

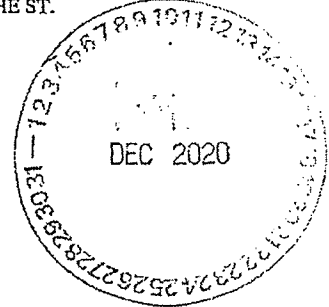


ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL # 2

ZC Approved :  
12/09/2020

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.



APPEAL REQUEST

December 9, 2020  
DATE: \_\_\_\_\_

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:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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**

<b>Required information</b>	<b>Staff Comments</b>
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.

<u>Existing Zoning</u>	<i>Zoning</i>	<i>Acreage</i>	<i>Max. Density</i>	<i>Net Density</i>
	Existing A-3	47.43 acres	2 units per acre	71.145 units
<i>Total Net Density</i>				71 units
<u>Proposed Zoning</u>	<i>Zoning</i>	<i>Acreage</i>	<i>Max. Density</i>	<i>Net Density</i>
	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
<i>Total Net Density</i>				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.

<u>Amenities</u>	<u>Acreage</u>	<u>Type of Amenities</u>
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 and 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

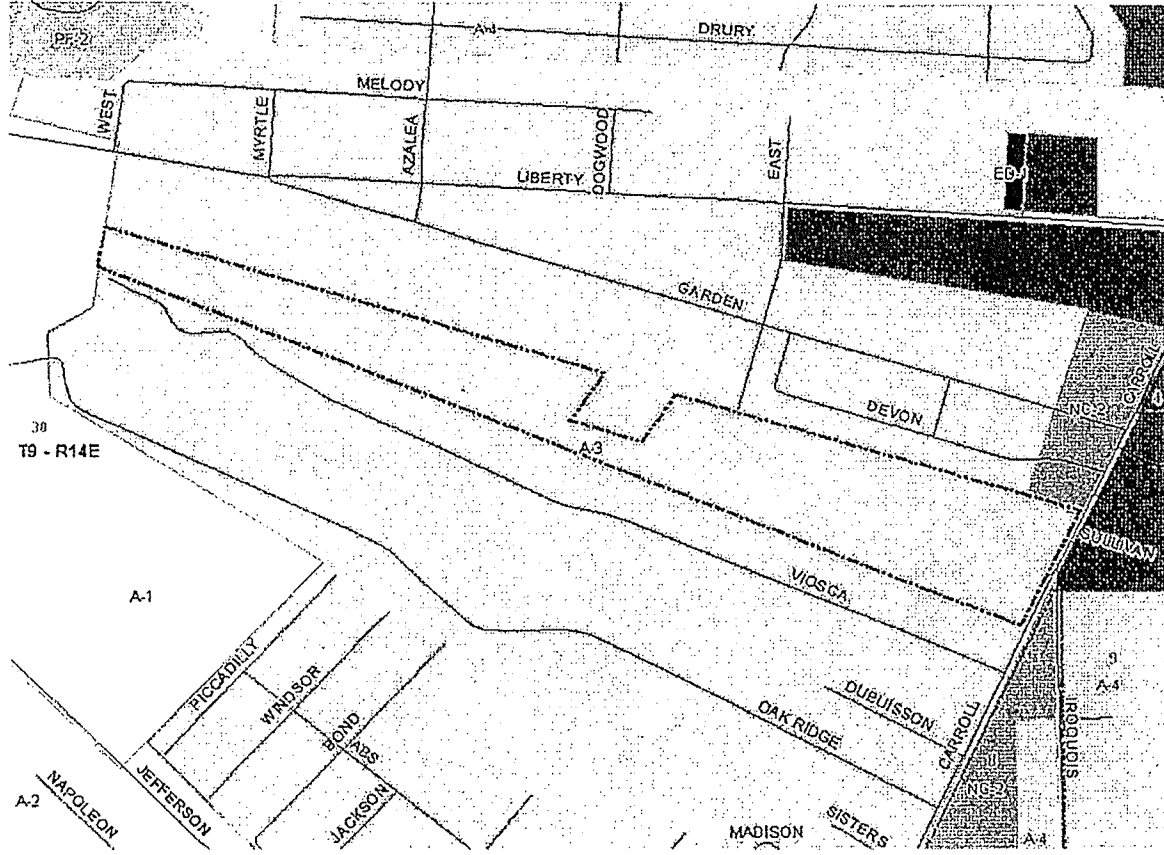
PETITIONER: CKB Development, LLC – Kyle Bratton

