in site architects

PRRWF20250002

Wesley Homes Bradley Park PH2 – Retaining Wall
(PERMIT APP# PRRWF20250002)
Puyallup, WA
April 11, 2025

City of Puyallup – Permit Center
Building Division
Stan Kinnear, Yianni Charitou, Mark Higginson, Chris Beale, David Drake

Architect: InSite Architects
1000 University Avenue West, Suite 130 / St. Paul, MN 55104
Phone 952.412.5546

Owner: Wesley Homes

Dear Sirs -

Please see responses to the following:

PERMIT REVIEW CORRECTION LETTER – dated January 31, 2025

BUILDING REVIEW:

- Footings will be on the northern portion lot. Per the geo report this portion of the lot has significant organic fill that overlays the native soil. Review soils report and revise details as necessary. Geo engineer provides a path of either pipe piles or ground improvements. Detail the path that will be used on the plans.

- Please see attached letter from the Structural Engineer. Also attached is the Revised Design Slope Stability Assessment report from 12.5.2024 for convenience of review.

ENGINEERING & ENGINEERING CIVIL REVIEW:

Note: Since initial review of this submittal, civil has submitted a PCR revising their plans to match the updated Care Center. If not already received before this submittal, another update is forthcoming that will match this submittal for the retaining walls.

- The retaining wall building permit site plan must match the approved civil site plan. Since there was a significant change to the building footprint that impacts storm drainage, utility crossings, and other civil components, a formal Plan Change Request (PCR) is required for civil construction permit PRCCP20231028. Please email the new civil plans and PCR form to the City's development engineer assigned to the civil permit.

The Engineering review on the retaining wall building permit cannot be approved until the civil permit PCR is approved first since the two permits must match. It is the applicant's responsibility to coordinate the next building permit submission with the approval of the PCR to avoid redundant reviews and permit fees. [SITE PLAN, sheet A0.1]

- See initial comments above.

- The proposed project includes several retaining walls. Include the building permit number for each retaining wall in the individual callouts. [SITE PLAN, sheet A0.1]

- This permit application is only for the north wall at the Care Center.

- Provide a drainage plan for the proposed retaining wall. Indicate how the retaining wall footing drain will connect to the site's storm system. [SITE PLAN, sheet A0.1]

- The footing drains are connecting to a dispersion trench - See Civil's Utility Plan.

- Provide a section detail of the retaining wall depicting the 8" SD pipe crossing from CO#71 to CB#3. [SITE PLAN, sheet A0.1]

- This condition no longer exists.

- In accordance with City site plan standards, include a utility overlay on the architectural site plan. [SITE PLAN, sheet A0.1]

- See Civil Utility Plan.

PLANNING REVIEW:

What is the exposed face height of the retaining wall? The structural plans are not clear, they only appear to show top of wall elevations.

- Exposed wall heights are shown in the circle on the Civil sheet. The heights have greatly changed becoming shorter not only in height by more than half, but also in length.

Will the retaining wall construction require disturbance and replanting of the averaged wetland buffer at the time this wall is constructed? The construction plan sheets need to show area of disturbance to the site and the limits of the area of work since the construction will occur adjacent to a wetland buffer area.

- Per the Contractor, with the reduced wall heights and regrading, a 5' wide area is needed adjacent to the face of wall for construction. This area is shown on the architectural site plans in addition to area needed for regrading and installation of the dispersion trench by Civil. To be sure the wetland buffer remains undisturbed, we have revised the extents of the 2023 averaging area. This revised area is shown on both architectural and civil site plans. The wetland geologist has also included a new figure to supplement Attachment B of the January 19, 2024 buffer averaging plan.

FIRE REVIEW:

The retaining wall does not show the required path that was approved during the Civils. This is a fire fighter path that was a continuation of the existing path that is required to extend around the new addition. Resubmit with the required path for review.

- The continuation of the fire path has been updated, please see revised A0.1.

