



DiPrete Engineering

July 31, 2025

Christopher Champi, Superintendent
Kingston Water
P.O. Box 216
West Kingston, RI 02892

RE: The Lofts at Fairgrounds
132 Fairgrounds Road
Assessor's Plat 21-3 Lot 9
South Kingstown, Rhode Island
DE Project #: 3373-001

Dear Mr. Champi,

The above-mentioned project is proposed at 132 Fairgrounds Road in South Kingstown, Rhode Island. The site is located on Assessor's Plot 21-3 Lot 9. The development will consist of the subdivision of an existing industrial lot and new construction of six (6) apartment buildings and associated amenities. The existing industrial building (Norpak) will remain an industrial use and the new apartment buildings will provide 311 units. The units will be a mixture of studio, 1-bedroom, and 2-bedroom units for a total of 403 bedrooms.

Water demand flow calculations for the proposed development are provided below. These flows are based on the Rhode Island Department of Environmental Management (RIDEM) Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems:

- Industrial Building
 - Factory/Industrial plant: 15 GPD per person x 40 employees = 600 GPD total
- Apartment Buildings
 - Multi-Family Residence: 311 units (89 Studio + 130 1-bed + 92 2-bed) = 403 bedrooms
 - 115 GPD per bedroom x 403 bedrooms = 46,345 GPD total

It's our understanding that the industrial property was previously used by American Power Conversion /Schneider Electric with a larger water flow and associated supporting infrastructure. We are seeking confirmation of water service availability for this project. The project is currently in the planning process and has not yet received any regulatory approvals. Construction will commence once all regulatory approvals have been received. If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



Eric Prive, PE
Senior Project Manager
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