APPEAL #4

ST. TAMMANY PA

MICHAEL B. COOPER
PARISH PRESIDENT

ZC Approved :
12/01/2020

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

DEC 2020

APPEAL REQUEST

DATE: December 9, 2020

2020-2058-ZC

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-4 (Single-Family Residential District) and PUD (Planned Unit Development Overlay)
Location:	Parcel located on the west side of Carroll Road, south of Devon Drive, and north of Viosca Street, Slidell; S38, T9S, R14E; Ward 9, District 12
Acres:	47.43 acres
Petitioner:	CKB Development, LLC - Kyle Bratton
Owner:	Lynwood Ennis
Council District:	12

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Donna P McDonald
(SIGNATURE)

PRINT NAME: Donna P. McDonald

ADDRESS: 35075 Oakridge Ave
Slidell, Louisiana 70460

PHONE #: 985-960-0006

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 23, 2020
Case No.: 2020-2058-ZC
Posted: 11/20/2020

Meeting Date: December 1, 2020
Prior Action: 11/4/2020 - Postponed
Determination: Approved

GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: 47.43 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS/ SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 47.43-acre subject property. The Bayou Bend subdivision is proposed to be developed with 89 lots with an average lot size of 65 x 120, or .179 acres.

Note that a concurrent application to rezone 11.97 acres of the subject property from A-3 Suburban Residential District to A-4 Single-Family Residential District has also been submitted (2020-2057-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision as amended at the November 4, 2020 Zoning Commission meeting.

ACCESS

The site is proposed to be accessed through one boulevard type entrance from Carroll Road.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Bayou Liberty and On-Site Sewer Facilities
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

Per the UDC, Section 130-1674(4), the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ X maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

Existing Zoning	***Zoning***	***Acreage***	***Max. Density***	***Net Density***
	Existing A-3	47.43 acres	2 units per acre	71.145 units
	Total Net Density			**71 units**
Proposed Zoning	***Zoning***	***Acreage***	***Max. Density***	***Net Density***
	Existing A-3	35.45 acres	2 units per acre	53.175 units
	Requested A-4	11.97 acres	4 units per acre	35.91 units
	Total Net Density			**89 units**

The proposal is for 89 residential lots, which meets the maximum allowable density of the PUD per the existing A-3 Suburban District designation and the requested A-4 Single-Family Residential designation (Case No. 2020-2057-ZC).

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 47.42 acres, requiring 11.855 acres of open space. The Bayou Bend PUD plan provides a total of 13.50 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	11.98 acres (89%)	Green Areas and Storm Water Management Areas
Active	1.52 acres (11%)	Playground and Walking Path

Comments:

a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

Sec. 130-1672 - Purpose

1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.

- The petitioned site provides storm water management ponds and meets the minimum greenspace requirements for a PUD.
- Informational Item: The Parish will adopt FEMA's Freeboard standard of BFE + 1 Foot by January 1, 2021. The applicant of this PUD will be required to implement the new standard after January 31, 2021.

2. Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.

- The proposed PUD plan provides for lots of similar size to be developed with single-family residential dwellings. The setbacks and height restrictions provided are uniform for all development. There is little diversification or variation of residential uses provided.

3. Functional and beneficial uses of open space areas.

- The majority of the greenspace is passive in nature and is adjacent to storm water management ponds partly comprised of areas labeled public maintenance and drainage servitude. The proposed PUD is providing 1.52 acres of usable open space that consists of areas labeled "playground/picnic area", "recreation area" and "walking path".
- Lot 89 has been relocated to allow more accessibility to the greenspace along the western half of the proposed PUD. The new plan also shows the relocation of the .34 acre "recreation area" to a more accessible and usable location.

4. Preservation of natural features of a development site.

- The site is currently an entirely undeveloped, wooded track of land. The PUD plan provides for the maintenance of any canopy outside of "damaged trees, or trees required to be removed in order to adhere to the final design, and underbrush".
- Staff recommends the greenspace areas and stormwater management ponds located to the west of the proposed PUD plan be placed into a conservation easement. This easement would permanently limit the use of the land and ensure the public benefit of open space is maintained.

5. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

- The PUD Plan proposes 1.52 acres of active greenspace. Other than the walking trails that are situated around the storm water management ponds, the active amenities provided for the 89 lot PUD is comprised of less than one-acre of the required 11.85 acres of greenspace. Staff notes that the general areas of active recreational facilities indicated on the PUD plan are not clearly illustrated to be functional and beneficial locations. A majority of the active amenities provided appear to be located in flood zones. Consideration should be taken to locate all proposed recreation areas in a safe an accessible location that can be enjoyed by all residents.
- Additionally, staff recommends the applicant take measures to ensure the proposed .59-acre open space behind lot 54 is easily accessible to all residents. For example, moving Lots 53 and 54 to the north would create an access path that would ensure the playground is safe and visible from the street.

6. Rational and economically sound development in relation to public services.

- The applicant has stated that Bayou Liberty Water Association will be the water provider and does have capacity to service the development. An on-site community sewer treatment plant will be provided as shown on the PUD plan.

7. Efficient and effective traffic circulation, both within and adjacent to the development site.

- The proposed traffic circulation consists of one boulevard type entrance/exit onto Carroll Road and a majority 50 ft. asphalt public right-of-way throughout the subdivision.

8. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.

- The applicant has submitted a concurrent request to change the underlying zoning designation of 11.97 acres from A-3 Suburban District to A-4 Single-Family Residential District.

