
To: PSA BOD Secretary, Susan Lord, October 11, 2025

From: Larry Pazaski, PSA Water Committee member & co-chairman, with Bill Davies, 2003 - 2010

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Document #20, "Capacity Analysis for Paradise Estates Water System", May 16, 2011

**CAPACITY ANALYSIS
FOR
PARADISE ESTATES
WATER SYSTEM
ID# 66125-T**



PROJECT NUMBER

110105

May 16, 2011

Prepared for:

**Paradise Service Associates
% Bill Davies, Water Committee Chairman
371 East Mason Lake Drive
Grapeview, WA 98546**

Prepared by:

**NORTHWEST WATER SYSTEMS, INC.
P.O. BOX 123
PORT ORCHARD, WA 98366
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Capacity Analysis Report for the Paradise Estates Water System

1.0 System Description

Paradise Estates is an older, well established Community Group A Water System serving 197 connections on the south shore of Mason Lake in Mason County. The system is comprised of two active wells, both of which pump to storage and one emergency source, which is physically disconnected from the system. Pressurization is provided by a booster station. System contact information is summarized as follows:

| | |
|---------------------|---|
| Water System Name: | Paradise Estates |
| WSDOH ID Number: | 66125 T |
| Name of Owner: | Paradise Service Associates |
| Owner Address: | 261 East Shore Drive Grapeview, WA 98546 |
| Owner Phone: | (360) 426-3901 |
| Type of Management: | SMA |
| Name of Operator: | Northwest Water Systems, Inc. |
| Operator Contact: | Jon Wiley |
| Operator Address: | P.O. Box 123 Port Orchard, WA 98366 |
| Operator Phone: | (360) 876-0958 |

1.1 Purpose and Scope of the Project

The Paradise Estates development was platted with 228 residential lots. Of these, 15 have been combined with other lots, resulting in 213 existing residential tax parcels. In addition, there is a community park with a restroom, boat moorage, and caretaker residence. This is considered to be two connections, hereinafter referred to as "caretaker" (residential) and "park" (one ERU). The system is currently approved for 167 connections and needs approval for 215 connections (214 residential, plus community park).

2.0 Planning

The system has developed and is implementing a Small Water System Management Program in accordance with WAC 246-290-105. This planning document is available for review upon request.

3.0 Water Quality

The system source consists of two wells. Both wells are adequately protected and have no water quality parameters that exceed state or federal maximum contaminant levels. No treatment is provided; source water quality is more or less equivalent to delivered water.

4.0 Design Criteria

The Washington State Department of Health Water System Design Manual is the criteria used unless other standards are cited.

5.0 Water Quantity and Water Rights

The primary purpose of this report is to evaluate the quantity of water available to the Paradise Estates Water System. The goal of the water system is to provide safe and reliable potable water to its members. The Capacity Analysis demonstrates that additional connections allocated to existing and new customers does not negatively impact the safety or reliability of the system.

5.1 Assumptions Made

The capacity analysis was conducted based upon site measurements, historical documents, water meter data, and pressure measurements taken throughout the distribution system. It is assumed that the measurements taken and data provided are accurate and true.

5.2 Source Production

The total source production is approximately 230 gpm (approximately 170 gpm from S02 and 60 gpm from S03). Well 3 has capacity to pump at least 170 gpm, but is limited by a flow restrictor. When the pump in well 2 fails, it will be replaced by a smaller pump, limited to 115 gpm and the production of well 3 will be increased to 115 gpm as described in the S03 Source Approval Report (DOH Project #07-1013). In either case maximum pumping capacity shall remain at 230 gpm.

5.3 System Demands

The distribution system was replaced in 2009. Service meter reading began in May 2010. Because the community consists of a large percentage of vacation homes, the use of service meter data was chosen to distinguish between full-time residences and vacation homes as well as the water use levels corresponding to each class.

