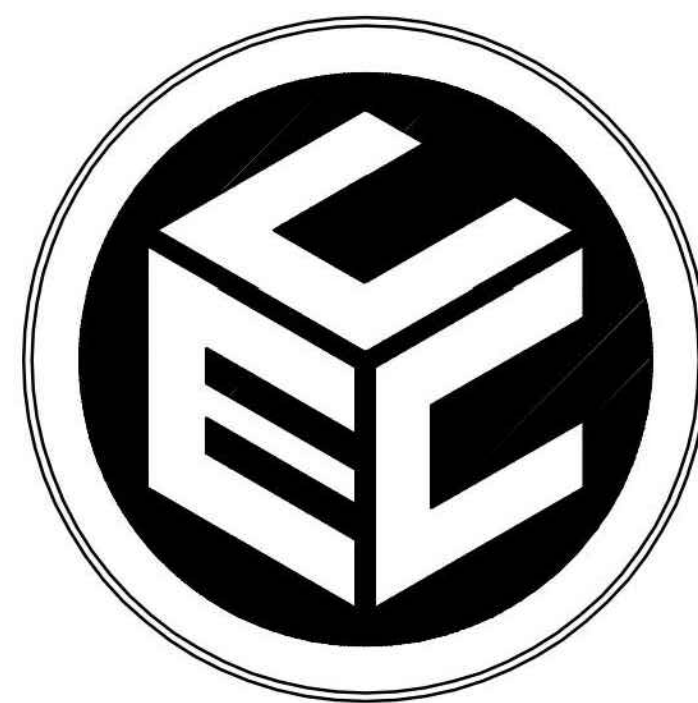


MASTER PLAN SUBMISSION
FOR
WESTWOOD ESTATES
RECONFIGURATION PLAN
ASSESSOR'S MAP 43 LOTS 35 & 35.1
ASSESSOR'S MAP 44 LOTS 4, 5 & 6
ASSESSOR'S MAP 32 LOT 32.1
#1A LIENA ROSE WAY
in
COVENTRY, RHODE ISLAND

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

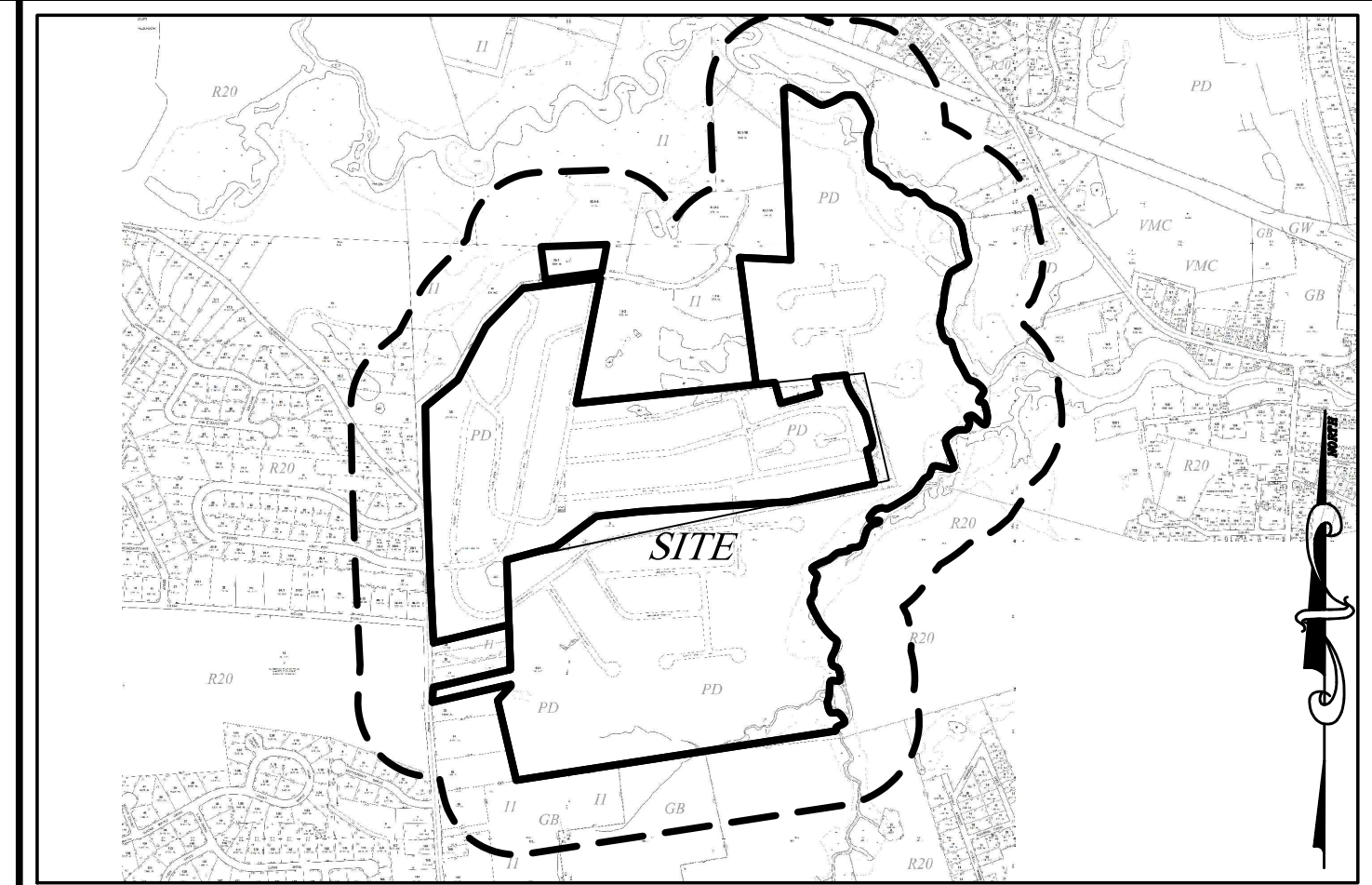


COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

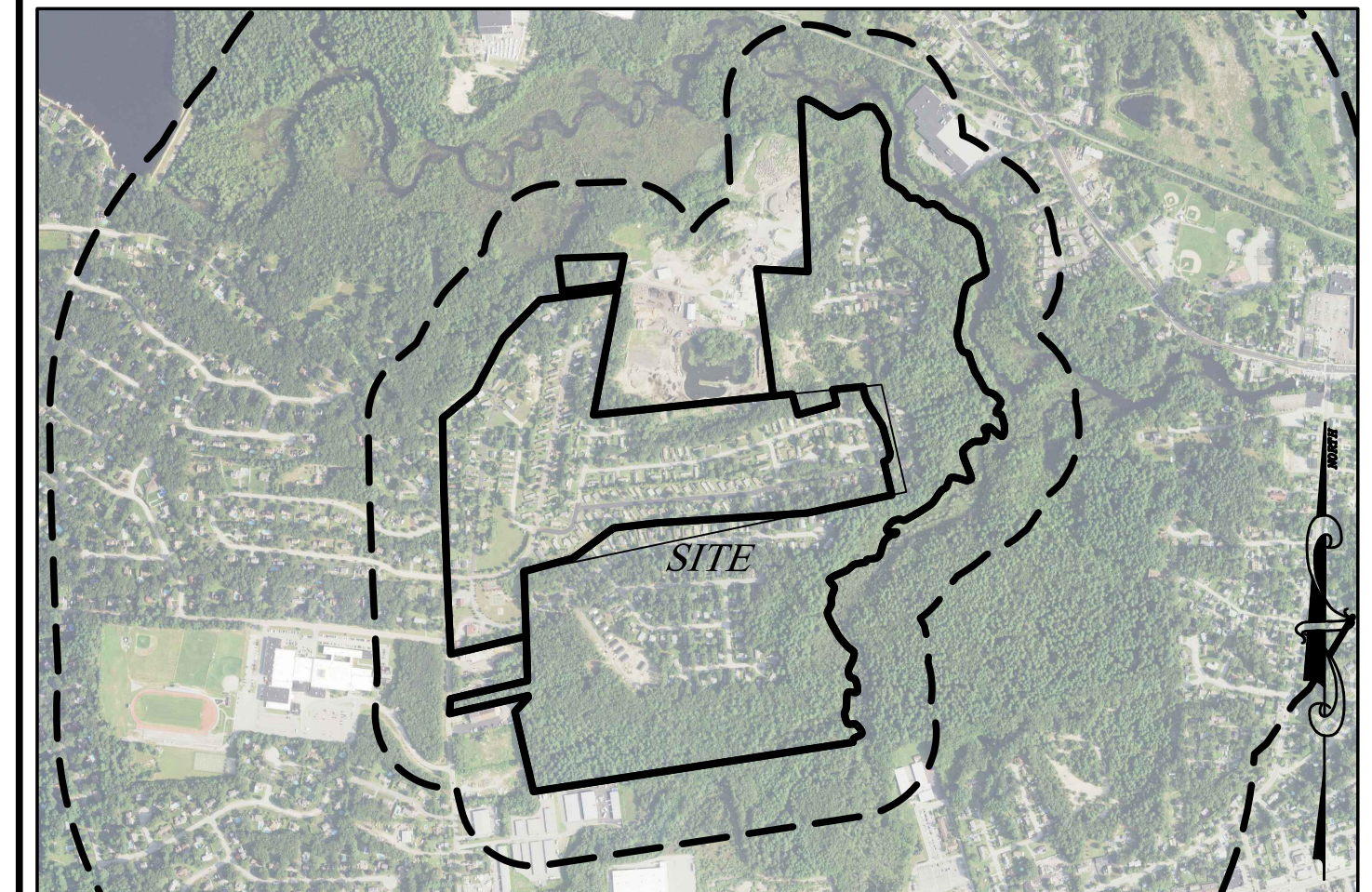
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
TELEPHONE: (401) 273-6600

