

BORO OF ATLANTIC HIGHLANDS
Steep slope ordinance review

LOT : 26.01 BLOCK: 28 AREA: 11224 sf

A- Modified Minimum lot size:
30% or more slopes = 286 sf * 0.10 = 29 SF
20% to 30% " = 711 sf * 0.20 = 142 SF
15% to 20% " = 2870 sf * 0.50 = 1435 SF
less than 15% " = 7357 sf * 1.00 = 7357 SF

Modified minimum lot area = 8963 SF====> OK

B- Maximum Permitted Lot Coverage: (Building & driveway)
30% or more slopes = 286 sf * 0.25 = 72 SF
20% to 30% " = 711 sf * 0.50 = 356 SF
15% to 20% " = 2870 sf * 0.75 = 2153 SF
less than 15% " = 7357 sf * 1.00 = 7357 SF

TOTAL: = 9938 SF
9938 sf * 50 % = 4969 SF Permitted

PROPOSED: Building = 1822 SF
Driveway = 1058 SF
TOTAL = 2880 SF=====> OK

C- Maximum Impervious Area:
30% or more slopes = 286 sf * 0.10 = 29 SF
20% to 30% " = 711 sf * 0.15 = 107 SF
15% to 20% " = 2870 sf * 0.25 = 718 SF
less than 15% " = 7357 sf * 0.35 = 2575 SF

PERMITTED TOTAL: = 3429 SF
1822 sf
1058 sf
78 sf

TOTAL = 2958 SF =====> OK

D- Maximum Permitted Lot Disturbance:
3429 * 1.30 = 4458 SF

PROPOSED: House Area = 78 sf Walk
Driveway area = 2424 sf

TOTAL = 2502 SF=====> OK

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LOT : 26.02 BLOCK: 28 AREA: 11956 sf

A- Modified Minimum lot size:
30% or more slopes = 1098 sf * 0.10 = 110 SF
20% to 30% " = 724 sf * 0.20 = 145 SF
15% to 20% " = 2179 sf * 0.50 = 1090 SF
less than 15% " = 7955 sf * 1.00 = 7955 SF

Modified minimum lot area = 9300 SF====> OK

B- Maximum Permitted Lot coverage: (Building & driveway)
30% or more slopes = 1098 sf * 0.25 = 275 SF
20% to 30% " = 724 sf * 0.50 = 362 SF
15% to 20% " = 2179 sf * 0.75 = 1634 SF
less than 15% " = 7955 sf * 1.00 = 7955 SF

TOTAL: = 10226 SF
10226 sf * 50 % = 5113 SF Permitted

PROPOSED: Building = 1500 SF
Driveway = 662 SF
TOTAL = 2162 SF=====> OK

C- Maximum Permitted Impervious Area:
30% or more slopes = 1098 sf * 0.10 = 110 SF
20% to 30% " = 724 sf * 0.15 = 109 SF
15% to 20% " = 2179 sf * 0.25 = 545 SF
less than 15% " = 7955 sf * 0.35 = 2784 SF

PERMITTED TOTAL: = 3548 SF
1500 sf
662 sf
75 sf

TOTAL = 2237 SF =====> OK

D- Maximum lot disturbance:
3548 sf * 130 % = 4612 SF

PROPOSED: House area = 2616 sf
Driveway area = 1889 sf

TOTAL = 4505 sf =====> OK

Slope Categories:
Lot 26.01
A= 286 SF Slopes > 30%
B= 711 SF Slopes 20-30%
C= 2870 SF Slopes 15-20%
D= 7357 SF Slopes < 15%

Lot 26.02
A= 1098 SF Slopes > 30%
B= 724 SF Slopes 20-30%
C= 217 SF Slopes 15-20%
D= 7955 SF Slopes < 15%

