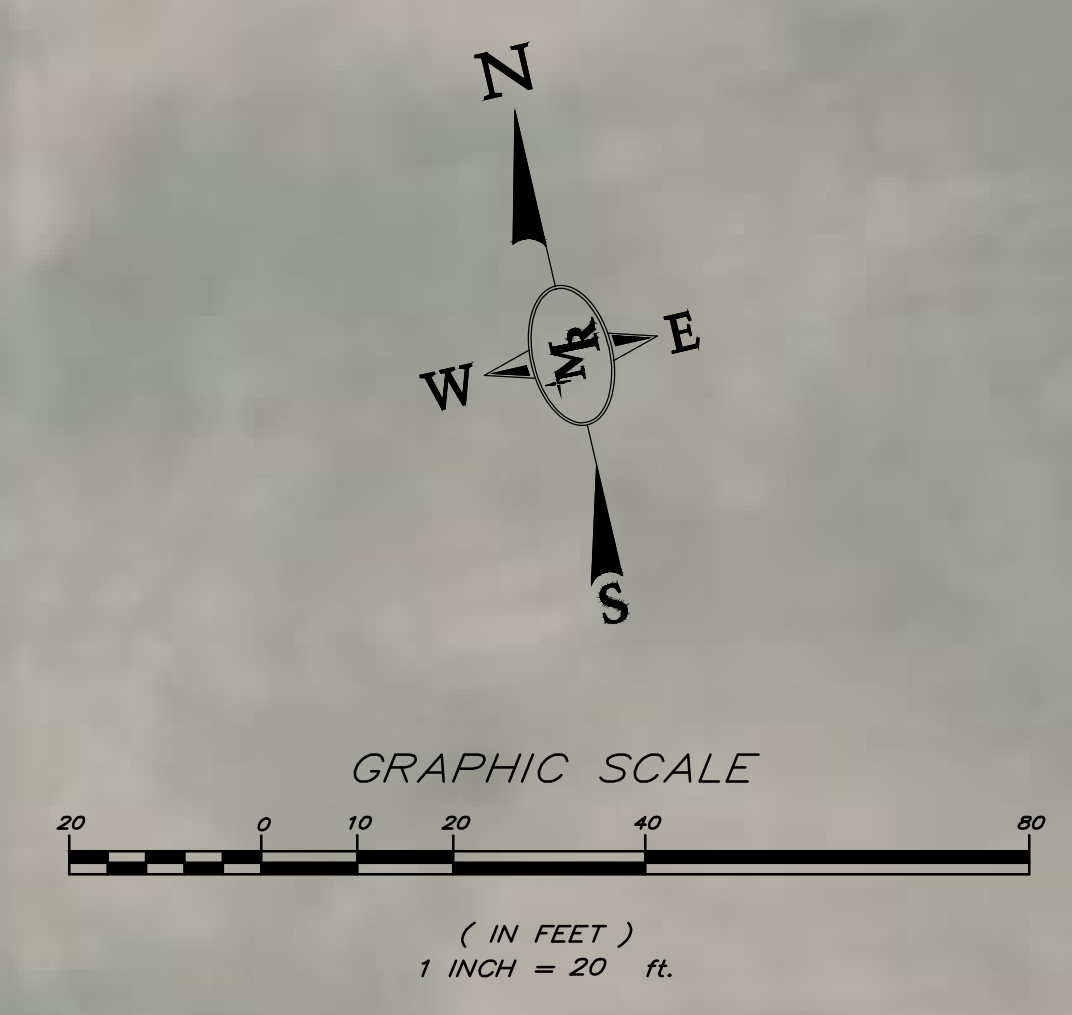


**LOT 2-X-1**  
 0.92 ACRES  
 ZONING: GOL  
 PROPOSED BUILDING: 40'X80'=3,200 S.F.  
 PARKING: 20 SPACES (MAXIMUM ALLOWABLE FOR 1,600 S.F. OFFICE AND 1,600 S.F. RESTAURANT)  
 NOTE: ONE OF THE ALLOWED OFFICE USES IN THIS ZONING IS MEDICAL OFFICE/CLINICS. IF THIS IS A MEDICAL OR VETERINARIAN USE THEN TOTAL PARKING ON THE SITE CAN INCREASE.  
 \*DETENTION IS REQUIRED FOR THIS SITE. THE POND IS SHOWN FOR CONCEPTUAL PURPOSES OF THIS PLAN.



C:\USERS\JONATHAN\MEDENGINEERING\WORKS PROJECTS DROPBOX\WORKS PROJECTS\PROJECTS\VARIOUS PROJECTS\TRACT\DWG\LAYOUT 1.DWG APR-07-2026 JONATHAN

LA ONE CALL - CALL BEFORE YOU DIG. THE CONSTRUCTION SHALL CALL FOR ALL UTILITIES TO BE LOCATED AND MARKED PRIOR TO ANY CONSTRUCTION. THE CONSTRUCTION SHALL CALL FOR ALL UTILITIES TO BE LOCATED AND MARKED PRIOR TO ANY CONSTRUCTION. THE CONSTRUCTION SHALL CALL FOR ALL UTILITIES TO BE LOCATED AND MARKED PRIOR TO ANY CONSTRUCTION. THE CONSTRUCTION SHALL CALL FOR ALL UTILITIES TO BE LOCATED AND MARKED PRIOR TO ANY CONSTRUCTION.

**OLD SCENIC HWY MIXED USE LAYOUT**  
**OLD SCENIC HWY**  
**BATON ROUGE, LOUISIANA**  
**EAST BATON ROUGE PARISH**  
**PRELIMINARY SITE PLAN**

DESIGNED	JAB
CHECKED	JAB
DATE	APR 2026
SHEET	1 OF 1

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER **1**