

**VILLAGE OF BARNWELL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 05-19

BEING a bylaw of the Village of Barnwell in the Province of Alberta for the purpose of adopting Bylaw No. 05-19 being the **Torrie Porter Development Area Structure Plan** for lands legally known as Lot 13, Block 1, Plan 071 3622 and that portion of the SW $\frac{1}{4}$ 28-9-17 W4M which is located within the Village of Barnwell.

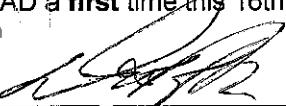
WHEREAS the purpose of proposed Bylaw No. 05-19 is to establish a framework and standards and requirements regarding the future development of an 18 lot residential development on the lands Residential land use designation.

AND WHEREAS the municipality wishes to provide for orderly growth and development to occur while minimizing land use conflicts;

AND WHEREAS the municipality may adopt an area structure plan pursuant to section 633 of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, the Council of the Village of Barnwell in the Province of Alberta, duly assembled does hereby adopt Bylaw No. 05-19 being the **Torrie Porter Development Area Structure Plan** for lands legally known as Lot 13, Block 1, Plan 071 3622 and that portion of the SW $\frac{1}{4}$ 28-9-17 W4M which is located within the Village of Barnwell

READ a first time this 16th day of May, 2019.



Mayor – Del Bodnarek

Municipal Administrator - Wendy Bateman

Moved by Councillor Bullock that Bylaw 05-19 be amended as follows: Phase 1 infrastructure components include the east detention pond and the flow conditions of post development be 'equal to' pre development

READ a second time this 15th day of August, 2019 as amended.



Mayor – Del Bodnarek

Municipal Administrator - Wendy Bateman

READ a third time and finally PASSED this 15th day of August, 2019.



Mayor – Del Bodnarek

Municipal Administrator - Wendy Bateman

**VILLAGE OF BARNWELL
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 06-19
Revised Bylaw No. 05-19**

BEING a bylaw of the Village of Barnwell in the Province of Alberta to revise Bylaw No. 05-19 to correct a clerical error.

WHEREAS Section 63(1) and Section 63(2)(g) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a council may by bylaw authorize the revision of a bylaw to make changes, without materially affecting the bylaw in principle or substance, to correct clerical, technical, grammatical or typographical errors in the bylaw; to bring out more clearly what is considered to be the meaning of a bylaw, or to improve the expression of the law; and

WHEREAS Section 692(6) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a bylaw under Section 692(1), Planning bylaws, may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance; and

WHEREAS a clerical error has been identified in Bylaw No. 06-19 being a bylaw to amend Bylaw No. 05-19, being the municipal Land Use Bylaw, whereby the legal description of the lands subject to the Torrie Porter Area Structure Plan was misidentified in the bylaw verbiage as SW ¼ 28 instead of NW ¼ 21; and

WHEREAS the Council of the Village of Barnwell deems it proper and expedient to correct the clerical error and deems that the correction does not materially affect the bylaw in principle or substance;

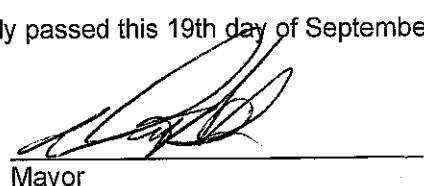
NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Village of Barnwell in the Province of Alberta duly assembled does hereby enact the following:

1. That the reference to "SW ¼ 28-9-17 W4M" be amended and changed to read "NW ¼ 21-9-17 W4M".
2. Bylaw No. 06-19 is hereby revised Bylaw No. 05-19 and reflects that correction is authorized to be prepared to Bylaw 05-19.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 19th day of September, 2019

READ a second time this 19th day of September, 2019.

BY UNANIMOUS CONSENT, READ a third time and finally passed this 19th day of September, 2019.



Mayor



Chief Administrative Officer

Torrie Porter Development

Area Structure Plan

29 July 2019

Bylaw: Village of Barnwell Land Use Bylaw No. 01-19

prepared for the developer:

Ryan Torrie, Benson Porter & Nelson Porter

By:

Wilde Brothers Engineering Ltd.

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1. INTRODUCTION

Background

The Torrie Porter Development is located on the land directly north of Highway 3 and east of Heritage Road, located on NW21 9-17-W4. The total development is comprised of 3.24 hectares (8.00 acres) and lies entirely within the limits of the Village of Barnwell. (See drawing 1). It will be comprised of 18 residential lots, sized between 0.25 acres to 0.69 acres. There are residential areas to the north and west of the proposed development.

Purpose and Intent of the Plan

The purpose of the Area Structure Plan is to provide a framework for the future residential subdivision and development of the subject property. This document will address the following:

- Proposed land uses for the area in general
- Density of development in general
- Transportation planning, including the general location of major transportation routes and utilities
- Storm water management
- Water services
- Sanitary sewage services
- Shallow underground utilities
- Compatibility with adjacent land uses
- Consistency with the Municipal Development Plan and other adopted plans within the Village of Barnwell

2. PROPOSED SUBDIVISION DEVELOPMENT

Site Conditions

The parcel as it stands is currently laid to wild grasses, shrubs and landscaped lawn.

Land Use

The entire parcel is zoned as residential, therefore rezoning will not be required. The land to the north and east is also zoned residential. However, one property to the southwest directly adjacent to the proposed development is currently zoned general commercial.

Proposed Development / Highway 3 Boundary

The developer will construct a 1.82m (6 ft) fence at the south side of the proposed development along the boundary between the development and the Highway 3 right-of-way. Upon completion of a lot sale, the individual lot owners will assume responsibility for the maintenance and upkeep of the portion of the fence within their property.

Subdivision Phasing

Before any application is made for the proposed multi-lot subdivision, a preliminary application will be made to subdivide the 0.66 hectare triangular property in NW 21-9-17-4, at the east end of the proposed development, off of the remainder of its title, as requested by the Municipal District of Taber. Presently, this property falls under the joint jurisdiction of the Village of Barnwell and the Municipal District of Taber.

The proposed multi-lot subdivision will proceed in the following phases (see Drawing 2 for lot numbering):

Phase 1) Lots 1-4 will be subdivided (the 4 lots fronting onto 3rd Avenue East) and the east detention pond will be constructed

Phase 2) Lots 5-18 will be subdivided and the west detention pond will be constructed (remainder of subdivision)

3. INFRASTRUCTURE

Required Underground Infrastructure

Underground services will be installed along the full length of the new interior road. There are five main services that will be provided to each lot: electrical, natural gas, Telus, potable water, and sanitary waste disposal. An overview of the proposed underground infrastructure is shown on Drawing 4. Telus, electrical, and gas installation plans will be provided by their respective parties prior to installation. The developer is prepared to bear the burden of these new infrastructure services and that of connecting the new services with existing municipal services.

3.1.1. Shallow Underground Utilities

The shallow utilities (including Telus, natural gas, and electrical) will be installed in a utility easement, 3.5m (11 ft 6 ins.) wide inside the front property line as shown on drawing 8. A 100 amp service will be installed for each lot.

Street lighting for the development will be provided as required by the Village of Barnwell standards and as deemed suitable by the electrical engineer.

3.1.2. Potable Water

Potable water for the proposed development will be supplied via the Village of Barnwell main in 3rd Avenue East. It is proposed that a new 150mmØ (6 in.) main be run from the existing main east to the entrance of the proposed development. As the new main enters into the proposed development it must cross an existing 50mmØ (2 in.). The exact location is unknown and must be determined in field. This line will be severed and reconnected to the new 150mmØ (6in.) main at the point of crossing. Drawing 4 shows the proposed water mains.

Each lot will be supplied with a 25mmØ (1 in.) service line. Lots 1-4 will be serviced from the 3rd Avenue East main and Lots 5-17 will be serviced off the internal main in the development. Lot 18 will be installed in the ditch south of 3rd Avenue East outside of the pavement.

3.1.3. Fire Hydrants

Fire hydrants will be placed according to the Municipal Engineering Standards POLICY NO 03-07, Schedule “B”, Design Guidelines For Subdivisions, Section D. Therefore, fire hydrants will be placed no more than 150m (492 ft) apart. They shall be located 1.0m

(5 ft) into the road allowance from the residential property, at the projection of property lines, as shown on Drawing 4.

3.1.4. Sanitary Waste Disposal

Due to the depth of the existing sanitary sewer mains, it is not feasible to service the whole development with a gravity main. It is proposed that a 200mmØ (8 in.) gravity main be extended east in 3rd Avenue East to the entrance of the proposed development. Lots 1-4 will be able to be serviced via gravity services into this extended main. The remainder of the development will be serviced via individual lift pumps to a common 100mmØ (4 in.) PVC DR26 sanitary force main, located in the proposed development road, that will discharge into the new manhole at the entrance of the development. Drawing 4 provides an overview of the proposed sanitary sewer network. Lots 5-17 will connect on the main in the proposed development road. Lot 18 will be serviced via a 50mmØ (2 in.) pipe in the ditch south of 3rd Avenue East outside of the pavement.

Each sewage lift pump will need to be a high head, low flow type pump. The specific requirements for the pump outputs will be determined in the detailed design of the subdivision at the time of development. The lift pumps will be connected to the common main via a 50mmØ (2 in.) pipe with a curb stop and check valve.

3.1.5. Storm Water Management

A storm water management plan was completed for this development as part of the preliminary analysis to determine if the development is feasible. It is attached as Appendix B.

As the main direction of flow is south toward the Highway 3 ditch, consultation with Alberta Transportation was required. The proposal includes two storm detention ponds on the south side of the new road that will discharge into the north Highway 3 ditch, and flow west to enter the Village's existing west drain. Alberta Transportation has approved in principle the drainage plan that is part of the Storm Water Network Analysis found in Appendix B.

Both ponds will be constructed with 4:1 side slopes and due to elevation limitations will both be shallow. As such, the ponds will need to be utilized to the maximum capacity possible. This results in the ponds not having any significant free board. Both ponds will be grassed and have overflows to handle storm events greater than the 1-in-100 year storm events. These overflows would be located on the south side and will require armoring to prevent erosion.

Road Design

An efficient cul-de-sac road will allow for the access requirements of individual lots within the development area while keeping the additional traffic local, adding to the safety of adjacent residential neighbourhoods. A standard asphalt road design, including a curb and gutter, will be installed, as indicated in Drawing 5. Road structure will follow the Village of Barnwell's road standards and will include 75mm of type III asphalt, 100mm of crushed granular base, and 350mm of pitrun, as shown on the typical design section, Drawing 6.

The road allowance for the development, directly off 3rd Avenue East, is 18m (59.10 ft), as indicated on Drawing 4. The road allowance diameter of the cul-de-sac is 19m (62.34 ft). The cul-de-sac lip of gutter radius is 15m (49.21 ft) — sufficiently broad to permit municipal and emergency vehicles to maneuver.

3.1.6. 3rd Avenue East Access & Post-Construction Restoration

- The proposed access onto 3rd Avenue East will require the approval of the Village of Barnwell. Permission for this access will be required before construction can begin. The Village is not responsible for any costs associated with upgrades, improvements or maintenance that may be necessary to 3rd Avenue East.
- Following installation of the sewer and water utilities, the 3rd Avenue East road will be reconstructed to original design dimensions and elevations following the basing structure proposed for the development.

4. DEVELOPMENT STANDARDS

Architectural Controls

Architectural controls will be applied and will include the following:

- Mobile homes will be excluded.
- The primary use for each lot will be to construct a single family detached dwelling. However, condos or multiple units may be included. Houses shall have a minimum of 1100 square feet of living area above ground level. Houses may be bungalow or multilevel and must have a minimum eave overhang of 16 inches. The maximum height above ground level shall not exceed the maximum height allowed in the Village of Barnwell, which is 2 stories plus an attic or loft. All households should have an attached garage. While there are no specific restrictions regarding the type or colors of the exterior, a finished weatherproof surface must be completed within twelve months of commencing construction.
- Ready to move or prefabricated manufactured homes with 2x6 construction and pre-finished brick, stucco, or siding finishes are permitted provided they comply with the minimum square footage requirement and are placed on a permanent weather proof sealed and insulated wood or concrete foundation.
- Previously owned moved in dwellings that meet the above noted controls are permitted only if the exteriors are brick, stucco, or siding and are completely finished within twelve months and subject to conditions and approval by MPC.
- Outbuildings must have straight walled construction with a finished (not galvanized steel) exterior surface.
- Basements and/or crawl spaces shall not be any deeper than 4 feet below the natural grade. Weeping tile drainage systems installed around the basements or below grade crawl spaces shall be plumbed separately to a sump hole and pump which discharges subsurface moisture to surface drainage systems.
- Landscaping of front and back yards must be completed timely and at least within 12 months from occupancy.
- There must be adequate area within each property to accommodate parking requirements for all vehicles and/or equipment that may be parked on the lots. However, no long term outside storage of vehicles or equipment is allowed.

- Each lot owner will be required to provide a ‘Plot Plan / Lot Drainage Plan’ that outlines the proposed lot grading to control storm water runoff and shows that the proposed setbacks meet the Village of Barnwell standards. The ‘Plot Plan / Lot Drainage Plan’ will need to be approved by the Village of Barnwell prior to issuance of a development permit.
- For lots directly bordering the Highway 3 right-of-way, the developer will have previously constructed a fence. Upon completing the purchase of those lots, the owner(s) of those lots will assume sole responsibility for the maintenance and upkeep of the portion of the fence located on their lot.

Setbacks

According to the Village of Barnwell Land Use Bylaw No. 01-19, Section 4.1, residential setbacks are as follows:

Front: 7.6m or 25ft.

Secondary Front: 4.6m or 15ft.

Side 1: 1.5m or 5ft.

Side 2: 3.0m or 10ft.

