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SKAMANIA CO. WASH  
BY *Maura Davison*

MAY 21 4 16 PM '97

*P. Olsson*  
AUDITOR  
GARY M. OLSON

RETURN ADDRESS:

*Maura Davison*  
*122 Baker Rd*  
*Stevenson*  
*WA 98648*

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Amended Site inspection*
2. *Amended introduction and conclusion*
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. *Bell Design*
- 2.
- 3.
- 4.

☐ Additional Names on page \_\_\_\_ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. *Maura and Scott Davison*
- 2.
- 3.
- 4.

☐ Additional Names on page \_\_\_\_ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plot or Section, Township, Range, Quarter/Quarter)

*Section 25, T3N, R7E WM*

☐ Complete legal on page \_\_\_\_ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

*AF/ 127505 Vol. 163 Pg. 112*

☐ Additional numbers on page \_\_\_\_ of document.

*3/5/97*

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

*03-01-25-40-0405*

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional parcel #'s on page \_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

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## BELL DESIGN COMPANY

Civil Engineering • Land Surveying

### TECHNICAL MEMORANDUM

SUBMITTED TO: William W. Critz  
Skamania County Building Official  
Skamania County Building Department  
Stevenson, WA 98648  
(509) 427-9448

FROM: Devry A. Bell, PE  
Bell Design Company

PREPARED BY: Devry A. Bell, PE  
Bell Design Company

DATE: May 13, 1997

SUBJECT: Site inspection of Skamania County Tax Lot 03-07-25-D-0 0405-00



#### Introduction

On Monday, February 17, 1997, at the request of Scott and Maura Davison, Bell Design Company performed a visual site inspection of a 4 acre land parcel described as Skamania County Tax Lot 03-07-25-D-0 040500, also known as Lot 2 of the Neads shortplat. The owners intend to divide the lot into two 2 acre lots. Access to the parcel is from Skamania County's Kanaka Creek Road at approximately M.P. 1.27. The purpose of the site inspection was to record any potential geological problems on the parcel which may be caused due to its close proximity to the recent massive landslide area known as the Maple Hill Landslide near Maple Hill Tracts Subdivision. This parcel is located approximately 0.30 miles east of the Maple Hill Landslide area and is separated from the slide area by the Kanaka Creek drainage. No indication of land slippage or movement was visible at this property at the time of this report.

#### Parcel Description

The irregular shaped parcel, with dimensions approximately 560 feet by 340 feet, lies with its long length running north and south. The driveway serving the parcel at the time of the inspection is a lightly rocked surfaced road that winds to an old mobile home site. The existing building site consists of a graveled pad. It is proposed that the existing lot 2 of the Neads Shortplat is to become lots 1 and 2 of a new shortplat. The existing lot is bounded to the north by Baker Road and to the west by Kanaka Creek Road. No visible sign of slippage, soil tension cracks, or unusual settlement can be seen on, or around, the buildable areas. The soil under and around the building sites is typical sandy loam with the presence of clay. At least two culverts dump ditch water onto the property from Baker Road. Several small ephemeral streams converge within this lot. There is evidence of erosion deposits in various locations throughout

Post Office Box 1899

White Salmon, WA 98672

Phone (509) 483-2222 Fax (509) 483-2222



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the property. The ground adjacent to the building site is generally sloped at about 6% to 8%, but areas further to the north, below Baker Road, are steeper. There had been a mobile home located on the property in the past but it has been removed. There was evidence of an old shallow well and other utilities on the lot.

#### Conclusions

Based on review of the surface of the parcel and its adjacent properties, there is no reason to believe that it is in any more danger from abnormal or untimely geological and geotechnical failure than any other buildable site located within Skamania County. In the opinion of Bell Design Company the current 4 acre site is suitable for the creation of two new 2 acre lots. Each new lot will be suitable for placement of a modular or conventional home with no additional risk of landslides, or additional risk to the safeguard of life, limb, health, property, or public welfare, providing the following recommendations are utilized.

#### Recommendations

Due to the presence of surface water drainage ways, it is advised that prior to placement of any permanent dwelling structure, a drainage plan be submitted for review by the County Engineer which would indicate a safe location for any such intended structure. It is recommended that normal mobile home placement procedures be followed. However, it is recommended that a qualified foundation engineer design the foundation of any conventionally constructed dwelling. It is recommended that all drainage of surface water be directed away from the building sites by the use of surface ditches or underground drain pipes. Drainage pipes for gutters should be installed and directed away from new structures. Proper drainage ditches along roadways should be considered to prevent erosion.

#### Limitations

Bell Design Company makes these recommendations based solely on evidence as seen in the visual inspection of the premises on the date stated above. No other information, data, soil borings, slope indicator reports, slippage monitors, density tests, or any other test was performed by Bell Design Company in order to produce this memorandum. Bell Design Company can not and does not guarantee that this parcel will never experience slope instability caused by natural catastrophes. No warranty, express or implied, should be understood.