

06/17/2024

**RE: Daydream Ranch Subdivision 10 RP002640000100**

A speculative evaluation was conducted on Lot 10 of the Daydream Ranch Subdivision on June 12, 2024, to determine groundwater elevation and site suitability for a septic system. Teton County Planning and Zoning has required that lots wanting to shift building envelopes have this evaluation. Moving the building envelope for Lot 10 of the Daydream Ranch Subdivision or on any other lot within the subdivision will not impact or change the type of or size of a septic system to serve residential dwellings.

Two test holes were excavated during the assessment of the property. Following are the observations of the soils and water. ***See enclosed map for approximate locations of the test holes.***

**Test Hole 1**

0-24 inches Topsoil. Silty sandy loam with no rock content B1 Soil type.

24-36 inches sandy loam with 20% pebbles and small cobbles B1 Soil type.

36-120 inches sandy loam with minor fines and ~30% rock content, pebbles and small cobbles 0.5-4-inch diameter A2b Soil type.

Seasonal groundwater was observed at 96 inches (8 feet). There is no mottling or mineral change in the soil at this level or below to 120 inches. Normal groundwater is below the 120-inch depth from natural grade.

**Test Hole 2**

0-36 inches Silty sandy loam with minor rock content (<15%) B1 Soil type.

36-96 inches sandy loam with 30% rock content pebbles and small cobbles 0.5-4-inch diameter A2b Soil type.

Seasonal groundwater was observed at 96 inches (8 feet). There is no mottling or mineral change in the soil at this level or below to 120 inches. Normal groundwater is below the 120-inch depth from natural grade.

***\*Photos attached. Description above is the narrative for the photos.***

No natural surface water flows on or through this lot. No natural ponding surface water exists on the property. An irrigation canal crosses a portion of the subdivision but does not flow on Lot 10. There is ample vertical and horizontal separation from the canal and other items of interest to meet the State of Idaho horizontal separation requirements for a sub-surface wastewater disposal system (septic system), (IDAPA 58.01.03).

Slope in minor to none across the lot and all properties in this subdivision.

Previous documents sent discuss the groundwater and surface waters of the Daydream Ranch Subdivision. Please refer to them for further insight into the past surface and groundwater situation on the properties.

