

Memorandum

To: Rosario Zito
CC: VCA Group, Koestner Associates, Upper Saddle River Board, Building Department, Linda Marmora, Zone Code Officer
From: Marisa Tiberi P.E.
Date: February 17th, 2021
Re: **ZITO** – 563 West Saddle River Road – **Lot 19, Block 104 – UPPER SADDLE RIVER**. Our file no. **USRES-599**.

Our office is in receipt of the following documents relative to the above referenced property:

- Application for the Planning Board dated February 5, 2021.
- Architectural Plan, entitled Detached Storage Shed, dated through January 18, 2021, prepared by VCA Group.
- Partial Topographic Survey dated October 1, 2020 prepared by Koestner Associates.
- Zoning Denial dated January 28, 2021.

The above information was received February 16th, 2021 via email.

Based on our review of the submitted documents, we offer the following:

1. The applicant is proposing a 195.5 square foot shed within the rear northwest corner of the property. Also proposed is a maximum height 4.49 foot retaining wall.
2. The proposed shed and wall require the following variances:
 - The shed is proposed 12.0 foot from the side yard setback, versus the 35 foot minimum requirement. The roof overhang is 7 inches, therefore the defined variance setback is 11.4 feet.

- The shed is proposed 29.0 foot from the rear yard setback, versus the 35 foot minimum requirement.
 - The wall has a maximum height of 4.49 feet versus the 4 foot maximum wall height permitted. The wall is also proposed an approximated 6 foot from the side property line, within the 10 foot No disturbance Buffer.
3. Please provide a north arrow within the Key Map.
 4. Please provide the proposed floor elevation of the shed. Provide the highest roof ridge elevation of the shed. The maximum permitted roof ridge elevation of the shed and compliance in building height will be confirmed once this information is provided.
 5. The existing and proposed building and lot coverages with breakdown information shall be provided.
 6. Provide the minimum side and rear setback to the retaining wall.
 7. Please be advised, a retaining wall over 4 foot requires stability calculations and post construction certification. Stability calculations must be approved prior to the walls construction onsite.
 8. Provide a retaining wall construction detail.
 9. Map the 10 foot and 15 foot side and rear yard No Disturbance Buffer lines.
 10. Provide the overall estimated excavation and fill quantities in cubic yards with simple support calculations. Once received, we can determine if a Soil Moving Permit is required.
 11. Please confirm if any tree removal is proposed.
 12. The limit of disturbance shall be enclosed with construction fencing. Please address on the Site Plan.
 13. The construction access shall be addressed on the plan.
 14. Due to the limited scope of this project, a partial Asbuilt Survey will be required, post construction.
 15. The application may be exempt from stormwater management improvements. Please confirm if any roof leaders are proposed and the location point of the roof leader discharge.

Please address the above.