Sincerely,

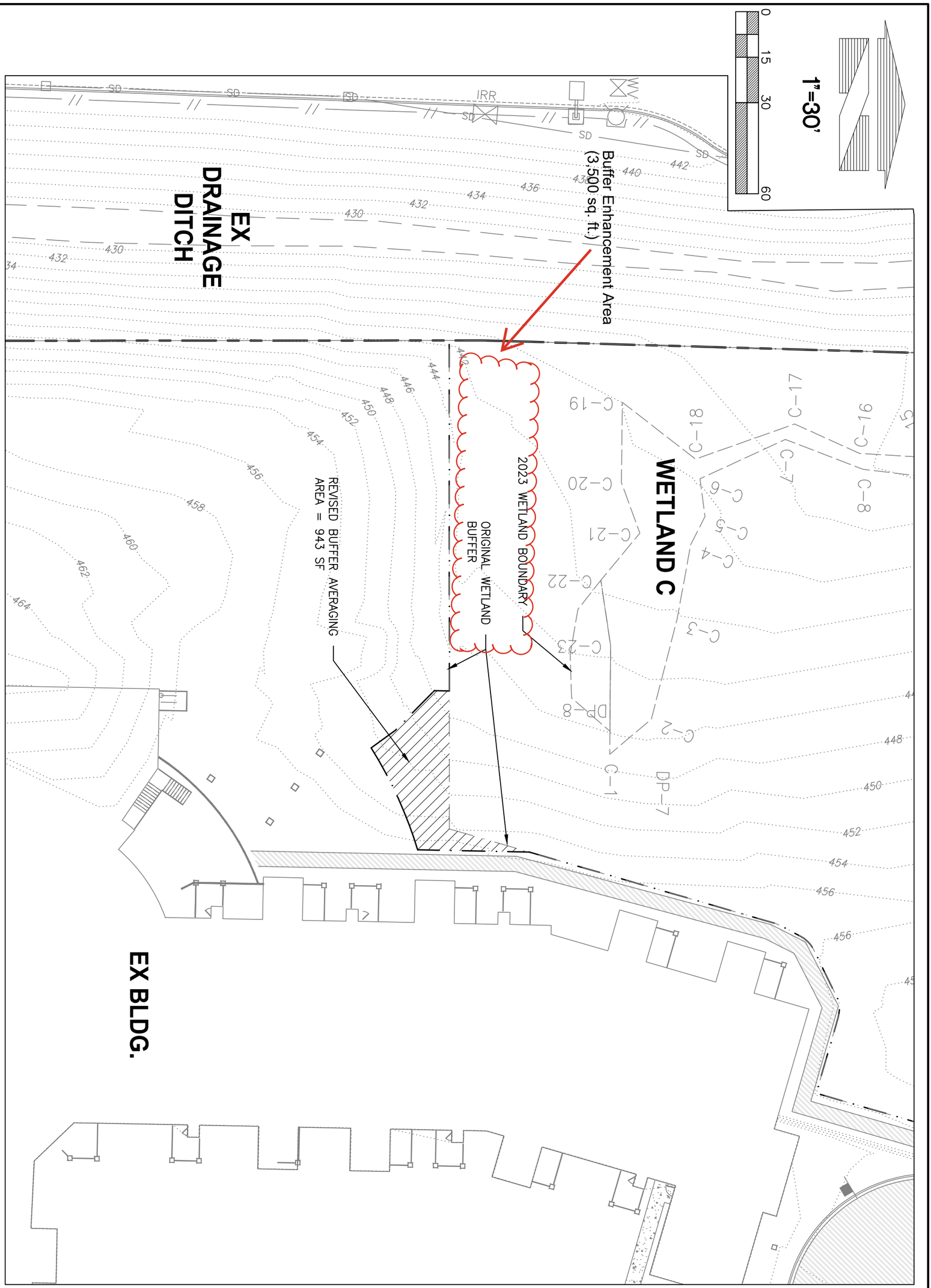
in site architects

Jill D. Krance, AIA, LEED AP
Partner
Mobile: 952-412-5546
Direct: 612-252-4822

Cc:

Kevin Anderson, Wesley
Anthony Mizin, Walsh Construction
Steve Nornes, Senior Housing Partners

Attachments:
Wetland Buffer Avg-Layout_Updated 040925.pdf
Structural Letter – 20250326 Ltr (Resp-Puyallup-Site Walls Rev1)
12-5-2024 Revised Design Slope Stability Assessment



No.	Date	By	Ckd.	Appr.	Revision

Job Number
16718

Sheet
1 of 1

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Designed –
Drawn –
Checked –
Approved –
Date 4/9/25

Scale:
Horizontal
1"=30'
Vertical
NA

Title:
WETLAND BUFFER AVERAGING

For:
WESLEY OMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190

P:\16000s\16718\exhibit\16718-Wetland Bufffer Avg.dwg 4/9/2025 12:52 PM CVISINTAINER

March 26, 2025

City of Puyallup
Building Division
333 South Meridian
Puyallup, WA 98371

Project: Wesley Bradley Park Phase II, AHBL No. 2220236.20
Subject: Response to Comments dated January 31, 2025

Dear Building Division:

This letter is in response to your comment dated January 31, 2025, regarding the above referenced project. The comment is included below (verbatim) for your reference and our response is shown in **bold** after the comment.

