

CONSTRUCTION DRAWINGS FOR CLEAR SPRINGS GRADING MODIFICATION



THESE PLANS PREPARED USING THE N.A.V.D. 88 DATUM
CONVERSION FROM N.A.V.D. 1988 DATUM TO N.G.V.D. 1929 DATUM
N.A.V.D. 1988 + 0.879 = N.G.V.D. 1929

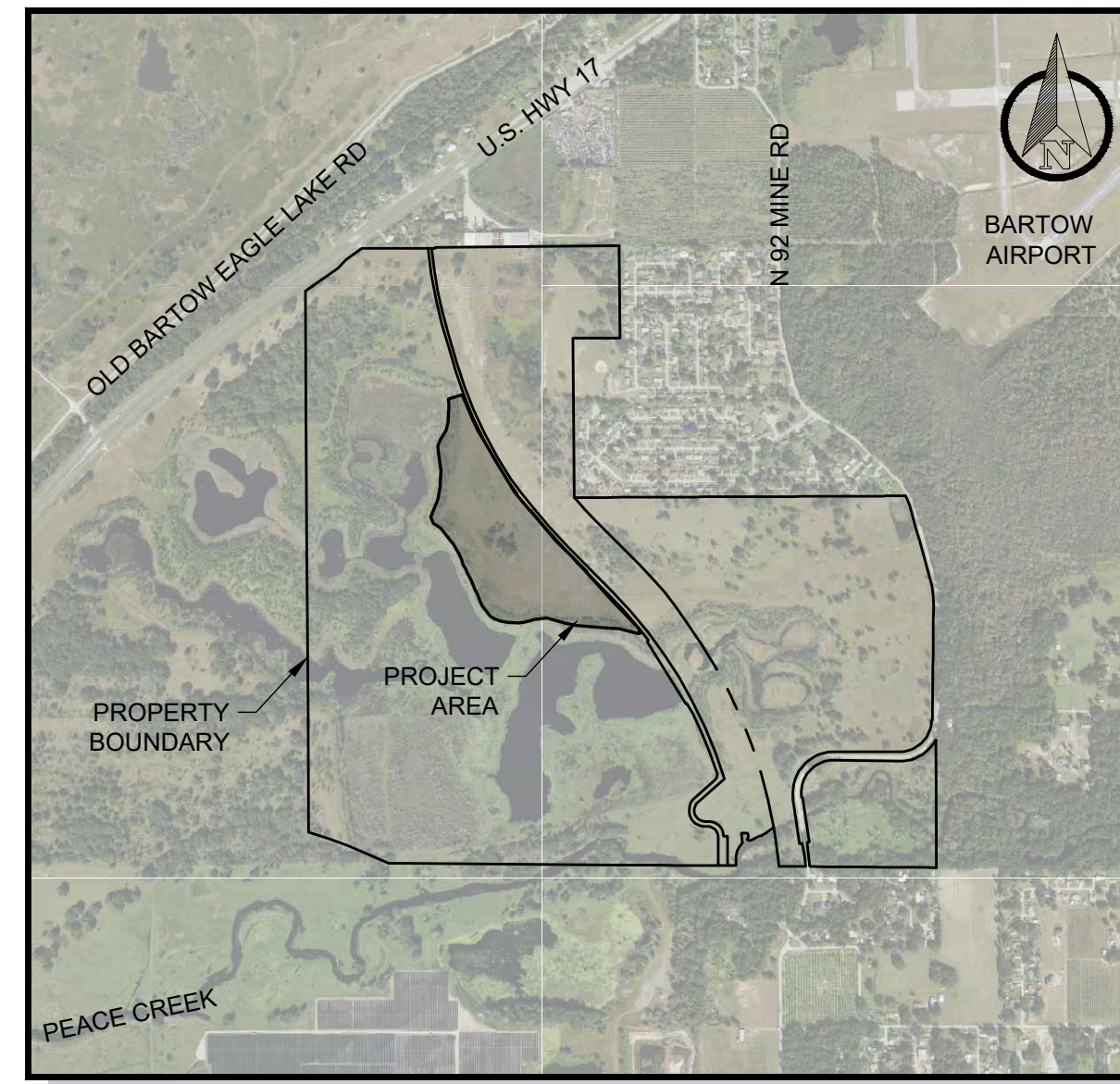
SHEET INDEX	
SHEET #	DESCRIPTION
C0.00	COVER SHEET
C1.00	GENERAL NOTES & DETAILS
C2.00-C2.01	EXISTING CONDITIONS & DEMOLITION PLAN
C3.00-C3.01	STORMWATER POLLUTION PREVENTION PLAN
C6.00-C6.01	GRADING & DRAINAGE PLAN
C6.02	CROSS-SECTIONS & DETAILS
	SURVEY (BY OTHERS)

LEGAL DESCRIPTION
(BY POLK PROPERTY APPRAISER)

