

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ASCENSION



Tommy Martinez
Parish President

ORDINANCE NO. ZM10-01

ZONING CHANGE ID 2076.10, CHANGING THE OFFICIAL ZONING DESIGNATION OF 171.42 ACRES OF KEYSTONE OF GALVEZ DEVELOPMENT FROM MEDIUM INTENSITY RESIDENTIAL (RM) TO PLANNED UNIT DEVELOPMENT CONCEPT (PUD-CONCEPT), REVISING THE EXISTING ASCENSION PARISH OFFICIAL ZONING MAP TO REFLECT THIS CHANGE, PROVIDES FOR SEVERABILITY, AND AN EFFECTIVE DATE.

PURPOSE: This ordinance amends the official zoning map to reflect the Keystone of Galvez Planned Unit Development from Medium Intensity Residential (RM) to Planned Unit Development Concept (PUD-CONCEPT).

WHEREAS: Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

WHEREAS: The Parish of Ascension is the governing and responsible body over the zoning and regulations within this jurisdiction, and

WHEREAS: Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

WHEREAS: The Planned Unit Development Regulations was created by ordinance on December 1, 2005, and

WHEREAS: The official zoning map for Ascension Parish was last adopted on June 30, 2009.

WHEREAS: The Parish Council reserves the authority to make changes to the official zoning map by ordinance.

WHEREAS: Keystone of Galvez is proposed as a Planned Unit Development, and per Appendix VI, Section 17-607(B) of the Unified Land Development Code, shall be rezoned to "Planned Unit Development Concept, when granted by Council, to allow the developer to pursue plans for a Planned Unit Development Master Plan.

WHEREAS: On April 1, 2010, the Parish Council accepted the request based on the conditions listed in exhibit D.

BE IT ORDAINED by the Ascension Parish Governing Authority that the official Zoning Map of Ascension Parish Louisiana is amended to reflect the property identified in Exhibit A as "Planned Unit Development Concept" as the official zoning designation with the conditions specified on Exhibit D to be restricted for development on this property.

SEVERABILITY: In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portions of the Ordinance.

EFFECTIVE DATE: This ordinance shall be in full effect as permitted by law. **EXHIBITS:**

- A. Legal Description
- B. Site / Boundary Plan
- C. Aerial
- D. Conditions
- E. Developer Letter of Condition Agreement

ADOPTION: This ordinance having been submitted to a vote, the vote thereon was as follows:

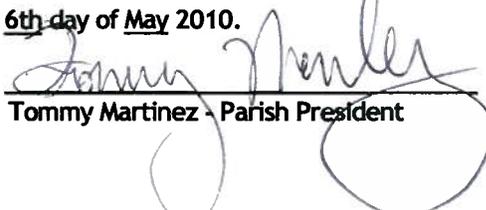
Yeas: Oliver Joseph, Kent Schexnaydre, Adrian Thompson, Dempsey Lambert, Randy Clouatre, Chris Loar, Dennis Cullen, Benny Johnson,

Nays: George Valentine, Todd Lambert

Not Voting: Pat Bell

And this ordinance was passed on this 6th day of May 2010.


Attest: Parish Council Secretary


Tommy Martinez - Parish President

LOBELL ENGINEERING & LAND SURVEYING, LLC.

**18700 LA Hwy 444
LIVINGSTON, LA. 70754
(225) 698-6638**

LEGAL DESCRIPTION

85.87 ACRES

**Located in Sections 37 & 38, T9S-R3E;
and Sections 48 & 49, T8S-R3E**

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 85.87 ACRES LOCATED IN SECTIONS 48 AND 49, T8S-R3E AND SECTIONS 37 AND 38, T9S-R3E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, SAID TRACT BEING THE COMPILATION OF TRACT "CH-1" AS SHOWN ON THE FINAL PLAT OF KEYSTONE OF GALVEZ, FIRST FILING, PARTS 3,4 & 5, BY FERRIS ENGINEERING & SURVEYING, LLC AND DATED JANUARY 28, 2008, AND A PORTION OF TRACT "K-2-C" AS SHOWN ON THE MAP SHOWING SUBDIVISION OF TRACTS K-1-A AND K-2 INTO TRACTS K-1-A-1, K-2-A, K-2-B & K-2-C, BY FERRIS ENGINEERING & SURVEYING, LLC AND DATED JANUARY 3, 2008, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the point formed by the northeastern corner of Section 38, T9S-R3E, the northwestern corner of Section 37, T9S-R3E, the southeastern corner of Section 48, T8S-R3E and the southwestern corner of Section 49, T8S-R3E; thence proceed South 03°49'01" East along the common section line between Sections 37 and 38, T9S-R3E, a distance of 818.87 feet to the POINT OF BEGINNING;

