

06/29/2022  
Teton County Planning and Zoning  
89 North Main Suite 6  
Driggs, Idaho 83422

Cloud Veil LLC  
PO Box 1116  
Wilson, WY 83014

Re: Irish Acres Subdivision

I have reviewed the application to have RP05N45E103300 subdivided into ten (10) lots to be known as Irish Acres Subdivision and determined the parcel and proposed lots are suitable for sub-surface waste disposal systems to serve residences.

Soil information observed has some 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 4 test holes.

Test hole one had slightly different make up of soils than did the other three. It consisted of very fine sand with minor silt content becoming more gravelly with depth with 25% rock content. This test pit was dug to 96 inches because this soil type allows drain field bottoms to be as close as four (4) feet to any impermeable or groundwater level. B1 to A2b soil type.

Test holes 2 through 4 consist mainly of very gravelly fine to medium to coarse sand with up to 50% rock content. All test holes were excavated to 120 inches. Rock content increases with depth but remains below 60% of content. A2A soil type.

No groundwater evidence was seen any test hole. No bedrock was encountered in any test hole.

Topography on the parcel varies in elevation. The southern portion of the property is lower by 3 to 5 feet than the north. There is surface undulation across entire parcel. This is not a concern for septic systems, but elevation should be kept in mind when septic systems are permitted as no portion of the drainfield can be deeper than four (4) feet from the natural grade.

The parcel has a very minor slope from the Northeast to the southwest. Areas to the south have been designated as agricultural wetlands due to flood irrigation practices. Once this irrigation is stopped there is no actual wetland. There are no hydric soils or wetland plants in evidence. There is a small area that appears to be a watering hole for livestock in the southwest corner of the parcel. Small irrigation ditches are apparent across the property.

Eastern Idaho Public Health gives preliminary approval of the application to divide RP05N45E103300 creating the Irish Acres 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

# TEST HOLE INFORMATION

SUBDIVISION Trish Acres DATE June 2022

Test Hole # 1  
 Location: SW corner / lot 6  
 Depth: 96"

30" — Brown very fine sand little fine content. No rock content. B1

30" — gravelly fine sand 25% rock content 1-(3-4") Diameter rounded. B1 to A2b

96" — Dry / No Bedrock No GW evidence

Test Hole # 2  
 Location: lot 10  
 Depth: 120"

6" — ~~Black/Dark~~ gravelly silt loam

Very gravelly medium to coarse sand 35-40% Rock content A2A

120" — Rock content > @ Depth. No Groundwater or Bedrock.

Test Hole # 3  
 Location: Lot 7/8 Border  
 Depth: 120"

10" — ~~Dark sandy silt~~ minor gravel

Very gravelly fine to medium sand 40-50% Rock content 1-5" rounded clasts. A2A-

120" — Rock content > @ Depth - coarse sand. No Groundwater or Bedrock.

Test Hole # 4  
 Location: Lot 1/2 Boundary  
 Depth: 120"

Same as T.H. 3. A2A-

120" — Dry / No bedrock.

Test Hole # \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Depth: \_\_\_\_\_

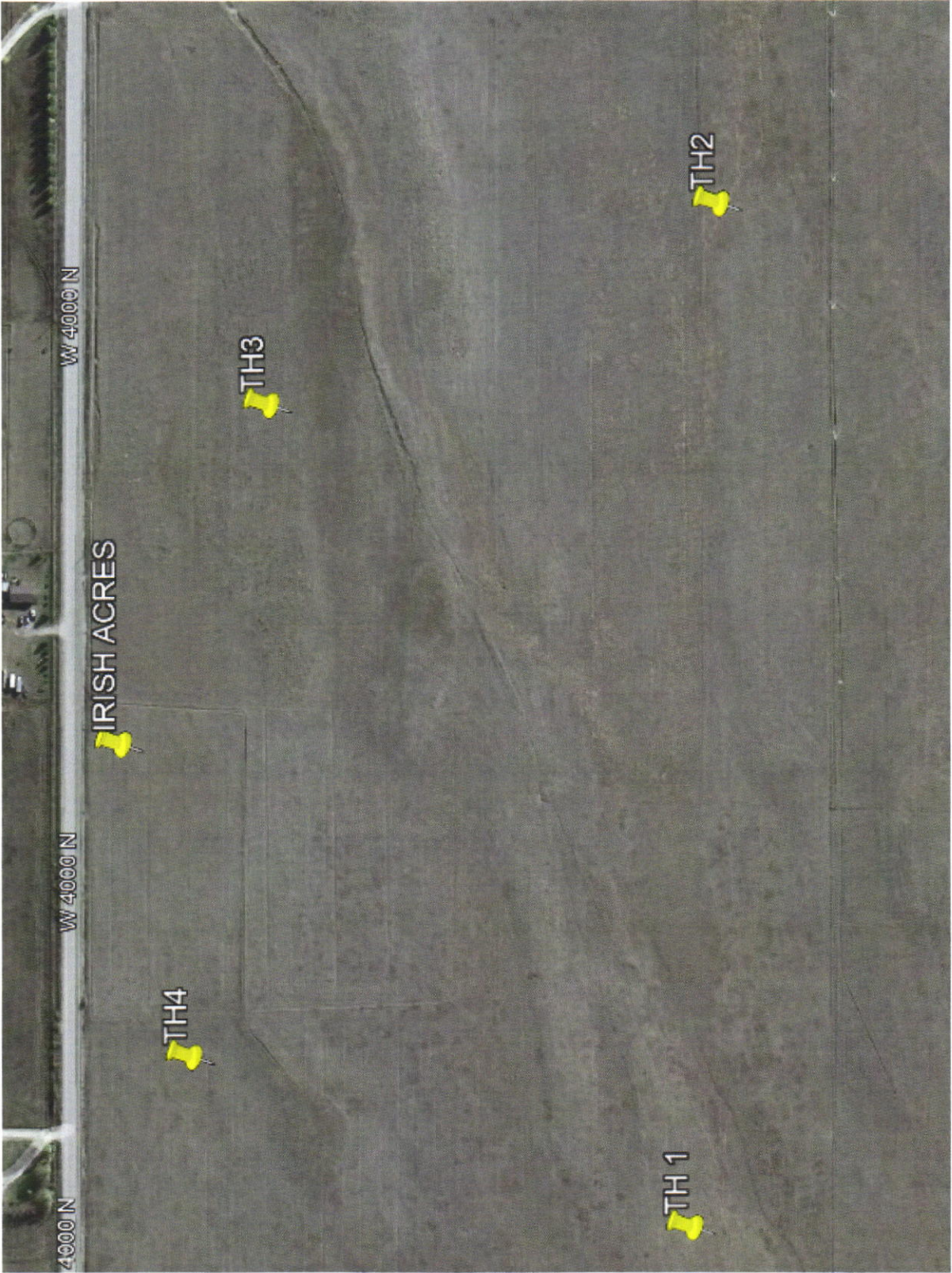
Size systems @ A2b if bottom of trench @ 48"

