

REQUEST - REZONE TO PUD CONCEPT PLAN DESOTO COUNTY INDUSTRIAL PARK LLC (DCIP) DATA CENTER FACILITY SECTION 28, TOWNSHIP 27 SOUTH, RANGE 25 EAST 3800 NE ROAN ST., ACADIA

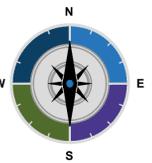
PREPARED BY:



567 BISHOP GATE LANE • 1 (804) 354 - 7020
JACKSONVILLE, FL 32204 www.swca.com

PREPARED FOR:

DESOTO COUNTY
INDUSTRIAL PARK LLC
(DCIP)

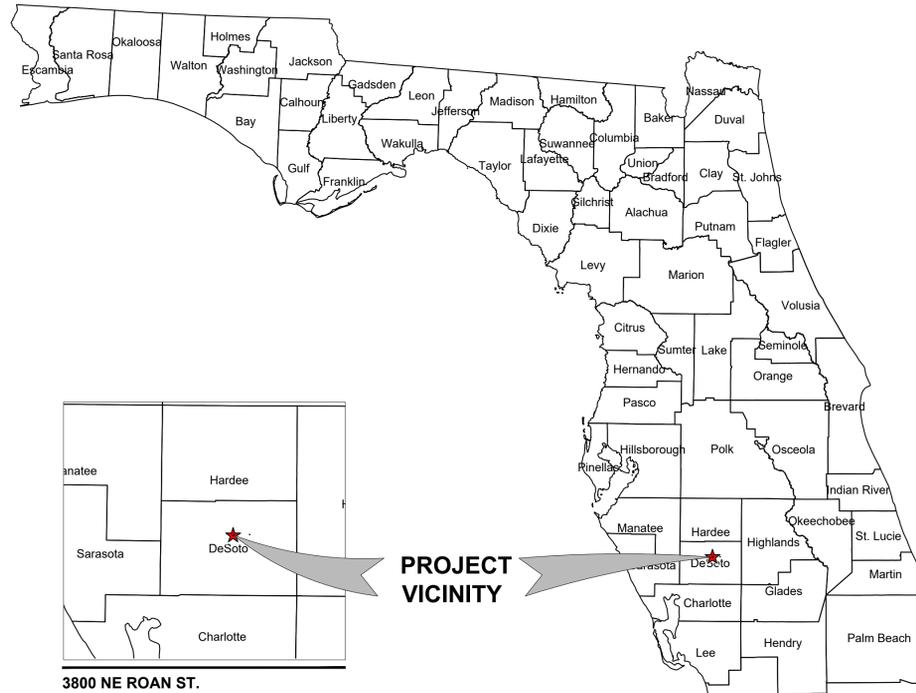


Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	DETAILS



LOCATION MAP

AERIAL IMAGERY TAKEN FROM ESRI AERIAL, 2025.



3800 NE ROAN ST.

GENERAL NOTES:

- DCIP, A FLORIDA LIMITED LIABILITY COMPANY, ACQUIRED THE IDENTIFIED PROPERTY IN 2024. CONTINUES TO UTILIZE THE EXISTING OFFICE BUILDING, AND HAS PLANS TO CONSTRUCT AND OPERATE A COMPUTER DATA PROCESSING FACILITY (PROJECT). THE PROJECT WILL CONSIST OF A HIGHLY EFFICIENT SOPHISTICATED TECHNOLOGY THAT UTILIZES MICROGRID POWER GENERATION FOR USE WITHIN THE COMMERCIAL DATA CENTER. THE FACILITY WILL INTRODUCE 25 FULL-TIME JOBS AND WILL INCLUDE ROUTINE GROUND MAINTENANCE CONTRACTORS. THE PROJECT WILL BE A SECURED FACILITY, WHICH WILL BE DESIGNED TO AVOID AND/OR MINIMIZE ADVERSE EFFECTS ON NATURAL, ENVIRONMENTAL, AND CULTURAL RESOURCES, UTILIZING EXISTING ON-SITE UTILITY PROVISIONS, EXISTING ACCESS PROVISIONS, AND STORMWATER MANAGEMENT PROVISIONS. THE PROJECT WILL IMPLEMENT SETBACKS, NOISE, AND BUFFER/LANDSCAPING PROVISIONS TO PROVIDE ADEQUATE SEPARATION BETWEEN ADJACENT USES AND TO MEET REGULATED REQUIREMENTS TO PREVENT DISRUPTION TO NEIGHBORING USES OUTSIDE OF THE PROJECT BOUNDARY.
- ACCESS TO THE PROPERTY WILL BE PROVIDED FROM AN EXISTING DRIVEWAY OFF NE ROAN STREET. PARCEL MAINTAINS 60-FOOT ACCESS CORRIDOR, WITH A 24-FOOT PAVED DRIVEWAY.
- FACILITY WILL HAVE INTERIOR PATHWAYS, WITHIN THE SECURED PROPERTY, ALLOWING FOR UNFETTERED MOVEMENT FOR TRAFFIC FLOW AND PROVIDING SUFFICIENT ENTRY FOR EQUIPMENT.
- EMPLOYEE AND VISITOR PARKING IS CURRENTLY AVAILABLE ADJACENT TO THE EXISTING OFFICE BUILDING, AND ADDITIONAL PARKING WILL BE PROVIDED ADJACENT TO THE DATA CENTER BUILDING. PEDESTRIAN PATHWAYS WILL BE PROVIDED FOR SAFE AND CONVENIENT ACCESS.
- UTILITIES WILL BE PROVIDED ON-SITE (E.G., EXISTING WELL WATER AND SEPTIC) EXCEPT FOR TELEPHONE SERVICE AND NATURAL GAS FUEL. NATURAL GAS WILL BE PROVIDED BY AN UPGRADED FLORIDA GAS TRANSMISSION (FGT) FEEDER CONNECTION AND METERING STATION. EXISTING ELECTRIC SERVICE WILL BE MAINTAINED.
- PROJECT SECURITY WILL BE PROVIDED USING SECURED GATES AND PERIMETER FENCING.
- PROJECT WILL UTILIZE EXISTING LANDSCAPE BUFFERS OF A (TYPE B BUFFER) 55-FOOT PLANTED FRONT BUFFER, AND 30-FOOT PLANTED SIDE BUFFERS.
- SITE LIGHTING WILL BE LIMITED AND FOCUSED ON EQUIPMENT AND SITE SECURITY.
- EXISTING STORMWATER MANAGEMENT FACILITIES WILL BE UTILIZED, WITH APPLICABLE UPGRADES APPLIED BASED ON ADDITIONAL IMPERVIOUS AREAS.
- STATEMENT OF ACCURACY BY THE OWNER/APPLICANT ACKNOWLEDGING THAT MISREPRESENTATION OF THE SITE PLAN MAY RESULT IN THE CANCELLATION OF THE DEVELOPMENT PERMIT
- CONSTRUCTION IS ANTICIPATED TO START NO EARLIER THAN YEAR 2026.

OWNER/DEVELOPER:
DESOTO COUNTY INDUSTRIAL
PARK, LLC
40906 US HIGHWAY 72
DAVENPORT, FL 33837
ATTN: KEVIN RATLIFF
+1 (813) 538-0851
KEVIN@ECOLOOPRECYCLING.US

PERMITTING CONSULTANT:
SWCA INC.
c/o KERRI J. BURNS
401 EAST JACKSON ST.,
STE 3300
TAMPA, FL 33602
Kerri.Burns@swca.com

SURVEYOR:
30 SOUTH SURVEYING
425 SOUTH FIRST AVENUE
BARTOW, FL 33830
ATTN: SHERRY KIRKLAND,
PSM
SKIRKLAND@30SOUTH.NET



DATUM:
THE TOPOGRAPHIC DATA IS PROVIDED IN NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988) AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL MARK T 702 (PID DL3661), ELEVATION - 60.10 FEET.

PROJECT
DESOTO COUNTY INDUSTRIAL PARK (DCIP)
3800 NE ROAN ST.
ACADIA

TITLE
COVER SHEET

SEAL

CHECKED BY:	DATE	DESCRIPTION	DESIGNED BY:	DATE	DESCRIPTION	DRAWN BY:	DATE	DESCRIPTION
REV 0	2025/09/16	REZONE TO PUD CONCEPT PLAN	APPRY					
REV 1	2025/10/29	UPDATED POWER GEN UNITS	BTH/KJB					

