Deltini Commercial Developments Inc.

Flood Study Report Primrose Subdivision (Town of Mulmur)

June 20, 2022



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Flood Study Report Primrose Subdivision (Town of Mulmur)

Deltini Commercial Developments Inc.

Project No.: 201-12148-00 Date: June 20, 2022

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June 20, 2022

Confidential

Deltini Commercial Developments Inc. 1350 Shawson Drive, Mississauga, Ontario L4W 1C5

Attention: Ms. Marika Zigon

Dear Madam:

We are pleased to submit the report for the Flood Study at Primrose Subdivision, Town of Mulmur. This report has been prepared in accordance with the tasks identified in our proposal.

We trust the submission of this documents meets your requirements. Should you have any comments we look forward to your response.

Yours sincerely,

Albert Zhuge, M.A.Sc., P.Eng., PMP Senior Project Manager Water Resources

WSP ref.:201-12148-00

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Revision History

FIRST ISSUE

March 16, 2021	Flood Study		
Prepared by	Reviewed by	Approved By	
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FINAL ISSUE

June 20, 2022	Flood Study (Stamped)			
Prepared by	Reviewed by	Approved By		
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Signatures

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June 20, 2022

Xiaoxu (Iris) Qu, M.Eng., P.Eng. Senior Project Engineer, Water Resources Date

Approved¹ by (must be reviewed for technical accuracy prior to approval)

June 20, 2022

Albert Zhuge, M.A.Sc., P.Eng., PMP Senior Project Manager, Water Resources

Date

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1 INTRODUCTION

WSP was retained by Deltini Commercial Development Inc. to prepare a Flood Study Report for the lands at Lot 1 and Lot 2, Concession 2 located in Primrose Subdivision, Town of Mulmur. The subject site is situated within the Boyne River watershed, which falls in the Nottawasaga Valley Conservation Authority (NVCA) jurisdiction. The Primrose Creek, a tributary of the Boyne River, flows south to north on the west side of the subject site.

The work scope of the floodplain study covers the following:

- Obtain and review the existing hydraulic model from the NVCA.
- Produce the Regional floodlines under the existing conditions.
- Examine the potential impacts on floodplain hydraulics due to the proposed development.

1.1 Site Location

The site is located at northwest of the intersection of Prince of Wales Road and Highway 89, Town of Mulmur. Under the existing conditions, the subject site is a vacant open space, as shown in **Figure 1**.

1.2 Proposed Site Development

The draft plan of subdivision including the study area boundary and proposed lots is shown in **Figure 2**.



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SITE LOCATIONS	Date February 2021	Proj. No. 201-12148-00
	Scale 1:12,000	Figure No. 1



2 BACKGROUND DATA

The following background data was provided by the NVCA for the study:

- GIS datasets including the shapefiles of watercourses; cross section cut lines; breaklines; and mass points with the ground elevations that covers the study area.
- The existing HEC-RAS hydraulic model associated with the study area.
- Previous report: "Watershed Hydrology Study for Nottawasaga, Pretty and Batteax Rivers, Black Ash, Silver and Sturgeon Creeks", Volume 1-Technical Report", Canada-Ontario Flood Damage Reduction Program (MacLarenPlansearch, 1988).

3 NVCA EXISTING HEC-RAS MODEL REVIEW

The existing HEC-RAS model received from the NVCA includes approximately 10 km river alignment with 73 cross sections and a bridge with 38 m span and 8.6 m height at Prince of Wales Road, as illustrated in **Figure 3**.

Steady flow inputs for the Regulatory event were included in the existing model. The River, Reach, RS and associated peak flow rates are presented in **Exhibit 1**.

	Flov	v Change Location	n	
	River	Reach	RS	PF 1
1	BOY	22	45131.34	120.216
2	BOY	21	44320.87	140.9179
3	BOY-L	4	3542.255	35.78172
4	BOY-L	3	2198.463	38.41797
5	BOY-L	2	1862.646	39.93919
6	BOY-L	1	1518.208	46.34887
7	BOY-L1A	2	2170.309	1.887544
8	BOY-L1A	1	1280.319	6.519317
9	BOY-L1A1	1	655.5946	1.517423
10	BOY-L2	1	630.4254	2.175656
11	BOY-L3	1	1536.604	3.208743

Exhibit 1 NVCA Existing HEC-RAS Model Flow Inputs



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Date February 2021	Proj. No. 201-12148-00
Scale 1:12,000	Figure No. 3

4 HYDROLOGIC REVIEW

4.1 Approach

The purpose of the hydrologic review was to validate the flow rates coded in the NVCA existing HEC-RAS model. As stated above, the subject site is located within the Boyne River watershed. The Boyne River is a tributary of the Nottawasaga River. As such, previous hydrologic study "*Watershed Hydrology Study for Nottawasaga, Pretty and Batteax Rivers, Black Ash, Silver and Sturgeon Creeks*", *Volume 1-Technical Report*", Canada-Ontario Flood Damage Reduction Program (*MacLarenPlansearch, 1988*) and associated *Basin Figure* and *Appendix G Design Flows: Nottawasaga Basin* were reviewed. The flow nodes located at the study area were identified and the flow rates were compared between the 1988 report and the NVCA supplied model, as described in detail below.

