Exhibit 3.b: ESM Retaining Wall and Landscape Narrative (9/16/26)

September 16, 2026 Job No. 2090-004-022

Ms. Nikole Coleman, AICP
Planning Manager
City of Poulsbo
200 NE Moe St
Poulsbo, WA 98370

RE: Pinnacle at Liberty Bay – P-06-20-25-03 – Retaining Wall Design & Maintenance and Landscaping Coordination Response

Dear Ms. Coleman:

ESM Consulting Engineers, LLC submits this narrative in response to the City's Request for Revisions No. 5, as well as the related public comments regarding retaining wall stability, long-term maintenance, neighborhood visual impact, and landscape coordination and treatment adjacent to retaining walls. To ensure compatibility with the existing single-family residential environment, the grading and wall plan has been heavily revised, entirely eliminating the previously proposed 35-foot retaining walls.

Construction Type, Height, and Stability

It is anticipated that the site will utilize engineered Lock +Load retaining wall systems. This wall type maximizes stability and manages groundwater while preventing structural conflicts with adjacent properties.

Maximum wall heights across the development are now limited to a maximum of 10 to 12 feet. Furthermore, in compliance with PMC 18.130.080, any retaining walls located within individual lot building setbacks will be limited to a maximum height of 6 feet.

Ownership, Maintenance, and Access

All retaining walls supporting private development will be exclusively owned and maintained by the Pinnacle Homeowners Association (HOA). Permanent access easements will be formally platted, granting the HOA dedicated space for all necessary inspection, maintenance, repair, and replacement.

Existing adjacent homeowners in Crystal View will have no financial, legal, or physical responsibility for the maintenance of these shared border structures.

Walls in Relation to Surroundings

The Lock +Load system's narrow horizontal footprint ensures that structural foundations do not conflict with adjacent lots, roadways, or underground utilities. Enclosed cross-sections visually demonstrate this relationship, confirming that the wall alignments respect critical areas and property lines.

- **Road B Parking Adjacent to walls:** Parallel parking stalls are proposed along the east side of Road B adjacent to a proposed retaining cut wall. As detailed on Sheet 4 of the Encl. Figure 1, the retaining wall proposed along Road B provides a sufficient horizontal separation distance of 5 feet between the parallel parking stalls and the adjacent wall face. A vertical curb is incorporated directly along the parking edge and will prevent vehicles from parking closer than 5 feet from the wall.

- **Critical Areas:** In compliance with critical area criteria (PMC 16.20.230 and PMC 16.20.315), the proposed wall system minimizes the horizontal footprint, ensuring that neither the exposed wall faces encroach into the required 15-foot wetland building setback nor the 25-foot stream building setback. Enclosed cross-sections visually demonstrate this relationship.

  There will be no retaining walls, associated footings, reinforcements, grading, or construction disturbances related to the walls that extend into the approved wetland buffer. The exposed wall face and all underlying structural fill limits remain outside the Modified Wetland Buffer Line.

Landscape Coordination with Retaining Walls and Utilities

The Landscape and Open Space Plan has been revised to coordinate proposed landscaping with the preliminary retaining wall, grading, utility, and stormwater plans. Encl. 1 identifies the landscape areas in relation to the retaining walls and associated wall tracts and includes cross section views of the tiered wall areas.

Planting has been located to avoid retaining wall foundations, drainage rock and subdrain areas, utility easements, underground utilities, stormwater facilities, and required maintenance access. Street trees and screening trees are located outside utility easements and will maintain the required separation from utilities, streetlights, sidewalks, driveways, and other site improvements.

At the tiered wall areas, Encl. Figure 1 shows the planting space available between wall tiers. Planting will only be installed where there is adequate room for the proposed material, including proper soil volume and separation from the wall structure and drainage system.

Landscaping within stormwater tracts will be placed above the design high-water elevation and outside access and maintenance areas. Planting in these areas will provide screening where possible without affecting the operation or maintenance of the stormwater facility.

Landscape Treatment of Retaining Walls

Landscaping has been provided next to retaining walls where space allows, as shown on Encl. Figure 1. The intent is to break up and soften the appearance of exposed wall faces while maintaining space needed for the retaining walls, utilities, drainage, and maintenance access.