DATE: 2025/09/16

PROJECT #: 93201

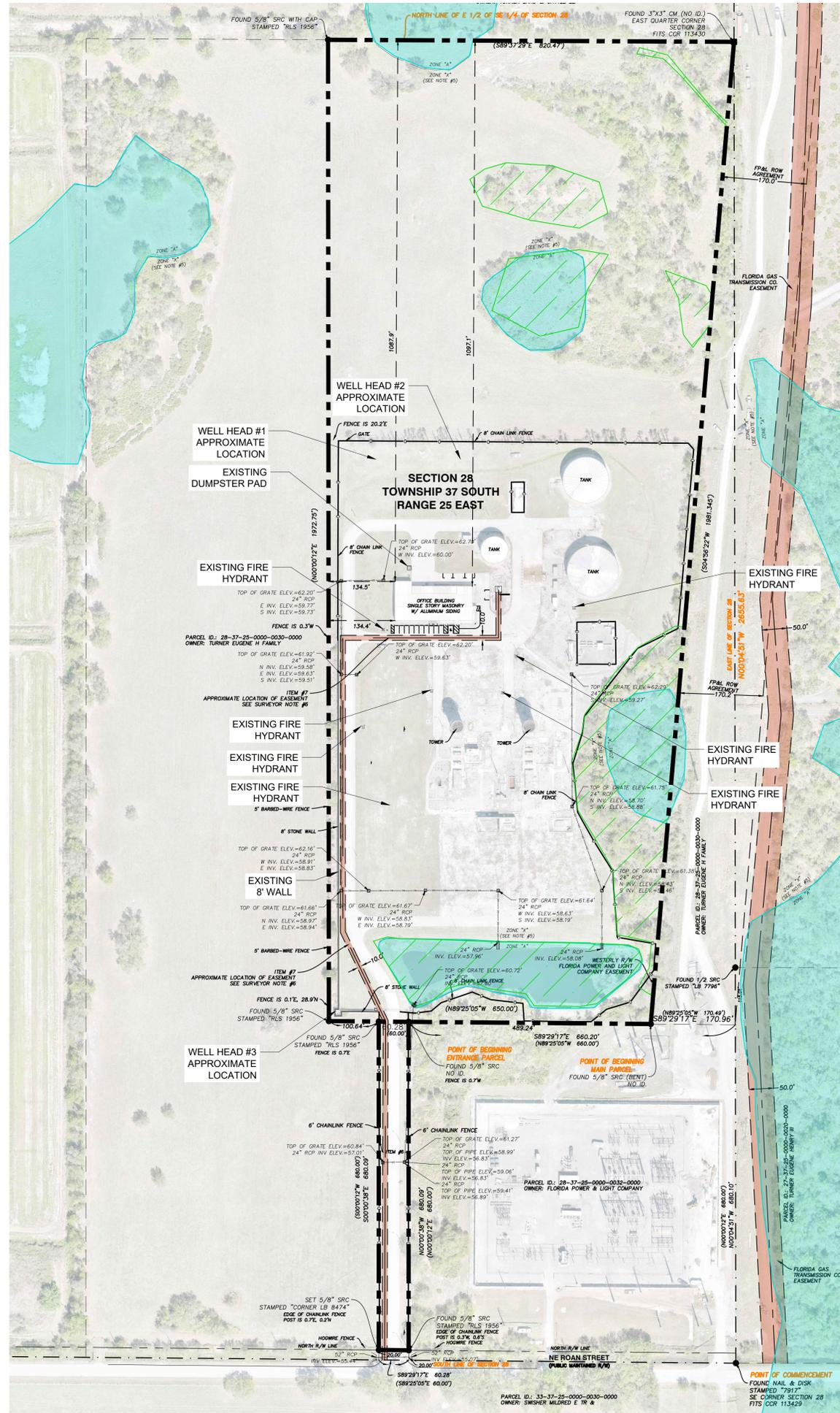
SHEET 1

FOR PERMITTING REVIEW
NOT FOR CONSTRUCTION

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DESOTO COUNTY INDUSTRIAL PARK (DCIP)
 DESOTO COUNTY, FLORIDA

DEVELOPER
 DESOTO COUNTY INDUSTRIAL PARK LLC (DCIP)

ZONING DESIGNATION	FUTURE LAND USE
A-5 AGRICULTURE - 5	RURAL/AGRICULTURE - WITH CONSERVATION OVERLAY

100-YEAR FLOODPLAIN
 THE FACILITY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE A (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FEMA PANEL ID NUMERICAL: 12027C0185C, EFFECTIVE DATE: 11/06/2013.

LEGEND	
R/W	RIGHT OF WAY
CCR	CERTIFIED CORNER RECORD
A/C	AIR CONDITIONER
CM	CONCRETE MONUMENT
ELEV.	ELEVATION
EOP	EDGE OF PAVEMENT
ID.	IDENTIFYING #
INV	INVERT
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
RCP	REINFORCED CONCRETE PIPE
RLS	REGISTERED LAND SURVEYOR
SR	STEEL ROD
SRC	STEEL ROD & CAP
x 62.1	GROUND ELEVATION
x 62.11	HARD SURFACE ELEVATION
○	LIGHT POLE
⊙	FIBER-OPTIC MARKER
⊞	SIGN
⊞	ELECTRIC RISER
→	BOLLARD
▨	WETLAND
■	FEMA ZONE A
□	CATCH BASIN
⊕	FIRE HYDRANT
⊕	UNKNOWN VALVE
⊕	UTILITY POLE
⊕	GUY ANCHOR
⊕	WATER VALVE
⊕	MANHOLE
⊕	SANITARY MANHOLE
⊕	WELL
⊕	TRANSMISSION STRUCTURE
⊕	GUARD RAIL
⊕	CONTOUR ELEVATION
⊕	UNDERGROUND DRAINAGE
⊕	OVERHEAD WIRE
⊕	TOP OF BANK
⊕	TOE OF SLOPE
⊕	PROPERTY BOUNDARY

- NOTE(S)**
 1. AERIAL IMAGERY TAKEN FROM 30 SOUTH SURVEYING, DATED 05/06/2025.
 2. BOUNDARY SURVEY DATA TAKEN FROM 30 SOUTH SURVEYING, DATED 05/06/2025.
 3. WETLANDS SURVEY PREPARED BY SWCA, DATED 04/09/2025.

