

SUGARBERRY RECEPTION HALL

CONDITIONAL USE PERMIT CUP-3-19

LOT E-1-B-1-A
 SARTWELL C.F. TRACT
 CPPC LOT ID: 1520690278
 LOCATED IN SEC 45, T7S-R2E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH,
 STATE OF LOUISIANA

LE ARCHITECT LLC
 © Copyright 2019



Sugarberry Reception Hall

18282 S. HARRELLS FERRY RD.
 BATON ROUGE, LA 70816

LE ARCHITECT LLC
 7516 Bluebonnet Blvd., #144 Baton Rouge, LA 70810 (225) 300-6009

PC Set 6/21/19

DRAWING INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	CIRCULATION PLAN
5	LANDSCAPE PLAN
6	ARCHITECTURAL ELEVATIONS
7	ARCHITECTURAL ELEVATIONS
8	FLOOR PLAN

PLANNING SUMMARY	
EXISTING ZONING:	RURAL
COMPREHENSIVE LAND USE CATEGORY:	RESIDENTIAL NEIGHBORHOOD
EXISTING ZONING OF ADJOINING PARCELS:	RURAL, AND A1
ACREAGE:	3.25 ACRES
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT AND NUMBER OF STORIES:	30', SINGLE-STORY
BUILDING SQUARE FOOTAGE:	6,300 S.F.
PROPOSED USE:	RECEPTION HALL WITHOUT ALCOHOL

Consultants / Contacts

Owner:

CONG TRAN & MAI NGUYEN
 18282 S. HARRELL'S FERRY RD.
 BATON ROUGE, LA 70816
 PH: (225) 302-1017
 EMAIL: CTRAN98@GMAIL.COM

Architect:

LE ARCHITECT, LLC
 PHONG LE
 BLUEBONNET BLVD., #144
 BATON ROUGE, LA 70810
 PH: (225) 300-6009
 EMAIL: PLE@LEARCHITECT.COM

Engineer:

MR ENGINEERING & SURVEYING, LLC
 9345 INTERLINE AVENUE
 BATON ROUGE, LA 70809
 PH: (225) 490-9592
 EMAIL: Mickey@MRESmall.com

Landscape Architect:

GUY J. HYMEL III, INC.
 2718 LAUREL LAKES AVENUE
 BATON ROUGE, LA 70820
 PH: (225) 806-1545
 EMAIL: GUYHYMELIII@BELLSOUTH.NET



Aerial / Vicinity Map
NTS



Parish Map
NTS

Notes

Date

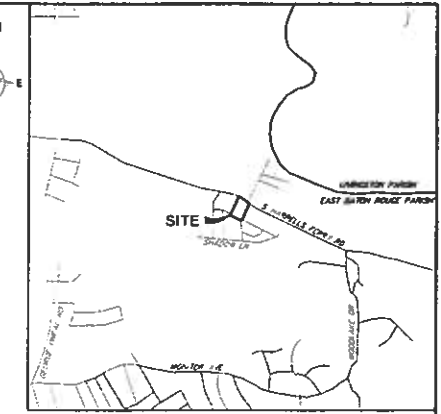
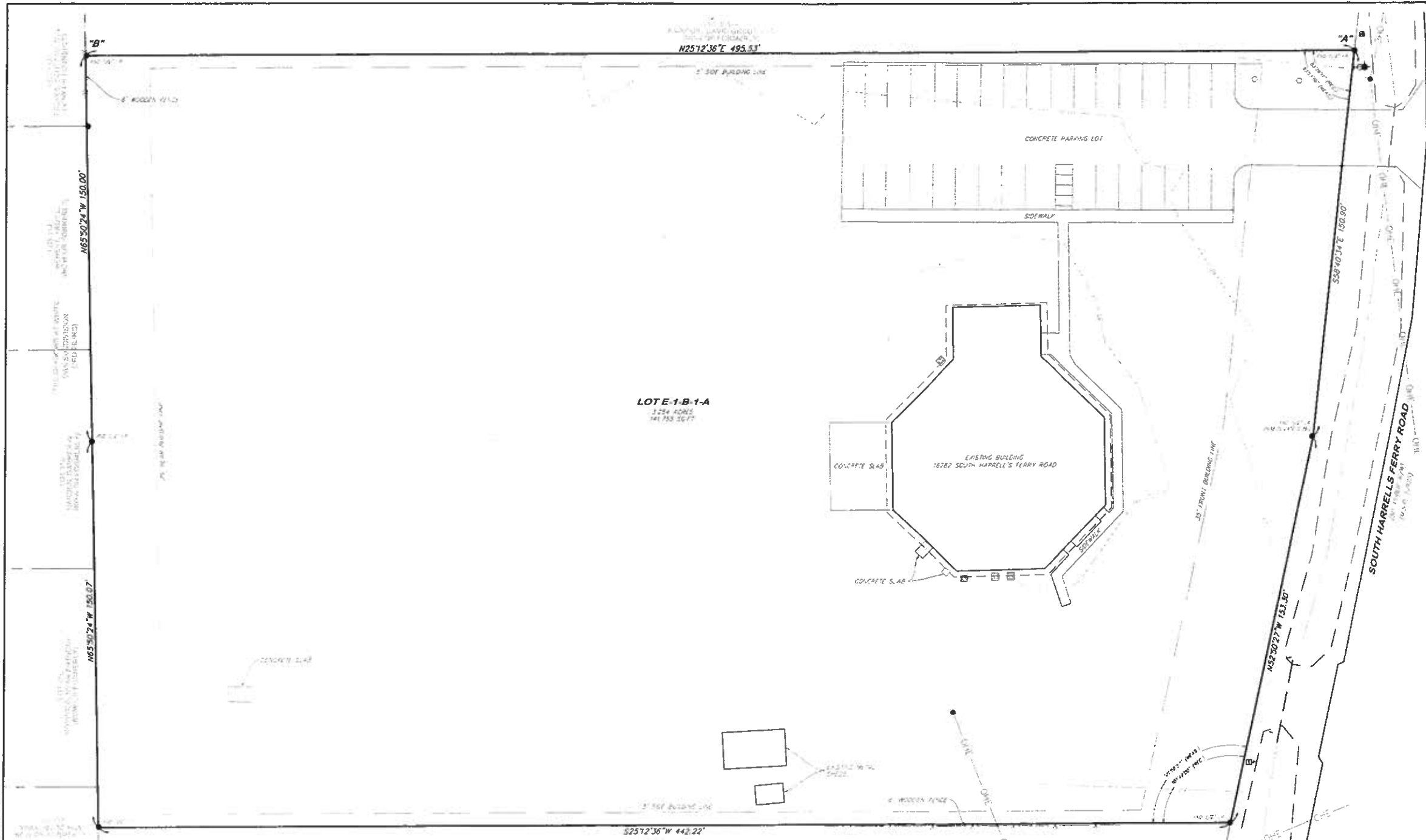
6/20/2019

