

06/28/2022
Teton County Planning and Zoning
89 North Main Suite 6
Driggs, Idaho 83422

Jim Herbert
4750 S Cortland Drive
Jackson, WY 83001

Re: JC Ranches Subdivision

I have reviewed the application to have RP05N45E101000 subdivided into twenty-five (25)) lots to be known as JC Ranches Subdivision and determined the parcel and proposed lots are suitable for sub-surface waste disposal systems to serve residences.

Soil information observed is consistent across the parcel and is as follows:
0-48 inches of fine sandy loam topsoil with minor rock content. B1 Soil Type. The thickness of this layer varies across the property ranging from 10 inches up to 48 inches. Minor rock content. Below the top soil layer to depth of 120 inches lies very gravelly fine to medium sandy loam with up to 65% rock content. Rock content has slight increase with depth. Rounded clasts range from .5 to 5 inches diameter. A2b Soil Type.
No groundwater evidence was seen any test hole. No bedrock was encountered to a depth of 120 inches.

The parcel is cut diagonally by an irrigation canal/ditch. Due to deep fast water the eastern portion was not accessible. The soil horizon and rock content will not change from that observed in the western portion of the property. Adjacent properties to the south and east have been evaluated and have the same soil types and horizons. All areas of the parcel are suitable for sub-surface wastewater disposal systems. All drainfields should be sized using B1 application rate of 0.6 gpd/sq ft due to the rock content in the lower layer.

The parcel has a very minor slope from the Northeast to the southwest.

Eastern Idaho Public Health gives preliminary approval of the application to divide RP05N45E101000 creating the JC Ranches Subdivision. The site is suitable 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. 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
REHS/MSG
Eastern Idaho Public Health District
kprice@eiph.idaho.gov
208-354-2220

W 4000 N

W 4000 N

TH1

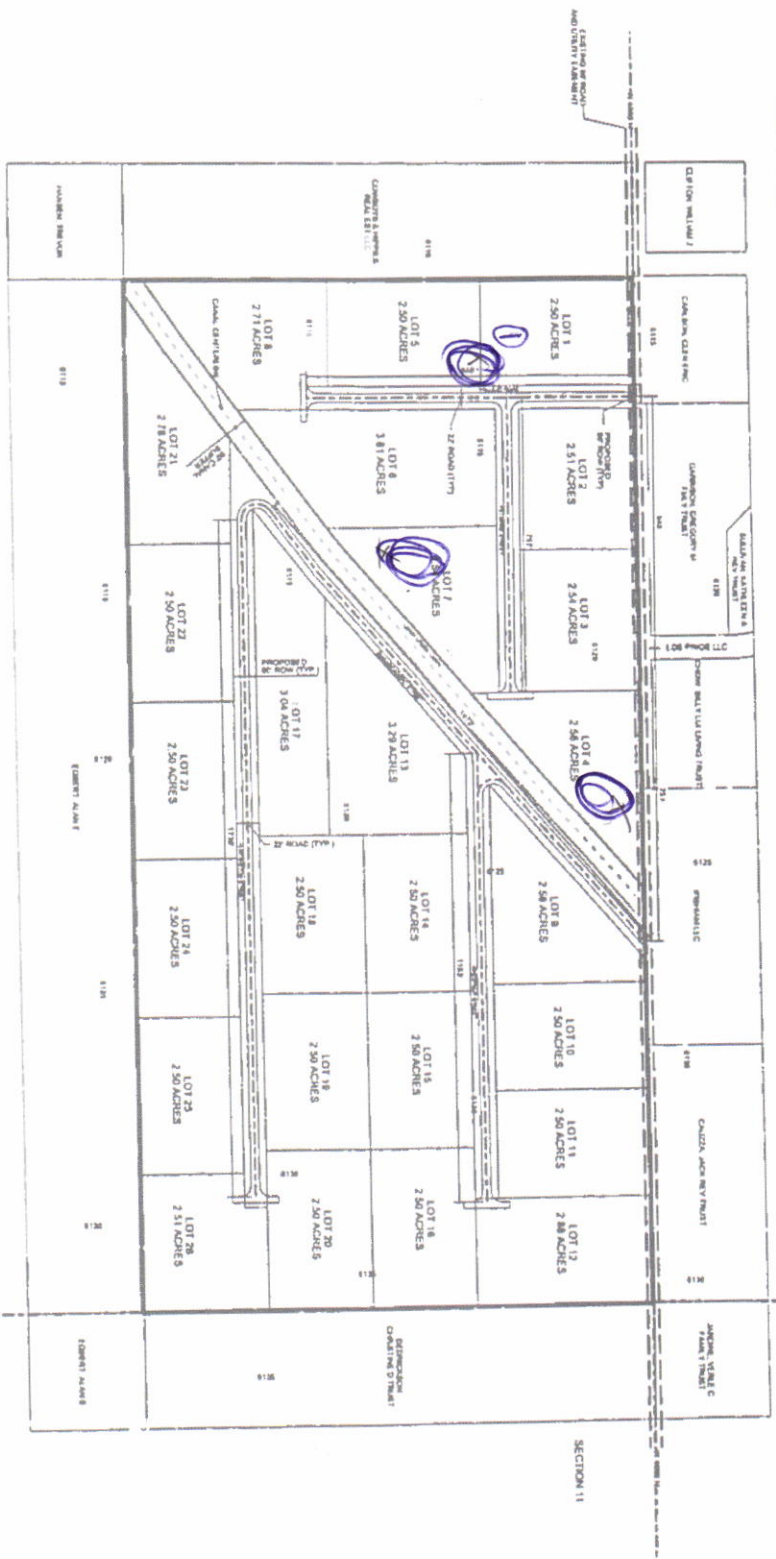
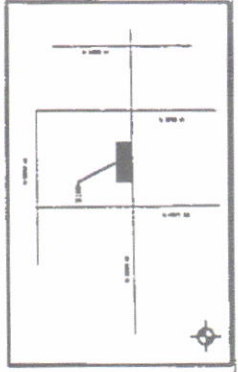
TH3