Thence proceed South 03°49'01" East, a distance of 1382.63 feet to a point and corner;

Thence proceed North 86°22'51" East, a distance of 866.94 feet to a point and corner;

Thence proceed North 03°42'17" West, a distance of 175.00 feet to a point and corner;

Thence proceed North 86°17'43" East, a distance of 91.40 feet to a point and corner;

Thence proceed North 03°42'17" West, a distance of 2097.37 feet to a point and corner;

Thence proceed North 38°56'36" West, a distance of 66.26 feet to a point and corner;

Thence proceed North 38°29'15" West, a distance of 49.81 feet to a point and corner;

Thence proceed North 03°34'11" West, a distance of 40.97 feet to a point and corner;

Thence proceed North 14°20'57" East, a distance of 33.19 feet to a point and corner;

Thence proceed North 50°39'05" East, a distance of 69.23 feet to a point and corner;

Thence proceed North 03°42'17" West, a distance of 246.78 feet to a point and corner;

Thence proceed South 27°29'43" West, a distance of 247.08 feet to a point and corner;
Thence proceed South 44°34'22" West, a distance of 169.24 feet to a point and corner;
Thence proceed South 75°50'03" West, a distance of 256.63 feet to a point and corner;
Thence proceed North 66°33'34" West, a distance of 178.14 feet to a point and corner;
Thence proceed North 51°06'40" West, a distance of 159.42 feet to a point and corner;
Thence proceed North 31°00'03" West, a distance of 289.47 feet to a point and corner;
Thence proceed North 29°25'09" West, a distance of 255.89 feet to a point and corner;
Thence proceed North 05°07'23" West, a distance of 139.57 feet to a point and corner;
Thence proceed North 07°27'55" East, a distance of 133.88 feet to a point and corner;
Thence proceed North 82°39'46" West, a distance of 357.30 feet to a point and corner;
Thence proceed North 00°09'07" West, a distance of 71.28 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of 82°25'41", a radius of 78.61 feet, an arc length of 113.09 feet, a chord bearing of North 48°56'16" West and a chord distance of 103.59 feet to a point and corner;

Thence proceed North 07°43'26" West, a distance of 224.51 feet to a point and corner;

Thence proceed North 02°19'46" East, a distance of 113.79 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of 78°09'04", a radius of 55.00 feet, an arc length of 75.02 feet, a chord bearing of North 36°44'46" West and a chord distance of 69.34 feet to a point and corner;

Thence proceed North 75°49'18" West, a distance of 75.80 feet to a point and corner;

Thence proceed South 14°10'42" West, a distance of 211.52 feet to a point and corner;

Thence proceed South 14°10'42" West, a distance of 210.75 feet to a point and corner;

Thence proceed South 75°49'18" East, a distance of 72.00 feet to a point and corner;

Thence proceed South 14°10'42" West, a distance of 57.00 feet to a point and corner;

Thence proceed South 75°49'18" East, a distance of 68.00 feet to a point and corner;

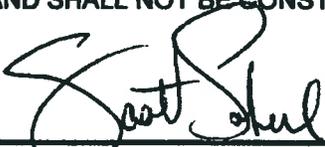
Thence proceed South 14°10'42" West, a distance of 583.57 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of 34°07'20", a radius of 835.00 feet, an arc length of 497.28 feet, a chord bearing of South 02°52'58" East and a chord distance of 489.96 feet to a point and corner;

Thence proceed South 19°56'38" East, a distance of 86.02 feet to a point and corner;

Thence proceed North 71°44'24" East, a distance of 3.55 feet to a point and corner;
Thence proceed South 21°31'24" East, a distance of 126.38 feet to a point and corner;
Thence proceed South 33°55'56" East, a distance of 277.96 feet to a point and corner;
Thence proceed South 03°12'27" East, a distance of 39.82 feet to a point and corner;
Thence proceed North 86°47'33" East, a distance of 14.59 feet to a point and corner;
Thence proceed South 03°12'27" East, a distance of 50.00 feet to a point and corner;
Thence proceed South 06°09'20" East, a distance of 140.19 feet to a point and corner;
Thence proceed North 86°47'33" East, a distance of 152.54 feet to a point and corner;
Thence proceed South 03°12'27" East, a distance of 140.00 feet to a point and corner;
Thence proceed South 86°47'33" West, a distance of 22.68 feet to a point and corner;
Thence proceed South 03°12'27" East, a distance of 190.00 feet to a point and corner;
Thence proceed North 86°47'33" East, a distance of 423.61 feet to the POINT OF BEGINNING.

