PRELIMINARY HYDROLOGY STUDY FOR 88 Vivian Street, San Rafael Project

Project Address:

88 Vivian Street, San Rafael, California

Prepared For:

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Prepared By:

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1.0 PURPOSE OF STUDY:

The preliminary hydrology study will determine the amount of stormwater runoff generated from the project site under pre-development and post-development conditions. The values and statements within this report confirm the Post-Development site is designed and planned in accordance with the Marin County drainage requirements. This study will anticipate whether detention or other peak flow mitigation methods will be required by comparing the Post-Development and Pre-Development condition peak flow rates for the 100-year storm events.

2.0 SITE DESCRIPTION:

The proposed site is located at 88 Vivian Street, in the City of San Rafael, County of Marin. The site is made up of a rectangle shape bordered by Vivian Street to the northerly-west side, Belvedere Street to the northerly-east side, and commercial buildings to the southerly-east and southerly-west side. The Development site is approximately 2.41 acres in gross area and currently consists of an existing closed bowling alley building. The site is classified to be Hydrologic Soil Type "D" based on water table and soil type per soils report prepared by Geocon Consultants, Inc.

Refer to Vicinity Map located in Appendix A for location reference.

3.0 PRE-DEVELOPMENT CONDITIONS:

In the current onsite condition, stormwater generally sheet flows over land from the south-easterly portion of the site to the north-westerly portion of the site. There is no sign of drainage features to the site identified on the perimeter of the property line of the site due to Pre-Development site grading and/or Pre-Development perimeter controls.

According to the Federal Emergency Management Agency (FEMA), FIRM rate map Number 06041C0459F, effective date March 16, 2016, the site is located within flood Zone AE with based flood elevation of 10 feet. Zone AE is areas that present a 1% annual chance of flooding.

Refer to the FIRM rate map located in Appendix E for reference.

The topographic survey was utilized to identify Pre-Development onsite high points and overall site conveyance of storm water runoff. All the Pre-Development onsite stormwater runoff ultimately reaches the outlet on Vivian Street and into an exist catch basin downstream. The site was analyzed as a single area to approximately quantify the runoff based on the longest hydraulic path from the most remote high point to drain low point, which will be used to compare to the proposed condition.

Reference to Preliminary Pre-Development Conditions Hydrology Map located in Appendix B.

4.0 POST-DEVELOPMENT CONDITIONS:

The proposed project consists of 68 residential dwelling units on an approximate 2.41-acre site. The proposed development includes drive aisles, parking, landscaping, walkways, and common open space areas.

The site will be graded to collect runoff at two (2) catch basins routed to bio-retention/ treatment vault via storm drainpipe for water quality treatment, which eventually mitigates to the connected storm drain system to the 24" stormwater pipe along Belvedere Street. The building roof runoff are dispersed to nearby landscaped area and release to the street to the downstream catch basins. There are a portion of the runoff from the building adjacent to the public street which route roof runoff to the bio-treatment vault via storm drain connection prior to discharging offsite. The bio-treatment vault will be designed with the internal bypass for the higher storm event.

In an event where the proposed onsite storm drain system exceeds full capacity, stormwater will overflow through street sheet flow to Vivian Street and follow historical drainage pattern.

Reference to Preliminary Post-Development Conditions Hydrology Map located in Appendix B.

5.0 METHODOLOGY:

For preliminary purposes, the project drainage analysis considers a single initial sub-area for the onsite drainage area to obtain the runoffs generated from the project site. The pre-development and postdevelopment conditions peak flows for the 100-year storm event were analyzed using Rational Method.

$Q = C(I - F_m)A$

Q – the flow of runoff measured in cubic feet per second (cfs)

C – the runoff coefficient (0.75 – Residential; 0.9 – Commercial)

I - the intensity of the storm measured in inches per hour (in/hr)

F_m – minor loss obtained with soil group and pervious area

A – area contributing to the flow at a given point of concentration measured in acres

The peak flow rates corresponding with the post-development condition were compared to that of the Pre-Development condition. Storm intensity was derived using the Nation Oceanic and Atmospheric Administration's (NOAA) point precipitation frequency data.

Per the separately prepared Preliminary Stormwater Control Plan, the bio-retention/ treatment will also provide sufficient treatment flow for the BMP Design.

Refer to the Pre- and Post-Development Hydrology Calculation located in Appendix C. Refer to NOAA's point precipitation frequency estimates located in Appendix E.

