MAP 2:

Developable Lands and Partial Constraints

Town of Plainville

November 2005
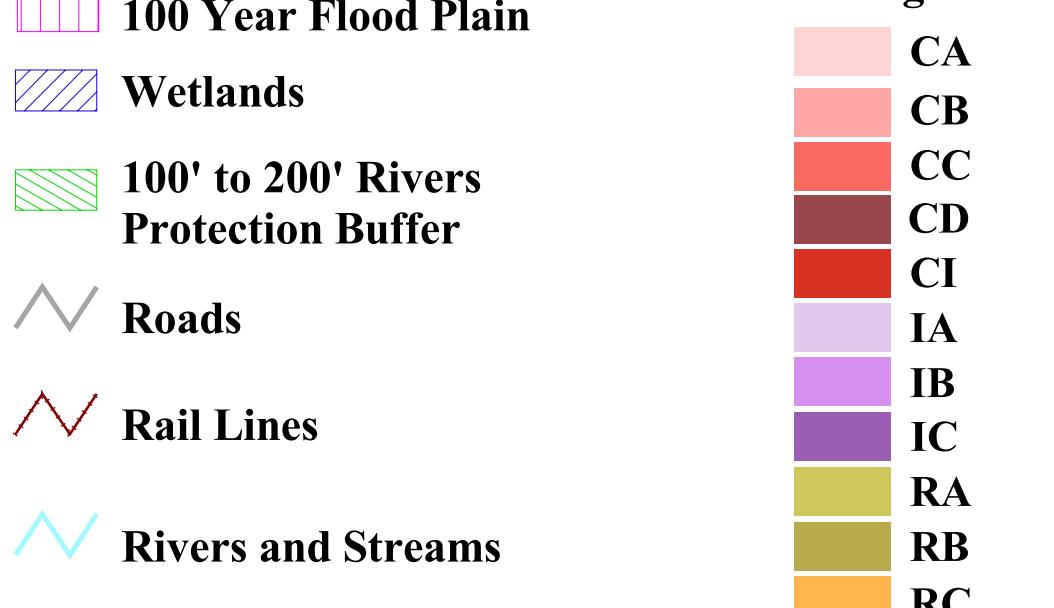
Wrentham

Foxborough

North Attleboro

Legend

100 Year Flood Plain

Wetlands

100' to 200' Rivers Protection Buffer

Roads

Rail Lines

Rivers and Streams

Water Bodies

Zoning Districts

- CA
- CB
- CC
- CD
- CI
- IA
- IB
- IC
- RA
- RB
- RC
- RD

Town of Plainville Summary Buildout Statistics November 2005

Plainville Buildout	Land Area (sq.ft.)	Single Family Dwelling Units	Multi-family Dwelling Units	Total Dwelling Units	FAR	Com./Ind. Floor Area	Residential Water Use	Com./Ind. Water Use	Total Water Use (GPD)	Population Increase	Additional Students	Total Solid Waste (Pounds per Yr.)	Non-Recyc. Solid Waste (Pounds per Yr.)	New Resid. Roads (Miles)
S.F. Residential "RA" District														
Wetland Area	2,411,590	17		17			3,671		3,671	49	11	59,355	36,726	0.39
Total Upland Area	64,036,751													
1 Family (1.0)	64,633,731	1,250		1,250			266,063		269,693	3,588	866	3,880,775	2,318,875	28.41
S.F. Residential "RB" District														
Wetland Area	1,414,512	15		15			3,232		3,232	43	9	44,276	31,489	0.24
Total Upland Area	20,090,944													
1 Family (1.0)	38,893,564	714		714			183,596		183,599	2,048	388	2,931,240	1,408,684	18.22
Gen. Residential "RC" District														
Wetland Area	558,326	19		19			4,170		4,170	55	11	57,640	40,584	0.44
Total Upland Area	191,336													
1 Family (1.0)	153,070	8		8			1,698		1,665	22	4	22,777	16,036	0.16
3 Family (1.0) ?	38,393	4		4			673		673	9	2	9,338	6,558	0.09
Gen. Residential "RD" District														
Wetland Area	71,341	0	2	2			373		373	5	1	9,804	3,622	0.08
Total Upland Area	357,400													
1 Family (1.0)	96,249	1					221		221	3	1	3,620	2,154	0.02
2 Family (1.0)	86,249		2				1,517		1,517	22	4	29,749	14,703	0.20
Multi-Family under 4 units (2.0)	17,250		2				300		303	4	1	4,350	2,553	0.04
Multi-Family over 4 units (2.0)	17,250		2				298		298	4	1	3,982	2,306	0.03
Shopping Center Commercial "CA" District														
Wetland Area	10,761					1,307								0.09
Total Upland Area	843,708													
Retail (.4)	694,425				0.45	226,901		17,224	17,224					
Office (.4)	336,283				0.45	830,980		7,566	7,566					
General Commercial "CB" District														
Wetland Area	287,540		1	1		46,356	252	3,022	3,304	4	1	3,856	2,745	0.03
Total Upland Area	2,201,442													
1 Family (1.0)	342,216	17		17		3,732		3,712	50	10	59,922	36,235	0.39
2 Family (1.0)	342,216		35	35		8,018		8,018	93	11	62,327	68,576	0.79
