

Town of Jamestown

Comprehensive Permit Application & Supplementary Checklist

The Comprehensive Permit Application should be completed for development under the Low and Moderate Income Housing Act (RIGL 45-53).

APPLICATION

Application Date: February 9, 2022

APPLICATION TYPE*:

☐ Administrative

☐ Minor (Conventional)

Please check:

☐ Pre-Application

☐ Preliminary

☐ Final

☒ Major (Conventional)

Please check:

☒ Pre-Application

☐ Master

☐ Preliminary

☐ Final

☒ Major (Land Dev.)

Other (Specify) _____

**If the development requires waivers or modifications it must be reviewed as a major subdivision.*

Please use the Subdivision and Land Development Application if **NOT** developing under the Low and Moderate Income Housing Act (RIGL 45-53)

Applicant

Name Church Community Housing Corporation

Address 50 Washington Square

City Newport

State RI

Zip Code 02840

Phone 401-846-5114

Email cbelden@cchcnewport.org

Is this a corporation? ☒ yes ☐ no If yes: ☐ business ☒ nonprofit

Owner (if different than above)

Name Town of Jamestown

Attn: Jamie Hainsworth, Town Administrator

Address 93 Narragansett Avenue

City Jamestown

State RI

Zip Code 02835

Phone 401-423-7210

Email jhainsworth@jamestownri.net

Preparers of Plans (list all, use separate paper if necessary)

Name Darveau Land Surveying, Inc.

Address P.O. Box 7918

City Cumberland

State RI

Zip Code 02864

Phone 401-475-5700

Email mike@darveausurvey.com

Attorney

Name Kelly, Souza and Parmenter, PC

Address 128 Dorrance Street, Suite 300

City Providence

State RI

Zip Code 02903

Phone 401-490-7334

Email mkelly@ksrplaw.com

APPLICANT/OWNER INFORMATION

DEVELOPMENT INFORMATION

Name of Development/Subdivision 91 Carr Lane
 Assessor's Plat/Lot Number(s) Plat 4 Lot 52
 Existing Land Use(s) Single Family Residential/ Conservation
 Frontage Road(s) /Street Address 91 Carr Lane
 Current Zoning (indicate all) RR-200
 Total Acreage of Property (indicate all) 1.357 acres
 Minimum Lot Size Required by Zoning 200,000 sq ft.
 Number of Proposed Lots: 3
 Number of Proposed Dwelling Units: 3 Single Family
 Square Footage of Proposed Commercial/Industrial Space: N/A
 Other (specify): _____

Area of development in development limitation districts _____

Area of development considered land unsuitable for development _____

Requesting town water (see Water Service Area map)? ☐ yes ☒ no

Private or public road system proposed within subdivision? _____

Comprehensive Plan Amendment Required? ☐ yes ☒ no

Obtained? ☐ yes ☐ no

Area identified in Comprehensive Plan as _____

Explain: _____

Zone Change Required? ☐ yes ☒ no

Obtained? ☐ yes ☐ no

Explain: _____

RELIEF SOUGHT

Indicate which sections or provisions of the Jamestown Zoning Ordinance and the Town of Jamestown Subdivision and Land Development Regulations from which relief will be required. Include dimensional relief. Use additional paper as necessary.

Section & Subsection Number	Title of Section	Ordinance Requirement	Proposed
See Attached	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

AFFORDABILITY FACTOR

	Number of Units	
	Market	Affordable
One Bedroom		
Two Bedroom		
Three Bedroom		2
Four Bedroom	1	
Total	1	2

Government Agencies Providing Subsidy/Financing: State of RI, RIH
 Agency Contact Person Michael Tondra, ZEOS Program Manager
 Address 315 Iron Horse Way, Suite 101 and 44 Washington Street
 City Providence State RI Zip Code 02908 and 02903
 Phone 401 222 2083, 401 457 1234 Email michael.tondra@doa.ri.gov, zeosprogram@rihousing.com

COMPREHENSIVE PERMIT SUPPLEMENTARY CHECKLIST

REQUIRED SUBMISSION MATERIALS**Number of Copies**

PLANS: Submit 3 full size plan sets & 12 11"x17" copies using the requirements listed in submission checklists (#1 below). Submit only 3 full size and 12 11" x 17" sets of architectural renderings. If submitting a digital copy, only 3 full size plan sets and 12 11" x 17 " copies are required.

SUPPLEMENTARY MATERIALS: 20 copies. If submitting a digital copy, only 13 paper copies required.

MATERIALS IN A DIGITAL FORMAT (CD): 1 copy

- x 1. Completed checklist for specific subdivision/land development stage (ex. preapplication, master).
- x 2. Completed Comprehensive Permit Application Form.
- x 3. Filing Fee.
- x 4. Letter of Eligibility issued by the Rhode Island Housing Mortgage Finance Corporation in accordance with RIGL 42-55-5.3(a), or, in the case of projects primarily funded by the U.S. Department of Housing and Urban Development or other state or federal agency, an award letter indicating the subsidy, or an application in such form as may be prescribed for a municipal government subsidy.
- x 5. Color photograph or legible color copy (8x10 minimum) of existing buildings and site.
- x 6. A written request to the local review board to submit a single application to build or rehabilitate low or moderate income housing in lieu of separate applications to the applicable boards. The written request shall identify the specific sections and provisions of applicable local ordinances and regulations from which the applicant is seeking relief. **(submit at preapplication)**
- x 7. A proposed timetable for the commencement of construction and completion of the project. Timetable must be updated at each application stage.
- N/A 8. A sample land lease or deed restriction with affordability liens that will restrict use as low and moderate income housing in conformance with the guidelines of the agency providing the subsidy for the low and moderate income housing but for a period of not less than 99 years. **(submit at preliminary)**
- x 9. Identification of an approved entity that will monitor the long-term affordability of the low and moderate income units.
- x 10. Financial pro forma for the proposed development. Pro forma must be updated and submitted at **preliminary and final application stages**.
- N/A 11. Architectural renderings for multi-unit buildings. **(submit at master, preliminary, and final)**
- x 12. List of property owners within 200 feet of property and/or all property owners and entities which require notice under Section 45-24-53 RIGL.

STATE AND FEDERAL PERMITS

ADDITIONAL REQUIRED SUBMISSION MATERIALS
REGARDING STATE AND FEDERAL PERMITS

FOR APPLICATIONS NOT INVOLVING A SUBDIVISION:

Proof of application for all required state and federal permits at the time of submission. All state and federal permits must be obtained prior to recording of the approved plan and/or the issuance of a building permit.

FOR ADMINISTRATIVE SUBDIVISIONS:

Proof of application for all required state and federal permits at the time of submission. All state and federal permits must be obtained prior to recording of the approved plan.

FOR MINOR LAND DEVELOPMENT/SUBDIVISIONS:

Proof of application for all required state and federal permits at the time of preliminary and final submission. All required state and federal permits must be obtained prior to the final plan approval.

FOR MAJOR LAND DEVELOPMENT/SUBDIVISIONS:

Proof of application for all required state and federal permits at the time of master, preliminary, and final submission. All required state and federal permits must be obtained prior to the final plan approval.

CERTIFICATION

Attest: The information provided on this application is true and accurate.

Digitally signed by Christian Belden
 DN: cn=Christian Belden, o=Church Community
 Housing Corporation, ou,
 email=cbelden@cchcnwport.org, c=US
 Date: 2022.02.04 11:31:23 -05'00'

Applicant's Signature Christian BeldenDate 02/04/2022Owner's Signature [Signature]Date 2/8/2022**OFFICE USE ONLY**

Certified Complete _____

Incomplete Information or Comments



Michael D. Resnick
mresnick@ksplawpc.com

February 4, 2022

Town of Jamestown Planning Department
93 Narragansett Avenue
Jamestown, RI 02835
Attn.: Interim Town Planner, Ashley Sweet

***Re: Church Community Housing Corporation
91 Carr Lane, Plat 4, Lot 52***

Dear Ms. Sweet:

Please be advised that this office represents Church Community Housing Corporation (“Applicant”) with respect to the real property located at 91 Carr Lane, Plat 4, Lot 52 (the “Property”) with respect to a Comprehensive Permit Application.

As part of this application, Applicant is requesting the following waivers with respect to the project:

Parcel A:

1. **Minimum Lot Size:**
Required: 200,000 square feet
Proposed: 13,585 square feet
Relief needed: 186,415 square feet
2. **Minimum Lot Width:**
Required: 300-feet
Proposed: 78.96-feet
Relief needed: 221.04-feet
3. **Minimum Side Yard Building Setback:**
Required: 40-feet
Proposed: 12-feet from west side & 19.2-feet from east side lines
Relief needed: 28-feet from west side & 20.8-feet from east side lines

4. **Lot Coverage Allowed:** 5%
Lot Coverage Proposed: 8.95%
Relief Needed: 3.95%

Parcel B:

1. **Minimum Lot Size:**
Required: 200,000 square feet
Proposed: 13,836 square feet
Relief needed: 186,164 square feet
2. **Minimum Lot Width:**
Required: 300-feet
Proposed: 82-feet
Relief needed: 218-feet
3. **Minimum Side Yard Building Setback:**
Required: 40-feet
Proposed: 12-feet from west side & 18-feet from east side lines
Relief needed: 28-feet from west side & 22-feet from east side lines
4. **Lot Coverage Allowed:** 5%
Lot Coverage Proposed: 8.79%
Relief Needed: 3.79%

Parcel C:

1. **Minimum Lot Size:**
Required: 200,000 square feet
Proposed: 31,698 square feet
Relief needed: 168,302 square feet
2. **Minimum Lot Width:**
Required: 300-feet
Proposed: 175-feet
Relief needed: 125-feet
3. **Lot Coverage Allowed:** 5%
Lot Coverage Proposed: 11.88%
Relief Needed: 6.88%
4. **Minimum Side Yard Building Setback:**
Required: 40-feet
Note: Existing dwelling is located 11.3-feet from the east side line
Relief needed: 28.7-feet from the east side line

5. **Existing garage is located within the front yard setback:**

Required: 50-feet

Note: Existing garage is located 31.8-feet from Carr Lane

Relief needed: 18.2-feet from Carr Lane

6. **Per Section 82-311:**

The maximum size of an accessory structure on the lot is 900 square feet

Note: Existing garage is 1,312 square feet

Relief needed: 412 square feet

Additional Relief requested:

1. The entire area is subject to Zoning Ordinance Article 8, Section 82-800 thru 82-803 - Regulations for RR-200 Zoning Districts.
2. Waiver from Subdivision Regulation Article III, A(2)

Sincerely,



Michael D. Resnick



May 24, 2021

Mr. Christian Belden
Church Community Housing Corporation
50 Washington Square
Newport, RI 02840

Letter of Eligibility: 91 Carr Lane, 91 Carr Lane, Plat 4, Lot 52

Dear Mr. Belden:

We have received your application for a letter of eligibility to pursue a Comprehensive Permit in the town of Jamestown. You have represented that you propose four single family detached unit development that would include two market rate units and two affordable units. The affordable units will be sold to households earning a maximum of 80% of the Area Median Income (“AMI”). All units would have three bedrooms.

Based on the current AMI, the Freddie Mac Primary Mortgage Market Survey 30-year fixed-rate mortgage average interest rate as of the date of this letter, anticipated taxes, insurance and mortgage insurance costs, the maximum sales price in Jamestown for an affordable unit priced for households earning 80% of the AMI, is \$283,607. The maximum permitted sales price may change in the future due to changes in any of the above noted inputs.

In addition to requirements for affordability and monitoring, under R.I.G.L. 45-53, the construction or rehabilitation of qualifying low-and-moderate income housing units must be assisted by a state, federal or municipal subsidy program.

After preliminary review of the plans and financial assumptions for the proposed sale of two market rate single family units and two single family affordable units to households earning 80% of the AMI, all to be located at Plat 4, Lot 52 in Jamestown, RIHousing has determined that:

- This project appears to be eligible for a municipal subsidy under Sections 82-1703-Municipal Subsidy, 82-1704-Affordable Housing Incentives, and 82-1705-Inclusionary Zoning of the Town of Jamestown Zoning Ordinance.
- In conformance with R.I.G.L. 42-55-5.3 RIHousing performed an on-site inspection of the site and has reviewed pertinent information supplied by the applicant.
- The initial project proforma was reviewed and the project appears to be feasible based on projected overall development costs and potential sources.
- The applicant, Church Community Housing Corporation, has provided evidence of site control.

May 24, 2021
91 Carr Lane

Based upon the review of the submitted information and supporting materials and based on the representations in your request, ***Church Community Housing Corporation is eligible to pursue a Comprehensive Permit application in the town of Jamestown to develop Plat 4, Lot 52.***

Modifications to the development proposal resulting from local review do not require a revised letter of eligibility.

Thank you for your commitment to providing affordable housing opportunities to low- and moderate-income Rhode Island families.



James Comer
Deputy Executive Director

cc: Lisa Bryer, AICP, Jamestown, Town Planner



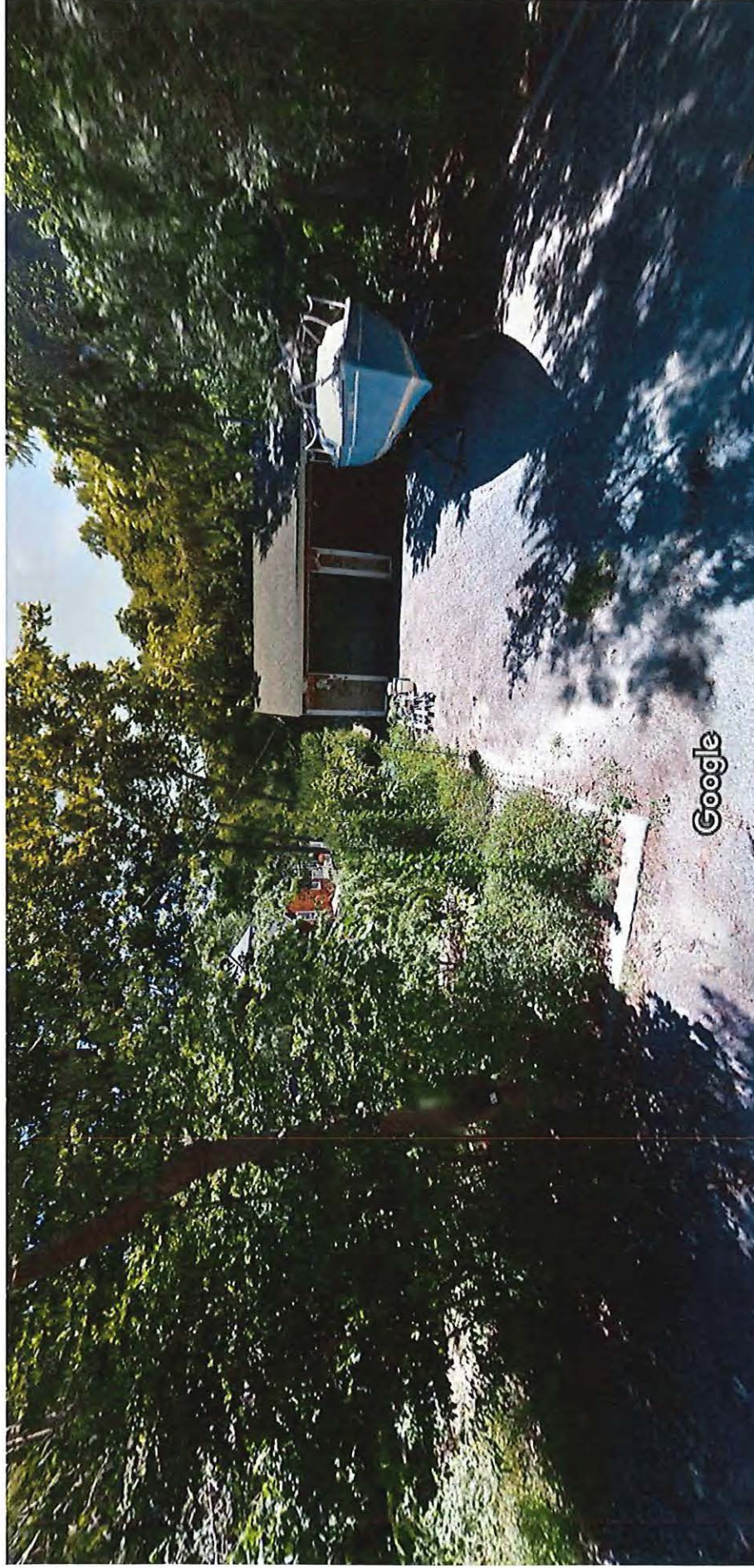
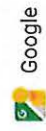


Image capture: Jul 2012 © 2021 Google

Jamestown, Rhode Island



Street View



Church Community Housing Corporation

*Working for decent housing for families of low
and moderate income in Newport County*

Mr. Michael Swistak, Chair
Jamestown Planning Commission
Jamestown Town Hall
93 Narragansett Avenue
Jamestown, RI 02835

February 22, 2022

Re: 91 Carr Lane – Comprehensive Permit for Affordable Housing

Dear Mr. Swistak,

CCHC has filed a Comprehensive Permit Application and a Subdivision and Land Development Application to develop land located at 91 Carr Lane in order to create three single family house lots: proposed parcels A, B and C. CCHC proposes to construct two new Affordable single family houses on parcels A and B and to sell the existing single family home and garage on parcel C to pay the Town acquisition fee and to cover a portion of the costs to construct the two new homes. The single family homes proposed for parcel A and B will be affordable as defined by the Jamestown Zoning Code 82-1705, and in the Low and Moderate Income Housing Act (RIGL 45-53).

Although this meets the criteria of a minor subdivision by number of parcels, the Planning Commission will be required to re-assign this application to "Major" subdivision status, as permitted in the Subdivision Regulations Article V.C.3.e., for the purpose of granting the requested variances. We respectfully request this reassignment. The required variances and approvals, are indicated on the checklist submitted herewith.

Furthermore, I respectfully request that both Applications be considered a single Application to build low or moderate housing in lieu of separate applications to the applicable boards and commissions, and that all requests for relief as specified therein be considered solely by the Planning Commission. The provisions from which relief is being requested are laid out in the Applications.

Sincerely,

Christian Belden
Executive Director

Timeline

Benchmark	Expected Date
Comprehensive Permit Final Approval	06/08/2022
Existing Home and Garage Listed For Sale	06/10/2022
Close on Sale of Existing Home and Garage	07/15/2022
Building Permits Issued Parcel A and B	08/15/2022
Start Construction	09/15/2022
End Construction	04/01/2023



Monitoring Agents (as of 6/19/2018)

Church Community Housing Corp.

Contact: Steve Ostiguy
50 Washington Square
Newport, RI 02840
Phone: 401-846-5114
Fax: 401-849-7930
Email: sostiguy@cchcnport.org

Community Housing Land Trust of RI

Contact: Melina Lodge
1070 Main Street
Pawtucket, RI 02806
Phone: 401-721-5680
Email: mlodge@housingnetworkri.org

Coventry Housing Authority

Contact: Julie Leddy
14 Manchester Circle
Coventry, RI 02816
Phone: 401-828-4367
Fax: 401-823-5211
Email: jleddy@coventryhousing.org

East Bay Community Development Corp.

Contact: Diane Mederos
150 Franklin Street
Bristol, RI 02809
Phone: 401-253-2080
Fax: 401-253-6997
Email: dmederos@ebcdc.org
Web: www.ebcdc.org

East Greenwich Housing Authority

Contact: Marcia Sullivan
146 First Avenue
East Greenwich, RI 02818
Phone: 401-885-2610
Fax: 401-885-4166
Email: msullivan@eghousing.com
Web: www.eghousing.com

Narragansett Affordable Housing Corp.

