

04/21/2022

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

Clayton H. Blanchard, Jr.
35 E. Pinehurst Blvd.
Eustis, FL 32726

RE: Cooper's Hollow Subdivision

I have reviewed the application to divide RP06N45E058700 6 buildable lots with an average of 23 acres each.

I observed evaluated soil horizons in three basic areas of the parcel. The western area (proposed lots 1 & 2) is relatively flat (minor slope) and shows the following soils to 120 inches below grade: 0-18 inches top soil fine silt with minor rock content, 18-120 inches gravelly medium to coarse sand with minor fines and 40-50% rock content. Clasts are 1" to 10" diameter rounded clasts increase to up to 18" clasts at depth.

The eastern area (proposed lots 3, 4, 5) is a hill with slope on all sides ranging from 8 to 15%. The test hole shows soils: 0-38 inches of fine silt with minor clay. Rhyolite bedrock was encountered at 38 inches below grade. Due to the lots being larger than 5 acres subsurface wastewater systems will be able to be excavated to a maximum of 14 inches and will have a cap of fill to reach 12 inches over the top of the drainfield medium. There is ample room for the systems and replacement systems. Trenches will be required to follow the contour of the slope.

The proposed area being considered for lot 6 has some areas of extreme slope and rhyolite bedrock is exposed at the surface. Areas with exposed bedrock and slope over 45 degrees are not suitable for subsurface wastewater disposal. An area that appeared to have been farmed at some point showed soils 0-3 inches of silty topsoil, 3-48 inches of silty clay, Rhyolite bedrock encountered at 48 inches. This area is large enough and the soil is deep enough to support waste disposal system excavated to 24 inches depth.

The property is relatively flat with minor slope and minor undulations of topography. There is a small seasonal intermittent stream that runs through the property. The proposed sizes of the parcels will allow for sufficient horizontal separation to meet the State of Idaho Rules and Regulations between surface water and drainfields (IDAPA 53.01).

Eastern Idaho Public Health gives preliminary approval of the application to develop this subdivision, Cooper's Hollow, based on the evaluation of the property. An evaluation for site specific areas will be required prior to issuing septic system permits for each lot. 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 (horizontal and vertical) 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

TH,



T142



TEST HOLE INFORMATION

SUBDIVISION Cooper's follow DATE _____

Test Hole # 1

Location: lots 1 + 2 ^{Flat area} _{center}

Depth: 120"

Test Hole # 2

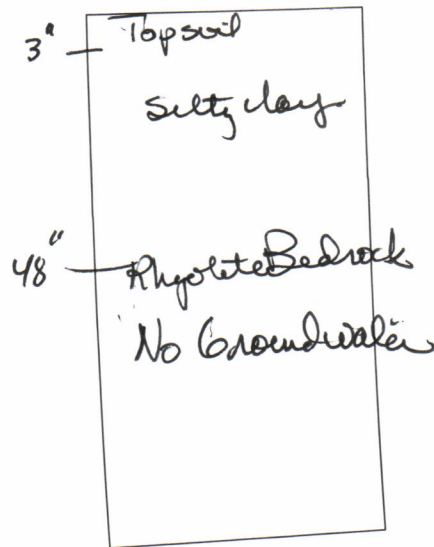
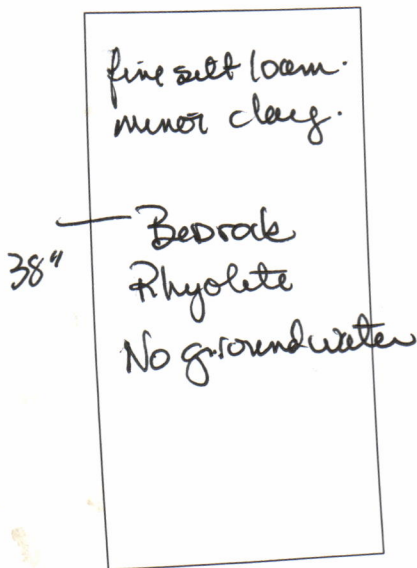
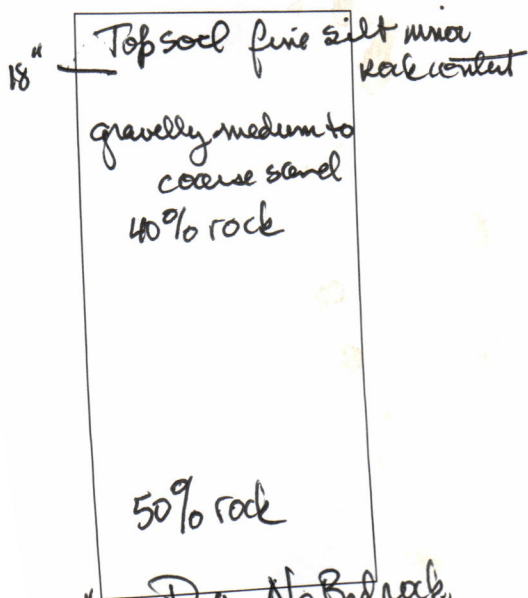
Location: fall side between lots 3, 4 + 5