Building Review – Stan Kinnear

1. Footings will be on the northern portion lot. Per the geo report this portion of the lot has significant organic fill that overlays the native soil. Review soils report and revise details as necessary. Geo engineer provide a path of either pipe piles or ground improvements. Detail the path that will be used on the plans.

   Response: Refer to updated plan for note to remove and replace the existing fill soils with structural fill per the geotechnical report.

If you have any questions, please call me at (253) 383-2422.

Sincerely,

Kyle Gysler, PE
Senior Project Engineer

KG/lsk

c: Drew McEachern - AHBL

Q:\2022\2220236\WORDPROC\Letters\20250326 Ltr (Resp-Puyallup-Site Walls Rev1) 2220236.20.docx

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

TACOMA
2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL

www.ahbl.com

TERRA ASSOCIATES, Inc.
Consultants in Geotechnical Engineering, Geology
and
Environmental Earth Sciences

December 5, 2024
Project No. T-5915-3

Mr. Stephen Nornes
Presbyterian Homes & Services and Senior Housing Partners
2823 Hamline Avenue North
Roseville, Minnesota 55113

Subject: Care Center Building – Revised Design
Wesley Homes Expansion
Puyallup, Washington

References: Letter, Care Center Foundation Support Alternative, Wesley Homes Expansion, Puyallup, Washington, Project No. T-5915-3, prepared by Terra Associates, Inc., dated June 13, 2023

Response to Comments, Geotechnical Report Addendum, Wesley Homes Expansion, Puyallup Washington, Project No. T-5915-3, prepared by Terra Associates, Inc., dated May 22, 2023

Geotechnical Report Addendum, Wesley Homes Expansion, Puyallup, Washington, Project No. T-5915-3, prepared by Terra Associates, Inc., dated December 29, 2022

Geotechnical Report, Wesley Homes Puyallup, 39th Avenue SE, Puyallup, Washington, Project No. T-5915-3, prepared by Terra Associates, Inc., revised date November 14, 2016

Dear Mr. Nornes:

Since issuance of the referenced May 22, 2023 report addendum and June 13, 2023 Foundation Support Alternative letter, the Care Center building has been redesigned. One of the design revisions is reflected in the proposed grading in that new fill material that was to be placed at the crest of the existing west facing slope has been eliminated and the building extension out over this area now constructed over a crawl space area. As requested we have completed additional stability analysis to evaluate the effect of removal of this fill material and determine if pile support of the building would still be required. The following summarizes our findings.

As before our analysis was completed using the SLIDE2 computer program published by RocScience. Foundation loading from building footings that would be used instead of pile support were included in the model. These surcharge loads and footing dimensions were provided by the project structural engineer, AHBL. An exhibit prepared by AHBL, dated September 17, 2024 showing the foundation loading and crawl space area created by the structural framing over this area is attached for reference. We would note that even though no new fill soils would be placed, site preparation for support of the building will still require removal and replacement of the existing fills with new structural fill as recommended in the referenced November 14, 2016 geotechnical report.

Results of the supplemental stability analysis indicates that pile supported foundations would no longer be required with the revised design. SLIDE2 output graphics of the cross section showing the failure surfaces with the minimum safety factor along with soil parameters used in the analysis are attached. Code required minimum safety factors of 1.5 under static conditions and 1.2 under seismic loading (pseudostatic conditions) are met with the revised design.

All other discussion and recommendations outlined in the referenced geotechnical report and subsequent addendums continue to remain valid for project design and construction.