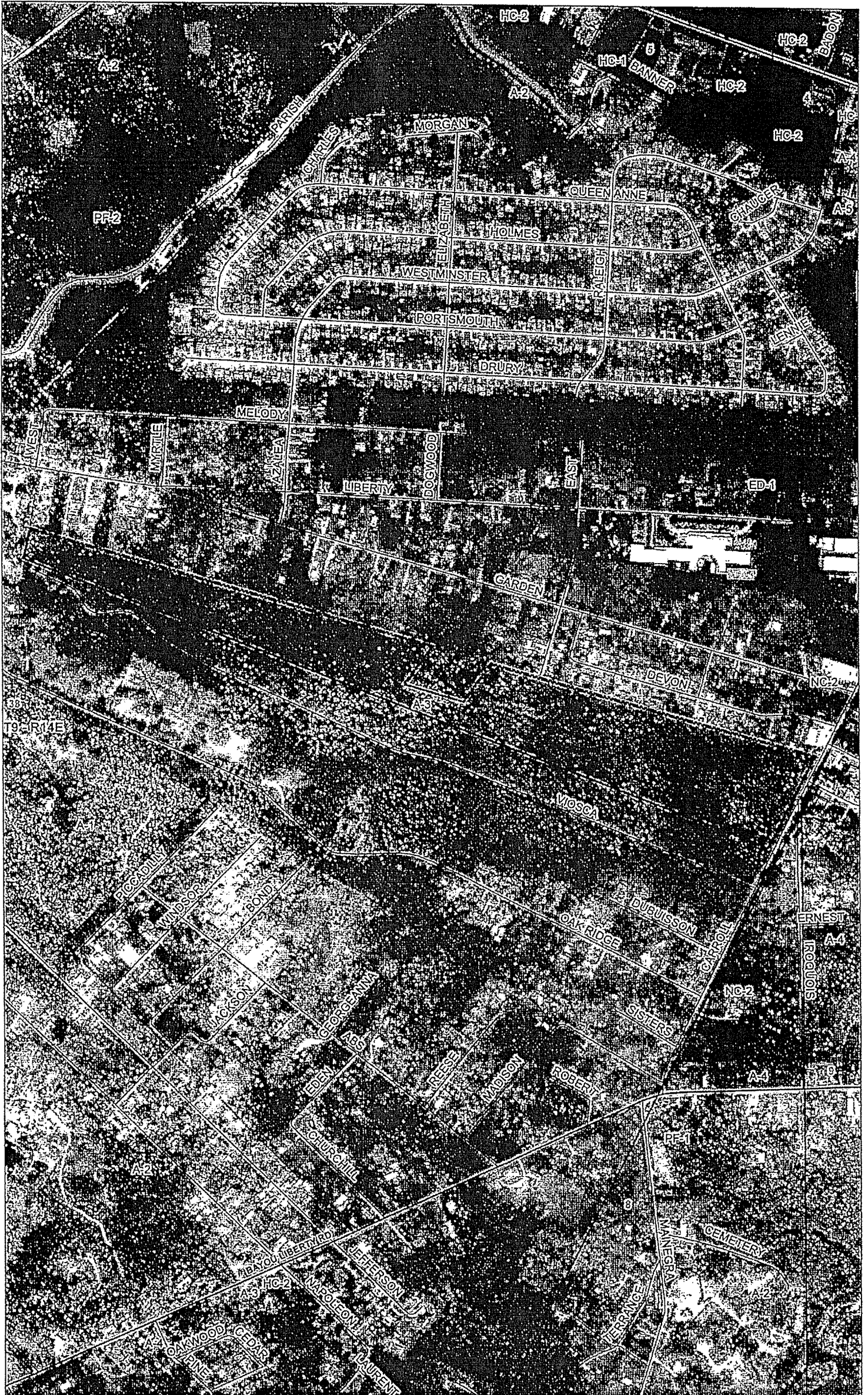
OWNER: Lynnwood Ennis

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





A-2

PR-2

HC-2

HC-1 BANNER

HC-2

HC-2

HC-2

A-5

PARISH  
CHARLES

MORGAN

QUEEN ANNE

CHANDLER

ELIZABETH

HOLMES

WESTMINSTER

RALEIGH

PORTSMOUTH

DRURY

MELODY

WEST

MIRILE

AZALEA

DOGWOOD

LIBERTY

EAST

ED-1

GARDEN

DEVON

NC-2

93  
19-R14E

MOSCA

PICKWILL

WINDSOR

RODNEY

OAKRIDGE

DUSISSON

ERNEST

JACKSON

RODNEY

GEORGINA

SISTERS

NC-2

ROLOIS

EDEN

WELSH

WADSWORTH

ROBERT

A-4

CHURCHILL

PE-1

CHAMBERLAIN

JEFFERSON

JEFFERSON

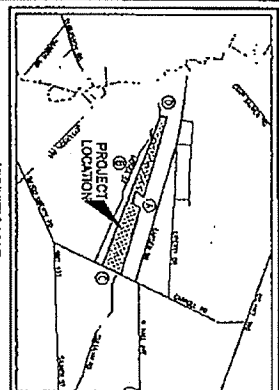
CEMETERY

OAKWOOD

PEPPER

LAURENT

LEPANNON



**PROPOSED OPEN SPACE** ± 13.50 ACRES - 28%

**PROPOSED GREEN SPACE** ± 11.01 ACRES - 25%

**RECORDED RIGHT-OF-WAY** ± 4.58 ACRES - 10%

**SUBSET SURVEY RESIDENTIAL UNIT DEVELOP ± 17.29 ACRES - 39%**

**TOTAL DEVELOP** ± 47.42 ACRES - 100%

**PROPOSED IMPROVEMENTS**

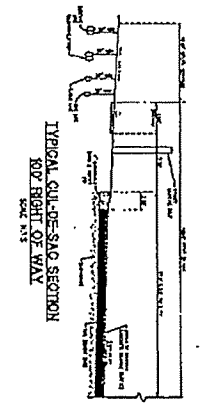
- OPEN SPACES
- GREEN SPACES
- STREET WATER UNDERGROUND AREAS
- ASBESTOS
- 50 FT & 80 FT TEMPORARY ROW
- SUBSET RIGHT OF WAY
- ON-SITE RETENTION (COMBINATION STREET STABILIZATION)
- LIBERTY BAYOU PIPE LINE RECONSTRUCTION (ULTIMATE STORMWATER DISPOSAL)
- WATER TREATMENT PLANT
- 50 FT & 80 FT TEMPORARY ROW
- ROAD SURFACES
- ASBESTOS
- 4.5 & 4.4 WITH ROAD OVERLAY JOINTS
