

08/29/2022

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

Highland Ranch LLC
552 Silicone Drive
South Lake, TX 96092

Re: Daniel Highlands Subdivision

I have reviewed the application to have RP04N44E136601 subdivided into ten (10) lots to be known as the Daniel Highlands Subdivision and determined that the property is suitable for sub-surface waste disposal systems to serve residences. Test holes were excavated on August 9, 2022, to allow observation of the soil horizon to ten feet below natural grade. Following is a somewhat generalized description of the soils on the property. Test Holes 1 & 2 are very similar with minor variation of soil layer thicknesses. TH 3 shows 8 feet of loess. See detailed descriptions of each hole on the Test Hole sheet that is included.

Soil information observed:

TH 1 & TH 2

0-12 inches dark silt loam Topsoil

12-36 inches silty very fine sand B2 soil type

36-72 inches very fine sand with 25% rock content


72-120 inches decomposing sandstone with other rock types from formations in the Packsaddle Mts.

TH3 0-96 inches of loess very fine sand, silt with 27% clay content. C1 soil type.

All test holes were dry, and no bedrock was encountered. Slope is variable. The parcel topography is expressed in rolling hills. Drainfields should not be placed in lowlands as they are drainages for precipitation. Drainfield trenches should follow the contour of slope. Each lot may require a site evaluation depending upon structure placement to determine best location for a drainfield. Small wetlands are apparent on the property and appear to be old irrigation ditches which hold accumulated water from pivot irrigation. There was little standing water, but these areas should also be avoided for use as drainfield areas.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Daniel Highland 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 and the Technical Guidance Manual for Individual Subsurface Waste Disposal. All current Idaho Rules must be met at time of installation.

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.

A handwritten signature in black ink, appearing to read 'Kathleen Price', with a stylized flourish at the end.

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

SUBDIVISION ON-SITE

Conducted on: Aug 9 2022 Time: Travel _____ On-site _____

I. NAME OF SUBDIVISION: Daniel Highlands

II. LOCATION (COUNTY): Teton -

III. GENERAL INFORMATION:

A. Current Land Use: Agriculture -

B. Adjoining Property Use: Some w/ some Residential

C. Surface Water (on or near development): Minor, Remnants of Irrigation

D. Slope: Variable Rolling Hills -

E. Drainage Areas Present: Yes - small wetland areas -

F. Rock Outcrop Present: _____

G. Wetland Indications: Areas of drainage for irrigation +
for precipitation.

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 X 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:

Small wet land areas need to be avoided -
If systems on slope DF must follow contour of
slope.

EHS: [Signature]

TEST HOLE INFORMATION

SUBDIVISION Daniel Highlands DATE Aug 9 2022

Test Hole # TH 1 Corner of lots 10, 11, 2
 Location: See map
 Depth: 120"

Test Hole # TH 2
 Location: lot 6 Up slope from existing house
 Depth: 120"

Test Hole # 3
 Location: East edge of lot 7
 Depth: 96"

12" Top Soil Dark loam
 26" Fine sandy silt
 caliche layer (ag debris)
 gravelly medium to coarse sand & 70% rock content
 gravel + cobble & mostly red sand stone
 78" Various rock from formations in Park Saddle Mts.
 Minor redox lenses - not continuous.
 120" Fine matrix @ bottom.

6" silt loam Top soil
 36" silty very fine B₂ sand
 72" very fine sand w/ minor rock 25% rock
 Decomposing sandstone with fine sand matrix B₂ 25% rock content
 120" larger rocks < 30%.

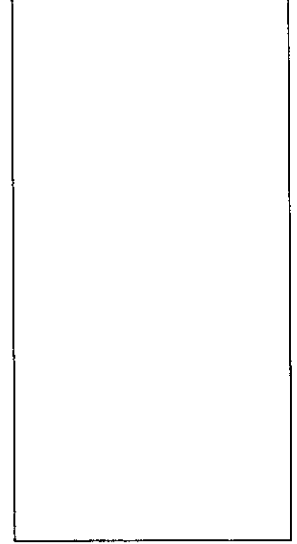
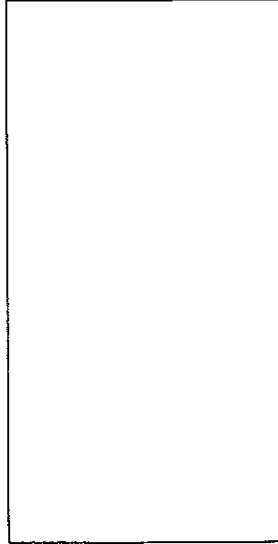
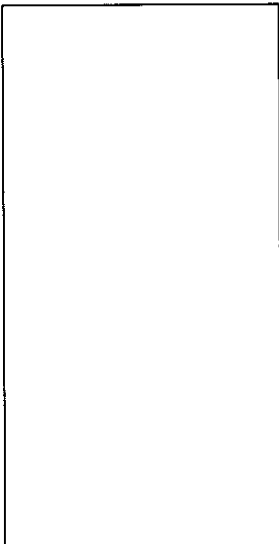
12" Top soil silt loam B₂
 silt very fine sand w/ clay C₁
 No rock content
 96" No GW / No BR

