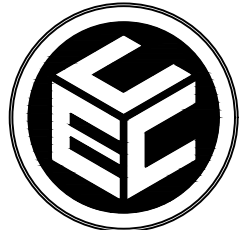
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A.P. 35 LOT 32.1:	6,118,072 SF (140.452 AC)
	9,557,416 SF (219.408 AC)
WETLANDS:	2,229,510 SF (51.182 AC)
WETLAND BUFFERS (NET):	828,804 (19.027 AC)
FLOOD ZONES (AF 237) (NET):	11,481 (0.264 AC)
RIGHT-OF-WAYS	
SUBTOTAL (NET):	873,578 EX + 64,770 PROP = 938,348 (21.542 AC)
UNSUITABLE AREA:	
WETLANDS	2,229,510 (51.182 AC)
WETLAND BUFFERS	828,804 (19.027 AC)
FLOOD ZONES	11,481 (0.264 AC)
RIGHT-OF-WAYS	938,348 (21.542 AC)
TOTAL:	4,008,143 (92.014 AC)
SUITABLE AREA:	
TOTAL LOT AREA	9,557,416
DEDUCT UNSUITABLE AREA	4,008,143
TOTAL:	5,549,273 (127.394 AC)

UNIT DENSITY CALCULATION

SUITABLE AREA:	131,031 AC
PROPOSED DENSITY: 466 EX + 35 NEW	
= 501 UNITS/127.394 AC	
= 3.93 UNITS/AC	

APPLICANT/OWNER:
HOMETOWN AMERICA COMMUNITIES
C/O: CHRISTOPHER COLEMAN
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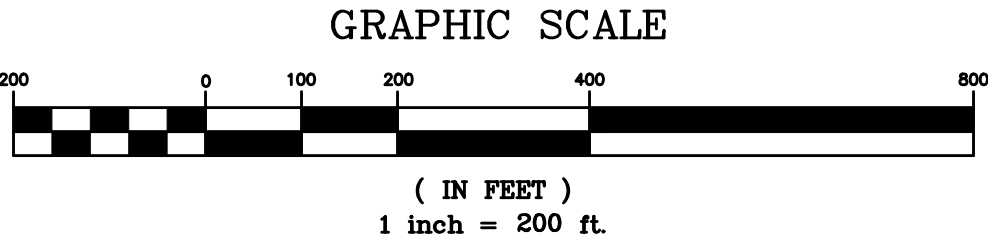
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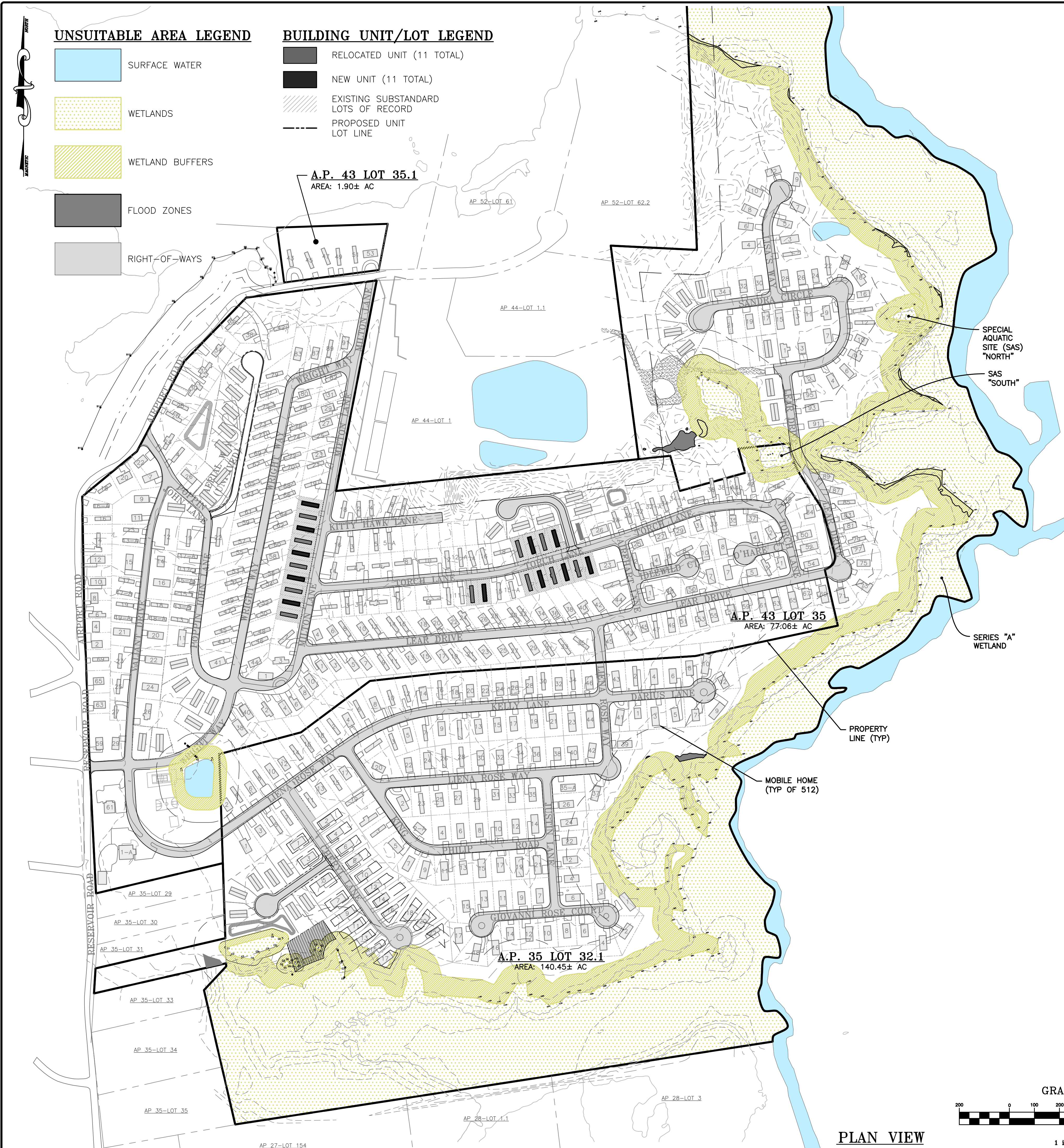
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PLAN VIEW