THE PURPOSE OF THIS LEGAL DESCRIPTION IS FOR THE REZONING OF THESE TRACTS AND SHALL NOT BE CONSTRUED AS AN OFFICIAL RESUBDIVISION AT THIS TIME.



Scott M. Lobell, P.E., P.L.S
Date: 02-02-2010



LOBELL ENGINEERING & LAND SURVEYING, LLC.

**18700 LA Hwy 444
LIVINGSTON, LA. 70754
(225) 698-6638**

LEGAL DESCRIPTION

85.55 ACRES

Located in Section 48, T8S-R3E

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 85.55 ACRES LOCATED IN SECTION 48, T8S-R3E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, SAID TRACT BEING THE COMPILATION OF TRACT "K-1-B" AS SHOWN ON THE FINAL PLAT OF KEYSTONE OF GALVEZ, FIRST FILING, PARTS 1 & 2, BY FERRIS ENGINEERING & SURVEYING, LLC AND DATED OCTOBER 11, 2007, TRACT "K-2-B" AS SHOWN ON THE MAP SHOWING SUBDIVISION OF TRACTS K-1-A AND K-2 INTO TRACTS K-1-A-1, K-2-A, K-2-B & K-2-C, BY FERRIS ENGINEERING & SURVEYING, LLC AND DATED JANUARY 3, 2008, AND THE RONALD DEVAL PROPERTY LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF DEVAL ROAD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the point formed by the intersection of the western right-of-way line of Keystone Boulevard and the southern right-of-way line of Louisiana Highway 933 as shown on the Final Plat of Keystone of Galvez, First Filing, Parts 1 & 2, By Ferris Engineering & Surveying, LLC and Dated October 11, 2007, said point being the POINT OF BEGINNING;

Thence proceed along the southern right-of way line of Louisiana Highway 933 South $86^{\circ}32'04''$ West, a distance of 607.18 feet to a point and corner;

Thence proceed South $03^{\circ}47'07''$ East, a distance of 2654.17 feet to a point and corner;

Thence proceed South $86^{\circ}32'59''$ West, a distance of 407.80 feet to a point and corner;

Thence proceed South $02^{\circ}51'55''$ East, a distance of 556.10 feet to a point and corner;

Thence proceed North $65^{\circ}39'20''$ East, a distance of 86.68 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $85^{\circ}21'59''$, a radius of 54.37 feet, an arc length of 81.01 feet, a chord bearing of South $71^{\circ}39'40''$ East and a chord distance of 73.72 feet to a point and corner;

Thence proceed South $28^{\circ}58'40''$ East, a distance of 73.27 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of $25^{\circ}39'23''$, a radius of 130.00 feet, an arc length of 58.21 feet, a chord bearing of South $41^{\circ}48'21''$ East and a chord distance of 57.73 feet to a point and corner;

Thence proceed South $54^{\circ}38'03''$ East, a distance of 97.26 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $42^{\circ}37'21''$, a radius of 130.00 feet, an arc length of 96.71 feet, a chord bearing of South $33^{\circ}19'22''$ East and a chord distance of 94.49 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of $43^{\circ}24'08''$, a radius of 292.32 feet, an arc length of 221.43 feet, a chord bearing of South $33^{\circ}42'46''$ East and a chord distance of 216.18 feet to a point and corner;

Thence proceed South $55^{\circ}24'50''$ East, a distance of 6.37 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $101^{\circ}42'12''$, a radius of 29.93 feet, an arc length of 53.13 feet, a chord bearing of South $04^{\circ}43'39''$ East and a chord distance of 46.42 feet to a point and corner;

Thence proceed South $45^{\circ}57'33''$ West, a distance of 35.11 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of $101^{\circ}34'05''$, a radius of 30.00 feet, an arc length of 57.89 feet, a chord bearing of South $09^{\circ}19'30''$ East and a chord distance of 49.32 feet to a point and corner;

Thence proceed South $64^{\circ}36'32''$ East, a distance of 139.01 feet to a point and corner;

Thence proceed South $01^{\circ}07'44''$ East, a distance of 99.19 feet to a point and corner;

Thence proceed South $64^{\circ}13'20''$ West, a distance of 152.60 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $63^{\circ}14'33''$, a radius of 90.00 feet, an arc length of 99.34 feet, a chord bearing of North $84^{\circ}09'24''$ West and a chord distance of 94.37 feet to a point and corner;

Thence proceed North $52^{\circ}32'07''$ West, a distance of 24.62 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of $48^{\circ}59'29''$, a radius of 45.00 feet, an arc length of 38.48 feet, a chord bearing of North $77^{\circ}01'52''$ West and a chord distance of 37.32 feet to a point and corner;