DATE: MAY 2025

REVISION 1 - TRC COMMENTS 8/27/25



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
4. PROPOSED CONDITIONS DETAIL VIEWS
5. RECREATIONAL/OPEN SPACE MAP

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 FWW PROGRAM APPROVALS

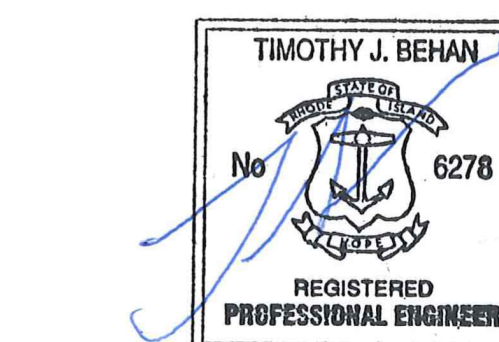
OTHER

1. KENT COUNTY WATER AUTHORITY (KCWA) APPROVAL

**MASTER PLAN CHECKLIST WAIVERS
REQUESTED:**

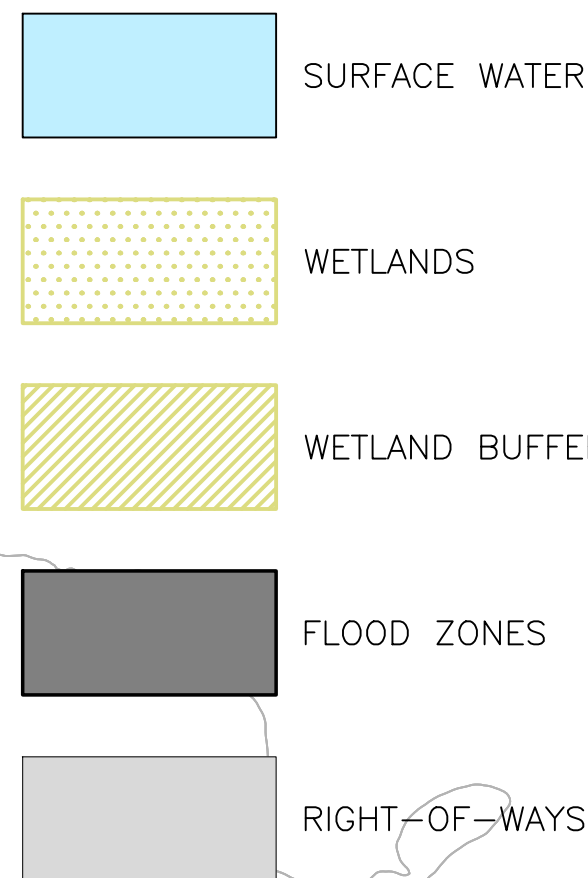
- 22 - LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES WITHIN AND IMMEDIATELY ADJACENT TO THE SUBDIVISION
- 38 - PROPOSED CONSTRUCTION ACCESS ROADS OR ROUTES
- 42 - PROVISIONS FOR COLLECTING AND DISCHARGING STORMWATER
- 43 - LOCATION AND DIMENSIONS OF ALL PROPOSED UTILITIES WITHIN AND IMMEDIATELY ADJACENT TO THE SUBDIVISION
- 47 - PLS LOT LINE CERTIFICATION
- 53 - RIDEM FWW PERMIT
- 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)



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

PROJECT NO. 24067.00



1. WHERE REFERENCED HEREIN, THE TERM "PARCEL" SHALL BE APPLICABLE TO THE COMBINED LAND AREA ENCOMPASSED BY ALL THREE (3) LOTS.
2. 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.'
3. SUBJECT PARCEL IS COVERED BY EXISTING MOBILE HOME SITES, INDIVIDUAL DRIVEWAYS, PRIVATE MOBILE HOME PARK ROADS, AND GOOD-CONDITION LAWNS.
4. SUBJECT PARCEL IS UNDERLAIN PREDOMINANTLY BY MERRIMAC SANDY LOAM, 0-3% SLOPES (Mm), AS WELL AS A SMALLER AREA OF DEERFIELD LOAMY 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.
5. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA.
6. SUBJECT PARCEL IS NOT LOCATED WITHIN A HISTORIC DISTRICT, AND NONE OF THE EXISTING BUILDINGS OR FEATURES ARE LISTED AS NATIONAL HISTORIC REGISTER, NOR HAVE THEY BEEN RECOGNIZED AS HAVING HISTORICAL VALUE.
7. THE ENTIRETY OF THE PARCEL IS LOCATED WITHIN A GROUNDWATER RECHARGE AREA ASSOCIATED WITH THE MISHNOCK/BIG RIVER RESERVOIR.
8. SUBJECT PARCEL IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
9. SUBJECT PARCEL IS SERVED BY KENT COUNTY WATER AUTHORITY.
10. SUBJECT PARCEL IS SERVED BY PRIVATE SANITARY SEWERS NAD OWTS'S.

1. "BOUNDARY SURVEY PLAN OF LAND ON AIRPORT AND RESERVOIR ROAD AL4/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.
2. USGS 2022 LIDAR DATA.
3. RIGIS NATIONAL WETLANDS INVENTORY. WETLAND AREAS SHOWN ARE APPROXIMATE.

1. 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.
2. THE PROPERTY LINES SHOWN ARE THE OUTERMOST BOUNDARY OF CONTIGUOUS PARCELS THAT HAVE INTERIOR LOT LINES. FOR EXACT LOT DIMENSIONS SEE PLAN REFERENCE #1.
3. THERE ARE 466 EXISTING MOBILE HOME UNITS.
4. THE PROJECT DATUMS ARE NAD83 & NAVD88.

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

NOTE: A.P. 44 LOTS 4, 5 & 6 ARE WHOLLY CONTAINED WITHIN A.P. 35 LOT 32.1. THEIR RESPECTIVE AREAS ARE NOT TABULATED SEPARATELY HEREIN.