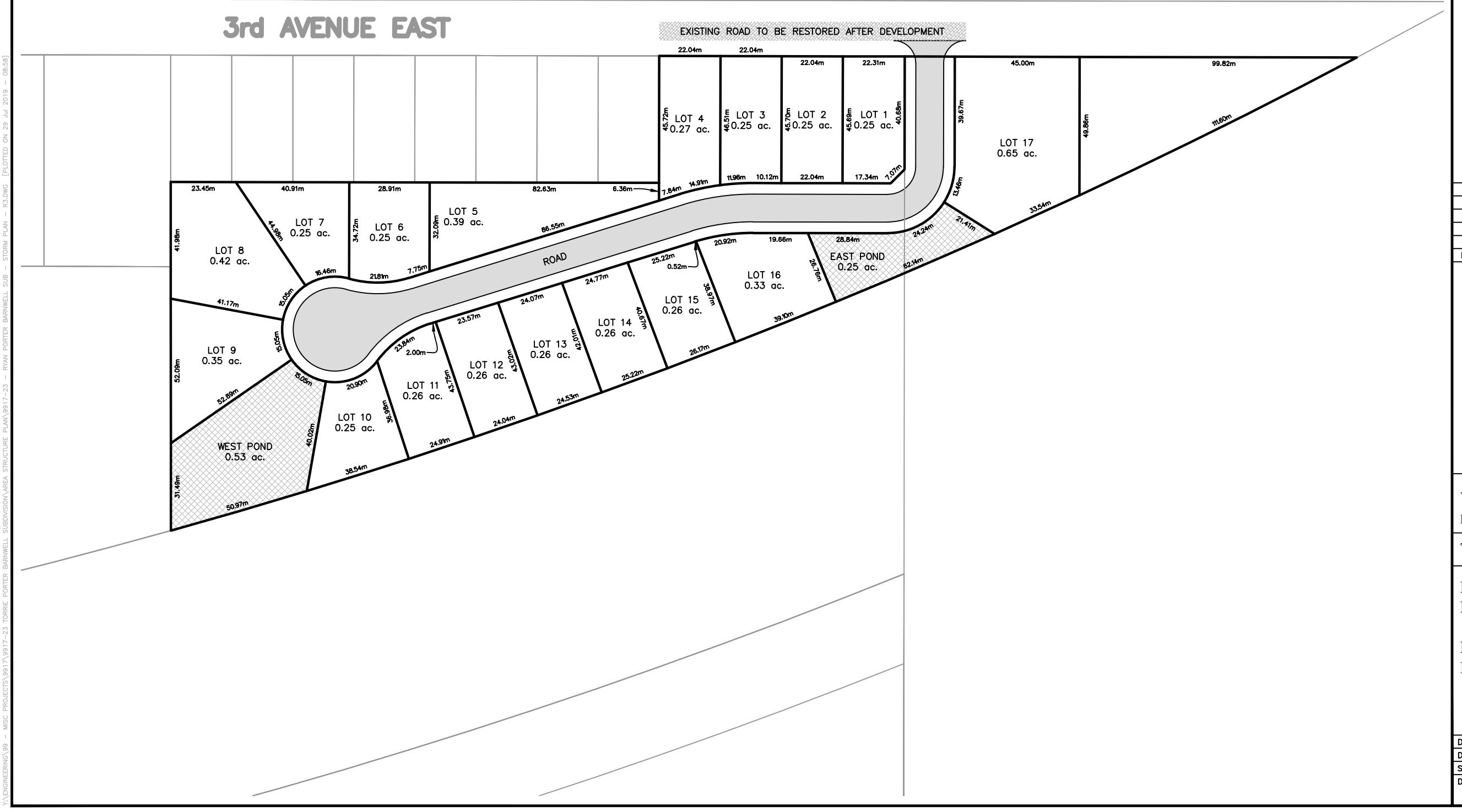
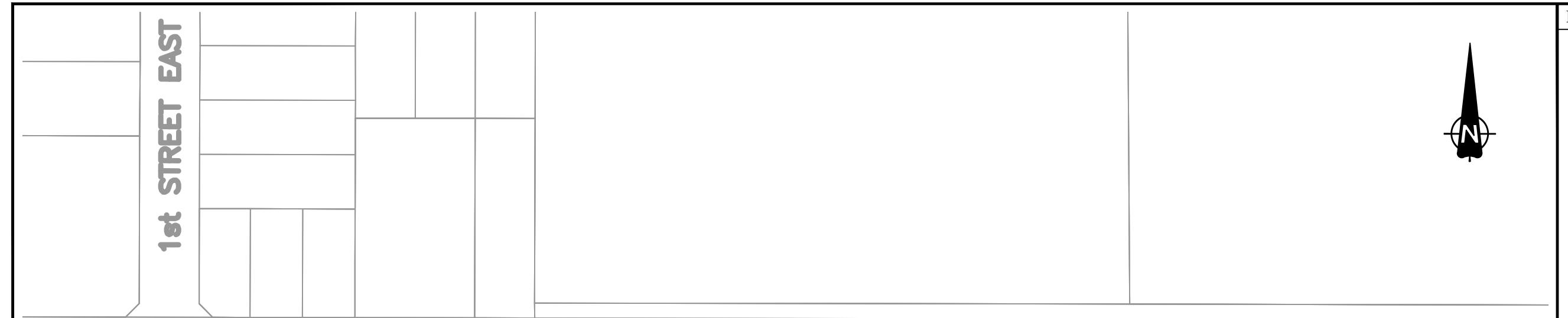
Rear: 7.6m or 25ft.

5. LIST OF DRAWINGS

DRAWING 1	PROPOSED DEVELOPMENT LOCATION
DRAWING 2	PROPOSED LOT LAYOUTS
DRAWING 3	TOPOGRAPHY
DRAWING 4	PROPOSED WATER & SEWER SERVICES
DRAWING 5	PROPOSED ROAD DESIGN LAYOUT
DRAWING 6	TYPICAL ROAD DESIGN CROSS SECTION



LEGEND / NOTES		
0	14 MAR '19	
ISSUE	DATE	REVISION DESCRIPTION
WILDE BROTHERS ENGINEERING LTD. PERMIT TO PRACTICE P08438		
WILDE BROS. ENGINEERING LTD. Raymond, Alberta		
TORRIE & PORTER		
RESIDENTIAL DEVELOPMENT BARNWELL, AB		
PROPOSED DEVELOPMENT LOCATION		





LEGEND / NOTES

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08/128

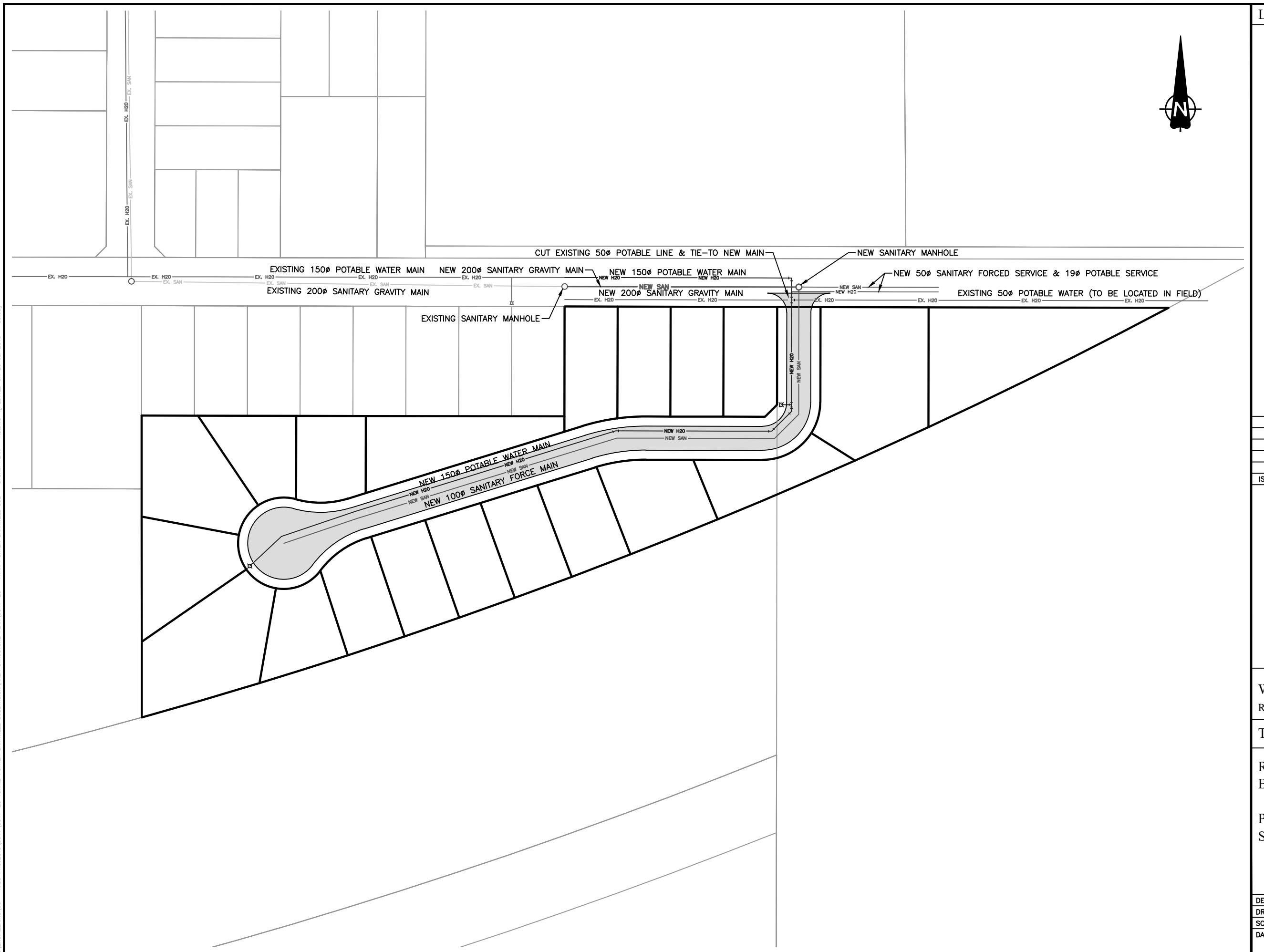
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

TORRIE & PORTER

RESIDENTIAL DEVELOPMENT BARNWELL, AB

EXISTING TOPOGRAPHY

DESIGNED: DJW	CHECKED:
DRAWN: JPL	JOB: 9917-23
SCALE:	DIMENSIONS: METERS
DATE: 29 JULY 2019	DRAWING No: 3



LEGEND / NOTES

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ISSUE	DATE	REVISION DESCRIPTION

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

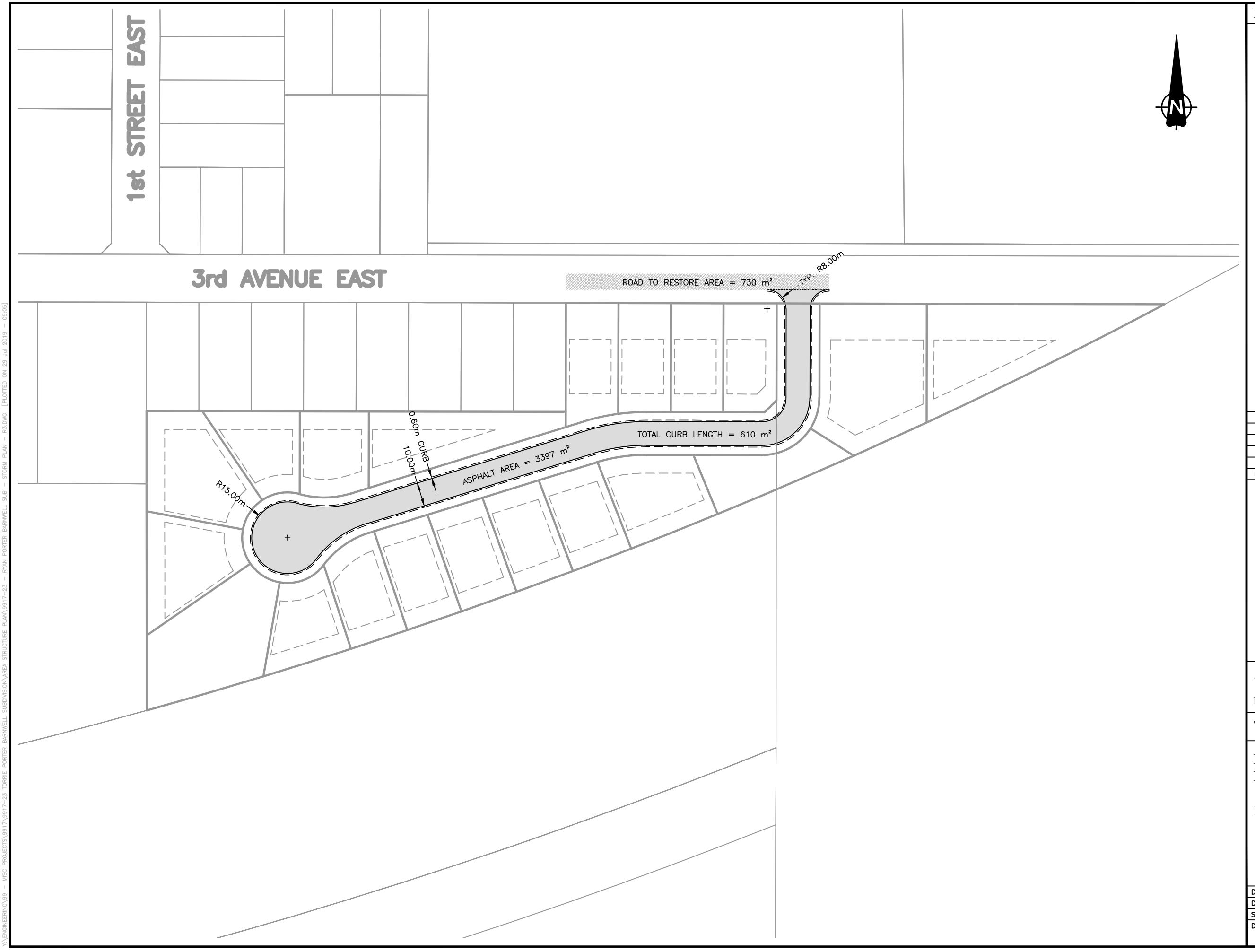
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

TORRIE & PORTER

RESIDENTIAL DEVELOPMENT BARNWELL, AB

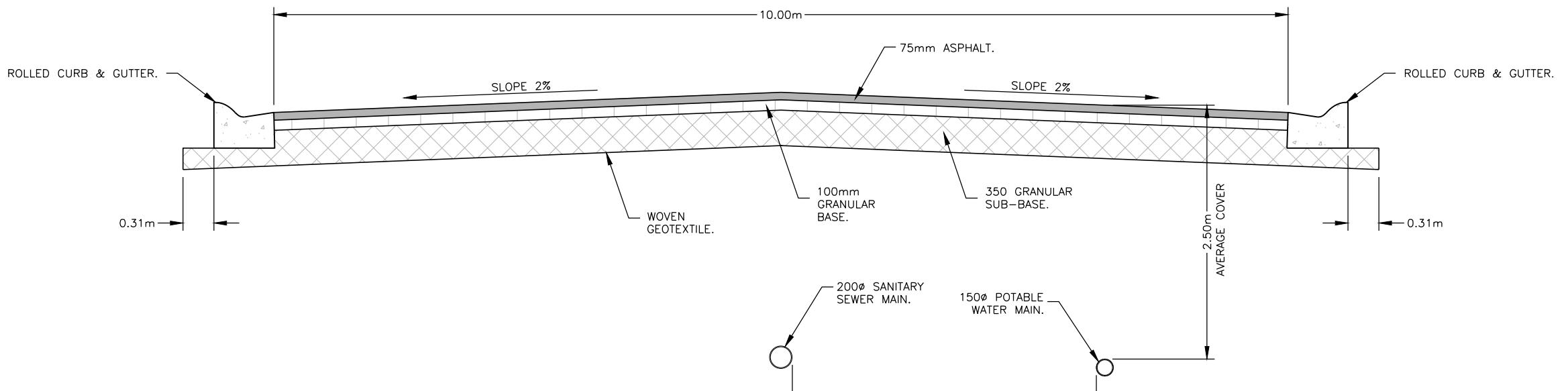
PROPOSED WATER & SEWER SERVICES

DESIGNED: DJW	CHECKED:
DRAWN: JPL	JOB: 9917-23
SCALE: 1:1500	DIMENSIONS: METERS
DATE: 29 JULY 2019	DRAWING No: 4



LEGEND / NOTES		
0	29JUL'19	PRELIMINARY
ISSUE	DATE	REVISION DESCRIPTION
WILDE BROTHERS ENGINEERING LTD. PERMIT TO PRACTICE P08438		
WILDE BROS. ENGINEERING LTD. Raymond, Alberta		
TORRIE & PORTER		
RESIDENTIAL DEVELOPMENT BARNWELL, AB		
PROPOSED ROAD DESIGN LAYOUT		
DESIGNED: DJW	CHECKED:	
DRAWN: JPL	JOB:	9917-23
SCALE: 1:1500	DIMENSIONS:	METERS
DATE: 29 JULY 2019	DRAWING No:	5