6.0 DESIGN ASSUMPTIONS:

- 1. The property is located in the City of San Rafael, Marin County rainfall region.
- 2. Assumed Runoff Coefficient C value of Family Residential (C=0.75) for post-development conditions and Commercial (C=0.90) for pre-development conditions. Refer to Marin County Hydrology Manual.
- 3. The site is classified to be Hydrologic Soil Type "D" based on water table and clay soil type per soils report prepared by Geocon Consultants, Inc. (See separate Stormwater Control Plan for reference).
- 4. Peak flow rates and time of concentrations were calculated using Rational Method and overland flow described in Marin County Hydrology Manual.

7.0 RESULTS:

Hydrology Summary

The results from this preliminary hydrology study utilizing the Rational Method demonstrate that the post-development storm water runoffs from the project site are lower than the pre-development conditions due to the increase in pervious area and time of concentration in the post-development design. Refer to the hydrologic calculation summary below:

Project Site	ject Site Land use Pervious Area		Percent Coverage of Project Site	
Pre-Development	Pre-Development Commercial		4.1%	
Post-Development	Residential	0.30 acre	12.6%	

Pre-Project Q100	Post-Project Q100	Percent change in
(cfs)	(cfs)	Q100
7.13	6.32	

The Q the summation of the flow generated by project site.

Refer to Pre and Post Development Condition Hydrology Map located in Appendix B. Refer to Pre and Post Development Condition Calculation located in Appendix C.

Bio-Retention/ treatment Sizing

Refer to the separately prepared project Preliminary Stormwater Control Plan for additional information regarding the water quality design.

Catch Basin Sizing

Additional catch basin sizing analysis will be provided during Final Engineering as locations are to be confirmed with final site plan.

Pipe Sizing

A preliminary pipe sizing for onsite runoff conveyance inlets were accomplished using Hydraulic Toolbox ver. 5.0 based on the 100-year storm event peak flow rates and provided in Appendix D of this report. Additional analysis will be provided during Final Engineering as alignments are to be confirmed with final site plan.

8.0 CONCLUSION:

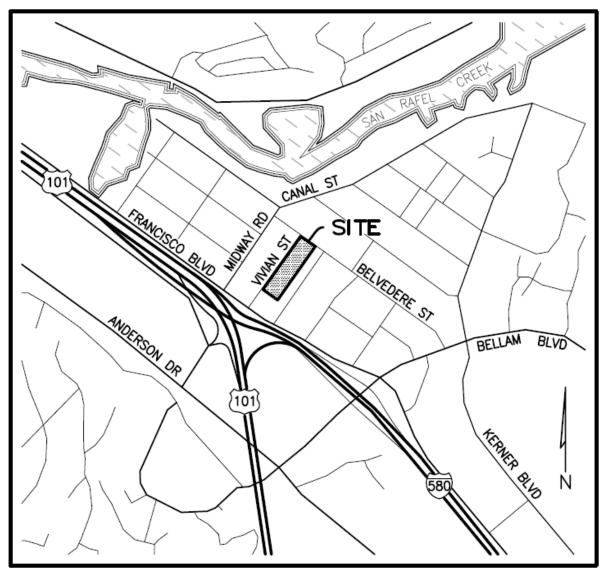
The results from this preliminary hydrology study utilizing Rational Method demonstrate that the Post-Development condition stormwater peak flow for 100-year storm event from the subject site will decrease compared to the Pre-Development condition peak flow as indicated in the hydrology summary results in Section 7 of this report. This is mainly due to the increased change in pervious area based on the type of development is being proposed and this condition represents lower overall peak flow rates.

A preliminary pipe sizing for onsite runoff conveyance inlets were done using Hydraulic Toolbox ver. 5.0 based on the 100-year storm event peak flow rates and provided in Appendix D of this report.

As plans progress to an adequate level for construction, a Final Hydrology and Hydraulic Study should be provided to confirm that the proposed combination of site grading, routing of onsite storm water pipe facilities and storm water treatment systems are sized adequately to continue to mitigate the generated runoffs from the proposed site. Any additional effect to surrounding drainage system should be calculated at individual points of concentration around the site, to confirm its proposed runoff condition below pre-project conditions or properly mitigated.

