

Larson and Associates
surveyors, engineers & planners
9027 Pacific Avenue, Suite 4
Tacoma, WA 98444

Exhibit K

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By MThomas City of Gig Harbor at 8:59 am, May 23, 2023

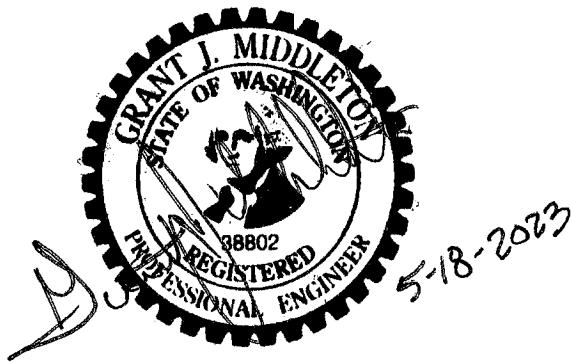
**PRELIMINARY REPORT APPROVED JUNE 15,
2023 BY STEPHANIE SEIBEL, PE.**

SUMMIT POINTE

PRELIMINARY SEWER HYDRAULICS REPORT

PROPOSER:

RUSH RESIDENTIAL, INC.
6622 WOLLOCHET DRIVE
GIG HARBOR, WA. 98335
CONTACT: JOE FLANSBURG
PHONE: (253) 858-3636



PREPARED BY:

Larson and Associates
surveyors, engineers & planners
9027 Pacific Avenue, Suite 4
Tacoma, WA 98444
(253) 474-3404

May 17, 2023

PRELIMINARY SEWER HYDRAULICS REPORT

SECTION 1 – INTRODUCTION AND SUMMARY

1. Report Certification

I certify that this Preliminary Sewer Hydraulics Report for Summit Pointe has been prepared by me or under my supervision and meets the standard of care and expertise that is usual and customary for professional engineers. I understand that Gig Harbor does not and will not assume liability for the sufficiency, suitability or performance of water facilities prepared by me.

2. Purpose of Report and Study Objectives

This Preliminary Hydraulics Report accompanies the Preliminary Plat for a 56 lot preliminary plat also known as Summit Pointe at 6302 112th St. Ct. The purpose and objective of this report is to provide the necessary information to show that the proposed sewer facilities for this new development will be designed appropriately for adequacy to serve this project with a connection to the City Sewer Line.

SECTION 2 – PROPOSED DEVELOPMENT

1. Project Description

The project proposes the development of 56 single family residential lots located on Parcel Numbers 0122253072, 0122253074, and 0122254092 consisting of approximately 16.71 acres located within the Medium-Density Residential (R-2) Gig Harbor zone. Improvements as part of this development will include sewer and water extensions from existing mains located nearby. An existing sanitary sewer main runs along the eastern side of the property in a north-south direction with final connection to the City system located to the east. Improvements as part of this development will include sewer and water extensions from the existing mains nearby in order to serve the site. Additionally, the required stormwater quantity and quality mitigation will be designed and constructed as part of the proposed development. Any additional dry utilities will need to be extended into the site to serve the proposed development as well. A sewer extension from the site will continue along 112th St S to the east to the intersection with Burnham Dr. From here the sewer extension will continue north along Burnham Dr until tying into the existing City system at existing SSMH#12-19 in Burnham Dr.

2. Location and Vicinity Map

See Vicinity Map and legal description in Appendix B.

3. Site Plan

See Site Plan in Appendix B.

4. Proposed Zoning

All existing parcels are City of Gig Harbor zoned Medium-Density Residential (R-2).

5. Proposed Land Use and Intensity

Proposed land use will be single-family residential structures on each proposed lot meeting the City of Gig Harbor's maximum density requirements of 6 dwelling units per acre with 56 total lots.

6. Phasing and Timing of the Project

The project will be constructed in one phase. Construction will start once all necessary permits are granted, and it is anticipated that construction will be completed within 12 months of starting.

SECTION 3 – EXISTING CONDITIONS

1. Study Area

The existing parcels are vacant and appear to be cleared of vegetation.

a. Limits of sewer collection zone (per Wastewater Comprehensive Plan)

Per the City of Gig Harbor Wastewater Comprehensive Plan Base Map dated 8/8/2019, the proposed preliminary plat is contained within the boundaries of the Waste Water Basin #12. The site will be served by a public sewer main extension from existing SSMH#12-19 in Burnham Dr.

b. Existing zoning

Existing Zoning is City of Gig Harbor Medium-Density Residential (R-2) and within the Gig Harbor Community Plan.

c. Existing land uses

No existing buildings are located onsite. As mentioned above, the site appears to have previously been cleared of vegetation in anticipation for future use.

2. Existing Sewer Infrastructure

a. Invert elevations at connection location on sewer main

A sewer extension from the site will continue along 112th St S to the east to the intersection with Burnham Dr. From here the sewer extension will continue north along Burnham Dr until tying into the existing City system at existing SSMH#12-19 in Burnham Dr. SSMH#12-19 has a rim elevation of 96.73 with an invert elevation of 88.82. See attached Conceptual Utilities Plan for more information.

b. Nearest manhole location

As mentioned above, the existing manhole is located to the east of the project in Burnham Dr. See attached Conceptual Utilities Plan for more information.

c. Material type(s) at connect location on sewer main

The proposed 8" PVC main that will be installed within the proposed plat will connect to the existing sewer system.

