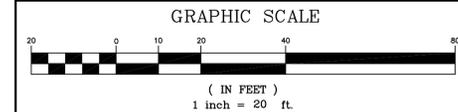


LEGEND

- SUBCATCHMENT AREA
- TIME OF CONCENTRATION FLOW PATH



REV. NO.	DATE	REVISION
4	8/17/18	REVISED LAYOUT
3	12/11/17	CITY COMMENTS
2	12/5/17	CITY COMMENTS
1	10/27/17	CITY COMMENTS

SITE DEVELOPMENT PLAN
FOR
22 BEECHER PLACE
MAP 65 BLOCK 8 PARCEL 28
NEWTON, MASSACHUSETTS 02459

PREPARED FOR:
22 BEECHER PLACE REALTY TRUST
19 HOLBROOK AVENUE
HULL, MASSACHUSETTS 02045

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
787 HARTFORD TURNPIKE
SHREWSBURY, MASSACHUSETTS 01545
TELE NO.: (508) 842-6229 FAX NO.: (508) 842-0800

SCALE: 1" = 20'	DATE: OCTOBER 20, 2017
-----------------	------------------------

POST-DEVELOPMENT DRAINAGE AREAS

SHEET NO.: SHEET 2 OF 2	PROJECT NO.: G-494
-------------------------	--------------------

Drainage Analysis Summary – Revised 8/17/18

Pre-Development Drainage Reach (1R) - Existing Conditions Site Runoff to North/West

Post-Development Drainage Reach (1R) - Post Development Site Runoff to North/West

Post-Development Drainage Reach (2R) - Post Development Site Runoff to Beecher Place

Note: (Peak Flow Rate in cfs, Volume in ac.ft.)

100 Year Storm Event

Storm Intensity	8.78 inches
Pre-Development (1R) To North/West	1.86 cfs (0.145 ac.ft.)
Pre-Development (2R) To Beecher Place	0.00 cfs (0.000 ac.ft.)
Post-Development (P1 Routed Through Chambers #1)	1.09 cfs (0.079 ac.)
Post-Development (P2)	0.38 cfs (0.029 ac.)
Post-Development (P3 Routed Through Chambers #2) (Via Downspout Overflow)	0.00 cfs (0.000 ac.)
Post-Development (1R) To North/West	1.47 cfs (0.108 ac.ft.)
Post-Development (P3 Routed Through Chambers #2) (Via 4" PVC Outlet)	0.35 cfs (0.0031 ac.)
Post-Development (2R) To Beacher Place	0.35 cfs (0.031 ac.ft.)
Change From Pre-to Post-Dev. (1R)	-0.39 cfs (-0.037 ac.ft.)
Change From Pre-to Post-Dev. (2R)	+0.35 cfs (+0.031 ac.ft.)
Net Reduction Offsite	-0.04 cfs (-0.006 ac.ft.)