

SITE DATA:

PARCEL NO'S: 31-23-30-0000-00-001 (City of Belle Isle),
 31-23-30-0000-00-004 (City of Belle Isle),
 31-23-30-0000-00-011 (City of Belle Isle),
 31-23-30-0000-00-012 (City of Belle Isle),
 31-23-30-0000-00-013 (City of Belle Isle),
 31-23-30-0000-00-017 (City of Belle Isle),
 31-23-30-0000-00-026 (City of Belle Isle),
 31-23-30-0000-00-027 (City of Belle Isle),
 31-23-30-0000-00-029 (City of Belle Isle),
 31-23-30-0000-00-035 (City of Belle Isle),
 31-23-30-0000-00-051 (City of Orlando).

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

PROJECT AREA (within City of Belle Isle):					
	BUILDING	POND	IMPERV	OPEN	TOTAL
EXISTING	0.62 AC	0.71 AC	1.08 AC	2.37 AC	4.78 AC
PROPOSED	1.90 AC	0.12 AC	1.10 AC	1.66 AC	4.78 AC

PROJECT AREA (within City of Orlando):					
	BUILDING	POND	IMPERV	OPEN	TOTAL
EXISTING	0.00 AC	0.00 AC	0.00 AC	1.41 AC	1.41 AC
PROPOSED	0.00 AC	0.00 AC	0.00 AC	0.72 AC	0.72 AC

NOTE: ALL AREAS ARE WITHIN THE PROJECT LIMITS

TOTAL PROJECT AREA:					
	BUILDING	POND	IMPERV	OPEN	TOTAL
EXISTING	0.62 AC	0.71 AC	0.98 AC	3.78 AC	6.09 AC
PROPOSED	1.90 AC	0.81 AC	1.00 AC	2.38 AC	6.09 AC

NOTE: ALL AREAS ARE WITHIN THE PROJECT 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	±8.75 AC	±7.15 AC	±13.91 AC	±16.25 AC	85.57	41.55

NOTE: TOTAL AREA IS WITHIN THE ISR LIMITS AND WITHIN THE CITY OF BELLE ISLE

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".

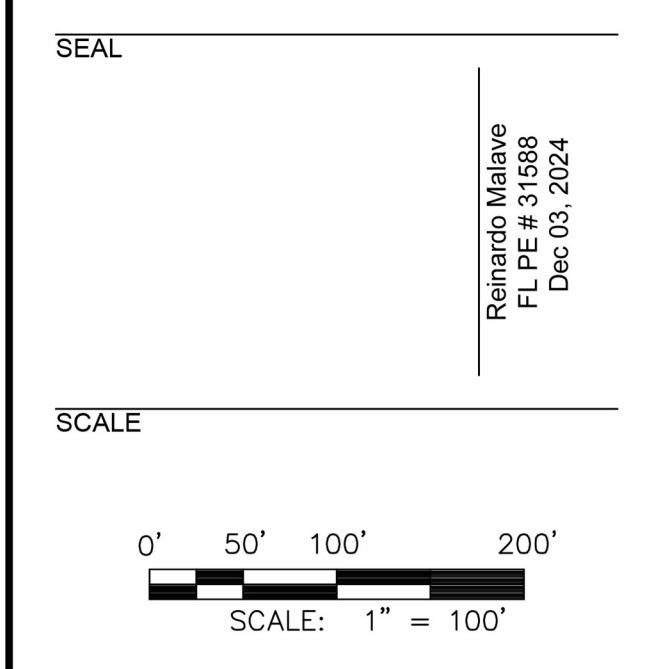
PARKING REQUIREMENTS:
REQUIRED:
 1 SPACE / 1,000 SF INDUSTRIAL USE = 454,768 / 1,000 = 455 SPACES
 1 SPACE / BAY = 6 BAYS = 6 SPACES
 1 SPACE / 200 SF OFFICE AREA = 27,800 / 200 = 139 SPACES
TOTAL = 455 + 139 + 6 = 600 SPACES (INCLUDING 12 ADA SPACES)
EXISTING: 677 SPACES (INCLUDING 8 ADA SPACES)
PROVIDED: 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	5.58	6.15	0.00	0.12	1.49	13.35
100B	0.00	0.00	0.00	0.69	0.65	1.34
115	0.33	0.00	0.055	0.000	0.018	0.40



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



REVISIONS		
NO.	DESCRIPTION	DATE
2	ADDED/REVISED SHEETS	9/14/23

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

REGAL MARINE POND EXPANSION OVERALL SITE PLAN

PROJECT NO. 50150413

C-5.0

APPROVED UNDER ERP PERMIT NO:
 48-01254-P, APP. 220726-35329

SHEET NO. OF

PROPOSED NEW CANOPY ADDITION - EX. SMALL & MED PARTS BLDG - SITE PLAN