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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.



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

# SUMMIT POINTE

## PRELIMINARY SEWER HYDRAULICS REPORT

### PROPONENT:

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 112<sup>th</sup> 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 112<sup>th</sup> 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 112<sup>th</sup> 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 112<sup>th</sup> 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 112<sup>th</sup> 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:

**$8,400 + 600 = 9,000 \text{ gpd} = 0.014 \text{ cfs}$**

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 Coefficient 0.010	
Slope	0.40 %
Diameter	8 in
Discharge	0.01 cfs

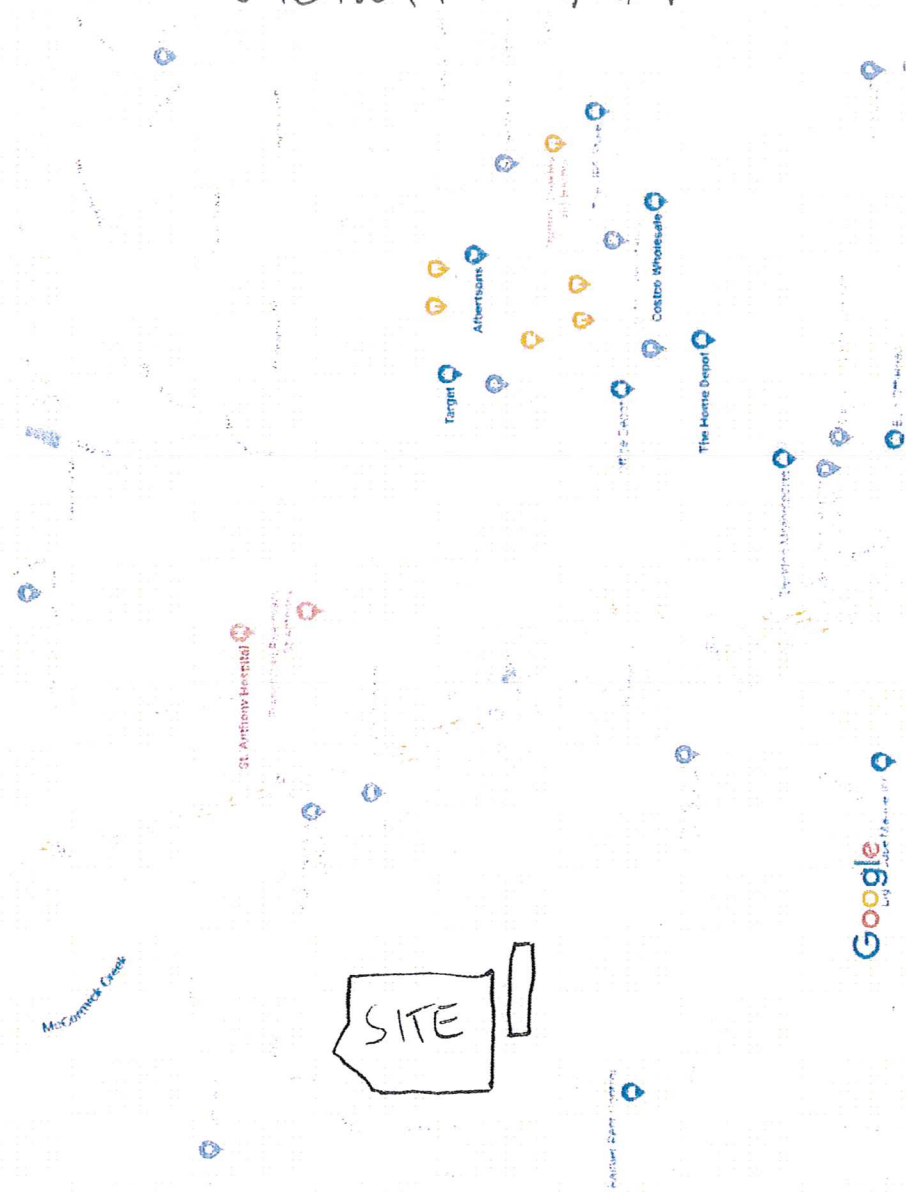
Results	
Depth	0.06 ft
Flow Area	1.4e-2 ft <sup>2</sup>
Wetted Perime	0.39 ft
Top Width	0.37 ft
Critical Depth	0.05 ft
Percent Full	8.3 %
Critical Slope	0.46 %
Velocity	1.01 ft/s
Velocity Head	0.02 ft
Specific Energy	0.07 ft
Froude Number	0.92
Maximum Disc	1.07 cfs
Discharge Full	0.99 cfs
Slope Full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