We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

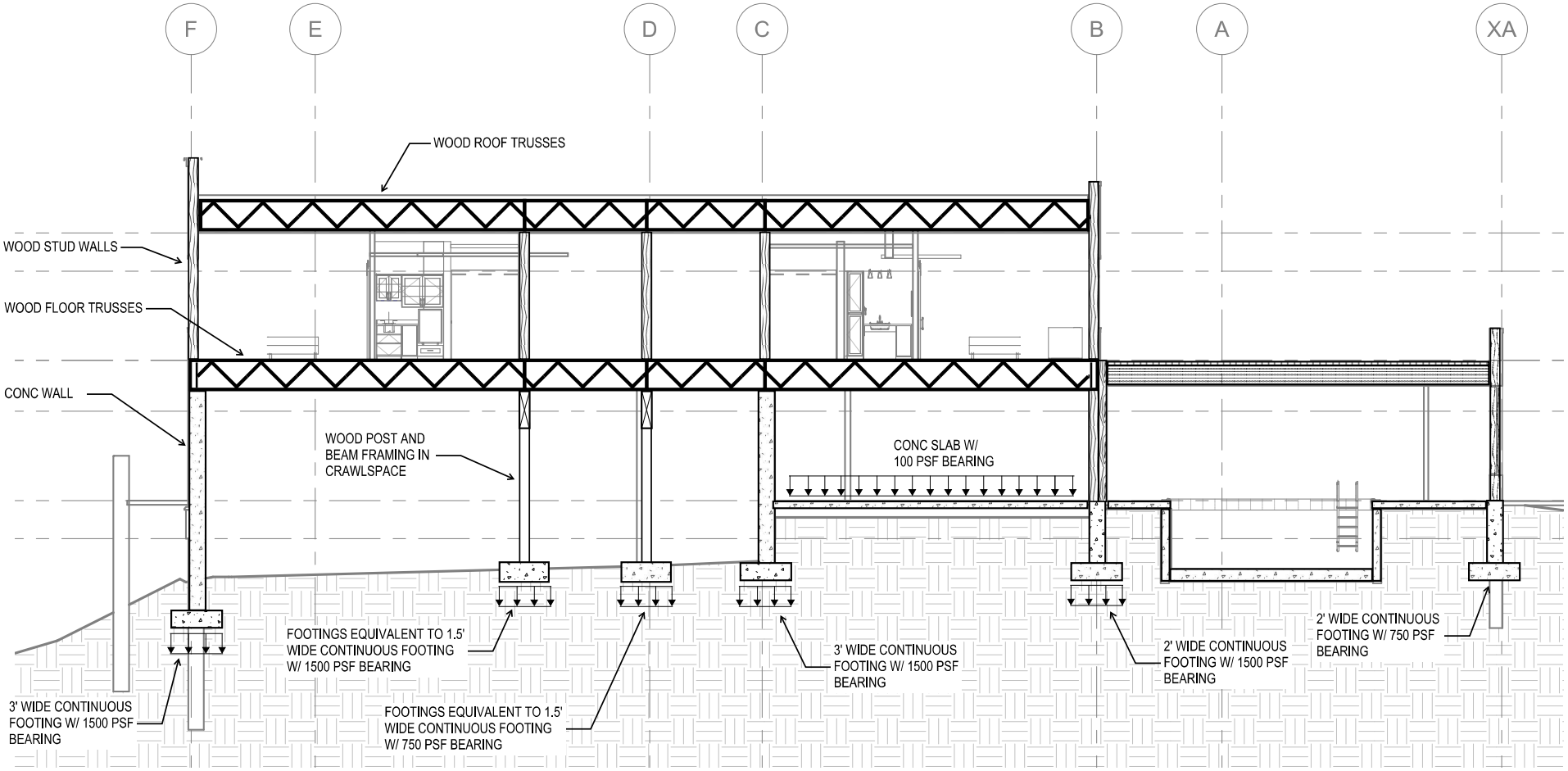
Sincerely yours,
TERRA ASSOCIATES, INC.

Ted Schepper
Digitally signed by Ted Schepper
DN: C=US, E=Tschepper@erra-associates.com, O=Terra Associates, CN=Ted Schepper
Date: 2024.12.05 12:03:19-08'00'

Theodore J. Schepper, P.E.
Senior Principal Engineer

Cc: Ms. Jill Krance, In Site Architects

Attachments: Care Center Revision – Structural Concept at Grid 3 prepared by AHBL
SLIDE2 Stability Analysis Results



SCALE: 1/8" = 1'-0"

AHBL
2215 North 30th Street
Suite 300
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