Drawn

Job Number

Sheet

T1



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- CULVERT
- OVERHEAD ELECTRIC
- ROAD CENTERLINE
- EDGE OF ROAD
- TOP BANK OF DITCH
- DITCH CENTERLINE
- BUILDING SETBACK
- CONTINER LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- FIRE HYDRANT
- WATER VALVE
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- ELECTRIC CONDUIT
- POWER POLE
- SEPTIC TANK
- MAILBOX
- AIR CONDITIONING UNIT

GRAPHIC SCALE

0 20 40 80 FEET

1" = 20' 11"

MAP SHOWING COMBINATION OF LOTS FOR LOT E-1-B-1 & E-1-B-2 C.F. SARTWELL TRACT INTO LOT E-1-B-1-A

LOCATED IN SECTION 45, T7S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA,

FOR **LE ARCHITECTS, LLC**

SEWAGE DISPOSAL:

DEDICATION

STORMWATER NOTE:

REFERENCE BEARING: 'N25°12'36"E'

REFERENCE BENCHMARK:

REFERENCE MAPS:

OWNER: [Signature] 5-06-19

OWNER: [Signature] 5-06-19

ZONING NOTES:

GENERAL NOTES:

APPROVED:

FRANK M. DUKE, FAICP
PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE

DATE: 5/7/2019

APPROVED:

Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.

DATE: 5-06-19

MR ENGINEERING & SURVEYING, LLC

9345 Iteirine Avenue, Baton Rouge, LA 70809 225.490.9592

SCALE: 1" = 20'	DRAWN: [Signature]
DATE: 5-06-19	CHECKED: [Signature]



Sugarberry Reception Hall
18282 S. HARRELLS FERRY RD.
BATON ROUGE, LA 70816

LE ARCHITECT LLC
7516 Bluebonnet Blvd., #144 Baton Rouge, LA 70810 (225) 300-6009

Notes

Date	6/20/2019
Drawn	
Job Number	
Sheet	

A1

GENERAL NOTES:

- 1) ZONING: RURAL
- 2) FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL
- 3) FLOOD ZONE: X
- 4) ELECTRIC: DEMCO
- 4) WATER: EAST BATON ROUGE PARISH
- 5) SEWER: SEPTIC TANK
- 6) CABLE/PHONE: COX
- 7) TOTAL ACRES: 3.25 ACRES
- 8) FIRE DISTRICT: EASTSIDE FIRE DISTRICT #5

SITE PLAN NOTES:

