

CONSTRUCTION PLANS FOR PALM TERRACE RV PARK

BUNNELL, FLORIDA
OCTOBER 2024

PREPARED BY:



ZONING MAP



FLOOD MAP

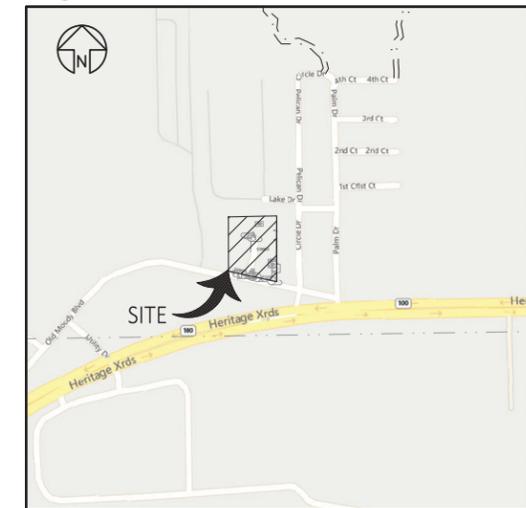


OWNER AND DEVELOPER
GL PALM TERACE MHC, LLC.
ATTN: GEORGE J. LORBECK
3 PALM DRIVE
BUNNELL, FL 32110
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E-MAIL: Gjlorbeck@aol.com

ENGINEER AND SURVEYOR
MARK DOWST AND ASSOCIATES, INC.
536 N. HALIFAX AVENUE, SUITE 100
DAYTONA BEACH, FLORIDA 32118
PHONE: (386) 258-7999
FAX: (386) 257-4310
E-MAIL: mdowst@mdaeng.com

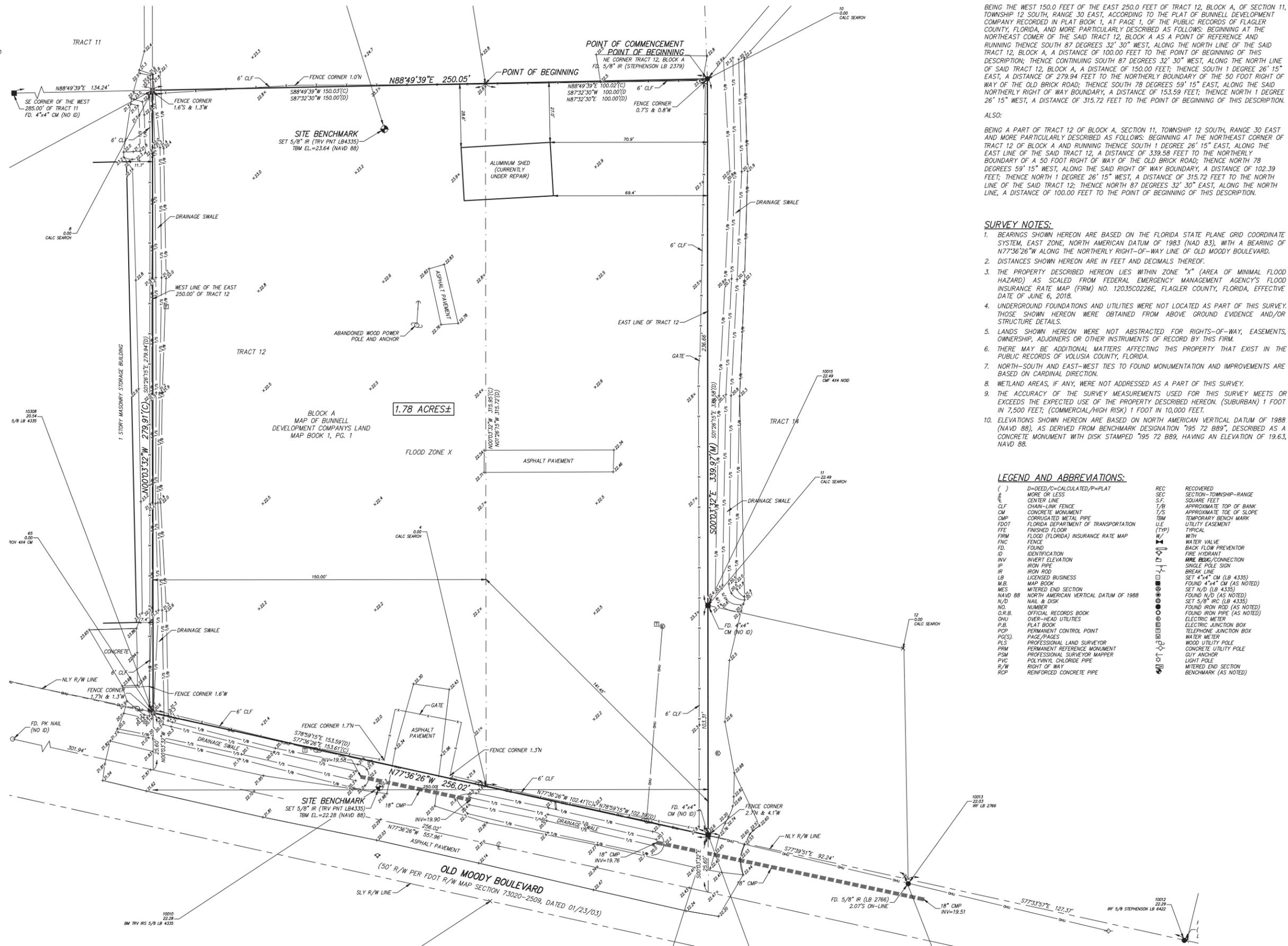
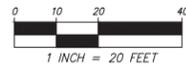
ATTORNEY
STORCH LAW FIRM, LLC.
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420 S. NOVA ROAD
DAYTONA BEACH, FLORIDA 32114
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VICINITY MAP