lot 6 size @ B1 if trench is shallow (24 to 30")

Minor to no slope -

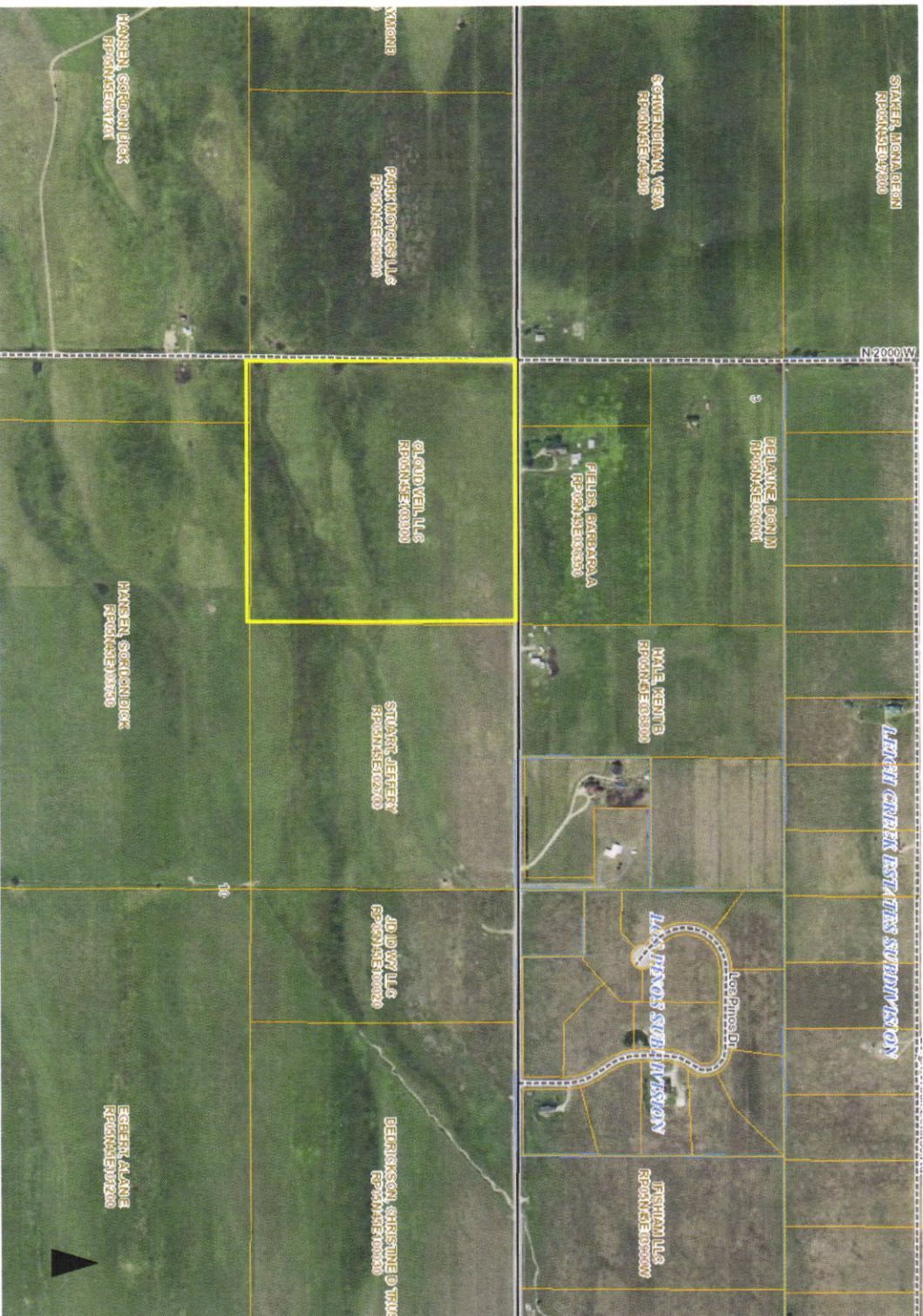
Small well area near SW corner for watering livestock.

Test Hole # \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Depth: \_\_\_\_\_





# Vicinity Map



Map not to scale

06/29/21

Irish Acres - Concept Plan

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**Y2** CONSULTANTS

MANAGING CONSULTANT  
 CONSULTANT IN CHARGE  
 PROJECT MANAGER