



Advanced Environmental Landscape  
Design & Consulting, LLC

CSLB C-27 Lic#708716  
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## **WATER MANAGEMENT** **WATER ANALYSIS & RECOMMENDATIONS**

**Property Name:** Clark Manor  
**Report Dated:** 10/18/2017

### **HIGH PRIORITY RECOMMENDATIONS**

**High Priority Recommendations & Preventative Maintenance**

### **WEBSITE LOGIN INFORMATION**

Visit [www.aelandscapedesign.com/nationalcore](http://www.aelandscapedesign.com/nationalcore)  
Enter Password- watercore

- 1. 11/17/2016: Backflow Test Forms:** Please obtain and submit a copy of the backflow test forms for your property. You may either send us a copy of the last test forms completed at your property or if you have recently received test forms that are blank, you can send those also. Please send these test forms to [water@aelandscapedesign.com](mailto:water@aelandscapedesign.com) Water Management is requesting this information so we can add this data to the Property Overview and so you always know how many backflows you have, details on each and when testing is scheduled, to avoid any water shut-off notices and/or late charges.

### **WATER USAGE ANALYSIS SUMMARY**

(See individual meter reports for more detailed information)

**This property is billed on bi - monthly basis.**

#### **DOMESTIC**

**Meter# 2:** Daily Average and Projected Monthly Average, and latest Water Bill are each below budget.

#### **LANDSCAPE**

**Landscape System:**

**Irrigation Map:** Available online.

**Weather Based Irrigation Controllers:** Hunter I-Cores W/Solar Sync, installed 07/15

**Precision Nozzles:** No Precision Nozzles are installed at this time. The Water District does not offer rebates.

***“Save Water Today, So We Have Water Tomorrow”***



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**Turf Removal:** Usage is minimal; removal is not recommended at this time.

**City of Downey Watering Restrictions are:** Please check our website for your district's current restrictions.

**Controller in Compliance:** Controller is not currently, please see notes below in landscape usage.

**Landscape Usage:**

**Meter# 3:** Daily Average and Projected monthly average are both below budget. **Latest water bill is over budget.**

**10/18/17: Current landscape schedule and usage being assessed. Will update on next report.**

**Pressure Testing:**

*In order to ensure that each resident is receiving optimal water pressure, we have recorded the building psi (pounds per square inch). Desirable water pressure is between 45 and 75 psi. High pressure can cause loud pipes, pinhole leaks in joints, and water hammering; pipes loudly banging inside of walls due to air in the water lines. While low pressure could be a sign of multiple problems; mineral deposits in pipes, leaks, or a faulty pressure regulator. [Building pressure readings are average, no concern.](#)*

**clark manor**

**PRESSURE READINGS**

<b>Building</b>	<b>Pressure Reading (psi)</b>	<b>Pressure Regulator</b>
2	70	no
3	60	no
4	60	no
5	60	no
6	60	no

***“Save Water Today, So We Have Water Tomorrow”***

# Meter Summary Coversheet

Property Name Clark Manor

Meter ID	Account Number	Meter Number	Meter Type
1	2815-502-004	0038084502	Fire Service
2	2801-008-004	0075540648	Domestic
3	2801-009-004	0075747433	Landscape

# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 1

Property Name	Clark Manor		
Meter Number	0038084502	Meter Type	Fire Service
Account Number	2815-502-004	Meter Type	8"

REPORT DATED  
10/18/2017

Backflow Details: Designated Backflow  Size \_\_\_\_\_ Pressure Regulator?

## DOMESTIC ANALYSIS

Each meter services different types of buildings, water features, etc. The following budgets have been created for each type of coverage below:

Coverage Type	Fire Service				
Description	Fire Service				<b>TOTALS</b>
Units Serviced	0				<b>0</b>
Budget/Month/Unit	0				
Daily Budget Total	0.00				<b>0.0</b>
Monthly Budget Total	0.00				<b>0.0</b>
<b>Bi-Monthly Budget Total</b>					<b>0.0</b>

The following calculations are based on the data collected from the physical meter readings and water bills:

	Physical Daily-Average	Physical Monthly-Average	Physical Bi-Monthly-Average	Projected vs. Actual Water Bill Analysis				
					Projected	Most Recent		
	0.000	0.00	0.00	Tier 1 @	0	0		
				Tier 2 @				
				Tier 3 @				
				Tier 4 @				
				Tier 5 @				
				<b>WATER CONSUMPTION TOTALS</b>	<b>0</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>
				Fixed Meter Charge		\$405.71		\$405.71
				LATE NOTICE FEE				
				<b>TOTAL USAGE &amp; CHARGES</b>		<b>\$405.71</b>		<b>\$405.71</b>

## PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
9/30/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
7/29/2017 10:10 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
5/27/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
4/1/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
1/28/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
12/4/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
7/30/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
5/29/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
4/2/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
2/17/2016 10:35 AM	0.0	RST	0.00	0.00	N/A	N/A	N/A	N/A

This report was prepared by Advanced Environmental Landscape Design & Consulting, LLC. If you have any questions regarding this report, please contact us at (909) 980-8300 or water@aelandscaped.com

# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 2

Property Name	Clark Manor		
Meter Number	0075540648	Meter Type	Domestic
Account Number	2801-008-004	Meter Type	2"

REPORT DATED  
10/18/2017

Backflow Details: Designated Backflow  Size Pressure Regulator?

