



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
PARCEL 'A':	9± ACRES - EXISTING INDUSTRIAL BUILDING LOT
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:

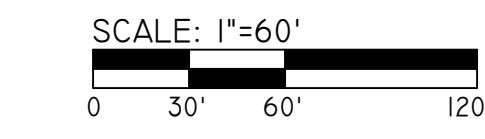
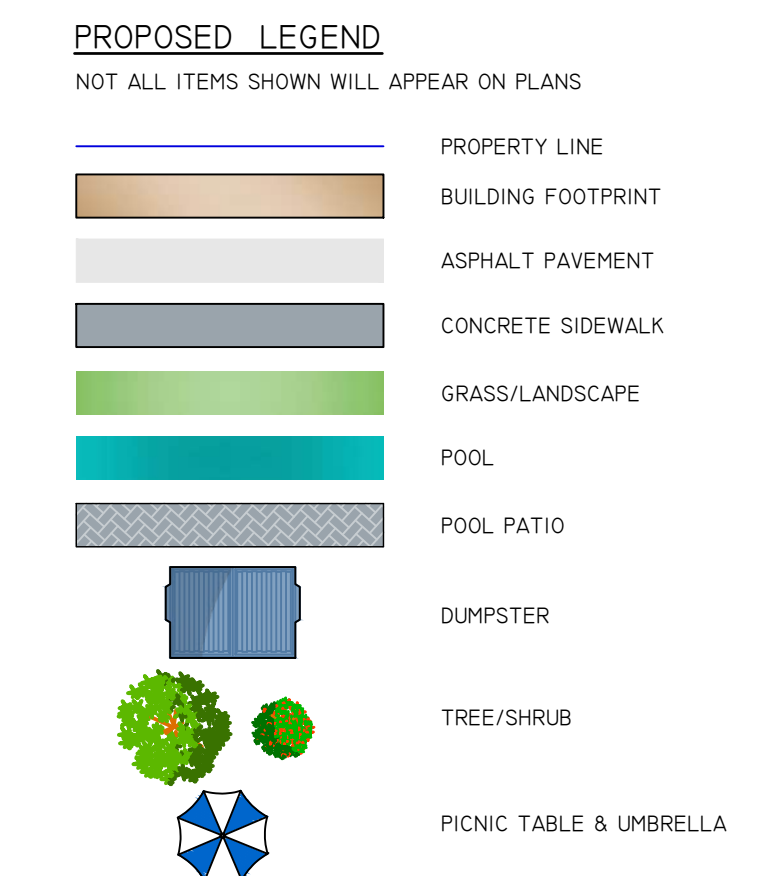
BUILDING 1:	3 STORY (27 UNITS)
BUILDING 2-6:	4 STORY (60 UNITS)
TOTAL:	6 RESIDENTIAL BUILDINGS 327 TOTAL UNITS 419 BEDROOMS

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:
 REQUIRED INTERNAL LANDSCAPE: 128,600 SF
 PROVIDED INTERNAL LANDSCAPE: 22,500 SF



DiPrete Engineers
 Engineers • Planners • Surveyors
 www.diprete-eng.com
 Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-1000

ERIC M. DIPRETE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

LOFTS AT FAIRGROUNDS
 RHODE ISLAND

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THIS PLAN FOR ANY OTHER PARTY. THE CLIENTS USE OF THIS PLAN IS AT THEIR OWN RISK. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE DESIGN, SAFETY, REGULATIONS AND REQUIREMENTS, AND OTHER METHODS, SAFETY, REGULATIONS AND REQUIREMENTS, AND OTHER DESIGN INFORMATION IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION, DEPTH, OR CHARACTER OF UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	12/22/2024	DESIGN DEVELOPMENT	S.E.H.	B.T.			S.E.H.	B.T.
2		CONCEPT DEVELOPMENT	S.E.H.	B.T.			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 DEFOLIATE AVENUE,
 SUMMITT, NJ 07901
 DE JOB NO. 1337-001. COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.



The Lofts at Fairgrounds



ARCHITECTURAL SCHEMATIC:
 ARCHITECTURAL DESIGN AND FLOOR PLANS ARE CONCEPTUAL AND WILL BE REFINED, MODIFIED AND ADJUSTED DURING FUTURE SUBMISSIONS



The Lofts at Fairgrounds



Z:\DEVELOPMENT\PROJECTS\1337-001 FAIRGROUNDS ROAD 132\AUTOCAD DRAWINGS\1337-001-RSAP-COMP-RENDERING DWG PLOTTER 2/7/2025

DiPrete Engineering
 Engineers · Planners · Surveyors
 www.diprete-eng.com
 Two Stafford Court, Cranston, RI 02920 · Tel: 401-943-1000

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 THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS ITS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT ITS PLANS TO ANY OTHER PARTY.
 THE CLIENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, PRECAUTIONS AND REQUIREMENTS, AND OSHA METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNER	DATE	DESCRIPTION	DESIGNER
1	02/07/2025	DESIGN FOR CONSTRUCTION SUBMISSION	S.E.H.			

DESIGN BY: S.E.H.

ARCHITECTURAL RENDERINGS
THE LOFTS AT FAIRGROUNDS
 ASSESSOR'S PLAT 21-3 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR: OWNER/APPLICANT
132 FAIRGROUNDS LLC
 51 DEFOREST AVENUE,
 SUMMITT, NJ 07901