

04/08/2024

Teton County Planning and Zoning
89 North Main Suite 6
Driggs, Idaho 83422

500 West Victor LLC
PO Box 478
Salt Lake City, UT 84110

Taylor R Cook
20 Cedron Rd Suite 101
Victor, ID 83455

RE: Daylily Subdivision

I have reviewed the application to have the parcel RP03N45E142900 divided into five (5) residential lots to be known as the Daylily Subdivision and determined that the property is suitable for sub-surface waste disposal systems to serve such residences. Four (4) test holes were excavated on April 16, 2024, to allow observation of the soil horizon to ten feet below natural grade. Please see Test Hole Information Sheet for details of soil depth and type for each hole excavated. A map depicting locations of each test hole is also provided.

Test hole soils are consistent across the parcel, showing the following soil horizon:

0-~12 inches silt loam topsoil 20% rock content B2 Soil Type

12-120 inches of very gravelly loamy coarse to medium sand A1 soil type. 50-60% rock content. Clasts are subrounded to rounded 2-6 inches diameter to about 48 inches. Below 48 inches rock content increases to ~70% and diameter increases up to ~16 inches.

Rock clasts are the various rock formations found in the Teton Mountains to the east (limestone)

No evidence of groundwater was observed in the test holes. No bedrock was encountered in the test holes. No surface water was observed across the parcel. The Kearsley Canal is north of the property but not directly adjacent. There is a small irrigation or drainage ditch on very east boundary of the property.

This property is suitable for sub-surface wastewater disposal systems to serve residential sewage. Sizing of such systems will use B1 application rate (0.6 gpd/sq ft) due to the rock content and bedroom and structure count. Basic gravity flow systems are suitable on the proposed parcels.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Daylily Subdivision based on suitability for residential sub-surface waste disposal.

Individual subsurface sewage disposal systems may be allowed in accordance with IDAPA 58.01.03 Wastewater Disposal Rules and Regulations and the Technical Guidance Manual for Individual Subsurface Waste Disposal. All current Idaho Rules must be met at time of permitting and installation.

Please contact me if you have questions concerning this information.

Thank you,

A handwritten signature in black ink that reads "Kathleen Price". The signature is written in a cursive style with a large, looped initial "K".

Kathleen Price
National Registered Environmental Health Specialist
Master of Science Geology
Eastern Idaho Public Health District
kprice@eiph.idaho.gov
208-354-2220

SUBDIVISION ON-SITE

Conducted on: 4-16-2024 Time: Travel On-site _____

I. NAME OF SUBDIVISION: Daylily Subdivision

II. LOCATION (COUNTY): Teton County RPO3N45E142900

III. GENERAL INFORMATION:

A. Current Land Use: Pasture Ag

B. Adjoining Property Use: Residential Ag.

C. Surface Water (on or near development): None.

D. Slope: Minor to none < 5%

E. Drainage Areas Present: None.

F. Rock Outcrop Present: None.

G. Wetland Indications: None

IV. EVALUATION:

A. Individual water and sewer:
Does each lot appear to have sufficient area to install proposed system and to meet minimum separation requirements? Yes No

B. Individual water and central sewer:
Does there appear to be sufficient area for central system and replacement area? Yes No

C. Individual sewer and central water system:
Does each lot appear to have sufficient area to install proposed system and to meet minimum separation requirements? Yes No

D. Individual sewer and public water system:
Does each lot have sufficient area to install proposed system and to meet minimum separation requirements? Yes No

COMMENTS:

Soils consistent across all 13.37 acres.
4 Test holes excavated No gw evidence. No bedrock.
Very slight slope East to West
No surface water except for possible small
irrigation ditch on east side of Subdivest.
Kathleen Kearley Canal N of Property,

TEST HOLE INFORMATION

SUBDIVISION Daylily Subdivision DATE April 16 2024
See map for locations

Test Hole # 1

Test Hole # _____

Test Hole # 2

Location: lot 2 East

Location: _____

Location: lot 3

Depth: 120"

Depth: _____

Depth: 120"

12" — Silt loam 20% rock gravel (10%)
 Sand.
 A1 soil type
 very gravelly loamy
 coarse to medium sand
 Rounded - subrounded 2-6" Diameter
 50-60% rock content
 poorly sorted

49" — very gravelly loamy - medium sand
 60% cobbles up to 16" Diameter subrounded
 > sand content
 larger + greater sizes rocks w/ depth

Same as
 T.H. 1
 A1
 120" Dry/NoBR

Dry / No Bedrock.