COMPREHENSIVE PLAN ANALYSIS

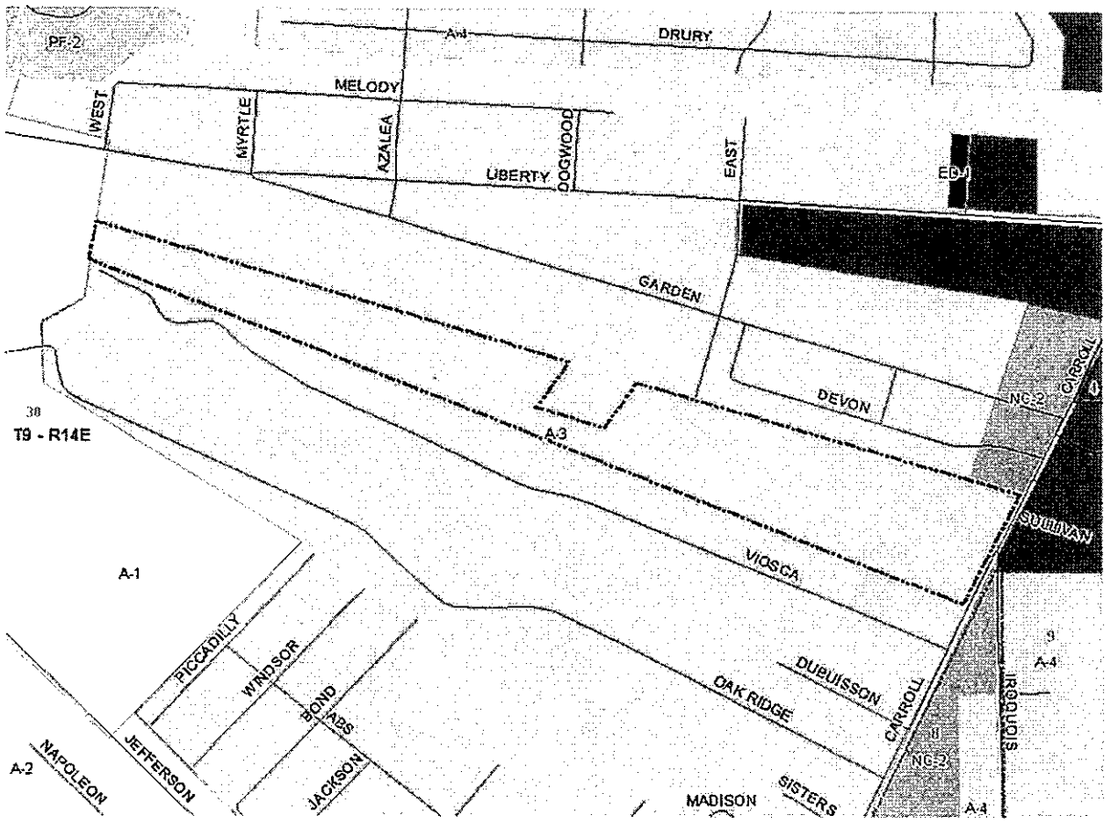
The 2025 Future Land Use Plan designates the site to be developed with new residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

The Bayou Bend PUD plan does meet the site's Comprehensive Plan designation by providing residential infill on an undeveloped tract. However, the applicant is requesting to rezone the property to provide a greater density and should therefore ensure all open space provided is well defined and easily accessible to prospective residences.

SUMMARY

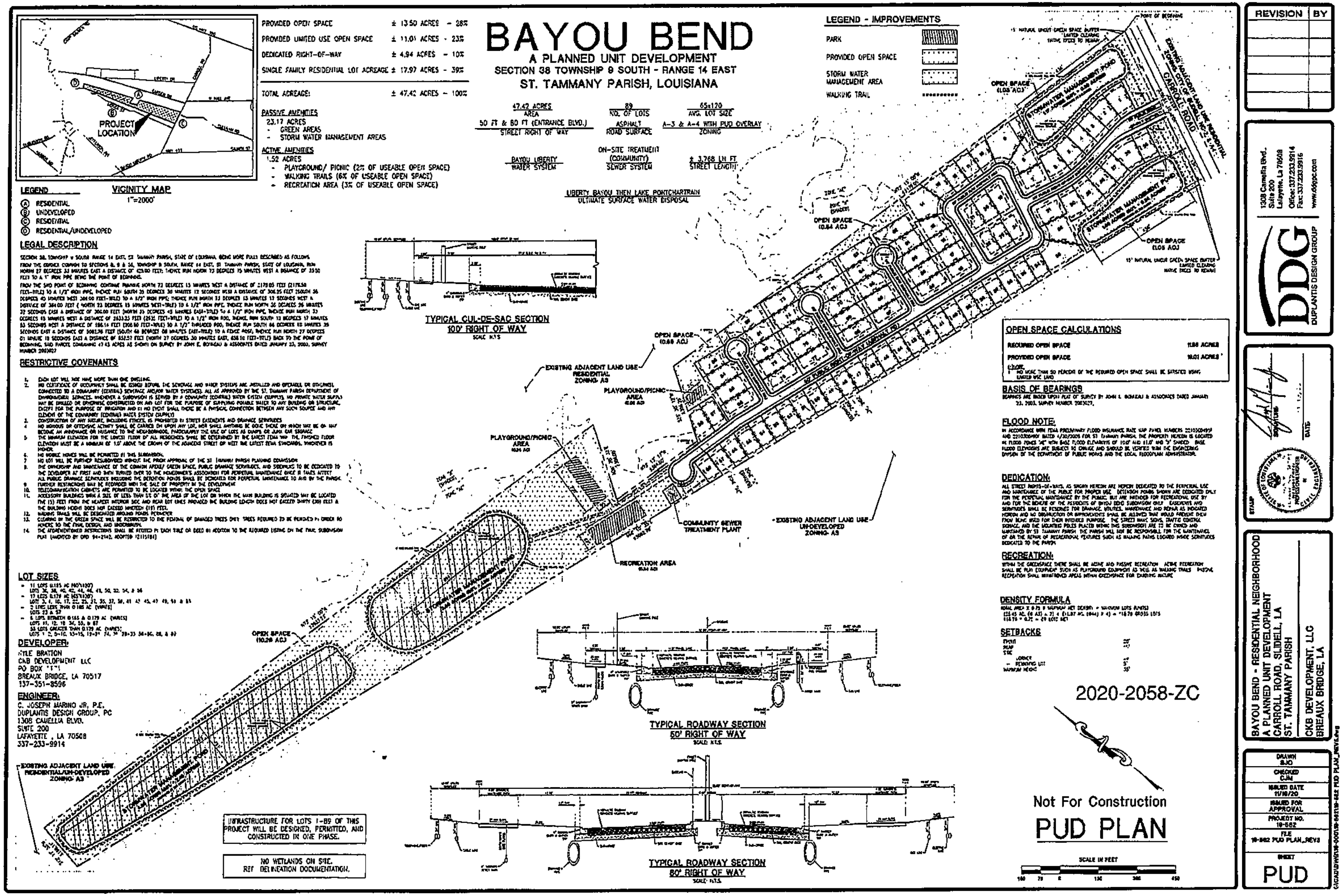
The site's Comprehensive Plan designation and Sec. 130-1672(a) - Purpose of a PUD specifically states that a higher increase in density and flexibility of site design should be exchanged for public benefit and useable open space. The revised PUD plan has improved in regards to providing more functional and beneficial uses of open space. However, staff is still concerned with the increased density of the proposed subdivision and its potential impact to the surrounding area.

