

SLOPE

Slope has been grouped into 4 categories. They are: 0-8%, 8-15%, 15-25%, and 25+%. Slopes of less than 8% are found almost exclusively along the ridge tops and in the bottom of the major drainage ways. Slopes above 8% are located along the ridge edge and vary in severity, often exceeding 20% and in some cases, exceeding 25%. Some of the steepest slopes on the site occur along the northern 9 holes of the golf course. These slopes easily exceed 25%.

Slopes over 15% make it difficult to develop single family detached units. The grading on the access streets and entrances to lots become increasingly difficult to accommodate easily as slope percentage increases. As can be seen from the accompanying slope map, large areas of the undeveloped parcels of Pebble Creek fall within the moderately sloping categories, namely 0-15%.