



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF DEVELOPMENT ON OR BEFORE THE TENTH DAY. (NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: 4/16/2019  
TO: ST. TAMMANY PARISH COUNCIL  
FROM: Matthew Allen  
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Matthew Allen, hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their April 9, 2019 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

2019-1395-PP The Preserve at Goodbee Lakes  
Developer / Owner: D. R. Horton, Inc. Gulf Coast  
Engineer: Quality Engineering and Surveying  
Parish Council District Representative: Hon. James A. Thompson

I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT'S NAME: Matthew Allen

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer  Neighbor  Group

ADDRESS: 13058 Major Lane

CITY: Folsom STATE: LA ZIP: 70137 PHONE NO: (985) 520-1385 (please leave message)

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



11/16/19  
2019

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of April 2, 2019)*

CASE NO.: 2019-1395-PP

SUBDIVISION NAME: The Preserve at Goodbee Lakes (Resubmitted)

DEVELOPER: D.R. Horton, Inc. Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Quality Engineering and Surveying, LLC  
1832 Highway 42  
Port Vincent, LA 70726

SECTION: 16 and 21  
TOWNSHIP: 6 South  
RANGE: 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:           \_\_\_\_\_ URBAN (Residential lots less than 1 acre)  
  \_\_\_\_\_ SUBURBAN (Residential lots between 1-5 acres)  
  \_\_\_\_\_ RURAL (Residential Farm Tract lots 5 acres plus)  
  X   OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION:           The property is located north east side of LA Highway 1077, East of  
  Tantella Ranch Road, North of US Highway 190, Covington.

TOTAL ACRES IN DEVELOPMENT: 75

NUMBER OF LOTS: 66                           AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A, B, and A4

TENTATIVE or PUD APPROVAL GRANTED: April 3, 2018

**STAFF COMMENTARY:**

This project was postponed at the following meetings: June 12, 2018, July 10, 2018, August 14, 2018, and September 11, 2018. This project was also postponed indefinitely at the October 9, 2018 and December 11, 2018 meetings. This project was brought under "Old Business" at the February 12, 2019 meeting and postponed for one month at the March 12, 2019 meeting.

The subdivision plans have been revised to comply with St. Tammany Parish Fill Ordinance.

**Department of Planning and Development**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on February 27, 2019.

It is recommended that Preliminary submittal be approved subject to the following:

**General Comments:**

1. LADOTD approval needs to be provided for the changing of the culvert size and for the pond outfall discharging to the Hwy 1077 roadside ditch.
2. LADOTD approval and required permits for the proposed right turn lane of Hwy 1077 need to be provided.
3. The construction access for this development must be from Hwy 1077. Tantella Ranch Road cannot be used as a means for construction access.
4. A waiver of the 60 foot driveway requirement is being requested for lot #20 to reduce the distance required to 30 feet, should the planning commission wish to approve this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

**Preliminary Plat:**

5. The proposed drainage servitude behind lots #42-48 does not meet St. Tammany Parish minimum servitude width requirements. Revise nonconforming servitude to meet minimum servitude width requirements.
6. Show outfall drainage servitude for Pond #2 on the Preliminary Plat.
7. Add call-outs for all pond overflow weirs to Preliminary Plat and required plan sheets.

**Plan Comments:**

8. A complete plan set must be provided with updated sheet numbers that includes the right turn lane plan sheets.
9. Sheet 2 references sheet 6C, but sheet 6C was not included in plan set. Revise reference or provide sheet 6C in the plan set.
10. Provide details for the proposed drainage structures, pipes and pipe bedding requirements. Details and LADOTD standards specified in the construction plans must be included in the plan set.
11. Revise all plan sheets to remove “Great Egret Drive” and replace it with “Spoonbill Drive”.

