

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
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August 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-02 (Blow Ryderwood, LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 24-02, an application by Todd Sampson, as agent for Blow Ryderwood, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property described, as follows:

PARCEL 1: 05-4S-17-07642-001 (28599) 0.151 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 2: 05-4S-17-07643-000 (28600) 0.247 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 3: 05-4S-17-07637-001 (28593) 0.739 ACRES PER PROPERTY APPRAISER ONLINE

DESCRIPTION:

PARCEL 1 IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE

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MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.

PARCEL 2:

ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTHWEST COMER THEREOF.

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Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 49,527 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$49,527$ (49,527 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 89 (employees) \times 45 (gallons of potable water usage per employee per day) = 4,005 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 4,005 gallons of potable water per day.

Residual capacity after this proposed amendment = 605,995 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

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Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 49,527 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$49,527$ (49,527 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 89 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 3070.5 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 3070.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,116,929.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

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Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 49,527 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$49,527$ (49,527 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 272 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

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Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

49,527 (49,527 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 189 trips less 25 percent pass by trips (47) = 142 p.m. peak hour trips (189 - 47 = 142).

Existing p.m. peak hour trips = 3735 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 90 (from I-75 to SW Bascom Norris Dr)	1692	D	0	142	1834	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.
Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

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Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is vacant land. The site is bounded on the north by commercial land use, on the east by residential moderate land use, on the south by residential moderate land use and on the west by commercial land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain clayey sand.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-
Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

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High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **054S1707637001**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (HighRisk)
- 1% Flood - Zone VE (HighRisk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- BaseFlood Elevations (BFE)
- CrossSections
- Wetlands
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks

Supplemental Information

Watershed: **Santa Fe** Map Effective Date: **11/2/2018** Special Flood Hazard Area: **No**

FIRM Panel(s) **12023C0292D**

Anywhere it can rain, it can flood
 Know your risk.



www.srvmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

National Flood Hazard Layer FIRMette



82°38'41"W 30°10'43"N

T3S R17E S31

T3S R17E S32

CITY OF LAKE CITY
120406

G R17E S6

AREA OF MINIMAL FLOOD HAZARD
Zone X

12023C0292017E S5
eff. 11/2/2018



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone C)

Future Conditions 1% Annual Chance Flood Hazard (Zone X)
Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
Area with Flood Risk due to Levee (Zone D)

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard
- Effective LOMFRs
- Area of Undetermined Flood Hazard (Zone D)

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- 9 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/15/2024 at 3:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Insurance Rate Map for this station.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

1143 SW Main Blvd



August 15, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Search

Map Unit Legend

Columbia County, Florida (FL023)
Columbia County, Florida (FL023)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	2.1	1.4%
8	Blanton fine sand, 0 to 5 percent slopes	101.3	67.9%
9	Blanton fine sand, 5 to 8 percent slopes	16.6	11.1%
44	Orangeburg loamy fine sand, 5 to 8 percent slopes	7.6	5.1%
52	Plummer fine sand, depressional	0.9	0.6%
53	Plummer fine sand, occasionally flooded	10.4	7.0%
99	Water	10.4	7.0%
Totals for Area of		149.3	100.00%

Soil Map

Scale (not to scale)



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

