Exhibit 9

STORM DRAINAGE ANALYSIS

FOR:

SUQUAMISH OPIOD TREATMENT PROGRAM CLINIC

CLIENT:

Rice Fergus Miller, INC.
275 Fifth Street, Suite 100
Bremerton, WA 98337
Phone: (360) 377-8773

BY:

N.L. OLSON AND ASSOCIATES, INC.
2453 BETHEL AVE. SE
PORT ORCHARD, WA 98366
(360) 876-2284

JOB NO. 13827-26

I hereby state that this Drainage Report has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community of professional engineers. The analysis has been prepared utilizing procedures and practices specified by the City of Poulsbo and within the standard accepted practices of the industry. I understand that the City of Poulsbo does not and will not assume liability for the sufficiency, suitability or performance of drainage facilities prepared by me.



09/25/2026

August 21th, 2026

1 CUP REVISIONS 09/25/2026

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Appendix A – Project Information
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1. Project Overview and Description:

A. Project Overview

The purpose of this report is to evaluate stormwater management requirements associated with the redevelopment of an approximately 1.64-acre parcel located within the City of Poulsbo. The proposed project consists of renovation of an existing commercial building and associated site improvements, including modifications to parking areas, landscaped parking islands, and pedestrian sidewalks.

The project site is located at 19950 7th Avenue NE, Poulsbo, Washington. The subject parcel (Parcel No. 142601-3-081-2005) is situated within the Northeast Quarter of the Northeast Quarter of Section 23, Township 26 North, Range 1 East, Willamette Meridian, Kitsap County, Washington, and lies within the incorporated limits of the City of Poulsbo. Additional project location information is provided in Appendix A, Figure 1, Vicinity Map.

Existing site development includes impervious surfaces consisting of asphalt pavement, concrete sidewalks, and building rooftop areas. The proposed redevelopment will result in less than 5,000 square feet of new and replaced hard surface. In addition, the proposed improvements do not exceed 50 percent of the assessed value of the existing development. Based on the redevelopment thresholds and flow chart criteria contained in the 2019 Stormwater Management Manual for Western Washington (SWMMWW), the project is not subject to additional stormwater management requirements.

A review of publicly available critical areas mapping, including Kitsap County GIS resources, indicates the site is located within a geologically hazardous area designation. Mapping also identifies the potential presence of wetlands, FEMA flood hazard areas, and areas of moderate erosion hazard in the vicinity of the site. The property is currently developed, and the proposed redevelopment activities involve less than 5,000 square feet of impervious surface disturbance. Therefore, additional geologic hazard evaluation is not required for stormwater compliance purposes. No other critical areas are mapped on the subject parcel or within 200 feet of the project boundaries.

B. Project Description

City of Poulsbo Project Category:

Site Plan Review (SPR) Application

Types of Permit(s):

City of Poulsbo Site Plan Review (SPR) and Site Development Permit (SDP)

Land Use Data:

Zoning: Commercial Property, C-3 SR 305 Corridor Zone

Parcel Size and Location:

Parcel Size: 1.64 acres (71,440 square feet)

Parcel Location: 19950 7th Ave NE, Poulsbo, Washington 98370
Tax Parcel #: 142601-3-081-2005

Impervious Surfaces:

New impervious surfaces associated with the proposed redevelopment will include paved parking stalls and sidewalks.

Pervious Surfaces:

New pervious surfaces associated with the proposed redevelopment will consist of landscaped areas including lawn and planting areas within parking lot islands and adjacent to the proposed building.

Relevant Reports:

No other supporting technical reports, such as geotechnical, critical areas, traffic impact, or utility reports, are associated with this project at this time.

2. Existing Site Conditions:

A. Topography

The site is currently developed with a relatively flat topography. In addition, a rock wall exists on the easterly side of the site.

B. Land Cover

Under existing conditions, the entire subject parcel is developed and includes a structure with an approximate footprint of 10,635 square feet. The remaining portion of the site consists of paved parking, drive aisles, concrete sidewalks, and landscaped areas.

C. Abutting Property Land Cover & Use

North: Developed Commercial Property, C-3 SR 305 Corridor Zone
East: SR 305
South: Developed Commercial Property, C-3 SR 305 Corridor Zone
West: Developed Commercial Property, C-3 SR 305 Corridor Zone

D. Offsite Drainage onto Property

The surrounding properties are developed with stormwater management systems that discharge to the city stormwater conveyance system. No offsite drainage enters the project parcel.

E. Environmentally Sensitive Areas

Review of publicly available critical areas, as mapped in Kitsap County GIS, indicates that the project site is located within a mapped 100-year floodplain, moderate erosion hazard, and potential wetlands. DNR NWI surveyed wetlands exist within 200 feet of the subject parcel to the northeast of the site. However, this is a redevelopment project of an already developed/disturbed site.

