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DARMSTATTER INC.

William J. Darmstatter

Professional Engineer & Land Surveyor

COA 24GA28072900 License No.25796

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May 19 , 2020

Gregg Carline/14667

RE: 31 Perera Avenue , Wayne ,N.J.

See Proposal for Current Property Survey

As per your request the following is offered with respect to the above mentioned site and information provided:

For the preparation of an Existing Conditions/Proposed Variance for Shed in the Front yard of Osborne Terrace.

to include Lot Coverage Calc., Exist topography and Proposed topography, Proposed Utilities if any, Existing only as can be found or marked, All Lot Utilities are to be marked for location. Construction access, Limit of Disturbance, check list marked by a ().

Fee Will be based upon Hours, Estimate \$800.00 to \$1,500.00

If the above meets with your approval kindly sign below and return to our Offices, Payment due in full upon completion and pick up for submission. No plans will be released without payment in full.

Fee does NOT include if required- unknown at this time.

- Wall design over 3.9 feet high by Others
- Soil Conservation plans if Disturbance is over 5,000 SF
- Any item not specifically included and listed above
- Any Plans for any Waivers or Variances
- Any Plans for any Board Applications, Disturbance of slopes over 30% require Planning Board Approval
- Any plans for any County, State or Federal Agency or NJDEP.
- Any Post constructions plans, As-builts or inspections

Thank you very much,

William J. Darmstatter PE & LS

Authorized Signature _____ date _____
 Kindly allow approximately 3-6 weeks to complete

STANDARD TERMS, CONDITIONS AND RESPONSIBILITIES

1. Darmstatter, Inc. is not responsible for construction means, methods, techniques, procedures, safety precautions or programs in connection with the contractors work. Darmstatter, Inc is not responsible for changes, errors or omissions by the contractor or their agents or employees. The contractor/owner agrees to limit Darmstatter, Inc. not to exceed Five times the Total fee for services by Darmstatter, Inc. and shall waiver all rights against each other and Insurance carriers against subrogation losses.
2. Additional services may be required by the engineer/surveyor, and is to be contracted separately for said services, unless specifically included in the original contract.
3. Darmstatter, Inc. will design, for owner approval, a design concept with the intent to respond to the owner's requirements as close as possible while using standard professional care.
4. The signor of the contract, shall be responsible to pay all bills and invoices in a timely manor.
5. All original drawings, specifications and other documents, paper or electronic prepared by Darmstatter, Inc for this project are to be retained by Darmstatter, Inc and may not be reproduced unless written approval by Darmstatter, Inc. All work is copyrighted.
6. All reports, drawings and other work prepared by Darmstatter, Inc., remain the property of Darmstatter, Inc., and use is only authorized when all fees have been paid and only for the included signed proposal.
7. If the project is suspended by the owner/contractor for more than 20 days, Darmstatter, Inc. shall be compensated for services preformed prior to the notice of suspensions, upon invoicing.
8. Failure to make payments or means for payment to Darmstatter, Inc., in accordance with this agreement, shall be cause for Darmstatter, Inc., to suspend services, and be a breach of contract and voids this agreement. This agreement cannot be changed or modified unless in writing signed by both parties. The Law shall interpret this agreement with Choice of law rules and Jurisdiction where Darmstatter, Inc. has its office of business in the State, County or local judicial district.
9. The work associated with Darmstatter, Inc.'s fee quotations is for the preparation of drawings which constitute an application to the appropriate government/ reviewing agency, Fees are for our portion of our work for the submission for completion, Other services by other firms may be necessary. Changes or redesigns resulting from the agencies review or client requirements, will be considered extra to the fee in the contract.
10. Invoices will be issued monthly or as work progressed and payable upon receipt, unless otherwise agreed to in writing. A service charge of 1.5% per month will be

payable on any amount not paid within 20 days. An administrative charge of \$100.00, for overdue accounts in addition to any service charge will be added to the invoice. Attorney's fees or other costs incurred in collection of any delinquent amounts shall be paid by the client.