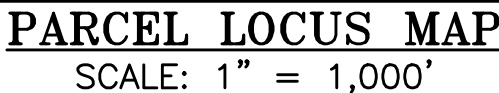
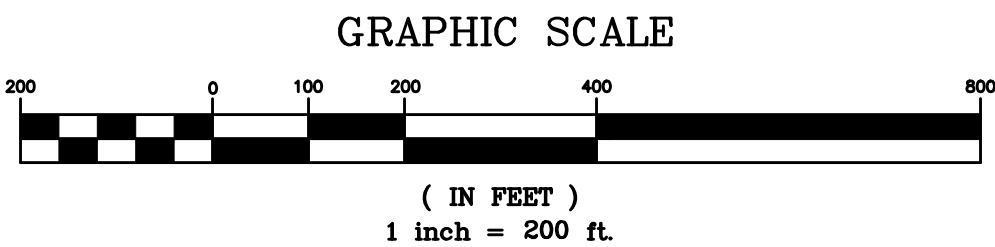
ZONE: PLANNED UNIT DEVELOPMENT (PUD) SUBJECT TO RESIDENTIAL MOBILE HOME DISTRICT (RMD)
FIRE DISTRICT: CENTRAL COVENTRY

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 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'



<u>TOTAL LOT AREA</u>	
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:	<u>6,118,072 SF (140.452 AC)</u>
	9,557,416 SF (219.408 AC)

*INCLUDES A.P. 44 LOTS 4, 5 & 6

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 (NET): 873,578
(20.055 AC)

UNSUITABLE AREA:
WETLANDS 2,229,510 (51.182 AC)

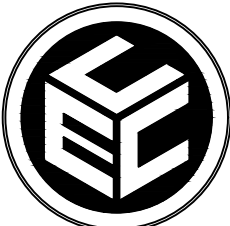
WETLAND BUFFERS	828,804	(19.027 AC)
FLOOD ZONES	11,481	(0.264 AC)
RIGHT-OF-WAYS	873,578	(20.055 AC)

TOTAL: 3,943,373 (90.528 AC)

<u>SUITABLE AREA:</u>	
TOTAL LOT AREA	9,557,416
<u>DEDUCT UNSUITABLE AREA</u>	<u>3,943,373</u>
TOTAL:	5,614,043 (128.880 AC)

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 0281
TELEPHONE: (312) 265-7144



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

A.P. 43 LOTS 35 & 35.1, A.P. 35 LOT 32.1
A.P. 44 LOTS 4, 5 & 6
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND

EXISTING CONDITIONS PLAN

SCALE: 1"=200'

SHEET NO: 2 OF 5

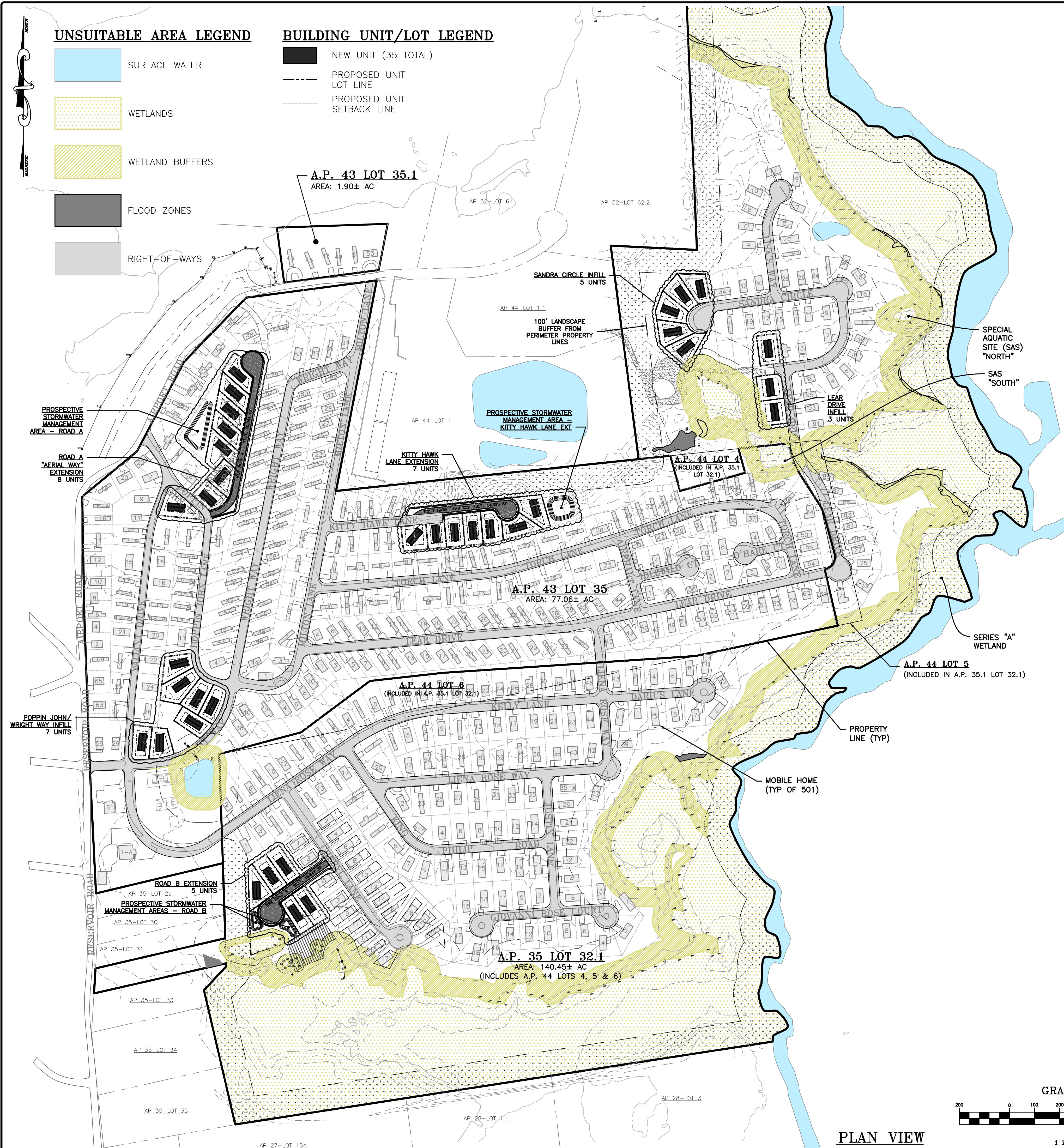
DRAWN BY: MCZ

DESIGN BY: MCZ

CHECKED BY: TJE

DATE: MAY 2025

PROJECT NO.: 24067.00



UNSUITABLE AREA LEGEND

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

BUILDING UNIT/LOT LEGEND

- NEW UNIT (35 TOTAL)
- PROPOSED UNIT LOT LINE
- PROPOSED UNIT SETBACK LINE

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 AE - 0.2% ANNUAL CHANCE FLOOD HAZARD,' AND SOME ARE LOCATED IN 'ZONE AE - SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION.'
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- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA.
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- SUBJECT PARCEL IS SERVICED BY KENT COUNTY WATER AUTHORITY.
- SUBJECT PARCEL IS SERVICED BY PRIVATE SANITARY SEWERS AND OWTS'S.

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	

NOTE: A.P. 44 LOTS 4, 5 & 6 ARE WHOLLY CONTAINED WITHIN A.P. 35 LOT 32.1. THEIR RESPECTIVE AREAS ARE NOT TABULATED SEPARATELY HEREIN.

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

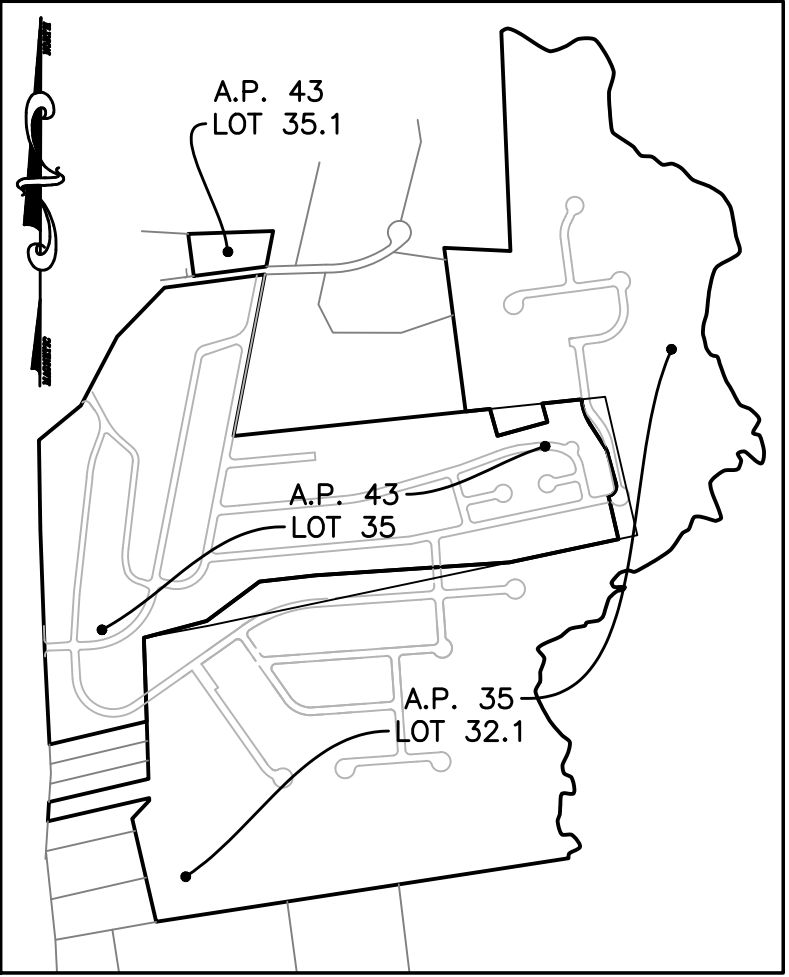
INDIVIDUAL LOT REQUIREMENTS:
INDIVIDUAL LOT COVERAGE: 20% OF GROSS LOT AREA
MINIMUM LOT SIZE: 6,000 SF
MINIMUM LOT WIDTH: 50'
MINIMUM SEPARATION BETWEEN UNITS: 30'

