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- L3.10 NOTES & DETAILS

Owner
 REGAL MARINE INDUSTRIES,
 MARKETING BUSINESS ASSOCIATES LTD.,
 LEGACY LAND LLC
 2300 JETPORT DR
 ORLANDO, FL 32809-7800
 PHONE: 407.447.9219
 CONTACT: PAUL KUCK

Civil Engineer
 DEWBERRY ENGINEERS, INC.
 800 NORTH MAGNOLIA AVENUE, SUITE 1000
 ORLANDO, FL 32803-3251
 PHONE: 321.354.9656
 CONTACT: REINARDO MALAVE, PE

Architect
 L2 STUDIOS
 109 EAST CHURCH STREET, STE. 150
 ORLANDO, FL 32801
 PHONE: 407.648.8888
 CONTACT:

Surveyors
 DEWBERRY ENGINEERS, INC.
 131 WEST KALEY STREET
 ORLANDO, FL 32806
 PHONE: 321.354.9837
 CONTACT: WILLIAM HINKLE, PSM

DEEP SOUTH SURVEYING
 596 TERRANOVA CIRCLE
 WINTER HAVEN, FL 33884
 PHONE: 863.797.3366
 CONTACT: GALEN K. BELL, PSM

POTABLE WATER
 ORANGE COUNTY UTILITIES
 9150 CURRY FORD ROAD
 ORLANDO, FL 32825
 PHONE: 407-423-8918
 CONTACT: DAVID SHORETTE

SANITARY SEWER
 CITY OF ORLANDO
 102 N. ALASKA AVENUE
 KISSIMMEE, FL 34741
 PHONE: 407-246-9018



REGAL MARINE EXPANSION

Belle Isle, Florida
 CONSTRUCTION SET
 SEPTEMBER, 2022

Dewberry
 Dewberry Engineers, Inc
 800 N. Magnolia Avenue
 Suite 1000
 Orlando, FL 32803
 407.843.5120
 C.A. #8794

REGAL MARINE INDUSTRIES
 BOAT PRODUCTION
 EXPANSION
 BELLE ISLE
 2300 JETPORT DRIVE BELLE
 CITY OF BELLE ISLE, FLORIDA
 CONSTRUCTION PLANS

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 No. 31588
 STATE OF FLORIDA
 REINARDO MALAVE
 FL PE # 91588
 Jan 31, 2022

SCALE

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED/REVISED SHEETS	10/1/22

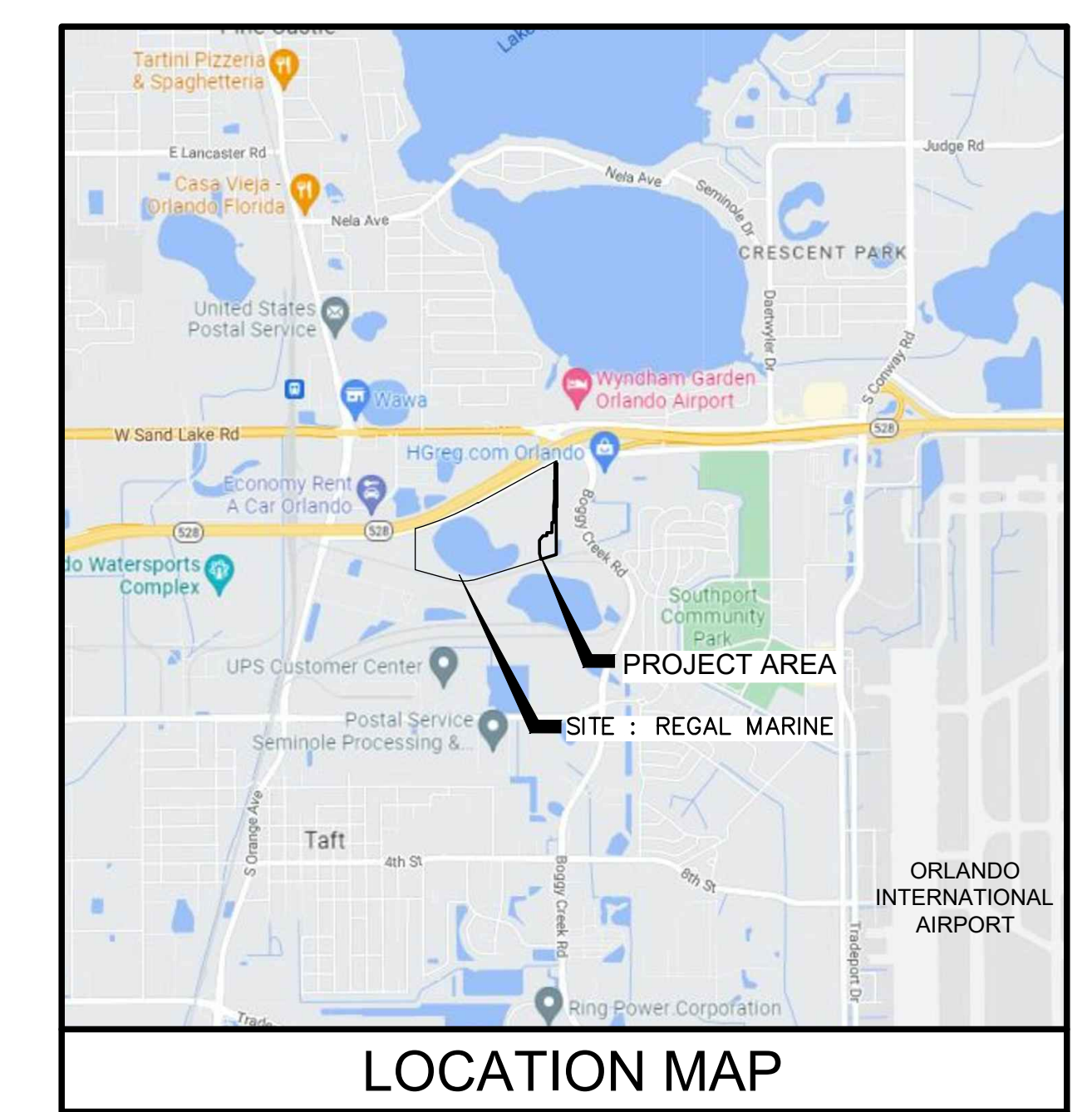
DRAWN BY _____ GL
 APPROVED BY _____ RM
 CHECKED BY _____ GL
 DATE _____ 9 / 6 / 2022
 TITLE _____

COVER SHEET

PROJECT NO. 50150413

C-0.0

SHEET NO. _____ OF _____



NOT TO SCALE SECT 07, T 25 S, R 30 E

1 2 3 4 5

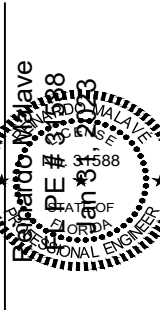


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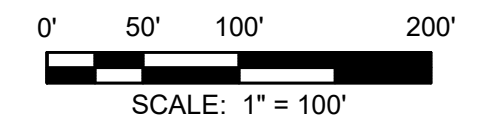


**REGAL MARINE INDUSTRIES
 BOAT PRODUCTION
 EXPANSION
 BELLE ISLE
 2300 JETPORT DRIVE BELLE
 CITY OF BELLE ISLE, FLORIDA
 CONSTRUCTION PLANS**

SEAL



SCALE



REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: _____ GL
 APPROVED BY: _____ RM
 CHECKED BY: _____ GL
 DATE: 9/6/2022

**PRE-DEVELOPMENT
 BASIN MAP**

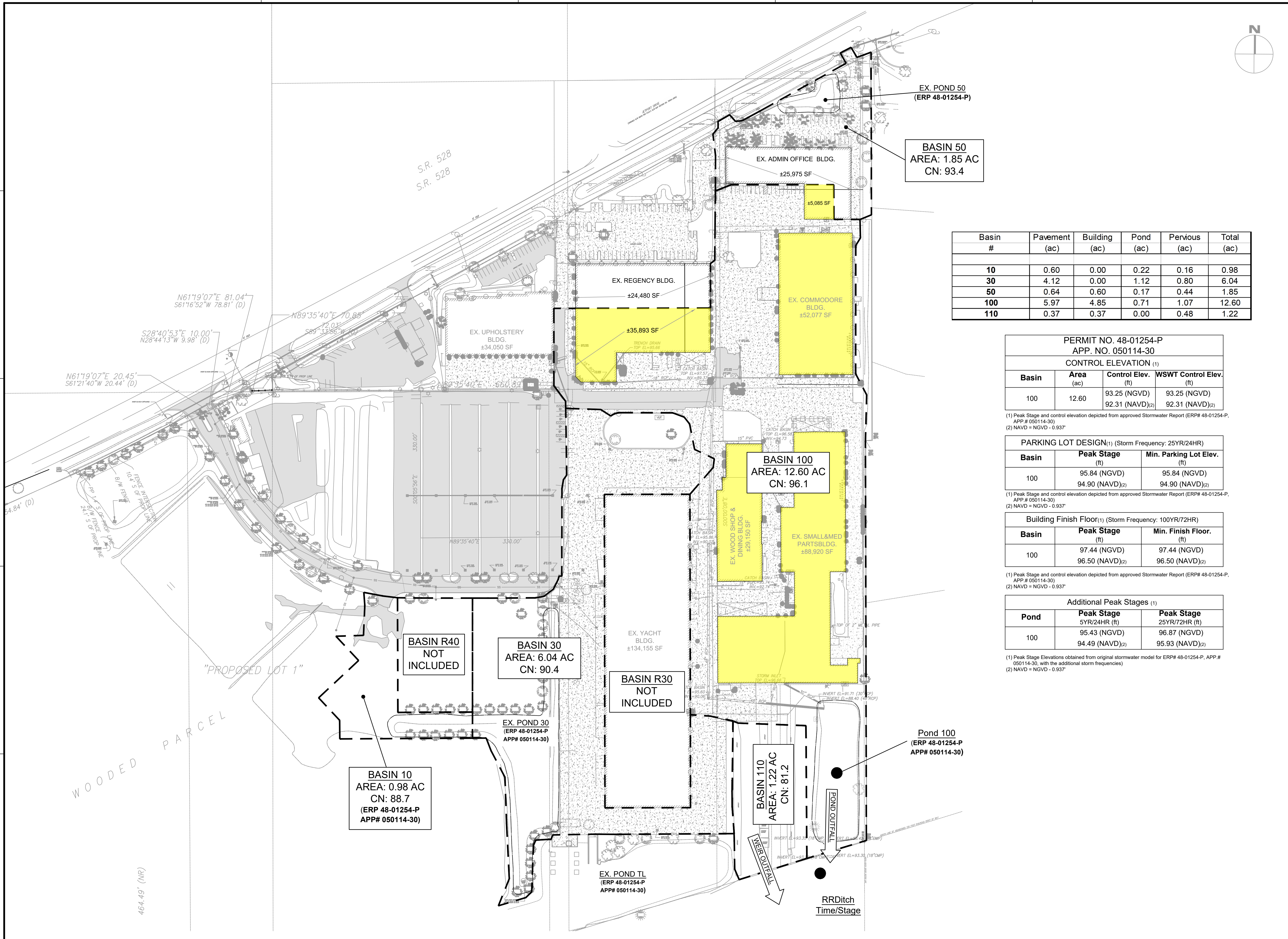
PROJECT NO. 50150413

C-2.1

SHEET NO. OF

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D
C
B
A

1/22/2018 9:07:15 AM
 V:\REGAL_BOATPRODUCTION\PHASE 1\SHEETS\C-2.1 PRE BASIN.DWG



Basin #	Pavement (ac)	Building (ac)	Pond (ac)	Pervious (ac)	Total (ac)
10	0.60	0.00	0.22	0.16	0.98
30	4.12	0.00	1.12	0.80	6.04
50	0.64	0.60	0.17	0.44	1.85
100	5.97	4.85	0.71	1.07	12.60
110	0.37	0.37	0.00	0.48	1.22

PERMIT NO. 48-01254-P
 APP. NO. 050114-30
 CONTROL ELEVATION (1)

Basin	Area (ac)	Control Elev. (ft)	WSWT Control Elev. (ft)
100	12.60	93.25 (NGVD) 92.31 (NAVD) ⁽²⁾	93.25 (NGVD) 92.31 (NAVD) ⁽²⁾

(1) Peak Stage and control elevation depicted from approved Stormwater Report (ERP# 48-01254-P, APP# 050114-30)
 (2) NAVD = NGVD - 0.937'

PARKING LOT DESIGN (1) (Storm Frequency: 25YR/24HR)

Basin	Peak Stage (ft)	Min. Parking Lot Elev. (ft)
100	95.84 (NGVD) 94.90 (NAVD) ⁽²⁾	95.84 (NGVD) 94.90 (NAVD) ⁽²⁾

(1) Peak Stage and control elevation depicted from approved Stormwater Report (ERP# 48-01254-P, APP# 050114-30)
 (2) NAVD = NGVD - 0.937'

Building Finish Floor (1) (Storm Frequency: 100YR/72HR)

Basin	Peak Stage (ft)	Min. Finish Floor. (ft)
100	97.44 (NGVD) 96.50 (NAVD) ⁽²⁾	97.44 (NGVD) 96.50 (NAVD) ⁽²⁾

(1) Peak Stage and control elevation depicted from approved Stormwater Report (ERP# 48-01254-P, APP# 050114-30)
 (2) NAVD = NGVD - 0.937'

Additional Peak Stages (1)

Pond	Peak Stage 5YR/24HR (ft)	Peak Stage 25YR/72HR (ft)
100	95.43 (NGVD) 94.49 (NAVD) ⁽²⁾	96.87 (NGVD) 95.93 (NAVD) ⁽²⁾

(1) Peak Stage Elevations obtained from original stormwater model for ERP# 48-01254-P, APP# 050114-30, with the additional storm frequencies
 (2) NAVD = NGVD - 0.937'