Contact: Mike McLoughlin
25 Fifth Street
Narragansett, RI 02882
Phone: 401-789-9489
Fax: 401-782-0150
Email: Mike@nha-housing.com

NeighborWorks Blackstone River Valley

(formerly Woonsocket Neighborhood Development Corp.)
Contact: Joe Garlick
719 Front Street, # 103
Woonsocket, RI 02895
Phone: 401-762-0993 x 221
Fax: 401-769-1010
Email: jgarlick@neighborworksbrv.org
Web: neighborworksbrv.org

Valley Affordable Housing

Contact: Peter Bouchard
573 Mendon Road, Suite 3
Cumberland, RI 02864
Phone: 401-334-2678 x 14
Fax: 401-312-0010
Email: pbouchard@valleyaffordablehousing.org

Westerly Housing Authority

Contact: Carlos Lopez
5 Chestnut Street
Westerly, RI 02891
Phone: 401-596-4918
Fax: 401-348-0714
Email: clopez@westerlyhousing.org

ZERO ENERGY BUILDING DEMONSTRATION PROJECT		
EXHIBIT B		
PROJECT BUDGET		
Submitted by: Church Community Housing		Cost to Build 2 ZEB
Address: 91 Carr Lane Parcels A and B: Two Houses		
Sources:		
	Office of Energy Resources: REF	\$8,671
	CDBG	\$113,500
	ZEOS	\$62,500
	1 Market Rate Sale: Self Subsidizing	\$391,251
	Sales Proceeds: 2 Affordable Homeownership	\$340,000
	Total Project Sources:	\$915,922
Uses:		
	Acquisition: Town of Jamestown	\$150,000
	Construction/Rehab (should match Schedule of Values)	\$438,821
	Solar Equipment Costs (Panels Only)	\$12,320
	Air Source Heat Pumps	\$13,500
	Site Work	\$92,102
	General Requirements	
	Overhead	
	Profit	\$24,258
	Building Permits (included in construction costs elsewhere)	
	Renewable Permits	\$380
	Bonds	
	Contingency	\$58,000
	Environmental	
	Survey	\$16,000
	Design	
	Architectural - Design	\$30,000
	Architectural - Supervision	
	Solar Siting, Design Consulting	
	Engineering	
	Civil Engineering / Landscape Architect	\$12,000
	Energy Engineering Specialist	
	Traffic Engineer, Hydrology Expert, Planning Expert	\$15,176
	Soil/Foundation/Geotechnical Reports	
	Historic Consutant	
	Financing Costs	\$2,500
	Legal Costs	\$5,000
	Insurance during Construction	\$1,500
	Utilities during Construction	\$1,034
	Taxes during Construction	\$1,542
	Sewer & Water Hook Ups/Impact Fees (included in constr. Costs)	
	Program Administration including:	\$0
	Increased On-site Construction Supervision	\$0
	Development of Operations & Maintenance Manual	\$0
	Prepared Final Plans & Specs Available for Reuse	\$0
	Costs for systems testing, monitoring, verification, certification, & maintenance	\$0
	Educational Activites & Site Visits (cchc to provide free of charge)	\$0
	Developer's Fee	\$35,000
	Other: Application Fees, Plan Review Fees, Soft Cost Cont.	\$6,789
	Total Project Uses:	\$915,922

Parcel ID: 4-115
TOWN OF JAMESTOWN
44 SOUTHWEST AVENUE
JAMESTOWN, RI 02835

Parcel ID: 4-17
CARR HOMESTEAD FOUNDATION INC
C/O MOLLY DUFOUR
4040 MULBERRY LANE
SACRAMENTO CA 95822

Parcel ID: 4-24
SNOEREN, PIETER & MICHELLE J.
121 CARR LANE
JAMESTOWN RI 02835

Parcel ID: 4-32
WYNN, SCOTT W. & SUSAN H.
16 ALLSTON STREET
CHARLESTOWN MA 02129

Parcel ID: 4-47
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-52
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-85
ROBERTSON, PAUL A TRUST
109 CARR LANE
JAMESTOWN, RI 02835

Parcel ID: 4-91
FADDEN, ROBERT L ET UX SUSAN
C/O SUSAN FADDEN
66 CARR LANE
JAMESTOWN RI 02835

Town of Jamestown, RI

1 of 2

Subdivision and Land Development Application

Please complete all areas of this application in either black or blue ink only. Illegible or incomplete applications will be returned to the applicant. Please submit all supporting documentation as required by the appropriate checklists: failure to do so may result in the application being delayed or denied.

APPLICATION	Application Date: <u>February 9, 2022</u>	Application must be submitted 3 weeks prior to meeting			
	APPLICATION TYPE*:				
	<input type="checkbox"/> Administrative	<input type="checkbox"/> Minor (Conventional)	<input type="checkbox"/> Minor (Land Dev.)		
	Please check: <input checked="" type="checkbox"/> Pre-Application		<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
	<input checked="" type="checkbox"/> Major (Conventional)		<input checked="" type="checkbox"/> Major (Land Dev.)		
	Please check: <input type="checkbox"/> Pre-Application		<input type="checkbox"/> Master	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
	Other (Specify) _____				
	<i>*If the development requires waivers or modifications it must be reviewed as a major subdivision.</i>				
	Please use the Comprehensive Permit Application if developing under the Low and Moderate Income Housing Act (RIGL 45-53)				

CONTACT INFORMATION	Applicant
	Name <u>Church Community Housing Corporation</u>
	Address <u>50 Washington Square</u>
	City <u>Newport</u> State <u>RI</u> Zip Code <u>02840</u>
	Phone <u>401-846-5114</u> Email <u>cbelden@cchcnewport.org</u>
	Owner (if different than above)
	Name <u>Town of Jamestown, Attn: Jamie Hainsworth, Town Administrator</u>
	Address <u>93 Narragansett Avenue</u>
	City <u>Jamestown</u> State <u>RI</u> Zip Code <u>02835</u>
	Phone <u>401-423-7210</u> Email <u>jhainsworth@jamestownri.net</u>
Preparers of Plans (list all, use separate paper if necessary)	
Name <u>Darveau Land Surveying, Inc.</u>	
Address <u>PO Box 7918</u>	
City <u>Cumberland</u> State <u>RI</u> Zip Code <u>02864</u>	
Phone <u>401-475-5700</u> Email <u>mike@darveausurvey.com</u>	
Attorney	
Name <u>Kelly, Souza & Parmenter, PC</u>	
Address <u>128 Dorrance Street, Suite 300</u>	
City <u>Providence</u> State <u>RI</u> Zip Code <u>02903</u>	
Phone <u>401-490-7334</u> Email <u>mkelly@ksrplaw.com</u>	

DEVELOPMENT INFORMATION

Name of Development/Subdivision 91 Carr Lane Major Subdivision
 Assessor's Plat/Lot Number(s) Plat 4 Lot 52
 Existing Land Use(s) Single Family Residential/ Conservation
 Frontage Road(s) /Street Address 91 Carr Lane
 Current Zoning (indicate all) RR-200
 Total Acreage of Property (indicate all) 1.357 acres
 Minimum Lot Size Required by Zoning 200,000 sqft.
 Number of Proposed Lots: 3
 Number of Proposed Dwelling Units: 3 Single Family
 Square Footage of Proposed Commercial Space: N/A
 Other (specify): _____

Zoning Board Approvals Required? ___ yes X no X Variance ___ Special Use Permit

Obtained? ___ yes ___ no

Explain: Will be obtained during comprehensive permit process

Comprehensive Plan Amendment Required? ___ yes X no

Obtained? ___ yes ___ no

Area identified in Comprehensive Plan as _____

Explain: _____

Zone Change Required? ___ yes X no

Obtained? ___ yes ___ no

Explain: _____

Area of development considered land unsuitable for development _____

Requesting town water (see Water Service Area map)? ___ yes X no ___ In Urban Water Service Area

Private or public road system proposed within subdivision? No, frontage lots

CERTIFICATION

Attest: The information provided on this application is true and accurate

Applicant's Signature Christian Belden Digitally signed by Christian Belden
DN: cn=Christian Belden, o=Church Community Housing
Corporation, ou, email=cbelden@ctchcnewport.org, c=US
Date: 2022.02.04 11:32:07 -05'00' Date 02/04/2022

Owner's Signature Jane A. [Signature] Date 2/8/2022

CHURCH COMMUNITY HOUSING CORP. 91 CARR LANE - PLAT 4, LOT 52

PRE APPLICATION MEETINGS AND CONCEPT REVIEW CHECKLIST #2

TOWN OF JAMESTOWN SUBDIVISION REGULATIONS

The applicant shall submit to the administrative officer at least three(3) blue-line or photocopies of conceptual plans. The scale of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the administrative officer. At a minimum, the following information shall be provided:

Concept plans. A map or plan of the subdivision parcel showing the following information:

1. ☒ Name of the proposed subdivision
2. ☒ Name(s) and address(s) of property owner(s) and applicant(s)
3. ☒ Date of plan preparation, with revision date(s) (if any)
4. ☒ Graphic scale and true north arrow
5. ☒ Plat and lot number(s) of the land being subdivided
6. ☒ Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
7. ☒ Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
8. ☒ Area of the subdivision parcel(s) and proposed number of buildable lots, dwellings or other proposed improvements
9. ☒ Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
10. ☒ Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
11. ☒ Names of abutting property owners and property owners immediately across any adjacent streets
12. ☒ Location of wooded areas, open meadows, significant wildlife habitats, tree lines, hedgerows and/or stone walls and notation of existing ground cover
13. ☒ Location of wetlands, watercourses or coastal features present on or within 200 feet of the perimeter of the subdivision parcel
14. ☒ Areas of agricultural use, existing or potential (article II)
15. ☒ Approximate topography including notation of scenic views to, from or within the parcel.

16. ☒ Location and approximate size of existing buildings or significant aboveground structures on or immediately adjacent to the subdivision and proposed buildings or structures within the subdivision
17. ☒ Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed
18. ☒ Provisions for collecting and discharging stormwater
19. ☒ Location of community landmarks, historic cemeteries, historic structures within or immediately adjacent to the subdivision parcel(s)
20. ☒ Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines.
21. ☒ Location, dimension and area of any land proposed to be set aside as open space (if any).

Supporting materials

The applicant shall submit to the administrative officer ten copies of a narrative report providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plans required in No. 1 above plus the following:

1. ☒ An aerial photograph or a blueline copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area
2. ☒ A copy of the soils map of the subdivision parcel and surrounding area, and a general analysis of soil types and suitability for the development proposed
3. ☒ An estimate of the approximate population of the proposed sub-division
4. ☒ Filing Fee (\$100.00)

PROJECT NARRATIVE

91 CARR LANE – MIXED-INCOME DEVELOPMENT

91 Carr Lane is a project, envisioned by the Town of Jamestown, that's an effort to create much needed Affordable housing for local residents and to preserve land in the primary drinking water watershed for the benefit of the public water supply system.

The 91 Carr Lane project was made possible by the sellers, Lisa and Jim Rafferty, who approached the Town about utilizing the existing house and property for Affordable housing and/or open space protection. The subject property has an existing house and is also at the headwaters of the Town of Jamestown primary drinking water watershed and contiguous to 133 acres of Town owned protected land in the watershed area. The Town pursued the property as a way to fulfill two primary goals of the town; open space and Affordable housing. The Town subsequently received an RIDEM grant for open space protection to protect 5.5 of the almost 7-acre parcel. The Town retained the remaining 1.3+ acres for the purpose of creating Affordable housing.

CCHC is under purchase and sales agreement (P&S) with the Town of Jamestown to develop 2 units of single-family Affordable housing and to sell the existing single-family house and garage to generate sales proceeds to pay the \$150,000 Town acquisition fee and self-fund the construction of the Affordable homes. To accomplish this, the existing lot is proposed to be subdivided into 3 lots: parcels A, B, and C. Following subdivision, the lot with the existing house and garage will be valued by real estate professionals to determine current market value and offered for sale. The sales proceeds will be used to pay the Town acquisition fee and self-fund the construction of the 2 Affordable single-family homes.

This proposal takes into account the fragile watershed and proposes all new Advanced Treatment On-Site Wastewater Treatment Systems (OWTS) that include denitrification, including for the existing house. These OWTS systems are located in the front of the lots, to provide the greatest separation distance from the wetlands associated with the drinking water reservoir. This project has been designed to be in compliance with all RIDEM standards for wetlands and OWTS systems including special standards for watersheds.

The population anticipated for this project is 9, including approximately 2-4 school aged children. This area is serviced by the Jamestown School District and the North Kingstown or Narragansett High School District and is eligible to receive public busing to these schools.

The two single family dwelling units will be affordable in perpetuity by way of CCHC's "Land Trust" model. Under this model, eligible families or individuals earning 80% of Area Median Income or less buy the house, and the land is retained by CCHC and leased to the homeowner through a 99-year ground lease. The ground lease includes re-sale terms requiring an income eligible family purchase the home if the current owner chooses to sell, thus ensuring permanent affordability.



Town of Jamestown, Rhode Island

Property Record Card

Card 1 of 1

91 CARR LANEID: **4-52** Account #: **28017000**

Owner: TOWN OF JAMESTOWN
 Co-Owner:
 Address: 93 NARRAGANSETT AVENUE
 JAMESTOWN RI 02835

Assessment: Total: \$569,500
 Building: \$290,500, Land: \$259,600, Yard: \$19,400

Sales History

Grantor	Book / Page	Sale Date	Sale Price
TOWN OF JAMESTOWN	926/ 278	2018-08-17	\$450,000
RAFFERTY, JAMES T & LISA M	/	1988-12-31	\$0
RAFFERTY, JAMES T	116/ 66	1987-08-13	\$0
ROSENBAUM, EZRA ET	71/ 665	1978-03-24	\$0
ROSENBAUM, EZRA ET	69/1032	1976-12-13	\$0
CARR, LESTER ET UX	64/1193	1972-08-28	\$0
BEAULIEU, ROGER H	48/ 579	1957-03-07	\$0



MainStreetGIS, LLC
www.mainstreetgis.com

Land Information

Land Area: 1.35 AC Zoning: RR200
 Land Use: 903R - MNCPL MDL-01
 Neighborhood: 0060

Building Information

Style: Conventional
 Year Built: 1950
 Rooms: 7 Bedrooms: 3
 Baths: 2 Half Baths:
 Living Area: 2088
 Gross Area: 3760

Stories:

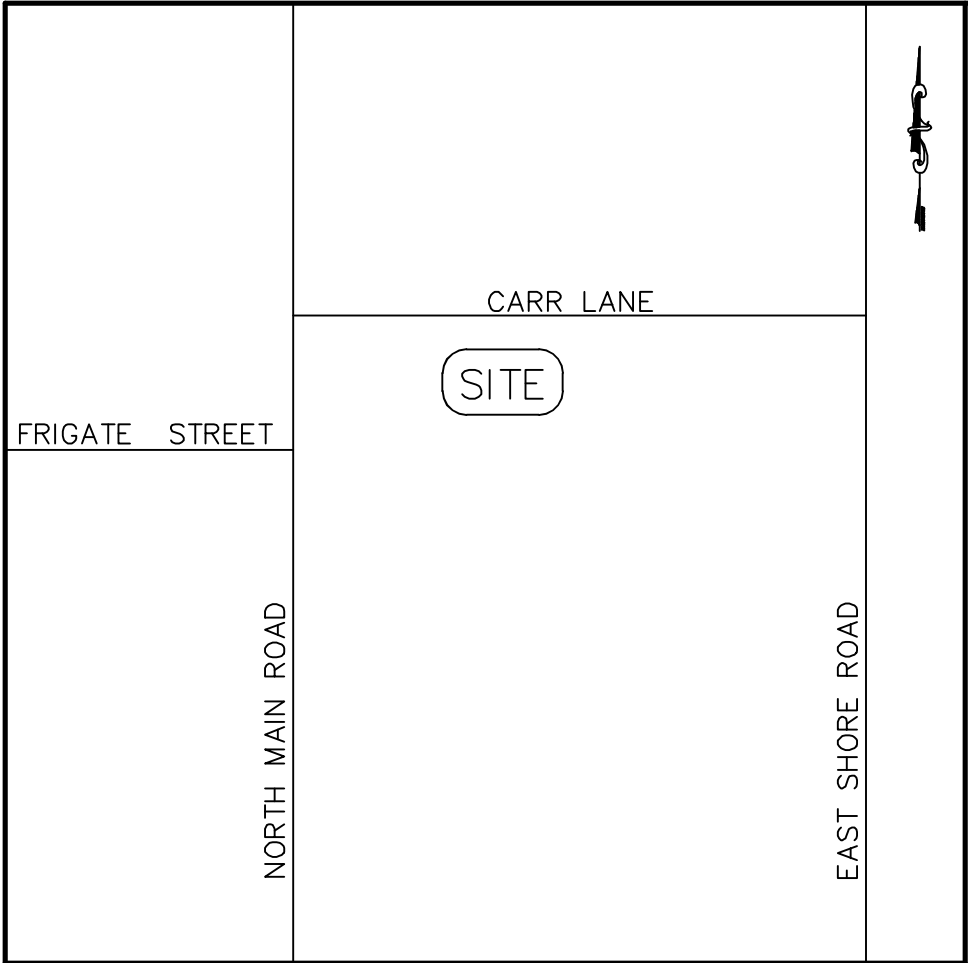
Heat Fuel: Propane
 Heat Type: Hot Water
 AC Type: None
 Roof Structure: Gable/Hip
 Roof Covering: Asph/F Gls/Cmp

Extra Features

Description	Area / Units	Assessment
SHED FRAME	640	\$2,900
GARAGE	648	\$14,600
POOL-INGR	800	\$700
SHED FRAME	104	\$1,200

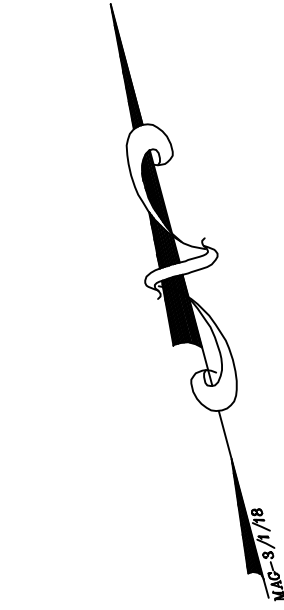
Sub Areas

Description	Living Area	Gross Area
First Floor	1708	1708
Porch, Open, Finished	0	185
Deck, Wood	0	284
Porch, Enclosed, Finished	0	563
Upper Story, Finished	380	380
Basement, Unfinished	0	640

