

# Municipal Build-Out Analysis

## Montague Township

**HUC14 02020007000010**

Zone		Total Area (acres)	Existing Impervious (%)	Existing Impervious (acres)	Wetlands/ Water Area (acres)	Developable Area (acres)	Allowable Impervious (%)	Build-Out Impervious (acres)
Conservation	C	218.22	0.85%	1.85	48.78	3.04	1.00%	0.03
HUC14 Total		218.22	0.85%	1.85	48.78	3.04	1.00%	0.03

**HUC14 02020007020040**

Zone		Total Area (acres)	Existing Impervious (%)	Existing Impervious (acres)	Wetlands/ Water Area (acres)	Developable Area (acres)	Allowable Impervious (%)	Build-Out Impervious (acres)
Conservation	C	65.67	0.00%	0.00	1.71	0.00	1.00%	0.00
HUC14 Total		65.67	0.00%	0.00	1.71	0.00	#Num!	0.00

**HUC14 02020007020050**

Zone		Total Area (acres)	Existing Impervious (%)	Existing Impervious (acres)	Wetlands/ Water Area (acres)	Developable Area (acres)	Allowable Impervious (%)	Build-Out Impervious (acres)
Conservation	C	4.25	0.00%	0.00	0.00	0.00	1.00%	0.00

<b>HUC14 Total</b>	<b>4.25</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#Num!</b>	<b>0.00</b>
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***HUC14 02020007020060***

<i>Zone</i>	<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation C	243.51	0.18%	0.47	29.35	0.79	1.00%	0.01
<b>HUC14 Total</b>	<b>243.51</b>	<b>0.19%</b>	<b>0.47</b>	<b>29.35</b>	<b>0.79</b>	<b>1.00%</b>	<b>0.01</b>

***HUC14 02040104090010***

<i>Zone</i>	<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation C	714.04	0.27%	1.89	205.81	17.25	1.00%	0.17
Highway Commercial HC	9.38	0.00%	0.00	0.00	9.38	40.00%	3.75
Low Density Single Family R	2,317.39	1.40%	32.76	295.80	1,321.58	5.00%	66.08
<b>HUC14 Total</b>	<b>3,040.81</b>	<b>1.14%</b>	<b>34.65</b>	<b>501.61</b>	<b>1,348.21</b>	<b>5.19%</b>	<b>70.00</b>

***HUC14 02040104090020***

<i>Zone</i>	<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
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Conservation	C	2,485.62	0.40%	10.21	256.90	63.80	1.00%	0.64
Highway Commercial	HC	528.41	4.11%	21.71	46.71	230.77	40.00%	92.31
Low Density Single Family	R	3,194.52	1.05%	33.84	627.16	1,413.32	5.00%	70.67
High Density Single Family	R4	4.77	5.80%	0.27	0.00	4.37	25.00%	1.09

**HUC14 Total                    6,213.32                    1.06%                    66.03                    930.77                    1,712.26                    9.62%                    164.70**

***HUC14        02040104090030***

<i>Zone</i>		<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation	C	1,462.91	0.07%	1.10	270.23	54.69	1.00%	0.55
Neighborhood Commercial	NC	101.20	7.59%	7.69	18.60	61.54	40.00%	24.62
Low Density Single Family	R	2,363.09	1.12%	26.55	291.81	1,476.03	5.00%	73.80
High Density Single Family	R4	747.09	4.86%	36.38	224.09	414.56	25.00%	103.64
High Density Single Family-SC	SC	58.81	0.79%	0.46	3.06	49.97	25.00%	12.49
<b>HUC14 Total</b>		<b>4,733.10</b>	<b>1.53%</b>	<b>72.18</b>	<b>807.79</b>	<b>2,056.79</b>	<b>10.46%</b>	<b>215.10</b>

