

1

2

3

4

5

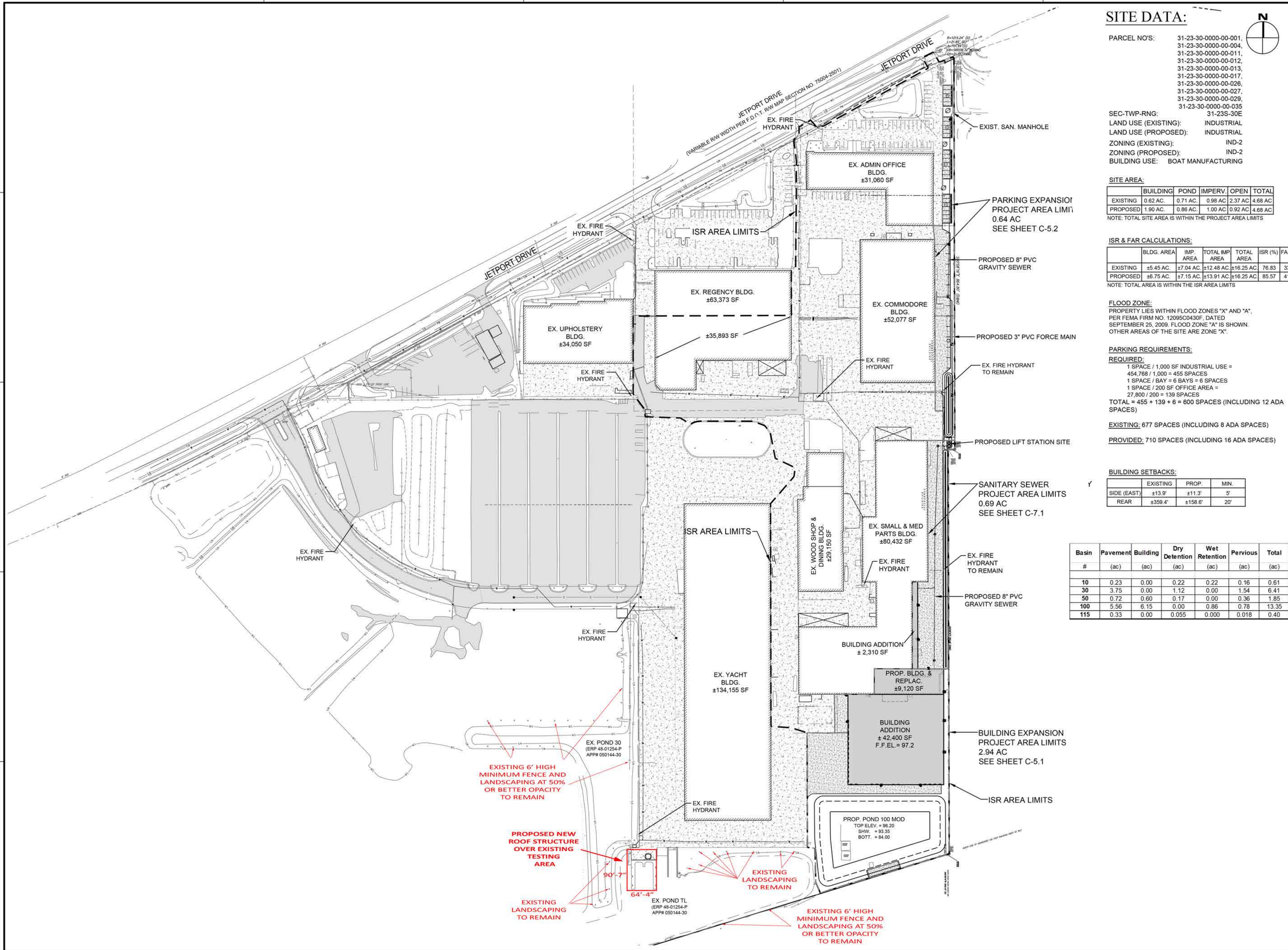
E

D

C

B

A

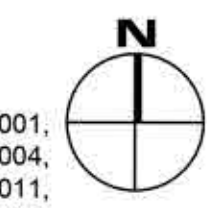


### SITE DATA:

PARCEL NO'S: 31-23-30-0000-00-001, 31-23-30-0000-00-004, 31-23-30-0000-00-011, 31-23-30-0000-00-012, 31-23-30-0000-00-013, 31-23-30-0000-00-017, 31-23-30-0000-00-026, 31-23-30-0000-00-027, 31-23-30-0000-00-029, 31-23-30-0000-00-035

