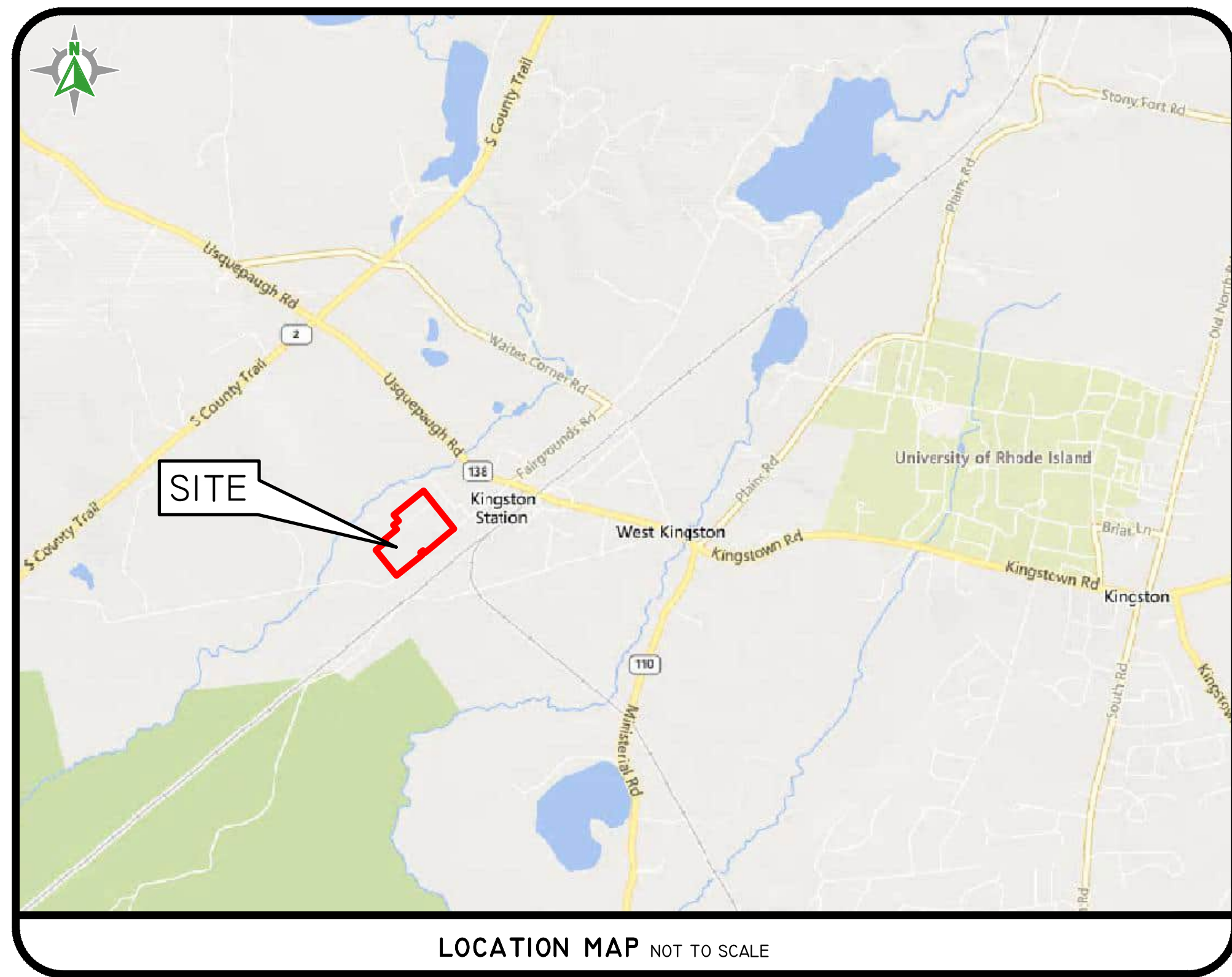


MASTER PLAN SUBMISSION

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



RENDERING PROVIDED BY NDA ARCHITECTS

Z:\DEVELOPMENT\PROJECTS\132-001 FAIRGROUNDS ROAD 132-AUTOCAD DRAWING\132-001-MSTR-COMPHEMIS\DWG\PLAT01.DWG 8/28/2025

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ERIC M. PRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN PERMISSION OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS ITS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE PROFESSIONAL ENGINEER DOES NOT WARRANT ITS PLANS TO ANY OTHER PARTY. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE DATA, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING PERMITS OR REGULATORY AGENCIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNED BY	DESIGNED BY: S.E.H.
108/29/2025		MASTER PLAN SUBMISSION		
102/27/2025		REVISION		