**HUC14 02040104110010**

<i>Zone</i>		<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation	C	1,566.41	0.31%	4.81	103.90	39.15	1.00%	0.39
Highway Commercial	HC	282.93	4.25%	12.03	43.61	187.19	40.00%	74.88
Neighborhood Commercial	NC	73.20	2.17%	1.58	9.54	52.60	40.00%	21.04
Low Density Single Family	R	449.96	2.84%	12.80	27.93	357.45	5.00%	17.87
<b>HUC14 Total</b>		<b>2,372.50</b>	<b>1.32%</b>	<b>31.22</b>	<b>184.98</b>	<b>636.39</b>	<b>17.94%</b>	<b>114.18</b>

**HUC14 02040104130010**

<i>Zone</i>		<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation	C	1,660.91	0.00%	0.00	141.02	26.00	1.00%	0.26
Highway Commercial	HC	5.00	5.61%	0.28	0.00	4.72	40.00%	1.89
Low Density Single Family	R	1,542.12	0.97%	14.99	184.64	809.79	5.00%	40.49
<b>HUC14 Total</b>		<b>3,208.03</b>	<b>0.48%</b>	<b>15.27</b>	<b>325.66</b>	<b>840.51</b>	<b>5.07%</b>	<b>42.64</b>

**HUC14 02040104130020**

<i>Zone</i>		<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation	C	48.94	0.00%	0.00	6.80	0.00	1.00%	0.00
<b>HUC14 Total</b>		<b>48.94</b>	<b>0.00%</b>	<b>0.00</b>	<b>6.80</b>	<b>0.00</b>	<b>#Num!</b>	<b>0.00</b>

**HUC14 02040104140010**

<i>Zone</i>		<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation	C	5,220.70	0.05%	2.47	826.34	3.67	1.00%	0.04
<b>HUC14 Total</b>		<b>5,220.70</b>	<b>0.05%</b>	<b>2.47</b>	<b>826.34</b>	<b>3.67</b>	<b>1.00%</b>	<b>0.04</b>

**HUC14 02040104140020**

<i>Zone</i>		<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation	C	3,209.18	0.01%	0.75	613.57	9.38	1.00%	0.09
Low Density Single Family	R	1.43	0.00%	0.00	0.00	0.00	5.00%	0.00
<b>HUC14 Total</b>		<b>3,210.61</b>	<b>0.02%</b>	<b>0.75</b>	<b>613.57</b>	<b>9.38</b>	<b>1.00%</b>	<b>0.09</b>

**HUC14      02040104140030**

<i>Zone</i>		<i>Total Area (acres)</i>	<i>Existing Impervious (%)</i>	<i>Existing Impervious (acres)</i>	<i>Wetlands/ Water Area (acres)</i>	<i>Developable Area (acres)</i>	<i>Allowable Impervious (%)</i>	<i>Build-Out Impervious (acres)</i>
Conservation	C	138.32	0.00%	0.00	6.09	0.00	1.00%	0.00
<b>HUC14 Total</b>		<b>138.32</b>	<b>0.00%</b>	<b>0.00</b>	<b>6.09</b>	<b>0.00</b>	<b>#Num!</b>	<b>0.00</b>
<b>Municipal Total</b>		<b>28,717.98</b>	<b>0.78%</b>	<b>224.89</b>	<b>4,283.45</b>	<b>6,611.04</b>	<b>9.18%</b>	<b>606.79</b>

# ***Municipal Build-Out Analysis***

	<i><b>Total Area (acres)</b></i>	<i><b>Existing Impervious (%)</b></i>	<i><b>Existing Impervious (acres)</b></i>	<i><b>Wetlands/ Water Area (acres)</b></i>	<i><b>Developable Area (acres)</b></i>	<i><b>Allowable Impervious (%)</b></i>	<i><b>Build-Out Impervious (acres)</b></i>
<i><b>Grand Total</b></i>	<b>28,717.98</b>	<b>0.78%</b>	<b>224.89</b>	<b>4,283.45</b>	<b>6,611.04</b>	<b>9.18%</b>	<b>606.79</b>