Case No.: 2020-2058-ZC
PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single Family Residential District and PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: 47.43 acres



2020-2058-ZC


HC-2
HC-1
BANNER
BADON
A-2
PARISH
MORGAN
CHARLES
HC-2
HC-2
HC
A-5
QUEEN ANNE
CHAUCER
PF-2
HOLMES
ELIZABETH
WESTMINSTER
RALEIGH
A-4
PORTSMOUTH
LENNEP
DRURY
MELODY
WEST
MYRTLE
AZALEA
DOGWOOD
EAST
LIBERTY
ED-1
GARDEN
DEVONI
NC-2
A-3
T9 - R14E
VIOSCA
A-1
PICCADILLY
WINDSOR
BOND
DUBUISSON
OAK RIDGE
CARROLL
ERNEST
IROQUOIS
A-4
NC-2
JACKSON
GEORGEANNA
ABS
SISTERS
EDEN
REESE
MADISON
ROBERT
A-4
PF-1
CHURCHILL
A-2
8
MANEGRA
CEMETERY
BAYOU LIBERTY RD
JEFFERSON
A-3
HC-2
NAPOLEON
A-2
TERRANCE
A-4
OAKWOOD
CEDAR
PINE
LAURENT


BAYOU BEND
A PLANNED UNIT DEVELOPMENT
SECTION 38 TOWNSHIP 9 SOUTH - RANGE 14 EAST
ST. TAMMANY PARISH, LOUISIANA
PROVIDED OPEN SPACE ± 13.50 ACRES - 28%
PROVIDED LIMITED USE OPEN SPACE ± 11.01 ACRES - 23%
DEDICATED RIGHT-OF-WAY ± 4.94 ACRES - 10%
SINGLE FAMILY RESIDENTIAL LOT ACREAGE ± 17.97 ACRES - 39%
TOTAL ACREAGE: ± 47.42 ACRES - 100%
PASSIVE AMENITIES
23.17 ACRES
- GREEN AREAS
- STORM WATER MANAGEMENT AREAS
ACTIVE AMENITIES
1.52 ACRES
- PLAYGROUND/ PICNIC (2% OF USEABLE OPEN SPACE)
- WALKING TRAILS (6% OF USEABLE OPEN SPACE)
- RECREATION AREA (3% OF USEABLE OPEN SPACE)
47.42 ACRES AREA
89 NO. OF LOTS
65x120 AVG. LOT SIZE
50 FT & 80 FT (ENTRANCE BLVD.) STREET RIGHT OF WAY
ASPHALT ROAD SURFACE
A-3 & A-4 WITH PUD OVERLAY ZONING
BAYOU LIBERTY WATER SYSTEM
ON-SITE TREATMENT (COMMUNITY) SEWER SYSTEM
± 3,768 LN FT STREET LENGTH
LIBERTY BAYOU THEN LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL
LEGEND - IMPROVEMENTS
PARK
PROVIDED OPEN SPACE
STORM WATER MANAGEMENT AREA
WALKING TRAIL
PROJECT LOCATION
LEGEND
Ⓐ RESIDENTIAL
Ⓑ UNDEVELOPED
Ⓒ RESIDENTIAL
Ⓓ RESIDENTIAL/UNDEVELOPED
VICINITY MAP
1"=2000'
LEGAL DESCRIPTION
RESTRICTIVE COVENANTS
LOT SIZES
DEVELOPER:
KYLE BRATION
CKB DEVELOPMENT LLC
PO BOX 1171
BREAUX BRIDGE, LA 70517
337-351-8596
ENGINEER:
C. JOSEPH MARINO JR, P.E.
DUPLANTIS DESIGN GROUP, PC
1308 CAMELLIA BLVD.
SUITE 200
LAFAYETTE, LA 70508
337-233-9914
TYPICAL CUL-DE-SAC SECTION
100' RIGHT OF WAY
TYPICAL ROADWAY SECTION
50' RIGHT OF WAY
TYPICAL ROADWAY SECTION
80' RIGHT OF WAY
EXISTING ADJACENT LAND USE RESIDENTIAL ZONING A3
EXISTING ADJACENT LAND USE UN-DEVELOPED ZONING A3
EXISTING ADJACENT LAND USE RESIDENTIAL/UN-DEVELOPED ZONING A3
PLAYGROUND/PICNIC AREA
RECREATION AREA
COMMUNITY SEWER TREATMENT PLANT
OPEN SPACE
STORMWATER MANAGEMENT POND
CARROLL ROAD
INFRASTRUCTURE FOR LOTS 1-89 OF THIS PROJECT WILL BE DESIGNED, PERMITTED, AND CONSTRUCTED IN ONE PHASE.
NO WETLANDS ON SITE.
REF. DELINEATION DOCUMENTATION.
OPEN SPACE CALCULATIONS
REQUIRED OPEN SPACE 11.86 ACRES
PROVIDED OPEN SPACE 18.01 ACRES
BASIS OF BEARINGS
FLOOD NOTE:
DEDICATION:
RECREATION:
DENSITY FORMULA
SETBACKS
2020-2058-ZC
Not For Construction
PUD PLAN
SCALE IN FEET
REVISION BY
DDG
DUPLANTIS DESIGN GROUP
1308 Camellia Blvd.
Suite 200
Lafayette, La 70508
Office: 337.233.9914
Fax: 337.233.9916
www.ddgpc.com
SIGNATURE
DATE
STAMP
BAYOU BEND - RESIDENTIAL NEIGHBORHOOD
A PLANNED UNIT DEVELOPMENT
CARROLL ROAD, SLIDELL, LA
ST. TAMMANY PARISH
CKB DEVELOPMENT, LLC
BREAUX BRIDGE, LA
DRAWN
CHECKED
CJM
ISSUED DATE
11/18/20
ISSUED FOR
APPROVAL
PROJECT NO.
19-582
FILE
19-582 PUD PLAN_REV3
SHEET
PUD