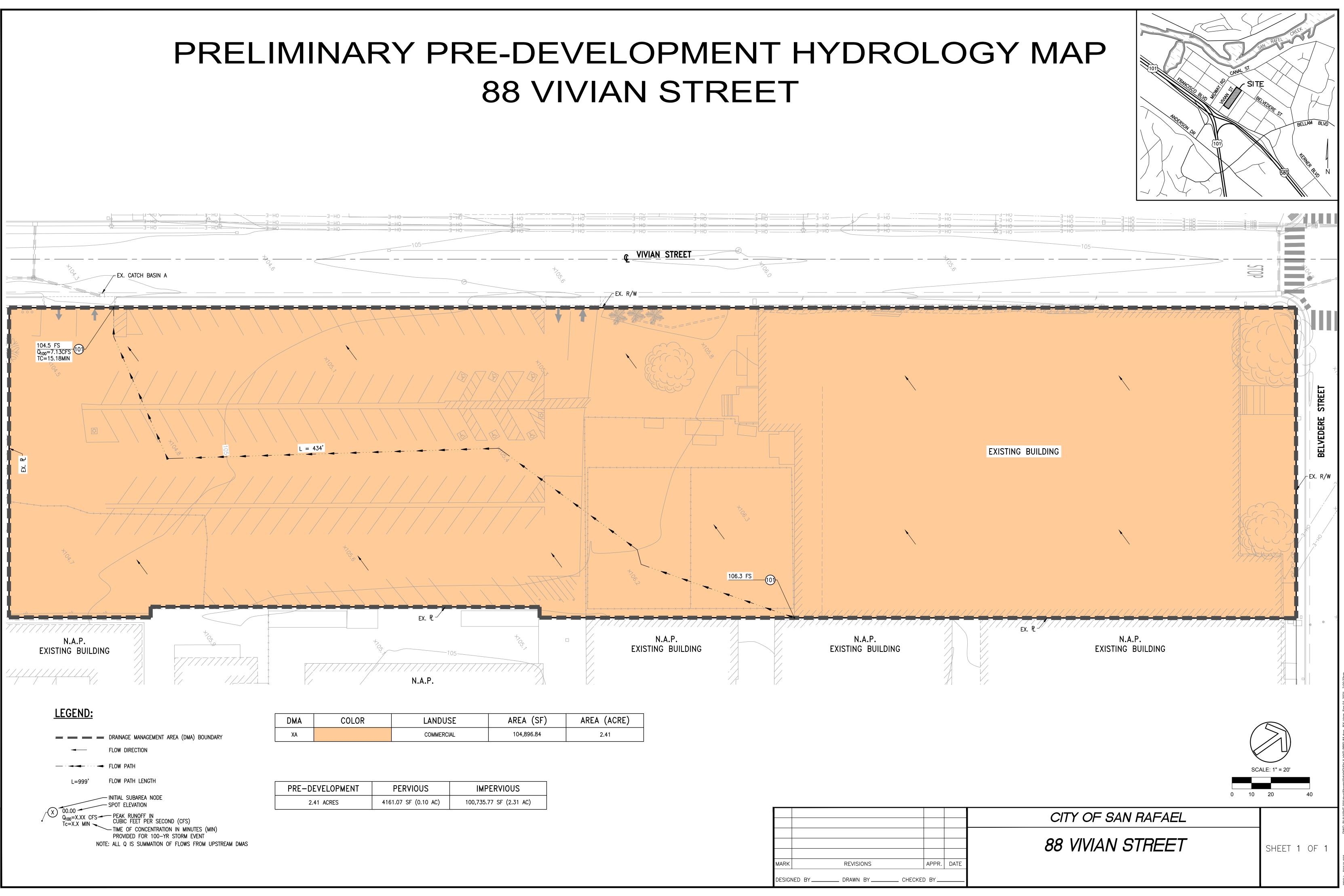
Preliminary Hydrology Study 88 Vivian Street, San Rafael

