

## **INFRASTRUCTURE AND FACILITIES**

**Water:** At the present time, this area is served by Wellborn Special Utility District (SUD). However, water improvements are required to meet City of College Station standards.

**Sewer:** The area may use OSSF's. However, per Section 12 of the Subdivision Regulations, the development must plan for future public sewer extensions. The Lick Creek Treatment plant is to the southeast. The closest line is approximately 4,000 feet to the south.

**Streets:** Greens Prairie Road is a major arterial. Rock Prairie Road is a major collector. It appears Rock Prairie Road is on-site, as the property line extends to the centerline of the road. This means that ROW dedication and construction will be required for subdivision. Rock Prairie Road is unimproved along the subject tract.

**Off-site Easements:** None needed if OSSF is planned.

**Drainage:** Most of the tract drains to Carter's Creek. A Development permit is required to address drainage issues.

**Flood Plain:** The site includes the Carter's Creek floodplain.

**Oil Wells:** The property to the west has two operating oil wells. The adjacent property to the east has one. The City's "Oil and Gas Ordinance" relates to wells going in near existing developments. This is an issue of a development going in near an existing well. This may affect the well when it renews its permit.

**Oversize request:** No OP has been requested; none foreseeable at this time.

**Impact Fees:** None at this time.