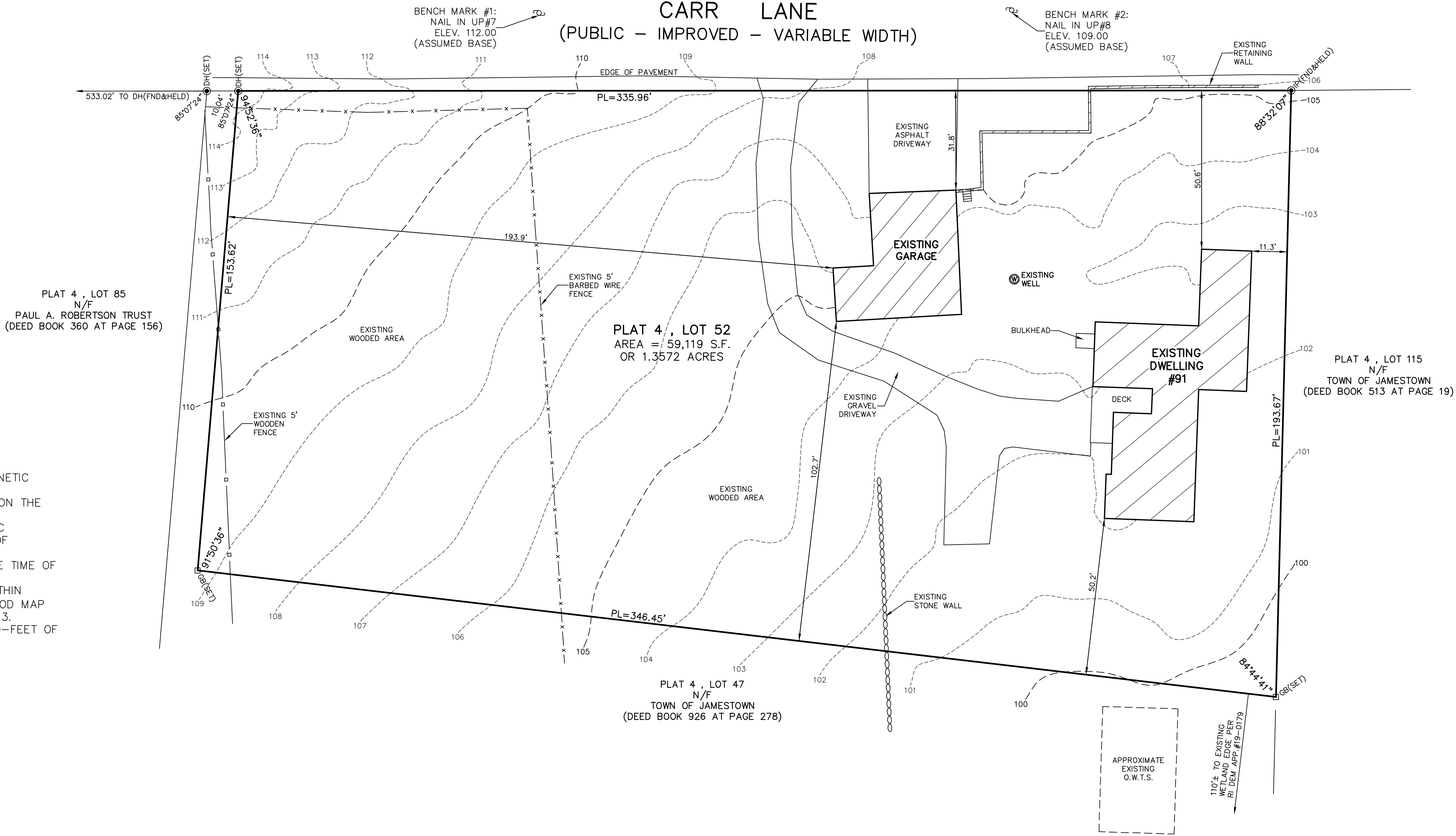


LOCUS
NOT TO SCALE

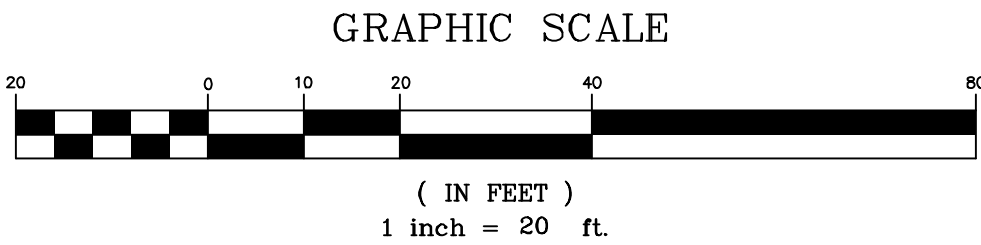
LEGEND	
PL	PROPERTY LINE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
IP	IRON PIPE
GB	GRANITE BOUND
DH	DRILL HOLE
FND	FOUND
UP	UTILITY POLE
ELEV.	ELEVATION
O.W.T.S.	ON-SITE WASTEWATER TREATMENT SYSTEM
APP.	APPLICATION



PLAT 4 , LOT 17
N/F
CARR HOMESTEAD FOUNDATION, INC.
(DEED BOOK 49 AT PAGE 186)



- GENERAL NOTES:
1. THE PARCEL IS PLAT 4, LOT 52.
 2. THE TOTAL PARCEL AREA IS 59,119 S.F. OR 1.3572 ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 91 CARR LANE.
 4. SEE DEED BOOK 926 AT PAGE 278 FOR TITLE REFERENCE.
 5. THE PARCEL IS ZONED: RR-200.
 6. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON MARCH 1, 2018.
 7. THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE ON THE PARCEL AT THE TIME OF SURVEY.
 8. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
 9. THERE WERE NO SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL AT THE TIME OF SURVEY.
 10. BY GRAPHIC PLOTTING ONLY, THE PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44005C0086J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE: SEPT. 4, 2013.
 11. THERE WAS NO RESERVOIR OR TRIBUTARY STREAM OBSERVED WITHIN 500- FEET OF THE SITE AT THE TIME OF SURVEY.



- PLAN REFERENCE:
1. PLAN ENTITLED "FINAL PLAN, SUBDIVISION PLAN FOR THE TOWN OF JAMESTOWN, PLAT 4, LOT 52, 91 CARR LANE, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 40', DATED: AUG. 8, 2018, BY DARVEAU LAND SURVEYING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHIC ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III
T-2

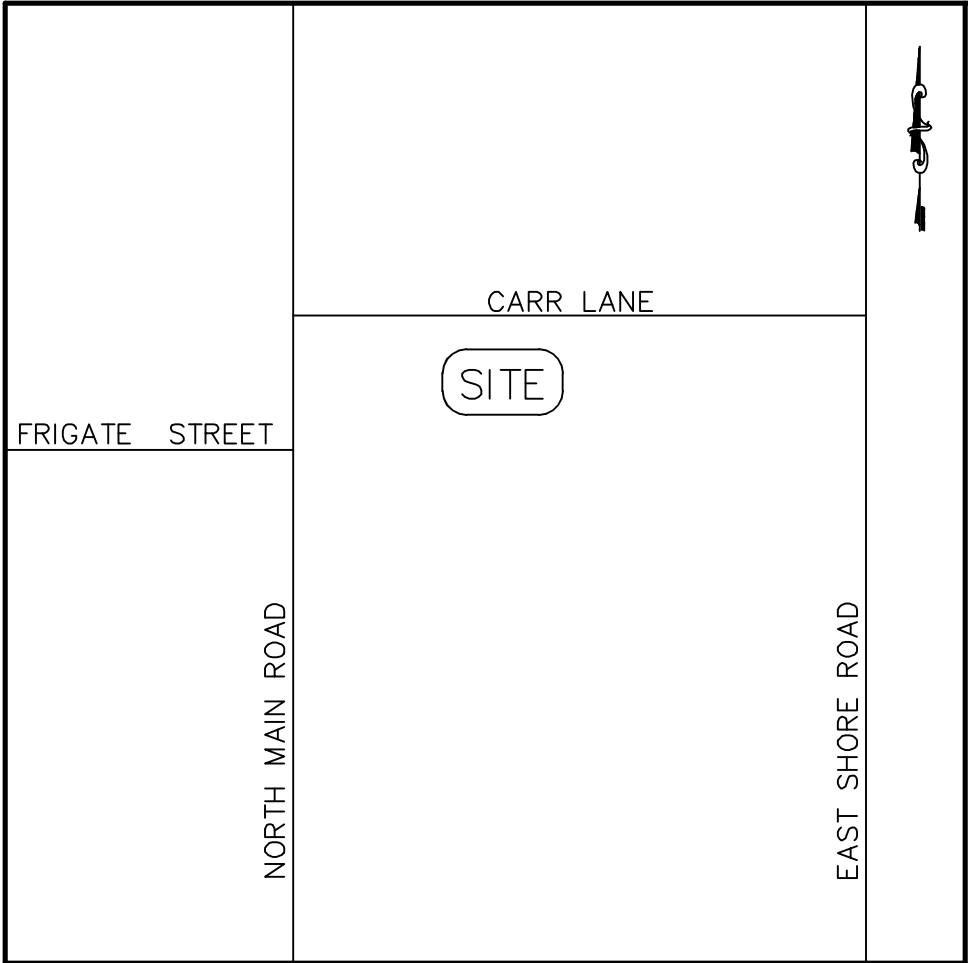
STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE AN EXISTING CONDITIONS PLAN.

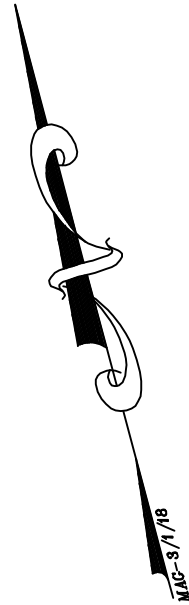
BY: MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE
COA #LS-A497

PROJECT NO: 2017_040	EXISTING CONDITIONS PLAN FOR CHURCH COMMUNITY HOUSING CORP.	DARVEAU LAND SURVEYING, INC. P.O. BOX 7918 CUMBERLAND, R.I. 02864 PHONE 401-475-5700 E-MAIL: MIKE@DARVEAUSURVEY.COM	
	SCALE: 1" = 20'	DRAWN BY: S.A.K.	JAN. 12, 2022
SHEET NO: 1 OF 3	DATE:	JAMESTOWN , RHODE ISLAND	



- LEGEND**
- | | |
|------|-----------------|
| PL | PROPERTY LINE |
| N/F | NOW OR FORMERLY |
| S.F. | SQUARE FEET |
| IP | IRON PIPE |
| GB | GRANITE BOUND |
| DH | DRILL HOLE |
| FND | FOUND |
| TYP. | TYPICAL |



THE OWNER OF PLAT 4, LOT 52 IS:
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

THE APPLICANT IS:
CHURCH COMMUNITY HOUSING CORPORATION
50 WASHINGTON SQUARE
NEWPORT, RI 02840

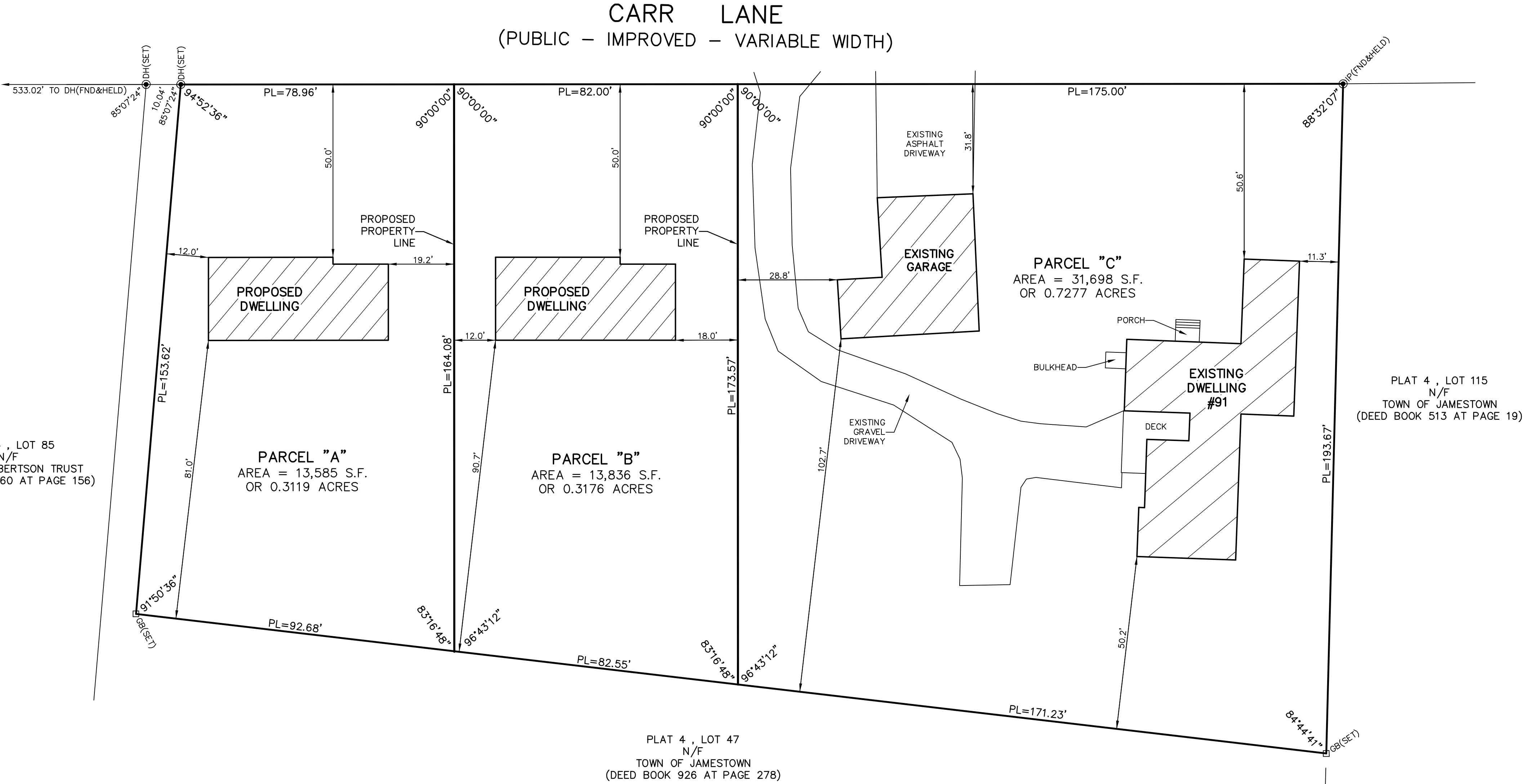
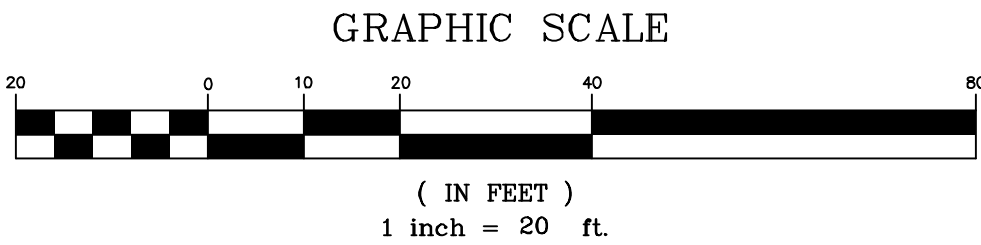
STREET INDEX
CARR LANE

PLAT 4 , LOT 17
N/F
CARR HOMESTEAD FOUNDATION, INC.
(DEED BOOK 49 AT PAGE 186)

LOCUS
NOT TO SCALE

- GENERAL NOTES:**
1. THE PARCEL IS PLAT 4, LOT 52.
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 3. THE EXISTING DWELLING ADDRESS IS 91 CARR LANE.
 4. SEE DEED BOOK 116 AT PAGE 66 FOR TITLE REFERENCE.
 5. THE PARCEL IS ZONED: RR-200.
 6. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON MARCH 1, 2018.
 7. THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE ON THE PARCEL AT THE TIME OF SURVEY.
 8. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
 9. THERE ARE NO PROPOSED ADDITIONAL OPEN SPACE AREAS AS A RESULT OF THIS PLAN.
 10. THERE WERE NO SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL AT THE TIME OF SURVEY.
 11. BY GRAPHIC PLOTTING ONLY, THE PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44005C0086J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE: SEPT. 4, 2013.
 12. THERE ARE NO PROPOSED STUMP DUMPS AS A RESULT OF THIS PLAN.
 13. THERE WAS NO RESERVOIR OR TRIBUTARY STREAM OBSERVED WITHIN 500- FEET OF THE SITE AT THE TIME OF SURVEY.

- ZONING INFORMATION:**
- THE PARCEL IS ZONED: RR-200
- MINIMUM LOT AREA = 200,000 S.F.
- MINIMUM LOT WIDTH/FRONTAGE = 300 FEET
- MINIMUM BUILDING SETBACKS:
- FRONT YARD = 50 FEET
 - SIDE YARD = 40 FEET
 - REAR YARD = 50 FEET
- MAXIMUM LOT COVERAGE = 5%
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MINIMUM ACCESSORY BUILDING SETBACKS:
- SIDE YARD = 20 FEET
 - REAR YARD = 20 FEET



PLAT 4 , LOT 85
N/F
PAUL A. ROBERTSON TRUST
(DEED BOOK 360 AT PAGE 156)

PLAT 4 , LOT 47
N/F
TOWN OF JAMESTOWN
(DEED BOOK 926 AT PAGE 278)

PLAT 4 , LOT 115
N/F
TOWN OF JAMESTOWN
(DEED BOOK 513 AT PAGE 19)

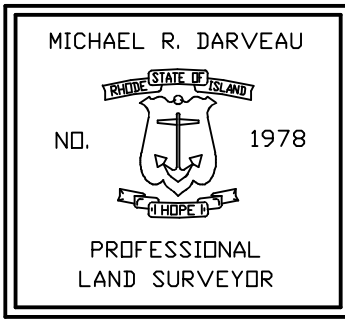
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
CLASS 1

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

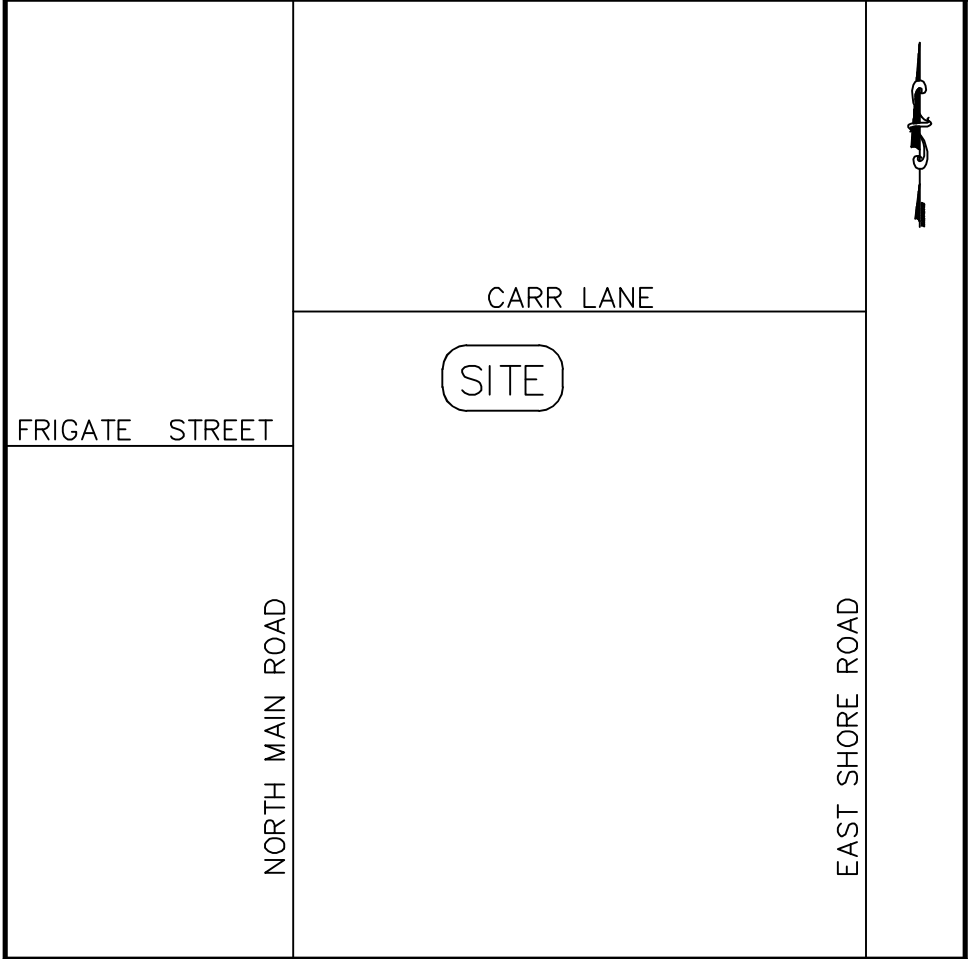
- 1) PREPARE A SUBDIVISION PROPERTY LINE PLAN.