Source meter data was used to determine calculate average, maximum, and peak demands upon which the capacity analysis is based. For the purpose of the Capacity Analysis, source meter data was used for two reasons:

1. Source meter readings are higher (see section 7.0) and therefore, more conservative.
2. There is a longer history of source meter readings (one year with the new distribution system).

Paradise Estates has approximately 112 full-time connections and 85 vacation homes. Service meter data from May-December 2010 indicates that ADD for full-time residences is approximately 201 gpd/ERU. The 85 vacation homes had an ADD during the same time period of approximately 34 gpd/ERU. Therefore, a vacation home has 17% of the usage of a full-time residence (0.17 ERU), resulting in total vacation home usage of: $85 * 0.17 = 14.5$ ERUs.

In order to calculate existing Average and Maximum Daily Demands, the following number of connections is applied:

| | |
|----------------------|----------------|
| Full-Time Residences | 112 ERU |
| Vacation Residences | 14.5 ERU |
| Caretaker Residence | 1 ERU |
| Park | 1 ERU |
| <u>Total</u> | <u>128 ERU</u> |

All future (projected) uses shall assume that all connections become full-time residences; however if that assumption were applied to the current population, system parameters would be artificially lowered.

The distribution system was replaced in 2009. Therefore, source meter data from 2010 is used. The system used 11,200,000 gallons in 2010. Dividing this number by 128 ERU and again by 372 days (the number of days over which data was collected), an Average Daily Demand (ADD) of 235 gpd/ERU is calculated.

Maximum Daily Demand (MDD) is calculated based upon 1.7 times the Maximum Week Demand. Maximum Week Demand occurred between July 29 and August 5, 2010 at 556 gpd/ERU. Multiplying by 1.7 results in a Maximum Daily Demand of 945 gpd/ERU. While a lower multiplier would normally be used for a system with weekly data, it is appropriate to use the recommended monthly multiplier because we have only one year's worth of reliable data (the old distribution system had many leaks and customers were billed on a flat-rate basis).

Peak flow rates are estimated from Maximum Daily Demand using the WSDOH Design Manual equation 5-3: $((MDD/1440)*(2.0*N+75) + 18 = PHD \text{ gpm}$. The system would have the following estimated peak flows, based on different numbers of connections:

| | |
|-----------------------------|---------|
| 199 connections (existing) | 322 gpm |
| 215 connections (build-out) | 349 gpm |

As demonstrated in the recently completed Distribution Replacement Project Report (DOH Project #08-0507) the booster station has a capacity for 360 gpm, while maintaining 30 psi at the distribution main.

A hydraulic analysis was conducted for the PHD condition at build-out (349 gpm). With 19 nodes, this resulted in an average flow distribution of 18.4 gpm per node. WaterCAD software modeling was conducted to estimate pressure throughout the system. The low-pressure condition was found to be at node J-18 with 39.3 psi. The hydraulic analysis model output is included in the appendix.

Static and fireflow conditions are equivalent to the findings in the approved Distribution Replacement Project Report (DOH Project #08-0507). The system is able to supply 500 gpm and still provide 24.9 psi at the worst-case connection during PHD+ conditions. At

static pressure several connections near the lake exceed 80 psi (85.2 max). These homes have the option of installing Pressure Reducing Valves on their private service lines. Some connections above the main have complained of low pressure. The pressure at the main has been measured and found to be the same as modeled in the hydraulic analysis (~40 psi). The highest house is perhaps 20 feet above the main, resulting in a static pressure at the house of about 30 psi. The pressure drops significantly when fixtures in the house are used. This indicates that the private service laterals are undersized, corroded, or contain blockages.

The Paradise Service Associates board is working with these homeowners to develop a plan for not only meeting the requirements of the WAC (which they are currently doing), but also meeting each of their individual preferences as much as possible.

