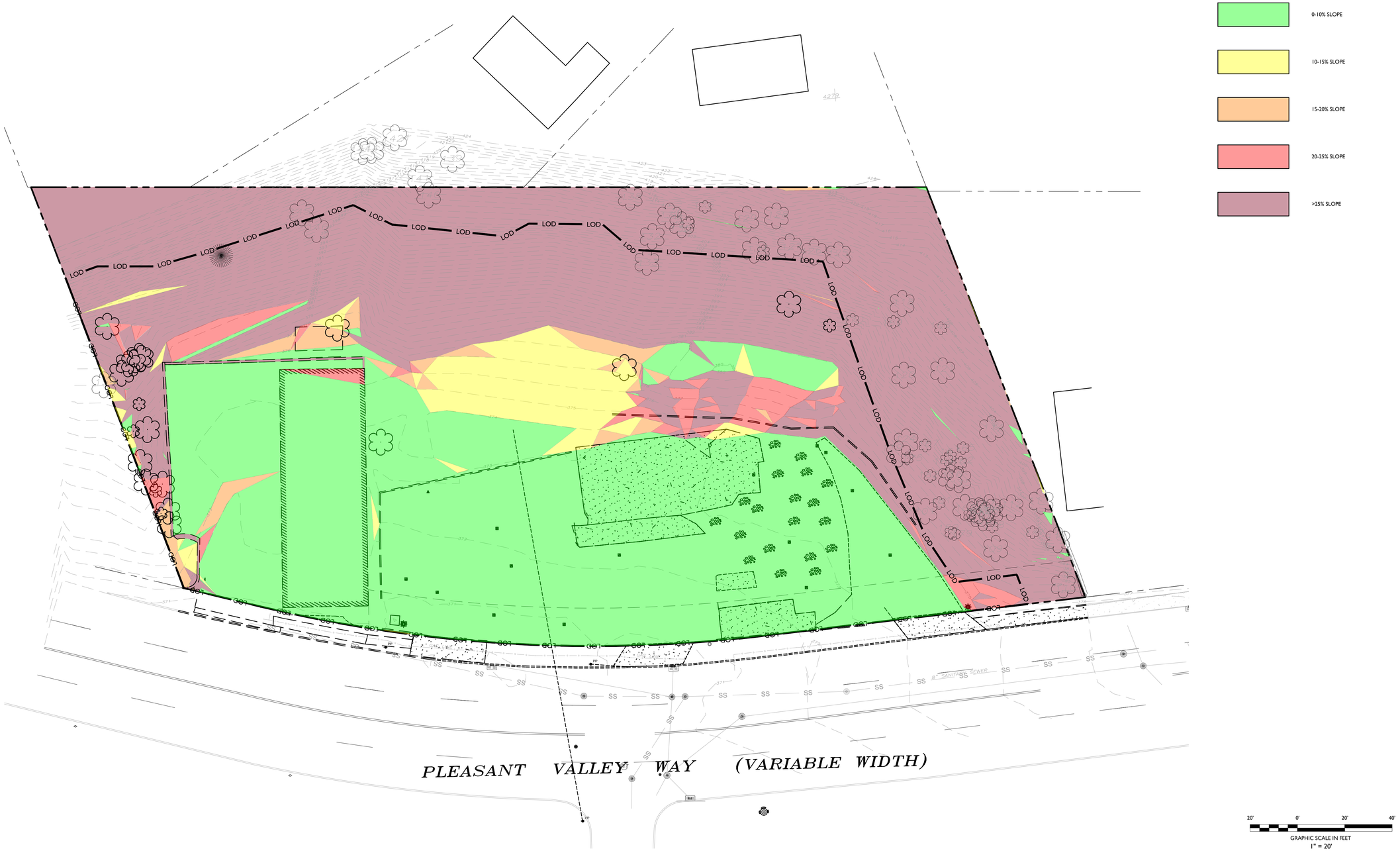
STEEP SLOPES TABLE

SLOPE	EXISTING	MAXIMUM DISTURBANCE	PROPOSED
0 % - 10 %	29,492 SF	100.0% (29,492 SF)	100.0% (29,487 SF)
10 % - 15 %	3,424 SF	60.0% (2,054 SF)	100.0% (3,424 SF) (V)
15 % - 20 %	1,397 SF	40.0% (558 SF)	98.0% (1,369 SF) (V)
20 % - 25 %	1,945 SF	20.0% (389 SF)	89.9% (1,749 SF) (V)
>25%	33,873 SF	0.0% (0 SF)	50.2% (16,998 SF) (V)
EFFECTIVE LOT AREA		32,488 SF (0.75 AC)	

(V) VARIANCE



SYMBOL	DESCRIPTION
	0-10% SLOPE
	10-15% SLOPE
	15-20% SLOPE
	20-25% SLOPE
	>25% SLOPE

ISSUE	DATE	BY	DESCRIPTION
02	06/03/2020	AHM	PER SITE PLAN REVIEW ADVISORY BOARD MEETING
01	05/29/2020	AHM	FOR TOWNSHIP SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 172.02, LOT 8.01 & 8.03
TAX MAP SHEET 16
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:

EXISTING STEEP SLOPES PLAN

DRAWING:

C-17

T:\2019\T-19153 (SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ)\CAD\PLOTS\SP-17 SLOPES.DWG