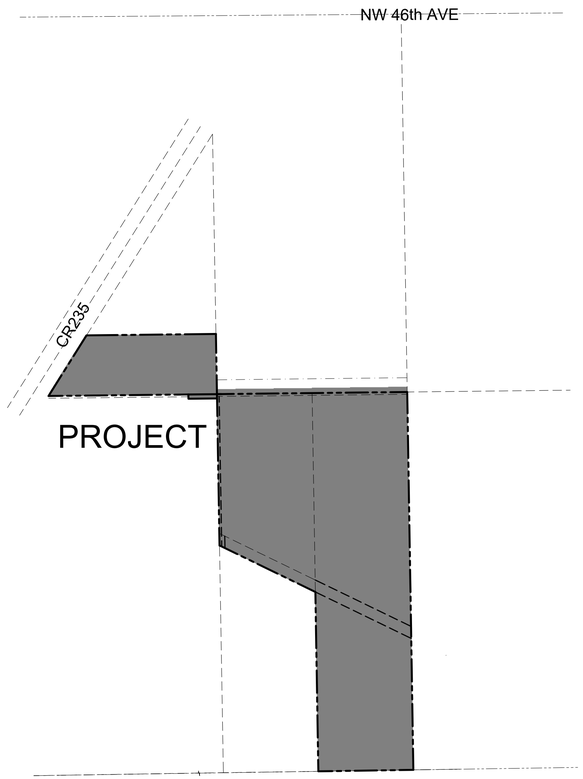
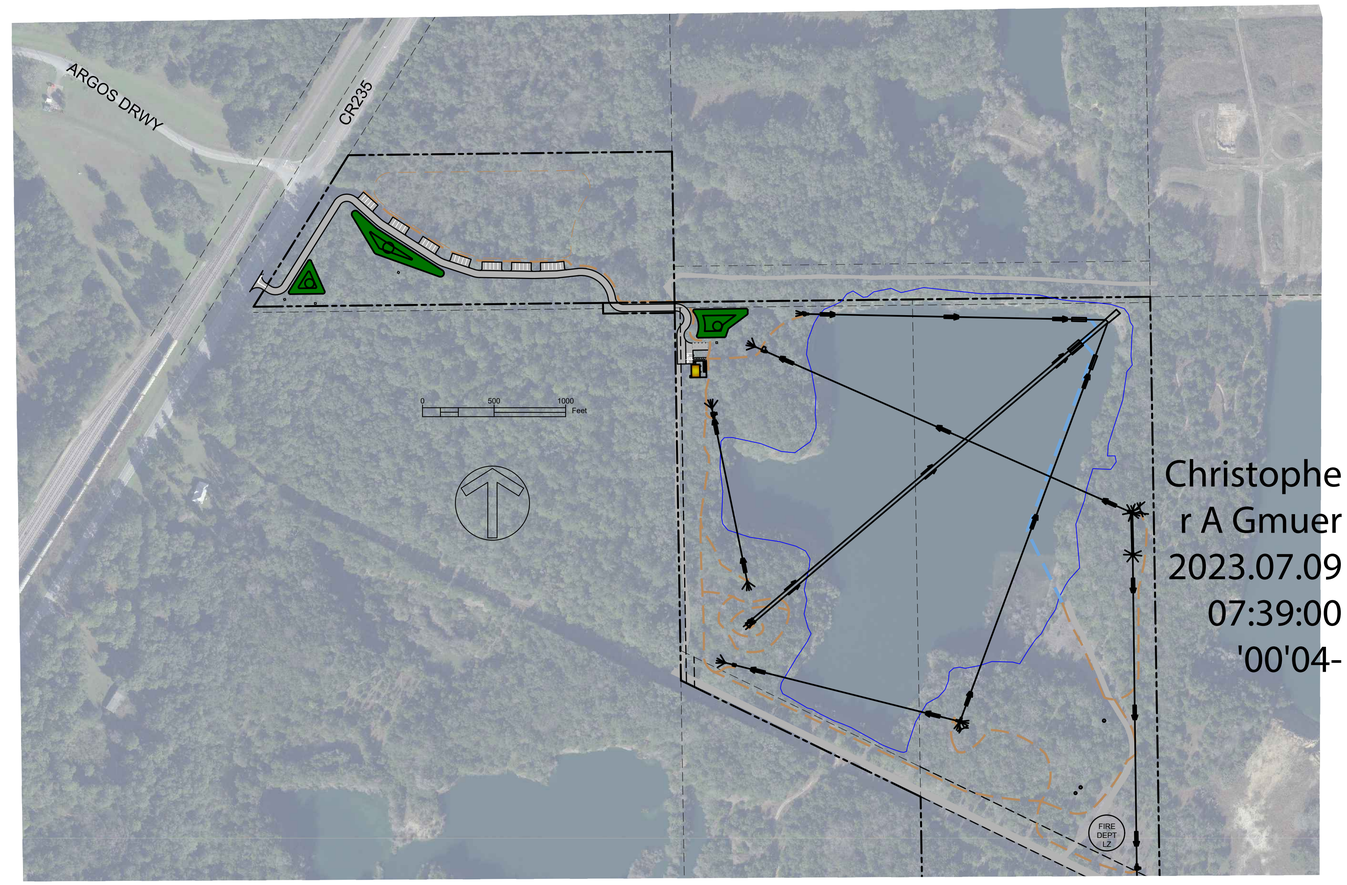
ZIPLINE at HAILE QUARRY



LOCATION MAP
NOT TO SCALE



Christopher A Gmuer
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SITE RENDERING
NOT TO SCALE

LEGAL DESCRIPTIONS

Main Property (Salmi Property)
The East 1/2 of the East 1/2 of the Southwest 1/4 and that part of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 24, Township 9 South, Range 17 East, lying North of the non-exclusive easement held by Ocala Lime Rock Corporation, all lying and being in Alachua County, Florida.
Less and Except: 16 feet off North side of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 9 South, Range 17 East, as recorded in Deed Book 100, Page 304, of the Public Records of Alachua County, Florida.
Together with a non-exclusive easement for ingress and egress, right of way and utility purposes over the West 15 feet of that part of the West 1/2 of the East 1/2 of the Southwest 1/4 lying North of said non-exclusive right of way easement held by Ocala Lime Rock Corporation.
Together with an easement for right of way over 16 feet off the North side of the Northwest 1/4 of the Southwest 1/4 of said Section, per Deed recorded in Deed Book 100, Page 305, of the Public Records of Alachua County, Florida, Less railroad right of way.
Parcel Identification Number: 01861-001-000

10 Acre Lease (Florida Rock Properties, Inc. / Argos USA, LLC)
The portion of the following described parcel lying south and east of County Road 235:
The West 1/2 of the Northwest 1/4 of Section 24, Township 9 South, Range 17 East; except that portion lying within the right of ways of Seaboard Coastline Railroad right of way and County Road No. 235 (approximately 10.048 acres illustrated below).

30ft x200ft Rectangle
The North 30 feet of the East 200 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Nine (9) South, Range Seventeen (17) East, Alachua County, Florida.
Part of Tax Parcel No. 01862-000-000

PROJECT INFORMATION

PROJECT NAME	ZIPLINE at HAILE QUARRY
OWNER	SPAIN DEVELOPMENT, LLC KARL SPAIN, MANAGER 18973 NW 241ST ST HIGH SPRINGS, FL 32643
PARCEL NO.	SEE LEGAL DESCRIPTIONS
CIVIL ENGINEER	CHRISTOPHER A. GMUER, PE GMUER ENGINEERING, LLC (352) 281-4928 2603 NW 13TH ST BOX 314 GAINESVILLE, FL 32609
ZONING	AGRCULTURE (A) WITH A SPECIAL EXCEPTION
LAND USE	RURAL / AGRIVULTURE
PROPOSED USE	OUTDOOR ADVENTURE CENTER
SITE AREA	59 ACRES
VEHICLE PARKING	PROPOSED: 1 H/C + 52 REGULAR SPACES

SHEET INDEX

C-000	COVER & SHEET INDEX
C-010	GENERAL NOTES & LEGEND
C-050	DEMOLITION & EROSION CONTROL PLAN
C-100	MASTER SITE PLAN
C-101 to C-103	SITE & HORIZONTAL CONTROL PLAN
C-200	DRIVEWAY PLAN & PROFILE
C-201 to C-203	PAVING, GRADING, DRAINAGE, & UTILITY PLAN
C-250	STORMWATER MANAGEMENT FACILITIES DETAILS & SECTIONS
C-270	SURFACE WATER BUFFER PROFILES
C-500	CR 235 EROSION CONTROL & DEMOLITION PLAN
C-501	CR 235 HORIZ. CONTROL, SIGNAGE, & STRIPING PLAN
C-502	CR 235 GRADING & DRAINAGE PLAN
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
A.100	BUILDING FLOOR PLAN & ELEVATIONS
A.200	BUILDING ELEVATIONS
A.300	BUILDING ELEVATIONS

PRICING : PRELIMINARY
CONSTRUCTION : BUDGETING

PERMITTING / DESIGN REVISIONS :
2022- 10-24 30% PLANS
2022- 11-15 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 90% FOR SRWMD / ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2023-07-09

CHRISTOPHER A. GMUER LICENSE No. 71599 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Christopher A. Gmuer, PE, on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Gmuer ENGINEERING
FL CA # 31533
2603 NW 13th ST, Box 314
gmuereng.com
(352) 281-4928
Gainesville, FL 32609

CLIENT : SPAIN DEVELOPMENT, LLC
DESIGN / QUALITY CONTROL : C.A. GMUER, PE / C.A. GMUER, PE
SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

COVER & SHEET INDEX

C-000

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STORMWATER MINIMUM OPERATION AND MAINTENANCE STANDARDS

THE OPERATION AND MAINTENANCE ENTITY IS THE PROPERTY OWNER UNLESS OTHERWISE SPECIFIED.

A. IN ACCORDANCE WITH SECTION 373.416(2), F.S., UNLESS REVOKED OR ABANDONED, ALL STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, RESERVOIRS, APPURTENANT WORKS, OR WORKS PERMITTED UNDER PART IV OF CHAPTER 373, F.S., MUST BE OPERATED AND MAINTAINED IN PERPETUITY. THE OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE DESIGNS, PLANS, CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE AGENCY, AND INCORPORATED AS A CONDITION INTO ANY PERMIT ISSUED.

B. UPON COMPLETION OF THE PERMITTED STORMWATER MANAGEMENT SYSTEMS, DAMS, RESERVOIRS, IMPOUNDMENTS, APPURTENANT WORK, OR WORKS, THE AGENCY SHALL HAVE PERIODIC INSPECTIONS MADE TO ENSURE THE PROJECT WAS CONSTRUCTED AND IS BEING OPERATED IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT, AND IN A MANNER THAT PROTECTS THE PUBLIC HEALTH AND SAFETY AND THE NATURAL RESOURCES OF THE STATE. NO PERSON SHALL REFUSE IMMEDIATE ENTRY OR ACCESS TO ANY AUTHORIZED REPRESENTATIVE OF THE DISTRICT OR DEP WHO REQUESTS ENTRY FOR PURPOSES OF SUCH INSPECTION AND PRESENTS APPROPRIATE CREDENTIALS.

C. INSPECTIONS MAY BE PERFORMED BY AGENCY STAFF DURING AND AFTER CONSTRUCTION. WHEN NEEDED TO ENSURE A PROJECT IS BEING OPERATED AND MAINTAINED IN PERPETUITY, THE PERMIT MAY REQUIRE THE OPERATION AND MAINTENANCE ENTITY TO CONDUCT THE PERIODIC INSPECTIONS. THE REQUIRED INSPECTION SCHEDULE FOR A SPECIFIC PROJECT WILL BE SPECIFIED IN THE PERMIT.

D. SOME PROJECTS THAT DO NOT CONSIST OF OR INCLUDE A STORMWATER MANAGEMENT SYSTEM, DAM, IMPOUNDMENT, RESERVOIR, OR APPURTENANT WORK, WHETHER DESIGNED BY A REGISTERED PROFESSIONAL OR NOT, ALSO MAY BE REQUIRED IN THE PERMIT TO BE REGULARLY INSPECTED AND MONITORED TO ENSURE CONTINUED COMPLIANCE WITH PERMIT CONDITIONS AND THE FUNCTIONING OF THE PROJECT. THIS MAY INCLUDE INDIVIDUAL PERMITS ISSUED FOR ACTIVITIES AT A PRIVATE RESIDENTIAL SINGLE-FAMILY RESIDENCE. FOR EXAMPLE, A RESIDENTIAL FILL PAD MAY HAVE BEEN PERMITTED WITH SPECIFIC REQUIREMENTS FOR SLOPE DRAINAGE OR RUNOFF. A DOCK LOCATED IN WATERS WITH SENSITIVE RESOURCES MAY HAVE BEEN PERMITTED WITH CONDITIONS PROHIBITING MOORING IN CERTAIN LOCATIONS, LIMITING THE NUMBER OR SIZE OF BOATS TO BE MOORED AT THE DOCK, OR WITH REQUIREMENTS FOR HANDRAILING OR OTHER ASSOCIATED STRUCTURES. THE PERMIT WILL SPECIFY THE PERIODIC INSPECTIONS THAT WILL BE REQUIRED, AND HOW THE RESULTS OF THE INSPECTIONS ARE TO BE EITHER RETAINED BY THE PERMITTEE OR REPORTED TO THE AGENCY. EXAMPLES WHERE MONITORING AND REPORTING BY SUCH PERSONS MAY BE REQUIRED FOR SUCH ACTIVITIES ARE:

THE FOLLOWING ARE EXAMPLES OF ACTIVITIES AS DISCUSSED ABOVE THAT ARE SUBJECT TO AN INITIAL INSPECTION PRIOR TO CONVERSION TO THE OPERATION PHASE, AND THEN SUBJECT TO ROUTINE INSPECTIONS DURING THE OPERATION AND MAINTENANCE PHASE. THE INSPECTION FREQUENCY DURING THE OPERATION AND MAINTENANCE PHASE WILL BE DETERMINED IN THE PERMIT:

1. SINGLE-FAMILY DOCK (TO VERIFY THAT: HANDRAILS ARE CONSTRUCTED AND ARE MAINTAINED TO PREVENT MOORING OF VESSELS IN SHALLOW WATERS);
2. MULTI-SLIP DOCKING FACILITY (TO VERIFY MAINTENANCE OF MANATEE PROTECTION SIGNS, SEWAGE PUMPOUT FACILITIES, OR OVER-WATER FUELING OPERATION);
3. SINGLE-FAMILY LOT FILL (TO VERIFY LAWN GRADING AND SLOPING IS MAINTAINED TO REDUCE DISCHARGES OF NUTRIENTS FROM LAWN RUNOFF ENTERING SENSITIVE WATERS);
4. SEAWALLS OR RIP RAP (TO VERIFY INTEGRITY OF SYSTEM OR SHORELINE PLANTINGS);
5. LANDS WITHIN A CONSERVATION EASEMENTS (FOR ENCROACHMENTS, ALTERATIONS, OR EXOTIC/NUISANCE VEGETATION REMOVAL) IN ACCORDANCE WITH A PERMIT UNDER THIS CHAPTER;
6. MITIGATION SITES (TO DETERMINE COMPLIANCE WITH SUCCESS CRITERIA, INCLUDING THE STATUS OF EXOTIC SPECIES REMOVALS); AND OTHER DREDGING OR FILLING (FOR EXAMPLE, DREDGED MATERIAL SITES AND DAMS TO ENSURE FUNCTIONING AND STABILITY OF DIKES AND CONTROL STRUCTURES).

E. THE EFFICIENCY OF STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, AND MOST OTHER PROJECTS NORMALLY DECREASES OVER TIME WITHOUT PERIODIC MAINTENANCE. FOR EXAMPLE, A SIGNIFICANT REDUCTION IN THE FLOW CAPACITY OF A STORMWATER MANAGEMENT SYSTEM OFTEN CAN BE ATTRIBUTED TO PARTIAL BLOCKAGES OF ITS CONVEYANCE SYSTEM. ONCE FLOW CAPACITY IS COMPROMISED, FLOODING MAY RESULT. THEREFORE, OPERATION AND MAINTENANCE ENTITIES MUST PERFORM PERIODIC INSPECTIONS TO IDENTIFY IF THERE ARE ANY DEFICIENCIES IN STRUCTURAL INTEGRITY, DEGRADATION DUE TO INSUFFICIENT MAINTENANCE, OR IMPROPER OPERATION OF PROJECTS THAT MAY ENDANGER PUBLIC HEALTH, SAFETY, OR WELFARE, OR THE WATER RESOURCES. IF DEFICIENCIES ARE FOUND, THE OPERATION AND MAINTENANCE ENTITY WILL BE RESPONSIBLE FOR CORRECTING THE DEFICIENCIES SO THAT THE PROJECT IS RETURNED TO THE OPERATIONAL FUNCTIONS REQUIRED IN THE PERMIT AND CONTEMPLATED BY THE DESIGN OF THE PROJECT AS PERMITTED. THE CORRECTIONS MUST BE DONE A TIMELY MANNER TO PREVENT COMPROMISES TO FLOOD PROTECTION AND WATER QUALITY.

F. INSPECTION AND REPORTING FREQUENCIES WILL BE INCLUDED AS PERMIT CONDITIONS BASED ON SITE SPECIFIC OPERATIONAL AND MAINTENANCE REQUIREMENTS, CONSIDERING THINGS AS:

1. THE TYPE, NATURE, AND DESIGN OF THE DESIGN AND PERFORMANCE STANDARDS PROPOSED, INCLUDING ANY ALTERNATIVE DESIGNS SUCH AS PERVIOUS PAVEMENT, GREEN ROOFS, CISTERNS, MANAGED AQUATIC PLANT SYSTEMS, STORMWATER HARVESTING, WETLAND TREATMENT TRAINS, LOW IMPACT DESIGNS, ALUM OR POLYMER INJECTION SYSTEMS;
2. THE PROXIMITY OF RECEIVING WATERS CLASSIFIED AS OUTSTANDING FLORIDA WATERS IN RULE 62-302.700, F.A.C., OR IMPAIRED FOR CONSTITUENTS LIKELY TO BE CONTAINED IN DISCHARGES FROM THE PROJECT;
3. THE NATURE OF THE SITE, SUCH AS WHETHER IT IS PART OF A PORT OR LANDFILL, WHETHER IT WILL IMPOUND MORE THAN 40 ACRE-FEET OF WATER, OR WILL INCLUDE ABOVE GROUND IMPOUNDMENTS;
4. THE TOPOGRAPHY, RAINFALL PATTERNS, AND ADJACENT DEVELOPMENT SURROUNDING THE ACTIVITY SITE, INCLUDING ANY SPECIAL BASIN DESIGNATIONS WITHIN THE DISTRICT IN WHICH THE ACTIVITY IS LOCATED, AS IDENTIFIED IN PARAGRAPH 62-330.301(1)(K), F.A.C.;
5. THE NATURE OF THE UNDERLYING SOILS, GEOLOGY, AND GROUNDWATER, AND HYDROLOGY;
6. THE POTENTIAL FOR CONSTRUCTION AND OPERATION OF THE PROJECT TO CAUSE HARM TO PUBLIC HEALTH, SAFETY, OR WELFARE, OR HARM TO WATER RESOURCES, WATER QUALITY STANDARDS, OR WATER QUALITY; AND
7. PRIOR COMPLIANCE HISTORY WITH THE PROPOSED DESIGN AND PERFORMANCE TYPE, INCLUDING WHETHER THE ACTIVITY CHARACTERISTICS ARE LIKELY TO POSE MORE THAN A MINIMAL RISK FOR HARM.

