

| DEVELOPABLE LANDS and PARTIAL CONSTRAINTS | | | | | | | | | | | |
|---|------------------|----------------------|--------------|----------|--|---------------|----------------|-------|------|-----------------------|----------------|
| TOWN ZONE | RAW AREA (ACRES) | REASON FOR EXCLUSION | WATER BODIES | WETLANDS | 100 - 200' RIVER PROTECTION ACT BUFFER | 8 - 15% SLOPE | 15 - 25% SLOPE | ROADS | RAIL | NEW RESIDENTIAL UNITS | NEW POPULATION |
| Comprehensive | 26 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (20' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (30' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (40' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (50' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (60' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (70' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (80' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (90' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (100' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (110' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (120' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (130' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (140' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (150' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (160' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (170' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (180' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (190' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (200' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (210' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (220' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (230' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (240' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (250' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (260' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (270' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (280' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (290' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (300' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (310' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (320' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (330' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (340' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (350' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (360' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (370' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (380' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (390' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (400' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (410' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (420' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (430' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (440' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (450' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (460' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (470' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (480' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (490' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (500' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (510' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (520' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (530' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (540' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (550' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (560' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (570' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (580' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (590' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (600' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (610' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (620' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (630' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (640' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (650' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (660' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (670' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (680' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (690' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (700' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (710' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (720' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (730' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (740' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (750' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (760' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (770' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (780' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (790' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (800' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (810' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (820' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (830' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (840' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (850' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (860' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (870' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (880' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (890' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (900' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (910' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (920' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (930' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (940' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (950' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (960' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (970' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (980' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (990' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |
| Part 170 (1000' Side Street) | 13 | | | | | | | | | 1,500 | 5,250 |

Miles of new subdivision roads: roughly 156 miles (110 miles of new residential subdivision roads and 46 miles of new roads in the industrial districts).
 Total number of new residential lots: 5,536.
 Total new population: 15,893.
 Total number of new students: 2,974.

Square feet and Raw Area (in acres) = The amount of land available for development.
 Road/Net Lot Factor = A percentage of land taken out to account for odd lot configurations and (for the residential districts) new subdivision roads.
 Net Buildable Area = The amount of land available for development after factoring in new roads, odd lot configurations and the various development constraints.
 Buildable Lots = The net buildable area divided by the Town's minimum lot size for the zoning district in question.
 Effective Floor Area Ratio = A ratio between buildable floor space and minimum lot size.
 Buildable Square Feet = Total square feet of floor area that can be built.
 Water Use (gallons per day) = 75 gal per person and 75 gal/1,000 sq.ft. of commercial/industrial floor space.
 New Students = Based on 29 students per new housing unit.
 New Population = Based on number of new residential units x the average household size (2.87 people per household).
 New Roads (miles) = Total number of new lots multiplied by the frontage requirements, then multiplied by .6 to account for lots on opposite sides of the streets.