APPENDIX A: Vicinity Map



N. T. S.

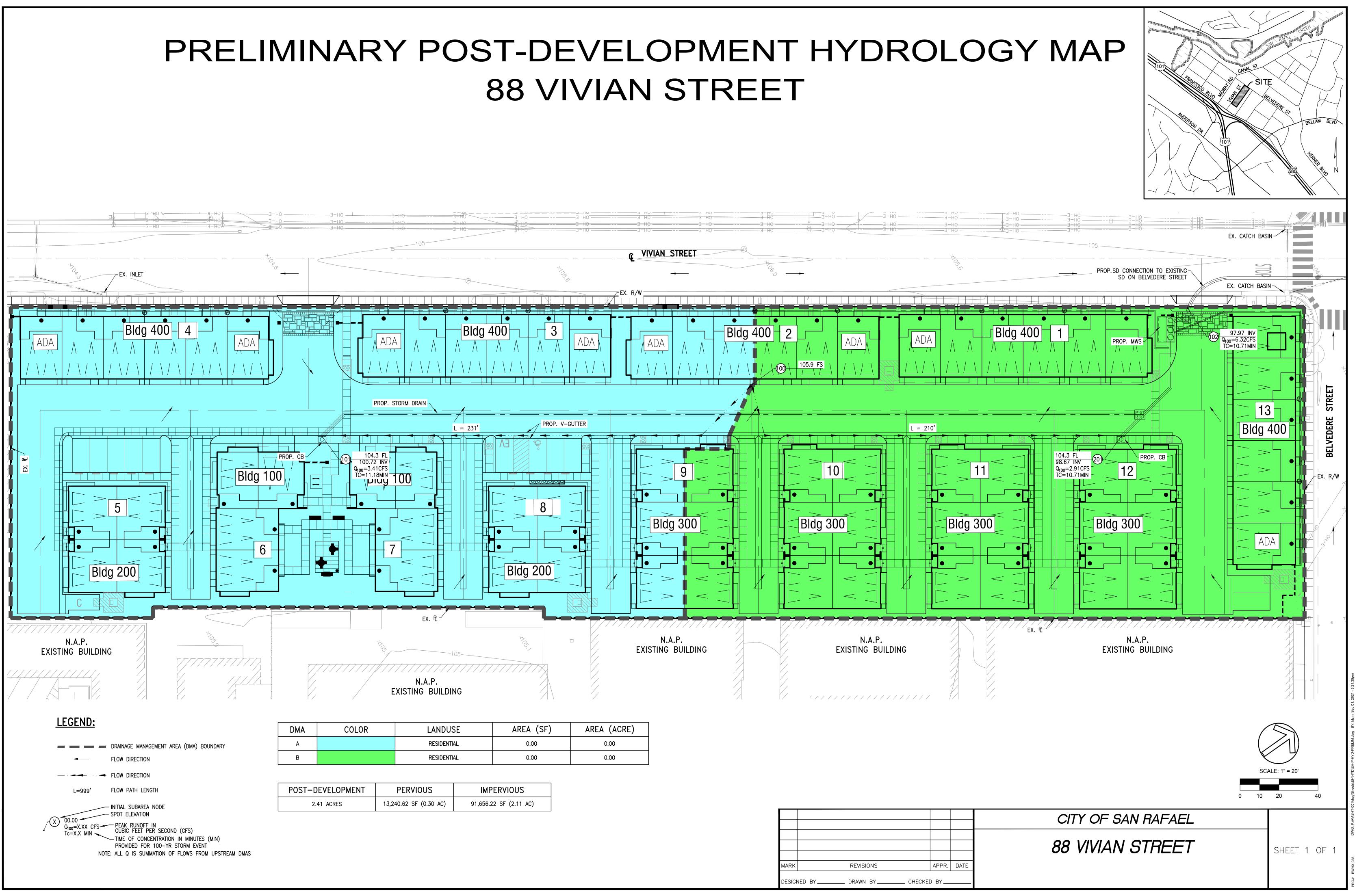
APPENDIX B: Hydrology Maps Preliminary Pre-Development Conditions Hydrology Map Preliminary Post-Development Conditions Hydrology Map



JSE	AREA (SF)	AREA (ACRE)
CIAL	104,896.84	2.41

IMPERVIOUS							
	100,735.77 SF (2.31 AC)						

MARK		REVISIONS	5		APF
DESIG	NED BY	. DRAWN BY		CHECKE) BI



SE	AREA (SF)	AREA (ACRE)
IAL	0.00	0.00
IAL	0.00	0.00

IMPERVIOUS							
91,656.22 SF (2.11 AC)							

MARK	REVISIONS	AP
DESIG	NED BY DRAWN BY CHECKEI) В,

APPENDIX C: Hydrology Calculations Pre-Development & Post-Development Conditions Hydrology Calculations