Plant materials along retaining walls will be based on conditions at each location, including available planting width, soil volume, sun exposure, drainage, and maintenance. The proposed palette will generally include low-maintenance shrubs, grasses, perennials, and groundcovers that are appropriate for the given space. Trees will only be used in areas with enough room for their expected mature size and root zone.

The sections on Encl. Figure 1 show that planting between retaining wall tiers can be accommodated and maintained where adequate planting space and soil volume are available. Planting will not be placed within wall foundation areas, drainage aggregate zones, subdrain areas, or required maintenance areas.

Please note that the final retaining wall design and specific construction type will be determined during the final engineering design phase of the wall systems. Regardless of the exact system selected, all retaining walls will strictly adhere to the project's established goals, aesthetic treatments, and all applicable City of Poulsbo design standards.

Additionally, the proposed planting has been coordinated with the retaining wall design so that it can provide a finished appearance without interfering with wall performance, drainage, utilities, or future maintenance.

If there are any questions or a need for further clarification, please contact me at (253) 838-6113 and we would be happy to discuss them.

Sincerely,

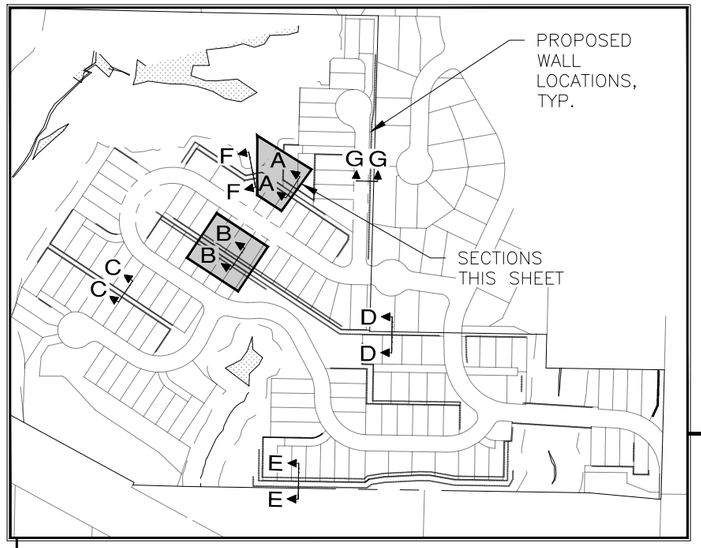
ESM CONSULTING ENGINEERS, LLC



ROBBY OVERFIELD
Project Manager

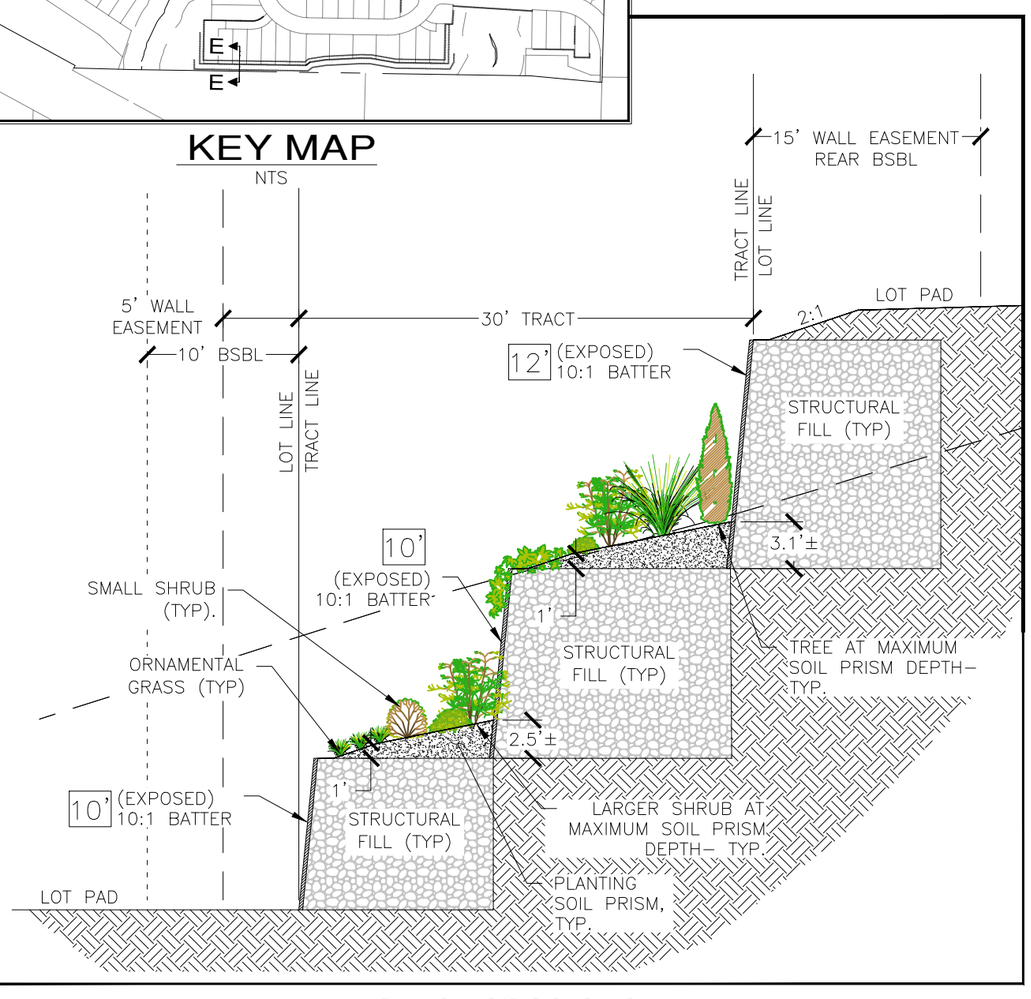
Encl. Figure 1

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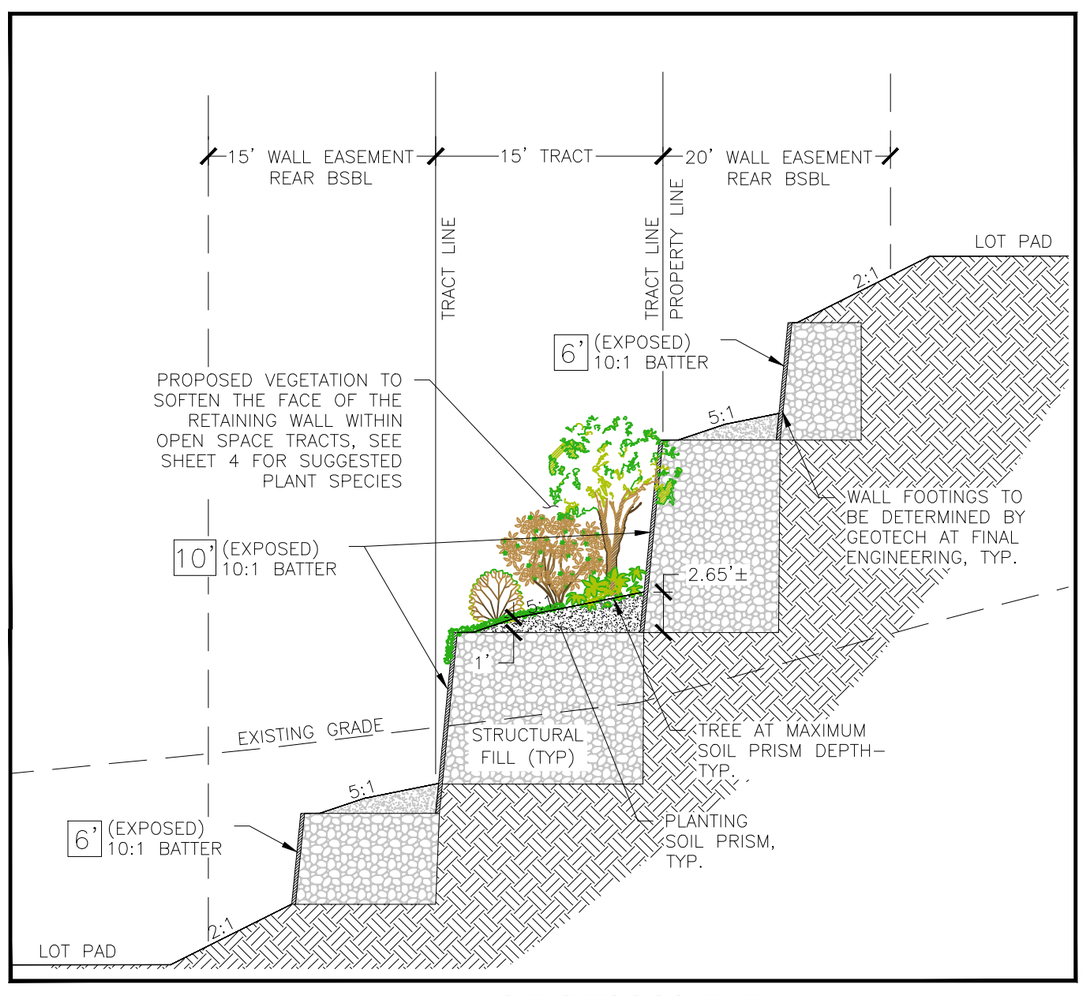