4.2 Flow Comparison

The basin figure and flow summary of the Boyne River extracted from the *Basin Figure* and *Appendix G Design Flows* (*MacLarenPlansearch, 1988*) are presented in **Exhibit 2**.

Upon review of the *Basin Figure*, WSP identified 3 flow nodes (highlighted in **Exhibit 2**) and their corresponding locations in the NVCA existing HEC-RAS model (shown in **Figure 3**) for the comparison. The flow nodes, Regional flow rates extracted from the *Appendix G Design Flows*, corresponding HEC-RAS locations and the flows coded in the NVCA model are presented in **Table 1**.

	fro	om NVCA	HEC-RAS M	odel	from I	MacLarenPlansearc	arenPlansearch, 1988		
Flow Node	River	Reach	RS	Regional Flow (m ³ /s)	Reference No.	Description	Regional Flow (m ³ /s)		
1	BOY-L	1	1518.21	46.3	404	Outlet of Catchment 404	34.9		
2	BOY	22	44539.8	120.2	330	Outlet of Catchment 402	96.7		
3	BOY	21	44320.87	140.9	350	Outlet of Catchment 405	136.4		

Table 1Flow Comparison

As shown in **Table 1**, the Regional flows coded in the NVCA HEC-RAS model were comparable to the flows obtained from the 1988 report at the 3 identified check locations. Therefore, the Regional flow inputs in the NVCA's HEC-RAS model were considered reasonable, and these flows are suitable to be used for the Primrose Subdivision flood study.



		TRIBUTAR	Y DEVELOPMENT			D	ISCHARGE	(M3/S)		
REF. NO	D. DESCRIPTION	AREA (KM2)	CONDITION	5-YR	10-YR	20-YR	50-YR	100-YR	REGIONAL	STORM
BOYNE R	RIVER								-	
400	Outlet of catchment	30.5	Present	11.7	15.4	19.3	25.0	29.5	47.8	
	400		Future	11.7	15.4	19.3	25.0	29.5	47.8	
401	Outlet of catchment	15.2	Present	11.4	14.9	18.7	21.2	28.5	39.8	
	401		Future	11.4	14.9	18.7	21.2	28.5	40.1	
1052	Confluence of catchment	45.7	Present	21.6	28.4	35.6	46.1	54.4	77.9	
	400 and 401		Future	21.7	28.9	36.0	49.3	59.6	77.8	
330	Outlet of catchment	57.4	Present	28.4	37.4	46.7	60.5	71.5	96.7	
	402		Future	28.5	37.6	46.9	60.8	71.9	96.4	
404	Outlet of catchment	21.1	Present	8.8	11.6	14.5	18.8	22.2	34.9	
	404		Future	8.8	11.6	14.5	18.8	22.2	34.9	
1053	Confluence of catchment	78.5	Present	37.0	48.8	61.0	79.1	93.5	119.8	
0	404 and 402		Future	37.1	49.0	61.4	79.4	93.9	119.6	
350	Outlet of catchment	93.5	Present	41.3	54.3	67.9	87.9	103.9	136.4	1
	405		Future	41.4	54.5	68.4	88.5	104.7	136.2	
360	Outlet of catchment	131.2	Present	48.0	63.1	78.9	102.3	120.8	139.7	
	407		Future	48.1	63.3	79.2	102.9	122.3	139.7	
370	Outlet of catchment	158.7	Present	55.9	73.5	91.9	119.1	140.6	146.0	
Ti.	407		Future	56.1	73.7	92.1	119.3	140.7	146.0	
1058	Confluence of catchment	178.0	Present	62.5	82.1	102.7	133.0	. 157.1	165.4	
	407 and 408		Future	62.5	82.1	102.7	133.0	157.1	165.4	
409	Outlet of catchment	26.1	Present	24.7	32.4	40.6	52.6	62.1	79.3	
	409		Future	24.7	32.4	40.6	52.6	62.1	79.3	
702	Outlet of catchment	207.2	Present	70.0	92.0	115.0	149.0	176.0	184.3	1
	410A-wsc gauge Earl Rowe	Park	Future	70.0	92.0	115.0	149.0	176.0	184.3	14
390	Outlet of catchment	212.1	Present	69.0	90.7	113.4	146.9	173.6	174.8	
	410B		Future	69.0	90.7	113.4	146.9	173.6	174.8	