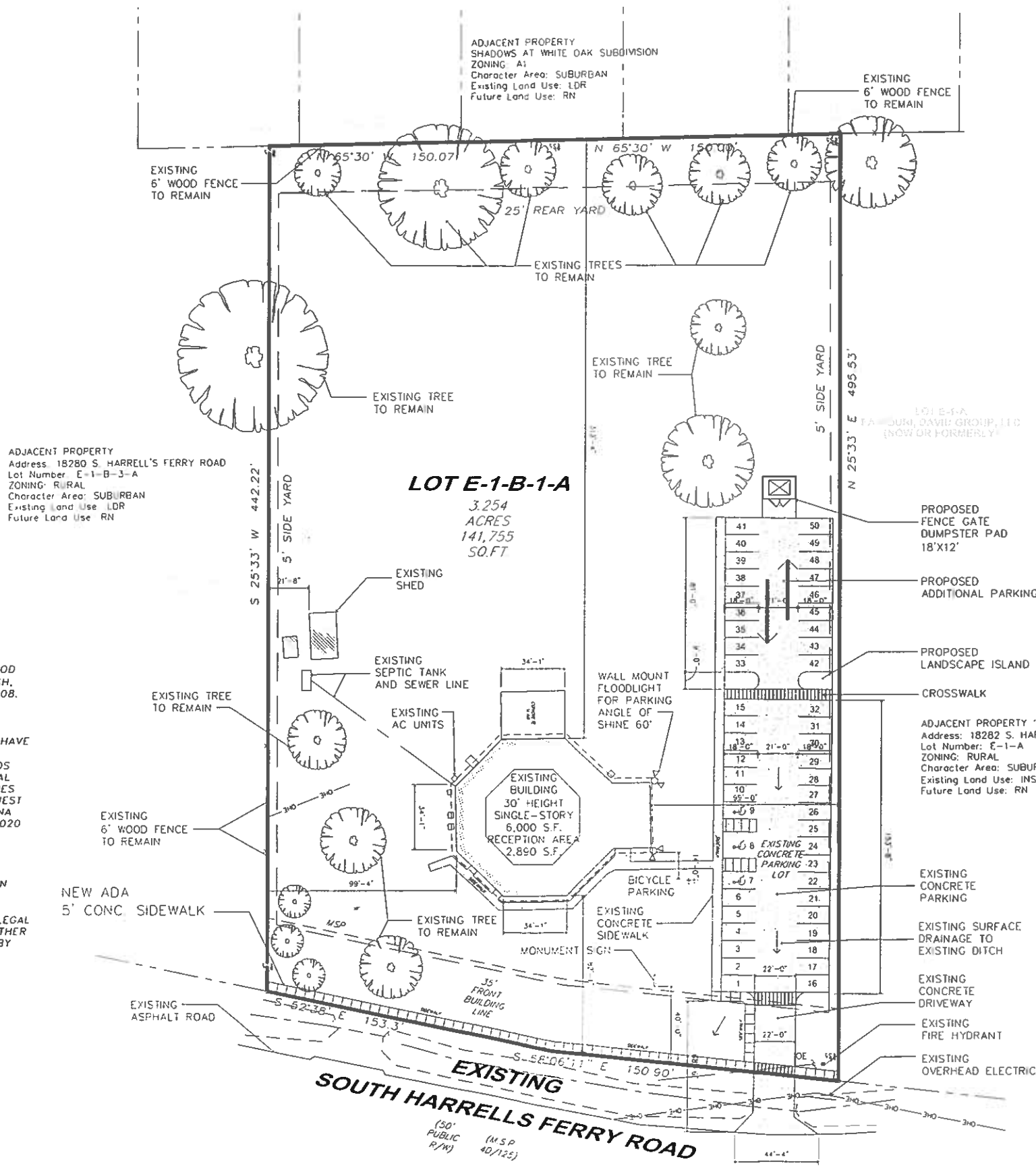
- 1) NO EXISTING/PROPOSED TRAFFIC SIGNALS AND CONTROL DEVICES.
- 2) NEW ADA SIDEWALKS AT S. HARRELL'S FERRY ROAD.
- 3) NEW AREA OF REFUSE AT PARKING AREA.
- 4) EXISTING WOOD FENCE TO REMAIN.
- 5) EXISTING TREES TO REMAIN.
- 6) NEW LANDSCAPE BUFFERS (L2) AT LEFT AND REAR OF SITE.

NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, LOUISIANA. PANEL NUMBER 22033CO290E, DATED MAY 2, 2008.
- 2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL. CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 3) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 4) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 5) NO ATTEMPT HAS BEEN MADE TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 6) NO ENCROACHMENTS EXIST ON OR ACROSS THIS SURVEY, UNLESS NOTED OR SHOWN OTHERWISE.

REFERENCE MAPS:

- 1) MAP SHOWING RESUBDIVISION OF LOT E-1-B INTO LOTS E-1-B-1, E-1-B-2 & E-1-B-3 OF THE C.F. SARTWELL PROPERTY LOCATED IN SEC 45, T-7-S, R-2-E IN EAST BATON ROUGE PARISH, LOUISIANA



1 SITE PLAN
SCALE: 1" = 30'-0"

LOT E-1-B-1-A
C.F. SARTWELL TRACT

LOCATED IN
SECTION 45, T7S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA.