BY: MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE
COA #LS-A497

PROPOSED SUBDIVISION PROPERTY LINE PLAN FOR CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND		DARVEAU LAND SURVEYING, INC. P.O. BOX 7918 CUMBERLAND, R.I. 02864 PHONE 401-475-5700 E-MAIL: MIKE@DARVEAUSURVEY.COM	
PROJECT NO: 2017_040	REVISION 1" = 20'	DATE: JAN. 12, 2022	SHEET NO: 2 OF 3



LOCUS
NOT TO SCALE

SEDIMENTATION AND EROSION CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION & EROSION CONTROL.
2. EMBANKMENT SLOPES & ALL DISTURBED AREAS ARE TO RECEIVE A LAYER OF TOPSOIL (LOAM) AND SEED.
3. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING AND PRIOR TO ANY ROUGH GRADING, A TEMPORARY SILT FENCE OR HAY BALES SHALL BE PLACED AT THE LIMIT OF PERMANENT DISTURBANCE PER PLAN.
4. ALL EROSION & SEDIMENTATION CONTROL SHALL BE PERIODICALLY MAINTAINED DURING BUILDING CONSTRUCTION BY THE CONTRACTOR.

EROSION & SOIL STABILIZATION PROGRAM:

1. TEMPORARY TREATMENTS SHALL CONSIST OF A SILT FENCE, HAY BALES OR PROTECTIVE COVERS SUCH AS FABRIC MATS.
2. THE SILT FENCE OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED COVER IS ESTABLISHED.
3. NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1 – OCT. 15.
4. ALL FILL, IF REQUIRED, SHALL BE CLEAN AND THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH RIDPW STANDARD SPECIFICATION SECTION 202.

SEDIMENTATION CONTROL PROGRAM:

1. A TEMPORARY SILT FENCE, HAY BALES OR PROTECTIVE COVER SHALL BE INSTALLED PRIOR TO CONSTRUCTION & SHALL BE MAINTAINED ON A DAILY BASIS. IN ADDITION TO THE LINE OF THE SILT FENCE AT THE LIMIT OF PERMANENT DISTURBANCE, TEMPORARY BARRIERS SHALL BE CONSTRUCTED AT THE TOE OF THE DISTURBED (CUT OR FILL) SLOPES UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED.
2. ALL HAY BALES USED WITH THE SILT FENCE ARE TO HAVE TWO STAKES DRIVEN INTO EACH HAY BALE.
3. THE SILT FENCE AND HAY BALES ARE TO BE INSPECTED DAILY AND REPLACED AS NEEDED.
4. ALL SEDIMENTATION AND EROSION CONTROLS MUST BE INSTALLED AND PASS THE TOWN OF JAMESTOWN'S INSPECTION PRIOR TO ANY CONSTRUCTION WORK.
5. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE FLOW DURING STORMS AND PERIODS OF RAINFALL.
6. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.

SLOPE STABILIZATION AND VEGETATION:

1. THE SILT FENCE OR HAY BALES SHALL BE PLACED AT THE TOE OF ALL DISTURBED SLOPES. THIS SHALL BE MAINTAINED AS A SEDIMENT BARRIER UNTIL THE SLOPES ARE STABILIZED WITH GRASS.
2. THE DISTURBED SLOPES (CUT OR FILL) SHALL BE IMMEDIATELY MULCHED AS AN EROSION PROTECTION MEASURE.
3. MAINTAIN MULCH UNTIL THE SLOPES ARE STABILIZED WITH A SATISFACTORY GROWTH OF GRASS.
4. VEGETATION REMOVED MAY BE SHREDDED AND CHIPPED ON SITE FOR USE AS MULCH, OR IT MAY BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. THE RESEEDING OF THE DISTURBED SLOPES SHALL BE CONDUCTED WITH SEED MATERIALS SELECTED FOR PRODUCTION OF A QUICK COVER AND HARDY STAND. PARTICULARLY A CONSERVATION GRASS SEED OR COMPARABLE. THE SEEDING SHALL BE IN ACCORDANCE WITH COMMON NURSERY PRACTICE IN THE RHODE ISLAND AREA.
6. PROVIDED THAT THE PROVISIONS OF THE SEDIMENTATION & EROSION CONTROL PLAN ARE IMPLEMENTED, THERE WILL BE NO ADVERSE ENVIRONMENTAL EFFECTS FROM THE PROPOSED CONSTRUCTION.

SIZING CALCULATION FOR VEGETATED SWALE "A" PER RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE DOCUMENT FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT – TABLE 5: VEGETATED SWALE SIZING GUIDANCE

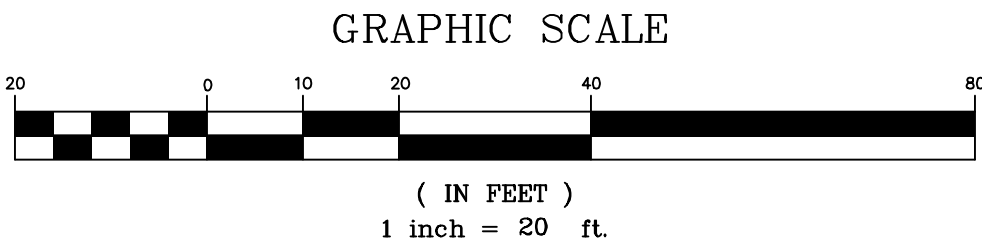
- * VEGETATED SWALE "A" IS FOR RUN-OFF FROM THE PROPOSED DWELLING ON PARCEL "A".
- * PROPOSED IMPERVIOUS AREA = 1,216 S.F.
- * VEGETATED SWALE "A" DEPTH = 8 INCHES
- * SOIL TYPE: SILTY SOILS = 0.16 SIZING FACTOR (1-INCH STORM EVENT)
- * 1,216 S.F. X 0.16 = 195 S.F. SWALE REQUIRED
- * PROPOSED VEGETATED SWALE "A" BOTTOM AREA = 198 S.F.

SIZING CALCULATION FOR VEGETATED SWALE "B" PER RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE DOCUMENT FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT – TABLE 5: VEGETATED SWALE SIZING GUIDANCE

- * VEGETATED SWALE "B" IS FOR RUN-OFF FROM THE PROPOSED DWELLING ON PARCEL "B".
- * PROPOSED IMPERVIOUS AREA = 1,216 S.F.
- * VEGETATED SWALE "B" DEPTH = 8 INCHES
- * SOIL TYPE: SILTY SOILS = 0.16 SIZING FACTOR (1-INCH STORM EVENT)
- * 1,216 S.F. X 0.16 = 195 S.F. SWALE REQUIRED
- * PROPOSED VEGETATED SWALE "B" BOTTOM AREA = 198 S.F.

VEGETATED SWALE NOTES:

1. VEGETATED SWALES SHALL HAVE MODERATE SIDE SLOPES FLATTER THAN 3:1 FOR MOST CONDITIONS.
2. VEGETATED SWALES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4% (E.G. 4 FOOT DROP OVER A HORIZONTAL DISTANCE OF 100 FEET).
3. VEGETATED SWALES SHALL BE INSPECTED ANNUALLY AND SHOULD BE INSPECTED AFTER LARGE STORM EVENTS.
4. ERODED SIDE SLOPES AND CHANNEL BOTTOMS SHALL BE STABILIZED AS NECESSARY.
5. IF THE SURFACE OF THE VEGETATED SWALE BECOMES CLOGGED TO THE POINT THAT STANDING WATER IS OBSERVED ON THE SURFACE 48 HOURS AFTER PRECIPITATION EVENTS, THE BOTTOM SHALL BE ROTO-TILLED OR CULTIVATED TO BREAK UP ANY HARD-PACKED SEDIMENT, AND THEN RESEDED.
6. VEGETATION IN SWALES SHALL BE MOWED AS REQUIRED TO MAINTAIN MINIMUM GRASS HEIGHTS IN THE 4-6 INCHES RANGE.
7. EVERY FIVE YEARS, THE CHANNEL BOTTOM SHOULD BE SCRAPED TO REMOVE SEDIMENT AND TO RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE, AND SHOULD BE SEED TO RESTORE GROUND COVER, WHERE NECESSARY.
8. GRASSES OR SEDGES ARE TYPICALLY USED IN VEGETATED SWALES, BUT OTHER NATIVE PLANTS CAN BE USED IN ACCORDANCE WITH THE RHODE ISLAND COASTAL PLANT GUIDE, WHICH IS LOCATED AT CELS.URI.EDU/TESTSITE/COASTALPLANTS/COASTALPLANTGUIDE.HTM.
9. THE VEGETATED SWALE SHALL BE PHYSICALLY DELINEATED PRIOR TO THE START OF CONSTRUCTION TO PREVENT ADDITIONAL COMPACTION.



LEGEND

PL	PROPERTY LINE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
UP	UTILITY POLE
TH	TEST HOLE
LT	LEDGE TEST HOLE
ELEV.	ELEVATION
TYP.	TYPICAL
--W--	WATER LINE
T	TOP OF WALL
B	BOTTOM OF WALL

ZONING INFORMATION:

- THE PARCEL IS ZONED: RR-200
MINIMUM LOT AREA = 200,000 S.F.
MINIMUM LOT WIDTH/FRONTAGE = 300 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 50 FEET
SIDE YARD = 40 FEET
REAR YARD = 50 FEET
MAXIMUM LOT COVERAGE = 5%
MAXIMUM BUILDING HEIGHT = 35 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
SIDE YARD = 20 FEET
REAR YARD = 20 FEET

TABLE OF PROPOSED ELEVATIONS:

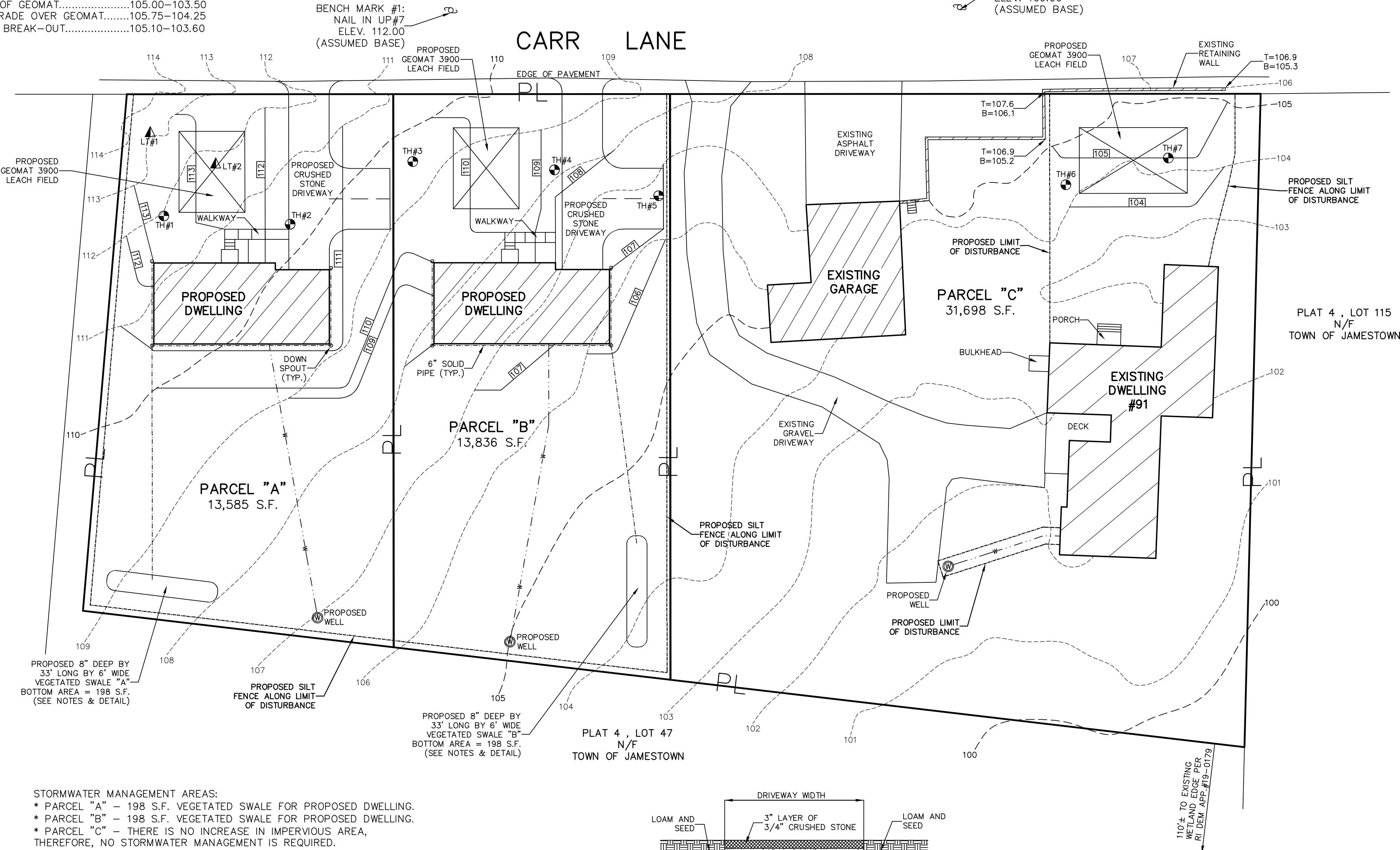
PARCEL "A" DWELLING:	
TOP OF FOUNDATION.....	115.00
ENTRY LEVEL.....	116.00
MAIN FLOOR LEVEL.....	120.50
LOWER LEVEL SLAB.....	111.50
GARAGE SLAB.....	111.17
PARCEL "A" LEACH FIELD:	
BOTTOM OF GEOMAT.....	112.50-112.00
FINISH GRADE OVER GEOMAT.....	113.25-112.75
5' AWAY BREAK-OUT.....	112.60-112.10
PARCEL "B" DWELLING:	
TOP OF FOUNDATION.....	111.50
ENTRY LEVEL.....	112.50
MAIN FLOOR LEVEL.....	117.00
LOWER LEVEL SLAB.....	108.00
GARAGE SLAB.....	107.67
PARCEL "B" LEACH FIELD:	
BOTTOM OF GEOMAT.....	109.00
FINISH GRADE OVER GEOMAT.....	109.75-110.00
5' AWAY BREAK-OUT.....	109.10
PARCEL "C" LEACH FIELD:	
BOTTOM OF GEOMAT.....	105.00-103.50
FINISH GRADE OVER GEOMAT.....	105.75-104.25
5' AWAY BREAK-OUT.....	105.10-103.60

SOIL EVALUATION TABLE OF ELEVATIONS:

GROUND AT TH#1.....	111.9
WATER TABLE AT TH#1.....	109.9
GROUND AT TH#2.....	110.2
WATER TABLE AT TH#2.....	107.9
GROUND AT TH#3.....	109.3
WATER TABLE AT TH#3.....	106.3
GROUND AT TH#4.....	108.1
WATER TABLE AT TH#4.....	106.1
GROUND AT TH#5.....	106.7
WATER TABLE AT TH#5.....	104.7
GROUND AT TH#6.....	104.3
WATER TABLE AT TH#6.....	101.8
GROUND AT TH#7.....	104.3
WATER TABLE AT TH#7.....	102.3

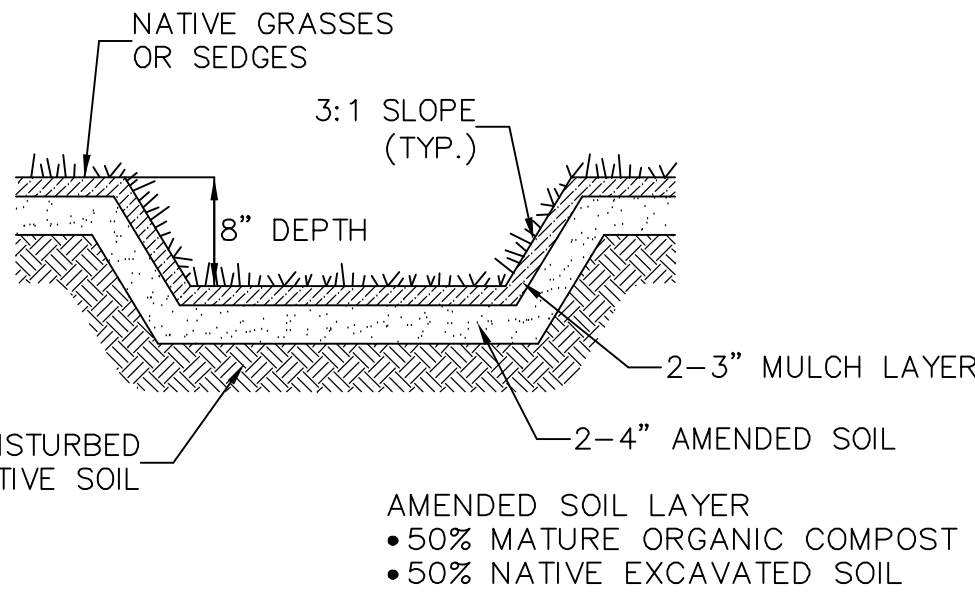
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12. THERE ARE NO PROPOSED STUMP DUMPS AS A RESULT OF THIS PLAN.
13. THERE WAS NO RESERVOIR OR TRIBUTARY STREAM OBSERVED WITHIN 500-FEET OF THE SITE AT THE TIME OF SURVEY.



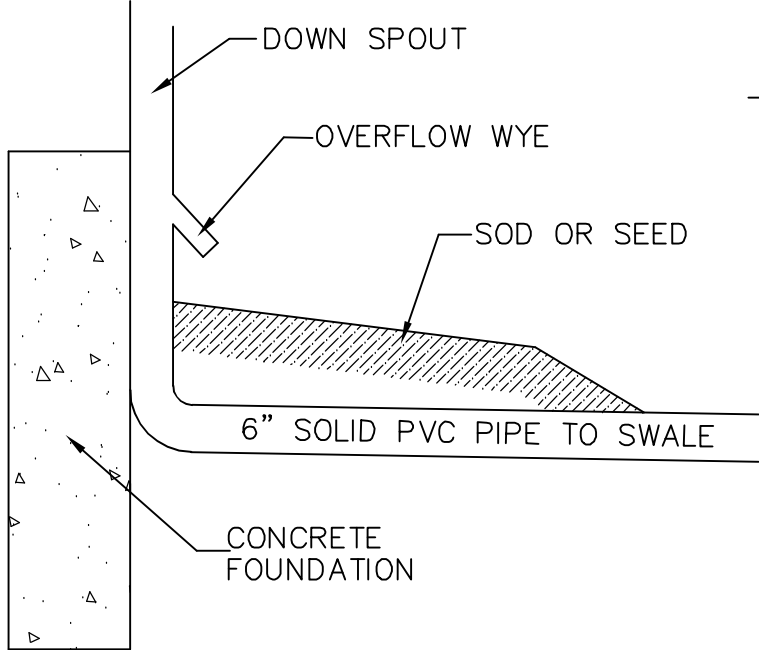
STORMWATER MANAGEMENT AREAS:

- * PARCEL "A" – 198 S.F. VEGETATED SWALE FOR PROPOSED DWELLING.
- * PARCEL "B" – 198 S.F. VEGETATED SWALE FOR PROPOSED DWELLING.
- * PARCEL "C" – THERE IS NO INCREASE IN IMPERVIOUS AREA, THEREFORE, NO STORMWATER MANAGEMENT IS REQUIRED.



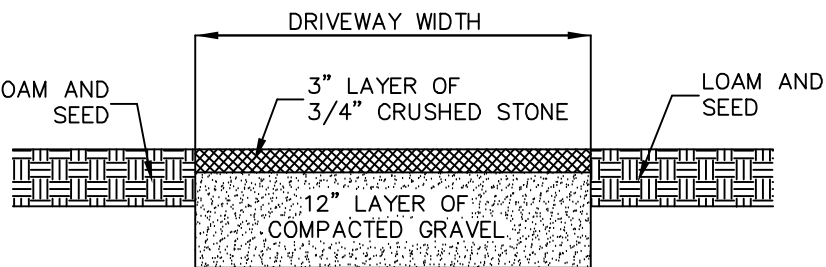
VEGETATED SWALE CROSS-SECTION

NOT TO SCALE



OVERFLOW WYE DETAIL

NOT TO SCALE



CRUSHED STONE
DRIVEWAY CROSS-SECTION

NOT TO SCALE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHIC ACCURACY

MEASUREMENT SPECIFICATION:
CLASS III
CLASS III
T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED SUBDIVISION SITE PLAN.