5.4 Water Rights

The system has the following water rights:

Permit G2-26830P 230 gpm 120 ac-ft/yr

A copy of the Water Right Permit is included in the appendix, along with a copy of the Water Right Self-Assessment Forms. Additional detail and discussion regarding water rights (not relevant to the capacity analysis) is included in Element 11 of their SWSMP.

6.0 Limiting Factors

The capacity of the Paradise Estates Water System is limited by five primary factors:

1. Source Production
2. Storage
3. Service Area
4. Water Rights
5. Distribution System and System Hydraulics

6.1 Source

Source production of 230 gpm limits the system to 331,200 gpd. Using the MDD estimate of 945 gpd/ERU, the source limits the system to 350 connections. At 215 connections the sources would be required to pump for 14.7 hours per day. This level of pumping should not put excessive strain on the well screens.

6.2 Storage

The existing system has 114,000 gallons of available storage. This storage is located near well 2 and the booster station at the higher elevations of the service area. Two concrete reservoirs provide redundancy for maintenance and emergencies.

The five required components of storage are as follows:

| | |
|---------------------------------------|----------------|
| Operational ("swing" in float switch) | 2,000 |
| Equalization 150*(349-230) | 17,850 |
| Standby (200*215 connections) | 43,000 |
| Fireflow (500 gpm 60 min) | 30,000 |
| Dead | 2,000 |
| Total | 94,850 gallons |

The system is limited by existing storage to 263 connections as follows:

| | |
|---------------------------------------|-----------------|
| Operational ("swing" in float switch) | 2,000 |
| Equalization 150*(412-230) | 27,361 |
| Standby (200*263) | 52,600 |
| Fireflow (500 gpm 60 min) | 30,000 |
| <u>Dead</u> | <u>2,000</u> |
| Total | 113,961 gallons |

Mason County is not currently allowing nesting of fireflow and standby storage, unless specific permission is granted by the fire marshal. If standby and fireflow storage were nested, storage would be much less constraining.

With two active sources each able to provide ADD for the system, calculated Standby storage is less than the minimum recommended standby storage of 200 gpd/ERU: $2d*(235\text{gpd/ERU}*215\text{ERU} - 1440(230-170)) = 14,650$ gallons. Therefore, the more conservative volume was chosen.

6.3 Service Area

The service area consists of 228 residential lots and a community park with two connections (2 ERU). Of these, 15 have been combined with other lots, resulting in 213 existing tax parcels. All property within the service area has already been divided at or above allowable zoning densities. Therefore, new lot creation is extremely unlikely. Therefore the service area limits the system to 215 connections.

6.4 Water Rights

The system has the following water rights:

Permit G2-26830P 230 gpm 120 ac-ft/yr

The system is currently pumping at its maximum withdrawal rate of 230 gpm. As previously demonstrated, this limits the system on a Maximum Daily Demand basis to 350 connections.

The system currently uses 11,200,000 gallons per year (34.4 ac-ft/yr). As more properties are built upon and as vacation properties convert their use to full-time residences, water use will increase. Projected water use at build-out is 215 ERU*ADD of 235 gpd/ERU * 365 days = 18.4 million gallons (56.6 ac-ft/yr). With average annual use of 0.26 ac-ft/yr/ERU and 120 ac-ft/yr available, the system is limited to 461 ERU based upon annual withdrawal.

6.5 Hydraulic Analysis

The distribution system is sized for fireflow; therefore, residential uses result in insignificant pressure losses throughout the entire distribution system. The distribution system is not a limiting factor to system growth.

6.6 Limiting Factor Summary

| Factor | ERU Limit |
|---------------------|------------|
| Source | 350 |
| Storage | 263 |
| Service Area | 215 |
| Water Right Qi | 350 |
| Water Right Qa | 461 |
| Hydraulic Analysis | n/a |

This demonstrates that the system's current service area is their most limiting factor. To expand beyond the existing service area would require a Water System Plan. If all parameters remain constant, a Water System Plan could be written and the system possibly grow to 263 connections, as limited by storage capacity.

