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PAUL J. FOX P.L.S
MATTHEW R. FOX P.E., L.S.

Westwood Investments, LLC
c/o Kyodo USA
17-01 Pollitt Drive
Fair Lawn, NJ 07410
Attn: Mr. Johnathan Cohen

December 31, 2019

Re: Site Plan for Townhomes at Plaza One
220 Kinderkamack Road and 49 Fairview Avenue
Lots 2 and 3 in Block 1501 Westwood, NJ - Drainage Description

Dear Mr. Cohen, pursuant to your request this office has prepared a letter describing the storm drainage for the above-mentioned property. Two (2) separate and adjacent parcels have been improved, one with an existing office building and associated parking area located on Lot 2 and another with an existing residential dwelling located on the adjoining Lot 3.

The office building currently utilizes roof leaders and downspouts connected to seepage pits located below the parking area to retain and infiltrate the existing stormwater runoff back into the soil material below. A trench drain located near Fairview Avenue along the parking lot entrance collects runoff from the paved areas and directs it to another seepage pit. The existing dwelling and detached garage are equipped with roof leaders, down spouts, and splash blocks that convey the stormwater runoff from the structures to the adjoining lawn area. The adjoining roadways in the immediate vicinity of the subject premises have no drainage improvements to connect into.

The proposed plan includes the collection of the stormwater runoff generated by the existing office building, the relocated parking area and the proposed townhomes to be directed to an underground detention system located below the proposed parking area. This underground detention system has been designed to safely convey stormwater runoff from the site and direct it back into the soil, while reducing the discharge rates onto adjoining properties to desired levels as outlined in the Westwood Land Use and Development Ordinance and the Stormwater Control Ordinance. As a result of the proposed development, the drainage for the site has been improved. A stormwater management report has also been prepared and submitted to accompany the current development application.

Sincerely,
CANGER ENGINEERING ASSOCIATES, INC.

Matthew R. Fox P.E., L.S.
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