



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

MOUNTAIN CONSTRUCTION
3411 90TH ST S; SUITE A
LAKEWOOD, WA 98499

January 28, 2026

RE: INSPECTION PUNCHLIST FOR PERMIT PRCCP20241109

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 and components essential for the proper functioning of utilities. **Consequently, all Section A items must be completed and accepted before Development Engineering can consider the project sufficiently complete 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 \$10,000.00 to guarantee completion of the punchlist items.~~

SECTION A

(ITEMS WHICH MUST BE COMPLETED PRIOR TO OCCUPANCY)

- No Section A items at this time.

SECTION B

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

WATER:

- Provide acknowledgement from the Water Purveyor, Valley Water District, that the water installation is approved to their satisfaction.

SANITARY SEWER:

- Watch sewer structure for leaks.

- Install sewer marking board per COP detail 04.03.02. Painted yellow, IE depth and SEWER stenciled in black.

STORM:

- At the time of Punchlist/Closeout, provide the City with a DRAFT copy of an updated Operations and Maintenance agreement for review and acceptance. Once approved, the updated O&M can be attached to the existing "Stormwater Management & BMP Facilities Agreement" previously recorded for the site, but the entire agreement (agreement, original O&M, and updated O&M) must be re-recorded. Use the BMP descriptions and maintenance criteria from the "City of Puyallup Site Management Plan for Stormwater Operations and Maintenance."
- See storm FM anchoring note on approved civils sheet C5.00 and approved site plan sheet C3.02. Need design engineer letter and detail added to civil as-builts.
- Clean asphalt prior to bringing storm online.
- After asphalt is cleaned and all landscape has been completed, silt socks may be removed.
- Once all landscape has been completed and parking has been cleaned, storm filters brought on line, bring storm pumps on line.
- Install all CB lid bolts.
- Provide acknowledgment from the Owner that it is understood that Occupancy triggers the one-year timeframe to submit design documents to the City for extension of the stormwater trunkline from 5th Ave SE southward. (Ref. KCook email dated March 20, 2025).

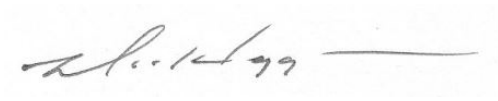
MISCELLANEOUS:

- 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. See City Standards Section 2.3 for language specific to record drawings.
- Relocate fence along 33rd back to private property line.
- Finish landscape.
- Clean up laydown yard west of 33rd. Install grass seed and a heavy layer of straw. DO NOT GRAVEL this area!
- 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.

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 re-inspection. If you have any questions regarding any of these items, please contact Jason or myself.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark 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
Songyi Cho, Permit Holder