SEC-TWP-RNG: 31-23S-30E

LAND USE (EXISTING): INDUSTRIAL  
LAND USE (PROPOSED): INDUSTRIAL  
ZONING (EXISTING): IND-2  
ZONING (PROPOSED): IND-2  
BUILDING USE: BOAT MANUFACTURING



### SITE AREA:

	BUILDING	POND	IMPERV.	OPEN	TOTAL
EXISTING	0.62 AC	0.71 AC	0.98 AC	2.37 AC	4.68 AC
PROPOSED	1.90 AC	0.86 AC	1.00 AC	0.92 AC	4.68 AC

NOTE: TOTAL SITE AREA IS WITHIN THE PROJECT AREA LIMITS

### ISR & FAR CALCULATIONS:

	BLDG. AREA	IMP. AREA	TOTAL IMP. AREA	TOTAL AREA	ISR (%)	FAR (%)
EXISTING	±5.45 AC	±7.04 AC	±12.48 AC	±16.25 AC	76.83	33.83
PROPOSED	±6.75 AC	±7.15 AC	±13.91 AC	±16.25 AC	85.57	41.55

NOTE: TOTAL AREA IS WITHIN THE ISR AREA LIMITS

**FLOOD ZONE:**  
PROPERTY LIES WITHIN FLOOD ZONES "X" AND "A", PER FEMA FIRM NO. 12095C0430F, DATED SEPTEMBER 25, 2009. FLOOD ZONE "A" IS SHOWN. OTHER AREAS OF THE SITE ARE ZONE "X".

**PARKING REQUIREMENTS:**  
**REQUIRED:**  
1 SPACE / 1,000 SF INDUSTRIAL USE = 454,768 / 1,000 = 455 SPACES  
1 SPACE / BAY = 6 BAYS = 6 SPACES  
1 SPACE / 200 SF OFFICE AREA = 27,800 / 200 = 139 SPACES  
TOTAL = 455 + 139 + 6 = 600 SPACES (INCLUDING 12 ADA SPACES)

**EXISTING: 677 SPACES (INCLUDING 8 ADA SPACES)**  
**PROVIDED: 710 SPACES (INCLUDING 16 ADA SPACES)**

### BUILDING SETBACKS:

	EXISTING	PROP.	MIN.
SIDE (EAST)	±13.9'	±11.3'	5'
REAR	±359.4'	±158.6'	20'

Basin #	Pavement (ac)	Building (ac)	Dry Detention (ac)	Wet Retention (ac)	Pervious (ac)	Total (ac)
10	0.23	0.00	0.22	0.22	0.16	0.61
30	3.75	0.00	1.12	0.00	1.54	6.41
50	0.72	0.60	0.17	0.00	0.36	1.85
100	5.56	6.15	0.00	0.86	0.78	13.35
115	0.33	0.00	0.055	0.000	0.018	0.40

Dewberry Engineers, Inc.  
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Orlando, FL 32803  
407.843.5120  
C.A. #8794

REGAL MARINE INDUSTRIES  
COVERED TESTING AREA  
2300 JETPORT DRIVE BELLE  
CITY OF BELLE ISLE, FLORIDA

SEAL

Reinhold Mabus  
FL PE # 31588  
Nov. 30, 2022

SCALE

SCALE: 1" = 100'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY \_\_\_\_\_ GL  
APPROVED BY \_\_\_\_\_ RM  
CHECKED BY \_\_\_\_\_ GL  
DATE \_\_\_\_\_ 9 / 6 / 2022  
TITLE \_\_\_\_\_

## OVERALL SITE PLAN

PROJECT NO. 50150413

# C-1.0

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_