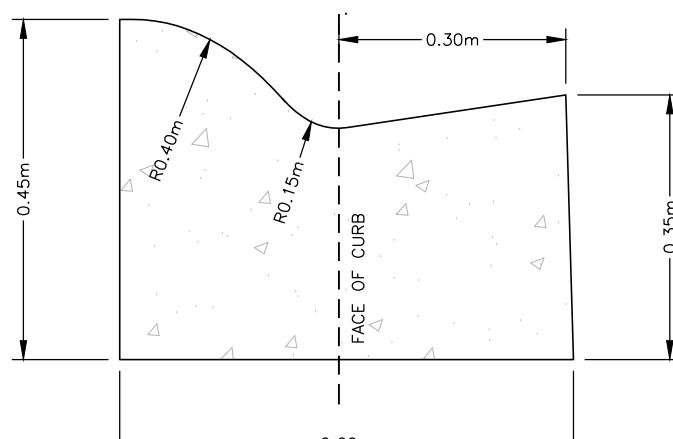
LEGEND



TYPICAL ROAD CROSS SECTION - 10.00m WIDE
SCALE 1:50

ISSUE	DATE	REVISION DESCRIPTION

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438



TYPICAL MONOLITHIC CURB AND GUTTER
SCALE 1:10

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

TORRIE & PORTER

RESIDENTIAL DEVELOPMENT
BARNWELL, AB

TYPICAL ROAD DESIGN
CROSS-SECTION

DESIGNED: DJW	CHECKED: DJW
DRAWN: J.L.J.	JOB: 9917-23
SCALE: AS SHOWN	DIMENSIONS: METRES
DATE: AUG. 8, 2018	DRAWING No: 6

6. APPENDICES

APPENDIX A: LAND TITLE CERTIFICATE



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0032 547 243 0713622;1;13

TITLE NUMBER
171 142 354

LEGAL DESCRIPTION

PLAN 0713622

BLOCK 1

LOT 13

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 2.583 HECTARES (6.38 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;17;9;21;NW

MUNICIPALITY: VILLAGE OF BARNWELL

REFERENCE NUMBER: 071 511 496

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 142 354	29/06/2017	TRANSFER OF LAND	\$156,000	\$156,000

OWNERS

RTK RANCHES LTD.
OF BOX 4178
TABER
ALBERTA T1G 2C6
AS TO AN UNDIVIDED 1/3 INTEREST

1581959 ALBERTA LTD.
OF BOX 434
BARNWELL
ALBERTA T0K 0B0
AS TO AN UNDIVIDED 1/3 INTEREST

1582005 ALBERTA LTD.
OF BOX 305
BARNWELL
ALBERTA T0K 0B0
AS TO AN UNDIVIDED 1/3 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
171 142 354

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

8025LI . 16/10/1972 IRRIGATION ORDER/NOTICE
THIS PROPERTY IS INCLUDED IN THE TABER
IRRIGATION DISTRICT

941 220 232 24/08/1994 CAVEAT
RE : EASEMENT
CAVEATOR - BOARD OF DIRECTORS OF THE TABER
IRRIGATION DISTRICT.
4900-50 STREET
TABER
ALBERTA

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF MARCH,
2019 AT 09:43 A.M.

ORDER NUMBER: 36863419

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0031 751 712 4;17;9;21;;11,12,14
0031 751 688 4;17;9;21;NE

TITLE NUMBER
061 250 331

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 17 TOWNSHIP 9

SECTION 21

LEGAL SUBDIVISION 11, THAT PORTION OF LEGAL SUBDIVISION 12
SHOWN AS EXTRA ROAD ON PLAN 0011715 AND LEGAL SUBDIVISION 14
ALL IN THE NORTH WEST QUARTER

CONTAINING 33.1 HECTARES (81.81 ACRES) MORE OR LESS
EXCEPTING (OUT OF LEGAL SUBDIVISION 14):

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	0011715	2.958	7.31	

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 17 TOWNSHIP 9

SECTION 21

THE WESTERLY 380 METRES IN PERPENDICULAR WIDTH
THROUGHOUT OF THE NORTH EAST QUARTER
CONTAINING 30.6 HECTARES (75.56 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF TABER / VILLAGE OF BARNWELL

REFERENCE NUMBER: 061 250 288

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
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061 250 331 22/06/2006 NOTIFICATION -
RD ABAND &
CONSOL

OWNERS

WILLEM VAN STRAALEN

AND
JANNETJE VAN STRAALEN
BOTH OF:
P.O. BOX 43
COALDALE
ALBERTA T0K 0L0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
1995CT .	03/03/1922	UTILITY RIGHT OF WAY GRANTEE - THE TABER IRRIGATION DISTRICT. AFFECTED LAND: 4;17;9;21;NE
3946DI .	12/10/1925	IRRIGATION ORDER/NOTICE AFFECTED LAND: 4;17;9;21;;11,12,14 THIS PROPERTY IS INCLUDED IN THE TABER IRRIGATION DISTRICT
8025LI .	16/10/1972	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE TABER IRRIGATION DISTRICT "NE 1/4 & E 1/2 LS 11 & 14"
771 165 060	23/11/1977	UTILITY RIGHT OF WAY GRANTEE - FORTY MILE GAS CO-OP LTD. 254-7 ST DUNMORE ALBERTA T1B0K9 AFFECTED LAND: 4;17;9;21;NE AS TO PORTION OR PLAN: IRR679 "THE CANAL RIGHT OF WAY" (DATA UPDATED BY: CHANGE OF NAME 121240594)
791 058 650	20/04/1979	UTILITY RIGHT OF WAY GRANTEE - FORTY MILE GAS CO-OP LTD. 254-7 ST DUNMORE ALBERTA T1B0K9 AFFECTED LAND: 4;17;9;21;NE (DATA UPDATED BY: CHANGE OF NAME 121240663)
811 232 642	14/12/1981	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
841 047 855	20/03/1984	CAVEAT RE : EASEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
061 250 331

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - BOARD OF DIRECTORS OF THE TABER
IRRIGATION DISTRICT.
TABER
ALBERTA
AGENT - KEITH E FRANCIS

981 276 962 10/09/1998 IRRIGATION DISTRICT RESOLUTION
PART OF AN IRRIGABLE UNIT

011 045 824 16/02/2001 UTILITY RIGHT OF WAY
GRANTEE - THE VILLAGE OF BARNWELL.
AS TO PORTION OR PLAN: 7811474

141 107 274 07/05/2014 MORTGAGE
MORTGAGEE - AGRICULTURE FINANCIAL SERVICES
CORPORATION.
4910-52 ST
CAMROSE
ALBERTA T4V2V4
ORIGINAL PRINCIPAL AMOUNT: \$160,000

171 160 594 19/07/2017 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - MUNICIPAL DISTRICT OF TABER.
4900B - 50TH STREET
TABER
ALBERTA T1G1T2
AFFECTED LAND: 4;17;9;21;;11,12,14

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 1 DAY OF APRIL,
2019 AT 10:01 A.M.

ORDER NUMBER: 36962459

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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Torrie / Porter

Barnwell Development

Storm Water Management Plan

Prepared for: **Ryan Torrie, Benson Porter & Nelson Porter**

Prepared by: **Wilde Bros. Engineering Ltd.**

July 29, 2019

Project number: **9917-23**



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1. INTRODUCTION

The Developer is applying to develop a property in the Village of Barnwell that borders along Highway 3. The development would be zoned for residential use. The Developer retained the services of Wilde Brothers Engineering to survey the property and perform a simulated storm analysis in order to determine what stormwater management might be required. This report provides a summary of the results of the study.

2. PRE-DEVELOPMENT CONDITIONS

2.1. PROPOSED DEVELOPMENT SITE

The site of the proposed development is located in the Village of Barnwell directly adjacent to the north side of Highway 3 and east of Heritage Road, as shown in Figure 1. The property is currently void of structures and infrastructure.

Figure 1: Location Of Proposed Development



2.2. EXISTING TOPOGRAPHY AND DRAINAGE

The site was surveyed with GPS in order to produce a topographical surface. Figure 2 shows the resulting topography. The site is predominantly flat with two soil stockpiles along the south and east parts of the proposed site. These piles will be removed prior to development.

Figure 2: Existing Site Topography



In its current state, some of the property is unable to properly drain without first ponding. The remainder and overflow from the ponded portions appear to flow southwest toward the existing automotive service shop (which is not a part of the development). The shop property is built up which causes the runoff to flow south into the north ditch of Highway 3. From there it is carried west along the highway until it enters a 900mm culvert under Heritage Road. The Village was consulted regarding this culvert as to its historical performance and it appears that there has not been any issues with ponding or overflowing Heritage Road and it has been working well. The runoff then continues west until it enters a drainage ditch and flows north as is shown in Figure 3. There is an existing ditch along the north side of the proposed development. Although this ditch has a slight slope to the west, it has been filled in on the west. The east end of this ditch has a culvert that passes into the Highway 3 ditch.

3. POST-DEVELOPMENT CONDITIONS

3.1. PROPOSED SITE DEVELOPMENT

The proposed development would see the creation of 18 new residential lots. A new paved road would be constructed up the centre of the proposed development that would connect onto 3 Avenue East at the north and terminate in a cul-de-sac at the west end. Five of the lots would face onto 3 Avenue East with the remainder facing onto the new proposed road. See Figure 4 for the proposed layout. In addition to the 18 residential lots, two lots will be designated for use as storm detention.

Figure 3: Existing Drainage Course

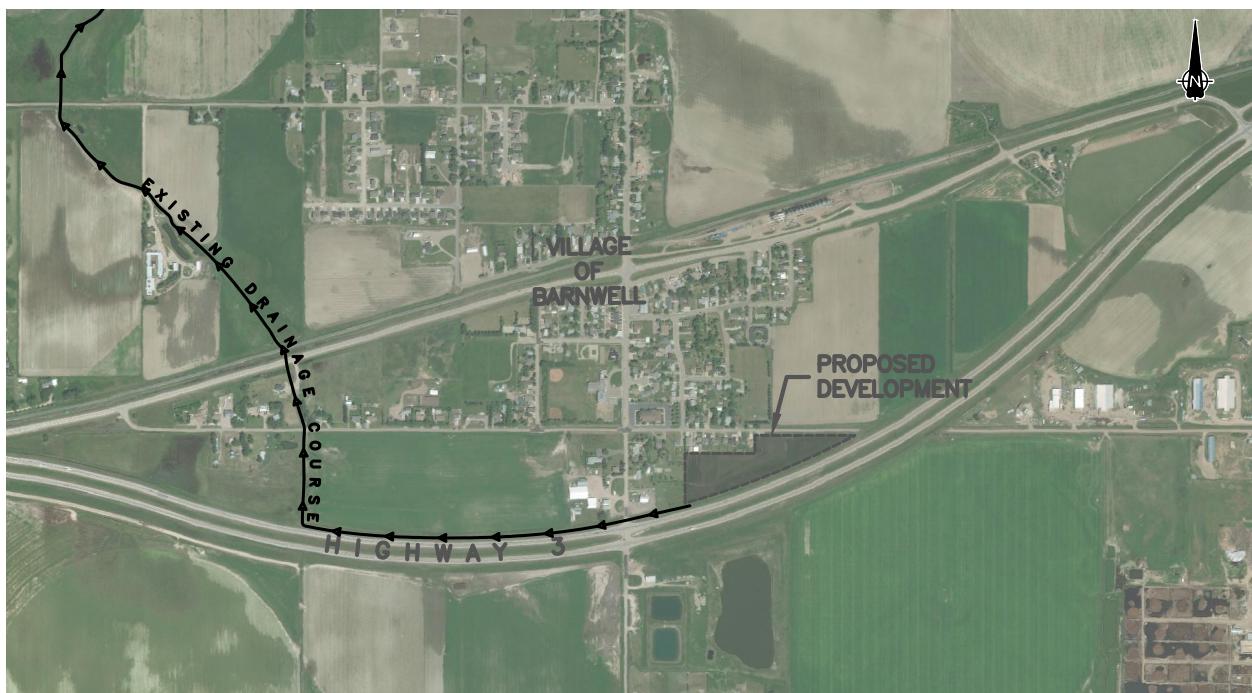
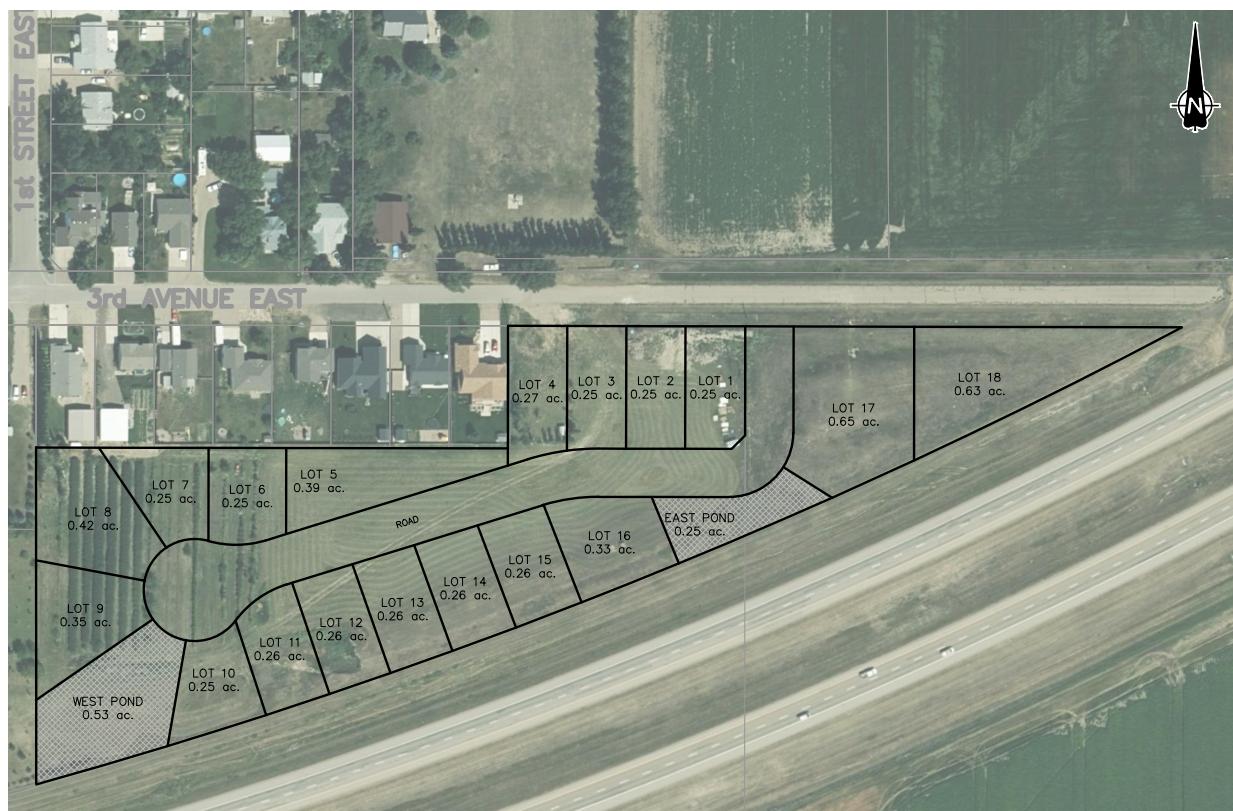
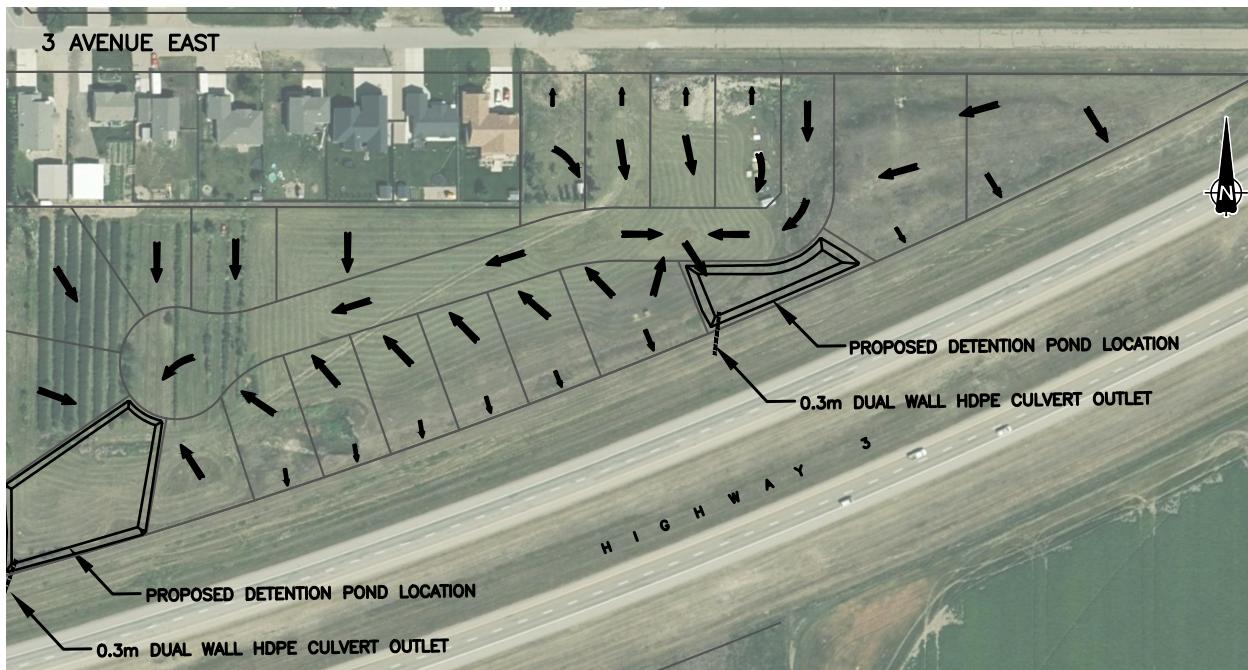


