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Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Site Inspection*
- 2.
- 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 Dawson*
- 2.
- 3.
- 4.

☐ Additional Names on page ____ of document.

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

lot 2 Mead Short Plat

☐ Complete legal on page ____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

N/A
☐ Additional numbers on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax Parcel ID is not yet assigned. *03-07-25-4-0405*
☐ 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

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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: February 18, 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. 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 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

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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 site is suitable for shortplat division and placement of a modular or conventional home with no 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 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.

