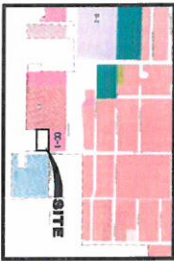


BONARRIGO BUSINESS PARK HOLLY HILL, FLORIDA FINAL SITE PLAN

GENERAL NOTES

- 1) FUNDRAISER, PREPARATION, AND FINAL LOCATION BASED ON SURVEY PREPARED BY WETZ LAND SURVEYING, INC. DATED 7/28/2016.
- 2) STOP SIGNS AND STOP BARS TO BE INSTALLED BY THE DEVELOPER.
- 3) TRAFFIC CONTROL SIGNS TO BE IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS.
- 4) ALL WORK TO MEET CITY OF HOLLY HILL SPECIFICATIONS.



ZONING MAP
ZONING CC-1 (COMMERCIAL CORRIDOR DISTRICT)



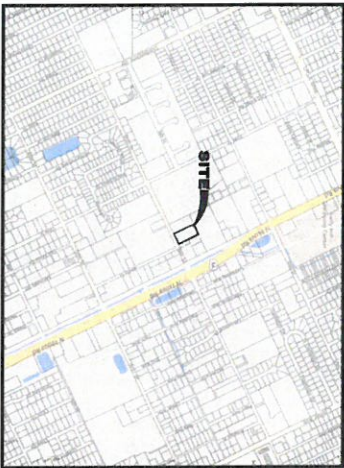
FLOOD MAP
FLOOD ZONE "X" BASED ON FEMA MAP #19127C02064
DATED SEPTEMBER 29TH, 2017



SITE AERIAL



SOILS MAP
70 - USDA/NRCS-CORIN LAND COVER



VICINITY MAP

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SPECIFIC PURPOSE SITE SURVEY
3	DEMOLITION & EROSION CONTROL PLAN
4	SITE PLAN
5	CIVIL PLAN
6	UTILITY PLAN
7	OFF SITE UTILITY
8	LANDSCAPE PLAN
9	IRRIGATION PLAN
10	LANDSCAPE & IRRIGATION DETAILS
11-13	PAVING & DRAINAGE DETAILS
14-16	WATER SYSTEM STANDARD DETAILS
16-17	SANITARY SEWER STANDARD DETAILS
18	DIRECTIONAL DRILL DETAILS
19	LIFT STATION DETAILS

INDEX TO DRAWINGS

PARKER MYNCHENBERG & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS
 1729 PROUDWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (407) 877-6887 FAX (386) 272-2114
 WWW.PARKERMYNCHENBERG.COM
 CERTIFICATE OF REGISTRATION NUMBER 00003910

GENERAL INFORMATION

PROJECT NAME:
 BONARRIGO BUSINESS PARK
 TAX PARCEL NUMBER 4244-01-07-0081
 ZONING CC-1 COMMERCIAL CORRIDOR DISTRICT
 STREET ADDRESS 1012 8TH STREET
 HOLLY HILL, FLORIDA 32117

OWNER:
 BARRINGTON ENTERPRISES-FL LLC
 911 BEVILLE ROAD, SUITE 3
 3RD FLOOR
 ORLANDO, FLORIDA 32814
 (386) 917-0445
 EMAIL: info@barrington.com

DESIGN ENGINEER / LANDSCAPE ARCHITECT:
 PARKER MYNCHENBERG & ASSOCIATES, INC.
 1729 PROUDWOOD AVENUE
 HOLLY HILL, FLORIDA 32117
 (407) 877-6887
 (386) 272-2114
 C-MAIL: info@parkermynchenberg.com

SURVEYOR:
 WETZ LAND SURVEYING, INC.
 MICHAEL W. WETZ, SURVEYOR
 318 PROUDWOOD AVENUE
 HOLLY HILL, FLORIDA 32117
 (407) 877-6887
 C-MAIL: info@wetzland.com

PROJECT DESCRIPTION:
 CONSTRUCTION OF AN 8-UNIT COMMERCIAL BUILDING WITH ASSOCIATED PARKING, SIGNAGE, TRAFFIC CONTROL, AND UTILITY IMPROVEMENTS.