Figure 4: Proposed Development Layout



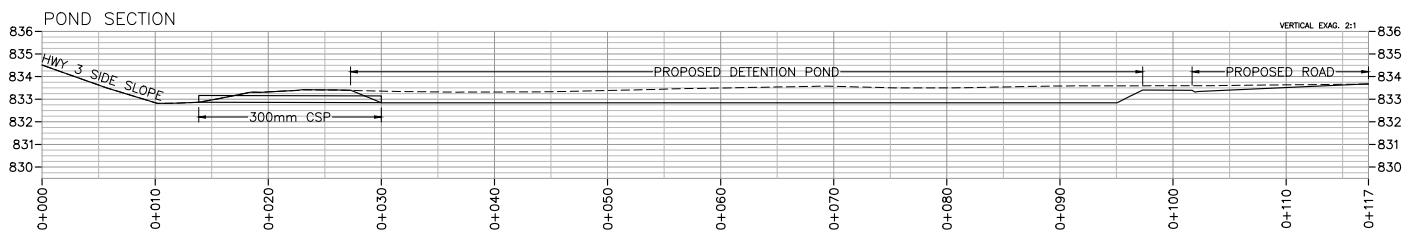
Based upon a preliminary design, most of the lots will be able to drain onto the proposed road. Lots adjacent to the Highway 3 right-of-way will have split drainage with the majority of the lots draining onto the proposed road and the remainder entering the Highway 3 ditch. See Figure 5 for the proposed flow directions.

Figure 5: Location Of Proposed Detention Ponds



The road curbs will carry the collected runoff to two collection points. The northern region of the development will collect into the East Pond. The remainder of the runoff collected by the road will collect into the West Pond. See Figure 5 for the proposed pond locations. The ponds will each have a culvert outlet to the north Highway 3 ditch sized such that the peak flow rate will be restricted so that the combined total runoff from the development equals pre-development conditions. The detention ponds will be sized appropriately to detain the restricted runoff. The pond outlets will

Figure 6: Section Of Proposed Pond (See Drawing STM4 for an Enlarged View)



require armor protection, as well as overflows on the south side of the ponds to accommodate storm events greater than the 1-in-100 year 24 hour storm. Figure 6 shows a cross section of the potential pond.

4. STORM MODEL

Computer models of two different storm systems were used for both the pre- and post-development sites in order to determine what magnitude of storm management systems should be implemented. The storm typically used for these models is the Modified Chicago Storm for the region. In order to determine the volume of runoff that would need to be detained, the peak flow rate of the 1-in-100 year 24 hour post-development storm event was restricted to the peak flow rate during a 1-in-5 year 24 hour pre-development storm.

Figure 7: Pre-Development Catchment Areas (See Drawing STM1 for Enlarged View)



4.1. PRE-DEVELOPMENT MODEL

The existing site contours were evaluated and it was determined that the majority of the site ultimately drains into the north ditch of Highway 3, with a small portion in the northeast draining into the south ditch of 3rd Avenue East before it too passes through a culvert to the north ditch of Highway 3. The small portion in the northeast was given the designation of 'S2' and the remainder was given the designation of 'S1', as shown in Figure 7. The proposed site has no impervious areas. This was reflected in analyzing the pre-development conditions. The results of the pre-development model are summarized in Table 1.

Table 1: Pre-Development Model Results

1-in-5 Year, 24 Hour Storm Event			
Catchment	Area	Peak Flow Rate	Total Runoff Volume
S1	3.04 ha	0.20 m³/s	360 m³
S2	0.17 ha	0.03 m³/s	20 m³
TOTALS	3.21 ha	0.23 m³/s	380 m³

4.2. POST-DEVELOPMENT MODEL

The development will be graded such that the runoff is directed into detention ponds prior to discharging into the north Highway 3 ditch, as much as is possible. Approximated design grades were used in the post-development model and the percent impervious area was based on the assumption that each lot will have ~270 m² (2912 ft²) of impervious area allowing for a residence and driveway. The road and curb were also used as impervious area. Based upon the preliminary grading and the corresponding outlets, the site was broken into three catchment areas as shown in Figure 8.

Figure 8: Post-Development Catchment Areas (See Drawing STM2 for an Enlarged View)



The road curbs will carry the collected runoff down to two collection points where it will enter the detention ponds. The ponds were each modeled with a 0.3m diameter culvert outlet. Based upon the amount of direct discharge into the ditch of Highway 3, this sized culvert would throttle the release from the ponds to a level that would maintain the net peak discharge into the ditch the same as in pre-development conditions. As a result, a portion of the runoff will be detained during the peak of the storm. While the post-development total volume of storm runoff is greater, the flow rate will not exceed that of the pre-existing site and the excess runoff will be detained on site.

The results of the post-development model are summarized in Table 2. It is important to note that the peak outfall flow rates do not happen simultaneously, and as such the peak system flow rate is not the sum of the individual outfall peak flow rates.

Table 2: Post-Development Model Results

1-in-100 Year, 24 Hour Storm Event			
Outfall	Area	Peak Outflow Rate	Total Runoff Volume
West Pond (from S1)	1.92 ha	0.08 m³/s	1,071 m³
East Pond (from S3)	0.33 ha	0.10 m³/s	556 m³
Direct Discharge (from S2)	0.97 ha	0.16 m³/s	166 m³
System	3.22 ha	0.23 m³/s	1,793 m³

4.3. RESULTS

The increased slopes and percentage of impervious areas led to an increase in runoff for all three of the post-development catchments. Although S2 discharges directly into the Highway 3 ditch, the remainder of the development's runoff is passed through the detention pond outlets which effectively attenuate the peak discharge from the majority of the development before it enters the Highway 3 ditch. At the peak of the storm, the West Pond reaches 98% storage capacity (storing a maximum of 670 m³) and the East Pond reaches 81% storage capacity (storing a maximum of 254 m³).

5. SUMMARY

Based upon the storm models which were created, the development will lead to an increase in storm water runoff which will require some method of control. The ideal location for detention was the southwest corner of the proposed development where the West Pond is shown. However, it was not possible for the pond to detain the necessary volume when the pond discharge was restricted to pre-development flow rates. This led to the addition of the East Pond. A high point was added to the road that helped direct a significant portion of the runoff into the East Pond. As a result of restricting the peak flows to pre-development conditions, the west pond is required to detain up to 670 m³ and the East Pond is required to detain up to 254 m³.

The restricted outflows from these two ponds, combined with the runoff directly discharging into the highway ditch, are equal to that of the pre-development site.



Drawings

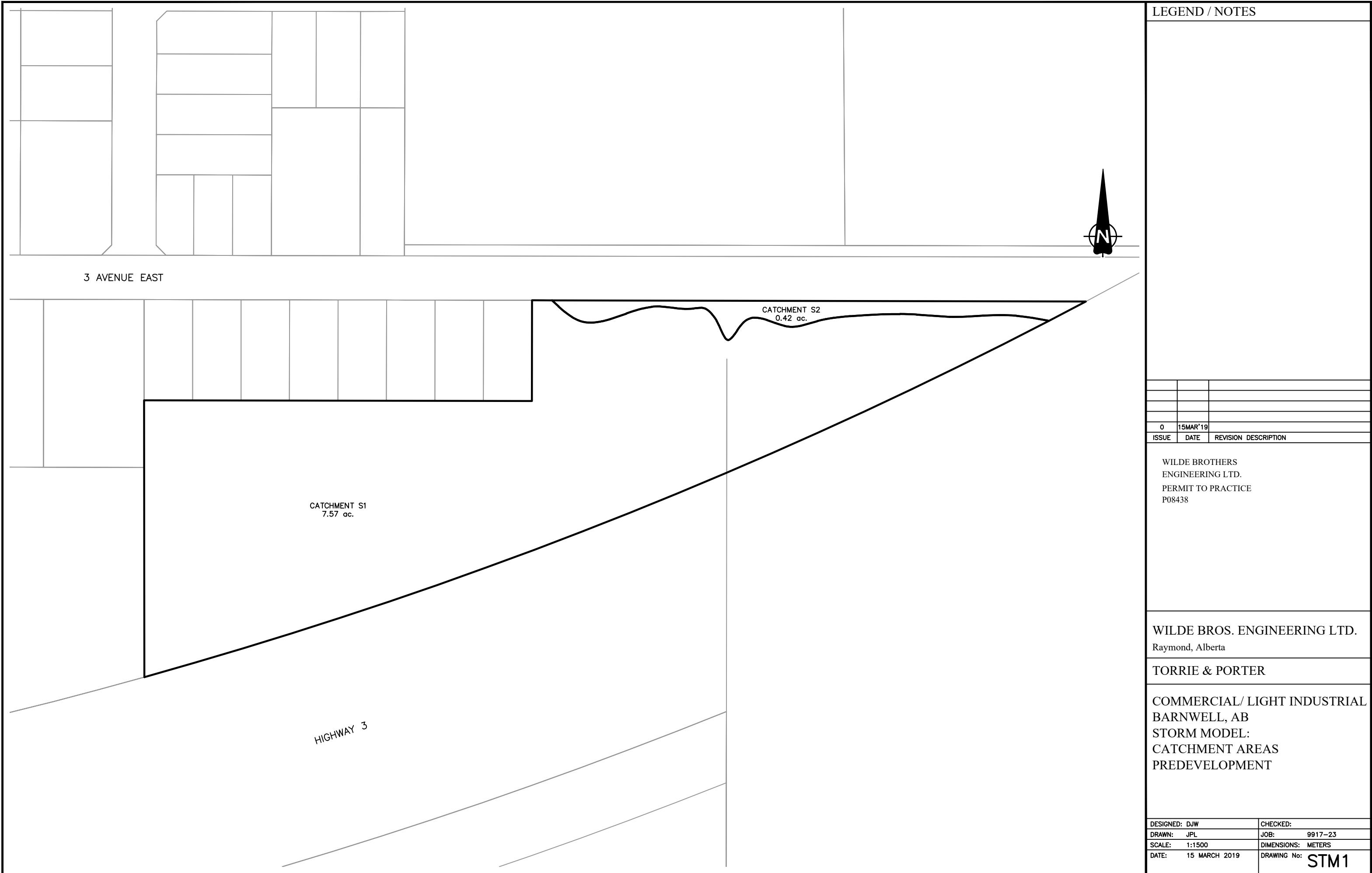
DRAWING STM1 - PRE-DEVELOPMENT CATCHMENTS

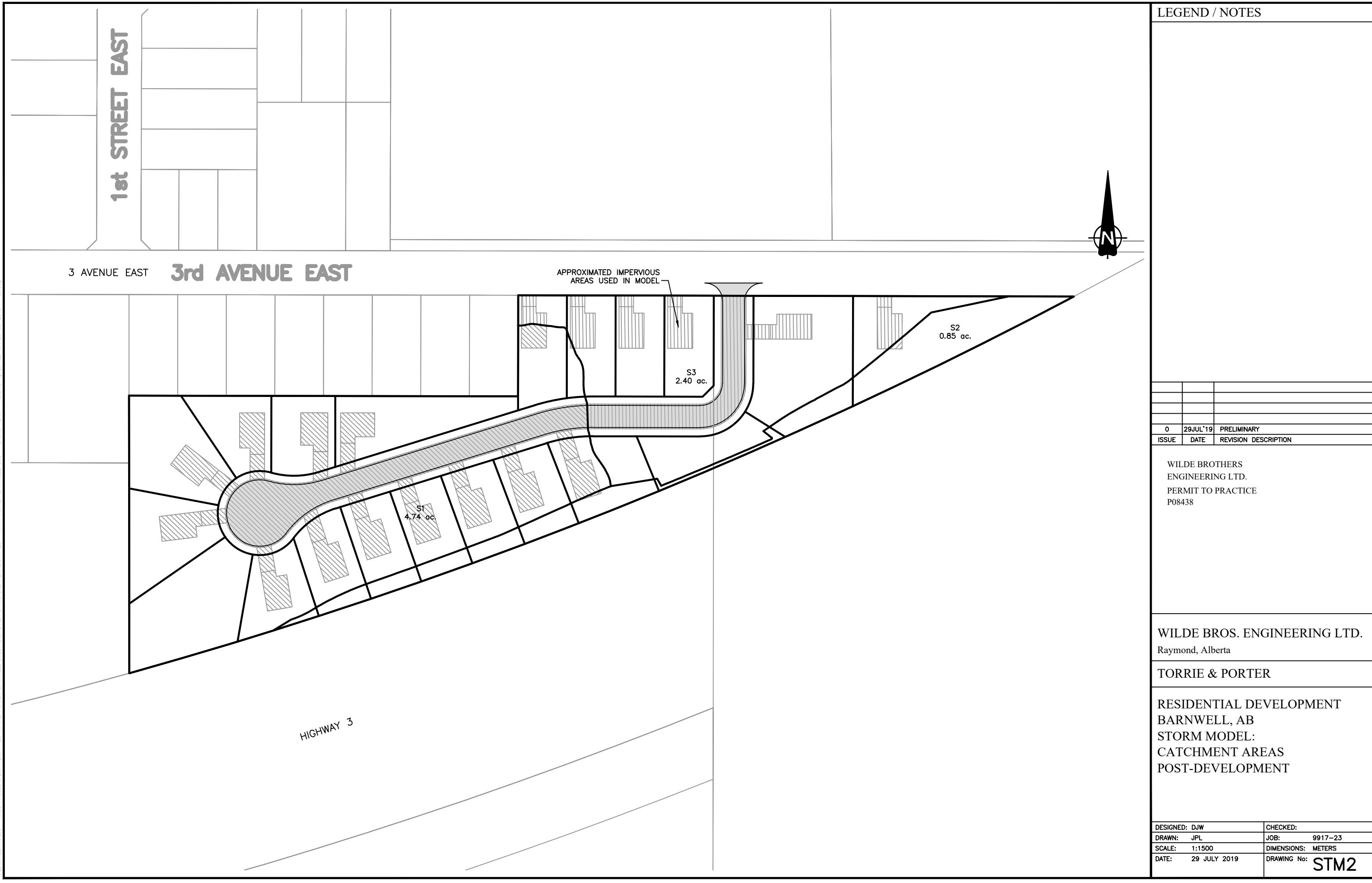
DRAWING STM2 - POST-DEVELOPMENT CATCHMENTS