# Appendix B

Reference Material

# VICINITY MAP

Google maps

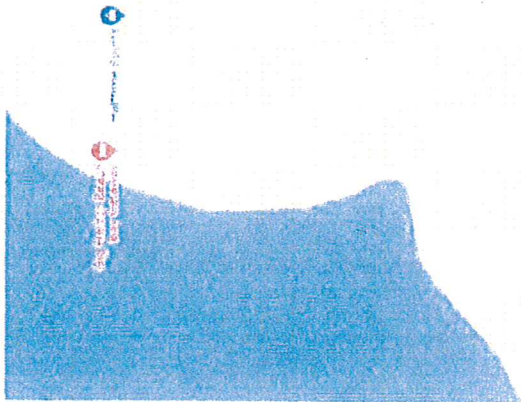


Map data ©2021 Google 500 ft



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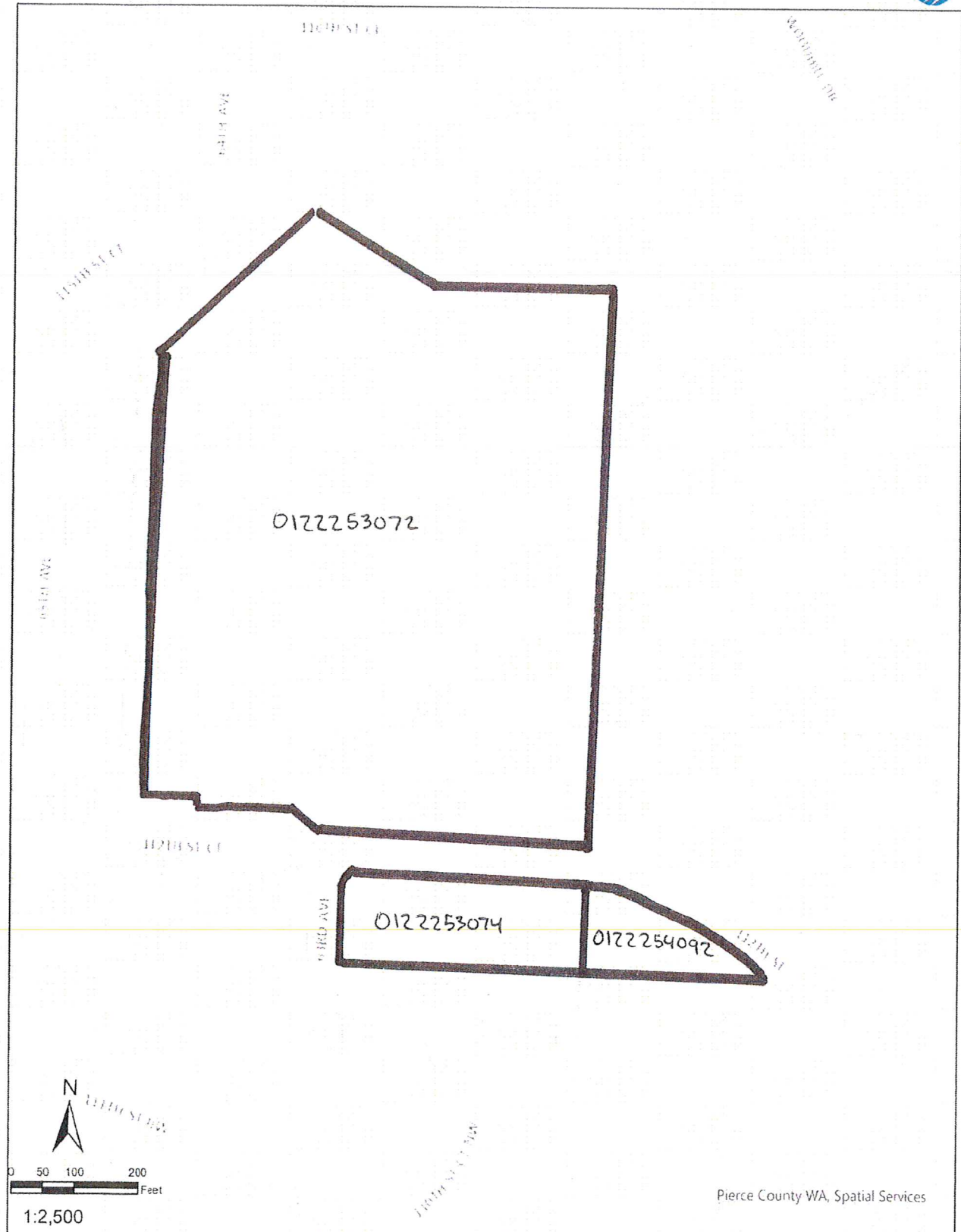
Google Maps