RATIONAL METHOD STUDY FORM

Marin	County	STUDY NAME:	88 Vivian St	treet				CALCULA	TED BY: F	а. —	DATE: 03/02/2021	
HYDR	OLOGY	100 YEAR STORM RATIONAL METH			STORM RATIONAL METHOD STUDY						PAGE 1 OF 1	
CONC. PT.	AREA (ACRES)	LAND	DEV.	Tc	Ι	Fm	Q	FLOW	SLOPE	V	HYDRAULICS ANI	
(MAP AREA)	SUBAREA	USE	(Ap)	MIN.	in/hr	in/hr	TOTAL	PATH, FT	FT/FT	FT/SEC	NOTES	
Proposed Area												
Α	1.30	RESIDENTIAL	0.125	11.18	3.52	0.025	3.41	231	0.0069		Initial Subarea - NODE 100 to 101	
В	1.11	RESIDENTIAL	0.125	10.71	3.52	0.025	2.91	210	0.0076		Initial Subarea - NODE 100 to 201	
Existing Area												
XA	2.41	COMMERCIAL	0.0041	15.18	3.29	0.001	7.13	434	0.004		Initial Subarea - NODE 100 to 101	
		D; C = 0.90 for C flow was determine								(Soil D, U	JSDA Soils Map)	

Q100 DURATION	INCH	INTENSITY
15-MIN	0.825	3.30
30-MIN	1.22	2.44

NOTE: INTENSITY IS OBTAINED FROM NOAA PRECIPITATION DATA

APPENDIX D: Hydraulic Calculations Catch Basin Sizing Pipe Sizing

Hydraulic Analysis Report

Project Data

Project Title:ASHT-001Designer:KLProject Date:Wednesday, March 3, 2021Project Units:U.S. Customary UnitsNotes:Votes:

Channel Analysis: 18" Storm Drain Pipe

Notes:

Input Parameters

Channel Type: Circular Pipe Diameter: 1.5000 ft Longitudinal Slope: 0.5000 ft/ft Manning's n: 0.0130 Flow: 6.3200 cfs

Result Parameters

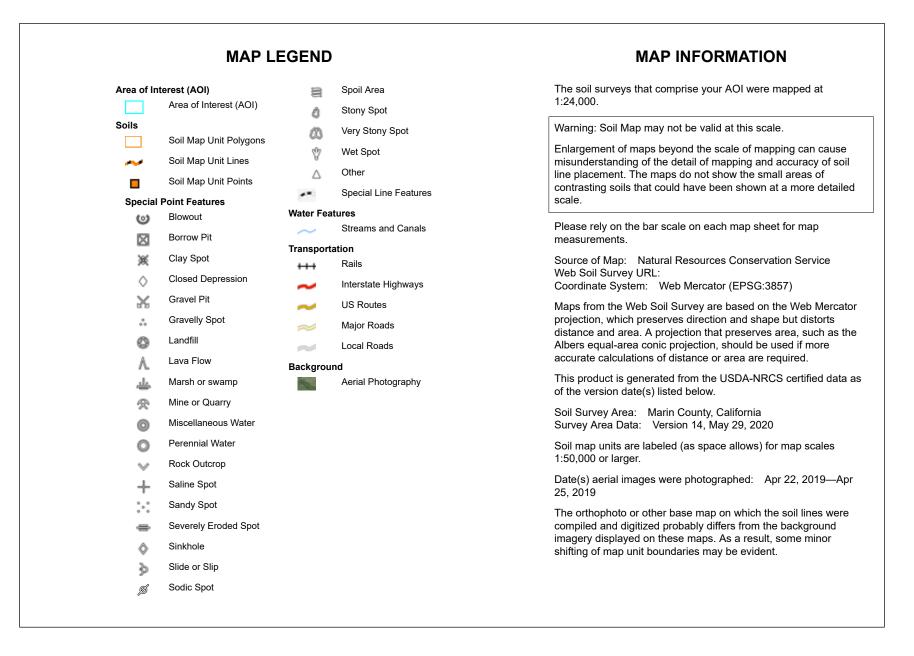
Depth: 0.2958 ft Area of Flow: 0.2465 ft^2 Wetted Perimeter: 1.3803 ft Hydraulic Radius: 0.1786 ft Average Velocity: 25.6353 ft/s Top Width: 1.1936 ft Froude Number: 9.9403 Critical Depth: 0.9719 ft Critical Velocity: 5.2165 ft/s Critical Slope: 0.0064 ft/ft Critical Top Width: 1.43 ft Calculated Max Shear Stress: 9.2279 lb/ft^2 Calculated Avg Shear Stress: 5.5725 lb/ft^2