GEOTECH:
 PARKER MYNCHENBERG & ASSOCIATES, INC.
 1729 PROUDWOOD AVENUE
 HOLLY HILL, FLORIDA 32117
 (407) 877-6887
 (386) 272-2114
 C-MAIL: info@parkermynchenberg.com

ARCHITECT:
 BRW DESIGN INCORPORATED
 207 FARMER AVENUE
 DAYTONA BEACH, FL 32114
 (386) 257-1050
 C-MAIL: brwdesign@aol.com

LAND USE TABULATION

SITE AREA = 51,123 SF = 1.17 ACRES

LAND USE	AREA (SF)	PERCENT
IMPROVING AREA	12,300 SF	24.1%
BUILDING FOOTPRINT	1,200 SF	2.3%
CONCRETE DRIVEWAY	1,810 SF	3.5%
CONCRETE EXCLUSIVES	1,400 SF	2.7%
TOTAL IMPROVING AREA	27,888 SF	54.75%
TOTAL LANDSCAPE AREA	23,154 SF	45.25%
FLOOR AREA RATIO = TOTAL BUILDING AREA	13,500 SF	26.41%
SITE AREA	51,123 SF	100%

PARKING CALCULATIONS:

PARKING REQUIRED:
 MANUFACTURING AND PROCESSING 1 SPACE / 300 SF
 12,300 SF / 300 SF = 41 SPACES
 BUILDING 1 SPACE / 14 CARS
 1,200 SF / 14 CARS = 86 SPACES
 BUILDING 1 SPACE / 14 CARS
 1,810 SF / 14 CARS = 130 SPACES
 TOTAL PARKING REQUIRED = 258 = 26 SPACES

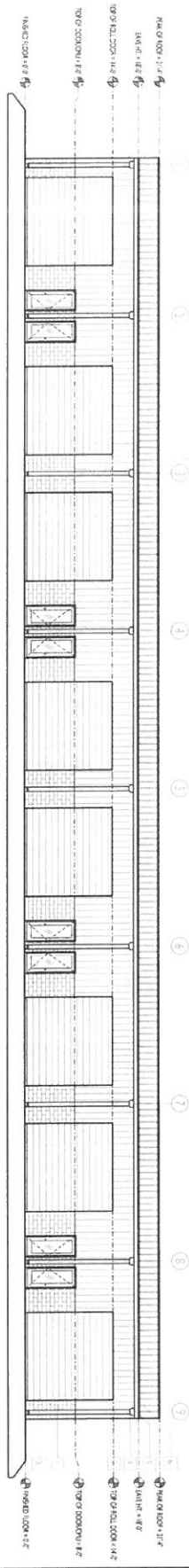
PARKING PROVIDED:
 252 SPACES
 27 SPACES
TOTAL 279

NO.	DATE	DESCRIPTION	BY
2	08-31-22	REVISED	MRB
1	07-19-22	REVISED	MRB

PARKER MYNCHENBERG & ASSOCIATES, INC.
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 CERTIFICATE OF REGISTRATION NUMBER 00003910

BONARRIGO BUSINESS PARK
 HOLLY HILL • FLORIDA
 COVER SHEET

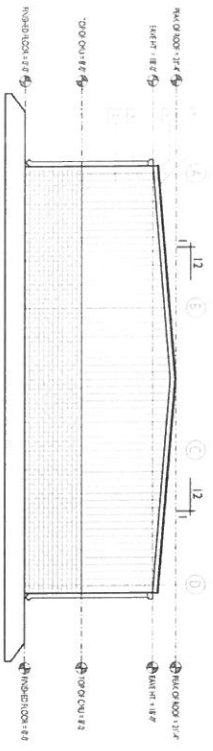
SHEET NO. 1
 Title: PARKER MYNCHENBERG & ASSOCIATES, INC.
 P.E. 32645
 Drawn By: MRB
 Date: 08-08-21
 SCALE: NONE
 Parker Mynchenberg & Associates, Inc.
 P.E. 32645
 Digitally signed by Parker Mynchenberg
 Date: 2023.09.27 13:27:28 -0500