Test Hole # 3

Test Hole # 4

Test Hole # _____

Location: Lot 4

Location: Between lots 1 + 5

Location: _____

Depth: 120"

Depth: 120"

Depth: _____

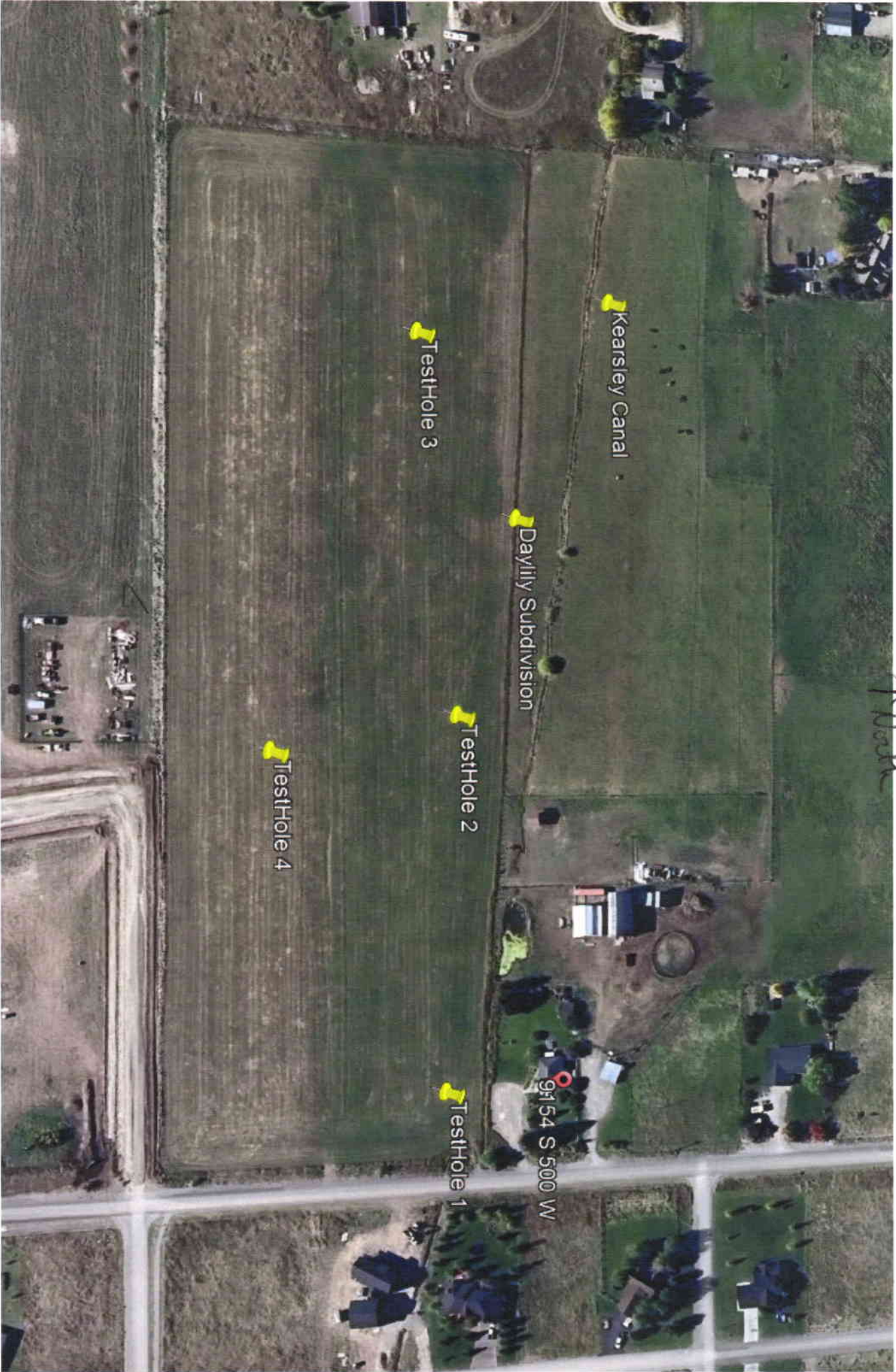
Same as
 T.H.s 1 + 2
 slightly better sorting
 of rock size
 more rounded
 A1

Slightly > loam
 content not
 enough to change
 soil type.
 A1

120" Dry/NoBR.