- 56,172 S.F. FOR SITE
- 66,172 S.F. FOR SITE
- 3,572 S.F. FOR SITE

# BAYOU BEND

A PLANNED UNIT DEVELOPMENT  
SECTION 98 TOWNSHIP 8 SOUTH - RANGE 14 EAST  
ST. TAMMANY PARISH, LOUISIANA

**LEGEND - IMPROVEMENTS**

- 1" OPEN SPACES (1/4" OPEN SPACES)
- 2" OPEN SPACES (1/2" OPEN SPACES)
- 3" OPEN SPACES (3/4" OPEN SPACES)
- 4" OPEN SPACES (1" OPEN SPACES)
- 5" OPEN SPACES (1 1/4" OPEN SPACES)
- 6" OPEN SPACES (1 1/2" OPEN SPACES)
- 7" OPEN SPACES (1 3/4" OPEN SPACES)
- 8" OPEN SPACES (2" OPEN SPACES)
- 9" OPEN SPACES (2 1/4" OPEN SPACES)
- 10" OPEN SPACES (2 1/2" OPEN SPACES)
- 11" OPEN SPACES (2 3/4" OPEN SPACES)
- 12" OPEN SPACES (3" OPEN SPACES)
- 13" OPEN SPACES (3 1/4" OPEN SPACES)
- 14" OPEN SPACES (3 1/2" OPEN SPACES)
- 15" OPEN SPACES (3 3/4" OPEN SPACES)
- 16" OPEN SPACES (4" OPEN SPACES)
- 17" OPEN SPACES (4 1/4" OPEN SPACES)
- 18" OPEN SPACES (4 1/2" OPEN SPACES)
- 19" OPEN SPACES (4 3/4" OPEN SPACES)
- 20" OPEN SPACES (5" OPEN SPACES)



**RESTRICTIVE COVENANTS**

1. The owner of any lots hereinafter created shall be deemed to have agreed and accepted that the restrictions and covenants set forth herein shall run with the land and bind the heirs, assigns, successors and assigns of the owner of any lots hereinafter created.
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**LOT SIZES**