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

MAXIMUM BUILDING HEIGHT: 3 STORIES/35'

LOT CONSOLIDATION NOTES:

- AT THE FINAL SUBMISSION STAGE OF THIS PROJECT, THE FIVE (5) EXISTING PARCELS SOUTH OF AIRPORT ROAD SHALL BE CONSOLIDATED VIA ADMINISTRATIVE SUBDIVISION INTO A SINGLE PARCEL:
 - A.P. 35 LOT 32.1
 - A.P. 43 LOT 35
 - A.P. 44 LOTS 4, 5 & 6
- A.P. 43 LOT 35.1 SHALL REMAIN AS A SEPARATE PARCEL OF THE MOBILE HOME PARK.



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)

*INCLUDES A.P. 44 LOTS 4, 5 & 6

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 + 68,927 PROP = 942,505 (21.637 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 942,505 (21.637 AC)
TOTAL: 4,012,300 (92.109 AC)

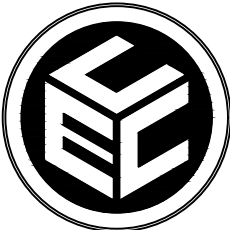
SUITABLE AREA:
TOTAL LOT AREA 9,557,416
DEDUCT UNSUITABLE AREA 4,012,300
TOTAL: 5,545,116 (127.298 AC)

UNIT DENSITY CALCULATION

SUITABLE AREA: 127,298 AC
PROPOSED DENSITY: 466 EX + 35 NEW
= 501 UNITS/127,298 AC
= 3.94 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
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WESTWOOD ESTATES
RECONFIGURATION PLAN

A.P. 43 LOTS 35 & 35.1, A.P. 35 LOT 32.1
A.P. 44 LOTS 4, 5 & 6
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND

PROPOSED CONDITIONS PLAN

SCALE: 1"=200' SHEET NO: 3 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

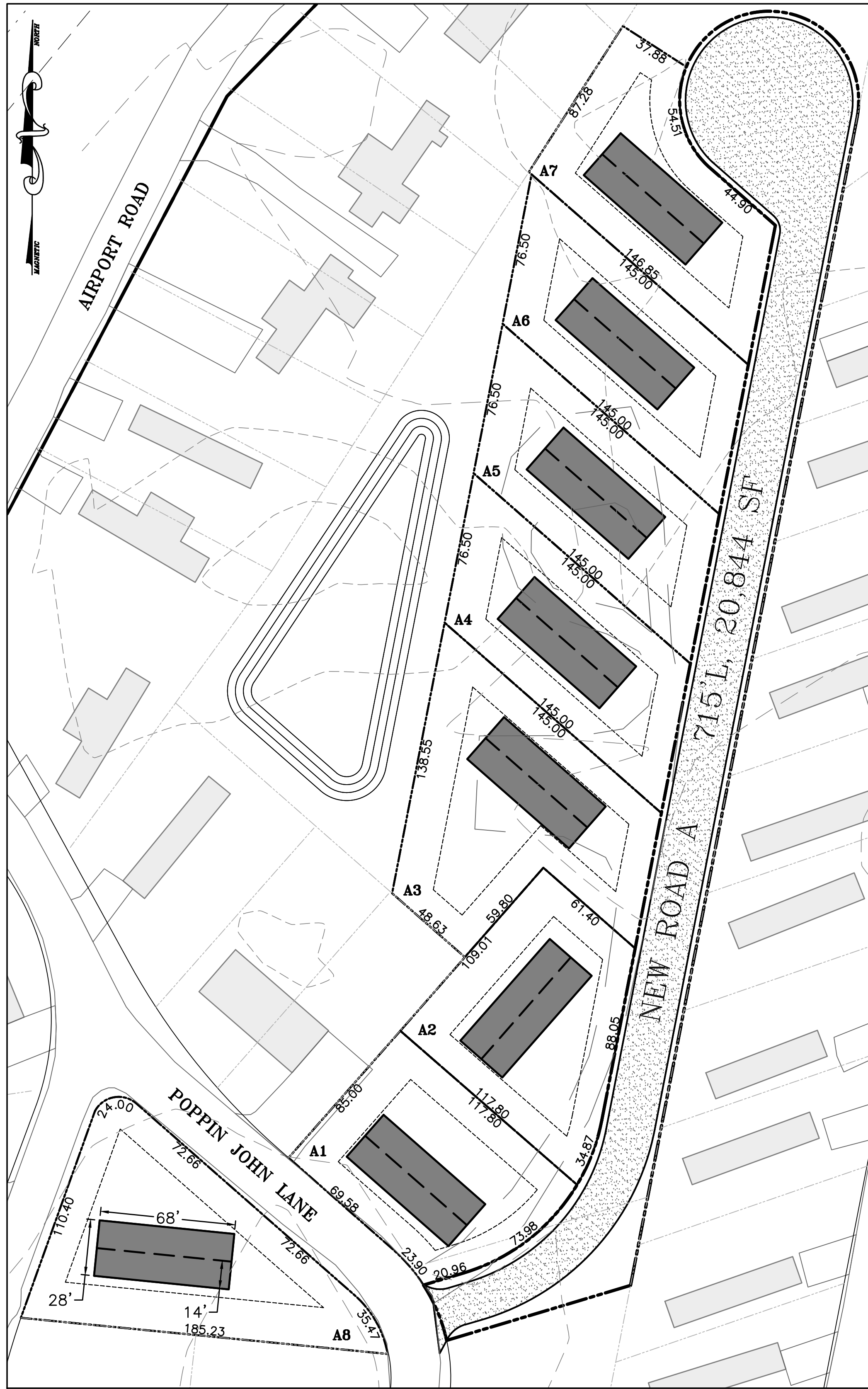
ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PLAN VIEW