G. SPECIAL ATTENTION SHALL BE MADE DURING INSPECTIONS TO ENSURE THAT:

1. ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE;
2. THE SYSTEM IS KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE;
3. STORMWATER MANAGEMENT SYSTEMS THAT INCLUDE OIL AND GREASE SEPARATORS, SKIMMERS, OR COLLECTION DEVICES ARE WORKING PROPERLY AND DO NOT ALLOW THE DISCHARGE OF OILS OR GREASES. OILS AND GREASES OR OTHER MATERIALS REMOVED FROM SUCH A DEVICE DURING ROUTINE MAINTENANCE SHALL BE DISPOSED OF AT A SANITARY LANDFILL OR BY OTHER LAWFUL MEANS; AND
4. ALL STRUCTURES WITHIN STORMWATER MANAGEMENT SYSTEMS HAVE NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

H. UNLESS OTHERWISE SPECIFIED IN THE PERMIT, THE OPERATION AND MAINTENANCE ENTITY MUST MAINTAIN A RECORD OF EACH INSPECTION, INCLUDING THE DATE OF INSPECTION, THE NAME AND CONTACT INFORMATION OF THE INSPECTOR, WHETHER THE SYSTEM WAS FUNCTIONING AS DESIGNED AND PERMITTED, AND MAKE SUCH RECORD AVAILABLE UPON REQUEST OF THE AGENCY, IN ACCORDANCE WITH THE REPORTING SECTION, BELOW.

I. THE INSPECTION AND REPORTING REQUIREMENTS CONTAINED IN A PERMIT ISSUED UNDER PART IV OF CHAPTER 373, F.S., PRIOR TO OCTOBER 1, 2013, THE EFFECTIVE DATE OF CHAPTER 62-330, F.A.C., WHICH IMPLEMENTS SECTION 373.4141, F.S., SHALL CONTINUE TO BE FOLLOWED IN ACCORDANCE WITH THE EXISTING PERMIT UNLESS THE PERMITTEE OBTAINS A MODIFICATION USING THE PROCEDURES IN RULE 62-330.315, F.A.C., TO COMPLY WITH THE INSPECTION AND REPORTING REQUIREMENTS OF RULE 62-330.311, F.A.C., THESE NOTES, AND SECTION 12.4 OF THE ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK, VOLUME I (GENERAL AND ENVIRONMENTAL).

STORMWATER INSPECTION REPORTING

A. ALL FORMS REQUIRED FOR REPORTING CAN BE SUBMITTED TO THE RESPECTIVE AGENCY INTERNET SITE. IF THE PERMITTEE DOES NOT USE THE ELECTRONIC FORMS PROVIDED ON THAT SITE, THEY SHALL BE RESPONSIBLE FOR RETAINING RECORDS OF THE INSPECTIONS AND FOR DELIVERING SUCH RECORDS WITHIN 30 DAYS OF REQUEST TO THE REQUESTING AGENCY, UNLESS A MORE RAPID DELIVERY IS REQUESTED FOR SUCH REASONS AS THE POTENTIAL FOR THE ACTIVITY HARM TO WATER QUALITY, WATER RESOURCES, PUBLIC HEALTH, OR PUBLIC SAFETY.

B. WITHIN 30 DAYS OF ANY FAILURE OF A STORMWATER MANAGEMENT SYSTEM OR DEVIATION FROM THE PERMIT, A REPORT SHALL BE SUBMITTED ELECTRONICALLY OR IN WRITING TO THE AGENCY USING FORM 62-330.311(1), "OPERATION AND MAINTENANCE INSPECTION CERTIFICATION," DESCRIBING THE REMEDIAL ACTIONS TAKEN TO RESOLVE THE FAILURE OR DEVIATION.

C. THE OPERATION AND MAINTENANCE ENTITY OF A REGIONAL STORMWATER MANAGEMENT FACILITY MUST NOTIFY THE AGENCY ON AN ANNUAL BASIS, USING FORM 62-330.311(2), "REGIONAL STORMWATER MANAGEMENT SYSTEM ANNUAL REPORT," OF ALL NEW SYSTEMS AND THEIR ASSOCIATED STORMWATER VOLUMES THAT HAVE BEEN ALLOWED TO DISCHARGE STORMWATER INTO THE REGIONAL FACILITY, AND CONFIRMING THAT THE MAXIMUM ALLOWABLE TREATMENT VOLUME OF STORMWATER AUTHORIZED TO BE ACCEPTED BY THE REGIONAL STORMWATER MANAGEMENT FACILITY HAS NOT BEEN EXCEEDED.

D. A LISTING OF ALL THE FORMS THAT ARE INCORPORATED BY REFERENCE IN CHAPTER 62-330, F.A.C., IS CONTAINED IN APPENDIX C OF THE ERP APPLICANT'S HANDBOOK, VOLUME I; COPIES OF WHICH MAY BE OBTAINED FROM THE AGENCY, AS DESCRIBED IN APPENDIX A OF THAT VOLUME AND SUBSECTION 62-330.010(5), F.A.C.

GENERAL AND MISCELLANEOUS NOTES

1. THESE PLANS, DESIGN DOCUMENTS, AND NOTES ARE NOT EXHAUSTIVE. ALL THE APPLICABLE CONSTRUCTION STANDARDS AND DETAILS THAT ARE LISTED, REFERENCED, OR IMPLIED ARE INCLUDED IN THE CONTRACT DOCUMENTS BY REFERENCE.
2. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE REVIEWING AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. THE REPAIR OF DAMAGE EITHER ABOVE OR BELOW GROUND BY THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE WILL BE IN THE OPINION OF THE OWNER, APPLICABLE AGENCY, OR ENGINEER. ALL REPAIRS SHALL BE MADE AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE PARTICULAR ENTITY.
4. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT, SIDEWALKS, AND GRADING AROUND BUILDINGS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED AREAS OF POOR DRAINAGE PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES.
6. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, INSPECTED, AND TESTED PRIOR TO PAVEMENT BASE OR SIDEWALK INSTALLATION.

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DESIGN ELEMENTS AND INFORMATION FURNISHED BY OTHERS

1. THE ENGINEER AND ITS CONSULTANTS PREPARED THESE PLANS AND DESIGN DOCUMENTS THROUGH THE USE OR RELIANCE UPON DESIGN ELEMENTS AND INFORMATION ORDINARILY OR CUSTOMARILY FURNISHED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, SURVEYORS, GEOTECHNICAL ENGINEERS, ENVIRONMENTAL CONSULTANTS, ARCHITECTS, BUILDING SYSTEMS ENGINEERS, SPECIALTY CONTRACTORS, MANUFACTURERS, SUPPLIERS, AND THE PUBLISHERS OF TECHNICAL STANDARDS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DESIGN ERROR AND OMISSIONS RESULTING FROM THE QUALITY OF THIS INFORMATION.
2. ALL POINTS OF COORDINATION OR INTERFACE BETWEEN THESE PLANS AND DESIGN DOCUMENTS AND THE PLANS AND DESIGN DOCUMENTS OF OTHERS MUST BE COMPARED BY THE CONTRACTOR.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCURING MATERIALS AND INSTALLATION.

UTILITY LOCATES, RELOCATION, PROTECTION, AND TERMINATION

1. UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE INITIATION OF SITE CONSTRUCTION.
2. PROPOSED UTILITY TAPS AND CROSSINGS SHALL BE PHYSICALLY LOCATED AND VERIFIED BY THE CONTRACTOR AS SOON AS PRACTICABLE AND SHALL CONTACT THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES OR CONFLICTS.
3. UTILITY RELOCATION, SUPPORT, PROTECTION, TERMINATION, CAPPING, AND REMOVAL SHALL BE COORDINATED BY THE CONTRACTOR WITH UTILITY COMPANIES. ADEQUATE TIME SHALL BE PROVIDED FOR PROPER COORDINATION AND TO MINIMIZE SERVICE INTERRUPTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES TO THE UTILITY COMPANY FOR THEIR SERVICES.

STANDARD ABBREVIATIONS

ADJ	ADJACENT
ALUM	ALUMINUM
APT	APARTMENT
ASPH	ASPHALT
B&J	BORE & JACK
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
BSL	BUILDING SETBACK LINE
C&G	CURB & GUTTER
C1	CURVE ONE
CATV	CABLE TELEVISION
CEC	CLAY ELECTRIC COOPERATIVE
CF	CUBIC FEET
CI	CAST IRON
CIP	CAST-IN-PLACE
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
C/O	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CY	CUBIC YARD
DBI	DITCH BOTTOM INLET
DDCBP	DOUBLE DETECTOR CHECK BACKFLOW PREVENTER
DEG	DEGREES
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
E	EAST
EL	ELEVATION
ELEC	ELECTRIC
EOP	EDGE OF PAVEMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EX	EXISTING
FOC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FIRE LINE
FM	FORCE MAIN
FO	FIBER OPTIC
FP	FLOOD PLAIN
FT	FEET
FUT	FUTURE
GALV	GALVANIZED
GV	GATE VALVE
HC	HANDICAP
HORIZ	HORIZONTAL
HR	HOUR
INV	INVERT
LF	LINEAR FEET
L1	LINE ONE
LAT	LATITUDE
LONG	LONGITUDE
LT	LEFT
MAINT	MAINTENANCE
MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
MIN	MINIMUM
MO	MONTH
MUTCD	MANUAL ON UNIFORM TRAFFIC DESIGN
N	NORTH
N/A	NOT APPLICABLE
NE	NORTH EAST
NG	NATURAL GRADE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
NW	NORTH WEST
OC	ON CENTER
PE	PROFESSIONAL ENGINEER
POB	POINT OF BEGINNING
POE	POINT OF ENDING
PL	PROPERTY LINE
PRI	PRIMARY
PRM	PERMANENT REFERENCE MARKER
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PUD	PLANNED URBAN DEVELOPMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
ROW	RIGHT OF WAY
RPZBP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
RT	RIGHT
S	SOUTH
S/W	SIDEWALK
SE	SOUTH EAST
SF	SQUARE FEET
SG	SWITCH GEAR
SPC	SPACE
SS	SANITARY SEWER
ST	STORM SEWER
STA	STATION
STD	STANDARD
STL	STEEL
SW	SOUTH WEST
SY	SQUARE YARD
TBRC	TRAFFIC BEARING RING & COVER
TEL	TELEPHONE
TX	TRANSFORMER
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VEH	VEHICLE
W	WEST
W/	WITIH
W/WW	WATER / WASTEWATER
WM	WATER MAIN
WS	WATER SERVICE
WW	WASTEWATER
YR	YEAR

SAFETY AND TEMPORARY TRAFFIC CONTROL (MAINTENANCE OF TRAFFIC)

1. ALL SAFETY REGULATIONS AND PRACTICES SHALL BE ENFORCED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THIS PROJECT. THIS ALSO INCLUDES THE TRAVELING PUBLIC. THE FOLLOWING IS A NOTICE TO THE CONTRACTOR AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT OR ENFORCE SAFETY REGULATIONS.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. ALL SUBSURFACE CONSTRUCTION SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE "TRENCH SAFETY ACT".
4. TEMPORARY TRAFFIC CONTROL (TTC) IS REQUIRED FOR ALL WORKS ON HIGHWAYS, ROADS, STREETS, BIKE LANES, SIDEWALKS AND SHALL HAVE A TTC PLAN. THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER THAT IS FDOT ADVANCED MOT CERTIFIED AT THE COST OF THE CONTRACTOR. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED TTC PLAN AND THE REVIEWING AGENCY'S APPROVED PROCEDURES. THE PLAN AND WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION STANDARDS

1. ALL WORK PERFORMED SHALL CONFORM TO THE FOLLOWING:
   - 1.1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JULY 2018)
   - 1.2. FDOT DESIGN STANDARDS (FY 2017-18)
   - 1.3. FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (FY 2018-19)
   - 1.4. FDOT PLANS PREPARATION MANUAL (JANUARY 2017)
   - 1.5. FDOT DESIGN MANUAL (FDM) (JANUARY 2018)
   - 1.6. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL (JANUARY 2018)
   - 1.7. FDOT RIGID PAVEMENT DESIGN MANUAL (JANUARY 2018)
2. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE ABOVE REFERENCED STANDARDS, THE CONTRACTOR SHALL IMMEDIATELY CONFER WITH THE REVIEWING AGENCY AND THE ENGINEER OF RECORD IN ORDER TO RESOLVE THE DISCREPANCY
3. ALL TRAFFIC STRIPING AND MARKINGS IN THE RIGHT-OF-WAY ARE TO BE LEAD-FREE, NON-SOL VENT BASED THERMOPLASTIC
4. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD
5. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT
6. ALL DISTURBED AREA SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS)

WARRANTIES

1. IF NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL IMPROVEMENTS SHALL BE WARRANTED BY THE CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. THIS WARRANTEE WILL ALSO EXTEND TO THE MAINTENANCE ENTITY OF ANY OTHER IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, UTILITIES, STORM PIPING, ETC. OR TO THE EXTENT REQUIRED BY THEIR APPLICABLE DESIGN STANDARDS.

TREE PRESERVATION AND DEMOLITION

1. CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE INDICATED TO REMAIN UNDISTURBED PER THE REVIEWING AGENCIES REQUIREMENTS. INSPECTIONS MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
2. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
3. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR REMOVED SHALL CONFIRMED WITH THE REVIEWING AGENCY AND THE OWNER. THE PROTECTION OR REMOVAL IS AT THE COST OF THE CONTRACTOR.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. DISTURBED AREAS SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, MISCELLANEOUS VEGETATION, DELETERIOUS MATERIAL, DEBRIS, ETC.
6. SOME ITEMS TO BE REMOVED OR SALVAGED MAY NOT BE DEPICTED ON THE PLANS OR SURVEY. CONTRACTOR SHALL BE AWARE OF ALL EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS AND CONFIRM AN INVENTORY WITH THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OR SALVAGE OF ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, ETC., AND THEIR APPURTENANCES UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE PROPERLY DISPOSED IN A LEGAL MANNER.
8. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.

PERMITTING, CONSTRUCTION STANDARDS, SUBMITTALS, REQUESTS FOR INFORMATION, INSPECTIONS, TESTING, PUNCH LISTS, RECORD DRAWINGS, AND AS-BUILTS

1. SITE CLEARING AND DEMOLITION MAY NOT BE ABLE TO BEGIN UNTIL CERTAIN PERMITS HAVE BEEN ISSUED AND MAY REQUIRE PRE-CONSTRUCTION MEETINGS, INSPECTIONS, CLEARANCES. THESE PERMITS ARE TYPICALLY ISSUED BY THE APPLICABLE WATER MANAGEMENT DISTRICT AND THE MUNICIPALITY.
2. OTHER PERMITS ARE REQUIRED PRIOR TO COMPLETING OTHER SITE COMPONENTS SUCH AS THE UTILITY CONSTRUCTION PERMITS, DRIVEWAY CONNECTION PERMITS, ROW USE PERMITS, ETC.
3. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND OBTAINING ALL REQUIRED PERMITS, BONDS, TESTING, INSPECTIONS, CERTIFICATIONS, ETC. PRIOR TO AND DURING CONSTRUCTION (E.G. FDEP CGP, DEWATERING, MOT, WATER/SEWER INSPECTIONS).
4. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
5. THE CONTRACTOR IS RESPONSIBILITY TO VERIFY THE CONSTRUCTION STANDARDS APPLICABLE TO EACH PORTION OF THE PROJECT. A SUGGESTED LIST OF APPLICABLE STANDARDS TYPICALLY ACCOMPANY THIS NOTE ON THIS PLAN SHEET.
6. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PROCUREMENT OF MATERIALS AND INSTALLATION (E.G. PRECAST STRUCTURES, MANUFACTURED ITEMS). FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE
7. ALL REQUESTS FOR INFORMATION SHALL BE SUBMITTED TO THE ENGINEER FOR RESPONSE BEFORE COMMENCING THE RELATED WORK VIA THE OWNER'S CONSTRUCTION DOCUMENTATION PROCESS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPILING A LIST INSPECTIONS AND FIELD VISITS DESIRED BY THE OWNER AND THE ENGINEER AND REASONABLY SCHEDULING THOSE INSPECTIONS.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL INSPECTIONS REQUIRED BY THE REVIEWING AGENCIES AS LISTED IN THE PERMITS, INSPECTOR'S REQUEST, OR IMPLIED BY THE DESIGN STANDARDS.
10. CONTRACTOR SHALL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING OF MATERIALS, SOILS, UTILITIES, ETC. THE TESTING SHALL BE IN ACCORDANCE WITH THE APPROVED PERMITS, CONSTRUCTION STANDARDS, INSPECTOR'S REQUEST, DESIGN REPORTS, AND STANDARD PAVING AND GRADING TESTING. THIS SHALL INCLUDE DENSITY TESTING IN ALL PAVEMENT AREAS, UTILITY TRENCH COMPACTION ESPECIALLY UNDER ROADS AND OTHER PAVED AREAS, CONCRETE, AND OTHER MATERIALS TESTING.
11. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ALL RETESTING COSTS AND ANY RECONSTRUCTION REQUIRED TO MEET THE TESTING REQUIREMENTS.
12. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER THE SCHEDULE OF PUNCH LIST SITE VISITS WITH THE CONSTRUCTION SCHEDULE TO AVOID REPEAT VISITS. A TIMELINE OF ADDRESSING THE PUNCH LIST ITEMS SHALL BE PROVIDED IN A TIMELY MANNER. ANY DISPUTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER.
13. RECORD DRAWINGS ARE DEFINED AS NOTES AND OTHER DOCUMENTATION COLLECTED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AS IT RELATES TO INSTALLATION PROGRESS, FIELD CONDITIONS, MEANS, METHODS, DEVIATIONS, AND OTHER VARIATIONS FROM THE CONTRACT DOCUMENTS. THE DOCUMENTATION MUST BE MADE AVAILABLE TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES UPON REQUEST. RECORD DRAWINGS ARE NOT INTENDED TO BE EXHAUSTIVE, HOWEVER, VERIFICATION OF INSTALLED CONDITIONS CAN BE REQUESTED AT THE COST OF THE CONTRACTOR UTILIZING STANDARD METHODS.
14. CONTRACTOR SHALL CONFIRM REQUIREMENTS TO PROVIDE COMPLETE AS-BUILT INFORMATION TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES AT THE COST OF THE CONTRACTOR.
15. AS-BUILTS ARE DEFINED AS A DRAWING PRODUCED BY A REGISTERED LAND SURVEYOR BASED ON FIELD MEASUREMENTS OF THE FINISHED SITE IMPROVEMENTS WITH LOCATIONS, ELEVATIONS, AND DESCRIPTION OF IMPROVEMENTS. THEY SHOULD MEET REVIEWING AGENCIES REQUIREMENTS PER PERMIT AND CLOSEOUT REQUIREMENTS. THEY SHOULD ALSO MEET THE OWNER'S NEED FOR LENDING, WARRANTEE, AND OTHER REQUIREMENTS.
16. AS-BUILTS CONTAIN AT A MINIMUM: BUILDING LOCATION AND FINISHED FLOOR ELEVATIONS, ACCESSIBLE ROUTE AND PARKING GRADES, PAVEMENT GRADE BREAKS, GRAVITY STRUCTURE TOP ELEVATIONS AND PIPE SIZES AND INVERTS, PRESSURE SYSTEM FITTINGS AND VALVES, SAMPLING POINTS, STORMWATER FACILITY TOP AND BOTTOM PERIMETERS AND OTHER FEATURES, OUTFALL STRUCTURE DETAILS, ETC. AND OTHER LOCATIONS WHERE FIELD CONDITIONS DO NOT MATCH THE CONTRACT DOCUMENTS.
17. ADDITIONAL AS-BUILT INFORMATION MAY BE REQUIRED DURING CONSTRUCTION INSTALLATIONS AT CRITICAL AREAS. THIS INCLUDES BUT IS NOT LIMITED TO PIPE CROSSINGS OF WATER MAINS WITH LESS THAN 18 INCHES OF CLEARANCE OR WHEN PARALLEL UTILITIES WITH WATER MAINS HAVE LESS THAN 10 FEET OF CLEARANCE.