2020-2058-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: CKB Development, LLC

Developer's Address: P.O. Box 1171 (Street) Breaux Bridge (City) LA (State) 70517 (Zip Code)

Developer's Phone No. 337-308-6999 (Business) 337-351-8596 (Cell) Kyle Bratton

Subdivision Name: Bayou Bend

Number of Acres in Development: 47.42 Number of Lots/Parcels in Development: 89

Ultimate Disposal of Surface Drainage: Liberty Bayou then Lake Pontchartrain

Water Surface Runoff Mitigation Proposed: Detention

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Title Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☒ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☐ Yes ☐ No [X] N/A
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No

  If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways? ☐ Yes ☒ No

  If yes, what major streams or waterways? N/A
- Does the subdivision front on any major arterial streets? ☐ Yes ☒ No

  If yes, which major arterial streets? N/A
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No

  If yes, please explain? Normal construction activities associated with sitework preparation
- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

(Does the proposed subdivision development...)

a.) have or had any landfill(s) located on the property?	☐ Yes	☒ No
b.) disrupt, alter or destroy any historical or archeological sites or district?	☐ Yes	☒ No
c.) have a substantial impact on natural, ecological recreation, or scenic resources?	☐ Yes	☒ No
d.) displace a substantial number of people?	☐ Yes	☒ No
e.) conform with the environmental plans and goals that have been adopted by the parish?	☒ Yes	☐ No
f.) cause an unwarranted increase in traffic congestion within or near the subdivision?	☐ Yes	☒ No
g.) have substantial esthetic or adverse visual impact within or near the subdivision?	☐ Yes	☒ No

h.) breach any Federal, State or Local standards relative to:

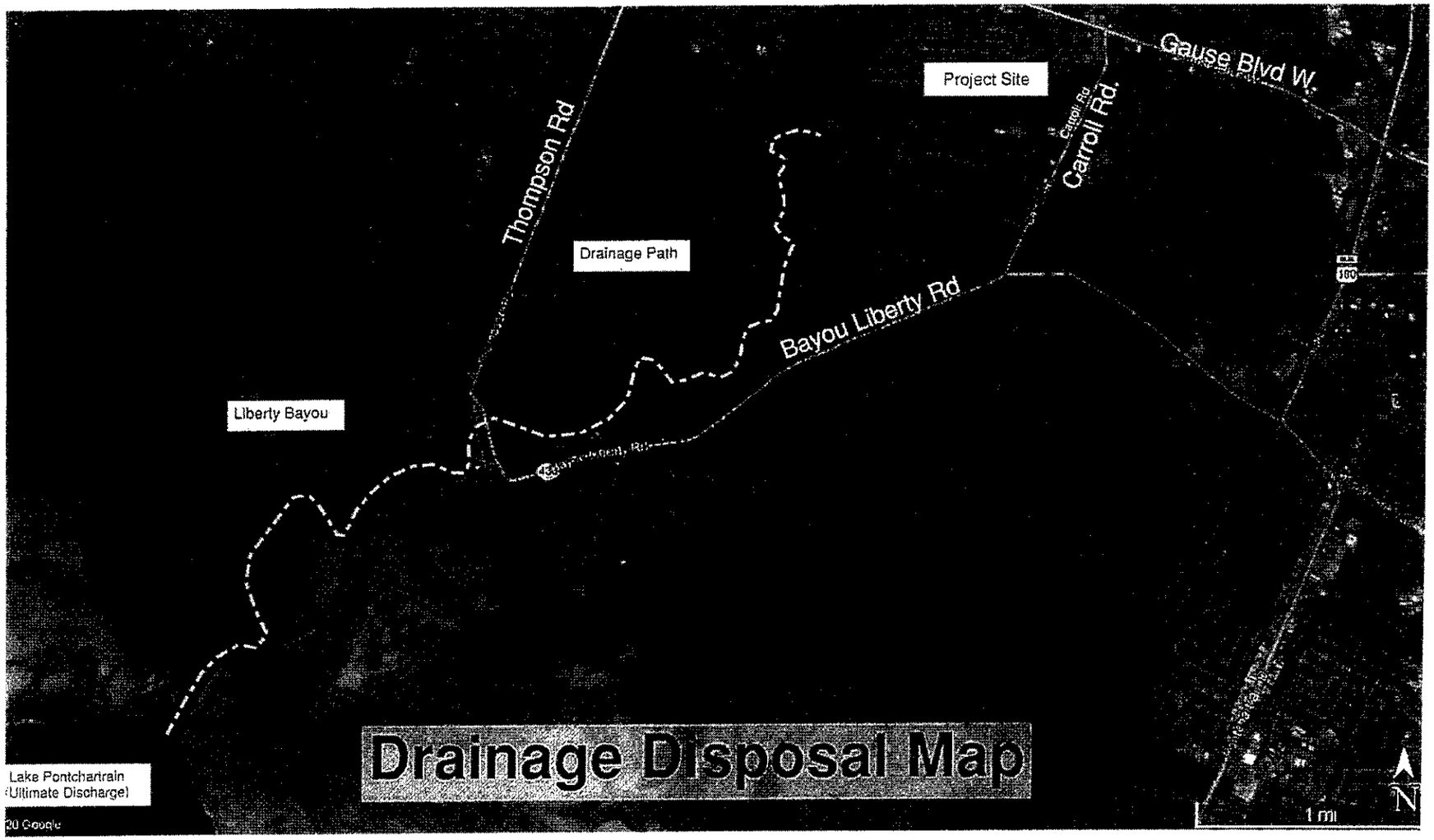
• air quality	☐ Yes	☒ No
• noise	☐ Yes	☒ No
• water quality	☐ Yes	☒ No
• contamination of any public or private water supply	☐ Yes	☒ No
• ground water levels	☐ Yes	☒ No
• flooding/inundation	☐ Yes	☒ No
• erosion	☐ Yes	☒ No
• sedimentation	☐ Yes	☒ No
• rare and/or endangered species of animal or plant habitat	☐ Yes	☒ No
• interfering with any movement of resident or migratory fish or wildlife species	☐ Yes	☒ No