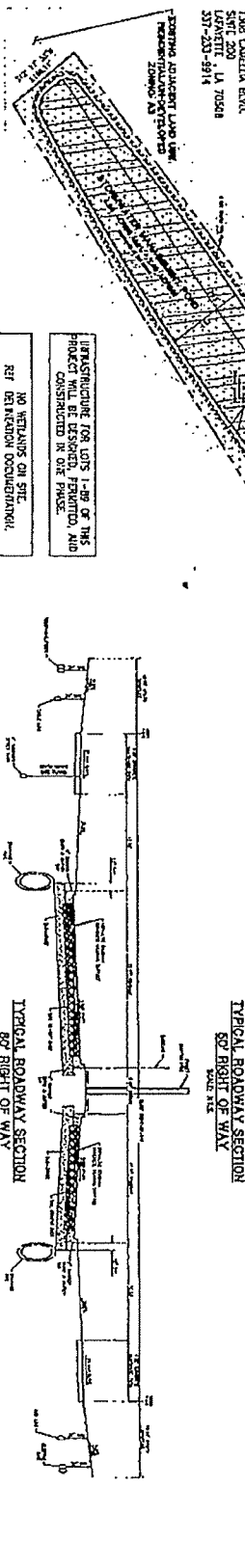
- 11 FT X 11 FT - 121 SQ FT
- 12 FT X 12 FT - 144 SQ FT
- 13 FT X 13 FT - 169 SQ FT
- 14 FT X 14 FT - 196 SQ FT
- 15 FT X 15 FT - 225 SQ FT
- 16 FT X 16 FT - 256 SQ FT
- 17 FT X 17 FT - 289 SQ FT
- 18 FT X 18 FT - 324 SQ FT
- 19 FT X 19 FT - 361 SQ FT
- 20 FT X 20 FT - 400 SQ FT
- 21 FT X 21 FT - 441 SQ FT
- 22 FT X 22 FT - 484 SQ FT
- 23 FT X 23 FT - 529 SQ FT
- 24 FT X 24 FT - 576 SQ FT
- 25 FT X 25 FT - 625 SQ FT
- 26 FT X 26 FT - 676 SQ FT
- 27 FT X 27 FT - 729 SQ FT
- 28 FT X 28 FT - 784 SQ FT
- 29 FT X 29 FT - 841 SQ FT
- 30 FT X 30 FT - 900 SQ FT
- 31 FT X 31 FT - 961 SQ FT
- 32 FT X 32 FT - 1024 SQ FT
- 33 FT X 33 FT - 1089 SQ FT
- 34 FT X 34 FT - 1156 SQ FT
- 35 FT X 35 FT - 1225 SQ FT
- 36 FT X 36 FT - 1296 SQ FT
- 37 FT X 37 FT - 1369 SQ FT
- 38 FT X 38 FT - 1444 SQ FT
- 39 FT X 39 FT - 1521 SQ FT
- 40 FT X 40 FT - 1600 SQ FT
- 41 FT X 41 FT - 1681 SQ FT
- 42 FT X 42 FT - 1764 SQ FT
- 43 FT X 43 FT - 1849 SQ FT
- 44 FT X 44 FT - 1936 SQ FT
- 45 FT X 45 FT - 2025 SQ FT
- 46 FT X 46 FT - 2116 SQ FT
- 47 FT X 47 FT - 2209 SQ FT
- 48 FT X 48 FT - 2304 SQ FT
- 49 FT X 49 FT - 2401 SQ FT
- 50 FT X 50 FT - 2500 SQ FT
- 51 FT X 51 FT - 2601 SQ FT
- 52 FT X 52 FT - 2704 SQ FT
- 53 FT X 53 FT - 2809 SQ FT
- 54 FT X 54 FT - 2916 SQ FT
- 55 FT X 55 FT - 3025 SQ FT
- 56 FT X 56 FT - 3136 SQ FT
- 57 FT X 57 FT - 3249 SQ FT
- 58 FT X 58 FT - 3364 SQ FT
- 59 FT X 59 FT - 3481 SQ FT
- 60 FT X 60 FT - 3600 SQ FT
- 61 FT X 61 FT - 3721 SQ FT
- 62 FT X 62 FT - 3844 SQ FT
- 63 FT X 63 FT - 3969 SQ FT
- 64 FT X 64 FT - 4096 SQ FT
- 65 FT X 65 FT - 4225 SQ FT
- 66 FT X 66 FT - 4356 SQ FT
- 67 FT X 67 FT - 4489 SQ FT
- 68 FT X 68 FT - 4624 SQ FT
- 69 FT X 69 FT - 4761 SQ FT
- 70 FT X 70 FT - 4900 SQ FT
- 71 FT X 71 FT - 5041 SQ FT
- 72 FT X 72 FT - 5184 SQ FT
- 73 FT X 73 FT - 5329 SQ FT
- 74 FT X 74 FT - 5476 SQ FT
- 75 FT X 75 FT - 5625 SQ FT
- 76 FT X 76 FT - 5776 SQ FT
- 77 FT X 77 FT - 5929 SQ FT
- 78 FT X 78 FT - 6084 SQ FT
- 79 FT X 79 FT - 6241 SQ FT
- 80 FT X 80 FT - 6400 SQ FT
- 81 FT X 81 FT - 6561 SQ FT
- 82 FT X 82 FT - 6724 SQ FT
- 83 FT X 83 FT - 6889 SQ FT
- 84 FT X 84 FT - 7056 SQ FT
- 85 FT X 85 FT - 7225 SQ FT
- 86 FT X 86 FT - 7396 SQ FT
- 87 FT X 87 FT - 7569 SQ FT
- 88 FT X 88 FT - 7744 SQ FT
- 89 FT X 89 FT - 7921 SQ FT
- 90 FT X 90 FT - 8100 SQ FT
- 91 FT X 91 FT - 8281 SQ FT
- 92 FT X 92 FT - 8464 SQ FT
- 93 FT X 93 FT - 8649 SQ FT
- 94 FT X 94 FT - 8836 SQ FT
- 95 FT X 95 FT - 9025 SQ FT
- 96 FT X 96 FT - 9216 SQ FT
- 97 FT X 97 FT - 9409 SQ FT
- 98 FT X 98 FT - 9604 SQ FT
- 99 FT X 99 FT - 9801 SQ FT
- 100 FT X 100 FT - 10000 SQ FT