KEY MAP

NTS



SECTION A-A



SECTION B-B

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SCALE: 1" = 10'

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PINNACLE AT LIBERTY BAY

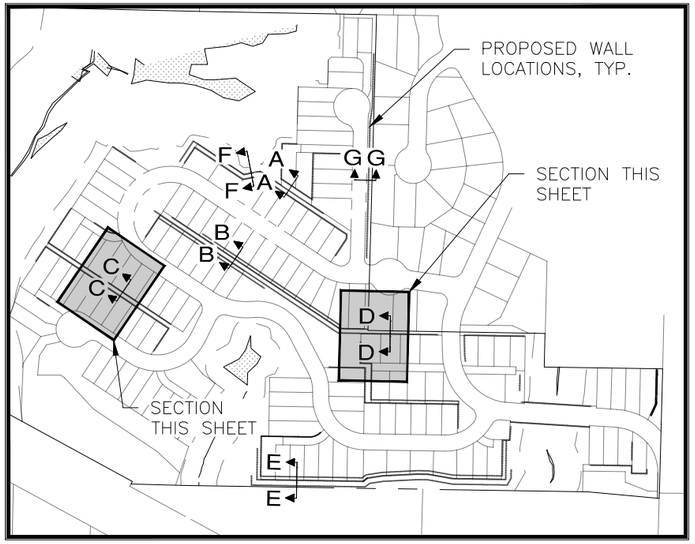
PROPOSED WALL CROSS SECTIONS

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SHEET	1 OF 4