UNSUITABLE AREA LEGEND

- SURFACE WATER
- WETLANDS
- WETLAND BUFFERS
- FLOOD ZONES
- RIGHT-OF-WAYS

BUILDING UNIT/LOT LEGEND

- RELOCATED UNIT (11 TOTAL)
- NEW UNIT (11 TOTAL)
- EXISTING SUBSTANDARD LOTS OF RECORD
- PROPOSED UNIT LOT LINE

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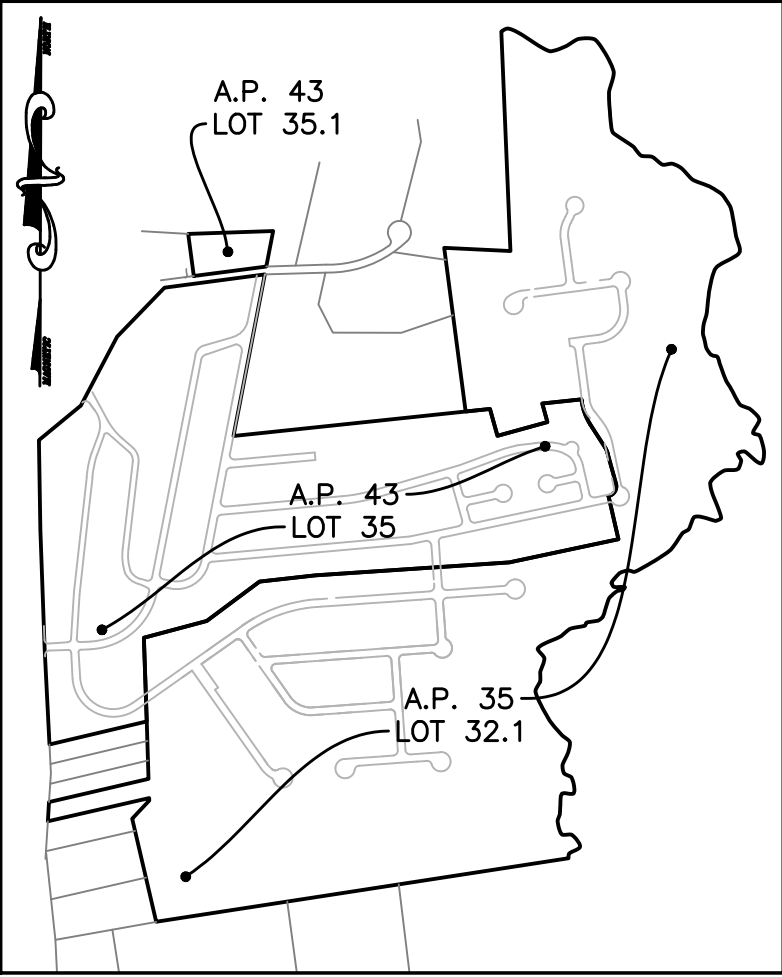
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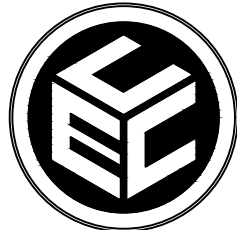