SECTION 4 – PROPOSED DESIGN

1. Minimum Information

a. Site sewer flow rates

The discharge rates would be 150 gpd/lot x 56 lots = 8,400 gpd.

b. Site sewer pipe material and size(s)

8" PVC (SDR-35)

c. Site sewer slope(s)

The proposed sewer main will be designed to follow the grade of the proposed onsite road and 112th St. S. in front of Lots 1-9, which will not exceed 15% slope. There will therefore be adequate fall within the main to provide sewer service to each lot.

d. Connection to existing sewer main

A sewer extension from the site will continue along 112th St S to the east to the intersection with Burnham Dr. From here the sewer extension will continue north along Burnham Dr until tying into the existing City system at existing SSMH#12-19 in Burnham Dr. See attached Conceptual Utilities Plan for more information.

2. Information Where Appropriate

a. Pressure main material and size(s)

A gravity main will be installed on this site so any reference to a pressure main is not applicable.

b. Grinder pump and tank, including pressures

Not applicable.

c. STEP tank and system, including pressures

Not applicable.

d. Lift station system, including pressures

Not applicable.

e. Grease traps/interceptors

Not applicable.

Appendix A

Hydraulic Calculations

Below is an estimate for the proposed sewer discharge for a 56 lot single family residential subdivision.

Number of SFR Lots: 56

Discharge Rate per Lot: 150 gpd

Total Discharge for the Site: 150 gpd/lot x 56 lots = 8,400 gpd

Below is an estimate for potential "future" connection to the sewer extension.

Number of SFR Lots: 4

Discharge Rate per Lot: 150 gpd

Total "Future" Discharge: 150 gpd/lot x 4 lots = 600 gpd

Capacity Analysis, total flow rate within the existing sewer main plus the proposed flow rate from the proposed Summit Pointe Plat:

8,400 + 600 = 9,000 gpd = 0.014 cfs

See next sheet for the Capacity Calculation for an 8" sewer pipe at the minimum slope along the sewer main extension at 0.40%.

Sewer Pipe Capacity Analysis
Worksheet for Circular Channel

Summit Pointe Preliminary Plat
PL-PPLAT-21-0002 et al
Hearing Examiner 11.07.2023
Exhibit K

Project Description

Worksheet	Sewer Pipe Capacity Analysis
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data

Mannings Coeffic	0.010
Slope	0.40 %
Diameter	8 in
Discharge	0.01 cfs

Results

Depth	0.06 ft
Flow Area	1.4e-2 ft ²
Wetted Perime	0.39 ft
Top Width	0.37 ft
Critical Depth	0.05 ft
Percent Full	8.3 %
Critical Slope	0.46 %
Velocity	1.01 ft/s
Velocity Head	0.02 ft
Specific Energ	0.07 ft
Froude Numbe	0.92
Maximum Disc	1.07 cfs
Discharge Full	0.99 cfs
Slope Full	7.94e-5 %
Flow Type	Subcritical