7.0 Leakage

Distribution System Leakage (DSL) was calculated for the eight months over which service meter records have been available. The results of these calculations are as follows:

| 2010 | Full-time (cu ft) | Vacation (cu ft) | Total (gal) | Source (gal) | Difference (gal) | DSL |
|--------------|----------------------|---------------------|----------------|-----------------|---------------------|-------|
| May- June | 129,465 | 18,233 | 1,104,781 | 1,326,250 | 221,469 | 16.7% |
| July- Aug | 336,457 | 55,140 | 2,929,146 | 3,406,190 | 477,044 | 14.0% |
| Sept- Oct | 127,755 | 12,179 | 1,046,706 | 1,473,835 | 427,129 | 29.0% |
| Nov- Dec | 130,128 | 7,068 | 1,026,226 | 1,145,740 | 119,514 | 10.4% |

With a distribution system that is only 1 year old and has been pressure tested, it seems unlikely that DSL is as high as shown. The source meters need to be calibrated.

If a water audit with calibrate source meters demonstrates that leakage is actually occurring in the distribution system, then leak detection needs to be initiated. These steps should be taken quickly as the distribution system is likely still under warranty.

The system has begun to implement their Water Use Efficiency Program as include in Element 14 of their SWSMP. Apparent DSL is the first priority in their Water Use Efficiency Program.

8.0 Legal Considerations

The Paradise Estates Water System is obligated to provide water to all of its members, comprised of all tax parcels within their service area. With the Washington State Supreme Court upholding the Municipal Water Law, Paradise Estates is considered a Municipal Water Supplier with all the associated rights and responsibilities.

9.0 Conclusions

The Paradise Estates Water System has adequate capacity to serve all connections within their service area through build-out. The system is limited in its capacity by their service area. Over the last eight months the system has experienced an average apparent DSL of 17.5%. With a new distribution system, which should have little or no leakage, reconciliation of source and service meter data should be one of the highest priorities of Paradise Estates.

10.0 Report Preparation

Northwest Water Systems, Inc.
P.O. Box 123
Port Orchard, WA 98366
(360) 876-0958

Report Prepared By:



Todd Krause, P.E.

Water System Name:
 State ID:
 Source: SO2
 Initial Static Water Level:

Paradise Estates
 66125T
 Tag No.: AHA991

| Date | Source Meter Well 2 | Source Meter Well 3 | Usage | Daily Usage gpd | Number of connect | Average Daily Demand |
|------------|---------------------------|---------------------------|-----------|-----------------------|-------------------------|----------------------------|
| 12/28/2009 | 23505520 | 13,705,910 | 171,450 | 28,575 | 128 | 223.24 |
| 1/5/2010 | 23637550 | 13,806,090 | 232,210 | 29,026 | 128 | 226.77 |
| 1/12/2010 | 23750150 | 13,897,970 | 204,480 | 29,211 | 128 | 228.21 |
| 1/19/2010 | 23863160 | 13,991,330 | 206,370 | 29,481 | 128 | 230.32 |
| 1/26/2010 | 23986130 | 14,093,080 | 224,720 | 32,103 | 128 | 250.80 |
| 2/3/2010 | 24134660 | 14,211,520 | 266,970 | 33,371 | 128 | 260.71 |
| 2/9/2010 | 24247950 | 14,306,100 | 207,870 | 34,645 | 128 | 270.66 |
| 2/16/2010 | 24377215 | 14,406,790 | 229,955 | 32,851 | 128 | 256.65 |
| 2/23/2010 | 24505590 | 14,511,340 | 232,925 | 33,275 | 128 | 259.96 |
| 3/10/2010 | 24781210 | 14,741,290 | 505,570 | 33,705 | 128 | 263.32 |
| 3/17/2010 | 24880770 | 14,821,900 | 180,170 | 25,739 | 128 | 201.08 |
| 3/23/2010 | 24974240 | 14,894,020 | 165,590 | 27,598 | 128 | 215.61 |
| 3/31/2010 | 25084510 | 14,983,420 | 199,670 | 24,959 | 128 | 194.99 |
| 4/6/2010 | 25157230 | 15,043,565 | 132,865 | 22,144 | 128 | 173.00 |
| 4/13/2010 | 25250550 | 15,121,850 | 171,605 | 24,515 | 128 | 191.52 |
| 4/20/2010 | 25347080 | 15,200,790 | 175,470 | 25,067 | 128 | 195.84 |
| 4/28/2010 | 25461690 | 15,289,190 | 203,010 | 25,376 | 128 | 198.25 |
| 5/11/2010 | 25628080 | 15,421,970 | 299,170 | 23,013 | 128 | 179.79 |
| 5/18/2010 | 25724510 | 15,499,750 | 174,210 | 24,887 | 128 | 194.43 |
| 5/25/2010 | 25805920 | 15,567,570 | 149,230 | 21,319 | 128 | 166.55 |
| 6/1/2010 | 25901910 | 15,642,390 | 170,810 | 24,401 | 128 | 190.64 |
| 6/24/2010 | 26196090 | 15,881,040 | 532,830 | 23,167 | 128 | 180.99 |
| 7/22/2010 | 26876400 | 16,442,040 | 1,241,310 | 44,333 | 128 | 346.35 |
| 7/29/2010 | 27089400 | 16,619,900 | 390,860 | 55,837 | 128 | 436.23 |
| 8/5/2010 | 27350610 | 16,857,270 | 498,580 | 71,226 | 128 | 556.45 |
| 8/16/2010 | 27637970 | 17,127,520 | 557,610 | 50,692 | 128 | 396.03 |
| 9/2/2010 | 28021325 | 17,461,995 | 717,830 | 42,225 | 128 | 329.89 |
| 9/9/2010 | 28140735 | 17,556,945 | 214,360 | 30,623 | 128 | 239.24 |
| 9/15/2010 | 28219290 | 17,621,230 | 142,840 | 23,807 | 128 | 185.99 |
| 9/20/2010 | 28275960 | 17,669,145 | 104,585 | 20,917 | 128 | 163.41 |
| 9/27/2010 | 28354850 | 17,731,950 | 141,695 | 20,242 | 128 | 158.14 |
| 10/6/2010 | 28470185 | 17,826,480 | 209,865 | 23,318 | 128 | 182.17 |
| 10/14/2010 | 28567120 | 17,910,240 | 180,695 | 22,587 | 128 | 176.46 |
| 10/18/2010 | 28626135 | 17,958,270 | 107,045 | 26,761 | 128 | 209.07 |
| 10/28/2010 | 28746689 | 18,054,560 | 216,844 | 21,684 | 128 | 169.41 |
| 11/4/2010 | 28831605 | 18,125,550 | 155,906 | 22,272 | 128 | 174.00 |
| 11/17/2010 | 28980855 | 18,238,367 | 262,067 | 20,159 | 128 | 157.49 |
| 11/26/2010 | 29091195 | 18,320,745 | 192,718 | 21,413 | 128 | 167.29 |
| 12/8/2010 | 29226500 | 18,434,422 | 248,982 | 20,749 | 128 | 162.10 |
| 12/15/2010 | 29311049 | 18,498,795 | 148,922 | 21,275 | 128 | 166.21 |
| 12/22/2010 | 29382897 | 18,556,772 | 129,825 | 18,546 | 128 | 144.89 |
| 12/30/2010 | 29474615 | 18,628,280 | 163,226 | 20,403 | 128 | 159.40 |
| 1/12/2011 | 29645883 | 18,769,095 | 312,083 | 24,006 | 128 | 187.55 |
| 1/19/2011 | 29725672 | 18,826,443 | 137,137 | 19,591 | 128 | 153.05 |