Exhibit 2 Basin Figure and Design Flows Extracted from MacLarenPlansearch, 1988

5 REVISION OF NVCA HEC-RAS MODEL

5.1 Terrain

The terrain was created using the mass points provided by the NVCA in January 2021, as shown in **Figure 3**. It was used to generate the new cross sections in the WSP revised HEC-RAS model.

5.2 Revision of NVCA HEC-RAS Model

WSP made the modifications for both river alignments and cross sections in some reaches, as shown in **Figure 3**. The main revisions are listed below:

- The reaches and cross sections outside the terrain covered areas were removed.
 The revised model has approximately 4.7 km river alignment with 57 cross sections;
 a few portions of the river alignments were adjusted based on the terrain;
- Modifications of the main channel bank stations were made to properly reflect the main flow conveyance area by either top to top for the well-defined channels or 2 m for undefined channels;
- The downstream reach lengths were properly defined;
- A Manning's roughness of 0.035 for the main channel and 0.08 for the overbanks were used for each cross section;
- Left and/or right levees with stationing and elevations were placed for any crosssection with the high ground to ensure the water would not flow to the left of the left levee station or to the right of the right levee station until either of the levee elevation was exceeded;
- Two watercourse crossings at Highway 89 were added in the model. The dimensions of the structures were estimated based on the WSP field visual inspection on February 3, 2021. The photos related to these two crossings are provided in **Appendix A**. The top/road elevations were extracted from the mass points supplied by the NVCA.
- Ineffective flow areas were defined at the upstream and downstream cross-sections for every crossing using "Normal" ineffective mode. Two pairs of stations and elevations were entered to establish the left and right side of ineffective areas.

Total 3 structures were coded in the revised model, as shown in **Table 2**.

Location	River,	River		Dimens	ion (m)	Noto
Location	Reach	Station	Structure Type	Span	Height	Note
Highway 89	BOY-L1A, 1	655	Concrete Box Culvert	1.25	1.25	Based on WSP field visual inspection
Highway 89	BOY-L2, 1	467	Concrete Box Culvert	1.25	1.25	on February 3, 2021
Prince of Wales Rd	BOY, 21	44197	Bridge	38	8.6	Original NVCA HEC- RAS model

 Table 2
 Structures in WSP Revised HEC-RAS Model

As stated in **Section 4.2**, the flows entered in the NVCA existing HEC-RAS Model remained unchanged in this analysis. While, the flow input locations were properly adjusted in compliance with the revised river network and cross sections, as illustrated in **Exhibit 3**.

	Flo					
	River	Reach	RS	PF 1		
1	BOY	22	44539.8	120.216		
2	BOY	21	44320.87	140.9179		
3	BOY-L	3	2198.46	38.41797		
4	BOY-L	2	1862.65	39.93919		
5	BOY-L	1	1518.21	46.34887		
6	BOY-L1A	1	1033.3	6.519317		
7	BOY-L2	1	630.43	2.175656		

Exhibit 3 WSP Revised Model Flow Input Locations

5.3 Model Results

The revised HEC-RAS model was simulated for the Regional event. The model output is provided in **Appendix B**. The Regional floodlines were produced and illustrated in **Figure 4**. **Figure 4** also shows the 6.0 m access allowance of the Regional floodlines required by the NVCA.

As shown in **Figure 4**, the proposed lots are located outside the 6.0 m access allowance of the Regional floodlines. Therefore, the proposed development will have no hydraulic impacts on the existing floodplain.



6 CONCLUSIONS

WSP was retained by Deltini Commercial Development Inc. to prepare a Flood Study Report for the lands at Lot 1 and Lot 2, Concession 2 located in Primrose Subdivision, Town of Mulmur. The existing HEC-RAS hydraulic model with the Regional flows and the terrain were supplied by the NVCA in January 2021.

WSP compared the flows in the NVCA's HEC-RAS model to the *MacLarenPlansearch Study (1988)* and concluded that these flows were suitable to be used for the subject site study. WSP also modified the HEC-RAS model by adjusting / generating the river alignments / cross sections based on the terrain and coded 2 additional watercourse crossings under Highway 89. The revised HEC-RAS model was simulated under the Regional flood event and the Regional floodlines were produced, as shown in **Figure 4**.