**FOR PERMITTING REVIEW
 NOT FOR CONSTRUCTION**

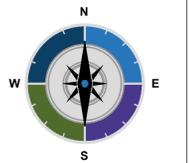
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PREPARED FOR:

DESOTO COUNTY INDUSTRIAL PARK LLC (DCIP)



PROJECT
 DESOTO COUNTY INDUSTRIAL PARK (DCIP)
 3600 NE ROAN ST.
 ACADIA DESOTO COUNTY, FLORIDA

TITLE
 EXISTING CONDITIONS

SEAL

CHECKED BY: BTH	DESIGNED BY: NRH	DRAWN BY: NRH
REV	DATE	DESCRIPTION
0	2025/09/16	REZONE TO PUD CONCEPT PLAN BTH/KJB
1	2025/10/29	UPDATED POWER GEN UNITS BTH/KJB

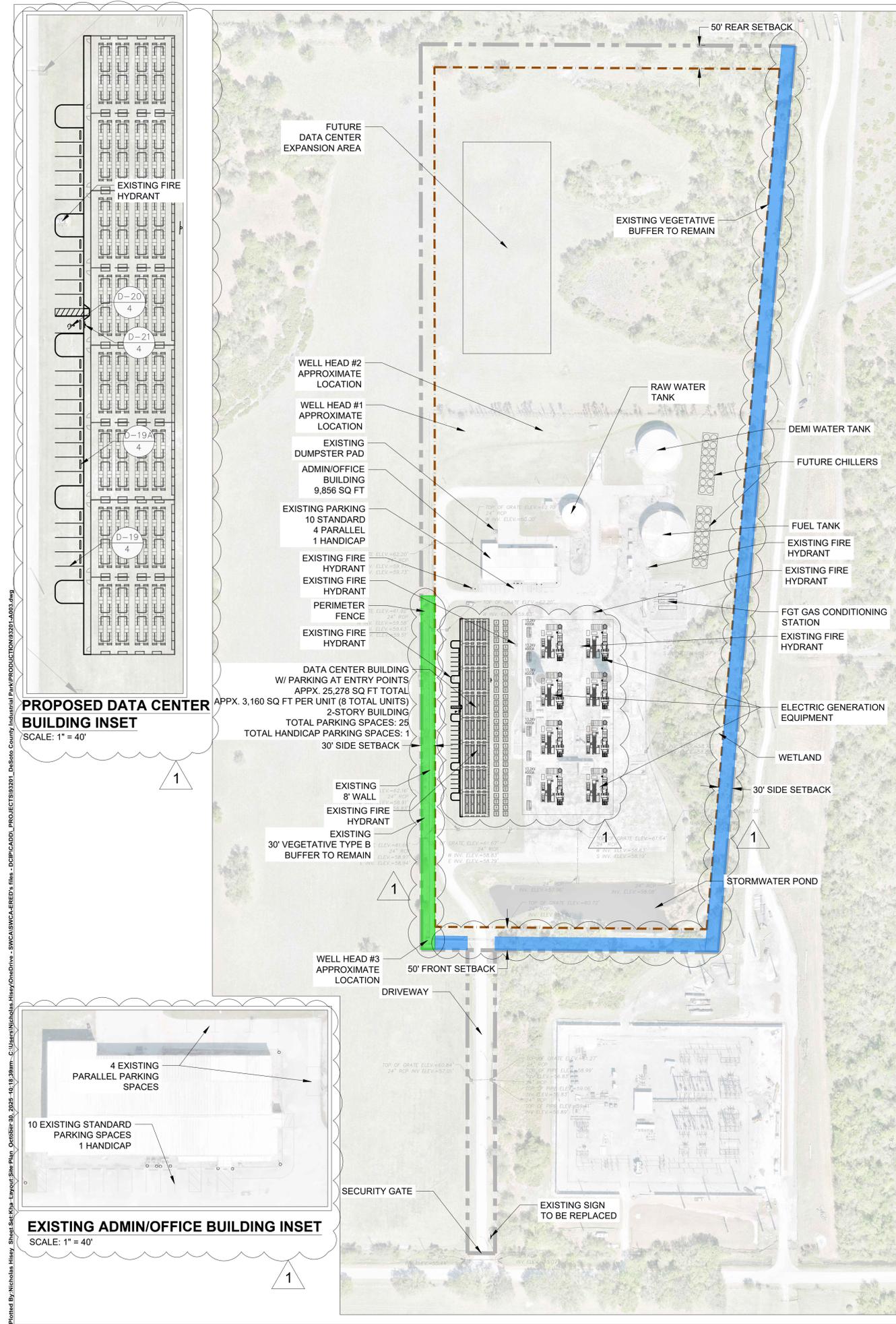
DATE: 2025/09/16

PROJECT #: 93201



SHEET **2**

Plotted By: Nicholas Hines, Sheet Set: 03 - Land Use, Date: 09/25/2025, 10:11:39am, C:\Users\nicholas.hines\OneDrive - SWCA\My Documents\Projects\033201 - Desoto County Industrial Park\Production\033201-LAND.U3.dwg