Appendix B

Reference Material

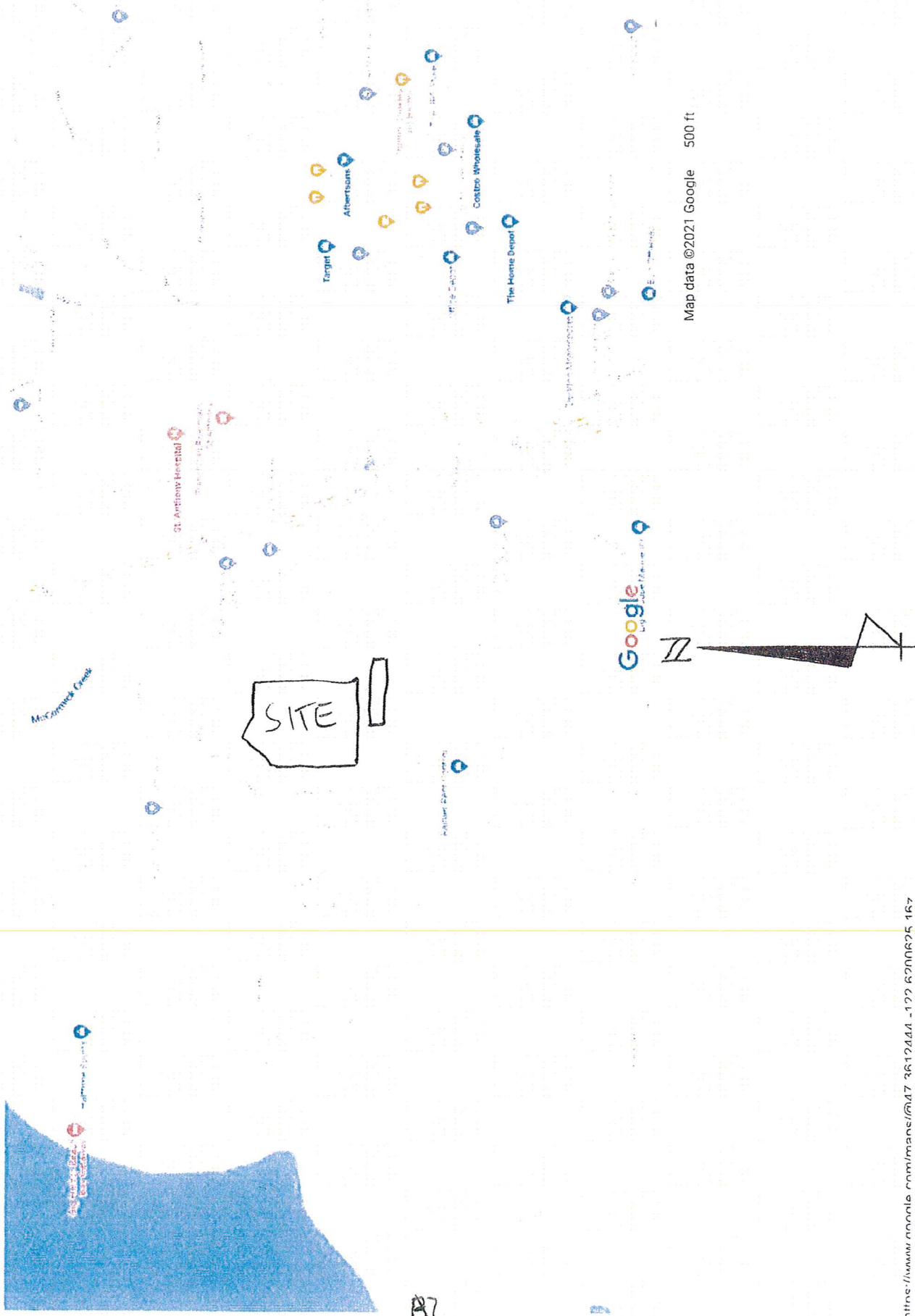
VICINITY MAP

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PL-PPLAT-21-0002 et al
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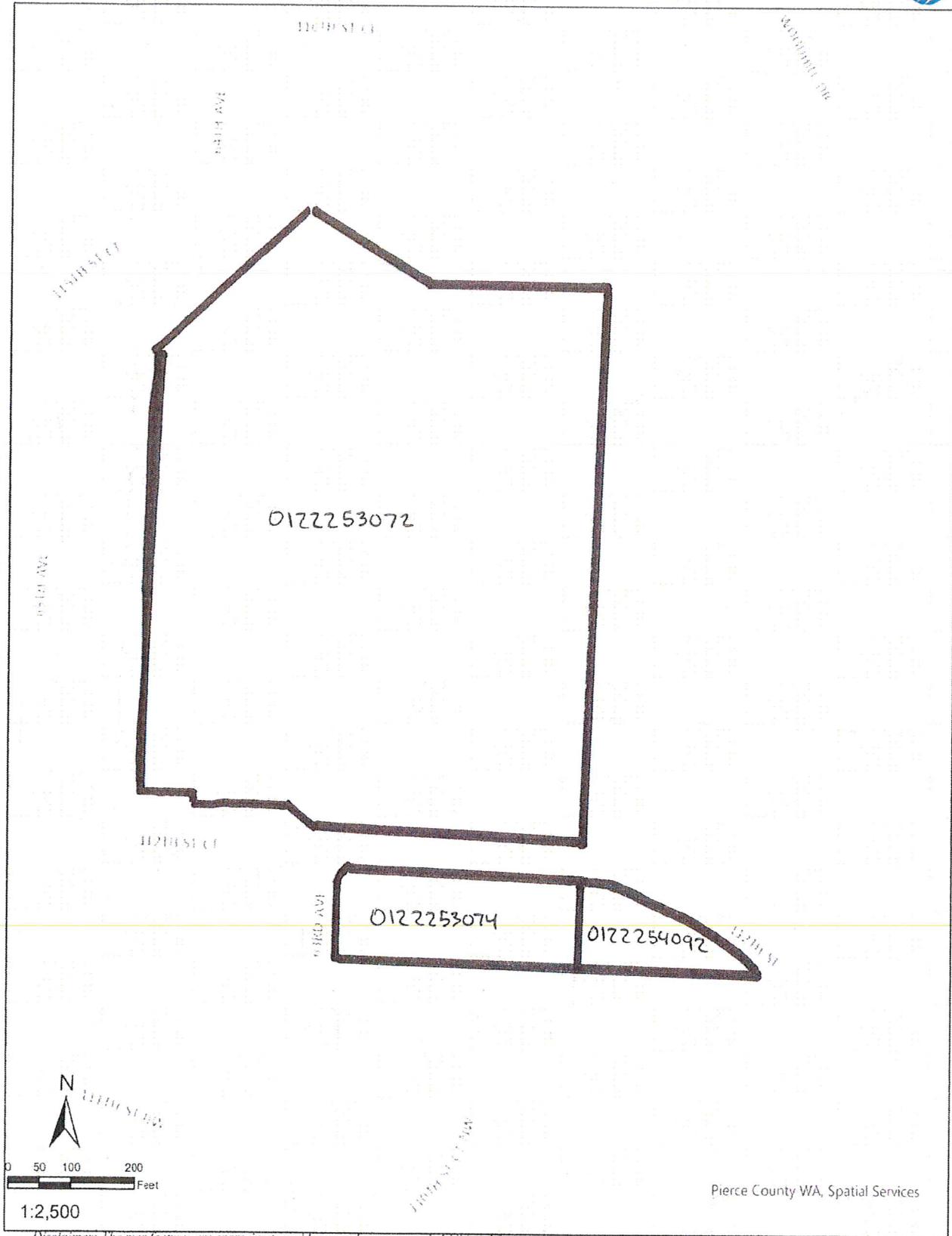
Google Maps

