



BOSWELL
ENGINEERING
201-641-0770

Memorandum

To: Clark Residence

CC: Darmstatter Inc., USR Building Department, Code Enforcement, Linda Marmora

From: Marisa Tiberi P.E.

Date: March 5th, 2020

Re: **CLARK** – 31 Tanglewood Hollow Road – **BLOCK 103, LOT 22** – Upper Saddle River. **OUR FILE NO. USRES-398.**

Our office is in receipt of the following:

- A Plan entitled "Variance Site Plan for Clark, 31 Tanglewood Hollow Road" prepared by Darmstatter Inc., dated through 2-10-20.

This plan was received March 4th, 2020.

Based on our review of this revised plan, the approved Site Plan on file from 2017 and our last memorandum of February 6th, 2020, we offer the following:

1. The applicants are now proposing rear yard patio improvements that require a variance. The applicants are proposing the following:
 - A 16 foot by 16 foot pergola at the southwestern rear corner of the home.
 - A rear yard patio
 - An outdoor kitchen
 - A fire pit area
 - A connection walkway from the driveway to the patio
2. The patio requires a variance for the proposed north side yard setback of 20.3 feet versus the 35 foot requirement.
3. The proposed lot coverage is provided at 16.3%. We concur with this compliant coverage.
4. The overall estimated excavation and fill quantities in cubic yards was requested to be provided and has not to date.

5. The conservation easement area will require demarcation onsite and protection from disturbance. Silt fencing is satisfactorily indicated on the plan along this easement. Certification in location will be required prior to any construction commencement.
6. The plan indicates no trees are proposed to be removed and no trees exist within 20 foot of the limit of disturbance. This is acceptable in addressing tree removal.
7. The plan maps as existing Contech Chamber. This was not required, approved in design nor inspected when installed. Additionally it has not been confirmed as having a minimum of 50 foot separation distance to any onsite or offsite adjacent septic system. Onsite this is complied with. Please confirm offsite compliance. This information was previously requested and has not been provided to date.
8. The pergola's allowable highest roof ridge elevation calculates at 472.5. The proposed roof elevation of the pergola is not provided however is indicated at 9 foot in height. Based on the proposed floor elevation of the pergola, the pergola's proposed roof ridge is calculated at elevation 462.2. This remains compliant.

This application is recommended to be deemed complete and scheduled before the Planning Board. Please coordinate same with Linda Marmora.