F. Wells & Septic Systems

There are no known wells or septic systems located on or adjacent to the subject property.

G. Fuel Tanks

There are no existing fuel tanks on the subject property, and none are proposed as part of the project.

H. Soils

A generalized view of the soils present on the site was obtained from the United States Department of Agriculture (USDA) Web Soil Survey.

Kitsap silt loam, 15 to 30 percent slopes (70% of site)

Parent material: Lacustrine deposits with volcanic ash in the upper part

Landform: Terraces

Drainage class: Moderately well drained

Depth to water table: About 18 to 30 inches

Available water capacity: High (approximately 11.4 inches)

Hydric soil rating: No

Typical Profile: 0 to 5 inches: ashy silt loam, *5 to 35 inches:* silty clay loam, and *35 to 60 inches:* stratified silt to silty clay loam

Norma fine sandy loam, 0 to 3 percent slopes (30% of site)

Parent material: Alluvium with some volcanic ash in the upper part

Landform: Depressions

Drainage class: Poorly drained

Depth to water table: About 0 to 12 inches

Available water capacity: Moderate (approximately 8.4 inches)

Hydric soil rating: Yes

Typical Profile: 0 to 8 inches: ashy fine sandy loam, *8 to 22 inches: fine sandy loam*, and *22 to 60 inches: stratified loamy sand to clay loam*

For more information on the on-site soils, see Appendix B, USDA Web Soil Survey

I. Infiltration Feasibility

Based on the proposed site redevelopment, an infiltration feasibility study is not required. The existing stormwater management system will be utilized.

J. Groundwater

Based on the scope and nature of the proposed works, a groundwater assessment is not required. The project does not involve deep excavations, dewatering activities, or other construction elements that are anticipated to interact with the groundwater regime. Accordingly, no groundwater investigation or assessment has been undertaken.

K. Adjacent Drainage Facilities

The surrounding properties are developed with stormwater management systems consisting of a network of catch basins and underground conveyance pipes that discharge to the city stormwater conveyance system. No offsite drainage enters the project parcel.

L. Drainage Discharge Points

Stormwater runoff from the site is collected by an existing network of catch basins and underground conveyance pipes that discharge to an underground detention tank system with control structure/manhole (type 2 catch basin) at the northeast corner of the parking lot. The type 2 catch basin control structure drains northeast via a 12” CMP that connects to an existing city-maintained type 2 catch basin (within a 10’ easement) near the northeast property corner, just west of an existing rock wall. The city type 2 catch basin drains southeast via a 12” CMP that discharges to an existing swale located along the east property line/west side of State Route 305. The runoff continues in a northerly direction and subsequently enters Dogfish Creek and Liberty Bay.

1

M. Critical Aquifers

Review of publicly available critical areas mapping, as mapped in Kitsap County GIS, indicates that the project site is not located within a designated Critical Aquifer Recharge Area.

3. Proposed Site Conditions:

This project proposes redevelopment of the site. Site improvements will include associated impervious surfaces such as new and replaced asphalt pavement and sidewalks. Pervious surfaces will consist of landscaped areas, including lawn and planting areas within parking lot islands and around the existing building.

Impervious Areas

Standard HMA Pavement……..4,153 square feet (0.095 acres)
Concrete Curb, Sidewalk, Pad.....2,629 square feet (0.06 acres)
Total Impervious Area ……..6,782 square feet (0.155 acres)

Pervious Areas

New Landscape ……1,894 square feet (0.04 acres)
Replaced Landscape……341 square feet (0.01 acres)
Total Pervious Area …… 2,235 square feet (0.05 acres)

New and Replaced Hard Surface Area Analysis

New Hard Surface…… 2,287 square feet (0.05 acres)
Replaced Hard Surface..... 4,495 square feet (0.10 acres)
Removed Hard Surface (New Landscape) .....-1,894 square feet (0.04 acres)
Net New and Replaced Hard Surface……4,888 square feet (0.11 acres)

As the net new and replaced hard surface area is less than 5,000 square feet, Minimum Requirements #1 through #5 apply to the new and replaced hard surfaces and disturbed areas.

4. Site Minimum Requirement Analysis:

MR #1, Preparation of Stormwater Site Plans:

A Stormwater Site Plan will be prepared and provided for the project. Site-appropriate development practices were utilized to the extent feasible to minimize impervious surfaces and incorporate landscaped areas within the site design. The Stormwater Site Plan has been prepared in accordance with the 2019 SWMMWW, Volume II, Chapter 1.

MR #2, Construction Stormwater Pollution Prevention Plan (SWPPP):

The proposed project will result in more than 2,000 square feet of new plus replaced hard surface. Therefore, preparation of a Construction Stormwater Pollution

Prevention Plan (SWPPP) is required. The SWPPP will be prepared in accordance with the 2019 SWMMWW and will be provided by the owner/contractor for city review prior to land disturbing activities as a condition of Grading (site redevelopment) Permit issuance.