DESOTO COUNTY CODE STANDARDS		
STANDARD	CODE REQUIREMENT	LDR, SECTION REFERENCE
MINIMUM LOT SIZE (SF)	EXISTING 5 ACRES (MIN.) PROPOSED 34.22 ACRES	SECTION 20-127(A) SECTION 20-144(F)(2)
MINIMUM LOT WIDTH	EXISTING 165 FEET PROPOSED NE ROAN STREET, PARCEL CONTAINS 60-FOOT ACCESS CORRIDOR WITH A 24-FOOT DRIVEWAY	SECTION 20-127(2)(B) SECTION 20-144(F)(7) - NO MIN. APPLY
BUILDING COVERAGE (MAX)	EXISTING ONE DWELLING UNIT/10 ACRES PROPOSED NON-RESIDENTIAL UP TO 0.4 FAR	SECTION 20-127(2)(E) SECTION 20-144(F) - NO MIN. APPLY POLICY 1.1.2 RURAL/AGRICULTURAL
PARKING	EXISTING 15 SPACES ADJACENT TO ADMIN BUILDING PROPOSED ADDITIONAL 26 SPACES PROPOSED ADJACENT TO DATA CENTER BUILDING	SECTION 20-98(A) SECTION 20-536(B)(2) 1 SPACE, PER 1,000 SQ FT INDUSTRIAL SPACE NO MORE THAN 1 COMMERCIAL VEHICLES SECTION 20-144(F)(8) - BASED ON COMPARABLE USES SECTION 20-536(B)(2) PARKING SPACE DESIGN WILL COMPLY WITH COUNTY ENGINEERING STANDARD DETAILS D-19 THROUGH D-21.
IMPERVIOUS SURFACE (MAX)	EXISTING UNRESTRICTED PROPOSED 70%	SECTION 20-127(2)(F) SECTION 20-144(F) - NO MIN. APPLY & FLU POLICY 1.3.4 & 1.3.6 (70% MAX F.A.R.)
BUFFERING AND SCREENING	EXISTING EXISTING (TYPE B BUFFER) 55-FOOT PLANTED FRONT BUFFER, AND 30-FOOT PLANTED SIDE BUFFERS PROPOSED MAINTAIN EXISTING TYPE B BUFFER, 55-FOOT PLANTED FRONT BUFFER, AND 30-FOOT PLANTED SIDE BUFFERS (2.4 TREES, 9.6 SHRUBS PER 100 FEET)	SECTION 20-600(4) & 20-604 SECTION 20-144(F)(9)(B) SECTION 20-600(4) & 20-604 - PROJECT WILL MAINTAIN EXISTING BUFFER AND SCREENING PROVISIONS
SITE ACCESS	EXISTING & PROPOSED NE ROAN STREET, PARCEL CONTAINS 60-FOOT ACCESS CORRIDOR WITH A 24-FOOT DRIVEWAY	SECTION 20-144(F)(9)(A)
ABUTTING ROADWAY	NE ROAN STREET	SECTION 20-144(F)(9)(A)
MIN. YARD SETBACKS		
FRONT YARD	EXISTING 50 FEET PROPOSED 50 FEET	SECTION 20-127(2)(C)(1) SECTION 20-144(F)(7) - PROJECT WILL MAINTAIN EXISTING SETBACK PROVISIONS
SIDE YARD	EXISTING 30 FEET PROPOSED 30 FEET (50 FEET TO EQUIPMENT)	SECTION 20-127(2)(C)(2) SECTION 20-144(F)(7) - PROJECT WILL MAINTAIN EXISTING SETBACK PROVISIONS
REAR YARD	EXISTING 50 FEET PROPOSED 50 FEET	SECTION 20-127(2)(C)(3) SECTION 20-144(F)(7) - PROJECT WILL MAINTAIN EXISTING SETBACK PROVISIONS
ACCESSORY SETBACKS		
SIDE & REAR YARD	EXISTING 5 FEET PROPOSED 50 FEET	SECTION 20-127(2)(D) SECTION 20-144(F) - PROJECT WILL MAINTAIN EXISTING SETBACK PROVISIONS
FRONT YARD	EXISTING NO ACCESSORY USES PROPOSED IN YARD PROPOSED NO ACCESSORY USES PROPOSED IN YARD	SECTION 20-127(2)(D) - USES NOT PERMITTED SECTION 20-144(F) - USES NOT PERMITTED. PROJECT WILL MAINTAIN EXISTING SETBACK PROVISIONS
WETLAND/CONSERVATION SETBACK	EXISTING MIN. 25-FEET, OR AS PERMITTED BY AUTHORIZED AGENCY	POLICY 1.5.7 - PROJECT WILL MAINTAIN EXISTING SETBACK PROVISIONS
HEIGHT	2-STORY DATA FACILITY BUILDING	SECTION 20-473 - HEIGHT LIMITS WILL NOT APPLY TO BUILDING APPURTENANCES OR TO ANTENNAS, WATER TANKS
BUILDING SEPARATION	MIN. DISTANCE WILL BE 10 FEET	SECTION 20-472
OPEN SPACE	EXISTING MIN. 30% PROPOSED MIN. 25%	POLICY 1.3.6 SECTION 20-144(F)(6)
FENCE	PROPERTY/PERIMETER SECURITY FENCE TO BE MAINTAINED	SECTION 20-659 SECTION 20-144(F)(9)(A) - PROJECT WILL MAINTAIN EXISTING 6-FOOT FENCE ALONG DRIVEWAY AND 8-FOOT PERIMETER FENCE
SIGNAGE	EXISTING FREESTANDING SIGN WILL BE REPLACED WITH PROJECT/OWNER LOCATION SIGNAGE	SECTION 20-897 SECTION 20-900
LIGHTING	EXISTING ACCESS LIGHTING WILL REMAIN. ADDITIONAL SITE LIGHTING WILL BE LIMITED AND FOCUSED ON EQUIPMENT AND SITE SECURITY. NO GLARE OR EXCESSIVE LIGHT WILL PROJECT OUTSIDE OF THE PROPERTY ONTO ROADWAYS OR NEIGHBORING USES.	SECTION 20-537