Thence proceed South $78^{\circ}28'24''$ West, a distance of 75.67 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of $53^{\circ}53'10''$, a radius of 125.00 feet, an arc length of 117.56 feet, a chord bearing of South $51^{\circ}31'48''$ West and a chord distance of 113.28 feet to a point and corner;

Thence proceed South $24^{\circ}35'13''$ West, a distance of 83.17 feet to a point and corner;

Thence proceed South $47^{\circ}43'57''$ West, a distance of 60.15 feet to a point and corner;

Thence proceed South $84^{\circ}57'25''$ West, a distance of 17.96 feet to a point and corner;

Thence proceed South $02^{\circ}51'55''$ East, a distance of 14.06 feet to a point and corner;

Thence proceed North $76^{\circ}22'47''$ West, a distance of 23.52 feet to a point and corner;

Thence proceed North $36^{\circ}12'49''$ West, a distance of 52.43 feet to a point and corner;

Thence proceed North $60^{\circ}32'54''$ West, a distance of 48.88 feet to a point and corner;

Thence proceed South $70^{\circ}15'14''$ West, a distance of 66.41 feet to a point and corner;
Thence proceed South $37^{\circ}20'55''$ West, a distance of 44.82 feet to a point and corner;
Thence proceed South $04^{\circ}36'47''$ East, a distance of 52.08 feet to a point and corner;
Thence proceed South $12^{\circ}49'30''$ East, a distance of 55.11 feet to a point and corner;
Thence proceed South $02^{\circ}11'33''$ West, a distance of 49.09 feet to a point and corner;
Thence proceed South $64^{\circ}03'55''$ West, a distance of 52.80 feet to a point and corner;
Thence proceed North $65^{\circ}15'27''$ West, a distance of 50.09 feet to a point and corner;
Thence proceed North $69^{\circ}42'57''$ West, a distance of 51.62 feet to a point and corner;
Thence proceed South $50^{\circ}59'41''$ West, a distance of 83.41 feet to a point and corner;
Thence proceed South $31^{\circ}27'34''$ West, a distance of 30.82 feet to a point and corner;
Thence proceed South $59^{\circ}59'08''$ West, a distance of 57.66 feet to a point and corner;
Thence proceed South $18^{\circ}25'50''$ West, a distance of 323.37 feet to a point and corner;
Thence proceed South $15^{\circ}38'17''$ West, a distance of 215.64 feet to a point and corner;
Thence proceed South $22^{\circ}36'09''$ West, a distance of 88.83 feet to a point and corner;
Thence proceed South $32^{\circ}08'10''$ West, a distance of 204.15 feet to a point and corner;
Thence proceed South $38^{\circ}18'24''$ West, a distance of 99.58 feet to a point and corner;
Thence proceed South $37^{\circ}37'42''$ West, a distance of 90.21 feet to a point and corner;
Thence proceed South $41^{\circ}30'49''$ West, a distance of 25.87 feet to a point and corner;
Thence proceed South $07^{\circ}43'09''$ West, a distance of 142.23 feet to a point and corner;
Thence proceed North $89^{\circ}11'05''$ East, a distance of 427.46 feet to a point and corner;
Thence proceed North $89^{\circ}24'47''$ East, a distance of 200.00 feet to a point and corner;
Thence proceed North $00^{\circ}29'55''$ West, a distance of 195.00 feet to a point and corner;
Thence proceed North $89^{\circ}11'05''$ East, a distance of 915.31 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $07^{\circ}17'20''$, a radius of 1165.00 feet, an arc length of 148.21 feet, a chord bearing of North $08^{\circ}11'14''$ West and a chord distance of 148.11 feet to a point and corner;

Thence proceed North $05^{\circ}53'55''$ West, a distance of 50.00 feet to a point and corner;

Thence proceed North $84^{\circ}03'48''$ East, a distance of 2.26 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $16^{\circ}15'34''$, a radius of 1165.00 feet, an arc length of 330.60 feet, a chord bearing of North $06^{\circ}02'55''$ East and a chord distance of 329.50 feet to a point and corner;

Thence proceed North $14^{\circ}10'42''$ East, a distance of 540.62 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $02^{\circ}37'13''$, a radius of 1110.00 feet, an arc length of 50.76 feet, a chord bearing of South $83^{\circ}03'37''$ East and a chord distance of 50.75 feet to a point and corner;

Thence proceed North $08^{\circ}15'00''$ East, a distance of 190.00 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of $04^{\circ}49'36''$, a radius of 1300.00 feet, an arc length of 109.51 feet, a chord bearing of South $79^{\circ}20'13''$ East and a chord distance of 109.48 feet to a point and corner;

