

136391

BOOK 193 PAGE 602

Russ Gaynor
P.O. Box 1176
White Salmon, WA 98672

FILED
SEAL
Planning Dept

SEP 27 10 23 AM '99

P. Laury
DIRECTOR
GARY M. OLSON

Document Title(s) or transactions contained herein:

Geotechnical Site Inspection of August 20, 1999

GRANTOR(S) (Last name, first name, middle initial)

Bell Design Company

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

Cottonwood Grove Short Plat
Russ Gaynor

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)
South 1/2 of the SW 1/4 Section 25, Township 3 North, Range 7 East Willamette Meridian.

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

Cottonwood Grove Short Plat, recorded in Volume 3, Page 356 of Short Plats

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-07-25-30-0106

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers 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.

Indexed ☒
Recorded ☒
Filed ☒
Sealed ☒

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: August 20, 1999

SUBJECT: Geotechnical Site Inspection of Skamania County Proposed Cottonwood Grove Short Plat. Developer - Russ Gaynor P.O. Box 1176, White Salmon, WA 98672

Introduction

On Wednesday, June 11, 1999, at the request of Russell Gaynor, Bell Design Company performed a visual site inspection of a 20.00-acre land parcel described as the proposed Cottonwood Grove Short Plat. The owner intends to divide the parcel 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 which may be caused due to its close proximity to the recent landslide area known as the Maple Hill Landslide near Maple Hill Tracts Subdivision. This parcel is located approximately 1400 feet south of the Maple Hill Landslide. No indication of land slippage or movement was visible at this property at the time of this report. The Maple Hill Landslide geotechnical Report prepared by Squire Associates and dated February 25, 1999 was used for consideration of landmovement potentials concerning this proposed land division.

Parcel Description

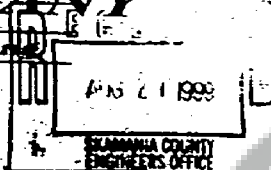
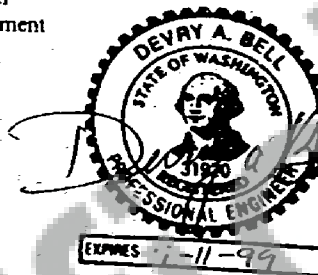
The irregular shaped parcel, with dimensions approximately 1500 feet by 600 feet, and lies with its long length running east and west. The site slopes downward towards the south with undulating terrain. Isolated basins and knolls are present. The soils are varied with mixtures of silts, gravels and boulders (dormant landslide masses - Squire). The general terrain is consistent with other local areas prone to ancient mudflows and landslides. The parcel has been logged approximately 11 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 8.00 acres. The proposed shortplat is accessed along the east by

P.O. Box 200 • 1000 East Bruning

Stevenson, WA 98648

Phone (509) 427-9448 Fax (509) 427-9448



Fern Meadow Road. The existing private roadway (Quail Run Road) serving the new proposed parcels numbered 2, 3, and 4 is a gravel surfaced road that begins at Fern Meadow Road and traverses along the south edge of the parcel and ends in a small hammerhead. A new private road has been constructed along the east side of lot 3 of this proposed subdivision.

No specific building sites locations are required for this proposed shortplat; however, the Southwest Heath district has designated drainfield locations for each lot. The locations of the drainfields are shown on the plat. Each proposed lot has adequate space for several potential building sites. It is recommended that building sites be located upon high ground as opposed to low draws or water collecting basins. The Squire report does not indicate that these lands are within the debris flow path of landslides from the Maple Hill Slide Area. However, the report does show this area as being within an ancient landslide debris flow path. The report does not indicate that any imminent danger is present at these sites. The creation of the proposed lots will not create more of a hazard to future landowners than exists to existing landowner within the same area.

Driveways and building sites should be constructed and surfaced to prevent runoff erosion. 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 20.00 acre site is suitable for the creation of four new lots as proposed. 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

It is recommended that normal manufactured 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 noncompacted 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. It is further recommended that additional geotechnical evaluations be made to each proposed lot by a qualified Washington State Licensed Engineer prior to construction of permanent facilities.

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.