B2

PublicGIS

# PARCEL MAP

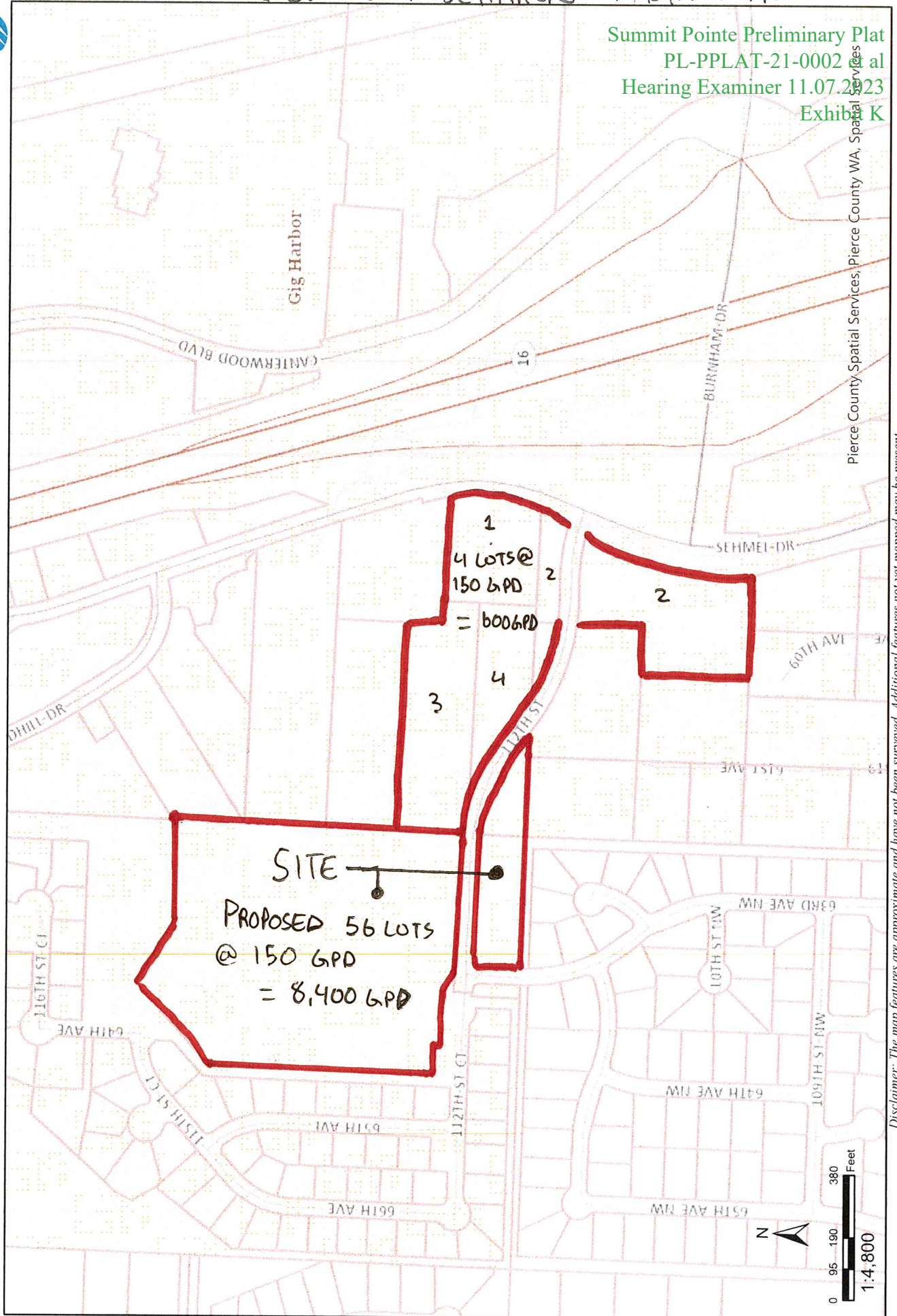




# SEWER DISCHARGE BASIN MAP

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

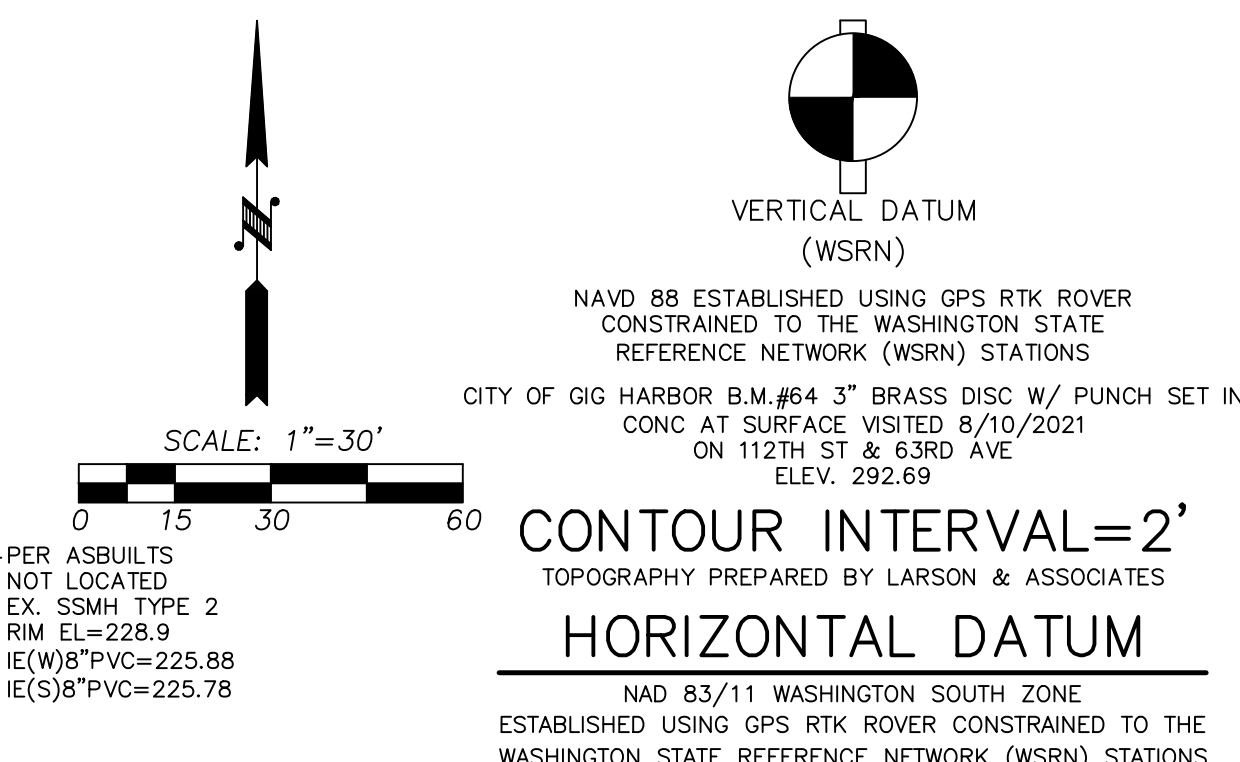
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
































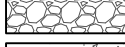
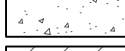


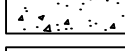
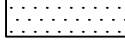








Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.



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



# 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
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	EXISTING WIRE FENCE
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	EXISTING STORM DRAIN PIPE
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	EXISTING POWER LINE
	EXISTING GAS PIPE
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	EXISTING CATCH BASIN
	EXISTING WATER METER
	EXISTING IRRIGATION BOX
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
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THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

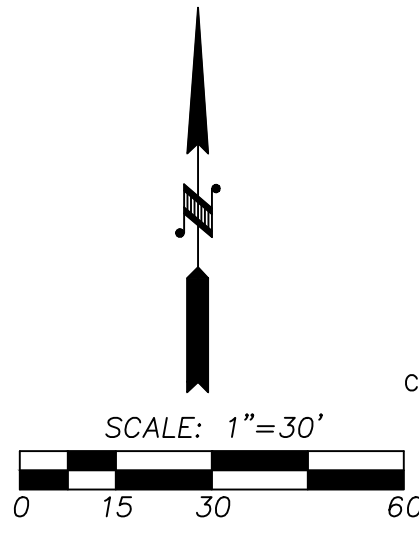
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SIGNING AND MARKING OF FIRE LANES ARE REQUIRED PER CITY STANDARDS ALONG THE EVA. EVA LESS THAN 26 FEET SHALL BE MARKED AND SIGNED ON BOTH SIDES OF THE ROADWAY.