PARCEL LOCUS MAP
SCALE: 1" = 1,000'

SUITABLE AREA TABULATION
(VALUES IN SF UNLESS OTHERWISE NOTED)

TOTAL LOT AREA	
A.P. 43 LOT 35.1:	82,742 SF (1.899 AC)
A.P. 43 LOT 35:	3,356,602 SF (77.057 AC)
A.P. 35 LOT 32.1:	6,118,072 SF (140.452 AC)
	9,557,416 SF (219.408 AC)
WETLANDS:	2,229,510 SF (51.182 AC)
WETLAND BUFFERS (NET):	828,804 (19.027 AC)
FLOOD ZONES (AE 237) (NET):	11,481 (0.264 AC)
RIGHT-OF-WAYS	
SUBTOTAL (NET):	873,578 EX + 64,770 PROP = 938,348 (21.542 AC)
UNSUITABLE AREA:	
WETLANDS	2,229,510 (51.182 AC)
WETLAND BUFFERS	828,804 (19.027 AC)
FLOOD ZONES	11,481 (0.264 AC)
RIGHT-OF-WAYS	938,348 (21.542 AC)
TOTAL:	4,008,143 (92.014 AC)
SUITABLE AREA:	
TOTAL LOT AREA	9,557,416
DEDUCT UNSUITABLE AREA	4,008,143
TOTAL:	5,549,273 (127.394 AC)
UNIT DENSITY CALCULATION	
SUITABLE AREA:	127,868 AC
PROPOSED DENSITY: 501 EX + 11 NEW	
	= 512 UNITS/127.394 AC
	= 4.02 UNITS/AC

APPLICANT/OWNER:
HOMETOWN AMERICA COMMUNITIES
C/O: CHRISTOPHER COLEMAN
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND 02816
TELEPHONE: (312) 265-7144



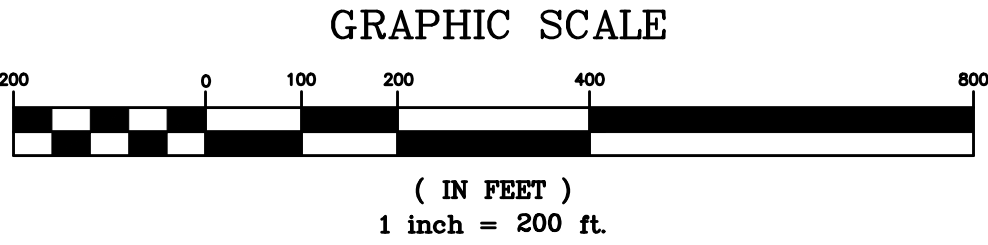
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