Thence proceed North $14^{\circ}10'42''$ East, a distance of 433.45 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of $15^{\circ}48'20''$, a radius of 475.00 feet, an arc length of 131.03 feet, a chord bearing of North $06^{\circ}16'32''$ East and a chord distance of 130.62 feet to a point and corner;

Thence proceed South $86^{\circ}15'00''$ West, a distance of 140.14 feet to a point and corner;

Thence proceed North $03^{\circ}23'49''$ West, a distance of 75.00 feet to a point and corner;

Thence proceed North $03^{\circ}45'00''$ West, a distance of 101.15 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of $51^{\circ}43'14''$, a radius of 360.00 feet, an arc length of 324.97 feet, a chord bearing of North $29^{\circ}36'37''$ West and a chord distance of 314.05 feet to a point and corner;

Thence proceed North $55^{\circ}28'14''$ West, a distance of 34.77 feet to a point and corner;

Thence proceed South $34^{\circ}31'46''$ West, a distance of 15.00 feet to a point and corner;

Thence proceed North $55^{\circ}28'14''$ West, a distance of 50.00 feet to a point and corner;

Thence proceed North $34^{\circ}31'46''$ East, a distance of 15.00 feet to a point and corner;

Thence proceed North $55^{\circ}28'14''$ West, a distance of 90.00 feet to a point and corner;

Thence proceed North $34^{\circ}31'46''$ East, a distance of 140.00 feet to a point and corner;

Thence proceed North $55^{\circ}28'14''$ West, a distance of 45.43 feet to a point and corner;

Thence proceed North $34^{\circ}31'46''$ East, a distance of 50.00 feet to a point and corner;

Thence proceed North $36^{\circ}25'07''$ East, a distance of 98.06 feet to a point and corner;

Thence proceed North $22^{\circ}55'52''$ East, a distance of 42.88 feet to a point and corner;

Thence proceed North $30^{\circ}25'04''$ West, a distance of 77.58 feet to a point and corner;

Thence proceed North $16^{\circ}22'28''$ West, a distance of 54.30 feet to a point and corner;

Thence proceed North 03°44'29" West, a distance of 883.03 feet to a point and corner;

Thence proceed North 86°15'31" East, a distance of 150.13 feet to a point and corner;

Thence proceed North 03°44'29" West, a distance of 165.02 feet to a point and corner;

Thence proceed South 86°15'31" West, a distance of 90.36 feet to a point and corner;

Thence proceed North 03°44'29" West, a distance of 50.00 feet to a point and corner;

Thence proceed North 86°15'31" East, a distance of 90.36 feet to a point and corner;

Thence proceed North 03°47'07" West, a distance of 164.64 feet to a point and corner;

Thence proceed South 86°12'53" West, a distance of 139.53 feet to a point and corner;

Thence proceed North 06°30'44" West, a distance of 825.94 feet to a point and corner;

Thence proceed North 04°07'22" East, a distance of 192.72 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of 16°29'11", a radius of 202.50 feet, an arc length of 58.27 feet, a chord bearing of North 04°07'13" West and a chord distance of 58.07 feet to a point and corner;

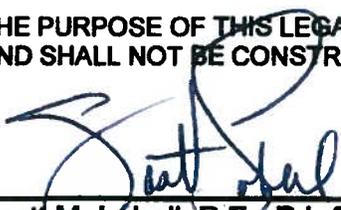
Thence proceed North 86°56'40" East, a distance of 163.23 feet to a point and corner;

Thence proceed along the arc of a curve to the right having a delta angle of 04°57'58", a radius of 750.00 feet, an arc length of 65.01 feet, a chord bearing of North 12°17'03" East and a chord distance of 64.99 feet to a point and corner;

Thence proceed along the arc of a curve to the left having a delta angle of 18°51'34", a radius of 450.00 feet, an arc length of 148.12 feet, a chord bearing of North 05°20'15" East and a chord distance of 147.45 feet to a point and corner;

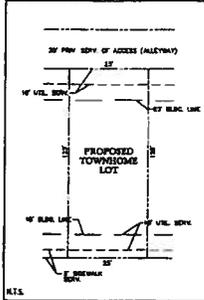
Thence proceed North 04°05'32" West, a distance of 28.38 feet to the POINT OF BEGINNING.

THE PURPOSE OF THIS LEGAL DESCRIPTION IS FOR THE REZONING OF THESE TRACTS AND SHALL NOT BE CONSTRUED AS A RESUBDIVISION OF THESE TRACTS.