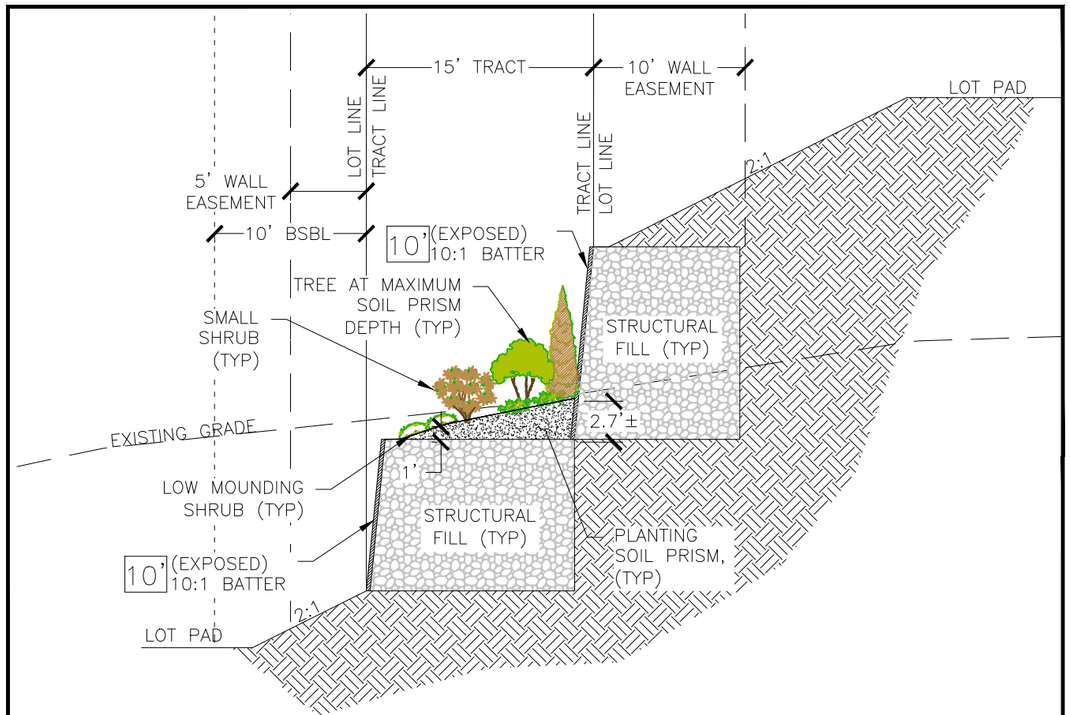
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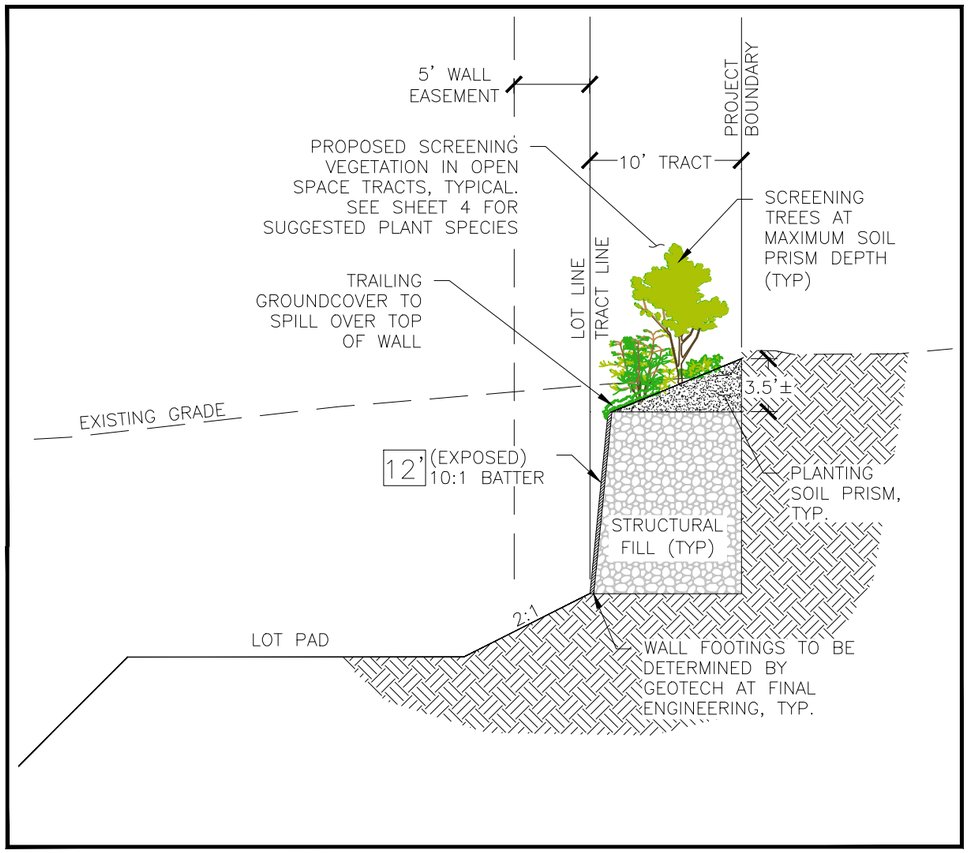


KEY MAP

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SECTION C-C



SECTION D-D

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SCALE: 1" = 10'