SHEET INDEX

NO.	DESCRIPTION
C1	COVER SHEET
C2	EXISTING SITE CONDITIONS
C3	DEMOLITION PLAN
C4	DIMENSION PLAN
C5	GRADING AND DRAINAGE PLAN
C6	CONSTRUCTION DETAILS



LEGAL DESCRIPTION:
(AS RECORDED IN OFFICIAL RECORDS BOOK 2699, PAGE 1473, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA)

BEING THE WEST 150.0 FEET OF THE EAST 250.0 FEET OF TRACT 12, BLOCK A, OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT OF BUNNELL DEVELOPMENT COMPANY RECORDED IN PLAT BOOK 1, AT PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID TRACT 12, BLOCK A AS A POINT OF REFERENCE AND RUNNING THENCE SOUTH 87 DEGREES 32' 30" WEST, ALONG THE NORTH LINE OF THE SAID TRACT 12, BLOCK A, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 87 DEGREES 32' 30" WEST, ALONG THE NORTH LINE OF SAID TRACT 12, BLOCK A, A DISTANCE OF 150.00 FEET; THENCE SOUTH 1 DEGREE 26' 15" EAST, A DISTANCE OF 279.94 FEET TO THE NORTHERLY BOUNDARY OF THE 50 FOOT RIGHT OF WAY OF THE OLD BRICK ROAD; THENCE SOUTH 78 DEGREES 59' 15" EAST, ALONG THE SAID NORTHERLY RIGHT OF WAY BOUNDARY, A DISTANCE OF 153.59 FEET; THENCE NORTH 1 DEGREE 26' 15" WEST, A DISTANCE OF 315.72 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

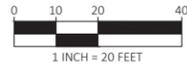
ALSO:
BEING A PART OF TRACT 12 OF BLOCK A, SECTION 11, TOWNSHIP 12 SOUTH, RANGE 30 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TRACT 12 OF BLOCK A AND RUNNING THENCE SOUTH 1 DEGREE 26' 15" EAST, ALONG THE EAST LINE OF THE SAID TRACT 12, A DISTANCE OF 339.58 FEET TO THE NORTHERLY BOUNDARY OF A 50 FOOT RIGHT OF WAY OF THE OLD BRICK ROAD; THENCE NORTH 78 DEGREES 59' 15" WEST, ALONG THE SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 102.39 FEET; THENCE NORTH 1 DEGREE 26' 15" WEST, A DISTANCE OF 315.72 FEET TO THE NORTH LINE OF THE SAID TRACT 12; THENCE NORTH 87 DEGREES 32' 30" EAST, ALONG THE NORTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH A BEARING OF N77°36'26"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF OLD MOODY BOULEVARD.
 2. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 3. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12035C0226E, FLAGLER COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 6, 2018.
 4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THOSE SHOWN HEREON WERE OBTAINED FROM ABOVE GROUND EVIDENCE AND/OR STRUCTURE DETAILS.
 5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
 6. THERE MAY BE ADDITIONAL MATTERS AFFECTING THIS PROPERTY THAT EXIST IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
 8. WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
 9. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM BENCHMARK DESIGNATION "195 72 B89", DESCRIBED AS A CONCRETE MONUMENT WITH DISK STAMPED "195 72 B89, HAVING AN ELEVATION OF 19.63, NAVD 88.