**DEVELOPER:**  
O&B DEVELOPMENT LLC  
2503 BROAD BRIDGE LA 70017  
337-251-8839

**ENGINEER:**  
CARROLL ROAD GROUP, P.C.  
1308 CAMELLIA BLVD.  
LAVENDEX, LA 70008  
337-251-8914

2020-2058-ZC

Not For Construction  
PUD PLAN



**PLANNED UNIT DEVELOPMENT**

ST. TAMMANY PARISH, LOUISIANA

**O&B DEVELOPMENT, LLC**  
BREAUX BRIDGE, LA

**DDG**  
DUPLANTIS DESIGN GROUP

1208 Camelia Blvd., Suite 200  
Lafayette, LA 70508  
Office: 337.233.9914  
Fax: 337.233.9916  
www.ddgpc.com

**REVISION BY**

NO.	DATE	BY

SCALE 1/8" = 1'

## ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: CKB Development, LLCDeveloper's Address: P.O. Box 1171 Breaux Bridge LA 70517  
Street City State Zip CodeDeveloper's Phone No. 337-308-6999 337-351-8596 Kyle Bratton  
(Business) (Cell)Subdivision Name: Bayou BendNumber of Acres in Development: 47.42 Number of Lots/Parcels in Development: 89Ultimate Disposal of Surface Drainage: Liberty Bayou then Lake PontchartrainWater 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  Tidal 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  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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b.) disrupt, alter or destroy any historical or archeological sites or district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c.) have a substantial impact on natural, ecological recreation, or scenic resources?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
d.) displace a substantial number of people?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
e.) conform with the environmental plans and goals that have been adopted by the parish?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
f.) cause an unwarranted increase in traffic congestion within or near the subdivision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
g.) have substantial esthetic or adverse visual impact within or near the subdivision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

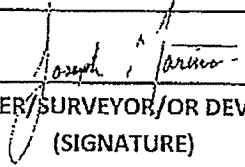
h.) breach any Federal, State or Local standards relative to:

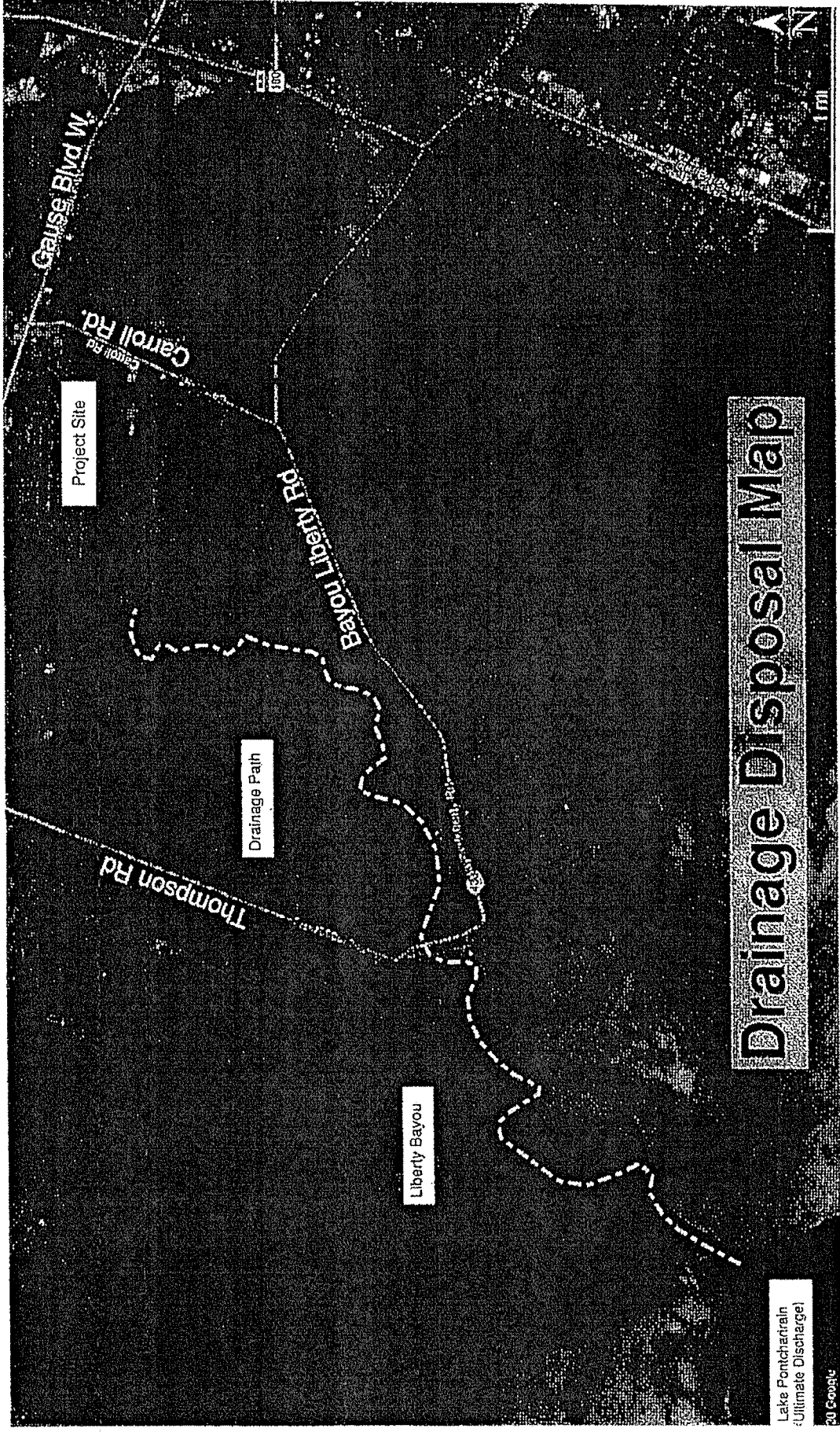
• air quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• noise	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• water quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• contamination of any public or private water supply	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• ground water levels	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• flooding/inundation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• sedimentation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• rare and/or endangered species of animal or plant habitat	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• interfering with any movement of resident or migratory fish or wildlife species	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