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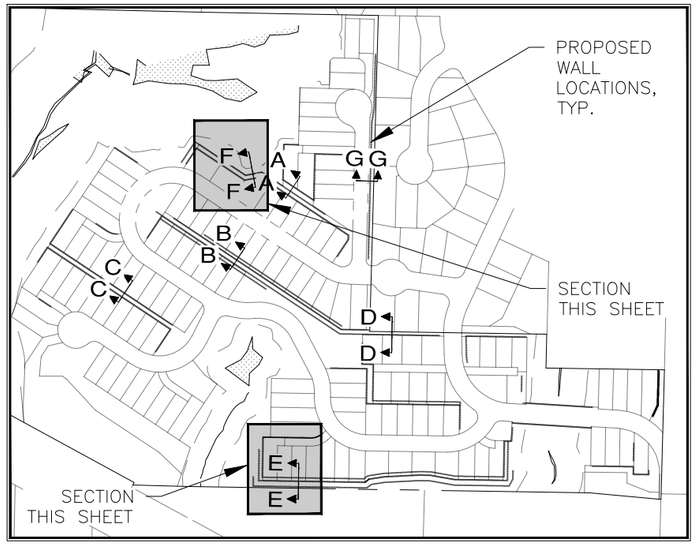
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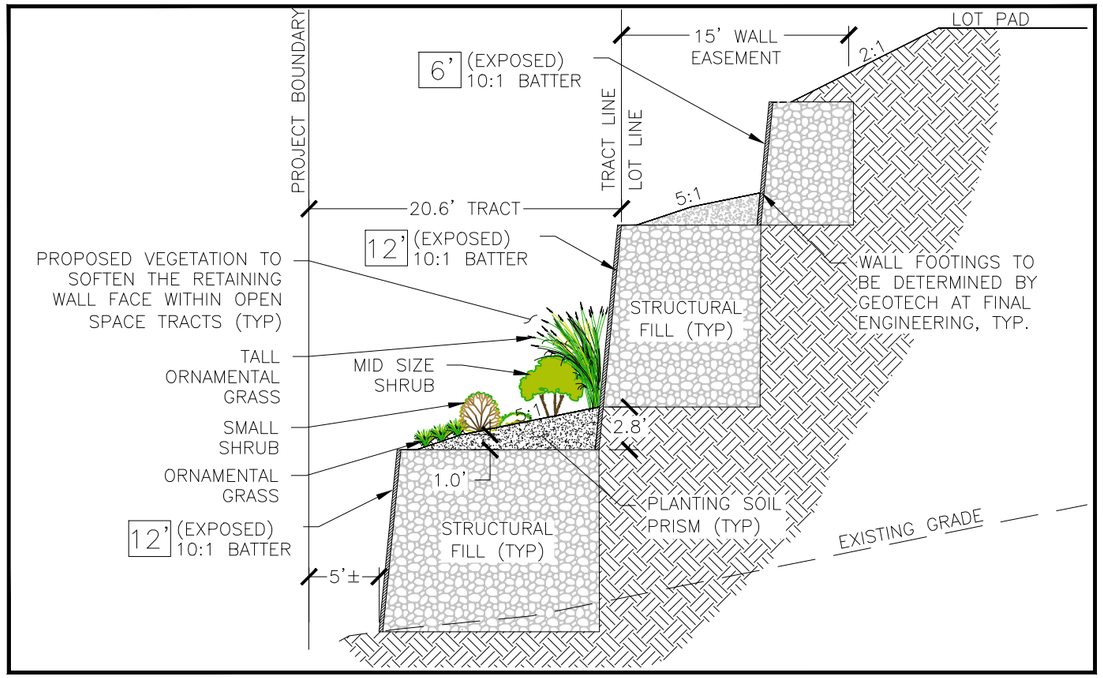
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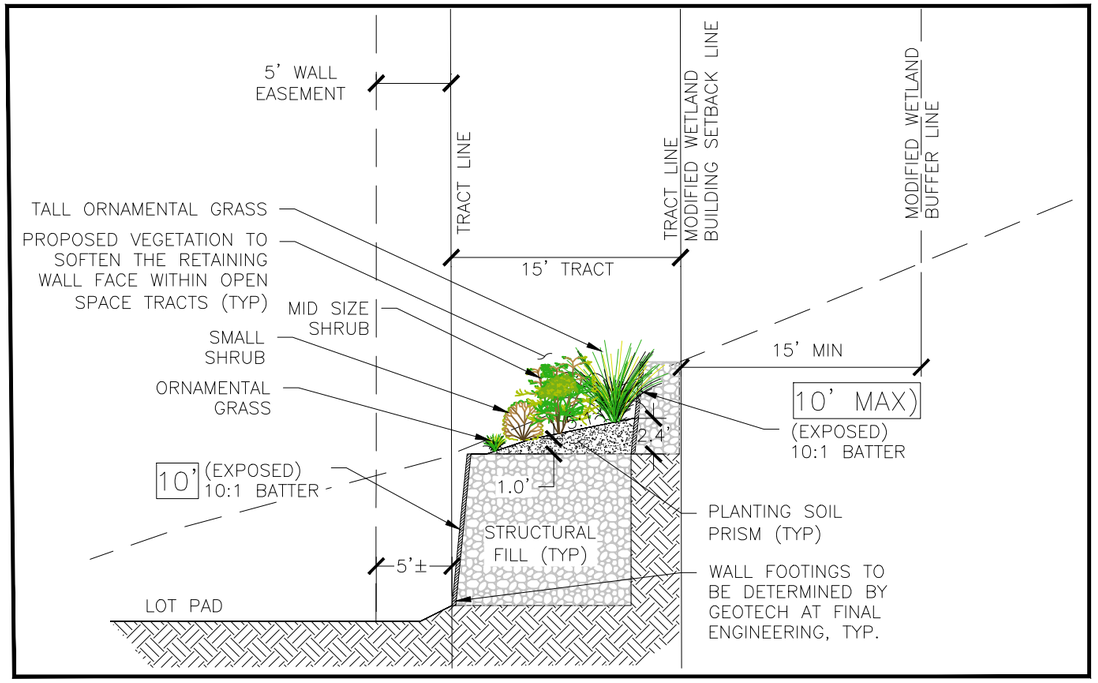


