Applicant(s)/Engineer(s):
EDP Eagle Stream, LLC as Applicant/Developer, Kent Brown representing with Kent Brown Planning Services, and Greg Carter as Engineer(s)/Surveyor(s)

File(s): SPF 076-18
Analyst: Doug Critchfield

Requested Action Approval(s) and Location(s):

1. Final plat approval for:
   Eagle Stream Subdivision No. 4 (hereinafter the “Development”; alternatively, “Eagle Stream Subdivision No. 4” or the “Project”)

Comprising 9.12 acres proposed to be platted into thirty-six (36) buildable and four (4) common lot all located in a RS 6 Zoned area located in the SE 1/4 of the SE 1/4 of Section 18, T3N, R2W, B.M., Canyon County in Nampa south of Flamingo Ave. and west of Middleton Rd.

Correspondence:
Any correspondence from City departments/divisions and outside agencies or the citizenry is hereafter attached to this document for perusal. Comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Eagle Stream Subdivision No. 4 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Eagle Creek Subdivision, and, complies with relevant RS 6 zoning codes and City of Nampa subdivision standards appertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)
Accordingly, Staff recommends that Eagle Stream Subdivision No. 4 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter.

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Generally, Applicant/Development shall:
   Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to the approved preliminary plat of/for Eagle Stream Subdivision.

   More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

   Specifically:

   a. Comply with the requirement(s) listed in the November 20, 2018 email from the Pioneer Irrigation District authored by Mark Zirschky (1 page – copy hereto attached); and,

   b. Comply with the requirements listed in the December 17, 2018 memorandum from the City of Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,

   c. Comply with the requirement(s) listed in the December 19, 2018 memorandum from the Nampa Engineering Division authored by Nicole Fletcher (2 pages – copy hereto attached); and,

2. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

3. <Any other conditions as may be levied by the Commission....
ATTACHMENTS

- Copy of City of Nampa Final Plat Application for Eagle Stream Subdivision No. 4 (page 4)
- Copy of Letter from Kent Brown Planning Services to Nampa Planning Commission and City Council requesting Final Plat approval (Page 5)
- Copy of Parcel Information Description (Page 6)
- Copy of Warranty Deed (Pages 7-9)
- Copy of LandproData Parcel Information and Vicinity Map (Pages 10-11)
- Copy of Plat (reduced from original size) (Page 12)
- Copy of Enlarged Plat (reduced from original size) (Pages 13-14)
- Copy of Preliminary Plat (reduced from original size) for contextual reference (Page 15)
- Copies of agency response letters (Pages 16-24)
CITY OF NAMPA
FINAL PLAT APPLICATION
Planning and Community Development Department
411 3rd St. South
Nampa, ID 83651
208-465-2214 Phone
208-465-2261 FAX

Name of Subdivision  EAGLE STREAM SUBDIVISION NO 4
Location of Subdivision  SOUTHSIDE FLAMINGO AND 725 FEET WEST OF MIDDLETON RD

Owner  LIONWOOD PROPERTIES LLC
Address  701 S ALLEN ST STE 104 MERIDIAN IDAHO 83642
Phone  208-695-2000
FAX
E-Mail  MARMUTH@HUBBLEHOMES.COM

Applicant  HDP EAGLE STREAM LLC
Address  701 S ALLEN ST STE 104
Phone  208-695-2000
FAX
E-Mail  MARMUTH@HUBBLEHOMES.COM

Engineer/Surveyor/Planner
Address  3161 E SPRINGWOOD DR MERIDIAN ID 83642
Phone  208-871-6842
FAX
E-Mail  KENTLKB@GMAIL.COM

FINAL PLAT INFORMATION

Total Acreage 9.12
Total Number of Lots: 40  Buildable: 36  Common: 4
Gross Density per Acre: 3.9  (Number of units per acre of total land to be developed)
Net Density per Acre 4.8  (Number of units per acre of land excluding roads)
Zoning District(s) - Zoning Within Nampa City Limits RS 6
If Applicable: Zoning Within the Area of Impact

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
November 12, 2018

Nampa City Planning & Zoning Department
411 Third Street SO
Nampa ID 83651

RE: Final Plat for Eagle Stream Subdivision No 4

Dear Commission and Council:

On behalf of Eagle Stream Properties LLC, please accept our request for Final Plat Approval of the second phase of Eagle Stream Subdivision. Eagle Stream development is located, on the south side of Flamingo Ave and approximately 725 ft west of Middleton Road. This phase is for 36 single-family lots and 4 common area lots on 9.12 acres. This application with attachments is in accordance with the City of Nampa Final Plat application and checklist.

The Final plat and Final Construction Engineering Plans are in compliance with all conditions of approval, both site specific as well as general conditions of approval.

Please contact me if you have any questions regarding this application.

