

12/06/2021

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

Travis Bush
800 W Waterford Dr
Eagle, Idaho 83616

Re: Harlan Ranch Subdivision

Ten test pits were observed November 11, 2021 on the parcel RP04N45E1 57204 in Teton County Idaho to determine suitability for residential sub-surface wastewater disposal in a proposed 16 lot subdivision of the property. Below are the findings of the soil horizons observed in these test pits. Field notes are attached from the site visit and soil observations.

All Test Pits (1 -4) show consistent soil horizons of the following: 0-18 inches of sandy clay loam topsoil (minor variation in depth) over lying gravelly loamy sand to a depth of 120 inches. Rock content is greater than 65%. Soil would be classified as A2b but sizing for septic system drainfields will be as B2 due to the rock content. All test holes were dry, and no bedrock was observed. Moisture at depth is due to seasonal accumulation of irrigation water and not to groundwater. Field notes are attached to this report.

No surface waters were observed on the property at the time of evaluation. Fish Creek and associated wetlands lie greater than 200 feet to the west of this parcel and drainfields would have no impact on these surface waters.

Slope is minor to flat.

Adjacent properties have been approved for development and residential use.

It may be required by EIPH that each lot have a site evaluation at the time a property owner applies for a septic system. This will assure that the owner is being issued a permit for the system that will best serve their need and meet all State of Idaho Sub Surface Wastewater Rules and Requirements.

The proposed lots are suitable for residential basic gravity flow subsurface waste disposal dependent on location of dwellings. EIPH approves the Subdivision Application and Preliminary Plan for the Harlan Ranch Subdivision. This is not an approval for development. Attached are the Sanitary Rules/Regulations and Health Certificate for the development. The sanitary information must be properly recorded with the final plat and the plat cover page must contain the certificate.

A copy of the final plat is to be provided to EIPH at the time the Health Certificate is signed. The application fee balance will also be collected prior to signing the Health Certificate. If this application /plan changes for any reason, please coordinate those changes in advance with Kathleen Price, Driggs Office, Eastern Idaho Public Health.

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
REHS/MSG
Eastern Idaho Public Health District
kprice@eiph.idaho.gov
208-354-2220

SUBDIVISION ON-SITE

Conducted on: 11/2/21 Time: Travel 10 min On-site 65 min

I. NAME OF SUBDIVISION: Harlan Ranch

II. LOCATION (COUNTY): Teton

III. GENERAL INFORMATION:

A. Current Land Use: Pasture open

B. Adjoining Property Use: Residential / Farm

C. Surface Water (on or near development): Flood plain / wetland to west

D. Slope: none

E. Drainage Areas Present: none

F. Rock Outcrop Present: none

G. Wetland Indications: to west

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:
Basic Gravity Flow systems should work on this property. No impermeable layers were encountered in test pits.

EHS: [Signature]

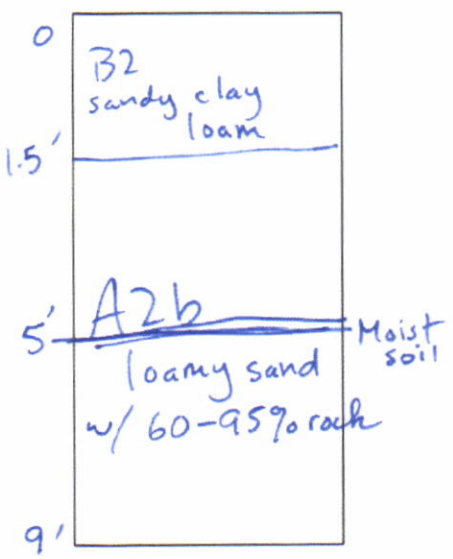
TEST HOLE INFORMATION

SUBDIVISION Harlan Ranch DATE 11/2/21 95

Test Hole # 1

Location: _____

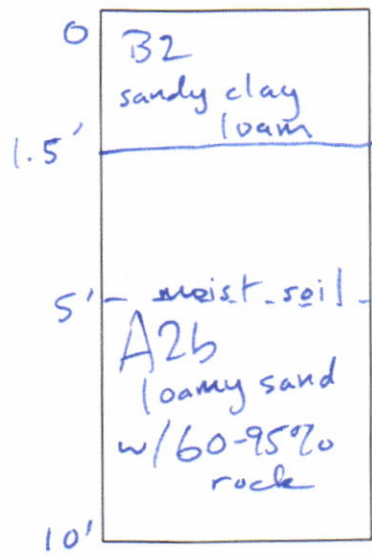
Depth: 9'



Test Hole # 2

Location: _____

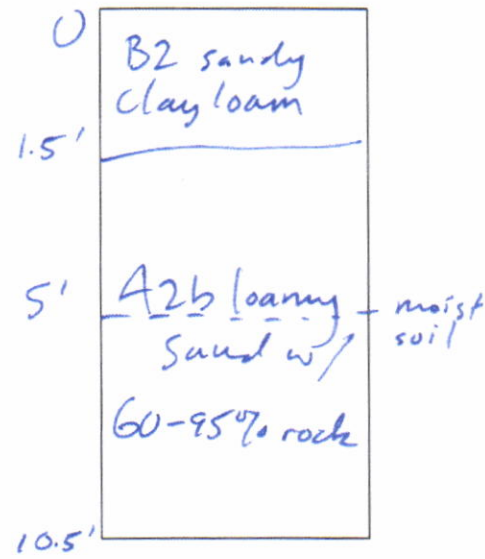
Depth: 10'



Test Hole # 3

Location: _____

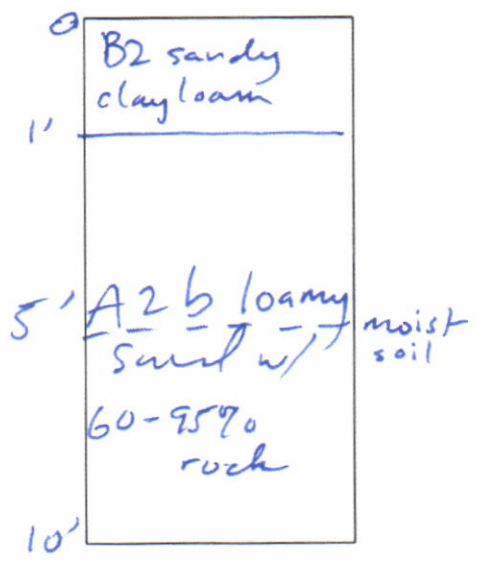
Depth: 10.5'



Test Hole # 4

Location: _____

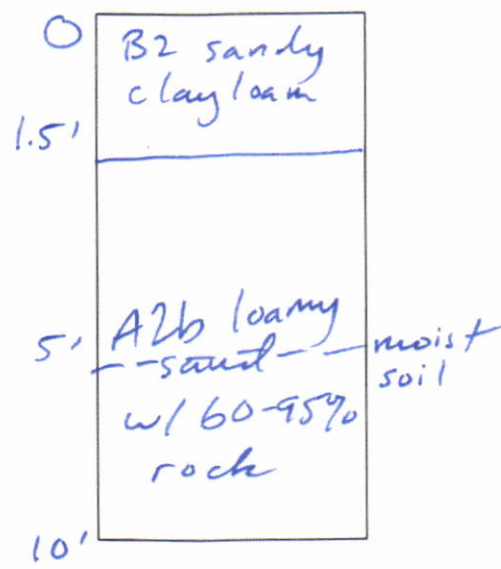
Depth: 10'



Test Hole # 5

Location: _____

Depth: 10'



Test Hole # 6

Location: _____

Depth: 9.5'