MR #3, Source Control of Pollution:

Source control best management practices (BMPs) are required for this project in accordance with the 2019 SWMMWW. The proposed development is a commercial project; therefore, operational source control BMPs will be implemented as applicable to prevent pollutants from entering the stormwater system. Source control measures will be identified and incorporated into the Site Improvement Plans in accordance with Volume IV of the 2019 SWMMWW.

MR #4, Preservation of Natural Drainage Systems and Outfalls:

Existing drainage patterns at the site will be maintained to the maximum extent practicable. Stormwater runoff from the project site will continue to be conveyed to the existing stormwater conveyance system located along State Route 305. The manner in which runoff is discharged from the site will not cause adverse impact to downstream receiving waters or adjacent properties.

MR #5, On-Site Stormwater Management:

The project qualifies as Flow Control exempt, and the project developer does not choose to meet the LID Performance Standard. Per Figure I-3.3, Flow Chart for Determining MR #5 Requirements of the 2019 SWMMWW, as shown in Appendix A, Figure 4, On-Site Stormwater Management is evaluated using List #3 for each surface. Refer to Section 5, On-Site Stormwater Management Evaluation, for additional information regarding stormwater BMP feasibility.

Stormwater runoff from the site is collected by a network of catch basins and underground conveyance pipes and discharge to an existing swale located along the east property/west side of State Route 305. The runoff continues in a northerly direction and subsequently enters Dogfish Creek and Liberty Bay.

5. On-Site Stormwater Management Evaluation:

The project qualifies as Flow Control exempt, and the project developer does not choose to meet the LID Performance Standard. Per Figure I-3.3, Flow Chart for Determining MR #5 Requirements of the 2019 SWMMWW, as shown in Appendix A, Figure 4, On-Site Stormwater Management is evaluated using List #3 for each surface.

Lawn and Landscaped Areas:

- *BMP T5.13 (Post Construction Soil Quality and Depth)* is feasible and will be implemented for this project.

Roofs:

No new or replaced roof area is proposed in the scope of work.

Other Hard Surfaces:

- *BMP T5.12 (Sheet Flow Dispersion)* is considered infeasible due to limited available pervious area for dispersion. The existing site is currently developed.
- *BMP T5.11 (Concentrated Flow Dispersion)* is considered infeasible due to limited available pervious area for dispersion. The existing site is currently developed.

Because the on-site stormwater management BMPs evaluated in accordance with List #3 are considered infeasible due to site constraints, stormwater runoff from the redevelopment area will continue to be collected by the existing network of catch basins and underground conveyance pipes that discharge to the existing site stormwater management system (i.e. underground detention tanks/barrels). This approach is consistent with the 2019 SWMMWW, which allows for discharge to an approved downstream conveyance system when on-site stormwater management BMPs are not feasible.

6. Erosion & Sediment Control:

This section describes the temporary erosion and sediment control measures to be implemented during construction. Erosion and sediment control BMPs will be designed and implemented in accordance with the 2019 SWMMWW, Volume II, Chapter 3, to minimize erosion, prevent sediment discharge, and protect downstream drainage systems during construction activities. These measures will be incorporated into the Construction Stormwater Pollution Prevention Plan (SWPPP) and included in the Site Improvement Plans.

A. Erosion Control Objectives

The objective of erosion control is to minimize soil erosion and prevent the transport of sediment from the site during construction activities. Erosion and sediment control measures will be implemented to control silt and sedimentation and to ensure that sediment-laden stormwater does not leave the site.

B. Erosion Control / Temporary Water Quality Facilities

As this is a redevelopment project of an already improved site (i.e. no clearing, grubbing, grading/earth work activities) the following temporary erosion and sediment control BMPs will be implemented for the project in accordance with the 2019 SWMMWW:

- BMP C233 – Silt Fence
- BMP C220 – Inlet Protection
- BMP C120 – Temporary and Permanent Seeding

C. Revegetation Plan

The project will implement soil management practices in accordance with BMP T5.13 (Post-Construction Soil Quality and Depth) for all disturbed pervious surfaces.

D. Soil Stability

The site is currently developed. The redevelopment plan of the proposed project does not involve deep excavations that necessitate soil stability investigations.

E. Computations for Conveyance

Stormwater runoff from the site is collected by a network of catch basins and underground conveyance pipes that discharge to an existing swale located along the east property line/west side of State Route 305.

F. Computations for Sediment Containment

The temporary erosion and sediment control facilities proposed for this project do not require engineering calculations.

7. Downstream Analysis:

Resource Review:

The downstream analysis was completed using publicly available mapping resources, including Kitsap County GIS mapping, City of Poulsbo utility maps, aerial imagery (Google Earth), and USGS topographic maps in addition to general site observations and review of the site-specific topographic survey.

