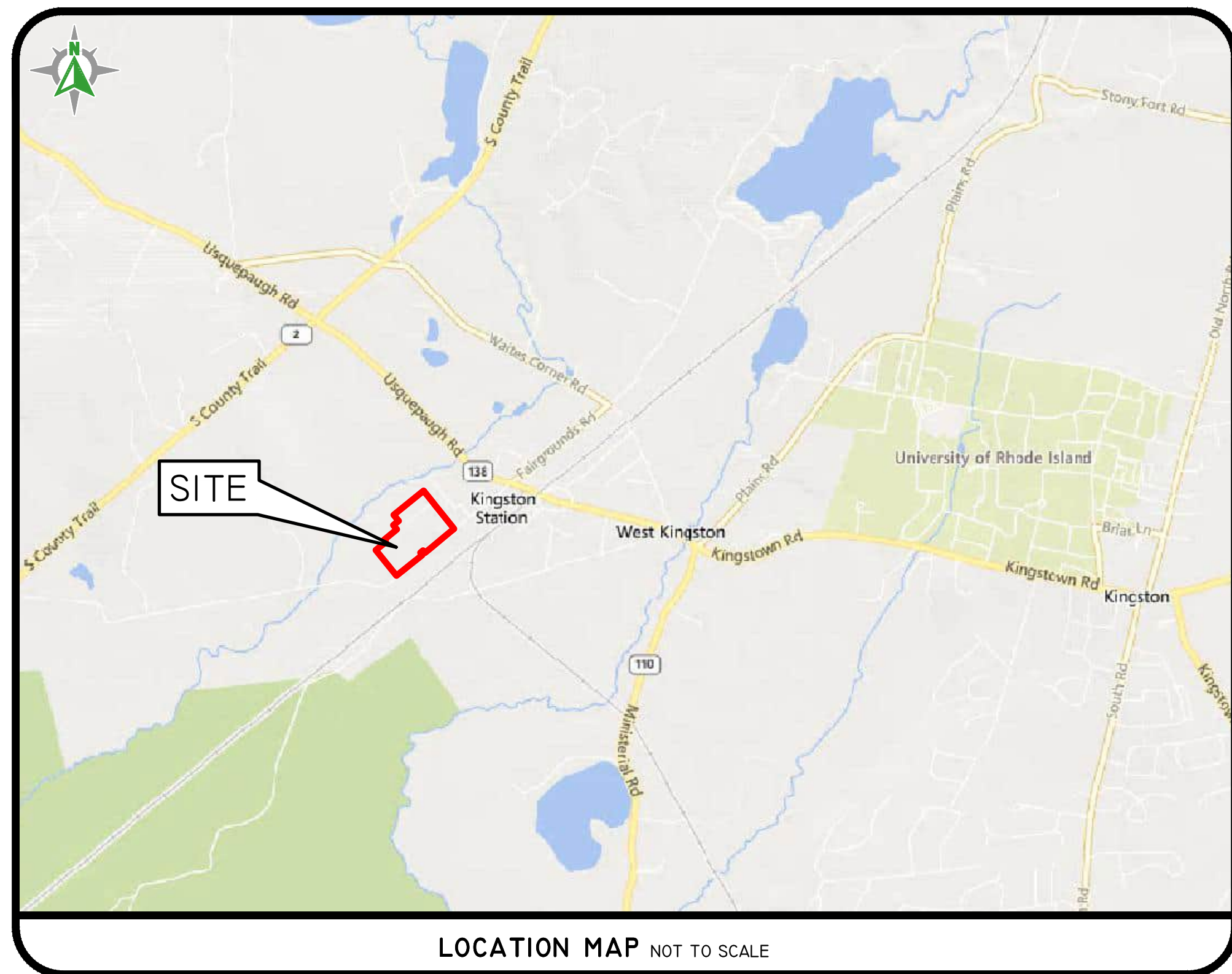


PRE-APPLICATION CONFERENCE SUBMISSION

THE LOFTS AT FAIRGROUNDS

132 FAIRGROUNDS ROAD
SOUTH KINGSTOWN, RHODE ISLAND
ASSESSOR'S PLAT 21-3 LOT 9



Sheet Index

- 1 Cover Sheet
- 2 Aerial Half Mile
- 3 Existing Conditions Plan
- 4 Site Plan
- 5 Architectural Renderings