LEGEND AND ABBREVIATIONS:

()	D=DEED/C=CALCULATED/P=PLAT	REC	RECOVERED
±	MORE OR LESS	SEC	SECTION-TOWNSHIP-RANGE
CLF	CENTER LINE	S.F.	SQUARE FEET
CLF	CHAIN-LINK FENCE	S.F.	APPROXIMATE TOP OF BANK
CM	CONCRETE MONUMENT	T/S	APPROXIMATE TOE OF SLOPE
CMP	CORRUGATED METAL PIPE	TBM	TEMPORARY BENCH MARK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	U/E	UTILITY EASEMENT
FFE	FINISHED FLOOR	(TYP)	TYPICAL
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP	W	WITH
FNC	FENCE	W/V	WATER VALVE
FD	FOUND	W/P	BACK FLOW PREVENTOR
ID	IDENTIFICATION	W/P	FIRE HYDRANT
INV	INVERT ELEVATION	W/P	WATER METER
IP	IRON PIPE	W/P	ELECTRIC JUNCTION BOX
IR	IRON ROD	W/P	TELEPHONE JUNCTION BOX
LB	LICENSED BUSINESS	W/P	WATER METER
M.B.	MAP BOOK	W/P	WOOD UTILITY POLE
MES	MITERED END SECTION	W/P	CONCRETE UTILITY POLE
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988	W/P	GUY ANCHOR
N/D	NUMBER	W/P	LIGHT POLE
N/O	NOTED	W/P	MITERED END SECTION
N/O	NOTED	W/P	BENCHMARK (AS NOTED)
O.R.B.	OFFICIAL RECORDS BOOK		
OHU	OVER-HEAD UTILITIES		
P.B.	PLAT BOOK		
POP	PERMANENT CONTROL POINT		
PG(S)	PAGE/PAGES		
PLS	PROFESSIONAL LAND SURVEYOR		
PRM	PERMANENT REFERENCE MONUMENT		
PSM	PROFESSIONAL SURVEYOR MAPPING		
PVC	POLYVINYL CHLORIDE PIPE		
R/W	RIGHT OF WAY		
RCP	REINFORCED CONCRETE PIPE		

REVISION	
APPR.	
DATE	
NO.	
MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999	
DESIGNED	MSD
DRAWN	LHD
CHECKED	LHD
DATE	10-03-24
BY	
SCALE	1"=20'
EXISTING SITE CONDITIONS	
PALM TERRACE RV PARK	
BUNNELL, FLORIDA	
PROJECT NO.	1623
C2	
1623_SURBASE	

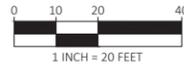


GENERAL NOTES

1. THE LOCATION OF ALL EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL COOPERATE WITH THE RESPECTIVE UTILITY COMPANIES DURING RELOCATION OPERATIONS.
2. AREAS WITHIN THE PUBLIC RIGHT OF WAY AND OFFSITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE CLEARED OF ALL DEBRIS, REGRADED, AND SODDED SO AS TO RESTORE THE AREA TO A STABILIZED AND PLANTED STATE.
3. ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
4. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT ONSITE EROSION AND SEDIMENT FROM LEAVING SITE DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, ALL NON-PAVED AREAS SHALL BE SODDED.



REVISION		DATE		NO.	
MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS ER4335 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999 SCALE 1"=20'					
DESIGNED	MSD	DRAWN	JTA	CHECKED	MSD
DATE	10-03-24	DATE		DATE	
PRELIM					
DEMOLITION PLAN PALM TERRACE RV PARK BUNNELL, FLORIDA					
PROJECT NO.	1623	C3			
1623-DEMO-RV					



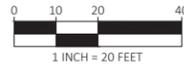
SITE DATA

EXISTING ZONING: B-1 BUSINESS			
PROPOSED ZONING: B-1 BUSINESS			
PROPOSED USE: RV PARK			
TOTAL PROJECT AREA: 77,486 S.F./1.78 ACRES			
MINIMUM LANDSCAPE BUFFERS:			
FRONT:	25'		
SIDE:	15'		
REAR:	0'		
SITE STATISTICS:			
DESCRIPTION	S.F.	ACRES	%
TOTAL SITE AREA:	77,486	1.78	100
TOTAL IMPERVIOUS AREA:	32,223	0.74	42
TOTAL PERVIOUS AREA:	45,263	1.04	58