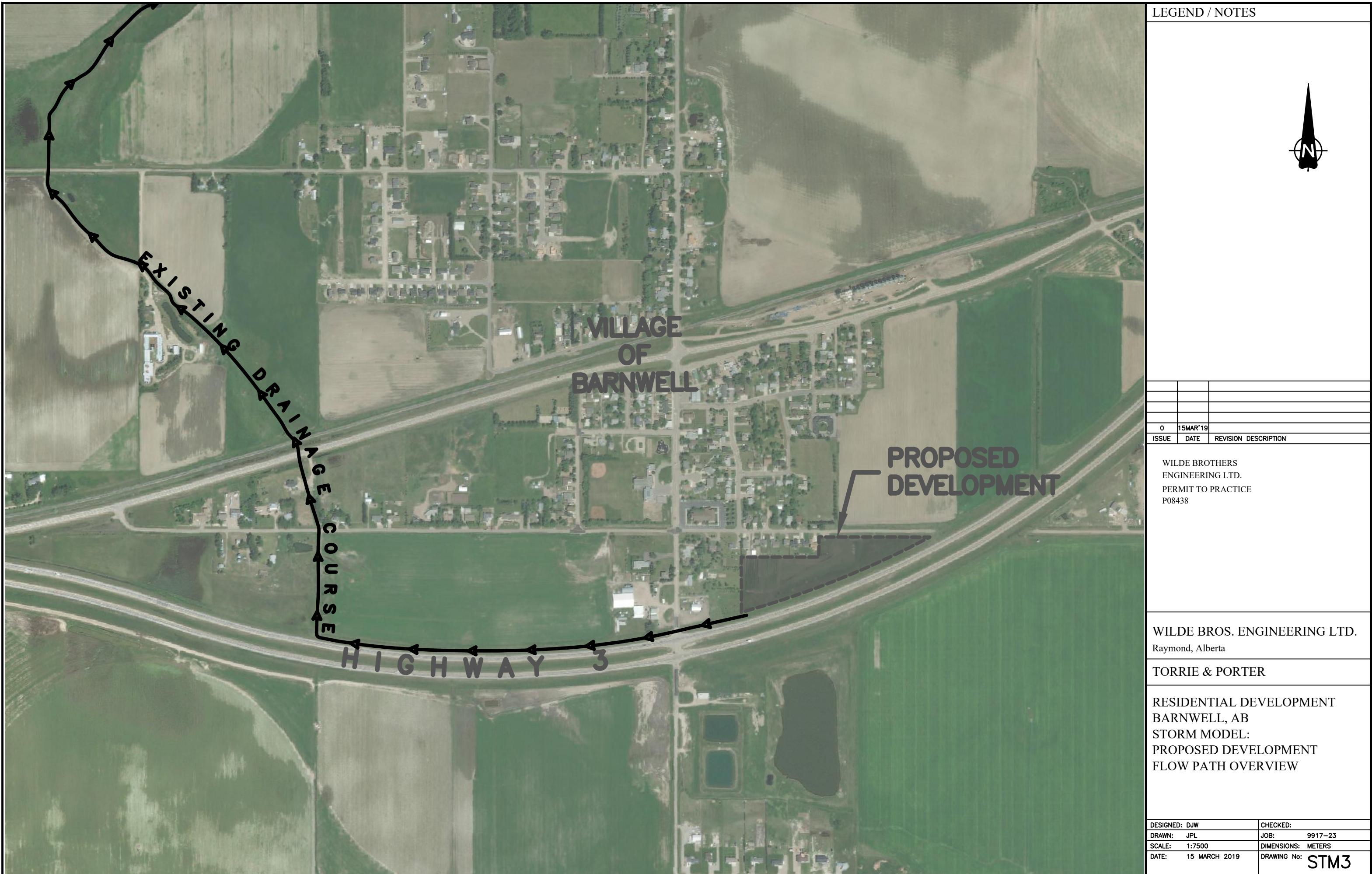
DRAWING STM3 - FLOW PATH OVERVIEW

DRAWING STM4 - POND LOCATIONS

DRAWING STM5 - POND SECTION

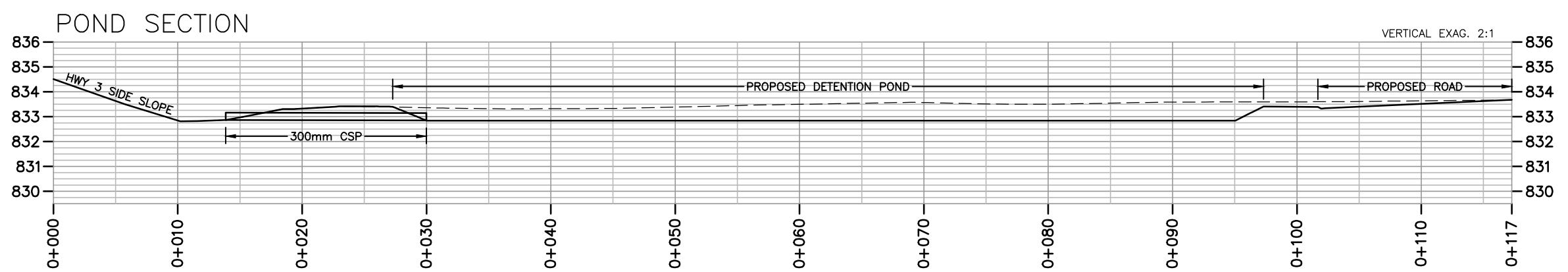








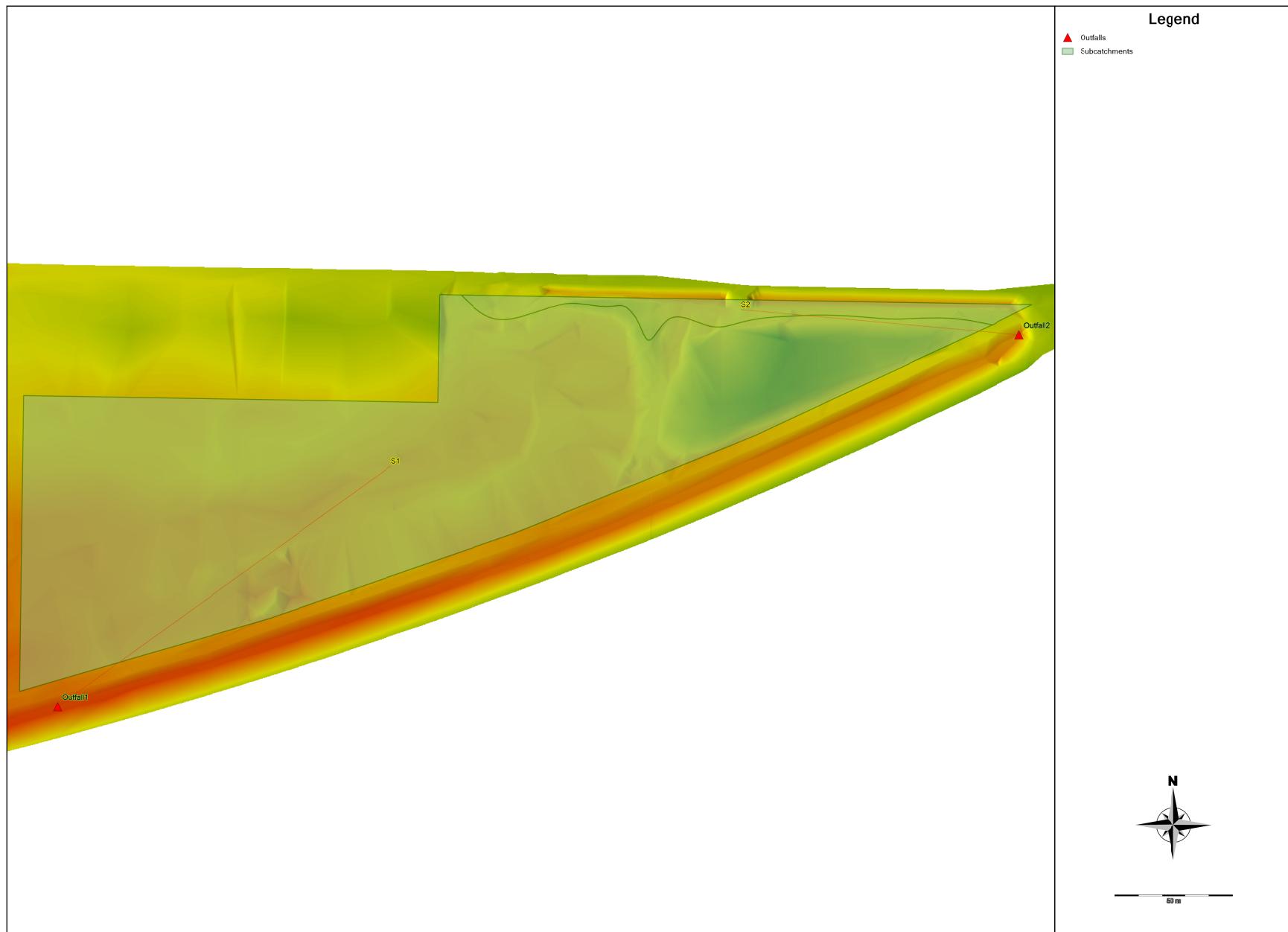
LEGEND / NOTES		
0	29JUL'19	PRELIMINARY
ISSUE	DATE	REVISION DESCRIPTION
WILDE BROTHERS ENGINEERING LTD. PERMIT TO PRACTICE P08438		
WILDE BROS. ENGINEERING LTD. Raymond, Alberta		
TORRIE & PORTER		
RESIDENTIAL DEVELOPMENT BARNWELL, AB STORM MODEL: PROPOSED DEVELOPMENT POND LOCATIONS		
DESIGNED: DJW	CHECKED:	
DRAWN: JPL	JOB:	9917-23
SCALE: 1:1250	DIMENSIONS:	METERS
DATE: 29 JULY 2019	DRAWING No:	STM4



LEGEND / NOTES		
ISSUE	DATE	REVISION DESCRIPTION
WILDE BROS. ENGINEERING LTD.	Raymond, Alberta	
TORRIE & PORTER		
RESIDENTIAL DEVELOPMENT BARNWELL, AB		
PROPOSED POND SECTION		
DESIGNED: DJW	CHECKED: DJW	
DRAWN: JBL	JOB: 9917-23	
SCALE: 1:400	DIMENSIONS: METERS	
DATE: 29 MARCH, 2018	DRAWING No: STM5	



APPENDIX B - POST-DEVELOPMENT MODEL RESULTS - 1-IN-100 YEAR 24 HOUR STORM EVENT



9917-23 – Torrie Barnwell Development – Pre-Development

Element Count

Number of rain gages 1
 Number of subcatchments ... 2
 Number of nodes 2
 Number of links 0
 Number of pollutants 0
 Number of land uses 0

Raingage Summary

Name	Data Source	Data Type	Recording Interval
Leth1in5yr24hr(10min)	Leth1in5yr24hr(10min)	INTENSITY	10 min.

Subcatchment Summary

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
S1	3.04	483.32	0.00	2.9420	Leth1in5yr24hr(10min)	Outfall1
S2	0.17	100.41	0.00	8.9470	Leth1in5yr24hr(10min)	Outfall2

Node Summary

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
Outfall1	OUTFALL	0.00	0.00	0.0	
Outfall2	OUTFALL	0.00	0.00	0.0	

NOTE: The summary statistics displayed in this report are based on results found at every computational time step, not just on results from each reporting time step.

Analysis Options

Flow Units CMS

Process Models:

Rainfall/Runoff YES
 RDII NO
 Snowmelt NO
 Groundwater NO
 Flow Routing NO
 Water Quality NO

Infiltration Method **GREEN AMPT**

Starting Date 02/26/2019 00:00:00

Ending Date 02/27/2019 00:00:00

Antecedent Dry Days 0.0

Report Time Step 00:01:00

Wet Time Step 00:05:00

Dry Time Step 00:05:00

	Volume	Depth
Runoff Quantity Continuity	hectare-m	mm
Total Precipitation	0.215	67.008
Evaporation Loss	0.000	0.000
Infiltration Loss	0.178	55.213
Surface Runoff	0.039	12.048
Final Storage	0.000	0.000
Continuity Error (%)	-0.377	

Volume Volume

Flow Routing Continuity	hectare-m	10^6 ltr
*****	*****	*****
Dry Weather Inflow	0.000	0.000
Wet Weather Inflow	0.039	0.387
Groundwater Inflow	0.000	0.000
RDII Inflow	0.000	0.000
External Inflow	0.000	0.000
External Outflow	0.039	0.387
Flooding Loss	0.000	0.000
Evaporation Loss	0.000	0.000
Exfiltration Loss	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	0.000	0.000

Subcatchment Runoff Summary

Subcatchment	Total Precip mm	Total Runon mm	Total Evap mm	Total Infil mm	Total Runoff mm	Total Runoff 10^6 ltr	Peak Runoff CMS	Runoff Coeff
S1	67.01	0.00	0.00	55.27	11.95	0.36	0.20	0.178
S2	67.01	0.00	0.00	54.13	13.81	0.02	0.03	0.206

Analysis begun on: Thu Feb 28 14:16:38 2019
 Analysis ended on: Thu Feb 28 14:16:38 2019
 Total elapsed time: < 1 sec

[TITLE]

[OPTIONS]
 ;;Options Value
 ;;
 FLOW_UNITS CMS
INFILTRATION GREEN_AMPT
FLOW_ROUTING DYNWAVE
 START_DATE 02/26/2019
 START_TIME 00:00:00
 REPORT_START_DATE 02/26/2019
 REPORT_START_TIME 00:00:00
 END_DATE 02/27/2019
 END_TIME 00:00:00
 SWEEP_START 01/01
 SWEEP_END 12/31
 DRY_DAYS 0
 REPORT_STEP 00:01:00
 WET_STEP 00:05:00
 DRY_STEP 00:05:00
 ROUTING_STEP 5
 ALLOW_PONDING YES
 INERTIAL_DAMPING PARTIAL
 VARIABLE_STEP 0.75
 LENGTHENING_STEP 0
 MIN_SURFAREA 0
 NORMAL_FLOW_LIMITED BOTH
 SKIP_STEADY_STATE NO
 FORCE_MAIN_EQUATION H-W
 LINK_OFFSETS DEPTH
 MIN_SLOPE 0
 MAX_TRIALS 8
 HEAD_TOLERANCE 0.0015
 SYS_FLOW_TOL 5
 LAT_FLOW_TOL 5
 MINIMUM_STEP 0.5
 THREADS 4