Downstream Narrative:

Stormwater from the site is collected by the existing on-site stormwater conveyance system that discharges to an existing swale (tributary to Dogfish Creek) along the east property line/west side of State Route 305. From this point, stormwater flows north approximately 815 feet to a 85 linear foot 73”x55” Corrugated Metal Pipe-Arch (CMPA) culvert under 7th Ave NE. From the culvert outlet, flow continues north in the

swale for approximately half a mile until reaching Dogfish Creek and discharging to Liberty Bay.

Drainage System Characteristics:

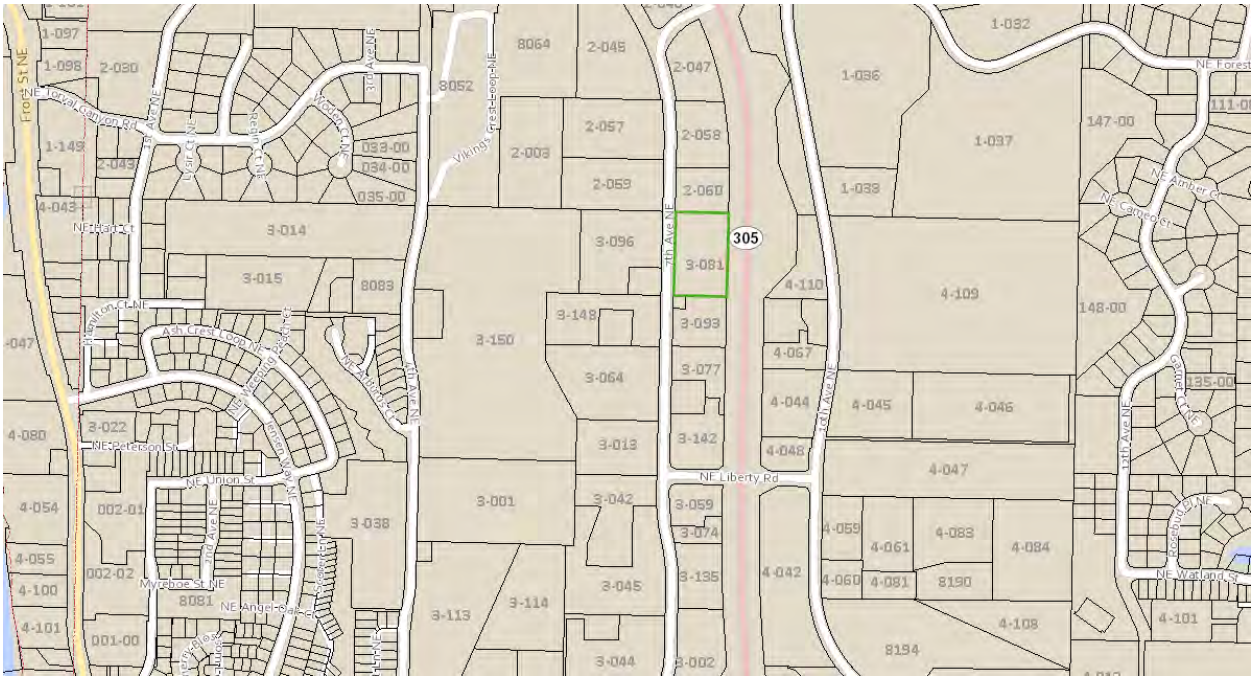
Combination of closed stormwater conveyance systems consisting of catch basins and storm pipes and roadside ditches/swales discharging to Dogfish Creek, which ultimately drains to Liberty Bay.

Water Quality Degradation Evidence:

- Surface Water Contamination – None known or observed.
- Erosion & Sedimentation – None known or observed.
- Aquatic Habitat Destruction – No evidence of siltation of stream beds or wetlands or downstream channel incision was observed or identified.