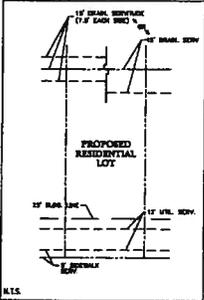

Scott M. Lobell, P.E., P.L.S
Date: 02-02-2010



TYPICAL PROPOSED TOWNHOME LOT



TYPICAL PROPOSED RESIDENTIAL LOT



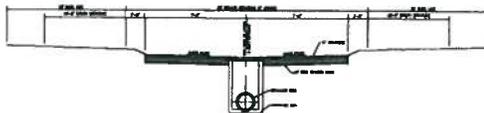
GENERAL LAND USE CATEGORIES:

COLOR	LAND USE TYPE	% OF TOTAL ACRES	NO. OF ACRES	UNITS/ S.F.	SPECIFIC PROPOSED USE(S)	DENSITY/ACRE OR SITE DENSITY
Light Green	LOW DENSITY RESIDENTIAL	12%	20.1	81	SINGLE FAMILY RESIDENTIAL	4.0 UNITS/ACRE
Medium Green	MEDIUM DENSITY RESIDENTIAL	47%	81.3	356	SINGLE FAMILY RESIDENTIAL	4.4 UNITS/ACRE
Dark Green	HIGH DENSITY RESIDENTIAL	3%	6.0	70	TOWNHOMES	11.7 UNITS/ACRE
Orange	COMMERCIAL	2%	2.8	27,000	RETAIL/BAVCARE	10,344 S.F./ACRE
Blue	WATER BAY	2%	2.6	N/A	BAYOUS	N/A
Light Blue	GREEN SPACE	(12%)	(20.3)	N/A	LANDSCAPED AREAS	N/A
Dark Blue	POND AREA	(10%)	(17.1)	N/A	NET DEVELOPMENT AREA	N/A
Light Purple	TRUCK INTEGRATION AREA	(5%)	(8.8)	N/A	PARK/PLAYGROUND/ARTY BEDZON	N/A
Medium Purple	RECREATIONAL	(8%)	(13.7)	N/A	PARK/PLAYGROUND	N/A
Dark Purple	MUNICIPAL	(1%)	(2.0)	N/A	FIRE STATION/PUBLIC SAFETY	N/A
White	TOTAL COMMON OPEN SPACE	34%	58.8			
	TOTALS:	100%	171.4 ACRES	307 UNITS/ 171.4 AC		3.0 UNITS/AC

NOTE: THESE AREAS ARE TO BE DONATED TO THE PUBLIC FOR PUBLIC USE. TOTAL AREA DONATED = 16.5 ACRES FOR RECREATIONAL/PARK AREA 2.8 ACRES FOR MUNICIPAL USE.



TYPICAL STREET SECTION



TYPICAL ALLEY SECTION

GENERAL NOTES:

ALL STREETS ARE PROPOSED FOR PUBLIC OWNERSHIP. THESE STREETS ARE TO MEET THE PARISH OF ASCENSION SUBDIVISION REQUIREMENTS. PROPOSED ALLEY WAYS ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED.

A PERIMETER LANDSCAPED BUFFER YARD WILL BE REQUIRED TO SCREEN OFF-STREET PARKING AREAS AND BUILDING SERVICE AREAS FROM ADJUTING STREETS AND RESIDENTIAL ZONING USES.

COMMON OPEN SPACE
 REQUIRED - 33.8 AC (20%)
 PROVIDED - 58.8 AC (34%)

APPROXIMATE LOT SIZES
 LOW DENSITY 80' X 140' (81 LOTS)
 MEDIUM DENSITY 50' X 125' (356 LOTS)
 HIGH DENSITY (TOWNHOMES) 25' X 125' (70 LOTS)

TOTAL 507 LOTS
 TOTAL PUD SIZE 171.4 ACRES
 PROPOSED LOTS 507 LOTS
 OVERALL DENSITY 3.0 UNITS/ACRE

PHASING WILL BE DETERMINED FOR THE FINAL DEVELOPMENT PLAN.

THE PROPOSED COMMERCIAL TRACT SHALL ADHERE TO THE USES OF ZONE "CC" AND SHALL PERMIT ALL USES ALLOWED WITH SAID DESIGNATION EXCEPT: BARS AND LOUNGES, FUNERAL ESTABLISHMENTS & CEMETERIES, OR ANY OTHER USE THE OWNER DEEMS TO NOT BE IN THE BEST INTEREST OF THE COMMUNITY.

BUFFERS WILL BE PROVIDED, AS REQUIRED BY ASCENSION PARISH REGULATIONS, ON PARKING LOTS, SERVICE AREAS, AND TRANSITIONAL AREAS.