Based on the model results, the proposed lots are situated outside of the 6.0 m access allowance of the existing Regional floodlines. Consequently, it is concluded that there will be no hydraulic impacts on the existing floodplain due to the proposed development.

APPENDIX







APPENDIX



HEC-RAS PI	an: Boyne_Fin	al_Primrose_2	0210217 Prot	file: PF 1									
River	Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
				(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
BOY-L2	1	630.43	PF 1	2.18	458.98	459.31		459.33	0.005989	1.03	5.57	29.57	0.58
BOY-L2	1	577	PF 1	2.18	458.41	458.66	458.66	458.73	0.027445	1.81	2.82	18.93	1.19
BOY-L2	1	517	PF 1	2.18	457.68	458.61		458.61	0.000049	0.19	32.41	56.89	0.06
BOY-L2	1	499	PF 1	2.18	457.39	458.61		458.61	0.000009	0.10	72.99	111.07	0.03
BOY-L2	1	488	PF 1	2.18	457.27	458.59	457.70	458.61	0.000397	0.68	4.20	107.91	0.19
BOY-L2	1	467		Culvert	-								
BOY-L2	1	446.2	PF 1	2.18	456.81	457.24	457.24	457.43	0.018476	2.14	1.29	90.13	1.07
BOY-L2	1	439.1	PF 1	2 18	456 70	456.89	456.85	456.89	0.004205	0.60	10.00	86.56	0.45
BOY-L2	1	389	PF 1	2.18	456.21	456.38	456.38	456.42	0.036686	1.63	3.82	45.01	1 29
BOY-L2	1	331	PE 1	2.10	456.05	456.16	456.16	456.16	0.000100	0.06	47.91	223 34	0.06
BOY 12	1	252	DE 1	2.10	454.05	455.10	400.10	455.10	0.004000	0.00	9.06	72.06	0.00
BOT-L2	4	202		2.10	452.00	455.17	454.00	400.10	0.004999	0.74	0.90	72.00	0.50
BOT-L2		160		2.16	453.96	454.20	454.20	454.25	0.029565	1.72	3.20	25.30	1.21
BOY-L2	1	50	IPF 1	2.18	452.75	453.43	157.00	453.44	0.000106	0.23	24.61	50.78	0.09
BOY-LIA	1	1033.3		6.52	456.83	457.02	457.02	457.06	0.052598	2.10	8.93	//.61	1.57
BOY-L1A	1	837	IPF 1	6.52	455.09	456.93	455.43	456.93	0.00008	0.12	238.51	395.76	0.03
BOY-L1A	1	720.5	PF 1	6.52	455.02	456.93	455.31	456.93	0.000002	0.06	394.31	377.43	0.01
BOY-L1A	1	681.5	PF 1	6.52	455.04	456.93	455.30	456.93	0.000003	0.08	305.12	328.18	0.02
BOY-L1A	1	676	PF 1	6.52	455.09	456.93	455.91	456.93	0.000003	0.08	272.67	297.72	0.02
BOY-L1A	1	655		Culvert									
BOY-L1A	1	637	PF 1	6.52	454.80	455.98	455.84	456.29	0.011125	2.62	2.93	104.87	0.81
BOY-L1A	1	573	PF 1	6.52	454.72	455.11	455.08	455.18	0.020615	2.16	8.67	41.40	1.12
BOY-L1A	1	525	PF 1	6.52	454.31	454.77		454.79	0.004105	1.07	16.80	58.45	0.51
BOY-L1A	1	407	PF 1	6.52	453.74	454.19		454.21	0.005891	1.27	15.17	60.02	0.61
BOY-L1A	1	220.75	PF 1	6.52	452.45	452.83		452.86	0.009039	1.38	12.93	60.64	0.73
BOY-L1A	1	118	PF 1	6.52	450.89	451.25	451.25	451.35	0.027907	2.40	7.59	37.56	1.28
BOY-L1A	1	38.0191	PF 1	6.52	449.45	450.06		450.07	0.002712	1.03	17.35	47.31	0.43
BOY-L	3	2198.46	PF 1	38.42	454.28	455.37	455.03	455.40	0.004013	1.89	61.49	98.08	0.58
BOY-L	3	2079	PF 1	38.42	453.58	454.13	454.13	454.27	0.041144	3.86	30.45	96.37	1.67
BOY-L	3	1996	PF 1	38.42	452.73	453.74		453.75	0.001474	1.10	98.19	140.48	0.35
