



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

MCKEE ENTERPRISES, LLC
PO BOX 5
ENUMCLAW, WA 98022

February 23, 2026

RE: INSPECTION PUNCHLIST FOR PERMIT PRCCP20230970-East Town Crossing Phase 1

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 deem 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)

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.

STORM:

- Pay balance of Stormwater SDC associated with sidewalks and plaza hard surfaces per MHigginson email dated 05/02/2025.
- - Remove ALL CB socks.
- - Install ALL CB and storm lid bolts.

- - After cleaning up the back lot, the storm in this area needs to be clean. It has been active during construction and I am pretty sure there is a ton of silt in the CB's and pipes. The storm filter needs to be cleaned and inspected as well.
- - After lot clean up, stabilize all exposed soil.
- 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.

MISCELLANEOUS:

- Provide a DRAFT access and utility easement for maintenance and operation of the Shaw Road traffic signal and equipment. The easement shall be on the City's standard easement form. Once approved, the easement shall be recorded with the Pierce County Auditor.
- Provide a DRAFT Private Street Maintenance Covenant on City form for the maintenance of the drive entrances' pavement markings located on private property (use one covenant document for both the Shaw Road entrance and the Pioneer entrance).
- Provide a DRAFT access and utility easement for maintenance and operation of the as-constructed public watermain serving properties to the south (Absher properties). The easement shall be on the City's standard easement form. Upon approval, record the easement with the Pierce County Auditor.
- - Clean up all garbage and construction debris in stream areas along the east and north side of the site.
- - Install wetland signage. Per COP detail provided.
- - Finish landscape around ALL edges of the stream.
- - Clean up back laydown lot. This includes cleaning the asphalt.
- Provide the City with the required deeds/easements for the infrastructure proposed to be public.
- Provide a DRAFT easement for maintenance and repair of the ADA ramps located on private property at the Shaw Road entrance. The easement shall be on the City's standard sidewalk easement form. Once approved, the easement shall be recorded with the Pierce County Auditor.
- Contact the Planning Department project reviewer, Chris Beale, at cbeale@puyallupwa.gov to request critical area and landscape walkthrough inspection and final approval. Additional 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.
- Provide a copy of a private easement or agreement that allows Parcels 0420355018, 0420355025, and 9303010321 to convey and discharge stormwater runoff onto and through the East Town Crossing project.

SECTION B

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

STORM:

- Provide the City with a DRAFT copy of the "Stormwater Management & BMP Facilities Agreement". The agreement can be obtained on the City's website under 'Development Engineering, Additional Forms'. The agreement shall include an operation and maintenance manual that incorporates the BMPs contained in the City's Site Management Plan, Appendix A. In addition, please include O&M procedures associated with draining and cleaning the Clubhouse swimming pool and hot tub facilities. Once approved, coordinate final signatures with Engineering Support Specialist, Robin Loewen at 253.841.5439, or via email at rloewen@puyallupwa.gov, and then record the document with the Pierce County Auditor.

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.

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,



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

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