BY: MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE
COA #LS-A497

DARVEAU LAND SURVEYING, INC.

P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED SUBDIVISION SITE PLAN FOR
CHURCH COMMUNITY HOUSING CORP.

PLAT 4, LOT 52
91 CARR LANE

JAMESTOWN, RHODE ISLAND

SCALE: 1" = 20'

DRAWN BY:
S.A.K.

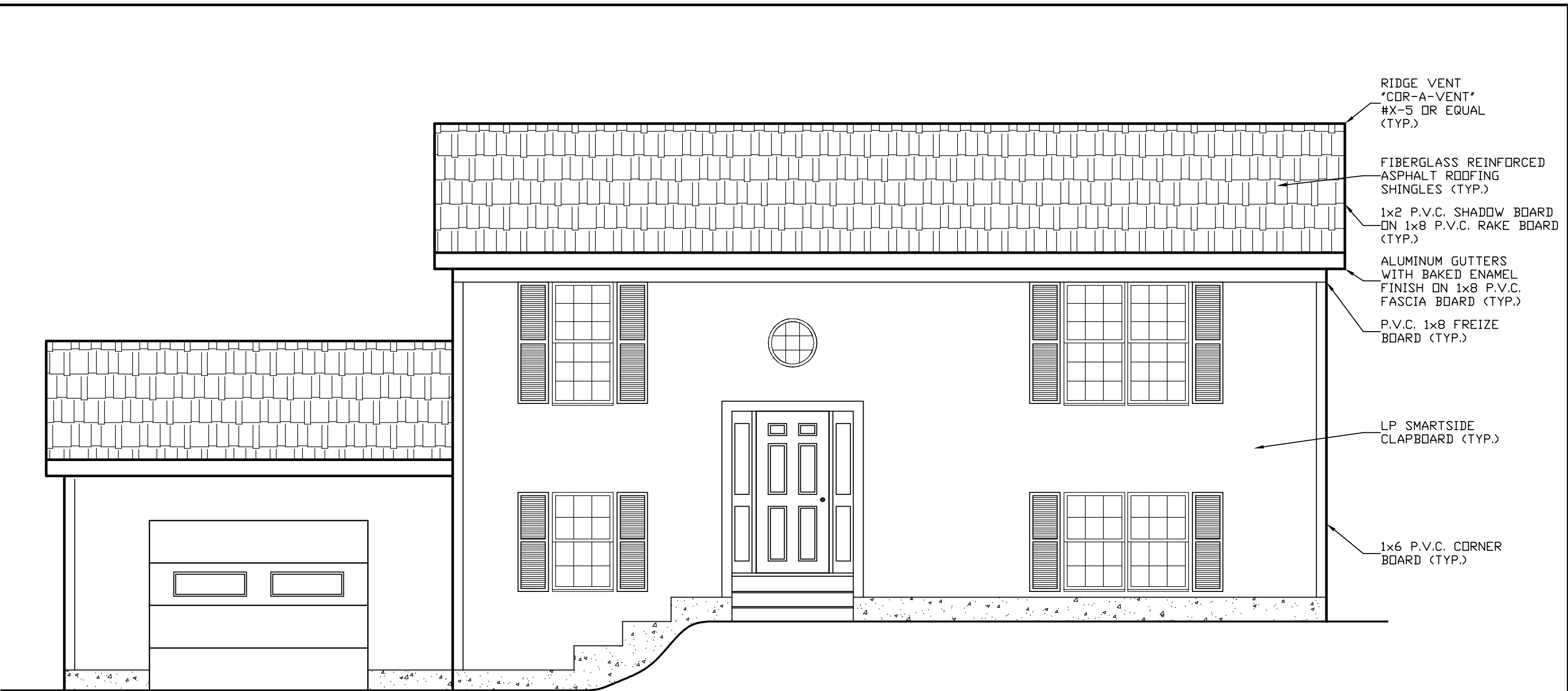
REVISED

PROJECT NO: 2017_040

DATE:

SHEET NO: 3 OF 3

JAN. 12, 2022

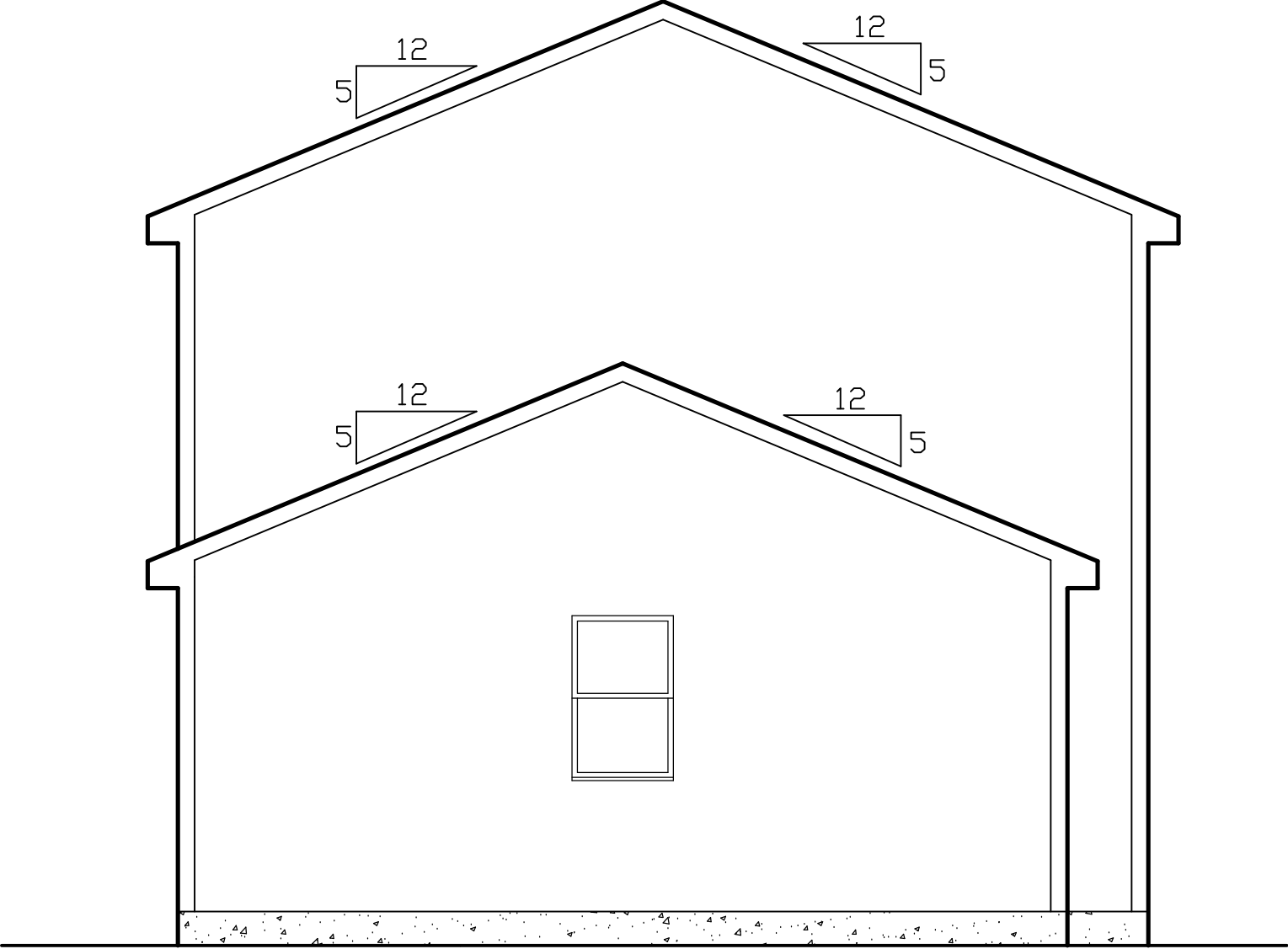


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
PLAT 4 , LOT 52
91 CARR LANE
JAMESTOWN , RHODE ISLAND

PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
SHEET NO: 1 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.

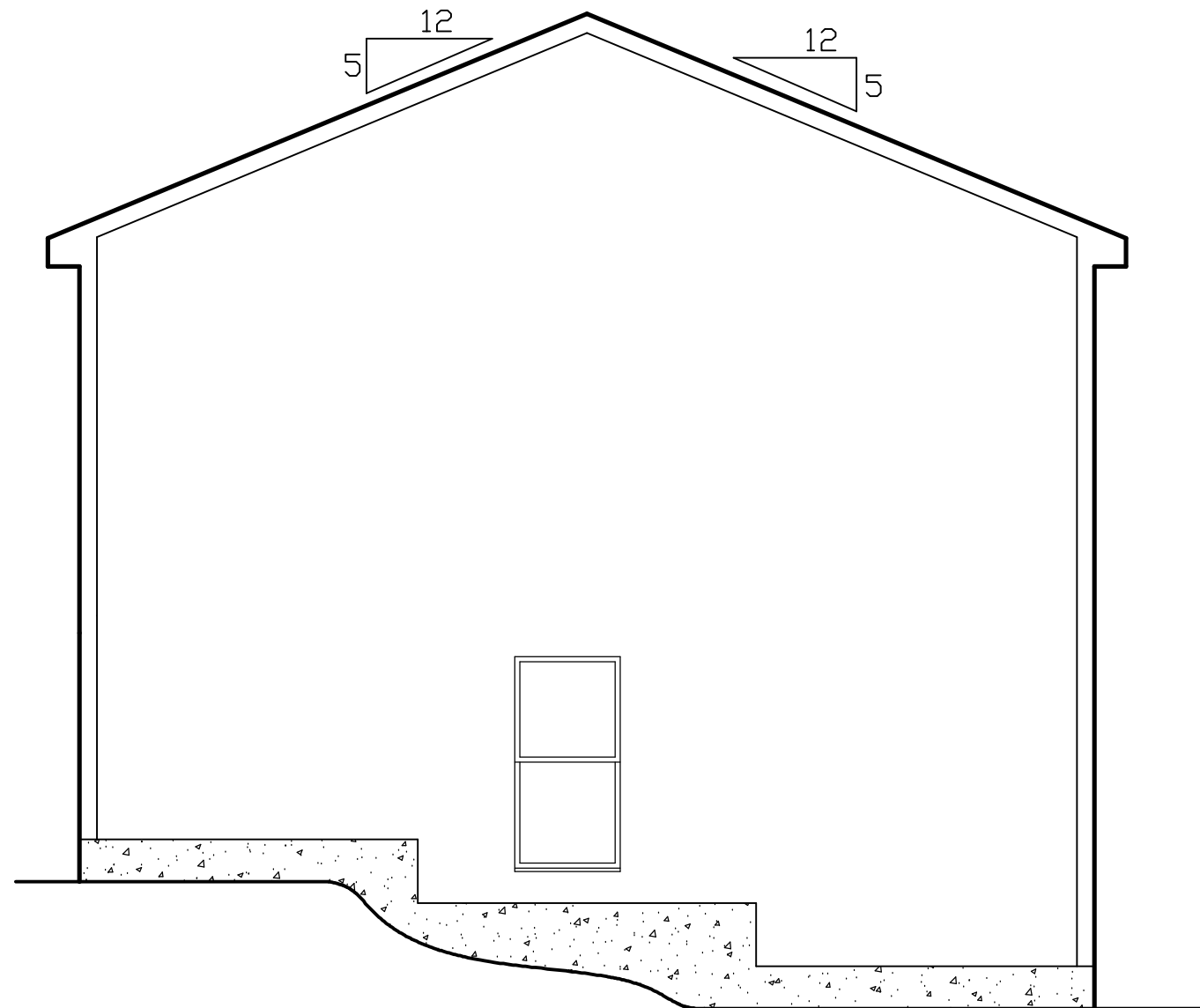


LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
PLAT 4 , LOT 52
91 CARR LANE
JAMESTOWN , RHODE ISLAND

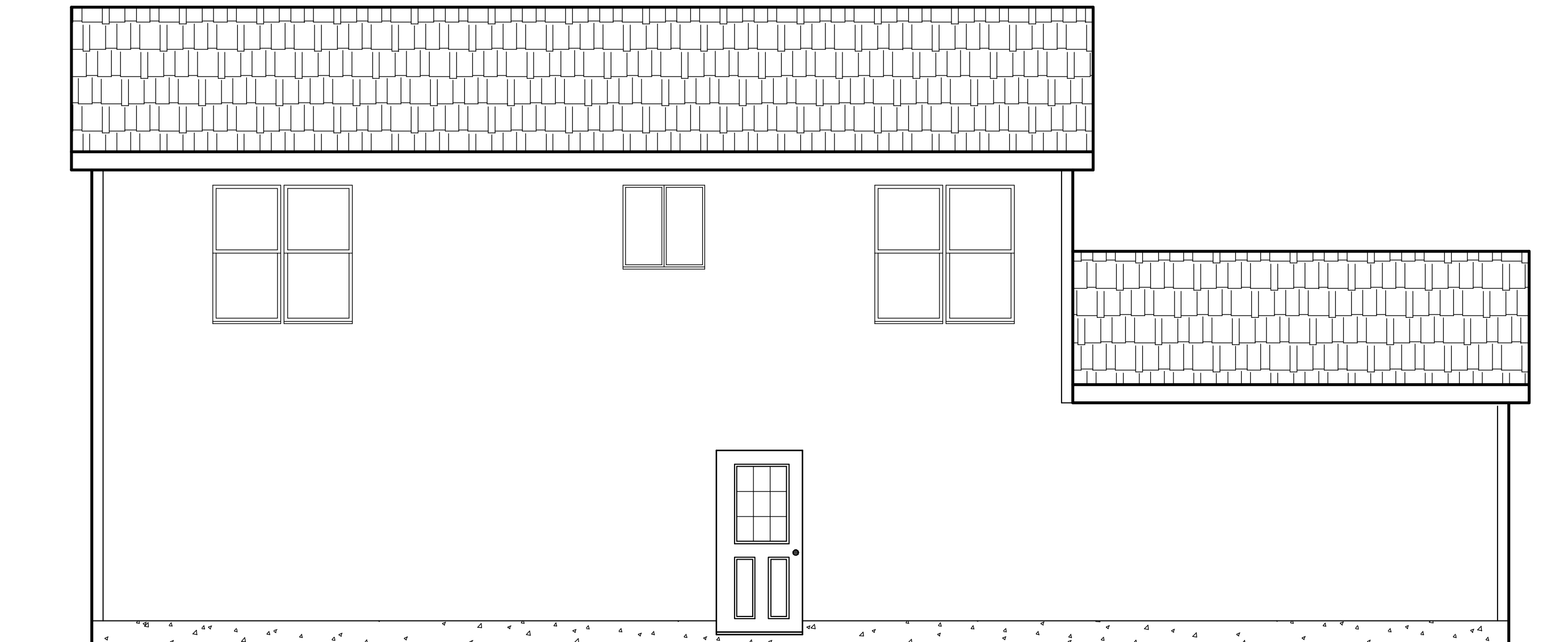
PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
SHEET NO: 2 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR: CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND	PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
	SHEET NO: 3 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
PLAT 4 , LOT 52
91 CARR LANE
JAMESTOWN , RHODE ISLAND

PROJECT NO:
2017-040

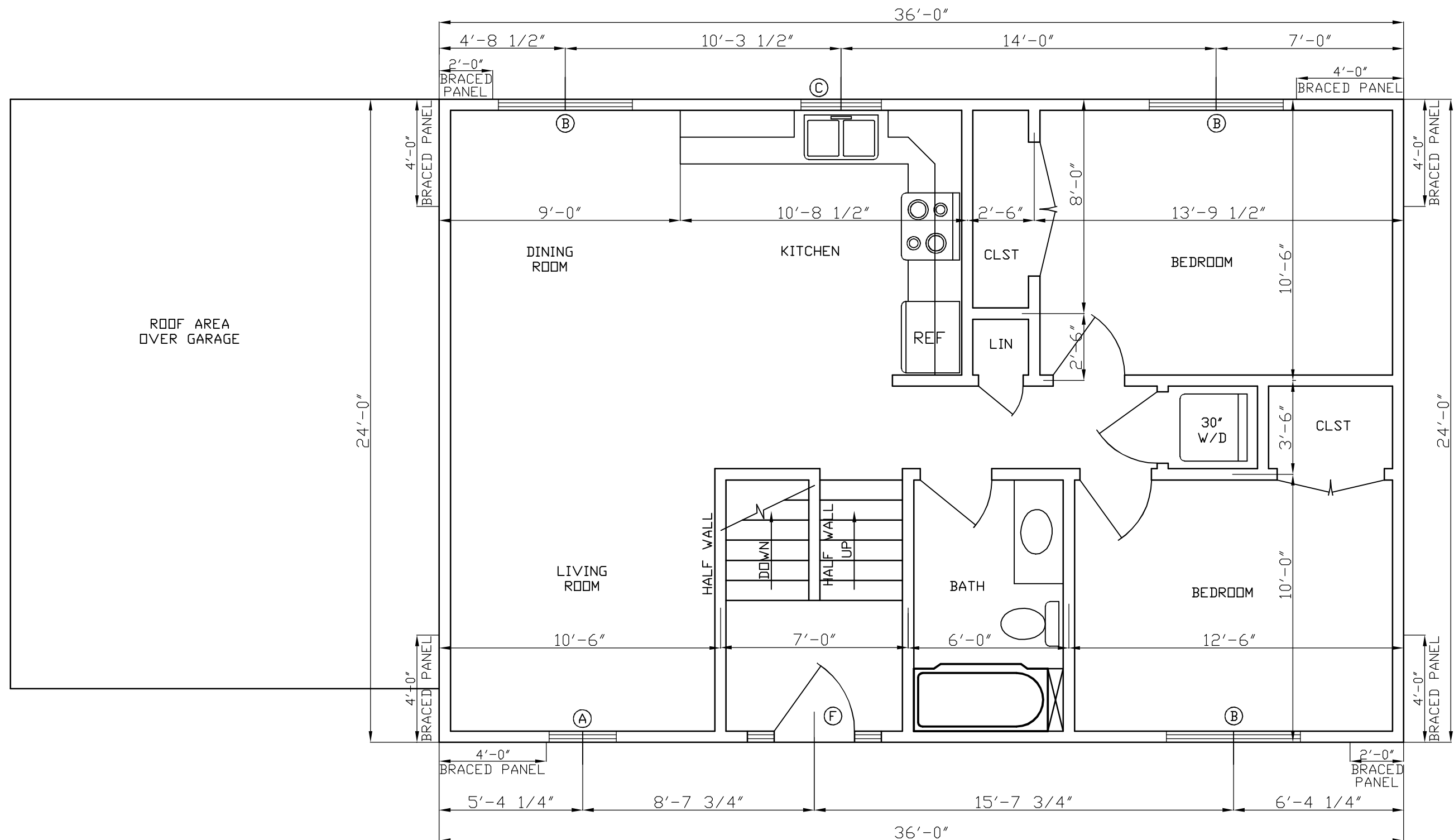
SHEET NO:
4 OF 10

REVISED:

DATE:
JAN. 24, 2022

SCALE:
1/4" = 1'-0"

DRAWN BY:
S.A.K.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.