Irrigation ditch/canal

TH2

JC Ranches





WARRANT PARCEL
 90.25 ACRES
 LOCATED IN
 SECTION 10, T54N45E, R44E
 TETON COUNTY, IDAHO



MAP 1
 CONCEPT PLAN

SUBDIVISION APPLICATION
 JC RANCHES SUBDIVISION APPLICATION
 80.25 ACRES WITHIN SEC 10, TOWNSHIP 5 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 202 S. 10TH ST. SPOKANE, IDAHO 83402
 PHONE: 208.325.8888 FAX: 208.325.8889
 WWW.Y2CONSULTANTS.COM

| | |
|----------------|-------------------------|
| DATE | DRAWING SET TITLE |
| 06/11/2022 | SUBDIVISION APPLICATION |
| DRAWN BY: BPH | CHECKED BY: BPH |
| JOB # 21102.03 | |

SUBDIVISION ON-SITE

Conducted on: June 2022 Time: Travel _____ On-site _____

I. NAME OF SUBDIVISION: JC Ranches

II. LOCATION (COUNTY): Teton

III. GENERAL INFORMATION:

A. Current Land Use: Ag/Pasture

B. Adjoining Property Use: Same as above / Residential

C. Surface Water (on or near development): Irrigation Canal/Ditch -

D. Slope: Minor to None

E. Drainage Areas Present: No

F. Rock Outcrop Present: No

G. Wetland Indications: No County has designated small amount

IV. EVALUATION: of property as wetland, but this is Ag wetland/flood irrigation.

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 _____

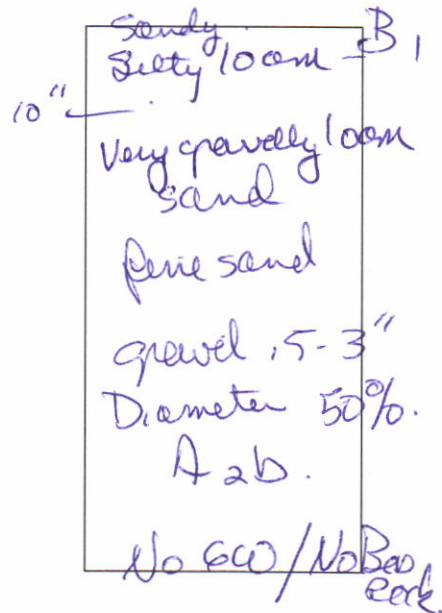
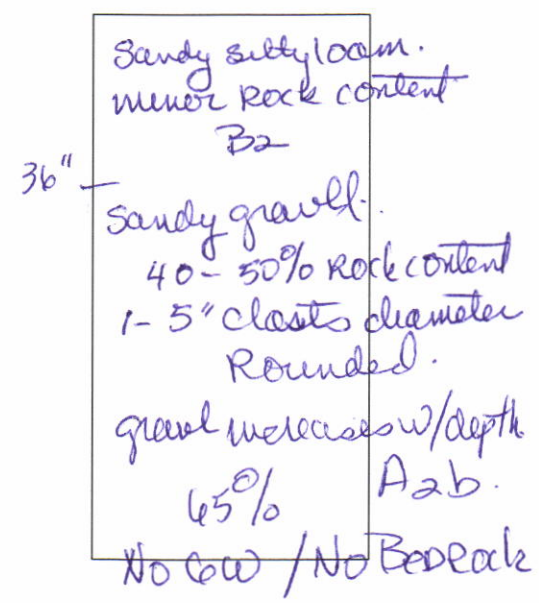
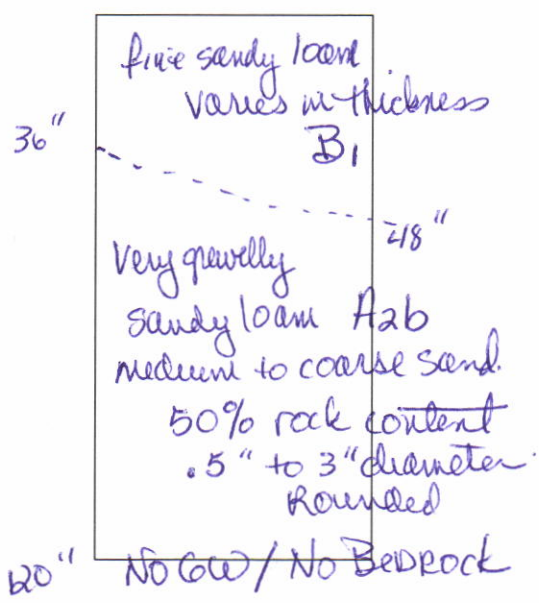
COMMENTS:
No problems w/ suitability for septic systems. 50' separation from irrigation ditch required from any portion of septic system.

EHS: [Signature]

TEST HOLE INFORMATION

SUBDIVISION JC Ranches DATE _____

Test Hole # 1 Test Hole # 2 Test Hole # 3
Location: Between Lot 1+5 Location: Lot 7 Location: NE corner lot 3
Depth: 120" Depth: 120" Depth: 120"



- Unable to cross Ditch to eastern portion of site.

Test Hole # _____
Location: _____
Depth: _____

Test Hole # _____
Location: _____
Depth: _____

Test Hole # _____
Location: _____
Depth: _____

