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Spokane Co, WA

Return to: Spokane County Engineer's Office  
Attn: Right of Way Department  
1026 W. Broadway, Spokane, WA. 99260-0170

**Document Title:** *Plat Addendum*

**Grantor:** *P-1904-02 Spokane County Engineers*

**Grantee:** *The Public*

**Plat or Short Plat Name:** *Whitetail Ridge Subdivision*

**Legal Description:** *A portion of Tract 256 of Vera and portions of the W½ of Sect. 35, Township 25 North, Range 44 East, W.M., Spokane County, WA.*

**Assessor's Tax Parcel ID Number:** *A portion of parcels 45352.9138, 45352.9139, 45352.9145, 45352.9104*

**Reference or Remarks:** *Document references geotechnical recommendations.*

Unofficial Document

February 5, 2003

Consulting Engineers  
and GeoscientistsJohnny Humphreys  
c/o Adams & Clark, Inc.  
1720 West Fourth Avenue  
Spokane, Washington

Attention: Matt Folwell, P.E.

Report of Consultation  
Proposed Whitetail Ridge Subdivision  
Spokane County, Washington  
File No. 7820-001-01

This letter summarizes the results of our consultation during design and permitting of the proposed Whitetail Ridge residential development in Spokane County, Washington. This project was the subject of a prior geotechnical engineering study by GeoEngineers, the results of which are contained in our report dated December 19, 2002.

The purpose of our consultation was to assess the feasibility of constructing basements in homes, which will be constructed on individual building lots within the subject development, with a particular focus on the possibility of water intrusion that could result from shallow groundwater. Mr. Humphreys provided verbal authorization of this consultation on January 3, 2003.

Current plans call for construction of three paved streets that will provide access to the residential building lots. Site improvements will include construction of two community septic drain fields and stormwater management facilities.

Detailed descriptions of the surface and subsurface conditions at the proposed development are contained in our referenced report. A total of 26 backhoe test pit explorations were completed as part of our prior study. Silt, sand and gravel soil deposits were encountered. We also encountered weathered and unweathered rock. No groundwater was encountered during our site exploration program. The site is generally well drained because of the moderate slope, generally downwards to the south and west.

Based on the results of our geotechnical engineering study, it is our opinion that construction of basements at the subject development is feasible. This opinion is based on: 1) site topography; 2) general dry to moist condition of soil encountered; and 3) absence of groundwater during site exploration. For these reasons, we do not believe that shallow groundwater should adversely impact properly designed and constructed homes and basements at the subject site.

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Adams & Clark, Inc.  
February 4, 2003  
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However, it is important to note that the natural water balance at the subject development will be altered by domestic consumption of water and associated disposal of wastewater on site, possible over-irrigation of lawns and landscaped areas, and on-site disposal of stormwater. On this basis, we believe it will be prudent for prospective homeowners to retain an experienced geotechnical engineer to provide recommendations for waterproofing and drainage around basements that could be included in home construction. We believe there is sufficient subsurface information available for such assessment. However, the geotechnical engineer of record must make a determination as to whether or not additional site-specific exploration is warranted. It also might be possible for an experienced geotechnical engineer to provide recommendations for waterproofing, drainage around and construction of basements for several building lots or all building lots in the development. Regardless of the approach, it will be important for the geotechnical engineer of record, who is retained for basement design/construction, to consider locations of drain fields and volumes of wastewater envisioned for on-site disposal, and details of the stormwater management plan.

It is our experience that water intrusion into basements often is the result of poor building practices and not shallow groundwater. For this reason, it will be incumbent on the contractor to implement good building practice, in addition to waterproofing and installation of subsurface basement drainage systems, to reduce the potential for surface water accumulation in backfill that will be placed around each home after construction of basement levels.

We appreciate the opportunity to provide this consultation. Please call if you have any questions regarding the contents of this letter or require additional information.

Respectfully submitted,

GeoEngineers, Inc.

*James B. Harakas*  
James B. Harakas, P.E.  
Senior Principal

02/05/03

