

06/13/2022

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

Jason Belice
Belice Ranch Holdings
1634 Crespo Dr
La Jolla, CA 92037

I have reviewed the application to have RP03N45E155849 subdivided into six (6) lots to be known as the Blackhorse Ranch Subdivision and determined that all lots are suitable for sub-surface waste disposal systems to serve residences. Four (4) test holes were excavated on June 9, 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.

Soil information observed is consistent across the parcel and is as follows:

0 to between 12 & 30 inches of dark clay silt loam with no to minor rock content. B2 Soil Type.

Below the topsoil layer there is a layer of oxidized clay with some grit. Clay content is >35%. This layer ranges between 6 to 12 inches thick. C1 Soil Type.

Oxidation layer seems to have been created by past agricultural practice of flood irrigation and is not indicative of any natural groundwater activity.

Below the oxidation layer there is consistent gravelly sandy loam with minor fines. Rock content ranges from 65 to 80 %, increasing with depth. Clasts consist of rounded gravel and cobblestone with diameters 1 to 8 inches. A2b Soil Type.

All test pits were dug to 120 inches and no groundwater or bedrock was encountered.

The parcel slopes from Northeast to Southwest with minor undulation of topography. Slope is minor across the various proposed lots and is not a factor in the installation of individual septic systems.

Septic system depth should be dug to a depth below the oxidized clay layer with maximum depth of 48 inches. The systems will be sized using the B2 application rate of 0.45 gallons/day/square foot due to the rock content. A minimum horizontal separation of 275 feet must be maintained from Warm Creek.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Blackhorse Ranch Subdivision based on suitability of 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.

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

SUBDIVISION ON-SITE

Conducted on: June 9, 2022 Time: Travel _____ On-site _____

I. NAME OF SUBDIVISION: Blackhorse Ranch -

II. LOCATION (COUNTY): Teton 2000 W / 9500 S

III. GENERAL INFORMATION:

A. Current Land Use: Ag

B. Adjoining Property Use: Ag + Residential

C. Surface Water (on or near development): Warm Creek (Old channel)

D. Slope: Minor to none -

E. Drainage Areas Present: _____

F. Rock Outcrop Present: No -

G. Wetland Indications: No

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 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:

relatively flat (minor slope) ag land. No ground water or bedrock within 10' of grade (vertical). All lots large enough to meet vertical + horizontal separation from ground + surface waters. All suitable for subs surface waste disposal systems.

EHS: K. Ruse

TEST HOLE INFORMATION

SUBDIVISION Blackhorse Ranch DATE 6-13-2022

Test Hole # 1

Location: lot 3 ~~lot 2~~

Depth: 120"

16" Top soil silt loam sandy w/ fines
24" - very gravelly layer > 80% rock.
No oxidation layer in this hole.
Very gravelly sandy loam w/ minor fines.
Rock Content 75-80%
Aab Soil Type

120" Dry / No bedrock.
(size using Bz application Rate)

Test Hole # 2

Location: lot 1

Depth: 120"

24" Silt clay loam w/ minor sand more silt than clay Bz
36" clay loam C1
oxidation
Very gravelly sandy loam w/ minor fines
Rock content 65-80%
Aab Soil Type

120" Dry / No bedrock
(use Bz app. rate)

Test Hole # 3

Location: lot 4

Depth: 120"

20" sandy silt loam minor rock Bz.
30" clay silt loam > 35% clay C1
oxidation
very gravelly sandy loam minor fines
> 75% rock content
Aab Soil Type

120" Dry / No bedrock.

Test Hole # 4

Location: lot 6 (Sof Warm Creek)

Depth: 120"

30" Dark silt loam w/ minor clay Bz.
oxidized layer
40" w/ 50% rock
Very gravelly sandy loam
75-80% rock content
Aab soil type.

size using Bz application Rate

120" Dry / No bedrock.

Test Hole # _____

Location: _____

Depth: _____

Test Hole # _____

Location: _____

Depth: _____

* oxidation most likely due to flood irrigation. it is not continuous across parcel, and varies in depth + thickness.



Teton Outdoor Adventures

W 9500 S

W 9500 S

S 2000 W

Blackhorse Ranch

TH 1

TH2

TH3

TH4