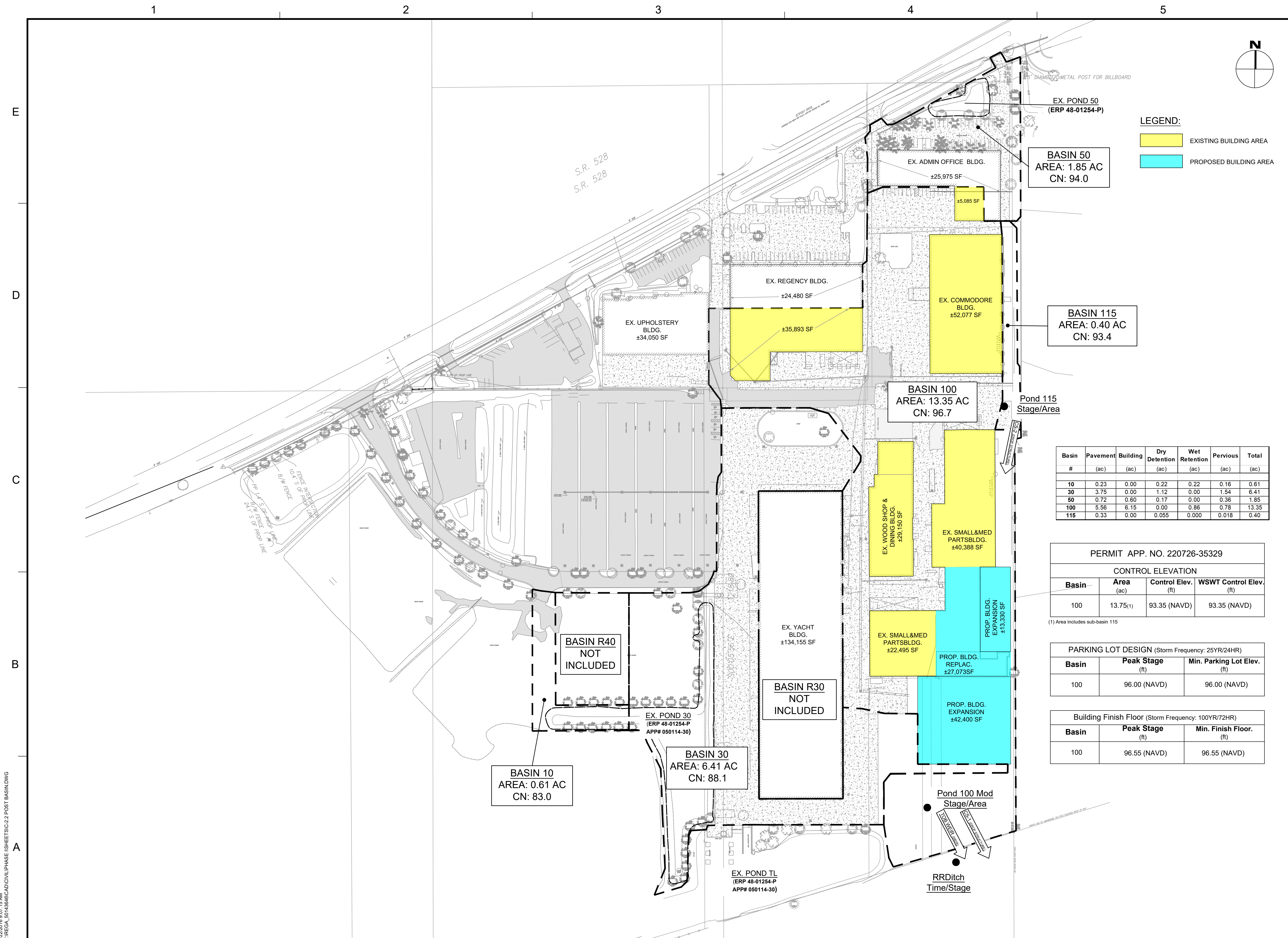
WOODDED PARCEL

"PROPOSED LOT 1"

464.49' (NR)

S.R. 528
 S.R. 528

RR Ditch
 Time/Stage



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 800 N. Magnolia Avenue
 Suite 1000
 Orlando, FL 32803
 407.843.5120
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 CITY OF BELLE ISLE, FLORIDA
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LEGEND:
 EXISTING BUILDING AREA
 PROPOSED BUILDING AREA

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

PERMIT APP. NO. 220726-35329

Basin	Area (ac)	Control Elev. (ft)	WSWT Control Elev. (ft)
100	13.75(1)	93.35 (NAVD)	93.35 (NAVD)

(1) Area includes sub-basin 115

PARKING LOT DESIGN (Storm Frequency: 25YR/24HR)

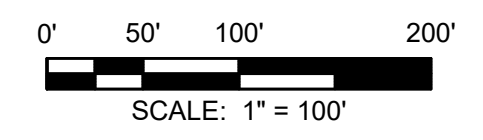
Basin	Peak Stage (ft)	Min. Parking Lot Elev. (ft)
100	96.00 (NAVD)	96.00 (NAVD)

Building Finish Floor (Storm Frequency: 100YR/72HR)

Basin	Peak Stage (ft)	Min. Finish Floor. (ft)
100	96.55 (NAVD)	96.55 (NAVD)

SEAL

SCALE



REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: _____ GL
 APPROVED BY: _____ RM
 CHECKED BY: _____ GL
 DATE: 9/6/2022

TITLE
 POST-DEVELOPMENT
 BASIN MAP

PROJECT NO. 50150413

C-2.2

SHEET NO. _____ OF _____

I:\220726\307-15 AM\1\REGAL_BOATPRODUCTION\PHASE 1\SHEETS\C-2.2 POST BASIN.DWG

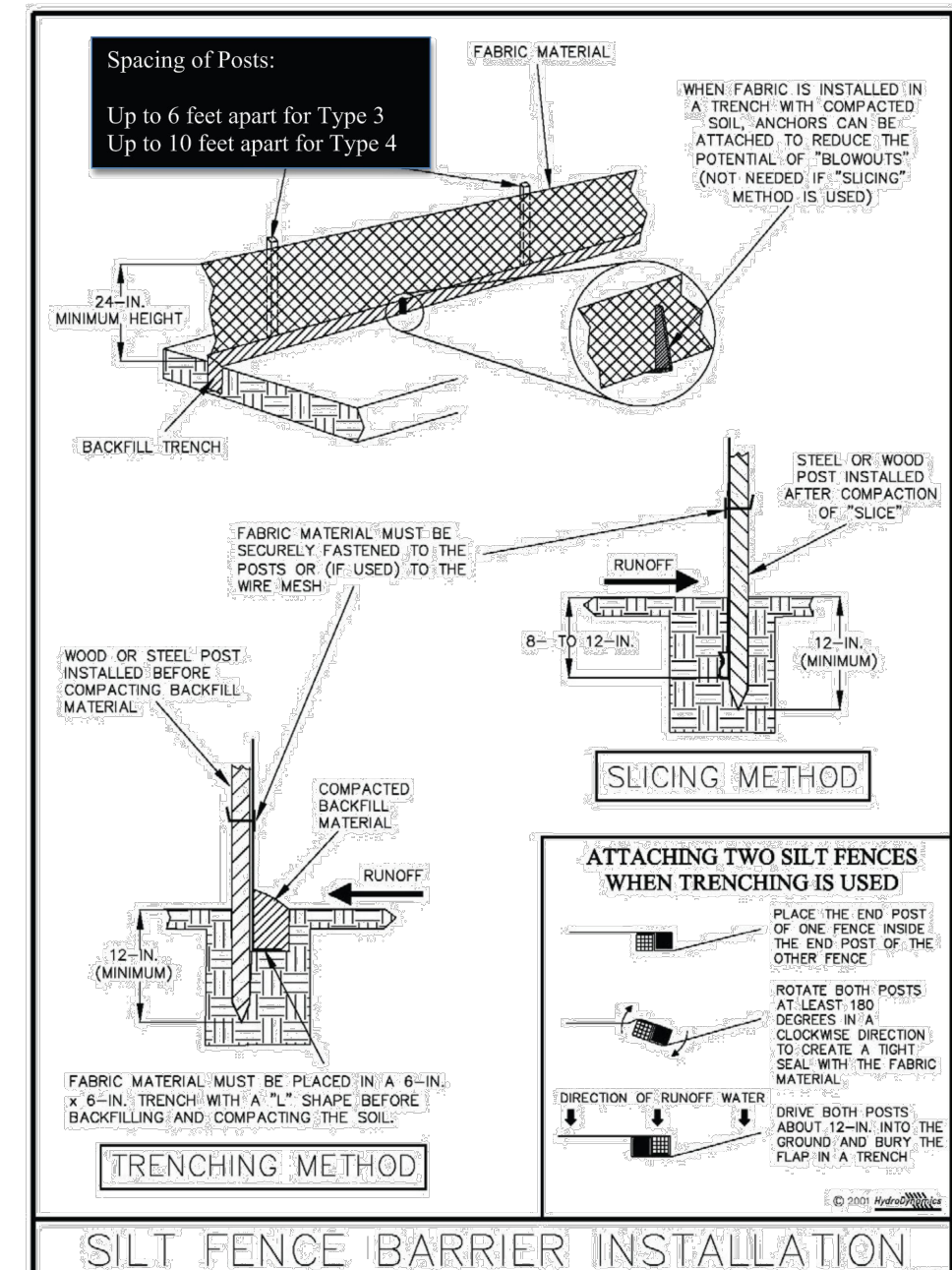
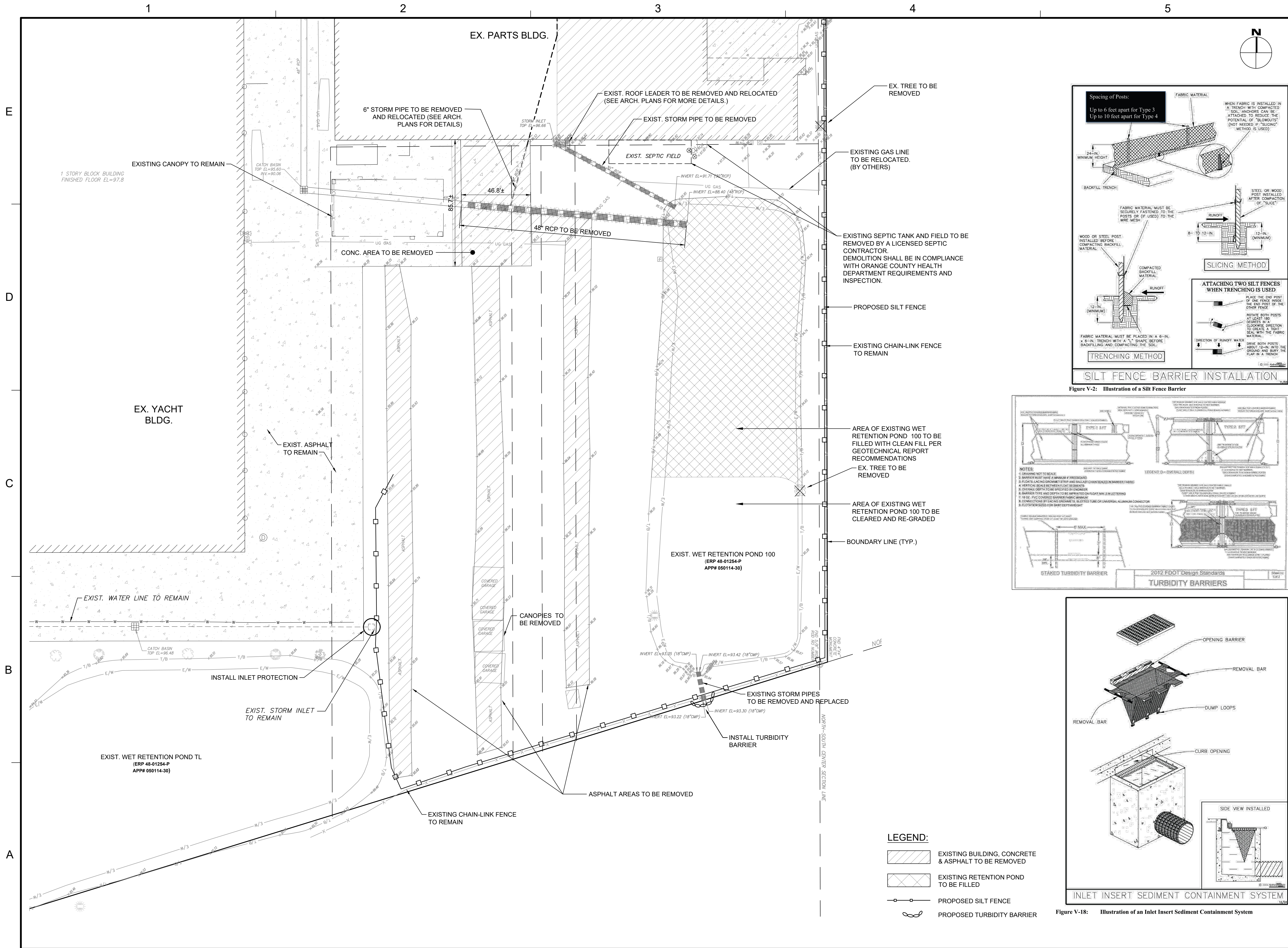


Figure V-2: Illustration of a Silt Fence Barrier

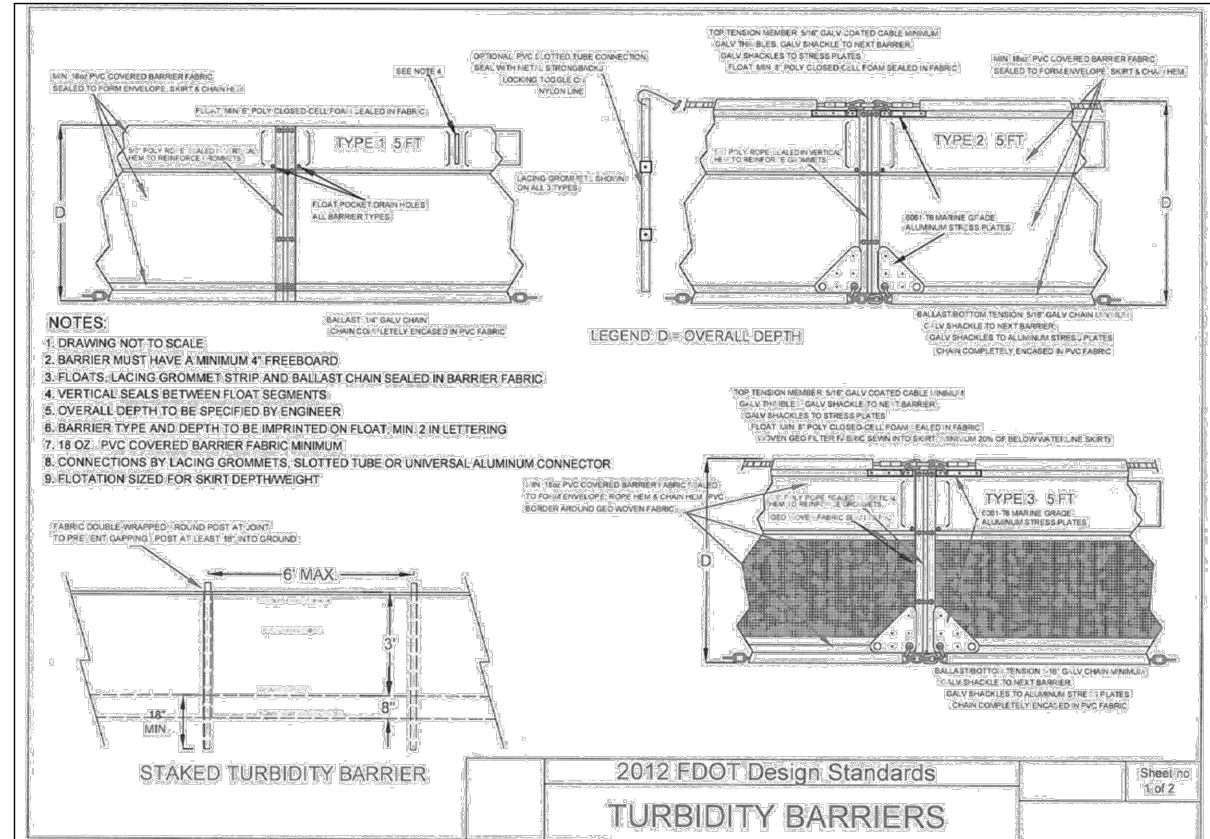


Figure V-18: Illustration of an Inlet Insert Sediment Containment System

- LEGEND:**
- EXISTING BUILDING, CONCRETE & ASPHALT TO BE REMOVED
 - EXISTING RETENTION POND TO BE FILLED
 - PROPOSED SILT FENCE
 - PROPOSED TURBIDITY BARRIER