PLAT 4 , LOT 52
 91 CARR LANE
 JAMESTOWN , RHODE ISLAND

PROJECT NO:
 2017-040

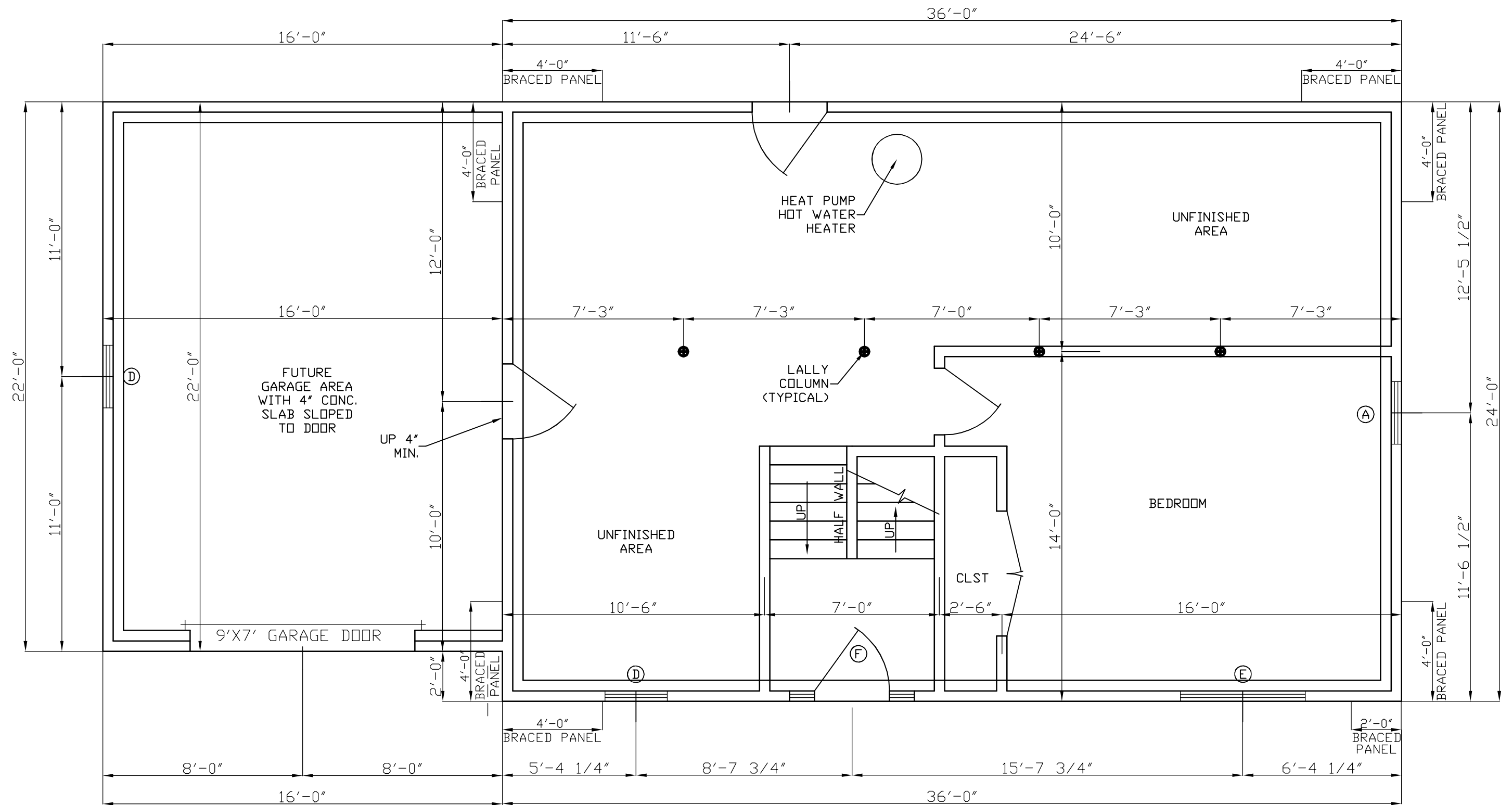
SHEET NO:
 5 OF 10

REVISED:

DATE:
 JAN. 24, 2022

SCALE:
 1/4" = 1'-0"

DRAWN BY:
 S.A.K.



LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.

PLAT 4 , LOT 52
91 CARR LANE
JAMESTOWN , RHODE ISLAND

PROJECT NO:
2017-040

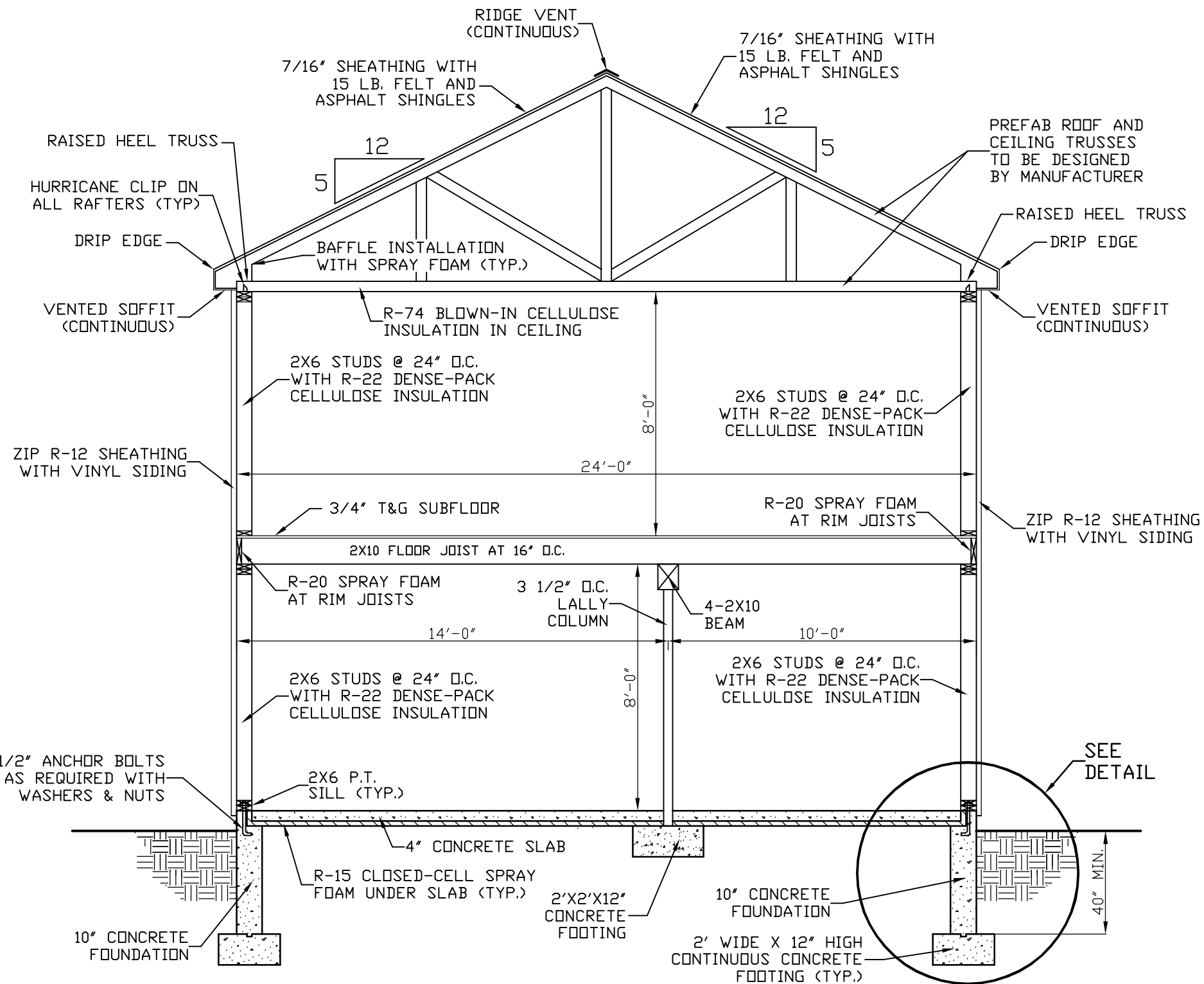
SHEET NO:
7 OF 10

REVISED:

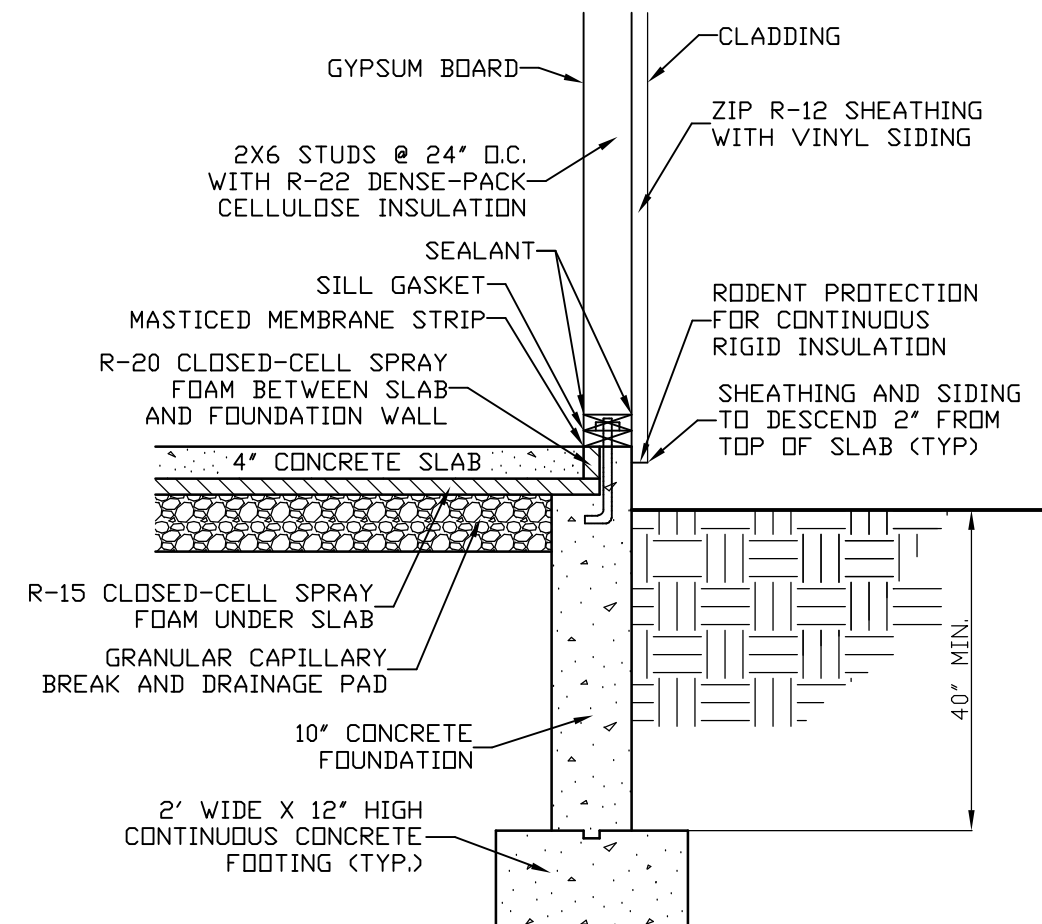
DATE:
JAN. 24, 2022

SCALE:
1/4" = 1'-0"

DRAWN BY:
S.A.K.



TYPICAL CROSS SECTION
SCALE: 1/4" = 1'-0"



FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
PLAT 4 , LOT 52
91 CARR LANE
JAMESTOWN , RHODE ISLAND

PROJECT NO:
2017-040

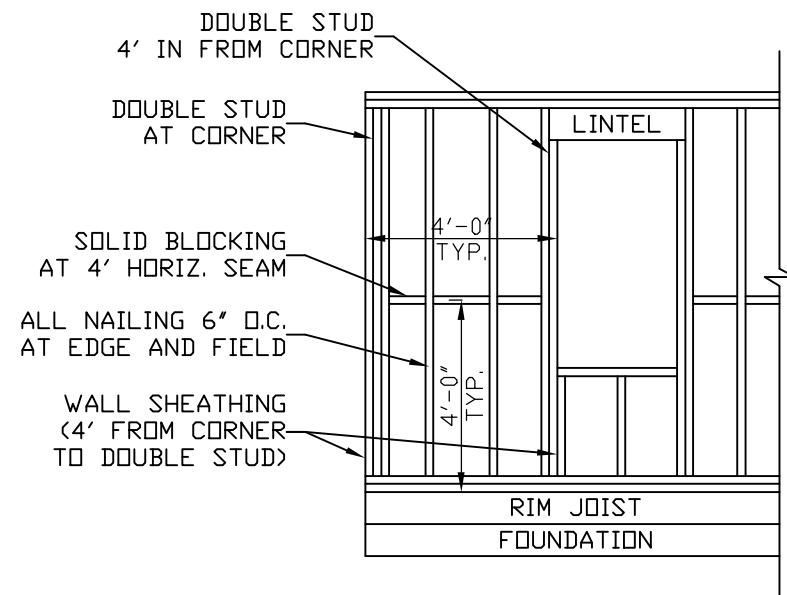
REVISED:

SCALE:
1/4" = 1'-0"

SHEET NO:
8 OF 10

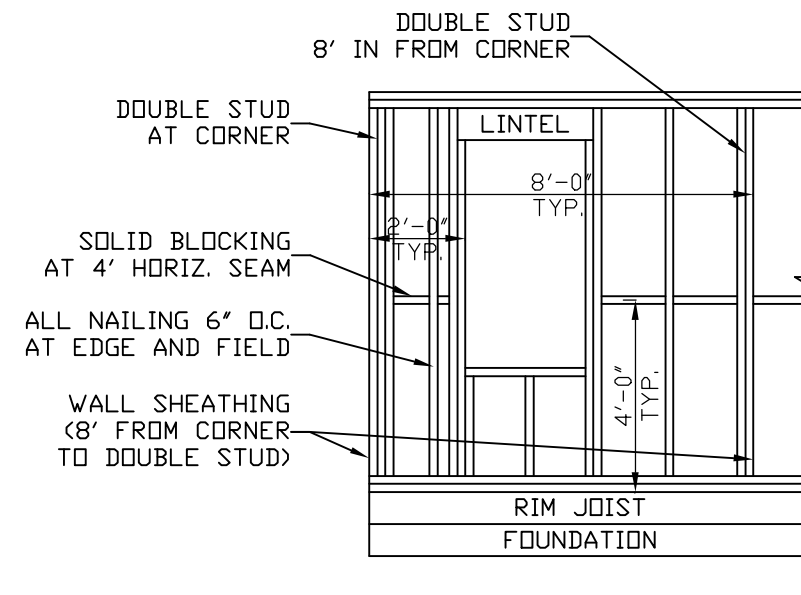
DATE:
JAN. 24, 2022

DRAWN BY:
S.A.K.



48" SHEAR WALL DETAIL

SCALE: 1/4" = 1'-0"



24" SHEAR WALL DETAIL

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
 PLAT 4 , LOT 52
 91 CARR LANE
 JAMESTOWN , RHODE ISLAND

PROJECT NO:
2017-040

SHEET NO:
9 OF 10

REVISED:

DATE:
JAN. 24, 2022

SCALE:
1/4" = 1'-0"

DRAWN BY:
S.A.K.

BUILDING DESIGN CRITERIA:

- * WIND LOADS TO BE 100 M.P.H. (MIN.)
- * LIVE LOADS TO BE AS FOLLOWS:
(IN POUNDS PER SQUARE FOOT)
ATTICS WITHOUT STORAGE = 10
ATTICS WITH LIMITED STORAGE = 20
HABITABLE ATTICS - 30
ATTICS WITH FIXED STAIRS = 30
BALCONIES (EXTERIOR) & DECKS = 40
FIRE ESCAPES = 40
GUARDRAILS AND HANDRAILS = 200
GUARDRAIL FILL-IN COMPONENTS = 50
PASSENGER VEHICLE GARAGES = 50
ROOMS OTHER THAN SLEEPING ROOM = 40
SLEEPING ROOMS = 30
STAIRS = 40
ROOF LOAD = 20 (LIVE)
ROOF LOAD = 30 (SNOW)

NOTE: ALL COMPONENTS ARE TO MEET R.I.
BUILDING CODE REQUIREMENTS.

FRAMING LUMBER TO BE SPRUCE PINE FIR # 1
OR 2 OR EQUAL FOR 14-FOOT FLOOR SPANS.

ALL STRUCTURAL MEMBERS ARE SUBJECT TO
FINAL APPROVAL BY THE LOCAL BUILDING
INSPECTOR.

BUILDER IS RESPONSIBLE FOR MEETING ALL
STATE OF RHODE ISLAND BUILDING CODES.

WHILE EVERY ATTEMPT WAS MADE IN THE
PREPARATION OF THESE PLANS, THE BUILDER
IS RESPONSIBLE FOR VERIFYING ALL
DIMENSIONS AND DETAILS.

BUILDING INSULATION REQUIREMENTS:

1. ATTIC FLOOR
 - * R-74 BLOWN-IN CELLULOSE (20") WITH ATTIC FLOOR AIR SEALING
2. EXTERIOR WALLS
 - * R-22 DENSE PACKED CELLULOSE WITH INSULWEBBING IN 2X6 WALL CAVITY OR
R-22 WET SPRAY CELLULOSE IN 2X6 WALL CAVITY
3. SLAB PERIMETER
 - * R-20 CLOSED CELL FOAM INSULATION
4. RIM JOISTS AT ALL FLOORS
 - * R-20 OPEN CELL FOAM INSULATION
5. SOFFIT ENDS
 - * PVC BAFFLE & OPEN CELL FOAM INSULATION
6. BELOW SLAB
 - * R-15 CLOSED CELL FOAM INSULATION
7. AIR SEALING
 - * AERO BARRIER TO ACHIEVE BELOW 1 ACH
(ASSUMES STARTING ACH BETWEEN 4 AND 8)

BUILDING INSULATION SEQUENCING:

1. SOFFIT DETAIL
 - * BAFFLE INSTALLATION WITH SPRAY APPLIED FOAM
2. GYPSUM BOARD
 - * HANG SECOND FLOOR CEILING FLAT
3. ATTIC FLOOR
 - * MANUAL AIR SEAL AND BLOWN-IN CELLULOSE INSULATION
4. RIM JOIST, AIR SEAL WINDOWS AND DOORS, AND BASEMENT SLAB
 - * OPEN CELL AT RIM JOIST - CLOSED CELL BELOW SLAB
5. INSTALL AEROBARRIER
6. WALL INSULATION
7. GYPSUM BOARD
 - * ALL OTHER INTERIOR SURFACES

WINDOW SCHEDULE:

- A - HARVEY TRIBUTE WINDOWS #2446 (APPROX. SIZE - 4'9" HIGH BY 2'6" WIDE)
- B - DOUBLE HARVEY TRIBUTE WINDOWS #2446 (APPROX. SIZE - (2) 4'9" HIGH BY 2'6" WIDE)
- C - CASEMENT WINDOW (APPROX. SIZE - 3'0" HIGH BY 3'0" WIDE)
- D - HARVEY TRIBUTE WINDOWS #24310 (APPROX. SIZE - 4'1 1/2" HIGH BY 2'6" WIDE)
- E - DOUBLE HARVEY TRIBUTE WINDOWS #24310 (APPROX. SIZE - (2) 4'1 1/2" HIGH BY 2'6" WIDE)
- F - 24" DIAMETER ROUND WINDOW

PROPOSED HOUSE PLANS FOR: CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND	PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
	SHEET NO: 10 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