GENERAL NOTES

- SCS SOIL TYPE: 11 MYAKKA-MYAKKA - HYDROLOGIC GROUP A/D
- THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12035C0226E, FLAGLER COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 6, 2018.
- BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PREPARED BY MARK DOWST & ASSOCIATES, INC., PROJECT No. 1623, DATED 01-24-24.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), AS DERIVED FROM BENCHMARK DESIGNATION "195 72 B89", DESCRIBED AS A CONCRETE MONUMENT WITH DISK STAMPED "195 72 B89, HAVING AN ELEVATION OF 19.63, NAVD 88.
- ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE LOCATION OF ALL EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL COOPERATE WITH THE RESPECTIVE UTILITY COMPANIES DURING RELOCATION OPERATIONS.
- AREAS WITHIN THE PUBLIC RIGHT OF WAY AND OFFSITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE CLEARED OF ALL DEBRIS, REGRADED, AND SODDED SO AS TO RESTORE THE AREA TO A STABILIZED AND PLANTED STATE.
- ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
- ASPHALT PAVING SPECIFICATIONS:
 - 2" TYPE 5-3 ASPHALTIC CONCRETE
 - 6" LIMEROCK BASE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 100)
 - 6" STABILIZED SUBGRADE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 40)
- THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT ONSITE EROSION AND SEDIMENT FROM LEAVING SITE DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, ALL NON-PAVED AREAS SHALL BE SODDED.

REVISION		DATE		NO.	
<p>MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS ER4335 LB4335 536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999</p>					
SCALE	1"=20'	DESIGNED	MSD	DRAWN	JTA
CHECKED	MSD	DATE	10-03-24	BY	DATE
<p>DIMENSION PLAN PALM TERRACE RV PARK BUNNELL, FLORIDA</p>					
PROJECT NO.	1623	C4			
1623-SITE-RV					



LEGEND

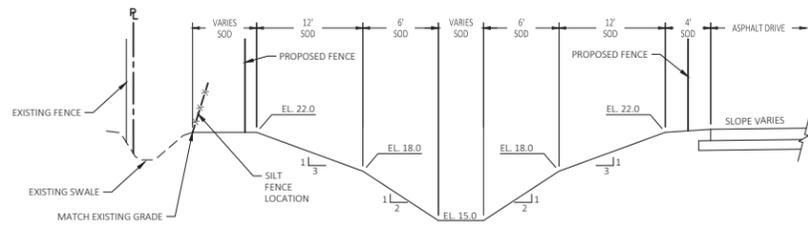
+ 10.65	EXISTING GRADE
12.50	PROPOSED GRADE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x x x	SILT FENCE LOCATION
←	PROPOSED STORMWATER RUNOFF
→	PROPOSED TRAFFIC FLOW

PAVING AND DRAINAGE NOTES

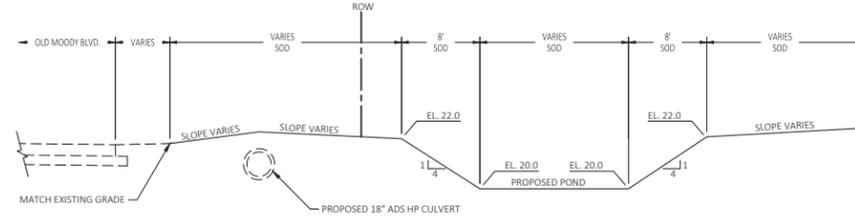
1. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PREVENT TURBIDITY/SILTATION FROM LEAVING SITE DURING SITEWORK CONSTRUCTION BY UTILIZING HAY BALES, SILT FENCES, AND SILTATION BASINS WHERE APPROPRIATE. PARTIALLY EXCAVATED RETENTION BASINS SHALL BE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.
2. ALL STORM DRAIN PIPE 15" AND LARGER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
3. CONCRETE CURBS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI. CURBS SHALL BE SAW CUT AT 10 FOOT INTERVALS WITH EXPANSION JOINTS AT 60 FOOT INTERVALS.
4. ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE FLORIDA DOT STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, TESTED, AND APPROVED FOR ACCEPTANCE BY THE UTILITY PRIOR TO PREPARATION AND COMPLETION OF SUBGRADE FOR ROADWAYS AND PAVING AREAS.
6. FOR FENCE AND DUMPSTER ENCLOSURE DETAILS, REFER TO ARCHITECTURAL PLANS.
7. ALL SURFACES OF PARKING LOT SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING.