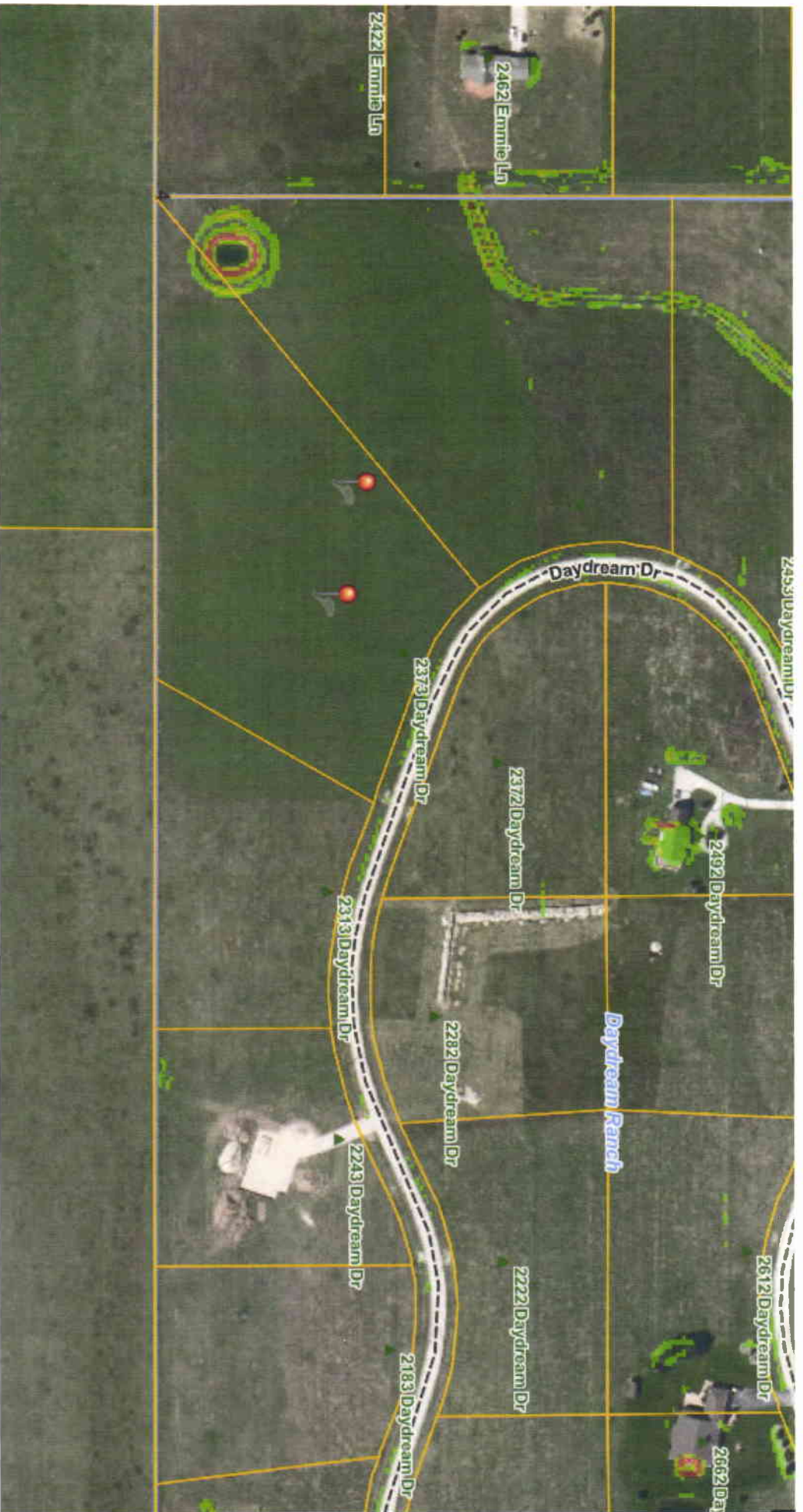
Parcel **RP002640000100** is suitable for a basic gravity flow sub surface wastewater disposal system. Individual subsurface sewage disposal systems may be allowed in accordance with IDAPA 58.01.03 and the Technical Guidance Manual for Individual Subsurface Waste Disposal. All current Idaho Rules must be met at time of installation. Test hole data shows compliance with the plat notes of original development of the Daydream Ranch Subdivision.