ZONING COMPARISON

PRESENT CONDITIONS	
ZONING:	RM
USE:	RESIDENTIAL
MINIMUM LOT SIZE:	10,500 S.F.
MINIMUM FRONT SETBACK:	70 FEET
MINIMUM SIDE SETBACK:	25 FEET
MINIMUM REAR SETBACK:	5 FEET
MINIMUM REAR SETBACK:	20 FEET

PROPOSED CONDITIONS	
ZONING:	PUD
USE:	RESIDENTIAL
MINIMUM LOT SIZE:	6,250 S.F.
MINIMUM LOT FRONTAGE:	50 FEET
MINIMUM FRONT SETBACK:	25 FEET
MINIMUM SIDE SETBACK:	5 FEET
MINIMUM REAR SETBACK:	20 FEET

TOWNHOME	
USE:	TOWNHOME
MINIMUM LOT SIZE:	3,125 S.F.
MINIMUM LOT FRONTAGE:	25 FEET
MINIMUM FRONT SETBACK:	15 FEET
MINIMUM SIDE SETBACK:	N/A
MINIMUM REAR SETBACK:	20 FEET

COMMERCIAL	
USE:	COMMERCIAL
MAXIMUM FLOOR AREA:	15,000 S.F.
MINIMUM LOT FRONTAGE:	100 FEET
MINIMUM FRONT SETBACK:	20 FEET
MINIMUM SIDE SETBACK:	10 FEET
MINIMUM REAR SETBACK:	15 FEET
MAXIMUM BUILDING HEIGHT:	33 FEET



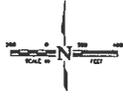
KEYSTONE OF GALVEZ CONCEPTUAL PLAN

Prepared by: KEystone of Galvez, LLC
 1200 West 41st, New Orleans, LA 70119
 504-885-1111
 www.keystoneofgalvez.com



LOT BREAKDOWN

PLATTED LOTS WITHIN KEYSTONE (1ST FILING)	284 LOTS
LOTS UNDER CONSTRUCTION (2ND FILING)	78 LOTS
FUTURE LOTS OUTSIDE OF PROPOSED PUD PREVIOUSLY APPROVED	95 LOTS
PROPOSED LOTS WITHIN PROPOSED PUD	507 LOTS
TOTAL LOTS	964 LOTS



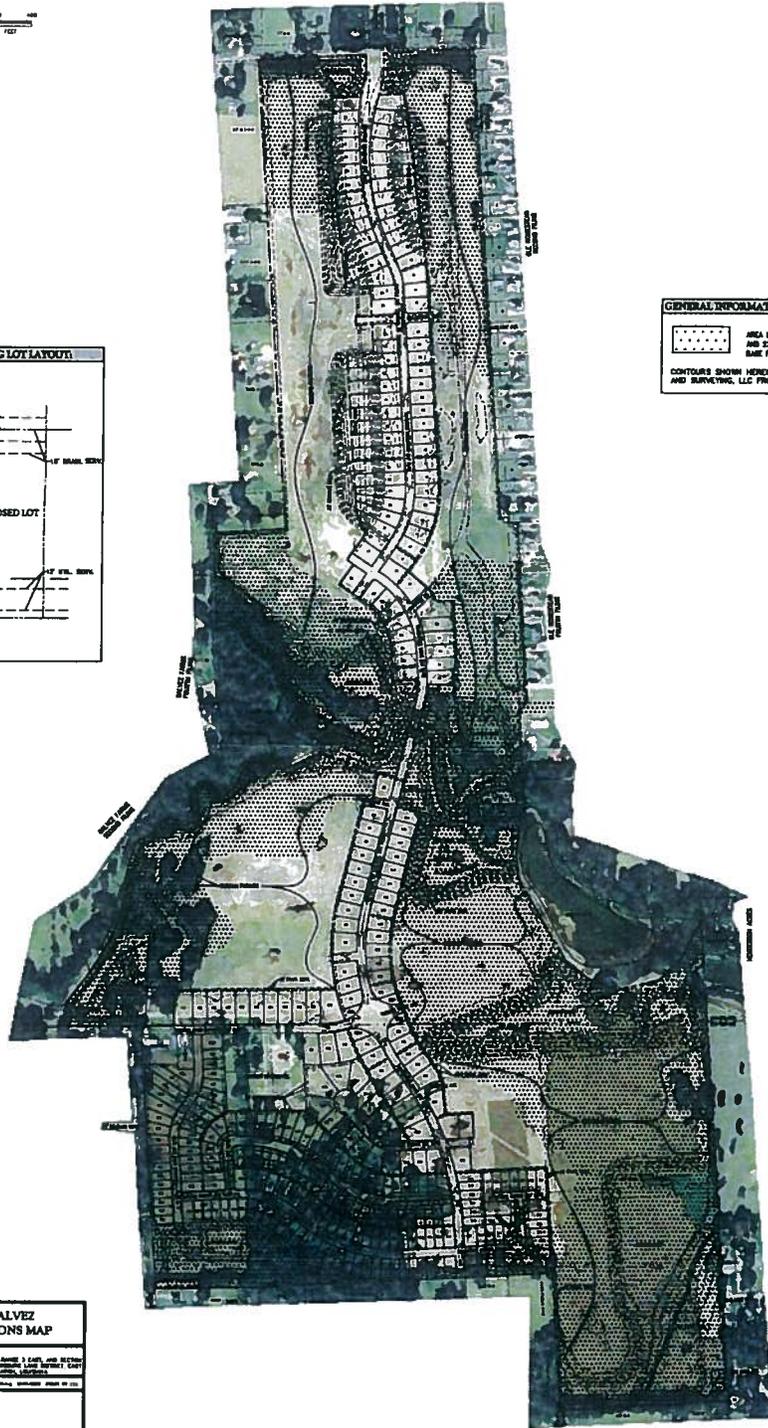
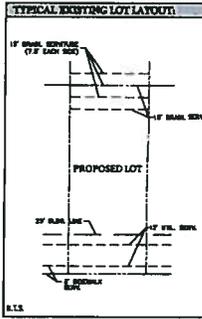
VICINITY MAP
SCALE 1" = 200'