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PublicGIS

PARCEL MAP



*Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present.
Pierce County assumes no liability for variations ascertained by formal survey.*

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SEWER DISCHARGE BASIN MAP

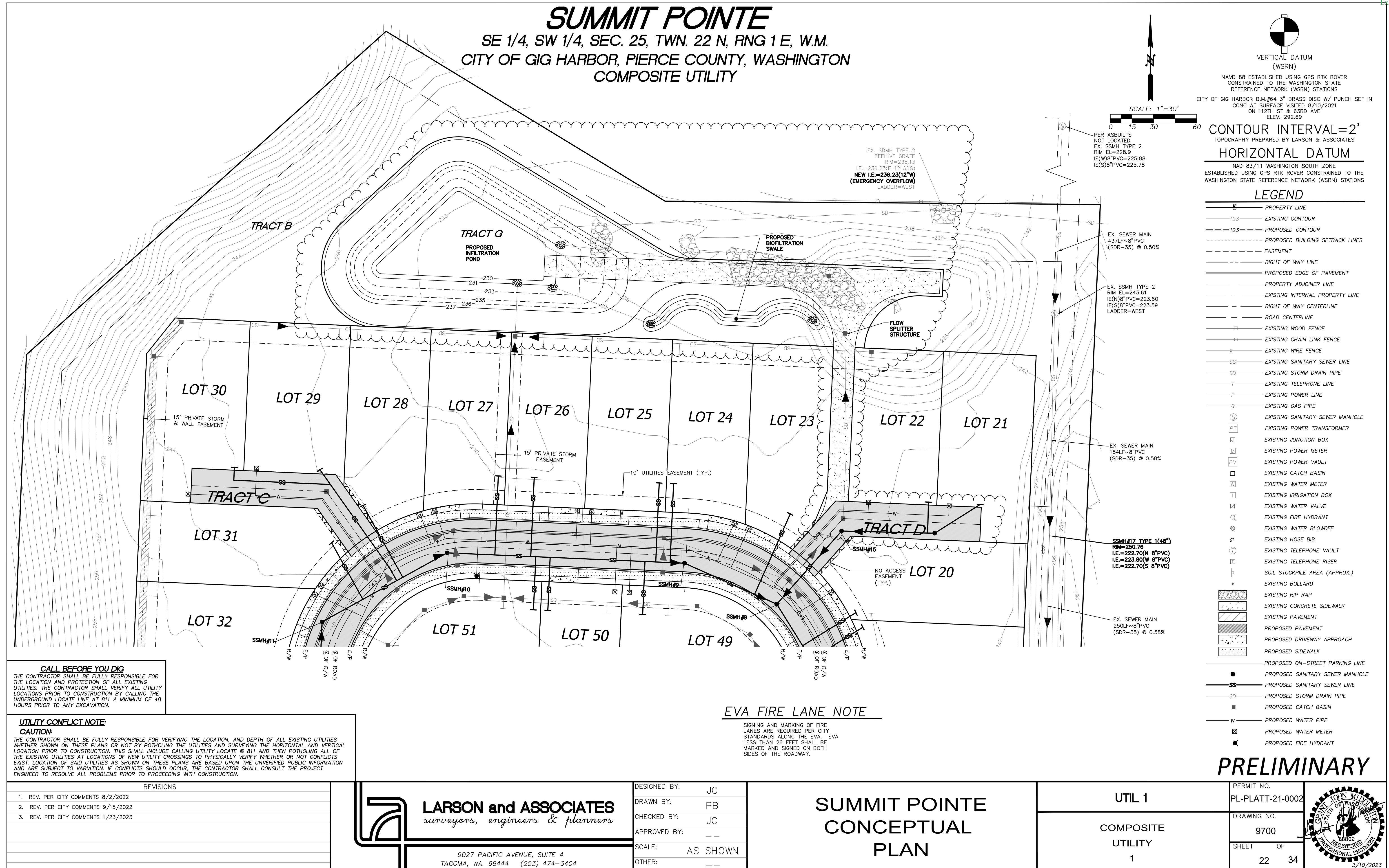
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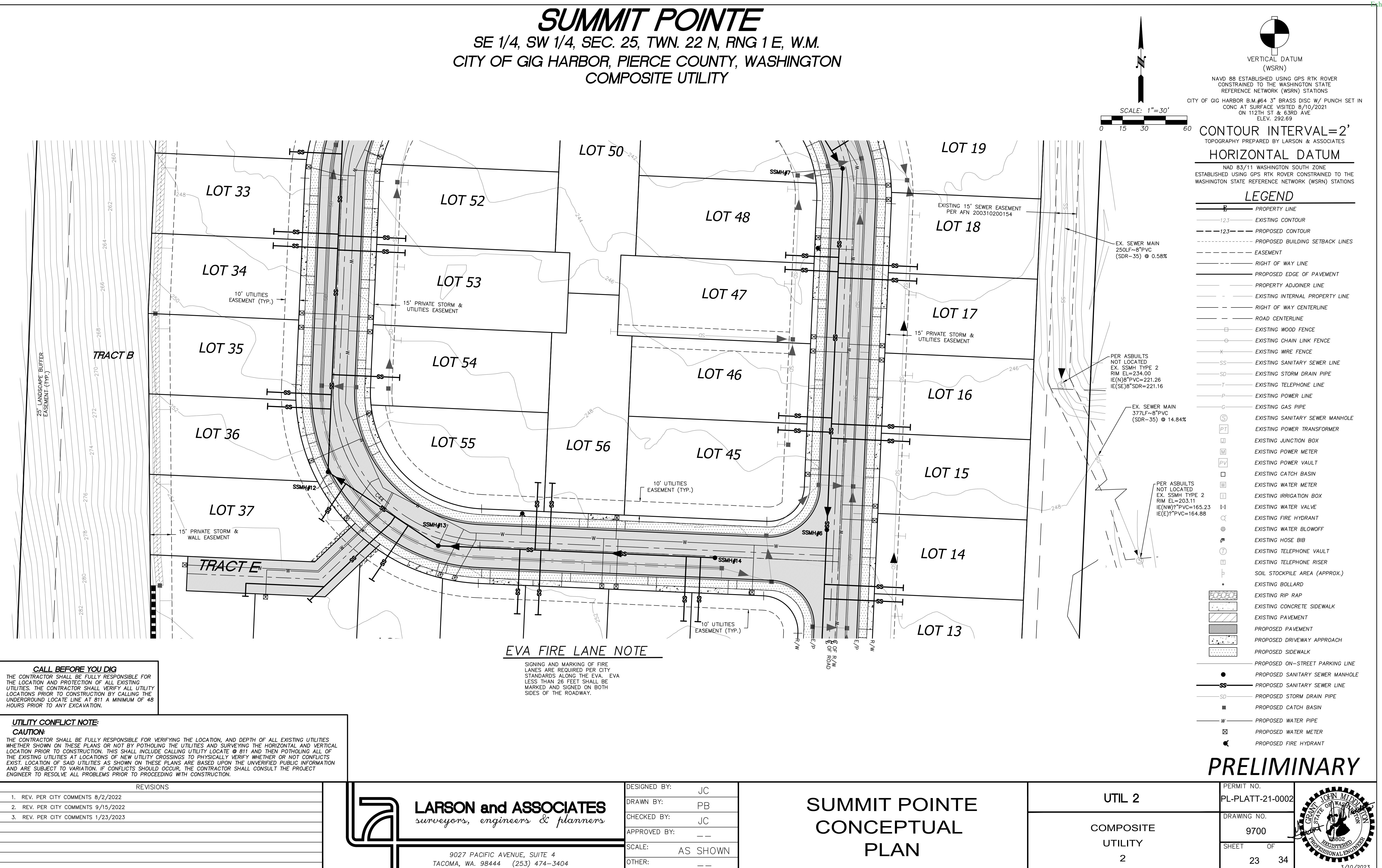
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0 95 190 380
 Feet
 14,800