Sincerely,

Kent Brown
Planner
DESCRIPTION FOR
EAGLE STREAM SUBDIVISION NO. 4

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 18, T.3N., R.2W.,
B.M., Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at the E1/4 corner of said Section 18 from which the SE corner of said
Section 18 bears South 00°30'58" West, 2648.71 feet;

thence along the East-West centerline line of said Section 18 North 89°33'30" West,
649.92 feet;

thence along the East boundary line and the northerly extension thereof of Eagle Stream
Subdivision No. 1 as filed in Book 46 of Plats at Page 31, records of Canyon County, Idaho
and along the East boundary line of Eagle Stream Subdivision No. 2 as filed in Book _____
of Plats at Page _______, records of Canyon County, Idaho South 00°32'19" West, 1,320.00
feet to SE corner of Lot 2, Block 5 of said Eagle Stream Subdivision No. 2, said point also
being the REAL POINT OF BEGINNING;

thence continuing South 00°32'19" West, 1,254.39 feet to an angle point on the
exterior boundary line of Lot 1, Block 10 of Eagle Stream Subdivision No. 3 as filed in Book
_____ of Plats at Page _______, records of Canyon County, Idaho;

thence along the exterior boundary line of said Eagle Stream Subdivision No. 3 for
the following 6 courses and distances:

thence North 89°37'05" West, 295.47 feet;

thence North 00°30'37" East, 160.00 feet;

thence North 89°37'05" West, 35.00 feet;

thence North 00°30'37" East, 934.73 feet;

thence South 89°33'30" East, 75.16 feet;

thence North 00°30'37" East, 160.00 feet to a point on the South boundary line of
said Eagle Stream Subdivision No. 2;

thence along said South boundary line South 89°33'30" East, 255.92 feet to the
REAL POINT OF BEGINNING.  Containing 9.12 acres, more or less.
WARRANTY DEED

For Value Received  Getty Capital of Idaho LLC, Individual (k) Plan, Robert R. Bass, TTEE FBO

Robert R. Bass

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Eagle Stream Properties, LLC

hereinafter referred to as Grantee, whose current address is 701 S Allen St #104 Meridian, ID 83642

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 9, 2017


By: Robert R. Bass TTEE FBO Robert R. Bass
Sole Member of Getty Capital of Idaho, LLC
State of Idaho, County of Ada

On this 10th day of March in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert R. Bass, known or identified to me to be the Sole Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Susan J. Merritt
Residing at: Caldwell, ID
Commission Expires: 5-5-2017
EXHIBIT A

The West Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho: EXCEPTING THEREFROM:

The North 268 feet of the West 178 feet thereof

ALSO EXCEPTING THEREFROM:

Commencing at a pin at the Northeast corner of the West Half of the Northeast Quarter of the Southeast Quarter; thence Westerly 115 feet along the North boundary of the Southeast Quarter; thence Southerly 180 feet parallel to the East boundary of Section 18; thence 115 Easterly parallel to the North boundary of Section 18; thence 180 feet Northernly parallel to the West boundary of Section 18 to the POINT OF BEGINNING, being situated in the West Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.
## Owner Information

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<th>County</th>
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<tr>
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<tr>
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<td>NAMPA, ID 83651</td>
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<td>Primary Owner</td>
<td>LIONWOOD PROPERTIES LLC</td>
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<tr>
<td>Second Owner</td>
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<tr>
<td>Owner Address</td>
<td>11606 CARTWRIGHT RD</td>
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## Parcel Information

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**Legal Information**

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<td>Legal 4</td>
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**Date Updated**

2018-11-07

## Related Public Events - 11 Total

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<th>Event Date</th>
<th>Event Title</th>
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<td>2018-11-13</td>
<td>SPF 071-18: Edmonds Hollow Subdivision</td>
<td>Plat submitted: Final</td>
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<td>📂</td>
<td>Document Recording</td>
<td>2018-06-28</td>
<td>EAGLE STREAM SUBDIVISION NO 2</td>
<td>Plat recorded.</td>
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<td>📂</td>
<td>Plat Submittal</td>
<td>2018-03-26</td>
<td>SPP 027-18: Edmonds</td>
<td>Plat submitted: Approved</td>
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PRELIMINARY PLAT

PRELIMINARY PLAT OF EAGLE STREAM SUBDIVISION
A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF
THE SOUTH 1/4 OF SECTION 18, T. 3 N., R. 2 W., IDAHO

CITY OF NAMPA — CANYON COUNTY — STATE OF IDAHO

DEVELOPER

OWNER

SURVEYOR

LEGEND

- EASEMENT LINE
- SECTION LINE
- PARCEL LINE
- CENOTaph
- OFFSET MARK
- EDGE OF DIRT ROAD
- EDGE OF FLOODWAY
- ANGER WAY
- ONE WAY
- 30' HIGH SCHOOL FENCE
- OIL/WATER STORAGE
- CRIP LINE
- DRAINAGE DITCH