Preliminary Hydrology Study 88 Vivian Street, San Rafael

APPENDIX E: References USDA Soil Map FEMA Flood Map NOAA Precipitation



Conservation Service



USDA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
202	Urban land-Xerorthents complex, 0 to 9 percent slopes	4.4	100.0%
Totals for Area of Interest	·	4.4	100.0%



Marin County, California

202—Urban land-Xerorthents complex, 0 to 9 percent slopes

Map Unit Setting

National map unit symbol: hf4d Elevation: 0 to 500 feet Mean annual precipitation: 20 to 30 inches Mean annual air temperature: 55 to 63 degrees F Frost-free period: 270 to 350 days Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 70 percent Xerorthents and similar soils: 20 percent Minor components: 9 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Valley floors Landform position (two-dimensional): Backslope Landform position (three-dimensional): Base slope Down-slope shape: Linear Across-slope shape: Linear

Interpretive groups

Land capability classification (irrigated): 8 Land capability classification (nonirrigated): 8 Hydric soil rating: No

Description of Xerorthents

Setting

Landform: Tidal flats, valley floors Landform position (two-dimensional): Backslope Landform position (three-dimensional): Base slope, tread Down-slope shape: Linear Across-slope shape: Linear Parent material: Earth spread deposits derived from igneous, metamorphic and sedimentary rock

Properties and qualities

Slope: 0 to 9 percent Depth to restrictive feature: More than 80 inches Depth to water table: More than 80 inches Frequency of flooding: None Frequency of ponding: None

Interpretive groups

Land capability classification (irrigated): 8s

USDA

Land capability classification (nonirrigated): 8s Hydric soil rating: No

Minor Components

Hydraquents

Percent of map unit: 2 percent Landform: Tidal flats Landform position (two-dimensional): Backslope Hydric soil rating: Yes

Reyes

Percent of map unit: 1 percent Landform: Salt marshes Landform position (two-dimensional): Backslope Hydric soil rating: Yes

Blucher

Percent of map unit: 1 percent Hydric soil rating: No

Slopes more than 9 percent

Percent of map unit: 1 percent Hydric soil rating: No

Cole

Percent of map unit: 1 percent Hydric soil rating: No

Unnamed, briefly flooded soils Percent of map unit: 1 percent

Hydric soil rating: No

Ballard

Percent of map unit: 1 percent Hydric soil rating: No

Novato

Percent of map unit: 1 percent Landform: Salt marshes Landform position (two-dimensional): Backslope Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Marin County, California Survey Area Data: Version 14, May 29, 2020



National Flood Hazard Layer FIRMette



Legend

122°30'46"W 37°58'4"N SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A. V. A9 With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD HAZARD AREAS **Regulatory Floodway** 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - — – – Channel, Culvert, or Storm Sewer GENERAL STRUCTURES LIIII Levee, Dike, or Floodwall 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation **Coastal Transect** CITY OF SAN RAFAEL ZoneAE Mase Flood Elevation Line (BFE) 065058 Limit of Study (EL 10 Feet) Jurisdiction Boundary **Coastal Transect Baseline** OTHER Profile Baseline FEATURES Hydrographic Feature **Digital Data Available** No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/16/2021 at 12:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for 122°30'9"W 37°57'35"N Feet 1:6.000 unmapped and unmodernized areas cannot be used for regulatory purposes. 250 500 1,000 1,500 2.000 n

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Precipitation Frequency Data Server