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

- LEGEND**
- W - WATER LINE
 - S - SEWER LINE
 - SFM - SEWER FORCE MAIN
 - G - GAS LINE
 - E - ELECTRIC LINE
 - OHW - OVERHEAD WIRES
 - D - DRAINAGE LINE
 - M - MINOR CONTOUR LINE
 - MA - MAJOR CONTOUR LINE
 - PL - PROPERTY LINE
 - AS - ASSESSORS LINE
 - TL - TREETLINE
 - GR - GUARDRAIL
 - F - FENCE
 - RW - RETAINING WALL
 - SW - STONE WALL
 - DB/P - DEED BOOK/PAGE
 - AP - ASSessor'S PLAT
 - N/O - 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
 - - UTILITY/POWER POLE
 - - WELL
 - - MONITORING WELL
 - - BENCH MARK
 - - TREE

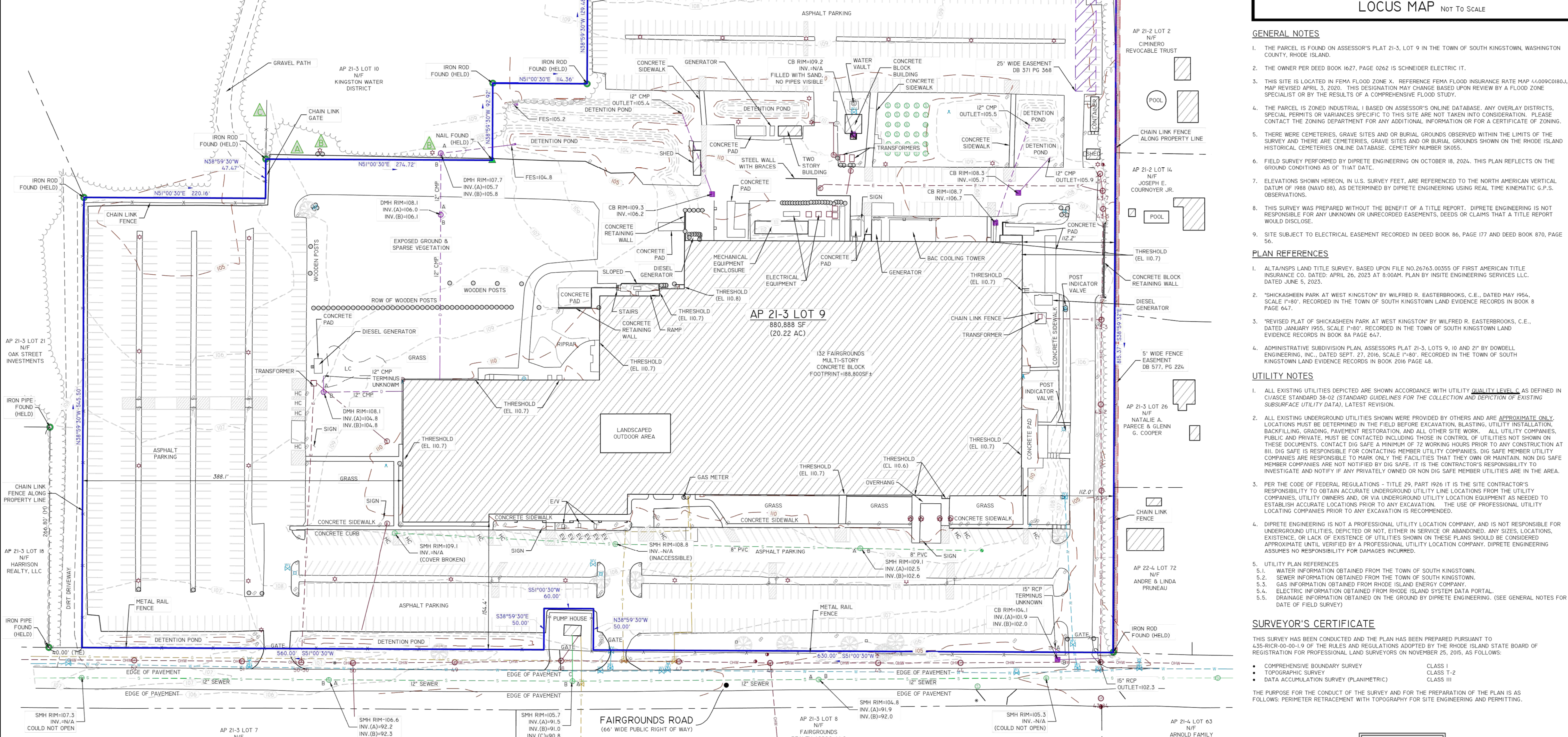
- LIST OF POSSIBLE ENCROACHMENTS**
- ▲ - PAVEMENT OVER PROPERTY LINE
 - ▲ - LIGHT POLE OVER PROPERTY LINE
 - ▲ - CHAIN LINK FENCE OVER PROPERTY LINE