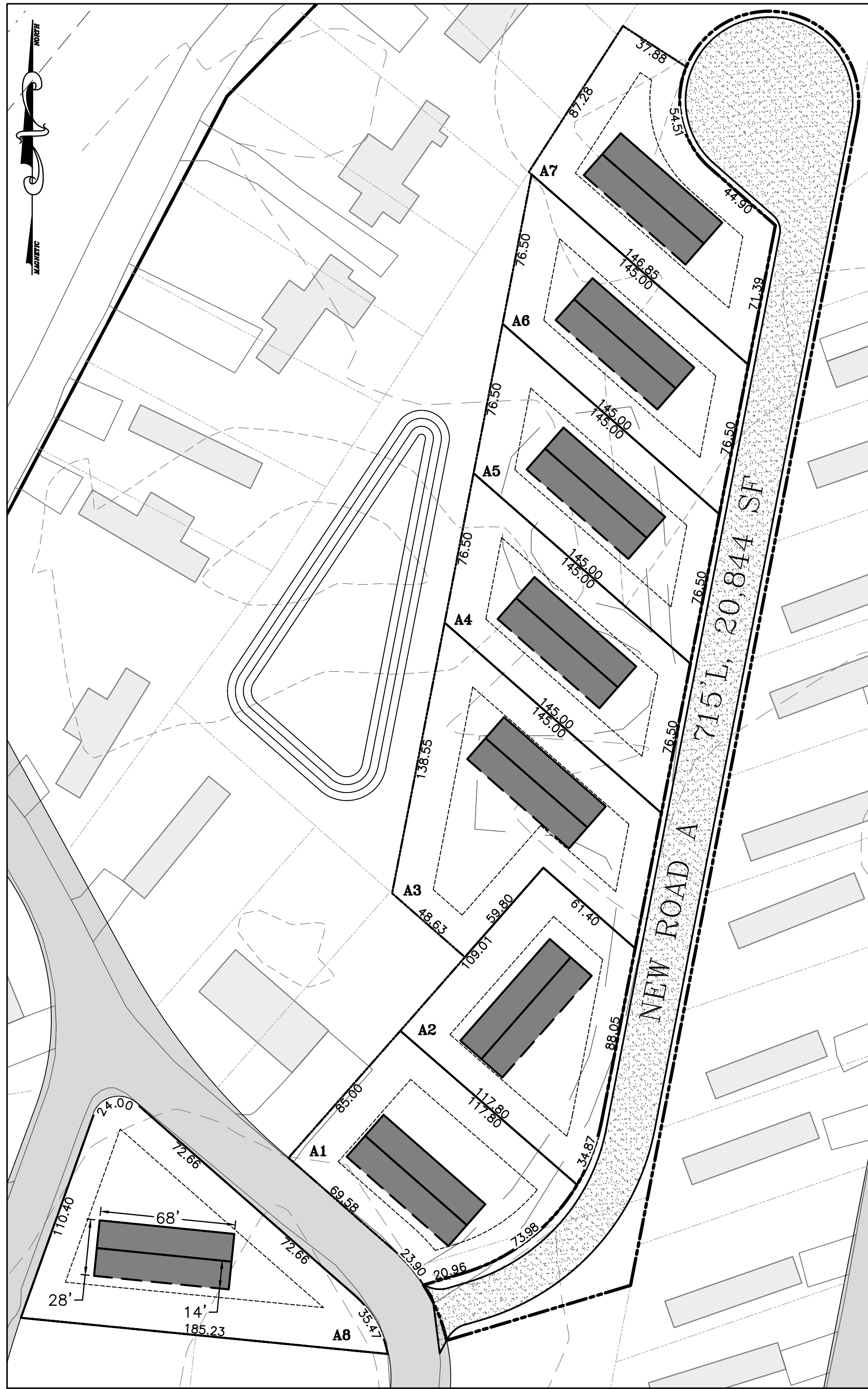
WESTWOOD ESTATES RECONFIGURATION PLAN
A.P. 43 LOTS 35 & 35.1
A.P. 35 LOT 32.1
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND
PROP. CONDITIONS PLAN PHASE 2

