

Suiter
Surveying
& Land Planning, Inc.

BROOKHOLLOW SENIOR APARTMENTS

Hydrology Report

For: Socayr, Inc.
September 13, 2023



By: Suiter Surveying & Land Planning, Inc.
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TN Lic. 117294

The site proposed for development is a currently vacant lot consisting of 8.38 acres (+/-). For purposes of analysis, approximately 0.57 acres (+/-) of off-site right of way have been included in the following hydrologic model since proposed grading activities will extend into this area as well.

The intention of the design as it relates to stormwater runoff is to withhold post-development runoff rates to values less-than or equal-to pre-developed conditions. The following table compares the pre-developed, uncontrolled condition of runoff with the post-developed, detention-routed condition for the 2, 5, 10, 25, 50 & 100-year rain events with 24-hour durations:

Return Event (24 hr)	Pre-Developed Runoff (cfs)	Post-Developed Runoff (cfs)
2 year	8.2	8.1
5 year	13.7	11.9
10 year	18.7	17.7
25 year	26.4	23.0
50 year	33.0	29.0
100 year	40.1	37.7

Referencing the hydrologic model in which the SCS method was used, the pre-developed analysis is fairly straightforward. Approximately 7.69 acres are classified as woods, with the remaining 1.26 acres classified as rangeland. Steep slopes on the site limit the time of concentration to just under 16 minutes.

The post-developed drainage model breaks the development down into multiple sub-watersheds, each with its own specific characteristics. Essentially, the storm piping system across the site is the final outfall for each subbasin. The drainage structures were designed to transport the 100 year/24 hour storm event effectively. For means of conservatism, we assigned a minimum value of 6.0 minutes for the times of concentration on subbasins 1S-7S, with 8S having a longer than minimum time of concentration since it encompasses the bypassing runoff which contains a lot of the wooded areas and some of the shallower slopes once re-grading is completed.

The relative drainage maps for pre-developed and post-developed conditions have been included with this report to allow for referencing of model data with each relative subbasin. Data for each subbasin such as times of concentration, contributing drainage areas, SCS curve numbers, etc. can be found in the attached model. As mentioned, the proposed storm piping system across the site was designed to transport the 100 year/24 hour rain event, which is the storm that the attached model reflects. Noting this, in order to determine head elevations at each proposed catch basin/area drain on site, reference can be made to the "Peak Elevation" noted for each area drain that the subbasins route to. When producing a dynamic model such as this (which iterates tailwater conditions to determine peak headwaters) we can simply compare the peak elevation of each outlet structure with its corresponding top of grate elevation to verify that no surcharging should be expected and the piping system does in fact have the capacity to transport the 100 year/24 hour storm effectively (which is the case throughout). For the trench drain analysis, instead of giving you a peak elevation like the catch basin nodes do, the trench drain reach provides an average estimated flow depth of 0.19' during the 100 year storm which is significantly less than its 12-18" design depth. See the drainage maps below:

Concerning the design of the erosion control measures on site, the project flow generally from west to east and north to south on fairly steep slopes, inside of a naturally wooded landscape. Design criteria for silt fences in the TDEC Erosion and Sediment Control Handbook allows for $\frac{1}{4}$ acre of upstream drainage area per 100 linear feet of (unbacked) silt fencing. On the portion of the site that we have chosen to control with silt fencing, there is approximately 1.3 acres of upstream contributing drainage area. In order to stay on contour with each silt fence and still provide an adequate barrier for disturbance, the silt fencing has been broken up into multiple effective “layers” as the runoff travels downstream. In all, we are proposing 770 LF of silt fencing to cover the area, with a back-up barrier of protected cover from the existing wooded area.

PRE-DEVELOPED WATERSHED

WATERSHED
BOUNDARY
(TYPICAL)

SUB-WATERSHED
CLASSIFIER
(TYPICAL)

LAND USE
BOUNDARY
(TYPICAL)

EXISTING CONTOUR
(TYPICAL)

RD 10

BROCKHOLLOW DR

105

POST-DEVELOPED WATERSHED

PROPOSED
STORM PIPING
(TYPICAL)

WATERSHED
BOUNDARY
(TYPICAL)

SUB-WATERSHED
CLASSIFIER
(TYPICAL)

LAND USE
BOUNDARY
(TYPICAL)

PROPOSED GRADE
LINE (TYPICAL)

EXISTING CONTOUR
(TYPICAL)

ECONOMIC DEV.

INVEST

GS

GS

GS

GS

GS

GS



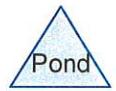
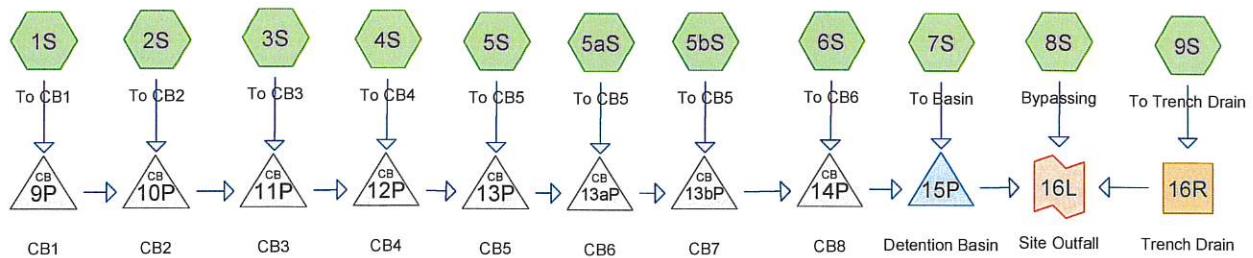
**Brookhollow Senior
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Pre-Development



To Outfall

Post-Development



Routing Diagram for Runoff

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Runoff

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.211	61	>75% Grass cover, Good, HSG B (1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S)
1.257	61	Pasture/grassland/range, Good, HSG B (OS)
1.747	98	Paved parking, HSG B (1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S)
13.681	66	Woods, Poor, HSG B (8S, OS)

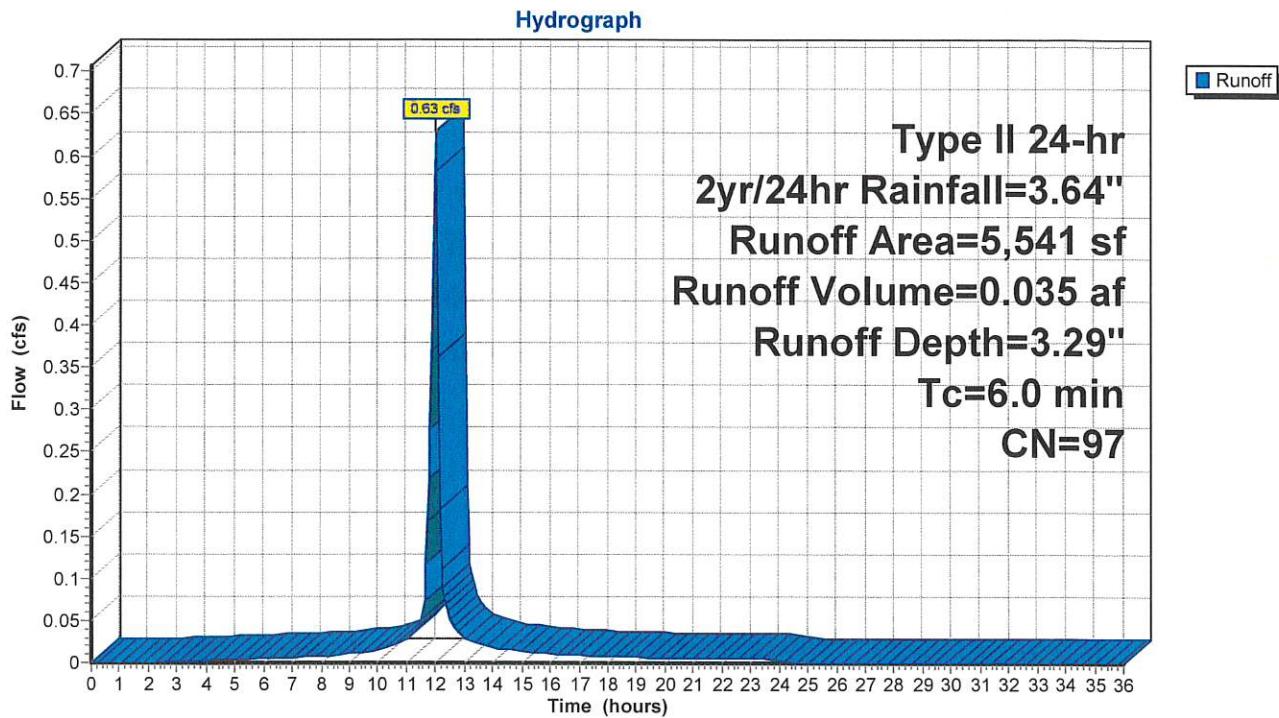
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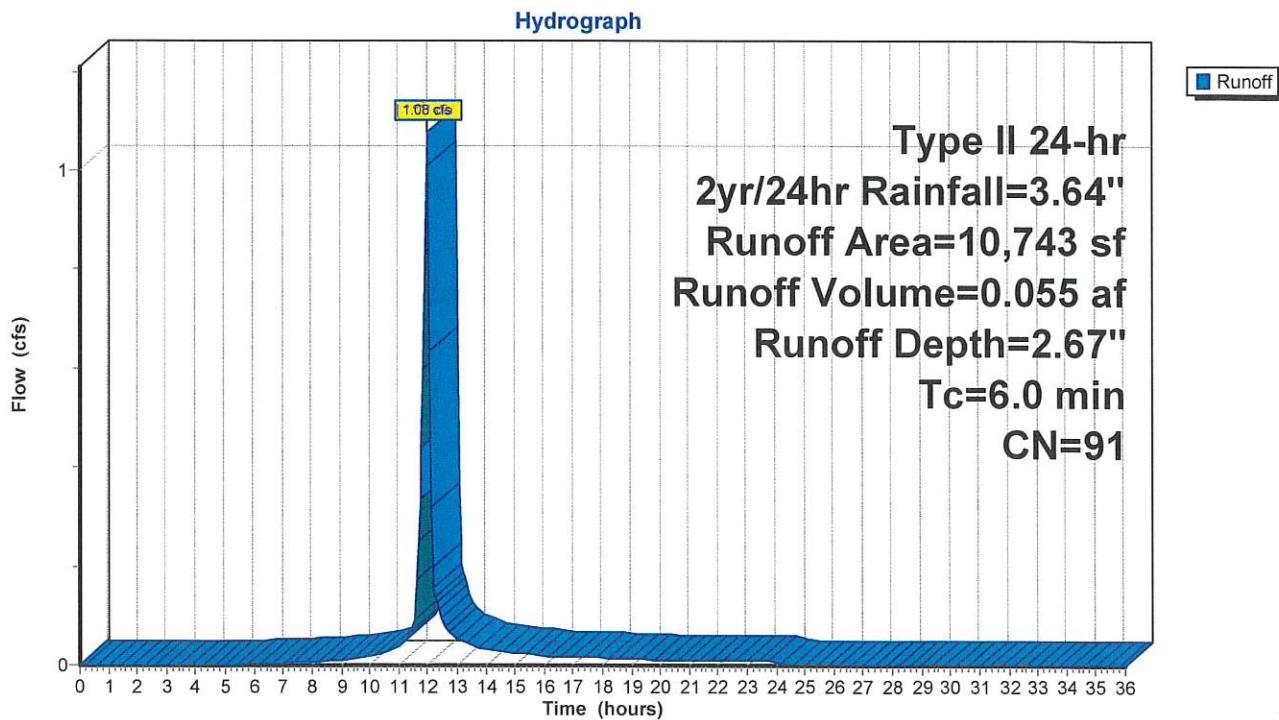
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Subcatchment 1S: To CB1



Subcatchment 2S: To CB2

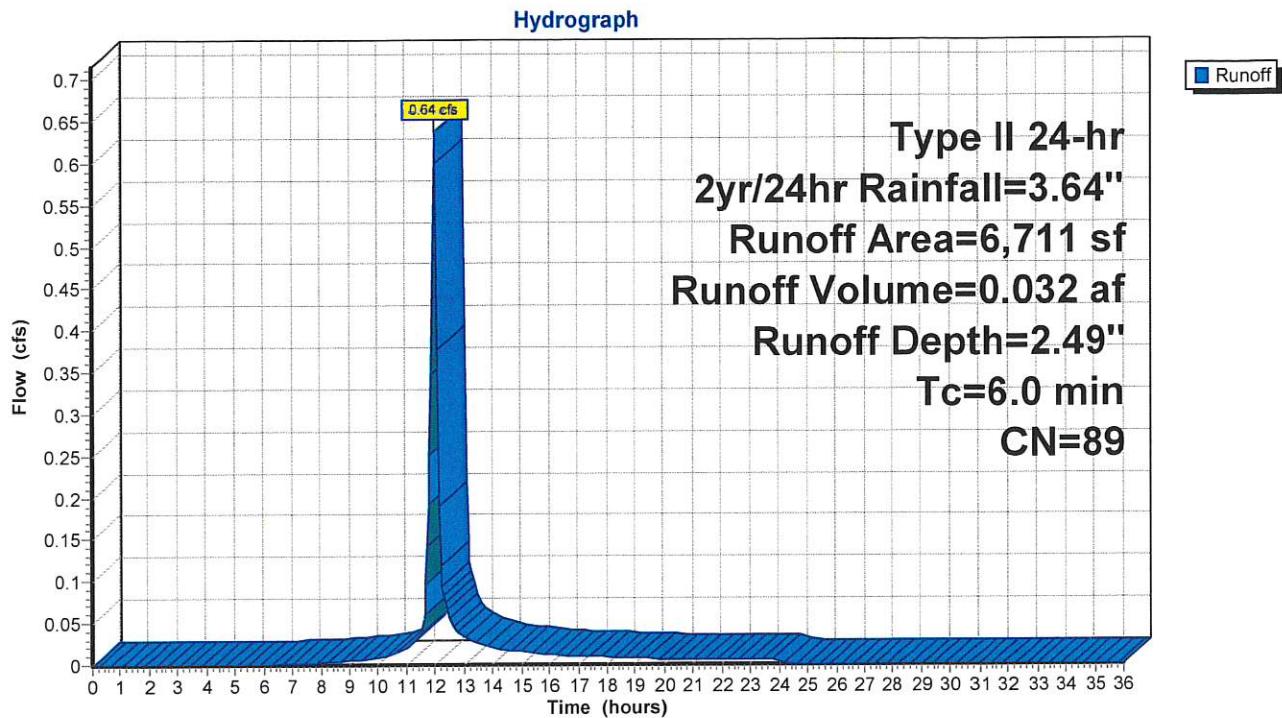
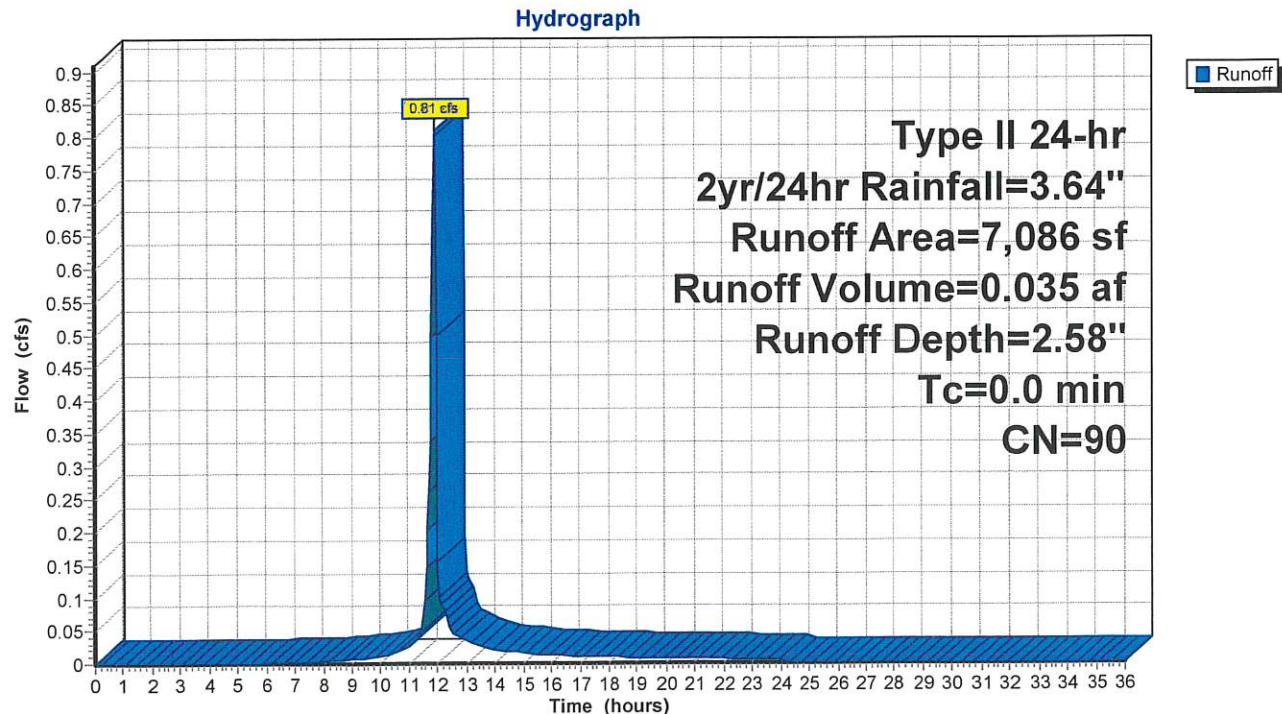


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Subcatchment 3S: To CB3**Subcatchment 4S: To CB4**

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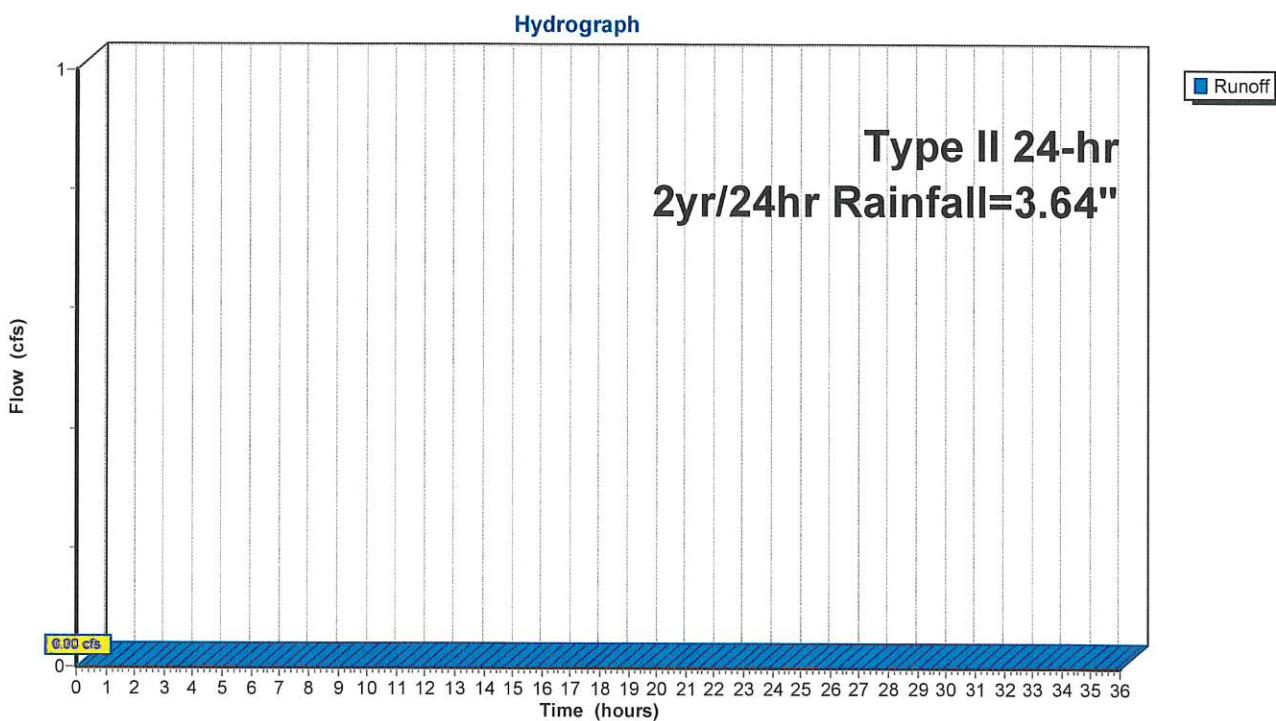
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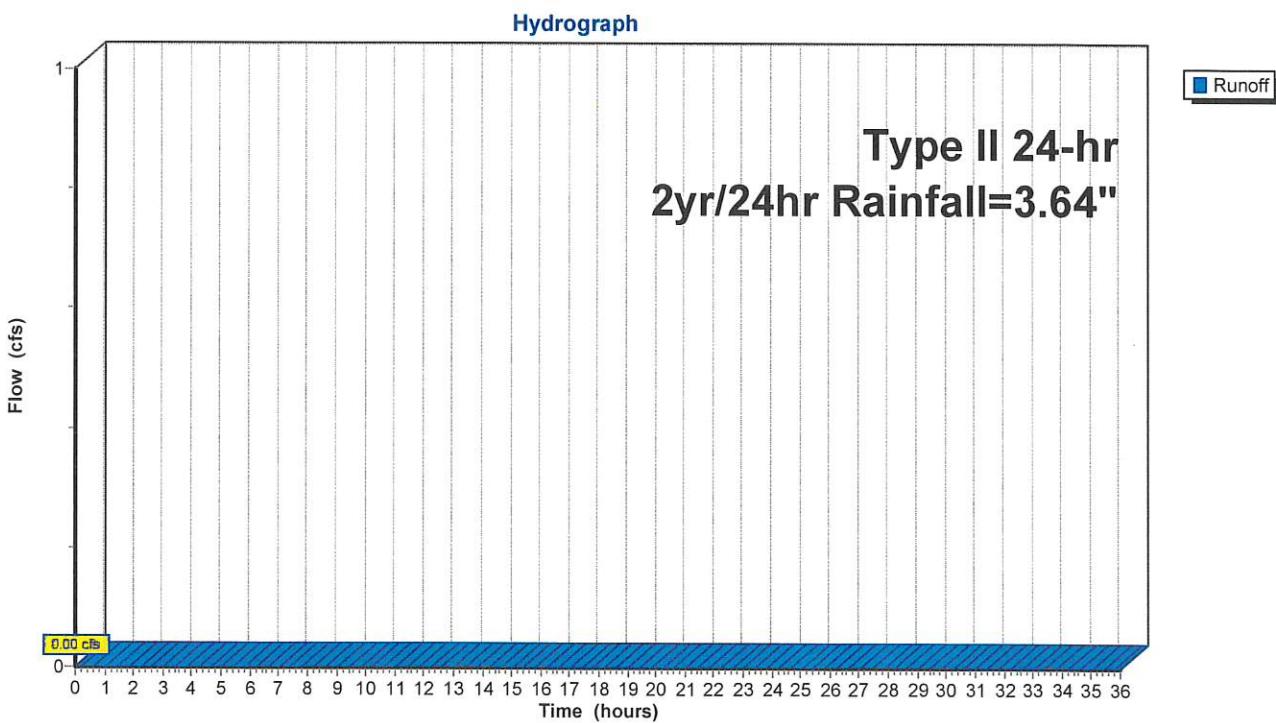
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Subcatchment 5aS: To CB5



Subcatchment 5bS: To CB5



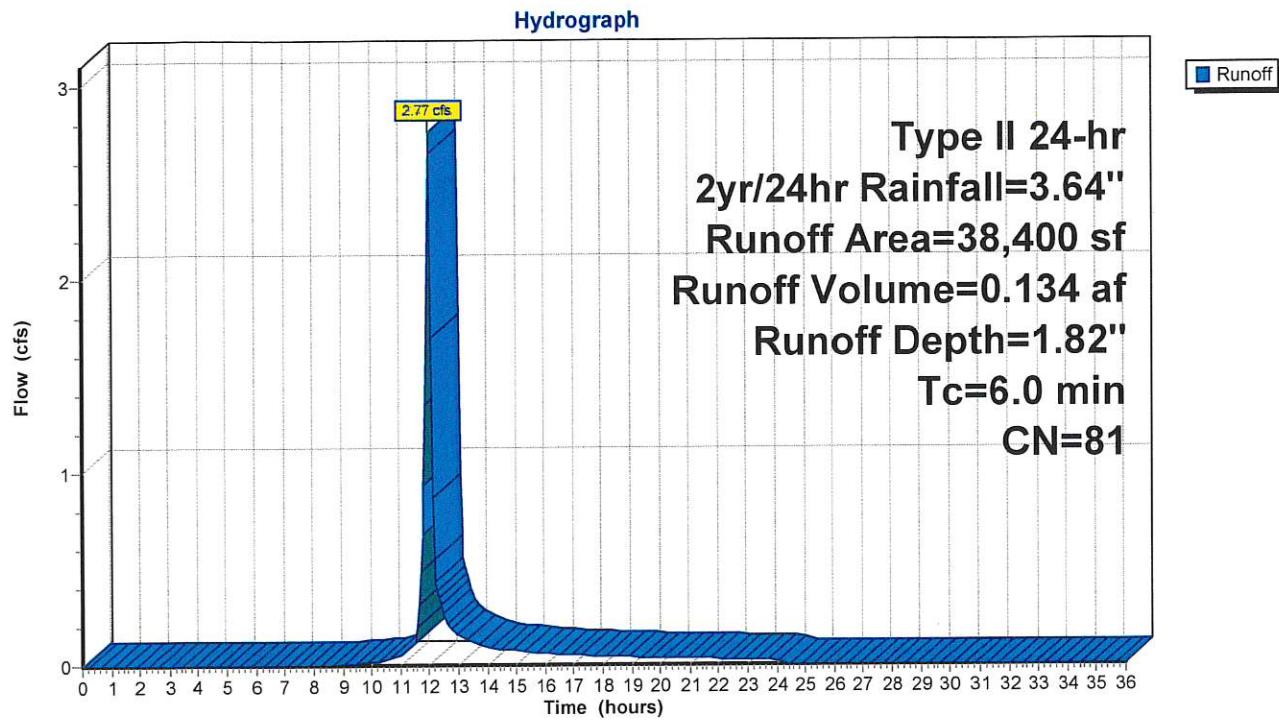
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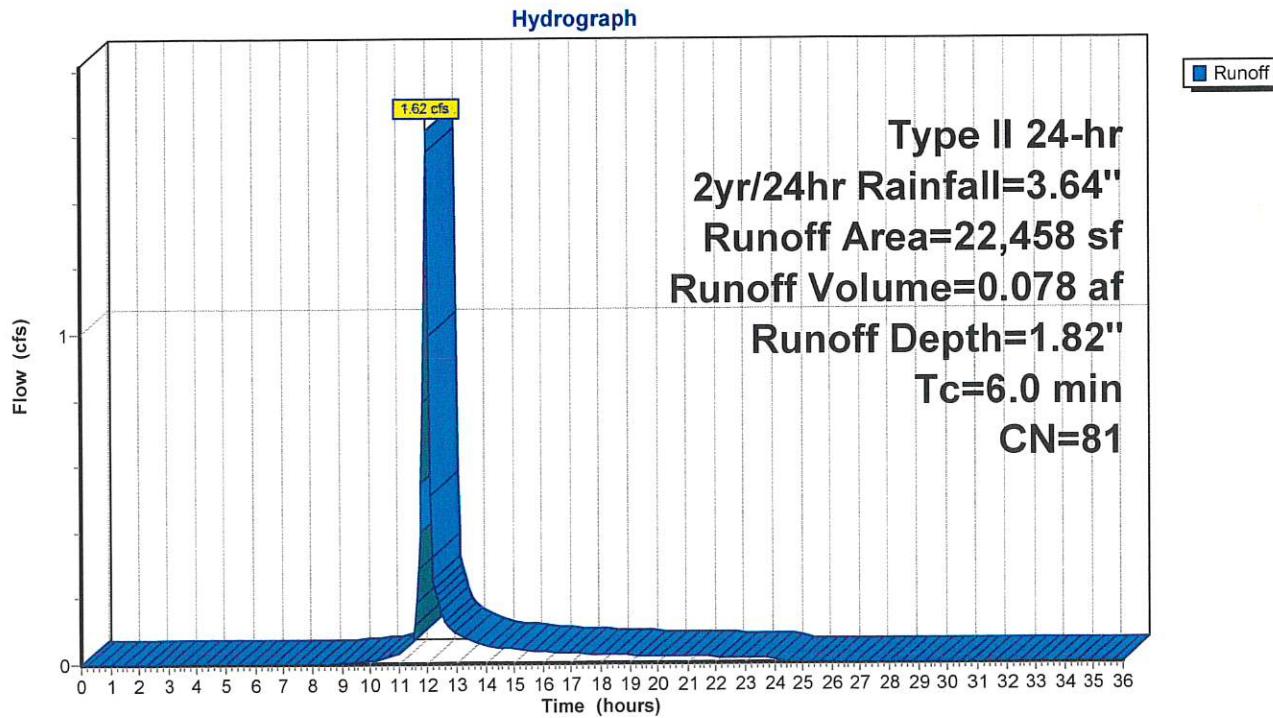
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Subcatchment 5S: To CB5



Subcatchment 6S: To CB6



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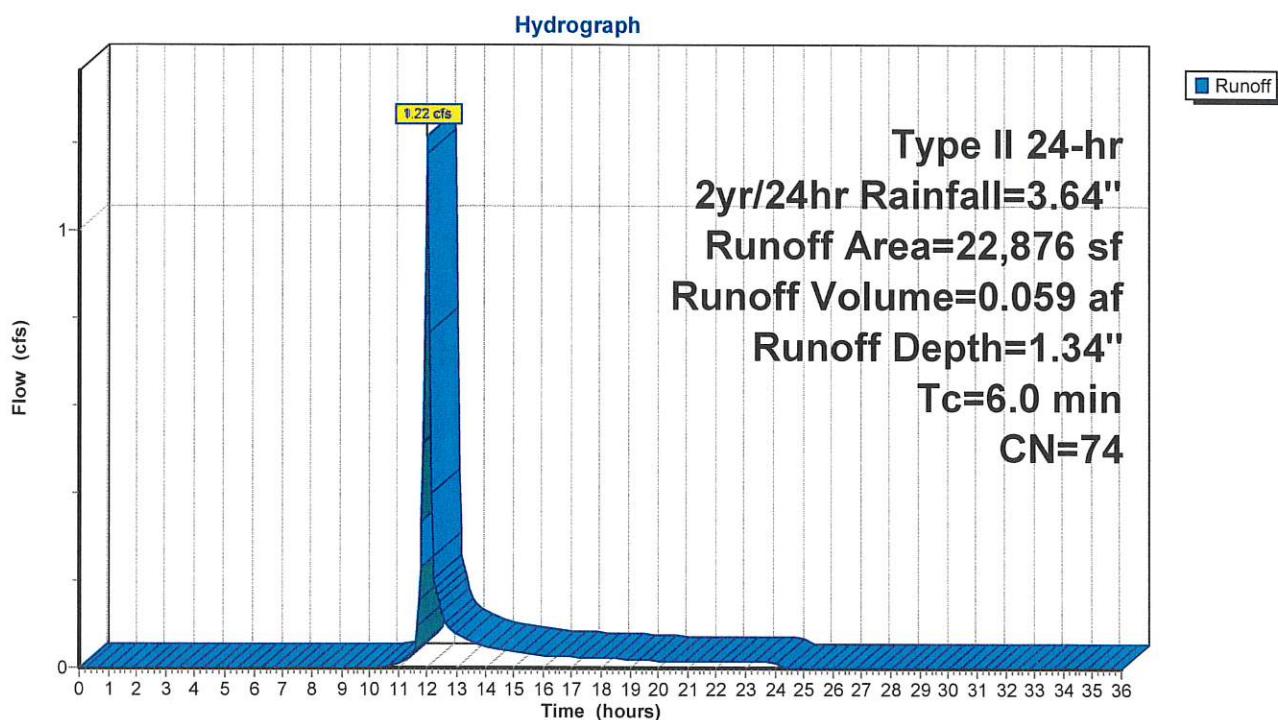
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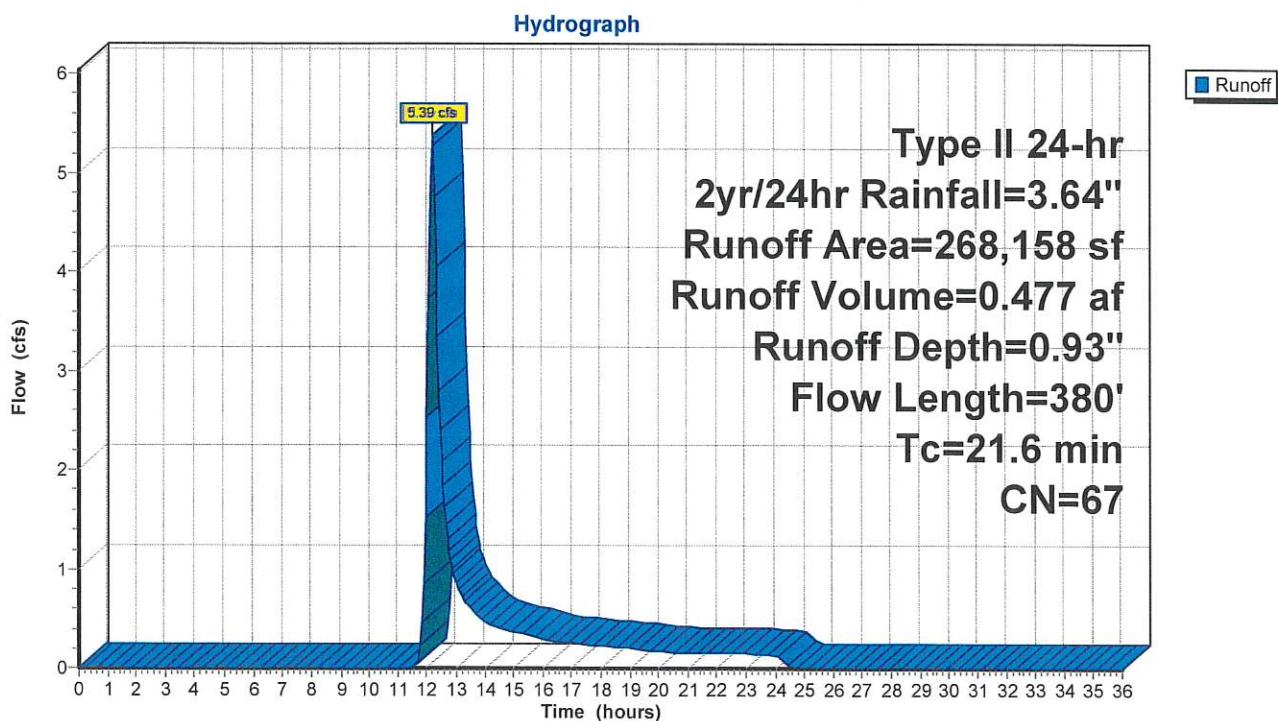
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Subcatchment 7S: To Basin



Subcatchment 8S: Bypassing



Runoff

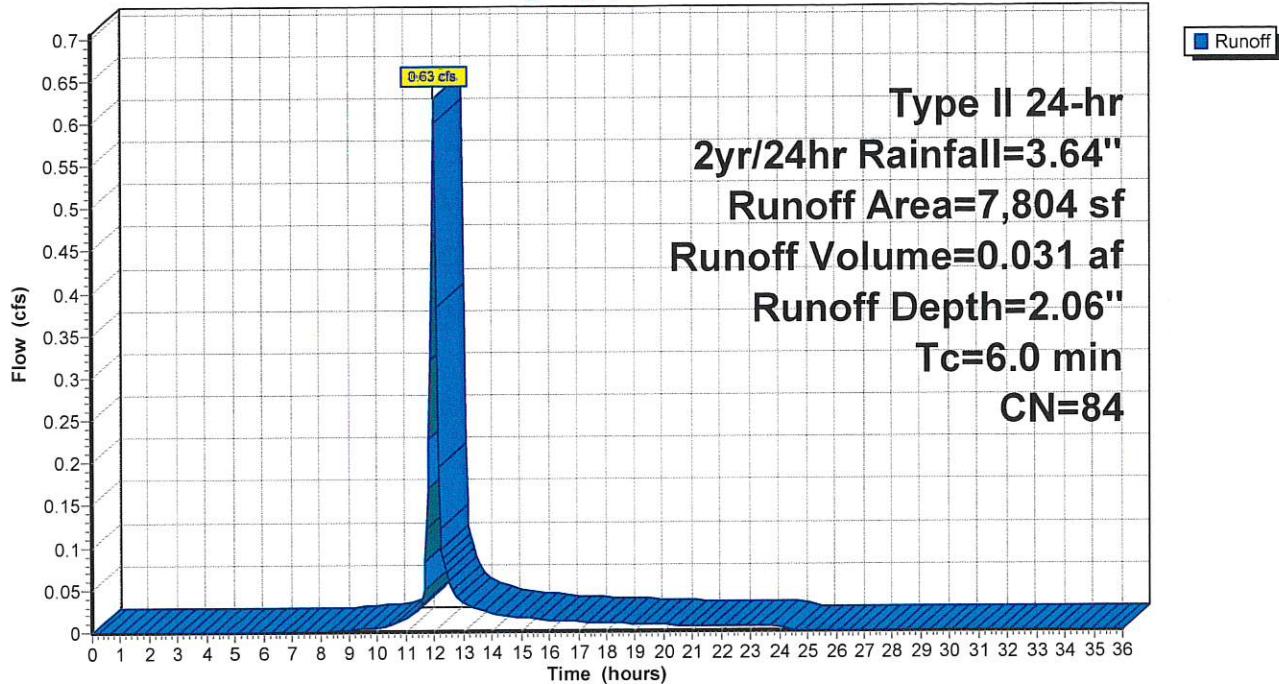
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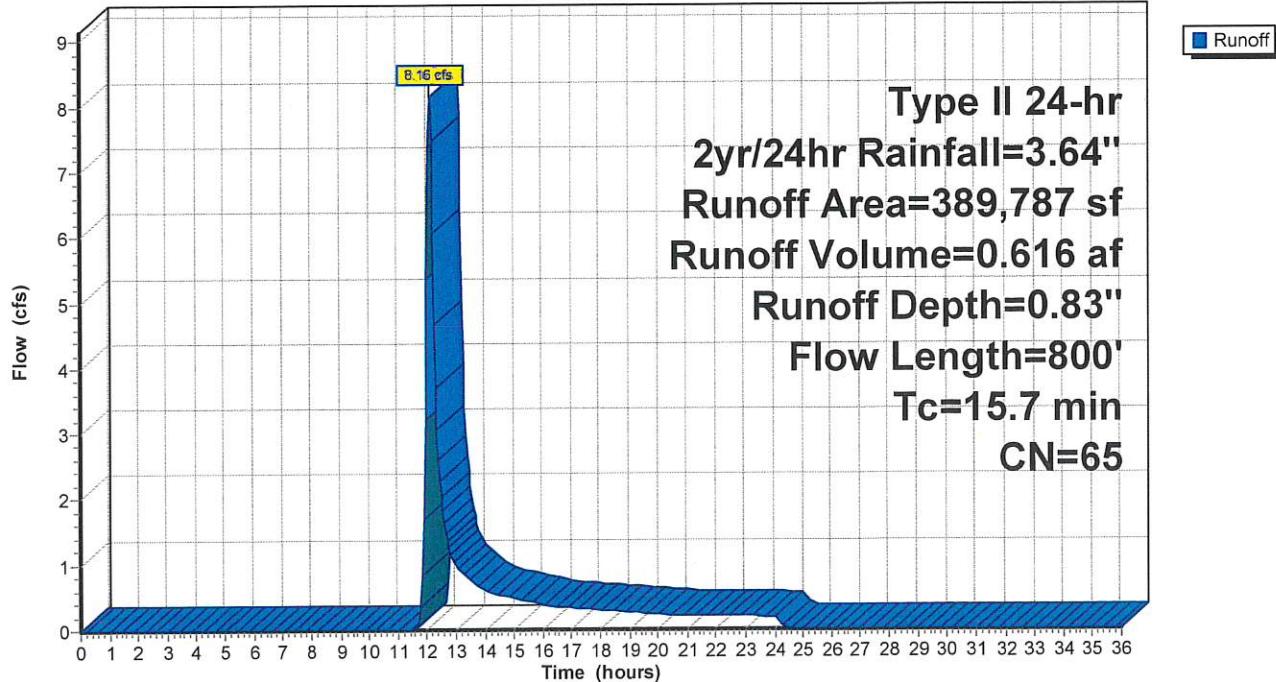
Subcatchment 9S: To Trench Drain

Hydrograph



Subcatchment OS: To Outfall

Hydrograph



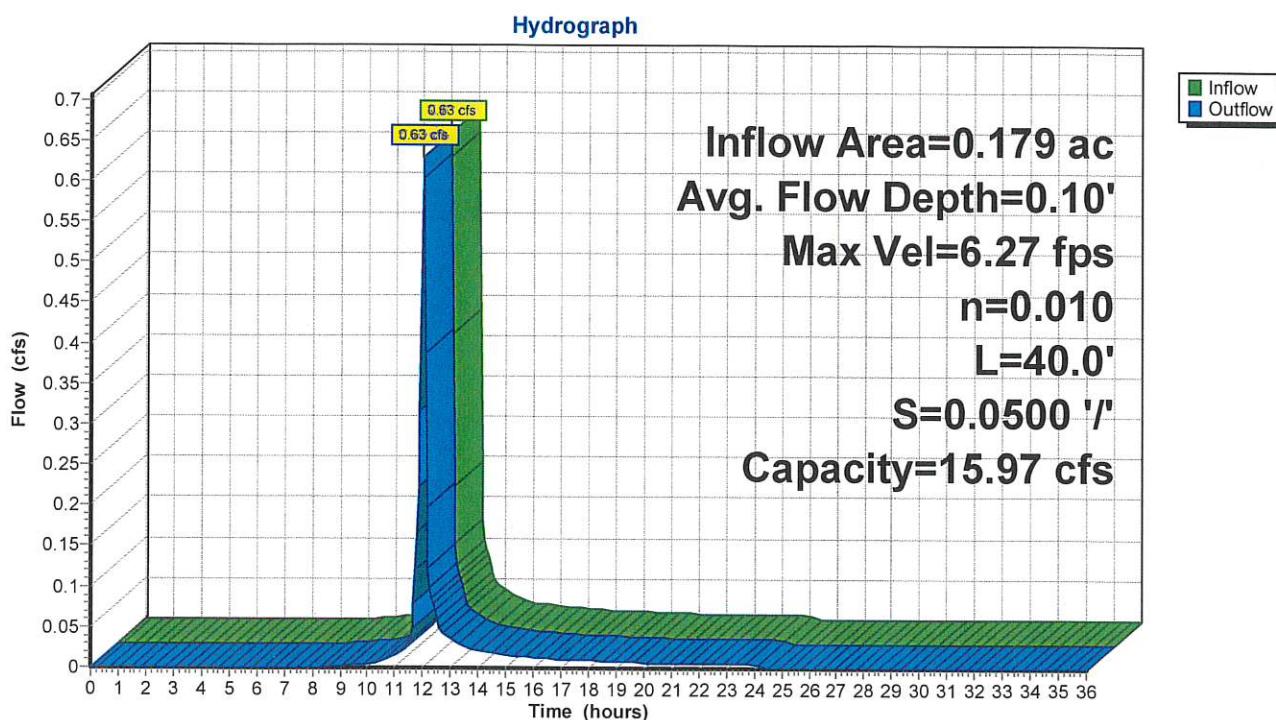
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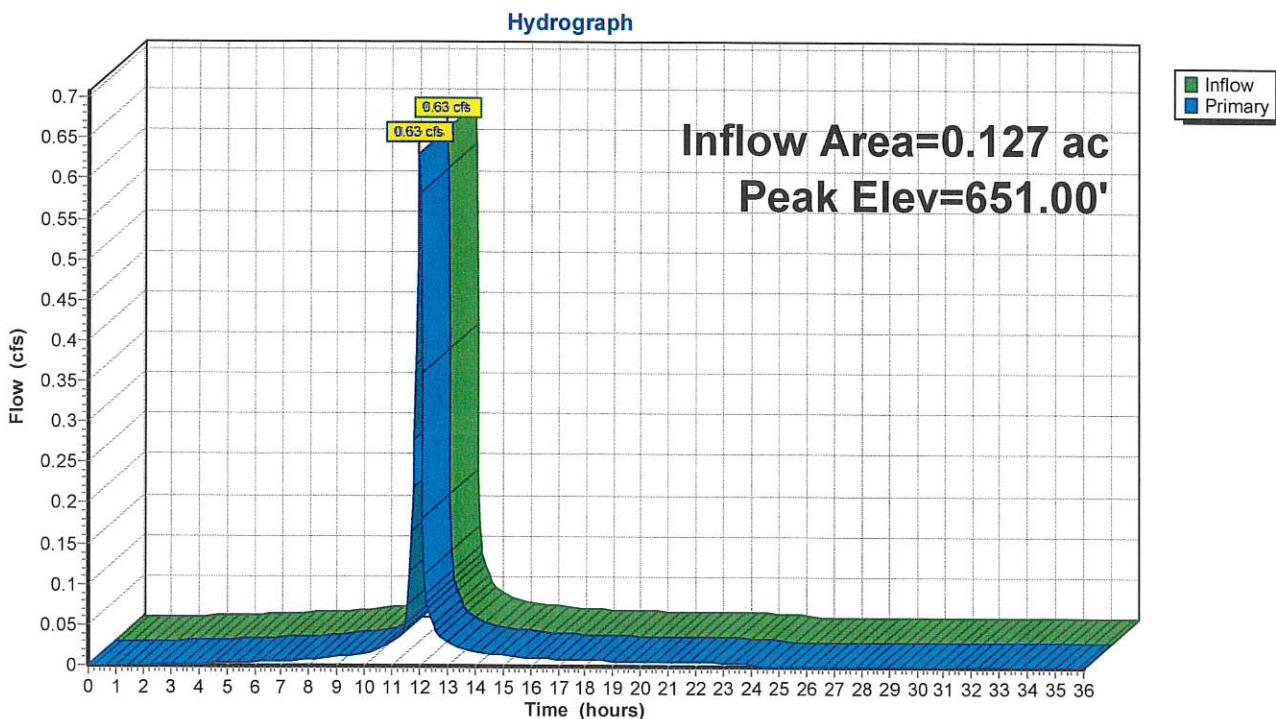
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Reach 16R: Trench Drain



Pond 9P: CB1



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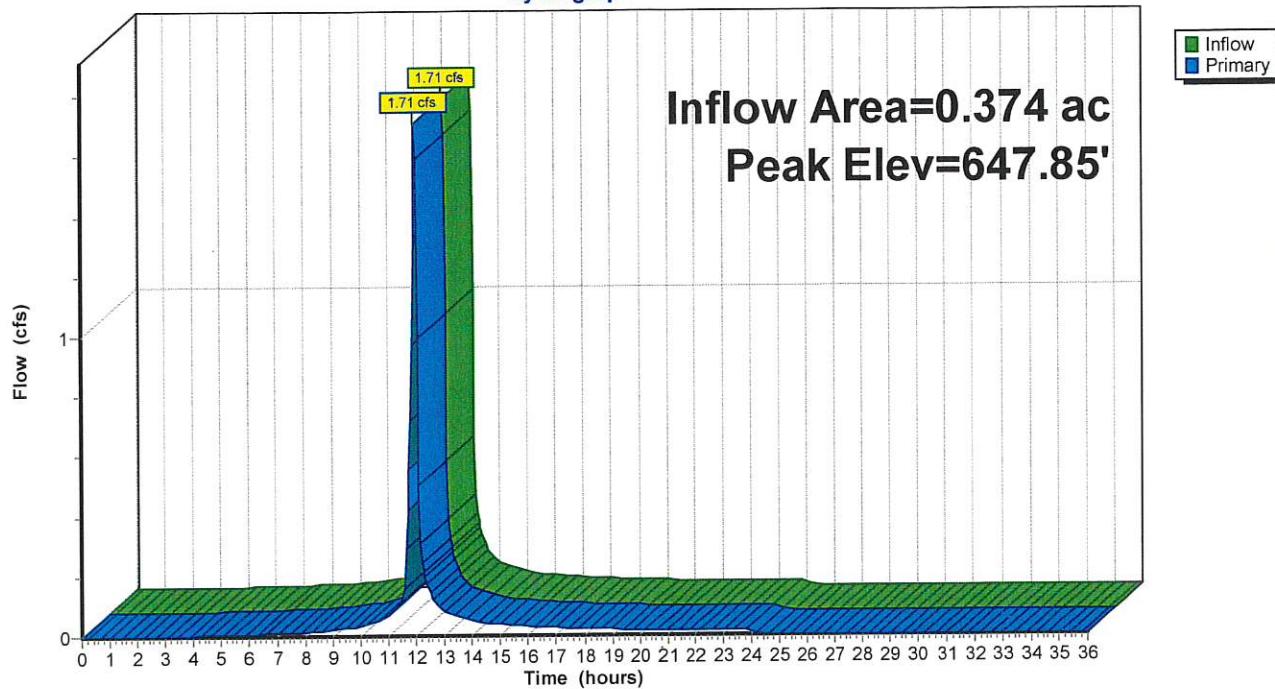
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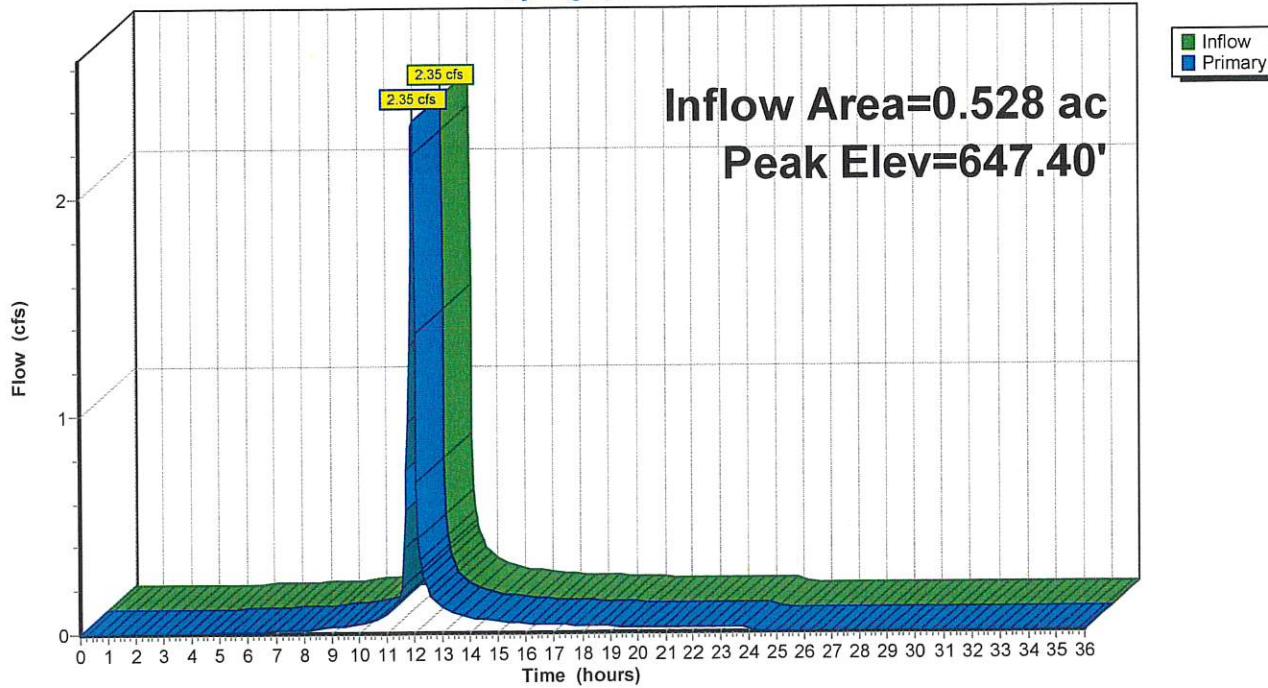
Pond 10P: CB2