APPENDIX A

PROJECT INFORMATION



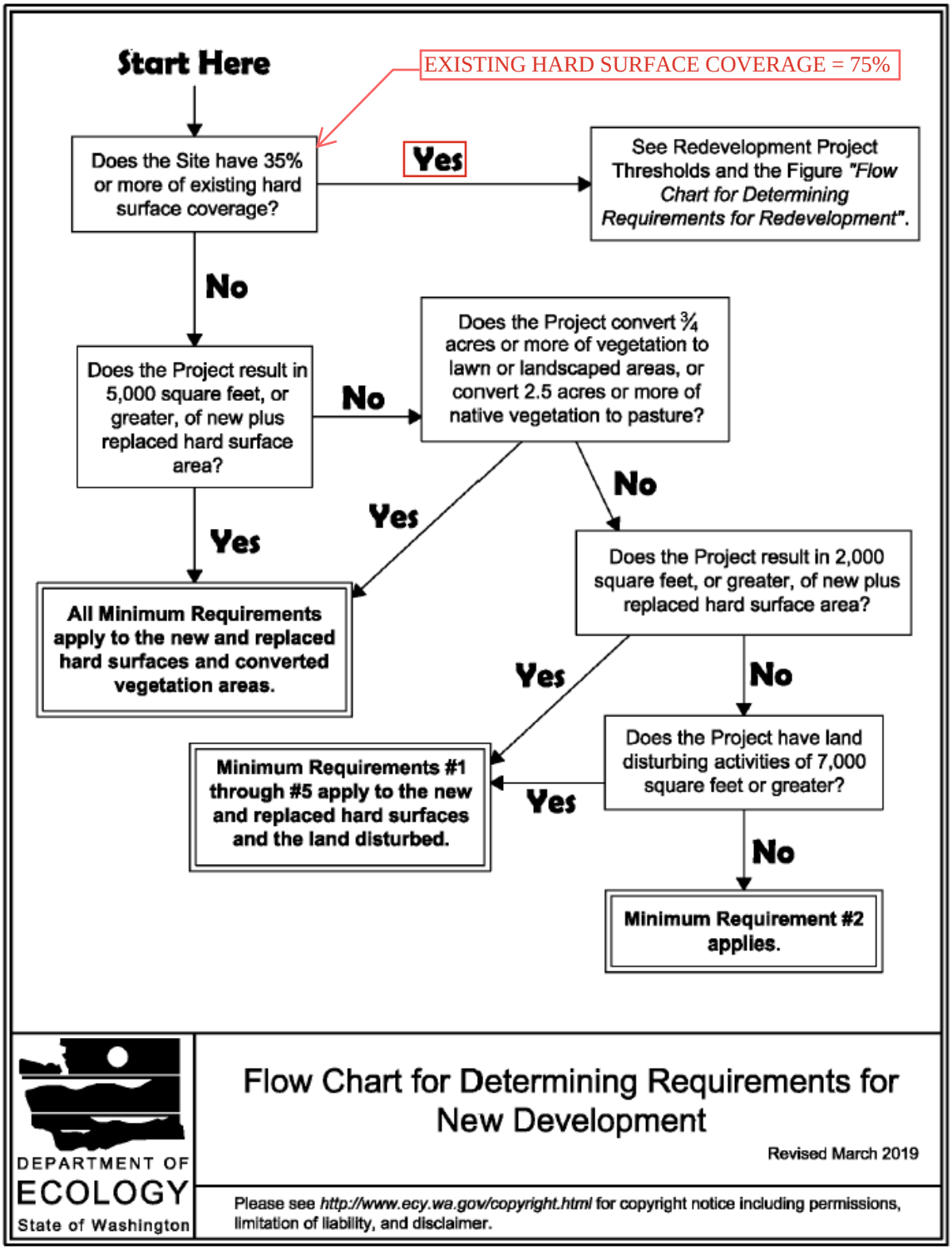
Vicinity Map

NOT TO SCALE

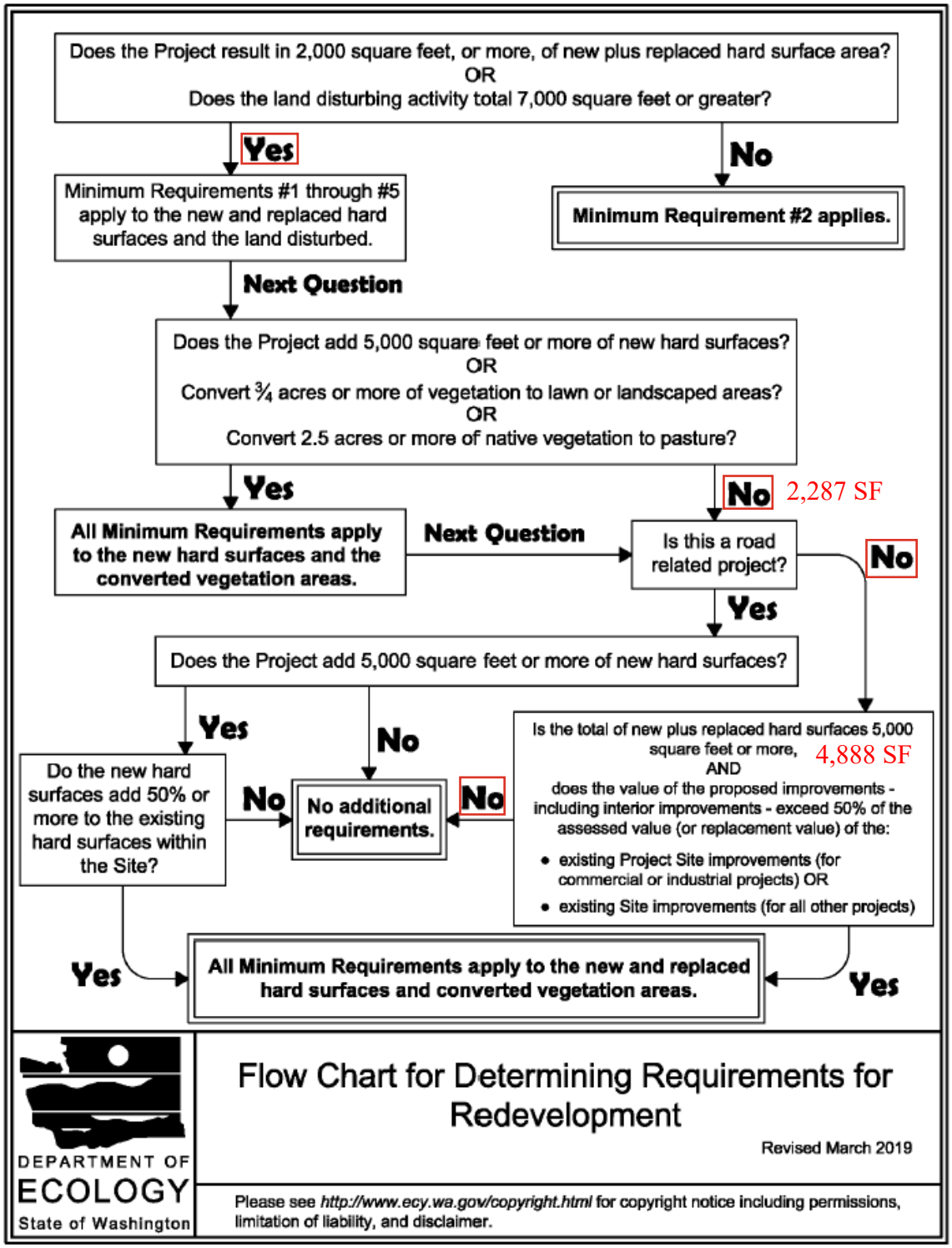
PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M. IN KITSAP COUNTY, WASHINGTON

