

08/17/2022

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

Jerry Peacock Fr. Trst.
26 N 5W #25
Rexburg, Idaho 83440

RE: Peacock Ranch Subdivision

I have reviewed the application to have RP05N46E070755 subdivided into six (6) lots to be known as the Peacock Ranch Subdivision and determined that the property is suitable for sub-surface waste disposal systems to serve residences. Four (4) test holes were excavated on July 28, 2022, to allow observation of the soil horizon to ten feet below natural grade. Following is my evaluation of the soils on the property. All test pits presented basically the same soil layering with minor differences in thickness of the layers. (See included Test Hole Information page for greater detail.)

Soil information observed:

12-24 inches of topsoil showed in all test holes except TH4 which had only 4 inches of silt loam topsoil below natural grade. B2 soil type.

12-120 inches fine to coarse sand with 70% rock content consisting of clasts 1-8 inches in diameter. Rock content and size increase with depth. Minor fines. A2A soil type.

A thin calcareous layer was encountered in TH4 approximately 36 inches below grade. This layer is not continuous and can be dug through. It is also permeable and should not create a deterrent for installing a septic system drainfield. No bedrock was encountered in any test hole. No groundwater was encountered in any test hole.

Most of the parcel has minor slope (4%) from east to west. Steeper slopes are found on Lot 6 which has an existing dwelling with a permitted septic system. Lot 4 has an area to the south that has slope up to 10% but ample area with less slope to accommodate a drainfield and replacement area.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Peacock Ranch 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 that reads "Kathleen Price". The signature is written in a cursive style with a large initial 'K' and 'P'.

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



Peacock Ranch.

~. Test Hole Locations

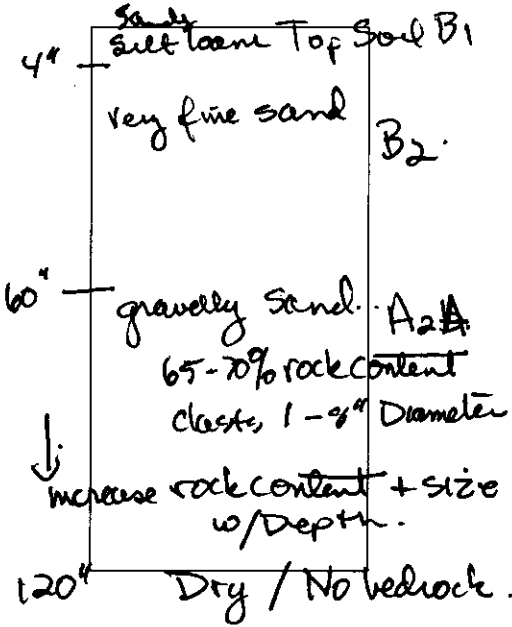
TEST HOLE INFORMATION

SUBDIVISION Peacock Ranch DATE 7-28-2022

Test Hole # 1

Location: Lot 5 NE corner
center of lot

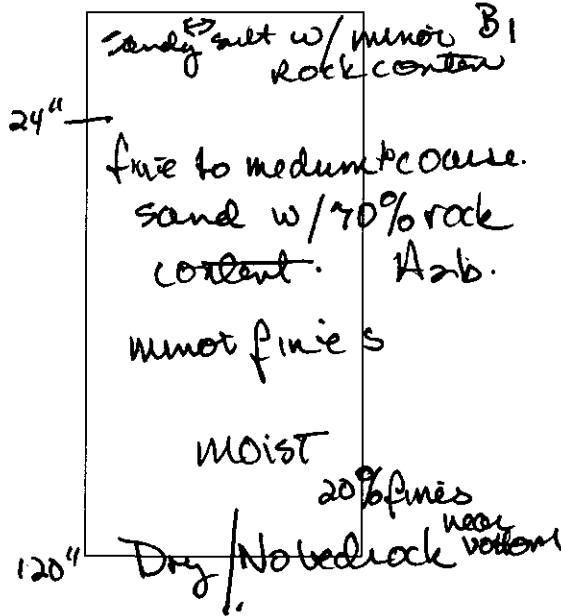
Depth: 120"