Depth: 38"

Test Hole # 3

Location: top of hill

Depth: 48"



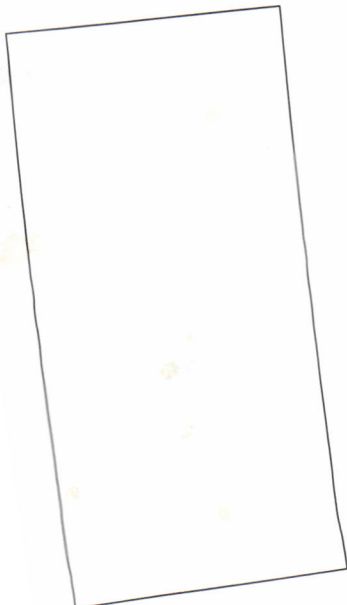
120" — Dry No Bedrock

Photo 1

Test Hole # _____

Location: _____

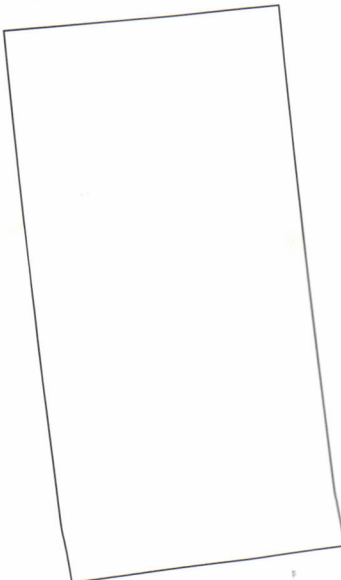