FIGURE 1

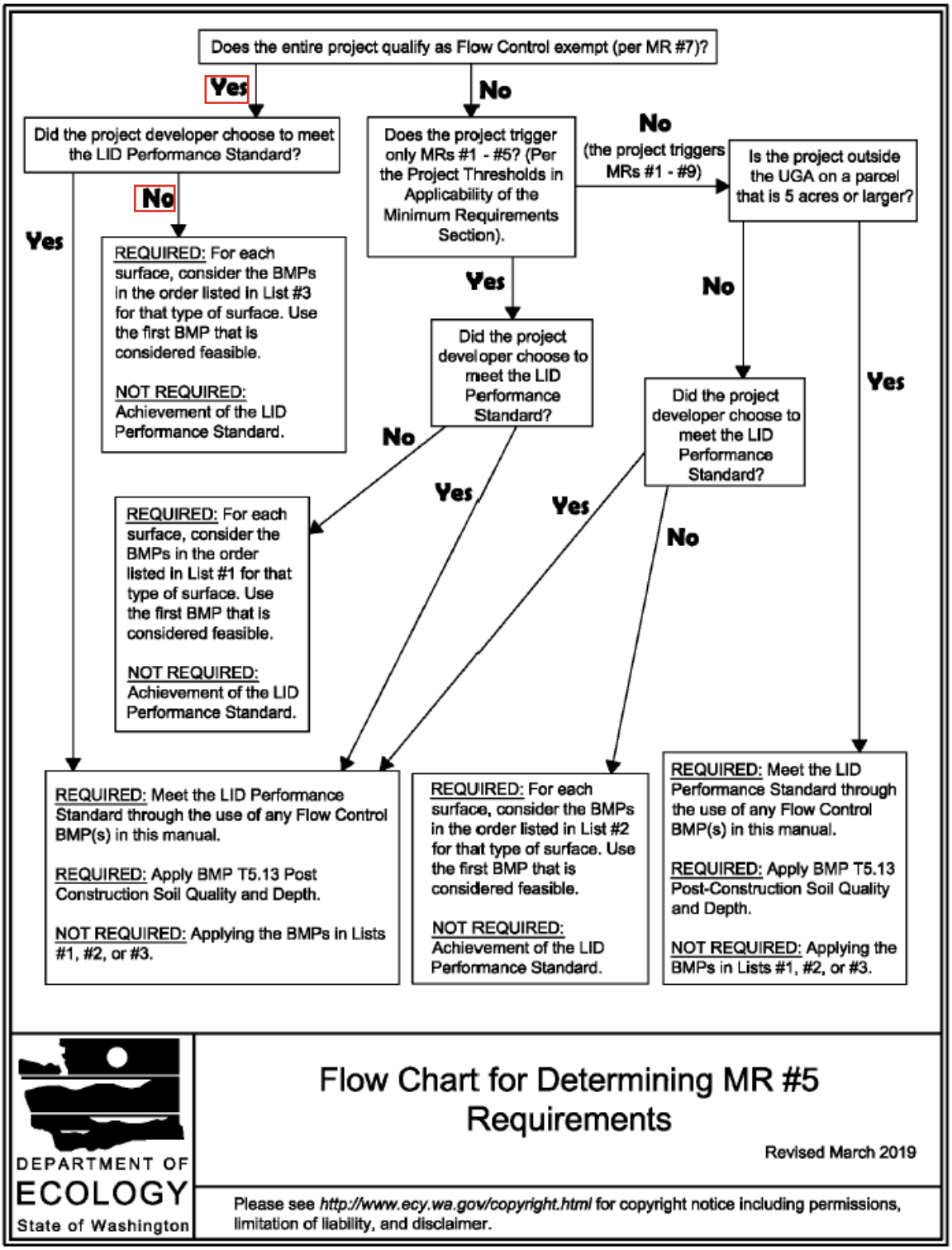
Storm Drainage Analysis Report
Appendix A
Figure 2