Test Hole # 2

Location: lot 3 North

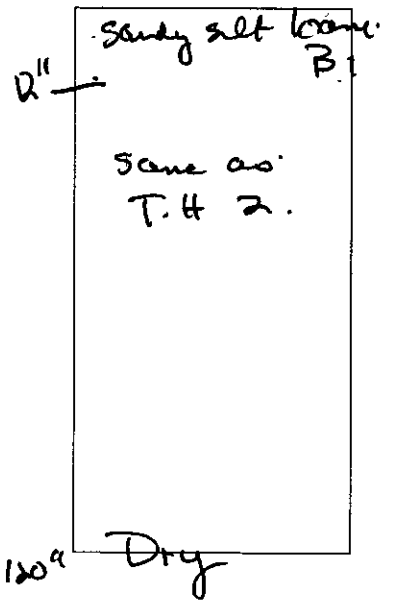
Depth: _____



Test Hole # 3

Location: lot 2

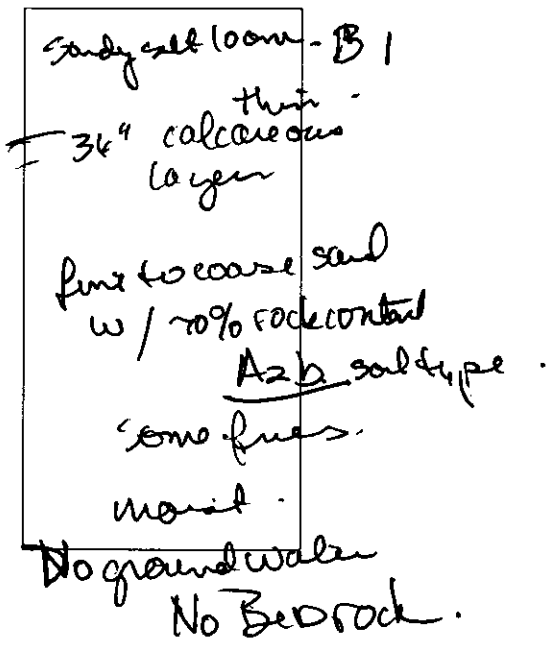
Depth: 120"



Test Hole # 4

Location: lot 1

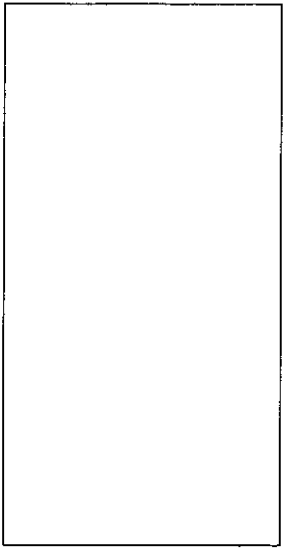
Depth: 120"