• inducing substantial concentration of population	□ Yes	☒ No
• dredging and spoil placement	□ Yes	☒ No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Joseph A. Marino 2020.09.10 18:20:02-05'00' **ENGINEER/SURVEYOR/OR DEVELOPER (SIGNATURE)**	**DATE**

2020-2058-ZC


Project Site
Thompson Rd
Carroll Rd.
Gause Blvd W.
Drainage Path
Bayou Liberty Rd
Liberty Bayou
Lake Pontchartrain
(Ultimate Discharge)
Drainage Disposal Map
1 mi
N

2020-2058-ZC

WETLAND DELINEATION

PREPARED FOR

CKB INC.

C/O Mr. Kyle Bratton

42251 Jefferson Drive

Hammond, Louisiana 70403

SECTION 38; T-9-S, R-14-E

St. Tammany Parish, Louisiana

November 20, 2019

PREPARED BY

FELICIANA WILDLIFE INC.

INTRODUCTION

The above property is located in St. Tammany Parish, just West of LA Hwy 11, west of Slidell, La. And is accessed by Carrol Road. The tract is located in Section 38; T-9-S, R-14-E, St Tammany Parish. The area delineated is roughly 47 acres.

HISTORICAL and PRESENT CONDITIONS

A Wetland delineation was conducted on the above tract in October and November of 2019, at the request of CKB Inc. by Feliciana Wildlife Inc. Initial site visit revealed that the tract was in Sapling Pines and had been clear cut approximately 5 years earlier. The site has regrown in a very dense stand of pine and some sweetgum. There is also an occasional scattered live oak Tree. At the time of the investigation the tract examined was undisturbed. Of further note is that rainfall recorded the previous day was almost three inches. Additionally, the entire summer has been unusually wet.

SOILS

Preliminary data on the soils were taken from the (Soil Survey of St Tammany Parish Louisiana) and from the (Web Soil Survey, National Cooperative Soil Survey, NRCS, VERSION 9, 2014.) The list of (Hydric Soils for Louisiana, Soil Conservation Service, 1995). We found that there were two Soil types present on the site. Stough very fine sandy loam, 1 to2 percent slopes and Myatt fine sandy Loam, 1 to 2 percent slopes with Stough comprising most of the tract.

WETLAND DELINEATION TECHNIQUES

Methods used on the St. Tammany Tract were for Routine Delineation's on areas greater that five acres as described on pages 59-64 of the (Field Guide for Wetland Delineation, 1987 U S Corps of Engineers Manual, Wetland Training Institute, Inc. 1995 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Atlantic and Gulf Coastal Plain Region, version 2.0 November2010). Data on Soils were taken from the (Soil Survey of St Tammany Parish, Louisiana 2001.) and from the list of hydric soils of Louisiana (Soil Conservation Service, 1995). Plant Indicator status were used in accordance with Reed (1998) and (National Wetland Plant List July 2012.)

Plant Species were identified and recorded primarily according to Radford, Ahles, and Bells (1968); Forest Plants of The Southeast, Miller and Miller, (2005), and by a Checklist of Woody and Herbaceous Deer Food Plants of Louisiana, Moreland and The Louisiana Department of Wildlife and Fisheries, (2005), Wildflowers of Louisiana and Adjoining States, Clair A. Brown(1972).

The vegetation types found on this tract were basically the same throughout with approximately 40 % having an indicator status of FACU and 60% being FAC. There were a couple of hydric species of wetland plants noted on the field vegetation sheets. These were found in four wheeler tracks and trails.

Wetland Hydrology was determined by soil water conditions in October and November 2019.

Soil profiles and matrix/mottle colors were utilized to determine hydric soils. shovel holes were dug dug to a depth of 20 inches in the least disturbed areas of the tract where possible and were not random as they were selected in the most representative of the area as well as the least disturbed.

Soil plugs taken throughout the area from shovel holes determined soil matrix/mottle using the Munsell color chart. Color photographs were taken of each soil sample and are included in this report.