- CITY PUBLIC FACILITIES (L.H.A. BOUND)
 ● SCHOOLS
 ● PARKS
 ● FIRE STATIONS

GENERAL INFORMATION

AREA LOCATED WITHIN 100 YEAR FLOODZONE "A" AS DETERMINED BY FEMA EXISTING AND EXISTENCE. ALL OTHER AREAS LOCATED OUTSIDE THE 100 YEAR FLOODZONE. BASE FLOOD ELEVATION: 14.1'

CONTOURS SHOWN HEREIN WERE OBTAINED FROM CONTOURS PRODUCED BY PERINI ENGINEERING AND SURVEYING, LLC FROM AN POST-CONSTRUCTION TOPOGRAPHIC PUBLISHED SURVEY



**KEYSTONE OF GALVEZ
EXISTING CONDITIONS MAP**

Prepared by PERINI ENGINEERING AND SURVEYING, LLC, dated 11/11/2014, for the use of KEYSTONE OF GALVEZ, LLC. This map is based on the 2014 Aerial Photograph and the 2014 Topographic Survey. The map is not to be used for any other purpose without the written consent of PERINI ENGINEERING AND SURVEYING, LLC.

KEYSTONE OF GALVEZ, LLC
 10000 Lakeview
 Metairie, Louisiana 70002

KEYSTONE OF GALVEZ
 GALVEZ, LOUISIANA

QUALITY
 Engineering Services, LLC
 14149 Highway 101, Suite 100, Metairie, LA 70002
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 quality@esquality.com

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ASCENSION**



**Tommy Martinez
Parish President**

ORDINANCE NO. ZM10-01

EXHIBIT D

CONDITIONS

- 1. There shall be no vehicle connection with Pine Lake drive.**
- 2. The fire station lot shall be located with direct access to Highway 933 and full circulation to and from the development.**
- 3. No single family lots shall be smaller in width than 50'**
- 4. No multi-family housing is approved as part of the PUD.**
- 5. The PUD shall not exceed 507 lots.**

KEYSTONE OF GALVEZ, LLC

8733 Siegen Lane #378
Baton Rouge, LA 70810

April 8, 2010

Ricky Compton
Director
Office of Planning & Development
Parish of Ascension
42077 Churchpoint Road
Gonzales, LA 70737

RE: Keystone of Galvez
PUD Concept Plan

Mr. Compton:

On April 1, 2010 the Ascension Parish Council voted to accept the recommendation of the Planning Commission and approve the Keystone of Galvez PUD Concept Plan. It is my understanding this approval was based on me accepting the following conditions:

1. The connection to Pine Lake Drive will be constructed in Phase 2. This connection will be gated to allow only emergency vehicle access.
2. The PUD will not exceed 749 lots.

As Owner and Developer for Keystone of Galvez and the Managing Member of Keystone of Galvez, LLC, I accept the above conditions and ask for final approval for the Keystone of Galvez PUD Concept Plan.

I trust this letter will satisfy your requirements, however, should you have any questions or comments concerning this matter, please do not hesitate to contact me.

Sincerely,

KEYSTONE OF GALVEZ, L.L.C.


Kevin Nguyen