

The Village

AT
SOUTH COUNTY COMMONS

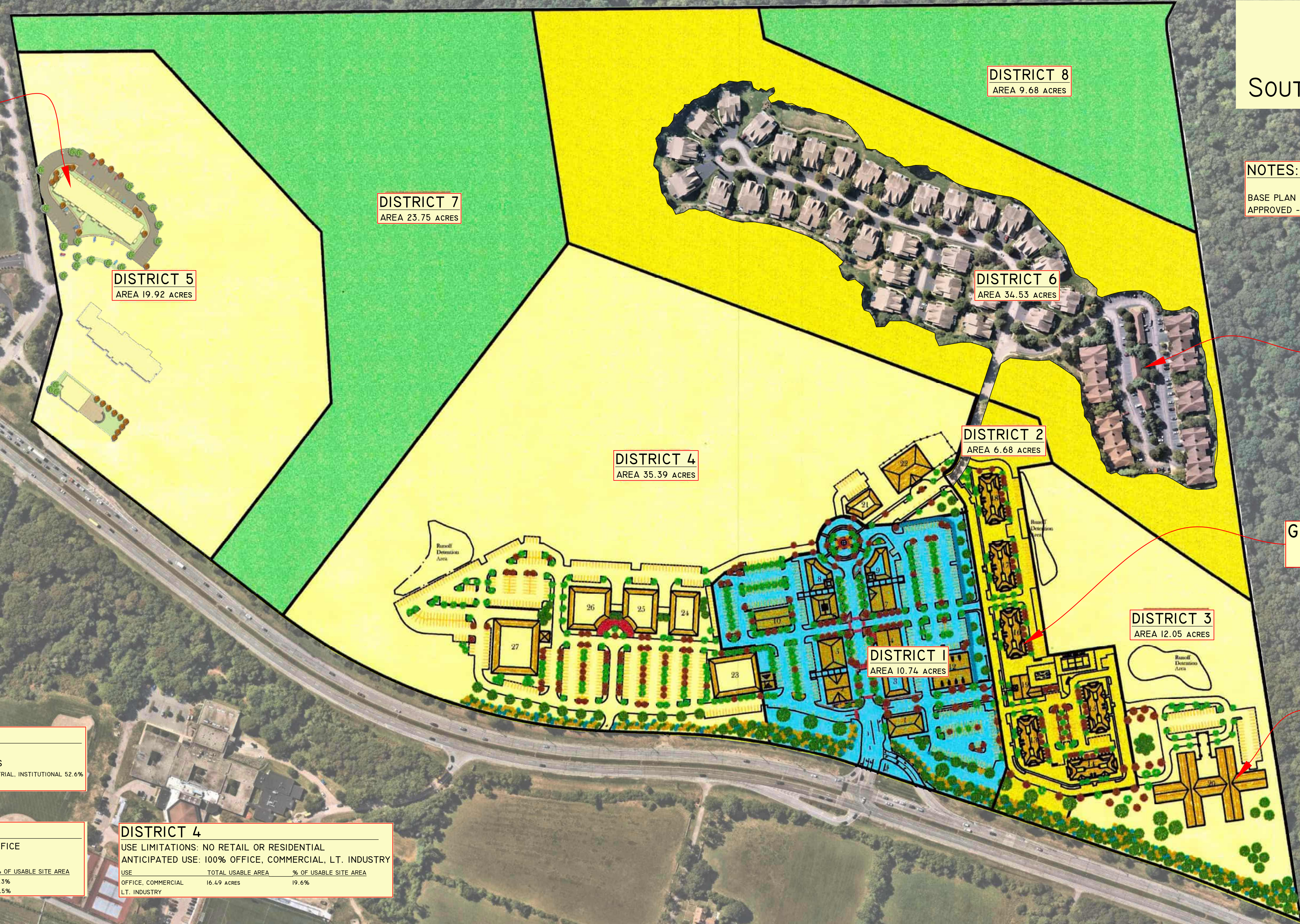
NOTES: ADDED JANUARY 2023
BASE PLAN IS THE MASTER PLAN FOR SOUTH COUNTY COMMONS. APPROVED - II AUGUST 1998

GRANVILLE PHASE 2
DENSITY = 15.5 UNITS PER BUILDABLE ACRE

GRANVILLE PHASE I
DENSITY = 18 UNITS PER BUILDABLE ACRE

BRIGHTVIEW
DENSITY = 28± UNITS PER BUILDABLE ACRE (COMPLETED 2007)

MULTIFAMILY DEVELOPMENT
PROPOSED DENSITY = 15.5 UNITS PER BUILDABLE ACRE



SITE TOTALS

TOTAL SITE AREA: 152.70 ACRES
TOTAL USABLE SITE AREA: 84.05 ACRES
TOTAL USABLE SITE AREA DESIGNATED OFFICE, LT. INDUSTRIAL, INSTITUTIONAL 52.6%
TOTAL USABLE SITE AREA DESIGNATED RETAIL 8.3%

DISTRICT 1

USE LIMITATIONS: 65% RETAIL, 35% OFFICE
ANTICIPATED USE: 100% MIXED USE

USE	TOTAL USABLE AREA	% OF USABLE SITE AREA
RETAIL	6.98 ACRES	8.3%
OFFICE	3.76 ACRES	4.5%

DISTRICT 4

USE LIMITATIONS: NO RETAIL OR RESIDENTIAL
ANTICIPATED USE: 100% OFFICE, COMMERCIAL, LT. INDUSTRY

USE	TOTAL USABLE AREA	% OF USABLE SITE AREA
OFFICE, COMMERCIAL	16.49 ACRES	19.6%
LT. INDUSTRY		

DISTRICT 2

USE LIMITATIONS: NO RETAIL
ANTICIPATED USE: 100% RESIDENTIAL

USE	TOTAL USABLE AREA	% OF USABLE SITE AREA
RESIDENTIAL	6.59 ACRES	7.9%

DISTRICT 5

USE LIMITATIONS: NO RETAIL OR RESIDENTIAL
ANTICIPATED USE: 100% OFFICE, COMMERCIAL, LT. INDUSTRY

USE	TOTAL USABLE AREA	% OF USABLE SITE AREA
OFFICE, LT. INDUSTRY	14.76 ACRES	17.7%

DISTRICT 3

USE LIMITATIONS: NO RETAIL OR RESIDENTIAL
ANTICIPATED USE: 100% ASSISTED LIVING, INSTITUTIONAL

USE	TOTAL USABLE AREA	% OF USABLE SITE AREA
ASSISTED LIVING	9.09 ACRES	10.8%
INSTITUTIONAL		

DISTRICT 6

USE LIMITATIONS: NO RETAIL
ANTICIPATED USE: 100% RESIDENTIAL

USE	TOTAL USABLE AREA	% OF USABLE SITE AREA
RESIDENTIAL	26.21 ACRES	31.2%

DISTRICT 7 & 8

USE LIMITATIONS: NO MORE THAN 25% IMPERVIOUS
ANTICIPATED USE: 100% PASSIVE AND ACTIVE OPEN SPACE

USE	TOTAL USABLE AREA	% OF USABLE SITE AREA
OPEN SPACE	0.17 ACRES	0.0%

MASTER PLAN - LAND USE PLAN

DiPrete Engineering

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DATE: 01/31/2023
DRAWN BY: SEH

SCALE: 1"=150'

Z:\SERVANTPROJECTS\0267-059 SOUTH COUNTY COMMONS\AUTOCAD DRAWINGS\0267-059 - CP07 - E01.DWG PLOTTED: 1/31/2023