EROSION CONTROL AND STABILIZATION

1. CONTRACTOR IS REQUIRED TO SUBMIT A COMPLETE NOI AND APPROPRIATE FEE TO SECURE A FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) AT LEAST TWO DAYS BEFORE CONSTRUCTION BEGINS. A PERMIT IS REQUIRED FOR CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OR IF THE PROJECT IS PART OF A LARGER DEVELOPMENT THAT WILL ULTIMATELY DISTURB ONE OR MORE ACRES.
2. PROJECTS THAT DISCHARGE STORMWATER TO AN MS4, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE OPERATOR OF THE MS4.
3. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR OBTAINING PERMIT COVERAGE AND IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO MINIMIZE EROSION AND SEDIMENTATION FROM STORMWATER DISCHARGES DURING CONSTRUCTION. THE ENGINEER SHOULD NOT BE LISTED AS THE OPERATOR AS THEY DO NOT HAVE OPERATIONAL CONTROL OVER THE PROJECT.
4. WHEN THE OPERATOR CHANGES, THE NEW OPERATOR SHOULD OBTAIN PERMIT COVERAGE AT LEAST 2 DAYS BEFORE ASSUMING CONTROL OF THE PROJECT, AND THE PREVIOUS OPERATOR SHOULD FILE AN NPDES STORMWATER NOTICE OF TERMINATION WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROLS UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED.
6. ALL DISTURBED AND OPEN AREAS OF THE SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE.

GENERAL LEGEND - SEE PLANS FOR ADDITIONAL CALLOUTS

CABLE	EXISTING CABLE
COM	EXISTING COMMUNICATIONS
OHE	EXISTING ELECTRIC OVERHEAD
UGE	EXISTING ELECTRIC UNDERGROUND
FIBER	EXISTING FIBER OPTIC
FIRE	EXISTING FIRE
FM	EXISTING FORCEMAIN
GAS	EXISTING GAS
RCW	EXISTING RECLAIMED WATER
STORM	EXISTING STORM
TEL	EXISTING TELEPHONE
WM	EXISTING WATER
CABLE	PROPOSED CABLE
COM	PROPOSED COMMUNICATIONS
OHE	PROPOSED ELECTRIC OVERHEAD
UGE	PROPOSED ELECTRIC UNDERGROUND
FIBER	PROPOSED FIBER OPTIC
FIRE	PROPOSED FIRE
FM	PROPOSED FORCEMAIN
GAS	PROPOSED GAS
RCW	PROPOSED RECLAIMED WATER
STORM	PROPOSED STORM
TEL	PROPOSED TELEPHONE
WW	PROPOSED WATER
99	EXISTING ELEVATION CONTOUR
99	PROPOSED ELEVATION CONTOUR
	SWALE CENTERLINE
○ 99.99	PROPOSED GRADE SPOT ELEVATION
SILT	SILT FENCE
TB	TURBIDITY BARRIER
TREE	TREE BARRICADE
	SETBACK
	BUFFER
	PROPERTY BOUNDARY

PRELIMINARY

PRICING :

BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2022-10-24 30% PLANS
2022-11-03 50% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 90% FOR SRWMD, ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2023-07-09

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT : SPAIN DEVELOPMENT, LLC

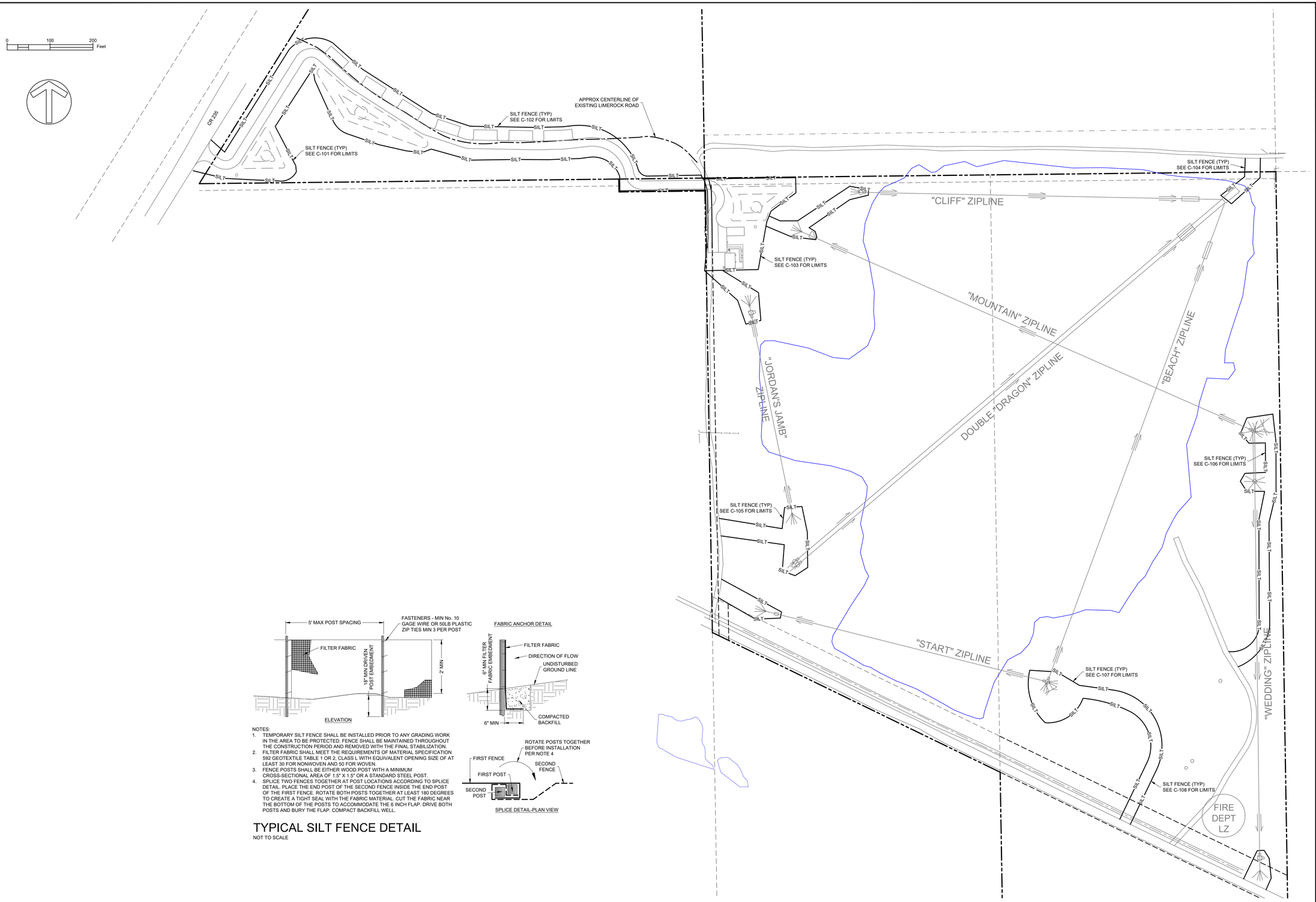
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

GENERAL NOTES & LEGEND

C-010



SPLICE DETAIL-PLAN VIEW

NOTES:

1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED WITH THE FINAL STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5" X 1.5" OR A STANDARD STEEL POST.
4. SPLICE TWO FENCES TOGETHER AT POST LOCATIONS ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.

TYPICAL SILT FENCE DETAIL

NOT TO SCALE

PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2022-10-24 90% PLANS
2022-11-03 90% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 95% FOR SRWMD, ALACHUA COUNTY RESUBMITTAL

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QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-041

ZIPLINE
at HAILE
QUARRY

DEMOLITION
& EROSION
CONTROL
PLAN

C-050

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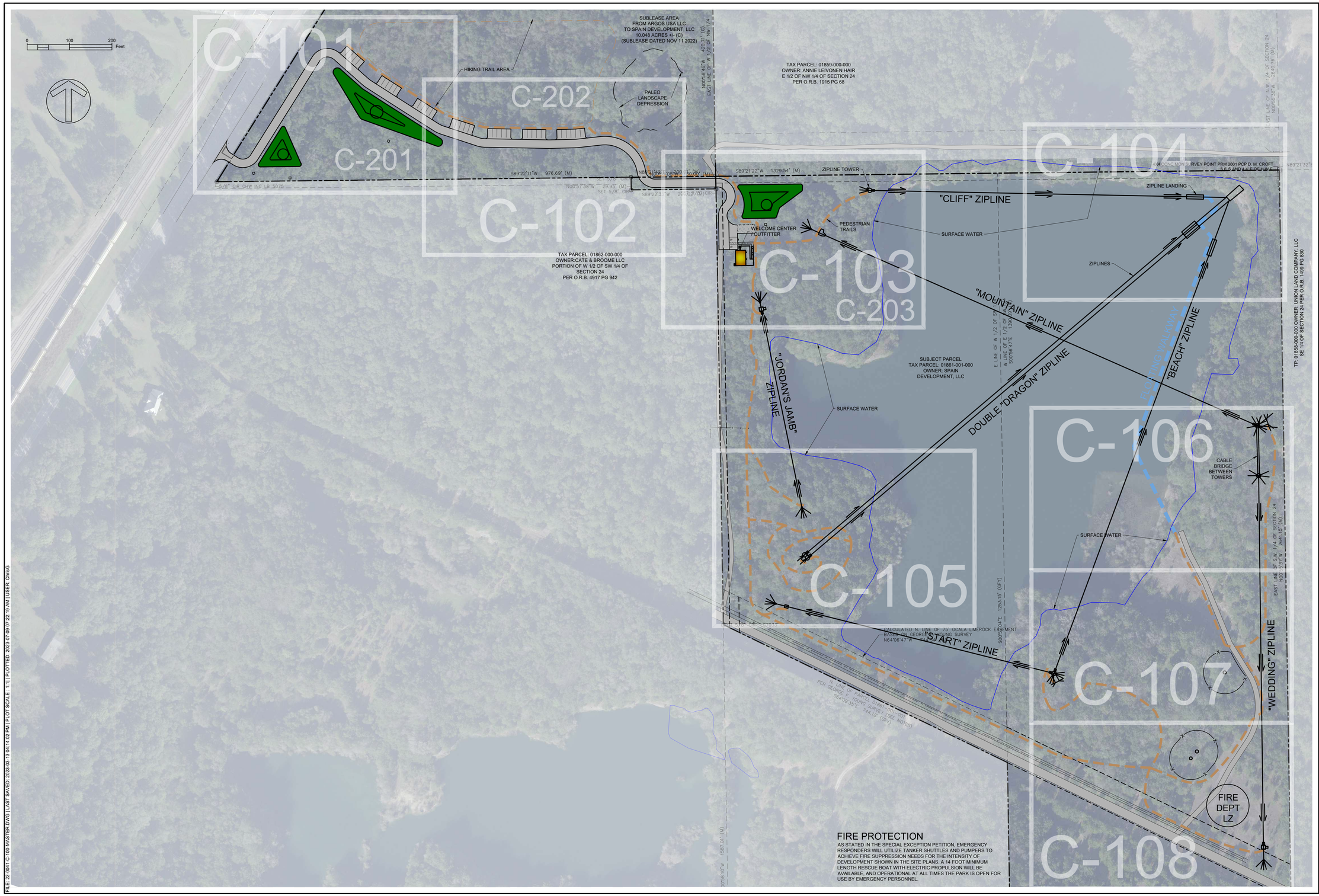

FIRE PROTECTION

AS STATED IN THE SPECIAL EXCEPTION PETITION, EMERGENCY RESPONDERS WILL UTILIZE TANKER SHUTTLES AND PUMPERS TO ACHIEVE FIRE SUPPRESSION NEEDS FOR THE INTENSITY OF DEVELOPMENT SHOWN IN THE SITE PLANS. A 14 FOOT MINIMUM LENGTH RESCUE BOAT WITH ELECTRIC PROPULSION WILL BE AVAILABLE, AND OPERATIONAL AT ALL TIMES THE PARK IS OPEN FOR USE BY EMERGENCY PERSONNEL.

PRELIMINARY

PRICING :

BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2022- 11-24 30% PLANS
2022- 11-28 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 90% FOR SRWMD, ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
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2023-07-09

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CLIENT : SPAIN DEVELOPMENT, LLC

DESIGN: C.A. GMUER, PE
QUALITY CONTROL: C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE
at HAILE
QUARRY

MASTER
SITE PLAN

C-100

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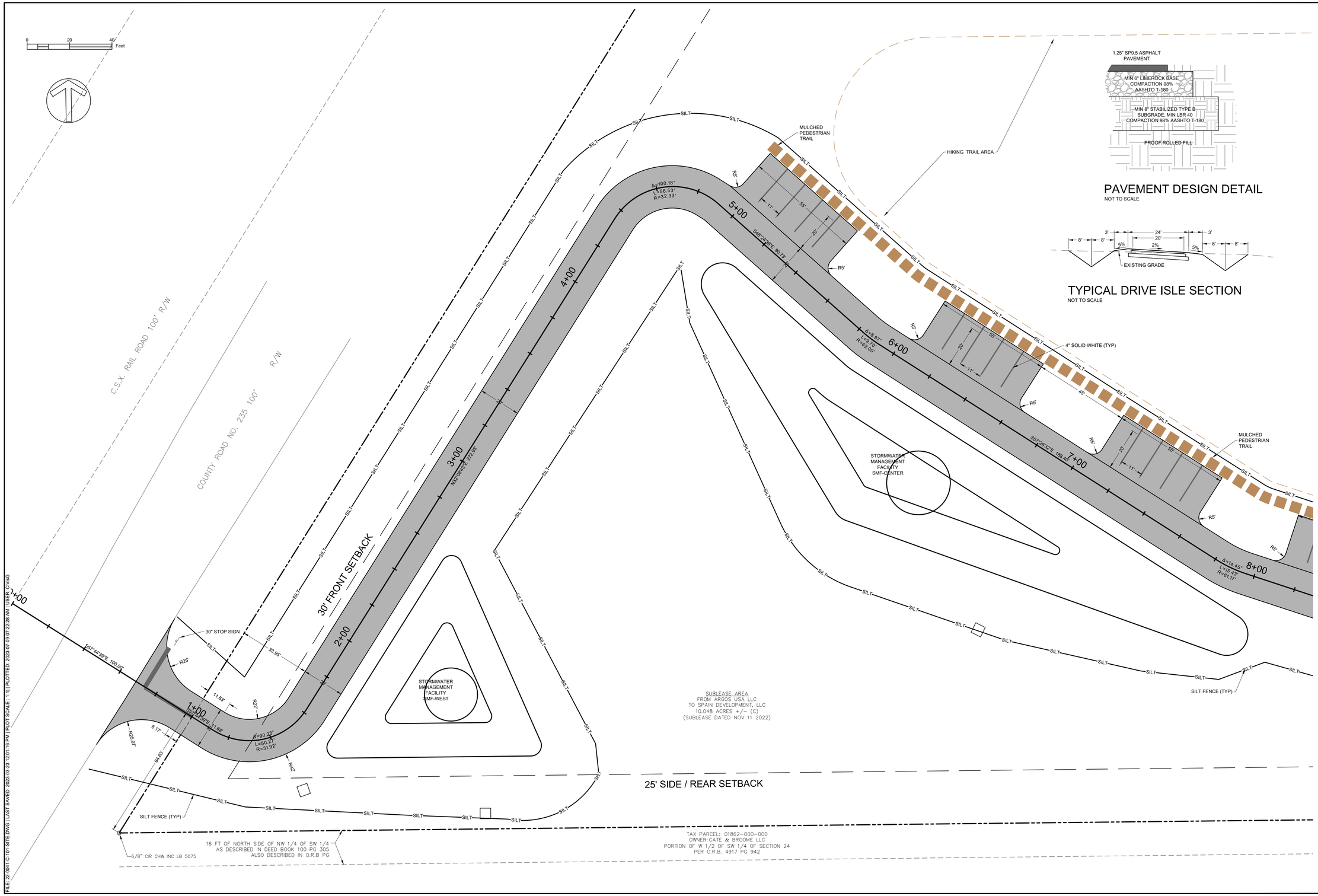

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PRELIMINARY

PRICING :

BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2022-10-24 30% PLANS
2022-11-18 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 99% FOR SRWMD / ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
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2023-07-09