Sugarberry Reception Hall

18282 S. HARRELLS FERRY RD.
BATON ROUGE, LA 70816

Notes

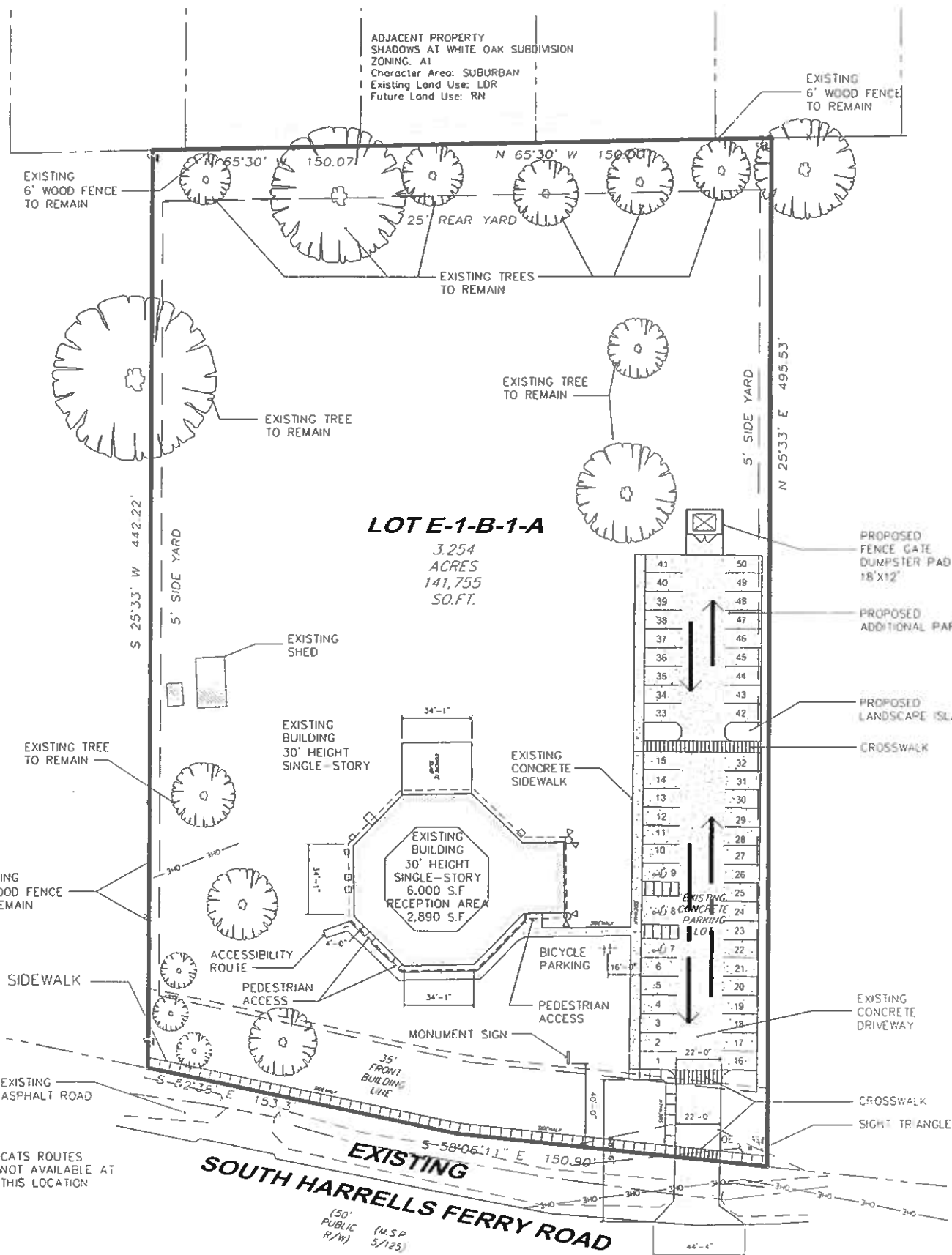
Date
6/20/2019

Drawn

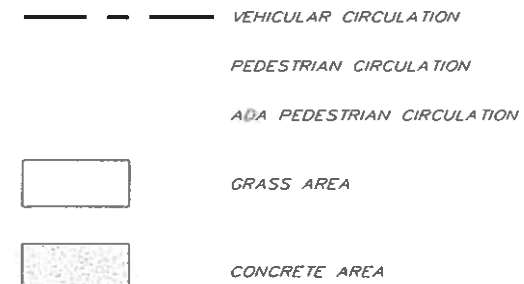
Job Number

Sheet

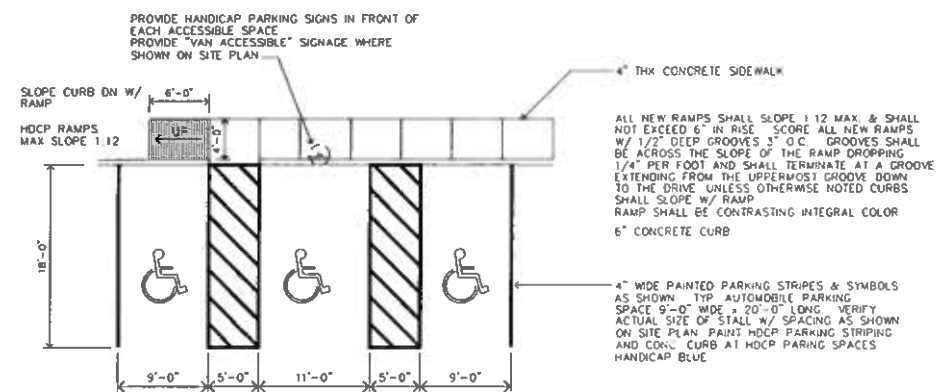
A2



LEGEND



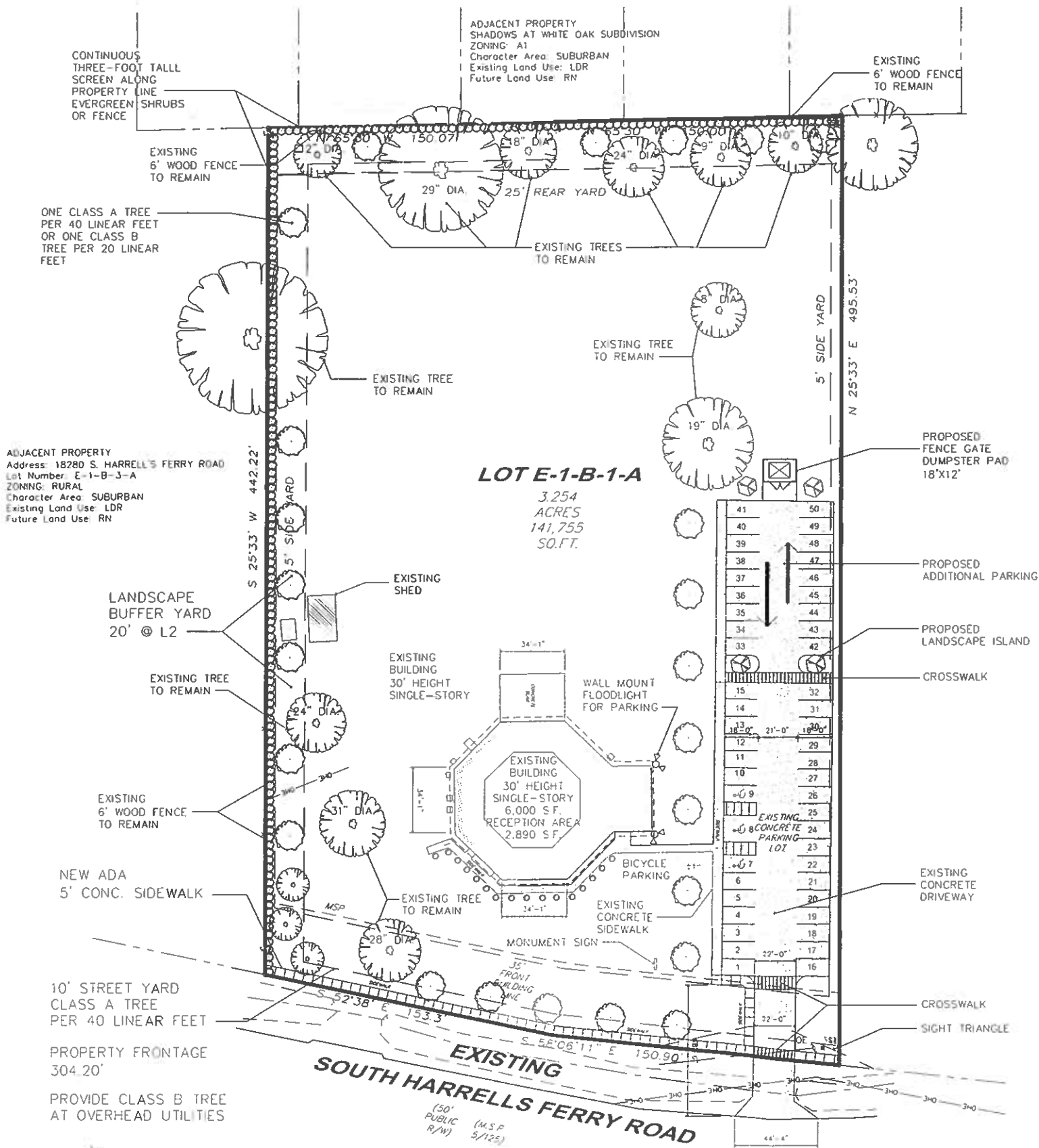
BIKE RACK NTS



USE	FORMULA	REQUIRED	PROVIDED/CREDIT
RECEPTION HALL	1 PER 50 S.F. OF ASSEMBLY AREA		
	RECEPTION HALL AREA 2,070 S.F.	41.4	
	LOBBY AREA 820 S.F.	16.4	
	TOTAL PARKING REQUIRED	58	
EXISTING PARKING	31 STANDARD PARKING AND 2 HC PARKING		33
PARKING CREDIT	UDC SECTION 17.2.2 OFF-STREET PARKING CREDIT FOR OLDER BUILDINGS AND USES. THE BUILDING WAS CONSTRUCTION IN 1985.		41
ADDITIONAL PARKING	16 STANDARD PARKING AND 1 HC PARKING		17
TOTAL PARKING	PARKING PROVIDED WITH CREDIT		58
CHARACTER AREA	SUBURBAN		
BICYCLE PARKING	1 PER 20. REQUIRED 4. PROVIDED 4.		

1 CIRCULATION PLAN

SCALE: 1" = 30'-0"



LOT E-1-B-1-A
3.254 ACRES
141,755 SQ. FT.

General Notes

- ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
- PLANT MATERIALS SHALL BE TRUE TO NAME AND VARIETY AND SIZE SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF TWO (2) INCH CALIPER UPON PLANTING. TWO (2) MULTITRUNK TREES WITH A MINIMUM OF ONE (1) INCH CALIPER PER TRUNK UPON PLANTING AND SHALL HAVE A MINIMUM OF THREE (3) TRUNKS. MAY BE SUBSTITUTED FOR EACH SINGLE TRUNK TREE.
- MULTITRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF ONE (1) INCH CALIPER PER TRUNK UPON PLANTING AND SHALL HAVE A MINIMUM OF THREE (3) TRUNKS.