RENDERING PROVIDED BY NDA ARCHITECTS

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ERIC M. PRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER
CIVIL

LOFTS AT FAIRGROUNDS
RHODE ISLAND

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN APPROVAL OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CLIENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS AND REQUIREMENTS, AND OSHA METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION OF ANY EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	02/27/2025	PRE-APPLICATION CONFERENCE SUBMISSION	S.E.H.	S.E.H.

COVER SHEET
THE LOFTS AT FAIRGROUNDS
ASSESSOR'S PLAT 21-3 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR: OWNER/APPLICANT
132 FAIRGROUNDS LLC
51 DEFUREST AVENUE
SUMMIT, NJ 07901

Z:\GEMINI\PROJECTS\1317-001 FAIRGROUNDS ROAD 132\AUTOCAD DRAWINGS\1317-001-PPAP-COMPHEHENSIVE.DWG PLOTTER: 2/7/2025

LEGEND

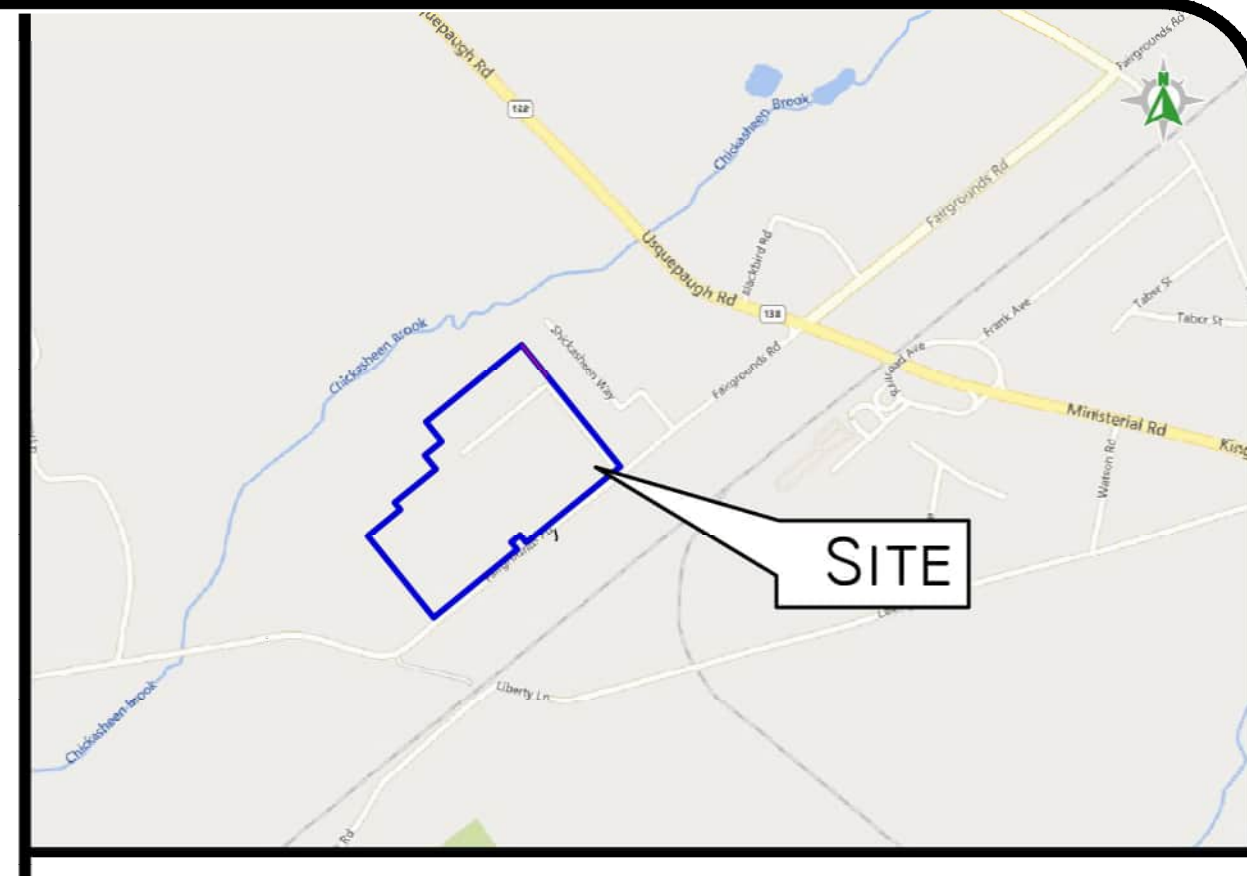
- W - WATER LINE
- S - SEWER LINE
- SFM - SEWER FORCE MAIN
- G - GAS LINE
- E - ELECTRIC LINE
- OWH - OVERHEAD WIRES
- D - DRAINAGE LINE
- ML - MINOR CONTOUR LINE
- MC - MAJOR CONTOUR LINE
- PL - PROPERTY LINE
- AL - ASSESSORS LINE
- TL - TREELINE
- GR - GUARDRAIL
- F - FENCE
- RW - RETAINING WALL
- SW - STONE WALL
- DB/P - DEED BOOK/PAGE
- AP - ASSESSOR'S PLAT
- N/F - NOW OR FORMERLY
- (R) - RECORD
- (CA) - CHORD ANGLE
- (D) - DEED
- (M) - MEASURED
- ▲ - NAIL/SPIKE FOUND/SET
- - DRILL HOLE FOUND/SET
- - IRON ROD/PIPE FOUND/SET
- - BOUND FOUND/SET
- HC - HANDICAPPED