- SEWER MAIN
- WATER MAIN
- ELECTRIC MAIN
- GAS MAIN
- UTILITIES MAIN
- WATER IN & OUT
- SEWER IN & OUT
- ELECTRIC IN & OUT
- GAS IN & OUT
- UTILITIES IN & OUT
- GAS MAIN
- ELECTRIC MAIN
- WATER MAIN
- SEWER MAIN
- UTILITIES MAIN
- SQUARE BLOCK
- PROPOSED
- OBLIQUE

BASIS OF BEARING
6 NORTH E BETWEEN THE CENTER OF SECTION 18, T. 3 N., R. 2 W., IDAHO

PROPOSED UTILITY METHODS
1. SERVICE CONNECTION TO THE EXISTING GAS/NATURAL GAS STATION
2. WATER SUPPLY CONNECTION TO THE EXISTING WATER MAIN - NEW
3. STORM SEWER/SEWAGE/COMBINATION OF EXISTING SEWER/SEWAGE - NEW
4. ACQUISITION SYSTEM CONNECTION TO THE EXISTING ACQUISITION SYSTEM IN PLANNING

NOTES:
1. MAP PREPARED ON 4/2/2018
2. CURRENTLY ZONED AS AGRICULTURAL
3. REQUIREMENTS OF NAMPA, CITY, & IDAHO DEPT. OF TAXATION
4. site UPGRADES TO BE IMPLEMENTED AT A LATER DATE
5. ADEQUATE EASEMENT ALONG EXISTING BOUNDARIES AND RIGHT-OF-WAY OF SURROUNDING LOTS.

GENERAL SITE NOTES:

PROPERTY NO. 110 E. ORCHARD AVE.
ASSD. - 3.8 ACRES
NOTE NO. 6-22-16

REVISED BLOCK

REVISION
1. EASEMENT 113-1140

Accurate Surveying & Mapping
160 W. Idaho St., Suite 300
Boise, Idaho 83702
(208) 481-6327
www.accuratesurveys.com
Sylvia Mackrill

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Tuesday, November 20, 2018 10:19 AM
To: Sylvia Mackrill
Cc: Kirk Meyers
Subject: SPF-00076-20L8 Eagle Stream No. 4 Final Plat
Attachments: SPF-00076-2018 Eagle Stream No. 4 Application.pdf

Sylvia,

Per the above referenced project notice, please find the following.

Pioneer Irrigation District has just received initial application regarding encroachments on our Stevens West Lateral related to this project. Agreements and plan review have not occurred at this time.

Pioneer’s Stevens West Lateral has a 16 foot easement from top of bank, and must be referenced on the final plat.

Per Idaho Statutes 42-1209, written permission must be obtained from Pioneer Irrigation District prior to any encroachment or modifications to its facilities.

Regards,

Mark Zirschky
Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
Good Morning Shellie,

Nampa Highway District #1 has no objection to the Final Plat for the Eagle Stream Subdivision #4 subject to the MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement that was signed by the Nampa Highway District #1 on 11-29-16.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

From: Shellie Lopez [mailto:lopes@cityofnampa.us]
Sent: Tuesday, November 20, 2018 9:44 AM
To: Addressing; Ben Melody; Beth Ineck; Bill Hamlin; Bob Parsons; Bobby Sanchez; Brent Hoskins; Canyon County Commissioners (bocc@canyonco.org); Carl Miller; Carolyn Murray; Century Link; Chanee (cgrant@nmid.org); Chris Hopper; Cody Swander; Daniel Badger; David Palfreyman; deerflat@fws.gov; Don Barr; Eddy Thiel; Eric Shannon; Jared Bryan; Jason Kimball; Jay Young; Jeff Barnes; Jessica Mansell; Jim Brooks; Karla Nelson; Ken Couch; Ken Keene; Kent Lovelace; kfunk@idahopower.com; L Bishop; Mark Zirschky; Melissa Close; Monica Taylor; Nampa Christian Schools; Neil Jones; Nick Lehman; nmid@nmid.org; Patrick Sullivan; Phillip Roberts; pnilsson@canyonco.org; Randy Dewey; Ray Rice; Reggie Edwards; Richard Davies; Robyn Sellers; Soyla Reyna; Steve Cope; Sylvia Mackrill; T McMillen; Tammy Wallen; Tim Wright; Tom Points; Vallivue School District; vcharles@idahopower.com
Subject: Final Plat Approval for Eagle Stream Subdivision No. 4 / SPF-00076-2018 / Idaho

Good Morning Everyone!