Depth: _____



Test Hole # _____

Location: _____

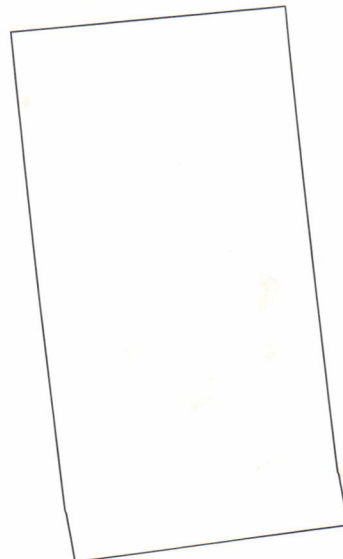
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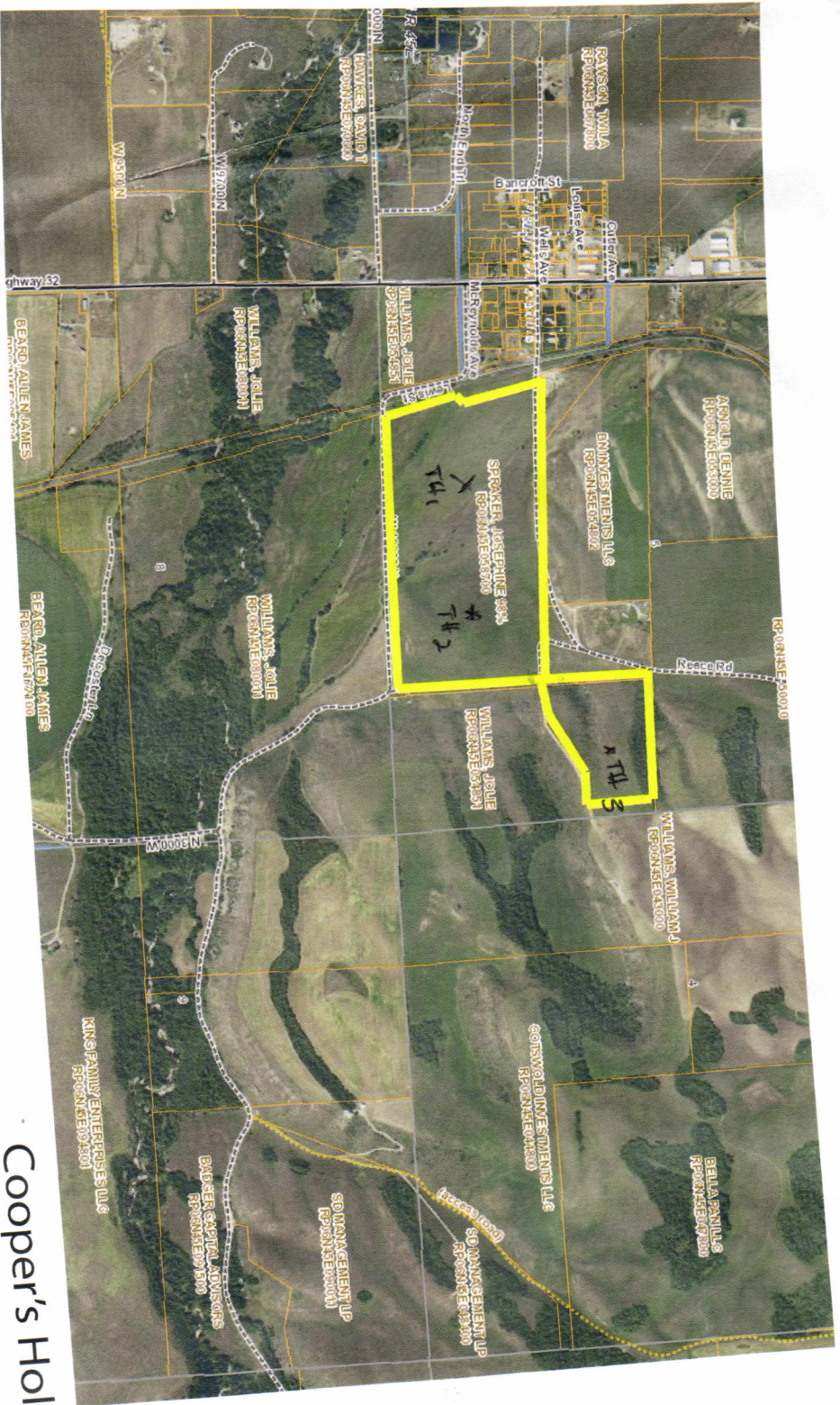
Test Hole # _____