BOX-I	3	1905	PF 1	38.42	452.67	453.46		453 50	0.006386	1 95	52.80	91.44	0.70
BOYI	2	1862.65	DE 1	30.42	452.07	453.40	452.68	453.50	0.000550	2.76	42.32	118 76	1.18
BOYL	2	1765	DE 1	39.94	450.01	452.17	432.00	452.00	0.020000	1.04	42.52	92.00	0.52
BOYL	2	1655.00	DE 1	39.94	450.31	452.17		452.20	0.003039	2.02	56.26	E0 20	0.52
BOT-L	2	1655.09		39.94	450.27	451.63	454.04	451.00	0.002779	2.03	20.20	26.30	0.52
BOT-L	2	1562.64		39.94	449.53	451.04	451.04	451.45	0.015609	4.56	25.52	30.73	1.21
BOY-L	1	1518.21	IPF 1	46.35	448.51	449.78		449.84	0.004166	2.16	53.90	54.54	0.61
BOY-L	1	1390.97	IPF 1	46.35	447.37	448.55	448.55	448.92	0.014121	3.68	27.88	39.51	1.11
BOY-L	1	1279	PF 1	46.35	445.34	446.76	446.76	447.23	0.011283	3.71	23.79	27.54	1.02
BOY-L	1	1143.67	PF 1	46.35	440.02	441.60	441.60	442.16	0.011409	4.00	21.16	21.42	1.04
BOY-L	1	1045	PF 1	46.35	434.41	435.60	435.60	435.92	0.021496	4.60	27.58	39.30	1.37
BOY-L	1	895.45	PF 1	46.35	429.26	430.02	429.90	430.16	0.021058	3.44	34.36	59.37	1.26
BOY-L	1	752	PF 1	46.35	426.20	427.29	427.20	427.49	0.016478	3.86	33.91	51.66	1.19
BOY-L	1	566.20	PF 1	46.35	423.25	424.77	424.66	425.00	0.011049	3.89	35.89	47.51	1.02
BOY-L	1	424	PF 1	46.35	421.44	422.35	422.35	422.62	0.028269	4.49	28.54	49.74	1.51
BOY-L	1	300	PF 1	46.35	419.42	421.79		421.80	0.000474	1.10	126.10	89.97	0.23
BOY-L	1	185.5	PF 1	46.35	418.61	421.79		421.79	0.000017	0.25	536.68	261.48	0.05
BOY-L	1	88.5	PF 1	46.35	417.04	421.79		421.79	0.000007	0.21	618.97	189.99	0.03
BOY-L	1	40.5	PF 1	46.35	416.51	421.79		421.79	0.000006	0.21	556.24	146.86	0.03
BOY	22	44539.8	PF 1	120.22	418.46	421.79		421.80	0.000107	0.66	538.21	261.56	0.12
BOY	22	44440	PF 1	120.22	417.06	421.79		421.79	0.000044	0.53	619.19	190.00	0.08
BOY	22	44380	PF 1	120.22	416.39	421.78		421.79	0.000028	0.46	555.79	146.82	0.06
BOY	21	44320.87	PF 1	140.92	416.13	421.75		421.78	0.000175	1.18	267.58	76.27	0.16
BOY	21	44219	PF 1	140.92	415.65	421.58		421.74	0.000894	2.28	130.31	46.06	0.32
BOY	21	44207	PF 1	140.92	415.68	421.00	419 73	421.72	0.001156	2.20	98.54	30.00	0.36
BOY	21	44197		Bridge	110.00				0.001100	2.10	00.01	00.10	0.00
BOY	21	44197	DE 1	140.02	415.20	420.29	420.29	421.20	0.000452	4 72	24.60	22.55	0.99
BOY	21	44107		140.92	415.30	420.20	420.20	421.39	0.009455	4.73	34.09	22.00	0.00
BOY	21	44174		140.92	415.07	420.23	420.23	421.14	0.008786	4.70	49.53	32.17	0.81
BOY	21	44133		140.92	414.45	417.97	417.97	418.89	0.007971	4.40	41.72	29.39	0.91
BOY	21	44091		140.92	413.52	417.14	417.14	418.09	0.007996	4.64	43.93	27.79	0.91
BOY	21	44049.01		140.92	412.67	415.96	415.96	416.72	0.009060	4.99	60.60	41.65	0.97
ROA	21	43938	PF 1	140.92	411.85	414.27	414.27	415.12	0.009233	4.45	45.31	30.83	0.99
BOY	21	43789.76	PF 1	140.92	410.12	411.63	411.63	412.13	0.009867	3.58	67.48	80.33	0.96