[EVAPORATION]

;;Type Parameters
 ;;
 CONSTANT 0.0
 DRY_ONLY NO

[RAINGAGES]

;; Rain Type Time Intrvl Snow Data
 ;;
 ;;Name Catch Source
 ;;
Leth1in5yr24hr(10min) INTENSITY 0:10 1.0 TIMESERIES Leth1in5yr24hr(10min)

[SUBCATCHMENTS]

;; Raingage Outlet Total Pcnt. Pcnt. Curb Snow
 ;;Name Imperv Width Slope Length Pack
 ;;
S1 Leth1in5yr24hr(10min) Outfall1 3.0449 0 483.317 2.942 0
S2 Leth1in5yr24hr(10min) Outfall2 0.1707 0 100.412 8.947 0

[SUBAREAS]

;; Subcatchment N-Imperv N-Perv S-Imperv S-Perv PctZero RouteTo PctRouted
 ;;
S1 0.011 0.15 2.5 5 25 OUTLET
S2 0.011 0.15 2.5 5 25 OUTLET

[INFILTRATION]

;; Subcatchment Suction HydCon IMDmax
 ;;
S1 88.9 3.3 0.347
S2 88.9 3.3 0.347

[OUTFALLS]

;; Invert Stage/Table Tide
 ;;Name Elev. Type Time Series Gate Route To
 ;;
 Outfall1 0 FREE NO
 Outfall2 0 FREE NO

[TIMESERIES]

;;Name Date Time Value
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 Leth1in5yr24hr(10min) 0:10 0.87
 Leth1in5yr24hr(10min) 0:20 0.885

Leth1in5yr24hr(10min)	0:30	0.9
Leth1in5yr24hr(10min)	0:40	0.916
Leth1in5yr24hr(10min)	0:50	0.933
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Leth1in5yr24hr(10min)	2:30	1.156
Leth1in5yr24hr(10min)	2:40	1.186
Leth1in5yr24hr(10min)	2:50	1.218
Leth1in5yr24hr(10min)	3:00	1.253
Leth1in5yr24hr(10min)	3:10	1.289
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Leth1in5yr24hr(10min)	3:30	1.371
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Leth1in5yr24hr(10min)	4:10	1.58
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Leth1in5yr24hr(10min)	5:30	2.402
Leth1in5yr24hr(10min)	5:40	2.591
Leth1in5yr24hr(10min)	5:50	2.821
Leth1in5yr24hr(10min)	6:00	3.109
Leth1in5yr24hr(10min)	6:10	3.481
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Leth1in5yr24hr(10min)	6:40	5.886
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Leth1in5yr24hr(10min)	8:00	6.605
Leth1in5yr24hr(10min)	8:10	5.853
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Leth1in5yr24hr(10min)	8:50	4.154
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Leth1in5yr24hr(10min)	9:10	3.671
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Leth1in5yr24hr(10min)	9:50	3.017
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Leth1in5yr24hr(10min)	11:40	2.107
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Leth1in5yr24hr(10min)	12:40	1.835
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Leth1in5yr24hr(10min)	13:00	1.762
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Leth1in5yr24hr(10min)	17:00	1.228
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Leth1in5yr24hr(10min)	19:10	1.07
Leth1in5yr24hr(10min)	19:20	1.059
Leth1in5yr24hr(10min)	19:30	1.05
Leth1in5yr24hr(10min)	19:40	1.04
Leth1in5yr24hr(10min)	19:50	1.03
Leth1in5yr24hr(10min)	20:00	1.021
Leth1in5yr24hr(10min)	20:10	1.012
Leth1in5yr24hr(10min)	20:20	1.003
Leth1in5yr24hr(10min)	20:30	0.994
Leth1in5yr24hr(10min)	20:40	0.986
Leth1in5yr24hr(10min)	20:50	0.977
Leth1in5yr24hr(10min)	21:00	0.969
Leth1in5yr24hr(10min)	21:10	0.961
Leth1in5yr24hr(10min)	21:20	0.953
Leth1in5yr24hr(10min)	21:30	0.946
Leth1in5yr24hr(10min)	21:40	0.938
Leth1in5yr24hr(10min)	21:50	0.931
Leth1in5yr24hr(10min)	22:00	0.923
Leth1in5yr24hr(10min)	22:10	0.916
Leth1in5yr24hr(10min)	22:20	0.909
Leth1in5yr24hr(10min)	22:30	0.902
Leth1in5yr24hr(10min)	22:40	0.896
Leth1in5yr24hr(10min)	22:50	0.889
Leth1in5yr24hr(10min)	23:00	0.883
Leth1in5yr24hr(10min)	23:10	0.876
Leth1in5yr24hr(10min)	23:20	0.87
Leth1in5yr24hr(10min)	23:30	0.864
Leth1in5yr24hr(10min)	23:40	0.858
Leth1in5yr24hr(10min)	23:50	0.852
Leth1in5yr24hr(10min)	24:00	0

[REPORT]

INPUT YES
 CONTROLS NO
 SUBCATCHMENTS ALL
 NODES ALL
 LINKS ALL

[TAGS]

[MAP]

DIMENSIONS 409189.007600503 5512158.71207393 409661.567381793 5512351.12294886
 UNITS Meters

[COORDINATES]

;;Node	X-Coord	Y-Coord
Outfall1	409226.802	5512167.458
Outfall2	409634.775	5512325.302

[VERTICES]

;;Link	X-Coord	Y-Coord
--------	---------	---------

[POLYGONS]

;;Subcatchment	X-Coord	Y-Coord
----------------	---------	---------

;;-----
S1 409210.488 5512174.021
S1 409210.488 5512174.021
S1 409316.545 5512204.891
S1 409420.871 5512241.18
S1 409523.191 5512282.794
S1 409623.231 5512329.622
S1 409615.829 5512331.037
S1 409613.973 5512331.363
S1 409608.373 5512332.134
S1 409606.497 5512332.298
S1 409600.854 5512332.523
S1 409598.966 5512332.52
S1 409593.305 5512332.38
S1 409585.764 5512332.086
S1 409583.883 5512332.037
S1 409578.238 5512332.088
S1 409563.216 5512333.317
S1 409561.335 5512333.437
S1 409555.688 5512333.662
S1 409553.803 5512333.695
S1 409548.149 5512333.686
S1 409544.377 5512333.602
S1 409533.07 5512333.06
S1 409531.19 5512332.93
S1 409525.564 5512332.362
S1 409524.629 5512332.237
S1 409521.837 5512331.789
S1 409520.908 5512331.613
S1 409518.138 5512331
S1 409516.308 5512330.488
S1 409510.786 5512329.066
S1 409509.86 5512328.892
S1 409508.927 5512328.76
S1 409507.989 5512328.673
S1 409507.048 5512328.629
S1 409506.571 5512328.629
S1 409506.093 5512328.645
S1 409505.142 5512328.723
S1 409504.653 5512328.79
S1 409504.167 5512328.872
S1 409503.204 5512329.08
S1 409502.208 5512329.354
S1 409501.22 5512329.658
S1 409499.273 5512330.352
S1 409495.353 5512331.822
S1 409494.876 5512331.986
S1 409493.429 5512332.428
S1 409492.963 5512332.551
S1 409492.493 5512332.66
S1 409491.546 5512332.839
S1 409491.092 5512332.901
S1 409490.635 5512332.944
S1 409489.718 5512332.972
S1 409489.273 5512332.954
S1 409488.83 5512332.91
S1 409488.391 5512332.842
S1 409487.956 5512332.748
S1 409487.52 5512332.624
S1 409487.093 5512332.471
S1 409486.677 5512332.291
S1 409486.274 5512332.083
S1 409486.274 5512332.083
S1 409485.849 5512331.825
S1 409485.442 5512331.541
S1 409485.053 5512331.232
S1 409484.684 5512330.899
S1 409484.684 5512330.899
S1 409484.29 5512330.505
S1 409483.91 5512330.097
S1 409483.194 5512329.243
S1 409482.836 5512328.781
S1 409481.801 5512327.368
S1 409480.501 5512325.549
S1 409480.216 5512325.163
S1 409479.919 5512324.786
S1 409479.292 5512324.059
S1 409479.13 5512323.882
S1 409478.957 5512323.716
S1 409478.774 5512323.561
S1 409478.581 5512323.419
S1 409478.38 5512323.289
S1 409478.17 5512323.172
S1 409478.17 5512323.172

S1	409478.087	5512323.135
S1	409478	5512323.104
S1	409477.912	5512323.079
S1	409477.823	5512323.059
S1	409477.732	5512323.046
S1	409477.641	5512323.04
S1	409477.641	5512323.04
S1	409477.566	5512323.041
S1	409477.491	5512323.048
S1	409477.416	5512323.06
S1	409477.343	5512323.077
S1	409477.271	5512323.099
S1	409477.2	5512323.126
S1	409477.132	5512323.158
S1	409477.132	5512323.158
S1	409477.025	5512323.218
S1	409476.922	5512323.284
S1	409476.824	5512323.357
S1	409476.73	5512323.436
S1	409476.641	5512323.521
S1	409476.641	5512323.521
S1	409476.513	5512323.655
S1	409476.391	5512323.796
S1	409476.275	5512323.941
S1	409476.166	5512324.092
S1	409475.911	5512324.483
S1	409475.673	5512324.884
S1	409475.248	5512325.713
S1	409474.785	5512326.741
S1	409473.452	5512329.848
S1	409473.235	5512330.338
S1	409472.523	5512331.779
S1	409472.291	5512332.189
S1	409472.047	5512332.593
S1	409471.524	5512333.379
S1	409471.249	5512333.757
S1	409470.379	5512334.858
S1	409470.062	5512335.23
S1	409469.732	5512335.591
S1	409469.034	5512336.276
S1	409468.675	5512336.585
S1	409468.295	5512336.868
S1	409467.895	5512337.123
S1	409467.478	5512337.348
S1	409467.478	5512337.348
S1	409467.14	5512337.49
S1	409466.792	5512337.604
S1	409466.436	5512337.692
S1	409466.075	5512337.752
S1	409465.71	5512337.785
S1	409465.71	5512337.785
S1	409464.749	5512337.766
S1	409463.789	5512337.714
S1	409461.879	5512337.509
S1	409460.942	5512337.448
S1	409460.004	5512337.415
S1	409458.126	5512337.431
S1	409457.189	5512337.482
S1	409454.384	5512337.753
S1	409452.516	5512338.025
S1	409446.888	5512338.656
S1	409445.94	5512338.689
S1	409444.993	5512338.685
S1	409443.101	5512338.566
S1	409442.137	5512338.45
S1	409441.177	5512338.306
S1	409439.271	5512337.934
S1	409438.302	5512337.706
S1	409435.423	5512336.919
S1	409431.579	5512335.684
S1	409429.697	5512335.035
S1	409424.007	5512333.215
S1	409423.095	5512332.959
S1	409420.327	5512332.309
S1	409419.439	5512332.145
S1	409418.547	5512332.012
S1	409416.75	5512331.839
S1	409415.886	5512331.808
S1	409415.022	5512331.819
S1	409414.159	5512331.874
S1	409413.3	5512331.971
S1	409412.879	5512332.038
S1	409412.461	5512332.117
S1	409411.631	5512332.314

S1	409411.218	5512332.432
S1	409410.808	5512332.564
S1	409410.002	5512332.864
S1	409409.186	5512333.223
S1	409408.388	5512333.62
S1	409407.61	5512334.053
S1	409406.852	5512334.523
S1	409406.068	5512335.049
S1	409405.3	5512335.599
S1	409403.815	5512336.766
S1	409403.058	5512337.406
S1	409400.853	5512339.398
S1	409397.928	5512342.224
S1	409388.869	5512342.377
S1	409388.869	5512342.377
S1	409388.114	5512296.663
S1	409388.114	5512296.663
S1	409212.226	5512299.558
S1	409212.226	5512299.558
S1	409210.488	5512174.021
S2	409397.928	5512342.224
S2	409640.087	5512338.141
S2	409640.087	5512338.141
S2	409623.231	5512329.622
S2	409615.829	5512331.037
S2	409613.973	5512331.363
S2	409608.373	5512332.134
S2	409606.497	5512332.298
S2	409600.854	5512332.523
S2	409598.966	5512332.52
S2	409593.305	5512332.38
S2	409585.764	5512332.086
S2	409583.883	5512332.037
S2	409578.238	5512332.088
S2	409563.216	5512333.317
S2	409561.335	5512333.437
S2	409555.688	5512333.662
S2	409553.803	5512333.695
S2	409548.149	5512333.686
S2	409544.377	5512333.602
S2	409533.07	5512333.06
S2	409531.19	5512332.93
S2	409525.564	5512332.362
S2	409524.629	5512332.237
S2	409521.837	5512331.789
S2	409520.908	5512331.613
S2	409518.138	5512331
S2	409516.308	5512330.488
S2	409510.786	5512329.066
S2	409509.86	5512328.892
S2	409508.927	5512328.76
S2	409507.989	5512328.673
S2	409507.048	5512328.629
S2	409506.571	5512328.629
S2	409506.093	5512328.645
S2	409505.142	5512328.723
S2	409504.653	5512328.79
S2	409504.167	5512328.872
S2	409503.204	5512329.08
S2	409502.208	5512329.354
S2	409501.22	5512329.658
S2	409499.273	5512330.352
S2	409495.353	5512331.822
S2	409494.876	5512331.986
S2	409493.429	5512332.428
S2	409492.963	5512332.551
S2	409492.493	5512332.66
S2	409491.546	5512332.839
S2	409491.092	5512332.901
S2	409490.635	5512332.944
S2	409489.718	5512332.972
S2	409489.273	5512332.954
S2	409488.83	5512332.91
S2	409488.391	5512332.842
S2	409487.956	5512332.748
S2	409487.52	5512332.624
S2	409487.093	5512332.471
S2	409486.677	5512332.291
S2	409486.274	5512332.083
S2	409486.274	5512332.083
S2	409485.849	5512331.825
S2	409485.442	5512331.541
S2	409485.053	5512331.232
S2	409484.684	5512330.899