REVISIONS		<div><div></div><div>LARSON and ASSOCIATES</div><div>surveyors, engineers &amp; planners</div><div>9027 PACIFIC AVENUE, SUITE 4</div><div>TACOMA, WA. 98444 (253) 474-3404</div></div>	DESIGNED BY: JC	<div>SUMMIT POINTE</div> <div>CONCEPTUAL</div> <div>PLAN</div>	UTIL 1	PERMIT NO. PL-PLATT-21-0002	<div><div>GRANT JOHN MUDDIMAN</div><div>GRADUATE OF WASHINGTON</div><div>36002</div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>3/10/2023</div></div>
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2.	REV. PER CITY COMMENTS 9/15/2022		CHECKED BY: JC				
3.	REV. PER CITY COMMENTS 1/23/2023		APPROVED BY: --				
			SCALE: AS SHOWN		COMPOSITE UTILITY	DRAWING NO. 9700	
			OTHER: --		1	SHEET OF 22 34	



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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



VERTICAL DATUM  
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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

CONTOUR INTERVAL=2'  
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

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**EVA FIRE LANE NOTE**

SIGNING AND MARKING OF FIRE  
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**CALL BEFORE YOU DIG**

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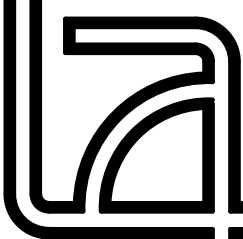
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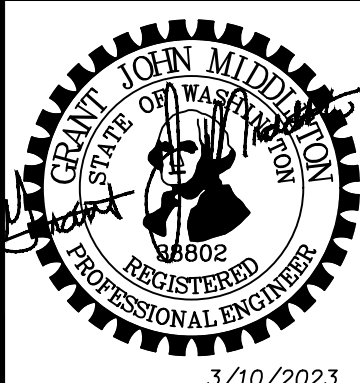
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DESIGNED BY: JC  
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APPROVED BY: —  
SCALE: AS SHOWN  
OTHER: —

**SUMMIT POINTE  
CONCEPTUAL  
PLAN**

UTIL 2  
COMPOSITE  
UTILITY  
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PERMIT NO.  
PL-PPLAT-21-0002  
DRAWING NO.  
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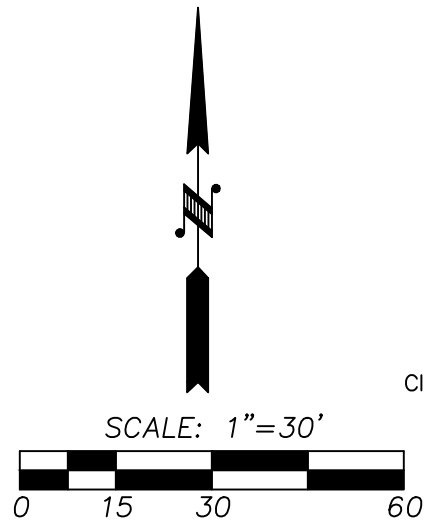