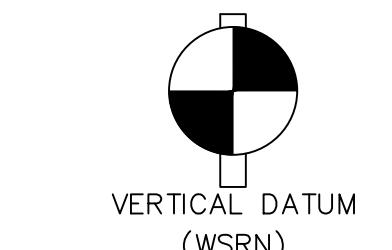
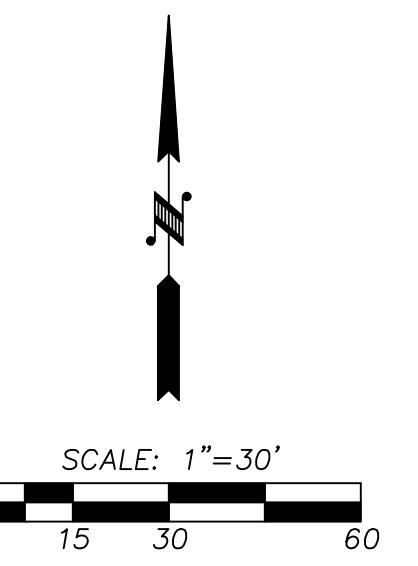
PublicGIS





SUMMIT POINTE

SE 1/4, SW 1/4, SEC. 25, TWN. 22 N, RNG 1 E, W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON
COMPOSITE UTILITY



NAVD 88 ESTABLISHED USING GPS RTK ROVER
CONSTRAINED TO THE WASHINGTON STATE
REFERENCE NETWORK (WSRN) STATIONS
CITY OF GIG HARBOR B.M.#64 3" BRASS DISC W/ PUNCH SET IN
CONC AT SURFACE VISITED 8/10/2021
ON 112TH ST & 63RD AVE
ELEV. 292.69