S2	409484.684	5512330.899
S2	409484.29	5512330.505
S2	409483.91	5512330.097
S2	409483.194	5512329.243
S2	409482.836	5512328.781
S2	409481.801	5512327.368
S2	409480.501	5512325.549
S2	409480.216	5512325.163
S2	409479.919	5512324.786
S2	409479.292	5512324.059
S2	409479.13	5512323.882
S2	409478.957	5512323.716
S2	409478.774	5512323.561
S2	409478.581	5512323.419
S2	409478.38	5512323.289
S2	409478.17	5512323.172
S2	409478.17	5512323.172
S2	409478.087	5512323.135
S2	409478	5512323.104
S2	409477.912	5512323.079
S2	409477.823	5512323.059
S2	409477.732	5512323.046
S2	409477.641	5512323.04
S2	409477.641	5512323.04
S2	409477.566	5512323.041
S2	409477.491	5512323.048
S2	409477.416	5512323.06
S2	409477.343	5512323.077
S2	409477.271	5512323.099
S2	409477.2	5512323.126
S2	409477.132	5512323.158
S2	409477.132	5512323.158
S2	409477.025	5512323.218
S2	409476.922	5512323.284
S2	409476.824	5512323.357
S2	409476.73	5512323.436
S2	409476.641	5512323.521
S2	409476.641	5512323.521
S2	409476.513	5512323.655
S2	409476.391	5512323.796
S2	409476.275	5512323.941
S2	409476.166	5512324.092
S2	409475.911	5512324.483
S2	409475.673	5512324.884
S2	409475.248	5512325.713
S2	409474.785	5512326.741
S2	409473.452	5512329.848
S2	409473.235	5512330.338
S2	409472.523	5512331.779
S2	409472.291	5512332.189
S2	409472.047	5512332.593
S2	409471.524	5512333.379
S2	409471.249	5512333.757
S2	409470.379	5512334.858
S2	409470.062	5512335.23
S2	409469.732	5512335.591
S2	409469.034	5512336.276
S2	409468.675	5512336.585
S2	409468.295	5512336.868
S2	409467.895	5512337.123
S2	409467.478	5512337.348
S2	409467.478	5512337.348
S2	409467.14	5512337.49
S2	409466.792	5512337.604
S2	409466.436	5512337.692
S2	409466.075	5512337.752
S2	409465.71	5512337.785
S2	409465.71	5512337.785
S2	409464.749	5512337.766
S2	409463.789	5512337.714
S2	409461.879	5512337.509
S2	409460.942	5512337.448
S2	409460.004	5512337.415
S2	409458.126	5512337.431
S2	409457.189	5512337.482
S2	409454.384	5512337.753
S2	409452.516	5512338.025
S2	409446.888	5512338.656
S2	409445.94	5512338.689
S2	409444.993	5512338.685
S2	409443.101	5512338.566
S2	409442.137	5512338.45
S2	409441.177	5512338.306
S2	409439.271	5512337.934

S2	409438.302	5512337.706
S2	409435.423	5512336.919
S2	409431.579	5512335.684
S2	409429.697	5512335.035
S2	409424.007	5512333.215
S2	409423.095	5512332.959
S2	409420.327	5512332.309
S2	409419.439	5512332.145
S2	409418.547	5512332.012
S2	409416.75	5512331.839
S2	409415.886	5512331.808
S2	409415.022	5512331.819
S2	409414.159	5512331.874
S2	409413.3	5512331.971
S2	409412.879	5512332.038
S2	409412.461	5512332.117
S2	409411.631	5512332.314
S2	409411.218	5512332.432
S2	409410.808	5512332.564
S2	409410.002	5512332.864
S2	409409.186	5512333.223
S2	409408.388	5512333.62
S2	409407.61	5512334.053
S2	409406.852	5512334.523
S2	409406.068	5512335.049
S2	409405.3	5512335.599
S2	409403.815	5512336.766
S2	409403.058	5512337.406
S2	409400.853	5512339.398
S2	409397.928	5512342.224
S2	409397.928	5512342.224

[SYMBOLS]
;;Gage X-Coord Y-Coord
;;----- ----- -----



APPENDIX B - POST-DEVELOPMENT MODEL RESULTS - 1-IN-100 YEAR 24 HOUR STORM EVENT

9917-23 – Torrie Barnwell Development – Post-Development

Element Count

Number of rain gages 1
 Number of subcatchments ... 3
 Number of nodes 5
 Number of links 2
 Number of pollutants 0
 Number of land uses 0

Raingage Summary

Name	Data Source	Data Type	Recording Interval
Leth1in100yr24hr(10min)	Leth1in100yr24hr(10min)	INTENSITY	10 min.

Subcatchment Summary

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
S1	1.92	295.08	30.18	2.1960	Leth1in100yr24hr(10min)	WestPond
S2	0.33	146.80	0.73	4.1270	Leth1in100yr24hr(10min)	Outfall3
S3	0.97	216.09	26.44	2.7150	Leth1in100yr24hr(10min)	EastPond

Node Summary

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
Outfall1	OUTFALL	832.80	0.30	0.0	
Outfall2	OUTFALL	833.27	0.30	0.0	
Outfall3	OUTFALL	0.00	0.00	0.0	
EastPond	STORAGE	833.44	0.61	0.0	
WestPond	STORAGE	832.84	0.40	0.0	

Link Summary

Name	From Node	To Node	Type	Length	%Slope	Roughness
C1	WestPond	Outfall1	CONDUIT	11.3	0.3537	0.0100
C2	EastPond	Outfall2	CONDUIT	10.9	1.5670	0.0100

Cross Section Summary

Conduit	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels	Full Flow
C1	CIRCULAR	0.30	0.07	0.07	0.30	1	0.07
C2	CIRCULAR	0.30	0.07	0.07	0.30	1	0.16

NOTE: The summary statistics displayed in this report are based on results found at every computational time step, not just on results from each reporting time step.

Analysis Options

Flow Units CMS

Process Models:

Rainfall/Runoff YES
 RDII NO
 Snowmelt NO
 Groundwater NO

Flow Routing YES
Ponding Allowed YES
Water Quality NO

Infiltration Method GREEN_AMPT

Flow Routing Method DYNWAVE

Starting Date 02/26/2019 00:00:00
Ending Date 02/27/2019 00:00:00
Antecedent Dry Days 0.0
Report Time Step 00:01:00
Wet Time Step 00:05:00
Dry Time Step 00:05:00
Routing Time Step 5.00 sec
Variable Time Step YES
Maximum Trials 8
Number of Threads 1
Head Tolerance 0.001500 m

Runoff Quantity Continuity Volume Depth
Runoff Quantity Continuity hectare-m mm

Total Precipitation 0.387 **120.146**
Evaporation Loss 0.000 **0.000**
Infiltration Loss 0.202 **62.648**
Surface Runoff 0.186 **57.647**
Final Storage 0.002 0.529
Continuity Error (%) -0.564

Flow Routing Continuity Volume Volume
Flow Routing Continuity hectare-m 10^6 ltr

Dry Weather Inflow 0.000 0.000
Wet Weather Inflow 0.185 1.854
Groundwater Inflow 0.000 0.000
RDII Inflow 0.000 0.000
External Inflow 0.000 0.000
External Outflow 0.179 1.793
Flooding Loss 0.000 0.000
Evaporation Loss 0.000 0.000
Exfiltration Loss 0.000 0.000
Initial Stored Volume 0.000 0.000
Final Stored Volume 0.006 0.062
Continuity Error (%) -0.004

Time-Step Critical Elements

Link C1 (22.32%)

Link C2 (7.17%)

Highest Flow Instability Indexes

All links are stable.

Routing Time Step Summary

Minimum Time Step : 0.67 sec
Average Time Step : 4.56 sec
Maximum Time Step : 5.00 sec
Percent in Steady State : 0.00
Average Iterations per Step : 2.00
Percent Not Converging : 0.00

Subcatchment Runoff Summary

Subcatchment	Total Precip mm	Total Runon mm	Total Evap mm	Total Infil mm	Total Runoff mm	Total Runoff 10^6 ltr	Peak Runoff CMS	Runoff Coeff
S1	120.15	0.00	0.00	61.23	58.88	1.13	0.72	0.490
S2	120.15	0.00	0.00	71.09	50.27	0.17	0.16	0.418
S3	120.15	0.00	0.00	62.57	57.72	0.56	0.42	0.480

Node Depth Summary

Node	Type	Average Depth Meters	Maximum Depth Meters	Maximum HGL Meters	Time of Max Occurrence days hr:min	Reported Max Depth Meters
Outfall1	OUTFALL	0.07	0.21	833.01	0 08:00	0.21
Outfall2	OUTFALL	0.03	0.17	833.44	0 07:35	0.17
Outfall3	OUTFALL	0.00	0.00	0.00	0 00:00	0.00
EastPond	STORAGE	0.07	0.52	833.96	0 07:35	0.52
WestPond	STORAGE	0.11	0.39	833.23	0 08:00	0.39

Node Inflow Summary

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr	Flow Balance Error Percent
Outfall1	OUTFALL	0.000	0.075	0 08:00	0	1.07	0.000
Outfall2	OUTFALL	0.000	0.097	0 07:35	0	0.556	0.000
Outfall3	OUTFALL	0.159	0.159	0 07:20	0.166	0.166	0.000
EastPond	STORAGE	0.419	0.419	0 07:20	0.561	0.561	-0.007
WestPond	STORAGE	0.724	0.724	0 07:20	1.13	1.13	0.004

Node Surcharge Summary

No nodes were surcharged.

Node Flooding Summary

No nodes were flooded.

Storage Volume Summary

Storage Unit	Average Volume 1000 m3	Avg Freq Pcnt	Evap Loss	Exfil Loss	Maximum Volume 1000 m3	Max Pcnt Full	Time of Max Occurrence days hr:min	Maximum Outflow CMS
EastPond	0.031	10	0	0	0.254	81	0 07:35	0.097
WestPond	0.178	26	0	0	0.670	98	0 08:00	0.075

Outfall Loading Summary

Outfall Node	Flow Freq Pcnt	Avg Flow CMS	Max Flow CMS	Total Volume 10^6 ltr
Outfall1	72.94	0.023	0.075	1.071
Outfall2	73.02	0.014	0.097	0.556
Outfall3	25.45	0.011	0.159	0.166
System	57.14	0.048	0.231	1.793

Link Flow Summary

Link	Type	Maximum Flow CMS	Time of Max Occurrence days hr:min	Maximum Veloc m/sec	Max/Full Flow	Max/Full Depth
------	------	--------------------	------------------------------------	-----------------------	---------------	----------------

C1	CONDUIT	0.075	0	08:00	1.17	1.01	0.86
C2	CONDUIT	0.097	0	07:35	1.63	0.62	0.78

Flow Classification Summary

Conduit	Adjusted /Actual Length	Fraction of Time in Flow Class									
		Up Dry	Down Dry	Sub Crit	Sup Crit	Up Crit	Down Crit	Norm Ltd	Inlet Ctrl		
C1	1.00	0.26	0.00	0.00	0.73	0.00	0.00	0.00	0.00	0.70	
C2	1.00	0.26	0.00	0.00	0.64	0.10	0.00	0.00	0.00	0.71	

Conduit Surcharge Summary

Conduit	Hours Full			Hours Above Normal Flow	Hours Capacity Limited
	Both Ends	Upstream	Dnstream		
C1	0.01	2.01	0.01	0.35	0.01
C2	0.01	1.12	0.01	0.01	0.01

Analysis begun on: Wed Mar 06 08:44:33 2019

Analysis ended on: Wed Mar 06 08:44:33 2019

Total elapsed time: < 1 sec

[TITLE]

[OPTIONS]

;;Options	Value
FLOW_UNITS	CMS
INFILTRATION	GREEN_AMPT
FLOW_ROUTING	DYNWAVE
START_DATE	02/26/2019
START_TIME	00:00:00
REPORT_START_DATE	02/26/2019
REPORT_START_TIME	00:00:00
END_DATE	02/27/2019
END_TIME	00:00:00
SWEEP_START	01/01
SWEEP_END	12/31
DRY_DAYS	0
REPORT_STEP	00:01:00
WET_STEP	00:05:00
DRY_STEP	00:05:00
ROUTING_STEP	5
ALLOW_PONDING	YES
INERTIAL_DAMPING	PARTIAL
VARIABLE_STEP	0.75
LENGTHENING_STEP	0
MIN_SURFAREA	0
NORMAL_FLOW_LIMITED	BOTH
SKIP_STEADY_STATE	NO
FORCE_MAIN_EQUATION	H-W
LINK_OFFSETS	DEPTH
MIN_SLOPE	0
MAX_TRIALS	8
HEAD_TOLERANCE	0.0015
SYS_FLOW_TOL	5
LAT_FLOW_TOL	5
MINIMUM_STEP	0.5
THREADS	4

[EVAPORATION]

;;Type	Parameters
CONSTANT	0.0
DRY_ONLY	NO

[RAINGAGES]

;;Name	Rain Type	Time Intrvl	Snow Catch	Data Source
Lethlin100yr24hr(10min)	INTENSITY	0:10	1.0	TIMESERIES Lethlin100yr24hr(10min)

[SUBCATCHMENTS]

;;Name	Raingage	Outlet	Total Area	Pcnt. Imperv	Pcnt. Width	Pcnt. Slope	Curb Length	Snow Pack
S1	Lethlin100yr24hr(10min)	WestPond	1.918	30.18	295.077	2.196	0	
S2	Lethlin100yr24hr(10min)	Outfall3	0.3303	0.73	146.8	4.127	0	
S3	Lethlin100yr24hr(10min)	EastPond	0.9724	26.44	216.089	2.715	0	

[SUBAREAS]

;;Subcatchment	N-Imperv	N-Perv	S-Imperv	S-Perv	PctZero	RouteTo	PctRouted
S1	0.011	0.15	2.5	5	25	PERVIOUS	100
S2	0.011	0.15	2.5	5	25	PERVIOUS	100
S3	0.011	0.15	2.5	5	25	PERVIOUS	100

[INFILTRATION]

;;Subcatchment	Suction	HydCon	IMDmax
S1	88.9	3.3	0.347
S2	88.9	3.3	0.347
S3	88.9	3.3	0.347

[OUTFALLS]

;;Name	Invert Elev.	Outfall Type	Stage/Table Time Series	Tide Gate	Route To
Outfall1	832.8	FREE		NO	
Outfall2	833.27	FREE		NO	
Outfall3	0	FREE		NO	

[STORAGE]

;;	Invert	Max.	Init.	Storage	Curve	Ponded	Evap.
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;;Name parameters	Elev.	Depth	Depth	Curve	Params	Area	Frac.	Infiltration
<hr/>								
EastPond	833.44	0.61	0	TABULAR	EastPond	0	0	
WestPond	832.84	0.401	0	TABULAR	WestPond	0	0	
[CONDUITS]								
;; ;;Name	Inlet Node	Outlet Node	Length	Manning N	Inlet Offset	Outlet Offset	Init. Flow	Max. Flow
C1	WestPond	Outfall1	11.308	0.01	0	0	0	0
C2	EastPond	Outfall2	10.85	0.01	0	0	0	0
[XSECTIONS]								
;;Link	Shape	Geom1	Geom2	Geom3	Geom4	Barrels		
C1	CIRCULAR	0.3	0	0	0	1	5	
C2	CIRCULAR	0.3	0	0	0	1	5	
[LOSSES]								
;;Link	Inlet	Outlet	Average	Flap Gate	SeepageRate			
<hr/>								
[CURVES]								
;;Name	Type	X-Value	Y-Value					
EastPond	Storage	0	365.75					
EastPond		0.01	370.794					
EastPond		0.06	394.095					
EastPond		0.11	417.779					
EastPond		0.16	441.848					
EastPond		0.21	466.300					
EastPond		0.26	491.137					
EastPond		0.31	516.358					
EastPond		0.36	541.963					
EastPond		0.41	567.952					
EastPond		0.46	594.325					
EastPond		0.51	621.081					
EastPond		0.56	648.221					
EastPond		0.61	675.744					
WestPond	Storage	0	1567.39					
WestPond		0.01	1574.002					
WestPond		0.06	1607.225					
WestPond		0.11	1640.765					
WestPond		0.16	1674.621					
WestPond		0.21	1708.794					
WestPond		0.26	1743.283					
WestPond		0.31	1778.088					
[TIMESERIES]								
;;Name	Date	Time	Value					
<hr/>								
:Chicago design storm, a = 1019.2, b = 0, c = 0.731, Duration = 1440 minutes, r = 0.3, rain units = mm/hr.								
Leth1in100yr24hr(10min)		0:00	1.358					
Leth1in100yr24hr(10min)		0:10	1.382					
Leth1in100yr24hr(10min)		0:20	1.407					
Leth1in100yr24hr(10min)		0:30	1.432					
Leth1in100yr24hr(10min)		0:40	1.459					
Leth1in100yr24hr(10min)		0:50	1.488					
Leth1in100yr24hr(10min)		1:00	1.517					
Leth1in100yr24hr(10min)		1:10	1.548					
Leth1in100yr24hr(10min)		1:20	1.581					
Leth1in100yr24hr(10min)		1:30	1.615					
Leth1in100yr24hr(10min)		1:40	1.651					
Leth1in100yr24hr(10min)		1:50	1.689					
Leth1in100yr24hr(10min)		2:00	1.729					
Leth1in100yr24hr(10min)		2:10	1.771					
Leth1in100yr24hr(10min)		2:20	1.816					
Leth1in100yr24hr(10min)		2:30	1.864					
Leth1in100yr24hr(10min)		2:40	1.914					
Leth1in100yr24hr(10min)		2:50	1.969					
Leth1in100yr24hr(10min)		3:00	2.027					
Leth1in100yr24hr(10min)		3:10	2.089					
Leth1in100yr24hr(10min)		3:20	2.156					
Leth1in100yr24hr(10min)		3:30	2.228					
Leth1in100yr24hr(10min)		3:40	2.306					
Leth1in100yr24hr(10min)		3:50	2.391					
Leth1in100yr24hr(10min)		4:00	2.484					
Leth1in100yr24hr(10min)		4:10	2.586					
Leth1in100yr24hr(10min)		4:20	2.698					
Leth1in100yr24hr(10min)		4:30	2.823					
Leth1in100yr24hr(10min)		4:40	2.962					