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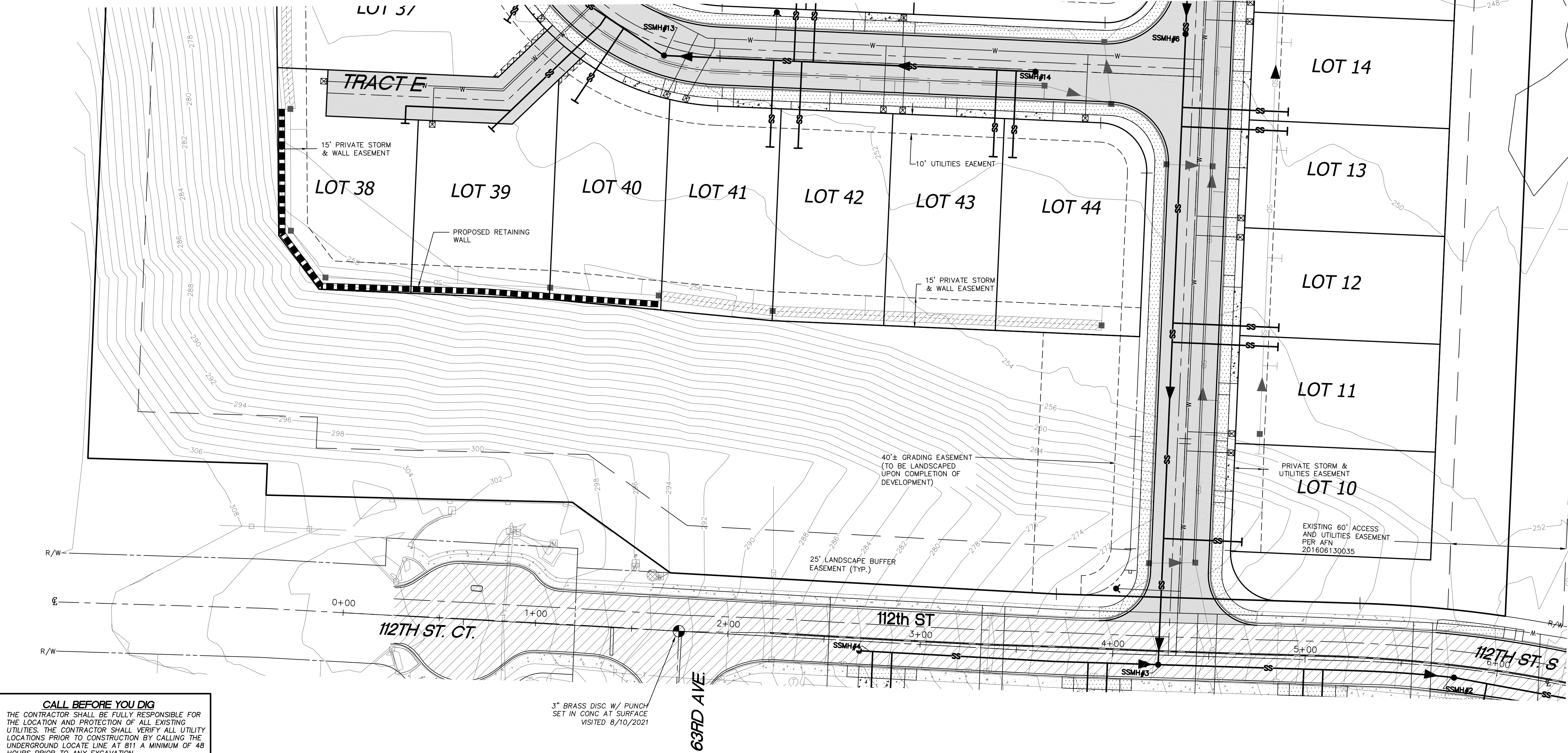
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3.	REV. PER CITY COMMENTS 1/23/2023