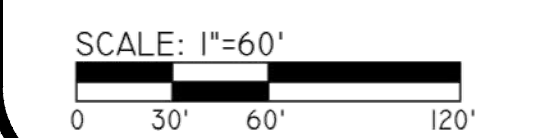
- SOILS MAP:**
- APPROXIMATE LOCATION OF AP 21-2 HISTORICAL CEMETERY SK55



- SOIL INFORMATION:**
- (REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)
- SOIL NAME DESCRIPTION
- EFA** ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
 - EFB** ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
- NOTE:
- *PRIME FARMLAND
 - **FARMLAND OF STATEWIDE IMPORTANCE



- 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) CHICKASHIEN BROOK
 - OWTS CRITICAL RESOURCE AREA (RIDEM)
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)
 - THE SITE IS WITHIN THE CHICKASHIEN BROOK WATERSHED (FIELD VERIFIED)



- 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 1627, PAGE 0262 IS SCHNEIDER ELECTRIC, INC.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 17009C00180, 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.
 - "CHICKASHIEN 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 CHICKASHIEN 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 CI/ASCE 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 1-2
 - 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.

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:

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MATTHEW INSANA
No. 2537
PROFESSIONAL LAND SURVEYOR

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

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ERIC M. PRIVE
REGISTERED PROFESSIONAL ENGINEER
CIVIL

LOFTS AT FAIRGROUNDS
RHODE ISLAND

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EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING ACCURATE UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. SEE UTILITY NOTE ON SHEET 3.