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CLIENT : SPAIN DEVELOPMENT, LLC

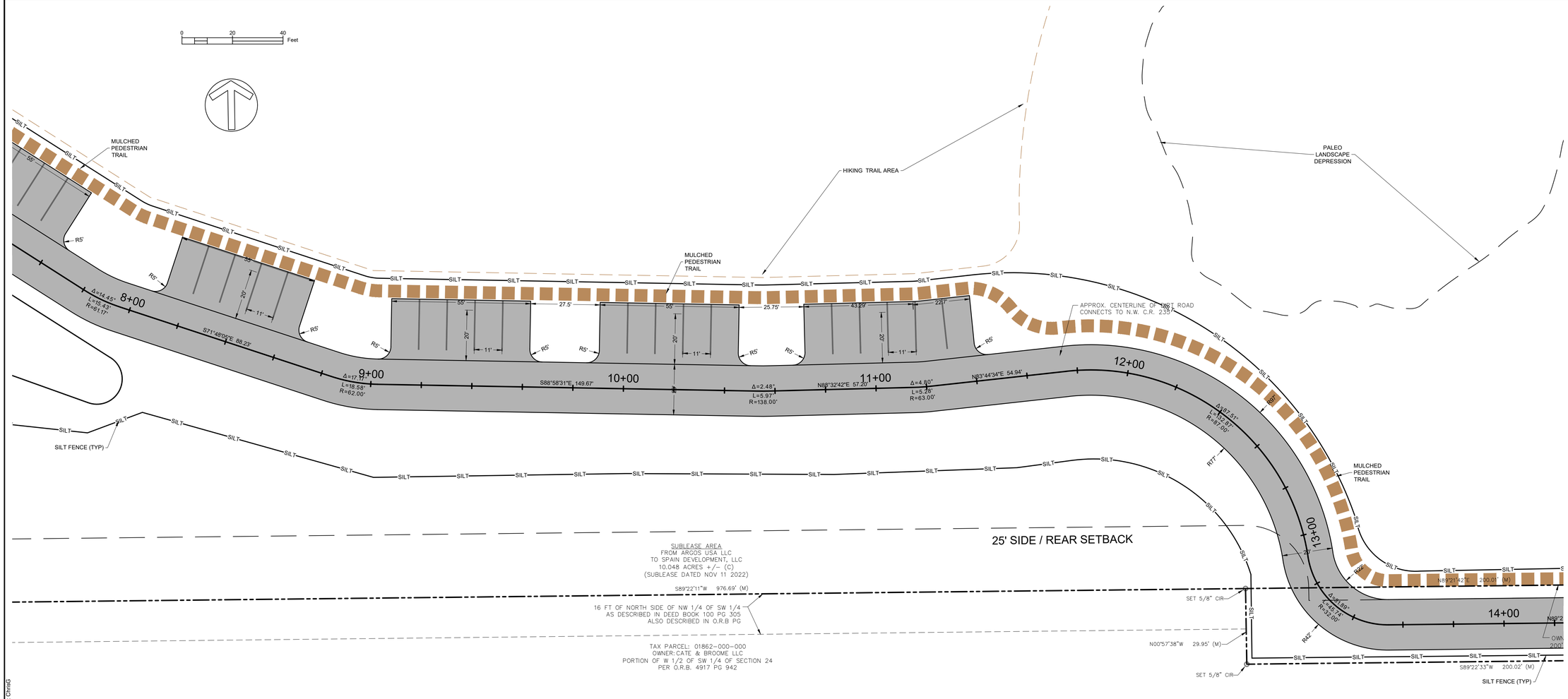
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

SITE & HORIZONTAL CONTROL PLAN

C-101



PRELIMINARY

PRICING :

BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2022-10-24 30% PLANS
2022-11-15 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 90% FOR SRWMD, ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
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2023-07-09

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DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE
at HAILE
QUARRY

SITE &
HORIZONTAL
CONTROL PLAN

C-102

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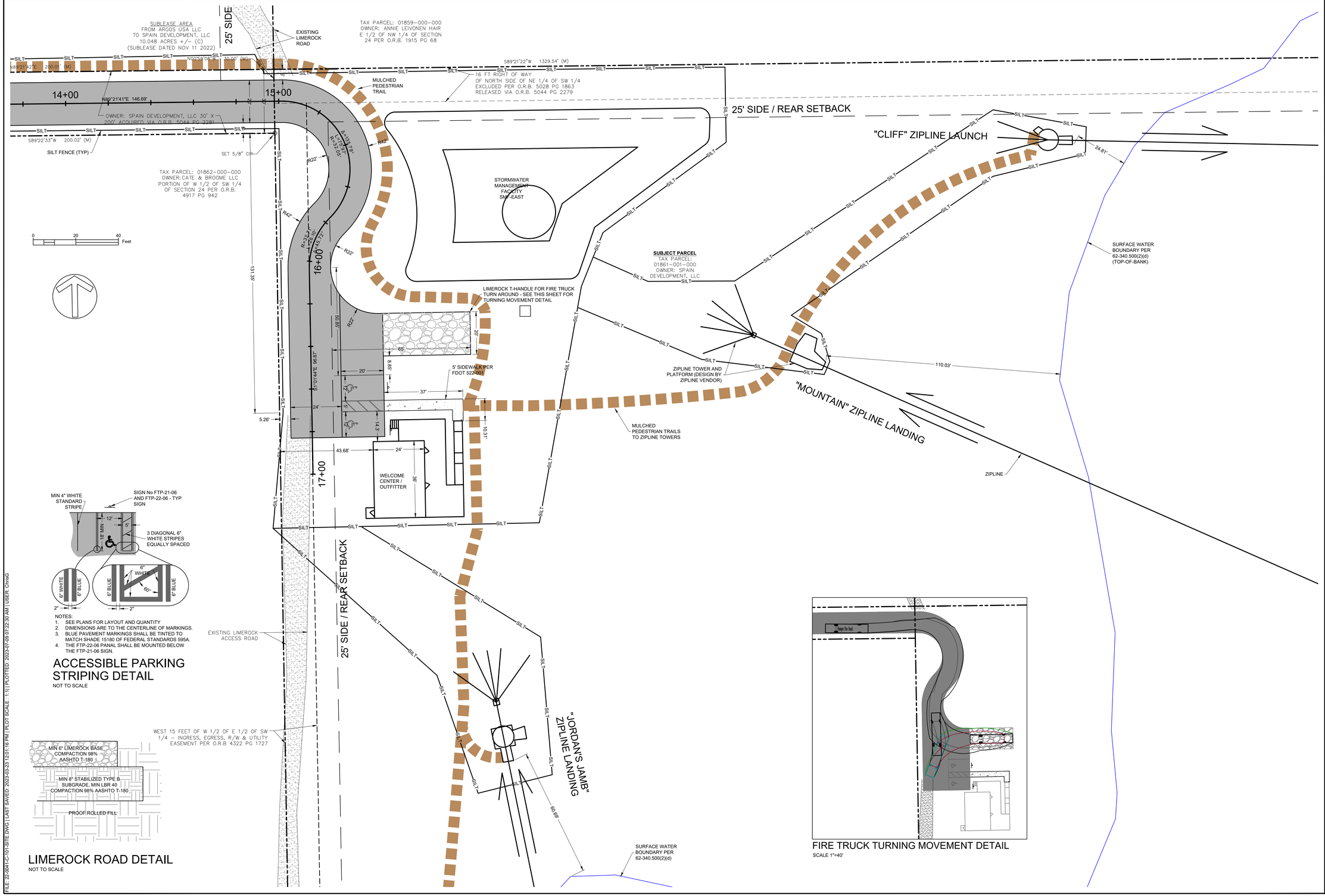

PRELIMINARY

PRICING :

BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2022-10-24 30% PLANS
2022-11-30 60% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 90% FOR SRWMD, ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
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2023-07-09

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CLIENT : SPAIN DEVELOPMENT, LLC

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

SITE & HORIZONTAL CONTROL PLAN

C-103

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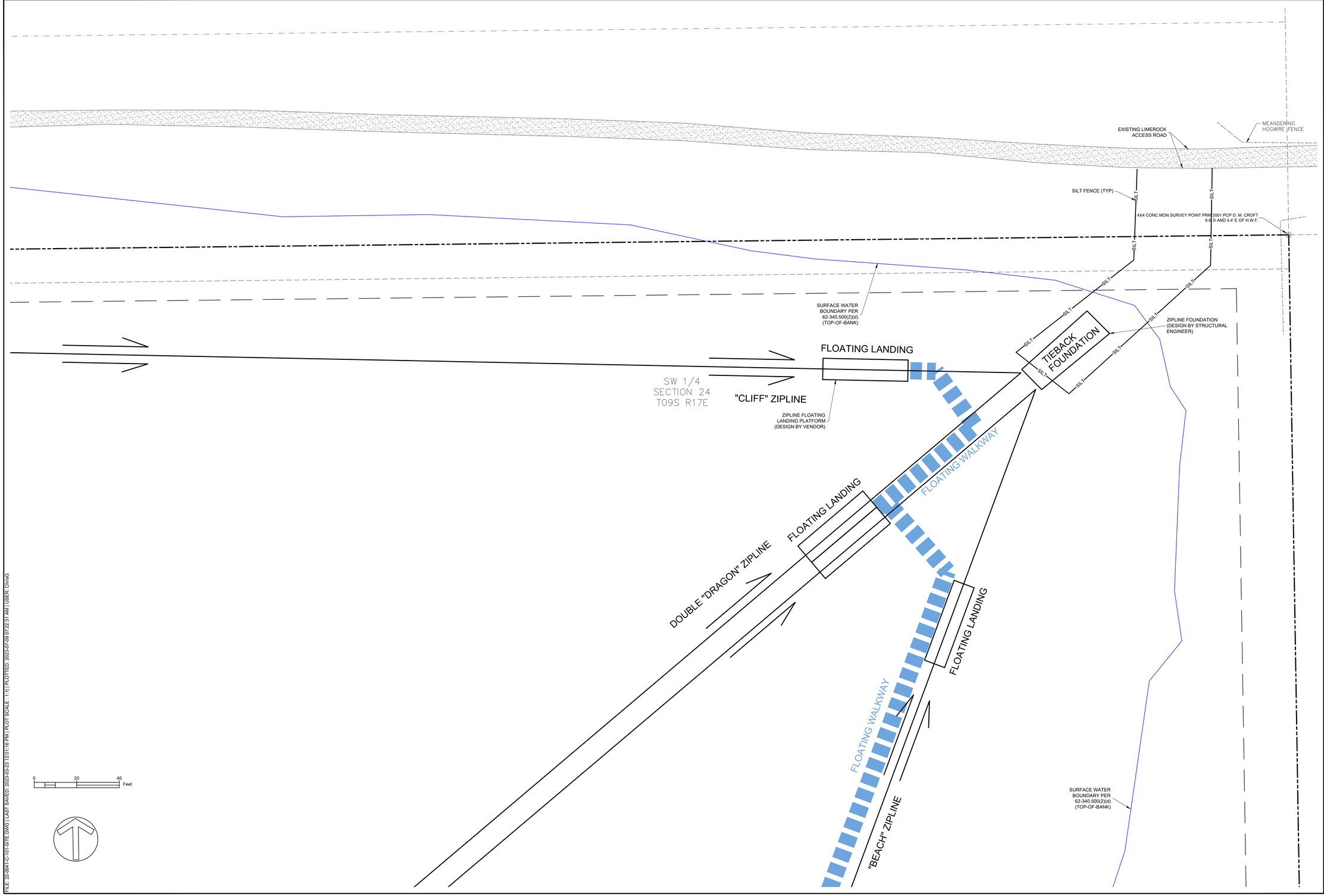

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PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2022-10-24 30% PLANS
2022-11-03 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
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2023-07-09

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CLIENT : SPAIN DEVELOPMENT, LLC

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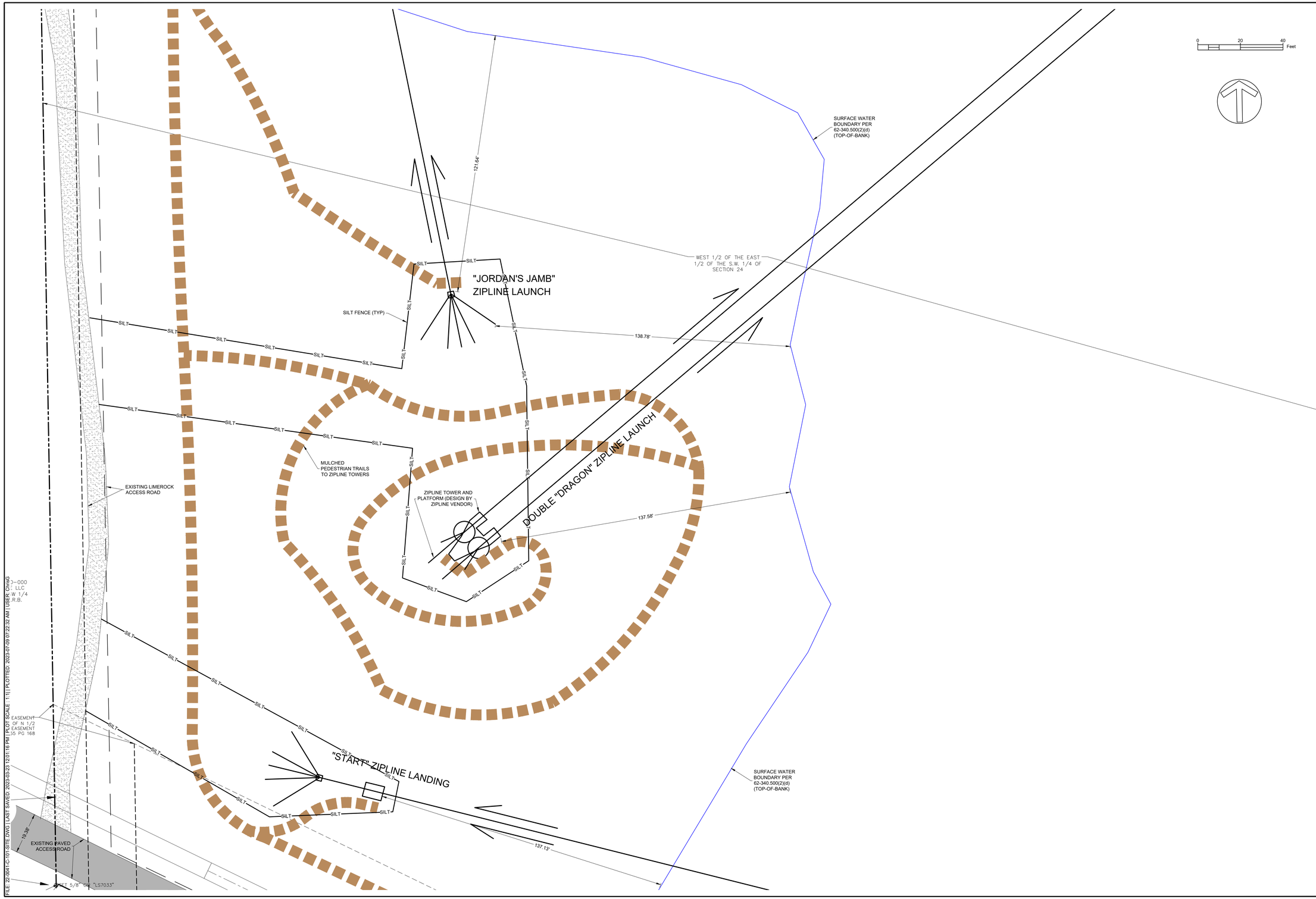
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

SITE & HORIZONTAL CONTROL PLAN

C-104



PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2022-10-24 30% PLANS
2022-11-29 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 99% FOR SRWMD / ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
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FL PE # 71599
2023-07-09

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CLIENT : SPAIN DEVELOPMENT, LLC

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-041

ZIPLINE at HAILE QUARRY

SITE & HORIZONTAL CONTROL PLAN

C-105

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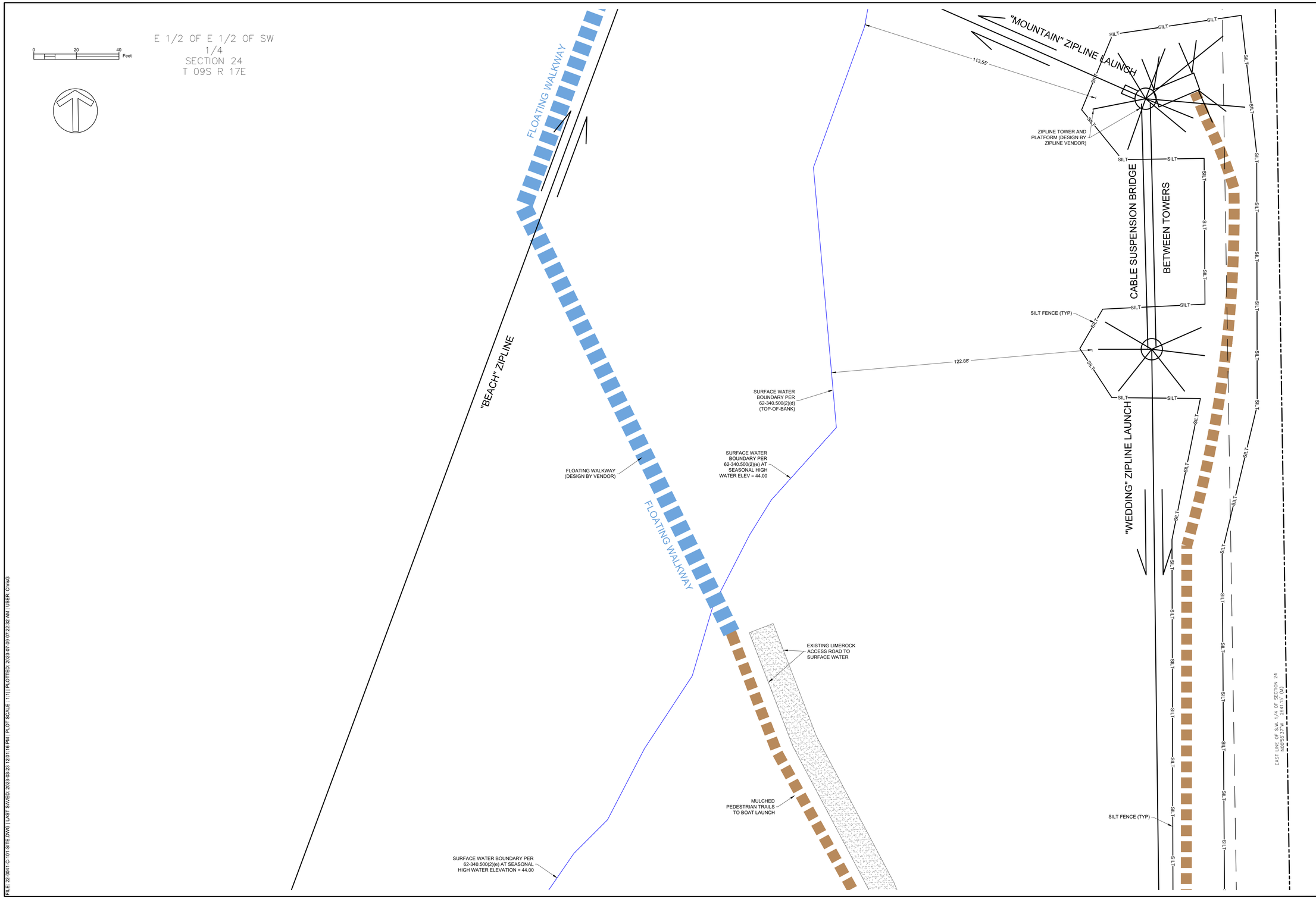

