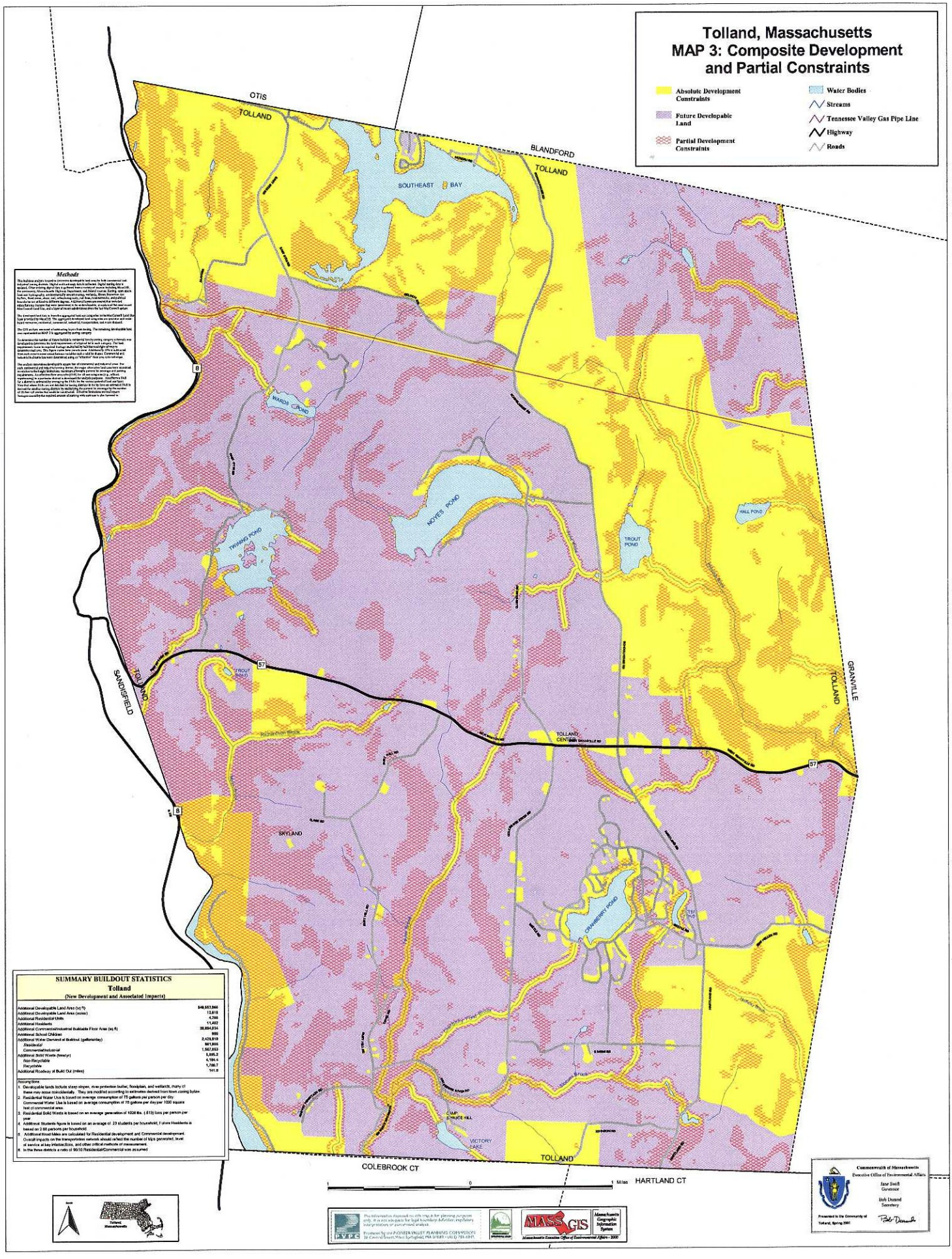
Tolland, Massachusetts
MAP 3: Composite Development and Partial Constraints
Absolute Development Constraints
Future Developable Land
Partial Development Constraints
Water Bodies
Streams
Tennessee Valley Gas Pipe Line
Highway
Roads
OTIS
TOLLAND
BLANDFORD
TOLLAND
SOUTHEAST BAY
WARDS POND
NOYES POND
TWINING POND
TROUT POND
HALL POND
TROUT POND
SANDISFIELD
TOLLAND
GRANVILLE
TOLLAND
TOLLAND CENTER
SKYLAND
CRANBERRY POND
VICTORY LAKE
COLEBROOK CT
TOLLAND
HARTLAND CT
1 Miles
Methods
SUMMARY BUILDOUT STATISTICS
Tolland
(New Development and Associated Impacts)
Additional Developable Land Area (sq ft) 848,553,066
Additional Developable Land Area (acres) 12,818
Additional Residential Units 4,266
Additional Residents 11,402
Additional Commercial/Industrial Buildable Floor Area (sq ft) 28,894,034
Additional School Children 986
Additional Water Demand at Buildout (gallons/day) 2,423,819
Residential 861,866
Commercial/Industrial 1,567,953
Additional Solid Waste (tons/yr) 5,695.2
Non Recyclable 4,184.4
Recyclable 1,780.7
Additional Roadway at Build Out (miles) 141.8
Assumptions
1. Developable lands include steep slopes, river protection buffer, floodplain, and wetlands, many of these may occur coincidentally. They are modified according to estimates derived from town zoning bylaw.
2. Residential Water Use is based on average consumption of 75 gallons per person per day. Commercial Water Use is based on average consumption of 75 gallons per day per 1000 square feet of commercial area.
3. Residential Solid Waste is based on an average generation of 1028 lbs. (.513) tons per person per year.
4. Additional Students figure is based on an average of .23 students per household, Future Residents is based on 2.68 persons per household.
5. Additional Road Miles are calculated for Residential development and Commercial development. Overall impacts on the transportation network should reflect the number of trips generated, level of service at key intersections, and other critical methods of measurement.
6. In the three districts a ratio of 90/10 Residential/Commercial was assumed.
Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Jane Swift
Governor
Bob Durand
Secretary
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