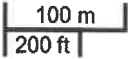
LOCUS MAP



Town of Jamestown, Rhode Island

Selected Parcel: 91 CARR LANE ID: 4-52

Printed on 1/13/2022



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



AERIAL MAP

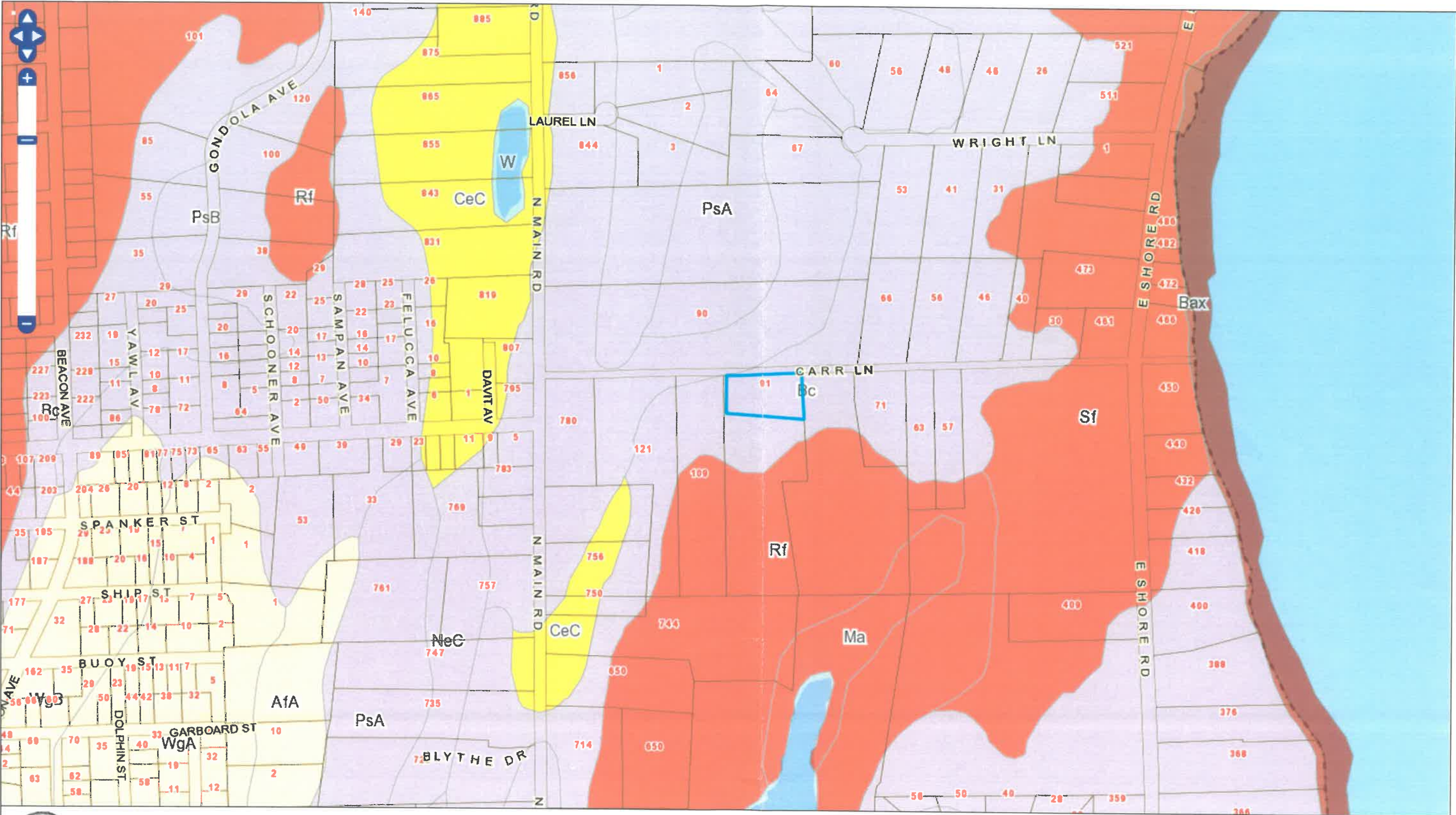


Town of Jamestown, Rhode Island

Selected Parcel: 91 CARR LANE ID: 4-52
Printed on 1/13/2022



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Town of Jamestown, Rhode Island

Selected Parcel: 91 CARR LANE ID: 4-52

Printed on 1/13/2022

100 m
200 ft



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

SOILS MAP

Part B

Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

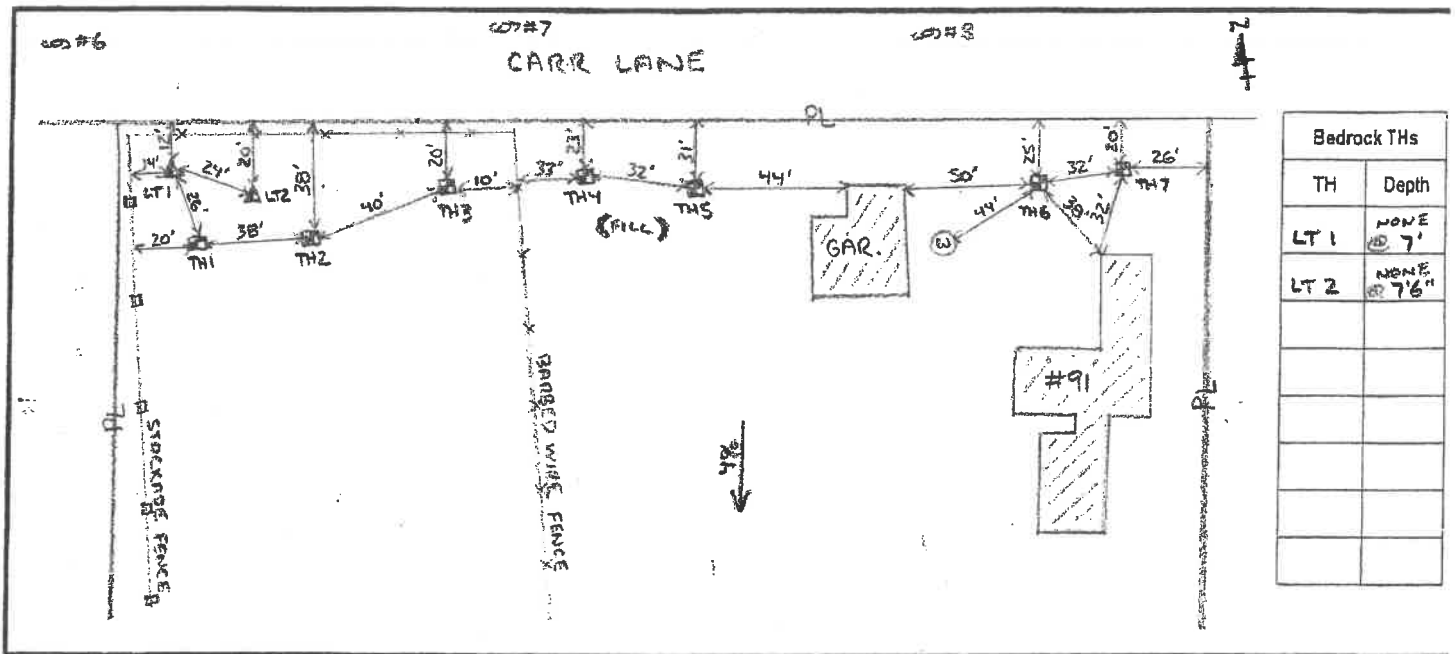
Please use the area below to locate:

1. Test holes and bedrock test holes,
2. Approximate direction of due north,
3. Offsets from all test holes to fixed points such as street, utility pole, or other permanent, marked object.*

*OFFSETS MUST BE SHOWN

Key:

- Approximate location of test holes
- Approximate location of bedrock test holes
- Estimated gradient and direction of slope
- Approximate direction of due north



1. Relief and Slope: 4% TO THE SOUTH
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes? If yes, locate on above sketch. NO ☒ YES ☐
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole? Provide all test hole locations & depths above. NO ☒ YES ☐
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO ☐ YES ☒
5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. NO ☒ YES ☐
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 38? NO ☐ YES ☐
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. NO ☐ YES ☒
8. Site's potential for flooding or ponding: NONE ☐ SLIGHT ☒ MODERATE ☐ SEVERE ☐
9. Landscape position: SLOPED AWAY FROM STREET
10. Vegetation: TH-5 WOODED AREAS - TH 6-7 LAWN AREA
11. Indicate approximate location of property lines and roadways.
12. Additional comments, site constraints or additional information regarding site:

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: [Signature] License # D9044 Part B prepared by: [Signature] License # DZ166

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision: Concur ☐ Inconclusive ☐ Disclaim ☐

Unwitnessed Soil Evaluations Decision: Accept ☐ Inconclusive ☐ Disclaim ☐

Wet Season Determination required ☐ Additional Field Review Required ☐

Explanation: _____

Signature Authorized Agent _____ Date _____



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment System Program



Site Evaluation Form

Part A - Soil Profile Description

Application Number 1815-0209

Property Owner: JIM RAFFERTY

Property Location: 91 CORA LANE JEWETTOWN

Date of Test Hole: 4/3/18

Soil Evaluator: MATTHEW COTTA

Weather: Light rain 45°

License Number: 04044

Shaded: Yes ☒ No ☐ Time: 10:00

TH <u>3</u> Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
A p 0-9	a	S		10YR3/6	—			FSL	1-m-sbk	FR	4
Bm 9-20	C	W		2.5Y4/6	—			FSL	1-m-sbk	VFR	4
Bw 20-30	a	W		2.5Y4/6	—			LS	1-m-sbk	VFR	3
2Cd 30-8'				5Y3/1	10YR3/6	C-M-P					9
TH <u>4</u> Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
FILL 0-10											
Aph 10-15	a	S		10YR3/6	—			SIL	1-m-pl	FR	5
Bw 15-30	C	W		2.5Y4/6	10YR2/4	F-M-P		FSL	1-m-sbk	VFR	4
2Cd 30-8'				5Y3/1	10YR2/4	C-M-P		SIL	cm	GRM	9

TH 3 Soil Class SAND FILL Total Depth 3' Impervious/Limiting Layer Depth None @ 8' (og) GW Seepage Depth — SHWT 36" (og)
TH 4 Soil Class DEBR. FILL Total Depth 8' Impervious/Limiting Layer Depth None @ 7'-2" (og) GW Seepage Depth 6' SHWT 24" (og)
Comments: ST1-7' no ledge / 1.1' NO

Part B

Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

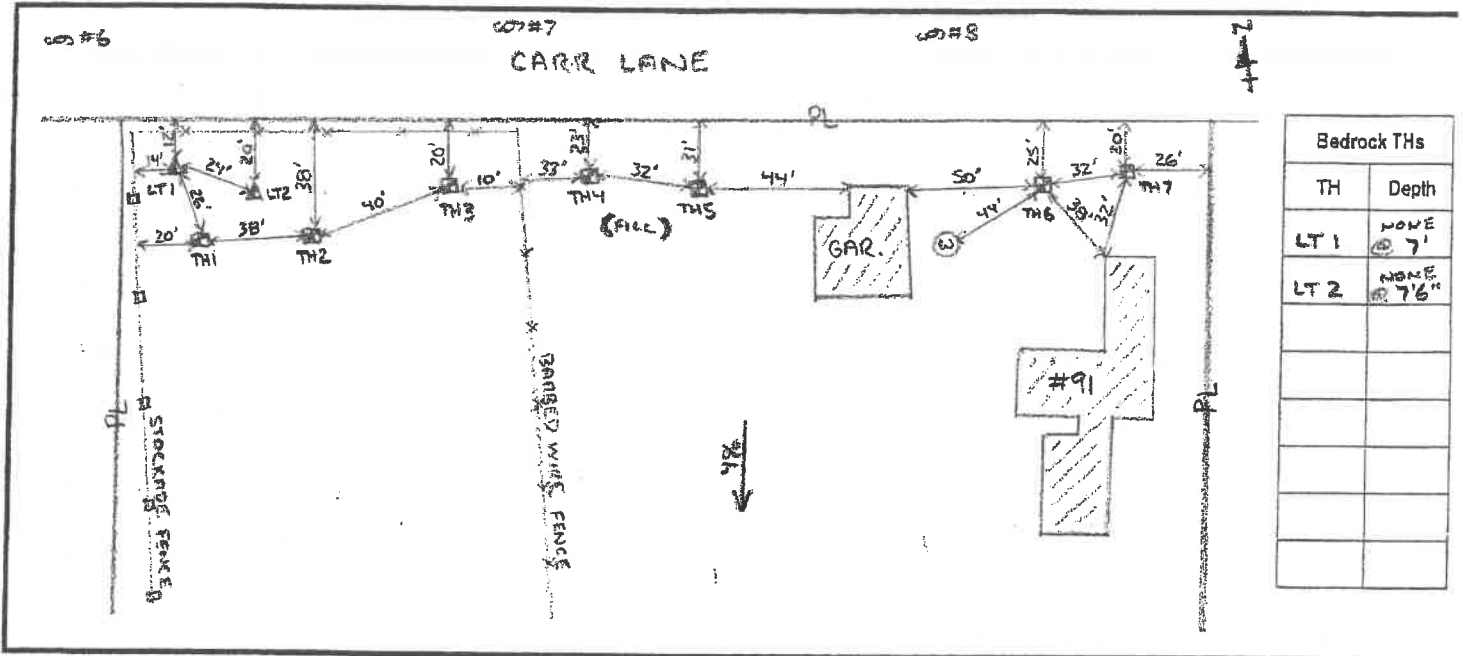
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2. Approximate direction of due north,
3. Offsets from all test holes to fixed points such as street, utility pole, or other permanent, marked object.*

*OFFSETS MUST BE SHOWN

Key:

- Approximate location of test holes
- Approximate location of bedrock test holes
- Estimated gradient and direction of slope
- Approximate direction of due north



1. Relief and Slope: 4% TO THE SOUTH

2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes? If yes, locate on above sketch.

NO ☒ YES ☐

3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole? Provide all test hole locations & depths above.

NO ☒ YES ☐

4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch.

NO ☐ YES ☒

5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch.

NO ☒ YES ☐

6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 38?

NO ☐ YES ☐

7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch.

NO ☐ YES ☒

8. Site's potential for flooding or ponding: NONE ☐ SLIGHT ☒ MODERATE ☐ SEVERE ☐

9. Landscape position: SLOPED AWAY FROM STREET

10. Vegetation: TH1-5 WOODED AREAS : TH 6-7 LAWN AREA

11. Indicate approximate location of property lines and roadways.

12. Additional comments, site constraints or additional information regarding site:

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: Signature

License #

Part B prepared by: Signature

License #

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision:

Concur ☐

Inconclusive ☐

Disclaim ☐

Unwitnessed Soil Evaluations Decision:

Accept ☐

Inconclusive ☐

Disclaim ☐

Wet Season Determination required ☐

Additional Field Review Required ☐

Explanation:

Signature Authorized Agent

Date



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment System Program



Site Evaluation Form
Part A - Soil Profile Description

Property Owner: JIM RUFFERTY

Application Number 1815-0209

Property Location: 91 CAIR Lane JAMESTOWN

Date of Test Hole: 4/3/18

Soil Evaluator: MATTHEW COTTA

License Number: D4044

Weather: LIGHT RAIN 45°

Shaded: Yes ☒ No ☐ Time: 10:30

TH <u>5</u> Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
FILL	0-8										
Apb	8-15	A	S	10YR3/4				SIL	1-M-5b/c	FR	5
Bwb	15-36		L	2.5Y4/6	10YR4/4			FSL	1-M-5b/c	VFR	4
Cd	36-8			5Y3/1	10YR3/4				SA	FIR	9
TH <u>6</u> Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
Ap	0-7	A	S	10YR3/4					1-M-5b/c	FR	5
Bwb	7-30	C	L	5Y4/6				FT	1-M-5b/c	VFR	4
Cd	30-56"			5Y3/1					SA	FIR	9

TH 5 Soil Class Dense Till Total Depth 8' Impervious/Limiting Layer Depth None @ 7'-4" (og) GW Seepage Depth 4' SHWT 24 (og)
TH 6 Soil Class Loess Total Depth 5'-5" Impervious/Limiting Layer Depth None @ 8' (og) GW Seepage Depth 6' SHWT 30 (og)

Comments:

Part B

Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

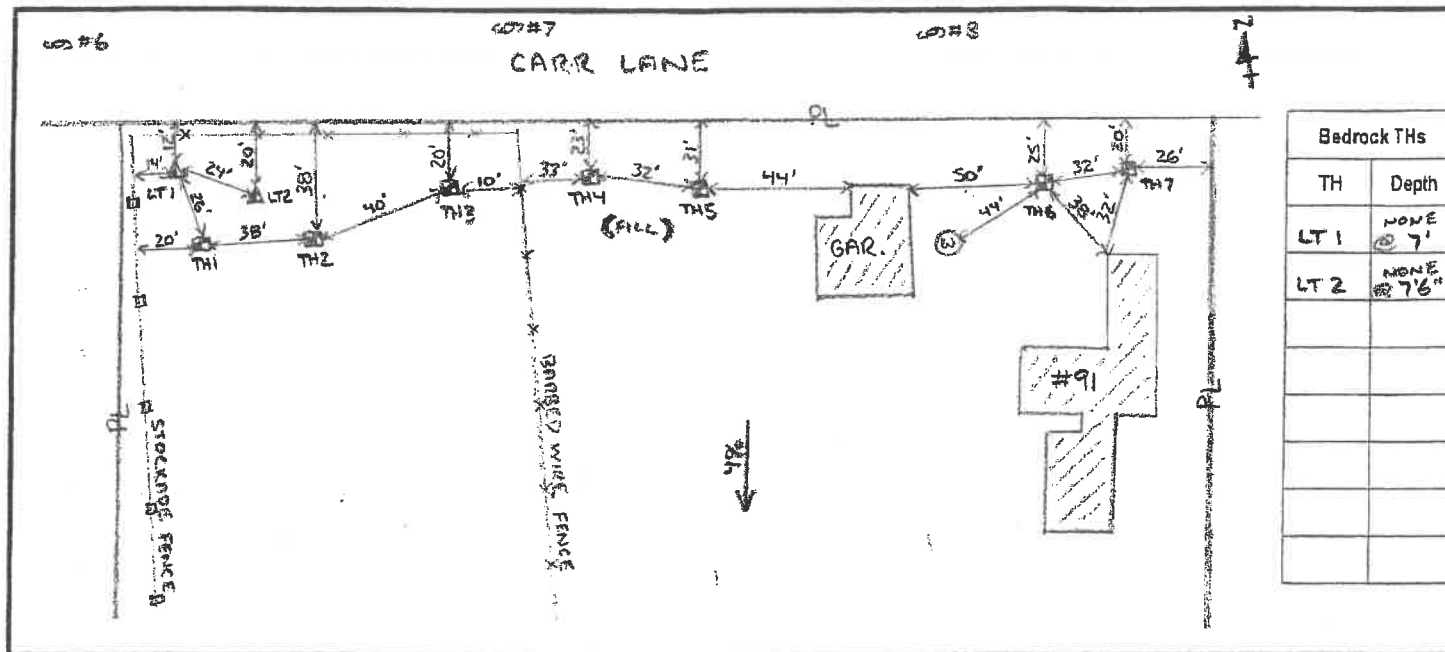
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1. Relief and Slope: 4% TO THE SOUTH

2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes? If yes, locate on above sketch.

NO ☒ YES ☐

3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole? Provide all test hole locations & depths above.

NO ☒ YES ☐

4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch.

NO ☐ YES ☒

5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch.

NO ☒ YES ☐

6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 38?

NO ☐ YES ☐

7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch.