120" Dry/NoBR

size @ B1 appropriate due to rock + coarse sand content. 0.69pd/ft



Mark

See T. H. Information Page for soil evaluation.

Dryly



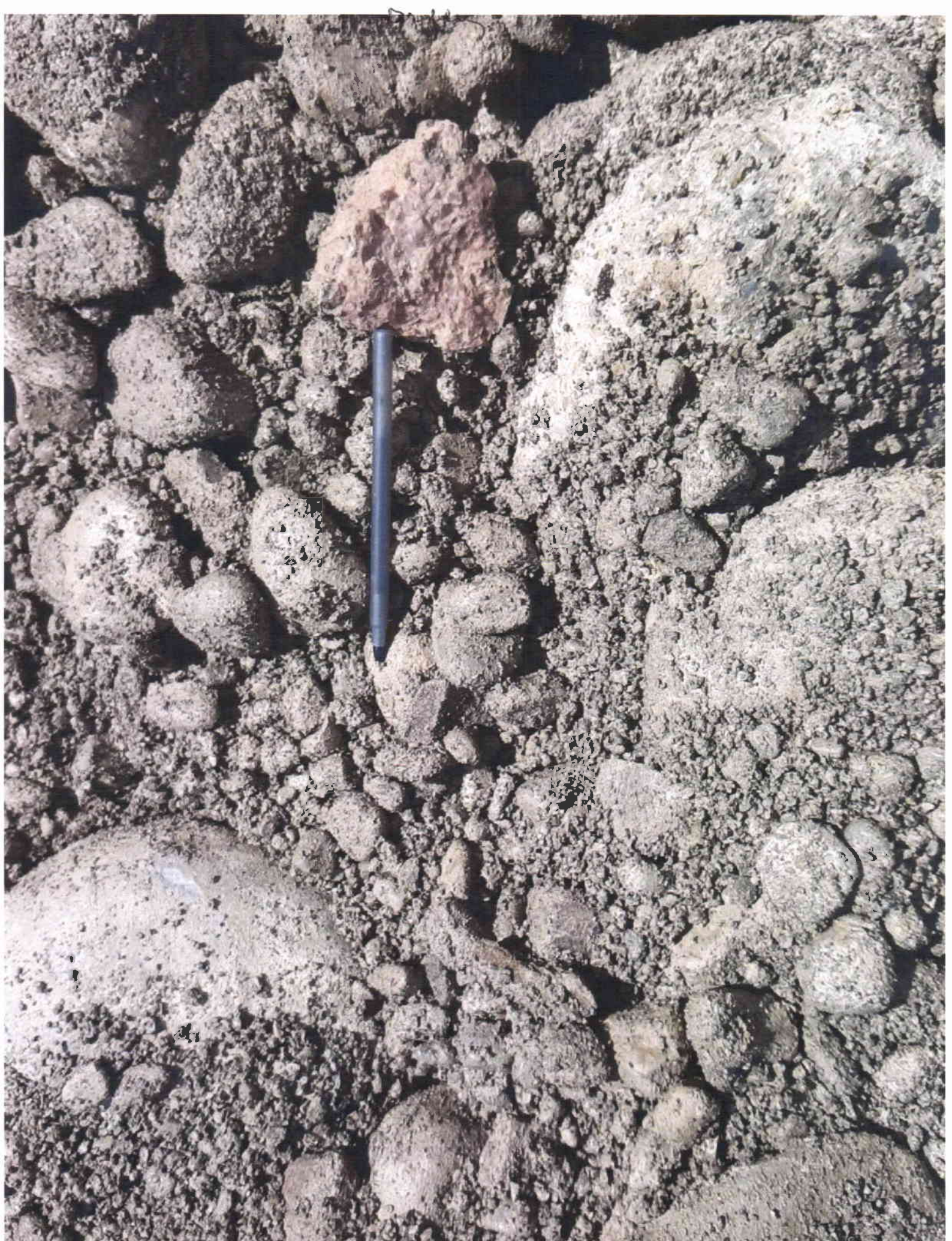


Dug

Daily