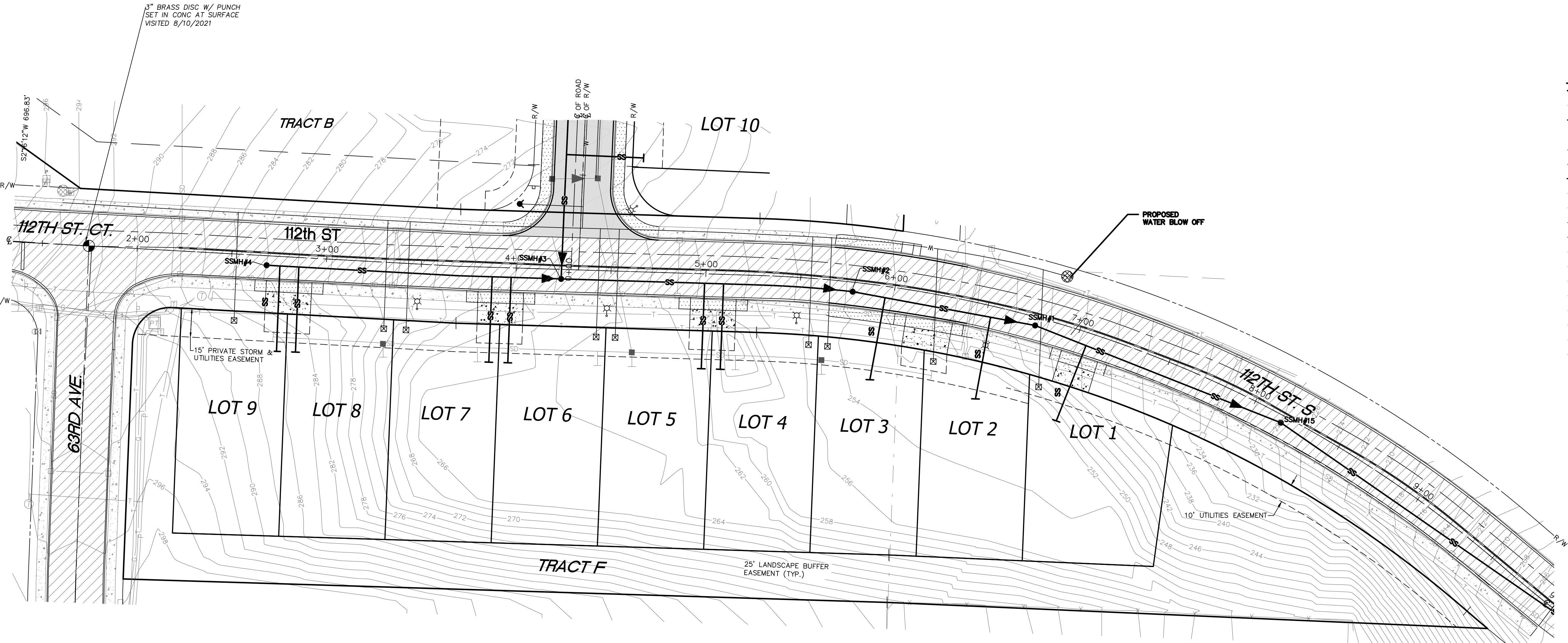
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM

NAD 83/11 WASHINGTON SOUTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE
WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BUILDING SETBACK LINES
- EASEMENT
- RIGHT OF WAY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPERTY ADJOINER LINE
- EXISTING INTERNAL PROPERTY LINE
- RIGHT OF WAY CENTERLINE
- ROAD CENTERLINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN PIPE
- EXISTING TELEPHONE LINE
- EXISTING POWER LINE
- EXISTING GAS PIPE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER TRANSFORMER
- EXISTING JUNCTION BOX
- EXISTING POWER METER
- EXISTING POWER VAULT
- EXISTING CATCH BASIN
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER BLOWOFF
- EXISTING HOSE BIB
- EXISTING TELEPHONE VAULT
- EXISTING TELEPHONE RISER
- SOIL STOCKPILE AREA (APPROX.)
- EXISTING BOLLARD
- EXISTING RIP RAP
- EXISTING CONCRETE SIDEWALK
- EXISTING PAVEMENT
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- PROPOSED STORM DRAIN PIPE
- PROPOSED CATCH BASIN
- PROPOSED WATER PIPE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



UTILITY CONFLICT NOTE:

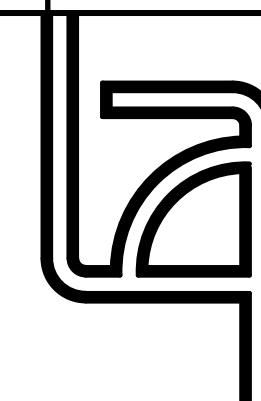
CAUTION:

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CALL BEFORE YOU DIG

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REVISIONS
1. REV. PER CITY COMMENTS 8/2/2022
2. REV. PER CITY COMMENTS 9/15/2022
3. REV. PER CITY COMMENTS 1/23/2023
DESIGNED BY: JC
DRAWN BY: PB
CHECKED BY: JC
APPROVED BY: --
SCALE: AS SHOWN
OTHER: --



LARSON and ASSOCIATES
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SUMMIT POINTE CONCEPTUAL PLAN

UTIL 4
COMPOSITE
UTILITY
4

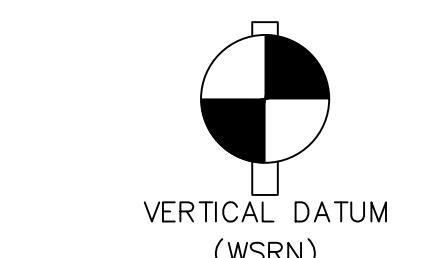
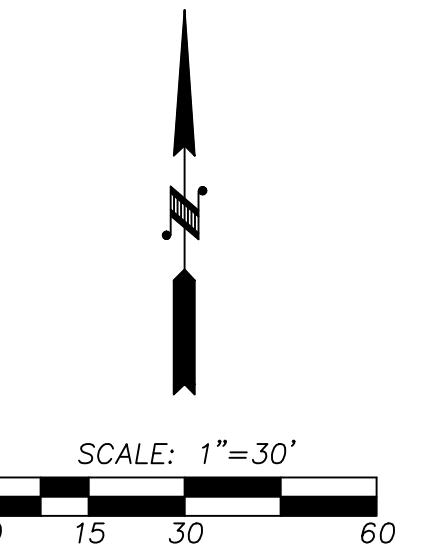
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PRELIMINARY

SUMMIT POINTE

SE 1/4, SW 1/4, SEC. 25, TWN. 22 N, RNG 1 E, W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON
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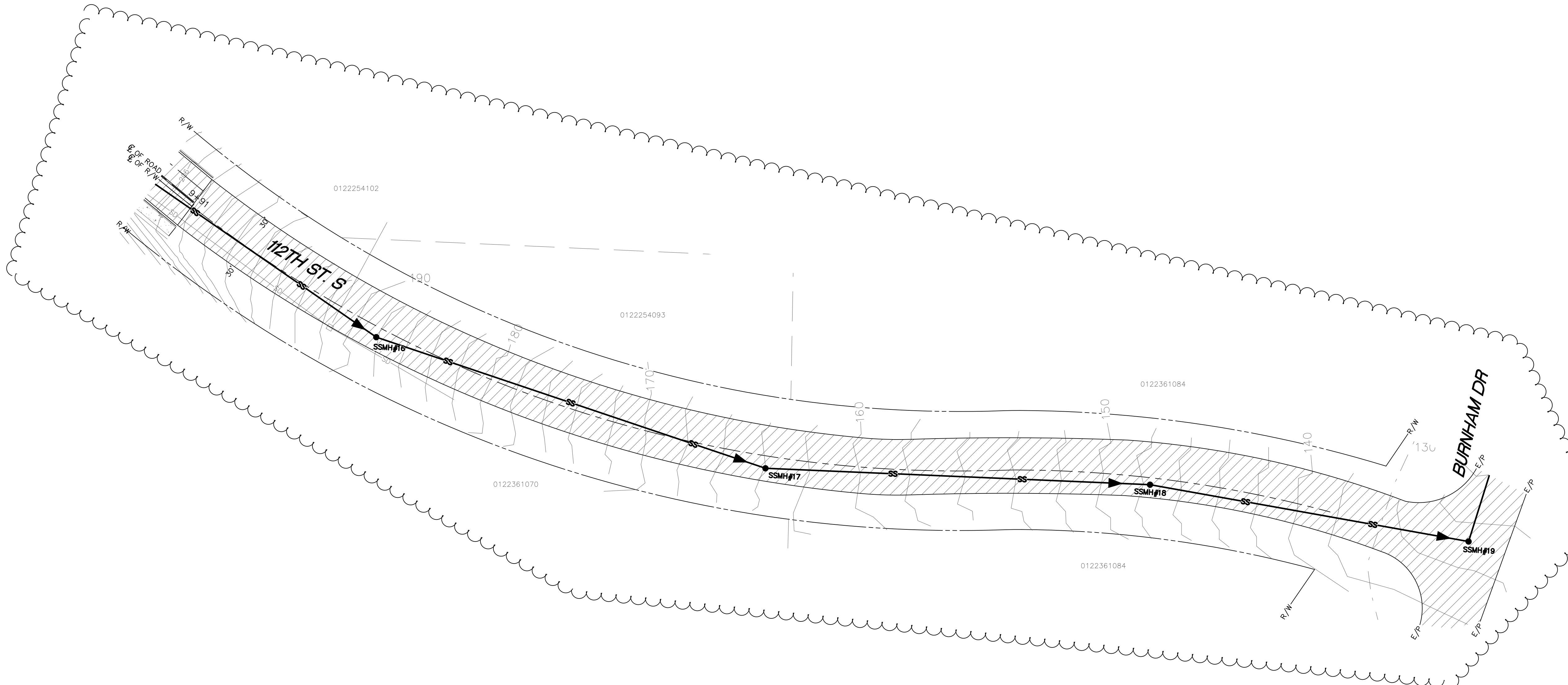
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM

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ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE
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LEGEND

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UTILITY CONFLICT NOTE:

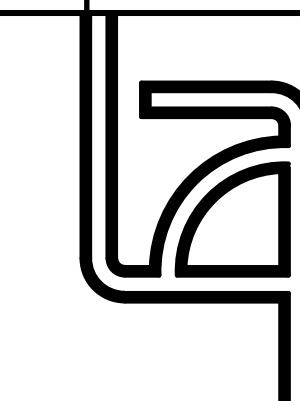
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OTHER:	--

SUMMIT POINTE CONCEPTUAL PLAN

UTIL 5

COMPOSITE
UTILITY
5

PERMIT NO.
PL-PLAT-21-0002

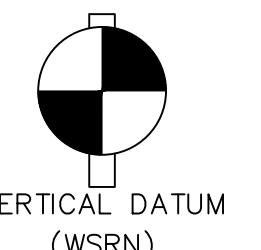
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ELEV. 292.69



SCALE: 1"=30'
0 15 30 60

CONTOUR INTERVAL=2'

TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

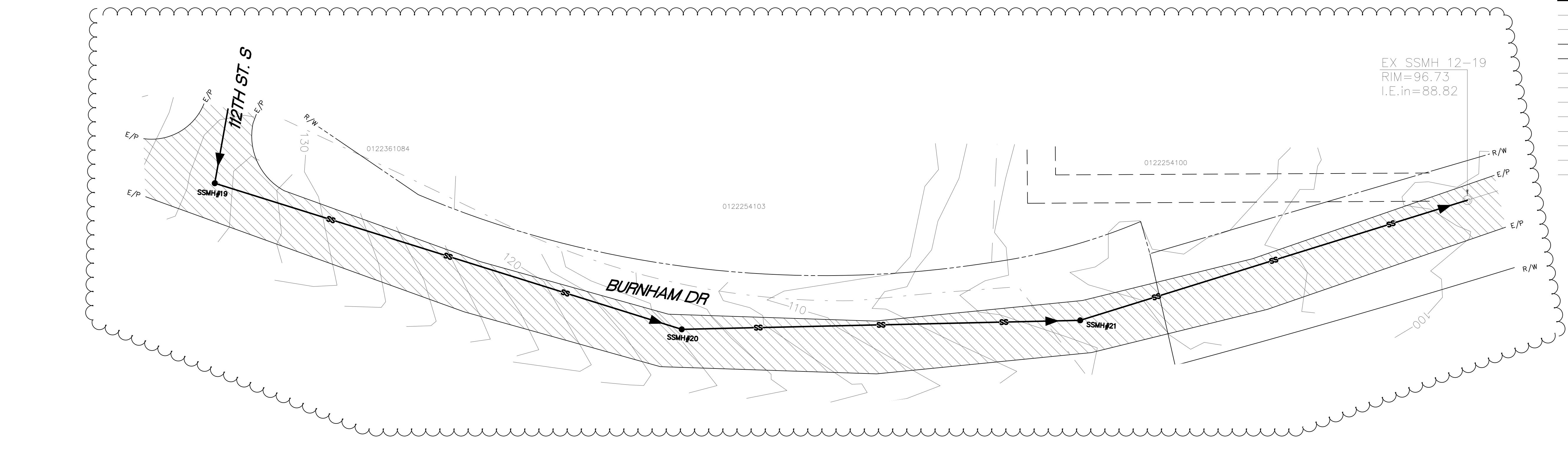
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- E** PROPERTY LINE
- 123** EXISTING CONTOUR
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- ROAD CENTERLINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- X** EXISTING WIRE FENCE
- SS** EXISTING SANITARY SEWER LINE
- SD** EXISTING STORM DRAIN PIPE
- T** EXISTING TELEPHONE LINE
- P** EXISTING POWER LINE
- G** EXISTING GAS PIPE
- (S)** EXISTING SANITARY SEWER MANHOLE
- PT** EXISTING POWER TRANSFORMER
- J** EXISTING JUNCTION BOX
- M** EXISTING POWER METER
- PV** EXISTING POWER VAULT
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- W** EXISTING WATER METER
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- WV** EXISTING WATER VALVE
- WH** EXISTING FIRE HYDRANT
- WB** EXISTING WATER BLOWOFF
- HB** EXISTING HOSE BIB
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- PP** EXISTING PAVEMENT
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- DA** PROPOSED DRIVEWAY APPROACH
- PS** PROPOSED SIDEWALK
- PSM** PROPOSED ON-STREET PARKING LINE
- SSM** PROPOSED SANITARY SEWER MANHOLE
- SDP** PROPOSED STORM DRAIN PIPE
- CB** PROPOSED CATCH BASIN
- WP** PROPOSED WATER PIPE
- PM** PROPOSED WATER METER
- PH** PROPOSED FIRE HYDRANT

PRELIMINARY



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APPROVED BY: --
SCALE: AS SHOWN
OTHER: --

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UTIL 6

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6

PERMIT NO.
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