12. The sheet legend on plan sheets 36 through 41 needs to be revised to eliminate line type discrepancies

**Storm Drainage Layout Plan:**

13. Add drainage structures B4 and B4.1 including pipe information to the Drainage Structure Summary Table "B".
14. Add drainage structures B2.2 and B2.3 including pipe information to the Storm Drainage Layout plan.
15. Multiple conflicts exist between drainage structures E, E1 and E1.1 within the plan set, the Drainage Impact Study and the Storm Drainage Table "E". Revise conflicts and update all applicable documents.
16. Subsurface drainage passing through lot #41 is outside the proposed servitude. Revise servitude and/or subsurface drainage so that the subsurface drainage is located within the center of the drainage servitude.

**Drainage Impact Study:**

17. Sub-catchment C3 needs to be routed through Pond 2C in the model.

**Erosion Control and Sedimentation Plan:**

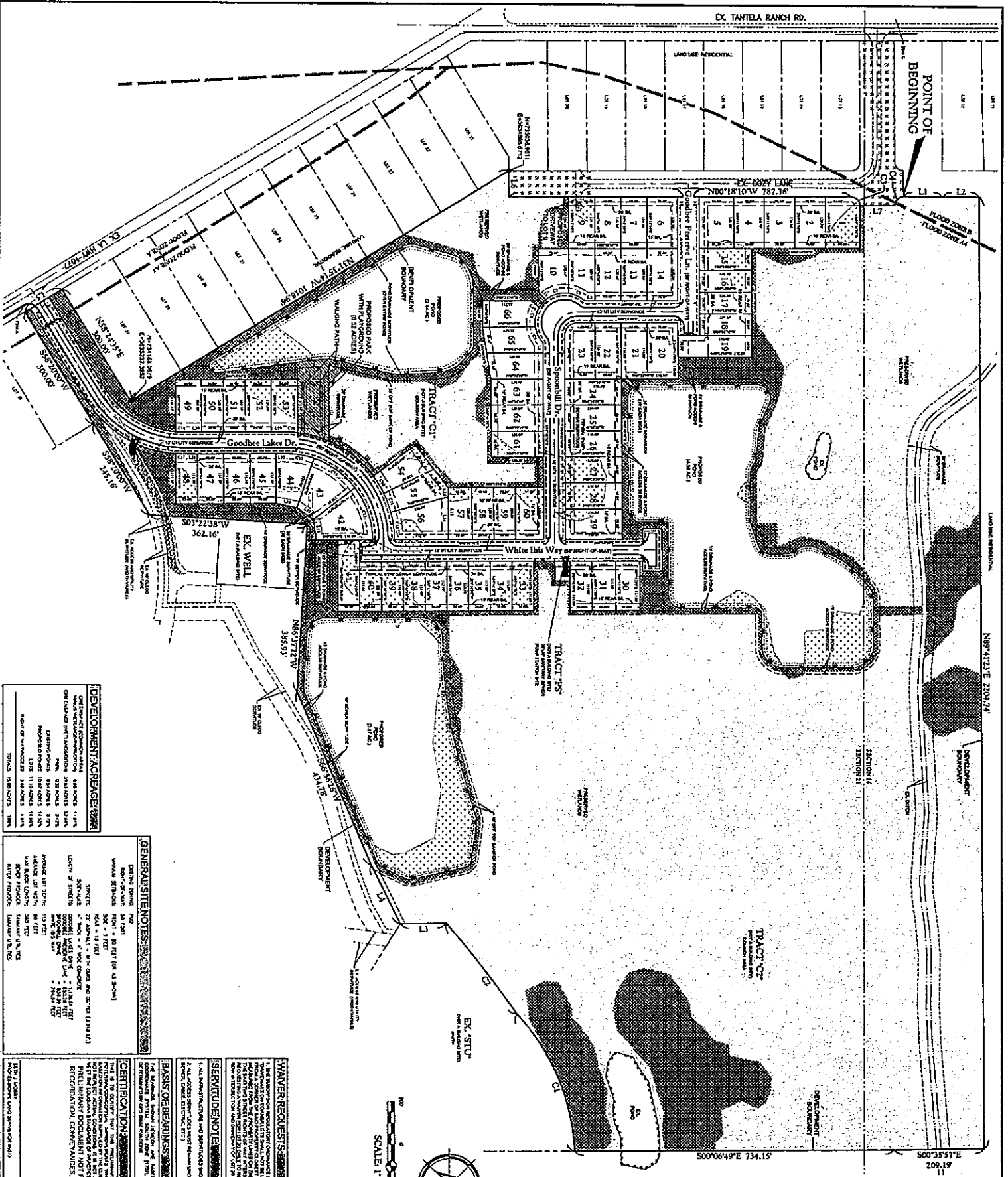
18. Provide silt fence for lots #1-9 along Cozy Lane to control sediment run off from the project site.