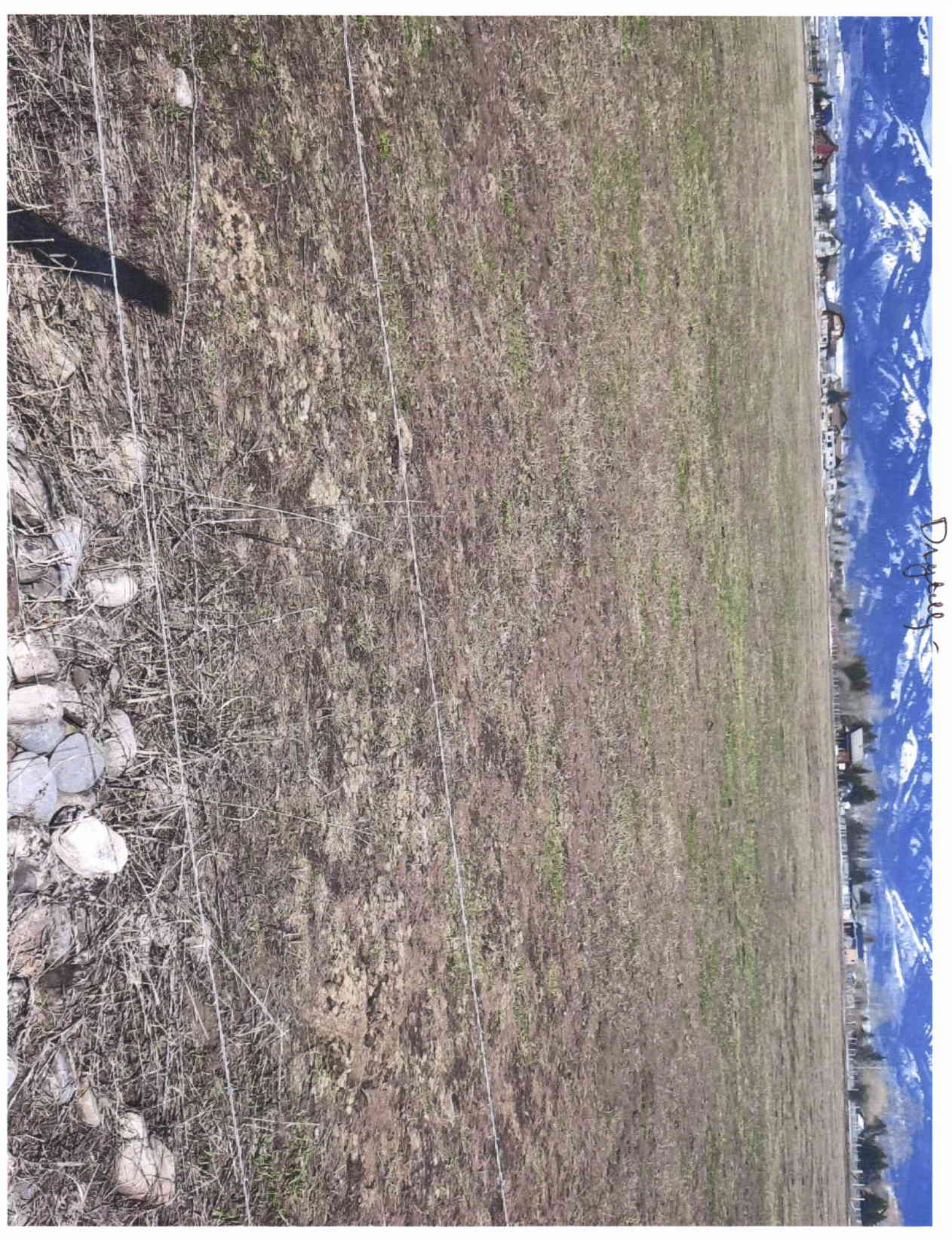
West







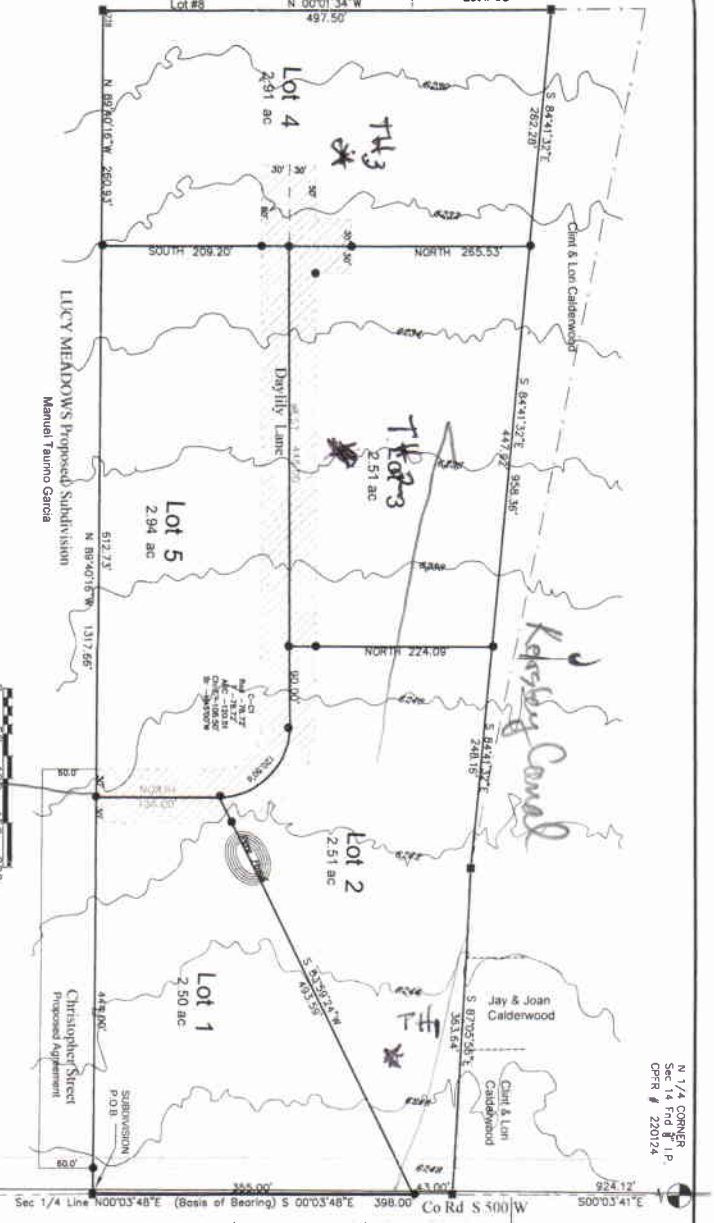
Daylight East side
of parcel.



Dryfield

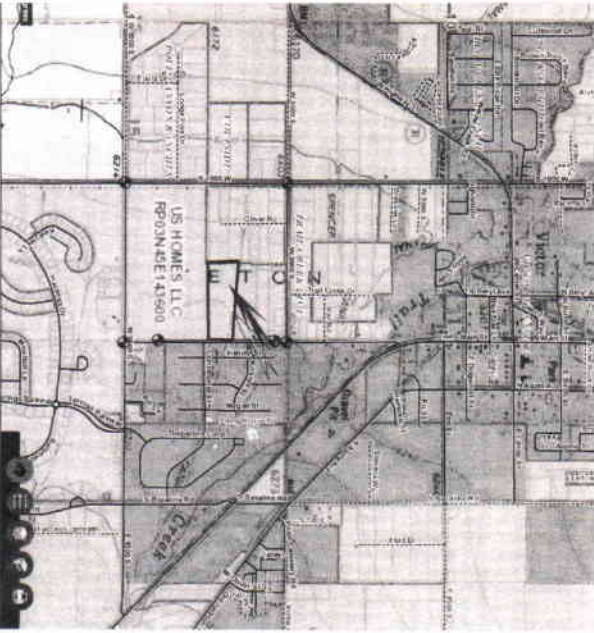
Oliver Subdivision

Rudd Robert C Trust Lot #8 Puluga, Mathew W Lot #6S



Handwritten notes:
 1240' elevation
 slope exact to west < 3%
 C 1/4 CORNER
 Sec. 14 1st 1/2 LP
 C.P.F.R. #251586

Field Notes



VICINITY MAP
 SUBDIVISION AREA, SEC. 14, TWP. 3N, RANG. 45E, B.M. TETON COUNTY, ID.