Storm Drainage Analysis Report
Appendix A
Figure 3



2019 Stormwater Management Manual for Western Washington


Does the entire project qualify as Flow Control exempt (per MR #7)?
Yes
No
Did the project developer choose to meet the LID Performance Standard?
Yes
No
REQUIRED: For each surface, consider the BMPs in the order listed in List #3 for that type of surface. Use the first BMP that is considered feasible.
NOT REQUIRED: Achievement of the LID Performance Standard.
Does the project trigger only MRs #1 - #5? (Per the Project Thresholds in Applicability of the Minimum Requirements Section).
Yes
No
(the project triggers MRs #1 - #9)
Is the project outside the UGA on a parcel that is 5 acres or larger?
Yes
No
Did the project developer choose to meet the LID Performance Standard?
Yes
No
REQUIRED: For each surface, consider the BMPs in the order listed in List #1 for that type of surface. Use the first BMP that is considered feasible.
NOT REQUIRED: Achievement of the LID Performance Standard.
Did the project developer choose to meet the LID Performance Standard?
Yes
No
REQUIRED: Meet the LID Performance Standard through the use of any Flow Control BMP(s) in this manual.
REQUIRED: Apply BMP T5.13 Post Construction Soil Quality and Depth.
NOT REQUIRED: Applying the BMPs in Lists #1, #2, or #3.
REQUIRED: For each surface, consider the BMPs in the order listed in List #2 for that type of surface. Use the first BMP that is considered feasible.
NOT REQUIRED: Achievement of the LID Performance Standard.
REQUIRED: Meet the LID Performance Standard through the use of any Flow Control BMP(s) in this manual.
REQUIRED: Apply BMP T5.13 Post-Construction Soil Quality and Depth.
NOT REQUIRED: Applying the BMPs in Lists #1, #2, or #3.
DEPARTMENT OF ECOLOGY
State of Washington
Flow Chart for Determining MR #5 Requirements
Revised March 2019
Please see http://www.ecy.wa.gov/copyright.html for copyright notice including permissions, limitation of liability, and disclaimer.

STORM DRAINAGE ANALYSIS REPORT	N.L. Olson & Associates, INC. Engineering, Planning & Land Surveying
Figure 5 - Downstream Exhibit	

0 200 400
GRAPHIC SCALE (in feet)