Hydrograph



Pond 11P: CB3

Hydrograph



Runoff

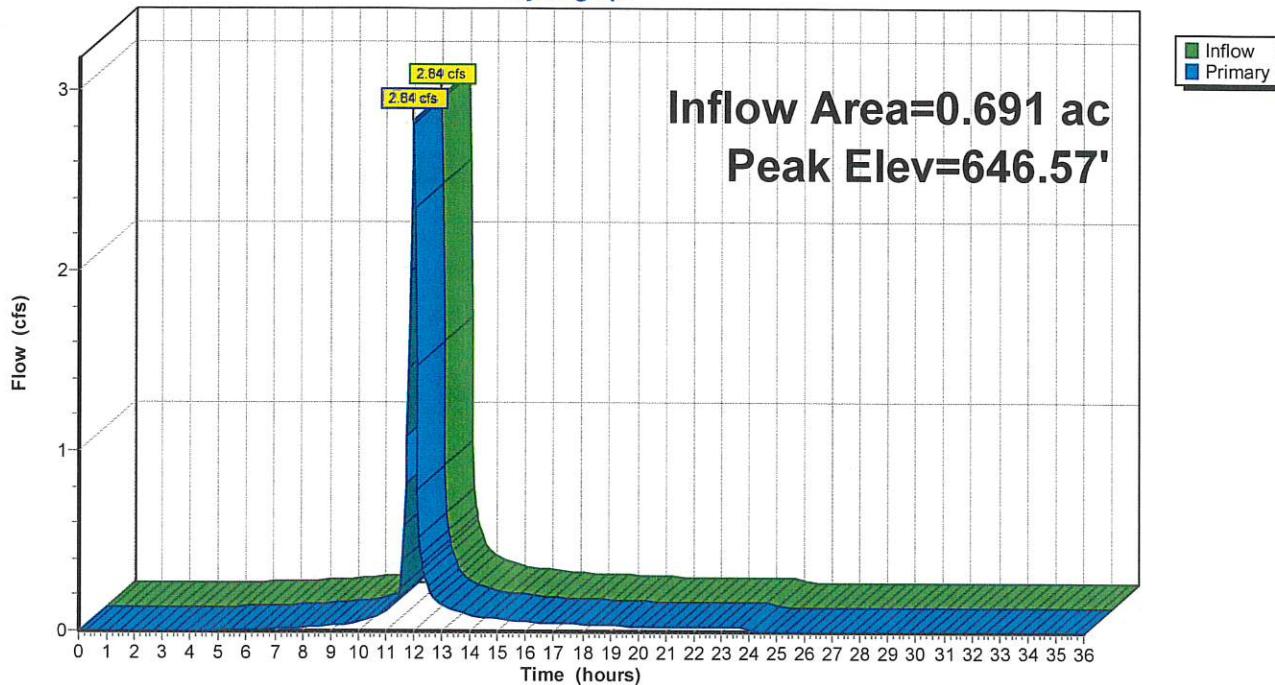
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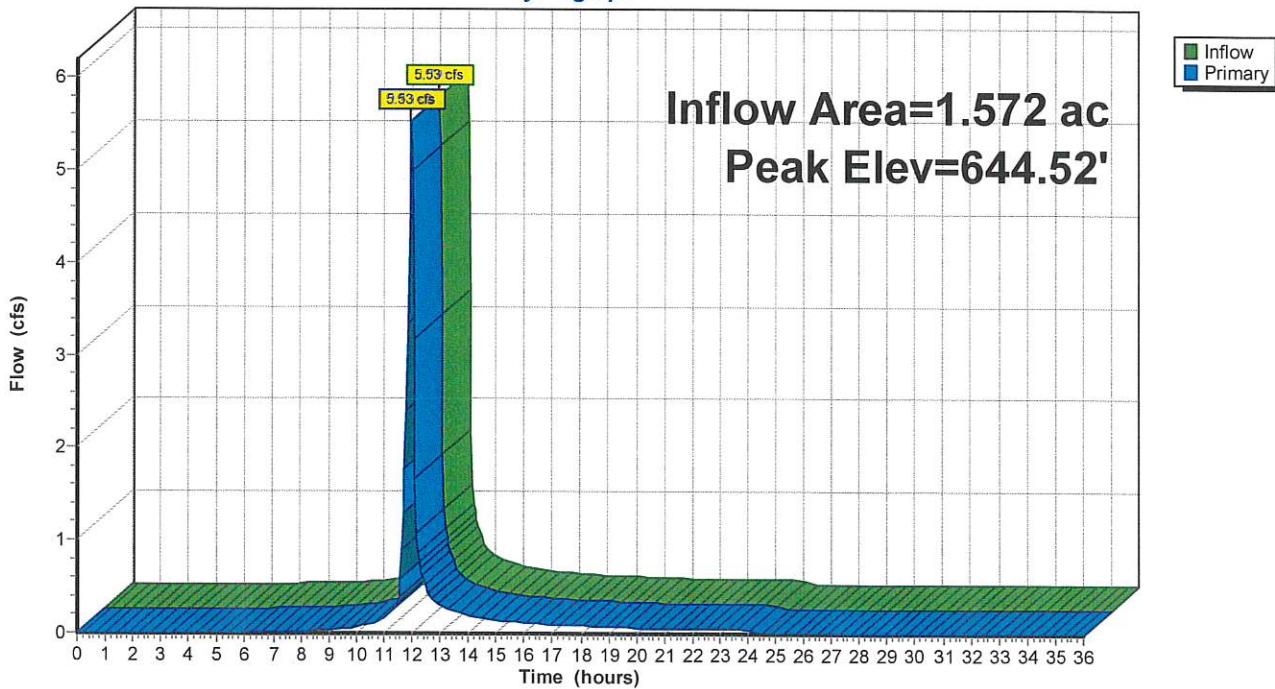
Pond 12P: CB4

Hydrograph



Pond 13aP: CB6

Hydrograph



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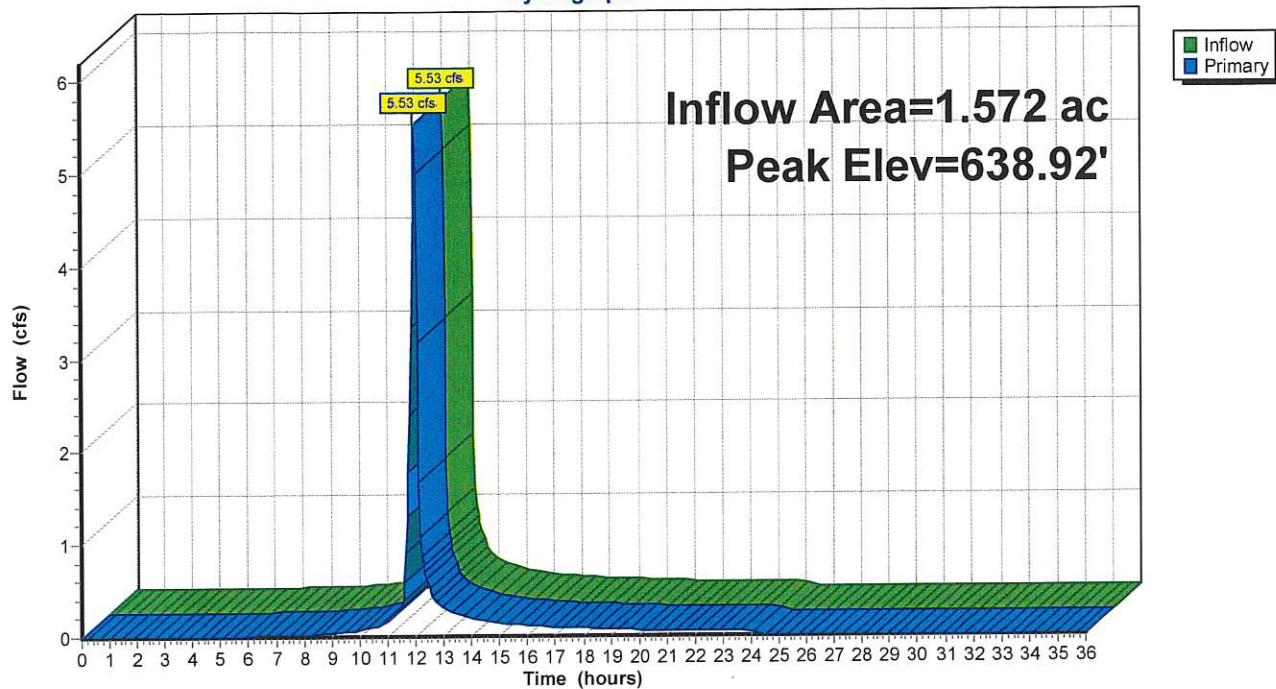
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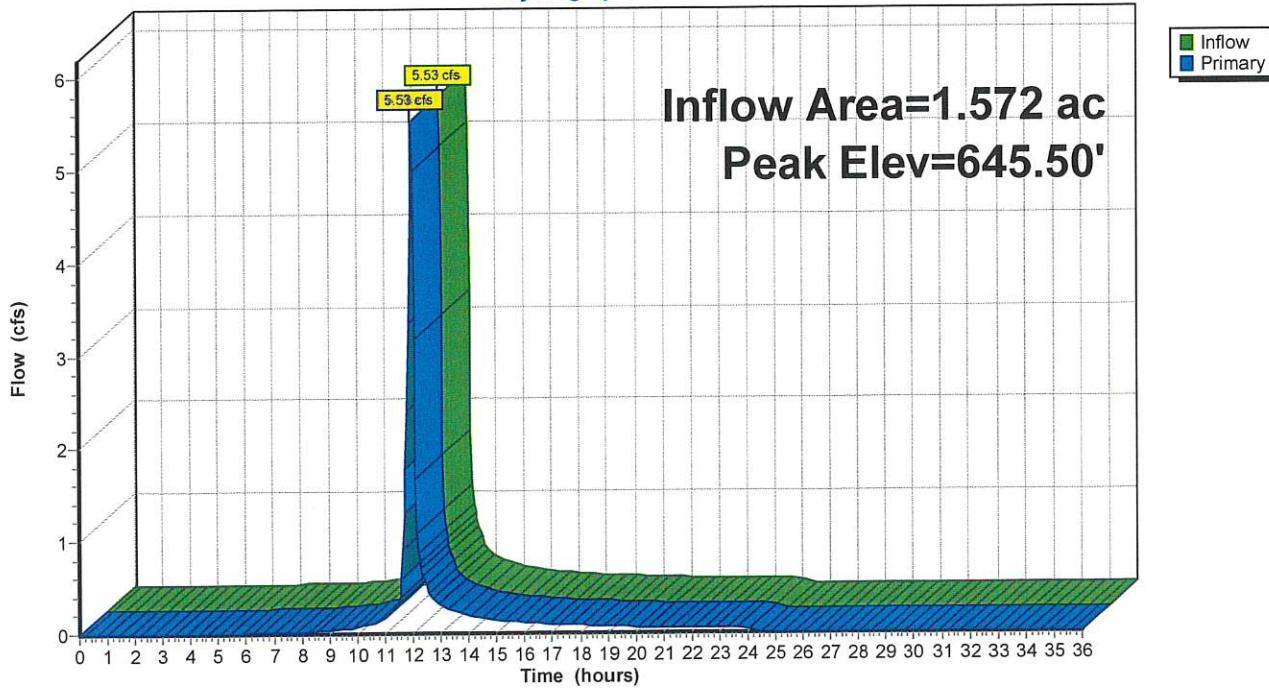
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Pond 13bP: CB7

Hydrograph

**Pond 13P: CB5**

Hydrograph

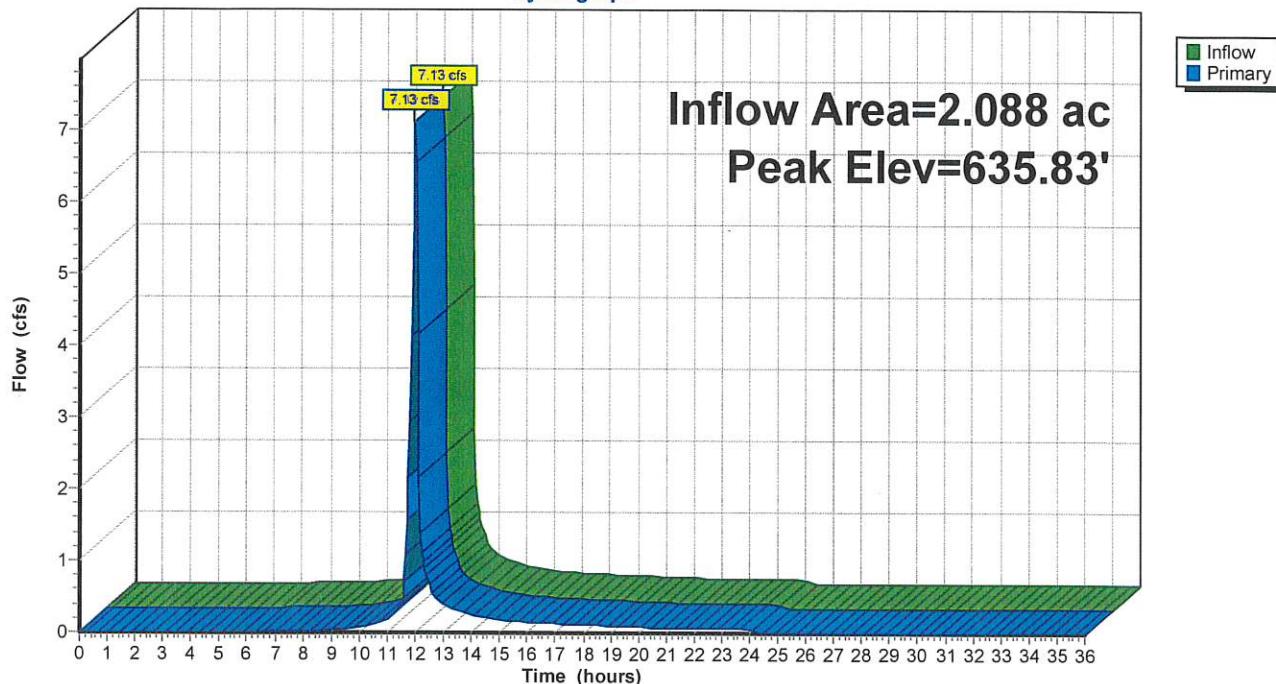
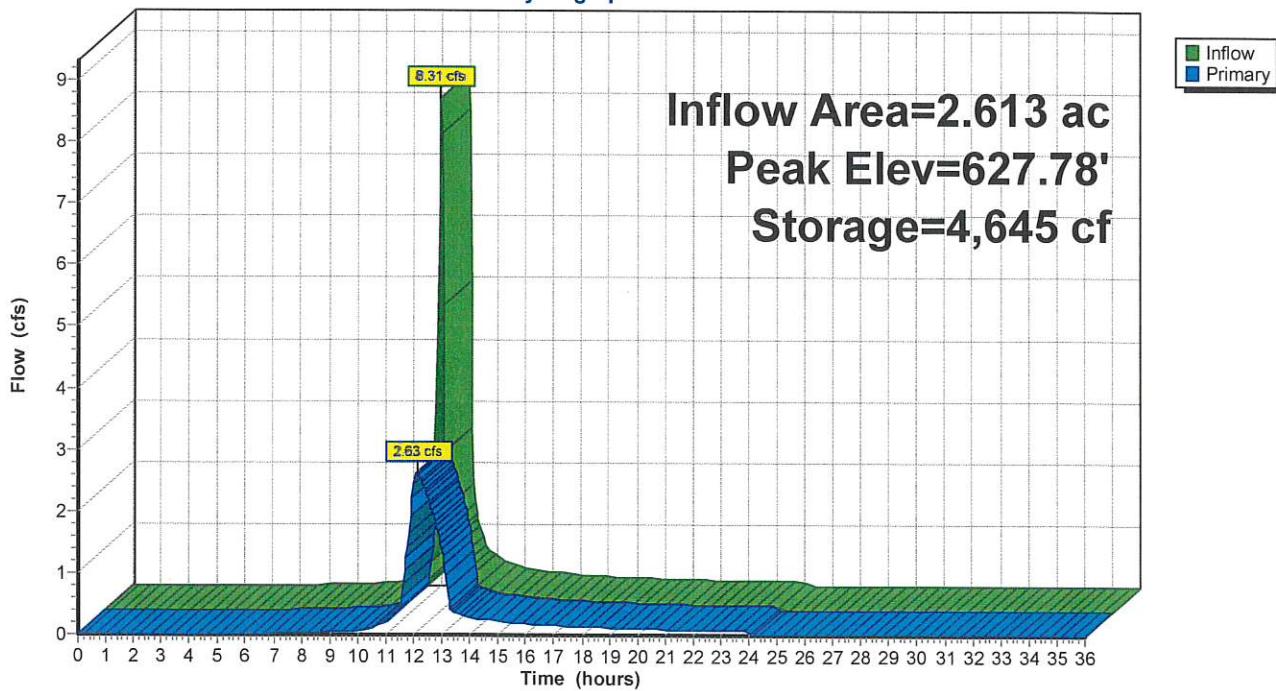


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Pond 14P: CB8**Hydrograph****Pond 15P: Detention Basin****Hydrograph**

Runoff

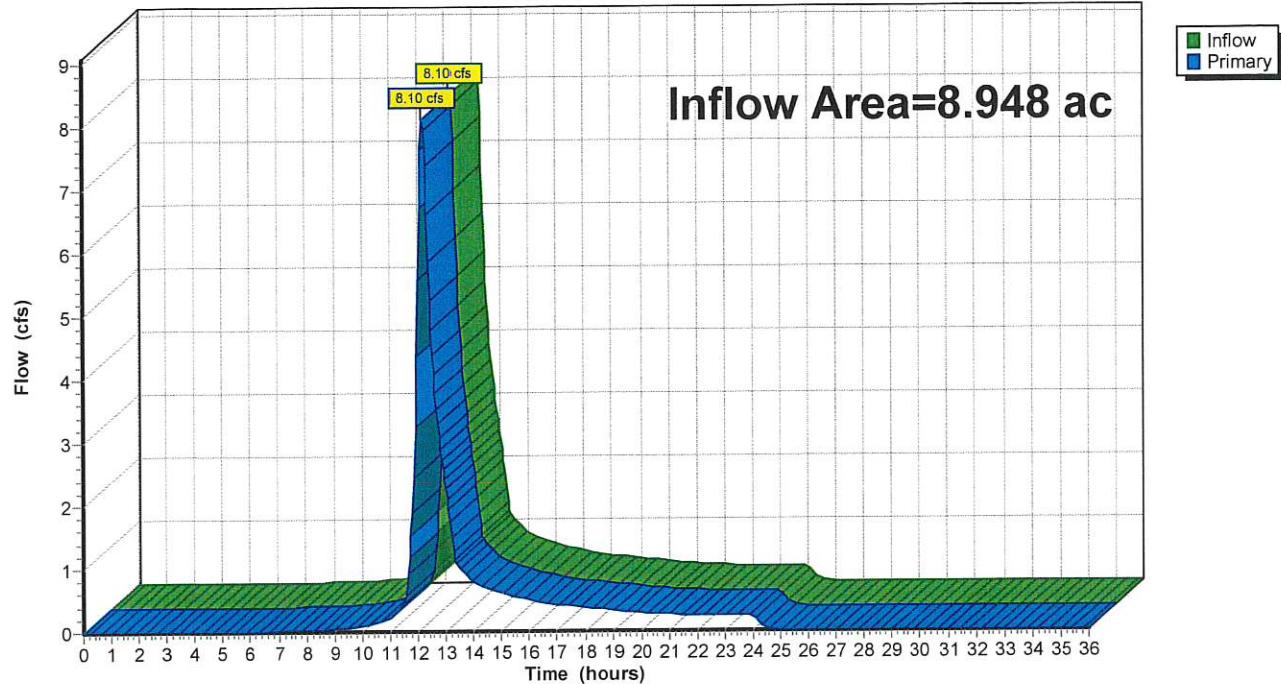
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Link 16L: Site Outfall**Hydrograph**

Runoff

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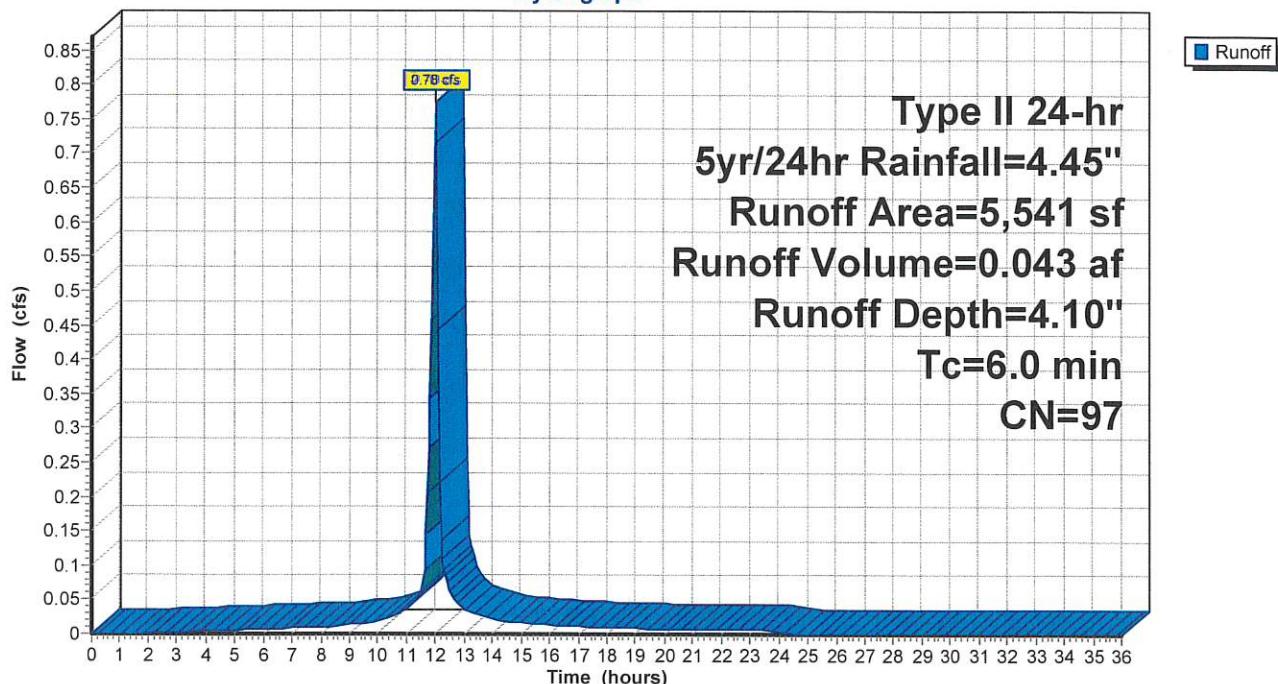
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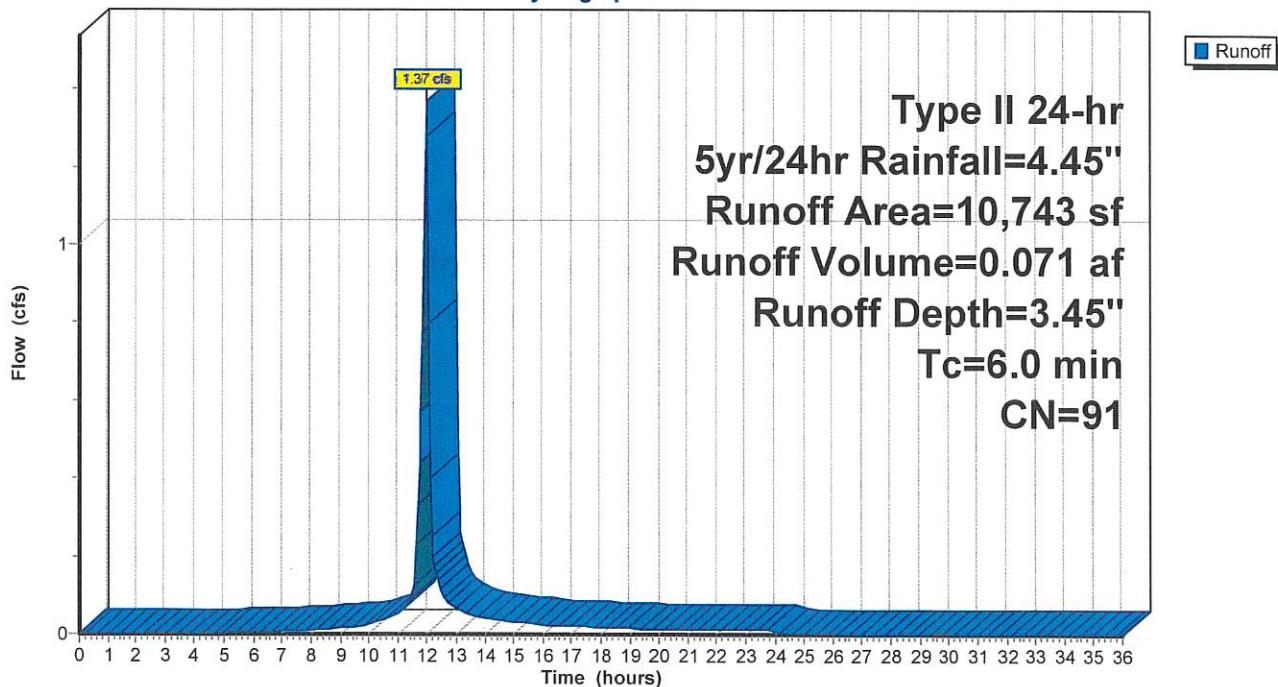
Subcatchment 1S: To CB1

Hydrograph



Subcatchment 2S: To CB2

Hydrograph

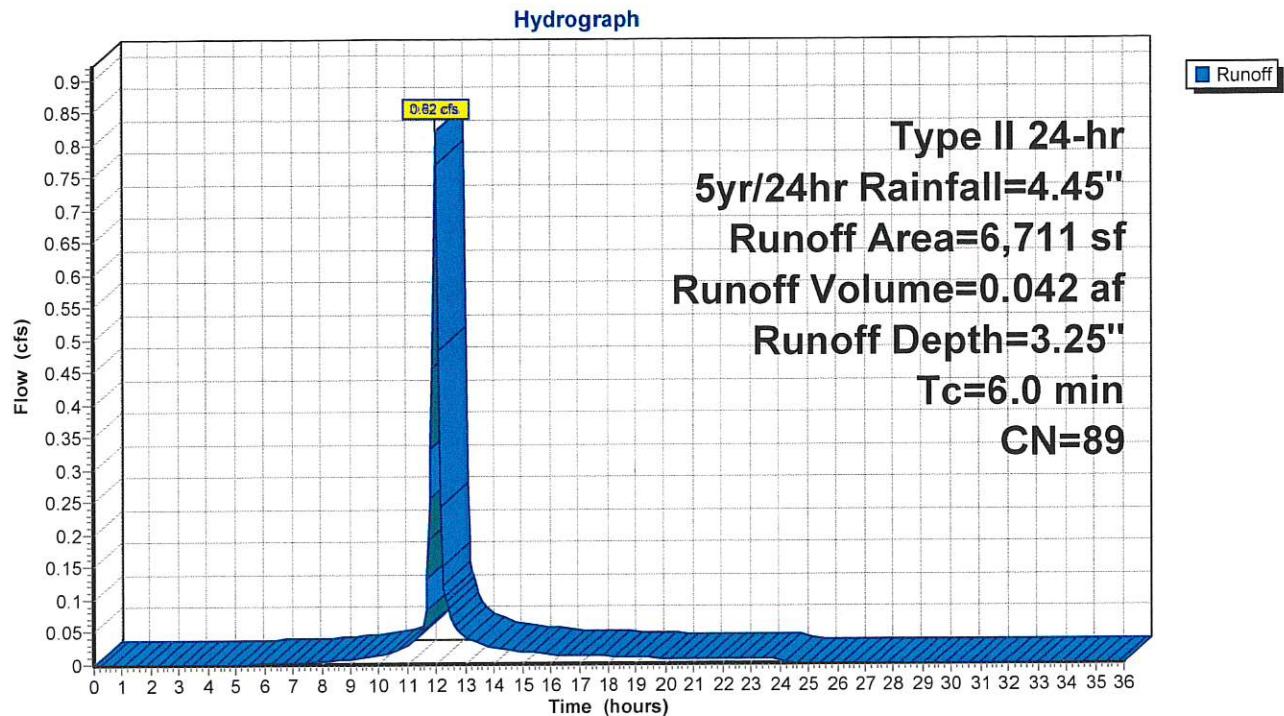
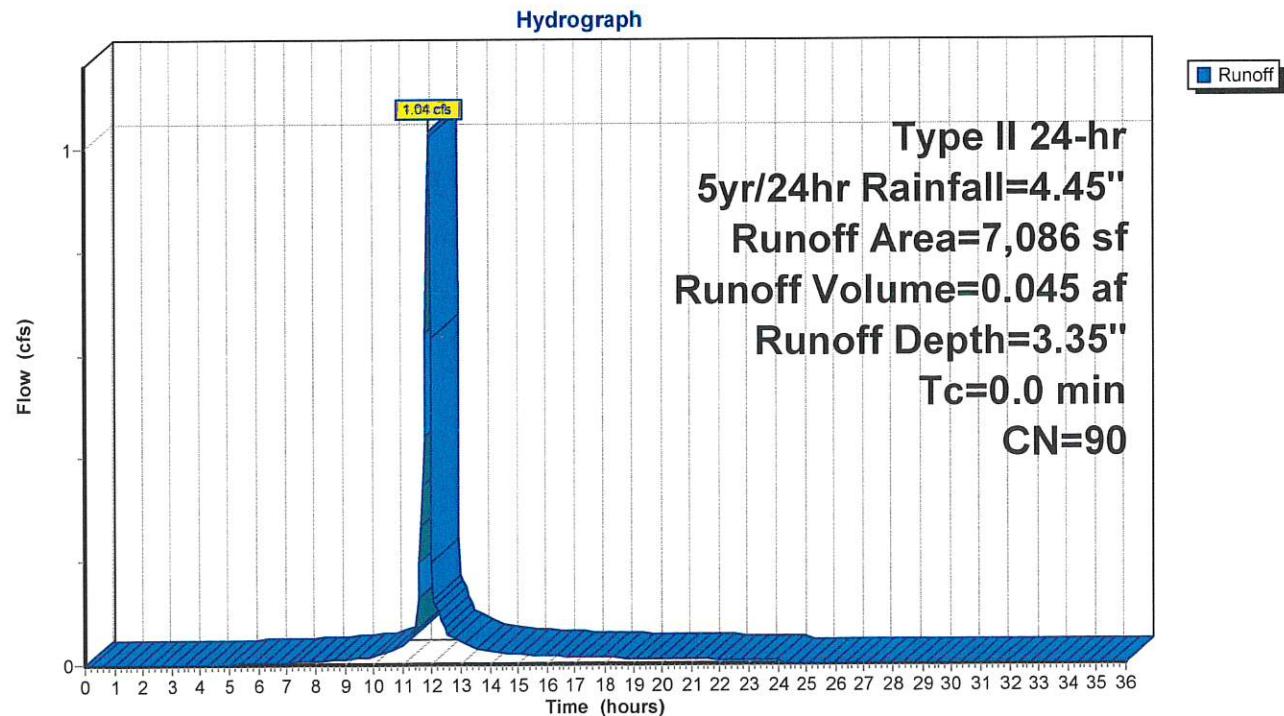


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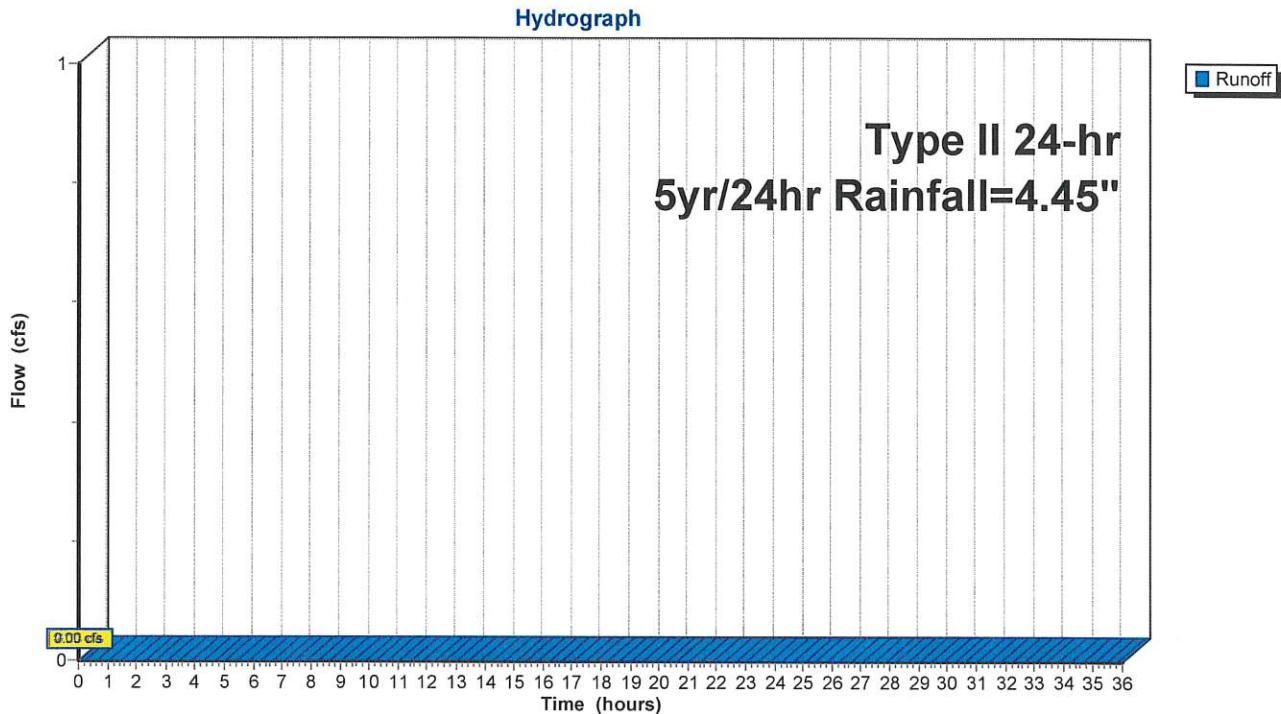
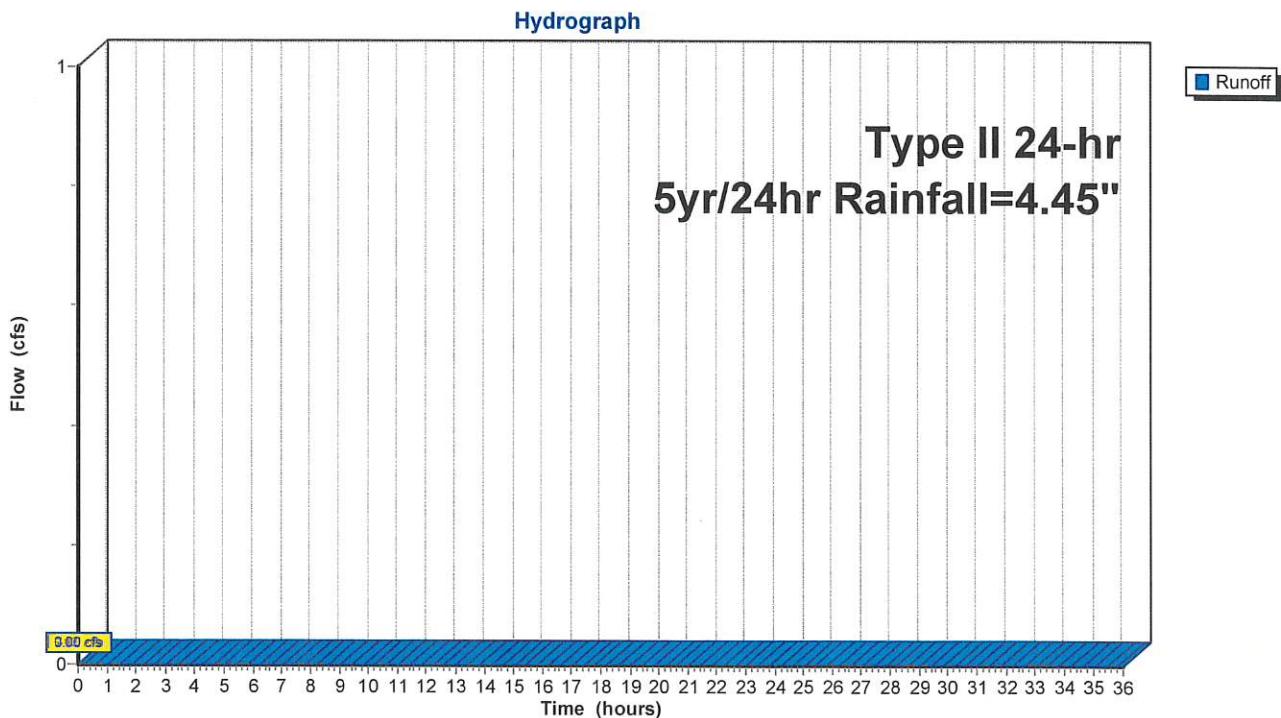
Subcatchment 3S: To CB3**Subcatchment 4S: To CB4**

Runoff

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Subcatchment 5aS: To CB5**Subcatchment 5bS: To CB5**

Runoff

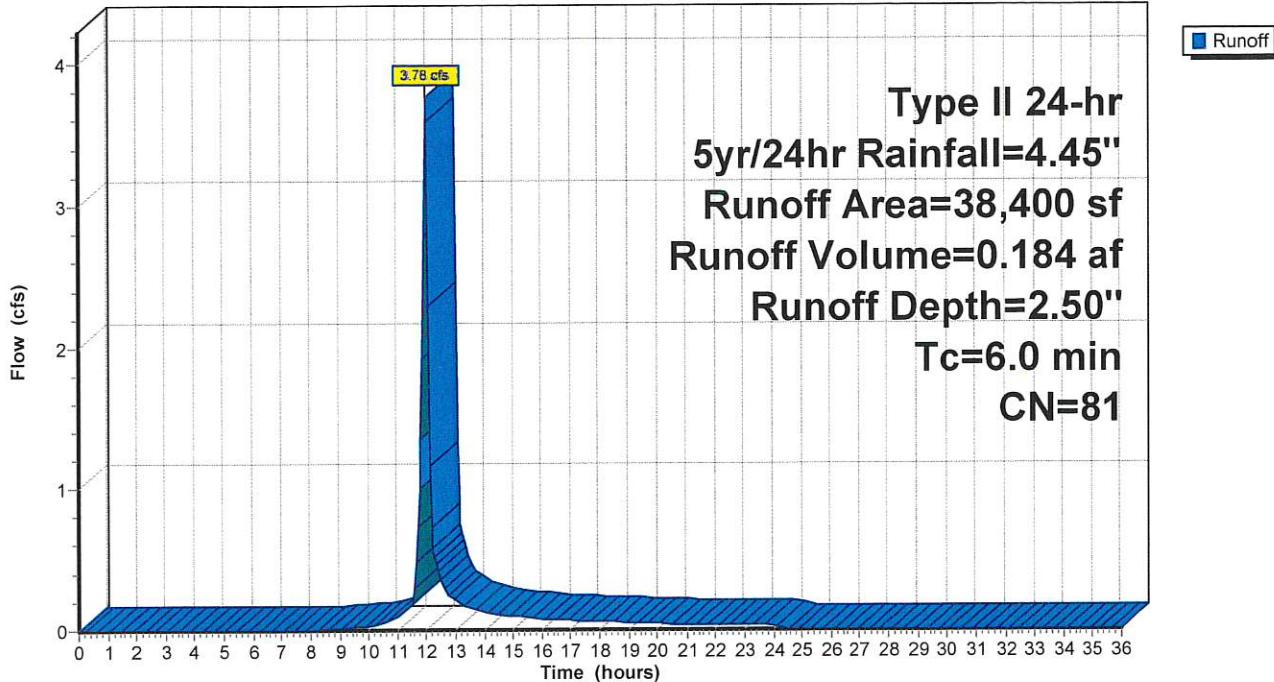
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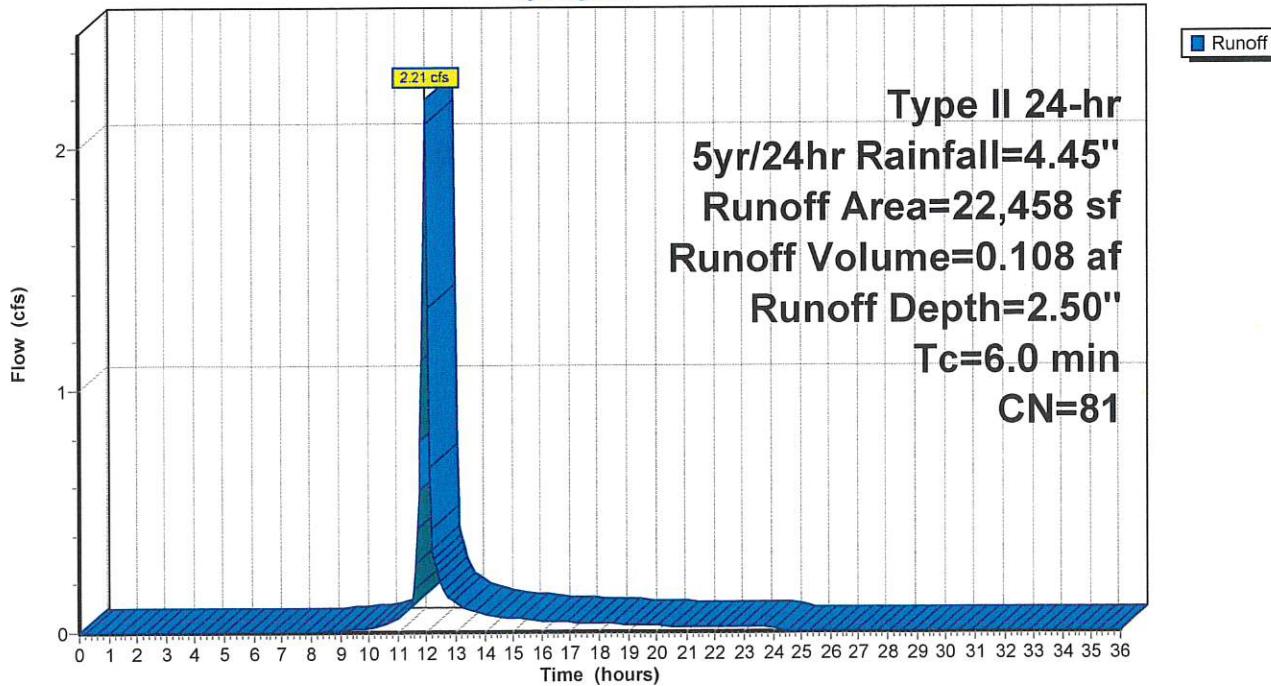
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Subcatchment 5S: To CB5

Hydrograph

**Subcatchment 6S: To CB6**

Hydrograph



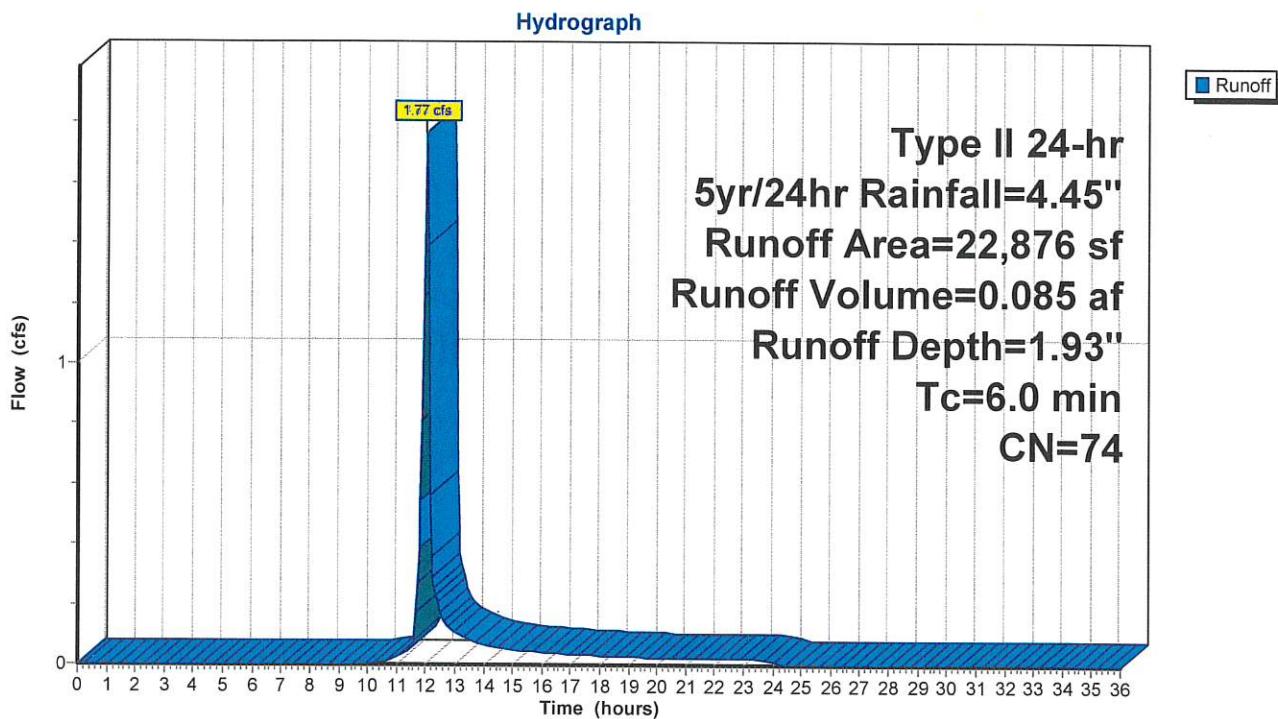
Runoff

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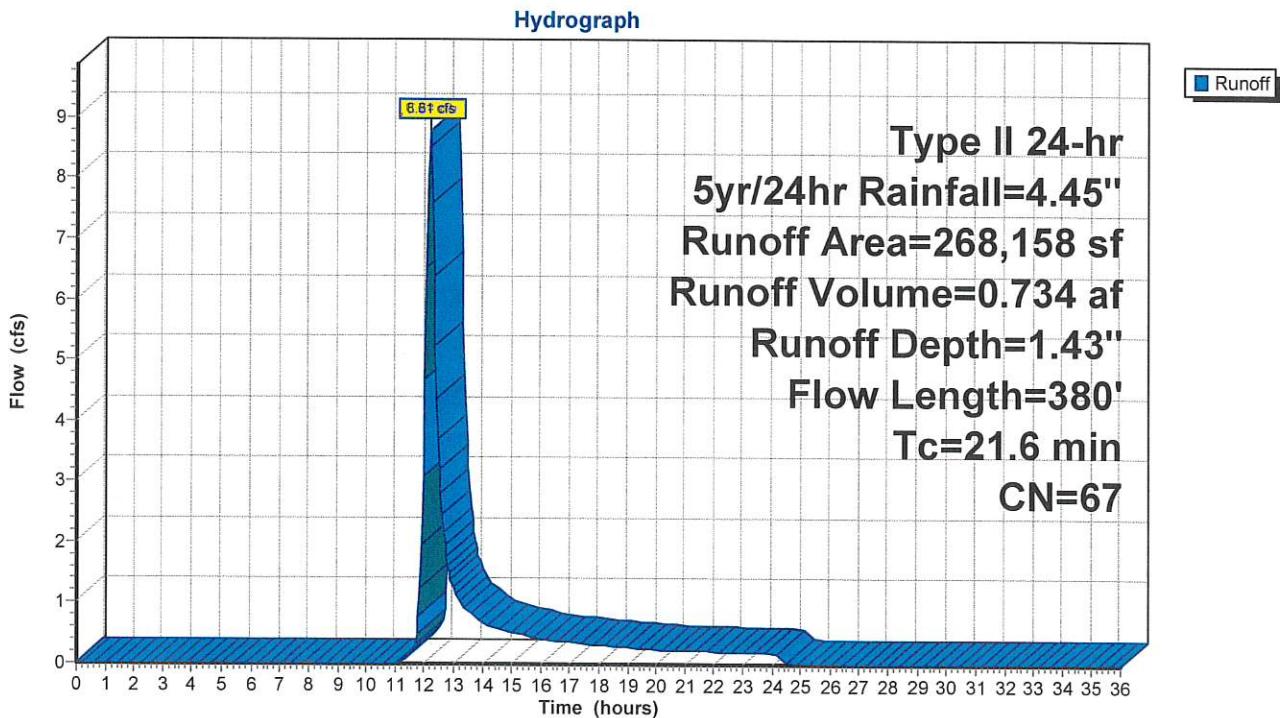
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Subcatchment 7S: To Basin