2020-2058-ZC

• inducing substantial concentration of population	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• dredging and spoil placement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.*

	2020.09.10 16:20:02-05'00'
ENGINEER/SURVEYOR/OR DEVELOPER (SIGNATURE)	DATE



# Drainage Disposal Map

Lake Pontchartrain  
(Ultimate Discharge)

20 County

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 to 2 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 than 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 November 2010). 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.

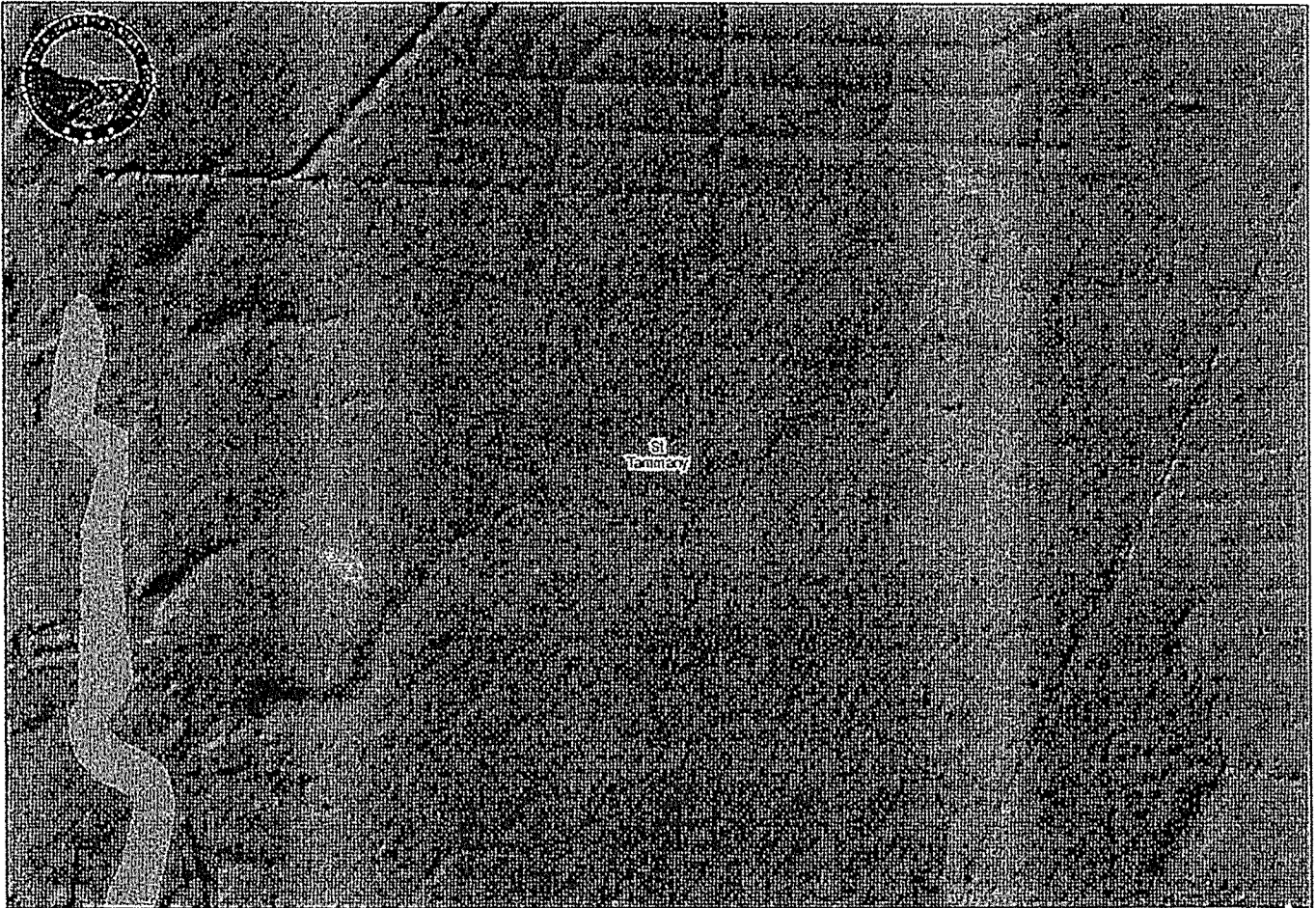
That Tract when completed was reviewed using the NRCS Soil Map, Aerial photography, USGS 7.5 minute Quadrangle Map, and extensive ground truthing.