Test Hole # _____

Location: _____

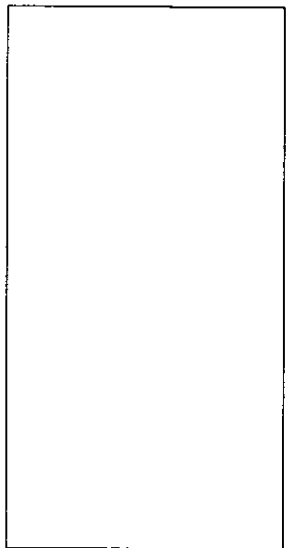
Depth: _____



Test Hole # _____

Location: _____

Depth: _____



COUNTY ROAD 4000 NORTH

COUNTY ROAD 4000 NORTH

LOT 2
CLARKE TREE FARM
SUBDIVISION

Handwritten: Need to slope

Handwritten: No surface water No debris

UNLAND
ACD# 193094
ROS# 199619

UPGRADE EXISTING DRIVEWAY
TO MEET COUNTY LOCAL
ROAD STANDARDS

ANDERSON
PARCEL 1
ROS# 150445

MONTIREE
PARCEL 2
ROS# 30445

Property : 1
Area : 3.78 ACRES

Property : 2
Area : 3.78 ACRES

PARCEL 2
2.50 ACRES

Property : 3
Area : 3.30 ACRES

Property : 4
Area : 3.30 ACRES

PARCEL 1
20.69 ACRES

Property : 5
Area : 3.29 ACRES

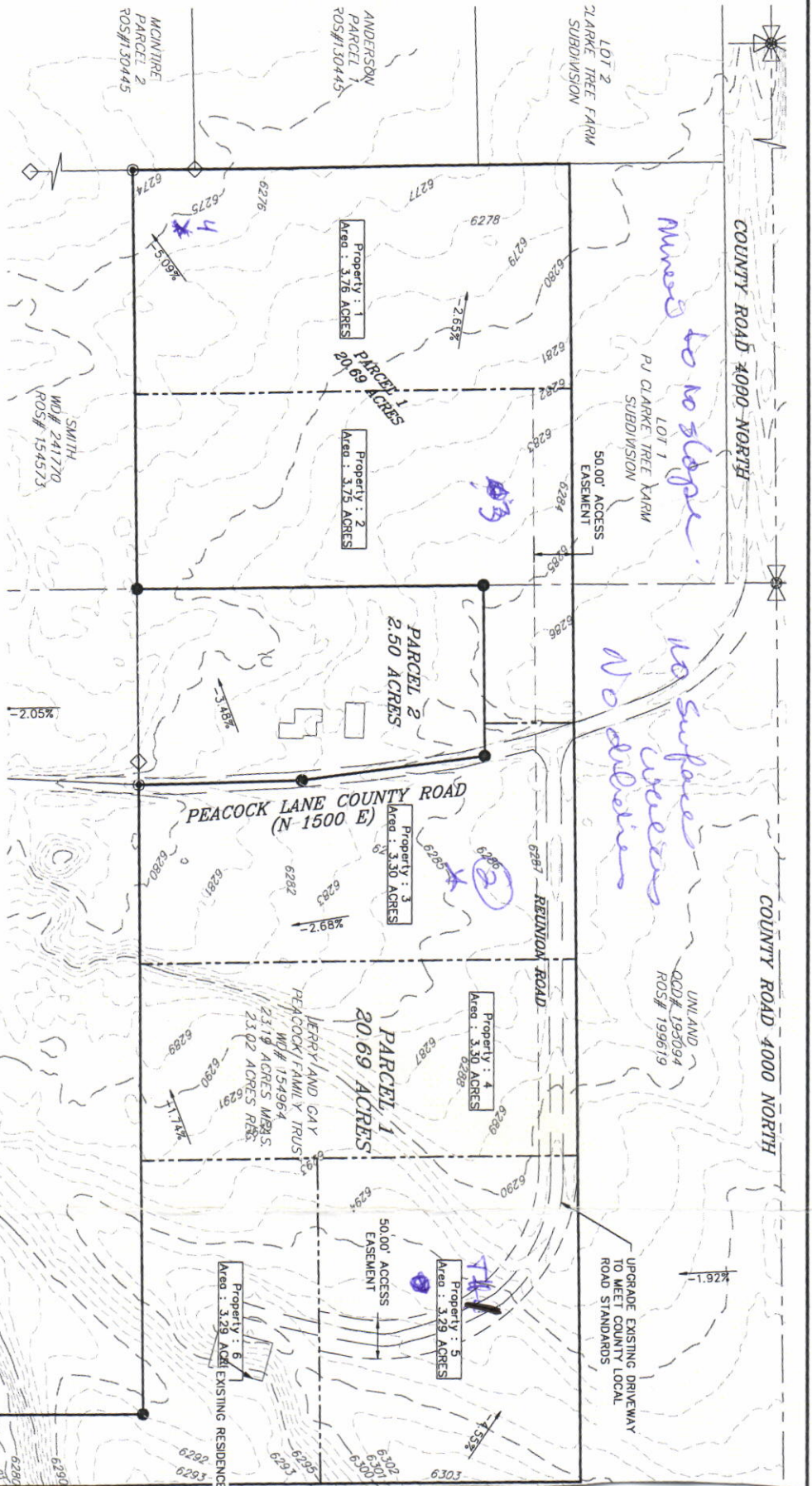
Property : 6
Area : 3.29 ACRES EXISTING RESIDENCE

JERRYLAND GAY
PEACOCK FAMILY TRUS
W# 154964
23.19 ACRES MERS.
23.02 ACRES RES.