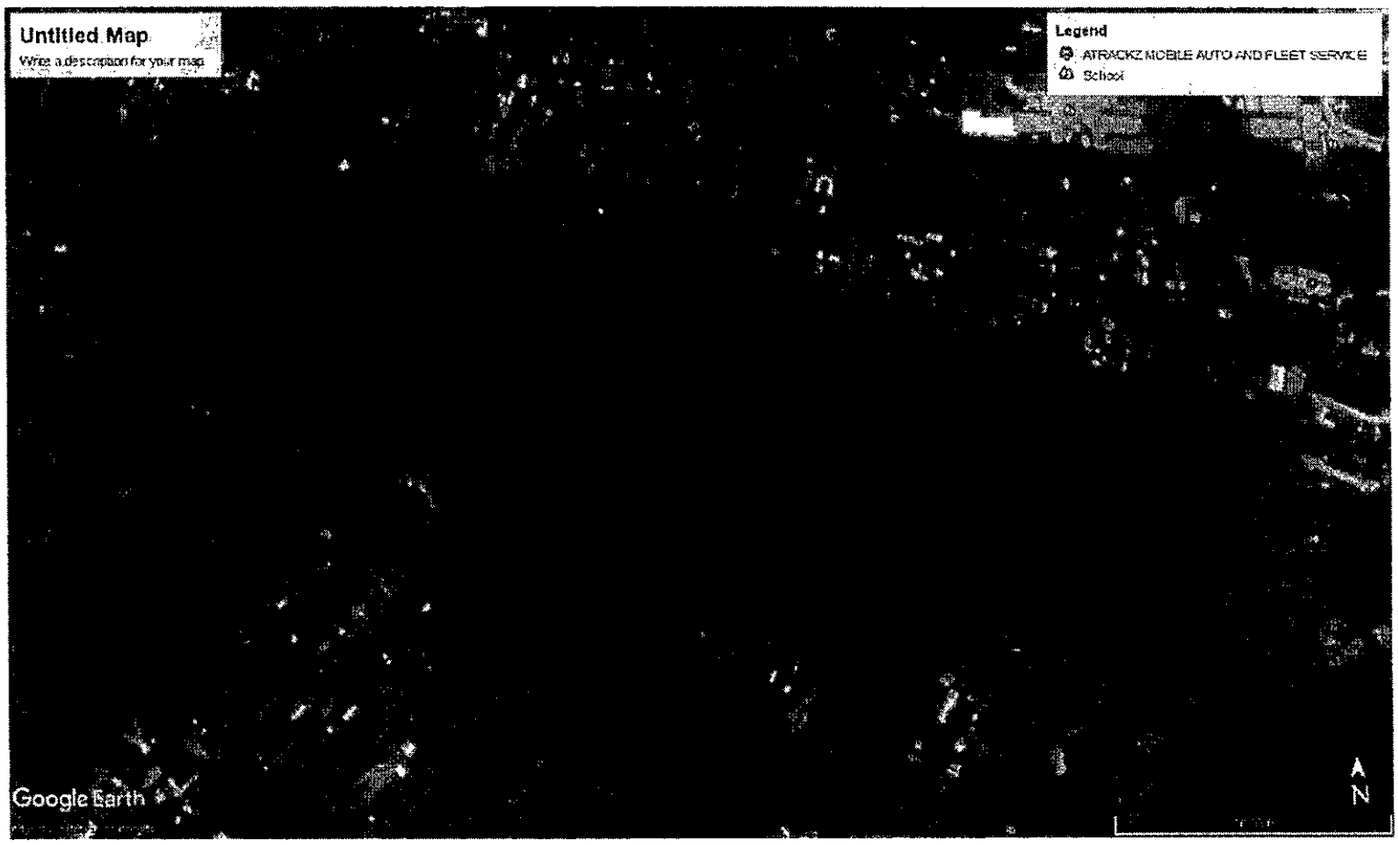
That Tract when completed was reviewed using the NRCS Soil Map, Aerial photography, USGS 7.5 minute Quadrangle Map, and extensive ground truthing.