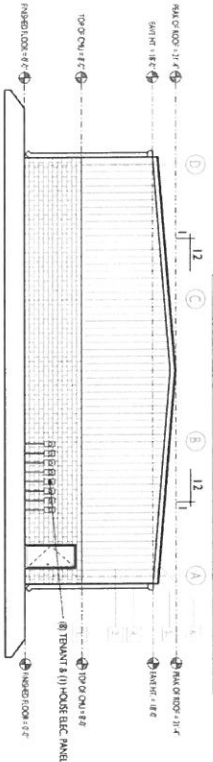
A BUILDING ELEVATION
A3 NORTH-EAST FACADE
 SCALE: 1/8"=1'-0"

MATERIAL / COLOR SCHEDULE

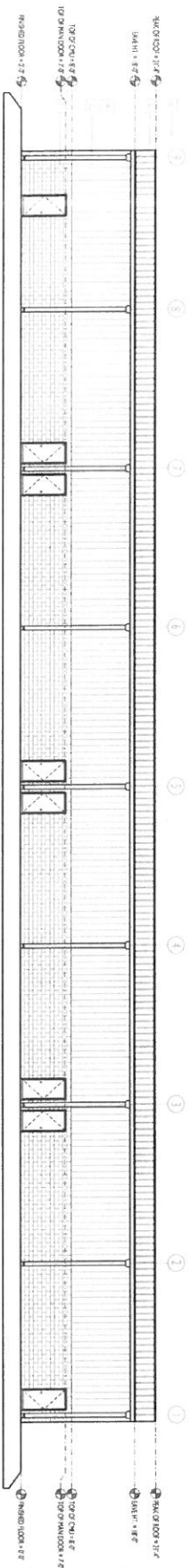
NO.	BUILDING ELEMENT	MATERIAL	COLOR
1.	EXTERIOR WALL (I)	CPH PAINTED	TO BE DETERMINED
2.	EXTERIOR WALL (D)	REF. TO RIB PACKAGE	TO BE DETERMINED
3.	WINDOWS & DOORS	HOLLOW METAL	TO BE DETERMINED
4.	DOWNPOUT / GUTTER	METAL	TO BE DETERMINED
5.	TRIM / FASCIA	REF. TO RIB PACKAGE	TO BE DETERMINED
6.	ROOF	REF. TO RIB PACKAGE	TO BE DETERMINED



B BUILDING ELEVATION
A3 SOUTH-EAST FACADE
 SCALE: 1/8"=1'-0"



C BUILDING ELEVATION
A3 NORTH-WEST FACADE
 SCALE: 1/8"=1'-0"



D BUILDING ELEVATION
A3 SOUTH-WEST FACADE
 SCALE: 1/8"=1'-0"

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. MATERIALS TO BE DETERMINED BY THE ARCHITECT.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
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<p>BPPR DESIGN INCORPORATED ARCHITECTS & ENGINEERS 1012 8TH STREET, HOLLY HILL, FL 32117 (407) 438-1111 www.bppr.com</p>	<h1>BONARRIGO BUSINESS PARK - SHELL BUILDING</h1> <p>OWNER/DEVELOPER: BON PROPERTIES-FT. LLC.; THOMAS BONARRIGO, PRESIDENT, 10 CLYDESDALE DRIVE, ORMOND BEACH, FL 32174 PH:(386)871-6145 PROJECT LOCATION: 1012 8TH STREET, HOLLY HILL, FL 32117 GENERAL CONTRACTOR: M.L. UNDERWOOD CONSTRUCTION, LLC; MIKE UNDERWOOD, PROJECT MANAGER, CGC#1504216, 136 N. ORCHARD ST., SUITE 2, ORMOND BEACH, FL 32174 PH:(386)672-6651</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION			<p>DATE: 11/11/2011 TIME: 10:00 AM DRAWN BY: [Signature] CHECKED BY: [Signature] ARCHITECT'S INCHES SEAL</p>
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