PRELIMINARY

BUDGETING

PRICING :

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2022- 10-24 30% PLANS
2022- 11-15 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
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SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

SITE & HORIZONTAL CONTROL PLAN

C-106

FILE: 22-0041-C-101-SITE.DWG | LAST SAVED: 2023-03-23 12:01:16 PM | PLOT SCALE : 1:1| | PLOTTED: 2023-07-09 07:22:32 AM | USER: ChrisG

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PRELIMINARY

PRICING :

CONSTRUCTION :

BUDGETING

PERMITTING / DESIGN REVISIONS :

2022- 10-24 30% PLANS
2022- 11-03 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 99% FOR SRWMD, ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2023-07-09

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT : SPAIN DEVELOPMENT, LLC

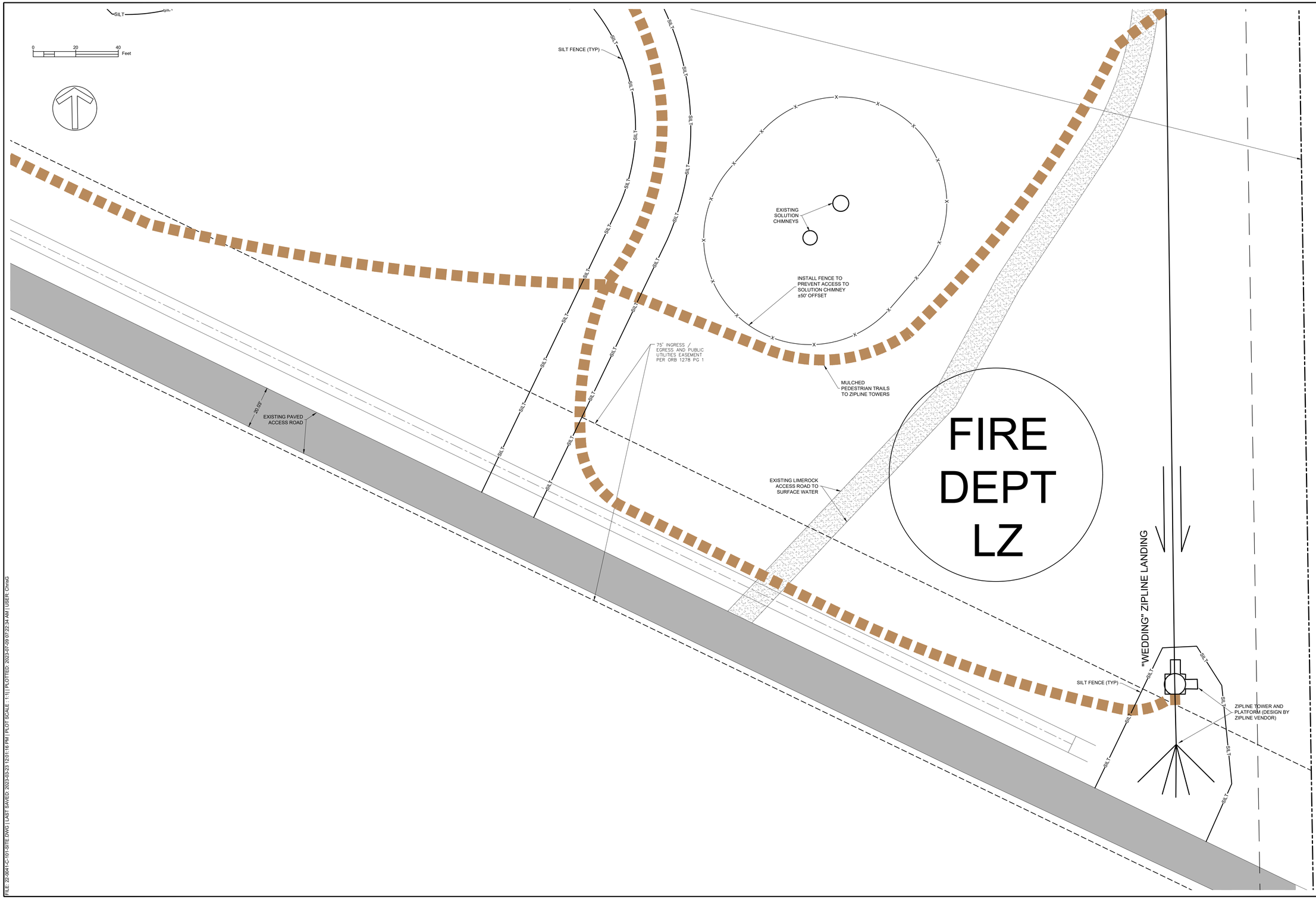
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

SITE & HORIZONTAL CONTROL PLAN

C-107



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PRELIMINARY

PRICING :

CONSTRUCTION :

BUDGETING

PERMITTING / DESIGN REVISIONS :
2022- 10-24 30% PLANS
2022-11-15 30% FOR CITY SUBMITTAL
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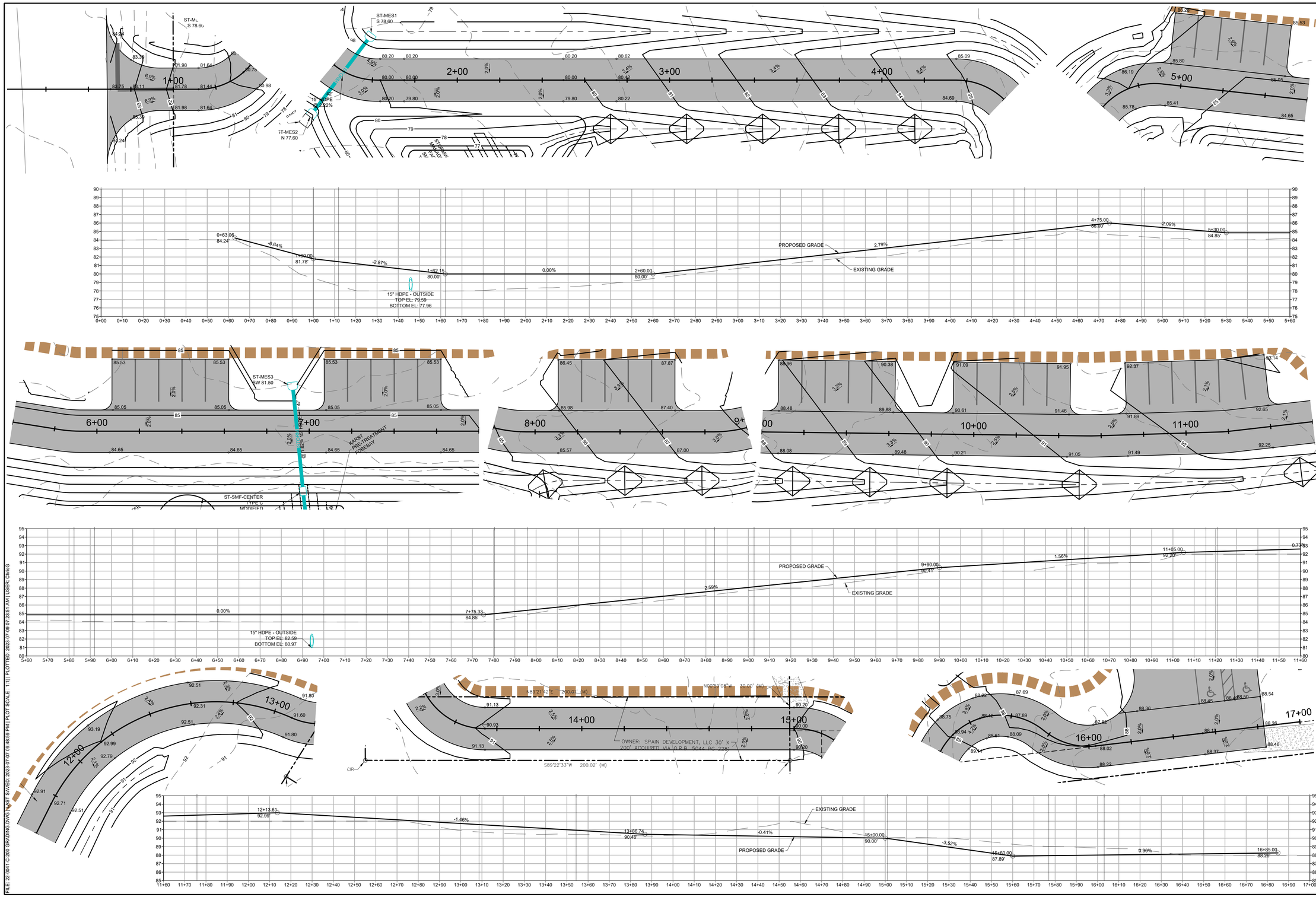
SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE at HAILE QUARRY

SITE & HORIZONTAL CONTROL PLAN

C-108



PRELIMINARY

PRICING :

BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2022-10-24 30% PLANS
2022-11-14 30% FOR CITY SUBMITTAL
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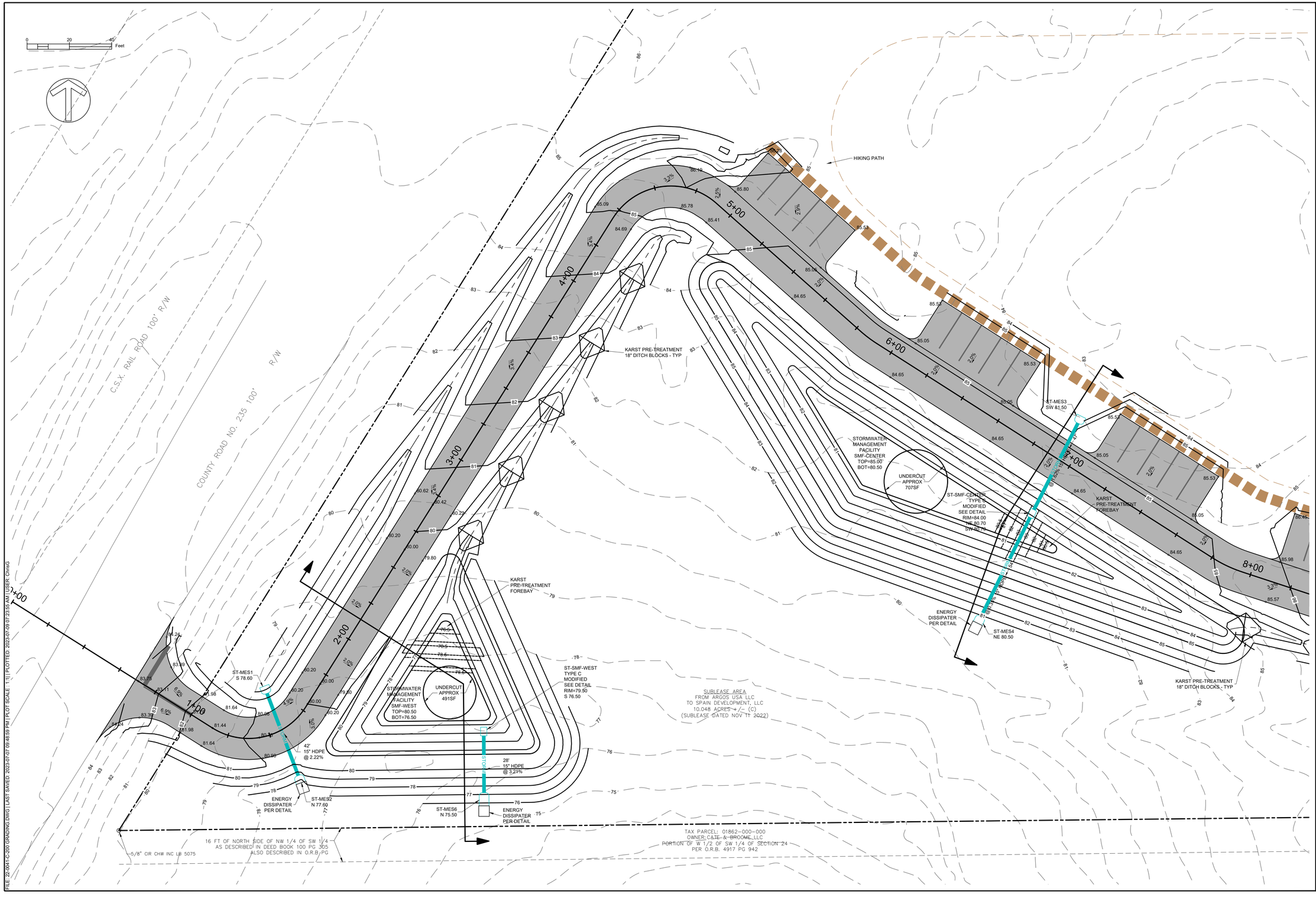
SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE
at HAILE
QUARRY

DRIVEWAY
PLAN &
PROFILE

C-200

FILE: 22-0041-C-200 GRADING.DWG LAST SAVED: 2023-07-07 09:46:59 PM | PLOT SCALE : 1:1 | PLOTTED: 2023-07-09 07:23:51 AM | USER: ChrisG



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PRELIMINARY

PRICING :

CONSTRUCTION :

BUDGETING

PERMITTING / DESIGN REVISIONS :

2022- 10-24 30% PLANS
2022- 11-30 30% FOR CITY SUBMITTAL
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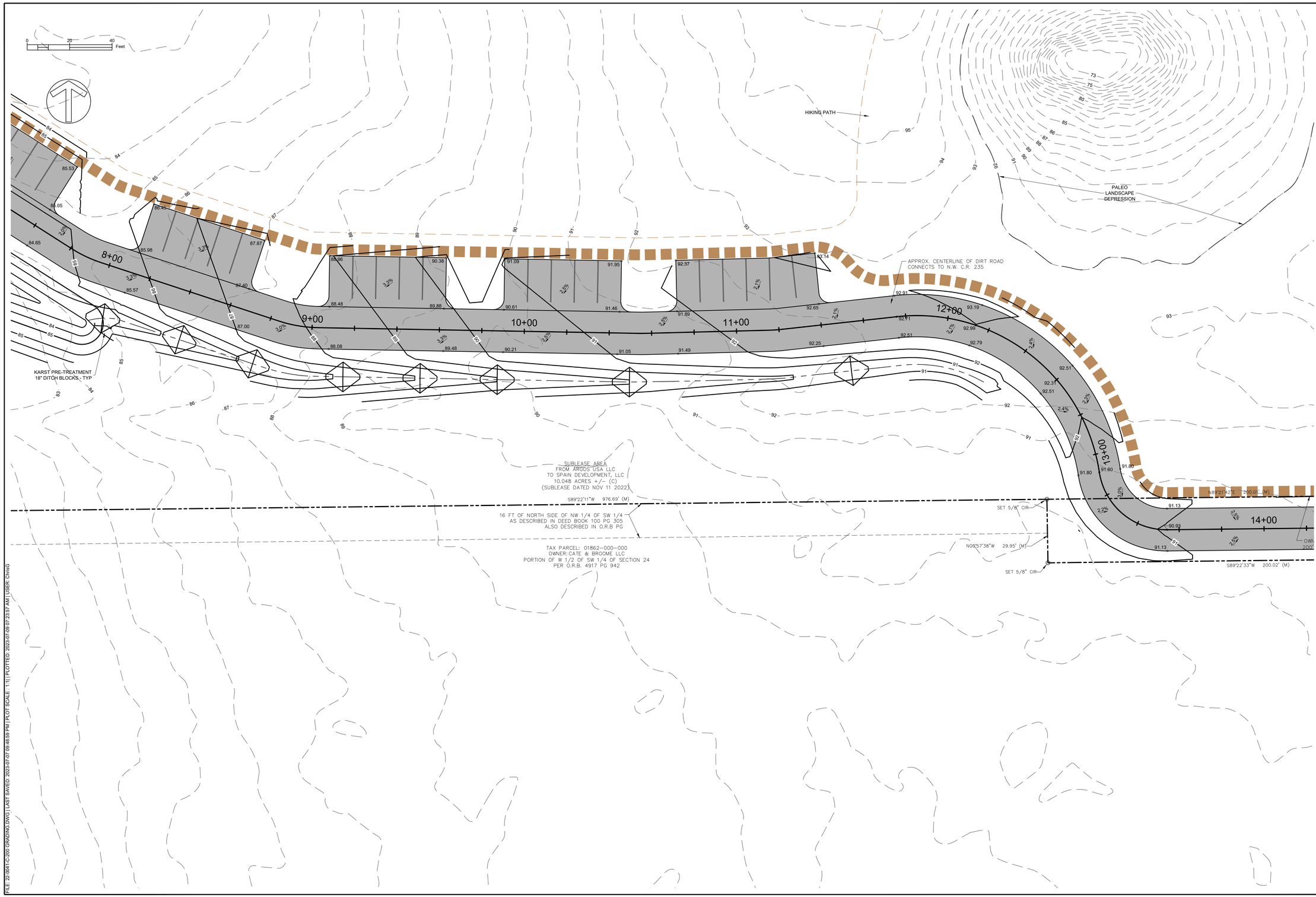
SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE
at HAILE
QUARRY

PAVING,
GRADING,
DRAINAGE, &
UTILITY PLAN

C-201



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PRELIMINARY

PRICING :

BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2022: 10-24 30% PLANS
2022: 11-28 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 95% FOR SRWMD / ALACHUA COUNTY RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2023-07-09

gmueer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT : SPAIN DEVELOPMENT, LLC