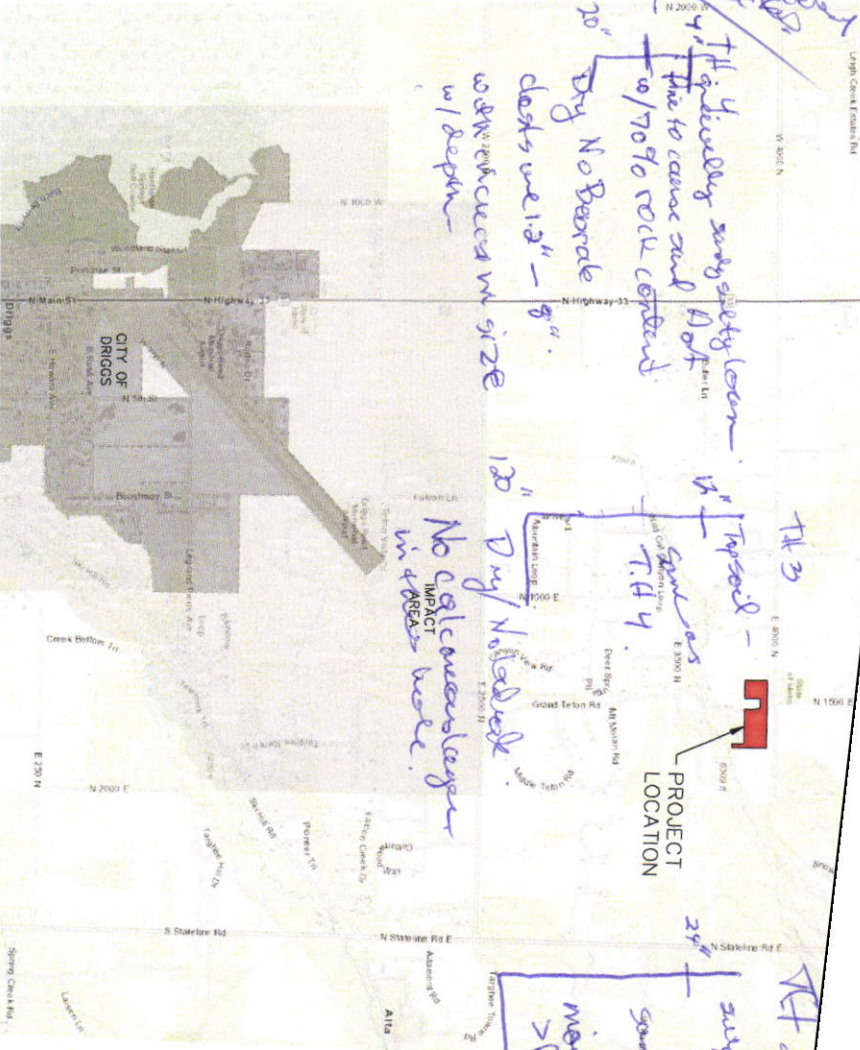
SMITH
W# 241770
ROS# 154573

PEACOCK LANE COUNTY ROAD
(N 1500 E)