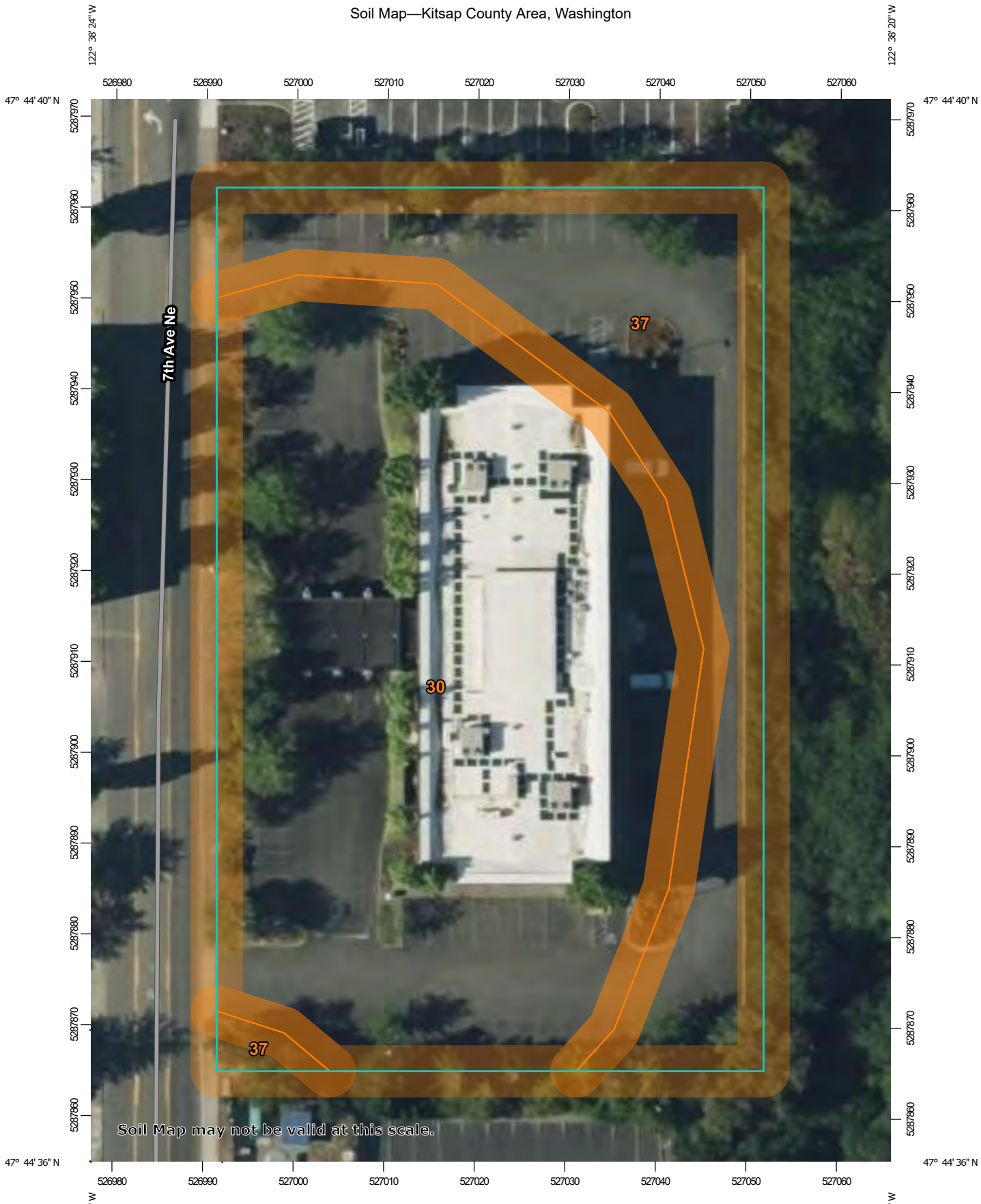
NORTH



S:\Users\Olson1\8627 Opioid Clinic\Storm Report\Appendix\Downstream Exhibit.dwg 9/23/2024 1:29:15 PM, DWG to PDF.pc3

APPENDIX B

USDA Web Soil Survey



Map Scale: 1:569 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kitsap County Area, Washington
Survey Area Data: Version 21, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 31, 2022—Aug 8, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Kitsap silt loam, 15 to 30 percent slopes	1.0	68.4%
37	Norma fine sandy loam	0.5	31.6%
Totals for Area of Interest		**1.5**	**100.0%**

Kitsap County Area, Washington

30—Kitsap silt loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2h6l
Elevation: 0 to 490 feet
Mean annual precipitation: 37 inches
Mean annual air temperature: 50 degrees F
Frost-free period: 160 to 200 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Kitsap and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kitsap

Setting

Landform: Terraces
Parent material: Lacustrine deposits with volcanic ash in the upper part

Typical profile

H1 - 0 to 5 inches: ashy silt loam
H2 - 5 to 35 inches: silty clay loam
H3 - 35 to 60 inches: stratified silt to silty clay loam

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F002XA004WA - Puget Lowlands Forest
Forage suitability group: Sloping to Steep Soils (G002XN702WA)
Other vegetative classification: Sloping to Steep Soils (G002XN702WA)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Kitsap County Area, Washington
Survey Area Data: Version 21, Aug 28, 2025

Kitsap County Area, Washington

37—Norma fine sandy loam

Map Unit Setting

National map unit symbol: 2y5vl
Elevation: 0 to 1,000 feet
Mean annual precipitation: 35 to 60 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 150 to 200 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Norma and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Norma

Setting

Landform: Depressions
Parent material: Alluvium with some volcanic ash in the upper part

Typical profile

H1 - 0 to 8 inches: ashy fine sandy loam
H2 - 8 to 22 inches: fine sandy loam
H3 - 22 to 60 inches: stratified loamy sand to clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Ecological site: F002XA007WA - Puget Lowlands Wet Hemlock Forest
Forage suitability group: Wet Soils (G002XN102WA)
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

Minor Components

Bellingham, undrained
Percent of map unit: 5 percent
Landform: Depressions
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

Mckenna
Percent of map unit: 5 percent
Landform: Depressions
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

Shalcar
Percent of map unit: 5 percent
Landform: Depressions
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Kitsap County Area, Washington
Survey Area Data: Version 21, Aug 28, 2025