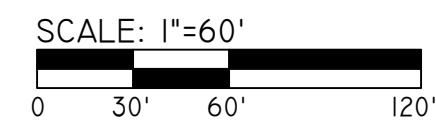
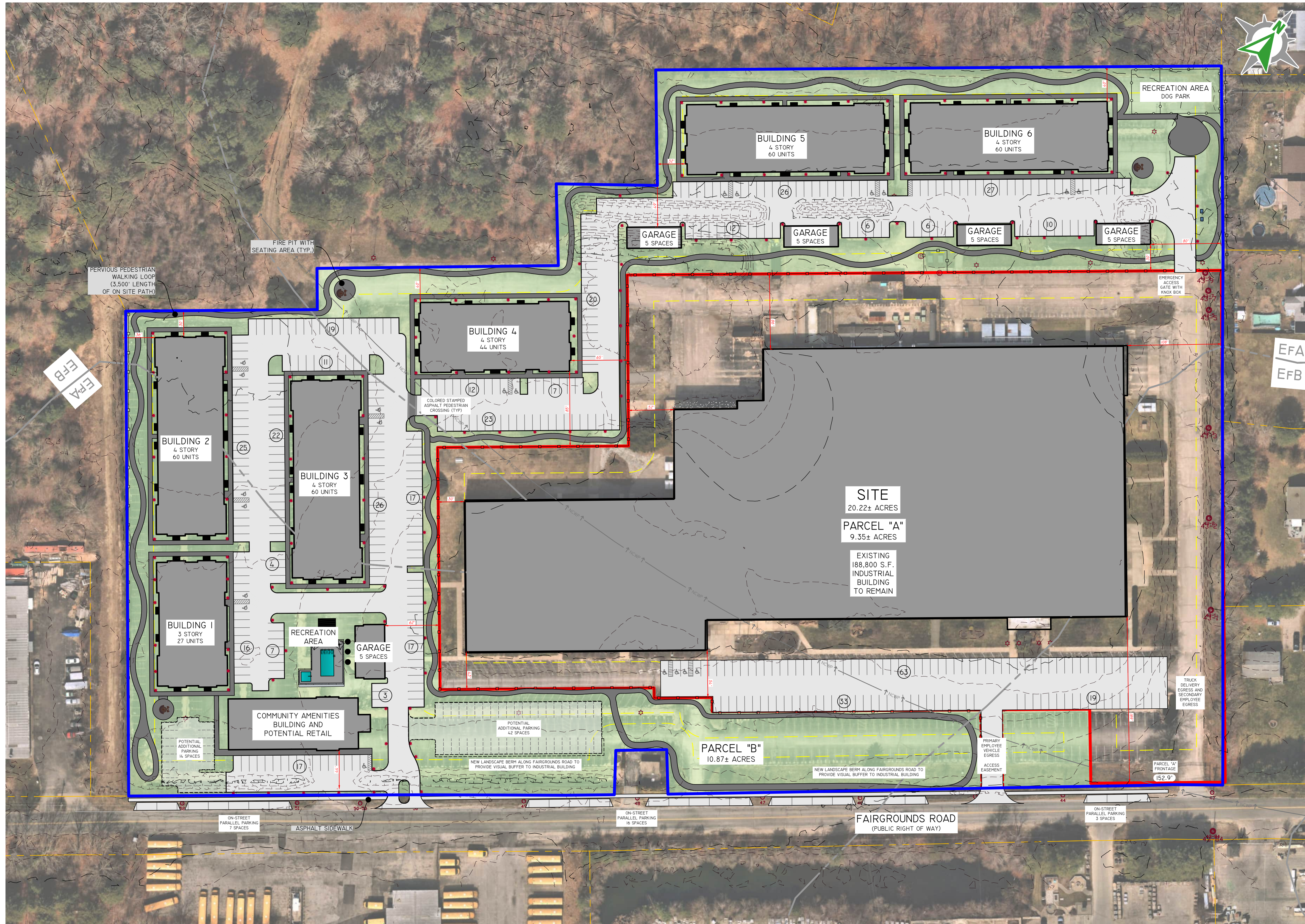
NO.	DATE	DESCRIPTION	BY	DESIGN BY
1	08/29/2024	ASSUMER PLAN SUBMISSION	S.E.H.	E.M.P.
2	02/07/2025	REVISION	S.E.H.	E.M.P.

EXISTING CONDITIONS PLAN

THE LOFTS AT FAIRGROUNDS
ASSESSOR'S PLAT 21-3 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND

132 FAIRGROUNDS LLC
51 DEFORD STREET AVENUE,
SOUTHFIELD, NJ 07091

EXISTING CONDITIONS PLAN
SHEET 3 OF 4



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 WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES. ADDITIONAL DETAILS AND CALCULATIONS WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE.
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	PARCEL A	PARCEL B
MINIMUM LOT AREA:	40,000 SF	407,259 SF	473,629 SF	481'
MINIMUM FRONTAGE AND LOT WIDTH:	150'	150'	150'	51'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	192'	192'	30'
MINIMUM SIDE YARD:	30'	30'	30'	30'
MINIMUM REAR YARD:	30'	77'	77'	59'
MAXIMUM STRUCTURE HEIGHT:	40'	40'	40'	59'
MAXIMUM LOT BUILDING COVERAGE:	80%	48%	48%	23%

* ADJUSTMENT REQUESTED FOR PROPOSED BUILDING HEIGHT

DEVELOPMENT DATA:

TOTAL LOT AREA:	20.22 ACRES
PARCEL "A":	9.35 ACRES - EXISTING INDUSTRIAL BUILDING LOT
PARCEL "B":	10.87 ACRES - RESIDENTIAL COMMUNITY LOT
TOTAL NUMBER OF BUILDINGS:	6 RESIDENTIAL BUILDINGS + 1 RETAIL/AMENITY BUILDING
TOTAL NUMBER OF UNITS:	311 UNITS
UNITS PER ACRE:	28.6 UNITS / ACRE

UNIT BREAKDOWN:

BUILDING 1:	3 STORY (27 UNITS)
• 9 STUDIO UNITS	
• 6 ONE BEDROOM UNITS	
• 12 TWO BEDROOM UNITS	
BUILDING 2-3 (2 BUILDINGS):	4 STORY (60 UNITS)
• 16 STUDIO UNITS	
• 28 ONE BEDROOM UNITS	
• 16 TWO BEDROOM UNITS	
BUILDING 4:	4 STORY (44 UNITS)
• 16 STUDIO UNITS	
• 12 ONE BEDROOM UNITS	
• 16 TWO BEDROOM UNITS	
BUILDING 5-6 (2 BUILDINGS):	4 STORY (60 UNITS)
• 16 STUDIO UNITS	
• 28 ONE BEDROOM UNITS	
• 16 TWO BEDROOM UNITS	
TOTAL:	6 RESIDENTIAL BUILDINGS 311 TOTAL UNITS 403 BEDROOMS

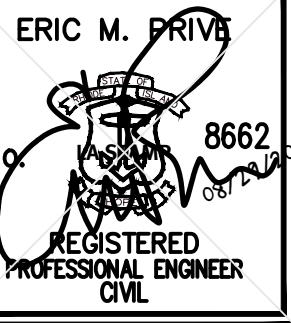
PARKING REGULATIONS:

PARCEL A:	MANUFACTURING
PARKING USE:	1 SPACES PER 2 EMPLOYEES
PARKING REQUIREMENT:	+ 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
PARCEL B:	COMMERCIAL - RETAIL
PARKING USE:	1 SPACES PER 350 SF
COMMERCIAL SPACE PROVIDED:	5,000 SF
REQUIRED PARKING CALCULATIONS:	5,000 / 350 = 14.3 = 14 SPACES
TOTAL COMMERCIAL SPACES PROVIDED:	14 SPACES
PARKING USE:	RESIDENTIAL
PARKING REQUIREMENT:	1 SPACE PER UNIT - PER RIGL 4.5-53-4.(B)(2)
PROPOSED UNITS:	311
REQUIRED PARKING CALCULATIONS:	311 * 1 = 311 SPACES
RESIDENTIAL SURFACE PARKING SPACES PROVIDED:	318 SPACES (5 SPACES PER GARAGE @ 5 GARAGES)
GARAGE PARKING:	29 SPACES
POTENTIAL ADDITIONAL SURFACE SPACES:	56 SPACES
TOTAL RESIDENTIAL PARKING SPACES:	399 SPACES (1.28 SPACES/UNIT)
ADDITIONAL ON-STREET PARKING SPACES:	26 SPACES (NOT INCLUDED IN CALCULATION)
PARKING AREA:	140,000 SF
REQUIRED INTERNAL LANDSCAPE:	14,000 SF
PROVIDED INTERNAL LANDSCAPE:	22,500 SF

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

[Blue line]	PROPERTY LINE
[Grey rectangle]	BUILDING FOOTPRINT
[Light grey rectangle]	ASPHALT PAVEMENT
[Dark grey rectangle]	CONCRETE SIDEWALK
[Light blue rectangle]	PERVIOUS PAVING
[Blue rectangle]	POOL
[Light blue rectangle]	POOL PATIO
[Blue rectangle]	DUMPSTER
[Green circle]	TREE/SHRUB
[Blue star]	PICNIC TABLE & UMBRELLA



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NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	08/29/2024	MASTER PLAN SUBMISSION	S.E.H.		
2	02/07/2025	REVISION	S.E.H.		

DESIGN BY: E.M.P.
DRAWN BY: S.E.H.