- A MINIMUM OF ONE HUNDRED (100) SQ. FT. FOR EACH CLASS A AND FIFTY (50) SQ. FT. FOR EACH CLASS B TREE OF NON-PAVED AREAS SHALL BE PROVIDED FOR EACH TREE WHERE IT IS PLANTED.
- WRITTEN PERMISSION IS REQUIRED FROM THE USER AGENCY(S) BEFORE PLANTING IN ANY SERVITUDE OR EASEMENT.
- ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A SOUND AND HEALTHY MANNER IN ACCORDANCE WITH ACCEPTED PROCEDURES ESTABLISHED BY THE LOUISIANA ASSOCIATION OF NURSERYMEN.
- THE MAINTENANCE CARE AND IF NECESSARY, THE REPLACEMENT OF LANDSCAPE MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS AGENT.

Concept Plant Schedule

NTS

	CLASS "A" TREES	2 1/2" CAL. 10' HT. (WELL BRANCHED)
	CLASS "B" TREES	2 1/2" CAL. 8' HT. (WELL BRANCHED)
	CLASS "B" TREES	3" CAL. 10' HT. (WELL BRANCHED)
	SHRUBS	3 GAL. FULL WELL BRANCHED

Materials Schedule

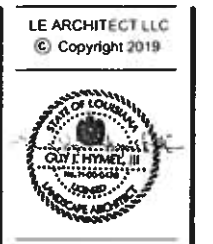
Sym.	Description
A	TULIP POPLAR
B	'RED DRIFT' ROSE
C	'CINNAMON GIRL' DISTYLUM
D	'GEORGE Tabor' AZALEA
E	'CLARA' INDIAN HAWTHORNE
F	CENTPEDEE SOD

U.D.C. Landscape Calculations

A. Trees Required		
1	SITE AREA	141,755 S.F.
1	DEVELOPED SITE AREA	23,050 S.F.
2	LANDSCAPED AREA	4,400 S.F. OR 19%
3	STREET YARD PLANTING AREA 104' LINEAR FOOT	6 CLASS A TREES PROVIDED
	REQUIRED B CLASS A TREES	
	CREDIT FOR PRESERVED TREES > 1" IN STREET YARD	
4	BUFFERYARD	15 CLASS A TREES PROVIDED
		250 SHRUBS PROVIDED
Total Class A Trees		28 Provided
Total Shrubs		275 Provided