## 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.  
Tammy

0 0.07 0.14 Absolute Scale: 1:50,000

mi Relative Scale: 1 inch = 793 feet

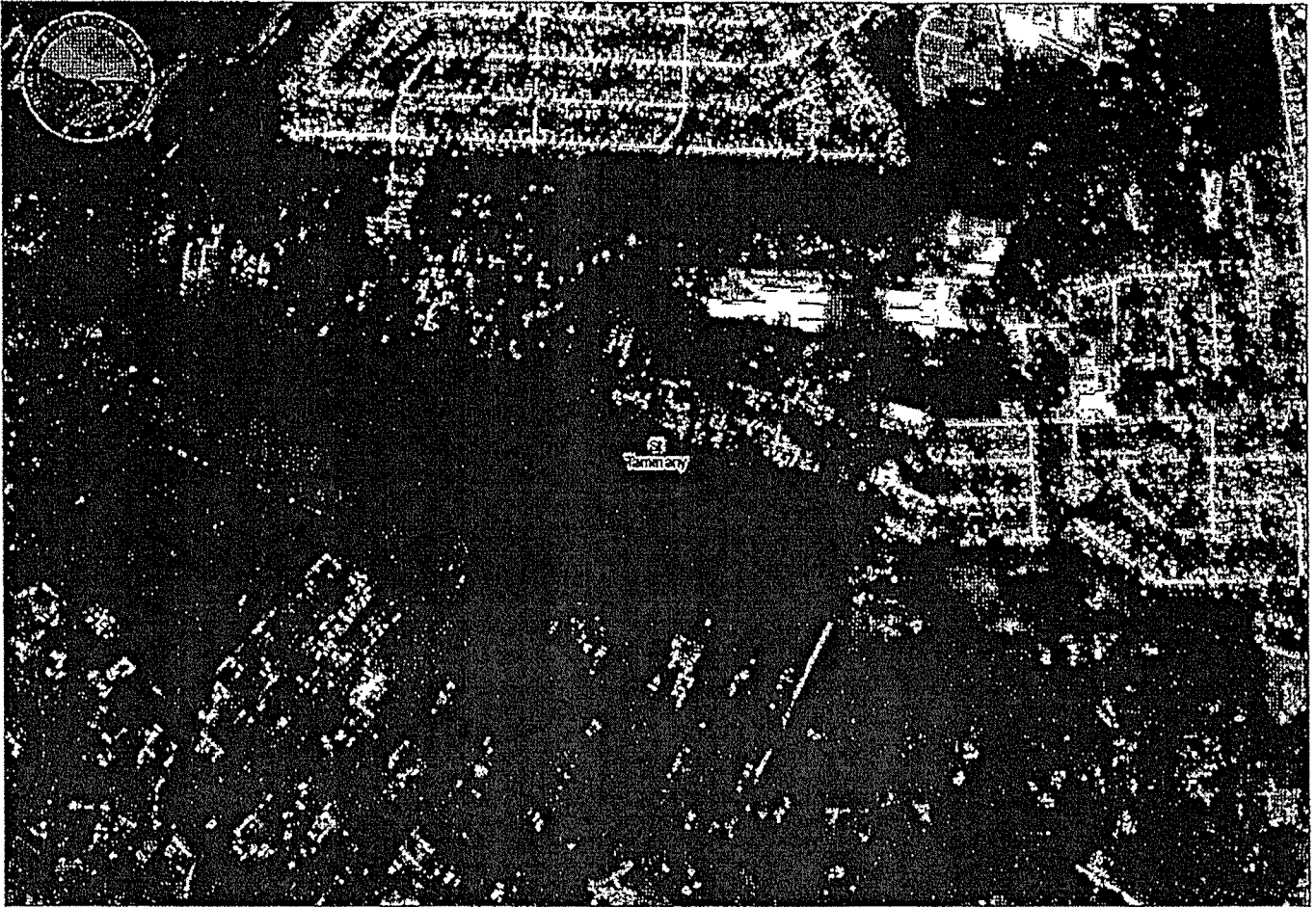
### carrol road

Disclaimer: This data is not to be used for legal purposes

Date: 3/11/2010







0 0.08 0.16 Absolute Scale: 1:10,458  
mi Relative Scale: 1 inch = 871 feet

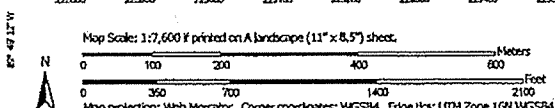
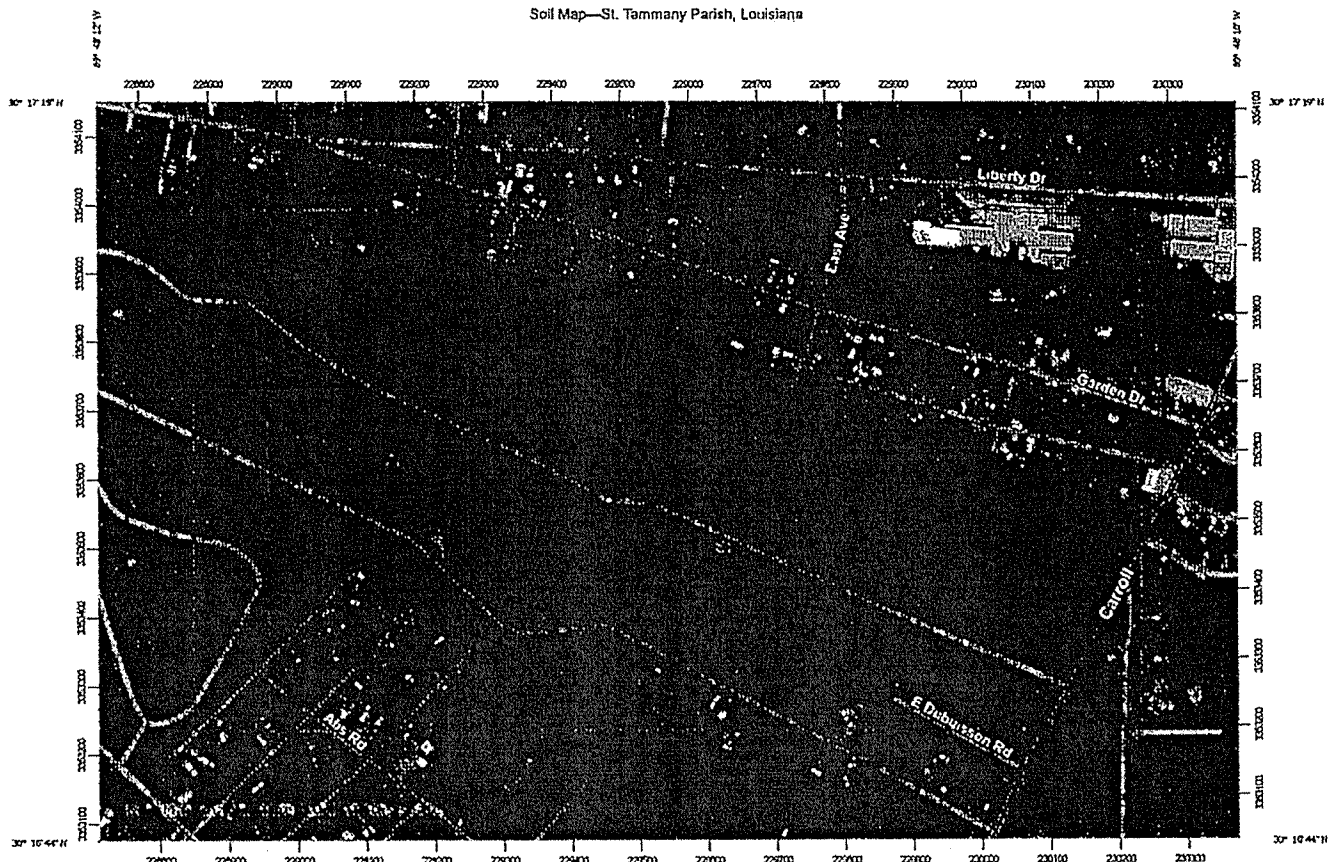
### kyle carrol rd

Disclaimer: This data is not to be used for legal purposes.

Date: 3/11/2020



Soil Map—St. Tammany Parish, Louisiana



Soil Map—St. Tammany Parish, Louisiana

MAP LEGEND		MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p><b>Special Point Features</b></p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p><b>Special Line Features</b></p> <p><b>Water Features</b></p> <p>Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p>Major Roads</p> <p>Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p><b>Warning: Soil Map may not be valid at this scale.</b></p> <p>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.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service                  Web Soil Survey URL:                  Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: St. Tammany Parish, Louisiana                  Survey Area Data: Version 13, Sep 11, 2018</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Nov 22, 2018—Apr 1, 2019</p> <p>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.</p>	

### 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%
<b>Totals for Area of Interest</b>		<b>259.8</b>	<b>100.0%</b>

