Eastern Idaho Public Health
Prevent. Promote. Protect.

TETON COUNTY
820 Valley Centre Drive
Driggs, ID 83422
OFFICE (208) 354-2220
FAX (208) 354-2224

07/19/2022
Teton County Planning and Zoning
89 North Main Suite 6
Driggs, Idaho 83422

Sadek Darwiche
PO Box 1677
Jackson, WY 83001

Re: Osprey Landing

I have reviewed the application to have RP04N45E118401 subdivided into twelve (12) lots to be known as Osprey Landing and have determined the parcel and proposed lots are suitable for sub-surface waste disposal systems to serve residences. Each lot will be evaluated specifically when application is made by owner to install a septic system.

Soil information observed shows minor variations across the parcel. Please see the detailed Test Hole Information page for more thorough soil description of each test hole. The following is a generalization of the soils observed in the three (3) test holes.
0-6 inches top soil of silty loam with 25% rock content of gravel and small cobblestones
6-72 inches of silty sandy loam matrix with 70-80% rock content. Clasts are 2-12 inches in diameter and increase in size and amount with depth.
72-120 inches gravelly sand with 70% rock content.
No bedrock was encountered, and no evidence of ground water was observed in any test pit.
Hardpan of approximately 12 inches thick was encountered at a depth of 36 inches in Test Hole 2. This test hole was located on the small bench in the North portion of the parcel. Lots in this area will need to have site evaluations to determine the depth and thickness of this hardpan (also referred to as Tillite). Depth and thickness will dictate the maximum depth of drainfields and type of system that will be required on a lot with this component. No groundwater evidence was seen any test hole. No bedrock was encountered in any test hole.

There is a variation in elevation from the south portion to the north portion of the parcel. Elevation change is less than 10 feet, but should be considered when proposing locations of septic systems to make best use of gravity flow.

Eastern Idaho Public Health gives preliminary approval of the application to divide RP04N45E118401 creating the Osprey Landing Subdivision. 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. Suitability criteria and required separation distances are to be maintained.

A copy of the final plat is to be provided to the Health District at the time the Health Certificate is signed. The application fee balance if any 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 this office.

Kathleen Price

Kathleen Price
REHS/MSG
Eastern Idaho Public Health District
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208-354-2220

Eastern Idaho Public Health
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ENVIRONMENTAL HEALTH
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SUBDIVISION ON-SITE

Conducted on: July 13 2022 Time: Travel - On-site -

I. NAME OF SUBDIVISION: Osprey Landing

II. LOCATION (COUNTY): Teton - RP04N45E118401

III. GENERAL INFORMATION:

A. Current Land Use: - Pasture -

B. Adjoining Property Use: Residential/Ag -

C. Surface Water (on or near development): Irrigation Ditch SW corner.

D. Slope: Minor N → S and Minor E → W -

E. Drainage Areas Present: No. Minor Changes in Elevation

F. Rock Outcrop Present: No. Higher on north portion.

G. Wetland Indications: No

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:
- See Prelim Letter -

EHS: RPRice

TEST HOLE INFORMATION

SUBDIVISION Osprey Landing DATE 7-13-2022.

Test Hole # 1

Location: Lot 9+10 Boundary.

Depth: 120"

6" ~~Topsoil w/25% rock~~ Sandy silt loam matrix A2b.
w/ 70%+ rock content
2-12" Diameter rock casts
most 5-6"

52" greater rock content w/ depth - A2A
medium to coarse sand.

108" larger rocks no fines.

120" Dry / No Bedrock

Test Hole # 2

Location: Lot 10

Depth: 120"

Sandy silt loam w/ 70% rock B1

36" Hard pan · 12-18" thick

48" Silty sandy matrix
80% rock A2b

108" gravelly.
Extremely sandy
No fines.

120" Dry / No Bedrock

Higher elevation area.

Test Hole # 3

Location: Between Lot 8+2.

Depth: 120"

Sandy Silt loam B1
36" · 40% rock content

Much less sand than in other T.H.s.

less rock content B1

No Bedrock or G.W.