- LC - LANDSCAPING
- ⊙ - SIGN POST
- ⊙ - SEWER MANHOLE
- ⊙ - SEWER CLEANOUT
- ⊙ - HYDRANT
- ⊙ - IRRIGATION VALVE
- ⊙ - UNKNOWN MANHOLE
- ⊙ - BOLLARD
- ⊙ - SOIL EVALUATION
- ⊙ - CATCH BASIN
- ⊙ - DOUBLE CATCH BASIN
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ▲ - WETLAND FLAG
- ⊙ - DRAINAGE MANHOLE
- ⊙ - FLARED END SECTION
- ⊙ - GUY POI F
- ⊙ - ELECTRIC MANHOLE
- ⊙ - UP UTILITY/POWER POLE
- ⊙ - LIGHTPOST
- ⊙ - WELL
- ⊙ - MONITORING WELL
- ⊙ - BENCH MARK
- ⊙ - TREE

LIST OF POSSIBLE ENCROACHMENTS

- ▲ - PAVEMENT OVER PROPERTY LINE
- ▲ - LIGHT POLE OVER PROPERTY LINE
- ▲ - CHAIN LINK FENCE OVER PROPERTY LINE



APPROXIMATE LOCATION OF AP 21-2 HISTORICAL CEMETERY SK55



LOCUS MAP NOT TO SCALE

GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 21-3, LOT 9 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 1863 PAGE 133 IS 152 FAIRGROUNDS LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44-009C0803, MAP REVISED APRIL 3, 2020. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED INDUSTRIAL 1 BASED ON ASSESSOR'S ONLINE DATABASE. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE CEMETERIES, GRAVE SITES AND BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE CEMETERIES, GRAVE SITES AND BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE. CEMETERY NUMBER SK55.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 18, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- SITE SUBJECT TO ELECTRICAL EASEMENT RECORDED IN DEED BOOK 86, PAGE 177 AND DEED BOOK 870, PAGE 56.