Dewberry Engineers, Inc
 800 N. Magnolia Avenue
 Suite 1000
 Orlando, FL 32803
 407.843.5120
 C.A. #8794

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Reinardo Malave
 FL PE # 31588
 Jan 31, 2023

SCALE

SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

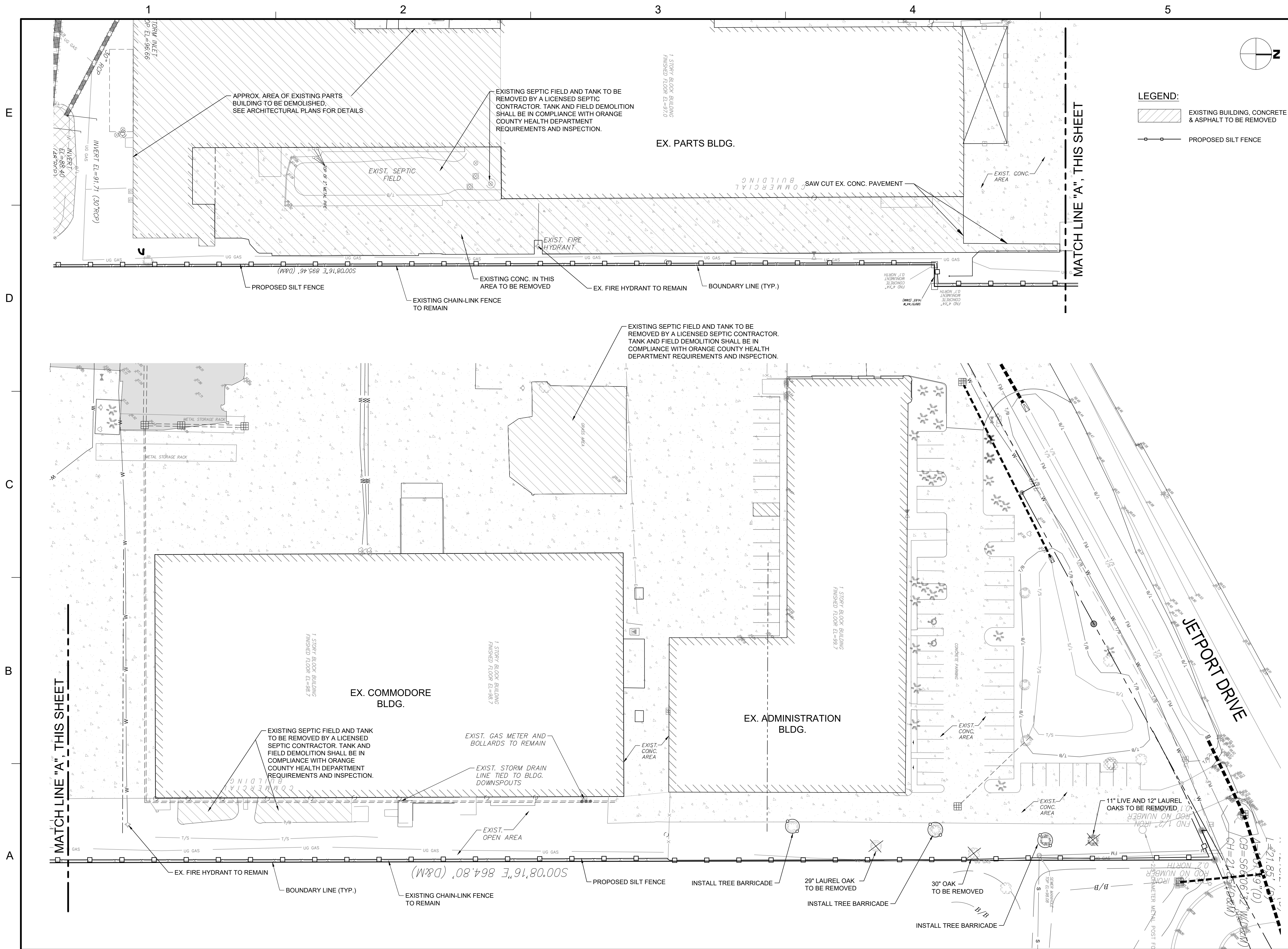
DRAWN BY _____ GL
 APPROVED BY _____ RM
 CHECKED BY _____ GL
 DATE _____ 9 / 6 / 2022
 TITLE _____

**BUILDING EXPANSION
 DEMOLITION
 PLAN**

PROJECT NO. 50150413

C-3.0

SHEET NO. _____ OF _____



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LEGEND:

- EXISTING BUILDING, CONCRETE & ASPHALT TO BE REMOVED
- PROPOSED SILT FENCE

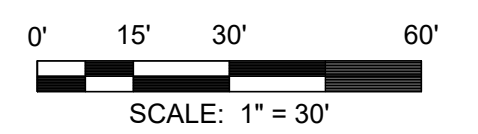
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 CHECKED BY _____ GL
 DATE _____ 9/6/2022
 TITLE _____

PARKING EXPANSION
 AREA DEMOLITION
 PLAN

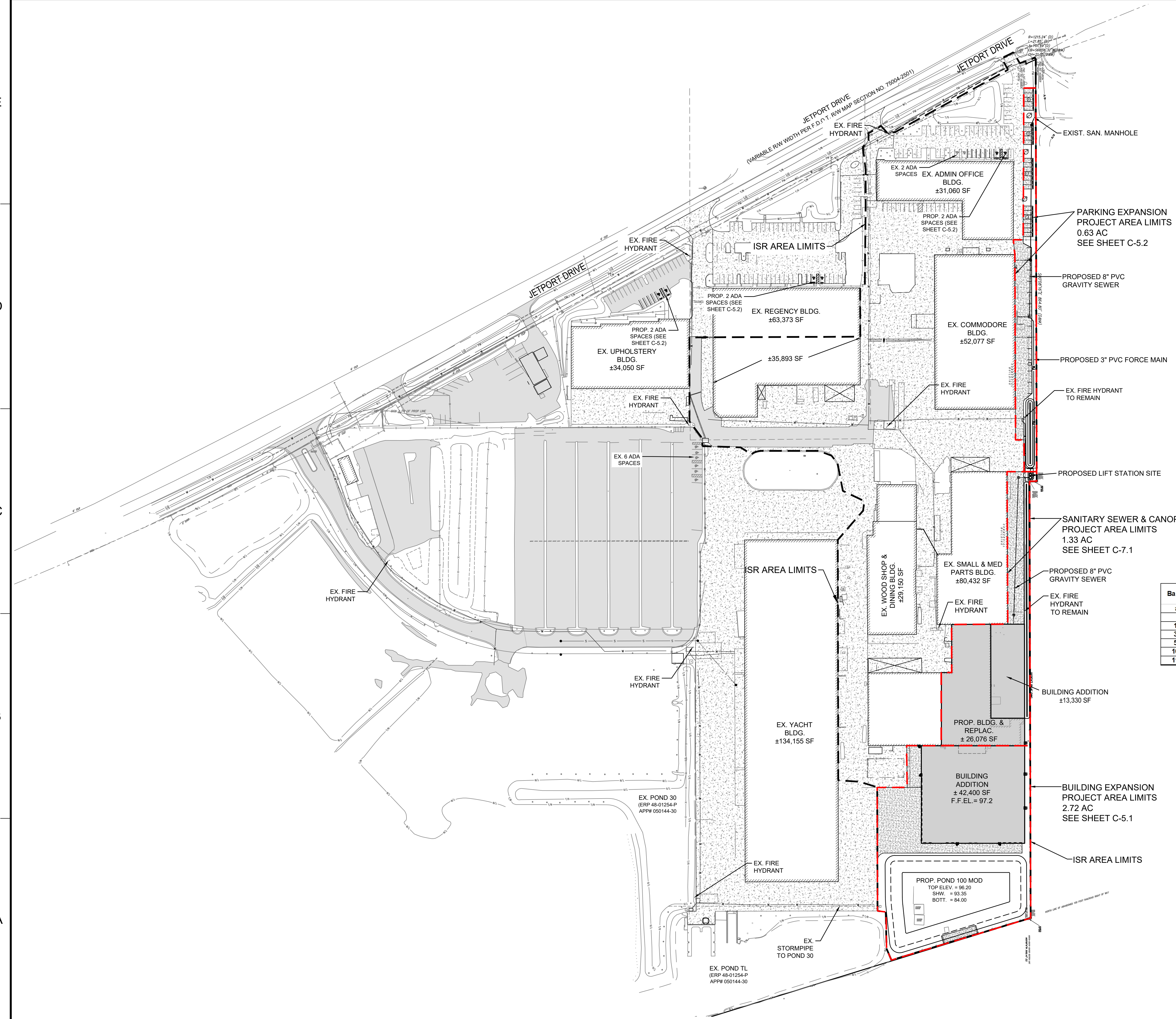
PROJECT NO. 50150413

C-3.1

SHEET NO. _____ OF _____

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	±6.97 AC	±12.42 AC	±16.11 AC	77.09	33.83
PROPOSED	±6.48 AC	±6.89 AC	±13.37 AC	±16.11 AC	83.00	40.22

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)

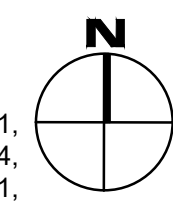
EXISTING: 677 SPACES (INCLUDING 8 ADA SPACES)

PROVIDED: 705 SPACES (INCLUDING 14 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	5.83	5.89	0.00	0.95	0.68	13.35
115	0.34	0.00	0.046	0.000	0.016	0.40

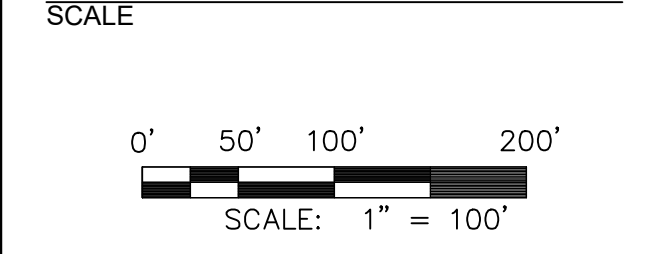


Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120
C.A. #8794

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CITY OF BELLE ISLE, FLORIDA
CONSTRUCTION PLANS

SEAL

Reynaldo Malave
FL PE # 31588
Jan 31, 2023



REVISIONS

NO.	DESCRIPTION	DATE

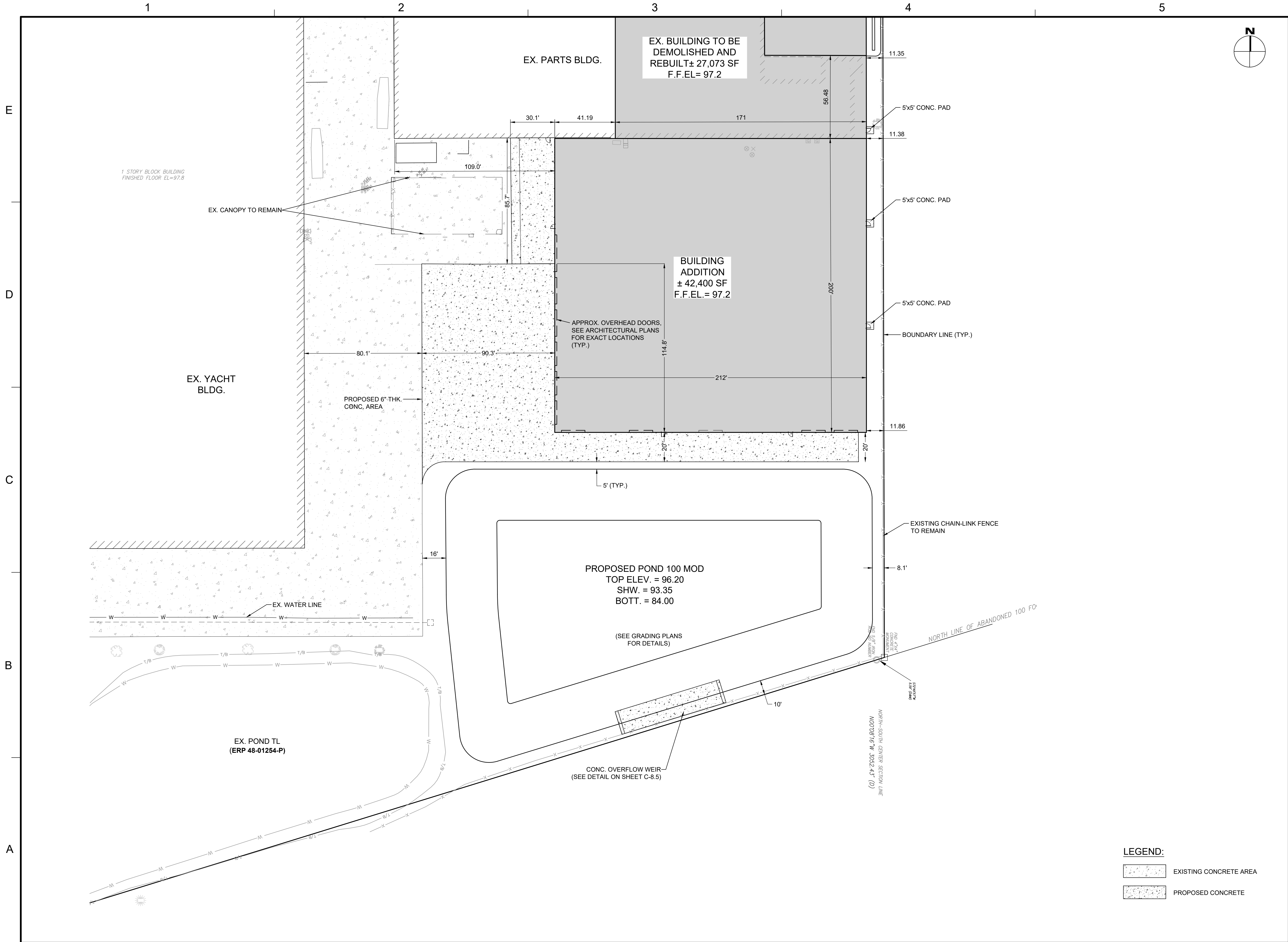
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APPROVED BY _____ RM
CHECKED BY _____ GL
DATE _____ 9 / 6 / 2022
TITLE _____

OVERALL SITE PLAN

PROJECT NO. 50150413

C-5.0

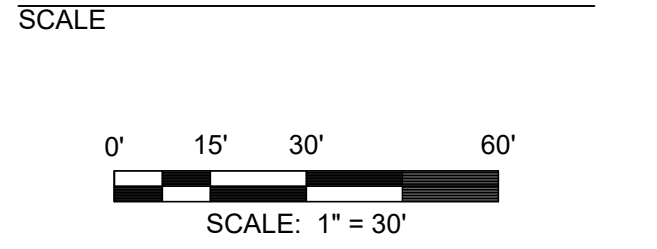
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 Suite 1000
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 407.843.5120
 C.A. #8794

