

INFRASTRUCTURE AND FACILITIES

Water: There is an existing 12" water main on the south side of Graham, a 12" main along Alexandria, and a 12" main along Eagle Avenue. This should be sufficient to support an R-1 zone.

Sewer: There is an existing 18" sewer main on the south property line. The northwest portion of the subject property is in the 92-01 Sewer Impact fee Area.

Streets: The Thoroughfare Plan shows a minor collector street from the southwest corner of the tract connecting to Alexandria, then connecting to Eagle Avenue, then traversing the property to Graham Road toward the north.

Off-site Easements: At this time, it does not appear that off-site easements are needed for this development to occur.

Drainage: Drainage is to Lick Creek. According to the Drainage Ordinance, this development is not allowed to increase the 100-year flood level, either upstream or downstream.

Flood Plain: No floodplain appears on the subject property.

Oversize request: Oversize participation may be requested on infrastructure at the platting stage. This issue will be reviewed based on what the development requires to develop and what is being constructed.

Impact Fees: The 2000 Update to the 92-01 Impact Fee Area shows a strip of land along Graham Road on the subject property, approximately 170'x1400', in the impact fee area. The current fee is \$232.04 per Living Unit Equivalent.