

139599

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

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SKAMIA CO. WASH
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<i>Document Title(s) or transactions contained herein:</i>	
Technical Memorandum	
<i>GRANTOR(S) (Last name, first name, middle initial)</i>	
Bell Design Co.	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>GRANTEE(S) (Last name, first name, middle initial)</i>	
Venado Ranch Estates Russ Gaynor	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter, Quarter)</i>	
North 1/2 of the SW 1/4 Section 25, Township 3 North, Range 7 East Willamette Meridian.	
<input type="checkbox"/> Complete legal on page _____ of document.	
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i>	
Venado Ranch Estates Short Plat, recorded in Volume <u>3</u> , Page <u>372</u>	
<input type="checkbox"/> Additional numbers on page _____ of document.	
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i>	
03-07-25-30-0100	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> 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.	

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JUN - 6

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: February 25, 2000

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

Introduction

On Wednesday, September 28, 1999, at the request of Russell Gaynor, Bell Design Company performed a visual site inspection of a 24.08-acre land parcel described as the proposed Venado Ranch Estates 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 700 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 1600 feet by 300 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 12 years ago but has already reestablished much new vegetation and young replanted timber.

The parcel as proposed will be divided into four new triangularly shaped lots. Lot 1 is 6.00 acres. Lot 2 is 8.00 acres. Lot 3 is 6.00 acres and Lot 4 is 4.08 acres. The proposed shortplat is accessed

along the east by Venado Trail Road. The proposed Lot No. 1 is accessed by a private drive constructed from Venado Trail Road. The existing private roadway (Venado Trail Road) serving the new proposed parcels numbered 2, 3, and 4 is a gravel surfaced road that begins at Quail Run Road which is fed from Fern Meadow Road and traverses along the eastern edge of Lot 3 of Cottonwood Grove Short Plat and ends in a 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 24.08 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

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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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