SITE DATA TABLE	
SITE ADDRESS	3800 NE ROAN STREET, ACADIA, FL
FOLIOS	28-37-25-0000-0031-000
TOTAL ACREAGE	34.22 AC
TOTAL PROJECT AREA	34.22 AC
FUTURE LAND USE	CURRENT DESIGNATION RURAL/AGRICULTURAL ("R") FUTURE LAND USE OVERLAY CONSERVATION OVERLAY PROPOSED DESIGNATION RURAL/AGRICULTURAL ("R")
ZONING	EXISTING LAND USE DESIGNATION UTILITY CURRENT DESIGNATION AGRICULTURE 5 ("A-5") PROPOSED DESIGNATION PLANNED UNIT DEVELOPMENT (PUD)
FLOOD ZONE	SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE A (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12027C0185C, DESOTO COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 6, 2013.
TOPOGRAPHY	THE TOPOGRAPHIC DATA IS PROVIDED IN NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988) AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL MARK T 702 (PID D3661), ELEVATION - 60.10 FEET.

DESOTO COUNTY INDUSTRIAL PARK (DCIP)
DESOTO COUNTY, FLORIDA

DEVELOPER
DESOTO COUNTY INDUSTRIAL PARK LLC (DCIP)

ZONING DESIGNATION
A-5 AGRICULTURE - 5

FUTURE LAND USE
RURAL/AGRICULTURE - WITH CONSERVATION OVERLAY

100-YEAR FLOODPLAIN
THE FACILITY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE A (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FEMA PANEL ID NUMERICAL: 12027C0185C, EFFECTIVE DATE: 11/06/2013.

LEGEND

R/W	RIGHT OF WAY	EXISTING VEGETATIVE BUFFER TO REMAIN
CCR	CERTIFIED CORNER RECORD	30' SIDE TYPE B VEGETATIVE BUFFER
A/C	AIR CONDITIONER	WETLAND
CM	CONCRETE MONUMENT	FEMA ZONE A
ELEV.	ELEVATION	CATCH BASIN
EOP	EDGE OF PAVEMENT	FIRE HYDRANT
ID.	IDENTIFYING #	UNKNOWN VALVE
INV	INVERT	UTILITY POLE
LB	LICENSED BUSINESS	REGISTERED LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER	STEEL ROD
RCP	REINFORCED CONCRETE PIPE	STEEL ROD & CAP
RLS	REGISTERED LAND SURVEYOR	GROUND ELEVATION
SR	STEEL ROD	HARD SURFACE ELEVATION
SRC	STEEL ROD & CAP	LIGHT POLE
x 62.11	GROUND ELEVATION	FIBER-OPTIC MARKER
x 62.11	HARD SURFACE ELEVATION	SIGN
○	LIGHT POLE	ELECTRIC RISER
○	FIBER-OPTIC MARKER	BOLLARD
—	SIGN	
—	ELECTRIC RISER	
—	BOLLARD	