**LARSON and ASSOCIATES**  
*surveyors, engineers & planners*

9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WA. 98444 (253) 474-3404

DESIGNED BY:	JC
DRAWN BY:	PB
CHECKED BY:	JC
APPROVED BY:	—
SCALE:	AS SHOWN
OTHER:	—

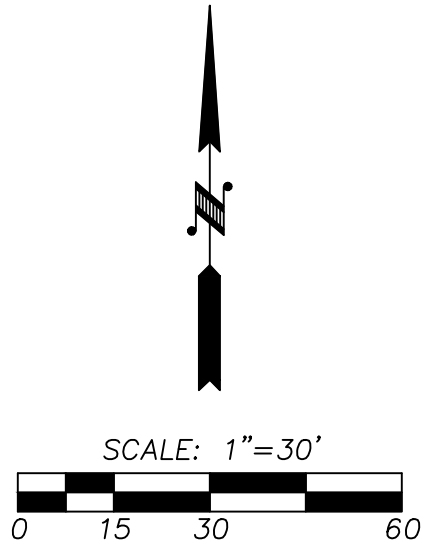
**SUMMIT POINTE  
CONCEPTUAL  
PLAN**

UTIL 3	PERMIT NO. PL-PPLAT-21-002
COMPOSITE UTILITY 3	DRAWING NO. 9700
	SHEET OF 24 34

GRANT JOHN MURPHY  
STATE OF WASHINGTON  
88802  
REGISTERED  
PROFESSIONAL ENGINEER  
3/10/2023



**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



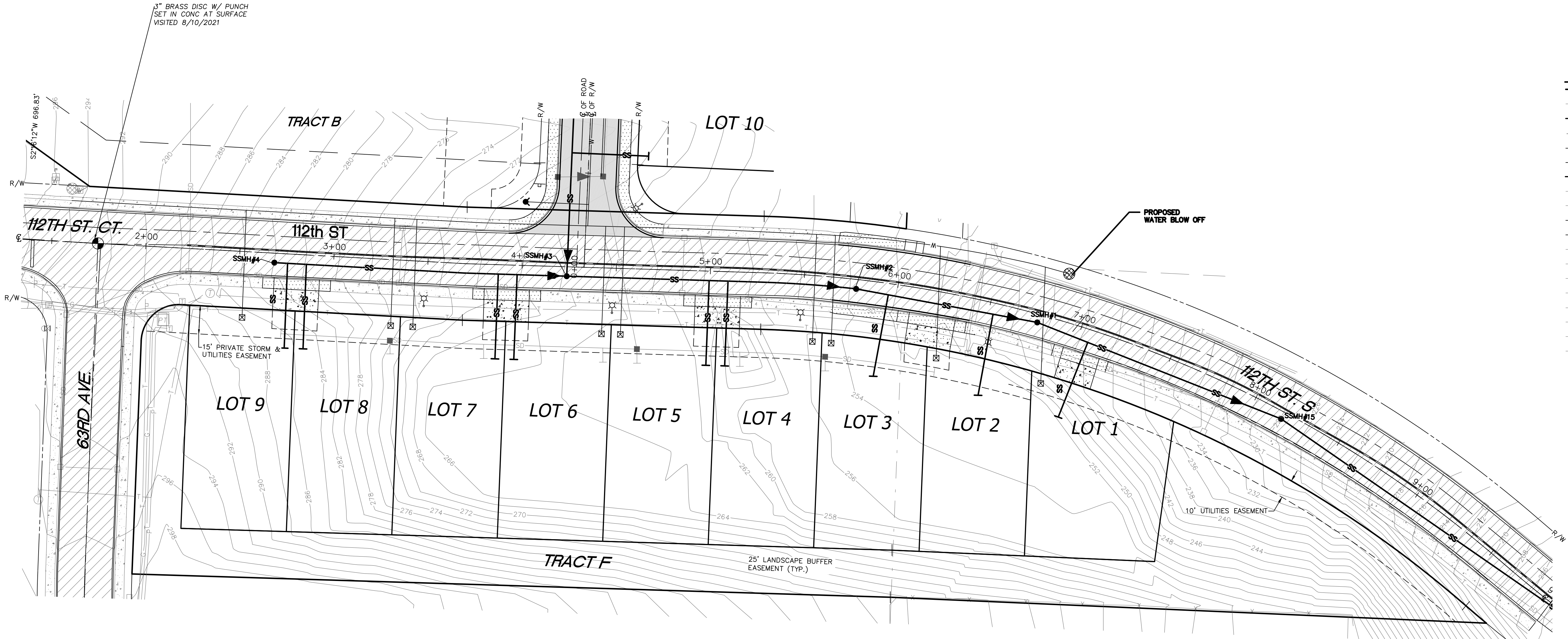
VERTICAL DATUM  
(WSRN)  
NAVD 88 ESTABLISHED USING GPS RTK ROVER  
CONSTRAINED TO THE WASHINGTON STATE  
REFERENCE NETWORK (WSRN) STATIONS  
CITY OF GIG HARBOR B.M.#64 3" BRASS DISC W/ PUNCH SET IN  
CONC AT SURFACE VISITED 8/10/2021  
ON 112TH ST & 63RD AVE  
ELEV. 292.69

CONTOUR INTERVAL=2'  
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
- PROPOSED PAVEMENT
- PROPOSED DRIVEWAY APPROACH
- PROPOSED SIDEWALK
- PROPOSED ON-STREET PARKING LINE
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- PROPOSED SANITARY SEWER LINE
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- PROPOSED CATCH BASIN
- PROPOSED WATER PIPE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



**UTILITY CONFLICT NOTE:**  
**CAUTION:**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLOING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

**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
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DESIGNED BY:	JC
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CHECKED BY:	JC
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SCALE:	AS SHOWN
OTHER:	—