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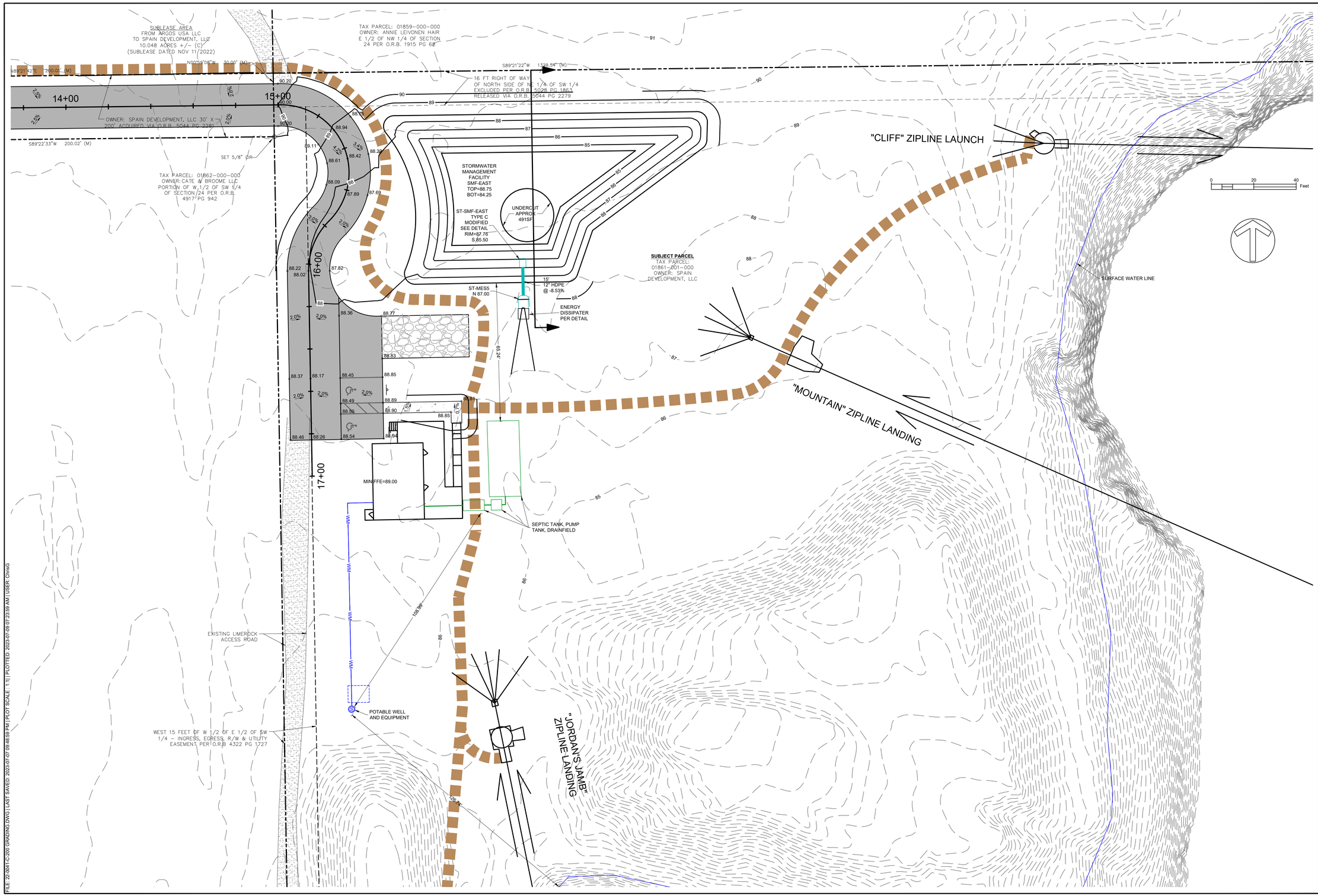
QUALITY CONTROL: C.A. GMUER, PE

SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE
at HAILE
QUARRY

PAVING,
GRADING,
DRAINAGE, &
UTILITY PLAN

C-202



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PRELIMINARY

PRICING : BUDGETING

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2022-10-24 30% PLANS
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CHRISTOPHER A. GMUER
FL PE # 71599
2023-07-09

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4926
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT : SPAIN DEVELOPMENT, LLC

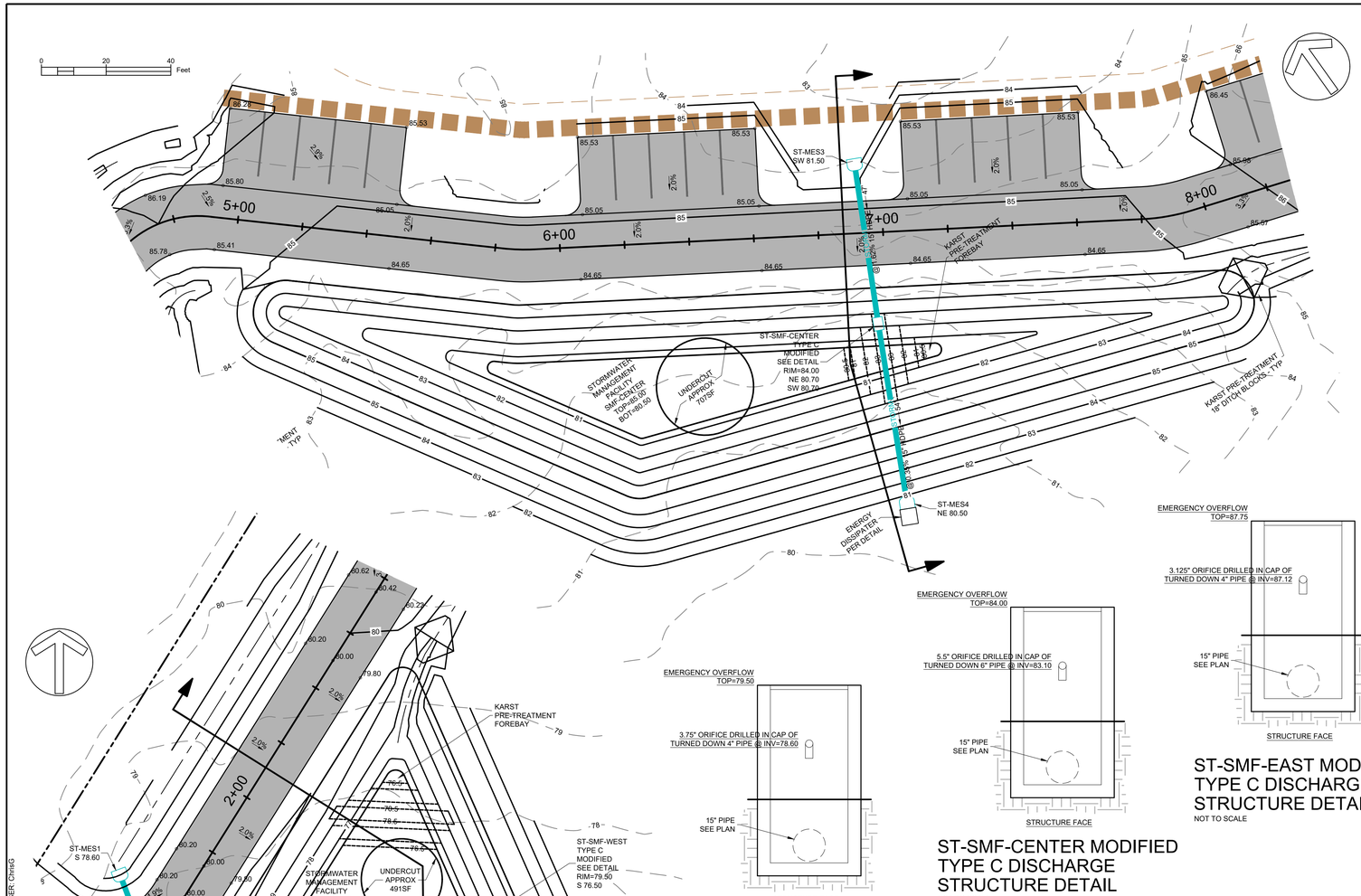
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

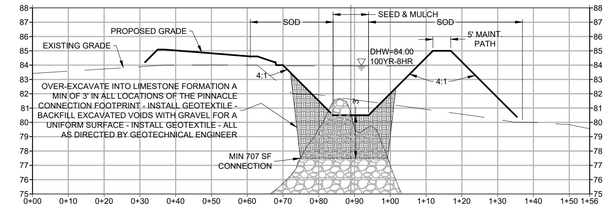
SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE
at HAILE
QUARRY

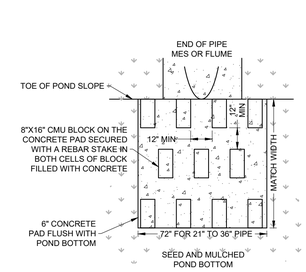
PAVING,
GRADING,
DRAINAGE, &
UTILITY PLAN

C-203



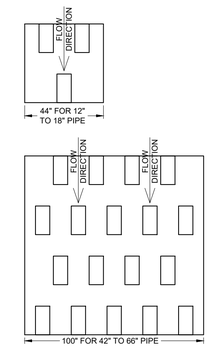


SMF-CENTER - HORZ 1"=20' - VERT 1"=5'



CONCRETE ENERGY DISSIPATOR DETAIL

NOT TO SCALE



ST-SMF-EAST MODIFIED TYPE C DISCHARGE STRUCTURE DETAIL

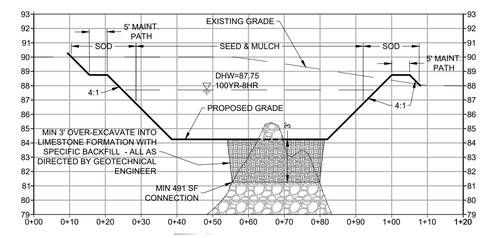
NOT TO SCALE

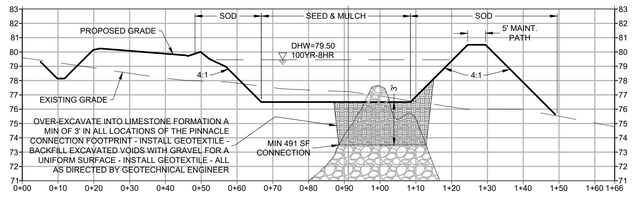
ST-SMF-CENTER MODIFIED TYPE C DISCHARGE STRUCTURE DETAIL

NOT TO SCALE

ST-SMF-WEST MODIFIED TYPE C DISCHARGE STRUCTURE DETAIL

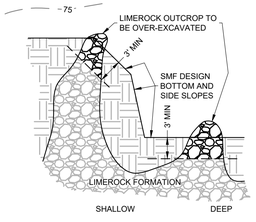
NOT TO SCALE





SMF UNDERCUTTING NOTES

A CONNECTION TO THE UNDERLYING LIMEROCK OUTCROPS MUST BE MADE WITH A MINIMUM AREA OF OVER EXCAVATION AS SHOWN FOR EACH STORMWATER MANAGEMENT FACILITY. THE OVER EXCAVATION MUST BE COMPLETED PER THE GEOTECHNICAL REPORT BY GSE ProjNo 15391 DATED JUNE 6, 2023 WHICH OUTLINES GENERALLY OVER-EXCAVATION SOILS UNTIL LIMESTONE IS ENCOUNTERED AND BACKFILLING WITH NATIVE SOILS MEETING THE INFILTRATION CHARACTERISTICS OF THE PROPOSED DESIGN CRITERIA. SIDE SLOPES OF THE EXCAVATION SHOULD COMPLY WITH OSHA REQUIREMENTS. THE DEPTH OF THE EXCAVATION WILL VARY BUT SHOULD PENETRATE A MINIMUM OF 2 FEET INTO THE LIMESTONE FORMATION AND AT LEAST 3 FEET OF BACKFILL. SPECIFIC BACKFILL REQUIREMENTS SHOULD BE AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

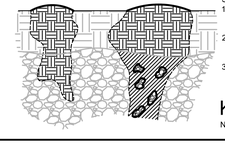


NOTES: THE FOLLOWING SHALL BE PERFORMED FOR BOTH THE PROPOSED UNDERCUT AREA AND IN THE EVENT ANY LIMEROCK OUTCROP FEATURE IS ENCOUNTERED WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY (SMF) DURING ITS CONSTRUCTION / EXCAVATION

1. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS WHEN THE FEATURES ARE ENCOUNTERED AND PRIOR TO COMMENCING EXCAVATION AND BACKFILL OPERATIONS
2. OVER-EXCAVATE THE OUTCROP A MINIMUM OF THREE (3) FEET BEYOND THE SMF DESIGN BOTTOM AND / OR SIDE SLOPES - INDIVIDUAL BOULDERS CAN BE REMOVED ENTIRELY AT THE OPTION OF THE CONTRACTOR
3. BACKFILL THE THE EXCAVATED VOLUME TO THE SMF DESIGN LIMITS WITH SOILS MEETING THE BACKFILL REQUIREMENTS SPECIFIED IN THE GEOTECH REPORT.
4. THE BACKFILL MATERIAL SHALL BE PLACED AS PER THE GEOTECH REPORT
5. SEE THE KARST FEATURE REPAIR DETAIL IF ANY KARST FEATURES ARE ENCOUNTERED - E.G. SOLUTION CAVITIES, CHIMNEYS, SINKHOLES

STORMWATER MANAGEMENT FACILITY LIMEROCK OUTCROP OVER-EXCAVATION AND BACKFILL DETAIL

NOT TO SCALE

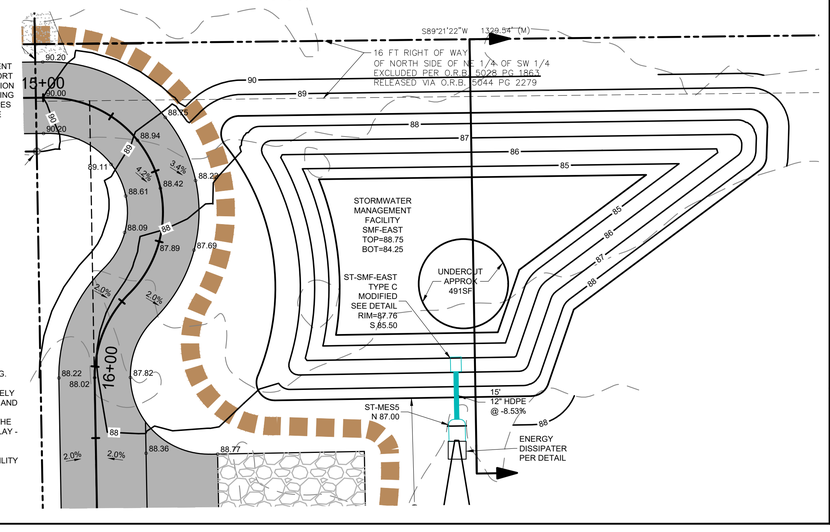


NOTES: THE FOLLOWING SHALL BE PERFORMED IN THE EVENT ANY KARST FEATURES FORM DURING CONSTRUCTION - E.G. SOLUTION CAVITIES, CHIMNEYS, SINKHOLES

1. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS IMMEDIATELY WHEN THE FEATURES ARE ENCOUNTERED - THE METHOD OF REPAIR SHALL BE SUBMITTED FOR REVIEW, COMMENT, AND APPROVAL PRIOR TO ATTEMPTING ANY REPAIR
2. SHALLOW KARST FEATURES ARE TYPICALLY LESS THAN 5' DEEP AND ONLY HAVE SMALL VOIDS IN THE LIMESTONE - THE FEATURE CAN BE REPAIRED BY BACKFILLING WITH A LOWER PERMIEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY - COMPACT THE BACKFILL AND CREATE A SMALL MOUND SLIGHTLY ABOVE GRADE TO ACCOUNT FOR SETTLING
3. DEEP KARST FEATURES SHALL BE REPAIRED MORE PERMANENTLY - EXCAVATE THE FEATURE TO THE LIMESTONE BEDROCK - PLUG VOIDS IN THE BEDROCK WITH CLEAN GROUT - BACKFILL OVER THE PLUG WITH A LOWER-PERMIEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY - COMPACT THE BACKFILL TO GRADE

KARST FEATURE REPAIR DETAIL

NOT TO SCALE



PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2022- 10-24 30% PLANS
2022- 11-30 30% FOR CITY SUBMITTAL
2023-02-08 60% FOR CITY RESUBMITTAL
2023-03-23 75% FOR CITY, SRWMD, ALACHUA COUNTY SUBMITTAL
2023-07-07 90% FOR SRWMD, ALACHUA COUNTY RESUBMITTAL

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FL PE # 71599
2023-07-09

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QUALITY CONTROL : C.A. GMUER, PE

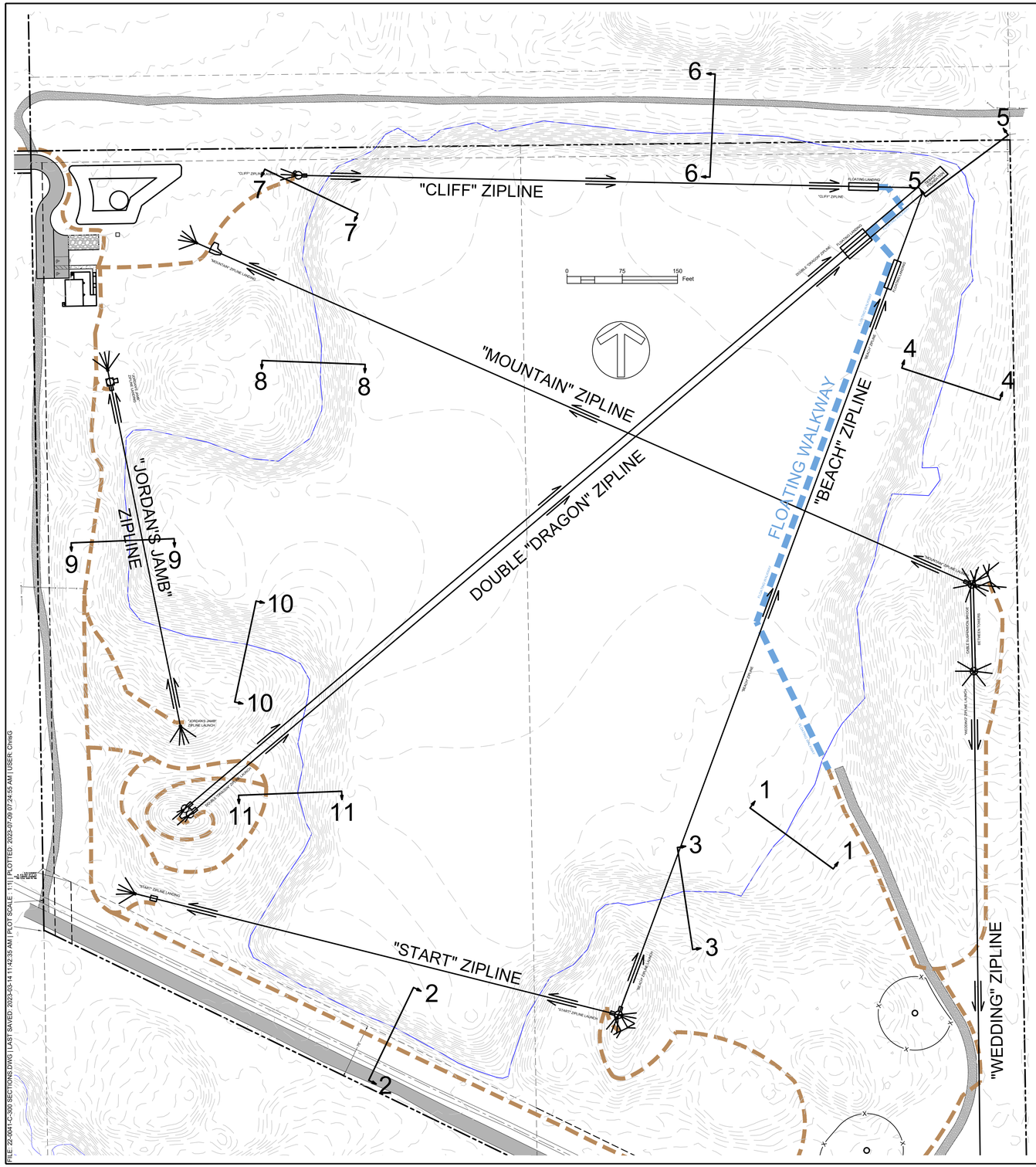
SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