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 Malave, PE 31588 State of
 Florida.
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 o=Dewberry Engineers, Inc.,
 email=Reinardo.Malave@Dewberry.com,
 c=US.
 No. 31588
 STATE OF
 FLORIDA
 Reinardo Malave
 FL PE # 31588
 Jan 31, 2023



REVISIONS

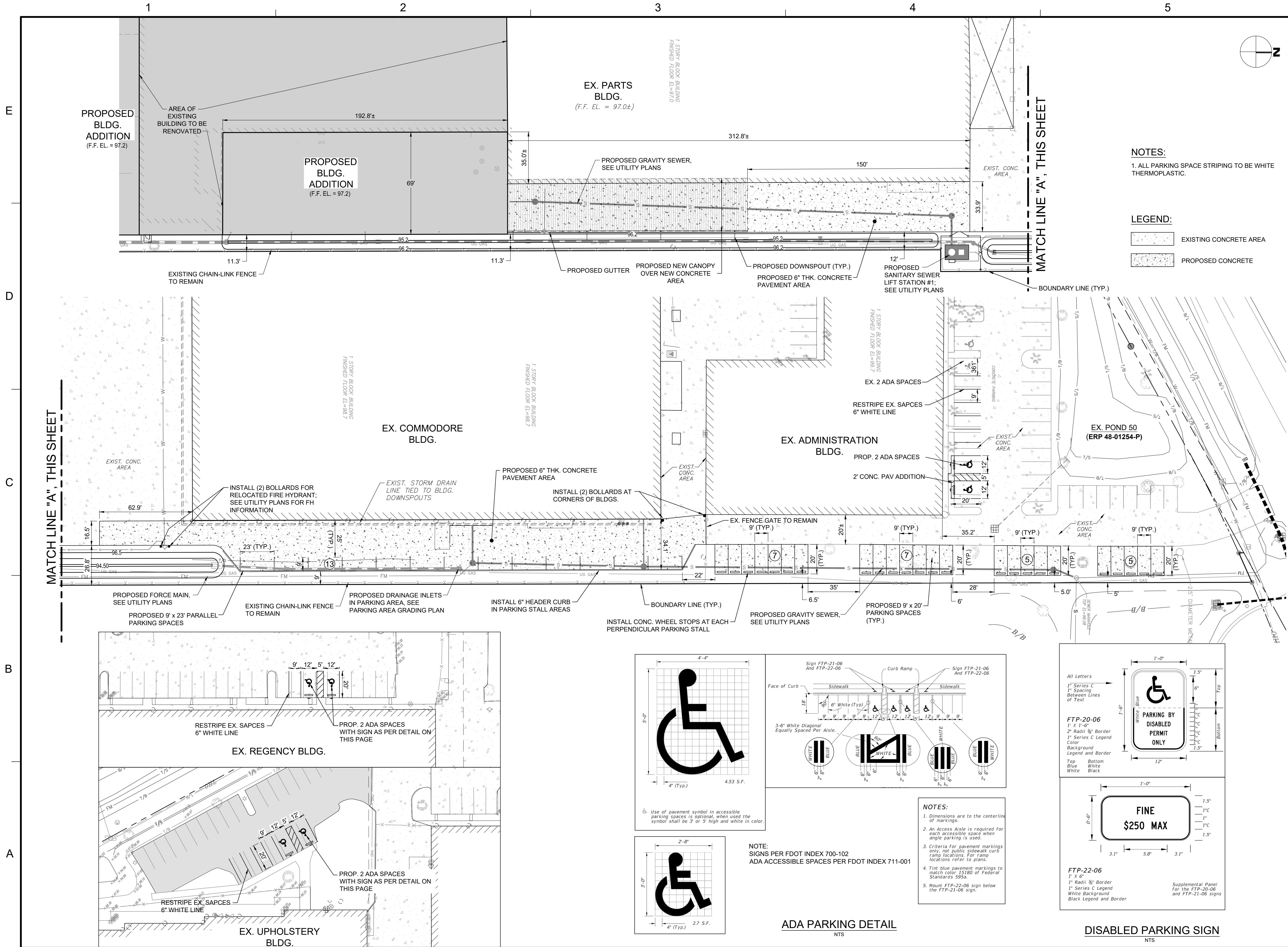
NO.	DESCRIPTION	DATE

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 APPROVED BY _____ RM
 CHECKED BY _____ GL
 DATE 9 / 6 / 2022
 TITLE _____

**BUILDING EXPANSION
 SITE PLAN**

PROJECT NO. 50150413

C-5.1



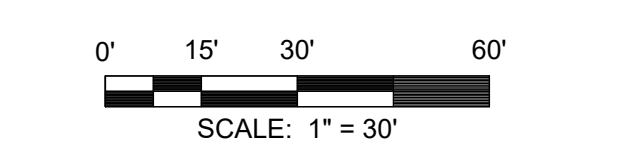
NOTES:
 1. ALL PARKING SPACE STRIPING TO BE WHITE THERMOPLASTIC.

LEGEND:
 [Pattern] EXISTING CONCRETE AREA
 [Pattern] PROPOSED CONCRETE

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 Dewberry Engineers, Inc
 800 N. Magnolia Avenue
 Suite 1000
 Orlando, FL 32803
 407.843.5120
 C.A. #8794

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 EXPANSION
 BELLE ISLE
 2300 JETPORT DRIVE BELLE
 CITY OF BELLE ISLE, FLORIDA
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 PROFESSIONAL ENGINEER
 Reinardo Malave, PE
 License No. 31588
 Date: 2023.02.06 09:21:00-0500



REVISIONS

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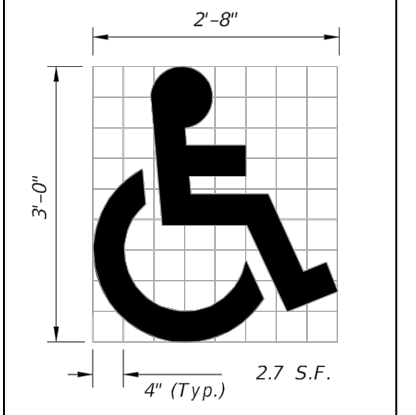
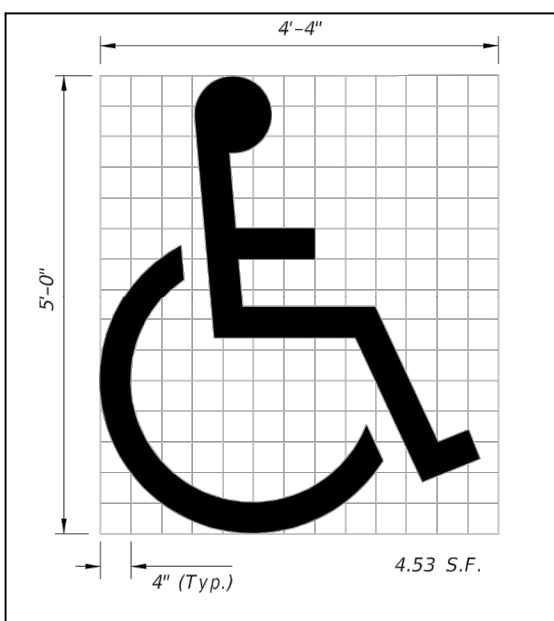
DRAWN BY _____ GL
 APPROVED BY _____ RM
 CHECKED BY _____ GL
 DATE _____ 9 / 6 / 2022

TITLE
PROPOSED CANOPY & PARKING EXPANSION AREA SITE PLAN

PROJECT NO. 50150413

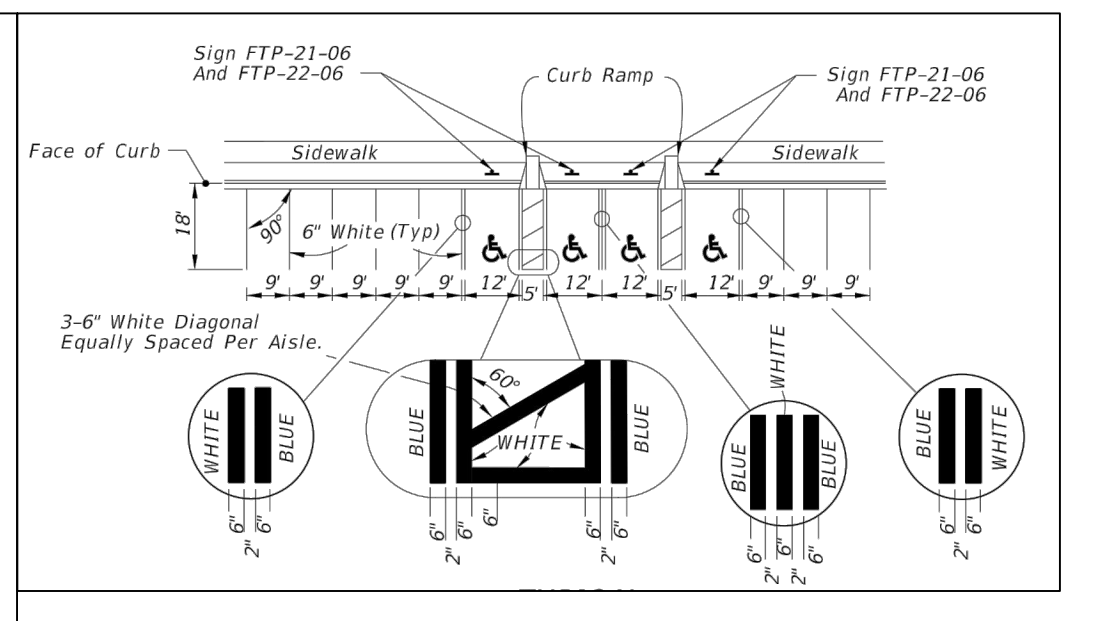
C-5.2

SHEET NO. _____ OF _____

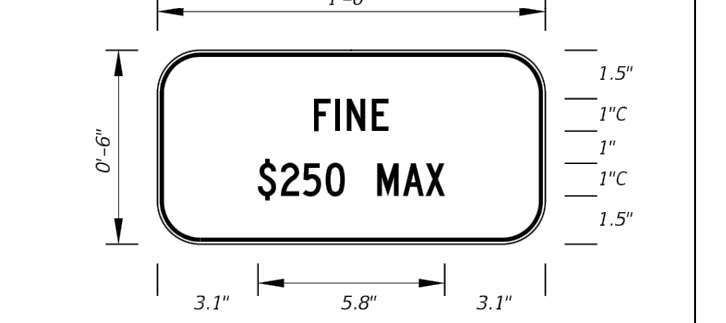
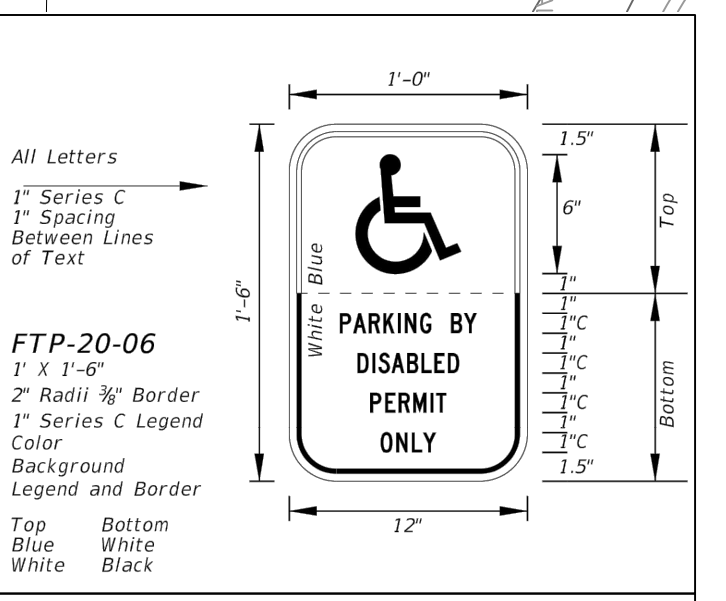


NOTE:
 SIGNS PER FOOT INDEX 700-102
 ADA ACCESSIBLE SPACES PER FOOT INDEX 711-001

ADA PARKING DETAIL
 NTS

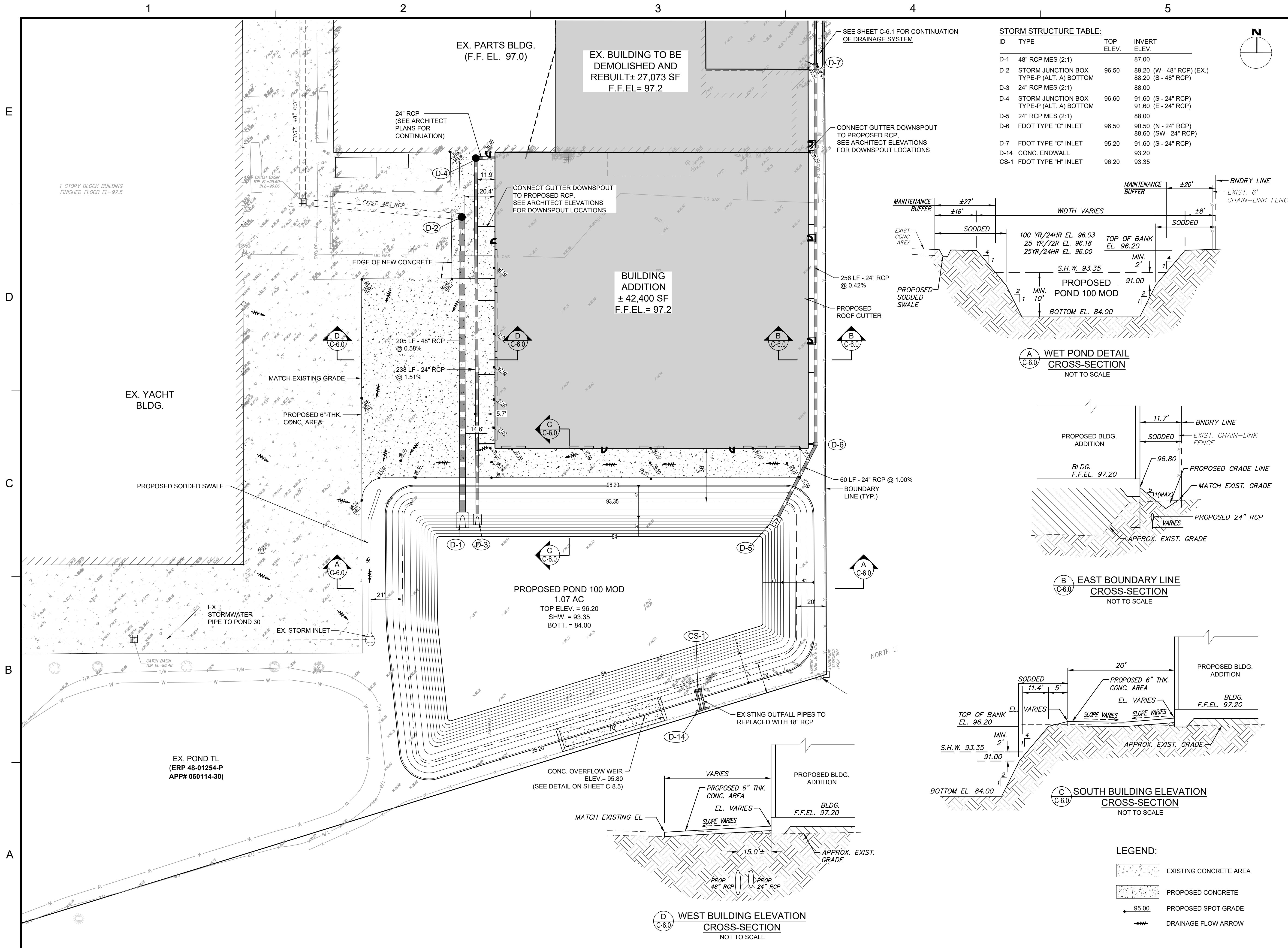


NOTES:
 1. Dimensions are to the centerline of markings.
 2. An Access Aisle is required for each accessible space when angle parking is used.
 3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
 4. Tint blue pavement markings to match color 15180 of Federal Standard 595a.
 5. Mount FTP-22-06 sign below the FTP-21-06 sign.