**SUMMIT POINTE  
CONCEPTUAL  
PLAN**

UTIL 4	PERMIT NO. PL-PPLATT-21-0002
COMPOSITE UTILITY 4	DRAWING NO. 9700
	SHEET OF 25 34

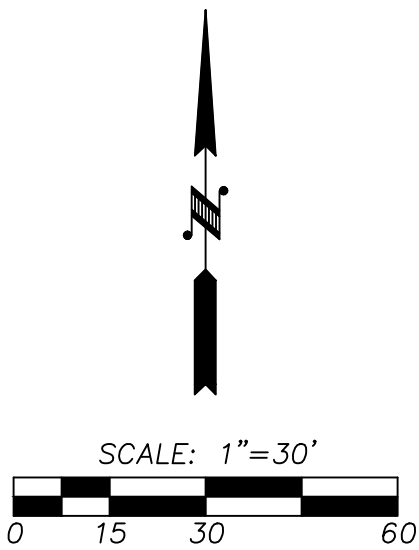
**PRELIMINARY**



3/10/2023



**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



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ELEV. 292.69

CONTOUR INTERVAL=2'  
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
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- EASEMENT
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DESIGNED BY: JC  
DRAWN BY: PB  
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SCALE: AS SHOWN  
OTHER: —

**SUMMIT POINTE  
CONCEPTUAL  
PLAN**

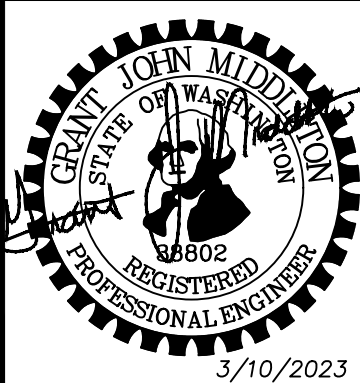
UTIL 5

COMPOSITE  
UTILITY  
5

PERMIT NO.  
PL-PPLATT-21-0002

DRAWING NO.  
9700

SHEET OF  
26 34

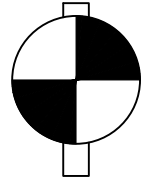


**PRELIMINARY**

3/10/2023



**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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HORIZONTAL DATUM

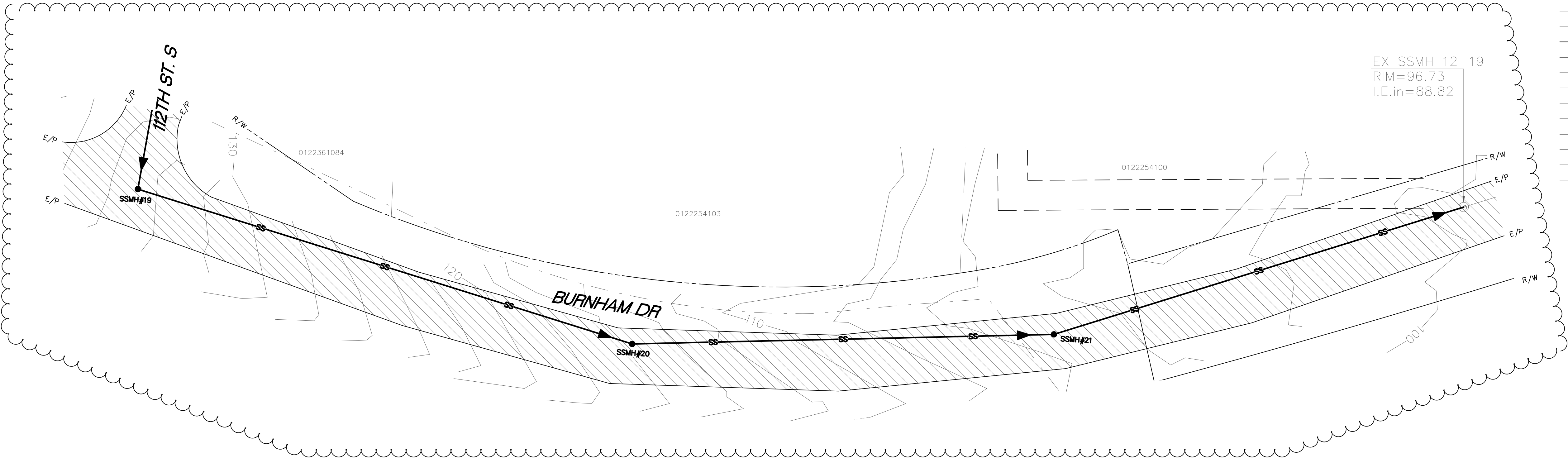
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EX SSMH 12-19  
RIM=96.73  
I.E.in=88.82



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**SUMMIT POINTE  
CONCEPTUAL  
PLAN**

UTIL 6

COMPOSITE  
UTILITY  
6

PERMIT NO.  
PL-PPLATT-21-0002

DRAWING NO.  
9700

SHEET OF  
27 34



**PRELIMINARY**

3/10/2023