Subcatchment 8S: Bypassing



Runoff

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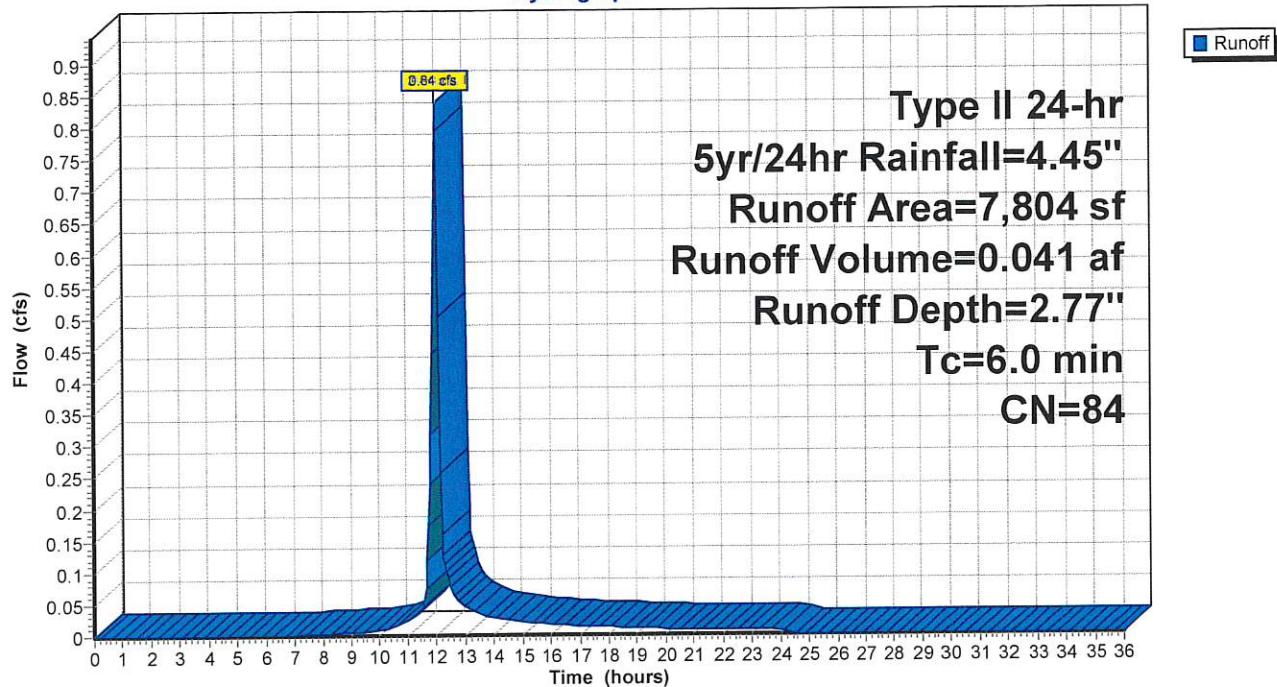
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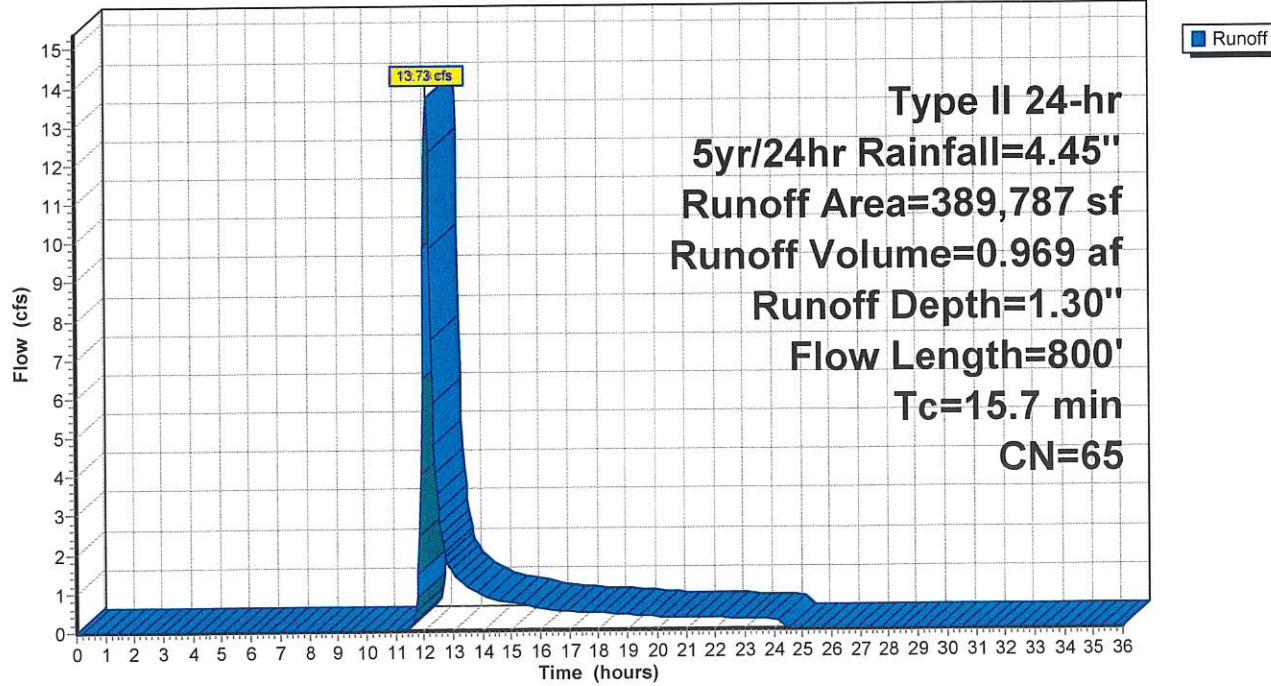
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Subcatchment 9S: To Trench Drain

Hydrograph

**Subcatchment OS: To Outfall**

Hydrograph



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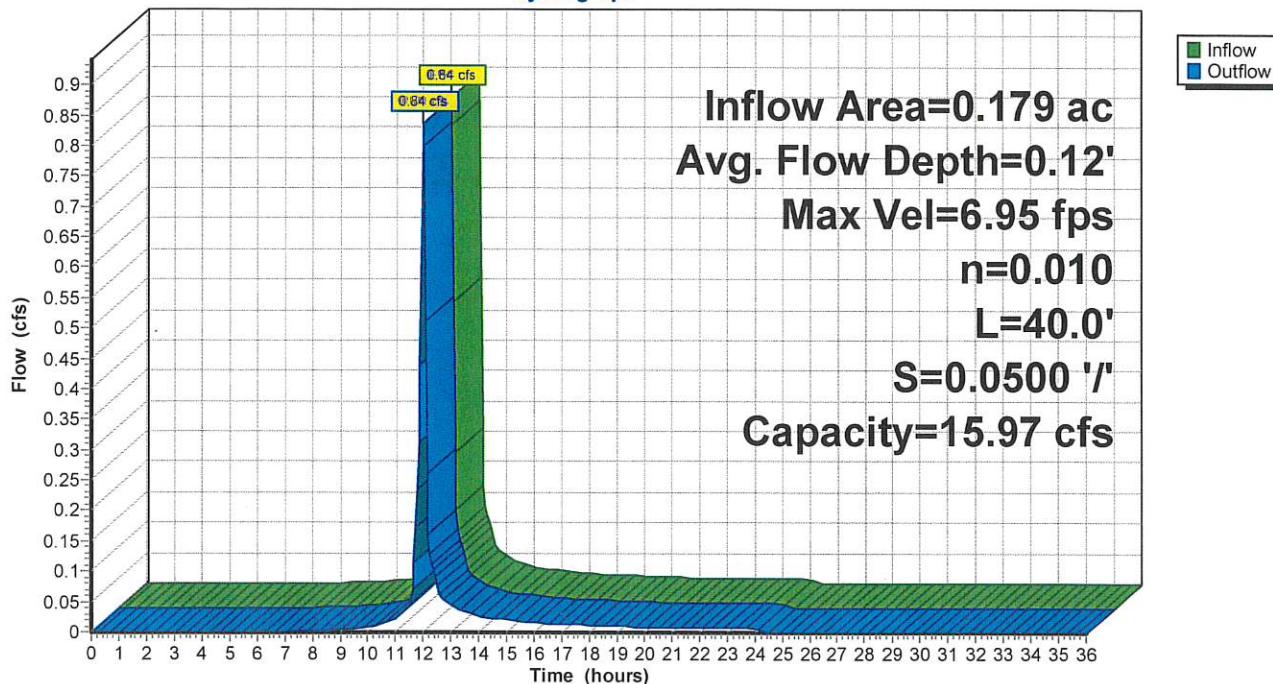
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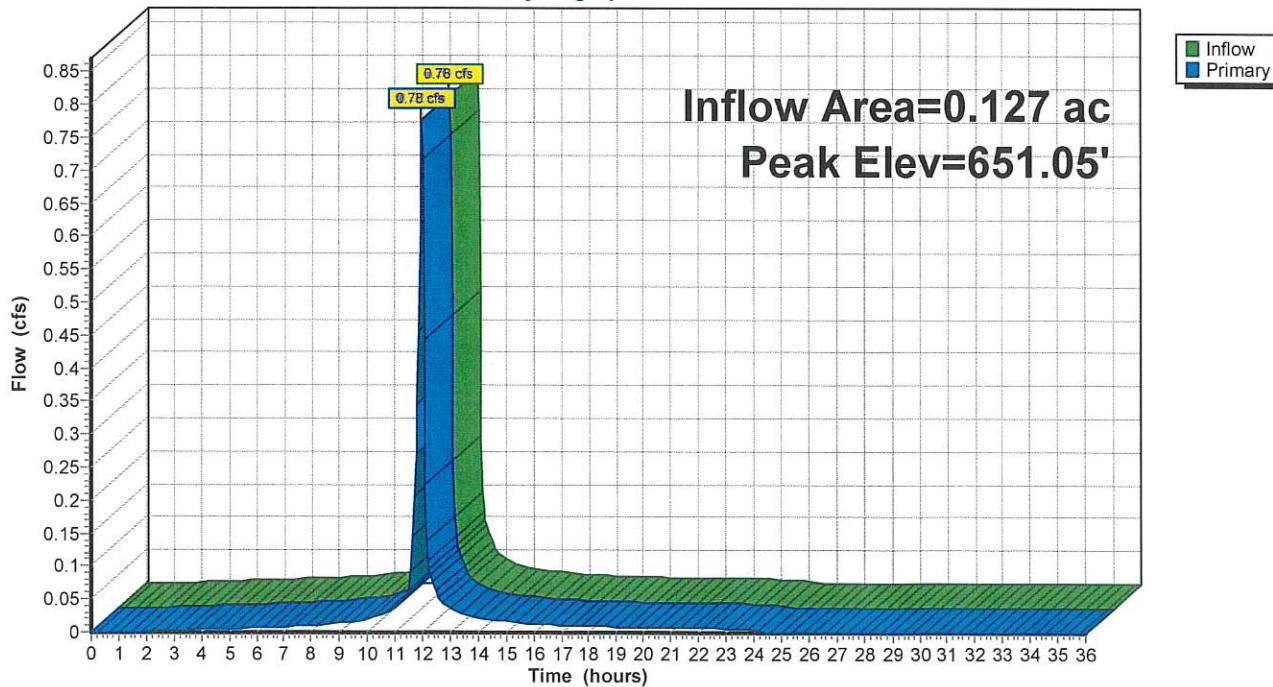
Reach 16R: Trench Drain

Hydrograph



Pond 9P: CB1

Hydrograph



Runoff

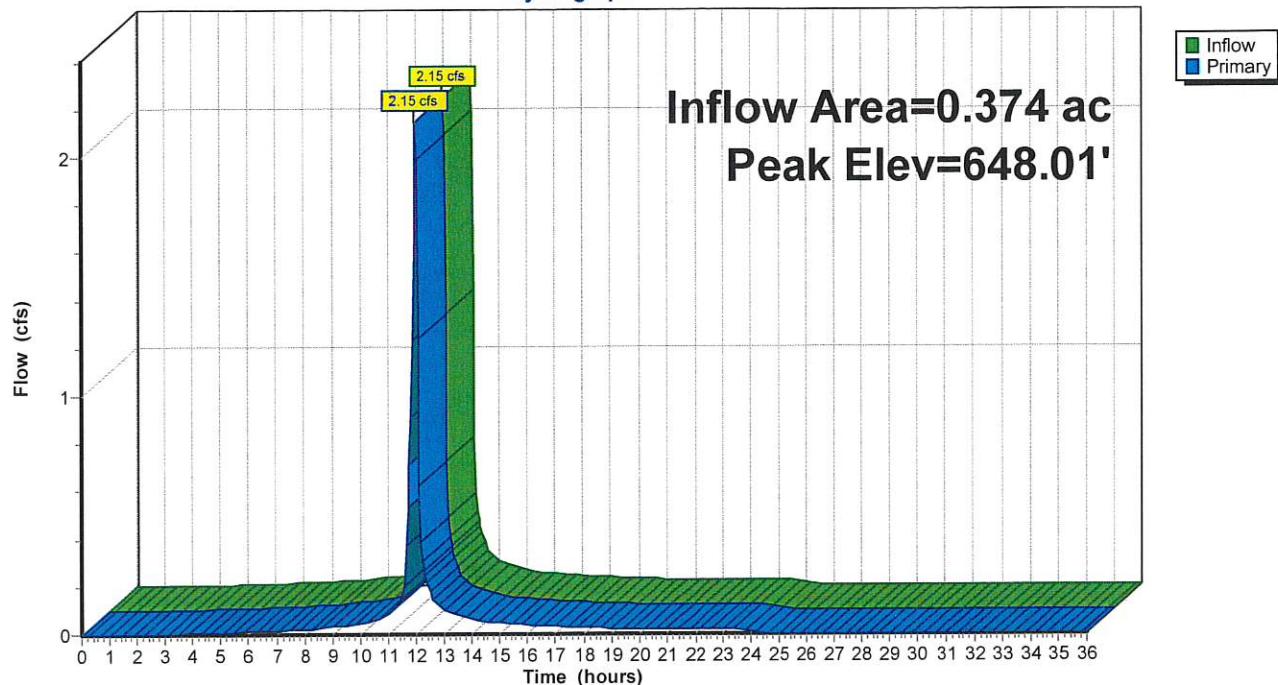
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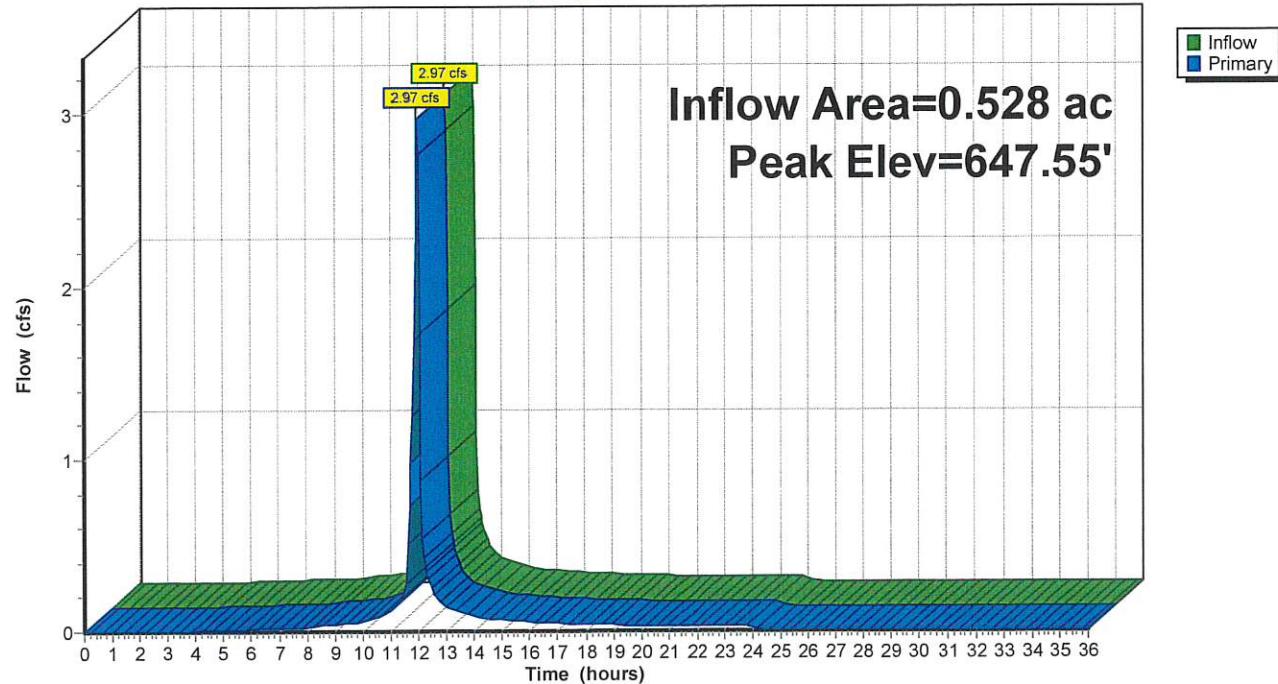
Pond 10P: CB2

Hydrograph



Pond 11P: CB3

Hydrograph

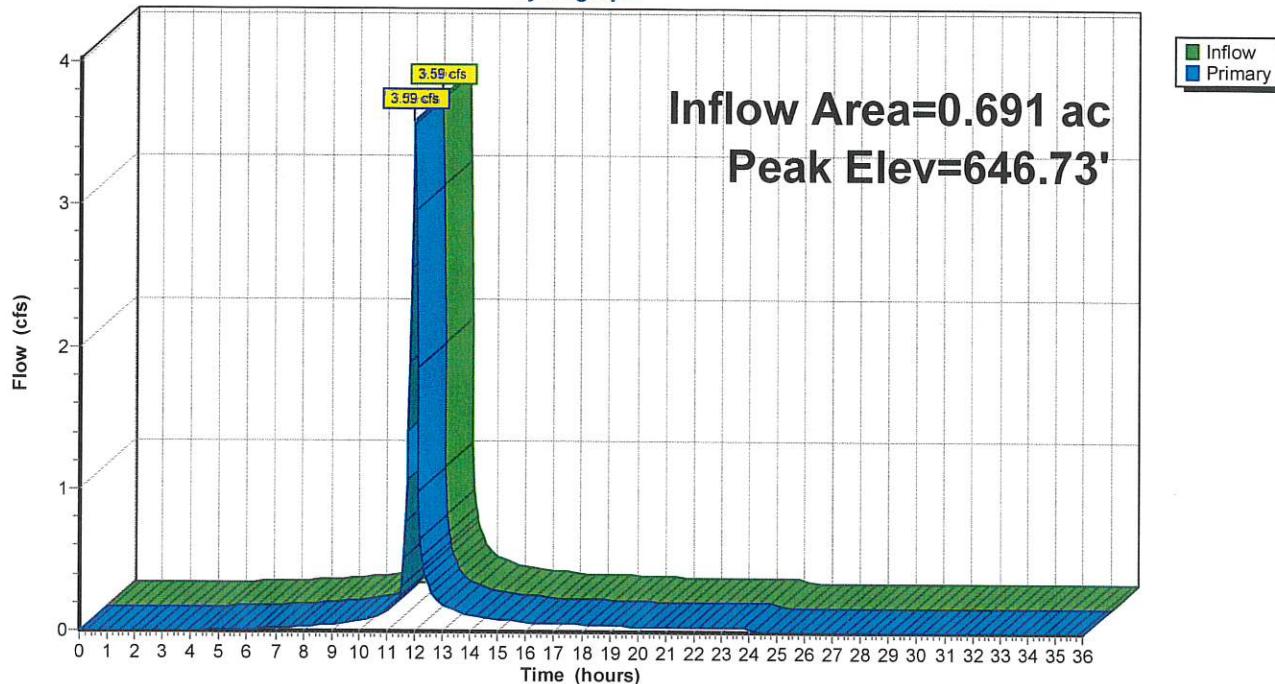
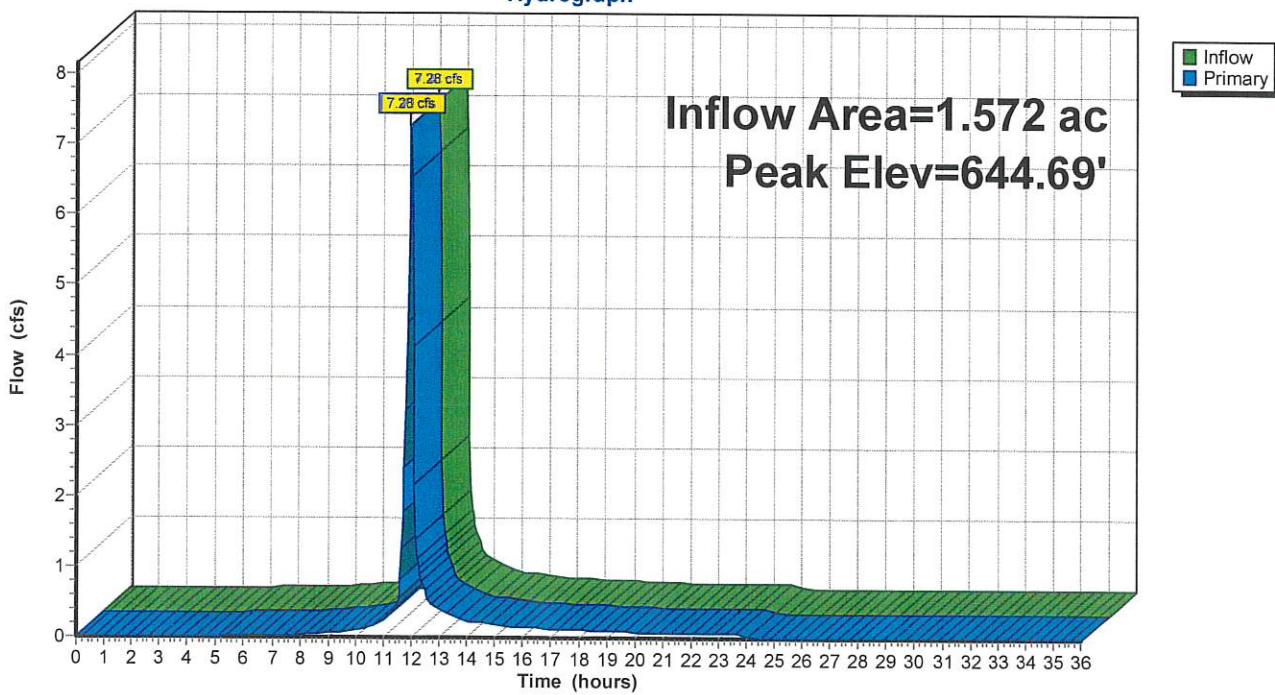


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Pond 12P: CB4**Hydrograph****Pond 13aP: CB6****Hydrograph**

Runoff

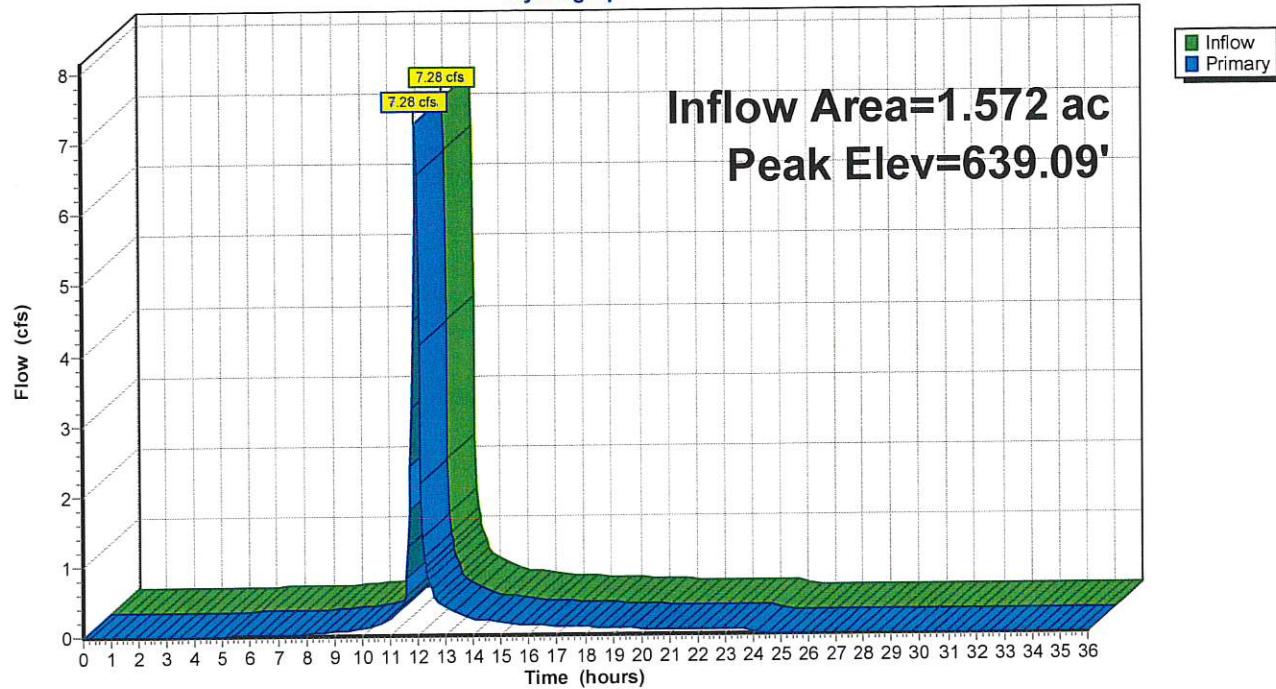
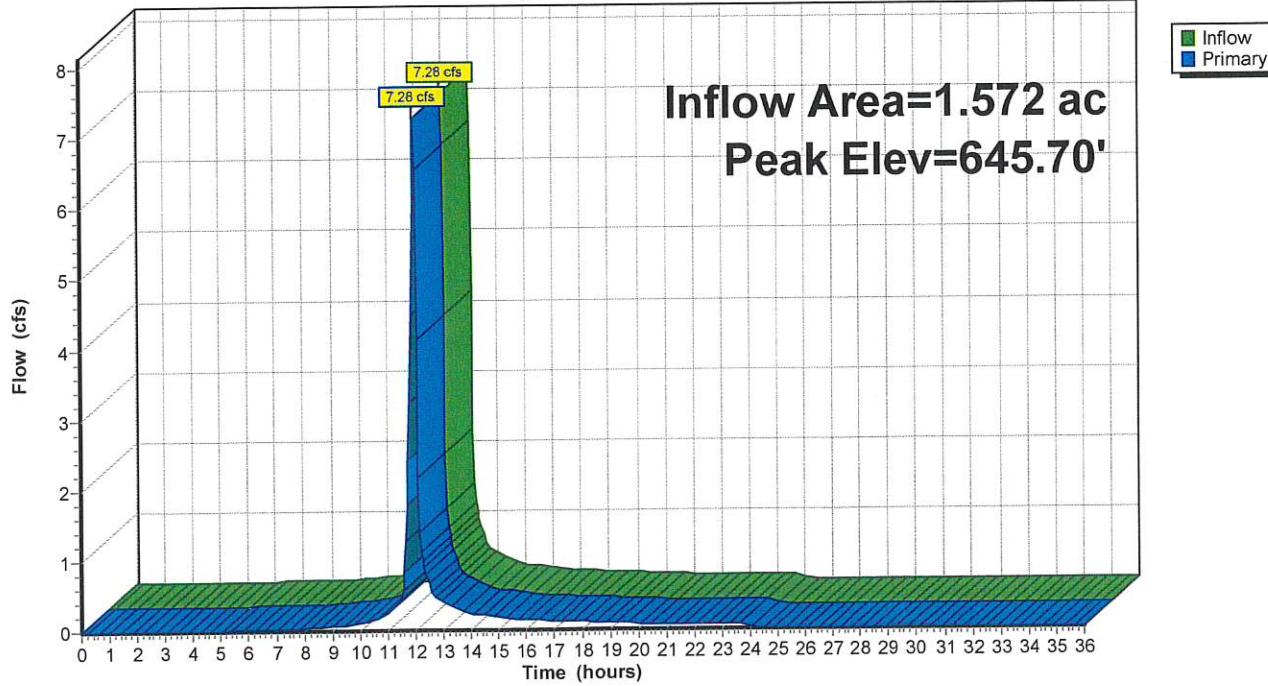
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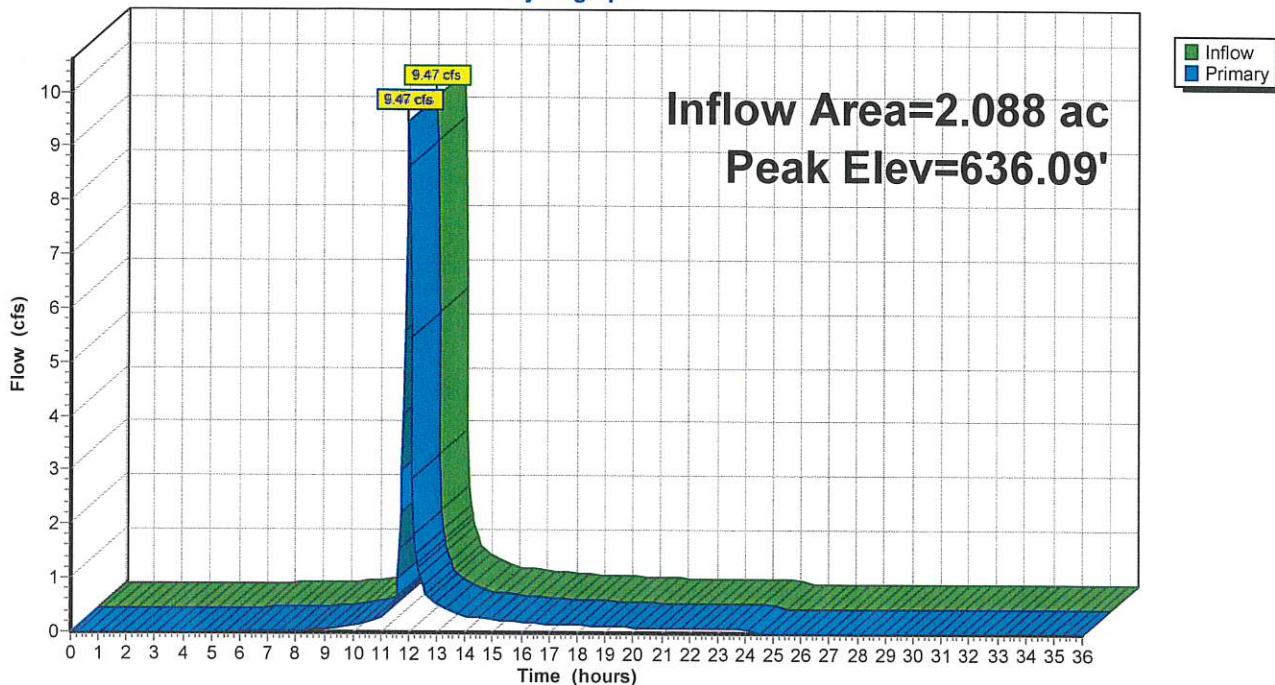
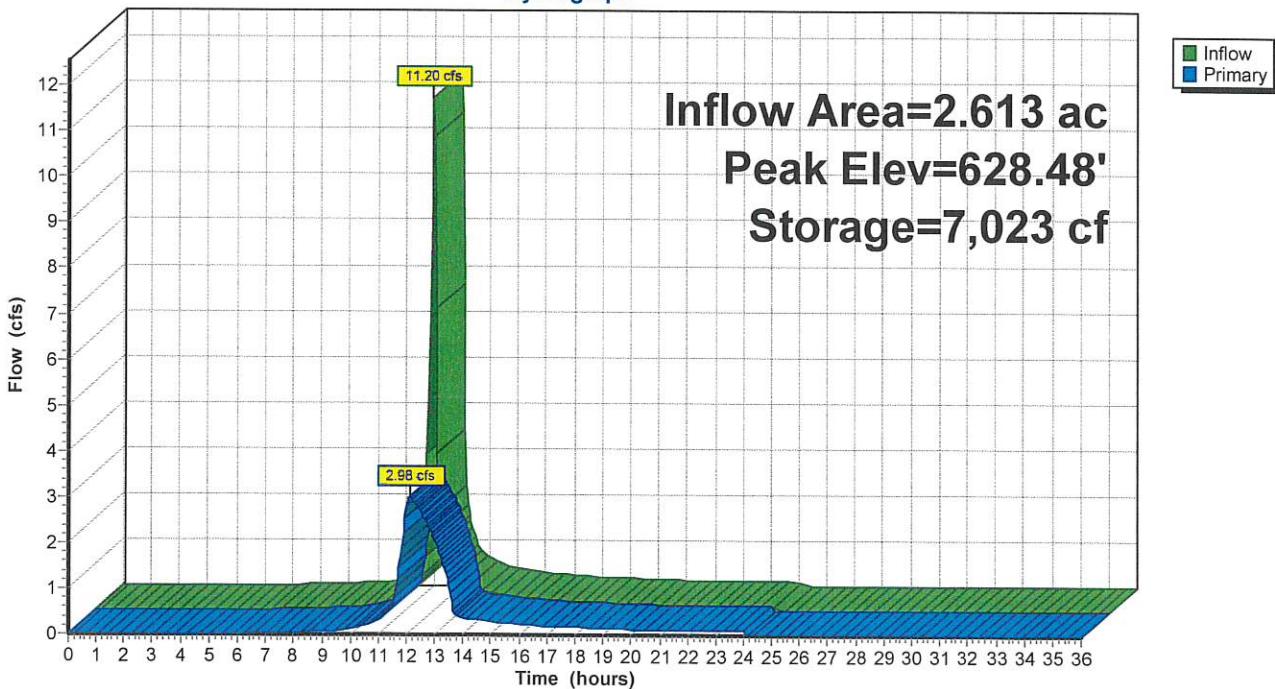
Pond 13bP: CB7**Hydrograph****Pond 13P: CB5****Hydrograph**

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Type II 24-hr 5yr/24hr Rainfall=4.45"
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Page 25

Pond 14P: CB8**Hydrograph****Pond 15P: Detention Basin****Hydrograph**

Runoff

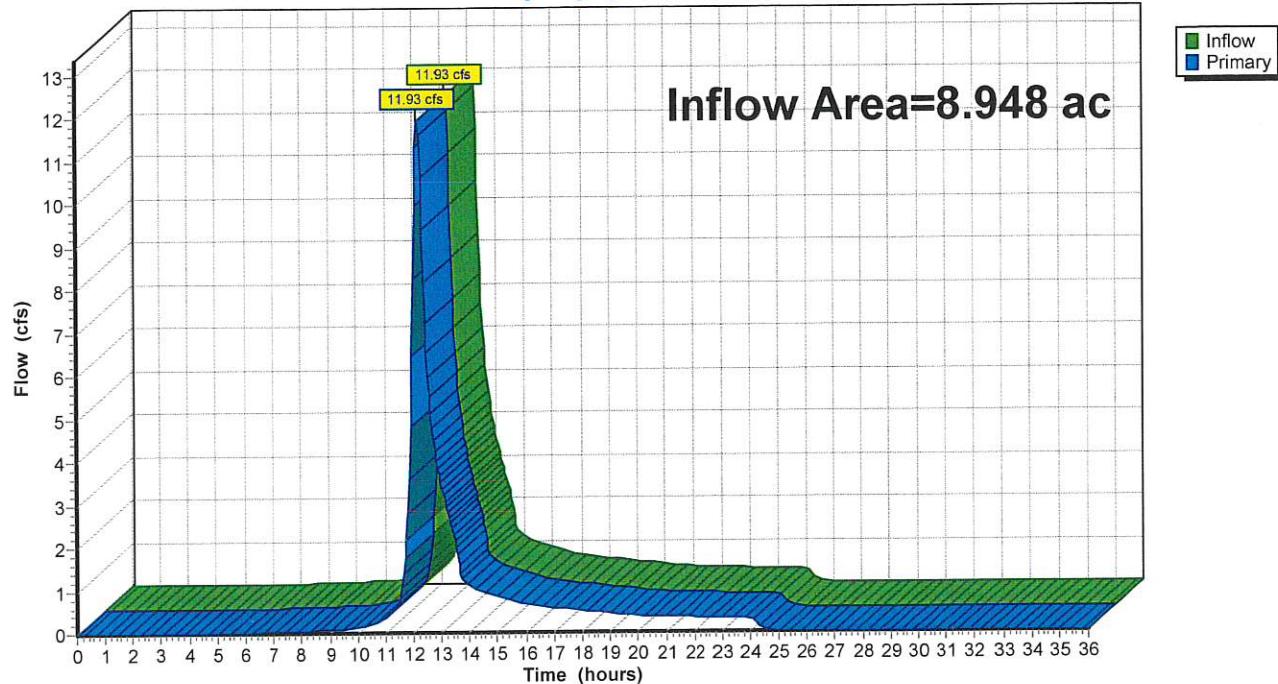
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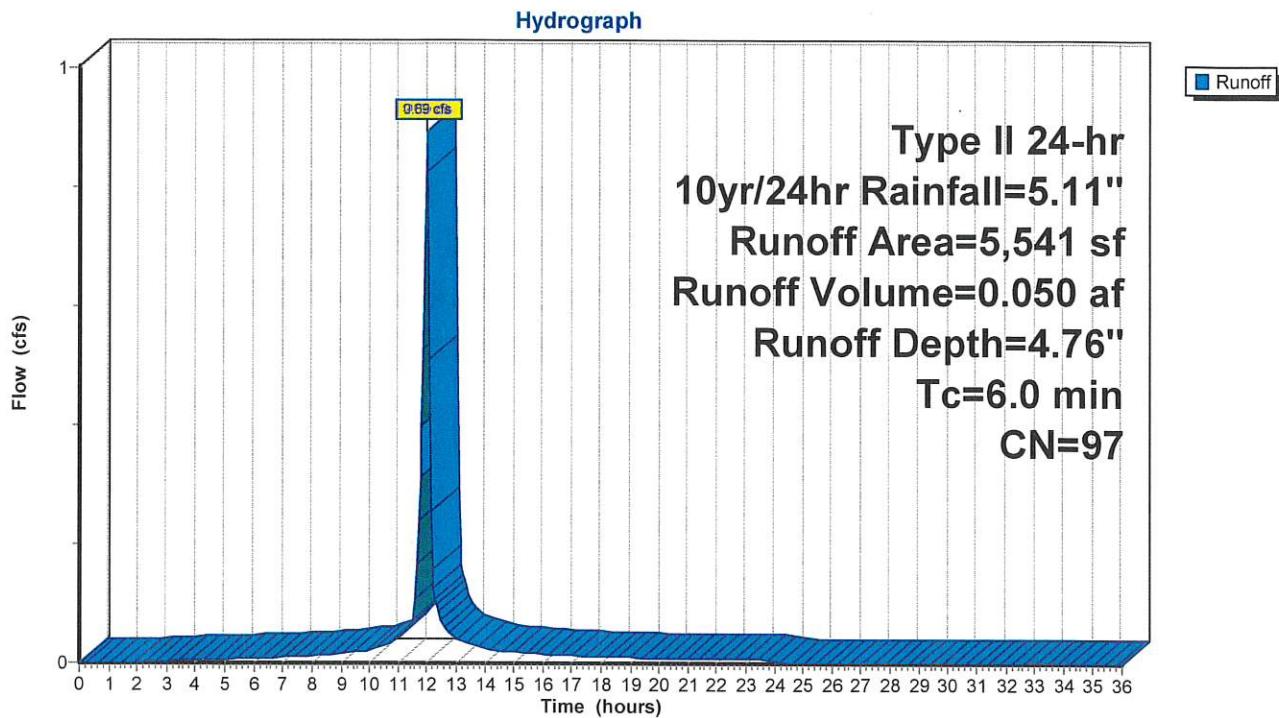
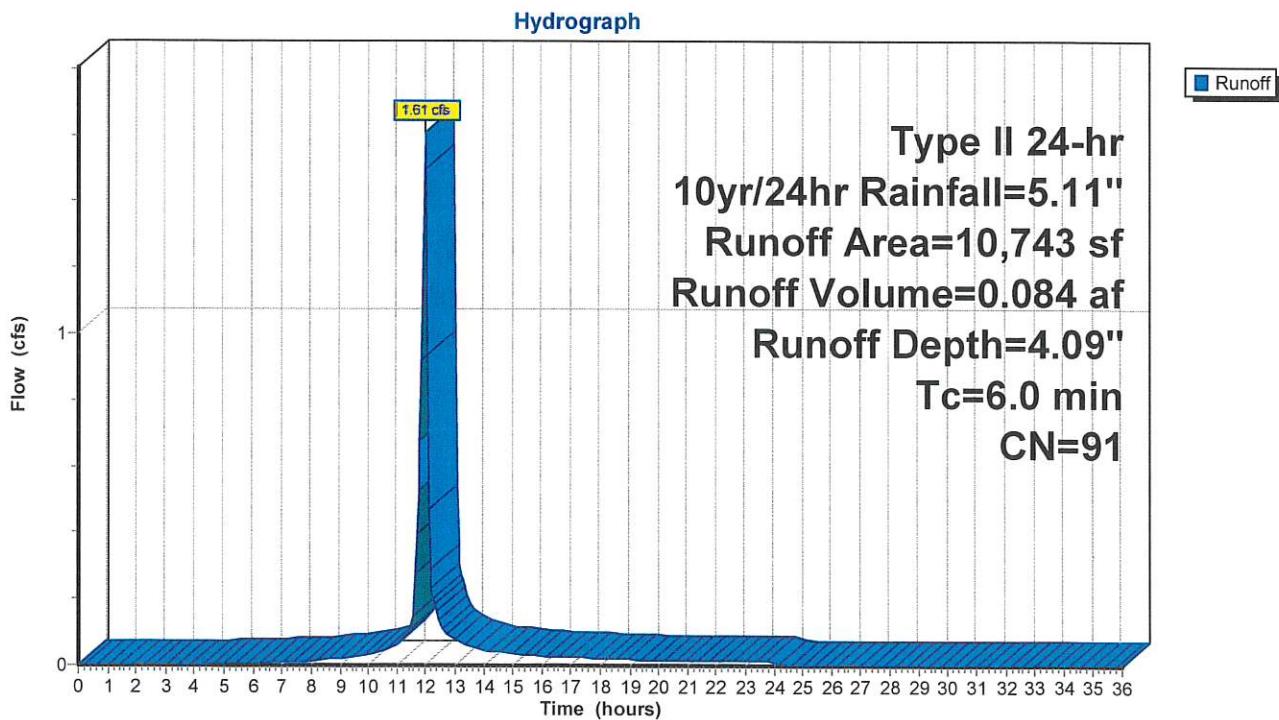
Link 16L: Site Outfall**Hydrograph**

Runoff

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Type II 24-hr 10yr/24hr Rainfall=5.11"
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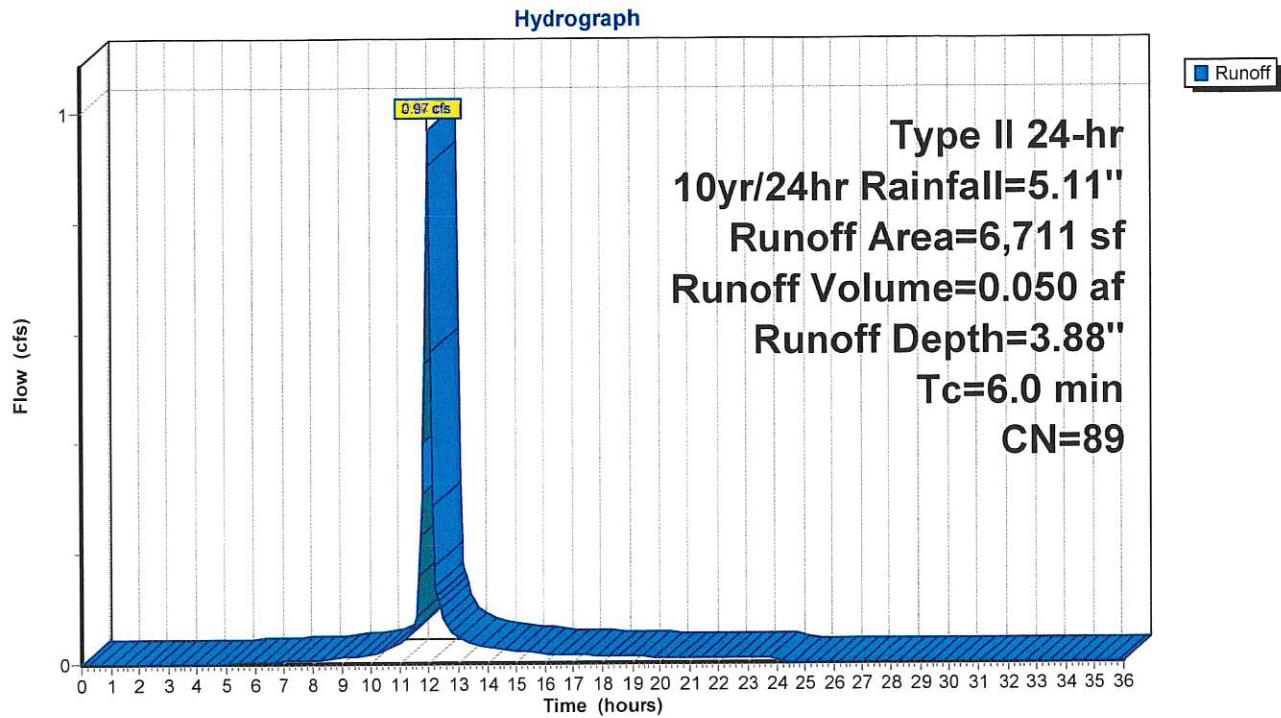
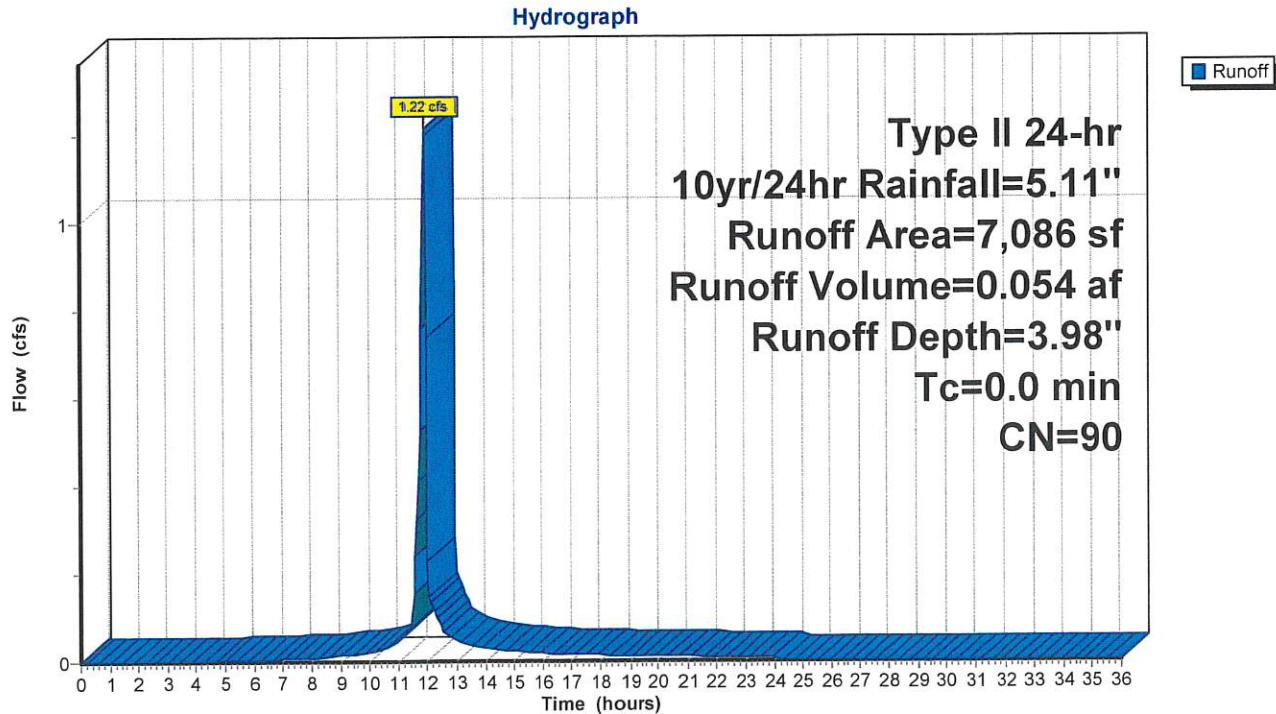
Subcatchment 1S: To CB1**Subcatchment 2S: To CB2**

Runoff

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Subcatchment 3S: To CB3**Subcatchment 4S: To CB4**