NOAA Atlas 14, Volume 6, Version 2 Location name: San Rafael, California, USA* Latitude: 37.9638°, Longitude: -122.5075° Elevation: 5.67 ft** * source: ESRI Maps ** source: USGS

source: 05G5



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
Bulation	1	2	5	10	25	50	100	200	500	1000
5-min	0.159 (0.142-0.180)	0.197 (0.175-0.224)	0.250 (0.222-0.285)	0.296 (0.260-0.341)	0.363 (0.306-0.435)	0.417 (0.343-0.513)	0.476 (0.380-0.602)	0.539 (0.417-0.705)	0.631 (0.464-0.867)	0.706 (0.499-1.01)
10-min	0.228 (0.203-0.258)	0.283 (0.251-0.321)	0.359 (0.318-0.409)	0.425 (0.373-0.489)	0.520 (0.439-0.623)	0.598 (0.492-0.735)	0.682 (0.545-0.863)	0.773 (0.597-1.01)	0.904 (0.665-1.24)	1.01 (0.715-1.45)
15-min	0.276 (0.246-0.313)	0.342 (0.304-0.388)	0.434 (0.385-0.494)	0.514 (0.451-0.591)	0.629 (0.530-0.753)	0.724 (0.595-0.889)	0.825 (0.659-1.04)	0.935 (0.722-1.22)	1.09 (0.804-1.50)	1.22 (0.864-1.75)
30-min	0.407 (0.363-0.461)	0.504 (0.449-0.572)	0.640 (0.568-0.729)	0.758 (0.665-0.872)	0.928 (0.783-1.11)	1.07 (0.878-1.31)	1.22 (0.972-1.54)	1.38 (1.07-1.81)	1.61 (1.19-2.22)	1.81 (1.27-2.58)
60-min	0.582 (0.518-0.659)	0.721 (0.641-0.818)	0.915 (0.812-1.04)	1.08 (0.951-1.25)	1.33 (1.12-1.59)	1.53 (1.25-1.88)	1.74 (1.39-2.20)	1.97 (1.52-2.58)	2.31 (1.70-3.17)	2.58 (1.82-3.69)
2-hr	0.872 (0.777-0.988)	1.08 (0.962-1.23)	1.38 (1.22-1.57)	1.63 (1.43-1.87)	2.00 (1.68-2.39)	2.30 (1.89-2.82)	2.62 (2.09-3.31)	2.97 (2.29-3.88)	3.47 (2.55-4.76)	3.88 (2.74-5.55)
3-hr	1.11 (0.988-1.26)	1.38 (1.22-1.56)	1.75 (1.55-1.99)	2.07 (1.81-2.38)	2.53 (2.13-3.03)	2.90 (2.39-3.57)	3.31 (2.64-4.18)	3.75 (2.89-4.90)	4.37 (3.22-6.01)	4.89 (3.45-7.00)
6-hr	1.63 (1.45-1.85)	2.03 (1.80-2.30)	2.57 (2.28-2.92)	3.03 (2.66-3.49)	3.70 (3.12-4.43)	4.23 (3.48-5.20)	4.80 (3.84-6.08)	5.42 (4.19-7.09)	6.30 (4.63-8.65)	7.01 (4.95-10.0)
12-hr	2.31 (2.06-2.62)	2.90 (2.58-3.29)	3.69 (3.27-4.20)	4.35 (3.82-5.01)	5.29 (4.46-6.34)	6.05 (4.97-7.43)	6.83 (5.46-8.64)	7.67 (5.93-10.0)	8.85 (6.51-12.2)	9.79 (6.92-14.0)
24-hr	3.15 (2.84-3.57)	3.98 (3.58-4.51)	5.09 (4.57-5.79)	6.02 (5.36-6.89)	7.31 (6.32-8.62)	8.32 (7.06-10.0)	9.37 (7.78-11.5)	10.5 (8.48-13.2)	12.0 (9.36-15.7)	13.2 (9.98-17.9)
2-day	4.20 (3.78-4.76)	5.32 (4.78-6.03)	6.80 (6.10-7.74)	8.02 (7.15-9.19)	9.70 (8.39-11.5)	11.0 (9.34-13.2)	12.4 (10.3-15.2)	13.7 (11.1-17.3)	15.7 (12.2-20.5)	17.2 (13.0-23.2)
3-day	4.80 (4.32-5.44)	6.08 (5.47-6.90)	7.77 (6.97-8.84)	9.15 (8.15-10.5)	11.0 (9.55-13.0)	12.5 (10.6-15.0)	14.0 (11.6-17.2)	15.5 (12.6-19.6)	17.6 (13.7-23.1)	19.3 (14.5-26.0)
4-day	5.29 (4.76-6.00)	6.71 (6.04-7.61)	8.57 (7.69-9.75)	10.1 (8.99-11.6)	12.1 (10.5-14.3)	13.7 (11.6-16.5)	15.3 (12.7-18.9)	17.0 (13.8-21.4)	19.2 (15.0-25.2)	21.0 (15.8-28.3)
7-day	6.44 (5.80-7.30)	8.17 (7.34-9.27)	10.4 (9.35-11.9)	12.2 (10.9-14.0)	14.7 (12.7-17.4)	16.6 (14.1-19.9)	18.5 (15.3-22.7)	20.4 (16.5-25.7)	23.0 (17.9-30.1)	24.9 (18.8-33.7)
10-day	7.49 (6.74-8.49)	9.52 (8.56-10.8)	12.1 (10.9-13.8)	14.2 (12.7-16.3)	17.0 (14.7-20.1)	19.1 (16.2-23.0)	21.2 (17.6-26.1)	23.3 (18.9-29.4)	26.2 (20.4-34.3)	28.3 (21.4-38.2)
20-day	9.81 (8.83-11.1)	12.6 (11.3-14.3)	16.0 (14.4-18.2)	18.7 (16.6-21.4)	22.1 (19.1-26.1)	24.7 (20.9-29.7)	27.1 (22.5-33.3)	29.5 (23.9-37.2)	32.6 (25.4-42.6)	34.8 (26.3-47.0)
30-day	11.9 (10.7-13.5)	15.3 (13.7-17.3)	19.4 (17.4-22.1)	22.6 (20.1-25.9)	26.6 (23.0-31.4)	29.4 (25.0-35.4)	32.1 (26.7-39.5)	34.7 (28.1-43.8)	38.0 (29.6-49.7)	40.3 (30.4-54.4)
45-day	14.7 (13.2-16.6)	18.9 (17.0-21.4)	23.9 (21.4-27.1)	27.6 (24.6-31.6)	32.2 (27.9-38.0)	35.5 (30.1-42.7)	38.5 (31.9-47.3)	41.3 (33.5-52.1)	44.8 (34.9-58.7)	47.2 (35.7-63.8)
60-day	17.5 (15.8-19.9)	22.5 (20.2-25.5)	28.3 (25.4-32.2)	32.6 (29.0-37.3)	37.8 (32.7-44.6)	41.4 (35.1-49.7)	44.7 (37.1-54.9)	47.8 (38.6-60.2)	51.5 (40.1-67.4)	54.0 (40.8-72.9)