SCALE: 1"=200'		SHEET NO: 4 OF 5	
DRAWN BY: MCZ	DESIGN BY: MCZ		CHECKED BY: TJB
DATE: MAY 2025		PROJECT NO.: 24067.00	

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

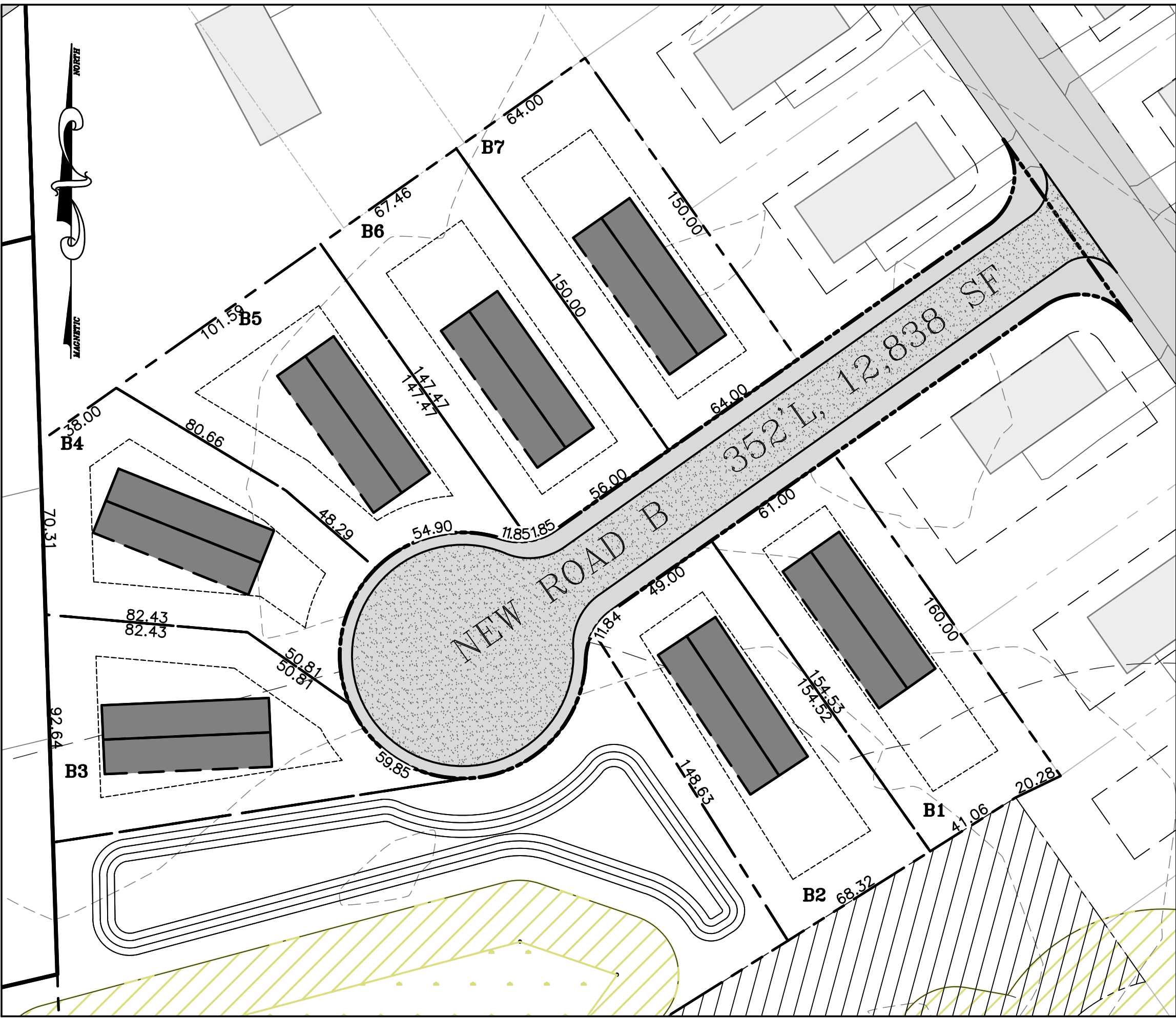