Runoff

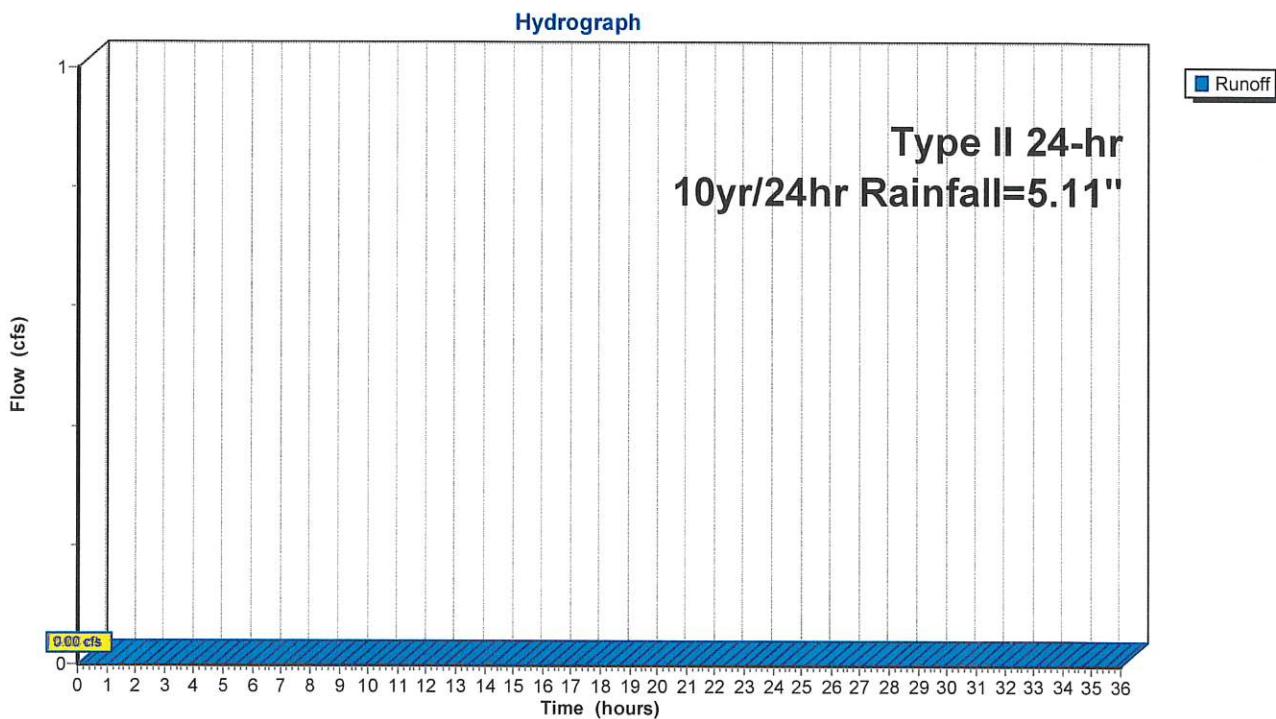
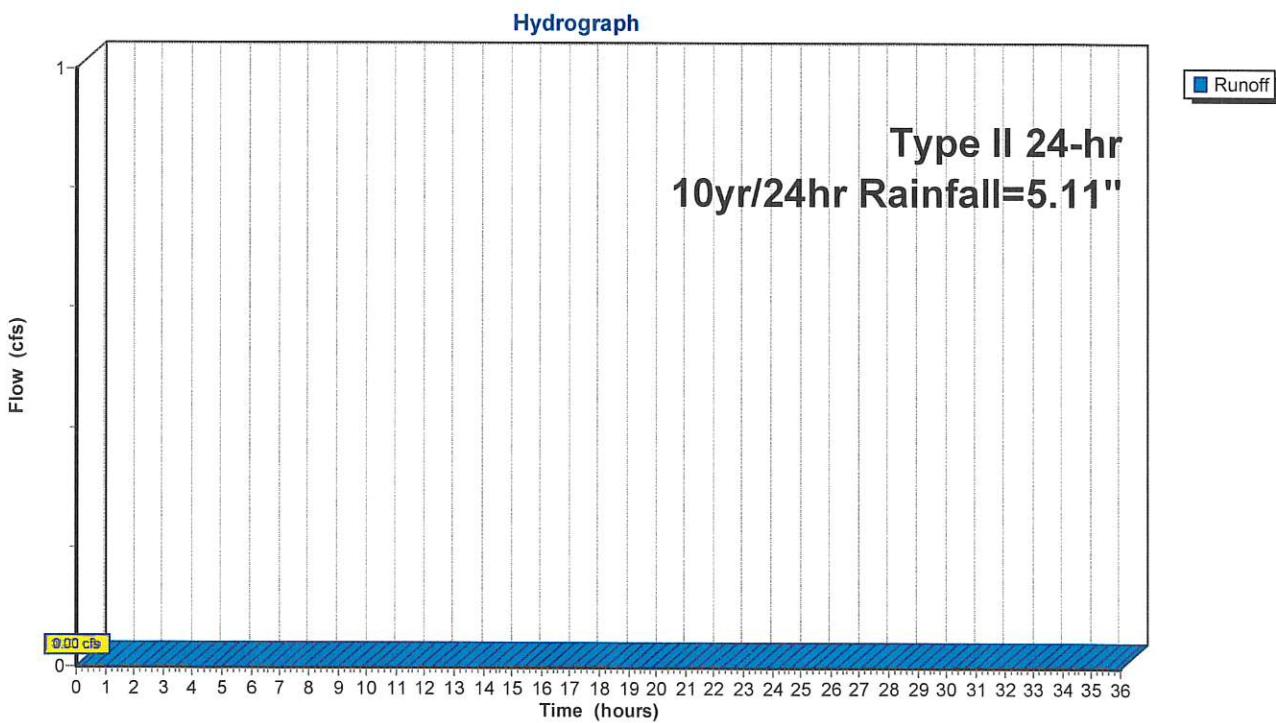
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Type II 24-hr 10yr/24hr Rainfall=5.11"

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Subcatchment 5aS: To CB5**Subcatchment 5bS: To CB5**

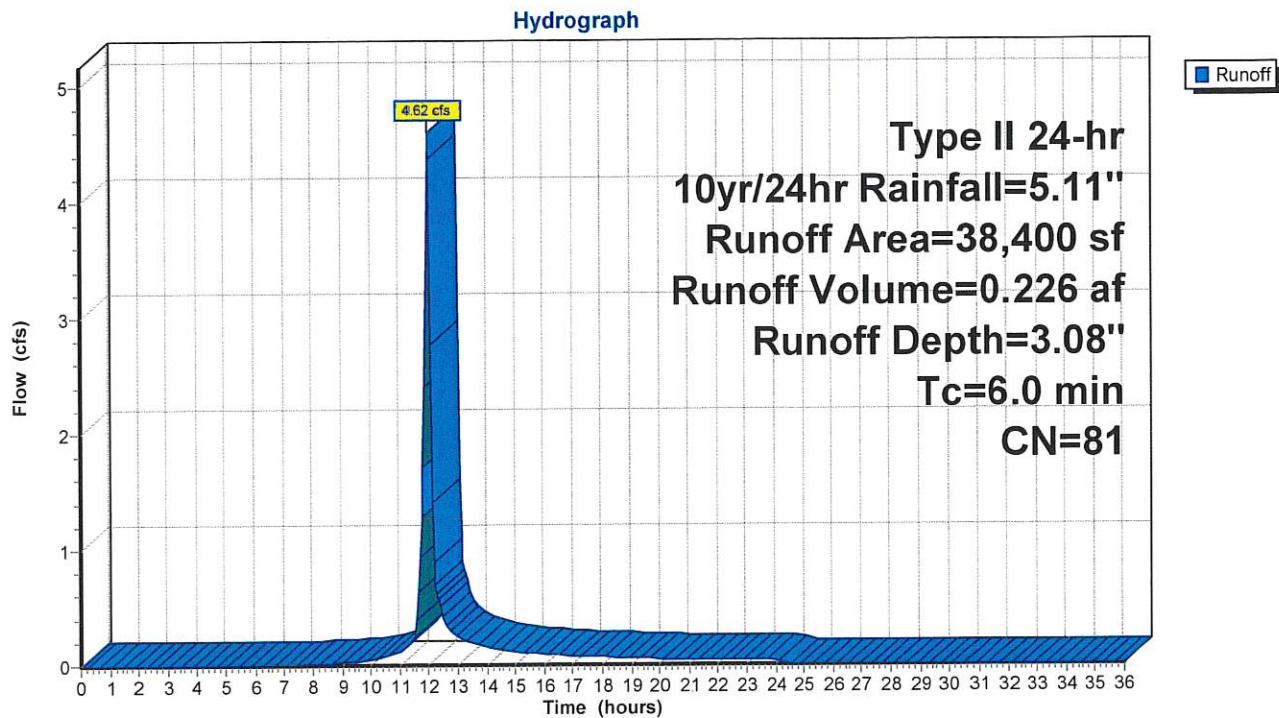
Runoff

Prepared by {enter your company name here}

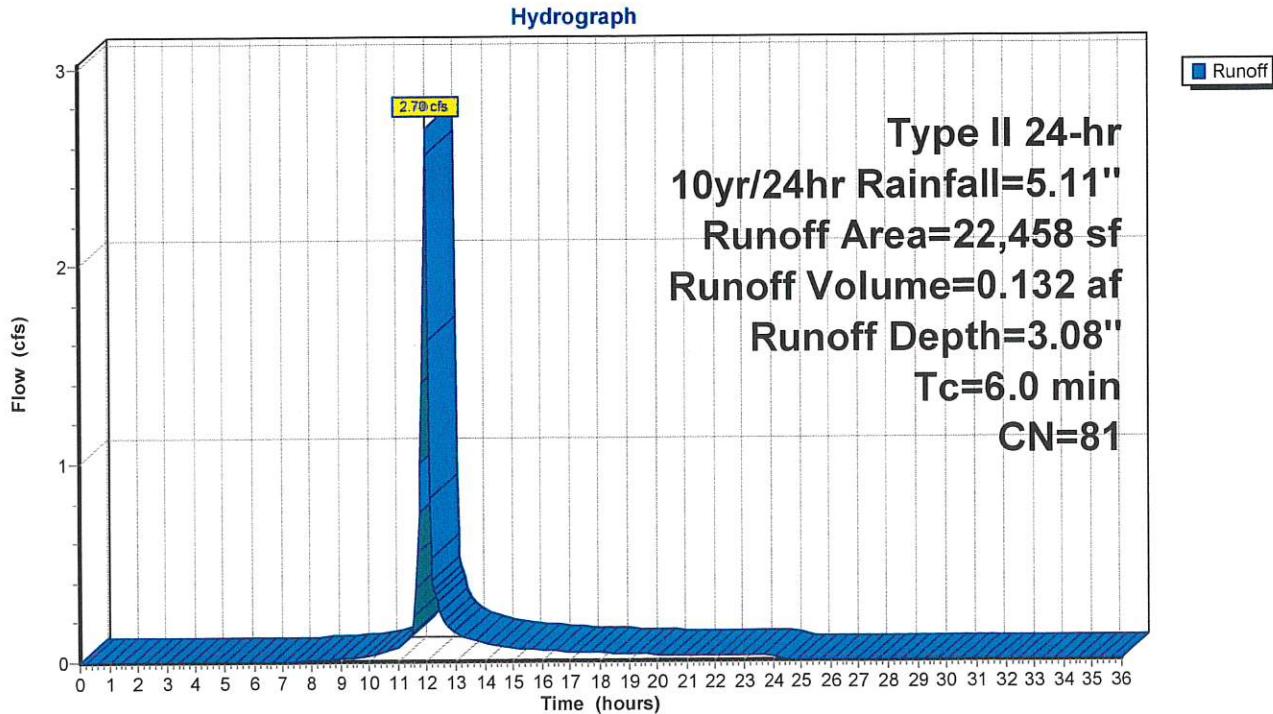
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Subcatchment 5S: To CB5



Subcatchment 6S: To CB6



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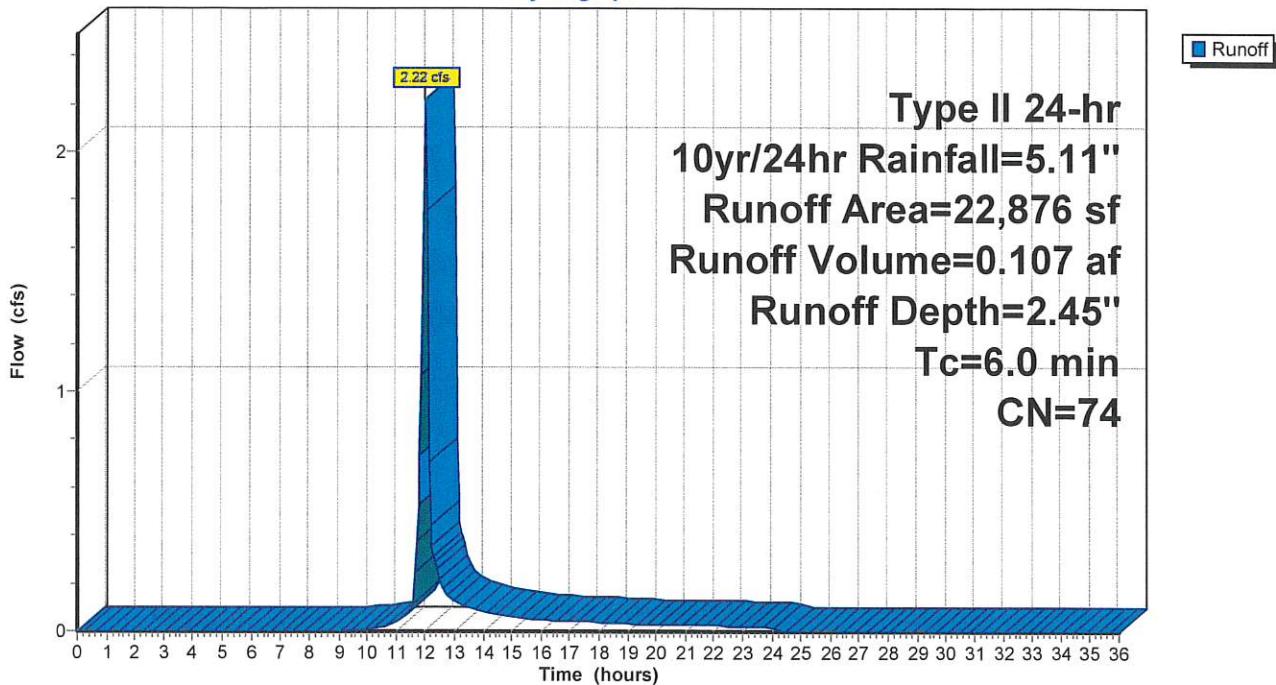
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Type II 24-hr 10yr/24hr Rainfall=5.11"

Printed 9/13/2023

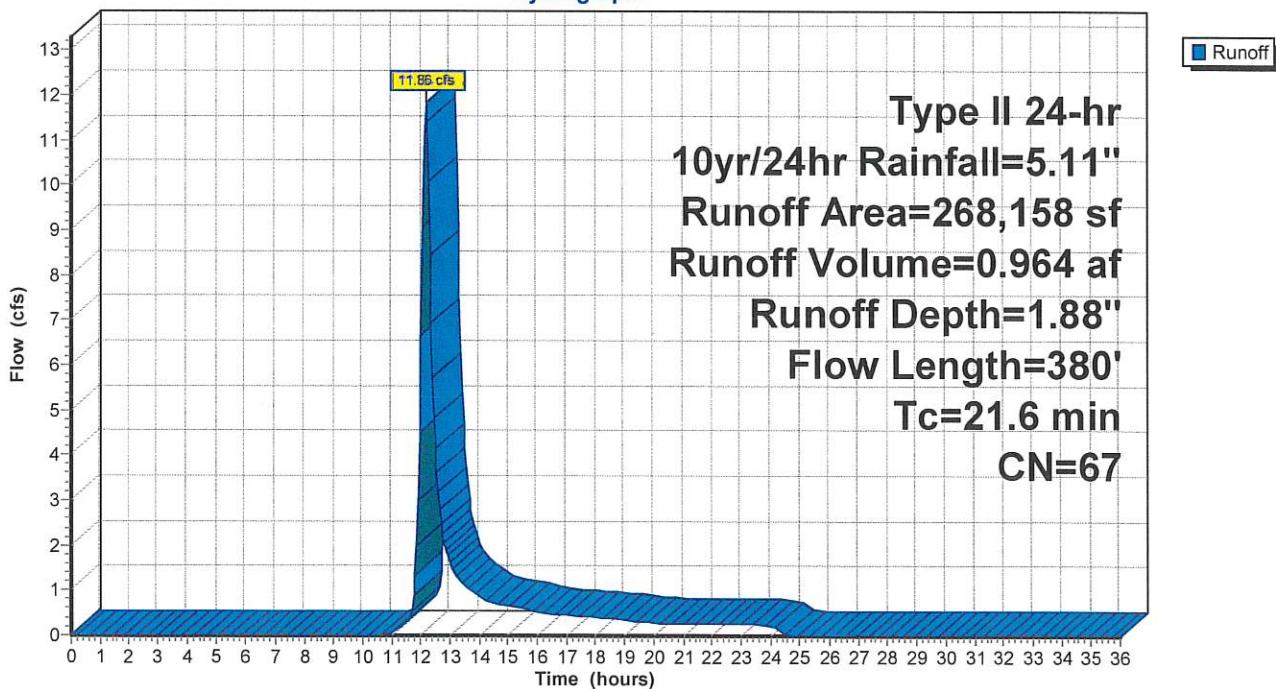
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Subcatchment 7S: To Basin

Hydrograph

**Subcatchment 8S: Bypassing**

Hydrograph

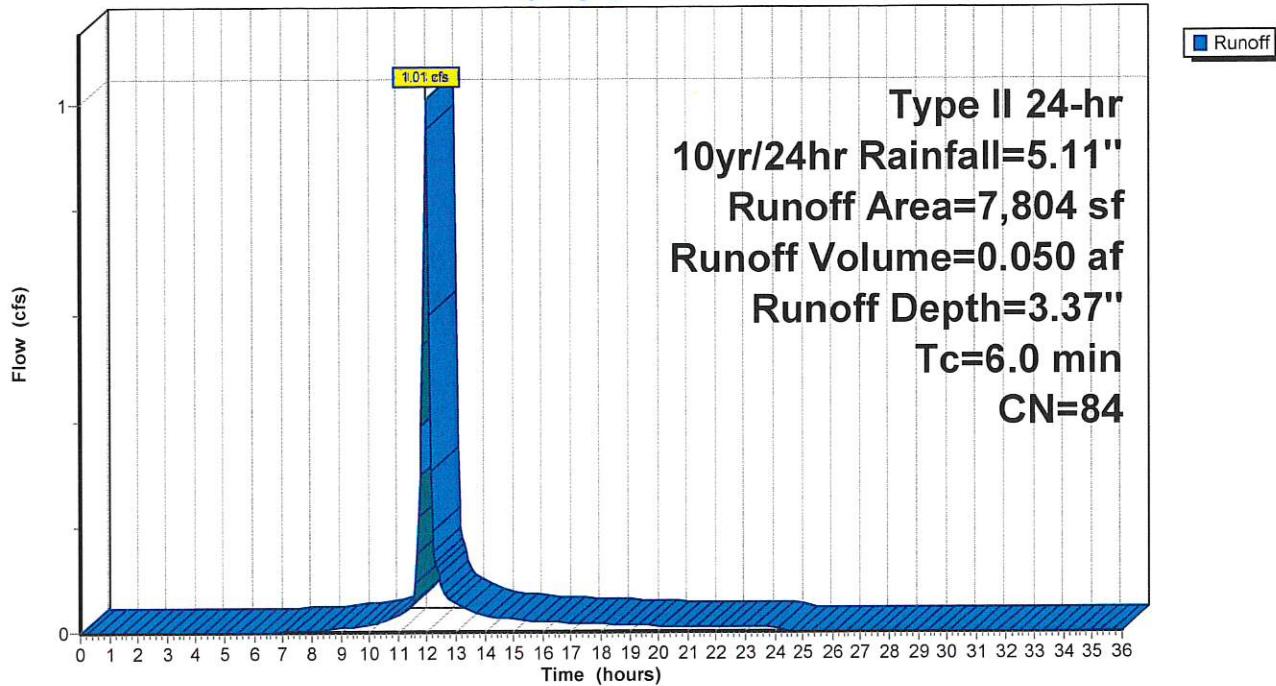
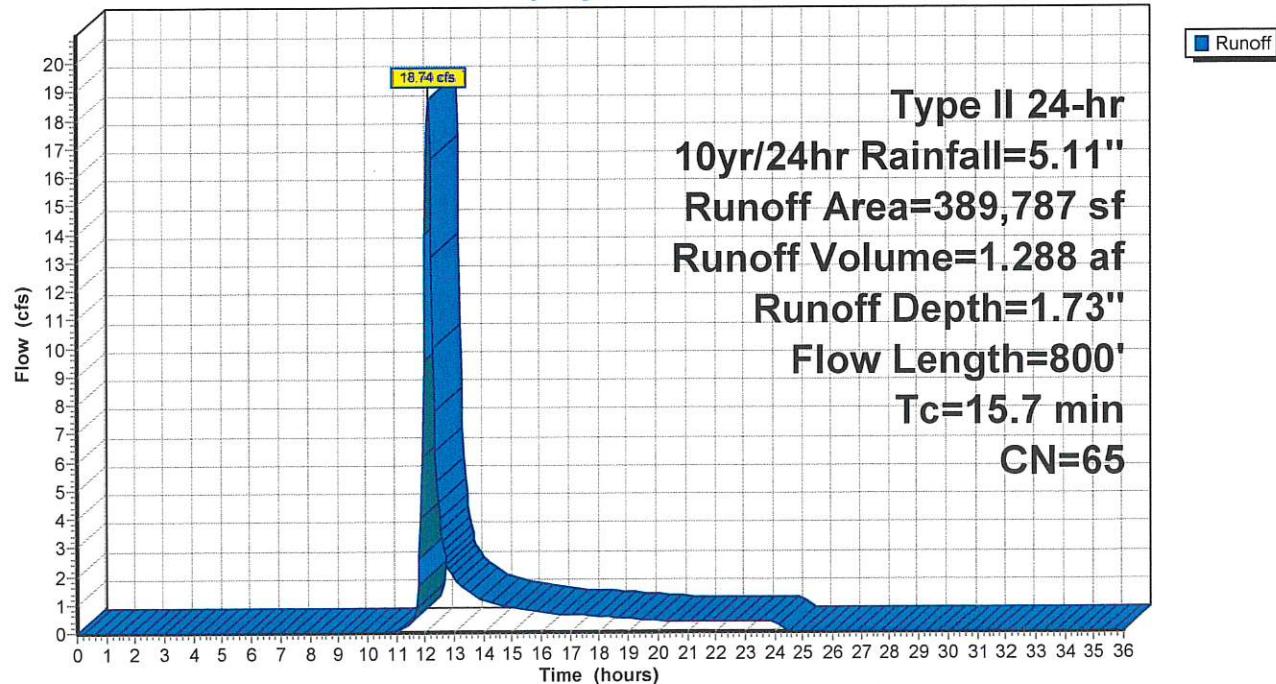


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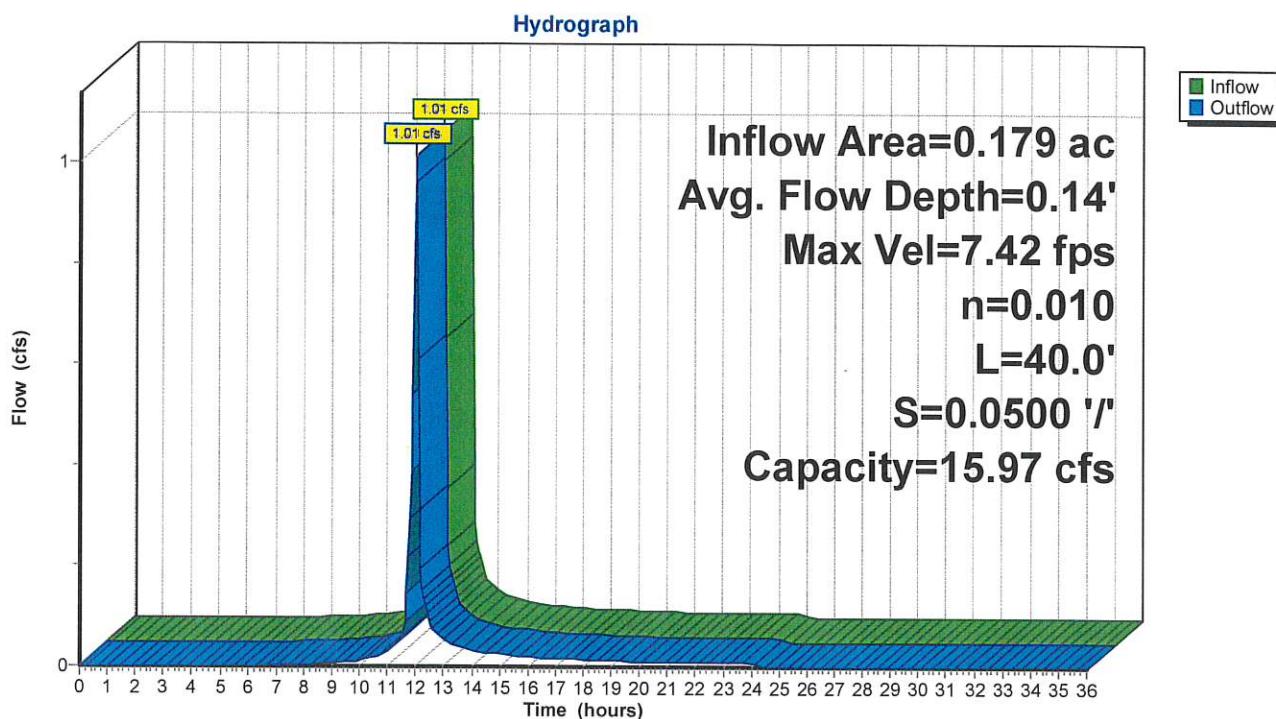
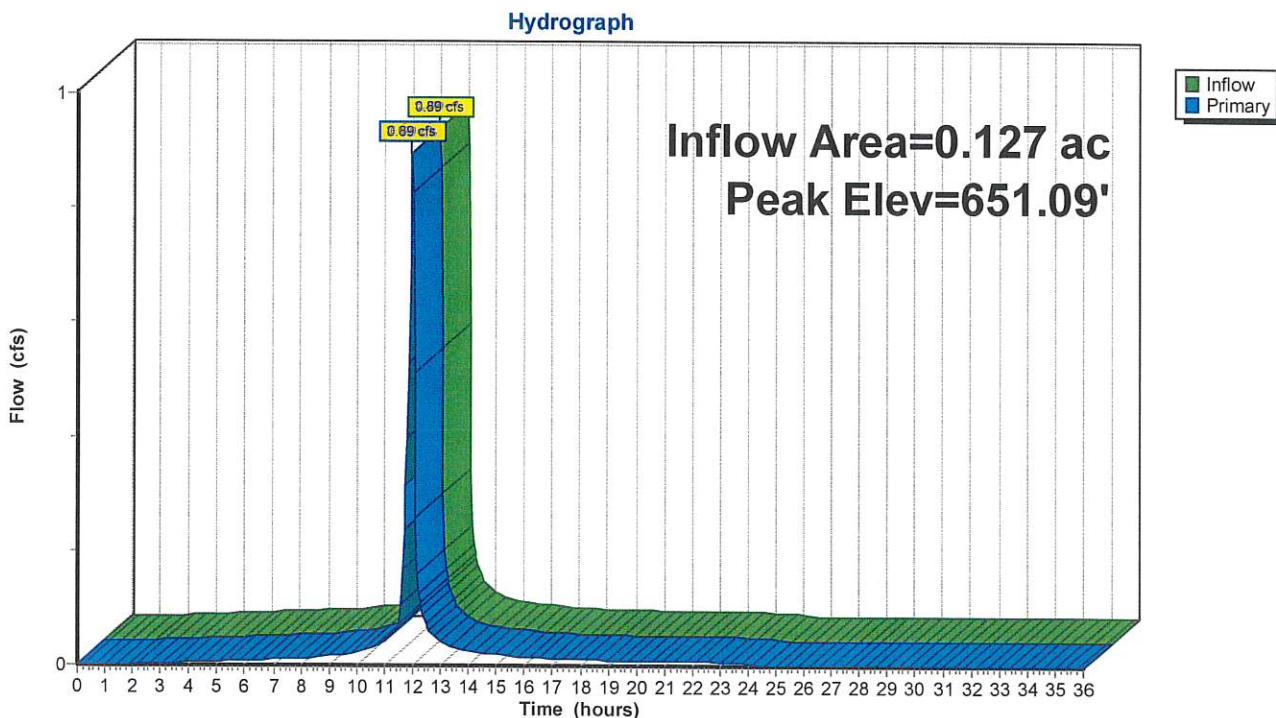
Subcatchment 9S: To Trench Drain**Hydrograph****Subcatchment OS: To Outfall****Hydrograph**

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Reach 16R: Trench Drain**Pond 9P: CB1**

Runoff

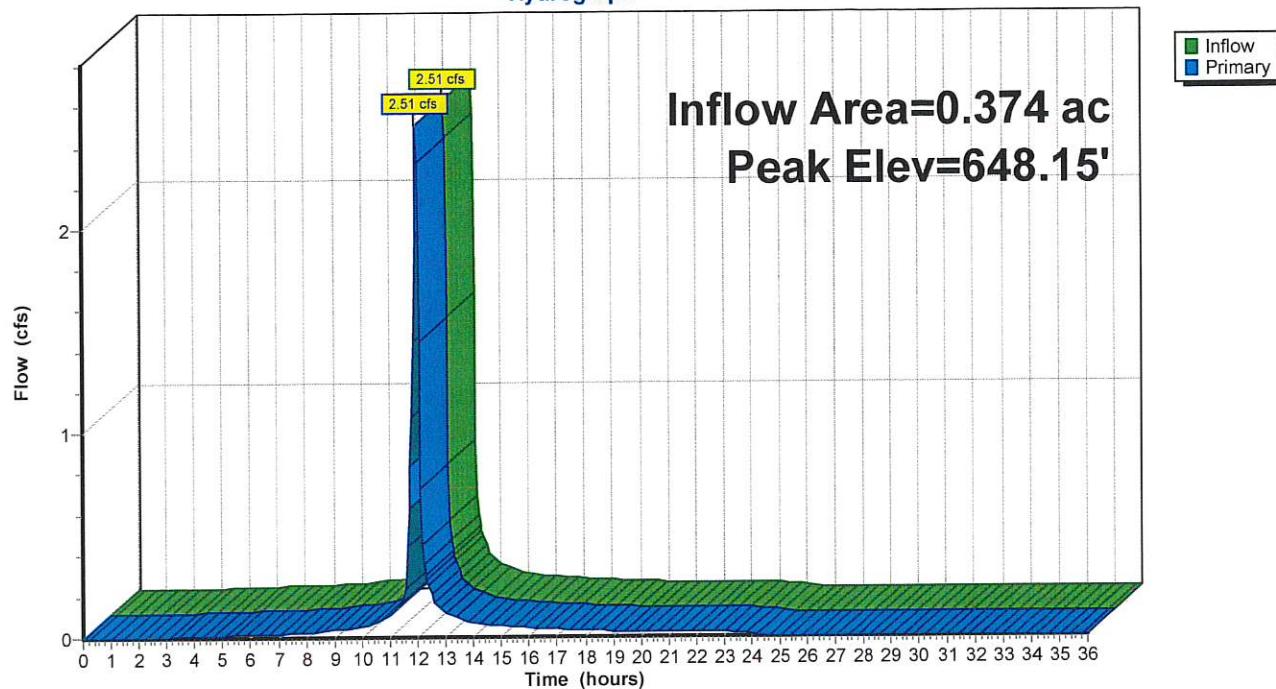
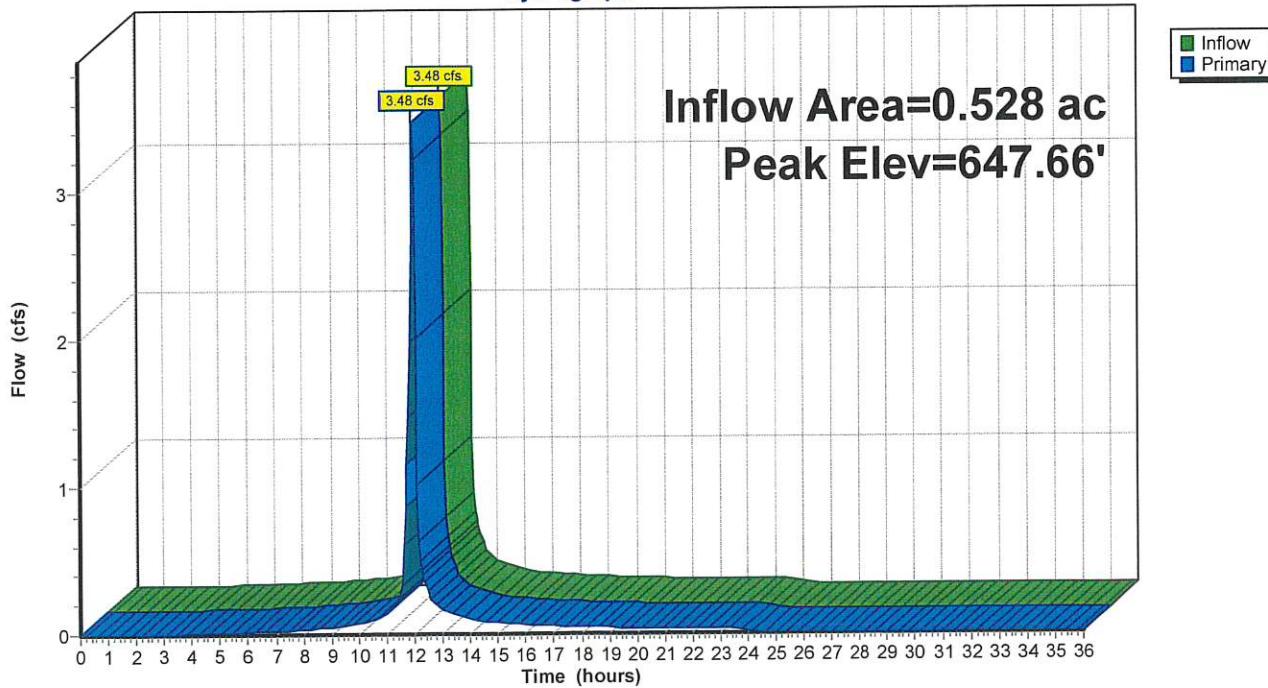
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Brookhollow Senior Apartments
Type II 24-hr 10yr/24hr Rainfall=5.11"

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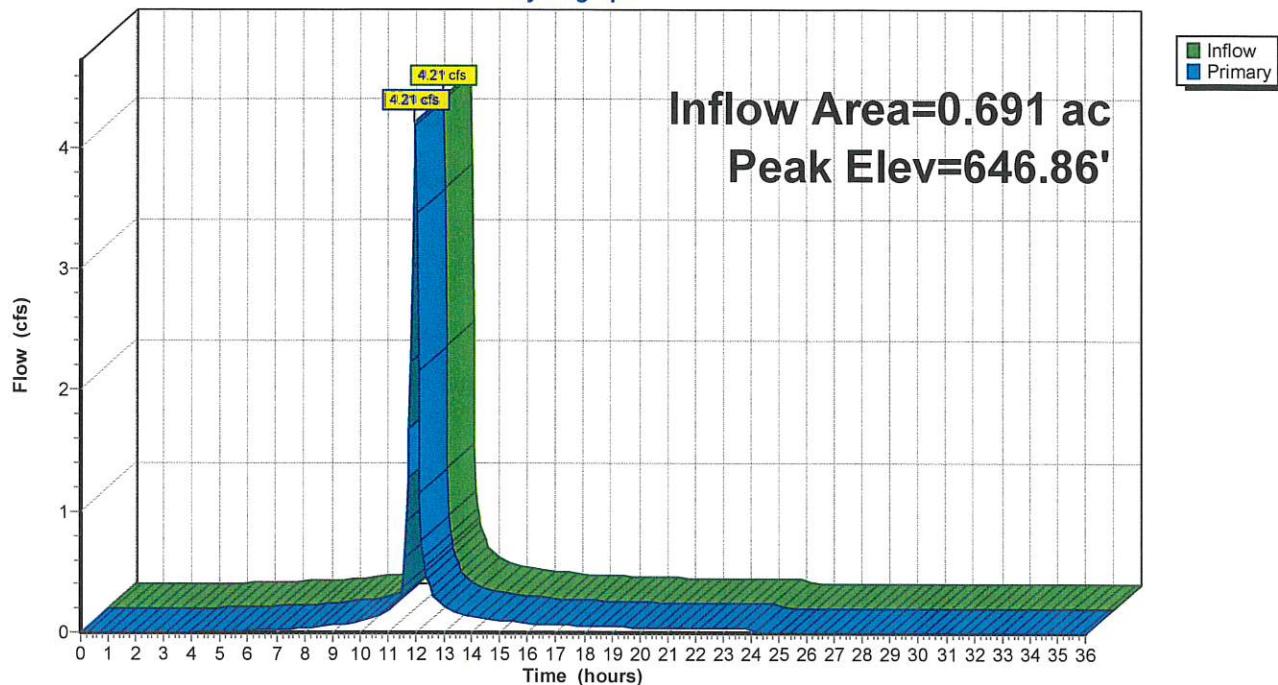
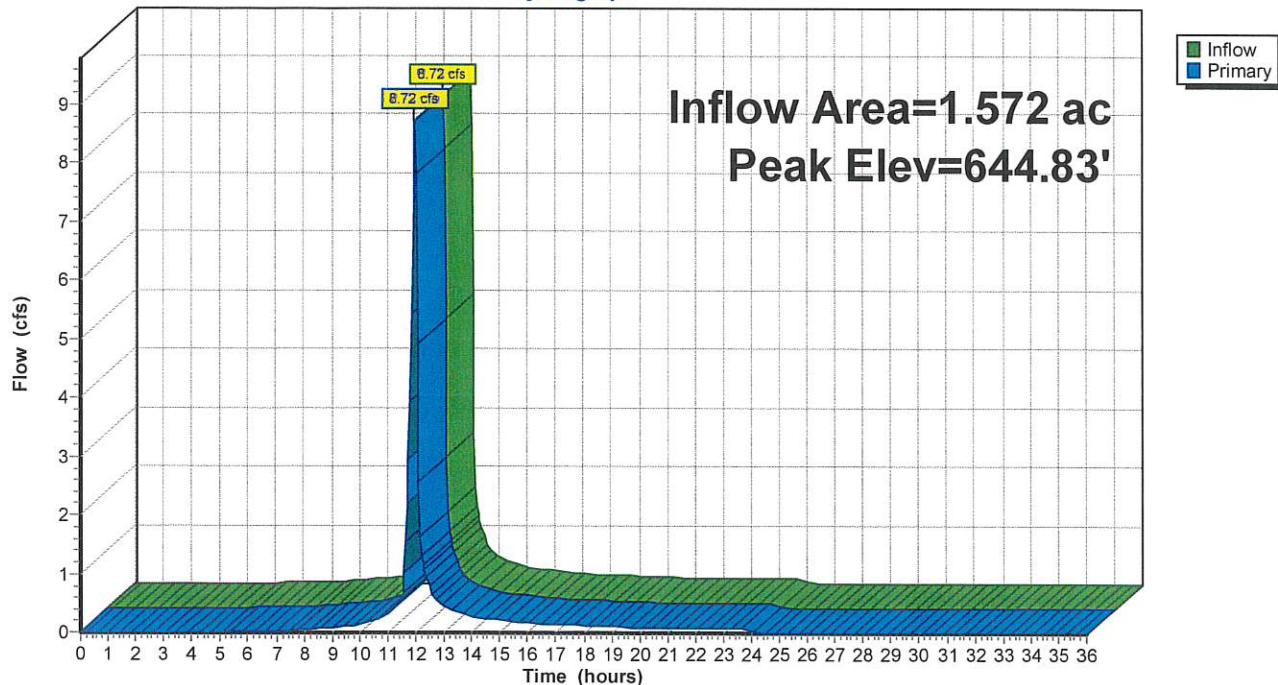
Pond 10P: CB2**Hydrograph****Pond 11P: CB3****Hydrograph**

Runoff

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Pond 12P: CB4**Hydrograph****Pond 13aP: CB6****Hydrograph**

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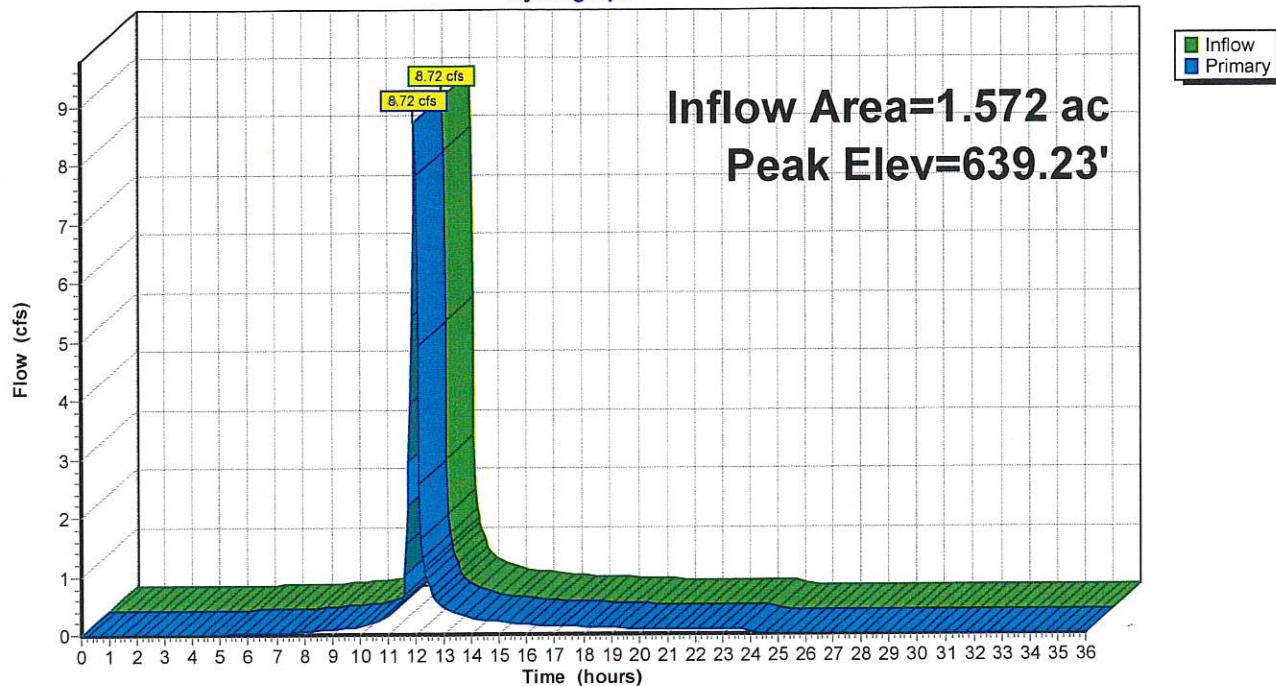
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Type II 24-hr 10yr/24hr Rainfall=5.11"

Printed 9/13/2023

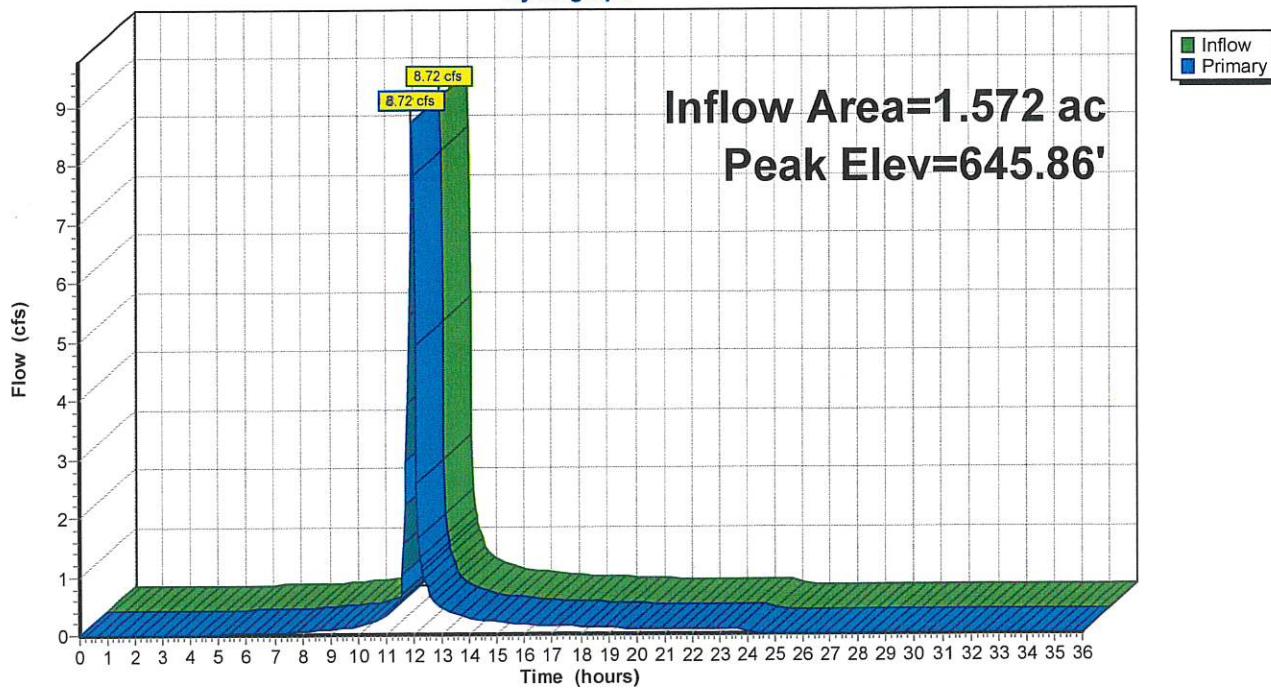
Page 36

Pond 13bP: CB7

Hydrograph

**Pond 13P: CB5**

Hydrograph

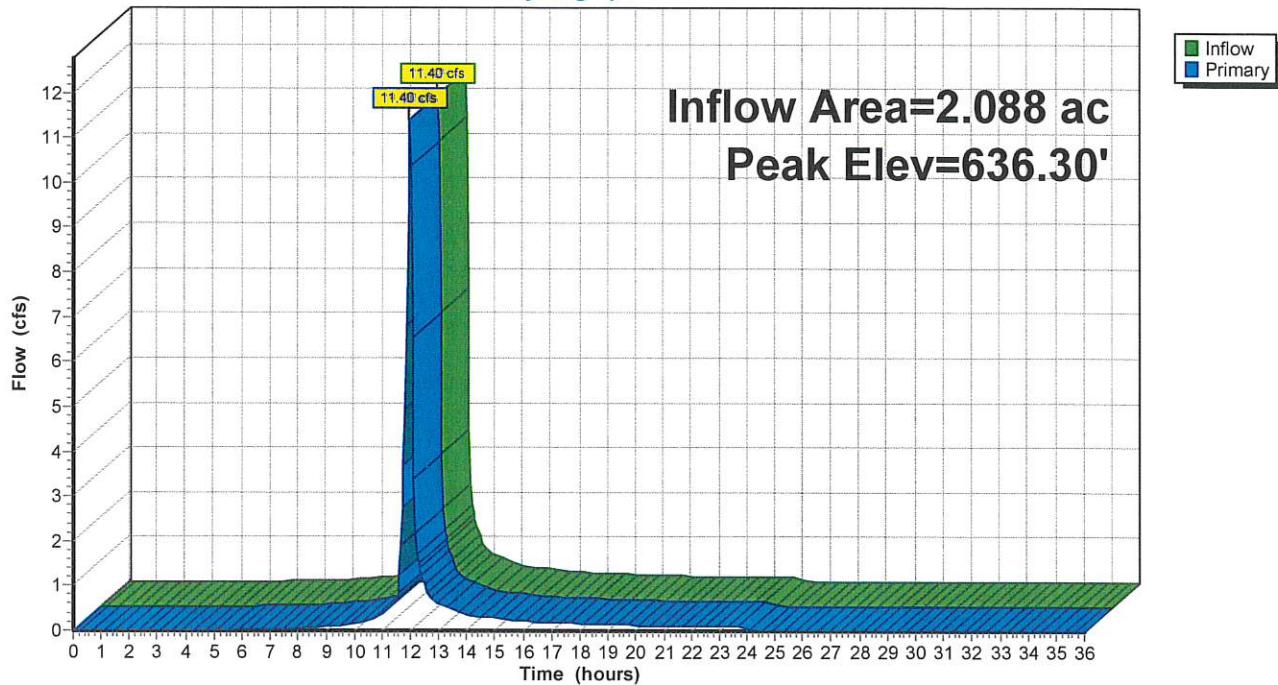
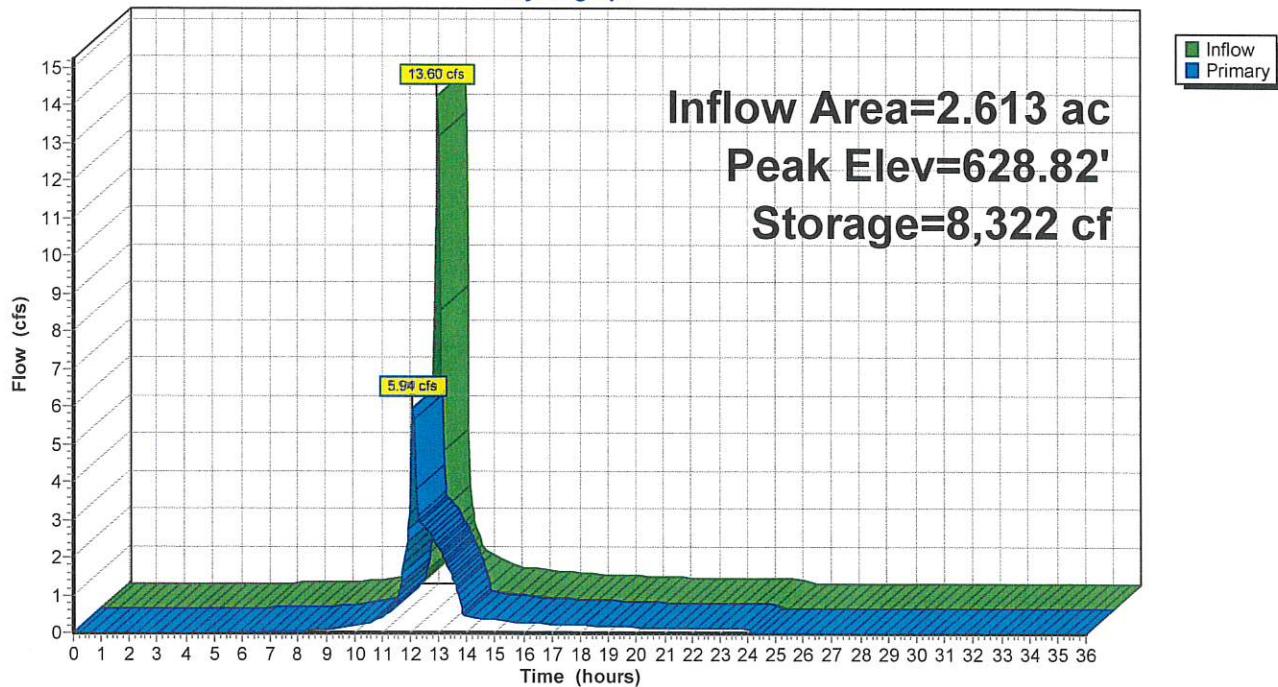


