

INFRASTRUCTURE AND FACILITIES

Water: There is an existing water system in Pebble Creek. The new system for this area is required to meet City guidelines per the Subdivision Regulations. A Water Report is required for the subdivision to ensure compliance.

Sewer: There is an existing sewer system in Pebble Creek. A Sewer Report is required for the subdivision to insure capacity and compliance.

Streets: The tract is currently landlocked, but will be included in Phases 9D and 9F of Pebble Creek in which lots will ultimately access to St. Andrews Drive, a minor collector. The proposed extension of Pebble Creek Parkway to the south is adjacent to this tract.

Off-site Easements: It does not appear that any are needed at this time for utility extensions.

Drainage: Drainage is to Alum Creek.

Floodplain: Floodplain exists along the southern edge of this tract, with a Base Flood Elevation (BFE) requirement of 230'. Although the mapped floodplain does not encroach on the subject tract, the 230' contour does encroach.

Oversize request: To be determined at platting.

Impact Fees: None.