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

BUILDING UNIT/LOT LEGEND

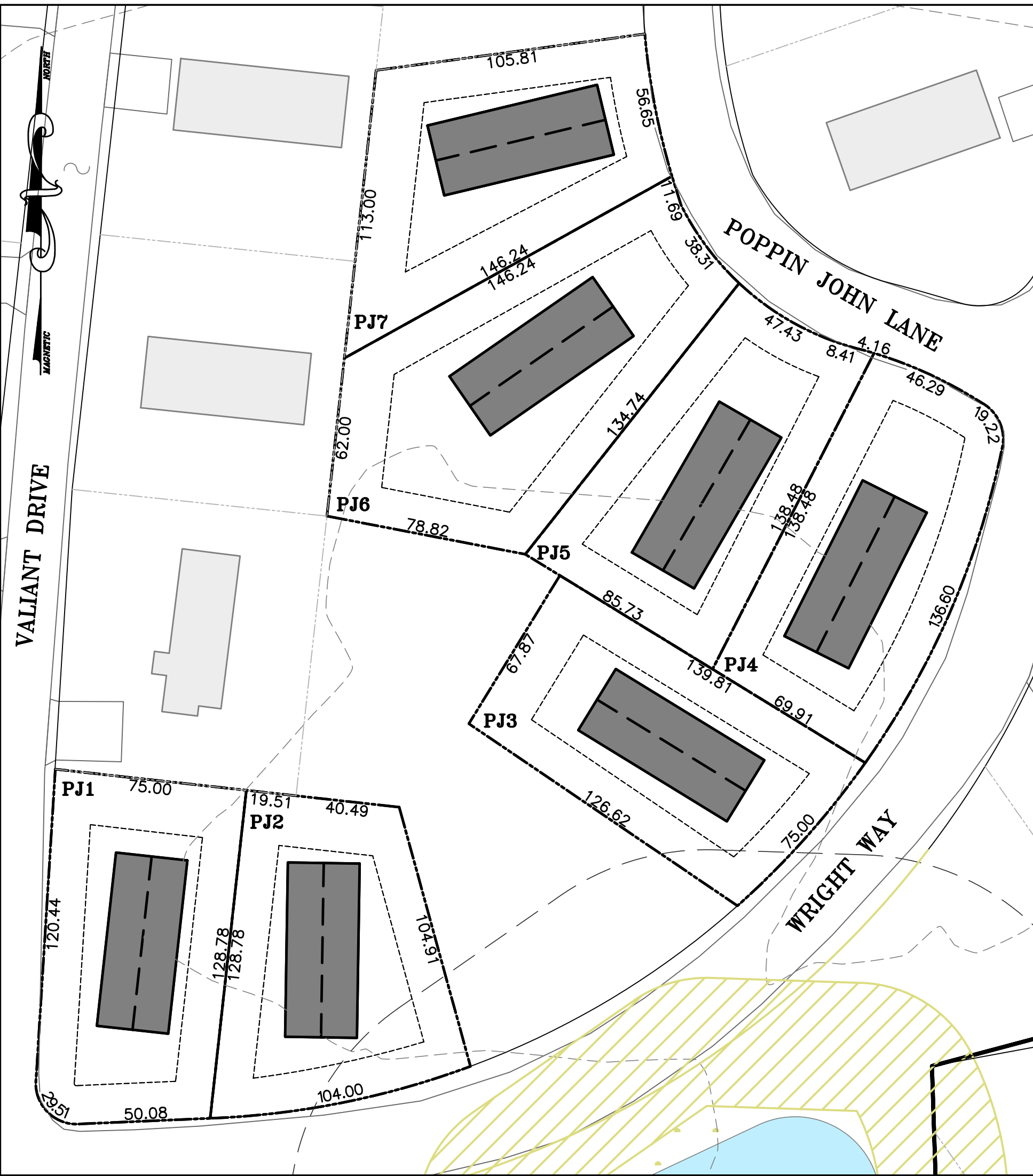
- NEW DOUBLE UNIT (35 TOTAL)
- PROPOSED UNIT LOT LINE
- PROPOSED UNIT SETBACK LINE

PROPERTY LINE NOTE
DEPICTED PROPOSED PROPERTY LINES AND DIMENSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY; THEY ARE NOT PROFESSIONAL LAND SURVEYOR VERIFIED OR CERTIFIED, AND SHALL NOT BE CONSTRUED AS SUCH.

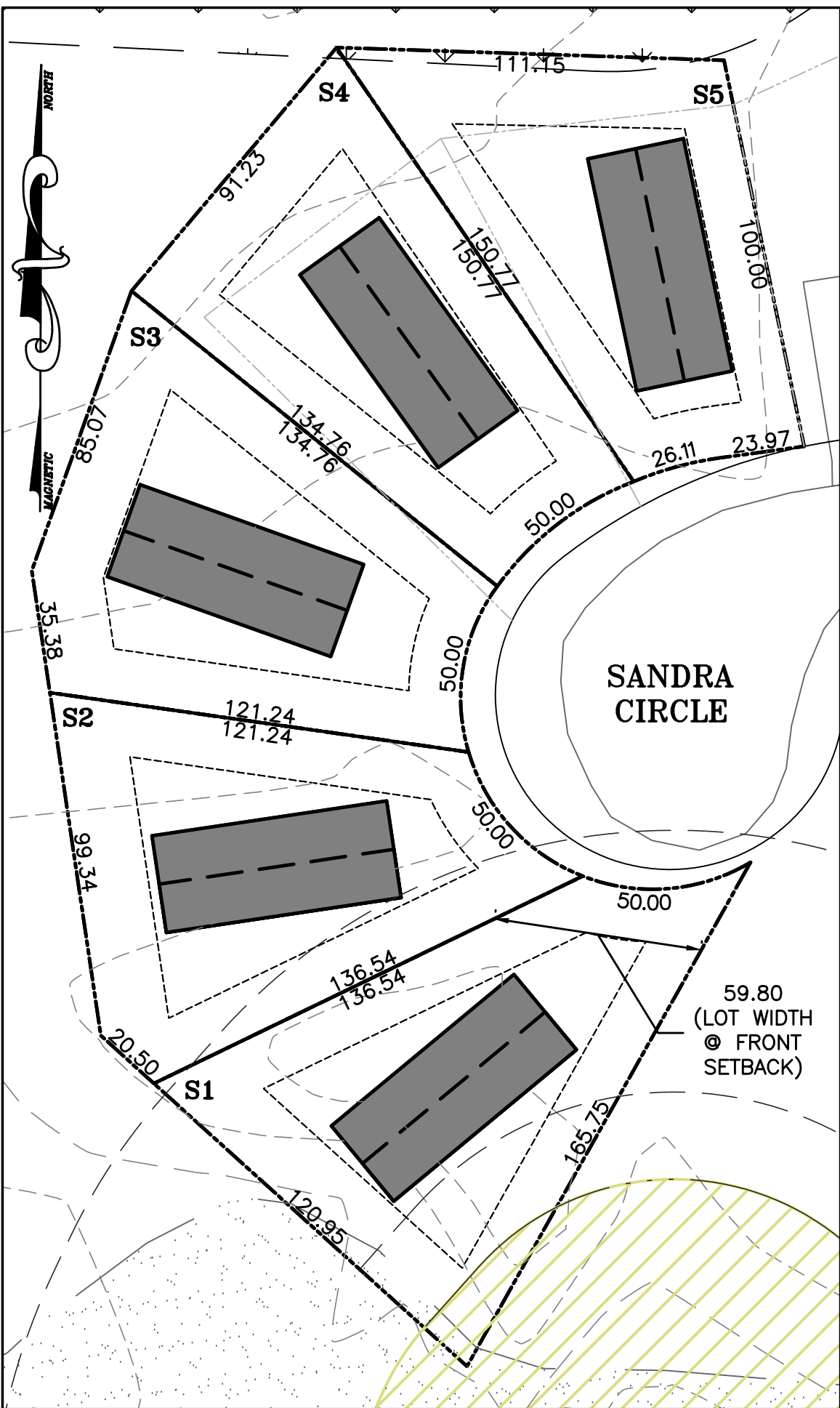
LOT AREA SUMMARY TABLE

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	10,467	18.2%
A4	9,575	19.9%	PJ1	9,557	19.9%	S4	9,736	19.6%
A5	9,575	19.9%	PJ2	9,567	19.9%	S5	9,514	20.0%
A6	9,575	19.9%	PJ3	9,546	19.9%	KH1	10,646	17.9%
A7	9,554	19.9%	PJ4	9,887	19.3%	KH2	9,559	19.9%
A8	12,424	15.3%	PJ5	9,683	19.7%	KH3	9,647	19.7%
B1	9,546	19.9%	PJ6	12,845	14.8%	KH4	9,603	19.8%
B2	9,592	19.8%	PJ7	9,672	19.7%	KH5	10,011	19.0%
B3	10,380	18.3%				KH6	9,693	19.6%
B4	10,119	18.8%				KH7	11,833	16.1%
B5	9,600	19.8%						