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Pond 14P: CB8**Hydrograph****Pond 15P: Detention Basin****Hydrograph**

Runoff

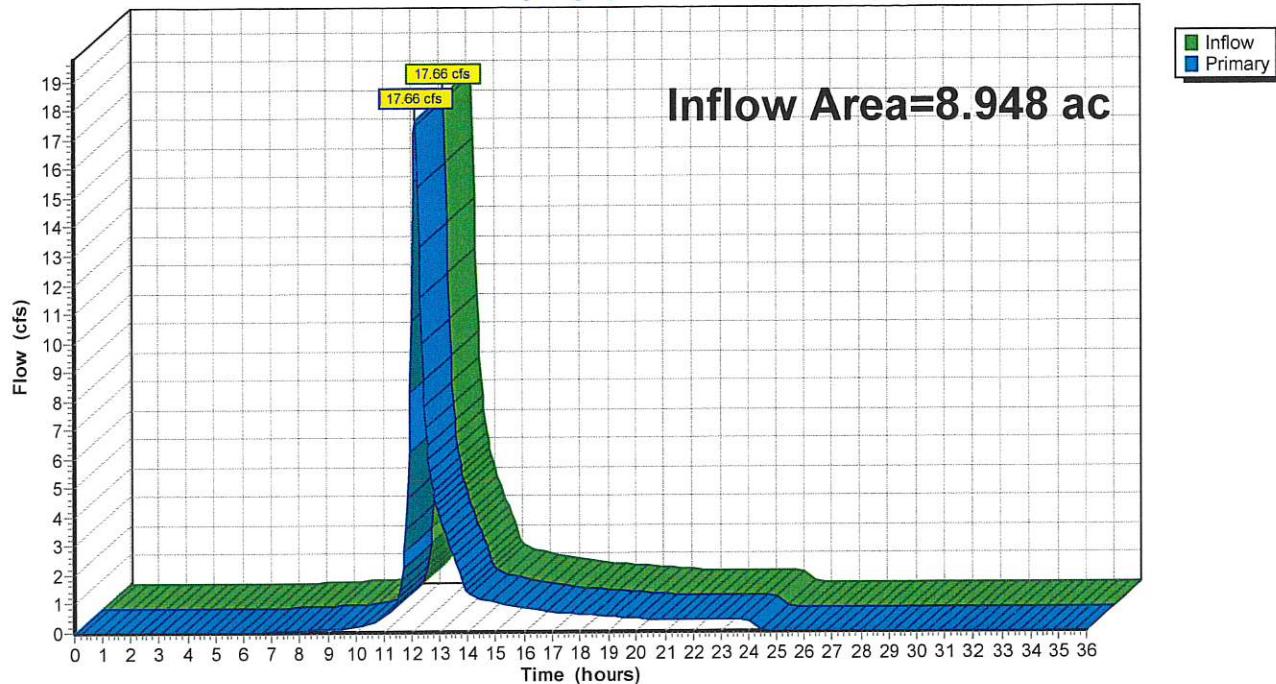
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Type II 24-hr 10yr/24hr Rainfall=5.11"

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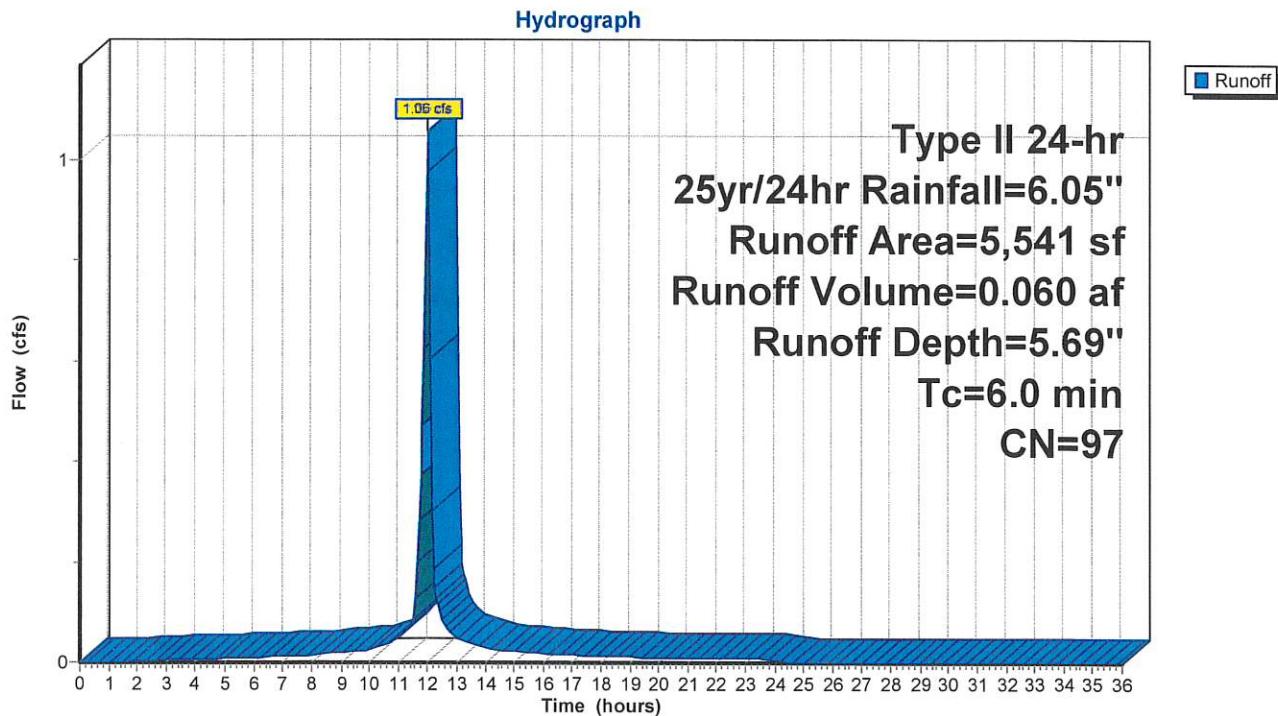
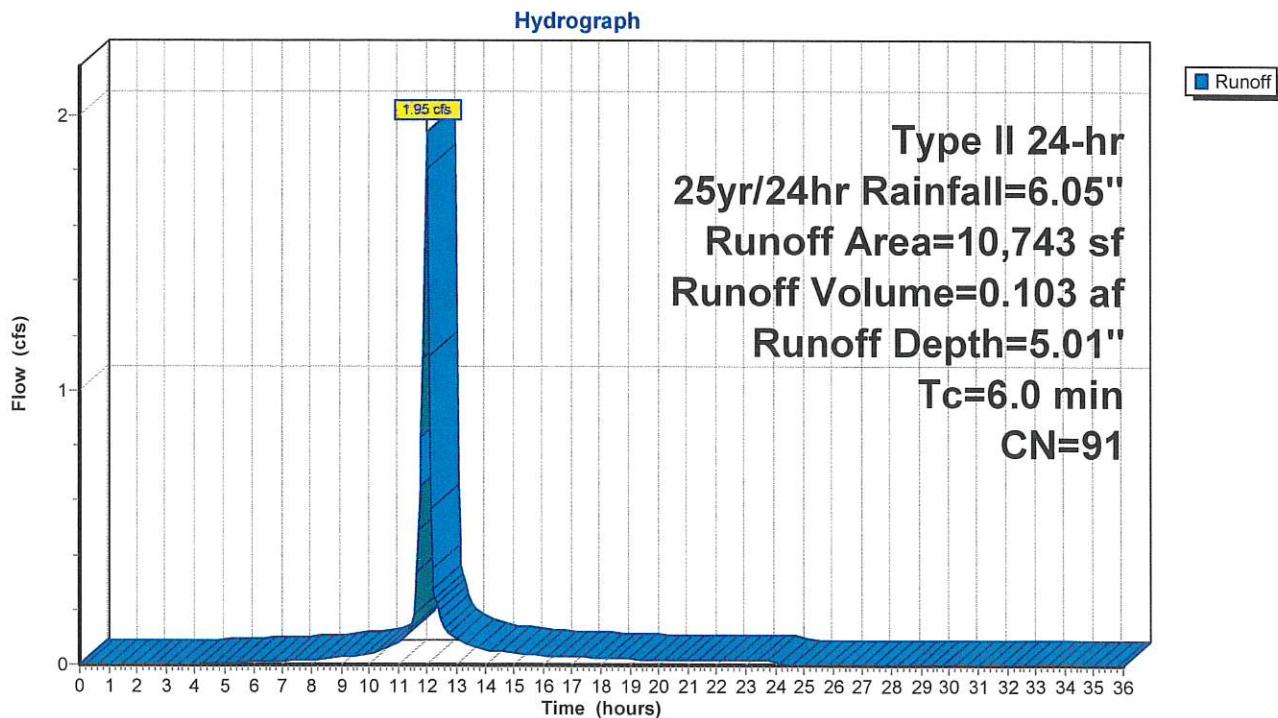
Link 16L: Site Outfall**Hydrograph**

Runoff

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Subcatchment 1S: To CB1**Subcatchment 2S: To CB2**

Runoff

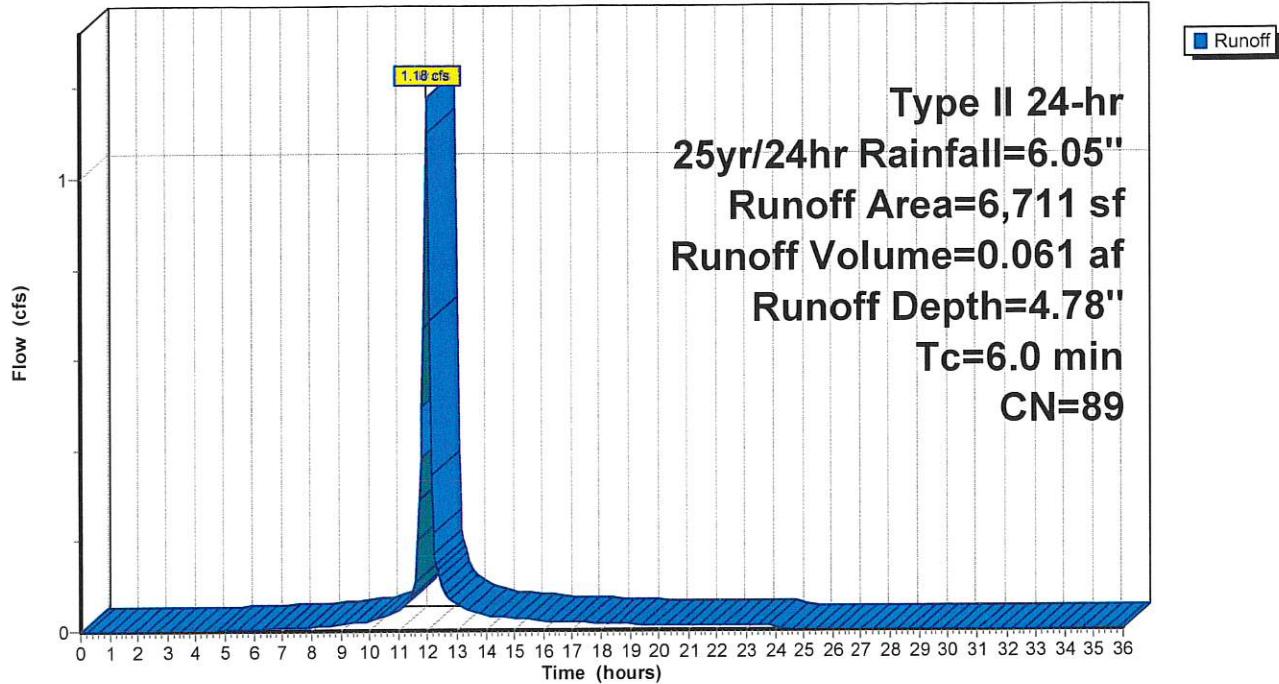
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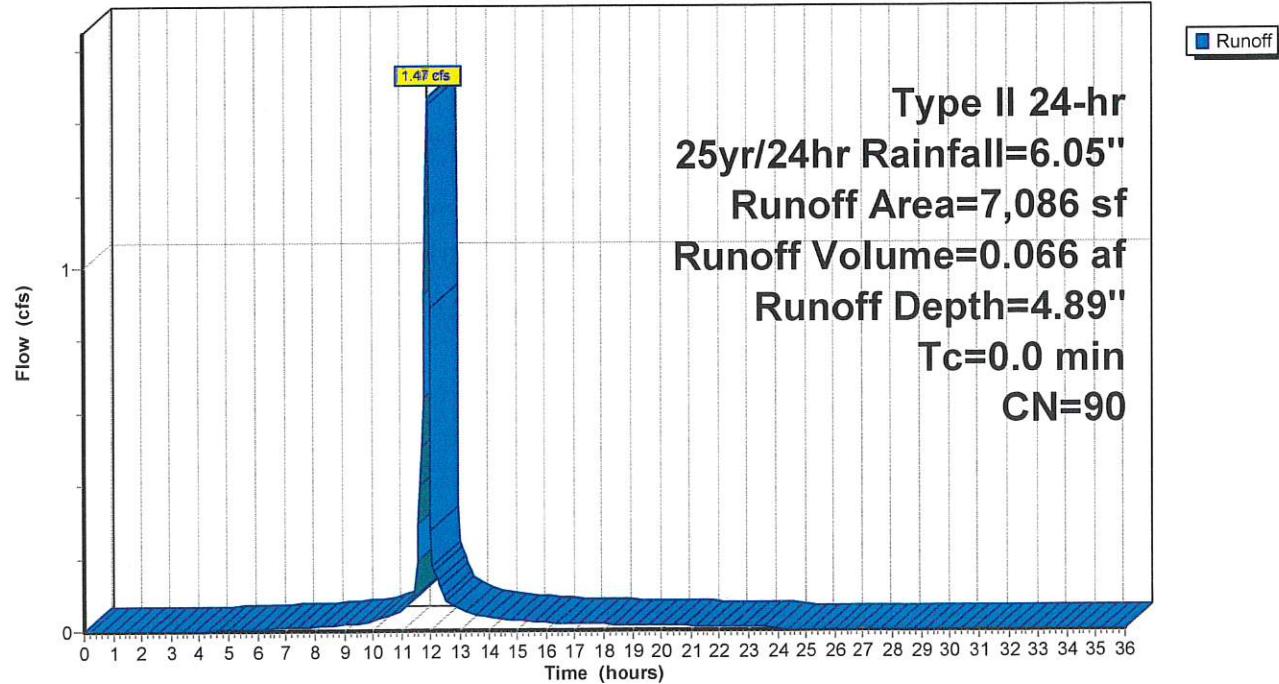
Brookhollow Senior Apartments
Type II 24-hr 25yr/24hr Rainfall=6.05"
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Page 40

Subcatchment 3S: To CB3

Hydrograph

**Subcatchment 4S: To CB4**

Hydrograph

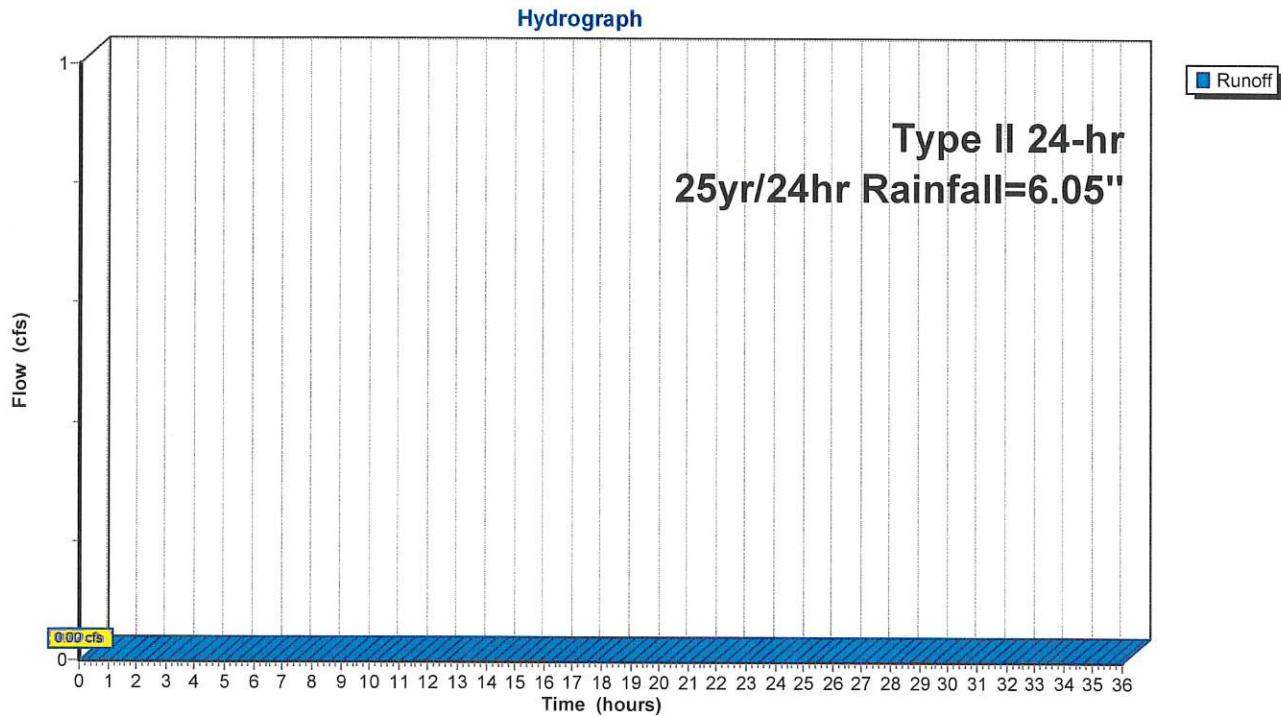
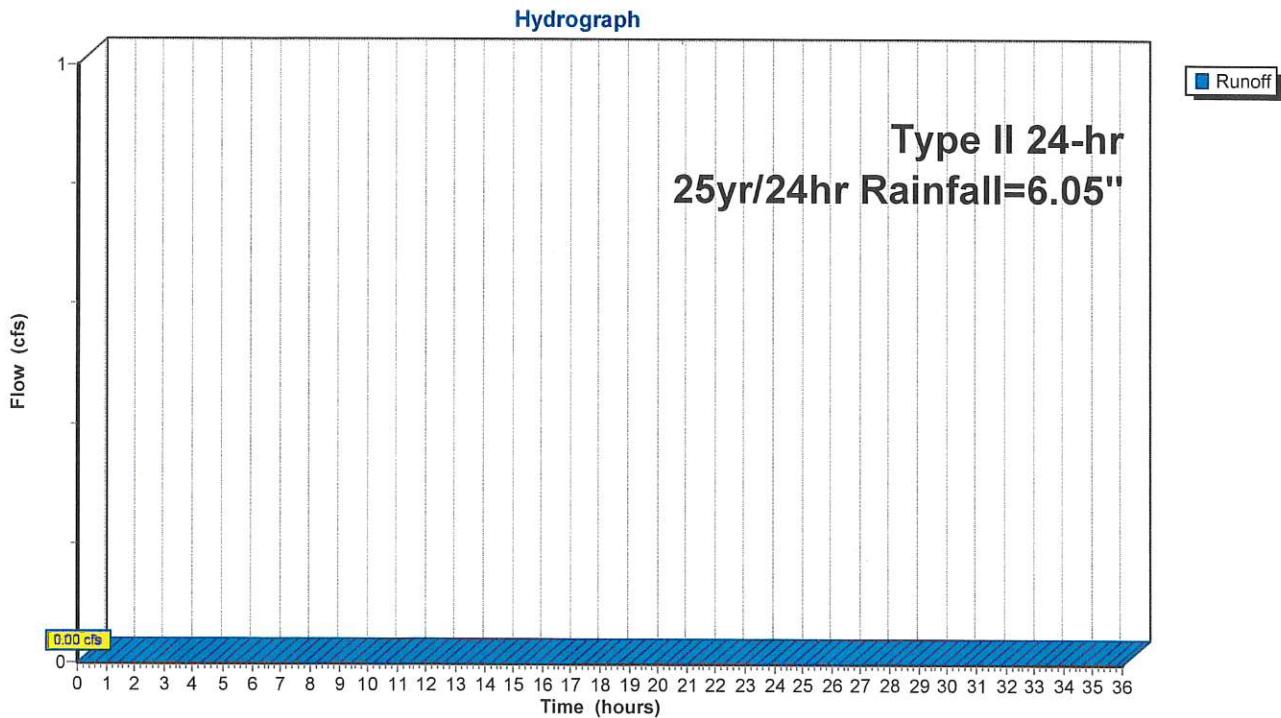


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Subcatchment 5aS: To CB5**Subcatchment 5bS: To CB5**

Runoff

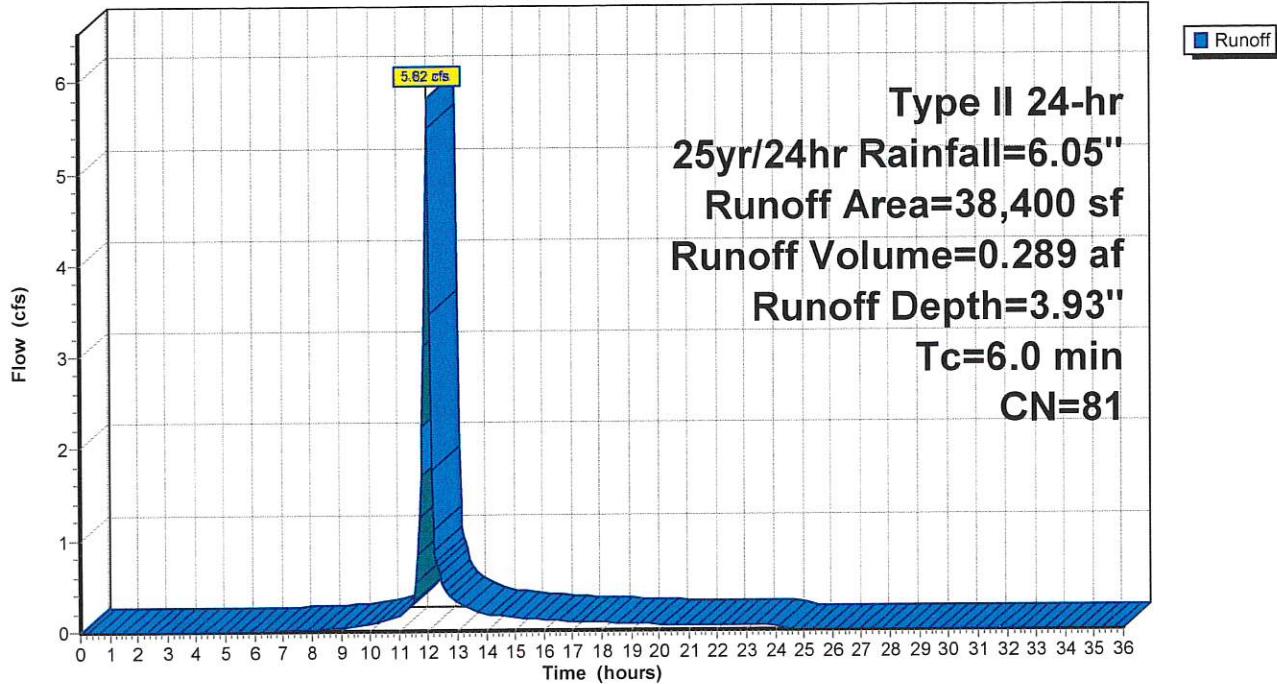
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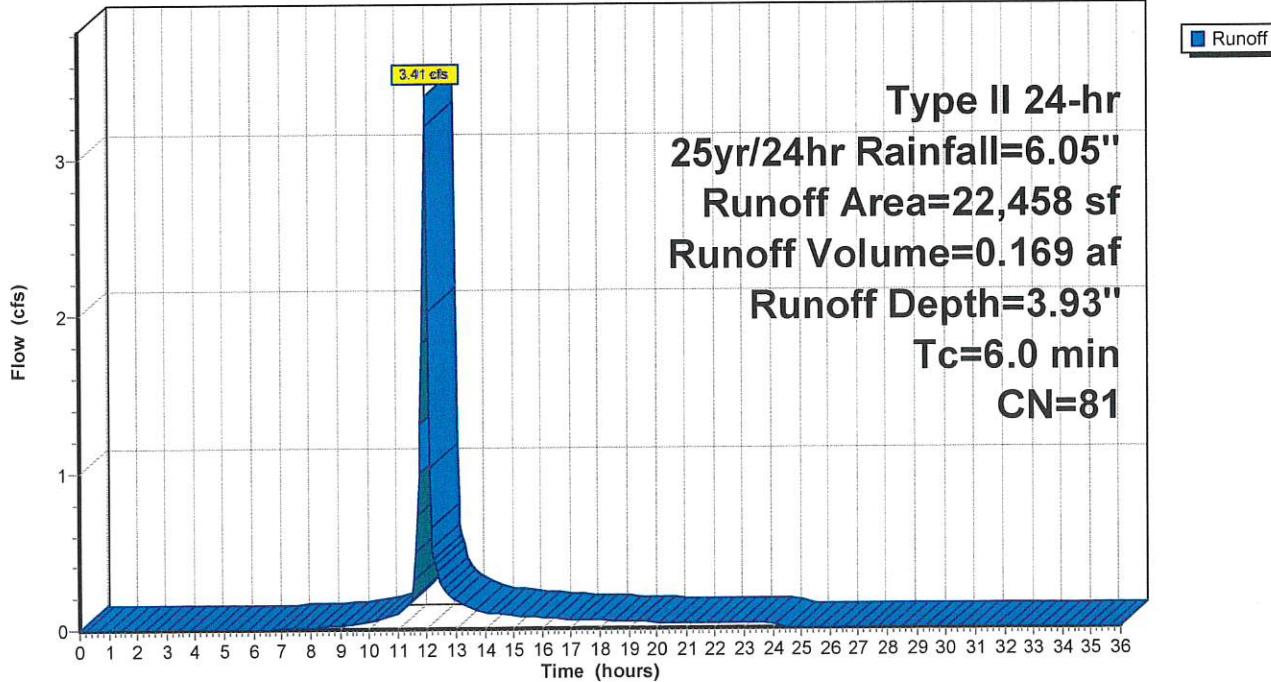
Brookhollow Senior Apartments
Type II 24-hr 25yr/24hr Rainfall=6.05"
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Subcatchment 5S: To CB5

Hydrograph

**Subcatchment 6S: To CB6**

Hydrograph



Runoff

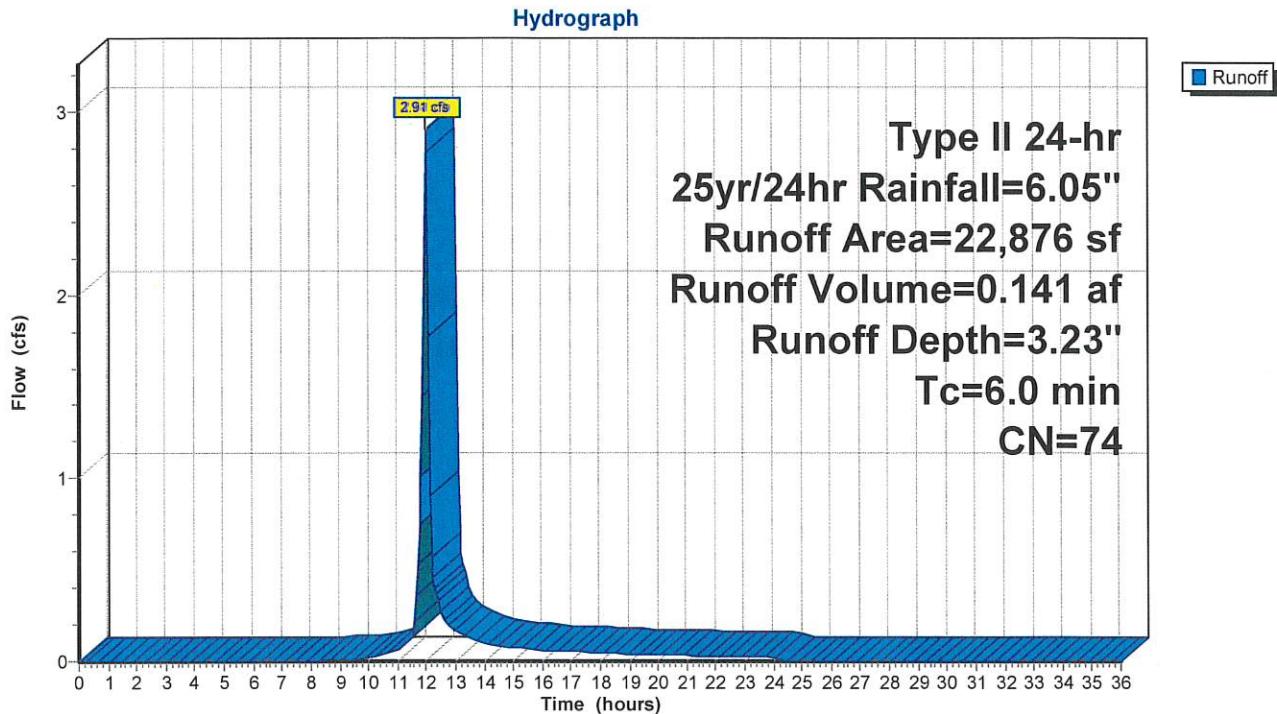
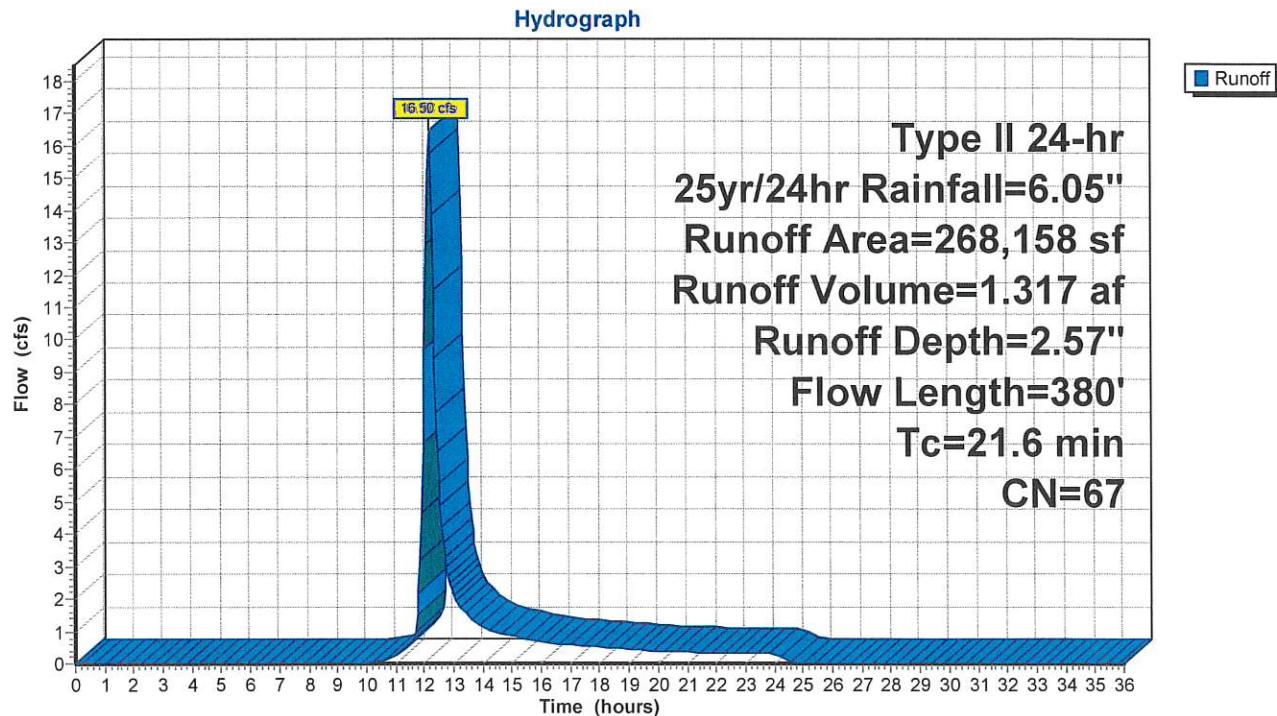
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Type II 24-hr 25yr/24hr Rainfall=6.05"

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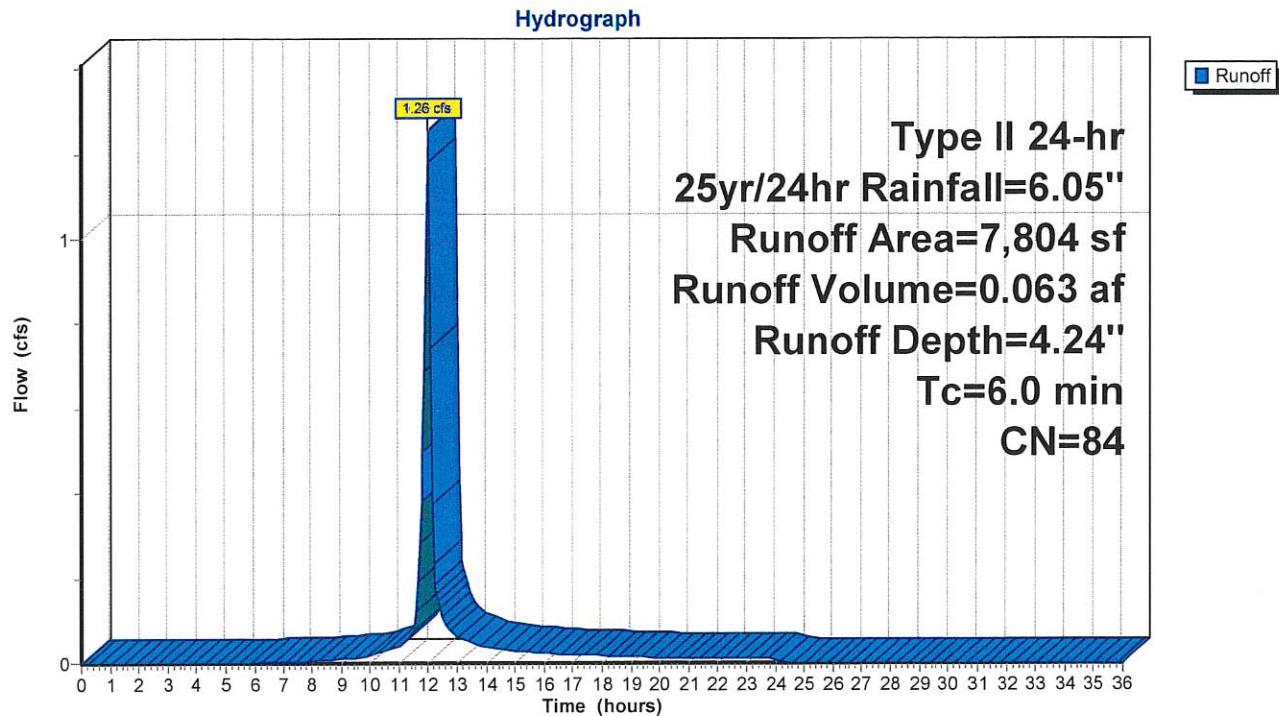
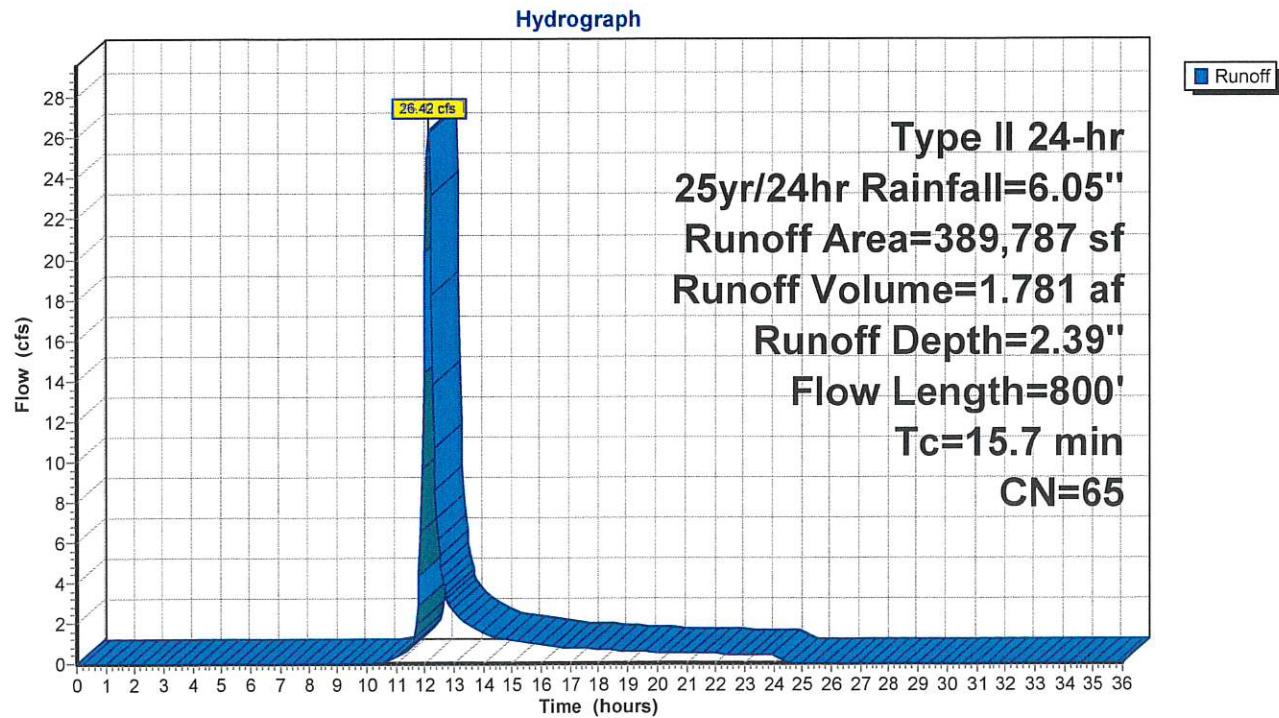
Subcatchment 7S: To Basin**Subcatchment 8S: Bypassing**

Runoff

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Subcatchment 9S: To Trench Drain**Subcatchment OS: To Outfall**

Runoff

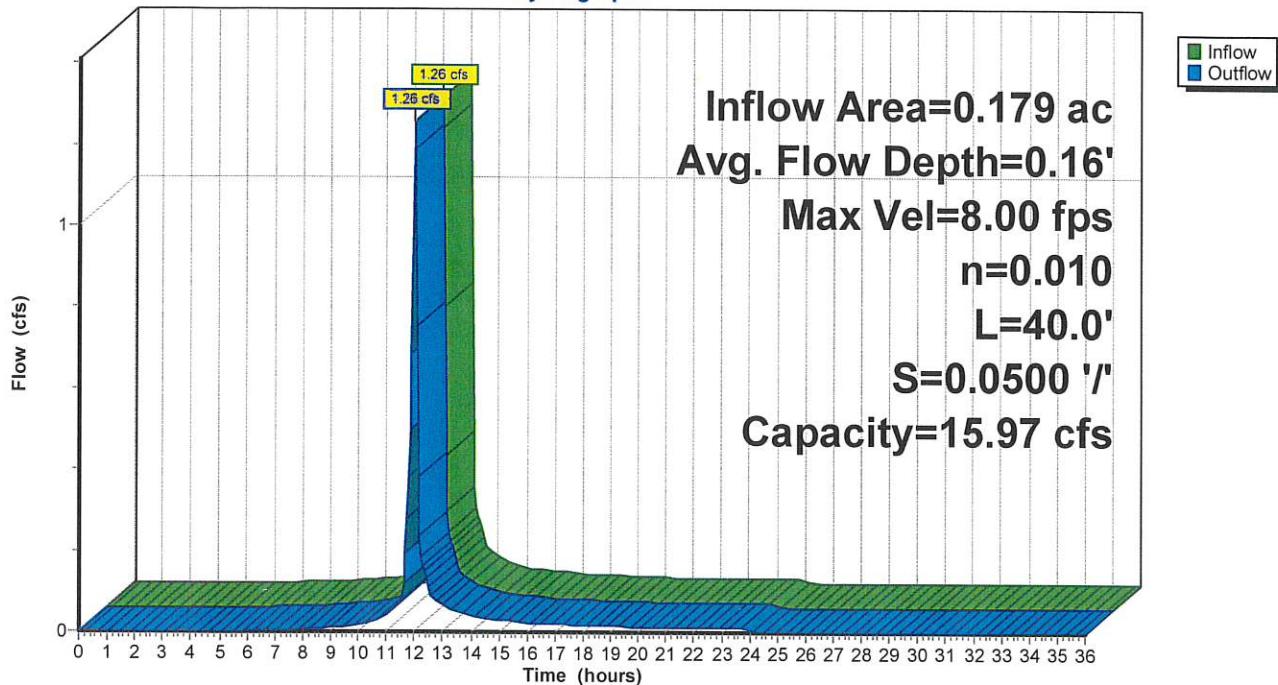
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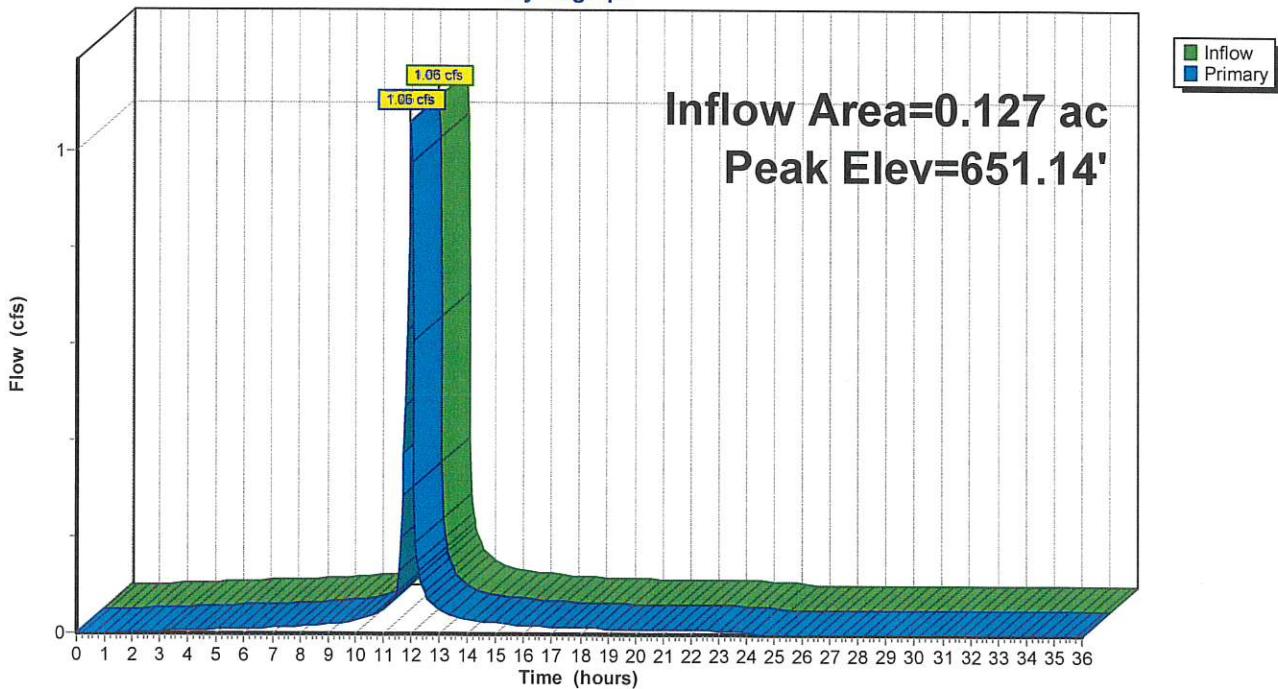
Brookhollow Senior Apartments
Type II 24-hr 25yr/24hr Rainfall=6.05"
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Reach 16R: Trench Drain

Hydrograph

**Pond 9P: CB1**

Hydrograph



Runoff

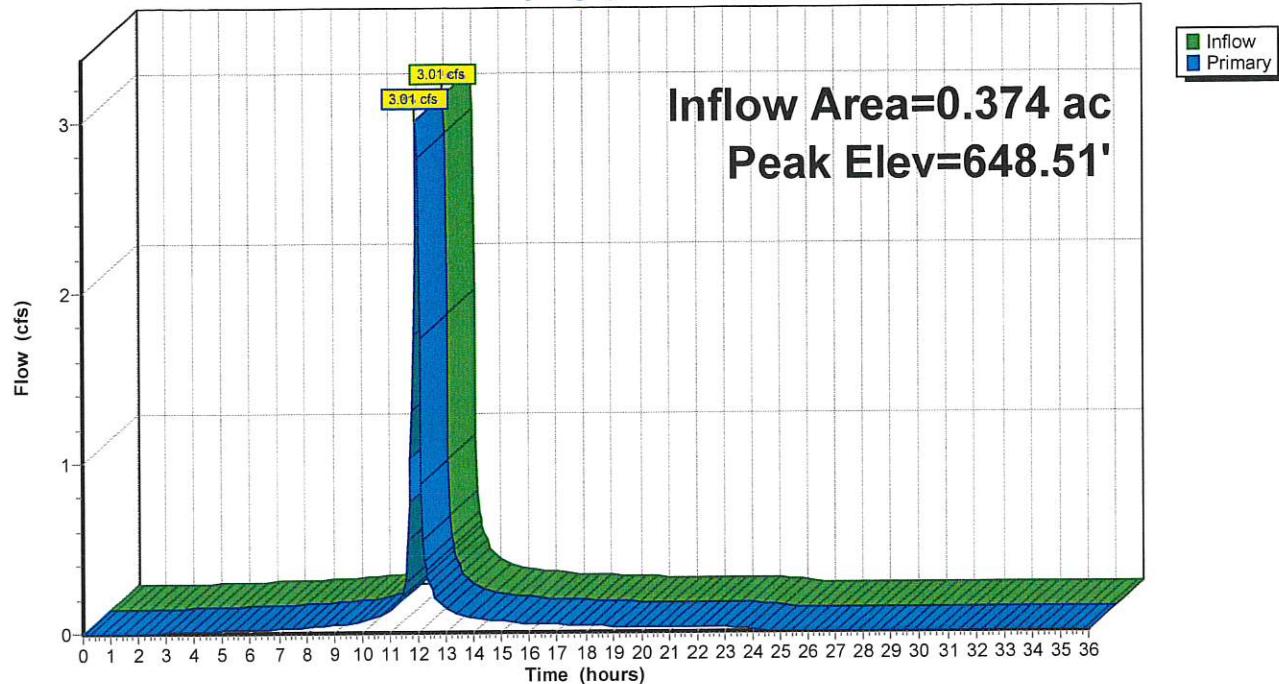
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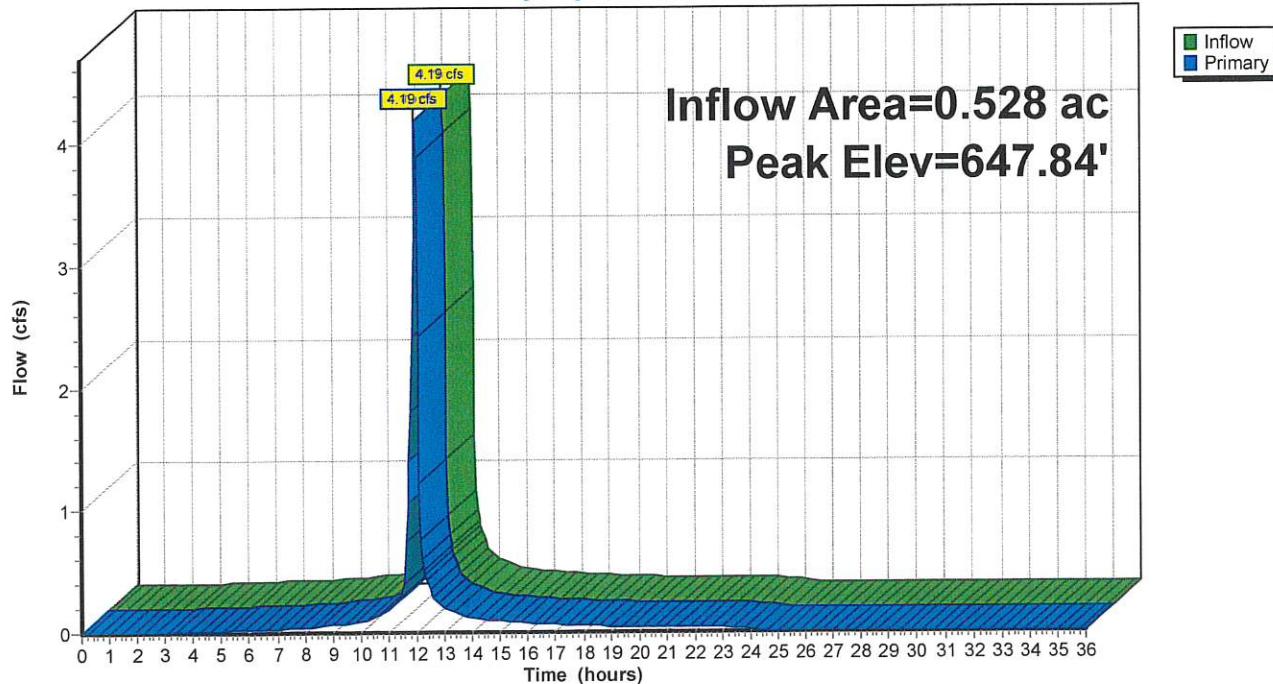
Pond 10P: CB2

