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BY *Planning Dept.*

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*P. Lowry*  
AUDITOR  
GARY M. OLSON

## RETURN ADDRESS:

RUSS GAYNOR  
P.O. BOX 1176  
WHITE SALMON, WA 9867

Please Print or Type Information.

## Document Title(s) or transactions contained therein:

1. Technical Memorandum / Site Inspection
- 2.
- 3.
- 4.

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

1. Bell Design
2. Russ Gaynor
- 3.
- 4.

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

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

1. The Public
2. Fern Meadow Estates
- 3.
- 4.

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

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

SW 1/4 Section 25, T3N, R7E W.M.

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

## REFERENCE NUMBER(S) Of Documents assigned or released:

Vol. 3 Pg 336 Fern Meadow Estates

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

## ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-7-25-3-107

☐ 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.

# 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: July 2, 1998

SUBJECT: Site Inspection of Skamania County Proposed Fern Meadow Estate Short Plat



### Introduction

On Wednesday, June 24, 1998, at the request of Russell Gaynor Bell Design Company performed a visual site inspection of a 20.68 acre land parcel described as the proposed Fern Meadow Estates Short Plat. The owner intends to divide the lot into four lots. Access to the parcel is from Skamania County's Bruning Road. The purpose of the site inspection was to record any potential geological problems on the parcel that may be caused due to its close proximity to the recent landslide area known as the Maple Hill Landslide near the Maple Hill Tracts Subdivision. This parcel is located approximately 0.15 miles south of the Maple Hill Landslide. No indication of land slippage or movement was visible at this property at the time of this report.

### Parcel Description

The irregular shaped parcel, approximately 1500 feet by 600 feet, lies with its long length running east and west. The site slopes down towards the south with undulating terrain. Isolated basins and knolls present some challenges for surface water drainage conditions. The soils are varied with mixtures of silts, gravels, and boulders. The general terrain is consistent with other local areas prone to ancient mudflows and landslides. The parcel was logged approximately 10 years ago but has already reestablished much new vegetation and young replanted timber.

The parcel, as proposed, will be divided into four new lots. Lot 1 is 4.00 acres, Lot 2 is 2.00 acres, Lot 3 is 6.00 acres and Lot 4 is 8.86 acres. The proposed shortplat is accessed along the east by Fern Meadow Road. The proposed building site for Lot 2 is accessed by a private drive constructed at the southern end Fern Meadow Road. At the time of the inspection, Quail Run Road, the roadway serving the new proposed Lots 1, 3, and 4, is an earth surfaced road that begins at Fern Meadow Road and traverses along the north edge of the parcel and ends in a small

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cul-de-sac Fern Meadow Road has a 60-ft wide easement and an approximately 18-ft wide 9-inch graveled surface. Surface water drainage ditches and cross culverts are installed to allow for runoff. Quail Run Road has 24-inch and 18-in ADS culverts crossing at two locations of ephemeral streams. Quail Run Road has a 60-ft wide easement and is planned to have 18-ft wide, 9-in deep gravel surface with side ditches. The road grades are reasonable to both minimize erosion and allow for vehicular traffic during snow and ice conditions.

Each of the proposed lots have building pads leveled for placement of manufactured homes. The pads all vary in size. The pad for Lot 1 is generally flat with a little fill to the southern edge. The pad is located close to the northern property line. The drain field will be located to the west of the building site. Road surface water drainage should be routed away from the pad and the drain field areas. No indication of a well was present. Lot 3 had a pad that was cut into an existing knoll. The drain field will be located to the west of the building site. The pad for Lot 4 is located just below the cul-de-sac for the access road to Lots 1, 3, and 4. The cul-de-sac should be ditched and sloped away from the building pad. A drainage pattern just to the north of the building pad needs to be directed away from the pad and toward the two ditches that surround the pad. The drain field should be located away from the low areas that surface water might flow across. Lot 2 has a pad that is located at the end of a curved driveway that has slopes of approximately 12% to 14%. The driveway should be ditched and gravelled to prevent runoff erosion. An ADS culvert has been placed below the road at an ephemeral stream crossing. The drain field for Lot 2 could be placed in several locations. All pads should be protected from surface water runoff erosion prior to placement of homes or other improvements. All lot sizes are adequate and soil conditions do not appear to present potential drainfield adverse effects. No visible sign of slippage, soil tension cracks, or unusual settlement can be seen on or around the buildable areas.

#### 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. No adverse impacts are expected due to drainage systems or drainfields. In the opinion of Bell Design Company, the current 20.86 acre site is suitable for the creation of four new lots as proposed. Each new lot and proposed building locations 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

It is recommended that normal mobile home and conventional residential home placement procedures be followed. It should be noted that no building or foundation should be placed on any non-engineered non-compacted fill. All foundation systems should be placed so that all building and live loads are directed to native soils. It is recommended that all drainage of surface water be directed away from the building sites by the use of surface ditches or underground drainpipes. Drainage pipes for gutters should be installed and directed away from new structures. Proper drainage ditches along roadways should be considered to prevent erosion. All earth fills for roads and structures should have their slopes planted with vegetation suitable for the reduction of 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.

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