1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"



Sugarberry Reception Hall
18282 S. HARRELLS FERRY RD.
BATON ROUGE, LA 70816

LE ARCHITECT LLC
7516 Bluebonnet Blvd., #144 Baton Rouge, LA 70810 (225) 300-6009

Notes

Date: 3/25/2019
Drawn: _____
Job Number: _____
Sheet: _____





Sugarberry Reception Hall

18282 S. HARRELLS FERRY RD.
BATON ROUGE, LA 70816

LE ARCHITECT LLC
7516 Bluebonnet Blvd., #144 Baton Rouge, LA 70810 (225) 300-6009

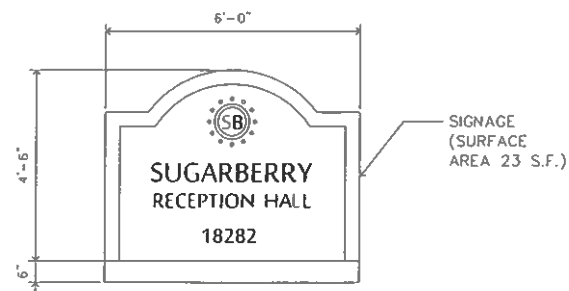
Notes

Date
6/20/2019
Drawn

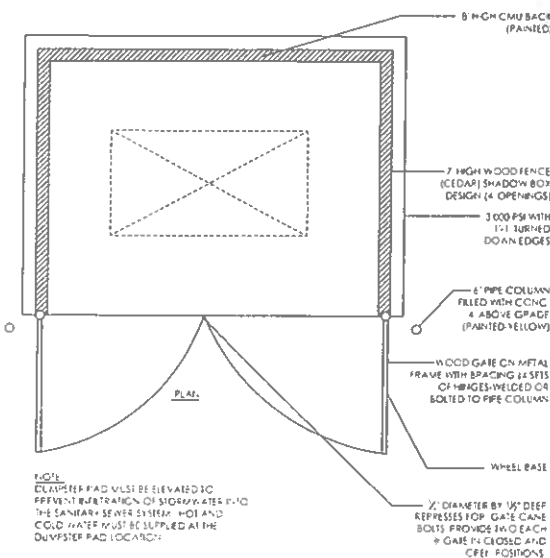
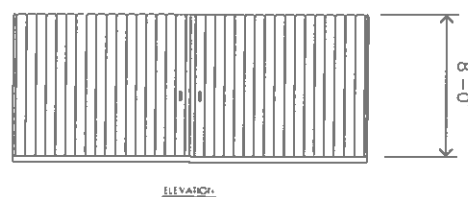
Job Number