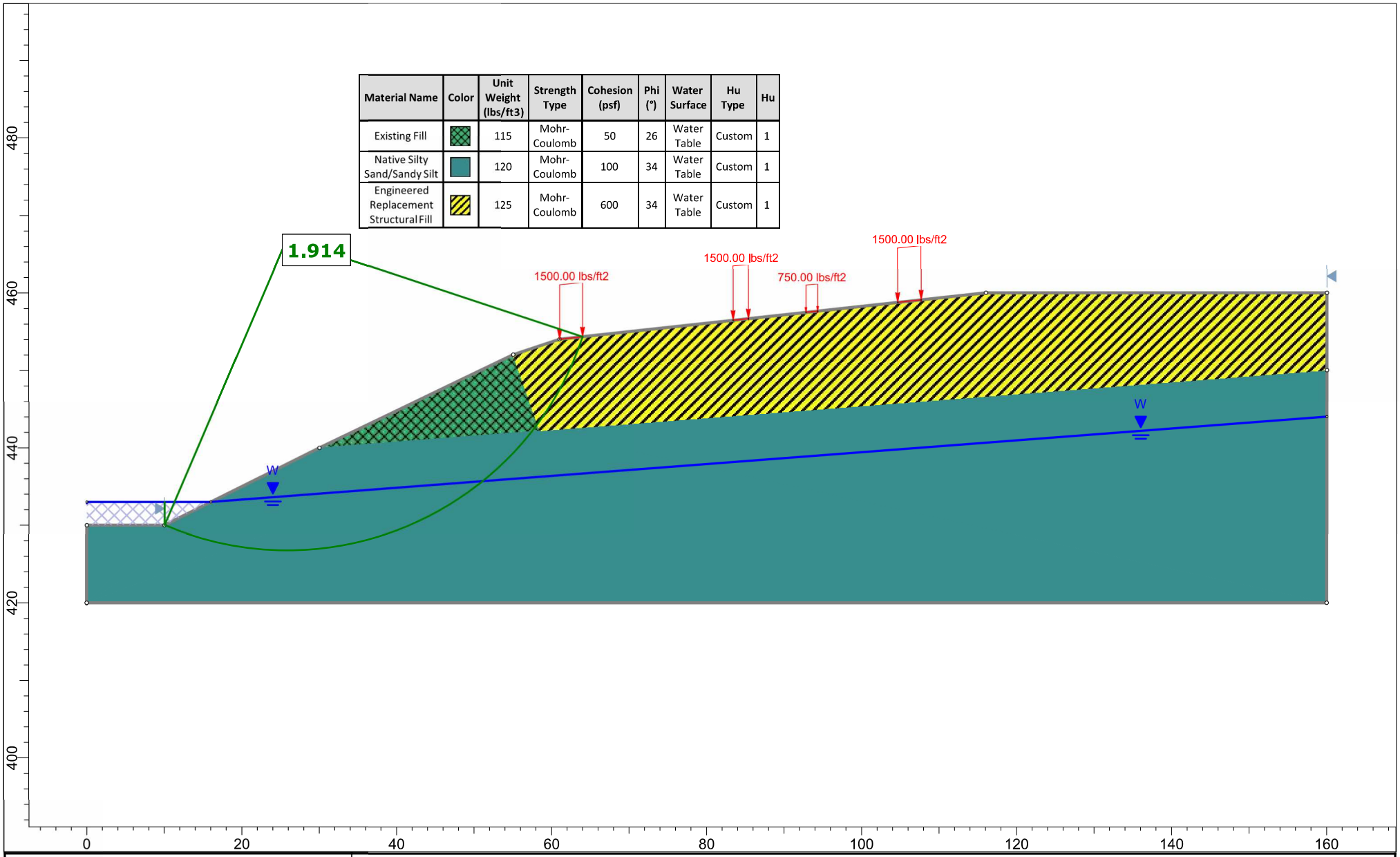
WESLEY BRADLEY PARK - PHASE 2

CARE CENTER REVISION - STRUCTURAL CONCEPT AT GRID 3

DRAWN BY: KBG | DATE: 09/12/2024 | JOB NO.: 2220236.20

EXHIBIT J

Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (°)	Water Surface	Hu Type	Hu
Existing Fill		115	Mohr-Coulomb	50	26	Water Table	Custom	1
Native Silty Sand/Sandy Silt		120	Mohr-Coulomb	100	34	Water Table	Custom	1
Engineered Replacement Structural Fill		125	Mohr-Coulomb	600	34	Water Table	Custom	1