KEY MAP

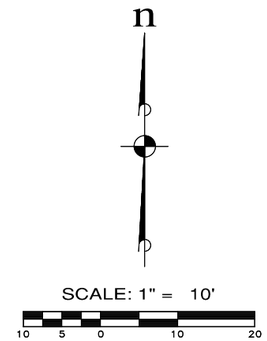
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SECTION E-E



SECTION F-F



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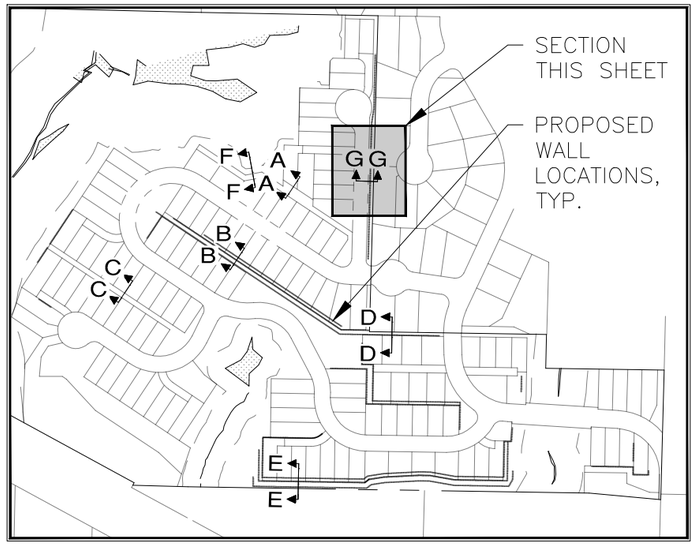
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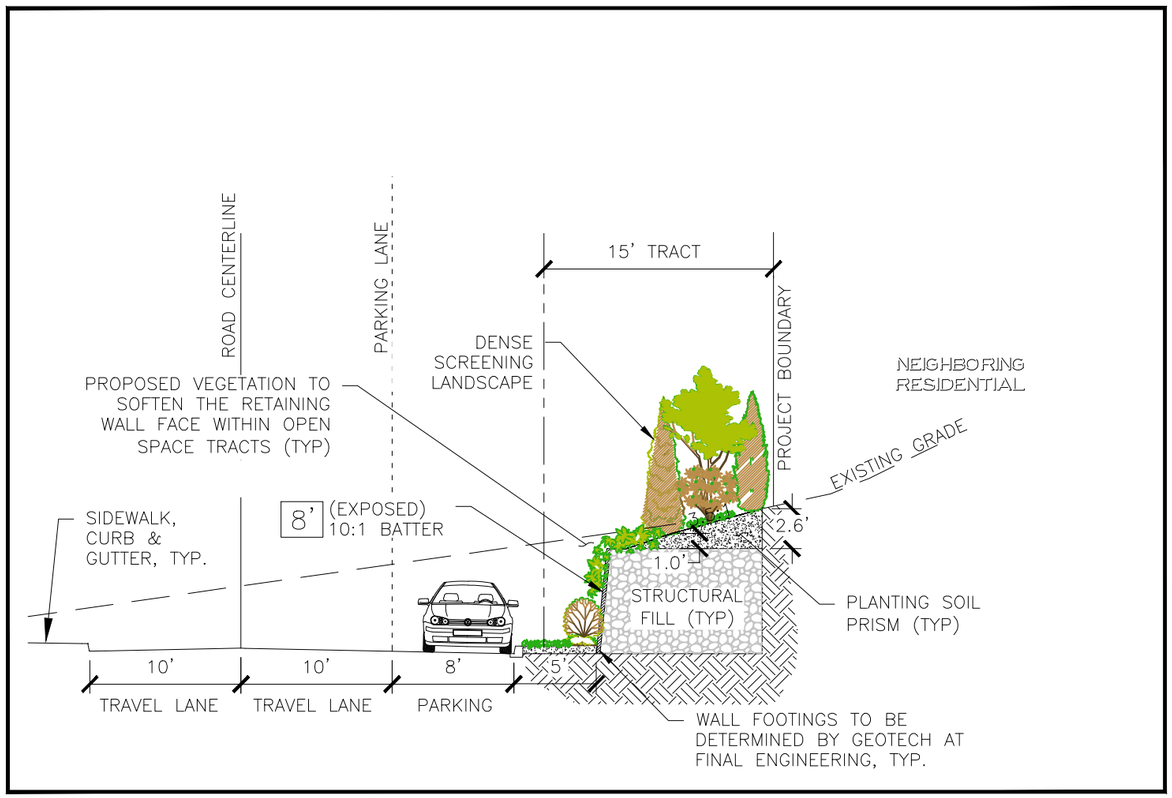
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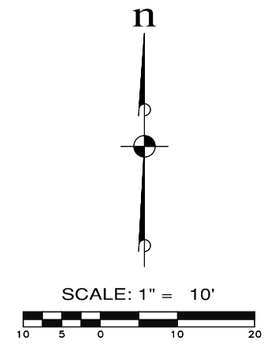


KEY MAP

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SECTION G-G



SUGGESTED PLANT SPECIES

THE FOLLOWING LIST REPRESENTS PLANT SELECTIONS THAT WILL THRIVE IN HOT, DRY CONDITIONS IN FRONT OF THE A SOUTH FACING WALL. ROOT SYSTEMS ARE FIBROUS AND SHALLOW TO FIT WITHIN THE PLANT SOIL PRISM