NO ☐ YES ☒

8. Site's potential for flooding or ponding: NONE ☐ SLIGHT ☒ MODERATE ☐ SEVERE ☐

9. Landscape position: SLOPED AWAY FROM STREET

10. Vegetation: TH-5 WOODED AREAS; TH-6-7 LAWN AREA

11. Indicate approximate location of property lines and roadways.

12. Additional comments, site constraints or additional information regarding site:

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Part A prepared by: Signature

License #

Part B prepared by: Signature

License #

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision: Concur ☐ Inconclusive ☐ Disclaim ☐

Unwitnessed Soil Evaluations Decision: Accept ☐ Inconclusive ☐ Disclaim ☐

Wet Season Determination required ☐ Additional Field Review Required ☐

Explanation:

Signature Authorized Agent

Date

Part B

Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

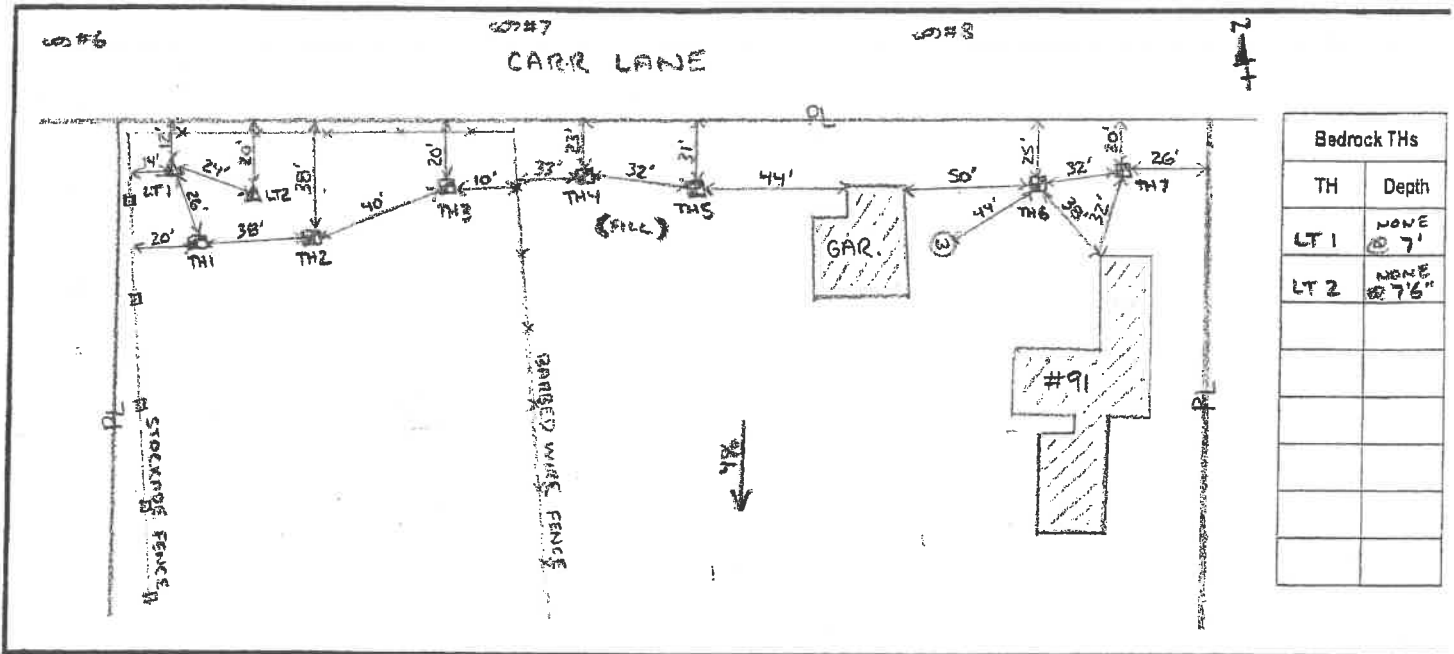
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*OFFSETS MUST BE SHOWN

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2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes? If yes, locate on above sketch.
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole? Provide all test hole locations & depths above.
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch.
5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch.
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 38?
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch.
8. Site's potential for flooding or ponding: NONE ☐ SLIGHT ☒ MODERATE ☐ SEVERE ☐
9. Landscape position: SLOPED AWAY FROM STREET

- NO ☒ YES ☐
 NO ☒ YES ☐
 NO ☐ YES ☒
 NO ☒ YES ☐
 NO ☐ YES ☐
 NO ☐ YES ☒

10. Vegetation: TH-5 WOODED AREAS, TH-6-7 LAWN AREA

11. Indicate approximate location of property lines and roadways.

12. Additional comments, site constraints or additional information regarding site:

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: [Signature] License # D4044

Part B prepared by: [Signature] License # D2166

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision: Concur ☐ Inconclusive ☐ Disclaim ☐
 Unwitnessed Soil Evaluations Decision: Accept ☐ Inconclusive ☐ Disclaim ☐

Wet Season Determination required ☐ Additional Field Review Required ☐

Explanation:

Signature Authorized Agent

Date

Island Department of Environmental Management
Onsite Wastewater Treatment System Program

Phone: 401-222-6820
Fax: 401-222-6177

INSPECTION REPORT

APPLICATION NUMBER: 1815-0209	
STREET: 91 Carl Lane	INSPECTOR: DERISO
CITY/TOWN: 00000	INSPECTION DATE: 04/03/2018
PLAT/LOT: 4 52	POLE NO:
OWTS INSTALLER: No Installer XXXX	DESIGNER: D4044
PHONE NO:	ARRIVAL TIME:
INSPECTION NUMBER:	WEATHER CONDITIONS:
TYPE OF INSPECTION: Dry Season Inspection for Soil	
scheduled @ 11am	

FINDINGS/COMMENTS

T#1 - OK ON 24" ESSENT, SOUP @ 66, 8' TO
T#2 - OK ON 24" ESSENT, SOUP @ 66, 8' TO
T#3 - OK ON 36" ESSENT, SOUP @ 29, 5' TO
T#4 - OK ON 10" FILL, OK ON 24" ESSENT, SOUP @ 72, 8' TO
T#5 - OK ON 8" FILL, OK ON 24", SOUP @ 43, 8' TO
T#6 - OK ON 30" ESSENT, SOUP @ 36, 102' TO
T#7 - OK ON 24" ESSENT, SOUP @ 34, 9'

SOIL EVAL CONCUR
SOIL SOIL 405

RESULTS OF INSPECTION/ACTION REQUIRED

☐ CONSTRUCTION - DESIGNER MUST
INSPECT/APPROVE PRIOR TO DEM INSPECTION

- ☐ Bottom inspected
- ☐ Cover inspected
- ☐ Correct items listed
- ☐ (RFA) Address items listed and call for re-inspection.
- ☐ (ASB) Designer must submit As-Built
- ☐ (RPREQ) Redesign required. Submit new application.
- ☐ (RFAD) Stop Construction. Contact OWTS office. DO NOT CONTINUE.
- ☐ (COC) Designer submit COC
- ☐ (O&M) O&M agreement and permit must be recorded in Land Evidence Records.
- ☐ (Fee) A \$100.00 fee is required before re-inspection.
- ☐ Inspection waived

Signature of Inspector

[Handwritten Signature]

☒ SITE TESTING

- ☒ Soil Evaluation - Concur
- ☐ Soil Evaluation - Do not concur
- ☐ Soil Evaluation - Inconclusive
- ☐ Alteration Test Hole - Verified
- ☐ Alteration Test Hole - Unacceptable
- ☐ Ledge Test
- ☐ Fill Tests
- ☐ Repair Test Hole



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

July 11, 2019

Town of Jamestown
c/o Lisa W. Bryer, Town Planner
93 Narragansett Avenue
Jamestown, RI 02835

Re: Application No. 19-0179 in reference to the location below:

Approximately 100 feet south of Carr Lane (at 91 Carr Lane), Utility Poles 7, 8, 9, approximately 1,000 feet east of its intersection with North Main Road, Assessor's Plat 4, Lots 47, 52, and 115, Jamestown, RI.

Dear Ms. Bryer:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Request to verify the delineated edge of freshwater wetlands. This review included an inspection of the above referenced property ("subject property") as described by the site plans submitted with your application and received on June 7, 2019.

Based upon the Program's observations and review, it is our determination that freshwater wetlands are present on the subject property. These freshwater wetlands are regulated by this Department and include, but are not limited to, at least the following types:

Swamp (A-series flags A1 – A28)
Perimeter Wetland (that area of land within 50 feet of the edge of any bog, marsh, swamp, or pond)

The DEM has completed an inspection and review of the wetland edges delineated by you on-site. It is our determination that those wetland edges delineated on-site are substantially accurate. Corrections and/or modifications to the delineated edge are required, however, which include the following:

- Wetland flag A21 can be relocated 40 feet south
- Wetland flags A22 and A23 can be relocated to the existing stone wall south of their present location

This letter does not constitute an approval or permit for any proposed project on the subject property. Pursuant to R.I. Gen. Laws § 2-1-21(a) of the Freshwater Wetlands Act and the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR150-15-1, a permit is required from this Program prior to the commencement of any activity which impacts or alters freshwater wetlands.

This Program assumes that the edges of freshwater wetlands, as flagged or marked on site, have been accurately surveyed and portrayed on site plans submitted in support of your application. This Program makes no guarantee or representation that such survey is accurate.

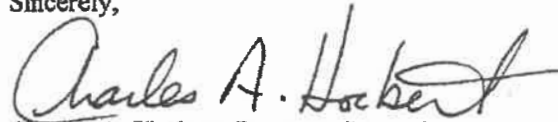
In addition, you should note that freshwater wetlands are present on this property which may be regulated under Section 404 of the Clean Water Act (Federal Water Pollution Control Act, as amended 33 U.S.C. 1344). Accordingly, a permit may be required from the U.S. Army Corps of Engineers for alteration of these wetland areas.

In accordance with 250-RICR-150-15-1.8(C)(8), this verification of the delineated edge of freshwater wetlands is valid for a limited period of four (4) years from the date of issue. You are hereby advised that on July 10, 2015, significant revisions to the RI Freshwater Wetlands Act (R.I. Gen. Laws § 2-1-18 et. seq.) were signed into law. These revisions modify, among other things, the "jurisdictional areas" recognized by the State of Rhode Island. The Department is currently in the process of amending the Rules. If you are contemplating a project on your property and submit the application prior to the promulgation of the revised Rules, you can expect the wetlands jurisdictional areas to correspond as described in this verification letter.

Any application submitted after promulgation of the Rules will be expected to conform to the then existing and duly promulgated Rules. While these changes will not affect the location of flagged wetland edges as verified in this letter, they may affect how activities located in adjacent jurisdictional upland areas will be regulated. You are advised, in the meantime, to monitor the rulemaking process, which will include opportunities for public input and comment.

Please contact Rene Legault of this Office telephone: (401-222-4700, ext. 7732) should you have any questions regarding this letter.

Sincerely,



Charles A. Horbert, Program Supervisor
Office of Water Resources
Freshwater Wetlands Program
CAH/RJL/rjl

cc: Michael R. Darveau, Darveau Land Surveying, Inc.
Scott P. Rabideau, Natural Resource Services, Inc.



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION I
5 POST OFFICE SQUARE SUITE 100
BOSTON, MASSACHUSETTS 02109-3912**

March 26, 2021

Ms. Rain Daugherty
CDBG Program Director
Church Community Housing Corporation
50 Washington Square
Newport, RI 02840

Re: Church Community Housing Corporation – EPA Sole Source Aquifer Review

Dear Ms. Daugherty:

This letter is in response to your request for review of the proposed community housing located at 91 Carr Lane in Jamestown, RI.

EPA Region 1 would like to thank you for forwarding the relevant reports, plot plans, and additional information for this project review. Thank you also for responding to the numerous follow up questions regarding this project.

Project Summary

The Town of Jamestown has subdivided the parcel at 91 Carr Lane into two new lots, one intended to preserve open space and protect the watershed, the other to create new affordable housing.

As noted in your email correspondence, the proposed project is a partnership between the Town of Jamestown and Church Community Housing Corporation (CCHC) for the purpose of achieving two goals: watershed protection and affordable housing development. The Town purchased a 6.9-acre parcel containing a single-family home and detached garage from the former owner using, in part, an open space grant from the Rhode Island Department of Environmental Management. Following acquisition, the Town entered an agreement with CCHC to subdivide the 1.36-acre upland portion of the parcel. The Town has completed that subdivision creating two lots: the 5.5-acre Conservation Parcel and the 1.36-acre parcel for housing development. CCHC is proposing to subdivide the 1.36-acre parcel into four new lots. New advanced denitrification on-site wastewater systems (OWTS) are proposed for each of the four lots along with four new wells to provide water.

In summary, the proposed project includes the development of four new residential units developed by CCHC in partnership with the Town of Jamestown.

Sole Source Aquifer Review Requirements

The proposed project will be built on Conanicut Island. Conanicut Island, also known as Jamestown, is a "Sole Source Aquifer," located in Narragansett Bay, Rhode Island, and is referred to as the "Conanicut Island Sole Source Aquifer." The Conanicut Island Sole Source Aquifer was designated on August 14, 2008. For more information about the aquifer: <https://www3.epa.gov/region1/eco/drinkwater/conanicutisland.html>

The project is receiving Federal financial assistance through the U.S. Department of Housing and Urban Development (HUD). EPA Region 1 is undertaking this Sole Source Aquifer Review since a portion of the funding for the project is being supplied by HUD.

EPA's authority to review proposed projects within Sole Source Aquifers is from the Safe Drinking Water Act (SDWA), Section 1424(e) of the Act authorized in 1974. EPA defines a Sole Source Aquifer as one which supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. An area supplied by a Sole Source Aquifer has no alternative or feasible sources of drinking water that could replace the aquifer.

Summary of Sole Source Aquifer Project Review

The project as proposed should not affect or endanger the drinking water quality of the Conanicut Sole Source Aquifer so long as:

1. *No lubricants, fuels or solvents used in construction and any site development work are allowed to spill, infiltrate or degrade aquifer water quality.* EPA strongly recommends that a spill control and countermeasure plan (SPCC) be prepared by a contractor to mitigate any possible contamination of groundwater, especially for any excavation activities.
2. *Stormwater from the site is managed in compliance with the Rhode Island Stormwater Management Guidance document per the August 2019 Subdivision Plan.*
3. *Stormwater from the site is treated in accordance with the EPA National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities effective February 16, 2017.* The permit includes prohibitions for discharges of any toxic or hazardous substances, as well as conditions for Emergency Spill Notification. For more information, please refer to EPA's website: <https://www.epa.gov/npdes/epas-2017-construction-general-permit-cgp-and-related-documents>

It is anticipated that the project will disturb 1.276 acres. Given that the area of disturbance is more than one acre, the project owner/operator must also follow the proper stormwater construction permitting requirements required for new construction.

For additional information related to the EPA Stormwater Construction General Permit:

<https://www.epa.gov/npdes-permits/npdes-stormwater-permit-program-new-england>

<https://www.epa.gov/npdes-permits/npdes-stormwater-permit-program-new-england#construction>

Thank you for notifying us about this project. Please feel free to contact me at (617) 918-1817 or by email at jacobs.kira@epa.gov if you have any comments or questions regarding this determination.

Sincerely,

A handwritten signature in black ink that reads "Kira Jacobs". The signature is written in a cursive, flowing style.

Kira Jacobs

Sole Source Aquifer Coordinator

EPA Region 1, Drinking Water Program



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

RIHPHC No. 12762
180119.02

19 January 2018

Via email: CBelden@cchcnewport.org

Christian Belden, Senior Project Manager
Church Community Housing Corporation
50 Washington Square
Newport, RI 02840

Re: Property Acquisition
91 Carr Lane
Jamestown, Rhode Island

Dear Mr. Belden:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the documentation submitted for the referenced project. The Church Community Housing Corporation is considering acquiring 91 Carr Lane, built 1950, for use as affordable housing.

The building does not appear to meet National Register Criteria, and the property does not appear to be sensitive for potentially significant archaeological resources.

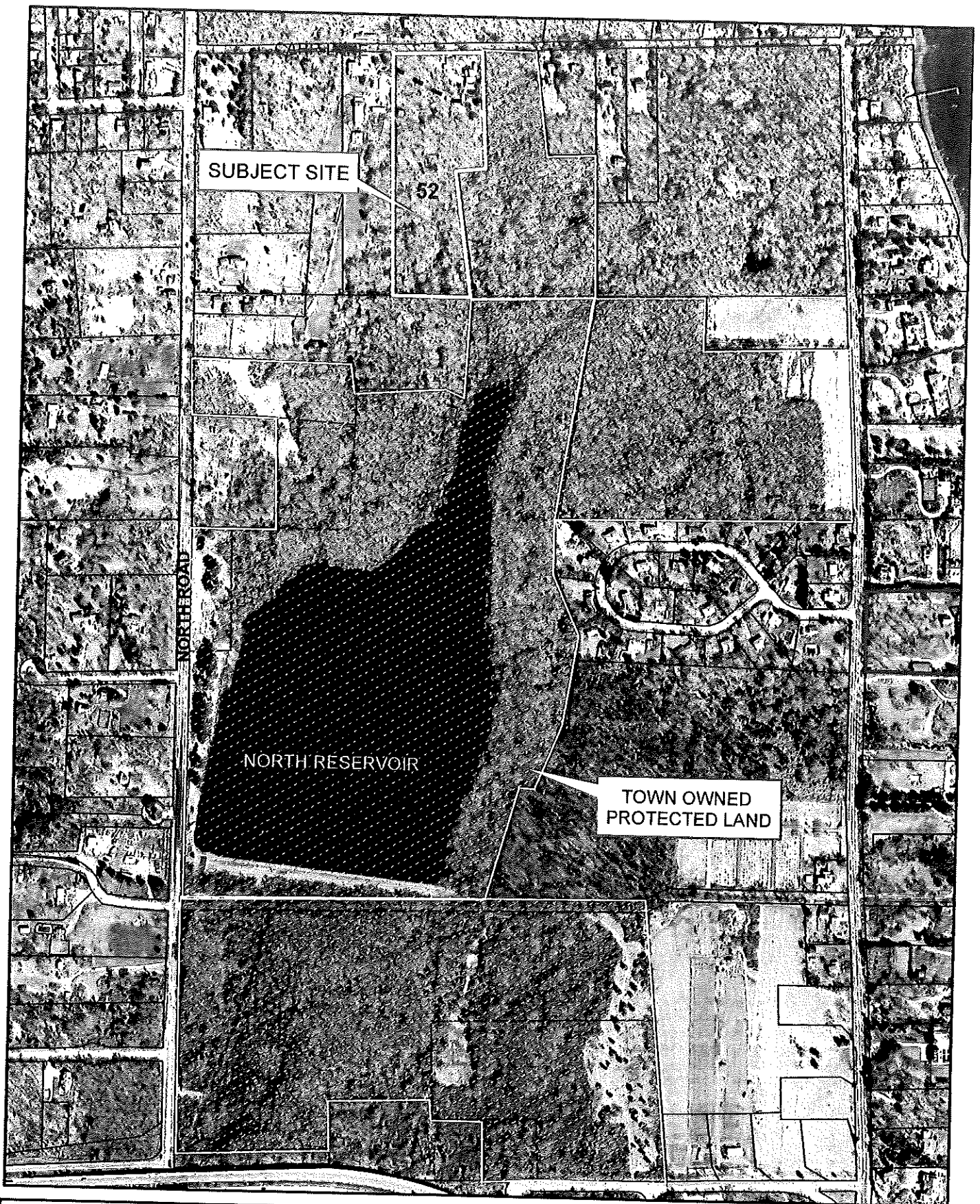
It is the RIHPHC's conclusion that no historic properties will be affected by the project; therefore, we have no objections to the project.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact Glenn Modica, Senior Project Review Coordinator, at glenn.modica@preservation.ri.gov or 401-222-2671.

Very truly yours,

fr Jeffrey D. Emidy
Acting Executive Director
Deputy State Historic Preservation Officer

91 Carr Lane: Estimated Number of Occupants				
Unit Summary:	# of Bedrooms	# of Baths	Square Footage	Est. # Occupants
Lot A: Aff.	3	1	960	2
Lot B: Aff	3	1	960	3
Lot C: Market Rate	4	2	2,088	4
Total:	10	4	4,008	9



PROPOSED ~ 5.5 ACRE OPEN SPACE ACQUISITION
PORTION OF PLAT 4 LOT 52
91 CARR LANE
JAMESTOWN, RI

