March 18, 2024

Chartwell Land Company
9307 Bayshore Drive NW, Suite 307
Silverdale, WA 98383

Attn: Mr. Levi Holmes
Email: Levi@Chartwellland.com
Phone: (360)-646-3790

Reference: **Geotechnical Engineering Preliminary Plan Review Letter**
Bell Creek (Formerly Foothills Subdivision)
Assessor Parcel Number (APN): 033030-1000
1212 S Third Avenue
Sequim, WA

Greetings:

This letter presents the results of our geotechnical engineering review of the preliminary civil plans for the Bell Creek project to be constructed at 1212 S Third Avenue in Sequim, Washington.

INTRODUCTION

Krazan and Associates, Inc. prepared a geotechnical investigation report and addendum letter for this property, which was formerly known as Proposed Foothills Subdivision (KA Project Number 102-19025). The geotechnical investigation report was prepared on March 9, 2020 and the addendum letter was prepared on January 19, 2021.

CURRENT PLANS

- For our use in preparing this letter, we have been provided with the preliminary plat civil plan sheets C1.01 to C4.31, prepared by Core Design, dated March 5, 2024.

PLAN REVIEW NOTES

During our investigation and addendum phase, the project proposed development consisted subdivision of the APN into total of 85 residential lots with 54 lots proposed to the west of the existing Bell Creek ravine, and 31 lots proposed east of the ravine. The current plans indicate a total of 104 lots with 67 lots planned to the west of the ravine, and 37 lots east of the ravine. However, the overall footprint of the proposed development appears to be same as the original plan. In our opinion, the findings and recommendations presented in our report and addendum letter are still applicable to the current planned development and further geotechnical investigations are not anticipated. We recommend that the final construction plans should follow recommendations presented in our geotechnical report and addendum letter.

TESTING AND INSPECTIONS

We recommend that Krazan & Associates, Inc. be retained to provide special inspections and consultation services during construction to confirm that the conditions encountered are consistent with those indicated by the geotechnical exploration, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are in accordance with contract plans and specifications.

MINIMAL RISK STATEMENT

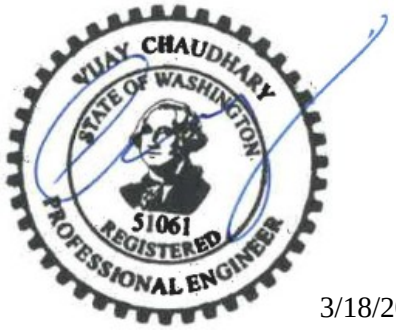
Provided that the recommendations in our March 9, 2020 geotechnical engineering report, the January 19, 2021 addendum letter, and this letter are followed during construction of this project, the areas disturbed by construction should remain stable. Therefore, the risk of damage to the proposed project area or to adjacent properties from soil instability should be minimal, and the proposed grading and improvements should not increase the potential for soil movement.

CLOSURE

We appreciate the opportunity to provide this service for you. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (360) 219-5638.

Respectfully submitted,

KRAZAN & ASSOCIATES, INC.



3/18/2024

Vijay Chaudhary, P.E.
Project Engineer

VC:SEW