



### CONCEPTUAL CAPACITY STUDY C

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:	6.5 +/- Acres
Total Number of Buildings:	17
Total Number of Units:	17
Total Lot Area:	3.4 Acres
Total Drainage Area:	.4 Acres
Average Lot Width:	88.5'
Right of Way Area:	1 Acres
Right of Way Width:	40'
Length of Road:	856'
Pavement Width:	26'
Sidewalk Width:	4'
Wetlands/ Non-buildable	1.7 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.**