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City of Puyallup
333 S Meridian
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Subject: Bradley Heights – Retaining Wall A1 Resubmittal
PRRWF20250214
AGC Job #3227

Please find attached our resubmittal of retaining wall design with revisions in response to recent review comments. This submittal consists of the following:

- Revised Wall Design
- Civil Plan Sheets G8, G12, & G13

Following are responses to review comments:

ENGINEERING REVIEW

- Insufficient or missing site plan. The screenshots in the Structural Plans are insufficient to serve as a proper site plan. The proposed wall cannot be constructed with only the GeoResources engineer design letter and the manufacturer's generic detail. The design engineer shall provide a specific detail in the site plan for all proposed walls with the

following design criteria depicted and labeled:

- (1) Dimensions of the wall, block type callouts, batter, and embedment depth.
- (2) Dimensions of the bearing pad (width and thickness).
- (3) Dimensions of the drainage zone and specify the drain pipe and location at the back of wall.
- (4) Material callouts for the drainage zone, bearing pad, backfill, and non-woven geotextile.
- (5) Callout compaction criteria for the drainage zone, bearing pad, and backfill.

Please refer to the CoP Site Plan Standards online when developing a site plan. [Yianni Charitou @ 03/05/2025 10:29 AM]

The above items appear to apply to the wall cross-section detail, not a site plan. A site plan has been added to the design as Figure 1 on page 6. Applicable civil sheets are included as the primary site plan with sheet G8 providing typical overall site plan data.

- The Engineering review on the retaining wall building permit cannot be approved until the civil permit PRCCP20240845 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 civil permit to avoid redundant reviews and permit fees. [Yianni Charitou @ 03/05/2025 10:30 AM]

Acknowledged. Civil plans have been resubmitted for approval.

- Provide a drainage plan for the proposed retaining wall. Indicate how the retaining wall footing drain will connect to the site's storm system. [Yianni Charitou @ 03/05/2025 10:32 AM]

Weepholes will be used to address drainage. Added to cross-section and to civil plans.

- According to the Redi Rock Typical Gravity Wall Detail, components of the wall, including the leveling pad and drainage pipe, are to be specified by the Design Engineer. Depict and label such components on the site plan stamped by the Design Engineer. [Yianni Charitou @ 03/05/2025 10:40 AM]

Leveling pad added to wall cross-sections, stamped by PE.

- The City of Puyallup does not authorize access to or work on any neighboring properties, particularly any south of the subject site, under this building permit. If a temporary construction easement or permanent maintenance easement is required for the construction of the proposed wall, provide a copy of a recorded easement for the proposed work on any neighboring properties. Otherwise, add a note to the site plan that all access and work for the construction of the proposed wall shall be conducted on tax parcel 0419036006 and that the City of Puyallup does not authorize access to or work on any neighboring properties under this building permit. [Yianni Charitou @ 03/05/2025 11:13 AM]

Added note to sheet G-8 to function as site plan.

- Depict and label all easements (including AFN for each) on the site plan to verify that the retaining walls do not encroach on any existing or proposed easements. [Yianni Charitou @ 03/05/2025 11:32 AM]

Added existing easements to sheet G-8 to function as site plan.

Conditions

The retaining wall building permit cannot be issued until civil permit PRCCP20240845 is issued first. The two permit plans must match. It is the applicant's responsibility to coordinate the building permit submissions with the status of the civil permit to avoid redundant reviews and permit fees. [Yianni Charitou @ 03/05/2025 11:03 AM]

Acknowledged, civil plans anticipated have been resubmitted for approval.

The retaining wall building permit cannot be issued until demolition permits PRDE20231242 and PRDE20230753 are finalized first. [Yianni Charitou @ 03/05/2025 11:19 AM]

Acknowledged.

- Figure 2 from Page 7/28 from the Retaining Wall Design Letter dated Nov 19th, 2024 should be reprinted in the white space on G-14 of the civil plans. This detail clearly shows the fabric liner, the drainage area, and the proper slopes. Our City Detail for rock retaining walls requires a 6 inch perf pipe, but the block manufacturer and the Geotech both call for four inch, so that will be allowed.

Added cross-section detail to sheet G-14.

- The plans need to match the Retaining Wall Design Letter. The design letter doesn't say that there is a 3:1 maximum backslope, but it does say that 3:1 is the design assumption for their analysis. Provide a response to the memos request if all backslopes cannot be made 3:1 or less.

Report revised for 2:1 backslope at wall B.

- Ensure drainage pipes are designed to discharge to appropriate locations

Plans revised to show weepholes. Distribution of weepholes will disperse any intercepted drainage onto the site.

Please call or e-mail if you have any questions or need additional information to process.

Sincerely,



Robert A. Trivitt, PE
Project Manager