## DOMESTIC ANALYSIS

Each meter services different types of buildings, water features, etc. The following budgets have been created for each type of coverage below:

Coverage Type	Multi-Unit Building	Multi-Unit Building	Multi-Unit Building		
Description	3 (BDR)	2 (BDR)	1 (BDR)		<b>TOTALS</b>
Units Served	8	20	13		<b>41</b>
Budget/Month/Unit	19.93	14.23	8.54		
Daily Budget Total	5.24	9.36	3.65		<b>18.2</b>
Monthly Budget Total	159.44	284.60	111.02		<b>555.1</b>
				<b>Bi-Monthly Budget Total</b>	<b>1,110.1</b>

The following calculations are based on the data collected from the physical meter readings and water bills:

		Projected vs. Actual Water Bill Analysis					
Physical Daily-Average	8.313	Projected			Most Recent		
			Tier 1 @	\$1.40	164	\$229.11	164
Physical Monthly-Average	252.85	Tier 2 @	\$1.82	256	\$464.90	233	\$423.13
		Tier 3 @	\$2.90	86	\$249.74		
Physical Bi-Monthly-Average	505.71	Tier 4 @	\$5.51				
		Tier 5 @					
		<b>WATER CONSUMPTION TOTALS</b>		<b>506</b>	<b>\$943.75</b>	<b>397</b>	<b>\$652.24</b>
		Fixed Meter Charge			\$82.50		\$82.50
		Sewer charge					\$174.18
		LATE NOTICE FEE					
		State Fee (\$1.8/per Apt)			\$73.80		\$73.80
		<b>TOTAL USAGE &amp; CHARGES</b>			<b>\$1,100.05</b>		<b>\$982.72</b>

## PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
10/16/2017 1:45 PM	1,299,200.0	RST	133.00	99,484.00	16	8.313	387	0.344
9/30/2017 10:00 AM	1,285,900.0	WB	61.00	45,628.00	12	5.083	283	0.216
9/18/2017 3:25 PM	1,279,800.0	RST	235.00	175,780.00	34	6.912	815	0.288
8/15/2017 4:45 PM	1,256,300.0	RST	101.00	75,548.00	17	5.941	414	0.244
7/29/2017 10:00 AM	1,246,200.0	WB	293.00	219,164.00	37	7.919	884	0.331
6/22/2017 2:30 PM	1,216,900.0	RST	63.00	47,124.00	7	9.000	172	0.366
6/15/2017 10:20 AM	1,210,600.0	RST	116.00	86,768.00	19	6.105	456	0.254
5/27/2017 10:00 AM	1,199,000.0	WB	113.00	84,524.00	12	9.417	287	0.394
5/15/2017 11:00 AM	1,187,700.0	RST	244.00	182,512.00	32	7.625	766	0.319
4/13/2017 1:30 PM	1,163,300.0	RST	124.00	92,752.00	12	10.333	291	0.426

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# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LLC

METER ID# 3

Property Name	Clark Manor		
Meter Number	0075747433	Meter Type	Landscape
Account Number	2801-009-004	Meter Type	2"

REPORT DATED  
10/18/2017

Backflow Details: Designated Backflow  Size Pressure Regulator?

## LANDSCAPE ANALYSIS

The following calculations are based on the data collected from the physical meter readings and water bills:

	MAWA Analysis
Current ETo (Monthly)	7.21
Monthly Budget	73.43
Bi-Monthly Budget	146.86

Allocated S/F (Landscape) 17,553

WBIC (Weather Based Irrigation Controller)

WBIC-MAKE/MODEL Hunter I-Core W/SolarSync

PRECISION NOZZLES

DROUGHT TOLERANT LANDSCAPE

## Projected vs. Actual Water Bill Analysis

		Projected		Most Recent	
Tier 1 @	\$1.99	25	\$49.63	50	\$99.25
Tier 2 @	\$2.38	95	\$226.39	142	\$338.39
Tier 3 @	\$2.90				
Tier 4 @					
Tier 5 @					
<b>WATER CONSUMPTION TOTALS</b>		<b>120</b>	<b>\$276.01</b>	<b>192</b>	<b>\$437.64</b>
Fixed Meter Charge			\$82.50		\$82.50
<b>TOTAL USAGE &amp; CHARGES</b>			<b>\$358.51</b>		<b>\$520.14</b>

## PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
9/30/2017 10:00 AM	358,400.0	WB	24.00	17,952.00	12	2.000	283	0.085
9/18/2017 3:20 PM	356,000.0	RST	115.00	86,020.00	34	3.382	815	0.141
8/15/2017 4:56 PM	344,500.0	RST	53.00	39,644.00	17	3.118	414	0.128
7/29/2017 10:00 AM	339,200.0	WB	161.00	120,428.00	37	4.351	884	0.182
6/22/2017 2:30 PM	323,100.0	RST	37.00	27,676.00	8	4.625	196	0.189
6/14/2017 10:20 AM	319,400.0	RST	43.00	32,164.00	18	2.389	432	0.100
5/27/2017 10:00 AM	315,100.0	WB	103.00	77,044.00	12	8.583	288	0.358
5/15/2017 10:00 AM	304,800.0	RST	82.00	61,336.00	31	2.645	741	0.111
4/14/2017 1:30 PM	296,600.0	RST	30.00	22,440.00	13	2.308	315	0.095
4/1/2017 10:00 AM	293,600.0	WB	16.00	11,968.00	18	0.889	433	0.037
3/14/2017 9:42 AM	292,000.0	RST	20.00	14,960.00	27	0.741	647	0.031

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