No standing or weeping ground water

Test Hole # _____
 Location: _____
 Depth: _____

Test Hole # _____
 Location: _____
 Depth: _____

Test Hole # _____
 Location: _____
 Depth: _____



No GW or Bedrock Encountered

Daniel Highlands

THOMAS E. HILL
RP04N44E134802
WD #273125

DRIVEWAY ACCESS AND UTILITY EASEMENT

N 89°21'35" E 1314.91'

LOT 9
3.55 ACRES

LOT 8
2.73 ACRES

LOT 10
2.83 ACRES

THOMAS E. HILL
RP04N44E134802
WD #273125

N 89°27'03" E 1313.38'

BALLHEAD DRIVE

LOT 7
9.8 ACRES

LOT 3
5.4 ACRES

LOT 4
4.9 ACRES

LOT 5
3.41 ACRES

LOT 2
8.0 ACRES

LOT 1
10.37 ACRES

FIRE POND

2.08 AC.
HOA PARK

PROPOSED HYDRANT

FIRE POND AND HOA PARK EASEMENT

CEDEON ROAD S 6600 W
COUNTY ROAD S 6600 W

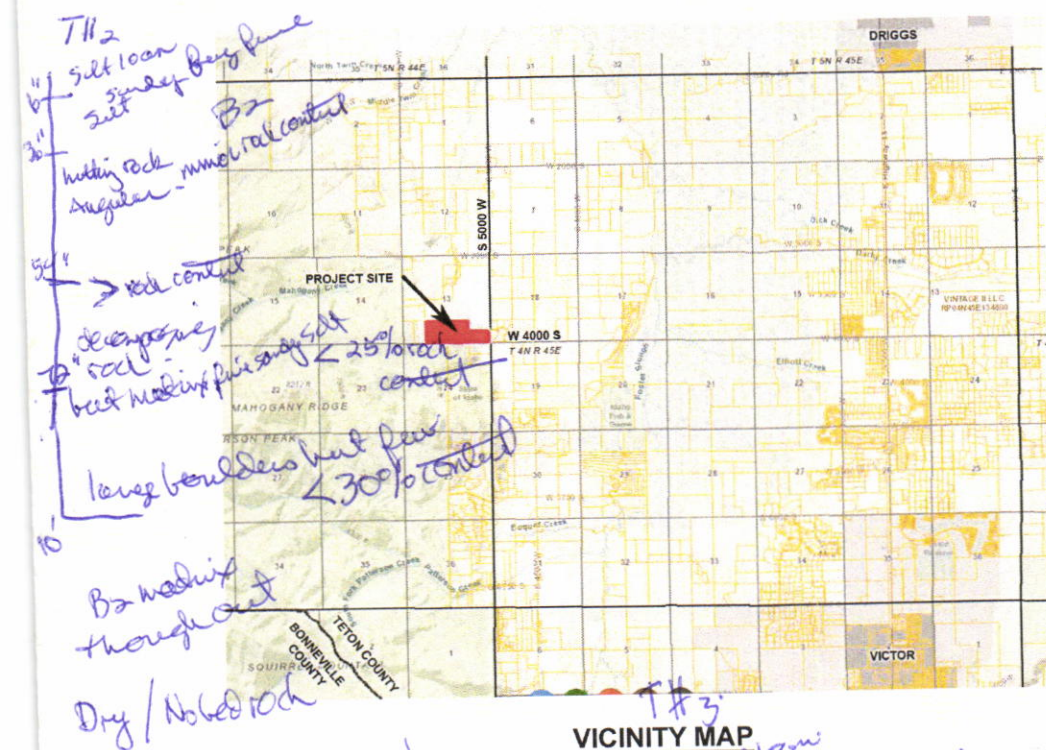
GARY AND KATIE DEWEY
RP001450000050
WD #163664

GARDNER AND MARY PERRY
RP001450000060
WD #127165

DAVID CAHOON
RP04N44E240200
WD #273276

CARIBOU-TARGHEE NATIONAL FOREST

Sheep State



NOT TO SCALE

90°

72% clay, C1

no root g. in soil

no CWS

most No BS

24" X 36" SHEET

T H 1

12" DARK LOAM -
1" after fine sandy soil B2.