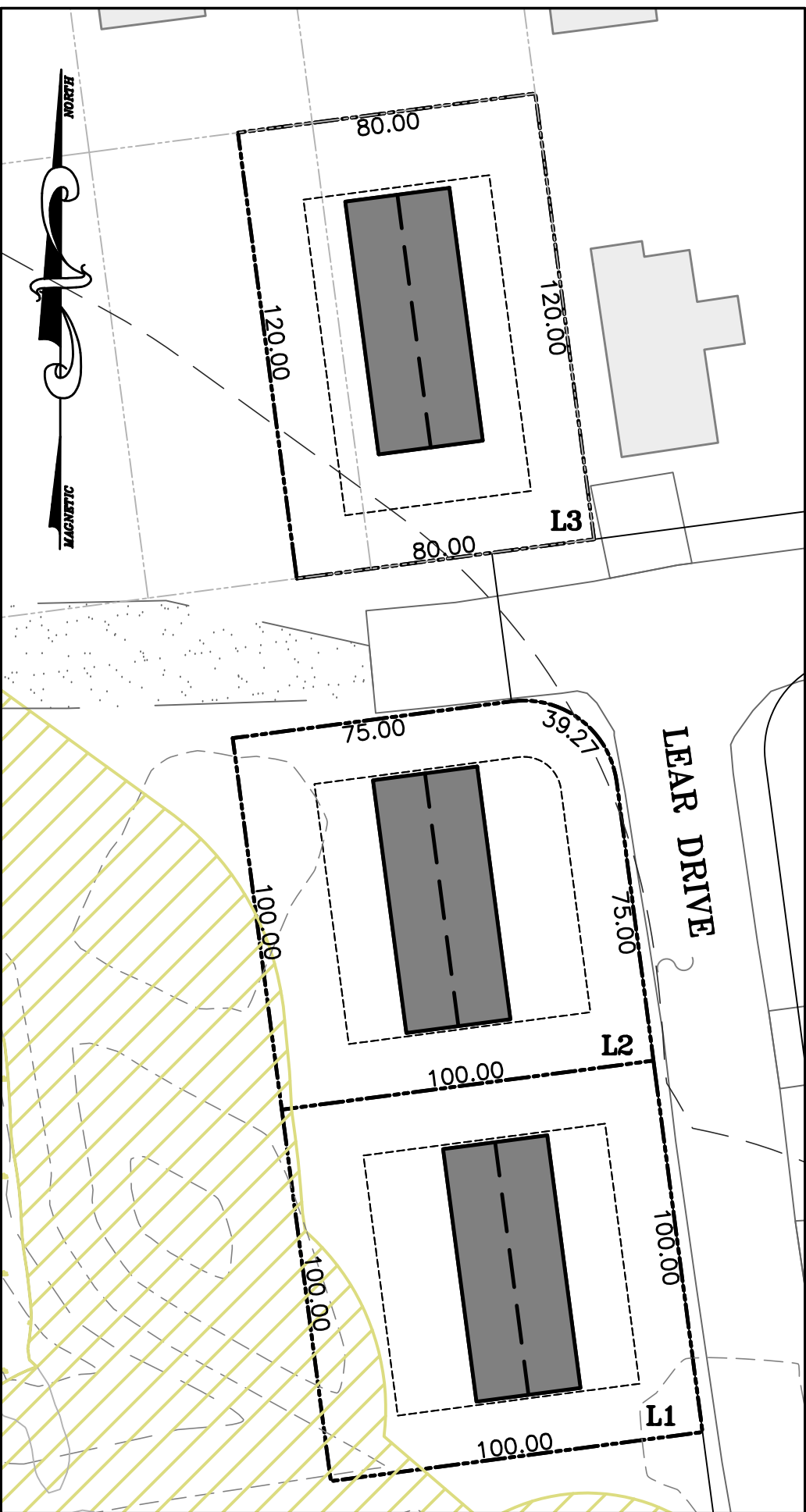
% COVER IS BASED ON A 28'W x 68'L (1,904 SF) DOUBLE UNIT



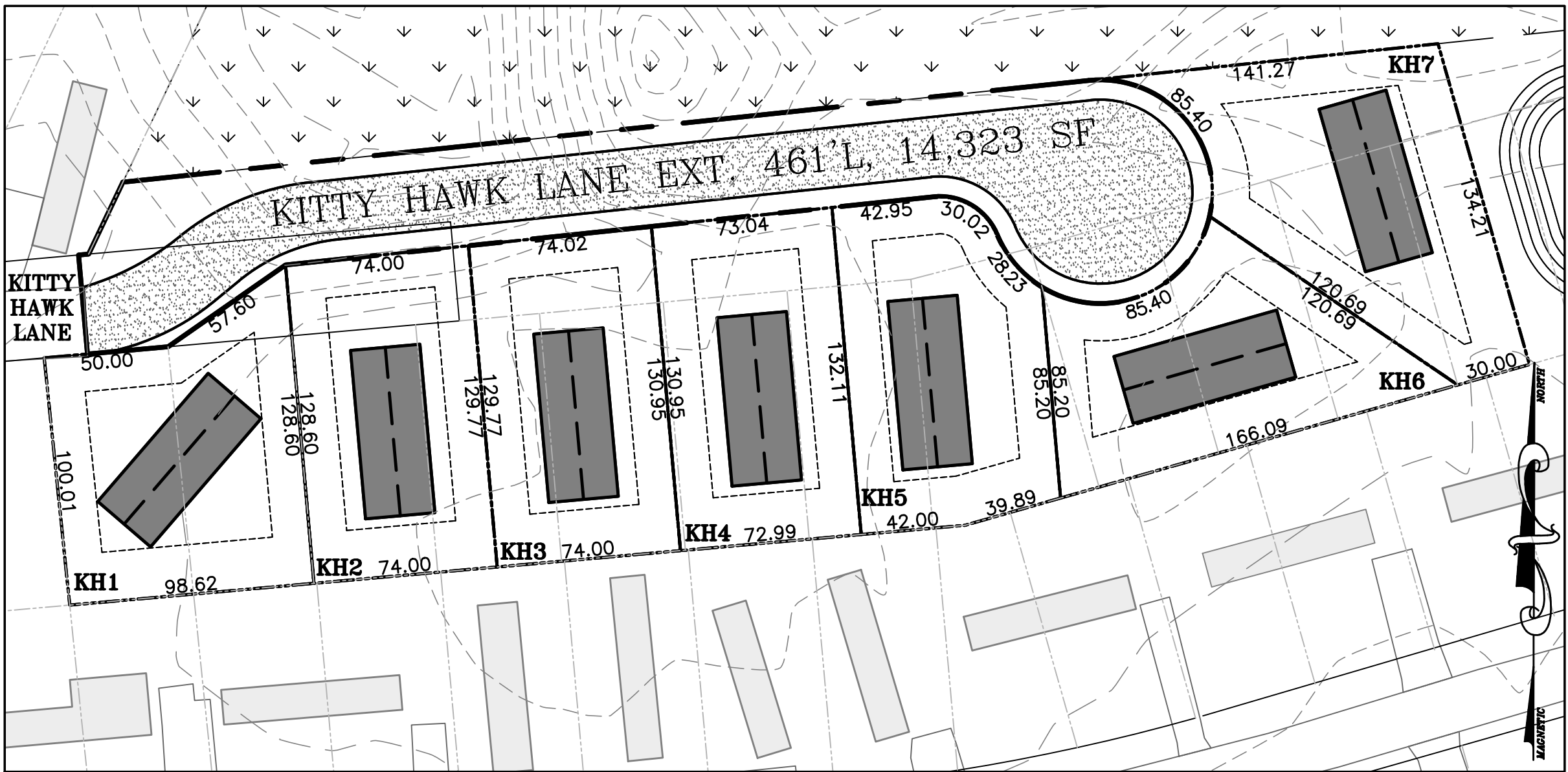
POPPIN JOHN/WRIGHT WAY INFILL SCALE: 1"=40'



