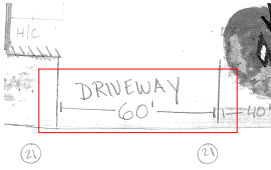


Trading Post Markup Summary

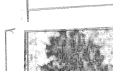
Chris A Cloutet (5)



Subject: DOTD permit
Color: ■
Author: Chris A Cloutet

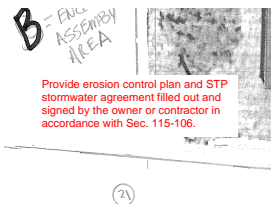
LADOTD Driveway permit is required.

Provide drainage & paving plan & hydrological analysis stamped by a professional engineer in accordance with Sec. 115-111 & Sec. 115-112.



Subject: Drainage
Color: ■
Author: Chris A Cloutet

Provide drainage & paving plan & hydrological analysis stamped by a professional engineer in accordance with Sec. 115-111 & Sec. 115-112.

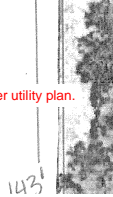


Provide erosion control plan and STP stormwater agreement filled out and signed by the owner or contractor in accordance with Sec. 115-106.

Subject: Stormwater
Color: ■
Author: Chris A Cloutet

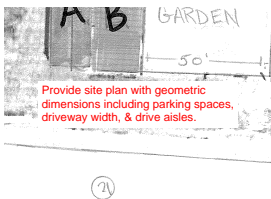
Provide erosion control plan and STP stormwater agreement filled out and signed by the owner or contractor in accordance with Sec. 115-106.

Provide water/sewer utility plan.



Subject: Water/Sewer Comment
Color: ■
Author: Chris A Cloutet

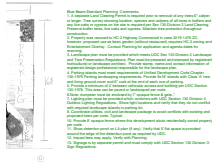
Provide water/sewer utility plan.



Provide site plan with geometric dimensions including parking spaces, driveway width, & drive aisles.

Subject: Site Plan
Color: ■
Author: Chris A Cloutet

Provide site plan with geometric dimensions including parking spaces, driveway width, & drive aisles.



Subject: Text Box
Color: ■
Author: Regan K. Contois

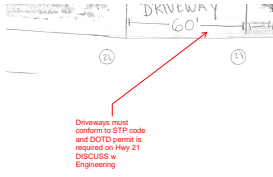
Blue Beam Standard Planning
Comments:

1. A separate Land Clearing Permit is required prior to removal of any trees 6" caliper or larger. Tree survey showing location, species and calipers of all trees in buffers and any live oaks or cypress on the site is required per Sec 130 Division 2 Land Clearing. Preserve buffer trees, live oaks and cypress. Maintain tree protection throughout construction.
2. Property was rezoned to HC-2 Highway Commercial in case 2019-1475 ZC, however; proposed use as been garden (without restaurant) requires HC-3 zoning and Entertainment Overlay . Contact Planning for application and agenda dates for rezoning.
3. Landscape plan must be provided which meets UDC Sec 130 Division 2 Landscape and Tree Preservation Regulations. Plan must be prepared and stamped by registered horticulturist or landscape architect. Provide stamp, name and contact information of registered design professional responsible for the landscape plan.
4. Parking islands must meet requirements of Unified Development Code Chapter 130-1979 Parking landscaping requirements. Provide 9x18' islands with Class 'A' tree and living ground cover and 6" curb at the end of each row of parking.
5. Provide a minimum of 4' between vehicular access and building per UDC Section 130-1978. This area can be paved or landscaped per code.
6. Note: dumpster must be enclosed by 7' opaque fence & gate.."
7. Lighting plan must be provided which conforms with UDC Section 130 Division 4 Outdoor Lighting Regulations. Show light locations and verify that they do not conflict with required landscape islands in parking lot.
8. Coordinate utilities, civil and landscape package to avoid conflicts with existing and proposed trees per code. Typical
10. Provide 8' opaque fence where this development abuts residentially zoned property per code.
11. Show detention pond on LA plan (if any). Verify that 5' flat space is provided around the edge of the detention pond as required by UDC.
12. Impact fees may apply. Verify with Planning.
13. Signage is by separate permit and must comply with UDC Section 130 Division 3- Sign Regulations.

Existing zoning
HC-2

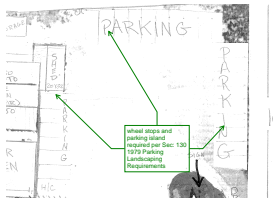
Subject: Text Box
Color: ■
Author: Regan K. Contois

Existing zoning
HC-2



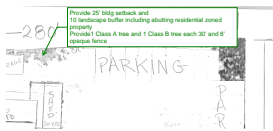
Subject: Callout
Color: ■
Author: Regan K. Contois

Driveways must conform to STP code and DOTD permit is required on Hwy 21 DISCUSS w Engineering



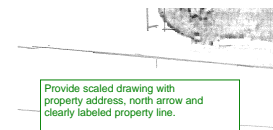
Subject: Callout
Color: ■
Author: Regan K. Contois

wheel stops and parking island required per Sec: 130 1979 Parking Landscaping Requirements



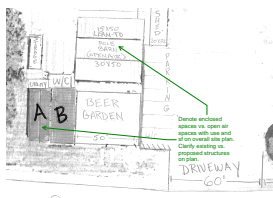
Subject: Callout
Color: ■
Author: Regan K. Contois

Provide 25' bldg setback and 10' landscape buffer including abutting residential zoned property
Provide 1 Class A tree and 1 Class B tree each 30' and 8' opaque fence



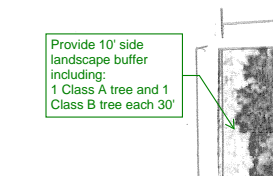
Subject: Text Box
Color: ■
Author: Regan K. Contois

Provide scaled drawing with property address, north arrow and clearly labeled property line.



