



5,000 SF
PLAYGROUND

DAY CARE
15,000SF
30 PARKS
10 STAFF/200 PUPILS

MEDICAL / PRO OFFICE
10,000SF

MEDICAL / PRO OFFICE
10,000SF

MEDICAL / PRO OFFICE
12,000SF

MEDICAL / PRO OFFICE
12,000SF

MEDICAL / PRO OFFICE
40,000SF
60% MED (26,400SF)
40% PRO (17,600SF)
150 PARKS

DETENTION

DETENTION

CAR WASH
LOT 0.97 AC

PAD
LOT 0.95 AC
BLDG =
10,000SF
72 PARKS

PH 1
RETAIL/REST

PH 1
RETAIL/REST

EXISTING 10' UTILITY
EASEMENT TO CONSERV
ELECTRIC D.C.C.I.
NO. 2006-69166, O.P.R.D.C.T.

CALLED: 1.000 ACRES
BANK OF THE WEST
D.C.C.I. NO. 2009-66093,
O.P.R.D.C.T.

EXISTING 10' UTILITY
EASEMENT TO CONSERV
ELECTRIC D.C.C.I. NO.
2006-69166, O.P.R.D.C.T.

EXISTING 10' UTILITY EASEMENT
SHOWN ON DAT OF RIVERS EDGE

15' BUILDING
SETBACK

5' LANDSCAPE
SETBACK

5' LANDSCAPE
SETBACK