SMB Brokers LLC Lot # 5, Phase 1
 Coja Hannah Lot #4, Phase 1
 Garcia, Irma Lot #3, Phase 1

Golf Vista Subdivision

DESCRIPTION
 A PART OF THE S1 NE1/4 OF SECTION 14, TWP. 3 N., RANG. 45 E. B. M., TETON CO. IDAHO, BEING FURTHER DESCRIBED AS:
 BEGINNING AT THE SE CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 14 AND RUNNING THENCE N89°40'16"W, 1317.66 FEET TO THE SW CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 14; THENCE N 00°01'34"W, 497.50 FEET ALONG THE WEST SIDE OF THE NE1/4 NW1/4 OF SAID SECTION 14 TO A POINT;
 THENCE S 84°41'32"E, 958.38 FEET TO A POINT;
 THENCE S 87°03'55"E, 369.84 FEET TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 14; THENCE N 00°01'34"W, 389.00 FEET TO THE POINT OF BEGINNING.
 THE COMPANY'S 1/4 ACRES TRACT BEING SUBJECT TO AND TOGETHER WITH A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE EAST SIDE OF THE PROPERTY THAT LIES WITHIN THE COUNTY ROAD AND UTILITY EASEMENT 5 500 W.

LEGEND

- SECTION CORNER
- 1/4" 5/8" IRON PIN / 1/4" 5/8" IRON CAP
- Set 5/8" Rebar / AW ENG 2860 Cap
- LOT LINES - THIS SURVEY
- SECTION LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- ROAD CENTERLINE
- IRRIGATION LINE
- CONTIGUOUS LINE 2 INTERVAL
- EASEMENT AS NOTED
- SUBDIVISION ROAD EASEMENT

- SUBDIVISION NOTES**
- TOTAL ACRES: 13.37 IN SUBDIVISION
 - NUMBER OF LOTS: 5 AVERAGE ACRES R10T 287
 - ACRES IN COUNTY ROAD: 0.25 - 1.55
 - PROPERTY IS WITHIN THE CITY OF VICTOR AREA OF IMPACT ZONE: AMR-2-3 SETBACKS COUNTY STANDARDS
 - FRONT: 30 FEET REAR: 40 FEET
 - HEIGHT: 30 FEET SIDE: 30 FEET
 - 6-1 FIRE PROTECTION SOURCE: PRIVATE FIRE POND OR SHARED NEIGHBOR FIRE SYSTEM
 - NEIGHBORHOOD, WELLS, WINDMILL, SERVICE SYSTEMS
 - ADJACENT PROPERTY LINE TO BE DESCRIBED TO NON-FINAL PLAT
 - ADJACENT PROPERTY LINE TO BE DESCRIBED TO NON-FINAL PLAT



- DAYLILY SUBDIVISION -
 CONCEPT PLAT / MASTER PLAN
 Part of the NE 1/4, Sec. 14, Twp. 3N, Rng. 45 E. B.M. Teton County, Idaho

OWNER:
 500 W Victor LLC
 C/O Matt Stier
 255 So Main Street
 P.O. Box 139, Victor, Idaho 83455 208-787-2952

AW ENGINEERING
 255 So Main Street
 P.O. Box 139, Victor, Idaho 83455 208-787-2952

DATE: 1/11/21
 BY: AW
 CHECKED: 1/10/20
 DATE: 1/13/22

21-019 Concept Plat.dwg

Surrounded by residual heavy mudstones to south. No channels seen.

TH1 Lot 2.

12" - silty loam w/ 20% very coarse sand 10% gravel. No clay.

4'6" - very gravelly, loamy coarse to medium sand. rounded to sub rounded 2-6" rocks. 50-60% rock up to 70% -

130" - very gravelly, loamy medium to coarse sand cobbles up to 1 1/2" diameter. > sand content. A, sandy type.

gravel rock content @ depth - larger rocks - 70% -

No bedrock.

Rocks larger w/ depth. 60% content.

- Soil is damp - This is not gw - penetration will be moving downward.

partly sorted/

TH2 Lot 3

Same as TH1

same rounded boulders up to 20" diameter -

No B&L No GW evidence

TH4

Between lots 1 + 5 3' side of Development.

Same as others.

may be slightly more loam. But not enough to change soil type.

Very porous.

TH3 Lot 4

Same as TH1 & TH2

Slightly smaller rocks - 2-6" with diameter - better sorted. were rounded. sharp center section

larger rocks @ depth -

less moisture B&L / No Bedrock

No GW evidence

A, silt.

single systems of B, due to

All some w/ bedrock - surface water -

Field Notes