



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

EM Precision, LLC
1407 Valentine Ave SE, Suite 105
Pacific, WA 98047--2104

January 13, 2026

RE: INSPECTION PUNCHLIST FOR PERMIT PRCCP20241846

To Whom It May Concern:

City of Puyallup's Development Engineering has completed, at your request, a final inspection of the above referenced permit number.

The following is a list of outstanding items that must be completed prior to Engineering's final acceptance of the work. Please note that this list has been broken into two sections:

Section A are considered life/safety items that must be completed for the utilities to operate and be maintained as intended. **Therefore, Section A must be completed and accepted before Development Engineering can consider the project adequately complete and to allow issuance of an Occupancy Permit.**

Section B are punchlist items, and as such, do not have to be completed prior to occupancy. However, the items listed under Section B must be guaranteed to be completed within 90 days from the date of this letter. The City of Puyallup requires an assignment of funds in the amount of \$7,500.00 to guarantee completion of the punchlist items.

SECTION A

(ITEMS WHICH MUST BE COMPLETED PRIOR TO OCCUPANCY)

WATER:

SANITARY SEWER:

- Provide the City with a letter from the design engineer certifying that the installation of the grease interceptor or oil / water separator was performed in accordance with all regulations and the approved plans.

SIGNALIZATION:

STORM:

- Provide the City with a letter from the design engineer certifying the proper installation of permanent stormwater controls and compliance with the stormwater site plan.

STREET:

MISCELLANEOUS:

- **Contact the Planning Department project reviewer, Chris Beale, at cbeale@puyallupwa.gov to request landscape walkthrough inspection and final approval. Landscape items may be added to the punchlist subject to Planning's walkthrough.**
- **Verify that any outstanding fees have been paid. Contact Engineering Contract Specialist Robin Loewen at 253.841.5439, or via email at rloewen@puyallupwa.gov. (As of 1/8/2026, this project owes \$630.00 in overtime inspection fees.)**
- **Provide a letter from the East Town Engineer-of-Record or the manufacturer of the RTank system that states it is acceptable to place the area light pole and associated foundation on top of the RTank.**

SECTION B

(ITEMS COVERED BY AN ASSIGNMENT OF FUNDS TO ALLOW OCCUPANCY)

WATER:

- Repair water intrusion in fire vault.

SANITARY SEWER:

- Trash coral:
Keep plug in type 1 CB for sewer. Once walls AND roof is on, install downturn 90deg. bend.

SIGNALIZATION:

STORM:

STREET:

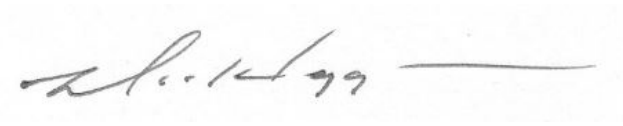
MISCELLANEOUS:

- **Provide the City with an electronic version of the record drawings in PDF format and in AutoCAD Map 2007 or newer in State Plane South Projection format.**
- **Finish trash coral. Maintain temporary dumpsters until trash coral permit is closed.**

Upon completion of the items listed under Section B, the City will release the assignment of funds back to you. If any or all the items listed under Section B are not completed within 90 days of the date of this letter, the City has the right to use the funds being held to complete the remaining work.

After completion of the above work, please contact the project's Engineering Inspector, Jason Little, at (253) 244-0387 and schedule a punchlist inspection through the [CityView portal](#). If you have any questions regarding any of these items, please contact Jason Little or myself.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Higginson', followed by a horizontal line.

Mark Higginson
Senior Civil Engineer
(253) 841-5559
MHigginson@PuyallupWA.gov

Cc: Jason Little, City of Puyallup Engineering Inspector
Robin Loewen, DPS Support Specialist
Gerald Koh, Permit Holder