Re: SPF-00076-2018

Eagle Stream Properties LLC. has submitted a Final Plat Approval for Eagle Stream Subdivision No. 4 on the south side of W. Flamingo Ave. west of N. Middleton Rd. (A parcel of land located in the SE 1/4 of the SE 1/4 of Section 18, T3N, R2W, BM - 36 buildable lots on 9.12 acres, 3.9 lots per gross acre).

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda January 08, 2019.

Please find attached the SPF-00076-2018 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than December 26, 2018.
Hi Shellie,

Nampa Parks has reviewed the final plat for Eagle Stream Subdivision No. 4 Project: SPF-00076-2018. We have no requests.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
Eagle Stream Subdivision No. 4 aligns with the Future Land Use Map. Internal pathways and sidewalks allow for residents to walk within the subdivision. Unfortunately, none of the associated schools are within walking or biking distance of the subdivision.

Associated Schools:

Lakeview Elementary – The subdivision is not within walking distance of the Elementary School (2.48 miles)

Valliview Middle School - The subdivision is not within walking distance of the Middle School (5.1 miles)

Valliview High School - The subdivision is not within walking distance of the High School (5.33 miles)
December 4, 2018

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: SPF-00076-2018/ Eagle Stream Subdivision No. 4

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Mark Zirschky (208) 459-3617 of Pioneer Irrigation, at P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/ gnf

Cc
Office/ file
M. Zirschky, Pioneer Irrigation District
December 17, 2018

RE: Eagle Stream Subdivision No. 4 - Final Plat

To: Kent Brown

cc: Sylvia Mackrill

The following changes must be made prior to submitting for signatures:

- W F St should be W Christian St

Sincerely,

Alex Main
GIS Tech I
Engineering Division
City of Nampa
(208) 468-5475
Sylvia Mackrill

From: Carolynn Murray
Sent: Monday, December 17, 2018 3:52 PM
To: Sylvia Mackrill
Subject: SPF-00076-2018, Eagle Stream Sub # 4

Sylvia,

There are no landscape plans attached to the Eagle Stream Sub # 4 packet received by Earl to review.

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks – Facebook Page

Merry Christmas & Joyful New Year!

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DATE: December 19, 2018

TO: Planning and Zoning Commission

FROM: Nicole Fletcher

SUBJECT: Eagle Stream Subdivision Phase 4, Final Plat and Construction Drawings

The Engineering Division has reviewed the final plat and construction drawings for Eagle Stream Phase 4 and recommends approval with the following comments:

- Play and Layout
  - Disregard all notes on sheet 2 except for the following, as I found the complete plat set after making comments
  - Revise street labeled F St to W Christian St
- Construction Drawings
  - Please provide percolation test that resulted in percolation rate of 4.5in/hr. Geotech report specifies infiltration rate of 1in/hr and with this value all storm drain systems are failing
  - Revise F St to W Christian St
- Sheet 1
  - General note 10: revise to eagle stream sub #4
  - General note 20: revise from ACHD to City of Nampa
  - Roadway note 1&2: remove "or ITD", ROW permits and inspections should come from City of Nampa only
  - Roadway note 15, bullet 16: revise to standard drawing N-1024A
  - Sewer note 14: should this specify 12" from finish grade?
  - Irrigation note 13-15: should these be under general? Also note 14 seems redundant, see general note 10
  - Irrigation lines will need to be sleeved through seepages beds as well.
- Sheet 3
  - Star on top of keynote 4 label; on plans
  - Common drive: is the landscaping next to common drive a drainage swale? Is so please call out and provide details
- Edmonds hollow subdivision roadway may be completed prior to Eagle Stream 4, revise “end of construction notes” as contingent to this
- Coordinate elevation of Christian St with Edmonds Hollow Engineer, Roger Smith @ Sage Engineering
  - Sheet 4
    - Specify pipe size for invert in and out of sand and grease traps
    - Monitoring wells only needed every 50’, showing every 25’?
    - Please provide a monitoring well on exterior of well, 10’ away
  - Sheet 5
    - Please specify sewer sleeve lengths
  - Sheet 6
    - Hydrant on NE corner of barn owl ave and aquila st is part of phase 3? Should it have ‘existing hydrant’ symbol?
    - If Edmonds hollow is not complete, water main will need a blow-off and both water and irrigation will need valves. If Edmonds hollow is complete, remove existing water main blow-off and connect to existing water and irrigation mains
    - Fire hydrants should be located at a maximum of 400’ apart
    - Include pressure irrigation sleeves through seepage beds
    - Provide lengths of sleeves for water and irrigation
    - Upgrade gravity irrigation pipe that is running under w Christian st to C900
    - North common drive: does pressure irrigation need pump out?
    - Maintain separation of water main and the storm drain system (storm drain pipe and seepage bed)
    - Maintain separation of water and pressure irrigation services going to lot 7, block 10
    - East common drive: were these utilities supposed to be installed with phase 3? Does pressure irrigation need pump-out?