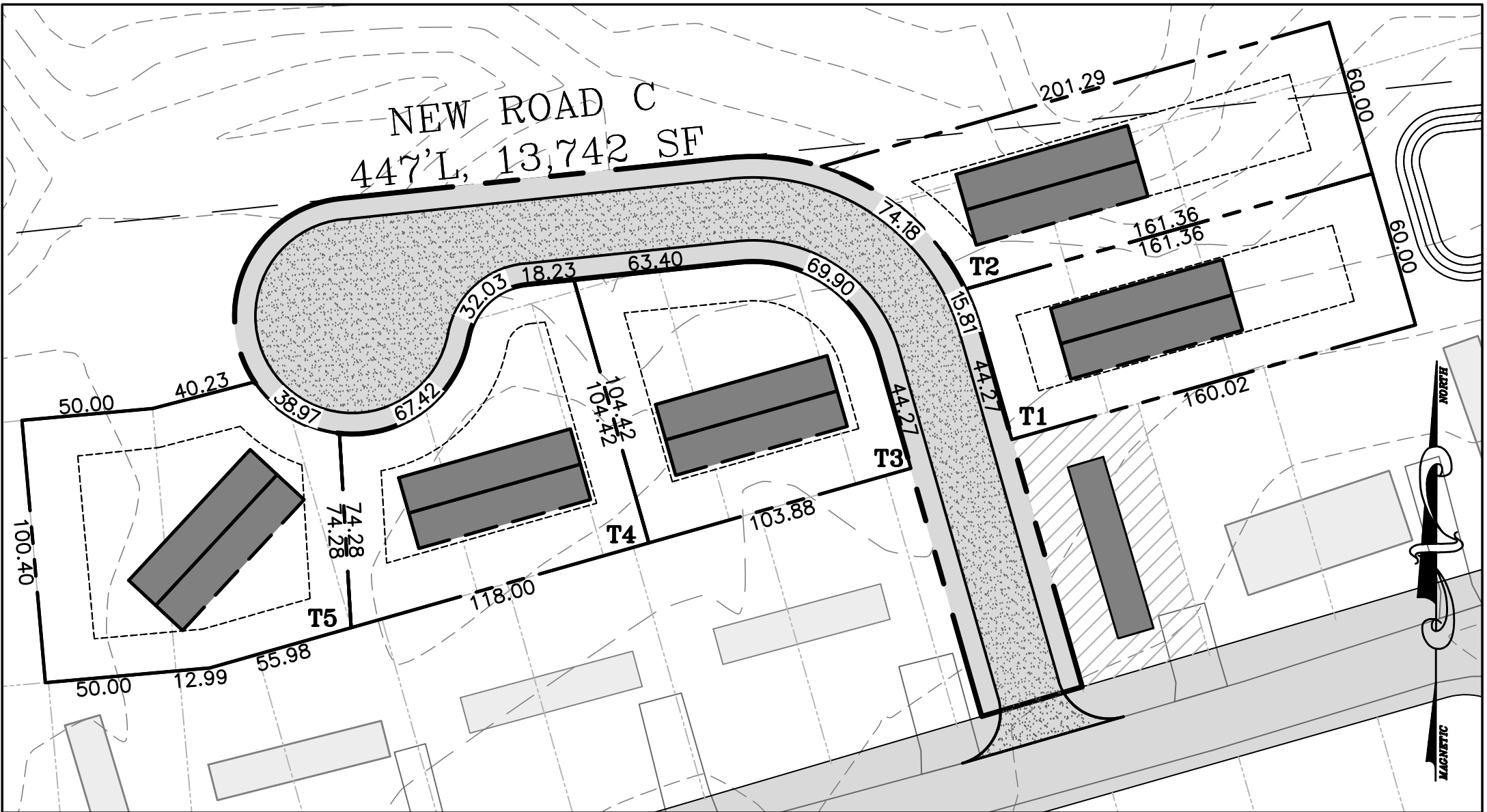
ROAD A ("AERIAL WAY") EXTENSION SCALE: 1"=40'



POPPIN JOHN/WRIGHT WAY INFILL SCALE: 1"=40'



ROAD B EXTENSION SCALE: 1"=40'



TORCH LANE EXTENSION SCALE: 1"=50'