TOWN OF DOUGLAS DEVELOPED LANDS AND PARTIAL CONSTRAINTS

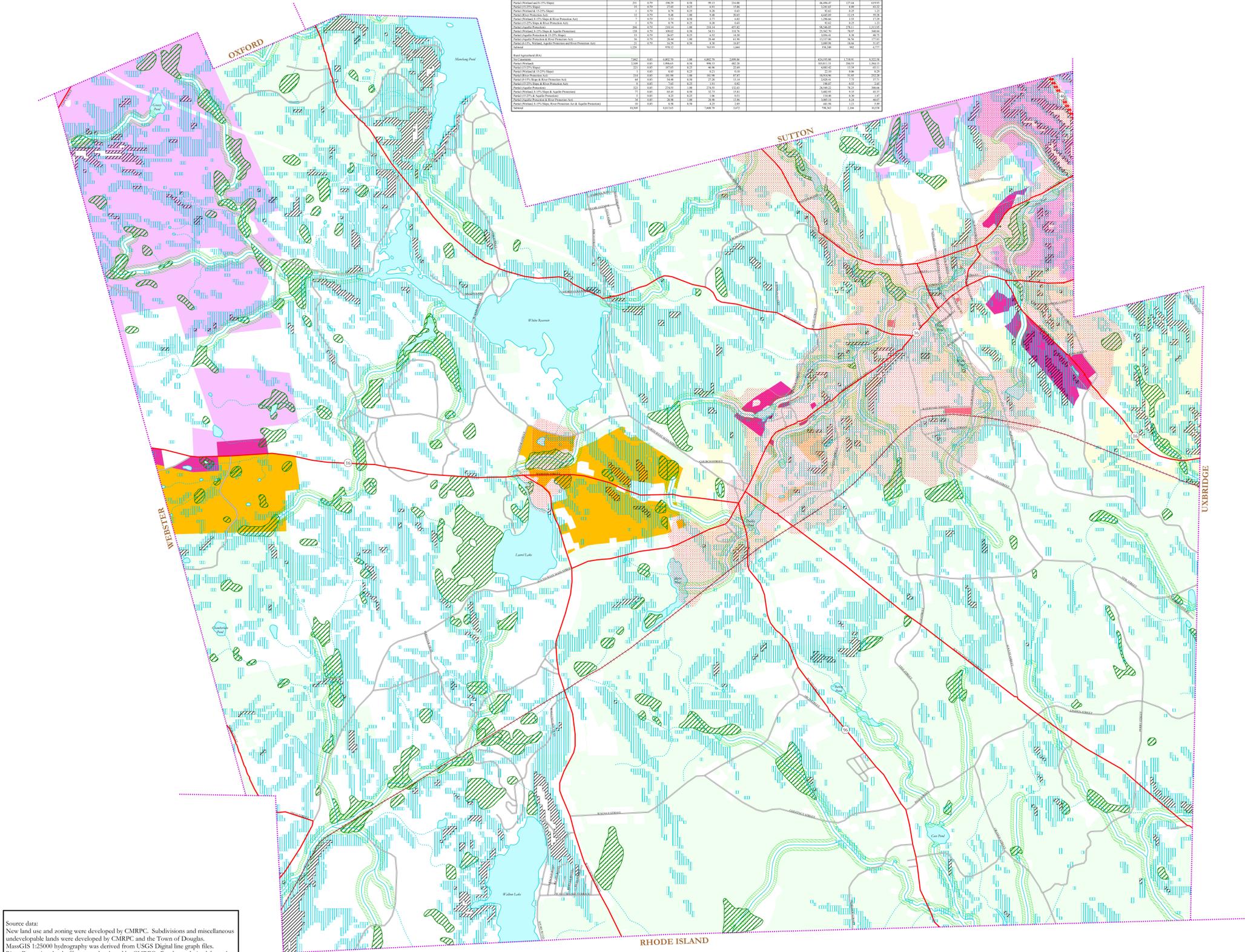


MAP 2 January 2000

The information depicted on this map is for planning purposes only.
 This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.
 Produced by the Central Massachusetts Regional Planning Commission GIS Center,
 35 Harvard Street, Second Floor, Worcester, MA 01609-2801



- ### Legend
- Towns
 - Developable Lands
 - District C
 - District CB
 - District I
 - District RA
 - District RC-1
 - District RC-2
 - District VR
 - Partial Constraints
 - Aquifer Protection Zone
 - 100 - 200' River Protection Act Buffer
 - Wetlands
 - 8 - 15% Slope
 - 15 - 25% Slope
 - Hydrography
 - Water Bodies
 - Stream
 - Intermittent Stream
 - Roads
 - Local
 - Interstate
 - Arterial
 - Collector
 - Rail



Source data:
 New land use and zoning were developed by CMRPC. Subdivisions and miscellaneous undevelopable lands were developed by CMRPC and the Town of Douglas.
 MassGIS 1:25000 hydrography was derived from USGS Digital line graph files.
 River Protection Act buffers were developed by CMRPC. Roads are derived from the road inventory files at MassHighway. All other data are from MassGIS.

Massachusetts
Geographic
Information
System

Massachusetts Executive Office of Environmental Affairs - 2000

CMRPC
GIS

Paul J. Samara
GIS Coordinator

Melissa C. Aldrich
GIS Analyst