

MEAN ELEVATION - 384.23

BUILDING HEIGHT

MEAN ELEVATION = 384.23
BUILDING HEIGHT ELEVATION (TO PARAPET) = 430.55

BUILDING HEIGHT = 430.55 - 384.23 = 46.32 FT

BUILDING HEIGHT = 46.32 FT

MEAN ELEVATION CALCULATION

CODE SECTION	REQUIREMENT	LEVEL	FLOOR ELEVATION	LEVEL TO LEVEL HEIGHT	FLOOR DEFINITION
\$25-4	CELLARS SHALL MEAN THAT PORTION OF A BUILDING, WHICH IS PARTLY OR COMPLETELY BELOW GRADE, HAVING AT LEAST 1/2 ITS HEIGHT BELOW GRADE	LOWER CELLAR	364.05	11.0 FT	TOTAL PERIMETER LENGTH - 795.9 FT PERIMETER BELOW GRADE - 795.9 FT (100.0%)
\$25-4	CELLARS SHALL MEAN THAT PORTION OF A BUILDING, WHICH IS PARTLY OR COMPLETELY BELOW GRADE, HAVING AT LEAST 1/2 ITS HEIGHT BELOW GRADE	UPPER CELLAR	375.05	17.0 FT	TOTAL PERIMETER LENGTH - 829.8 FT PERIMETER BELOW GRADE - 466.5 FT (56.2%) PERIMETER ABOVE GRADE - 363.3 FT (43.8%)
\$25-4	A BASEMENT SHALL BE CONSIDERED A STORY ABOVE GRADE WHEN THE DISTANCE FROM THE GRADE TO THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS MORE THAN SIX FEET FOR MORE THAN 50% OF THE TOTAL PERIMETER OR FOR MORE THAN 12 FEET AT ANY POINT				TOP OF UPPER CELLAR - 392.05 MEAN ELEVATION - 384.23 DIFFERENCE - 392.05 - 384.23 = 7.82 FT < 12 FT PERIMETER >SIX FEET ABOVE GRADE (390.23) - 305.4 FT (36.8%)
\$25-4	ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE SHALL BE CONSIDERED A FULL STORY	1ST FLOOR	392.05	11.0 FT	TOTAL PERIMETER LENGTH - 799.3 FT PERIMETER ABOVE GRADE - 799.3 FT (100.0%)
		2ND FLOOR	403.05	11.0 FT	TOTAL PERIMETER LENGTH - 799.3 FT PERIMETER ABOVE GRADE - 799.3 FT (100.0%)
		3RD FLOOR	414.05	13.0 FT / 16.5 FT*	TOTAL PERIMETER LENGTH - 799.3 FT PERIMETER ABOVE GRADE - 799.3 FT (100.0%)

* THE HIGHEST POINT OF THE BUILDING IS ALONG THE PARAPET ON TOP OF THE ROOF (3.5 FT ABOVE ROOF LEVEL) WHICH BRINGS THE HIGHEST ELEVATION TO 430.55 FT

SYMBOL

---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
--- RIDGELINE ---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X DC 100.12 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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PRELIMINARY & FINAL MAJOR SITE PLAN

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 17.02, LOT 8.01 & 8.03
TAX MAP SHEET 11.6
955 PLEASANT VALLEY WAY (C.R. 636)
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: T-19153

TITLE:

MEAN GRADING
PLAN

DRAWING:

C-18

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