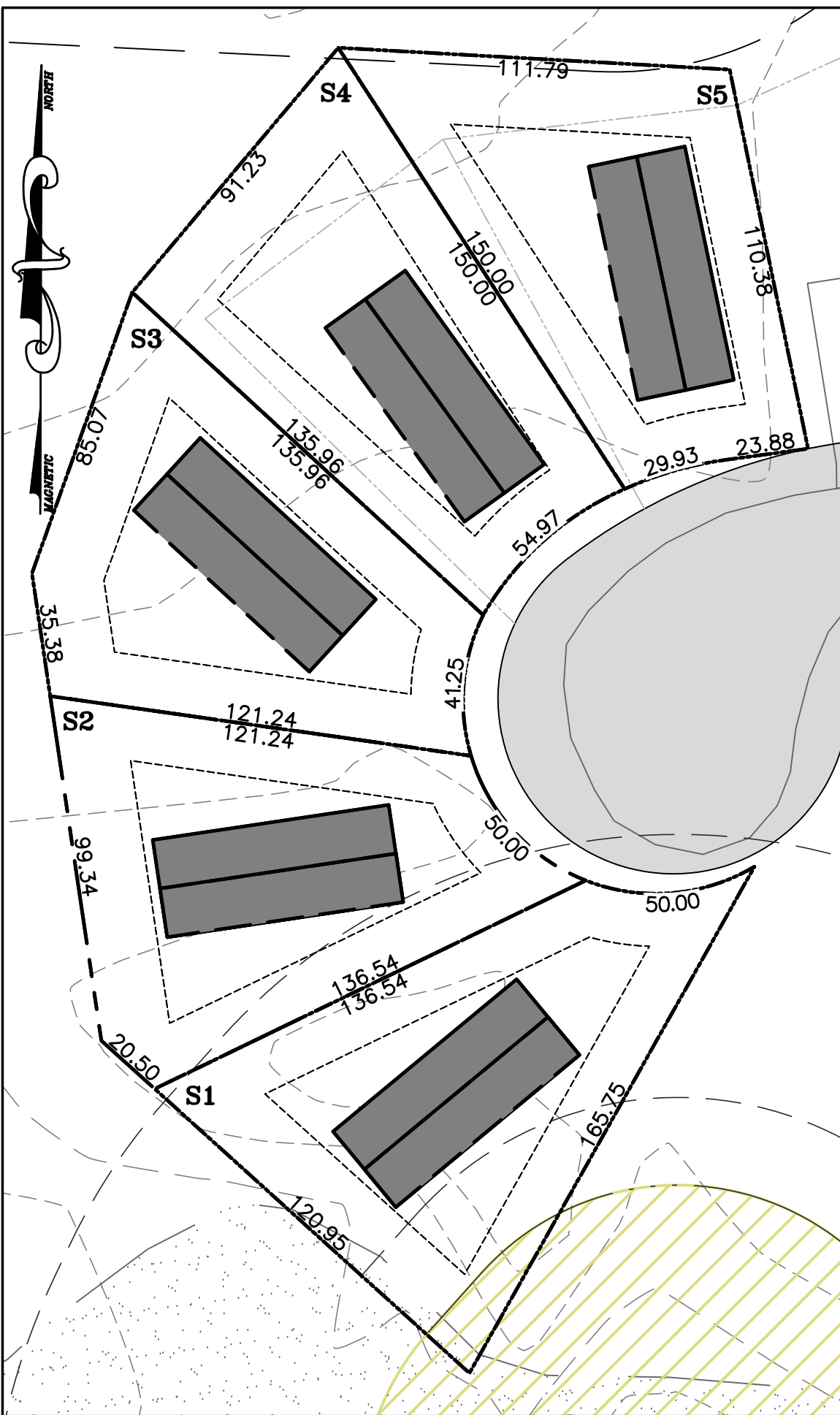
BUILDING UNIT/LOT LEGEND

- NEW SINGLE UNIT (37 TOTAL)
- DOUBLE UNIT FOOTPRINT
- PROPOSED UNIT LOT LINE
- PROPOSED UNIT SETBACK LINE

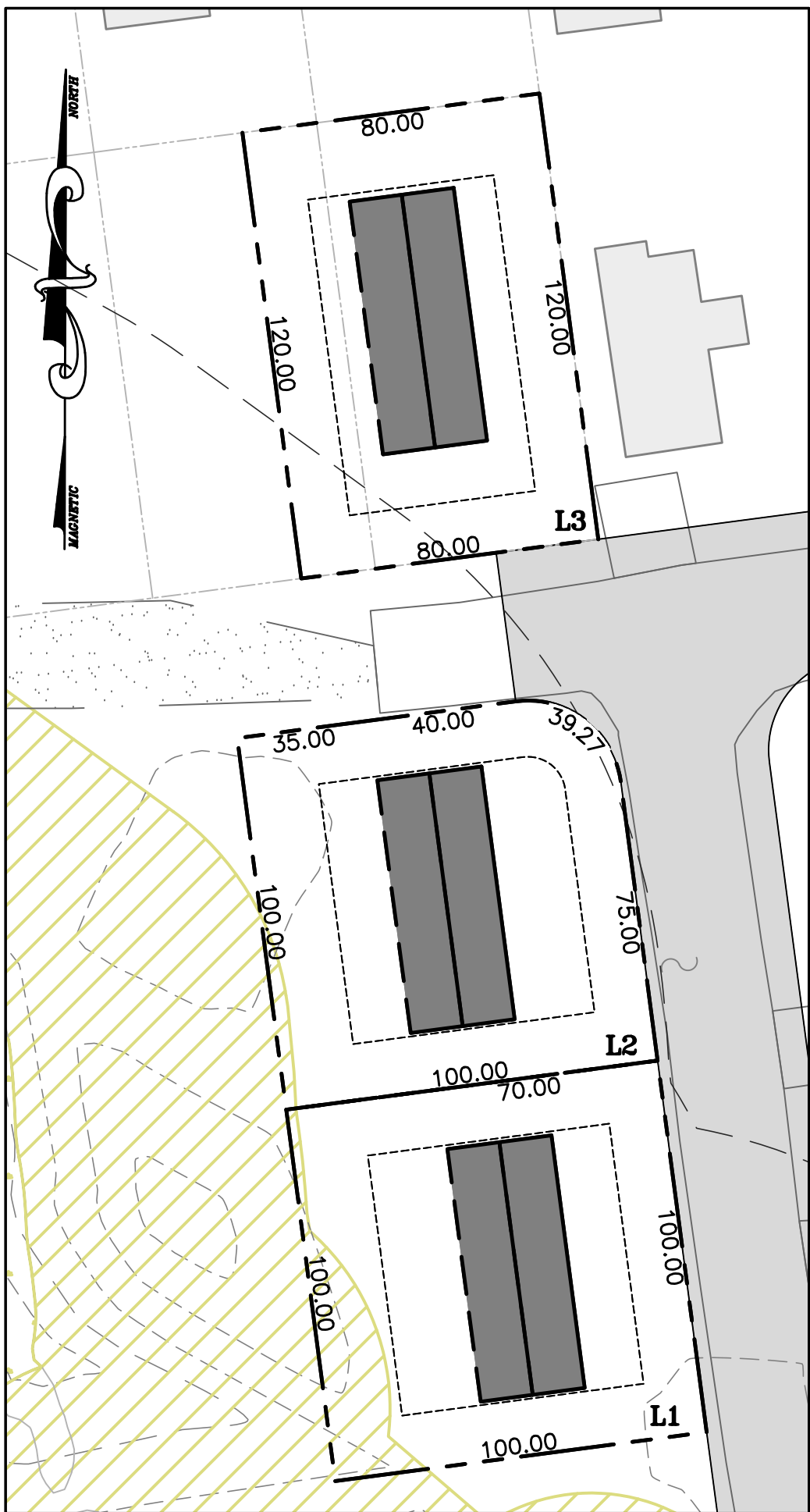
LOT AREA SUMMARY TABLE

LOT	AREA (SF)	% COVER	LOT	AREA (SF)	% COVER	LOT	AREA (SF)	% COVER
A1	9,657	19.7%	L1	10,000	19.0%	S1	10,783	17.7%
A2	10,053	18.9%	L2	9,866	19.3%	S2	10,089	18.9%
A3	12,624	15.1%	L3	9,600	19.8%	S3	9,881	19.3%
A4	9,575	19.9%	PJ1	9,557	19.9%	S4	10,043	19.0%
A5	9,575	19.9%	PJ2	9,567	19.9%	S5	9,650	19.7%
A6	9,575	19.9%	PJ3	9,546	19.9%	T1	9,607	19.8%
A7	9,554	19.9%	PJ4	9,887	19.3%	T2	10,510	18.1%
A8	12,424	15.3%	PJ5	9,683	19.7%	T3	9,551	19.9%
B1	9,546	19.9%	PJ6	12,845	14.8%	T4	9,554	19.9%
B2	9,815	19.4%	PJ7	9,672	19.7%	T5	11,563	16.5%
B3	9,546	19.9%						
B4	9,590	19.9%						
B5	9,699	19.6%						
B6	10,110	18.8%						
B7	9,600	19.8%						

% COVER IS BASED ON A 28'W x 68'L (1,904 SF) DOUBLE UNIT



SANDRA CIRCLE INFILL SCALE: 1"=40'

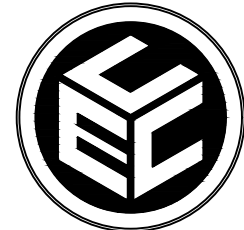


LEAR WAY INFILL SCALE: 1"=40'

DRAWING ISSUE:

- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
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- OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



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WESTWOOD ESTATES
RECONFIGURATION PLAN
A.P. 43 LOTS 35 & 35.1
A.P. 35 LOT 32.1
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND
PHASE 1 DETAIL VIEWS

SCALE: AS NOTED		SHEET NO: 5 OF 5	
DRAWN BY: MCZ	DESIGN BY: MCZ		CHECKED BY: TJB
DATE: MAY 2025		PROJECT NO.: 24067.00	