**Informational Items:**

No funded Maintenance Obligation is required since access from a Parish maintained road is not allowed.

**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



**DEVELOPMENT/ACREAGE SUMMARY**

DEVELOPMENT/ACREAGE	8.8 ACRES (11.1%)
WETLANDS/ACREAGE	25.0 ACRES (31.1%)
PROPOSED PARK WITH PLAYGROUND	10.5 ACRES (13.0%)
WALKING PATH	1.5 ACRES (1.8%)
LAND TO BE ACQUIRED BY OTHER PARTY	0.5 ACRES (0.6%)
LAND TO BE ACQUIRED BY OTHER PARTY	0.5 ACRES (0.6%)
<b>TOTAL</b>	<b>38.8 ACRES (48.2%)</b>

**GENERAL SITE NOTES**

1. ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.

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**WARRANTY REQUESTS**

THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND INSPECTIONS OF THE SITE AND ADJACENT AREAS. THE ENGINEER HAS FOUND THE SITE TO BE SUITABLE FOR DEVELOPMENT AS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED SOIL TESTING OR OTHER SPECIALTY INVESTIGATIONS AND HAS NOT GUARANTEED THE ACCURACY OF THE DATA PROVIDED BY OTHER PROFESSIONALS. THE ENGINEER HAS NOT CONDUCTED ENVIRONMENTAL IMPACT ASSESSMENTS AND HAS NOT GUARANTEED THE ACCURACY OF THE DATA PROVIDED BY OTHER PROFESSIONALS. THE ENGINEER HAS NOT CONDUCTED SURVEYS TO DETERMINE EXISTING UTILITIES AND HAS NOT GUARANTEED THE ACCURACY OF THE DATA PROVIDED BY OTHER PROFESSIONALS. THE ENGINEER HAS NOT CONDUCTED SURVEYS TO DETERMINE EXISTING RECORD DRAWINGS AND HAS NOT GUARANTEED THE ACCURACY OF THE DATA PROVIDED BY OTHER PROFESSIONALS.

**NOTES AND DETAILS:**  
FOR NOTES AND DETAILS PERTAINING TO THIS PRELIMINARY PLAN SEE SHEET 2 OF 2.

**PRELIMINARY PLANS RECEIVED 3/25/2019 - 8:30 P.M. DEVELOPMENT ENGINEERING**

**ENGINEERING REVIEW COPY**

**QUALITY ENGINEERS & SURVEYORS, LLC**  
24055 W. 15th Street, Suite 200, Houston, TX 77058  
Tel: 281-345-8300

**LEGEND**

- Proposed Park with Playground
- Wetlands
- Proposed Easements
- Proposed Easements
- Proposed Easements
- Proposed Easements
- Proposed Easements

**WETLANDS LEGEND**

- Wetlands
- Wetlands
- Wetlands
- Wetlands
- Wetlands

**COMMON AREA DEDICATION**

**THE PRESERVE AT GOODBEE LAKES**  
A PLANNED UNIT DEVELOPMENT

**D.R. HORTON, INC. GULF COAST**  
DEVELOPER

**QUALITY ENGINEERS & SURVEYORS, LLC**  
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