SMALL STATURE, SHALLOW ROOTED TREES:
- MANZANITA– 'LOUIS EDMUNDS', 'HOWARD MCMINN', 'AUSTIN GRIFFITHS' (8'–10')
- SWEETBAY (12'–15')
- ARBORVITAE 'THIN MAN', 'STING' (12'–15')
- STRAWBERRY TREE 'COMPACTA' (6'–10')

SHRUBS:
- ENGLISH LAVENDER 'GROSSO', 'MUNSTEAD'
- YARROW
- RUSSIAN SAGE
- MEXICAN BUSH SAGE 'MIDNIGHT'
- BLUEBEARD
- WILD LILAC
- BARBERRY
- ROSEMARY 'TUSCAN BLUE'
- OREGON GRAPE
- CATMINT 'SIX HILLS GIANT'
- ROCKROSE
- LAVENDER COTTON

GROUNDCOVERS:
- ROSEMARY 'PROSTRATE'
- CREEPING THYME
- ICE PLANT
- PURPLE HEART SPIDERWORT

ARCHITECTURAL ORNAMENTAL GRASSES:
- FEATHER REED GRASS 'KARL FOERSTER'
- FEATHER GRASS 'PONYTAILS'
- BLUE FESCUE 'SISKYOU BLUE'

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