Sheet

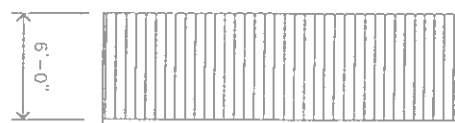
A3



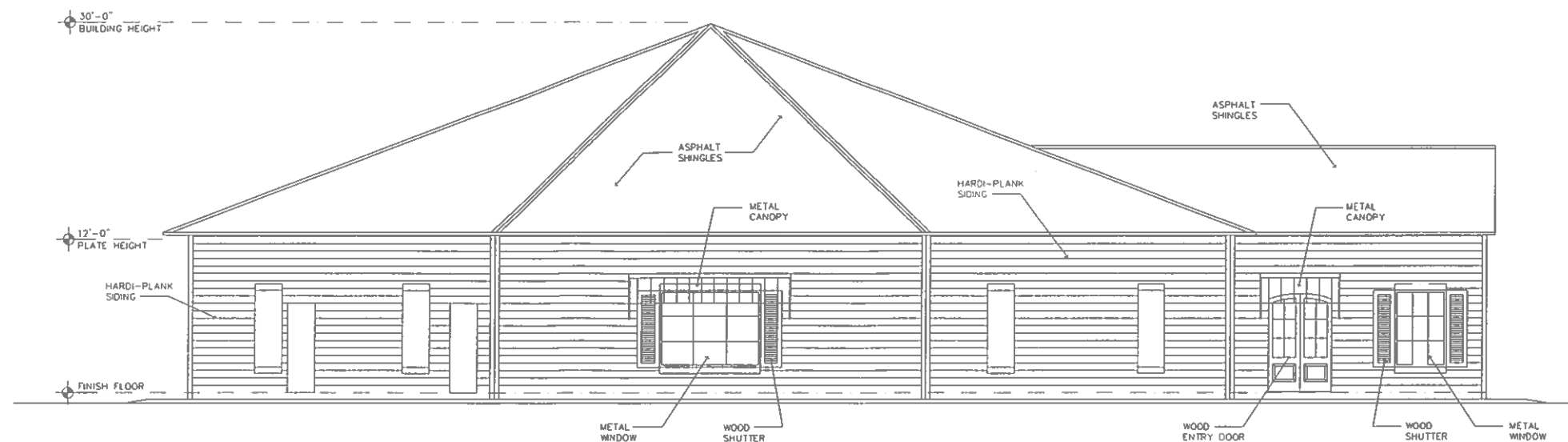
MONUMENT SIGN
NTS



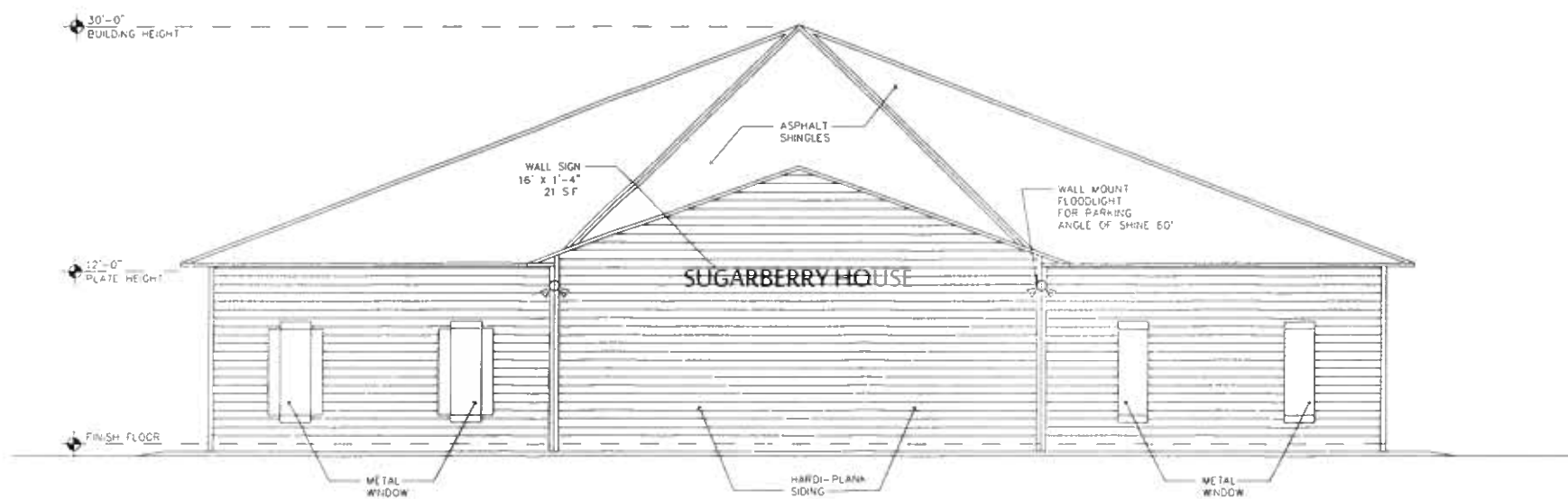
REFUSE AREA ELEVATION
NTS



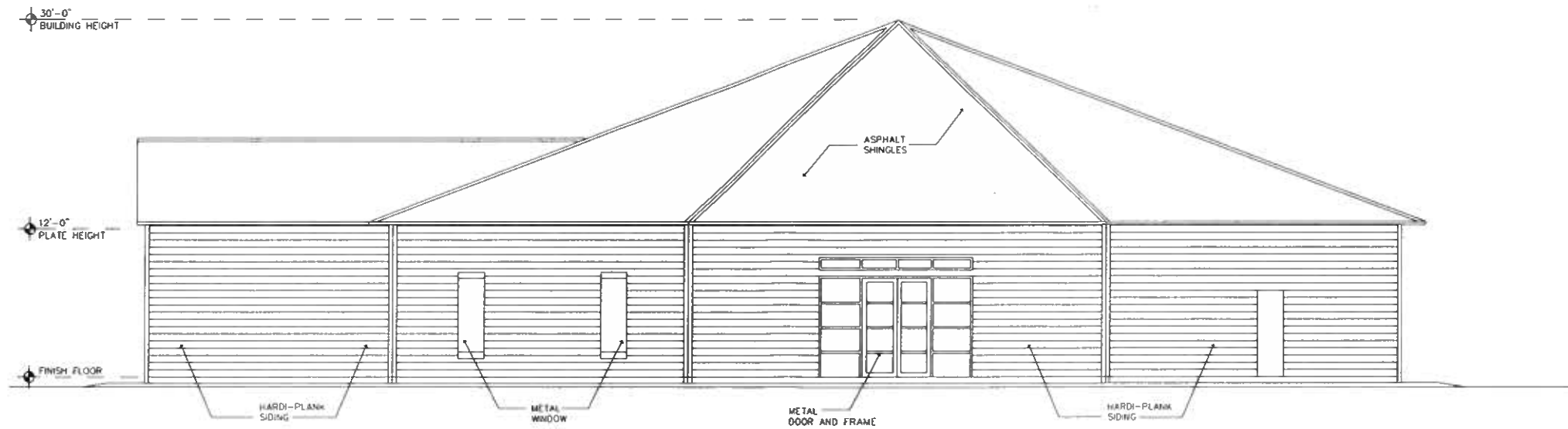
EXISTING FENCE TO REMAIN
NTS



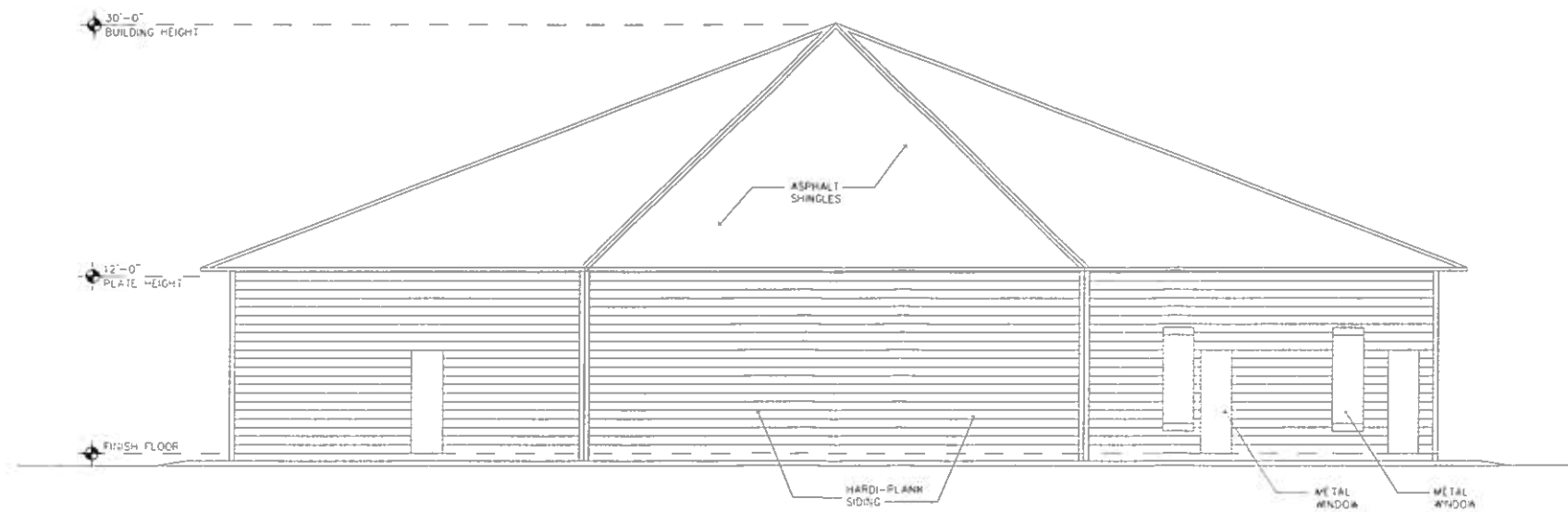
1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"