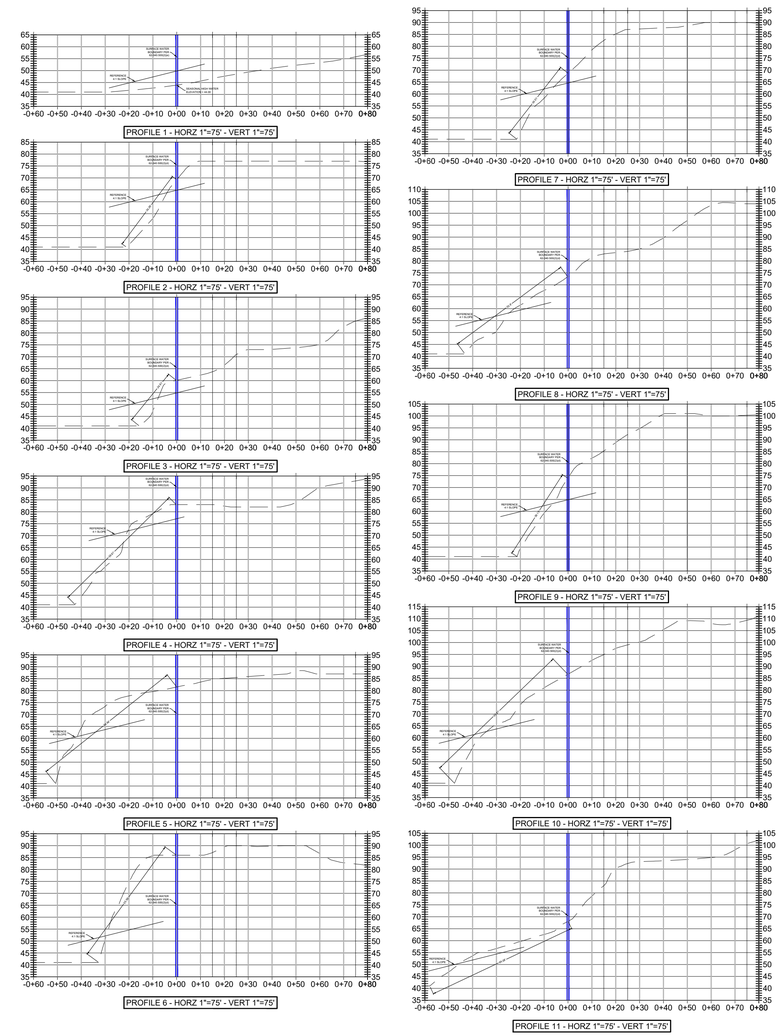
ZIPLINE at HAILE QUARRY

STORMWATER MANAGEMENT FACILITIES DETAILS & SECTIONS

C-250

FILE: 22-0041-C-200 GRADING.DWG | LAST SAVED: 2023-07-07 09:48:59 PM | PLOT SCALE: 1:1| PLOTTED: 2023-07-09 07:24:08 AM | USER: ChrisG





PRICING : PRELIMINARY

CONSTRUCTION : BUDGETING

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2022-10-24 30% PLANS
2022-11-15 50% FOR CITY SUBMITTAL
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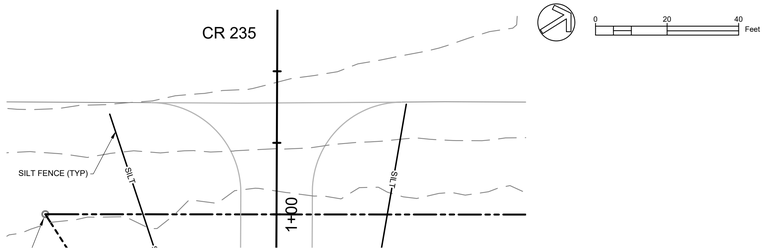
SITE PLAN APP # SDP 22-15
WMD APP # TBD
GEng PROJECT # 22-0041

ZIPLINE
at HAILE
QUARRY

SURFACE
WATER BUFFER
PROFILES

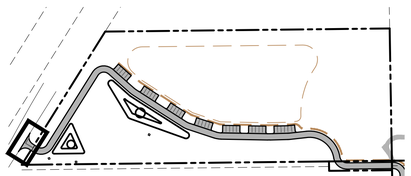
C-270

FILE: 22-0041-C-300 SECTIONS.DWG | LAST SAVED: 2023-03-14 11:42:35 AM | PLOT SCALE: 1:1 | PLOTTED: 2023-07-09 07:24:59 AM | USER: ChrisG



WORK WITHIN THE COUNTY ROW

1. ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
   - 1.1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH).
   - 1.2. FDOT STANDARDS INDEX (ENGLISH)
   - 1.3. FDOT PLANS PREP MANUAL
   - 1.4. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.)
2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC, AND MUST CONFORM TO STANDARD PLANS TURN LANE PAVEMENT MARKINGS 711-001. ALL TRAFFIC SIGNAGE TO CONFORM TO INDEX 700-102-1
3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
4. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
5. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
6. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
8. ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS, MESH-FREE ARGENTINE BAHIA SOD WITHIN R/W).
9. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.
10. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.
11. PRIOR TO BEGINNING CONSTRUCTION, A LANE CLOSURE ANALYSIS (PER PLANS PREPARATION MANUEL 10.12.7) MUST BE PERFORMED AND SUBMITTED FOR FDOT REVIEW AND APPROVAL TO DETERMINE ALLOWABLE LANE CLOSURE HOURS.
12. PROPOSED SIDEWALK, RAMPS, & CROSSWALKS TO MEET ADA REQUIREMENTS.
13. LANE CLOSURE RESTRICTION FOR SECTION 36004 MP 5.57: INT./US ROUTE NO. STATE ROAD NO. COUNTY SECTION SHEET 464 MARION 36004000 1 OF 1 TTMS COUNT STATION 249 4-LANES M.P. 3.473 TO M.P. 7.213 DATE 6/22/2021 NO LANE CLOSURES 11:00 AM TO 8:00 PM DIRECTION EASTBOUND NO LANE CLOSURES 7:00 AM TO 9:00 PM DIRECTION WESTBOUND RESTRICTIONS.



KEY MAP

FILE/BLOCK: BLOCK/TRACT:
FIELD BOOK/PAGE:
PROJECT: CONSTRUCTION:

FOR PERMITTING / DESIGN REVISIONS
2021-11-08 50% CK'D FOR DEPT. REVIEW
2021-12-06 50% CK'D FOR DEPT. REVIEW
2022-01-24 90% CK'D FOR DEPT. REVIEW
2022-02-07 90% CK'D FOR DEPT. REVIEW
2022-02-07 90% FOR GRAND RACING/QUIGLEY REDEVELOPMENT
2022-02-07 90% FOR GRAND RACING/QUIGLEY REDEVELOPMENT

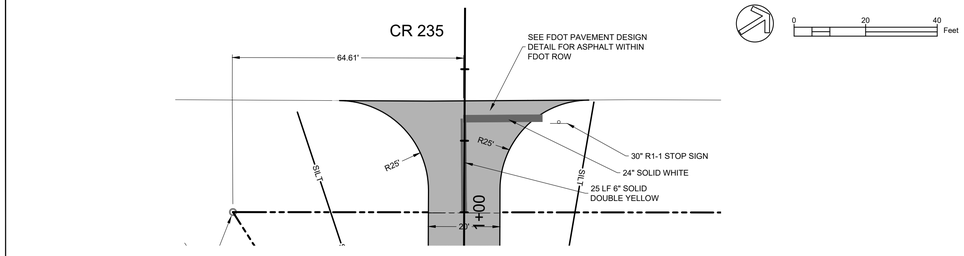
ENGINEER OF RECORD:
CHRISTOPHER S. GAUDER
FL PE # 71598
2022-07-08

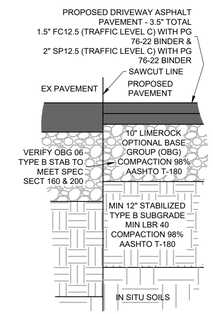
Gauer ENGINEERING
CLCA # 31931 • ⓒ 2019 Gauer Engineering, Inc. — (352) 351-8808
2000 SW 34th Street • Gainesville, Florida 32608

SPARK DEVELOPMENT, LLC
CLIENT:
CONTACT:
COUNTY CONTROL:
C.R. GAUGER, P.E.
SHEET SIZE: 22"X34"
WEST PLAN APP #:
SJRWMD PERMIT #:
WMD PROJECT #:
SHEET: 1 OF 1
DATE: 2/2021

ZIPLINE
at HAILE
QUARRY

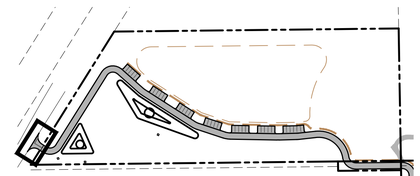
CR 235
EROSION
CONTROL &
DEMOLITION
PLAN
C-500





COUNTY PAVEMENT DESIGN DETAIL

NOT TO SCALE



KEY MAP

FILE/BLOCK: BLOCK/TRACT:
FIELD BOOK/PAGE:
PROJECT: CONSTRUCTION:

FOR PERMITTING / DESIGN REVISIONS
2021-11-08 50% CK'D FOR DEPT. REVIEW
2021-12-06 50% CK'D FOR DEPT. REVIEW
2022-01-24 90% CK'D FOR DEPT. REVIEW
2022-02-07 90% CK'D FOR DEPT. REVIEW
2022-02-07 90% FOR GRAND RACING/QUIGLEY REDEVELOPMENT
2022-02-07 90% FOR GRAND RACING/QUIGLEY REDEVELOPMENT

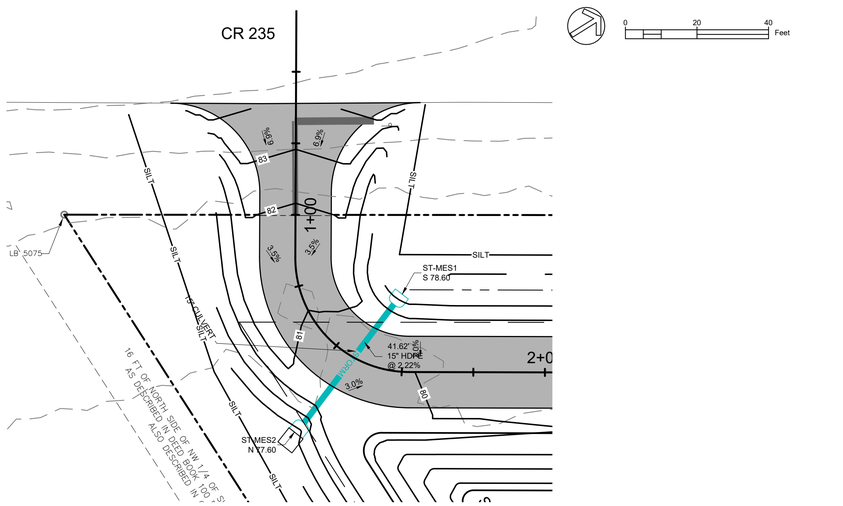
ENGINEER OF RECORD:
CHRISTOPHER S. GAUDER
FL PE # 71598
2022-07-08

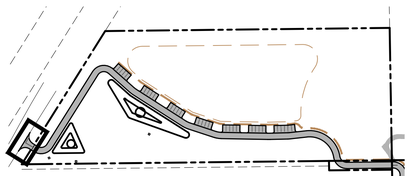
Gauer ENGINEERING
CLCA # 31931 • ⓒ 2019 Gauer Engineering, Inc. — (352) 351-8808
2000 SW 34th Street • Gainesville, Florida 32608

SPARK DEVELOPMENT, LLC
CLIENT:
CONTACT:
COUNTY CONTROL:
C.R. GAUGER, P.E.
SHEET SIZE: 22"X34"
WEST PLAN APP #:
SJRWMD PERMIT #:
WMD PROJECT #:
SHEET: 1 OF 1
DATE: 2/2021

ZIPLINE
at HAILE
QUARRY

CR 235
HORIZONTAL
CONTROL,
SIGNAGE, &
STRIPING PLAN
C-501





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ZIPLINE
at HAILE
QUARRY

CR 235
GRADING &
DRAINAGE
PLAN
C-502

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS RANGING FROM JULY 12TH 2022 TO NOVEMBER 17TH 2022. SOME FIELD MEASUREMENTS WERE ALSO CONDUCTED UNDER JOB NUMBER 21.50, FOR THE ENEFIT OF UNION LAND COMPANY, THE PROPERTY EAST OF THE SUBJECT PROPERTY.
2. BEARINGS ARE BASED ON FLORIDA STATE PLANE NORTH (NORTH AMERICAN DATUM 1983 2011 ADJUSTMENT).
3. AN UNSIGNED SURVEY WAS PROVIDED BY GEORGE F. YOUNG (GFY), DATED 12-16-2016, ASSOCIATED WITH ALACHUA COUNTY PARCEL 01861-001-001 AND A 15 FOOT EASEMENT. PER NOTE 6 OF THE GFY SURVEY: "THE PRECISE LOCATION OF THE 75 FOOT WIDE EASEMENT DESIGNATED IN OFFICIAL RECORD BOOK 1372, PAGE 591 IS NOT DEFINED. THIS SURVEYOR ELECTED TO CENTER THIS EASEMENT ON THE REMAINS OF THE CENTERLINE OF THE ATLANTIC COASTLINE RAILROAD COMPANY SPUR TRACK."
4. TOPOGRAPHIC SURVEY CONDUCTED UTILIZING AIRBORNE LIDAR. 1 FOOT CONTOURS GENERATED USING HYDRO-ENFORCED BREAKLINES, AND PREPARED BY SUBCONTRACTOR UNDER 3002 SURVEYING, LLC. ELEVATIONS SHOWN ARE IN FEET (NAVD88 GEOID 18). 15 VERTICAL CHECKPOINTS WERE UTILIZED IN ORDER TO TEST THE VERTICAL ACCURACY OF THE RESULTING DIGITAL TERRAIN MODEL (DTM), AS A TRIANGULATED IRREGULAR NETWORK (TIN) RESULTING IN AN ROOT MEAN SQUARE (Z) OF 0.05 FEET.
5. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
6. FENCES, OVERHEAD WIRES AND OTHER SYMBOLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO SCALE.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
8. AN UNSIGNED TITLE COMMITMENT WAS PRESENTED TO THE SURVEYOR, DATED MARCH 24TH, 2021 FROM JOSE MORENO, P.A. (AGENT FILE 21-133S). THE FOLLOWING IS LISTED FOR INFORMATIONAL PURPOSES ONLY. **PLEASE NOTE THAT IT IS POSSIBLE THAT ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT ILLUSTRATED ON THIS SURVEY**.

   RELEVANT SCHEDULE B-2 ITEMS

   ITEMS 1 - 3: NOT SURVEY RELATED

   ITEM 7: SOME PORTIONS OF THE INTENDED 15 FOOT EASEMENT ALONG THE WESTERN LINE APPEAR TO MEANDER OUTSIDE OF THE INTENDED AREA AND MIGHT BE CONSIDERED "PRESCRIPTIVE"

   ITEM 8: OFFICIAL RECORDS BOOK 284 PG 328, SHOWN HEREON AS 300 X 200 FOOT AREA IN THE NW CORNER OF SUBJECT PARCEL . GRANTORS RESERVE MINERAL RIGHTS AND EXISTING RIGHT OF WAY, IN ADDITION TO RIGHT OF FREE ACCESS TO THE PREMISES FOR RECREATION AND FISHING.

   ITEM 9: OIL, GAS AND OTHER MINERAL RIGHTS NOT DETERMINED BY SURVEYOR AT THIS TIME

   ITEM 10: OFFICIAL RECORDS BOOK 1278 PG 1 CONTAINS NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, RIGHT-OF-WAY AND UTILITY PURPOSES OVER THE WEST 15 FEET OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF THE NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT HELD BY OCALA LIME ROCK CORPORATION. ALSO SUBJECT TO AND RESERVING NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, RIGHT-OF-WAY AND UTILITY PURPOSES, 75 FEET IN WIDTH, ACROSS THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24.

   ITEM 11: OFFICIAL RECORDS BOOK 1278 PG 256 - CONTAINS THE DEED DESCRIBING THE PROPERTY TO THE SOUTHWEST, ALACHUA COUNTY PARCEL ID 01861-001-001.

   ITEM 12: OFFICIAL RECORDS BOOK 17 PG 68 IS THE 75 FOOT "OCALA LIME ROCK CORPORATION" EASEMENT, AS SHOWN HEREON. OFFICIAL RECORDS BOOK 1499 PG 828 ASSIGNS THIS EASEMENT TO UNION LAND COMPANY.

   ITEM 13: DEED BOOK 100 PG 304 AND DEED BOOK 100 PAGE 305 ARE BOTH SHOWN ON THE SURVEY ALONG THE NORTHERN PORTION OF THE PROPERTY, AND THE ADJOINER TO THE WEST

   ITEM 14: TERMS AND CONDITIONS IN OFFICIAL RECORDS BOOK 17 PG 68 AND ASSIGNED BY OFFICIAL RECORDS BOOK 1499 PAGE 828: TERMS AND CONDITIONS OF LEASE NOT REVIEWED BY SURVEYOR AT THIS TIME.