Leth1in100yr24hr(10min)	4:50	3.119
Leth1in100yr24hr(10min)	5:00	3.296
Leth1in100yr24hr(10min)	5:10	3.5
Leth1in100yr24hr(10min)	5:20	3.737
Leth1in100yr24hr(10min)	5:30	4.015
Leth1in100yr24hr(10min)	5:40	4.348
Leth1in100yr24hr(10min)	5:50	4.755
Leth1in100yr24hr(10min)	6:00	5.265
Leth1in100yr24hr(10min)	6:10	5.929
Leth1in100yr24hr(10min)	6:20	6.832
Leth1in100yr24hr(10min)	6:30	8.149
Leth1in100yr24hr(10min)	6:40	10.295
Leth1in100yr24hr(10min)	6:50	14.606
Leth1in100yr24hr(10min)	7:00	30.521
Leth1in100yr24hr(10min)	7:10	189.347
Leth1in100yr24hr(10min)	7:20	33.491
Leth1in100yr24hr(10min)	7:30	21.566
Leth1in100yr24hr(10min)	7:40	16.477
Leth1in100yr24hr(10min)	7:50	13.551
Leth1in100yr24hr(10min)	8:00	11.619
Leth1in100yr24hr(10min)	8:10	10.234
Leth1in100yr24hr(10min)	8:20	9.186
Leth1in100yr24hr(10min)	8:30	8.361
Leth1in100yr24hr(10min)	8:40	7.693
Leth1in100yr24hr(10min)	8:50	7.139
Leth1in100yr24hr(10min)	9:00	6.67
Leth1in100yr24hr(10min)	9:10	6.269
Leth1in100yr24hr(10min)	9:20	5.921
Leth1in100yr24hr(10min)	9:30	5.615
Leth1in100yr24hr(10min)	9:40	5.344
Leth1in100yr24hr(10min)	9:50	5.102
Leth1in100yr24hr(10min)	10:00	4.885
Leth1in100yr24hr(10min)	10:10	4.688
Leth1in100yr24hr(10min)	10:20	4.509
Leth1in100yr24hr(10min)	10:30	4.346
Leth1in100yr24hr(10min)	10:40	4.195
Leth1in100yr24hr(10min)	10:50	4.057
Leth1in100yr24hr(10min)	11:00	3.929
Leth1in100yr24hr(10min)	11:10	3.81
Leth1in100yr24hr(10min)	11:20	3.699
Leth1in100yr24hr(10min)	11:30	3.596
Leth1in100yr24hr(10min)	11:40	3.499
Leth1in100yr24hr(10min)	11:50	3.408
Leth1in100yr24hr(10min)	12:00	3.323
Leth1in100yr24hr(10min)	12:10	3.242
Leth1in100yr24hr(10min)	12:20	3.166
Leth1in100yr24hr(10min)	12:30	3.094
Leth1in100yr24hr(10min)	12:40	3.026
Leth1in100yr24hr(10min)	12:50	2.961
Leth1in100yr24hr(10min)	13:00	2.9
Leth1in100yr24hr(10min)	13:10	2.841
Leth1in100yr24hr(10min)	13:20	2.785
Leth1in100yr24hr(10min)	13:30	2.732
Leth1in100yr24hr(10min)	13:40	2.681
Leth1in100yr24hr(10min)	13:50	2.632
Leth1in100yr24hr(10min)	14:00	2.585
Leth1in100yr24hr(10min)	14:10	2.541
Leth1in100yr24hr(10min)	14:20	2.498
Leth1in100yr24hr(10min)	14:30	2.456
Leth1in100yr24hr(10min)	14:40	2.416
Leth1in100yr24hr(10min)	14:50	2.378
Leth1in100yr24hr(10min)	15:00	2.341
Leth1in100yr24hr(10min)	15:10	2.306
Leth1in100yr24hr(10min)	15:20	2.272
Leth1in100yr24hr(10min)	15:30	2.238
Leth1in100yr24hr(10min)	15:40	2.206
Leth1in100yr24hr(10min)	15:50	2.176
Leth1in100yr24hr(10min)	16:00	2.146
Leth1in100yr24hr(10min)	16:10	2.117
Leth1in100yr24hr(10min)	16:20	2.089
Leth1in100yr24hr(10min)	16:30	2.061
Leth1in100yr24hr(10min)	16:40	2.035
Leth1in100yr24hr(10min)	16:50	2.009
Leth1in100yr24hr(10min)	17:00	1.985
Leth1in100yr24hr(10min)	17:10	1.961
Leth1in100yr24hr(10min)	17:20	1.937
Leth1in100yr24hr(10min)	17:30	1.914
Leth1in100yr24hr(10min)	17:40	1.892
Leth1in100yr24hr(10min)	17:50	1.871
Leth1in100yr24hr(10min)	18:00	1.85
Leth1in100yr24hr(10min)	18:10	1.829
Leth1in100yr24hr(10min)	18:20	1.809
Leth1in100yr24hr(10min)	18:30	1.79
Leth1in100yr24hr(10min)	18:40	1.771

Leth1in100yr24hr(10min)	18:50	1.753
Leth1in100yr24hr(10min)	19:00	1.735
Leth1in100yr24hr(10min)	19:10	1.717
Leth1in100yr24hr(10min)	19:20	1.7
Leth1in100yr24hr(10min)	19:30	1.683
Leth1in100yr24hr(10min)	19:40	1.667
Leth1in100yr24hr(10min)	19:50	1.651
Leth1in100yr24hr(10min)	20:00	1.635
Leth1in100yr24hr(10min)	20:10	1.62
Leth1in100yr24hr(10min)	20:20	1.605
Leth1in100yr24hr(10min)	20:30	1.59
Leth1in100yr24hr(10min)	20:40	1.576
Leth1in100yr24hr(10min)	20:50	1.562
Leth1in100yr24hr(10min)	21:00	1.548
Leth1in100yr24hr(10min)	21:10	1.535
Leth1in100yr24hr(10min)	21:20	1.521
Leth1in100yr24hr(10min)	21:30	1.509
Leth1in100yr24hr(10min)	21:40	1.496
Leth1in100yr24hr(10min)	21:50	1.483
Leth1in100yr24hr(10min)	22:00	1.471
Leth1in100yr24hr(10min)	22:10	1.459
Leth1in100yr24hr(10min)	22:20	1.448
Leth1in100yr24hr(10min)	22:30	1.436
Leth1in100yr24hr(10min)	22:40	1.425
Leth1in100yr24hr(10min)	22:50	1.414
Leth1in100yr24hr(10min)	23:00	1.403
Leth1in100yr24hr(10min)	23:10	1.392
Leth1in100yr24hr(10min)	23:20	1.382
Leth1in100yr24hr(10min)	23:30	1.372
Leth1in100yr24hr(10min)	23:40	1.361
Leth1in100yr24hr(10min)	23:50	1.352
Leth1in100yr24hr(10min)	24:00	0

[REPORT]

INPUT YES
 CONTROLS NO
 SUBCATCHMENTS ALL
 NODES ALL
 LINKS ALL

[TAGS]

[MAP]
 DIMENSIONS 409189.007600503 5512160.04025197 409661.567381793 5512351.05970229
 UNITS Meters

[COORDINATES]

;;Node	X-Coord	Y-Coord
Outfall1	409214.409	5512168.723
Outfall2	409456.381	5512249.38
Outfall3	409618.659	5512316.655
EastPond	409455.132	5512260.155
WestPond	409216.559	5512179.821

[VERTICES]

;;Link	X-Coord	Y-Coord
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[POLYGONS]

;;Subcatchment	X-Coord	Y-Coord
S1	409423.121	5512268.919
S1	409423.121	5512268.919
S1	409422.877	5512269.32
S1	409422.206	5512270.56
S1	409422.008	5512270.985
S1	409421.824	5512271.416
S1	409421.5	5512272.296
S1	409421.358	5512272.746
S1	409420.997	5512274.115
S1	409420.893	5512274.587
S1	409420.619	5512276.01
S1	409420.309	5512277.834
S1	409420.23	5512278.296
S1	409419.962	5512279.68
S1	409419.816	5512280.13
S1	409419.692	5512280.587
S1	409419.59	5512281.049
S1	409419.511	5512281.515
S1	409419.333	5512292.694
S1	409419.333	5512292.694
S1	409419.263	5512293.129
S1	409419.166	5512293.559

S1	409419.043	5512293.982
S1	409418.895	5512294.397
S1	409418.786	5512294.817
S1	409418.483	5512296.085
S1	409418.391	5512296.505
S1	409418.15	5512297.772
S1	409418.079	5512298.213
S1	409417.912	5512299.542
S1	409417.874	5512299.983
S1	409417.811	5512301.31
S1	409417.807	5512301.758
S1	409417.825	5512303.103
S1	409417.877	5512304.939
S1	409417.887	5512305.391
S1	409417.884	5512306.748
S1	409417.87	5512307.18
S1	409417.767	5512308.473
S1	409417.71	5512308.893
S1	409417.638	5512309.31
S1	409417.446	5512310.135
S1	409417.324	5512310.542
S1	409417.181	5512310.943
S1	409417.019	5512311.336
S1	409416.837	5512311.721
S1	409416.632	5512312.1
S1	409415.961	5512313.204
S1	409415.718	5512313.577
S1	409415.017	5512314.716
S1	409414.809	5512315.1
S1	409414.615	5512315.492
S1	409414.268	5512316.294
S1	409414.112	5512316.703
S1	409413.671	5512317.941
S1	409413.063	5512319.595
S1	409412.904	5512320
S1	409412.404	5512321.206
S1	409411.778	5512322.642
S1	409411.593	5512323.089
S1	409411.422	5512323.542
S1	409411.125	5512324.464
S1	409411.004	5512324.953
S1	409410.867	5512325.437
S1	409410.549	5512326.393
S1	409410.494	5512326.518
S1	409410.43	5512326.638
S1	409410.358	5512326.754
S1	409410.277	5512326.863
S1	409410.189	5512326.967
S1	409410.093	5512327.064
S1	409409.99	5512327.154
S1	409409.882	5512327.236
S1	409409.767	5512327.31
S1	409409.648	5512327.375
S1	409409.524	5512327.432
S1	409409.524	5512327.432
S1	409409.084	5512327.521
S1	409408.637	5512327.575
S1	409408.189	5512327.594
S1	409407.74	5512327.577
S1	409407.74	5512327.577
S1	409407.284	5512327.594
S1	409406.83	5512327.63
S1	409405.928	5512327.759
S1	409404.259	5512328.044
S1	409402.52	5512328.281
S1	409400.788	5512328.529
S1	409399.169	5512328.751
S1	409398.707	5512328.814
S1	409397.326	5512329.037
S1	409396.896	5512329.117
S1	409396.463	5512329.186
S1	409395.594	5512329.287
S1	409395.16	5512329.301
S1	409394.726	5512329.293
S1	409394.294	5512329.262
S1	409393.863	5512329.209
S1	409393.428	5512329.141
S1	409392.13	5512328.906
S1	409391.698	5512328.825
S1	409391.264	5512328.757
S1	409390.391	5512328.656
S1	409389.954	5512328.639
S1	409389.516	5512328.634
S1	409388.642	5512328.665

S1	409388.491	5512319.517
S1	409388.491	5512319.517
S1	409388.114	5512296.663
S1	409388.114	5512296.663
S1	409212.226	5512299.557
S1	409212.226	5512299.557
S1	409210.488	5512174.021
S1	409210.488	5512174.021
S1	409275.8	5512192.329
S1	409283.864	5512197.12
S1	409283.864	5512197.12
S1	409284.127	5512197.208
S1	409284.127	5512197.208
S1	409284.529	5512197.344
S1	409284.529	5512197.344
S1	409284.869	5512197.463
S1	409284.869	5512197.463
S1	409285.54	5512197.701
S1	409285.54	5512197.701
S1	409285.81	5512197.801
S1	409285.81	5512197.801
S1	409286.545	5512198.076
S1	409286.545	5512198.076
S1	409287.103	5512198.293
S1	409287.103	5512198.293
S1	409287.59	5512198.488
S1	409287.59	5512198.488
S1	409288.028	5512198.667
S1	409288.028	5512198.667
S1	409288.605	5512198.911
S1	409288.605	5512198.911
S1	409289.468	5512199.29
S1	409289.468	5512199.29
S1	409289.936	5512199.504
S1	409289.936	5512199.504
S1	409290.397	5512199.721
S1	409290.397	5512199.721
S1	409290.85	5512199.94
S1	409290.85	5512199.94
S1	409291.292	5512200.16
S1	409291.292	5512200.16
S1	409291.723	5512200.381
S1	409291.723	5512200.381
S1	409292.248	5512200.659
S1	409292.248	5512200.659
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S1	409293.139	5512201.159
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S1	409293.585	5512201.422
S1	409293.585	5512201.422
S1	409294.095	5512201.732
S1	409294.095	5512201.732
S1	409294.833	5512202.172
S1	409294.833	5512202.172
S1	409295.284	5512202.437
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S1	409296.467	5512203.113
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S1	409300.174	5512205.099
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S1	409300.799	5512205.417
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S1	409301.89	5512205.96
S1	409302.762	5512206.385
S1	409302.762	5512206.385
S1	409303.642	5512206.806
S1	409303.642	5512206.806
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S1	409306.33	5512208.044
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S1	409306.784	5512208.247
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S1	409323.114	5512214.417
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S2	409313.276	5512210.965
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S2	409311.236	5512210.145
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S2	409310.933	5512210.021
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S2	409461.286	5512256.885
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S3	409502.401	5512275.61

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S3	409502.573	5512275.744
S3	409502.589	5512275.768
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S3	409502.653	5512276.043
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S3	409502.642	5512276.102
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S3	409502.596	5512276.211
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S3	409502.562	5512276.26
S3	409502.543	5512276.282
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S3	409592.988	5512335.201

[SYMBOLS]

;;Gage	X-Coord	Y-Coord
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