REUNION ROAD

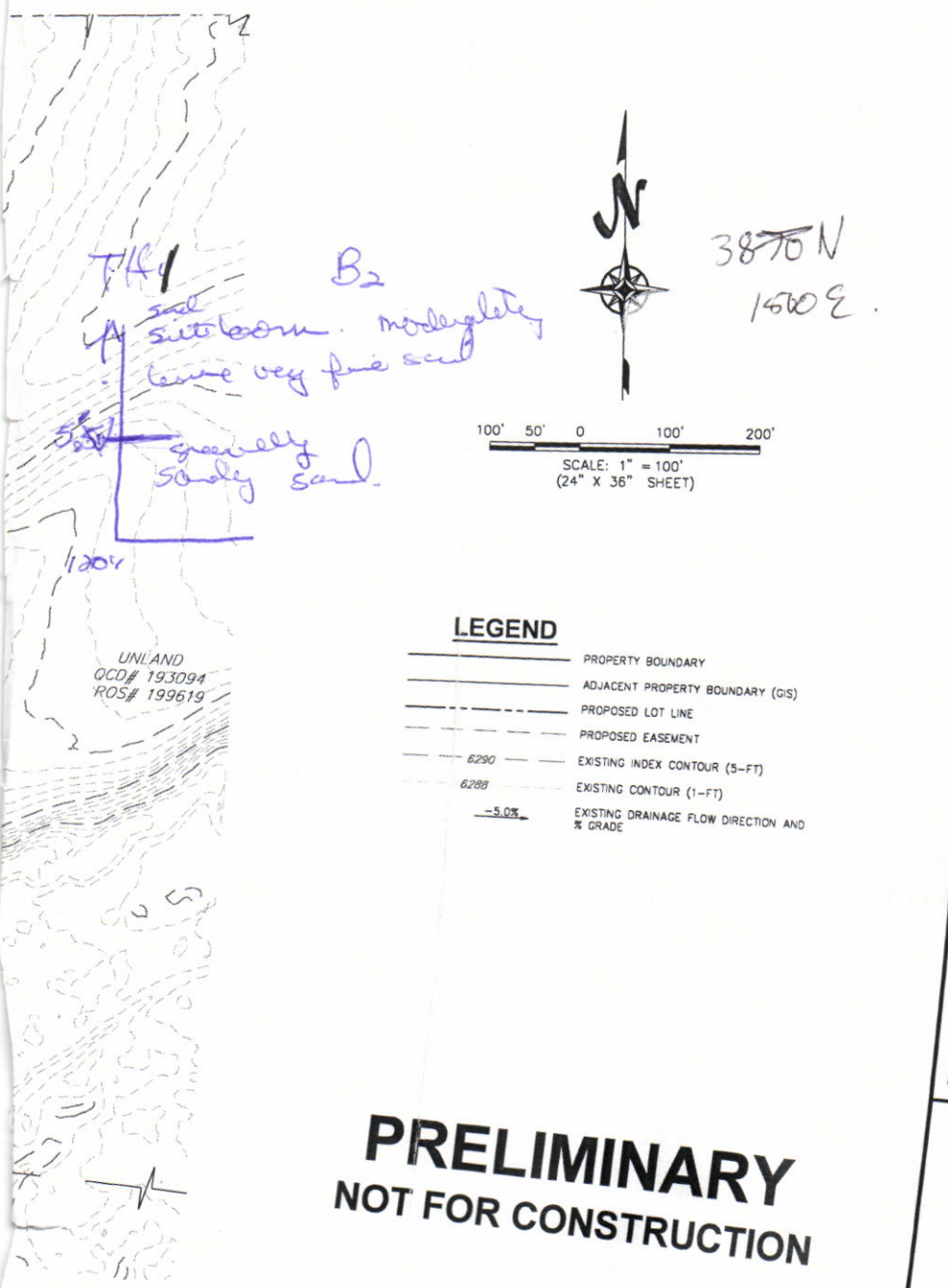


VICINITY MAP
NOT TO SCALE



10:00 AM Thursday 7-28-2022

HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com



LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY (GS)
- PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - 6290 EXISTING INDEX CONTOUR (5-FT)
- - - 6288 EXISTING CONTOUR (1-FT)
- - - -5.0% EXISTING DRAINAGE FLOW DIRECTION AND % GRADE

UNLAND
QCD# 193094
ROS# 199619

**PRELIMINARY
NOT FOR CONSTRUCTION**

DRAWING IS TO SCALE IF
BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

FILE : 21240_SITE.DWG
PROJ.# : 21240

DATE: 2/23/2022

REVISIONS:

TA AND NOTES

THE PROPERTY DOES NOT LIE WITHIN A NATURAL RESOURCE OVERLAY.

THE SITE LIES WITHIN THE RURAL NEIGHBORHOOD CHARACTER AREA AND THE WATERWAYS CORRIDOR SHOWN IN THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN.

THE SOUTHERN PORTION OF THE PROPERTY LIES WITHIN THE ZONE A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH DRY CREEK AS SHOWN ON THE EFFECTIVE FLOOD INSURANCE RATE MAP PANEL NO. 16081C0100C DATED AUGUST 4, 1988.

TOPOGRAPHIC INFORMATION FROM 2020 LIDAR DATA PROVIDED BY TETON COUNTY, IDAHO.

PROJECT PARCEL BOUNDARY WAS SURVEYED AS PART OF A PLAT DATED NOVEMBER 4 2020 BY HARMONY DESIGN AND ENGINEERING. ADJOINING PARCEL BOUNDARIES ARE FROM TETON COUNTY GIS DATA AND ARE APPROXIMATE.

PROJECT NAME
**PEACOCK SUBDIVISION
1665 REUNION ROAD**
CONCEPT PLAN

SHEET #

1 OF 1