Vegetation change.
larger sage.
wild flowers

Test Hole #

Location:

Depth:

Test Hole #

Location:

Depth:

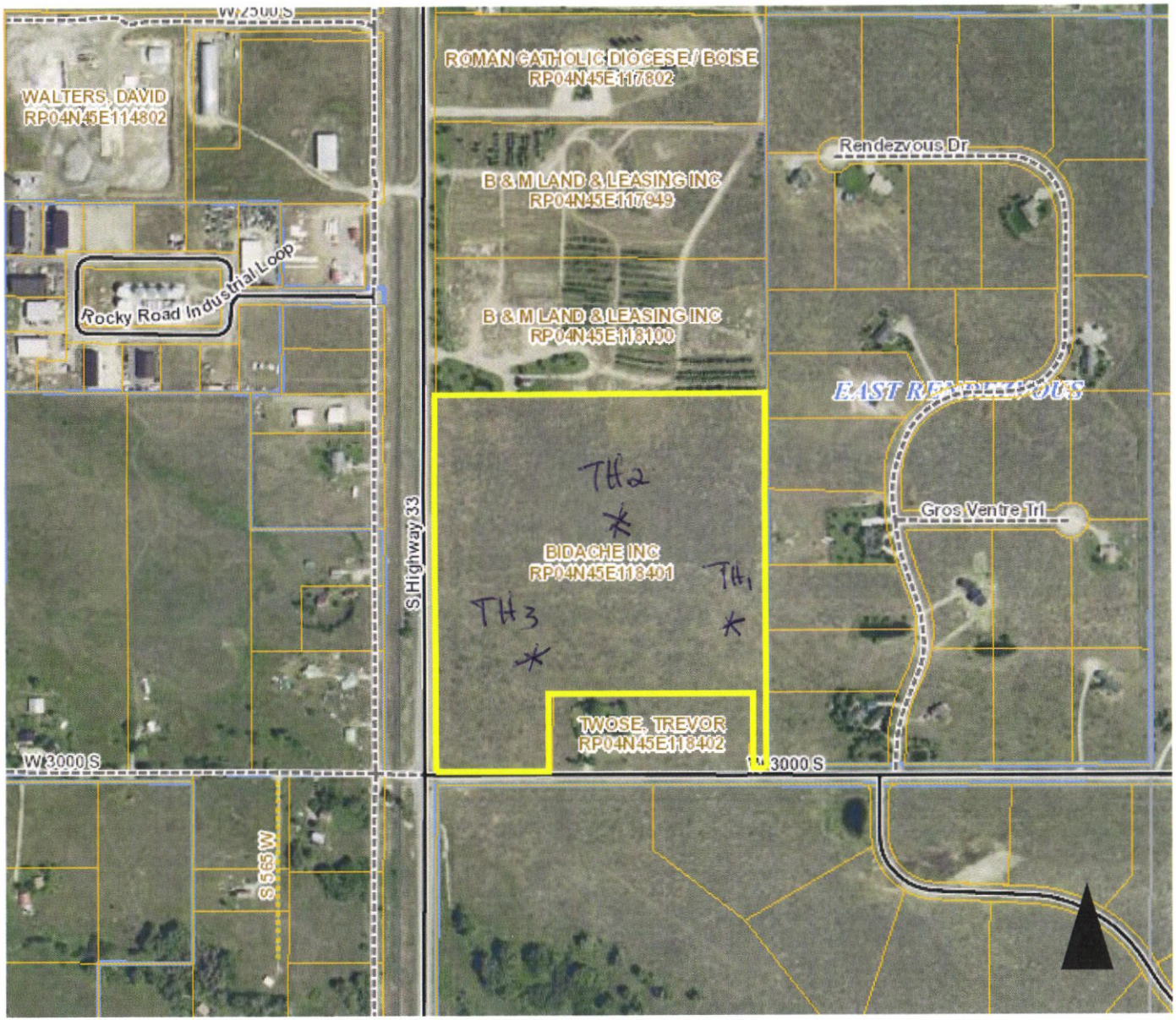
Test Hole #

Location:

Depth:

No hardpan in TH 1 + TH 3.

Size @ B1 or B2.
depending on Depth.



Map not to scale

06/29/21

Vicinity Map

~Test Hole Locations.
unable to produce.
Global Earth Map.
No internet available
in office July 18, 2022

Osprey Landing - Concept Plan

Y2 CONSULTANTS