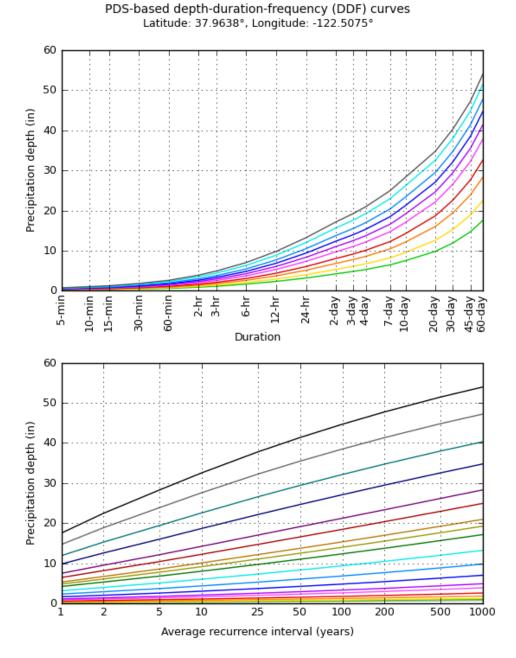
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

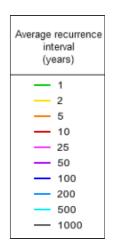
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical





Duration									
5-min	2-day								
10-min	- 3-day								
15-min	- 4-day								
30-min	- 7-day								
	— 10-day								
- 2-hr	20-day								
— 3-hr	— 30-day								
— 6-hr	— 45-day								
- 12-hr	60-day								
— 24-hr									

NOAA Atlas 14, Volume 6, Version 2

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Maps & aerials

Small scale terrain

Precipitation Frequency Data Server



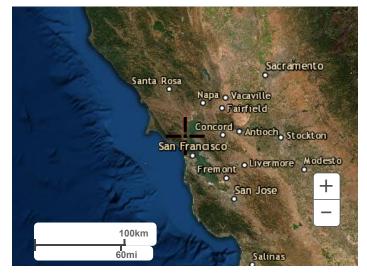
Large scale terrain





Large scale aerial

Precipitation Frequency Data Server



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