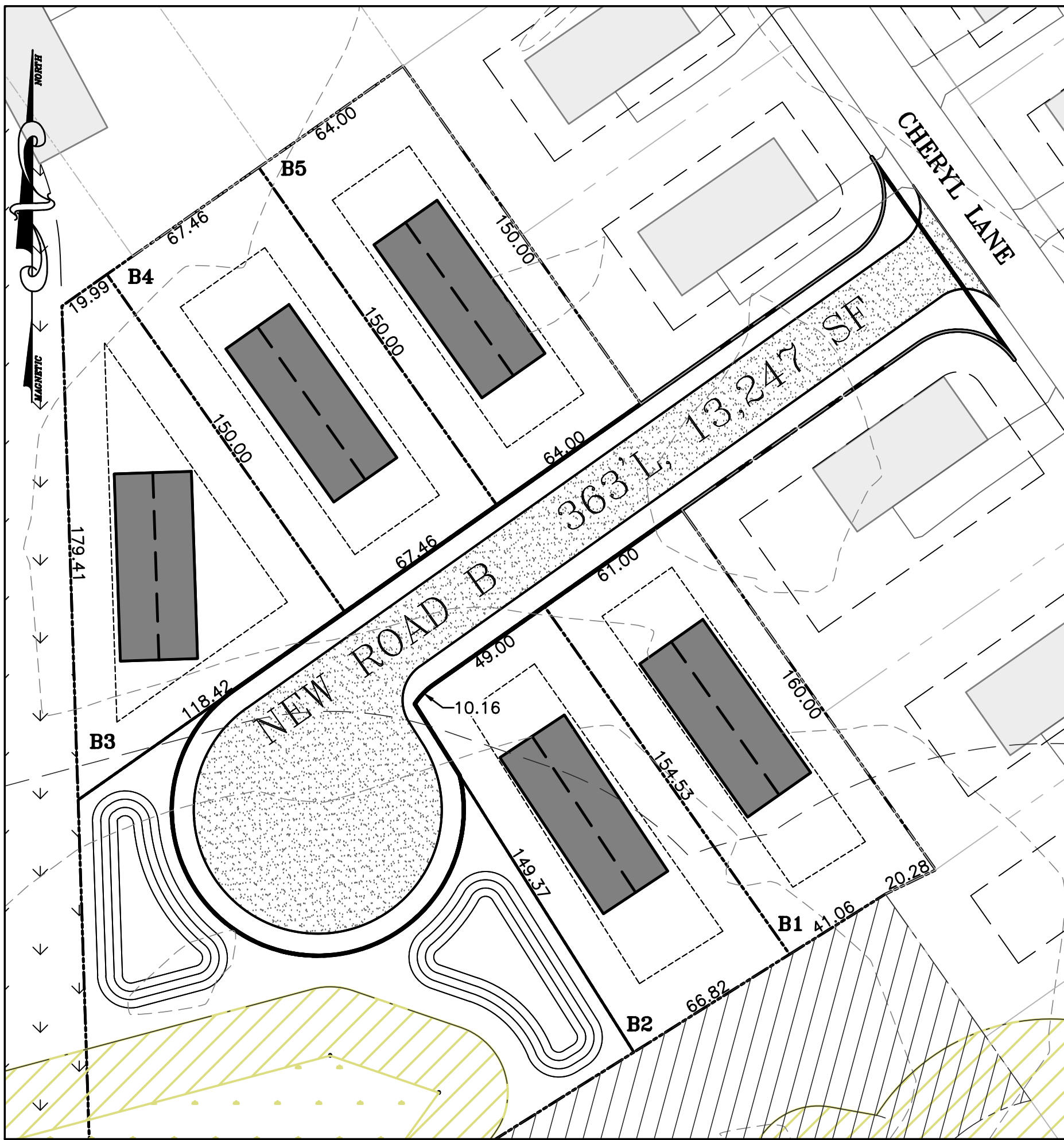
SANDRA CIRCLE INFILL SCALE: 1"=40'



LEAR WAY INFILL SCALE: 1"=40'



KITTY HAWK LANE EXTENSION SCALE: 1"=50'



ROAD B EXTENSION SCALE: 1"=40'

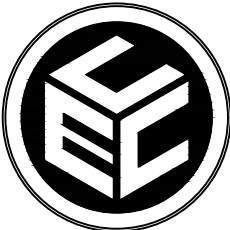
DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

REVISIONS

No.	DATE	DRWN	CHKD
1	8/27/25	MCZ	TJB



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
A.P. 44 LOTS 4, 5 & 6
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND

PROP. CONDITIONS DETAIL VIEWS

SCALE: AS NOTED

SHEET NO: 4 OF 5

DRAWN BY: MCZ

DESIGN BY: MCZ

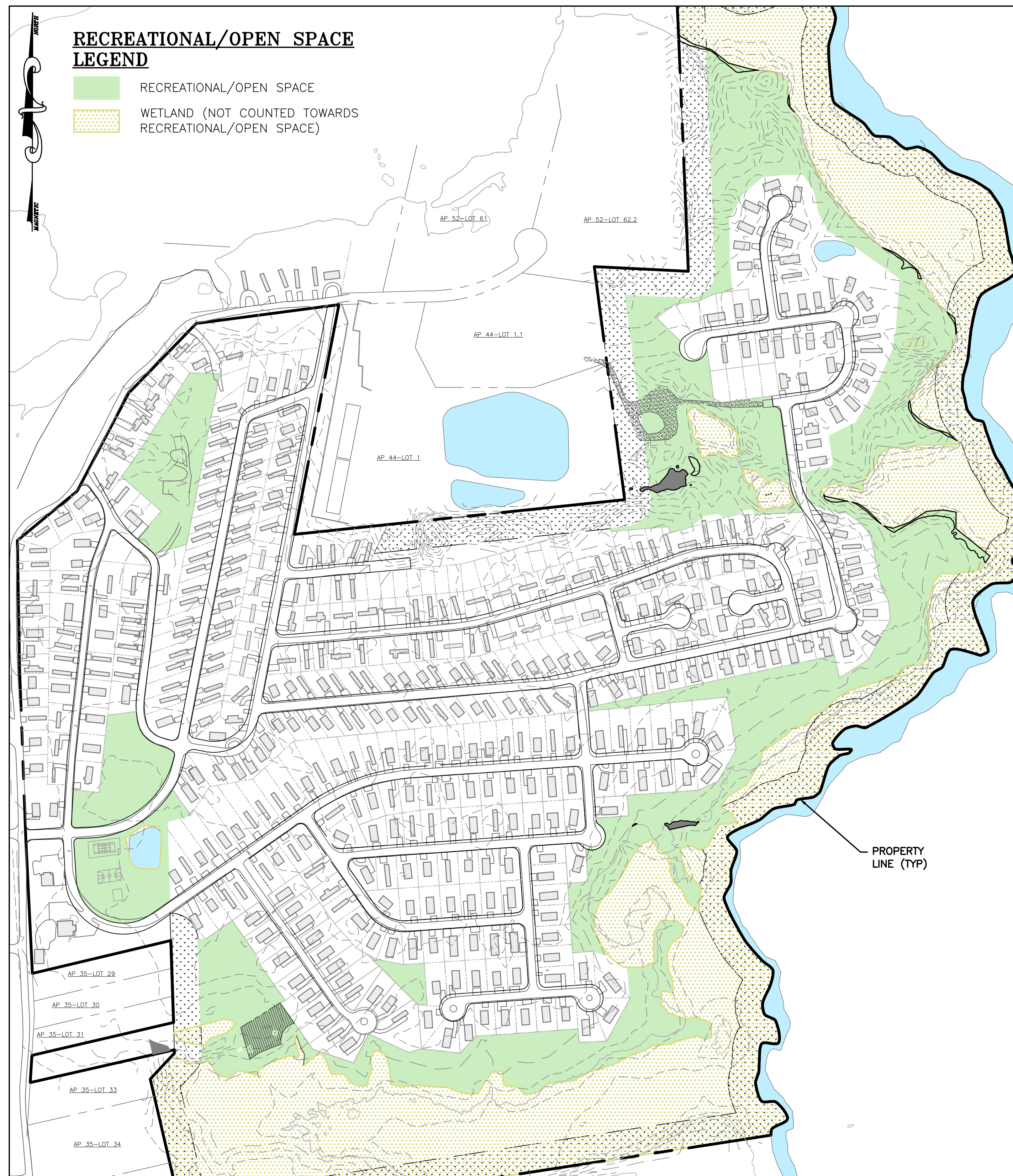
CHECKED BY: TJB

DATE: MAY 2025

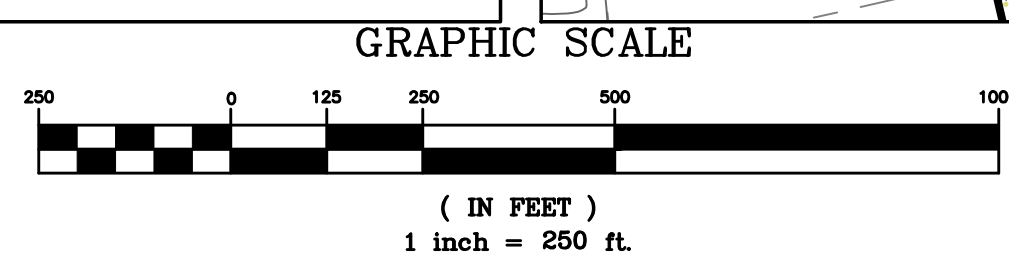
PROJECT NO.: 24067.00

RECREATIONAL/OPEN SPACE

WETLAND (NOT COUNTED TOWARDS RECREATIONAL/OPEN SPACE)



