



**PERMITTED DENSITY CALCULATIONS**

OBTAINED FROM THE MARLBOROUGH TWP ZONING ORDINANCE, ORDINANCE 2002-04 CHAPTER 275, ARTICLE XI, DATED 9-16-2009:

DEVELOPABLE AREA BASED ON APPLICATION OF DENSITY FACTORS TO NATURAL RESOURCES ON SITE. ENTIRE AREA COVERED IN DIABASE WITH A 0.33 PERMITTED DENSITY FACTOR. FLOODWAY AREA HAS A DENSITY FACTOR OF 0.00. THEREFORE PERMITTED DEVELOPABLE AREA = FLOODWAY AREA \* 0.00 PLUS BALANCE OF SITE \* 0.33.

TOTAL PARCEL AREA = 366,177 SF, AREA OF FLOOD WAY = 72,753 SF

TOTAL DEVELOPABLE AREA = (TOTAL PARCEL AREA - FLOOD WAY)\*0.33 = (366,177 SF - 72,752 SF)\*0.33  
 TOTAL DEVELOPABLE AREA = 96,830 SF

MINIMUM LOT AREA = 10,000 S.F.

MAXIMUM # OF UNITS = TOTAL DEVELOPABLE AREA / MINIMUM LOT AREA = 96,830 SF / 10,000 SF  
 MAXIMUM # OF UNITS = 9.68 UNITS = 9 UNITS

**3062 MAIN STREET  
 GREEN LANE, PA 18054  
 RESIDENTIAL SUBDIVISION - SKETCH PLAN**

PREPARED FOR  
**ROBERT AND CHRISTINE McVAUGH**

PREPARED NOVEMBER 20, 2024

PLAN SCALE: 1" = 80'

*THIS PLAN IS CONCEPTUAL IN NATURE. PLAN INFORMATION DEVELOPED FROM PASDA CONTOURS AND DIGITAL IMAGERY. NO SURVEY HAS BEEN PERFORMED IN THE DEVELOPMENT OF THIS PLAN. A FULL SURVEY WILL BE NECESSARY TO PROVE OUT THE ABILITY TO SECURE THE NUMBER OF LOTS DESIGNATED ON THIS PLAN.*



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