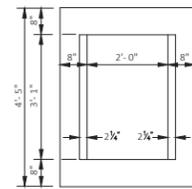
REVISION	
APPR.	
DATE	
NO.	
<p>MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS ER4335 536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999</p>	
SCALE	1"=20'
DESIGNED	MSD
DRAWN	JTA
CHECKED	MSD
DATE	10-03-24
BY	
PRELIM	
GRADING AND DRAINAGE PLAN	
PALM TERRACE RV PARK	
BUNNELL, FLORIDA	
PROJECT NO.	1623
C5	
1623-GRADE-RV	



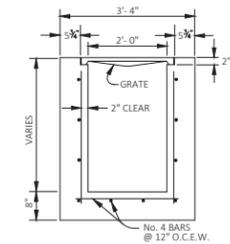
SECTION "A"-"A"



SECTION "B"-"B"

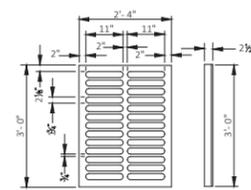


PLAN



SECTION

RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE



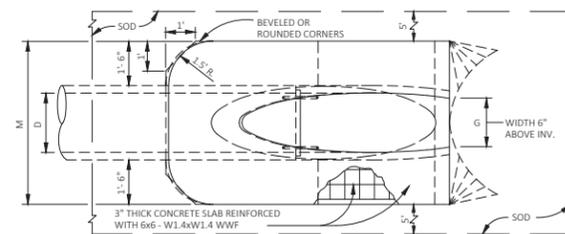
GRATE DETAIL

APPROX. WEIGHT: 235 LBS.

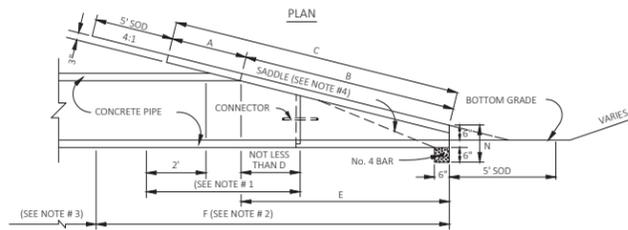
TYPE "C" INLET DETAIL

F.D.O.T. INDEX No. 232

D	A	B	C	E	F	G	M	N
15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	1.19'
18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	1.21'
24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	1.25'
30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	1.29'
36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	1.33'
42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	1.38'



PLAN



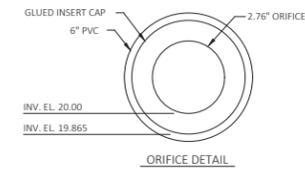
SECTION

NOTES:

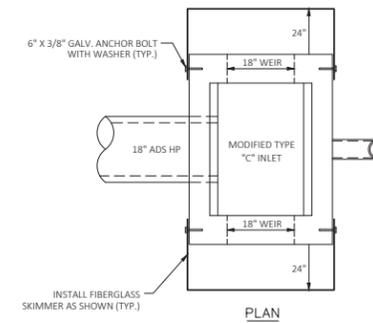
1. NO PIPE JOINT PERMITTED UNLESS APPROVED BY THE ENGINEER.
2. PIPE TO BE INCLUDED UNDER UNIT PRICE FOR MITERED END SECTION.
3. PAID FOR AS CROSS DRAIN PIPE CULVERT.
4. SLOPE 4:1 MITER TO C PIPE FOR PIPES 18" AND SMALLER, 2:1 FOR PIPES 24" AND LARGER.

MITERED END SECTION DETAIL

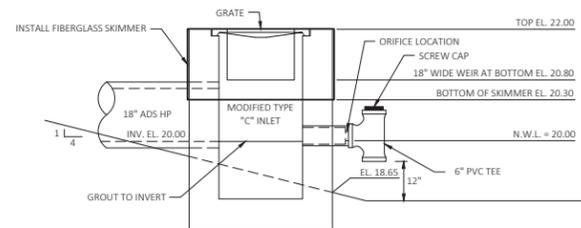
F.D.O.T. INDEX No. 272



ORIFICE DETAIL



PLAN



SECTION

OVERFLOW STRUCTURE DETAIL

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS

ER4335
536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999

CONSTRUCTION DETAILS

PALM TERRACE RV PARK

BUNNELL, FLORIDA

PROJECT NO.
1623

C6

REVISION

APPR.

DATE

NO.

NO.	DATE	BY	SCALE	DESIGNED	CHECKED	DRAWN	DATE
			1"=20'	MSD	JTA	MSD	10-03-24

PRELIM