Paradise Estates Service Meter Data Summary

FT-Full Time Residences, PT - Part Time Residences

| 2010 | FT (cu ft) | PT (cu ft) | Total (gal) | Source (gal) | diff (gal) | DSL |
|----------|------------|------------|-------------|--------------|------------|-------|
| May-June | 129,465 | 18,233 | 1,104,781 | 1,326,250 | 221,469 | 16.7% |
| July-Aug | 336,457 | 55,140 | 2,929,146 | 3,406,190 | 477,044 | 14.0% |
| Sept-Oct | 127,755 | 12,179 | 1,046,706 | 1,473,835 | 427,129 | 29.0% |
| Nov-Dec | 130,128 | 7,068 | 1,026,226 | 1,145,740 | 119,514 | 10.4% |
| | 201 | 34 | | | | |

| | |
|---------------------------------|-----|
| Number of Full Time Connections | 112 |
| Number of Part Time Connections | 85 |
| Vacant | 16 |
| Park (P2-000) | 1 |

**Scenario: Base
Steady State Analysis
Junction Report**

Paradise Estates Static Condition

| Label | Elevation (ft) | Zone | Type | Base Flow (gpm) | Pattern | Demand (Calculated) (gpm) | Calculated Hydraulic Grade (ft) | Pressure (psi) |
|-------|----------------|------|--------|-----------------|---------|---------------------------|---------------------------------|----------------|
| J-3 | 300.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 46.29 |
| J-4 | 268.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 60.14 |
| J-5 | 242.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 71.39 |
| J-6 | 217.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 82.20 |
| J-7 | 218.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 81.77 |
| J-8 | 224.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 79.18 |
| J-9 | 217.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 82.20 |
| J-10 | 221.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 80.47 |
| J-11 | 254.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 66.20 |
| J-12 | 286.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 52.35 |
| J-13 | 228.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 77.44 |
| J-14 | 252.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 67.06 |
| J-15 | 220.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 80.91 |
| J-16 | 230.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 76.58 |
| J-1 | 310.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 41.97 |
| J-2 | 312.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 41.10 |
| J-18 | 315.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 39.80 |
| J-19 | 210.00 | Zone | Demand | 0.00 | Fixed | 0.00 | 407.00 | 85.23 |



**Scenario: Base
Steady State Analysis
Junction Report**

Paradise Estates Fireflow Condition

| Label | Elevation (ft) | Zone | Type | Base Flow (gpm) | Pattern | Demand (gpm) | Calculated Hydraulic Grade (ft) | Pressure (psi) |
|-------|----------------|------|--------|-----------------|---------|--------------|---------------------------------|----------------|
| J-3 | 300.00 | Zone | Demand | 500.00 | Fixed | 500.00 | 360.61 | 26.22 |
| J-4 | 268.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.44 | 40.00 |
| J-5 | 242.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.21 | 51.14 |
| J-6 | 217.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.18 | 61.95 |
| J-7 | 218.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.18 | 61.52 |
| J-8 | 224.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.31 | 58.98 |
| J-9 | 217.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.84 | 62.23 |
| J-10 | 221.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 363.62 | 61.71 |
| J-11 | 254.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 366.12 | 48.51 |
| J-12 | 286.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 371.40 | 36.95 |
| J-13 | 228.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.71 | 57.42 |
| J-14 | 252.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.48 | 46.94 |
| J-15 | 220.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 360.39 | 60.74 |
| J-16 | 230.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 354.11 | 53.70 |
| J-1 | 310.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 377.46 | 29.19 |
| J-2 | 312.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 375.85 | 27.62 |
| J-18 | 315.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 372.55 | 24.90 |
| J-19 | 210.00 | Zone | Demand | 30.00 | Fixed | 30.00 | 362.04 | 65.78 |