Hydrograph



Pond 11P: CB3

Hydrograph



Runoff

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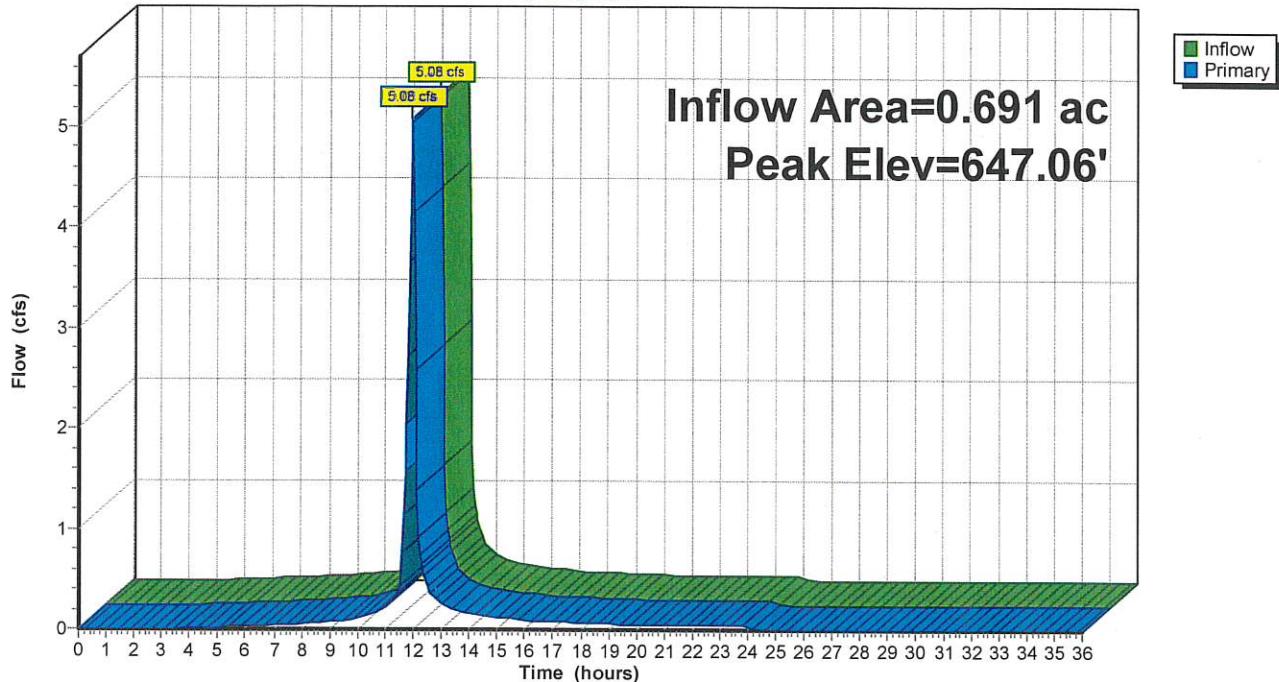
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Type II 24-hr 25yr/24hr Rainfall=6.05"

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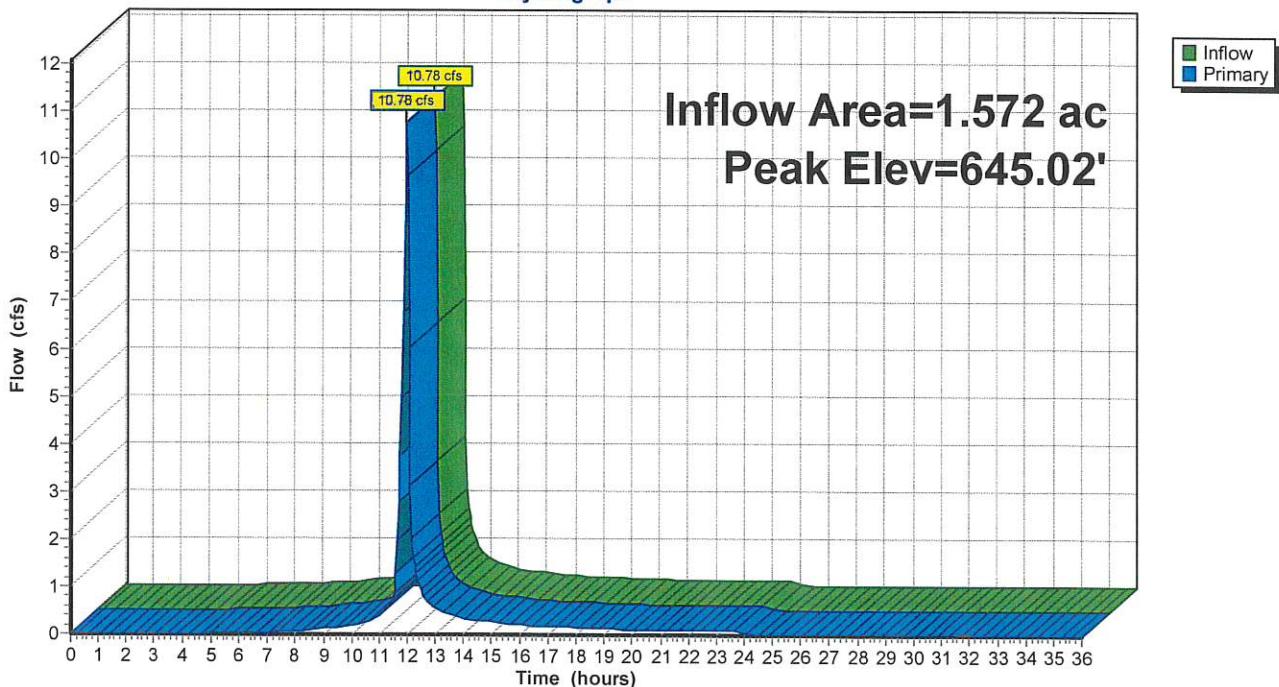
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Pond 12P: CB4

Hydrograph

**Pond 13aP: CB6**

Hydrograph

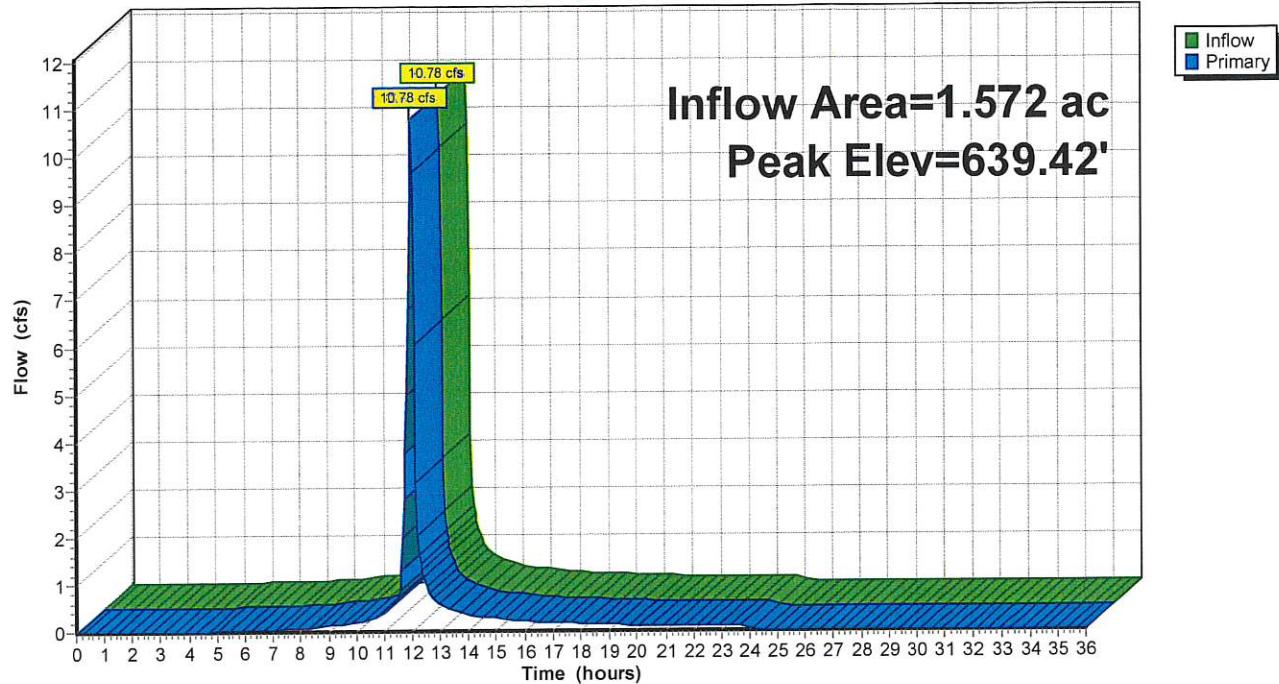
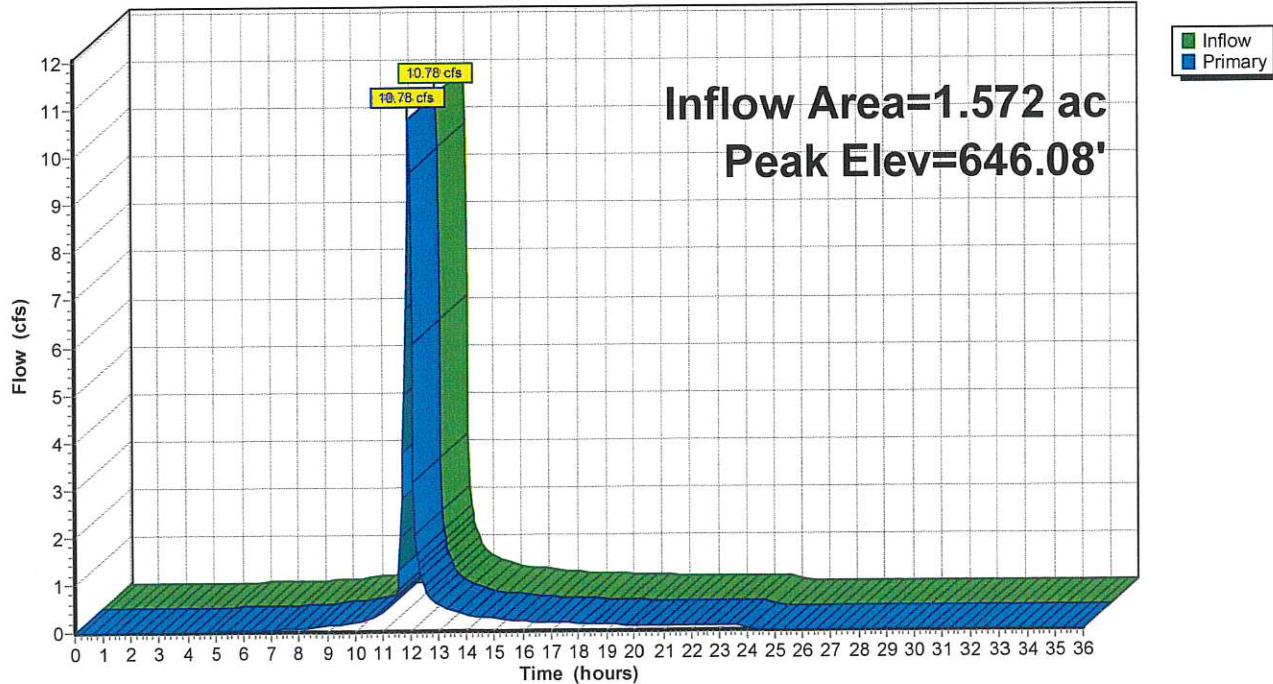


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Pond 13bP: CB7**Hydrograph****Pond 13P: CB5****Hydrograph**

Runoff

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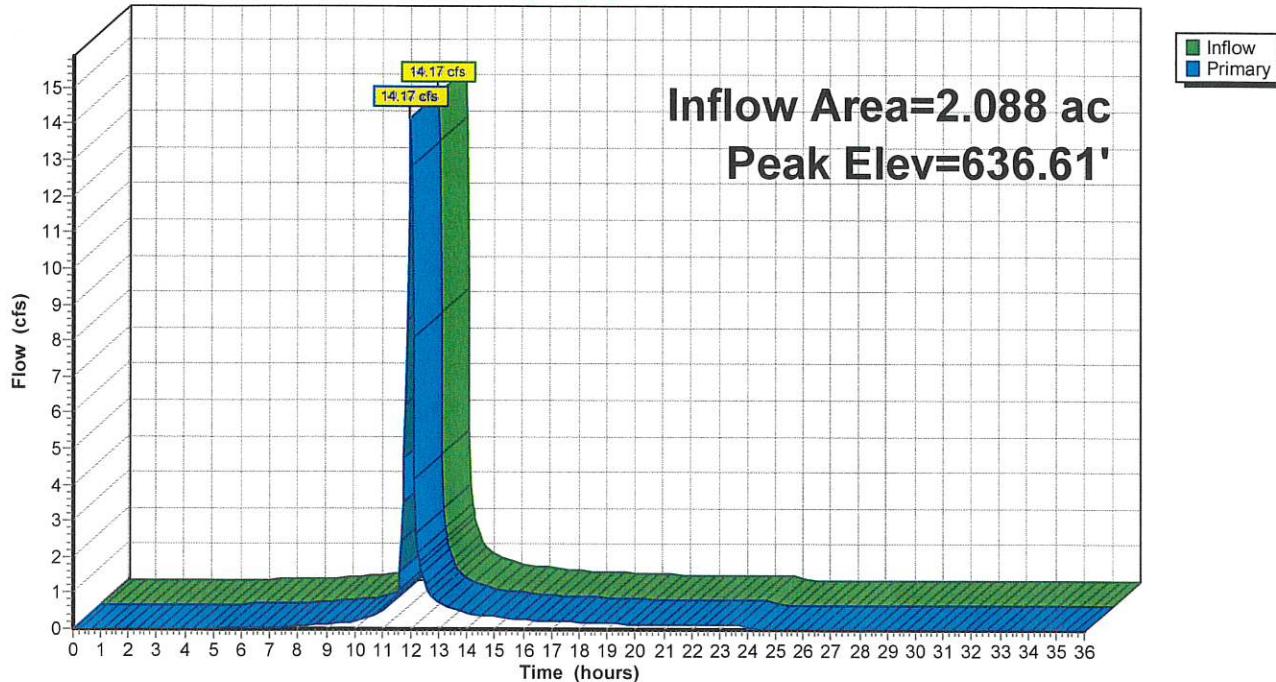
Brookhollow Senior Apartments
Type II 24-hr 25yr/24hr Rainfall=6.05"

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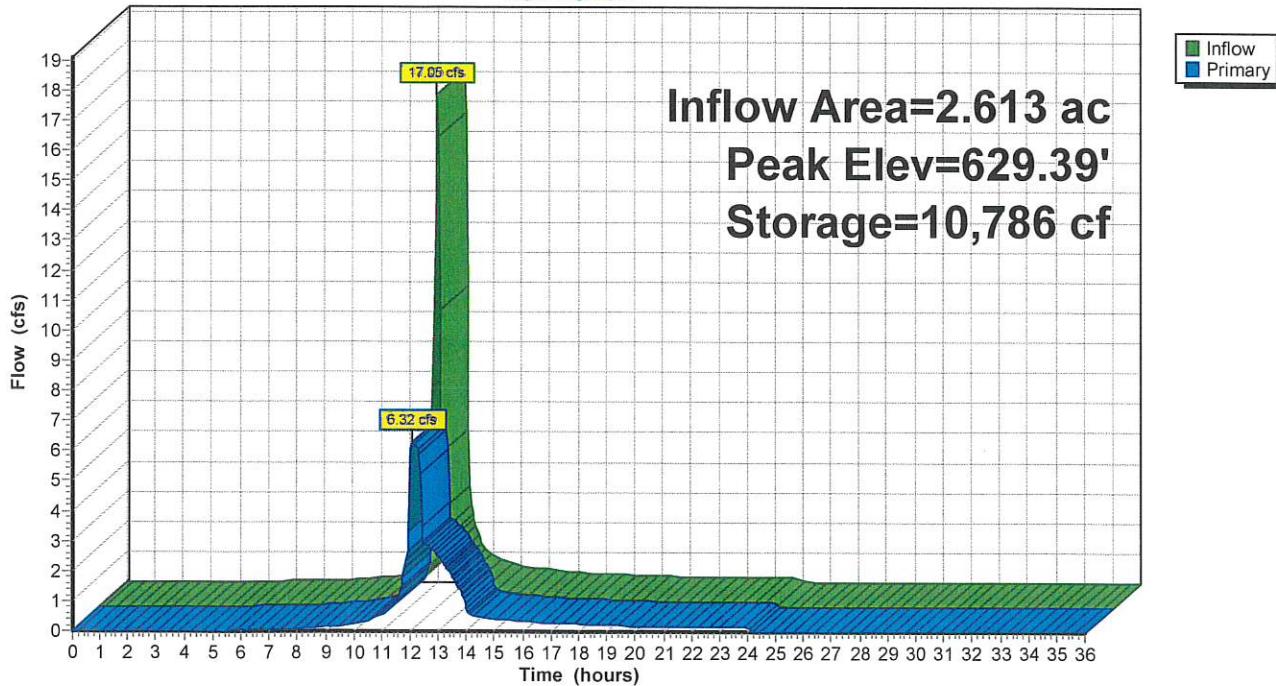
Pond 14P: CB8

Hydrograph



Pond 15P: Detention Basin

Hydrograph



Runoff

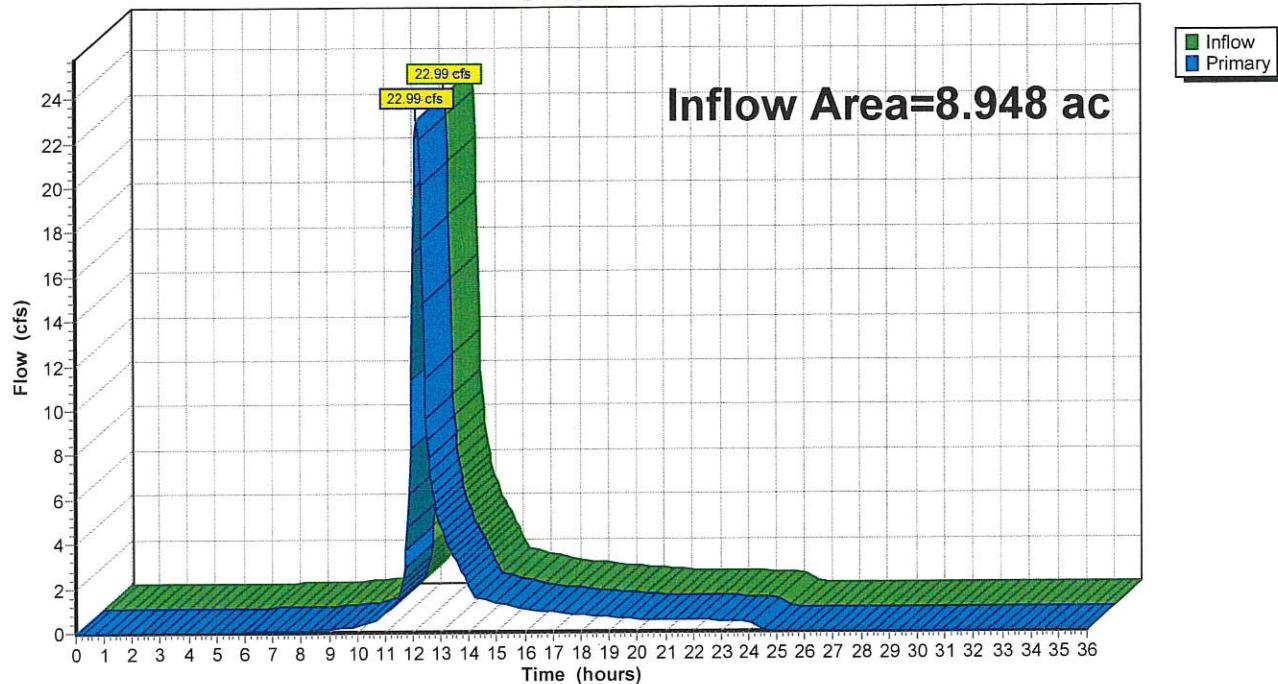
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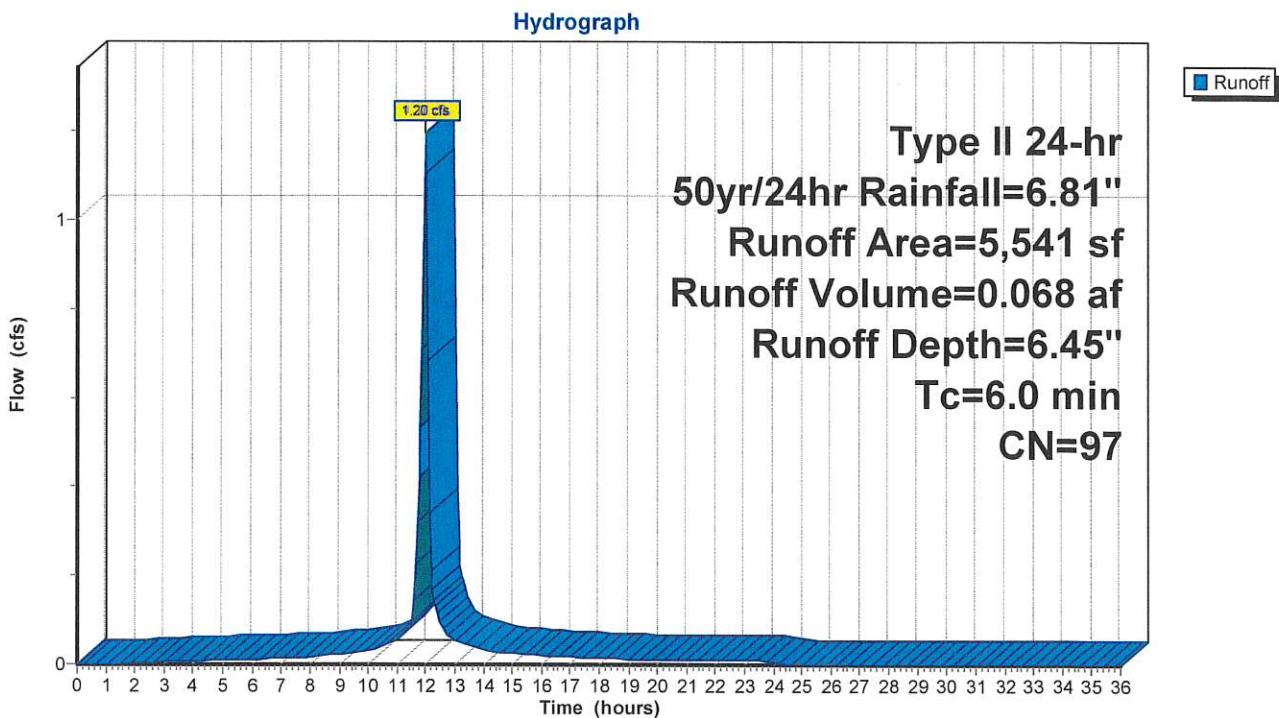
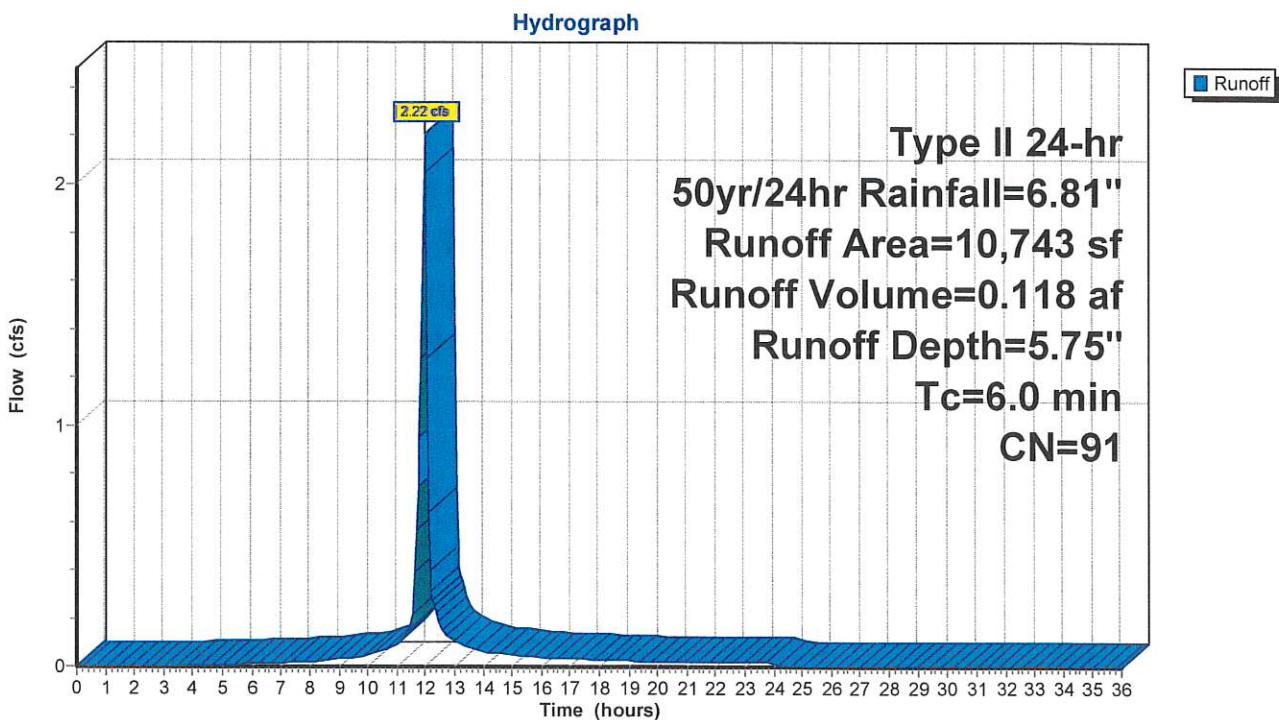
Link 16L: Site Outfall**Hydrograph**

Runoff

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Type II 24-hr 50yr/24hr Rainfall=6.81"
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Subcatchment 1S: To CB1**Subcatchment 2S: To CB2**

Runoff

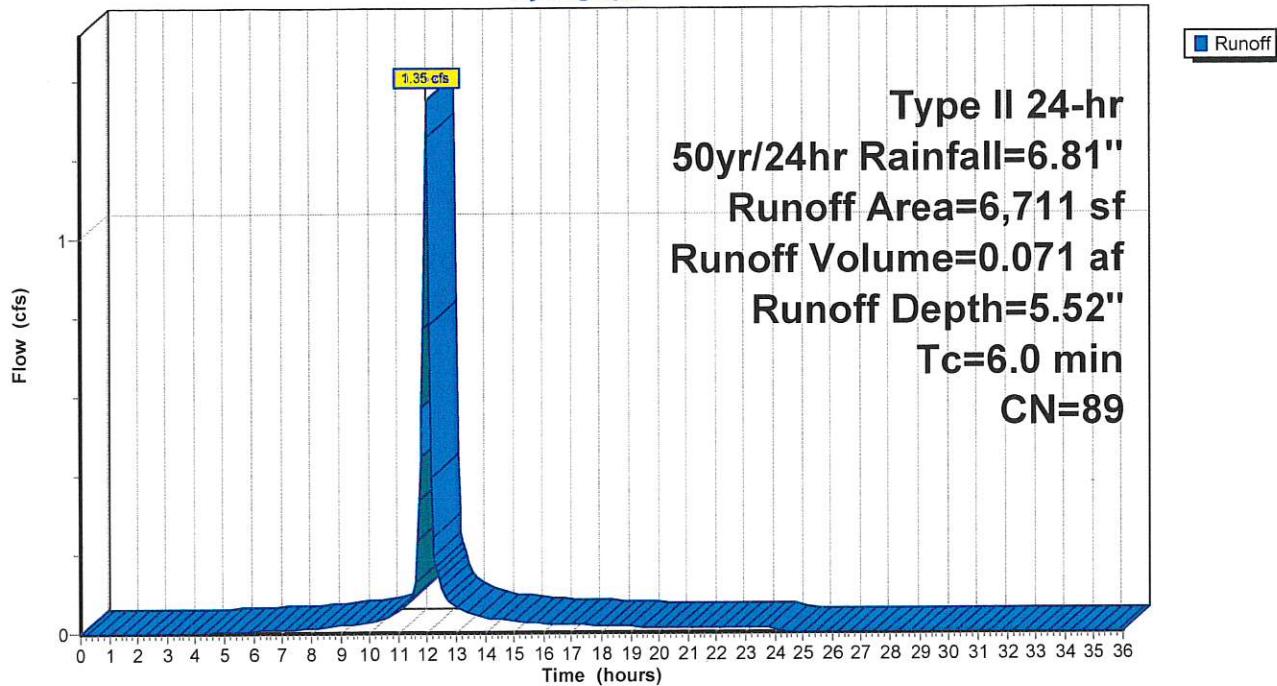
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Type II 24-hr 50yr/24hr Rainfall=6.81"
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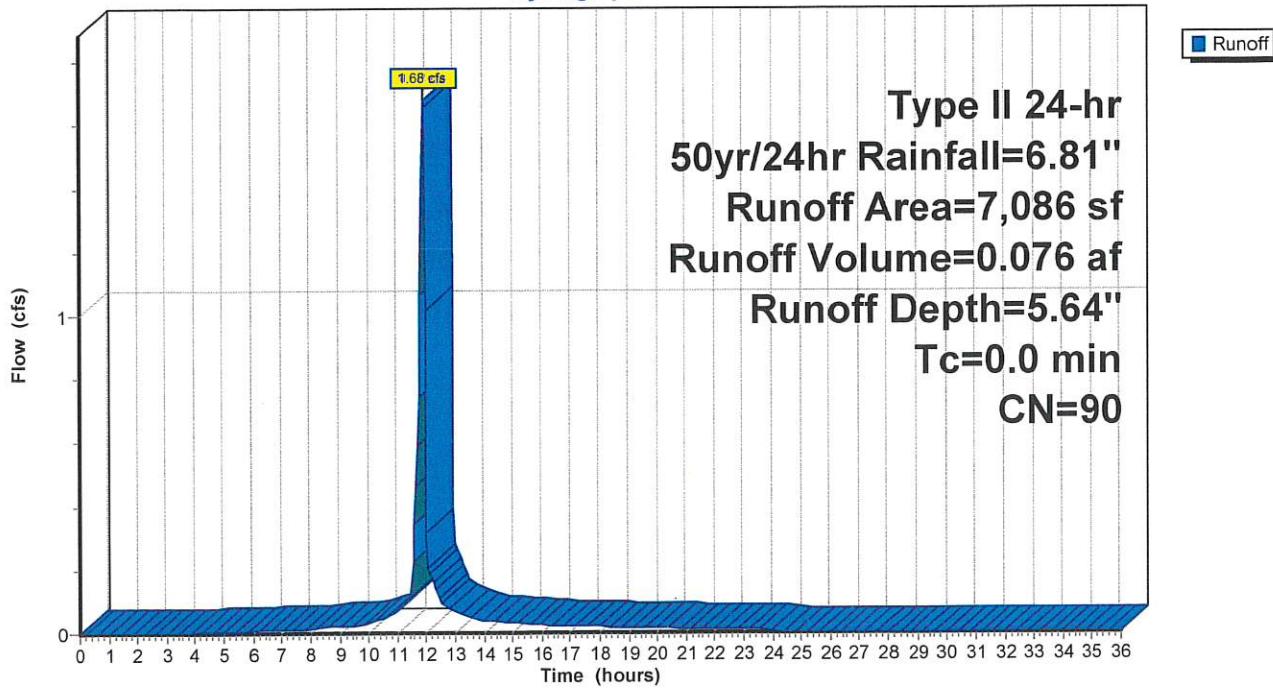
Subcatchment 3S: To CB3

Hydrograph



Subcatchment 4S: To CB4

Hydrograph



Runoff

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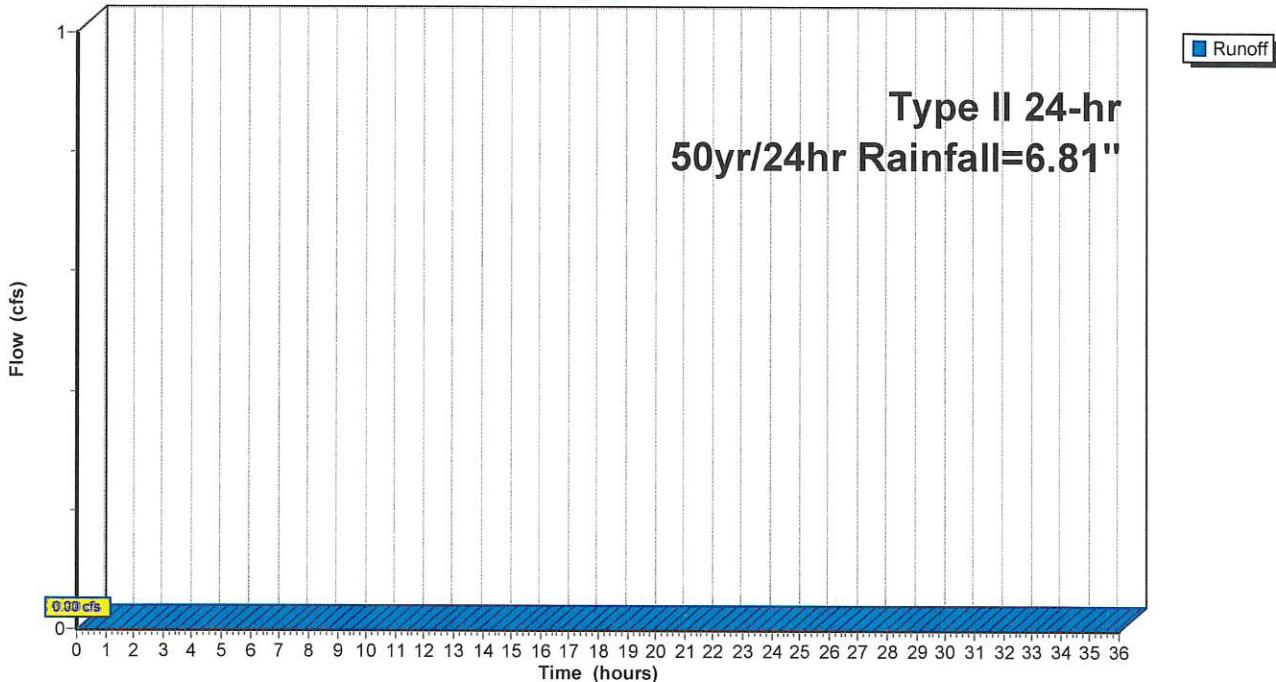
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Type II 24-hr 50yr/24hr Rainfall=6.81"

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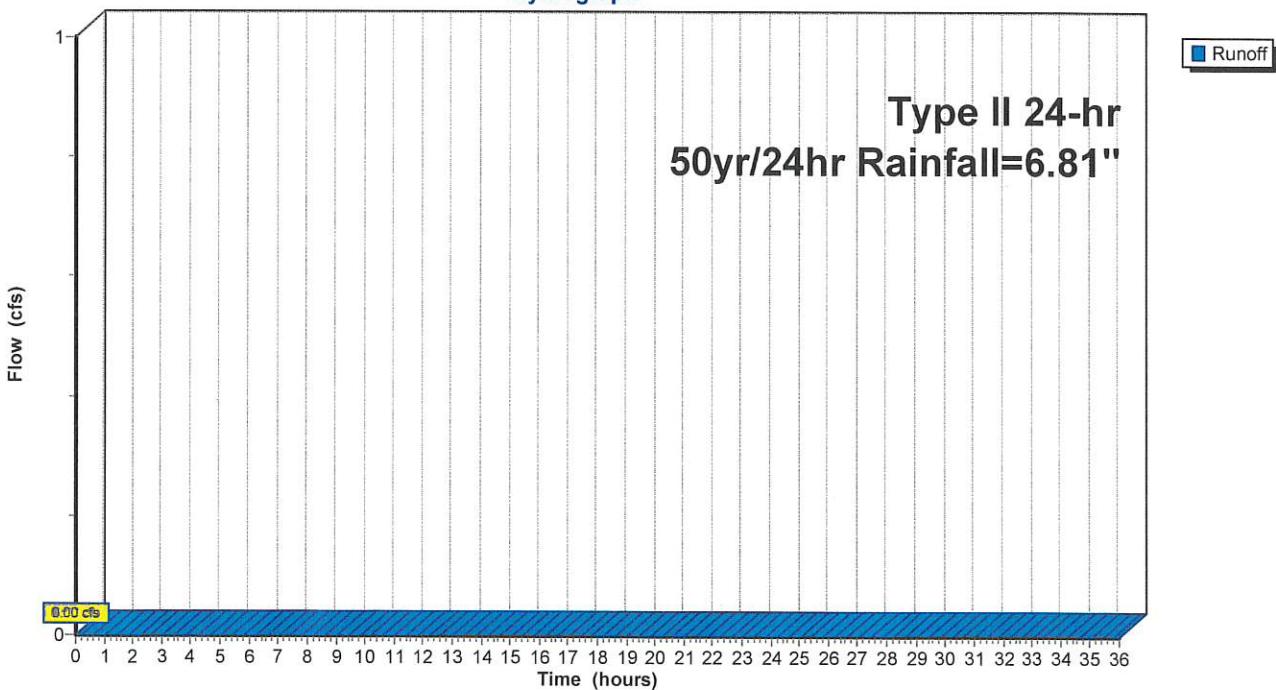
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Subcatchment 5aS: To CB5

Hydrograph

**Subcatchment 5bS: To CB5**

Hydrograph



Runoff

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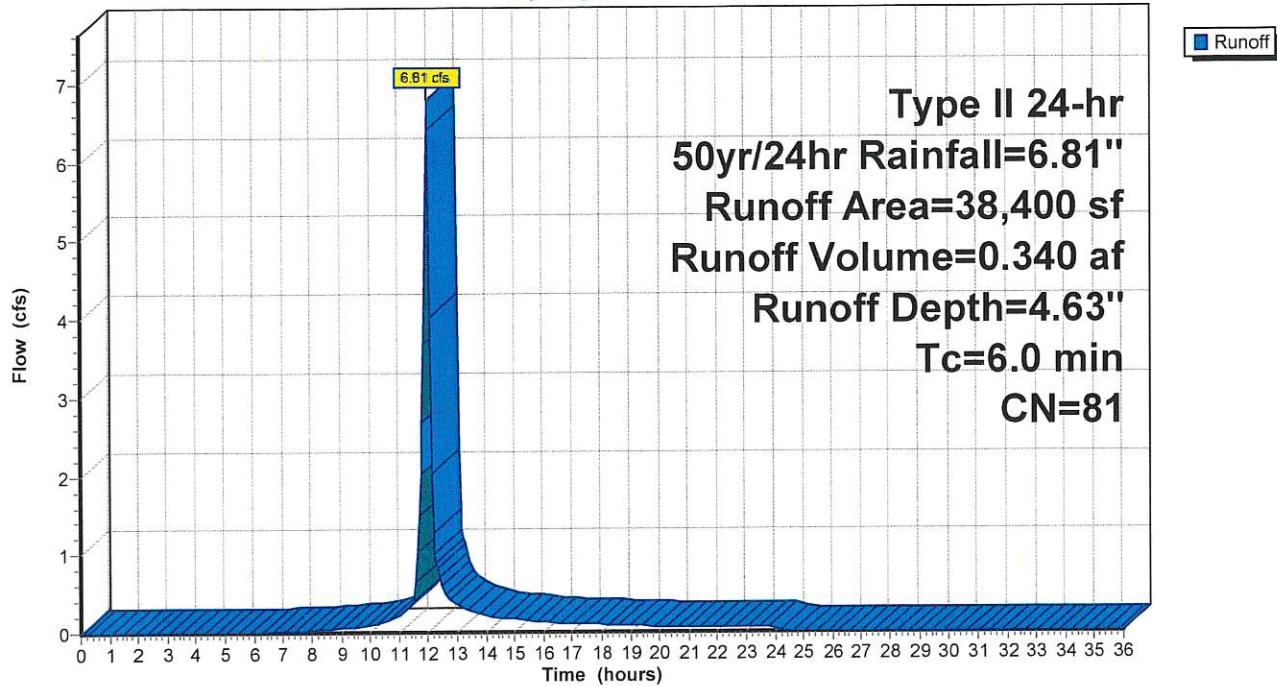
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Type II 24-hr 50yr/24hr Rainfall=6.81"

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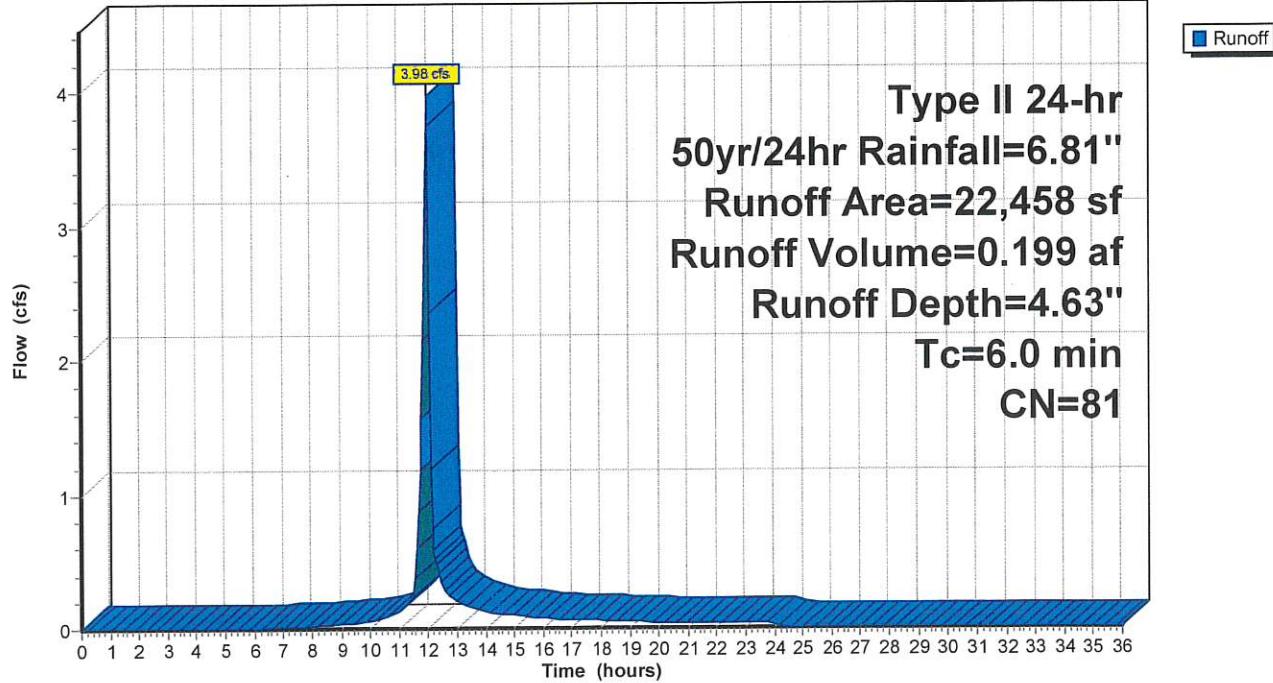
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Subcatchment 5S: To CB5

Hydrograph

**Subcatchment 6S: To CB6**

Hydrograph



Runoff

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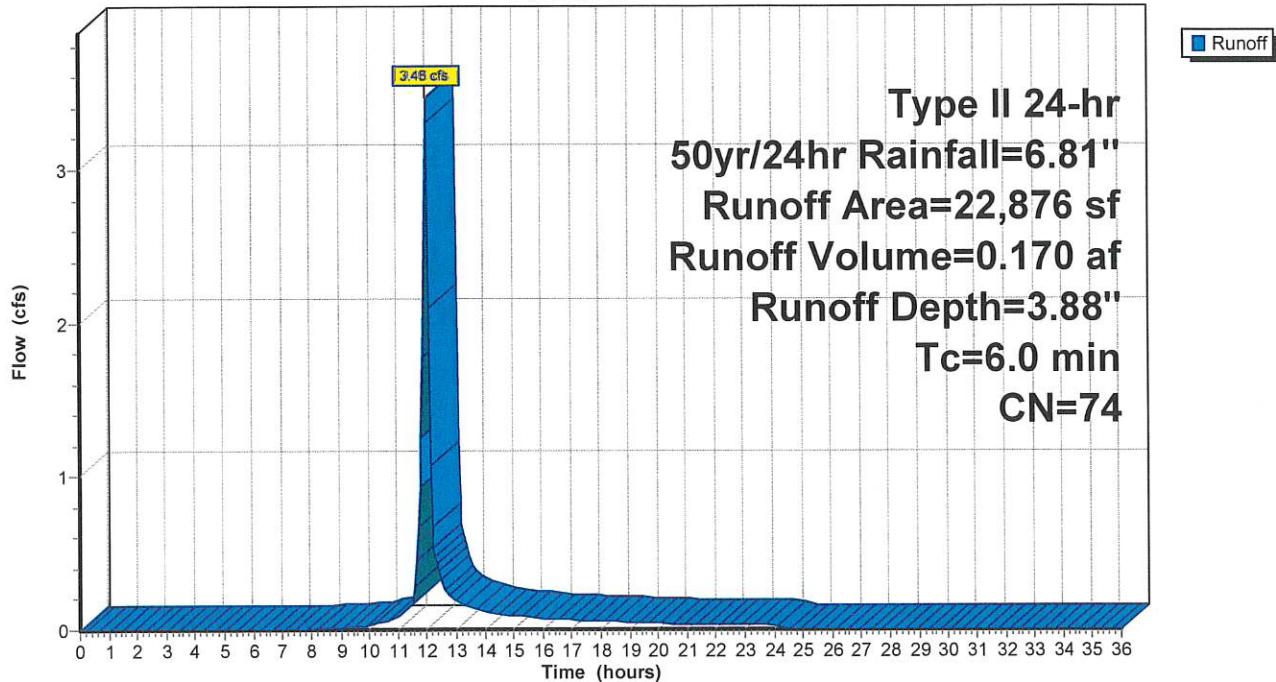
Brookhollow Senior Apartments
Type II 24-hr 50yr/24hr Rainfall=6.81"

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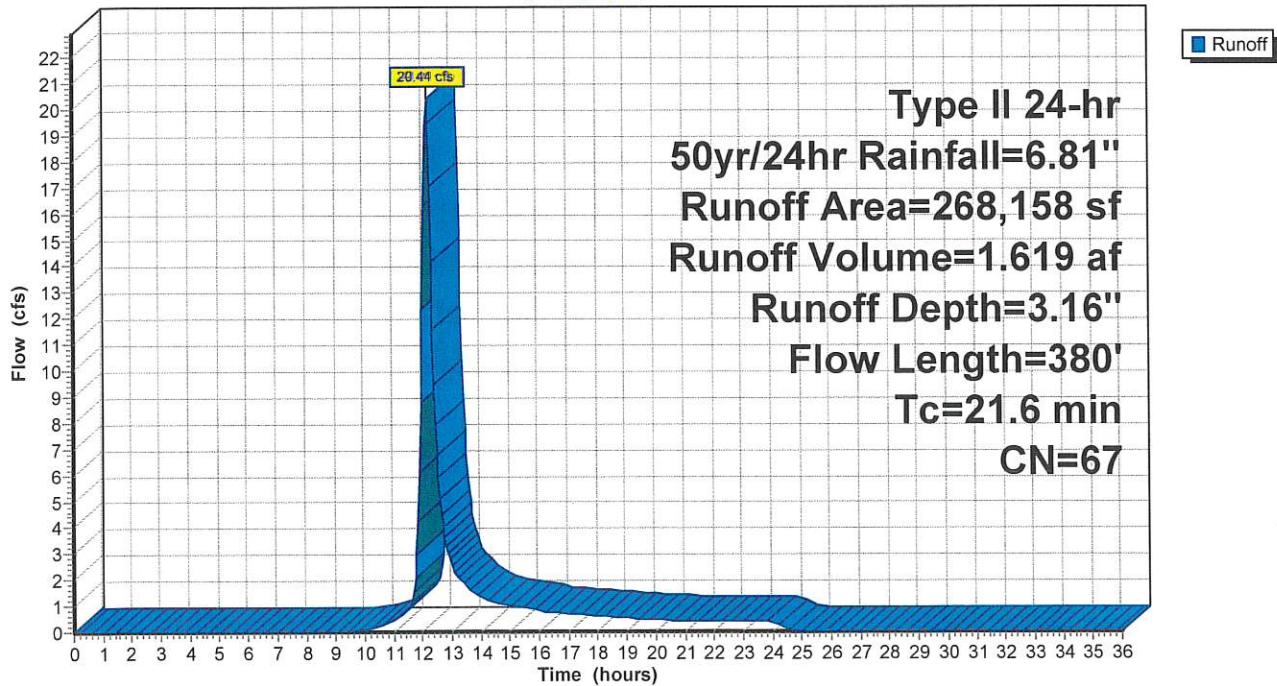
Subcatchment 7S: To Basin