Sugarberry Reception Hall

18282 S. HARRELLS FERRY RD.
BATON ROUGE, LA 70816



7516 Blucbonnet Blvd., #144 Baton Rouge, LA 70810 (225) 300-6009

Notes

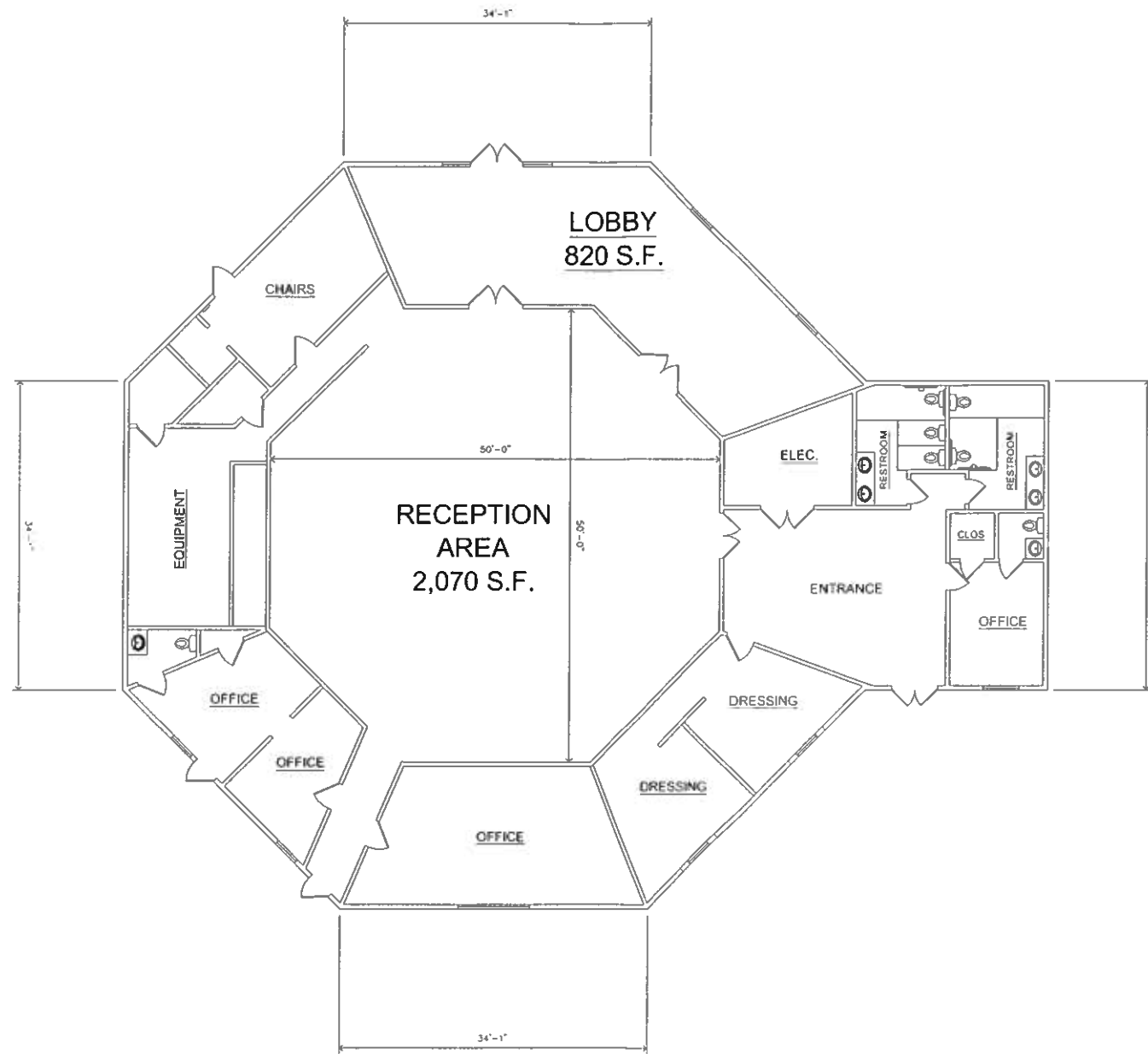
Date
6/20/2019

Drawn

Job Number

Sheet

A4



1 EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Sugarberry Reception Hall

18282 S. HARRELLS FERRY RD.
 BATON ROUGE, LA 70816



Notes

Date
 6/20/2019
 Drawn

Job Number

Sheet

A5