EXISTING VEGETATIVE BUFFER TO REMAIN
 30' SIDE TYPE B VEGETATIVE BUFFER
 WETLAND
 FEMA ZONE A
 CATCH BASIN
 FIRE HYDRANT
 UNKNOWN VALVE
 UTILITY POLE
 REGISTERED LAND SURVEYOR
 STEEL ROD
 STEEL ROD & CAP
 GROUND ELEVATION
 HARD SURFACE ELEVATION
 LIGHT POLE
 FIBER-OPTIC MARKER
 SIGN
 ELECTRIC RISER
 BOLLARD

TRANSMISSION STRUCTURE
 GUARD RAIL
 CONTOUR ELEVATION
 UNDERGROUND DRAINAGE
 OVERHEAD WIRE
 TOP OF BANK
 TOE OF SLOPE
 PROPERTY BOUNDARY
 ZONING SETBACK

NOTE(S)

- AERIAL IMAGERY TAKEN FROM 30 SOUTH SURVEYING, DATED 05/06/2025.
- BOUNDARY SURVEY DATA TAKEN FROM 30 SOUTH SURVEYING, DATED 05/06/2025.
- WETLANDS SURVEY PREPARED BY SWCA, DATED 04/09/2025.
- SITE PLAN PROVIDED BY DCIP, DATED 03/19/2025.

SITE COVERAGE TABLE

DESCRIPTION	SQ. FT.	ACREAGE	% OF SITE
EXISTING IMPERVIOUS	170,319	3.91	11.43
EXISTING TO BE REMOVED	24,825	0.57	
PROPOSED IMPERVIOUS	232,729	5.34	15.61
TOTAL IMPERVIOUS	378,223	8.68	25.37
TOTAL PERVIOUS	1,112,410	25.54	74.63
TOTAL PROJECT AREA	1,490,633	34.22	100

FOR PERMITTING REVIEW
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PREPARED BY:
SWCA
ENVIRONMENTAL CONSULTANTS
567 BISHOP GATE LANE #1 (804) 354 - 7020 JACKSONVILLE, FL 32204 www.swca.com

PREPARED FOR:
DESOTO COUNTY INDUSTRIAL PARK LLC (DCIP)

