



North River Estates Preliminary Plat
Applicant Testimony Responses

T-1 Response

Taxes will be paid and current prior to platting.

T-2 Response

We will update the typical road section to include 2-ft shoulders and ensure that all existing irrigation lines are covered with an easement

T-3 Response

We have discussed this comment with Dusty Whited and will address these items on the improvement drawings to ensure a safe and functional cross-access easement.

T-4 Response

Ideally, each subdivision/development would have its own community public drinking water system. There is currently a state-wide moratorium on small public water systems and for smaller developments (number of lots) the burden of the costs of a public system is too much. There is water that they can drill to as noted by IDWR in Exhibit A-9.

T-5 Response

The roads and road networks are designed to Bingham County Road and Bridge requirements the amount of traffic produced by this development is less than 100 trips, therefore, a Traffic Impact Study is not required.

The Cedars Estates subdivision extended N Jack Rabbit to the east edge of this property and so we are required to tie into it.

There is an existing "wet well" with a pump that serves this property currently. We are proposing to continue to utilize that "wet well" and utilize or upsize the pump as needed.

T-6 Response

We have discussed the Fire comments with Randy Adams and have let him know we are willing to do what is necessary for the development and will work with him closely during the design process.

Regards,

A handwritten signature in blue ink, appearing to read "Caden Fuhriman".

Caden Fuhriman, PE