Location: _____

Depth: _____



Vicinity Map



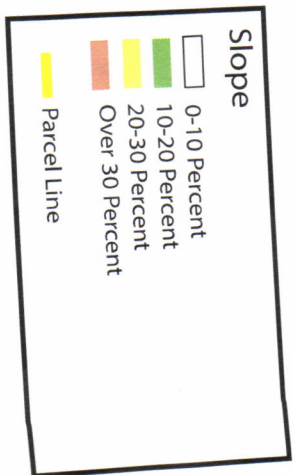
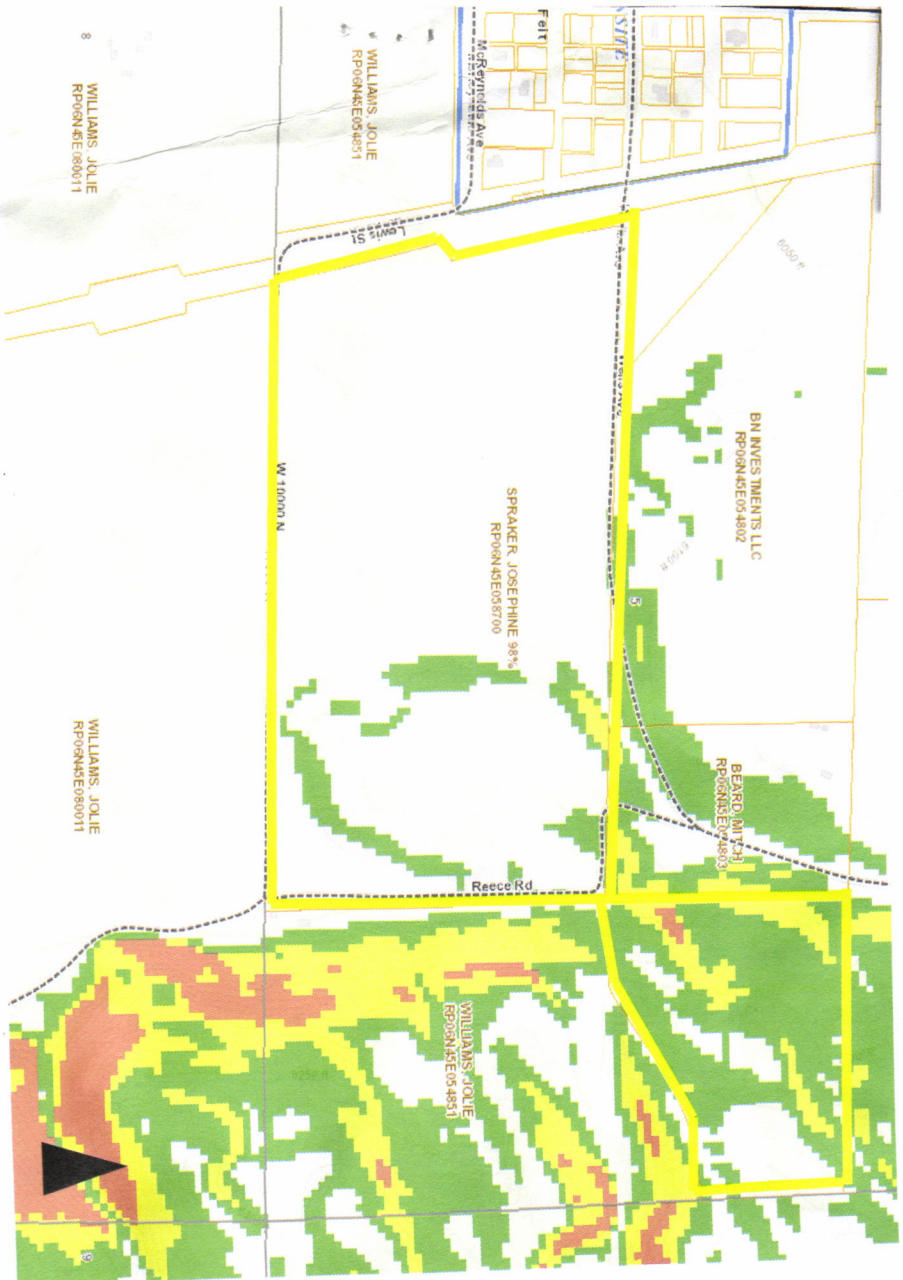
TH - Test Hole -

Map not to scale
06/29/21

Cooper's Hollow - Concept Plan

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Map not to scale
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Cooper's Hollow - Concept Plan

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