36" - - - - -
coarse
gravelly/cobblestones red.
Rocks larger more
concentrated w/ depth
matrix medium to
coarse sand.
70% rock content

60" - - - - -
same

Rock closest are various
rock from Pack Sediments
mountain.

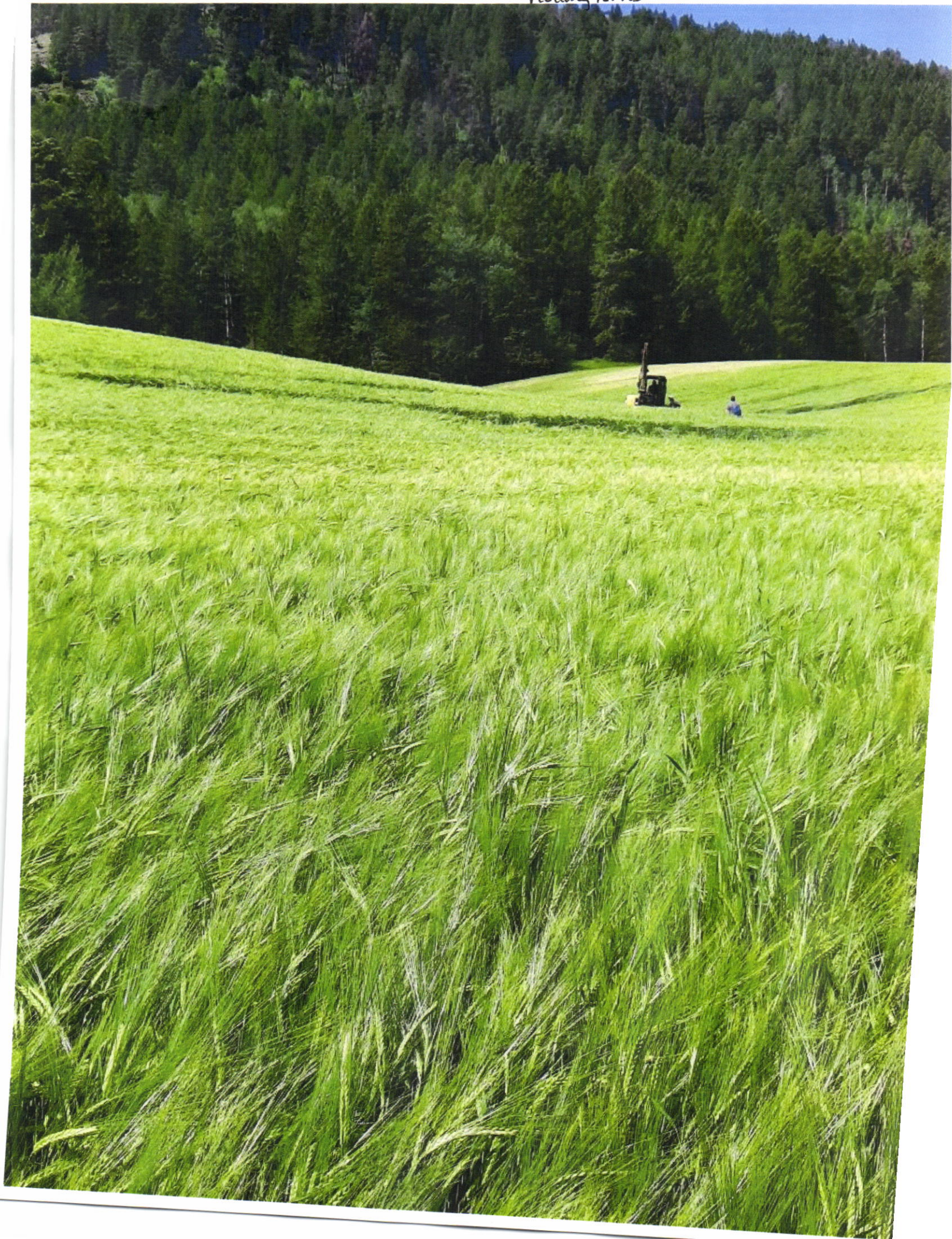
each lot
will have to have
Red sand stone weather
coloring Soil Reddish
small bars of non continuous
clay

20th June 2018

TH 7 + 2 top layer much the same



Rolling hills



T4 3



Small wetland