Thank you,

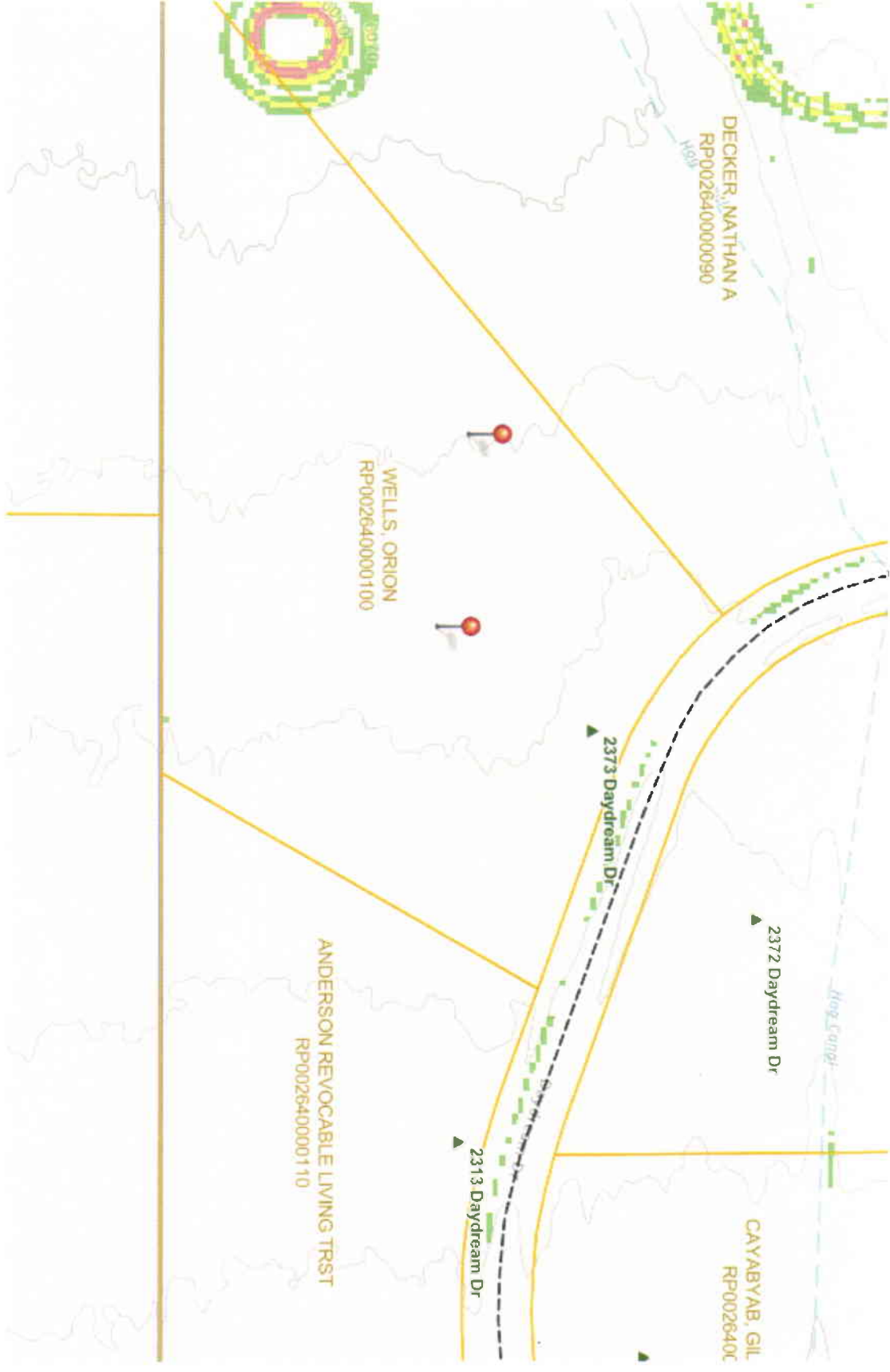
A handwritten signature in cursive script, appearing to read "Kathleen Price".