Hydrograph



Subcatchment 8S: Bypassing

Hydrograph



Runoff

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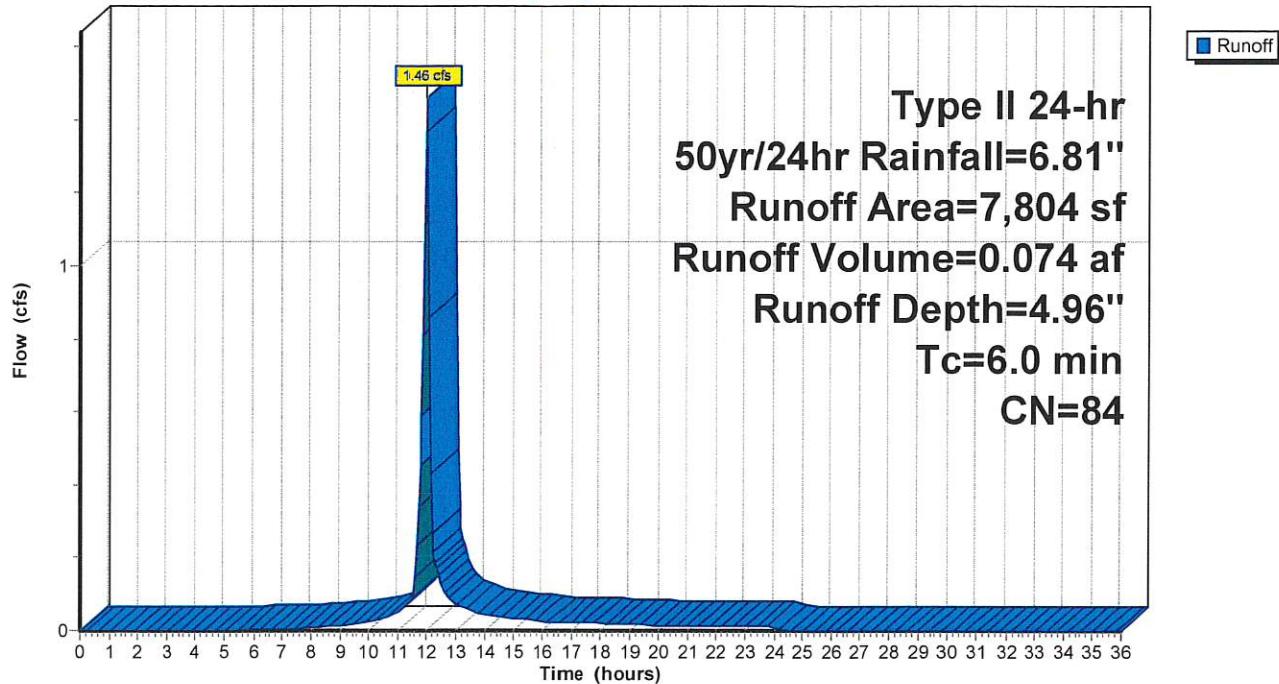
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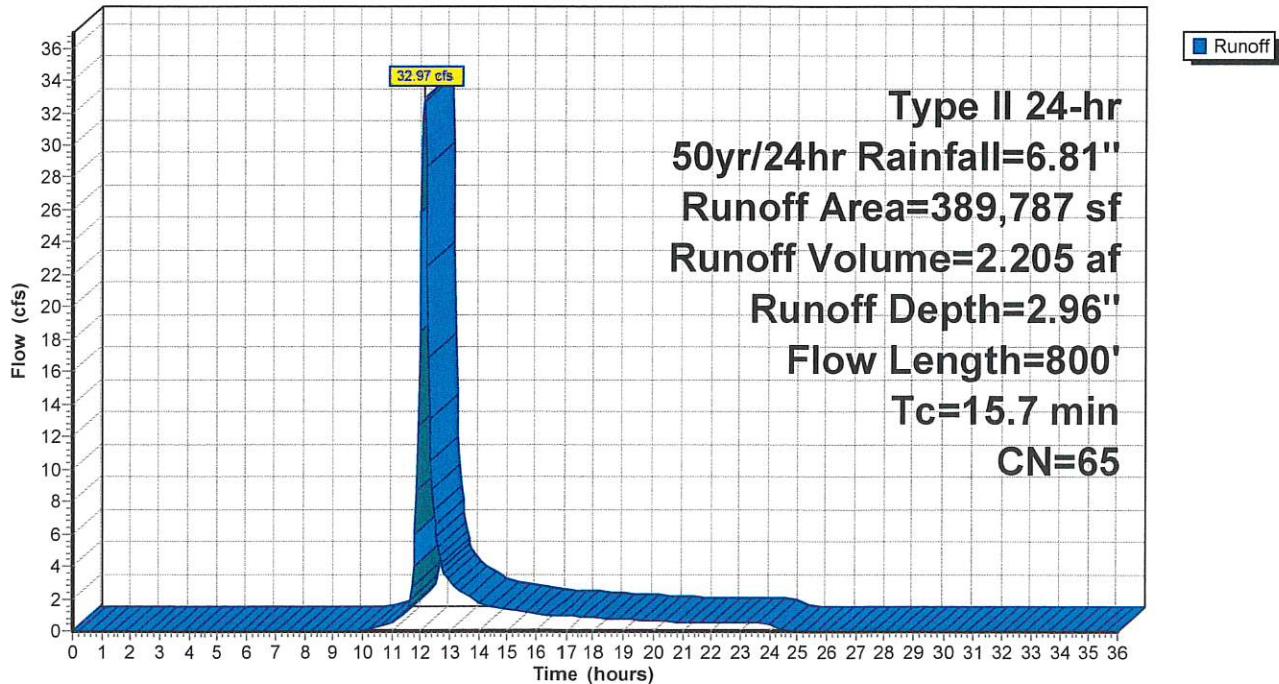
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Subcatchment 9S: To Trench Drain

Hydrograph

**Subcatchment OS: To Outfall**

Hydrograph



Runoff

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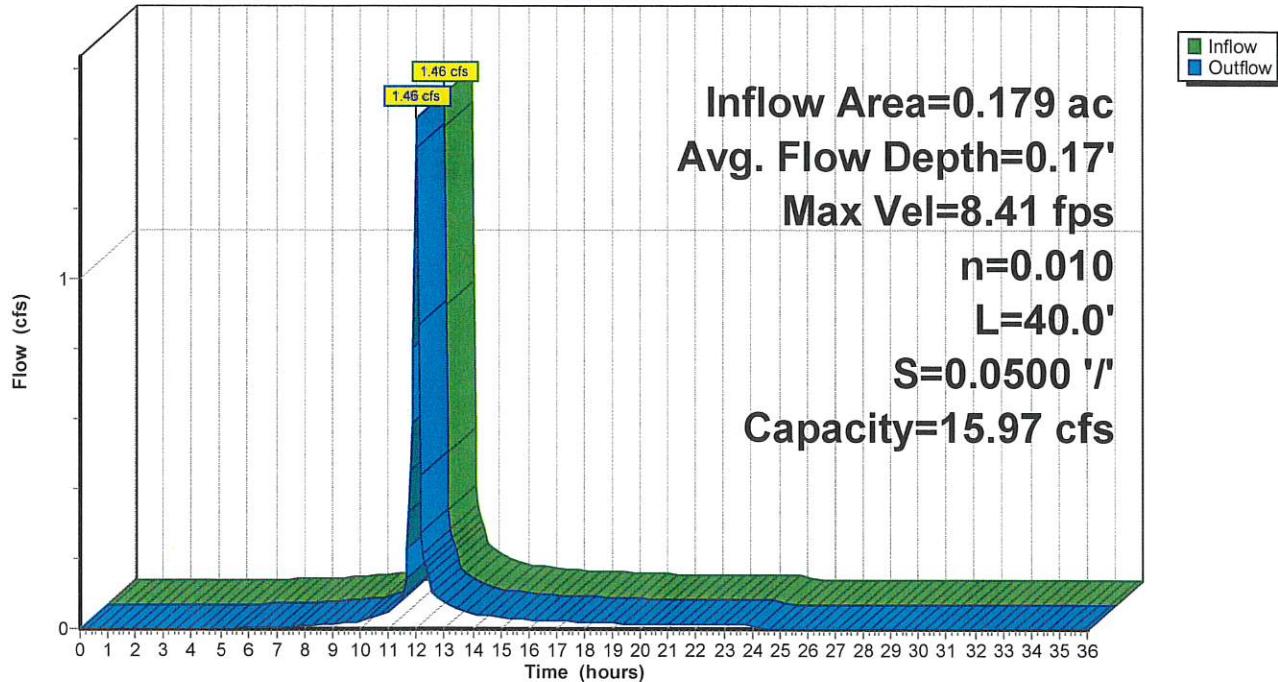
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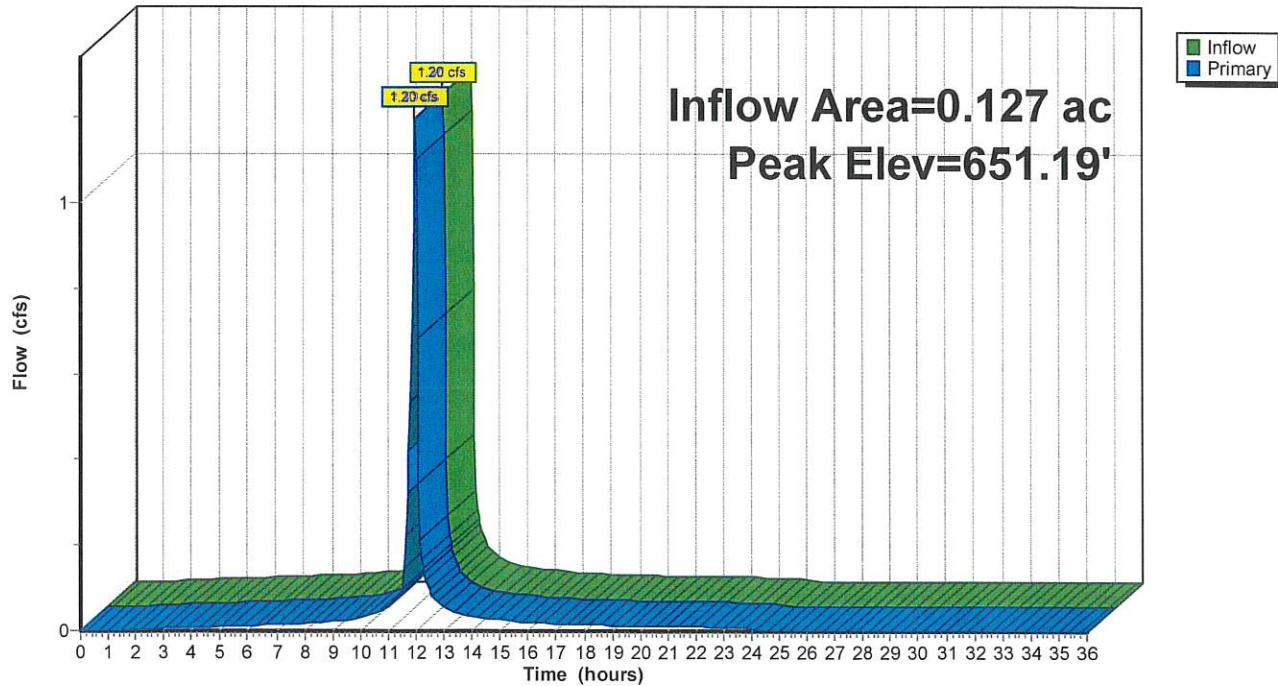
Reach 16R: Trench Drain

Hydrograph



Pond 9P: CB1

Hydrograph



Runoff

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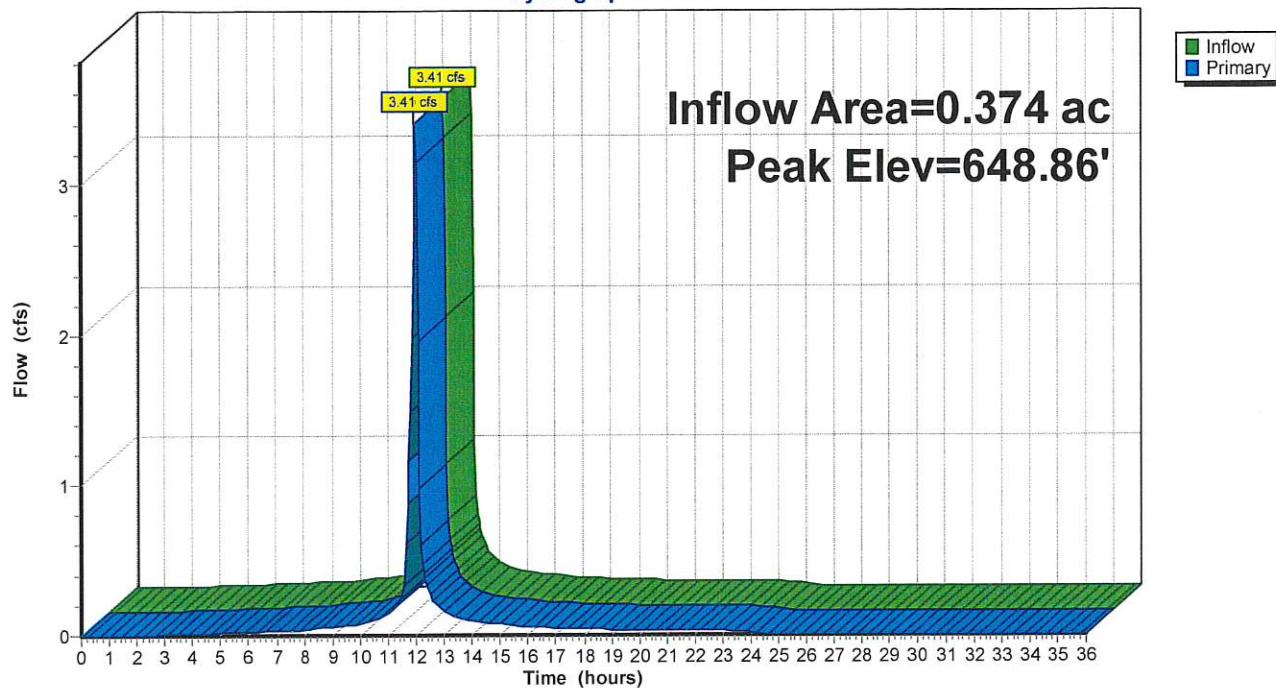
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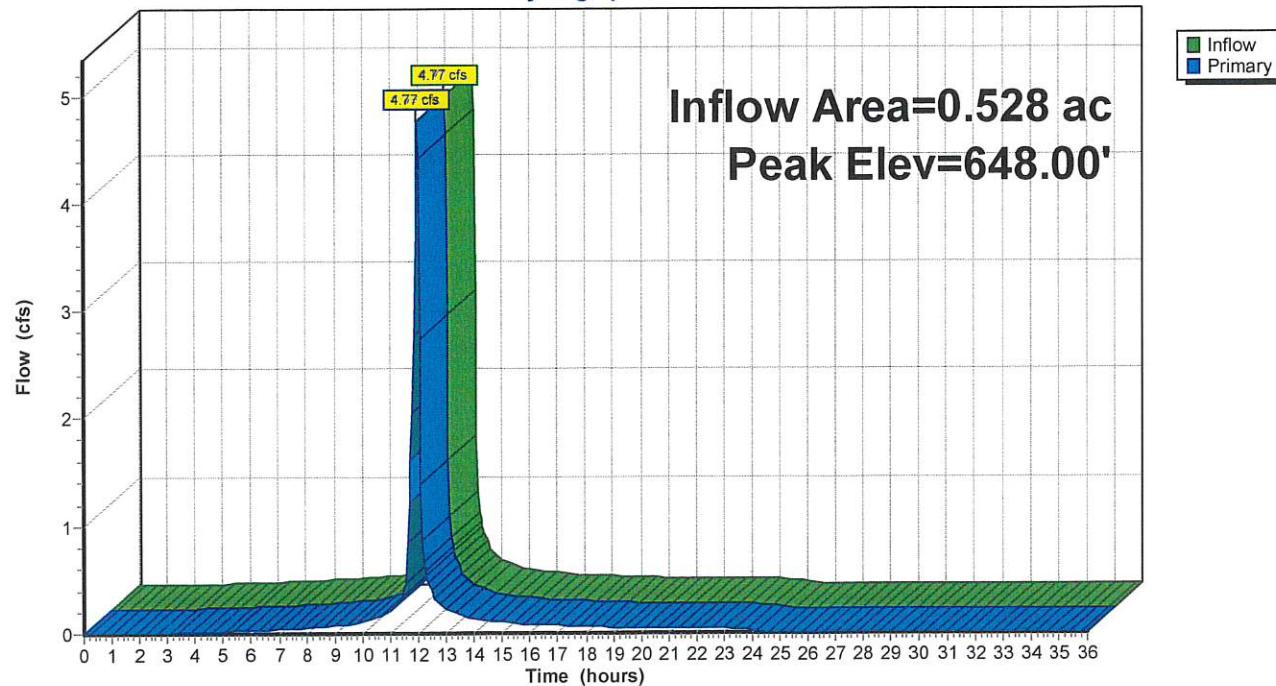
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Pond 10P: CB2

Hydrograph

**Pond 11P: CB3**

Hydrograph



Runoff

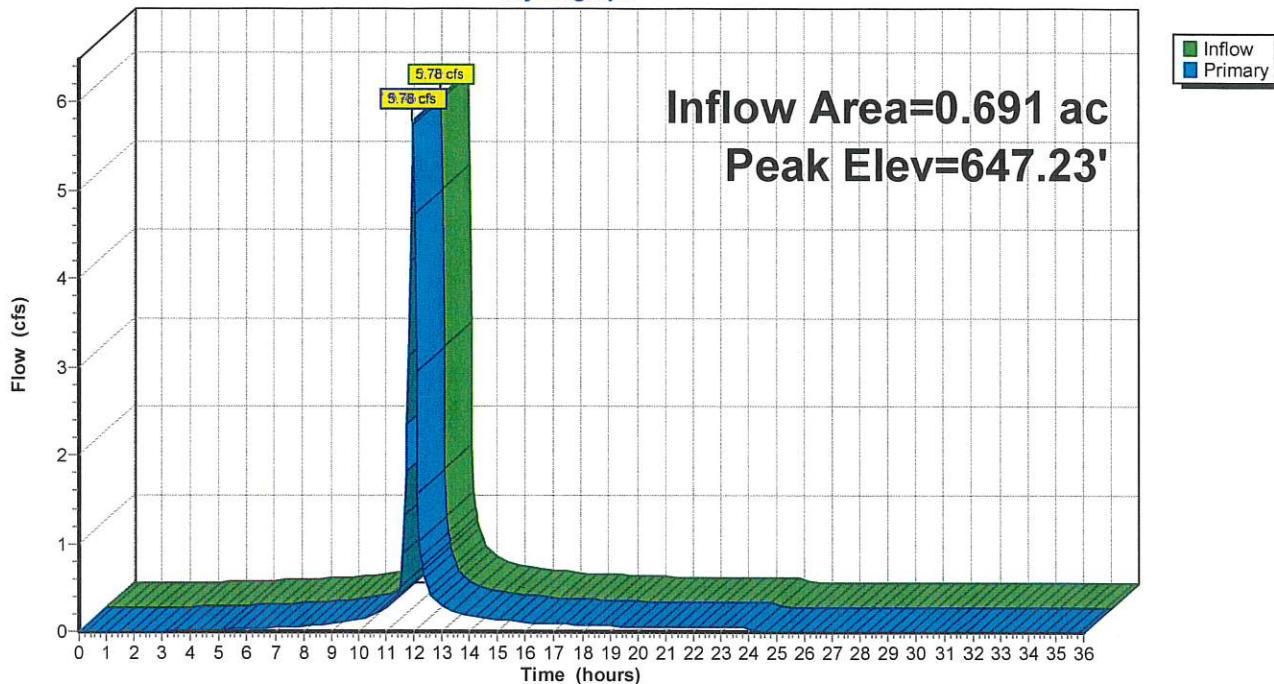
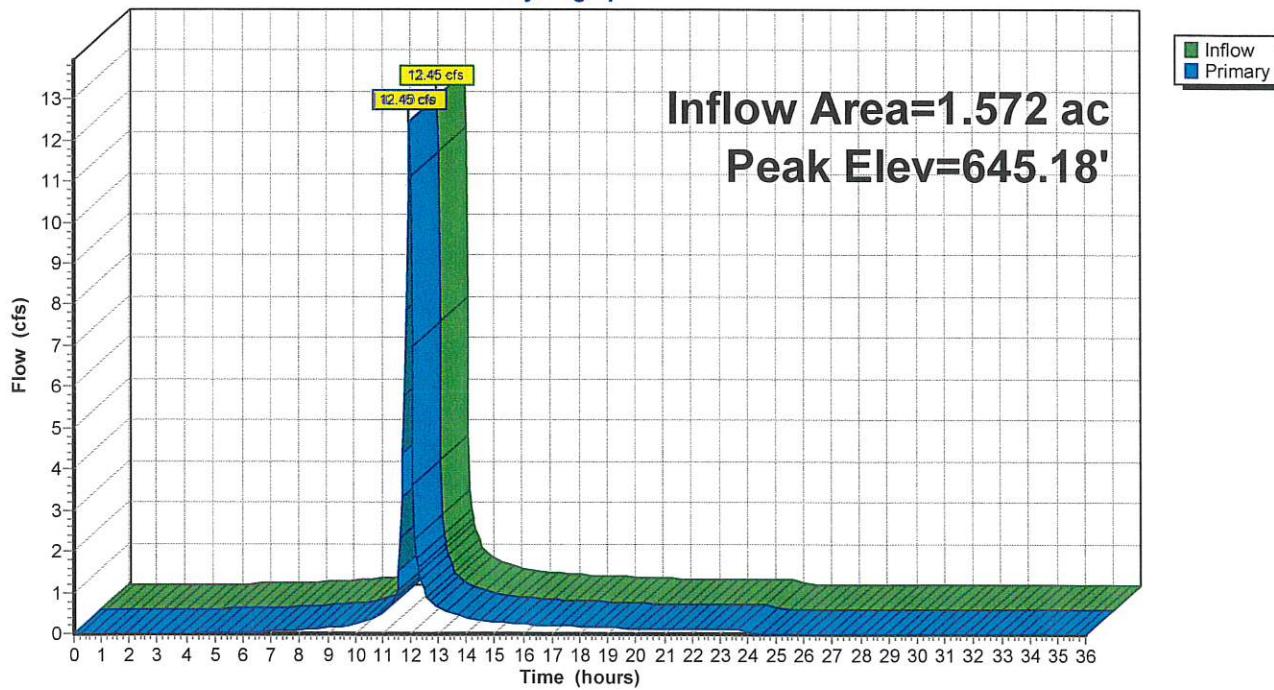
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Pond 12P: CB4**Hydrograph****Pond 13aP: CB6****Hydrograph**

Runoff

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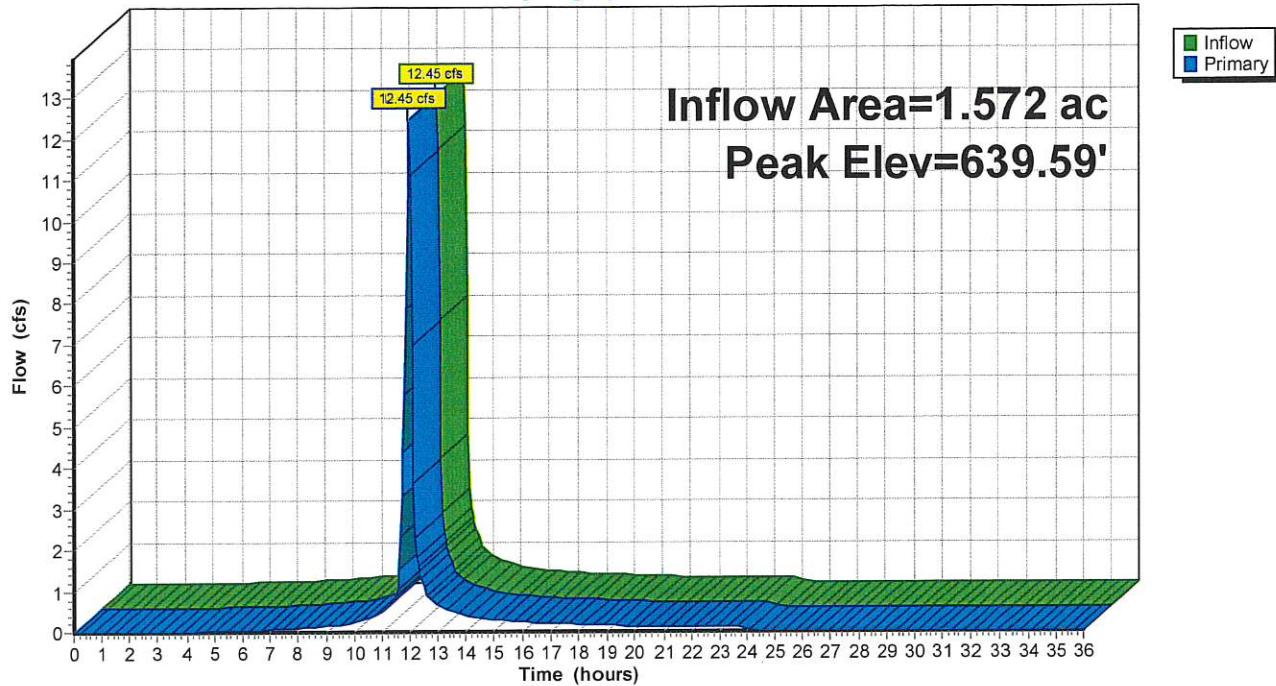
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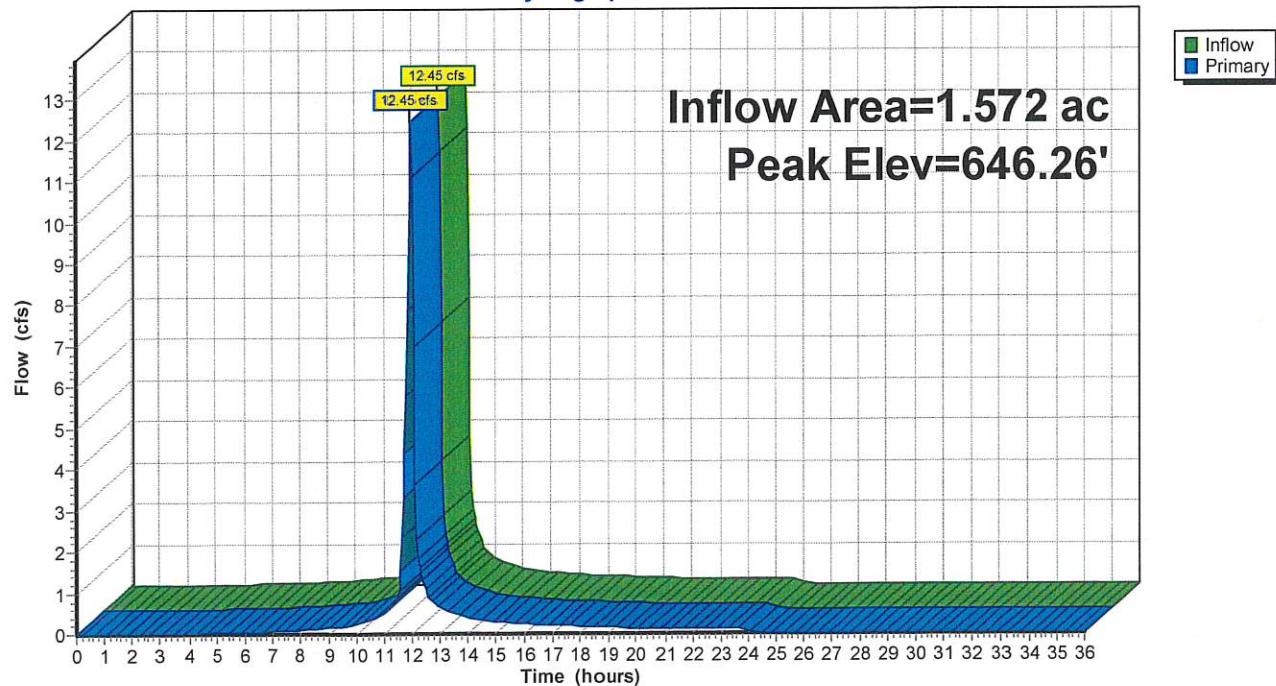
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Pond 13bP: CB7

Hydrograph

**Pond 13P: CB5**

Hydrograph

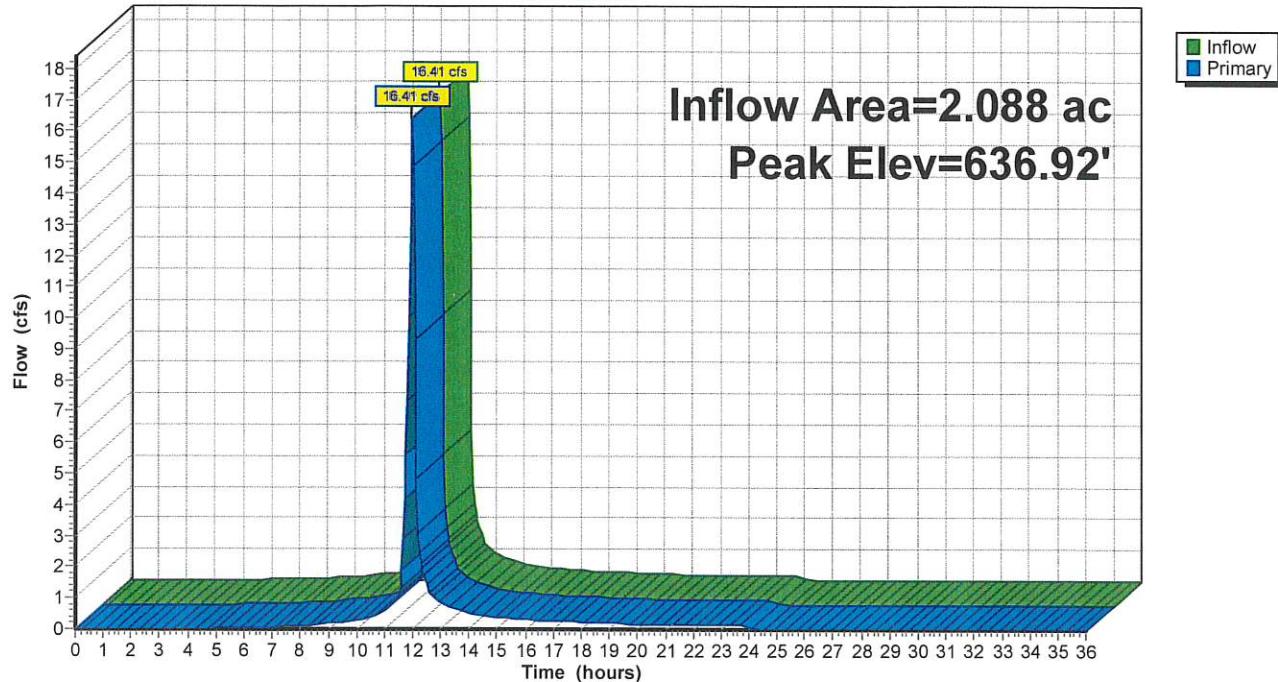
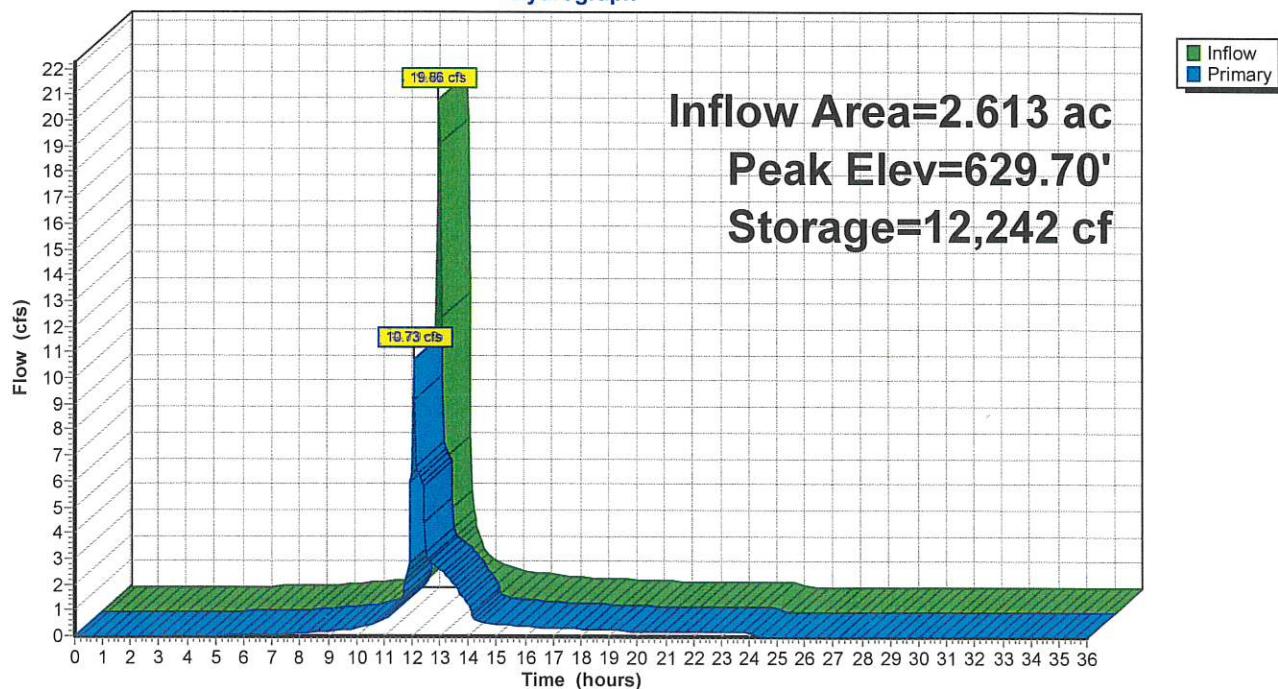


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Pond 14P: CB8**Hydrograph****Pond 15P: Detention Basin****Hydrograph**

Runoff

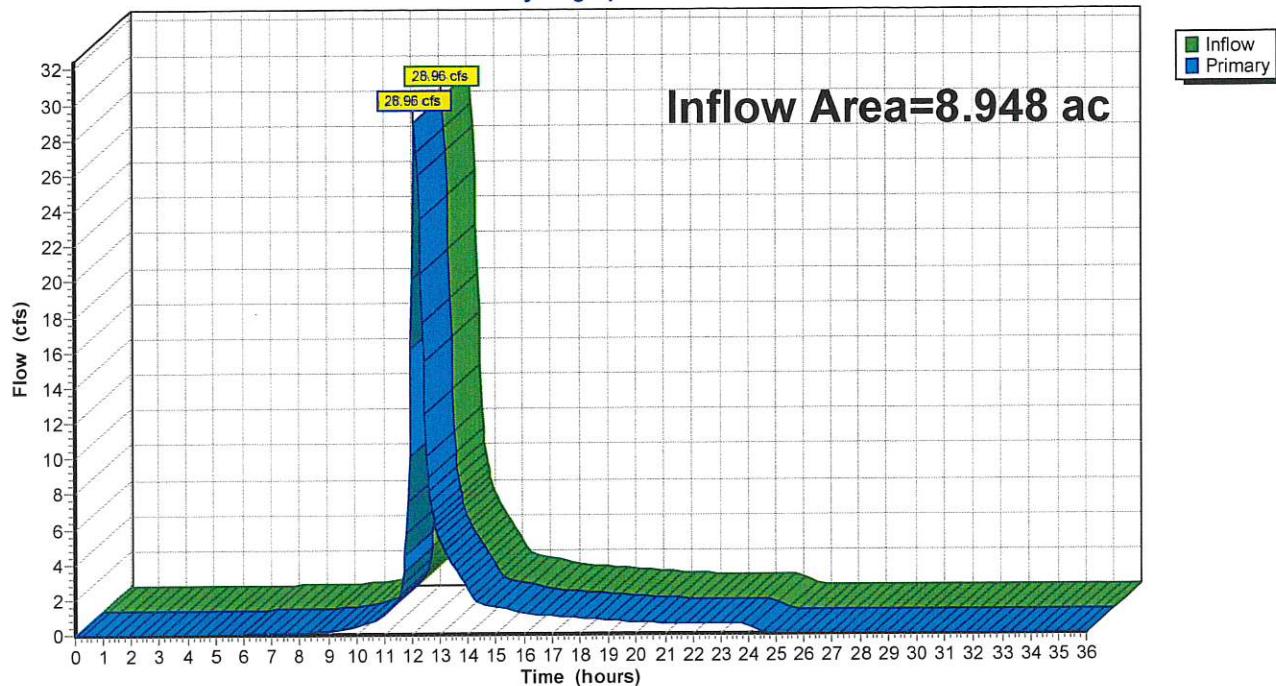
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Link 16L: Site Outfall**Hydrograph**

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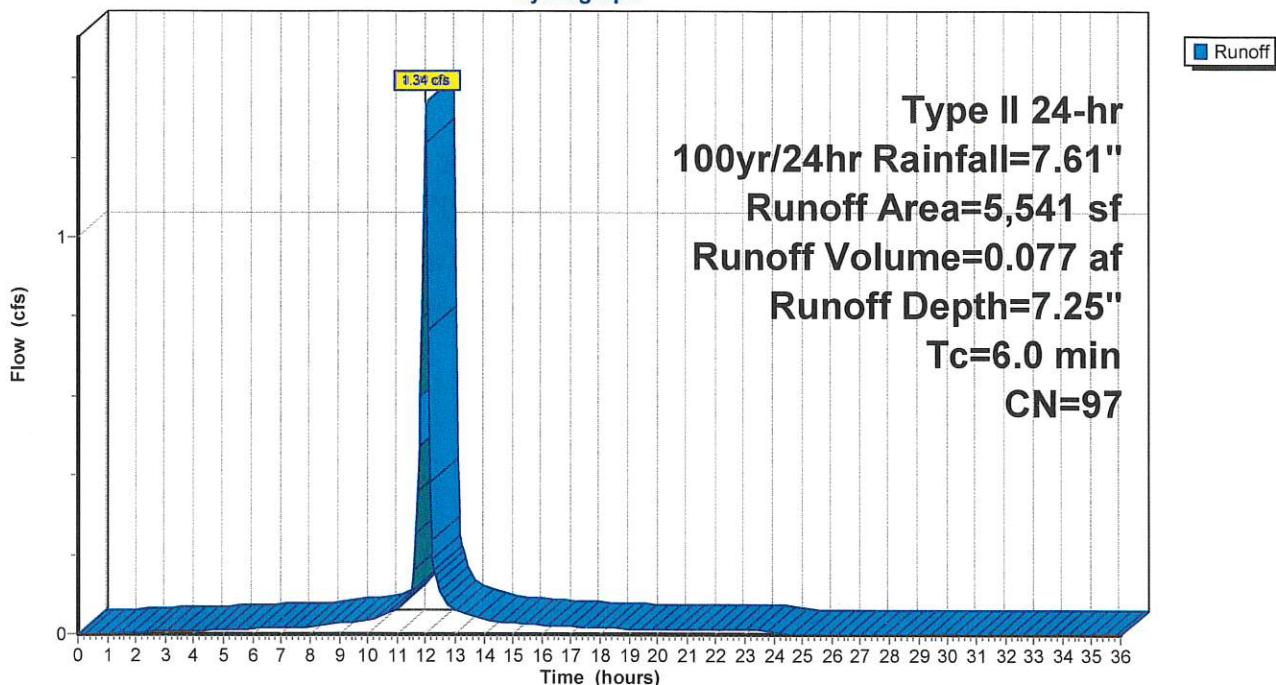
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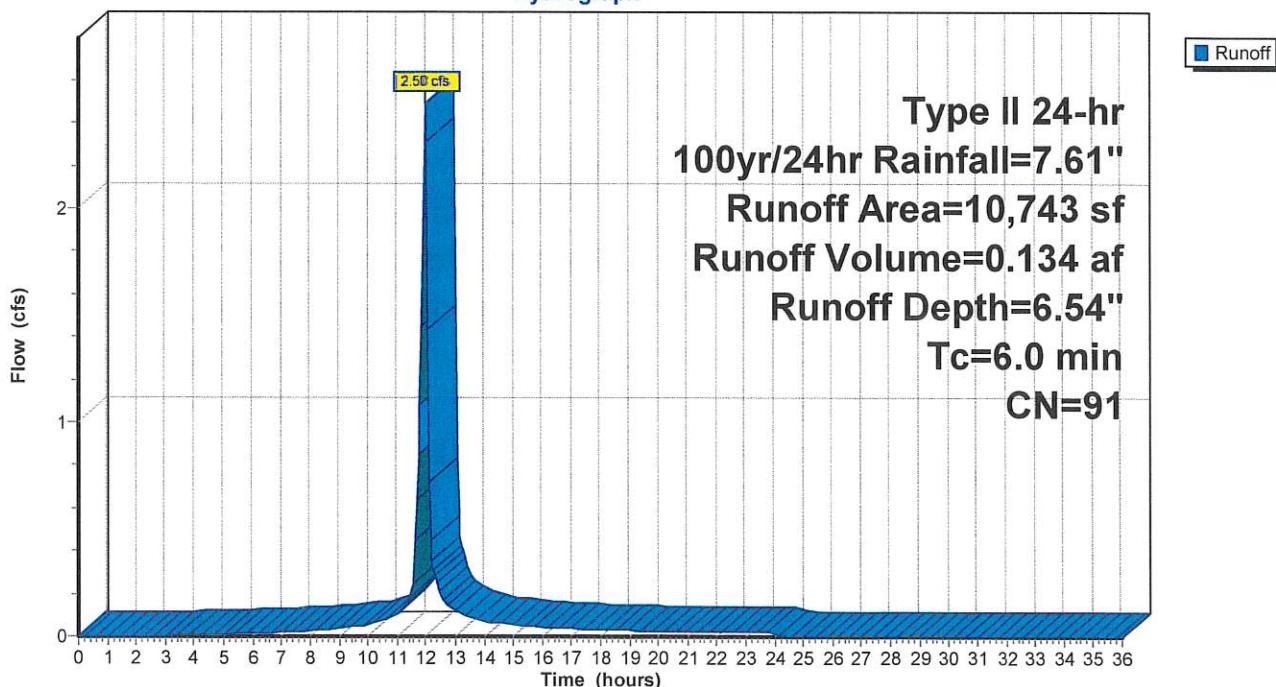
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Subcatchment 1S: To CB1

Hydrograph

**Subcatchment 2S: To CB2**

Hydrograph



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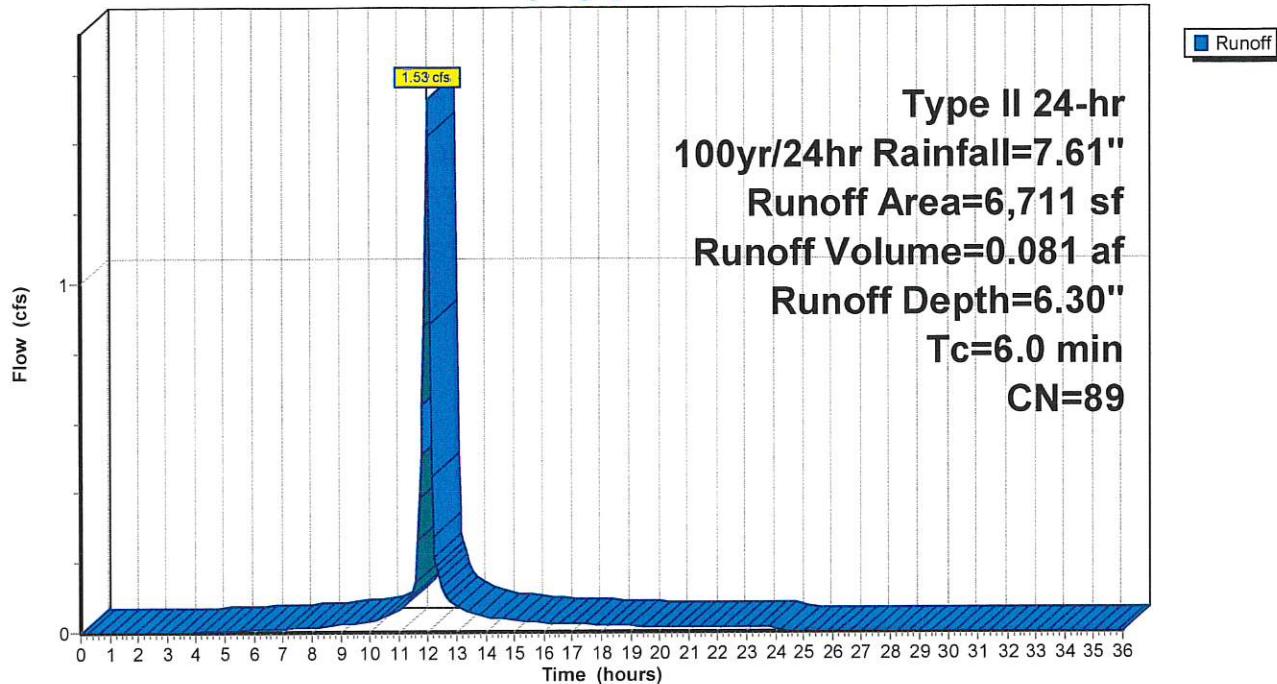
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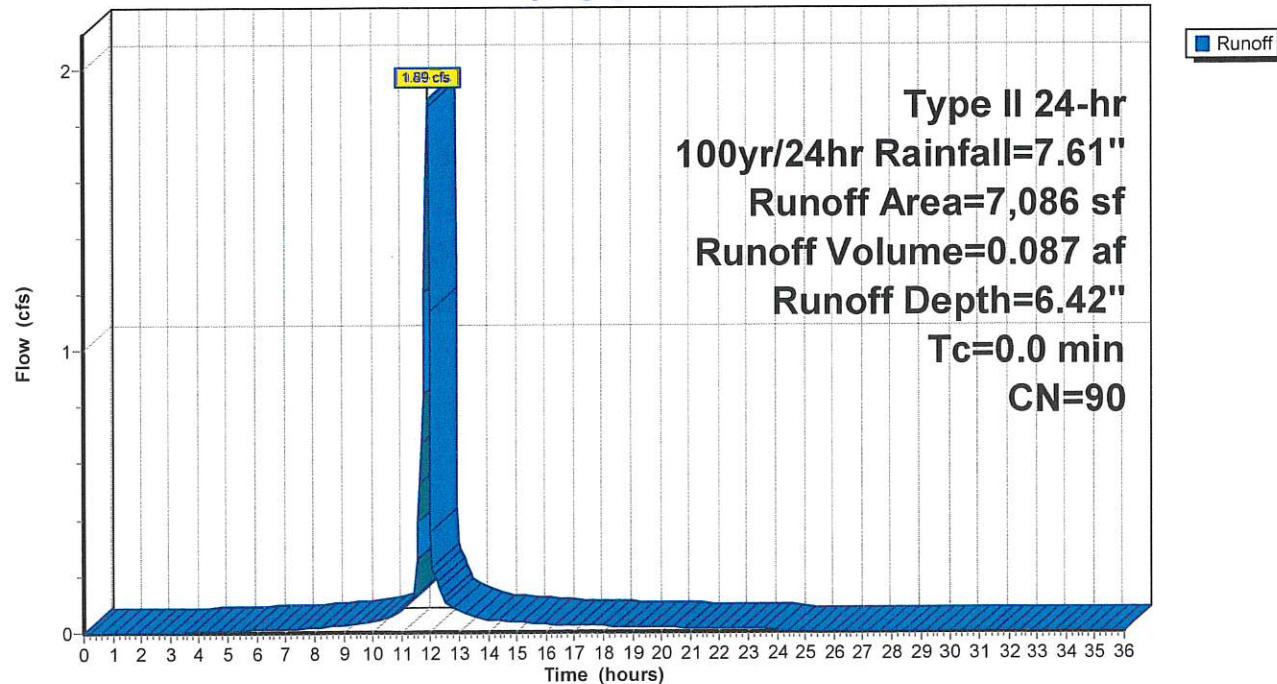
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Subcatchment 3S: To CB3