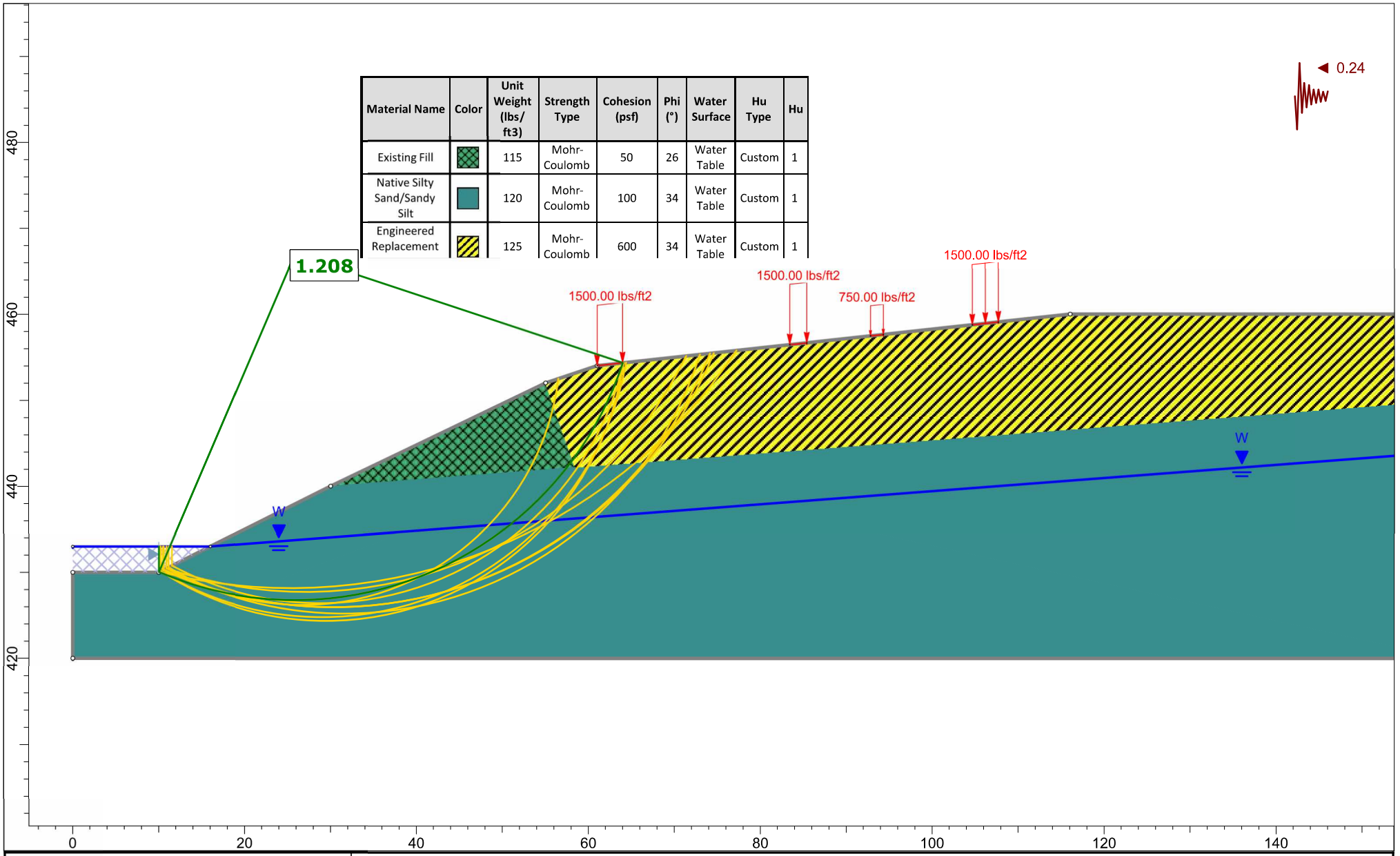


rocscience

SLIDEINTERPRET 9.034

Project	SLIDE - An Interactive Slope Stability Program		
Group	Group 1	Scenario	Master Scenario
Drawn By		Company	
Date	Revised Sept 5, 2024	File Name	Lajara Center Section A-A' Fill Improved with foundaton loading no new fill Static.slmd

Material Name	Color	Unit Weight (lbs/ ft3)	Strength Type	Cohesion (psf)	Phi (°)	Water Surface	Hu Type	Hu
Existing Fill		115	Mohr-Coulomb	50	26	Water Table	Custom	1
Native Silty Sand/Sandy Silt		120	Mohr-Coulomb	100	34	Water Table	Custom	1
Engineered Replacement		125	Mohr-Coulomb	600	34	Water Table	Custom	1



rocscience

SLIDEINTERPRET 9.034

Project	SLIDE - An Interactive Slope Stability Program		
Group	Group 1	Scenario	Master Scenario
Drawn By		Company	
Date	Revised Sept 5, 2024	File Name	Lake Center Section A-A' Fill Improved with foundaton loading no new fill.slmd