PLAN REFERENCES

- ALTA/NSPS LAND TITLE SURVEY, BASED UPON FILE NO.26763.00355 OF FIRST AMERICAN TITLE INSURANCE CO. DATED APRIL 26, 2023 AT 8:00AM. PLAN BY INSITE ENGINEERING SERVICES LLC. DATED JUNE 5, 2023.
- "SHICKASHEEN PARK AT WEST KINGSTON" BY WILFRED R. EASTERBROOKS, C.E. DATED MAY 1954, SCALE 1"=80'. RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 8 PAGE 647.
- "REVISED PLAT OF SHICKASHEEN PARK AT WEST KINGSTON" BY WILFRED R. EASTERBROOKS, C.E. DATED JANUARY 1955, SCALE 1"=80'. RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 8A PAGE 647.
- ADMINISTRATIVE SUBDIVISION PLAN, ASSESSOR'S PLAT 21-3, LOTS 9, 10 AND 21 BY DOWELL ENGINEERING, INC. DATED SEPT. 27, 2016, SCALE 1"=80'. RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 2016 PAGE 48.

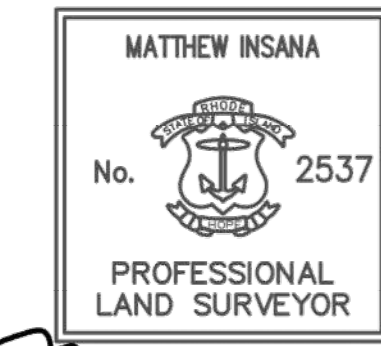
UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CHASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 - WATER INFORMATION OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN.
 - SEWER INFORMATION OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN.
 - GAS INFORMATION OBTAINED FROM RHODE ISLAND ENERGY COMPANY.
 - ELECTRIC INFORMATION OBTAINED FROM RHODE ISLAND SYSTEM DATA PORTAL.
 - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4-35-RICR-00-001-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2005, AS FOLLOWS:

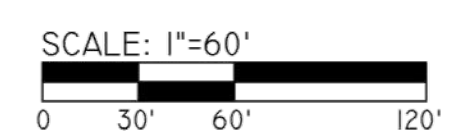
- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
 - TOPOGRAPHIC SURVEY CLASS 2
 - DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III
- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



Matthew Insana 11/21/24
MATTHEW INSANA, R.I.P.L.S. #2537, COA #LS.000A160

SITE NOTES:

- THERE IS NO AGRICULTURAL USE ON THE SITE.
- NEITHER THE PARCEL NOR THE BUILDING ARE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE SITE IS WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM) - NON COMMUNITY WELL HEAD PROTECTION
 - NATURAL HERITAGE AREAS (RIDEM)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
- THE SITE IS NOT WITHIN A:
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - TMDL WATERSHED (RIDEM) CHICKASHEEN BROOK
 - OWTS CRITICAL RESOURCE AREA (RIDEM)
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)



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LOFTS AT FAIRGROUNDS
RHODE ISLAND

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DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING IS NOT A PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THIS PLAN FOR ANY OTHER PARTY. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, AND/OR INADEQUACIES IN THE DESIGN AND CONSTRUCTION OF THE PROJECT. DIPRETE ENGINEERING ASSUMES NO LIABILITY FOR ANY DAMAGES INCURRED.

NO.	DATE	DESCRIPTION	DESIGNER	BY:
1	11/21/24	DESIGN	S.E.H.	E.M.P.

EXISTING CONDITIONS PLAN
THE LOFTS AT FAIRGROUNDS
ASSESSOR'S PLAT 21-3, LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR: OWNER/CLIENT
152 FAIRGROUNDS LLC
152 FOREST AVENUE, SUITE 101, N. 07901
DE JOB NO. 2537-001. COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.



GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES. EACH BUILDING WILL PROVIDE STUDIO, ONE BEDROOM AND TWO BEDROOM UNITS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED DRIVE AISLES ARE TO BE 24' WIDE. PARKING SPACES TO BE 9'X18'
4. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	I-1 INDUSTRIAL (REQUIRED)	PROVIDED
MINIMUM LOT AREA:	40,000 SF	880,888 SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'	630'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	192'
MINIMUM SIDE YARD:	30'	30'
MINIMUM REAR YARD:	30'	77'
MAXIMUM STRUCTURE HEIGHT:	40'	-
MAXIMUM LOT BUILDING COVERAGE:	80%	48%

DEVELOPMENT DATA:

TOTAL LOT AREA:	20.22+ ACRES	9+ ACRES - EXISTING INDUSTRIAL BUILDING LOT
PARCEL "A":	9.0+ ACRES	
PARCEL "B":	11.2+ ACRES - RESIDENTIAL, COMMUNITY LOT	
TOTAL NUMBER OF BUILDINGS:	6 RESIDENTIAL BUILDINGS + 1 RETAIL/AMENITY BUILDING	
TOTAL NUMBER OF UNITS:	327 UNITS	
UNITS PER ACRE:	16.2 UNITS / ACRE	
UNIT BREAKDOWN:		
BUILDING 1:	3 STORY (27 UNITS)	
BUILDING 2-6 (5 BUILDINGS):	4 STORY (60 UNITS)	
TOTAL:	6 RESIDENTIAL BUILDINGS	327 TOTAL UNITS 419 BEDROOMS

PARKING REGULATIONS:

PARKING USE:	MANUFACTURING
PARKING REQUIREMENT:	1 SPACES PER 2 EMPLOYEES + 1 PER MOTOR VEHICLE (MIN 4)
EMPLOYEES:	90
MOTOR VEHICLES:	6
REQUIRED PARKING CALCULATIONS:	90 / 2 + 45 + 6 = 51 SPACES
TOTAL PARKING SPACES PROVIDED:	144 SPACES
ADA PARKING REQUIRED:	5 SPACES
ADA PARKING PROVIDED:	6 SPACES
PARKING USE:	RESIDENTIAL
PARKING REQUIREMENT:	1 SPACES PER UNIT (PER RIGL 45-53-4.(B)(2))
UNITS:	327
REQUIRED PARKING CALCULATIONS:	327 * 1 = 327 SPACES
TOTAL PARKING SPACES PROVIDED:	354 SPACES
ADA PARKING REQUIRED:	8 SPACES
ADA PARKING PROVIDED:	12 SPACES
POTENTIAL ADDITIONAL SPACES:	96 SPACES
ON STREET PARKING SPACES:	91 SPACES
TOTAL POTENTIAL PARKING SPACES:	541 SPACES (541/327 = 1.65 SPACES PER UNIT)
PARKING AREA:	128,600 SF
REQUIRED INTERNAL LANDSCAPE:	12,860 SF
PROVIDED INTERNAL LANDSCAPE:	22,500 SF

PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING FOOTPRINT
 - ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - GRASS/LANDSCAPE
 - POOL
 - POOL PATIO
 - DUMPSTER
 - TREE/SHRUB
 - PICNIC TABLE & UMBRELLA

SCALE: 1"=60'
0 30' 60' 120'

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ERIC M. DIPRETE
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REGISTERED PROFESSIONAL ENGINEER
CIVIL

LOFTS AT FAIRGROUNDS
RHODE ISLAND

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NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	12/22/2024	DESIGN DEVELOPMENT	S.E.H.	B.T.				
2		DESIGN DEVELOPMENT	S.E.H.	B.T.				

SITE PLAN
THE LOFTS AT FAIRGROUNDS
ASSESSOR'S PLAT 21-3 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR: OWNER/CLIENT
132 FAIRGROUNDS LLC
51 DEFURET AVENUE,
SUMMITT, NJ 07901
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