Hydrograph

**Subcatchment 4S: To CB4**

Hydrograph



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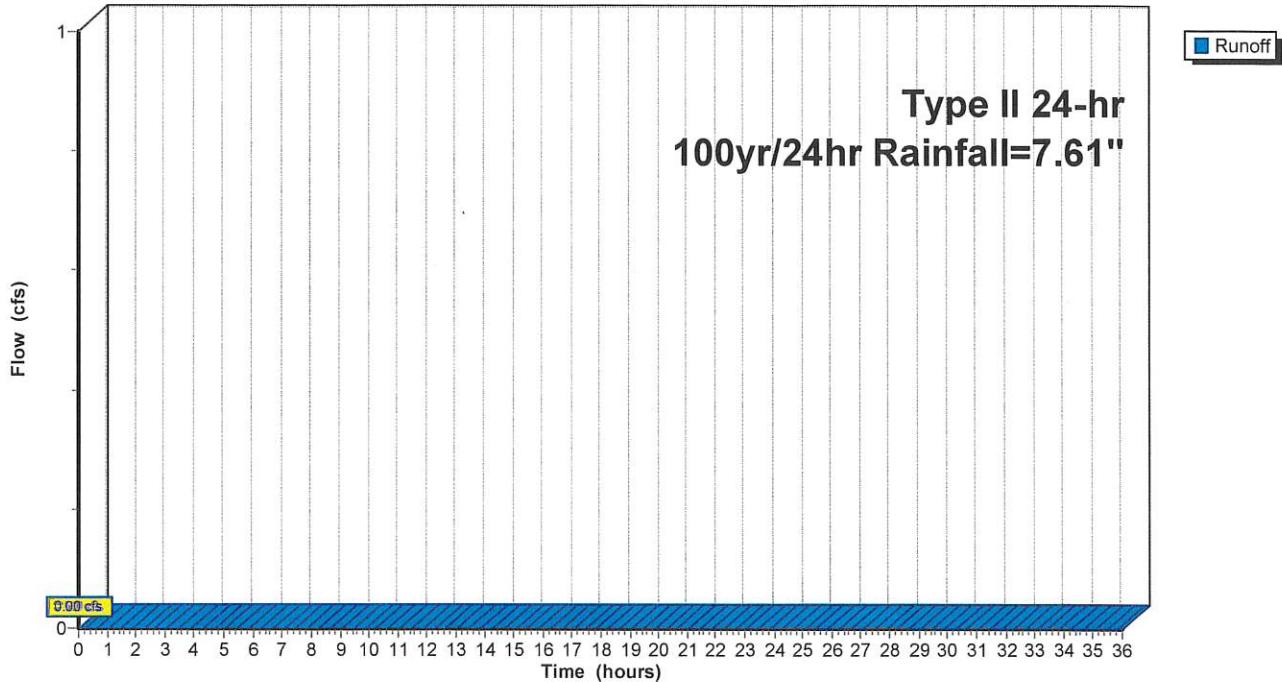
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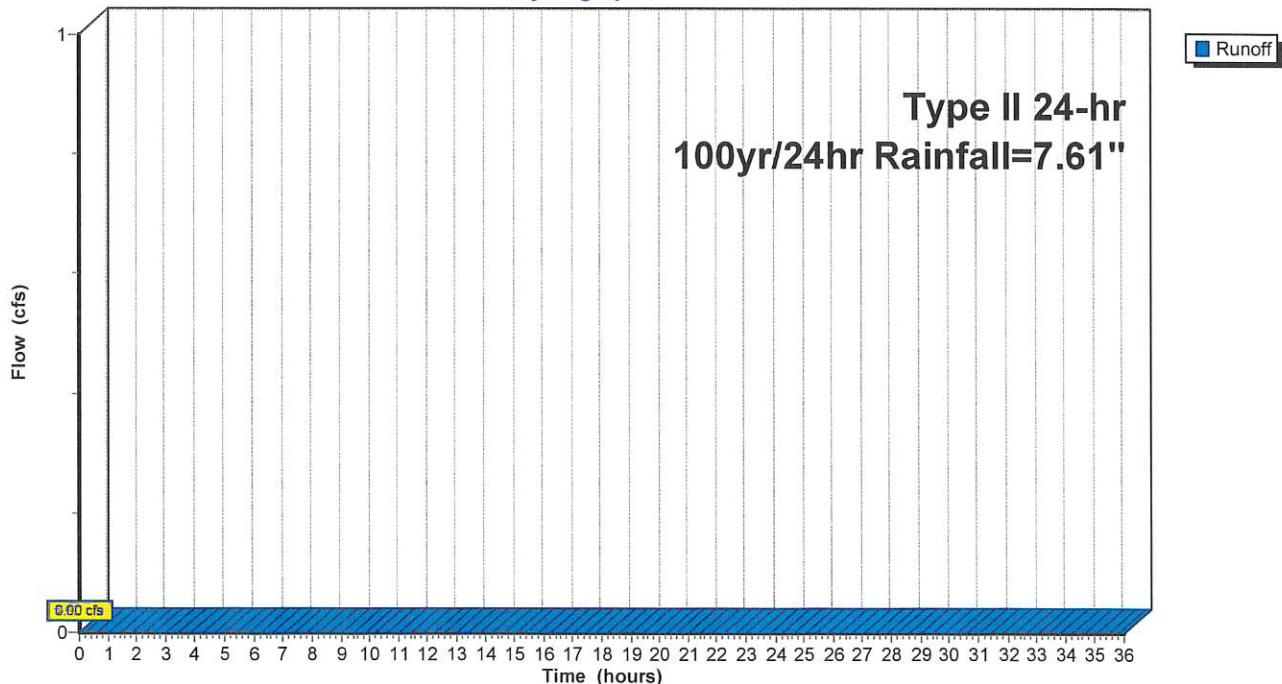
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Subcatchment 5aS: To CB5

Hydrograph

**Subcatchment 5bS: To CB5**

Hydrograph



Runoff

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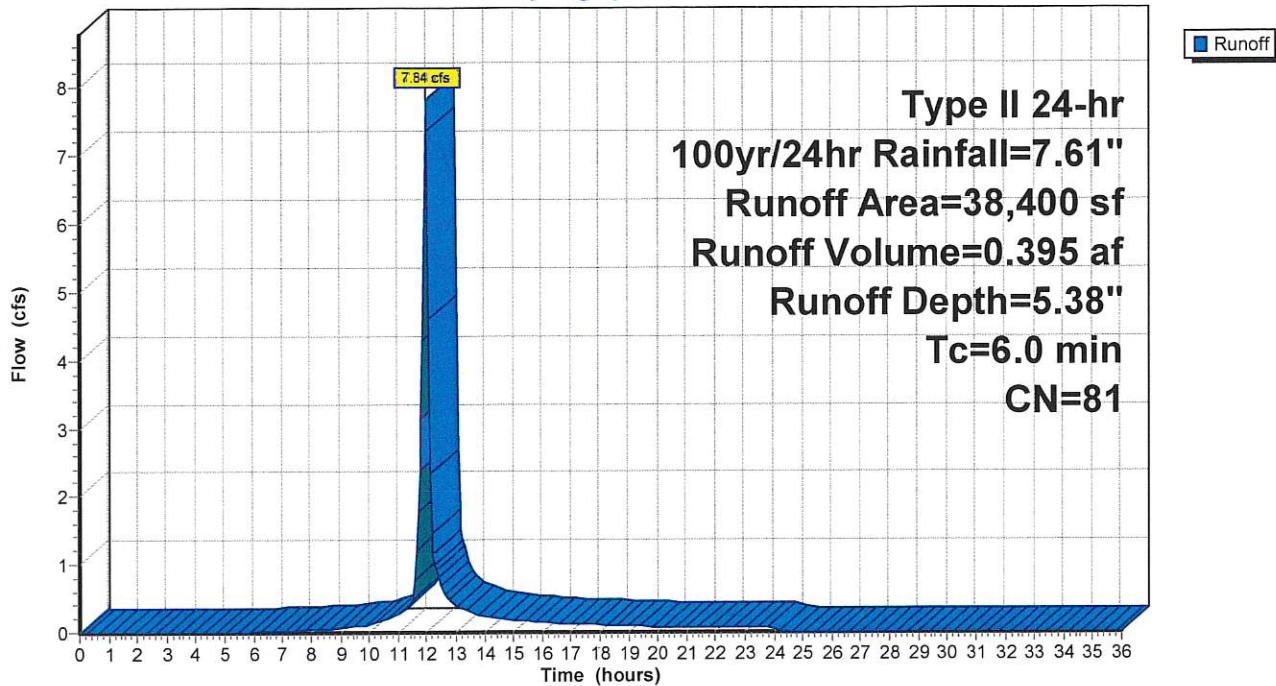
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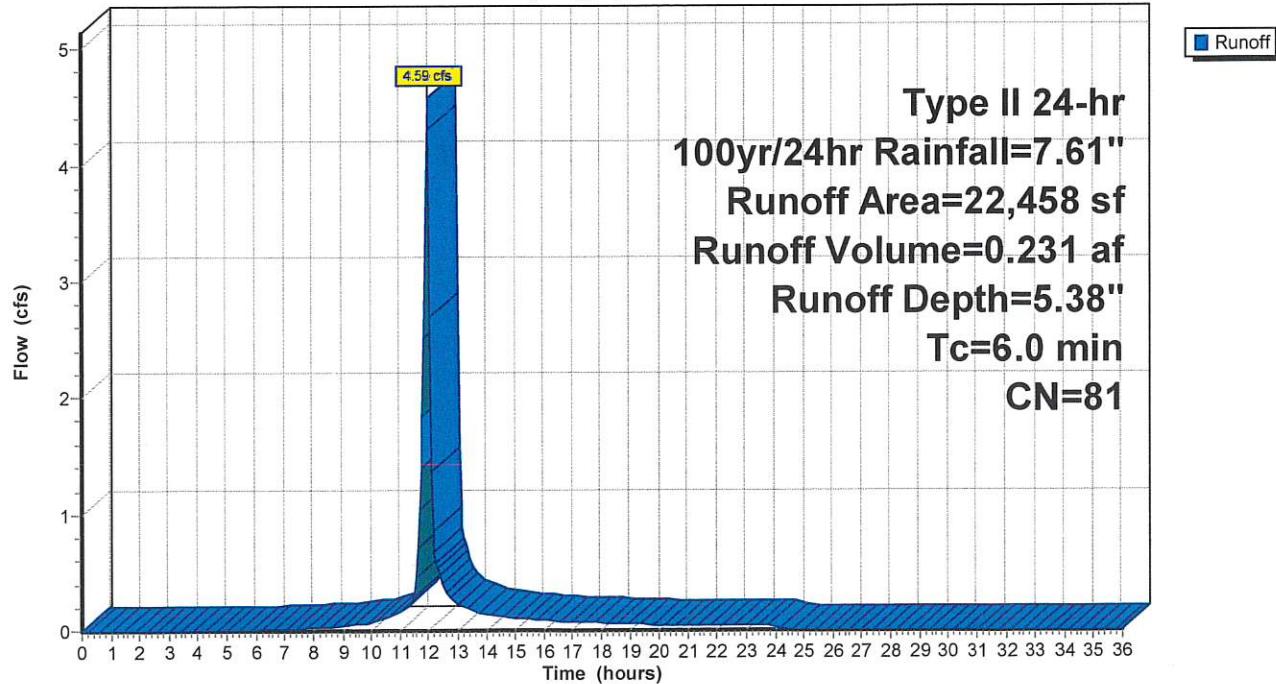
Subcatchment 5S: To CB5

Hydrograph



Subcatchment 6S: To CB6

Hydrograph



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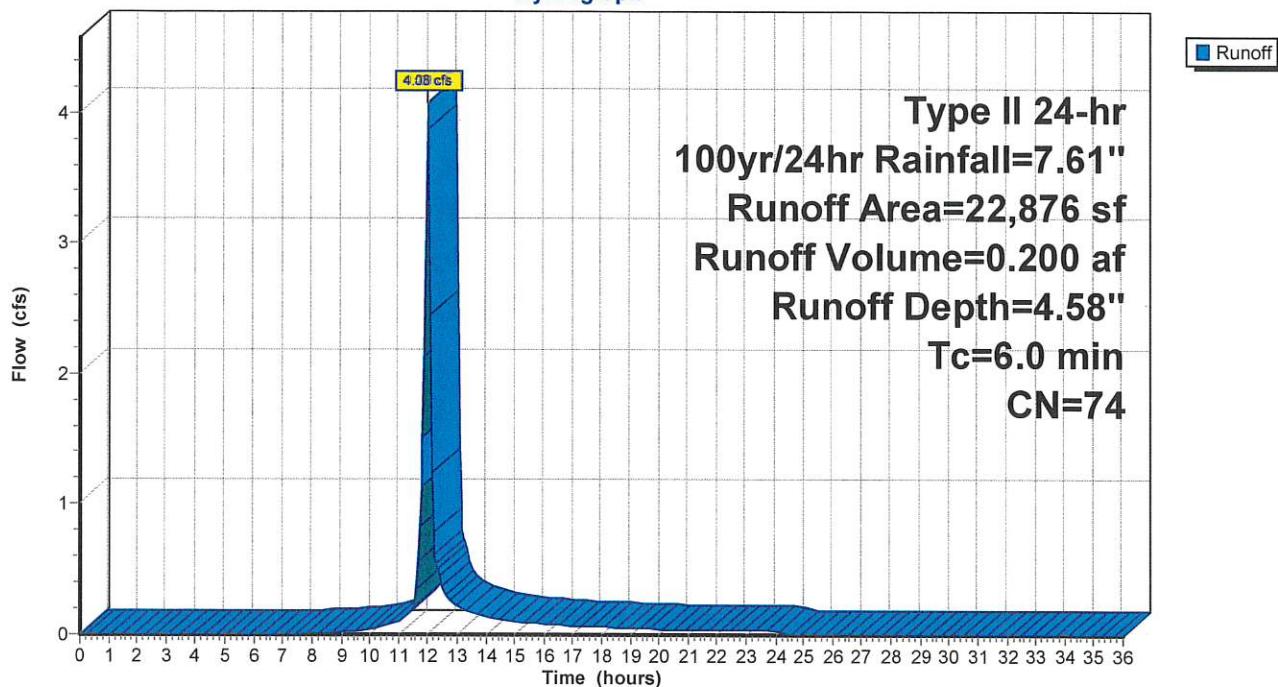
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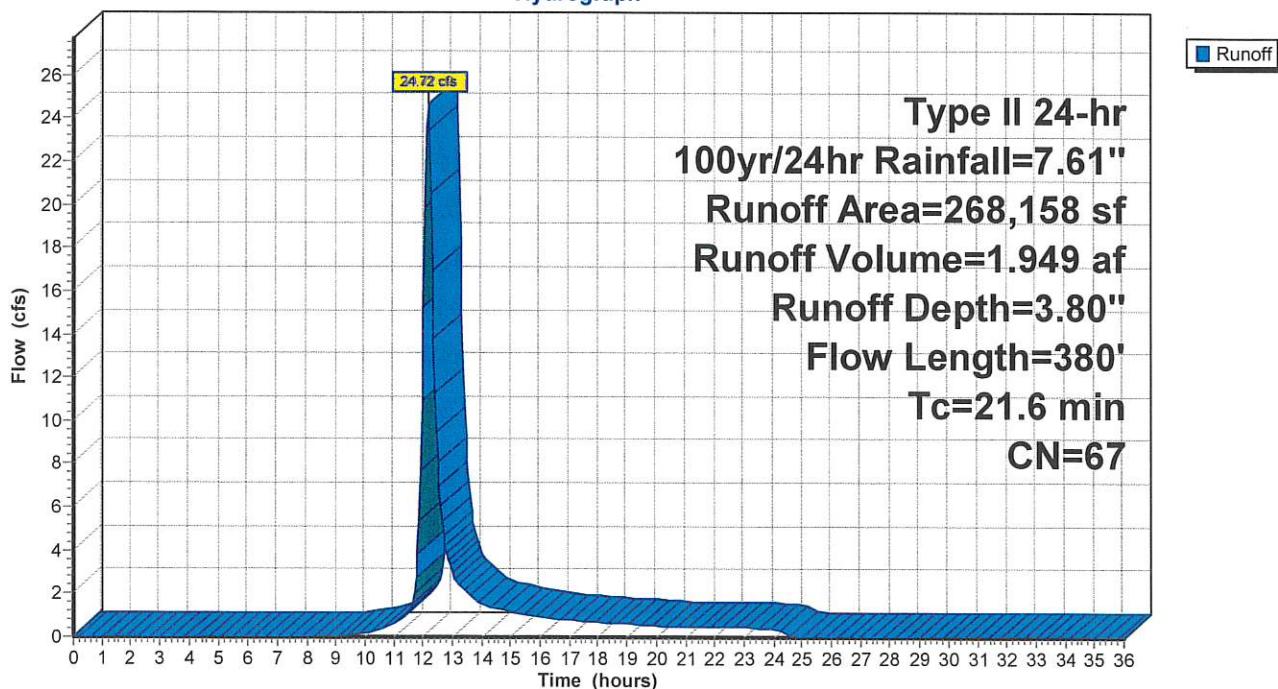
Subcatchment 7S: To Basin

Hydrograph



Subcatchment 8S: Bypassing

Hydrograph

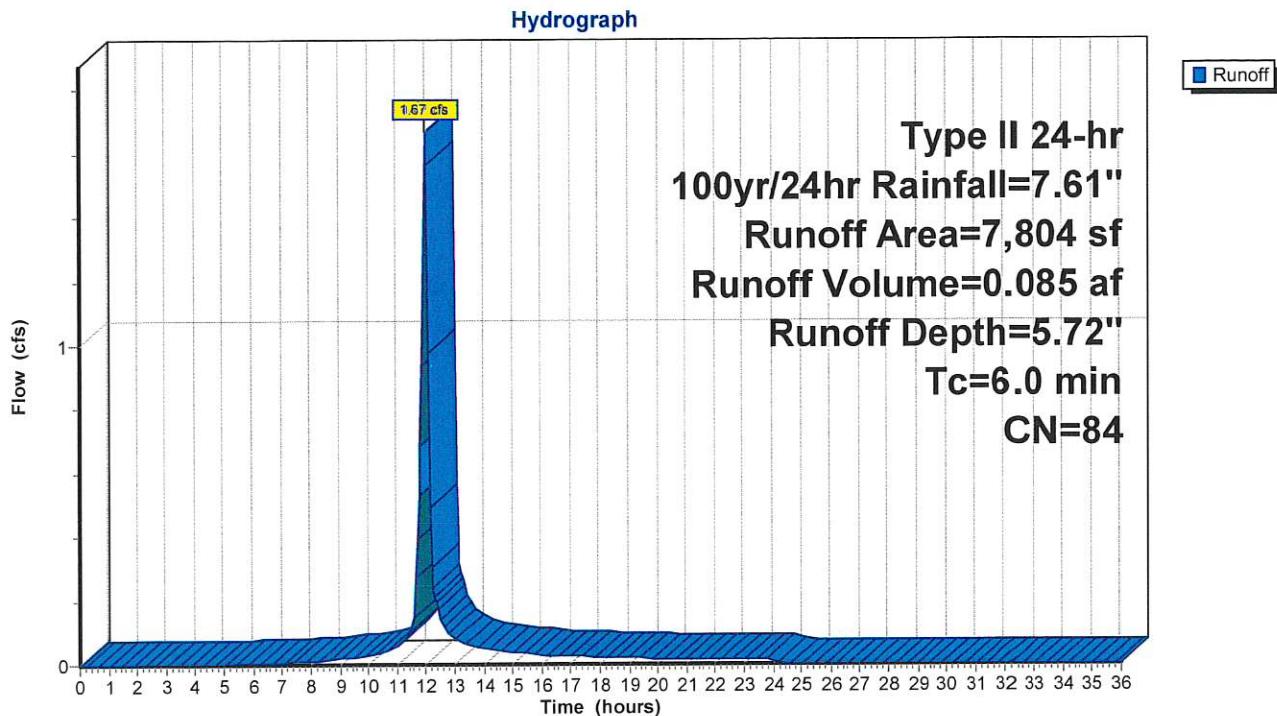
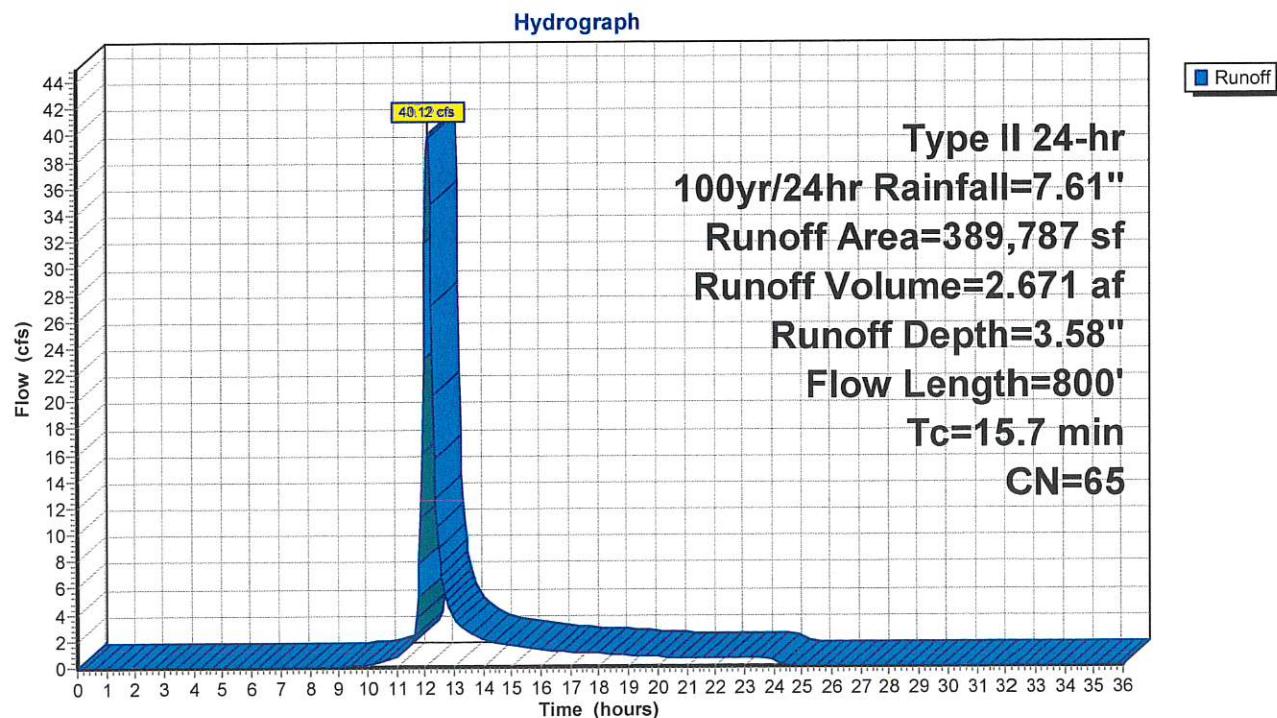


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Subcatchment 9S: To Trench Drain**Subcatchment OS: To Outfall**

Runoff

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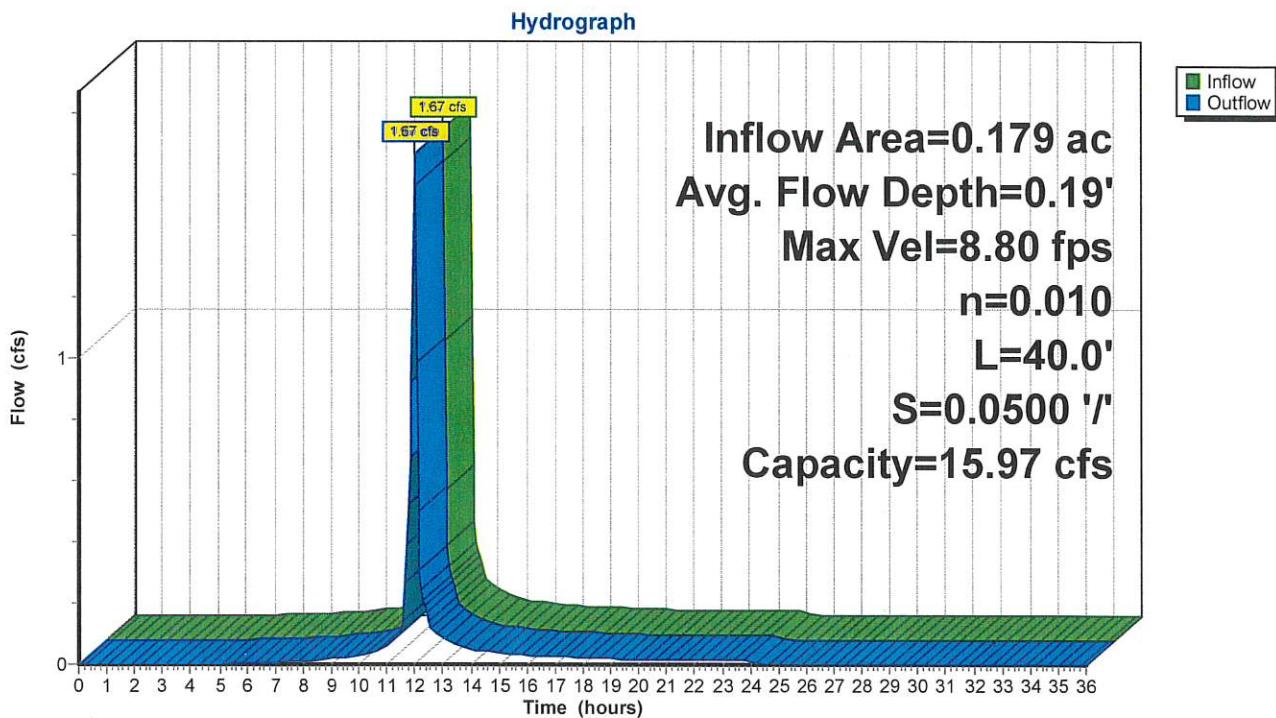
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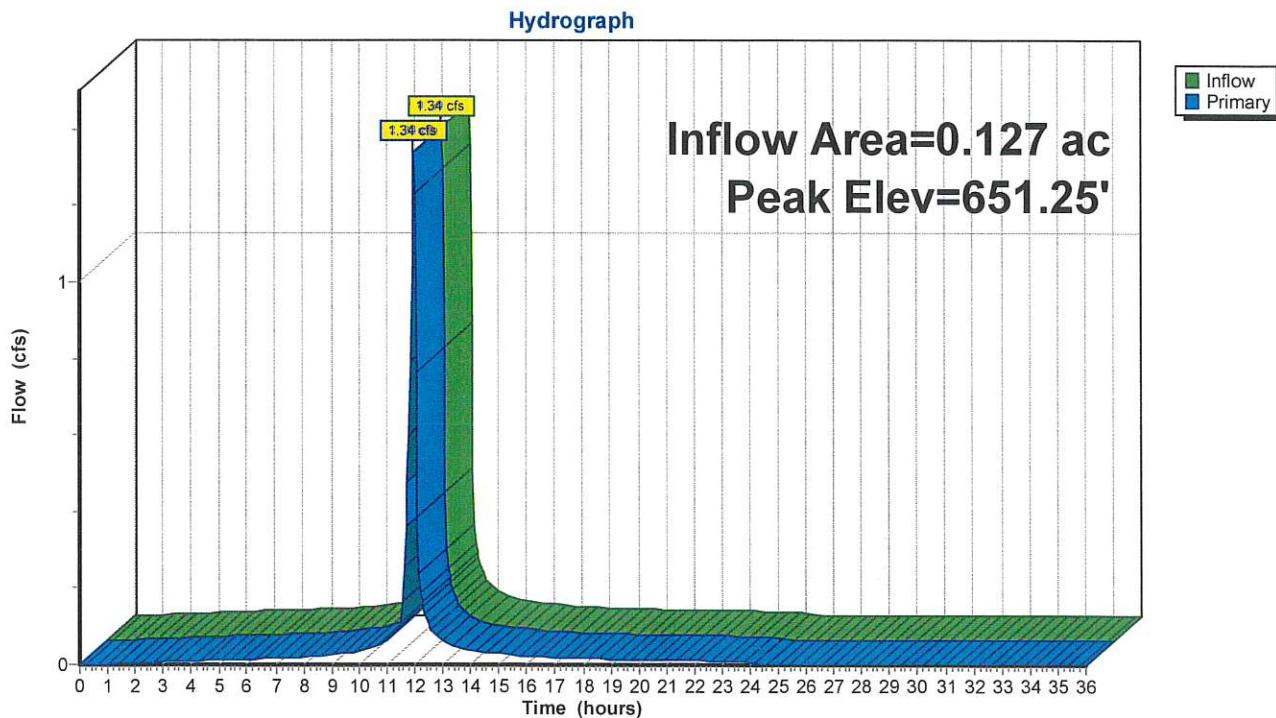
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Reach 16R: Trench Drain



Pond 9P: CB1



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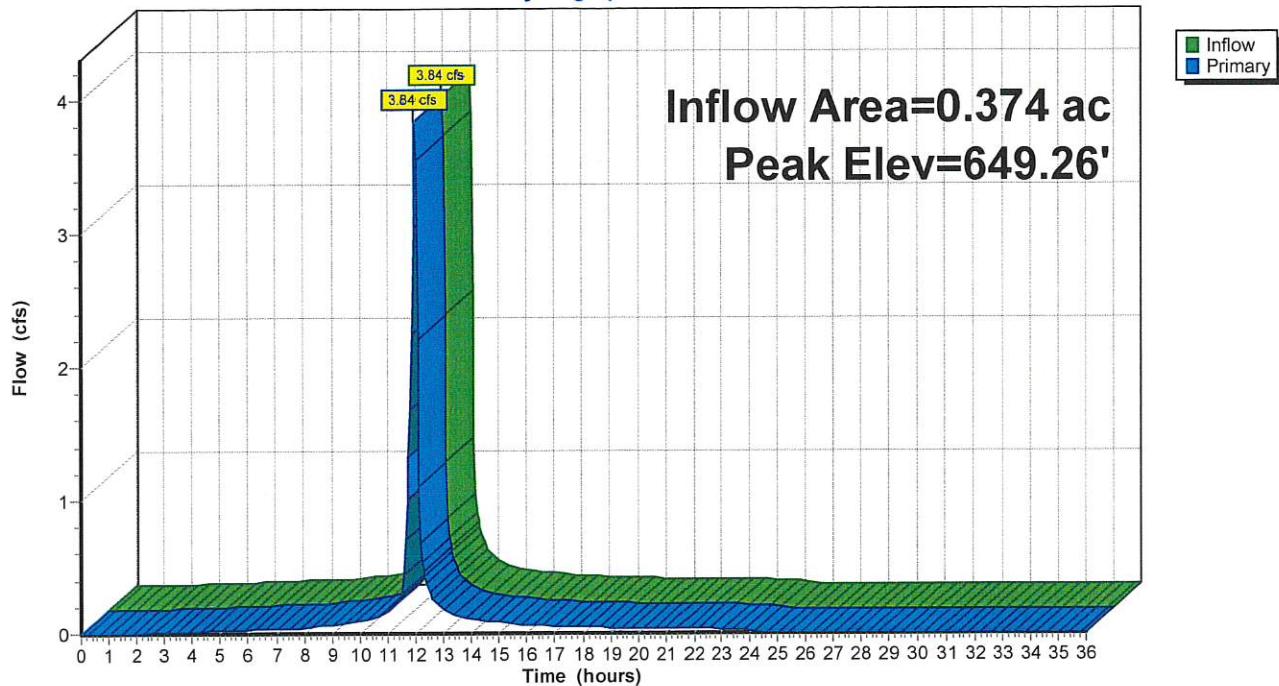
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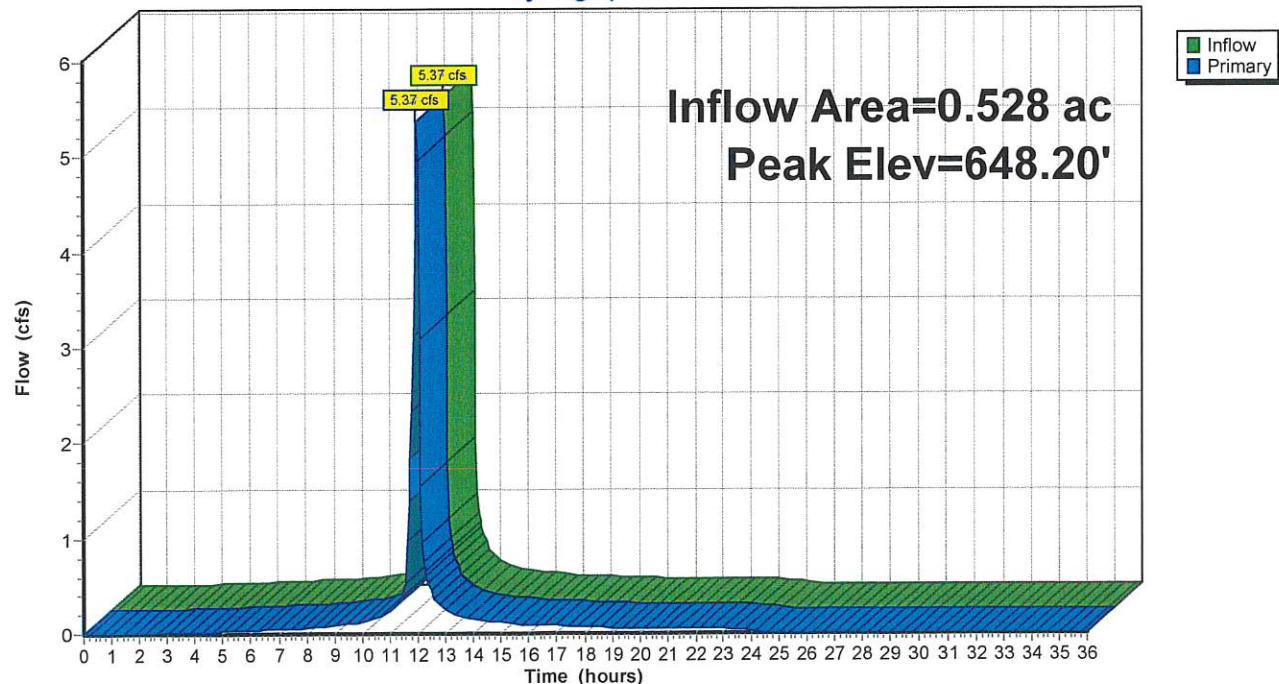
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Pond 10P: CB2

Hydrograph

**Pond 11P: CB3**

Hydrograph



Runoff

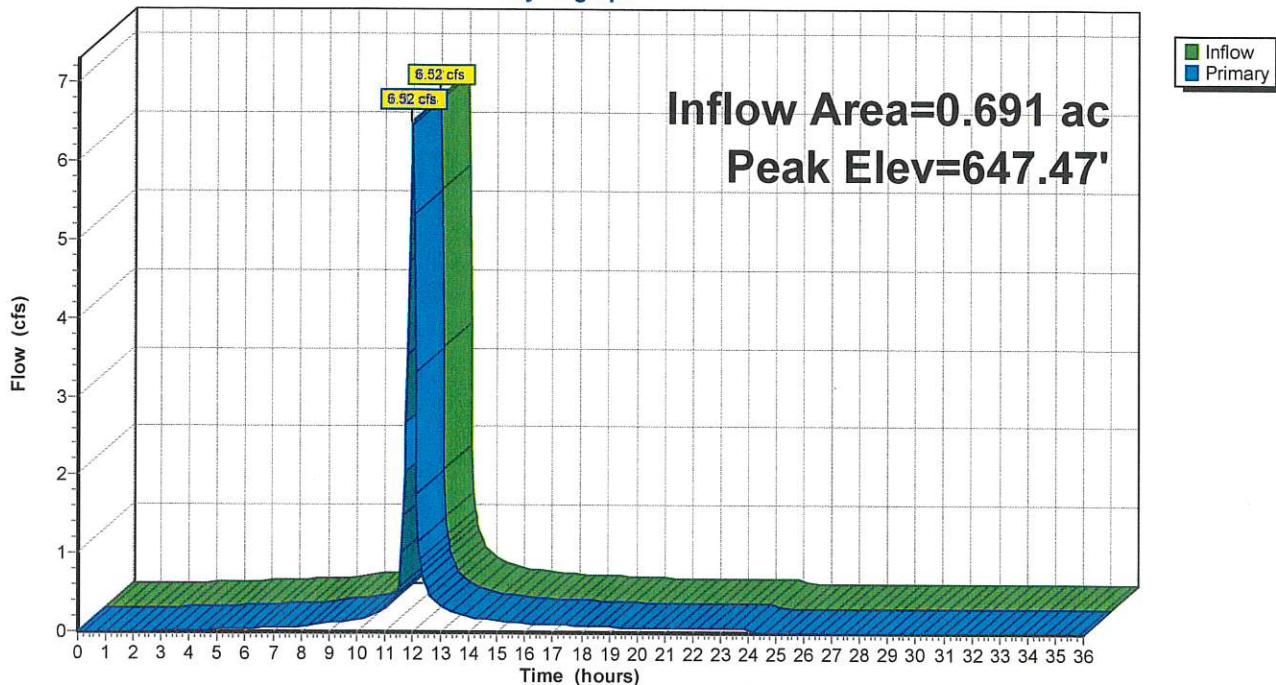
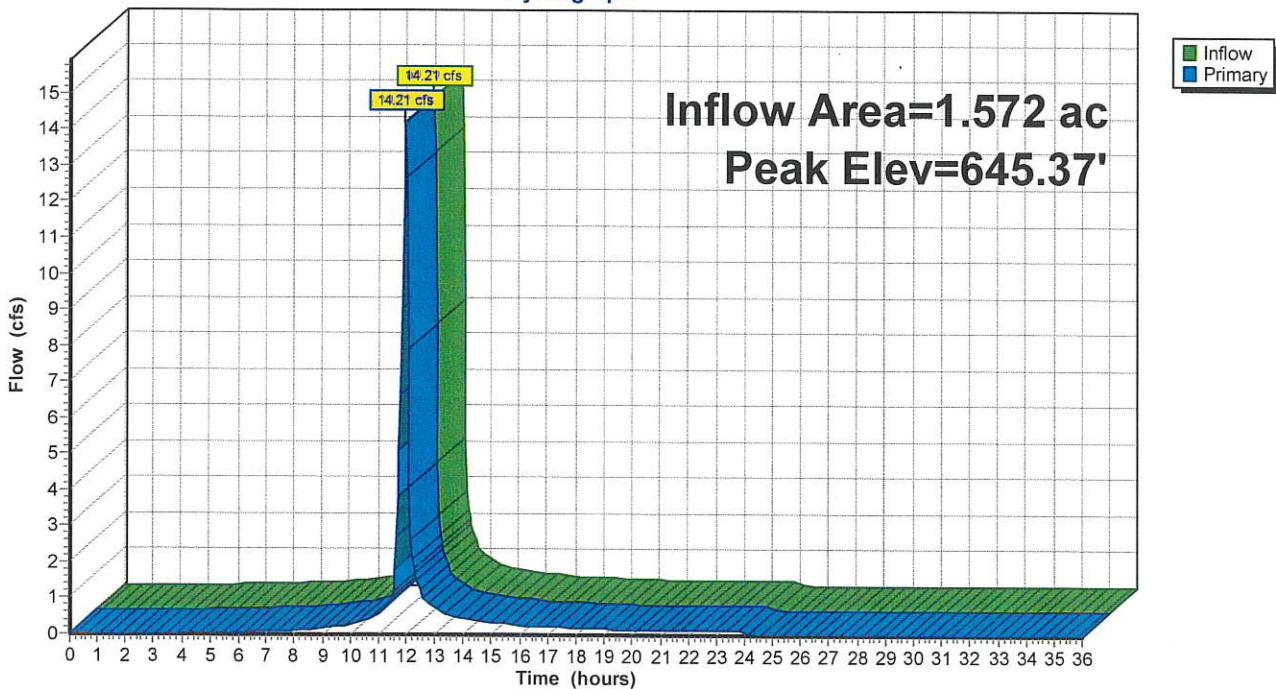
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Pond 12P: CB4**Hydrograph****Pond 13aP: CB6****Hydrograph**

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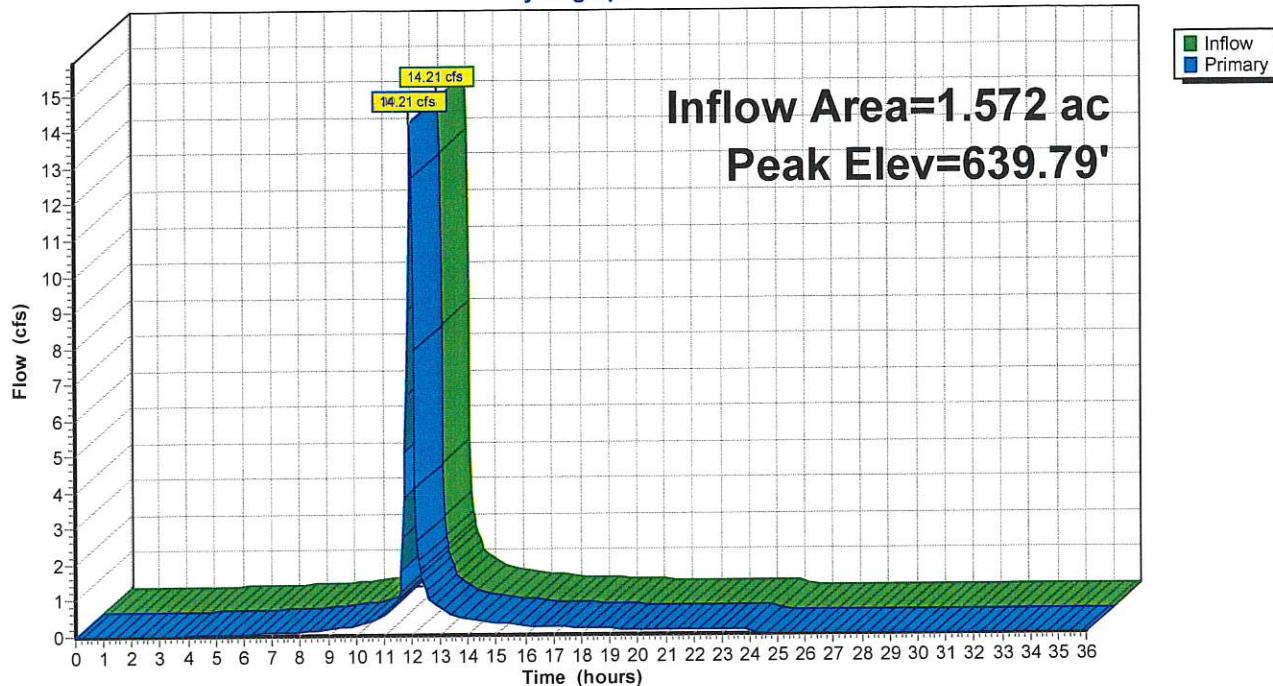
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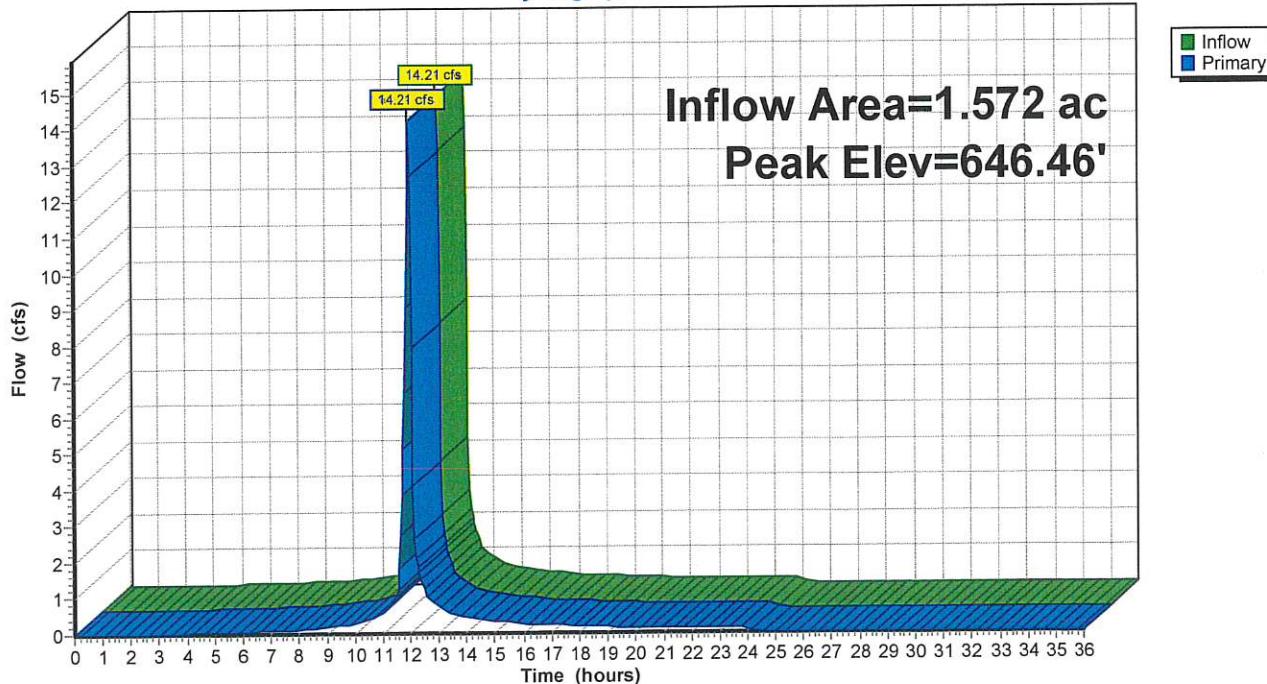
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Pond 13bP: CB7

Hydrograph

**Pond 13P: CB5**

Hydrograph



Runoff

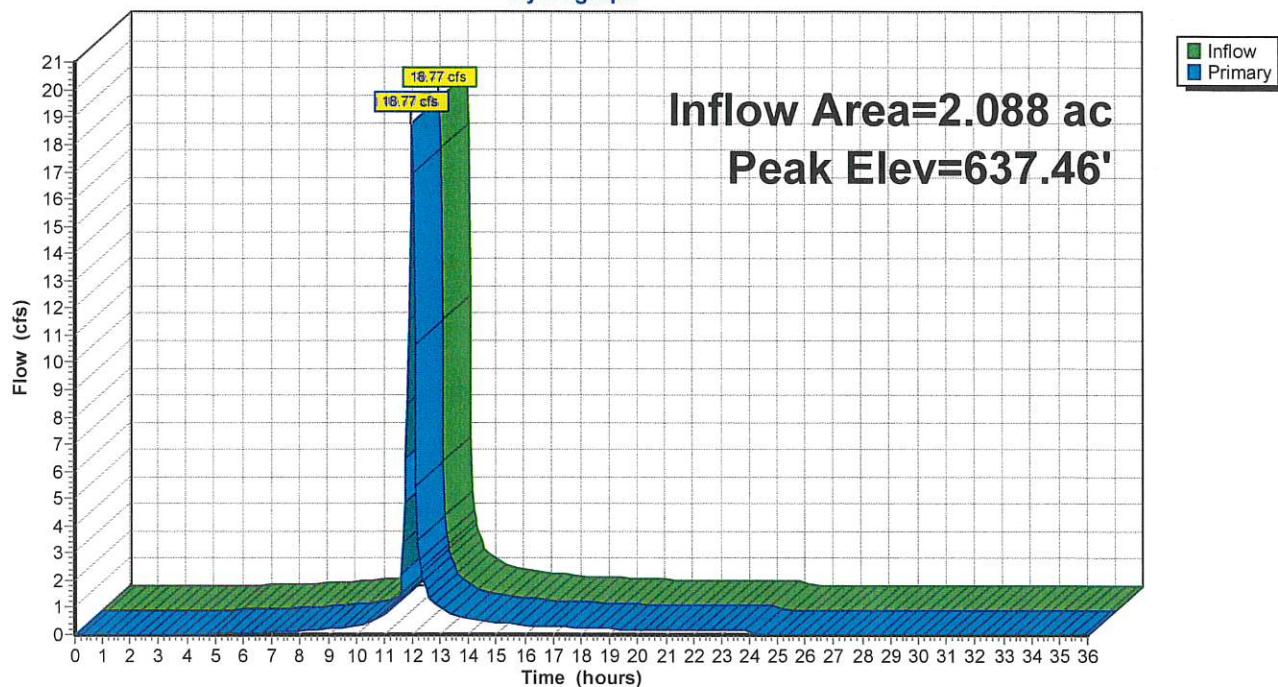
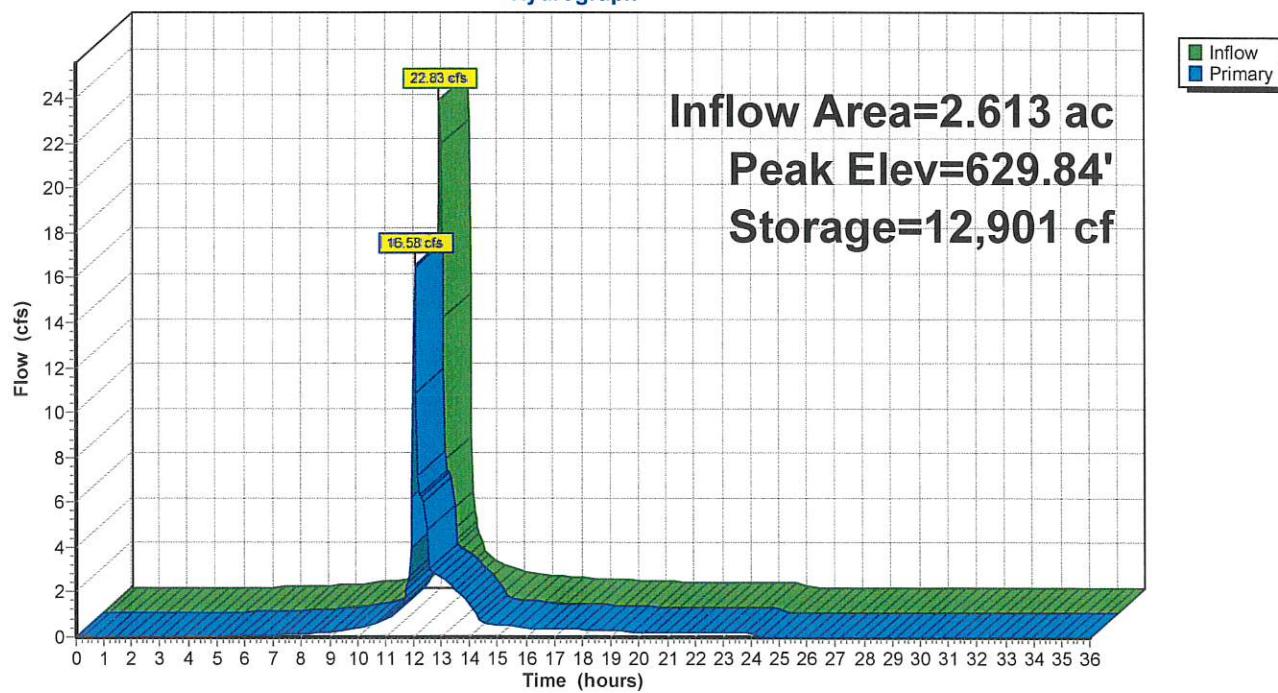
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Pond 14P: CB8**Hydrograph****Pond 15P: Detention Basin****Hydrograph**

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Link 16L: Site Outfall**Hydrograph**