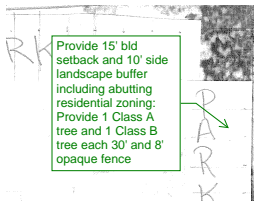
Subject: Callout
Color: ■
Author: Regan K. Contois

Denote enclosed spaces vs. open air spaces with use and sf on overall site plan.
Clarify existing vs. proposed structures on plan.



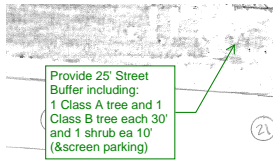
Subject: Callout
Color: ■
Author: Regan K. Contois

Provide 10' side landscape buffer including:
1 Class A tree and 1 Class B tree each 30'



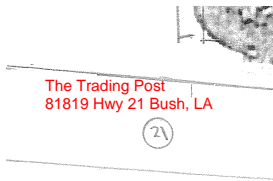
Subject: Callout
Color: ■
Author: Regan K. Contois

Provide 15' bld setback and 10' side landscape buffer including abutting residential zoning:
Provide 1 Class A tree and 1 Class B tree each 30' and 8' opaque fence



Subject: Callout
Color: ■
Author: Regan K. Contois

Provide 25' Street Buffer including:
1 Class A tree and 1 Class B tree each 30' and 1 shrub ea 10' (&screen parking)



Subject: Text Box
Color: ■
Author: Regan K. Contois

The Trading Post
81819 Hwy 21 Bush, LA

Existing zoning
HC-2

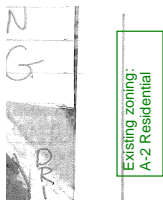
Subject: Text Box
Color: ■
Author: Regan K. Contois

Existing zoning
HC-2

Existing zoning:
A-2 Residential

Subject: Text Box
Color: ■
Author: Regan K. Contois

Existing zoning:
A-2 Residential



Subject: Text Box
Color: ■
Author: Regan K. Contois

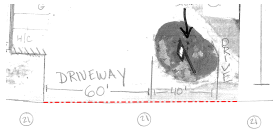
Existing zoning:
A-2 Residential



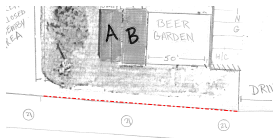
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Color: ■
Author: Regan K. Contois



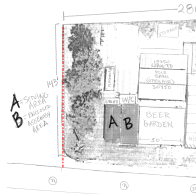
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Color: ■
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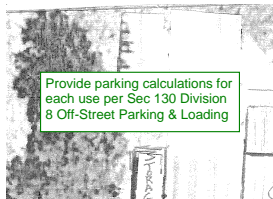
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Color: ■
Author: Regan K. Contois



Subject: Line
Color: ■
Author: Regan K. Contois

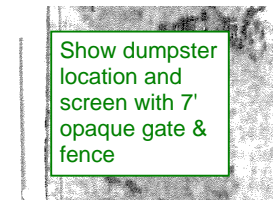


Subject: Line
Color: ■
Author: Regan K. Contois



Subject: Text Box
Color: ■
Author: Regan K. Contois

Provide parking calculations for each use per Sec 130 Division 8 Off-Street Parking & Loading



Subject: Text Box
Color: ■
Author: Regan K. Contois

Show dumpster location and screen with 7' opaque gate & fence

Provide drainage & paving plan & hydrological analysis stamped by a professional engineer in accordance with Sec. 115-111 & Sec. 115-112.

Existing zoning: A-2 Residential

Provide 25' bldg setback and 10 landscape buffer including abutting residential zoned property
Provide 1 Class A tree and 1 Class B tree each 30' and 8' opaque fence

Provide 10' side landscape buffer including:
1 Class A tree and 1 Class B tree each 30'

Provide water/sewer utility plan.

Provide parking calculations for each use per Sec 130 Division 8 Off-Street Parking & Loading

Provide 15' bld setback and 10' side landscape buffer including abutting residential zoning:
Provide 1 Class A tree and 1 Class B tree each 30' and 8' opaque fence

Existing zoning HC-2

Show dumpster location and screen with 7' opaque gate & fence

Existing zoning HC-2

wheel stops and parking island required per Sec: 130 1979 Parking Landscaping Requirements

A = SERVING AREA
B = ENCLOSED ASSEMBLY AREA

Denote enclosed spaces vs. open air spaces with use and sf on overall site plan. Clarify existing vs. proposed structures on plan.

Provide erosion control plan and STP stormwater agreement filled out and signed by the owner or contractor in accordance with Sec. 115-106.

Provide site plan with geometric dimensions including parking spaces, driveway width, & drive aisles.

Existing zoning: A-2 Residential

Provide 25' Street Buffer including:
1 Class A tree and 1 Class B tree each 30' and 1 shrub ea 10' (&screen parking)

The Trading Post
81819 Hwy 21 Bush, LA
Provide scaled drawing with property address, north arrow and clearly labeled property line.

1) Temporary sewerage permit issued by LDH (if sewerage system is less than 3000gpd) If 3000gpd or greater, plans and specs must be submitted and a letter of no objection issued. (2) DEQ Preliminary Letter (unless otherwise indicated on temporary that spray irrigation or overland flow are permissible. (3) Written notification from LDH Engineering that non community water well is not required. (If required plans and specs must

