



CONCEPTUAL CAPACITY STUDY A

Address: 789 Post Road, Warwick RI 02886
 Parcel: 288-0059

| A-7 PDR | |
|--|-----------|
| Minimum Lot Area: | 40,000 SF |
| Maximum density, dwelling units per acre | 12 |
| Minimum Frontage and Lot Width: | 175' |
| Minimum Front and Corner Side Yards: | 35' |
| Minimum Side Yard: | 25' |
| Minimum Rear Yard: | 35' |
| Minimum Open Space: | 15% |

Lots fronting on any street cul-de-sac, both the minimum frontage and lot width shall be at least 80 percent of the requirements.

| A-7 Single Family Residential Dimensional Regulations | |
|---|----------|
| Minimum Lot Area: | 7,000 SF |
| Minimum Frontage and Lot Width: | 70' |
| Minimum Front and Corner Side Yards: | 25' |
| Minimum Side Yard: | 8' |
| Minimum Rear Yard: | 20' |
| Minimum Open Space: | 10% |

Notes:

- For lots fronting on any street cul-de-sac, both the minimum frontage and lot width shall be at least 80 percent of the requirements.
- On corner lots, the required frontage and width shall be necessary only on one street provided that the second street frontage maintains the minimum of 80 percent of the frontage requirements.
- On corner lots, the rear setback shall conform to the side setback requirements.

CONCEPTUAL CAPACITY STUDY

Data for A-7 Single Family Residential

| | |
|----------------------------|-------------|
| Total Site Area: | 7 +/- Acres |
| Total Number of Buildings: | 17 |
| Total Number of Units: | 17 |
| Total Lot Area: | 3.47 Acres |
| Total Drainage Area: | .3 Acres |
| Average Lot Width: | 80' |
| Right of Way Area: | 1 Acres |
| Right of Way Width: | 40' |
| Length of Road: | 1,177' |
| Pavement Width: | 26' |
| Sidewalk Width: | 4' |
| Open Space: | .47 Acre |
| Wetlands/ Non-buildable | 1.8 Acres |

LAYOUT SHOWN IS FOR CONCEPTUAL CAPACITY AND FEASIBILITY STUDIES ONLY AND IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION. CONCEPT PLAN DOES NOT IMPLY ANY APPROVALS.