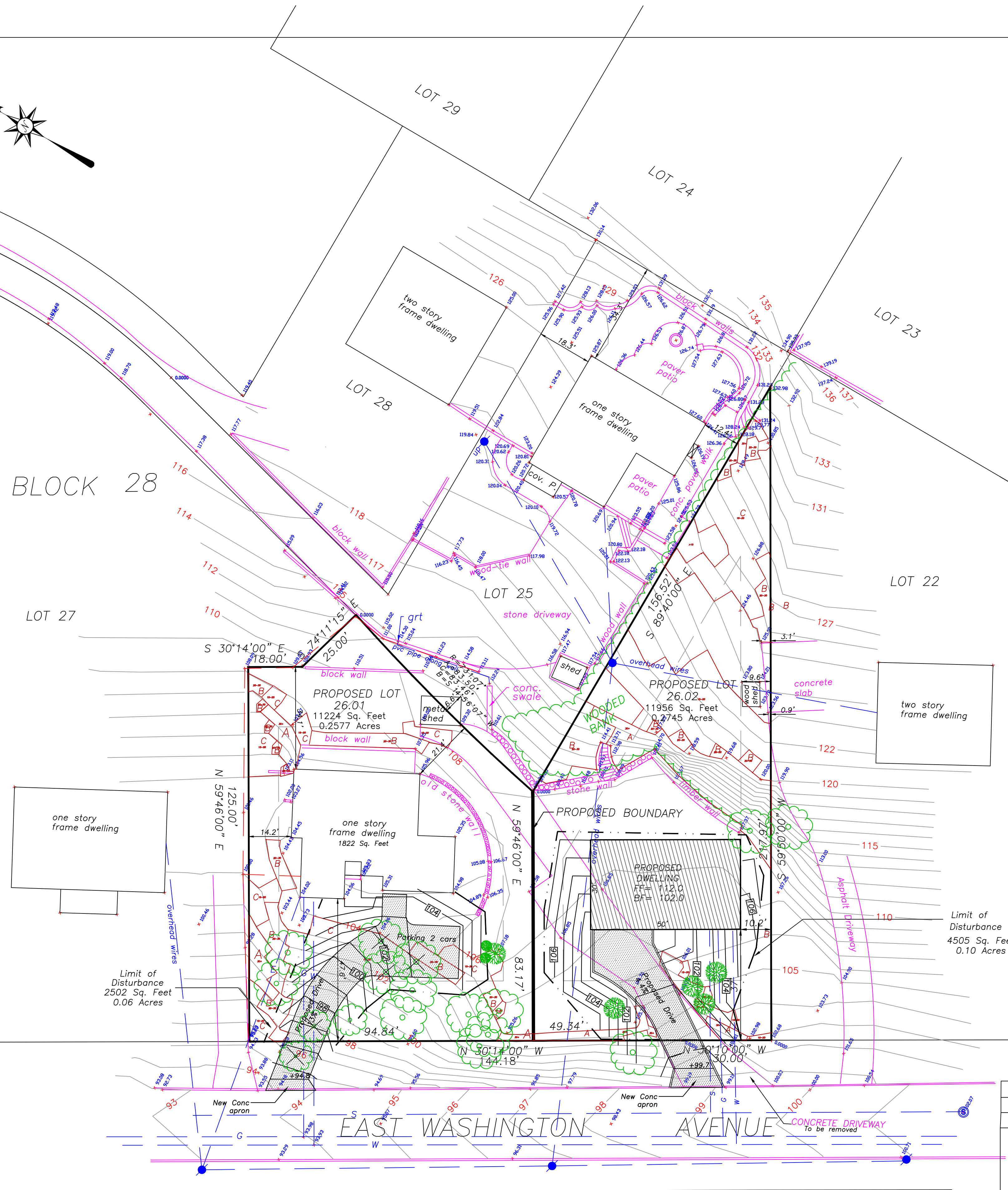


TREE LEGEND

DECIDUOUS TREE

EVERGREEN TREE

TO BE REMOVED



REV	DATE	DESCRIPTION	DWG	CHK
STEEP SLOPE ANALYSIS PLAN FOR				
MORDECHAI FINKELSTEIN				
LOT 26 BLOCK 28 SHEET 15				
BORO OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N.J.				
RICHARD E. STOCKTON & ASSOC., INC.				
SURVEYING & MAPPING-PLANNING-CONSTRUCTION SURVEYING				
PO BOX 124, ATLANTIC HIGHLANDS, NJ 07716, 732-872-2827				
Certificate of Authorization No. 24GA27987100				
RICHARD STOCKTON, PROFESSIONAL LAND SURVEYOR No.15102				
DATE: 1-28-20	FILE: 4123	DRAWN: RLT	JOB NO: 7933	
SCALE: 1" = 20'	CAD#: F-7933b.dwg	CHECKED: Res	DWG NO: D- 1030	