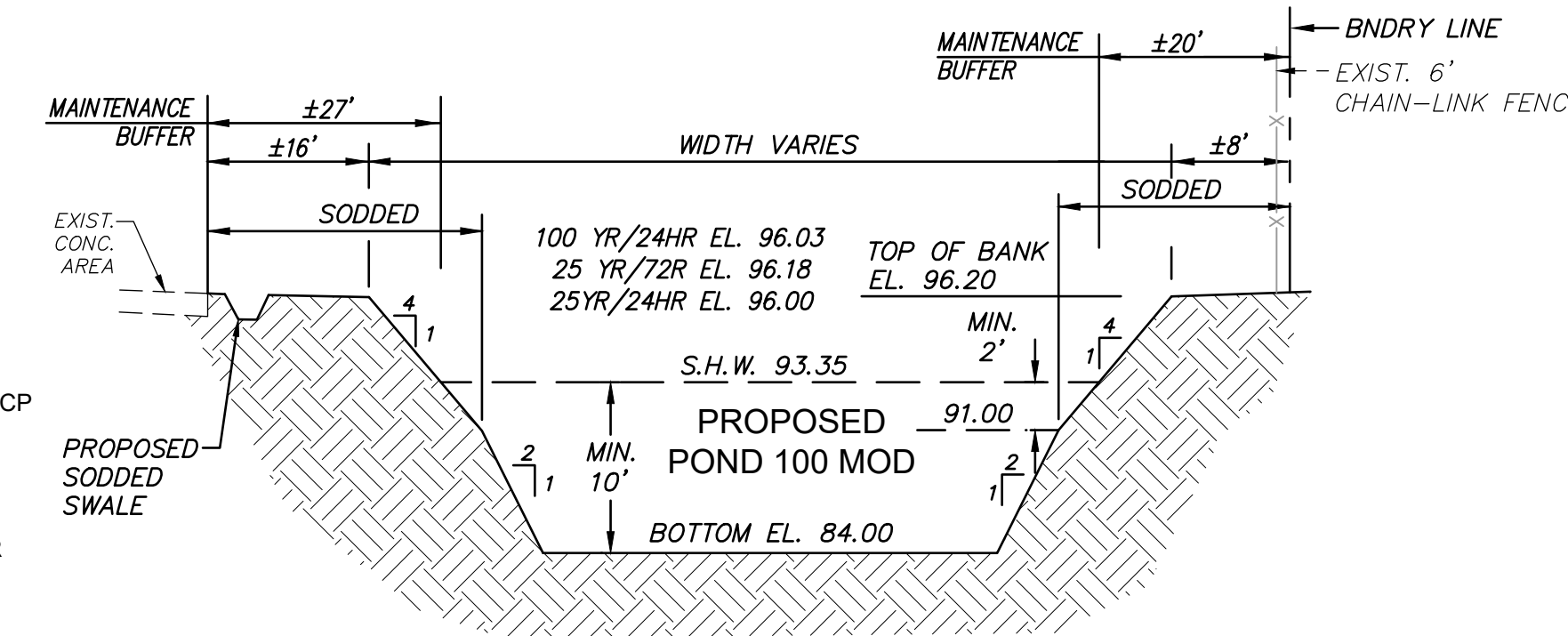
FTP-22-06
 1" x 6"
 1" Radii 3/8" Border
 1" Series C Legend
 White Background
 Black Legend and Border
 Supplemental Panel for the FTP-22-06 and FTP-21-06 signs

DISABLED PARKING SIGN
 NTS

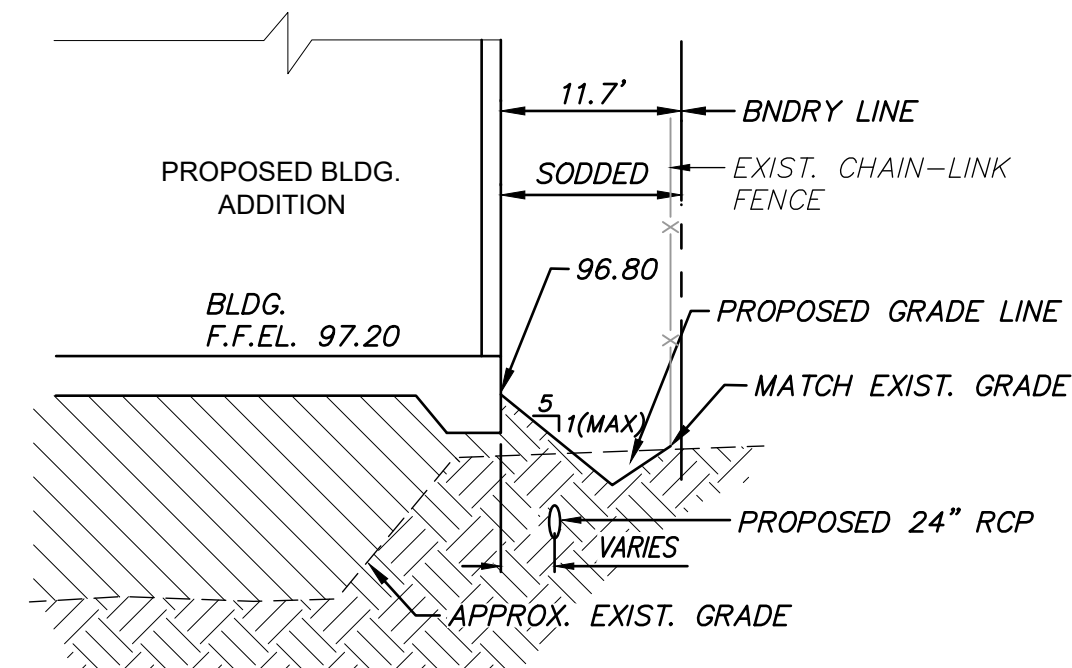


STORM STRUCTURE TABLE:

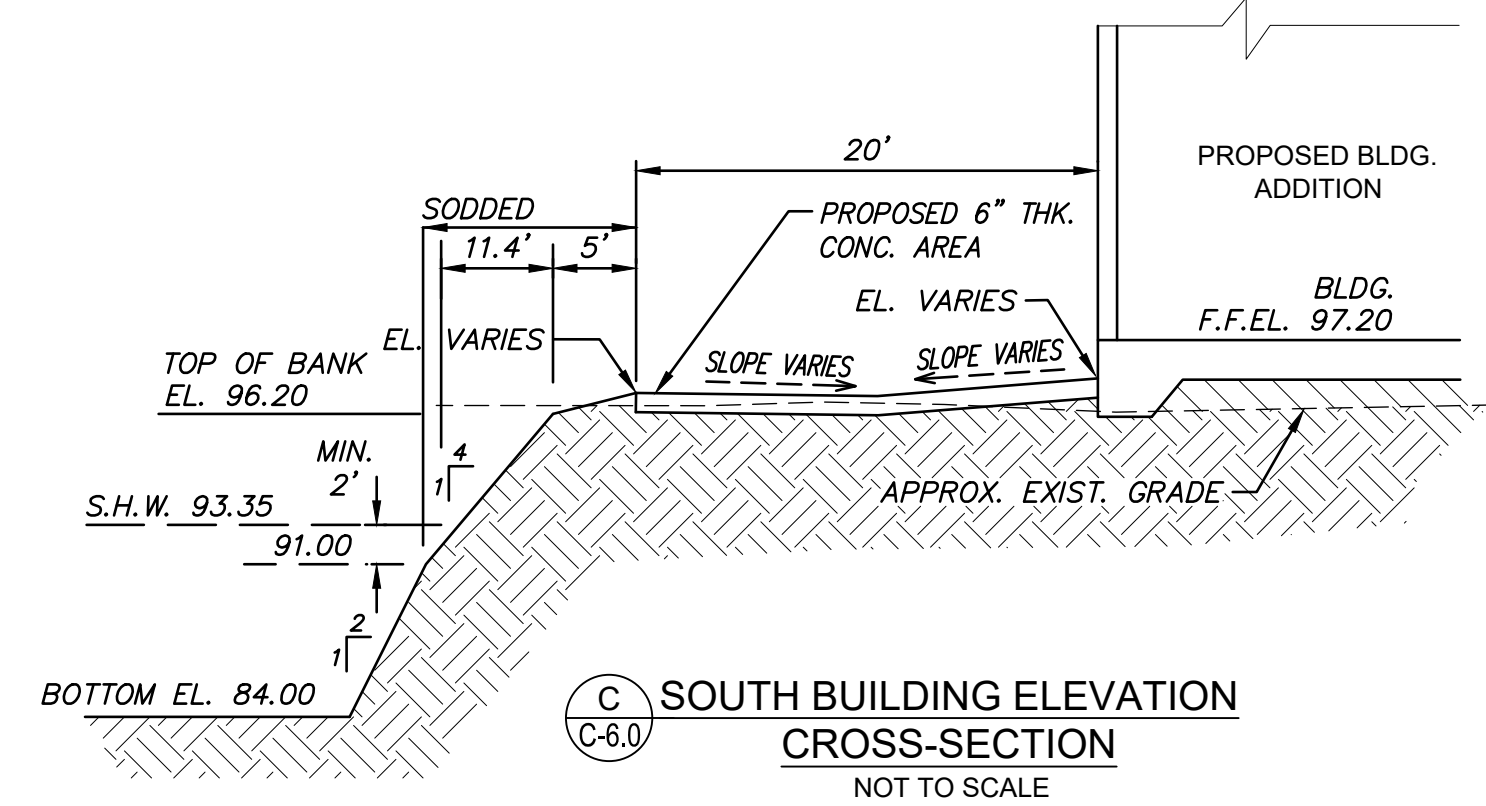
ID	TYPE	TOP ELEV.	INVERT ELEV.
D-1	48" RCP MES (2:1)		87.00
D-2	STORM JUNCTION BOX TYPE-P (ALT. A) BOTTOM	96.50	89.20 (W - 48" RCP) (EX.) 88.20 (S - 48" RCP)
D-3	24" RCP MES (2:1)		88.00
D-4	STORM JUNCTION BOX TYPE-P (ALT. A) BOTTOM	96.60	91.60 (S - 24" RCP) 91.60 (E - 24" RCP)
D-5	24" RCP MES (2:1)		88.00
D-6	FDOT TYPE "C" INLET	96.50	90.50 (N - 24" RCP) 88.60 (SW - 24" RCP)
D-7	FDOT TYPE "C" INLET	95.20	91.60 (S - 24" RCP)
D-14	CONC. ENDWALL		93.20
CS-1	FDOT TYPE "H" INLET	96.20	93.35



(A) WET POND DETAIL CROSS-SECTION
NOT TO SCALE



(B) EAST BOUNDARY LINE CROSS-SECTION
NOT TO SCALE



(C) SOUTH BUILDING ELEVATION CROSS-SECTION
NOT TO SCALE



(D) WEST BUILDING ELEVATION CROSS-SECTION
NOT TO SCALE

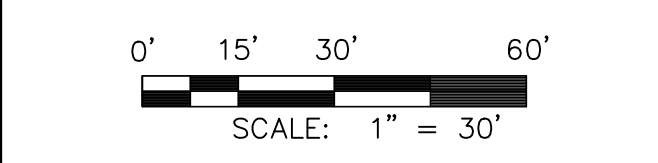
LEGEND:

- EXISTING CONCRETE AREA
- PROPOSED CONCRETE
- PROPOSED SPOT GRADE
- DRAINAGE FLOW ARROW

Dewberry
Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120
C.A. #8794

REGAL MARINE INDUSTRIES
BOAT PRODUCTION
EXPANSION
BELLE ISLE
2300 JETPORT DRIVE BELLE
CITY OF BELLE ISLE, FLORIDA
CONSTRUCTION PLANS

SEAL
Digitally signed by Reinardo Malave, P.E., 31588 State of Florida
DN: cn=Reinardo Malave, o=Dewberry Engineers, Inc., ou=Dewberry Engineers, Inc., email=Reinardo.Malave@Dewberry.com, c=US
No. 31588
STATE OF FLORIDA
REINARDO MALAVE, P.E.
Professional Engineer
No. 31588
Reinardo Malave
FL P.E. # 91588
Feb. 01, 2023