   ITEM 15: RIPARIAN AND LITTORAL RIGHTS HAVE NOT BEEN DETERMINED BY THE SURVEYOR AT THIS TIME

   ITEM 16: THE MEAN HIGH WATER MARK OF WATER HAS NOT BEEN DETERMINED BY THE SURVEYOR AT THIS TIME.

   ITEM 17: BELOW WATER FEATURES HAVE NOT BEEN SURVEYED AT THIS TIME

   ITEM 18: SUBJECT PARCEL CONTAINS A WATER BODY FORMED FROM MINING. PUBLIC ACCESS TO SUBJECT PROPERTY APPEARS TO BE LIMITED AT THIS TIME.

   ITEM 19: EVIDENCE OF RAIL ROADS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. A DETERMINATION OF ANY RAIL ROAD RIGHT OF WAYS HAS NOT BEEN MADE BY THE SURVEYOR AT THIS TIME

   ITEM 20: VARIOUS TRAILS EXIST ON THE SUBJECT PROPERTY, THAT WERE NOT MAPPED AT THE TIME OF THIS SURVEY. MANY OF THE TRAILS APPEAR TO BE RELATED TO MOTOR CROSS ACTIVITIES ON THE PROPERTY TO THE NORTH AND NORTHEAST.
9. PROPERTY RESIDES IN FLOOD ZONE "X" ACCORDING TO FEMA FIRM 12001C0255D EFFECTIVE 06/16/2006.
10. MINERAL RIGHTS ARE NOT REPRESENTED ON THIS MAP
11. SURFACE WATER BOUNDARY PROVED BY PETE WALLACE OF ECOSYSTEM RESEARCH CORPORATION, WHO NOTED HIS APPROACH REGARDING DETERMINATION OF THIS LINE IS BASED ON CHAPTER 62-340.600 SURFACE WATERS , ITEM (2)(D) FOR TOP -OF -BANK JURISDICTION WHERE SLOPES EXCEED 1 TO 4 :VERTICAL TO HORIZONTAL. IN THE AREA OF THE OLD ACCESS ROAD WHERE SLOPES ARE FLATTER THAN 4:1, THE LINE IS DRAWN ON THE WETLAND BOUNDARY PURSUANT TO CHAPTER 62-340.300(1) WHICH REPRESENTS THE SEASONAL HIGH WATER BOUNDARY OR WETLAND BOUNDARY IN THE BORROW PIT AS DEFINED IN CHAPTER 62-340.600(2)(E).
12. THE LEGAL DESCRIPTION UTILIZED IN ORDER TO DEFINE THE ARGOS / SPAIN DEVELOPMENT SUBLEASE AREA WAS FOUND BY THE SURVEYOR TO BE INSUFFICIENT TO DEFINE THE SPECIFIC AREA INTENDED TO BE LEASED; THUS, THE SURVEYOR CHOSE TO UTILIZE AN EXHIBIT PROVIDED IN THE SUBLEASE AND THE INTENDED ACREAGE OF 10.048 ACRES (MORE LESS) IN ORDER TO ESTABLISH THE CALCULATED NORTH LINE OF THE SUBLEASE AREA.
13. MODIFICATIONS / UPDATES MADE TO MAP:
   - 2/9/2023: REMOVED WETLAND BUFFERS, AND "RENAMED WATER SURFACE BOUNDARY" - B. MURPHY

LEGAL DESCRIPTION: (WRITTEN BY SURVEYOR)

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 17 EAST, LYING NORTH OF THE NON-EXCLUSIVE EASEMENT HELD BY OCALA LIME ROCK CORPORATION, ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 17 EAST OF ALACHUA COUNTY, SAID PARCEL BEING A PORTION OF A FORMER 75-FOOT WIDE NON-EXCLUSIVE EASEMENT FORMERLY HELD BY OCALA LIME ROCK CORPORATION PREVIOUSLY SURVEYED AND DETERMINED BY GEORGE F. YOUNG, INC., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1372, PAGE 591 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 00 DEG. 58 MIN. 36 SEC. WEST, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 1587.41 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT BEING THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF SAID 75-FOOT WIDE OCALA LIME ROCK CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00 DEG. 58 MIN. 36 SEC. WEST, ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 84.04 FEET, SAID POINT BEING THE INTERSECTION OF SAID WEST LINE AND THE NORTH LINE OF SAID 75-FOOT WIDE EASEMENT; THENCE RUN SOUTH 64 DEG. 09 MIN. 35 SEC. EAST, ALONG THE NORTH LINE OF SAID 75-WIDE EASEMENT, A DISTANCE OF 744.22 FEET, TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, SAID LINE ALSO BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1372, PAGE 591; THENCE RUN SOUTH 00 DEG. 57 MIN. 04 SEC. EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 84.02 FEET, TO THE INTERSECTION OF SAID EASTERLY LINE AND THE SOUTH LINE OF SAID 75-FOOT WIDE EASEMENT; THENCE RUN NORTH 64 DEG. 09 MIN. 35 SEC. WEST, ALONG SAID SOUTH LINE OF THE 75-FOOT WIDE EASEMENT, A DISTANCE OF 744.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, RIGHT OF WAY AND UTILITY PURPOSES OVER THE WEST 15 FEET OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF SAID NON-EXCLUSIVE RIGHT OF WAY EASEMENT HELD BY OCALA LIME ROCK CORPORATION.

BOUNDARY & TOPOGRAPHIC LIDAR SURVEY

PORTION OF
SECTION 24 TOWNSHIP 9 SOUTH RANGE 17 EAST
ALACHUA COUNTY, FLORIDA

3002 SURVEYING
12207 NW 39th AVENUE
GAINESVILLE, FL 32606
352-535-0307
www.3002inc.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida Business License No. LB8313

IF PRINTED, THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF IIN DIGITAL FORMAT, PLEASE BE SURE TO VALIDATE THE ELECTRONIC SIGNATURE.

Brian E. Murphy
Professional Surveyor & Mapper No.7033

CERTIFIED TO:
SPAIN DEVELOPMENT, LLC

Scale:	1" = 100'
Drawn By:	B. MURPHY
Document Name:	21.28.dwg
Doc.Date/ Time	12/13/2022 10:35:12 AM
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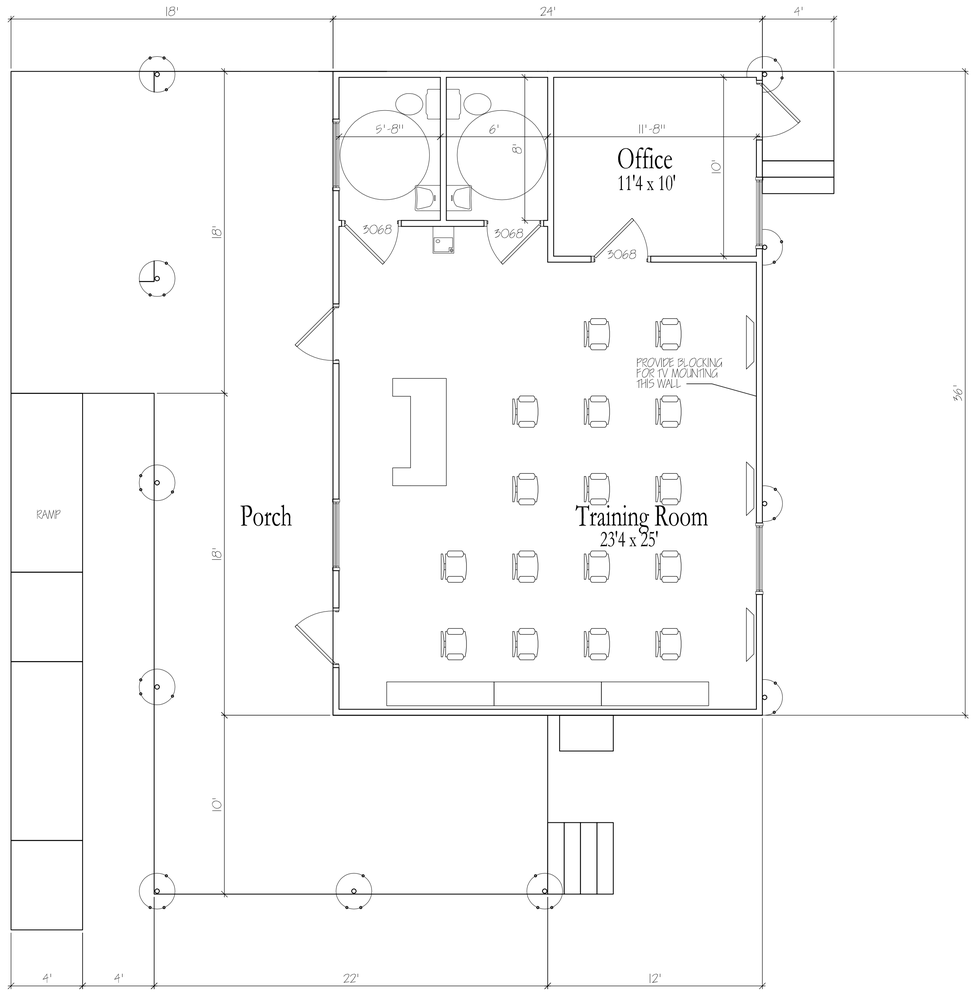
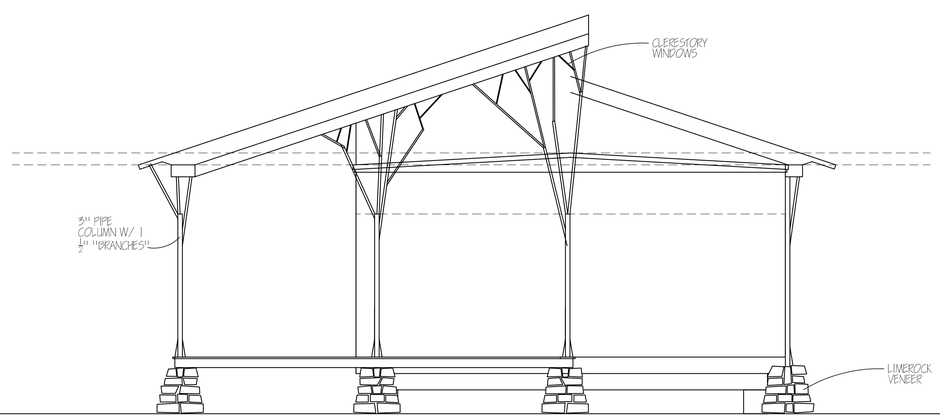


First Floor Plan - Equipment 1/4" = 1'-0"



Front Elevation 1/4" = 1'-0"

JL
Jennifer Langford
AIA+CNI+PA
AR 16554/RA 12597
3208 SW 91st Way, Suite 110
Gainesville, FL 32608
352.371.7187

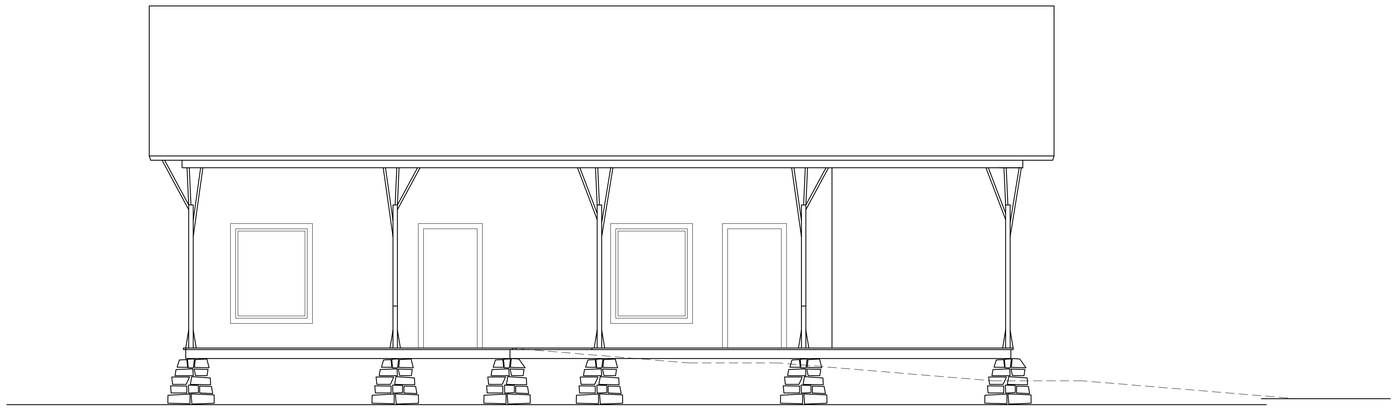
Zip Line Park Welcome Center

Newberry, Florida

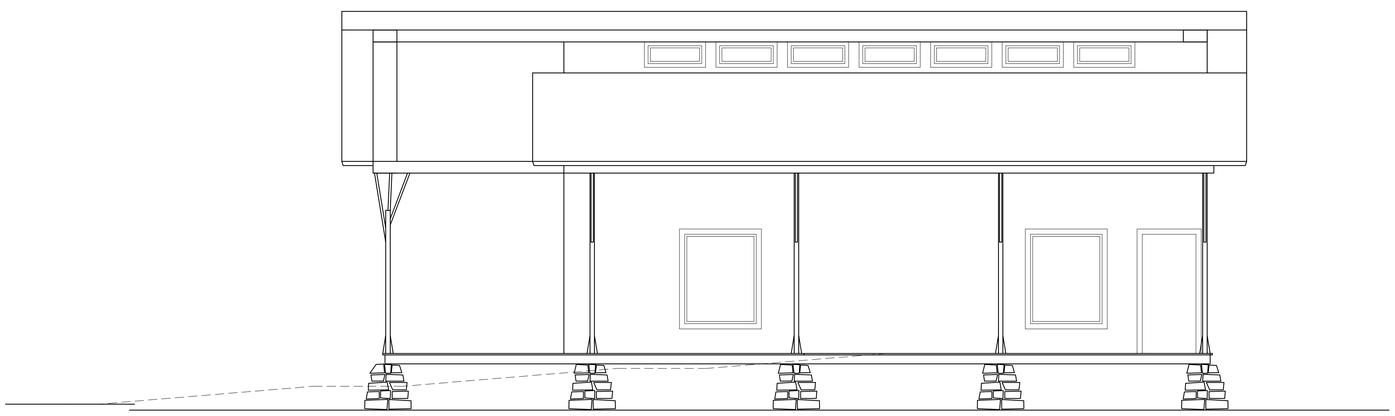
November 8, 2022

A.100

PRELIMINARY - NOT FOR CONSTRUCTION



Left Elevation 1/4" = 1'-0"



Right Elevation 1/4" = 1'-0"

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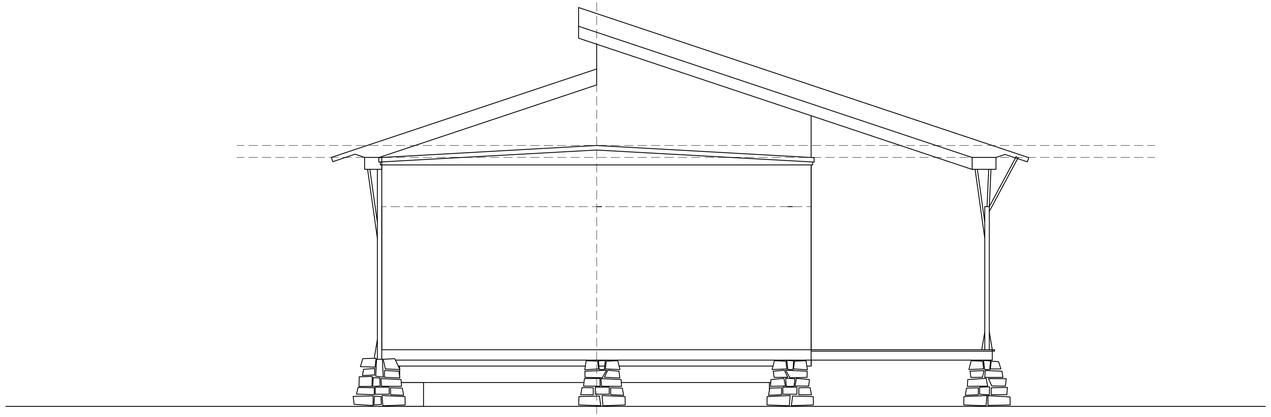
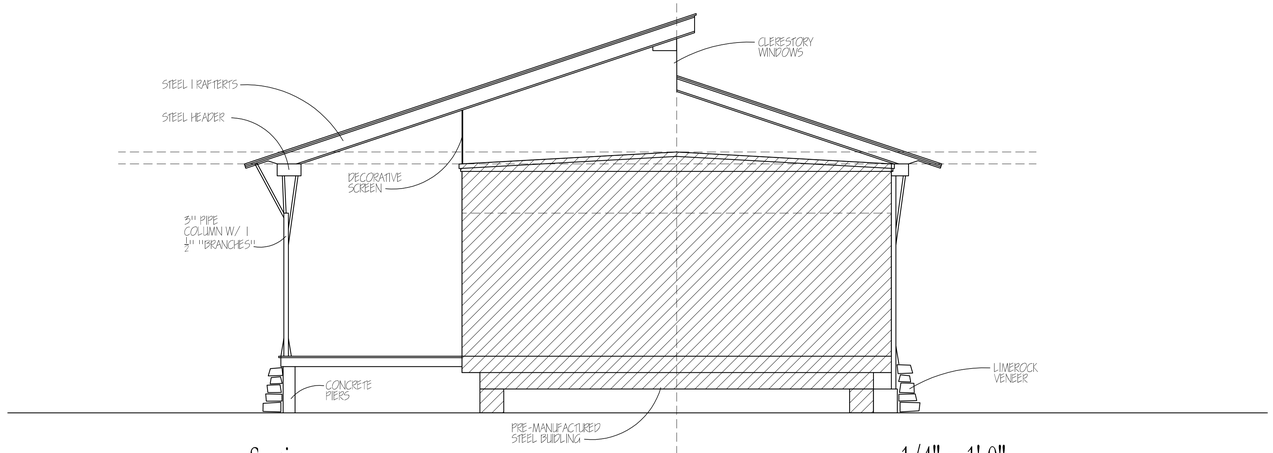
November 8, 2022

A.200

PRELIMINARY - NOT FOR CONSTRUCTION



Rear Elevation 1/4" = 1'-0"



Section 1/4" = 1'-0"

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PRELIMINARY - NOT FOR CONSTRUCTION