Retail (.4)	912,577				0.45	410,600		30,759	30,759					
Office (.3)	604,433				0.3	205,330		18,400	18,400					
Roadside Commercial "CC" District														
Wetland Area	497,001					29,820		2,237	2,237					
Total Upland Area	30,492													
Retail (.4)	19,205				0.45	8,233		617	617					
Office (.4)	12,157				0.45	3,855		274	274					
Commercial "CD" District														
Wetland Area	44,597													
Total Upland Area	25,953				0.45	12,140		911	911					
Office (.2)	8,999				0.3	2,700		202	202					
Industrial (.2)	8,999				0.45	4,050		304	304					
Commercial "CI" District														
Wetland Area	4,917,390													
Total Upland Area	2,779,455				0.45	1,250,887		93,302	93,302					
Office (.4)	1,846,344				0.3	554,083		41,556	41,556					
Special Industrial "IA" District														
Wetland Area	1,926,486													
Retail (.1)	157,849				0.45	70,942		5,321	5,321					
Office (.3)	315,705				0.3	94,586		7,094	7,094					
Industrial (.5)	1,103,342				0.45	496,584		37,245	37,245					
Limited Industrial "IB" District														
Wetland Area	6,039,475													
Total Upland Area	1,655,855				0.45	745,153		55,886	55,886					
Office (.3)	2,483,844				0.3	745,153		55,886	55,886					
Industrial (.4)	310,205				0.45	1,662,983		130,715	130,715					
Controlled Industrial "IC" District														
Wetland Area	264,543					15,873		1,190	1,190					
Total Upland Area	0													
Retail (.1)	0				0.45									
Office (.3)	0				0.3									
Industrial (.4)	0				0.45									
Grandfathered unaided lots (estimate)		50		50			10,793		10,793	144	20	147,231	104,755	0.28
Approx. subdivision lots not yet constructed		65		65			14,207		14,207	189	37	155,340	139,277	1.10
TOTALS	114,020,813	2,158		2,211		6,877,738	473,745	515,830	989,576	6,317	1,226	6,488,659	4,011,122	49

Plainville Notes:
Limited Construction in Floodplain Areas By Special Permit
Assumes up to 40% of a Residential lot can be wetland
Assumes up to 30% of a Com./Ind. lot can be wetland
Assumes 60% G.of lot developed as Resid.
Business FAR based on 1-story construction and blended uses
Industrial FAR based on 1 story construction and blended office, warehouse and manufacturing uses
Assumes max. of 6 units per lot for multi-family construction in RD

The information depicted on this map is for planning purposes only.

It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by Southeastern Regional Planning and Economic Development District
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