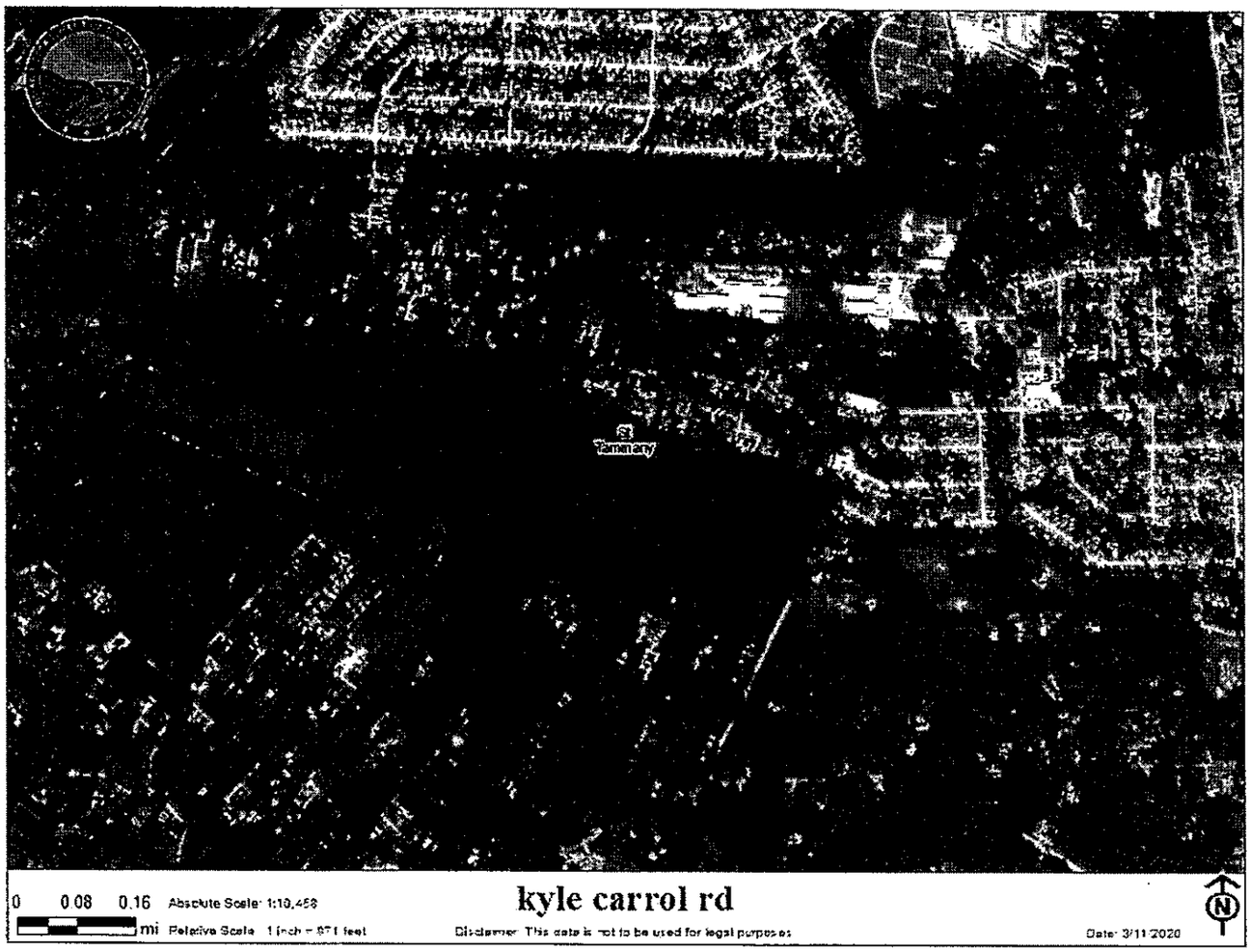
RESULTS AND CONCLUSIONS

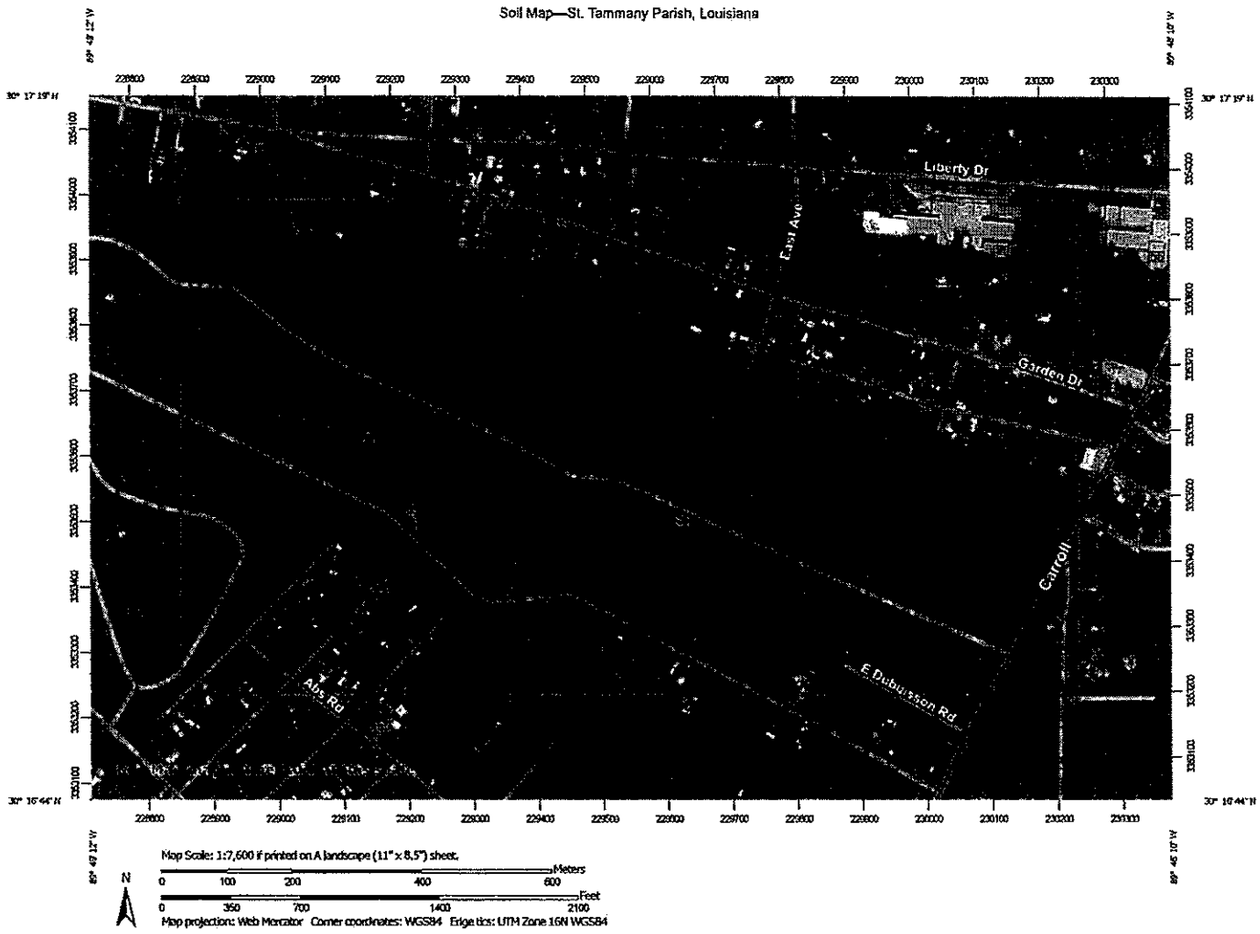
Soils, Hydrology and vegetation were found to be unlike that found in typical wetlands. The tract in the center had somewhat of an old road that was man-made and no wet areas were discovered during the investigation. The soils examined were determined to be non-hydric. Soil samples were examined to a depth of 20 inches, where possible as the tract has regrown in extremely thick pine forest, and were excavated using a sharpshooter shovel and exhibited an absence of water.