Kathleen Price

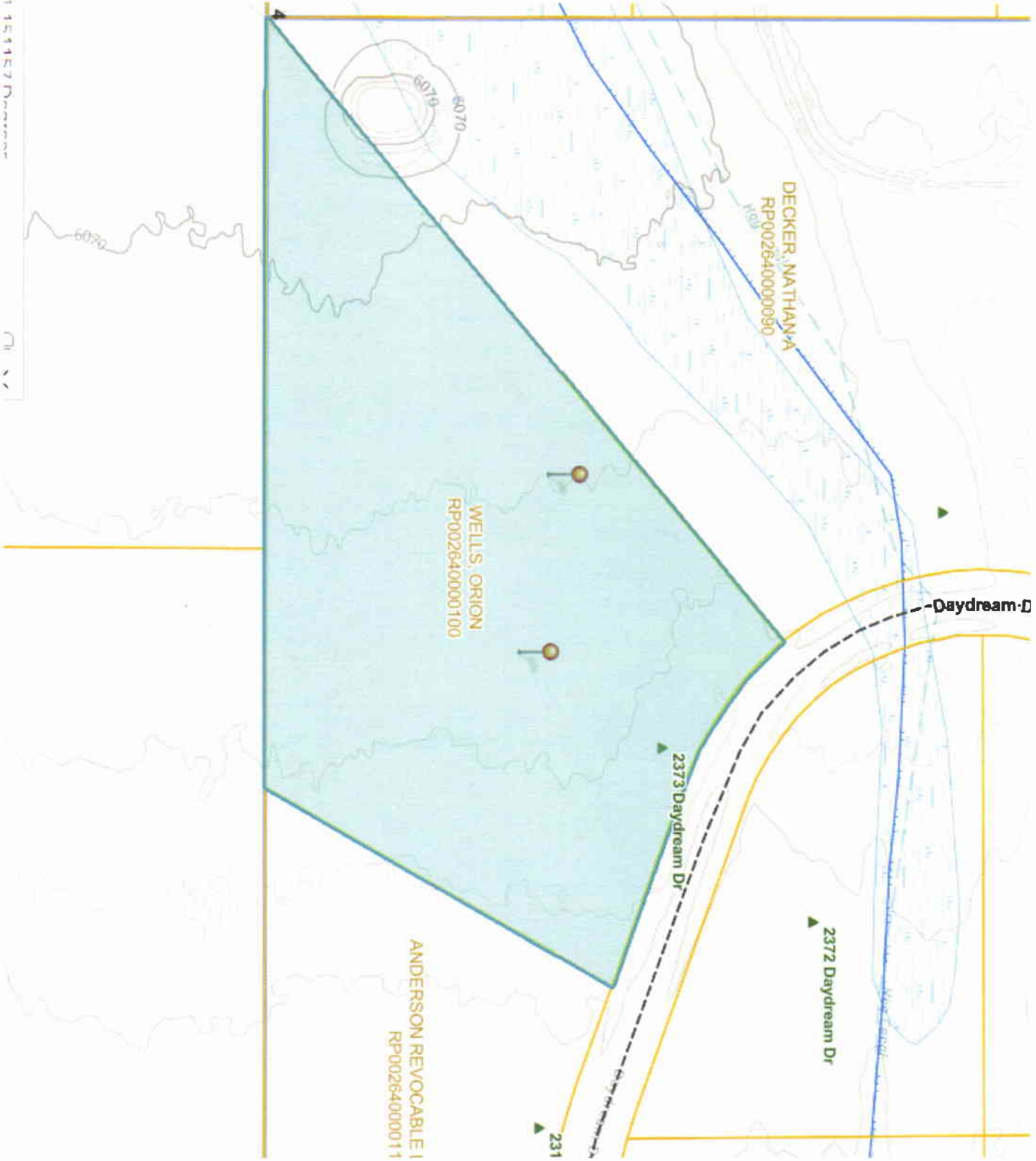
National Registered Environmental Health Specialist II  
Master of Science Geology  
Eastern Idaho Public Health  
Office: 208-354-2220 x 1  
Cell: 208-541-4886  
kprice@eiph.idaho.gov



T.H. locations



Slope Miner



No surface water



www.RoadCam.com/100



Wells RP 002167000100





199/10/01





+

Eastern Idaho  
**Public Health**

Field Notes -

6/12/2024

Date Paid: 6-10-2024  
Rcpt: 142817 Amt: 400<sup>00</sup>

**SPECULATIVE EVALUATION FORM**

Requester: Orion and Monika Wells Phone #: 206-637-8060

Mailing Address: 8215 East Mercer Way Merzer Island WA 98040  
Address City State Zip

Email Address: orion.wells@gmail.com, m314wells@gmail.com

Location:

Legal Description: Township: 5 North Range: 45 East Section: 04 1/4 Section: \_\_\_\_\_  
Subdivision Name (if applicable): Daydream Ranch Division: \_\_\_\_\_ Lot: 10 Block: \_\_\_\_\_  
Parcel #: RP002640000100

Directions to Property: From Tetonla: 0.2 miles R on S Main; 1.2 miles R onto N 2000W; 1.1 miles R onto Daydream Drive; in 250 ft destination is on the left lot 10

Lot Size: 5.29 acres Water Supply:  Private Well  Shared Well  Public System

This review in no way guarantees issuance of a septic permit. It is valid for one (1) year only. Fee may be applied toward permit within one (1) year. If more than two (2) visits needed, an additional \$400 fee is required. I hereby authorize access to this property for the purpose of conducting a speculative on-site evaluation.

Signed by: M Wells Date: 6/10/2024

**EIPH Use Only**

CURRENT LAND USE: Approved subdivision lot

SITE SUITABILITY: Suitable for basic gravity flow system

Soil Types: No engineering required  
Based on SCS Maps A B C Unacceptable  
Based on Engineering Report A B C Unacceptable  
Based on Test Hole water A B C Unacceptable

Test Hole Information:  
Depth of Test Hole: 96" TH1 / 120" epist Predominant soil type observed: B1-A2b  
Bedrock encountered: \_\_\_\_\_ Any ground water encountered: 96" Seasonal  
Other concerns: No

Effective Soil Depth: Is there sufficient soil depth below bottom of proposed system to meet rules? Yes No Unk\*

Depth to nearest Groundwater: 96" Seasonal Depth to nearest impermeable layer: 5120"

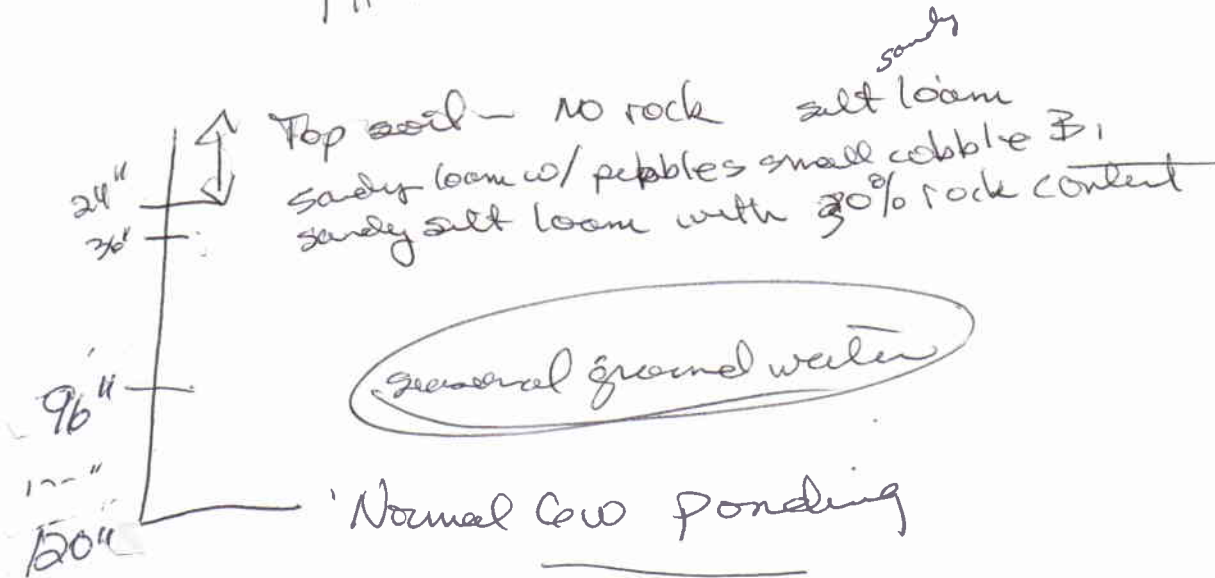
Separation Distances: Does property appear to have sufficient area for system and replacement to meet all separation requirements for:  
Well location (owner's property):  Yes  No  Unk\* Nearest neighbor's well:  Yes  No  Unk\*  
Water distribution lines:  Yes  No  Unk\* Downslope cut or scarp:  Yes  No  Unk\*  
Temporary surface waters:  Yes  No  Unk\* Property lines:  Yes  No  Unk\*  
Permanent or intermittent surface water:  Yes  No  Unk\*