PROJECT: **DESOTO COUNTY INDUSTRIAL PARK (DCIP)**
3800 NE ROAN ST.
ACADIA DESOTO COUNTY, FLORIDA

TITLE: **SITE PLAN**

SEAL

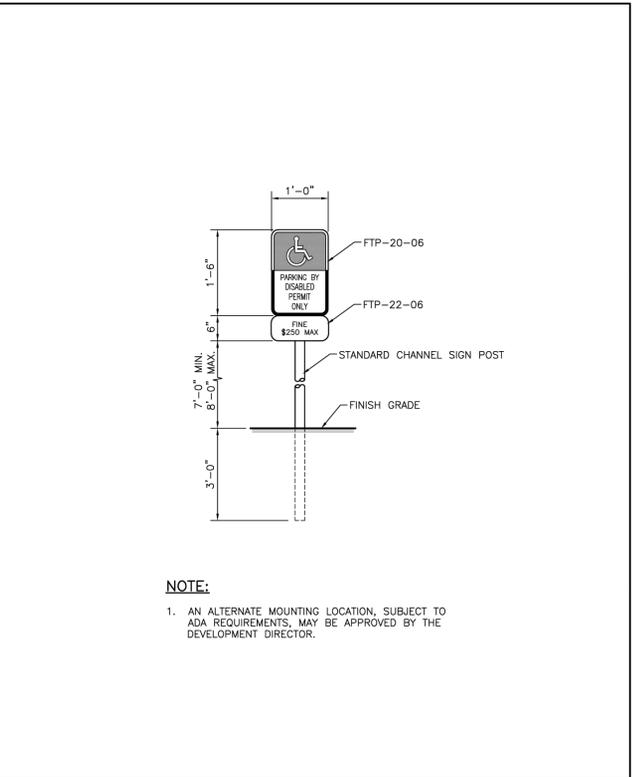
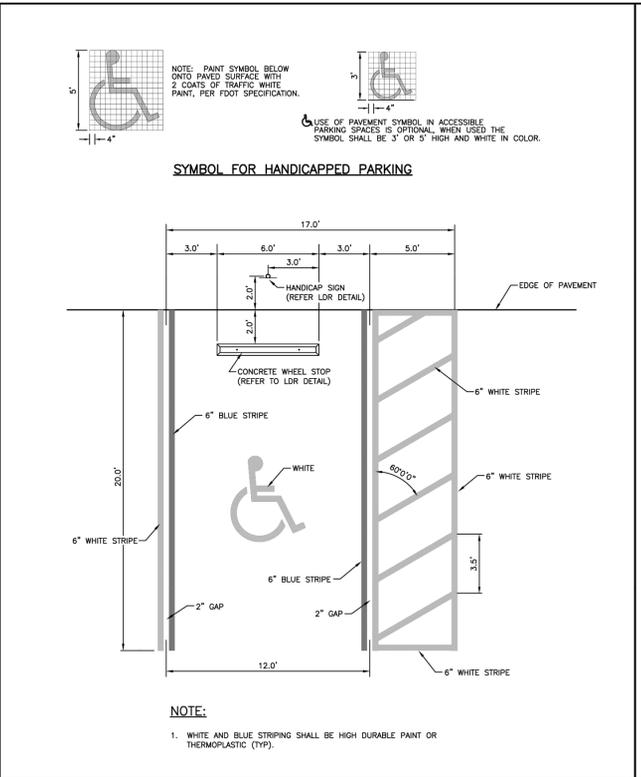
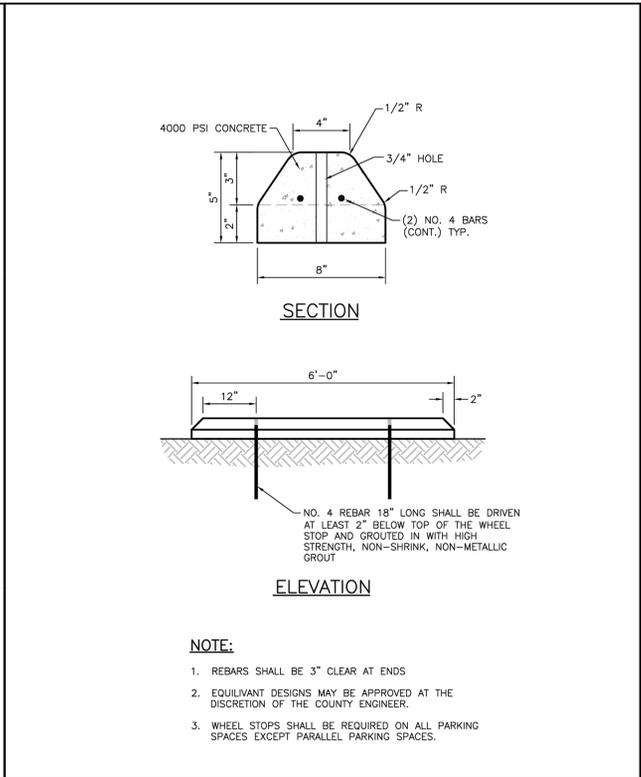
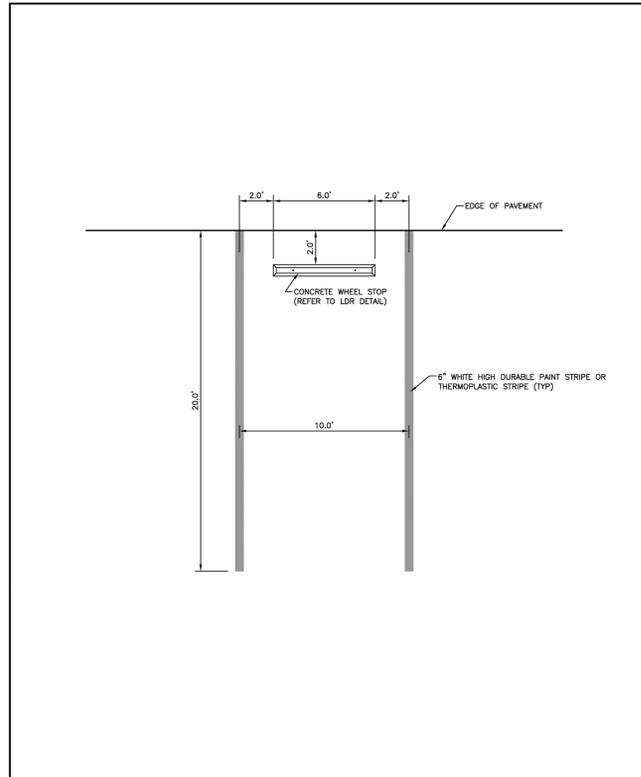
DESIGNED BY: NRH	DESCRIPTION	DRAWN BY: NRH	APPROV	REZONE TO PUD CONCEPT PLAN BTH/KJB	UPDATED POWER GEN UNITS	BTH/KJB
0	2025/09/16	1				

DATE: 2025/09/16
PROJECT #: 93201

0 125 250
SCALE IN FEET

SHEET **3**

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PREPARED BY:



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PREPARED FOR:

DESOTO COUNTY INDUSTRIAL PARK LLC (DCIP)



PROJECT: DESOTO COUNTY INDUSTRIAL PARK (DCIP)
3800 NE ROAN ST.
ACADIA

TITLE: DETAILS

SEAL

CHECKED BY: ETH	DESIGNED BY: NRH	DRAWN BY: NRH
REV	DATE	DESCRIPTION
0	2025-09-05	REZONE TO PUD CONCEPT PLAN/BTH/KJB
1	2025/10/29	UPDATED POWER GEN UNITS BTH/KJB

DATE: 2025/09/16

PROJECT #: 93201

SHEET

4

1