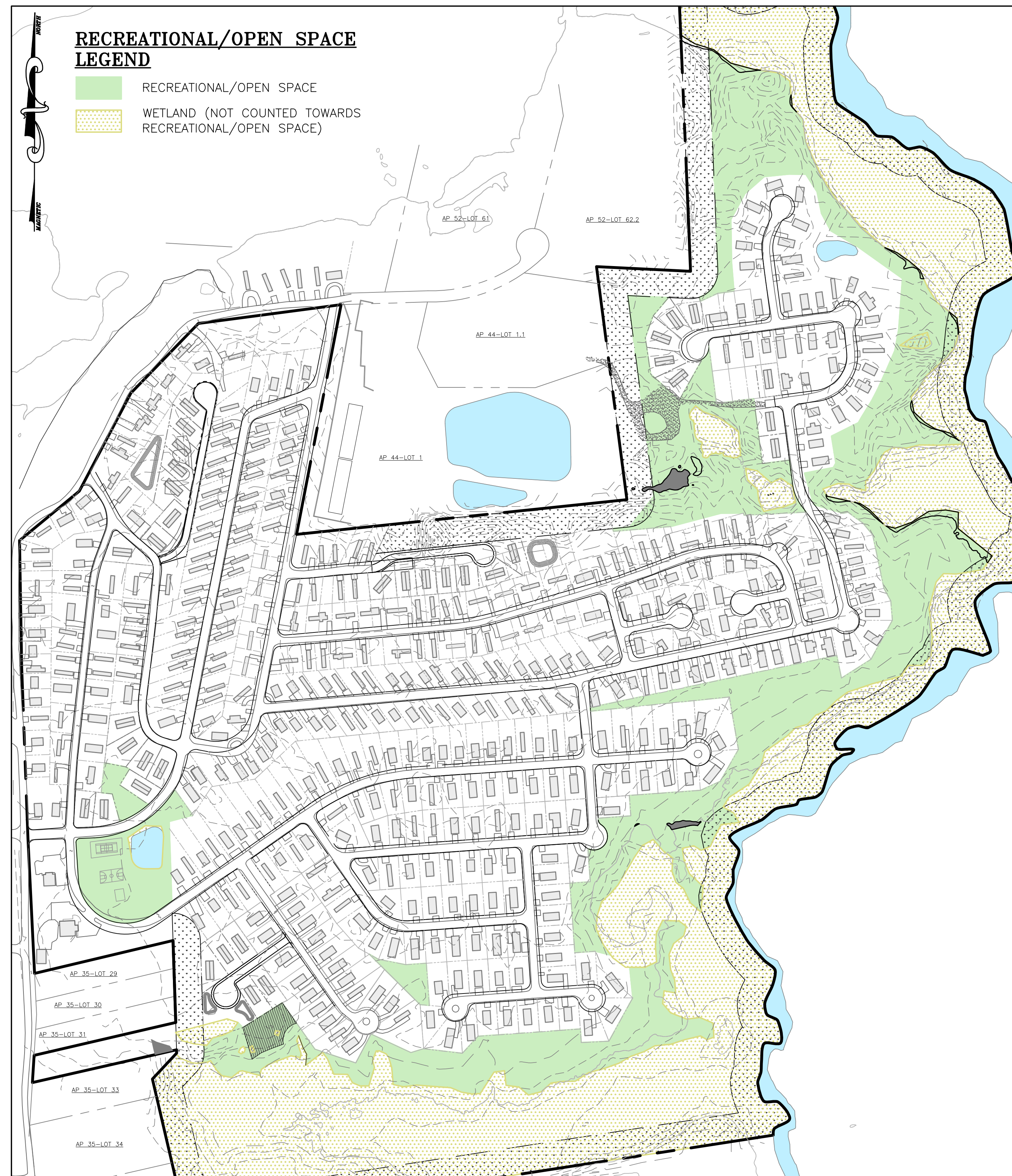
RECREATIONAL/OPEN SPACE AREA
TABULATION - EXISTING
TOTAL LOT AREA 9,557,416 SF (219.408 AC)
OPEN/RECREATIONAL SPACE AREA: 1,736,831 SF (39.87 AC)
% OF TOTAL LOT AREA: 18.17%



1. AT LEAST 10% OF THE GROSS LAND AREA OF THE MOBILE HOME PARK SHALL BE RESERVED FOR RECREATIONAL AND OPEN SPACE USES, WHICH SHALL BE LOCATED OUTSIDE OF THE 100' PERIMETER BUFFER STRIP, AND WHICH SHALL BE EXCLUSIVE OF OPEN/YARD AREAS ON INDIVIDUAL SITES.
2. RECREATIONAL AREAS SHALL BE LOCATED AS TO BE FREE OF TRAFFIC HAZARDS AND SHOULD, WHERE REASONABLY PRACTICABLE, BE CENTRALLY LOCATED.

RECREATIONAL/OPEN SPACE

WETLAND (NOT COUNTED TOWARDS RECREATIONAL/OPEN SPACE)



RECREATIONAL/OPEN SPACE AREA
TABULATION – PROPOSED

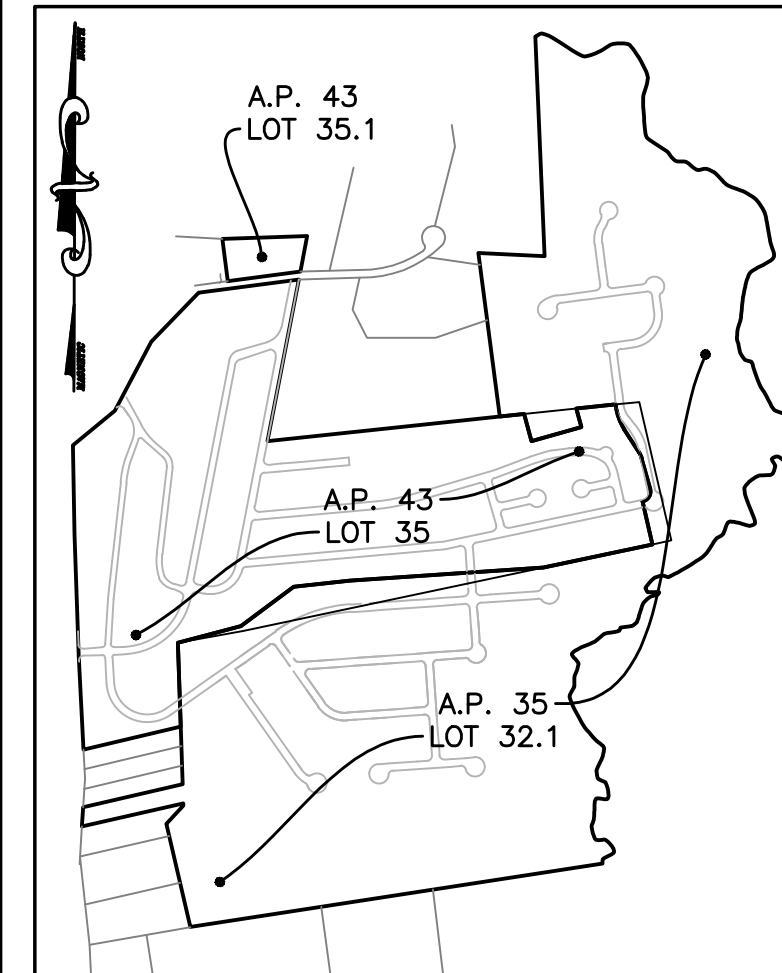
TOTAL LOT AREA 9,557,416 SF (219.408 AC)

OPEN/RECREATIONAL SPACE AREA: 1,409,306 SF (32.35 AC)

% OF TOTAL LOT AREA: 14.74%

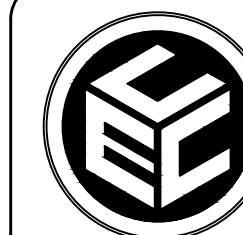
☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

[illegible]

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

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
A.P. 44 LOTS 4, 5 & 6
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND

RECREATIONAL/OPEN SPACE MAP

SCALE: 1"=250'		SHEET NO: 5 OF 5	
DRAWN BY: MCZ	DESIGN BY: MCZ	CHECKED BY: TJE	
DATE: MAY 2025		PROJECT NO.: 24067.00	