- 11. We will not be liable for any delay or failure to perform our obligations caused by acts of god, including access and visibility, (example but limited to- Storms, Snow, Flooding, darkness) unusually severe weather, any action of a regulatory or judicial body, acts of any government agency or body, or any other cause beyond our reasonable control.
- 12. Not responsible for New Laws or Ordinances or Policy changes or amendments by any government agency or body, either known or unknown.
- 13. Reimbursable expenses, in addition to posted fees are but not limited to Board Meetings (billed at \$650.00 per attendance, heard or not heard) . Prints/Mylar film/Disc's for submission/resubmission/work or client. Photocopying all reports/documents, etc., and other out of pocket expenses. Change orders to stop or alter work/plans. Any discovery during work or any unanticipated conditions, such as Subsurface conditions, Title, Topography, Environmental, Site conditions (such as dirt piles, machinery or other obstacles.
- 14. Project side must be clean and accessible for site safety, site safety is the responsibility of the Owner/contractor and not Darmstatter, Inc. Darmstatter, Inc. shall have no responsibility for job site safety, before, during or after construction.
- 15. All communications must be received by fax, mail, overnight service or email.
- 16. These terms and conditions, and related fee contracts are binding to both Darmstatter, Inc. and client.
- 17. A Standard Rate Schedule shall be supplied upon request by the client.
- 18. The above Fee assumes the Deed Provided and/or copy of survey or Other information provided is accurate and correct. Fee does not include any work should boundary or title problems arise, such as but not limited to. Title discrepancies, overlaps, gores, easements, any adjoining Rights of others not discloses at time of proposal. Access to any adjoining Properties may be needed. You are responsible to obtain any agreement to access such properties in writing if needed.
- 19. No portion of this proposal is to construed or interpreted s guaranteeing approval by any Board or Agency.
- 20. The client will be responsible for all application fees.
- 21. The fees quoted in the proposal will be offered for acceptance for 60 days from the date of the proposal.

Checklist for Access, Bulk and/or Residential FAR Variances

ADMINISTRATIVE ITEMS

	<u>Mark W if waiver requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
1. Payment of required fees and escrows	_____	_____
2. 15 collated packages of:		
a. Completed Land Development Application form (exception: only one copy of the checklist)	_____	_____
b. <u>for new homes/additions</u> : architectural plans showing:		
(1) existing floor plans of house, with rooms labeled and outside wall to outside wall dimensions provided	N/A	_____
(2) proposed floor plans, with rooms labeled and outside wall-to-outside wall dimensions provided	N/A	_____
(3) rendering of the structure (<u>all sides</u>)	N/A	_____
-and/or-		
<u>for decks</u> : deck construction plans	N/A	_____
-and/or-		
<u>for sheds/fences</u> : shed/fence plans showing dimensions (height, length, width) and exterior rendering	✓	_____
c. 1 sealed, current property survey (upon which the site plan is based) and 14 copies	✓	_____
d. show the proposal on the site plan (one sealed if prepared by an architect, planner or engineer, the others can be copies)	✓	_____
e. A sealed certification from an architect or engineer confirming that the existing foundation/story can support the addition/add-a-level, if one is proposed (one sealed original and 14 copies) (only for an add-a-level project)	N/A	_____

N/A NOT APPLICABLE

	<u>Mark W if waiver requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
f. FAR Calculations sheet (if prepared by licensed professional, then one sealed and 14 copies)	N/A	
g. Impervious Lot Coverage Calculations sheet (if prepared by licensed professional, then one sealed and 14 copies)	✓	
h. Land Use map	✓	
3. The architectural plans, the survey, and the site plan shall be signed and sealed by the proper New Jersey licensed professional in accordance with the N.J.A.C. (Architectural plans and site plans may be prepared by the homeowner, but said preparation shall be so indicated on said plans.)	N/A	
4. EP calculations ordinances (if applicable)	N/A	

Site Plan Criteria

5. Current block and lot numbers of the subject property	✓	
6. Date of plan preparation	✓	
7. Date(s) of plan revisions	✓	
8. Square footage of the property	✓	
9. Written scale	✓	
10. Site plan shall be drawn at a scale of 1"=10', 1"=20' or 1"=30' using an engineer's scale (not an architect's scale)	✓	
11. North arrow	✓	
12. Locations of all proposed structures/additions	✓	
13. Outside wall to outside wall dimensions of all sides of all proposed structures/additions	✓	
14. Minimum setbacks of all existing buildings to all property lines	✓	

N/A - NOT APPLICABLE

	<u>Mark W</u> <u>if waiver</u> <u>requested</u>	<u>Provided</u> <u>Yes/No</u> <i>(This column</i> <i>Twp use only)</i>
15. Minimum setbacks of all proposed buildings to all property lines	✓	_____
16. Details, heights and locations of proposed fences	N/A	_____
17. Dimensions of lot	✓	_____
18. Locations of existing driveways	✓	_____
19. Locations of proposed driveways	N/A	_____
20. Grading plan when changes in contour are proposed	✓	_____
21. A note on the plans indicating that the existing structure or structures are to remain, be wholly demolished or be partially demolished, as the case may be. If partial demolition is proposed, clearly identify the portion of the structure(s) to be demolished.	✓	_____
22. Flood plain (if applicable)	N/A	_____
23. Wetland Areas (if applicable)	N/A	_____

Updated 3-16-18

N/A - NOT applicable