

Memorandum

TO: KENNETH AND LORRAINE SCHMIDT

CC: SCHWANEWEDE/HALS ENGINEERING, FEIN CONSTRUCTION, STEPHEN V. CARROZZA,
UPPER SADDLE RIVER BUILDING DEPARTMENT, CODE ENFORCEMENT, LINDA
MARMORA, BOARD OF HEALTH

FROM: MARISA TIBERI, P.E.

DATE: FEBRUARY 26TH, 2020

RE: SCHMIDT – 12 OAK DRIVE – BLOCK 1210, LOT 2 – UPPER SADDLE RIVER. **OUR FILE NO.**
USRES-490.

Our office is in receipt of a Final Asbuilt Survey for the above referenced property dated through 2-19-2020, prepared by Schwanewede / Hals Engineering. We are also in receipt of a cover letter dated February 21, 2020, prepared by Fein Construction.

These documents were received February 25th, 2020.

Based on our review of these submitted documents and our last memorandum of February 11th, 2020, we offer the following:

1. The improvements are in general compliance with the approved site plan.
2. The front driveway piers have been constructed in a variance location at the front property line with a zero setback and 0.25 feet setback, versus the required 2 foot minimum setback. A variance remains required. The applicant has commenced the application process. A \$5000 Driveway Pier bond can be posted.
3. The paver walkway by the detached garage was not previously mapped however is not a new installation and was not part of this application. This walk is an existing non conformity and is acceptable to remain.
4. The rock wall at the front east corner of the property is partially within the 10 foot No Disturbance Buffer. This wall was not previously mapped however is not a new installation and was not part of this application. This wall is an existing non conformity and is acceptable to remain.
5. The stockade fence was not previously mapped however is not a new installation and was not part of this application. The fence is noted to be under the ownership of the neighbor. The encroachment onto this property is indicated as acceptable to remain.
6. Final approval from the Board of Health shall be obtained if not done so to date.

7. The roof ridge maximum allowable elevation is 130.81. The asbuilt roof ridge elevation is indicated at 130.16. This remains conforming.
8. The building coverage is provided at 9.4%. We concur with this conforming percentage.
9. The lot coverage is provided at 19.8%. We concur with this compliant percentage.
10. The front yard area contains hay and is not fully stabilized. A \$2000 Soil Stabilization Bond can be posted.

Subsequent to the posting of bonding totaling \$7000 and final Board of Health approval, our office has no objection to the issuance of a Temporary Certificate of Occupancy issued by the Building Department.