All of the vegetation samples were dominated by non- hydric species. Some of the plots contained some FACW species of vegetation but those particular species of vegetation were scattered and confined to four wheeler ruts and tracts.


St
Tammany
0 0.07 0.14 Absolute Scale: 1:9,150
mi Relative Scale: 1 inch = 783 feet
carrol road
Disclaimer: This data is not to be used for legal purposes
Date: 3/11/2020


Untitled Map
Write a description for your map
Legend
ATRACKZ MOBILE AUTO AND FLEET SERVICE
School
Google Earth
N


January
0 0.08 0.16 Absolute Scale: 1:19,456
mi Relative Scale: 1 inch = 971 feet
kyle carrol rd
Disclaimer: This data is not to be used for legal purposes
Date: 3/11/2020
N


Liberty Dr
East Ave
Garden Dr
Carroll
E Dubusson Rd
Abs Rd
Map Scale: 1:7,600 if printed on A landscape (11" x 8.5") sheet.
Meters
0 100 200 400 600
N
Feet
0 350 700 1400 2100
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Tammany Parish, Louisiana
Survey Area Data: Version 13, Sep 11, 2019

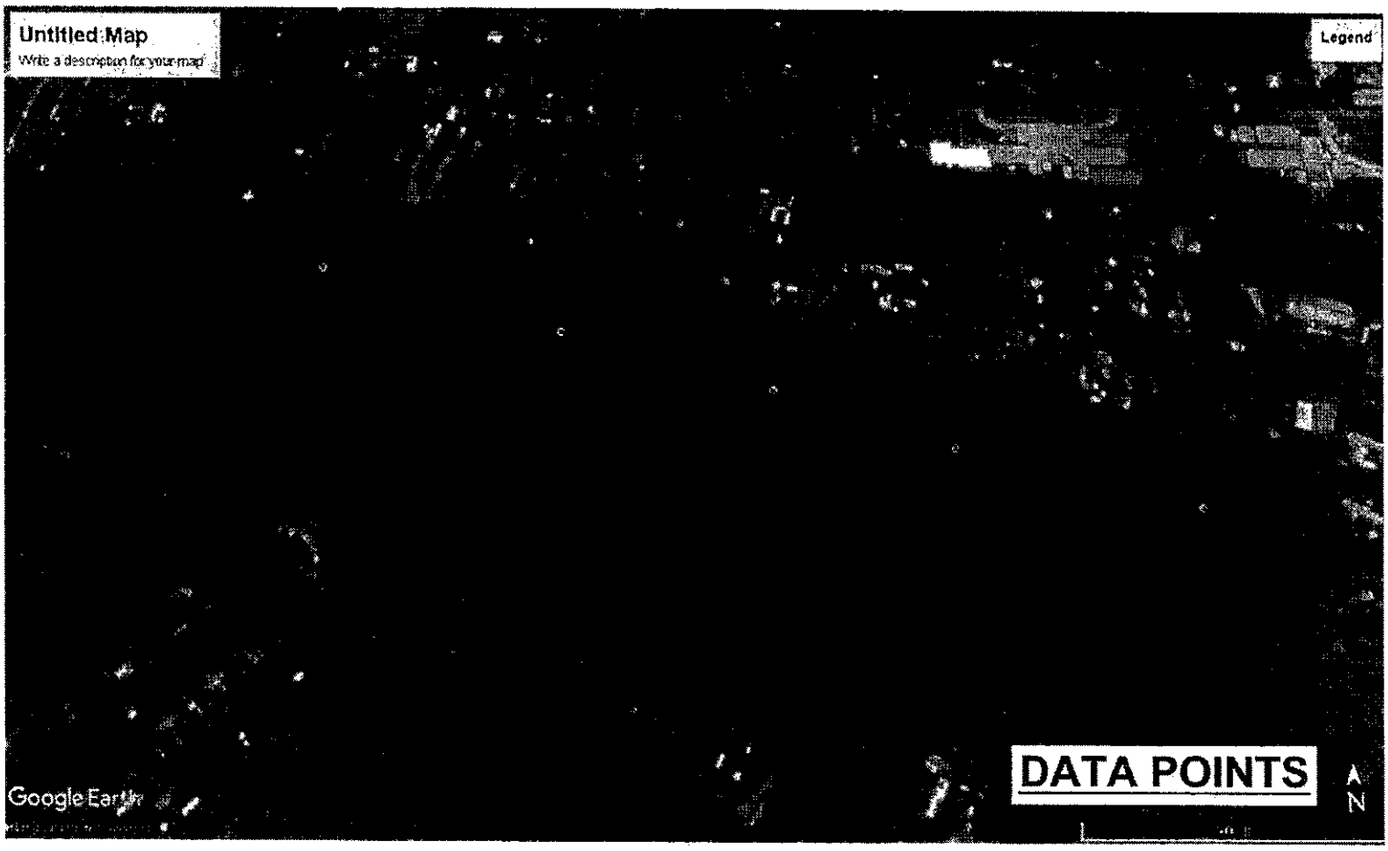
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 22, 2018—Apr 1, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Mt	Myatt fine sandy loam, 0 to 1 percent slopes	203.0	78.1%
St	Stough fine sandy loam, 0 to 1 percent slopes	56.8	21.9%
Totals for Area of Interest		259.8	100.0%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