

Bluff Point Estimated Water/Wastewater

		unit	Maximum GPD/Unit	Estimated Actual GPD/unit	no. unit	Winter			Spring			Summer			Fall			
						Bury Estimate peak flow (gpd)	Occupancy /Usage Rate	Estimated Average (gpd)	Bury Estimate peak flow (gpd)	Occupancy /Usage Rate	Estimated Average (gpd)	Maximum peak flow (gpd)	Occupancy /Usage Rate	Estimated Average (gpd)	Bury Estimate peak flow (gpd)	Occupancy /Usage Rate	Estimated Average (gpd)	
Residential	Jarvis Creek Homes	dwelling	300	220	134	20,100	30%	12,060	30,150	45%	18,090	40,200	75%	30,150	30,150	45%	18,090	
	Jarvis Creek Multi-Family	dwelling	250	200	40	5,000	30%	3,000	7,500	45%	4,500	10,000	75%	7,500	7,500	45%	4,500	
	Central Area	dwelling	300	220	89	13,350	30%	8,010	20,025	45%	12,015	26,700	75%	20,025	20,025	45%	12,015	
	Bay and Harbor Homes	dwelling	300	220	139	20,850	30%	12,510	31,275	45%	18,765	41,700	75%	31,275	31,275	45%	18,765	
	Bay and Harbor Multi-Family	dwelling	250	200	128	16,000	30%	9,600	24,000	45%	14,400	32,000	75%	24,000	24,000	45%	14,400	
Commercial/Retail	Village Commercial/Retail	sf	0.02		28,000	560	20%	112	420	40%	224	560	65%	364	420	15%	84	
	Boat Slips	slip	10		98	250	10%	98	735	10%	98	980	20%	196	735	10%	98	
	Village Dining	seat	50		50	1,900	0%	0	1,875	25%	625	2,500	50%	1,250	1,875	25%	625	
Inn	Resort Hotel	room	130	80	90	2,990	35%	4,095	8,775	60%	7,020	11,700	85%	9,945	8,775	60%	7,020	
	Banquet	seat	25	20	250	1,575	35%	2,188	4,688	60%	3,750	6,250	85%	5,313	4,688	60%	3,750	
	Dining	seat	50	30	185	6,950	35%	3,238	6,938	60%	5,550	9,250	85%	7,863	6,938	60%	5,550	
	Spa	sf	0.05	0.03	9,000	113	35%	158	338	60%	270	450	85%	383	338	60%	270	
Community	Bay Club	seat	50	30	150	5,650	20%	1,500	5,625	40%	3,000	7,500	60%	4,500	5,625	40%	3,000	
	Jarvis Creek Community Center	sf	0.3	0.2	3,000	900	20%	180	675	30%	270	900	50%	450	675	30%	270	
	Oyster House	sf	0.15	0.1	7,000	1,050	100%	1,050	788	100%	1,050	1,050	100%	1,050	788	100%	1,050	
	Marina	slip	20	0.15	130	1,700	10%	170	1,700	10%	170	1,700	20%	340	1,700	10%	170	
	Operations	sf	0.02		31,000	620	35%	217	465	40%	248	620	75%	465	465	40%	248	
	Monarch Shores	Monarch Shores Homes					5,711	30%	1,713	4,283	45%	2,570	5,711	75%	4,283	4,283	45%	2,570
Total:						125,369	30%	59,786	150,253	45%	92,615	199,771	68%	149,351	150,255	43%	92,475	
	25% Reduction (based on Energy Efficient Plumbing Fixtures)						31,342		14,946	37,563		23,154	49,943		37,338	37,564		23,119
					Total:	94,027		44,839	112,690		69,461	149,828		112,013	112,691		69,356	

Summary:

DEQ Anticipated Permitting Usage Volumes (gpd)	Estimated Winter Usage (gpd)	Estimated Spring Usage (gpd)	Estimated Summer Usage (gpd)	Estimated Fall Usage (gpd)	Estimated Average (gpd)
199,771	44,839	69,461	112,013	69,356	73,917

Note:

Estimated 100% buildout at year 2026
 Water to slips is turned off during Winter months
 Jarvis Creek Community Center outdoor facilities are seasonal
 Bay Club outdoor facilities are seasonal