\*Comments: No concerns / Seasonal gw below 96" - This is a very wet year. Most years would not have gw at this elevation.

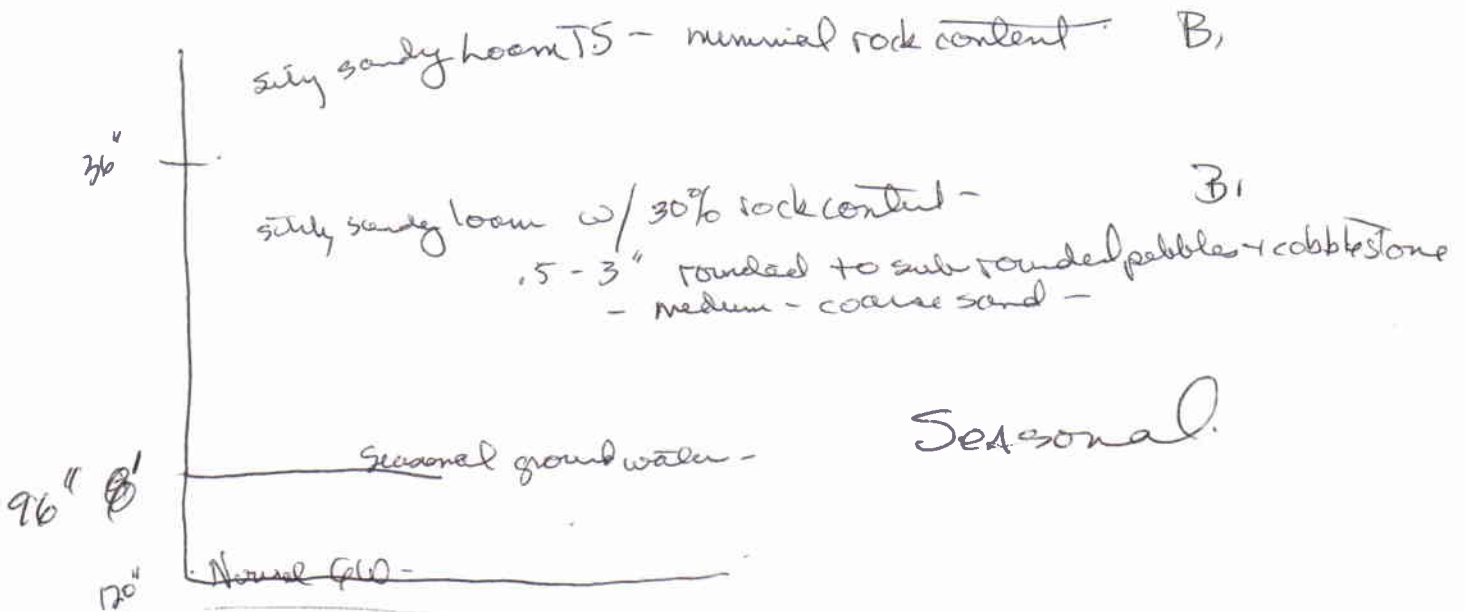
Date(s) On-Site Evaluation Conducted: June 12, 2024  
Travel time associated with evaluation: \_\_\_\_\_  
Inspection time associated with evaluation: \_\_\_\_\_  
EHS: [Signature]

# Field Notes

T#1



T#2



~~\_\_\_\_\_~~