EXHIBIT 8.b: BHC Peer Review (10/1/25)

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October 1, 2025

Donald Washburn
City of Poulsbo Engineering Department
200 NE Moe St, Poulsbo, WA 98370
Ph: 360-394-9767 Fax: 360-697-8269

Re: Pinnacle at Liberty Bay Preliminary Stormwater Site Plan – Peer Review

Dear Mr. Washburn:

BHC Consultants, LLC (BHC) is under contract with the City of Poulsbo (City) to assist in the review of the following documents prepared by ESM Consulting Engineers, LLC, for the Pinnacle at Liberty Bay development project:

- Preliminary Stormwater Site Plan, dated June 20, 2025.
- Preliminary Civil Plans, dated June 20, 2025.

The purpose of this review is to evaluate the above documents for conformance with the following:

- 2019 Stormwater Management Manual for Western Washington (SWMMWW).
- Poulsbo Municipal Code (PMC), Section 13.17.

This letter provides comments on the documents where revisions or clarifications are needed to demonstrate conformance with the requirements listed above.

Preliminary Stormwater Site Plan:

1. Appendix C, Offsite Analysis Report – more information is needed about the "second upstream area" described on page 2, and it's associated existing stormwater detention pond. Appendix C describes that the existing detention pond will be removed, and flows to this existing pond will instead be diverted "directly to the stream." Please address how the proposed design will continue to meet the SWMMWW requirements for the upstream areas.

Preliminary Civil Plans:

1. SWMMWW Volume I, Chapter 3.4.2 provides guidance on preparation of Construction Stormwater Pollution Prevention Plan (SWPPP) and erosion and sediment control plan. Please prepare and provide a Construction SWPPP and an erosion and sediment control plan for review during final plat design.

2. SMMWW Volume V, Chapter 12 provides guidance on detention facilities. Specifically, BMP D.1 Detention Ponds, Design Criteria requires an Emergency Overflow Spillway to control the location of pond overtopping. Please address why an Emergency Overflow Spillway was not provided, and how the Emergency Overflow Structure provided is in accordance with these guidelines.

3. PP-17, -18, and -19 – Provide details for the oil/water separator/spill control structures, the water quality treatment facilities, the detention vault, the outlet control structure, and the overflow outlet structure from the pond for review during final plat design.

4. PP-15, -19 – Provide details for the vault and pond discharges to the wetland/stream buffers in accordance with the referenced Wetland Mitigation Plan during final plat design.

Please let me know if you have questions or comments regarding this letter. We look forward to supporting the City with resubmittal reviews for this project.

Sincerely,
BHC Consultants

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