




Letter of Transmittal

To:	James D. Rabbitt, AICP, Planning Director South Kingstown Planning Department 180 High Street Wakefield, RI 02879
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Date:	8/29/2025
DE Job No:	3373-001
Re:	The Lofts at Fairgrounds Master Plan Submission

Number of Copies:	Description:
1	Application Fee of \$6,420 (\$200 + \$20/unit @ 311 units)(Check # 1509)
16	Project Review Application Form – dated 8/27/25
6	Project Team Form
1	Notarized Owner Authorization Form – dated 8/28/25
6	Comprehensive Permit Application & Checklist – dated 8/29/25
6	List of Adjustments and Timetable for Construction by Darrow Everett – dated 8/29/25
6	Sample Deed Restriction
6	Financial Pro Forma
6	Master Plan Checklist w/ Annotation – dated 8/29/25
6	Master Plan Narrative – dated 8/28/25
6	Radius Map and Abutters List
6	Monitoring Agent Letter – dated 7/24/25
6	Site Plans – Full Size (24" x 36"), Paper – dated 8/29/25
6	Architectural Renderings – Full Size (24" x 36"), Paper by Newbury Design Associates
6	Conceptual Landscape Plan – Full Size (24" x 36"), Paper – dated 8/29/25
6	Wetlands Statement Letter – dated 8/28/25
6	Kingston Water – Will Serve Request Letter (Pending)
6	South Kingstown Sewer – Will Serve Request Letter (Pending)
6	Traffic Impact Study prepared by Crossman Engineering – dated August 27, 2025
6	Land Use & Planning Report prepared by Doug McLean, AICP – dated 8/28/25

Remarks:	
The attached package is submitted for Comprehensive Permit (Master Plan) review. We respectfully request to be placed on the September 10, 2025, Technical Review Committee (TRC) meeting for review and discussion. The Letter of Eligibility (LOE) from Statewide Housing will be submitted under separate cover upon receipt.	
From:	 Eric Prive, PE Senior Project Manager eprive@diprete-eng.com
Copy:	Kelley Morris Salvatore, Esq. Jonathan Fox – Alcamo Capital, LLC