REVISIONS

NO.	DESCRIPTION	DATE

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

BUILDING EXPANSION GRADING PLAN

PROJECT NO. 50150413

C-6.0

SHEET NO. _____ OF _____

REVISIONS

NO.	DESCRIPTION	DATE

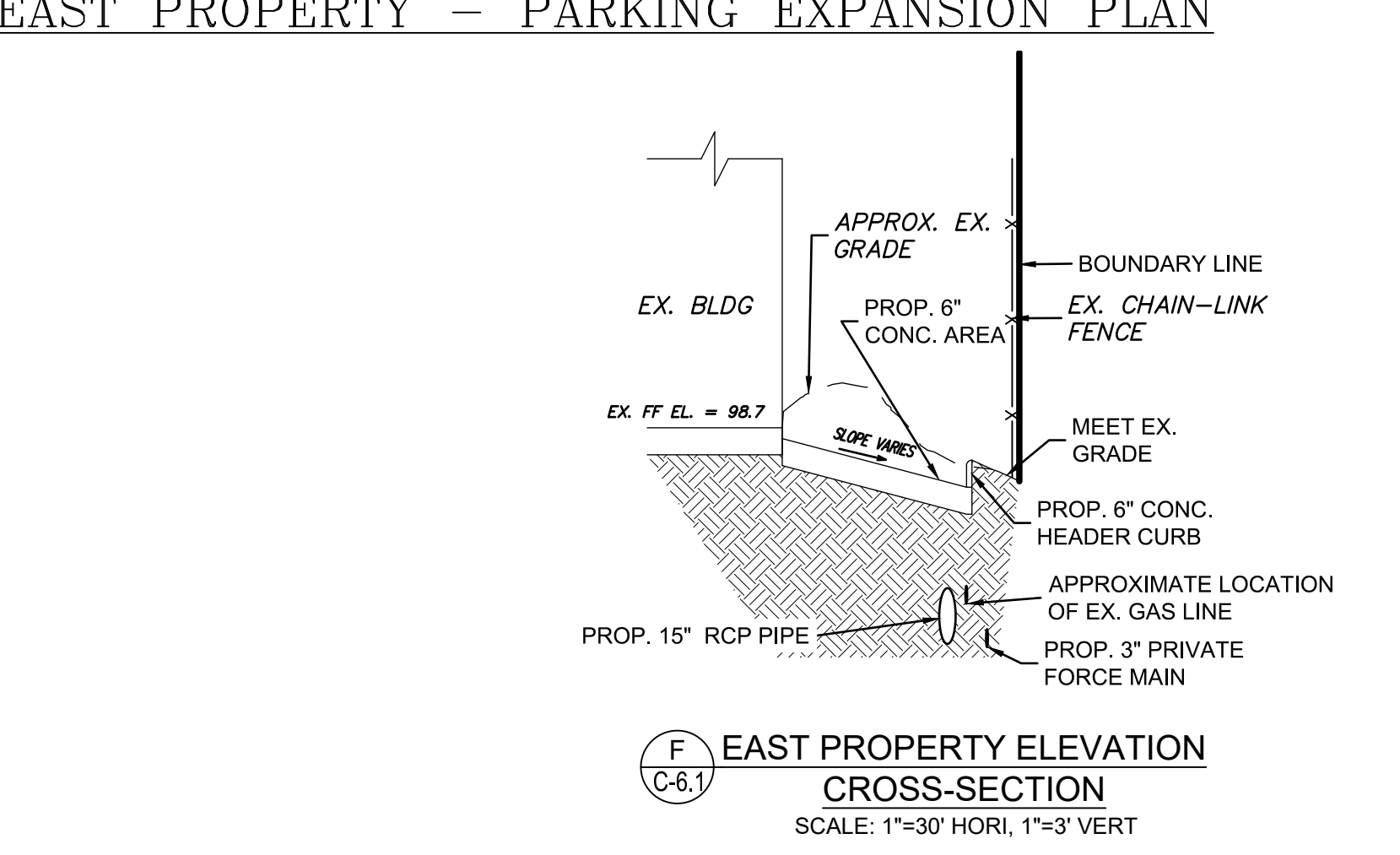
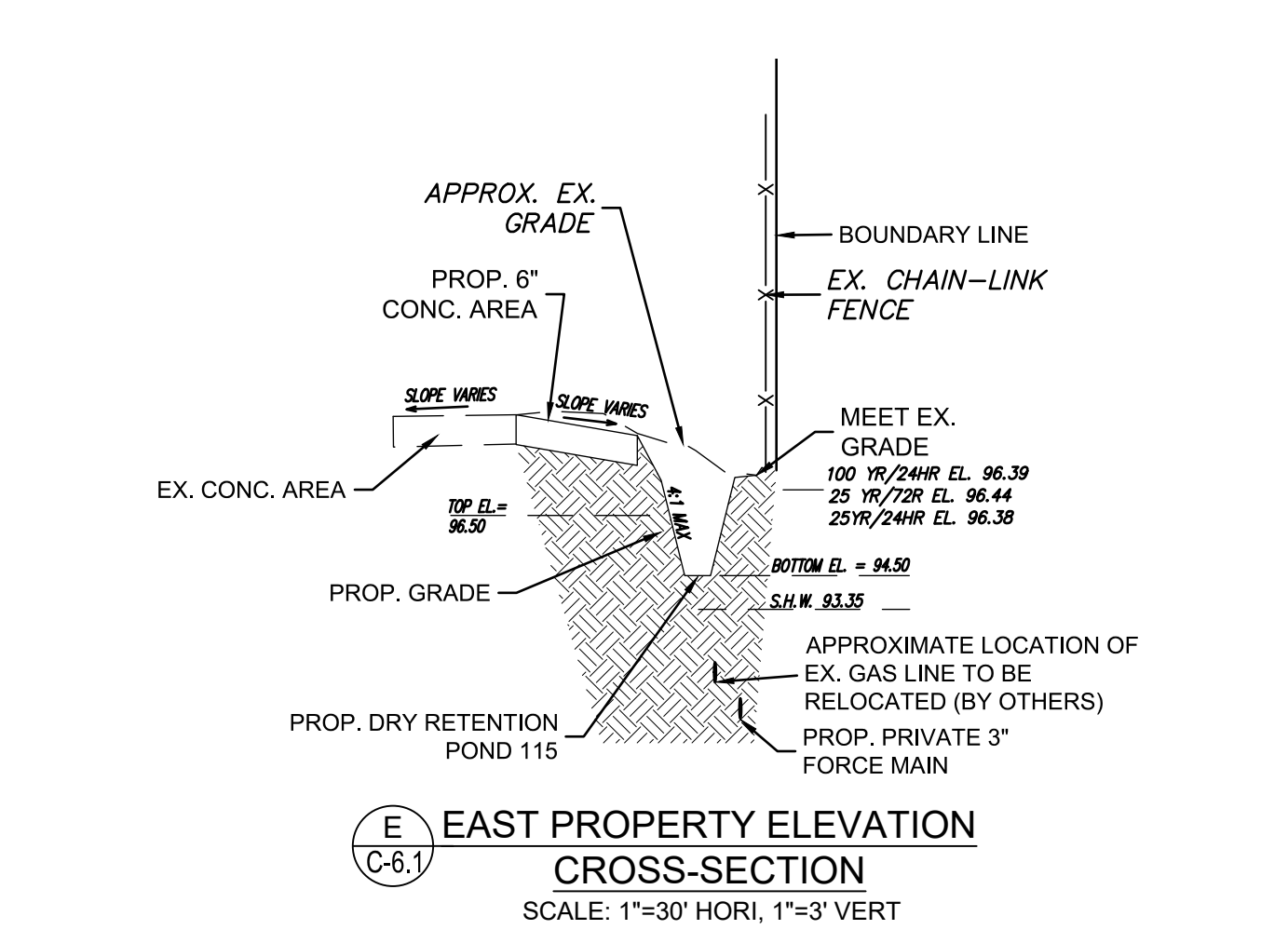
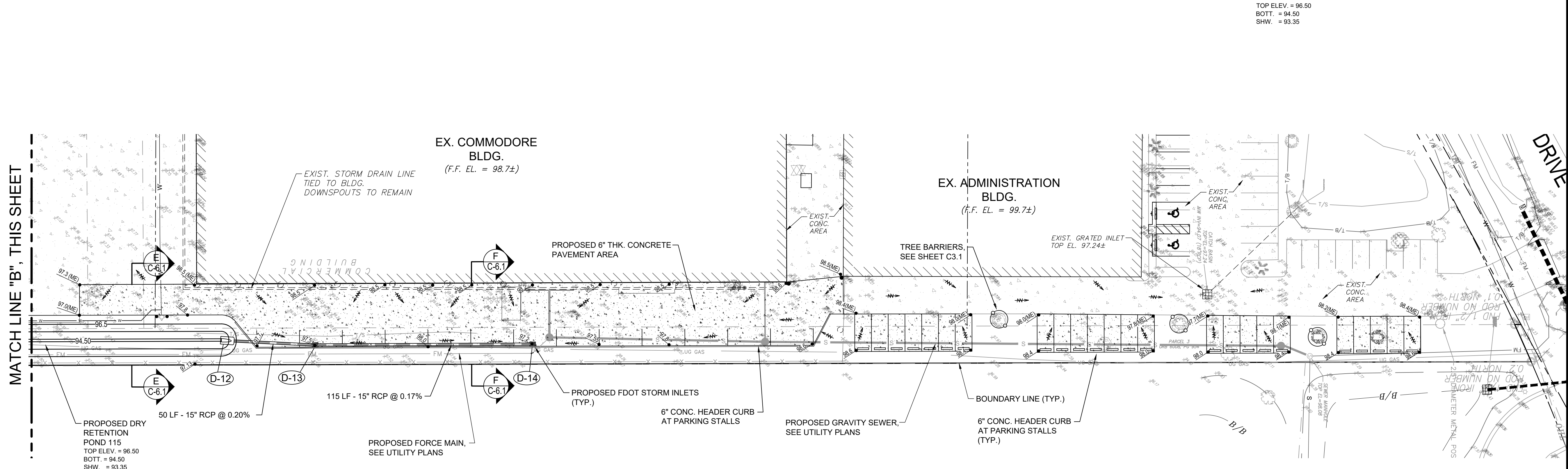
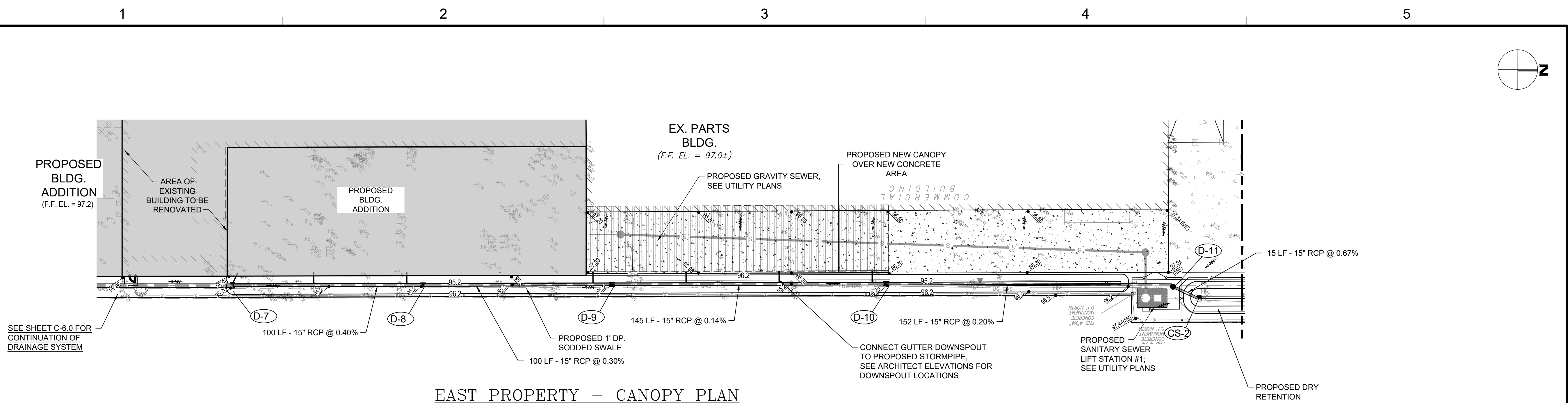
DRAWN BY _____ GL
APPROVED BY _____ RM
CHECKED BY _____ GL
DATE _____ 9/6/2022
TITLE

PROPOSED CANOPY & PARKING EXPANSION AREA GRADING PLAN

PROJECT NO. 50150413

C-6.1

SHEET NO. _____ OF _____



STORM STRUCTURE TABLE:

ID	TYPE	TOP ELEV.	INVERT (S) ELEV.
D-7	FDOT TYPE "C" INLET	95.20	91.60
D-8	ADS STORM INLET	95.20	92.10
D-9	ADS STORM INLET	95.20	92.60
D-10	ADS STORM INLET	95.20	92.60
D-11	ADS STORM INLET	96.80	92.00
D-12	15" RCP MES (4-1)	96.80	94.50
D-13	FDOT TYPE "C" INLET	97.50	94.60
D-14	FDOT TYPE "C" INLET	97.20	94.80
CS-2	FDOT TYPE "C" INLET	96.30	93.00

LEGEND:

	EXISTING CONCRETE AREA
	PROPOSED CONCRETE
	PROPOSED SPOT GRADE
	DRAINAGE FLOW ARROW

1

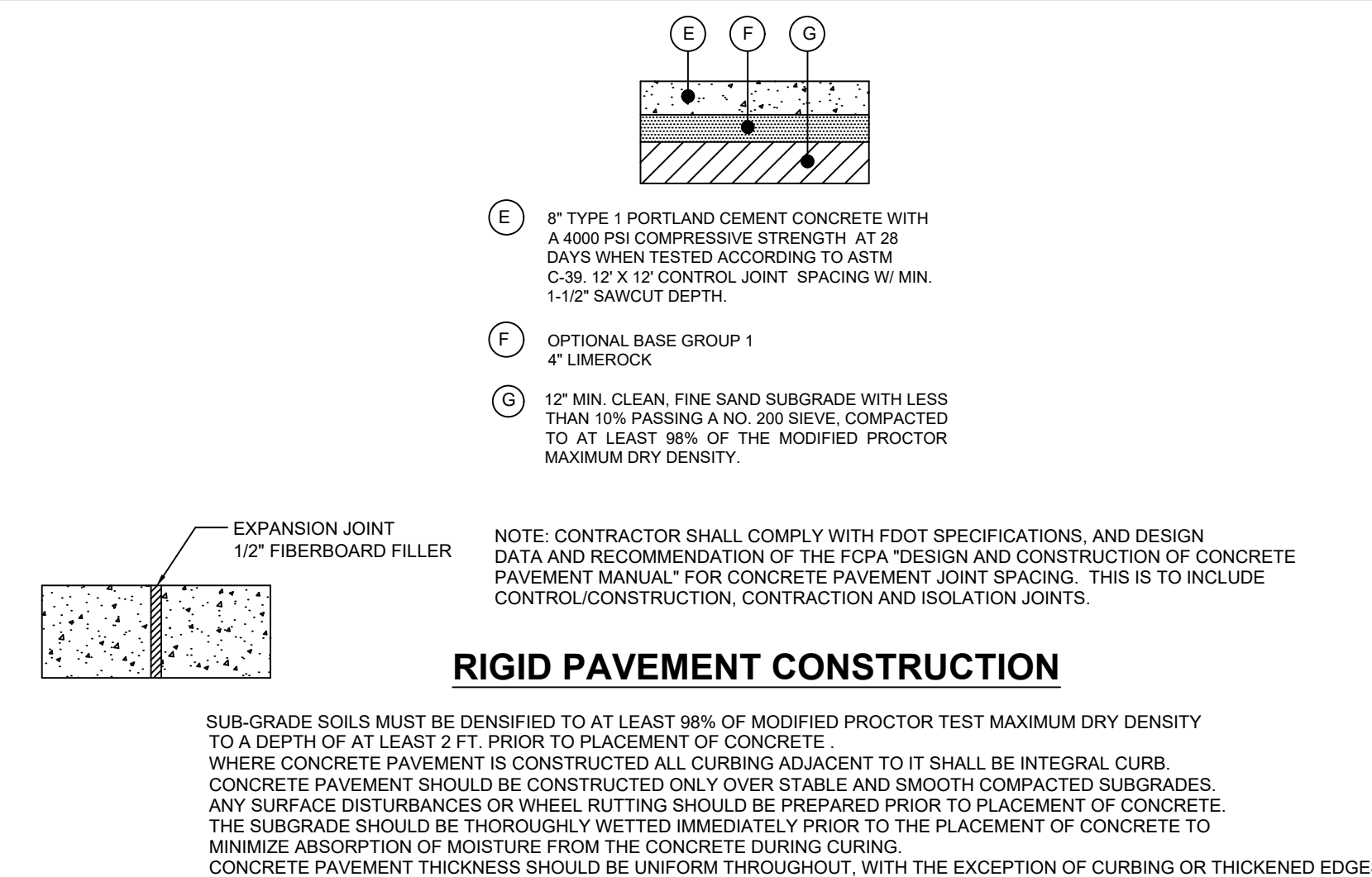
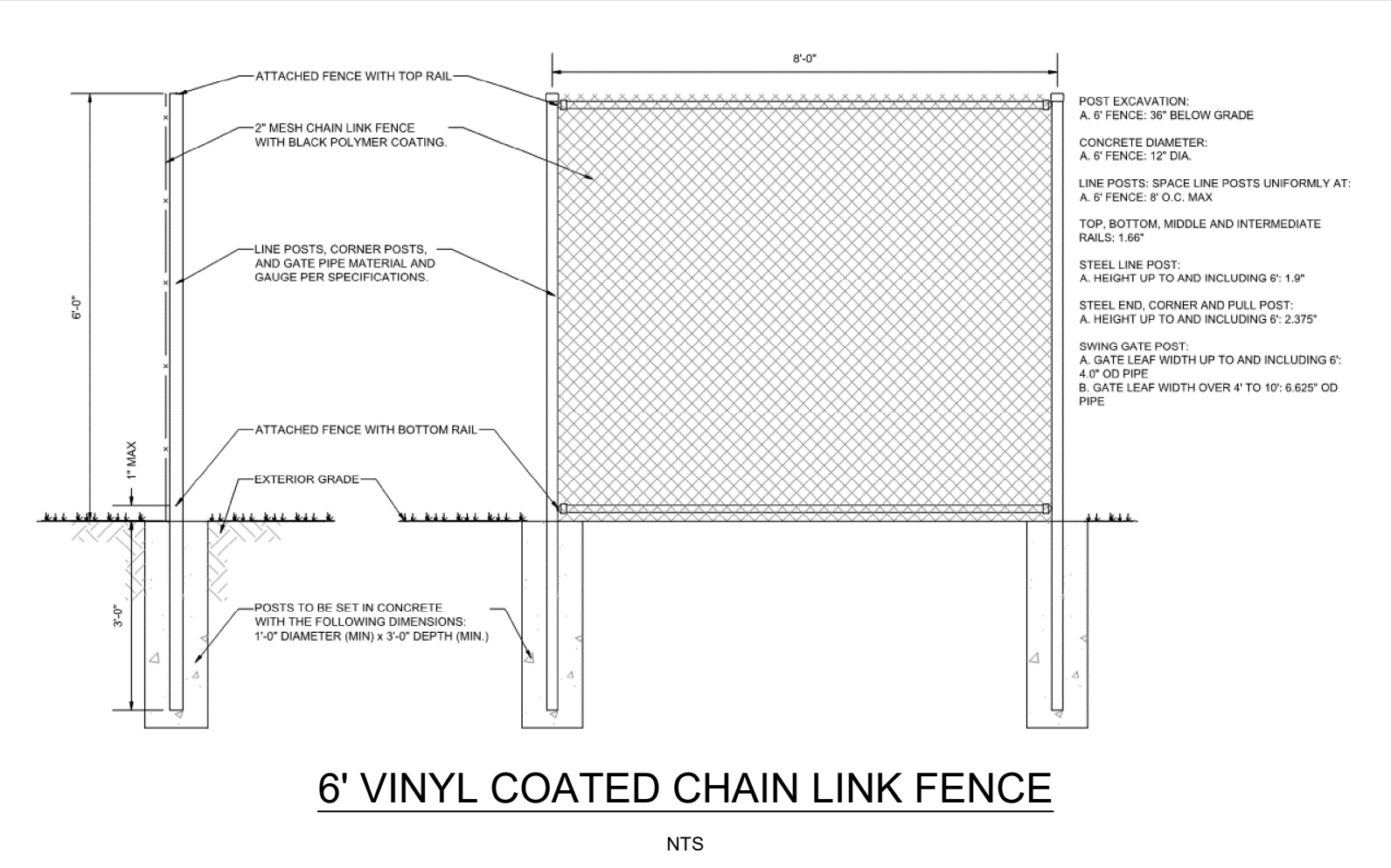
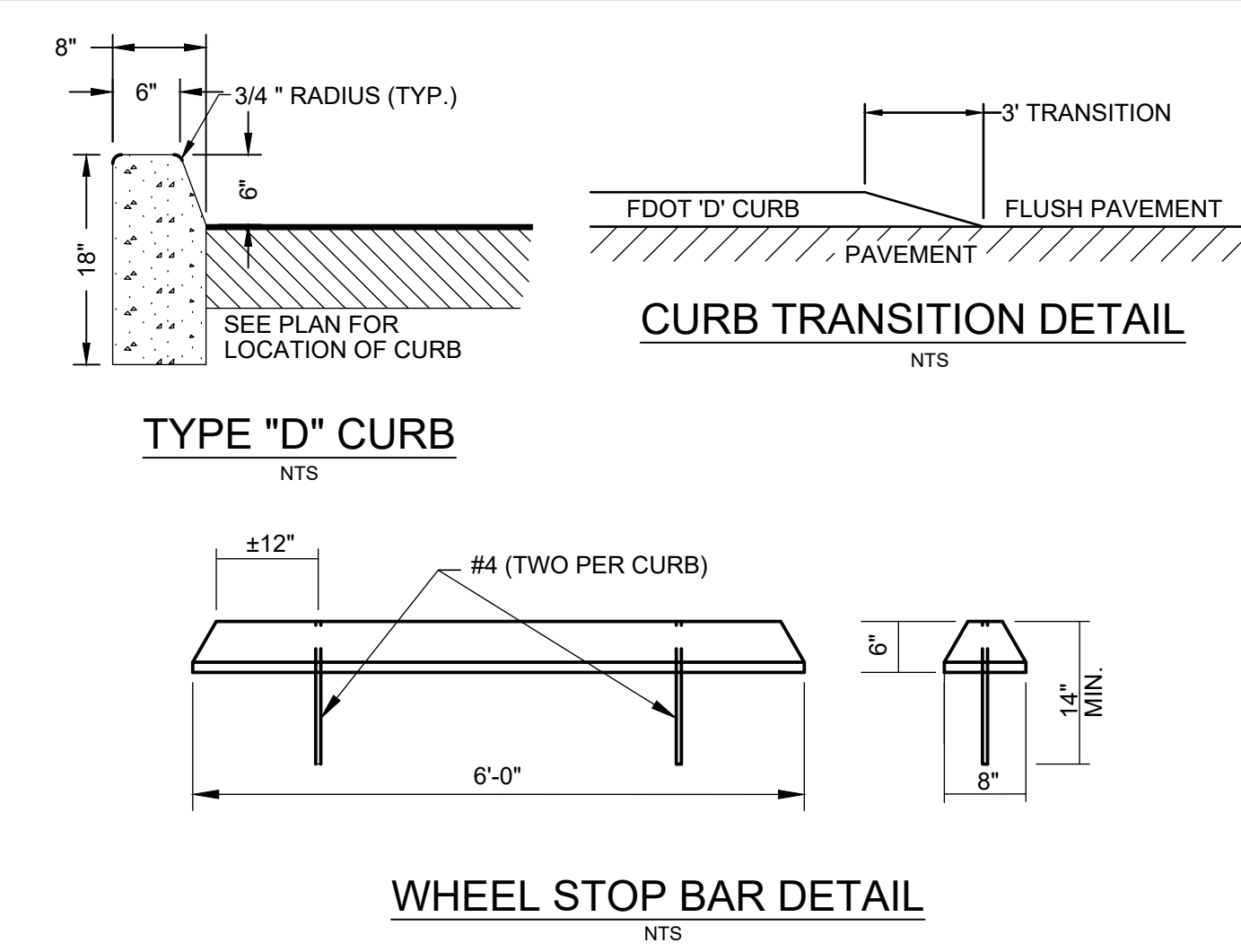
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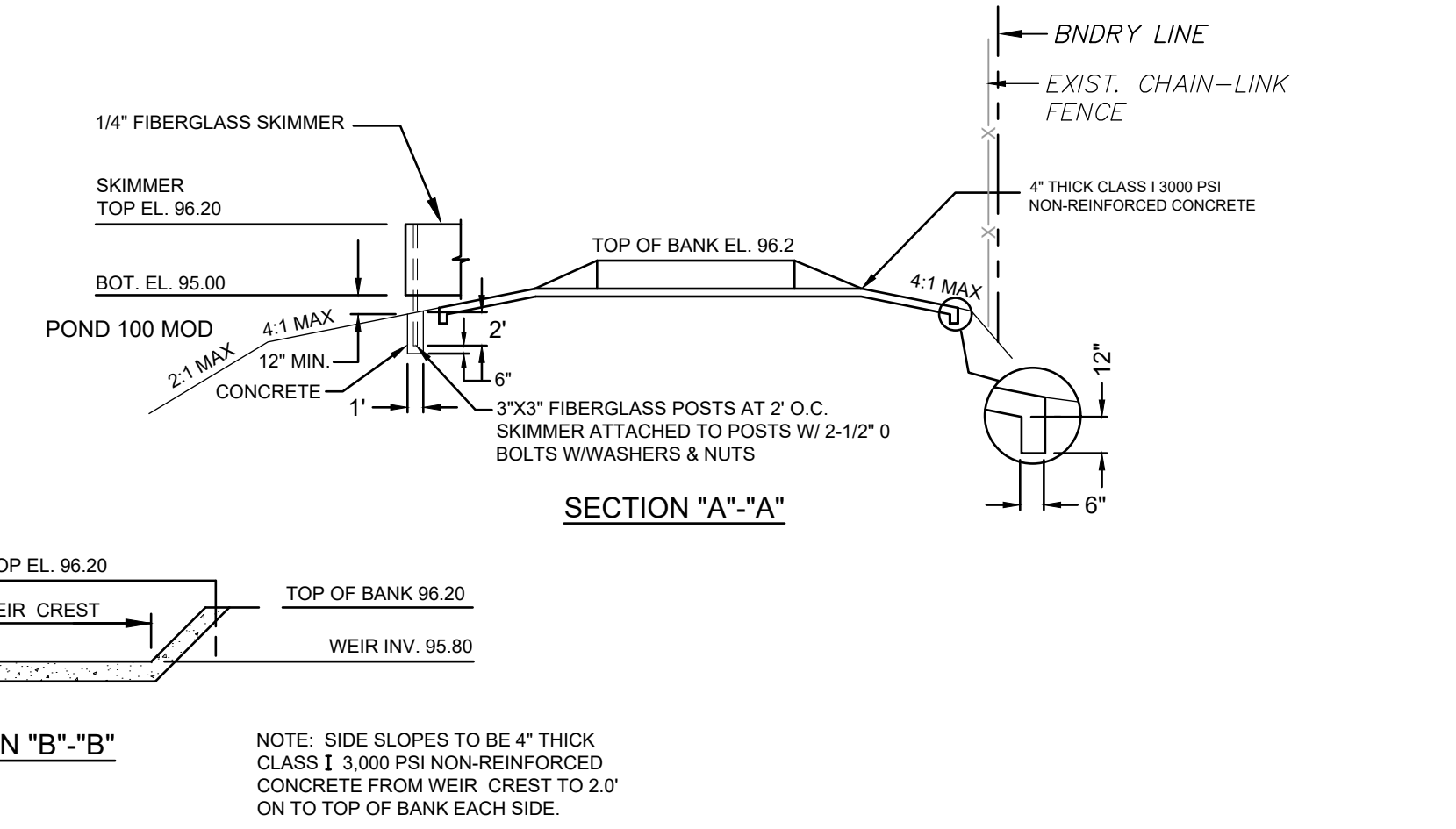
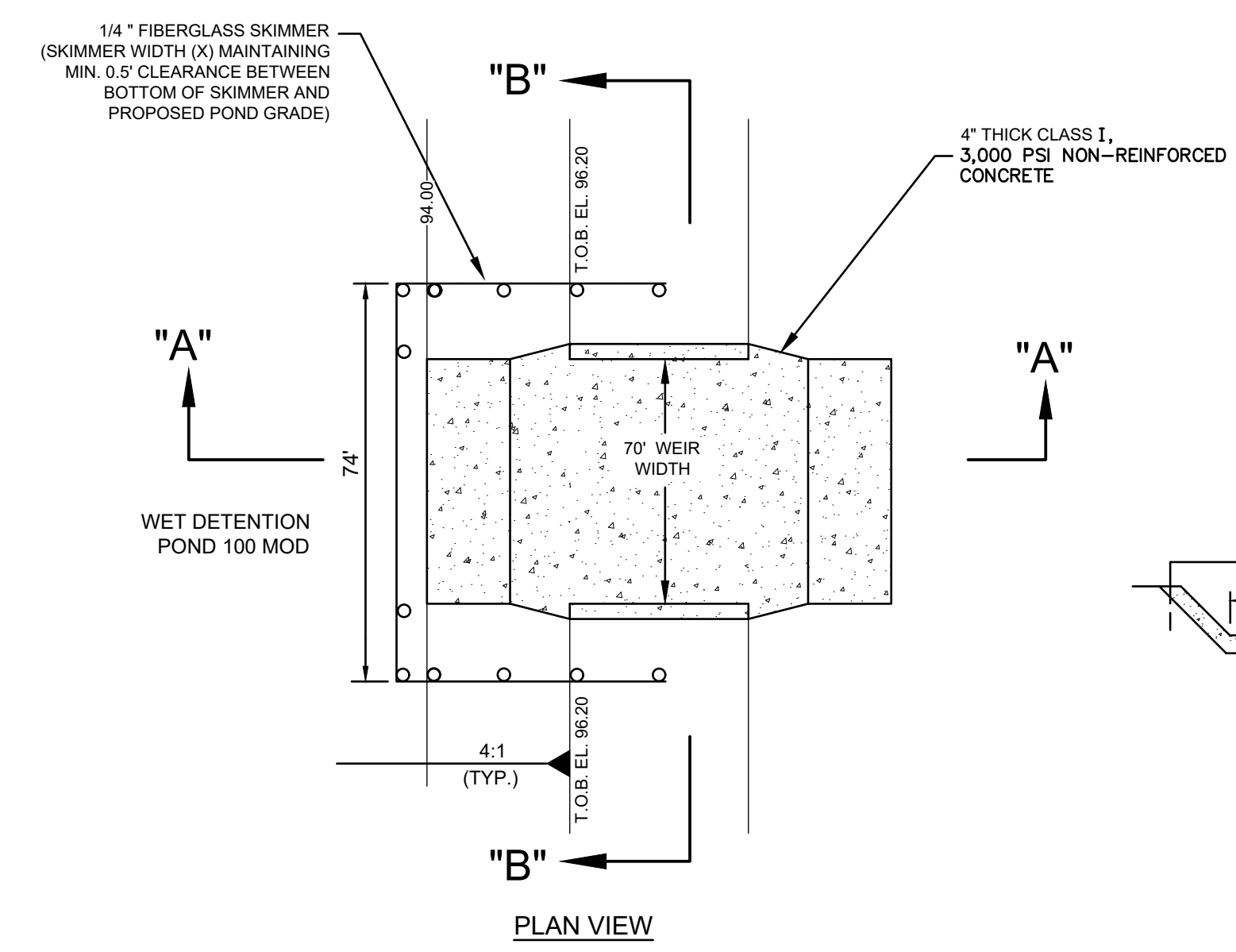
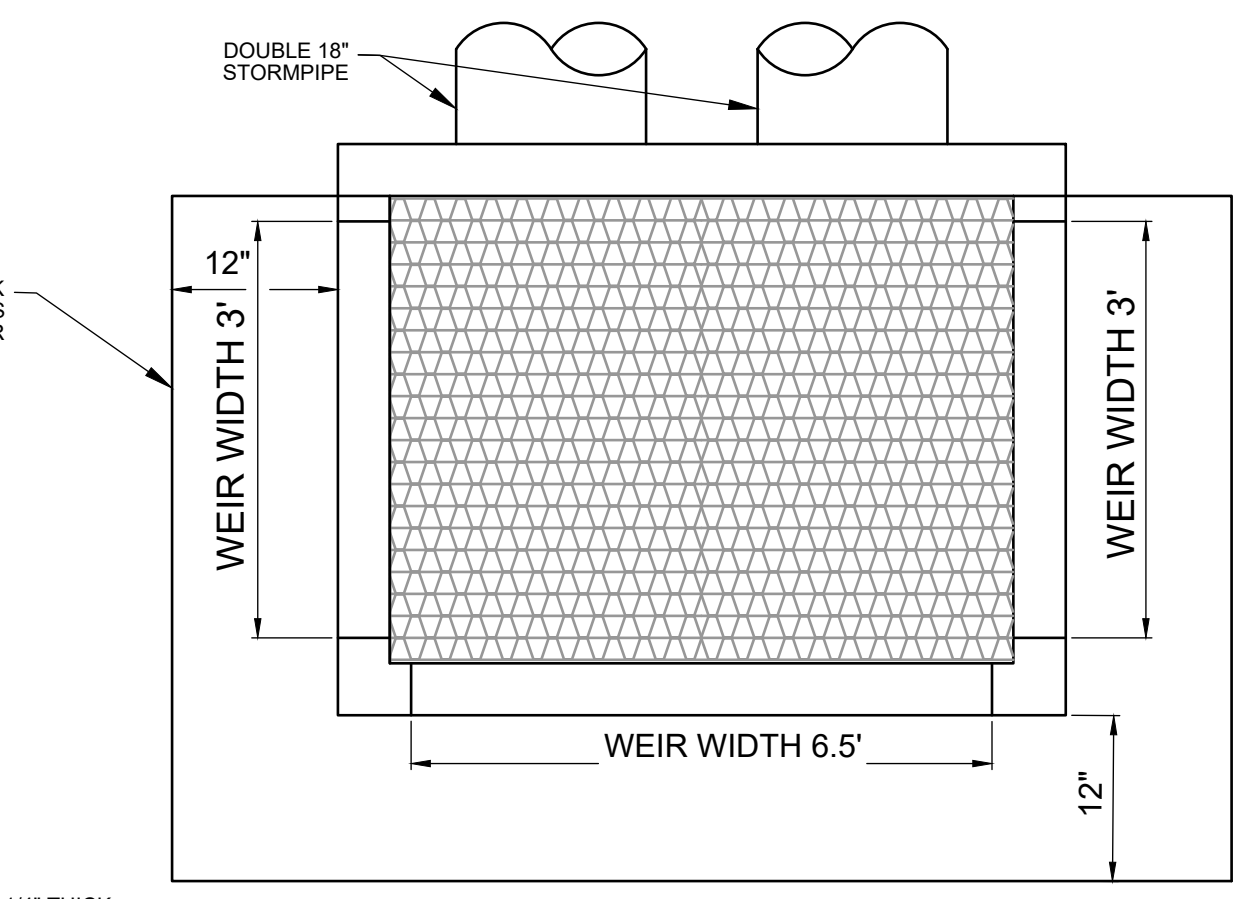
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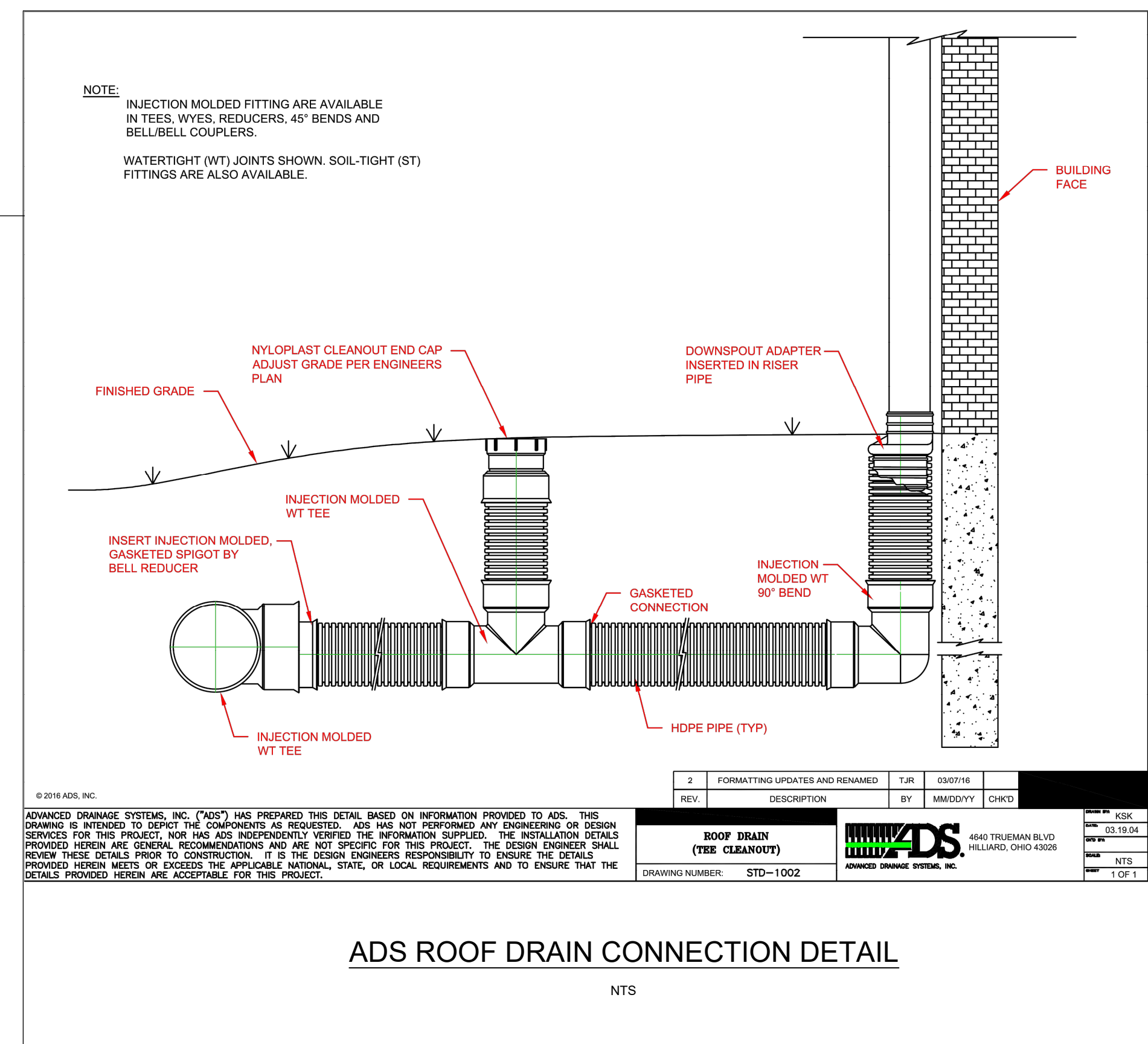
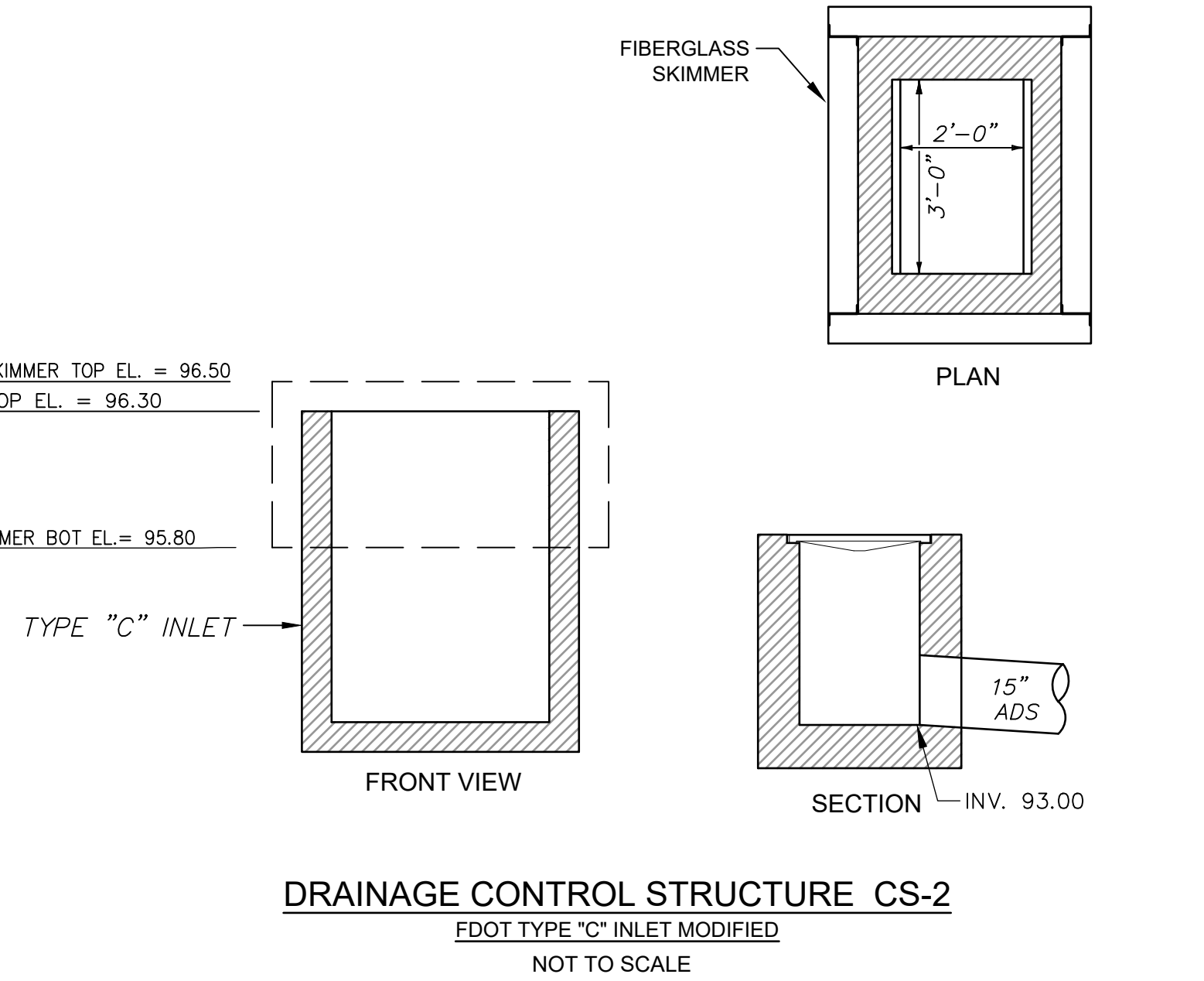
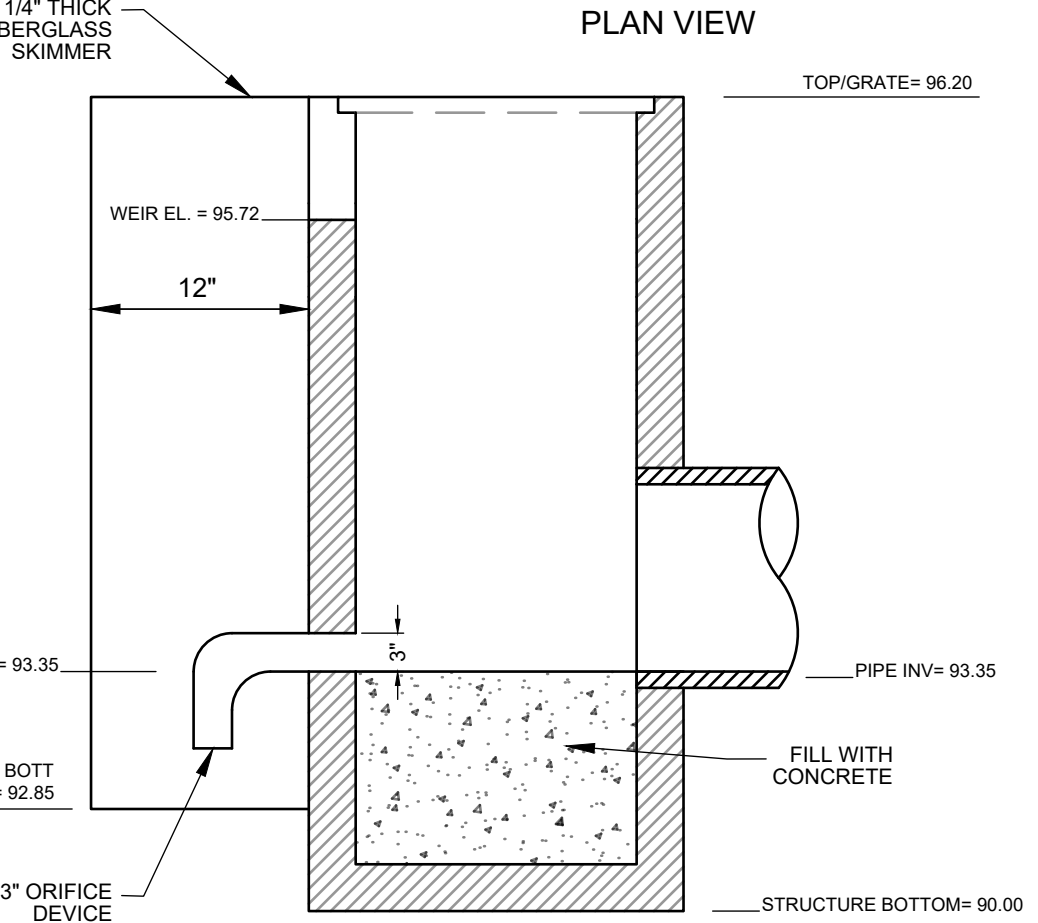
E



D



C



B

A

Dewberry

Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120
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REGAL MARINE INDUSTRIES
BOAT PRODUCTION
EXPANSION
BELLE ISLE
2300 JETPORT DRIVE BELLE
CITY OF BELLE ISLE, FLORIDA
CONSTRUCTION PLANS

SEAL

Magnolia signed by Renato Malave, PE, 31588 State of Florida. The design has been electronically signed and sealed using a SHA-1 authentication code. No. 31588. I, Renato Malave, PE, 31588 State of Florida, have prepared, designed, checked, verified, or sealed and at all times have been duly licensed and in good standing with the State of Florida. Reason: This item has been prepared by Renato Malave, PE, 31588 State of Florida. Printed copies of this document are not considered signed and the signature must be verified on any electronic copies. Date: 2023.02.02 08:22:00-05:00

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY _____ GL

APPROVED BY _____ RM

CHECKED BY _____ GL

DATE _____ 9 / 6 / 2022

TITLE

GENERAL DETAILS

PROJECT NO. 50150413

C-8.5

SHEET NO. _____ OF _____