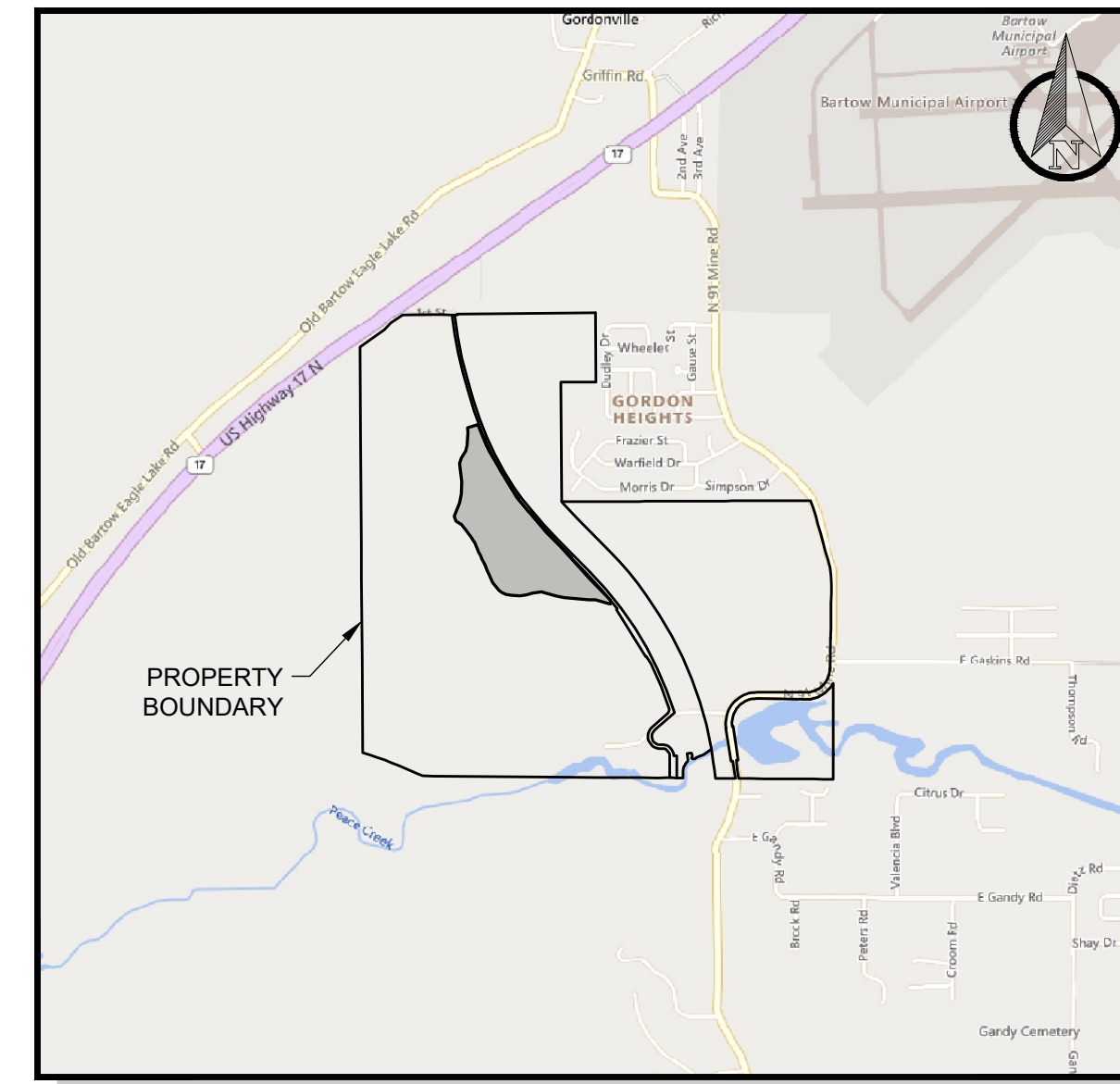
ALL LESS N1/2 OF NE1/4 LYING WEST OF OLD 91 MINE RD & LESS THAT PT OF N3/4 OF SEC LYING E OF OLD 91 MINE RD & LESS BEG AT SW COR OF NW1/4 OF NE1/4 RUN N 544.40 FT W 400 FT S 544.40 FT E 400 FT TO POB & LESS BEG AT SW COR OF NW1/4 OF NE1/4 RUN W 400 FT S 300 FT E 2837.93 FT TO CLINE OF 91 MINE RD RUN NWLY ALONG SAID CLINE 1233 FT ML TO INTERSECTION WITH N BDRY OF S1/2 OF NE1/4 RUN W 1517.53 FT TO POB & LESS RW FOR SR 555 & LESS THAT PT OF NW1/4 OF NW1/4 LYING NWLY OF SR 555 & LESS OLD 91 MINE RD RW & LESS ADDL RW FOR 91 MINE RD & LESS MAINT RW FOR STARLING RD & LESS RW FOR BARTOW NORTHERN CONNECTOR PHASE 2 AS DESC IN OR 9486-1620 & LESS ADDL RW PER OR 13342-1606

PROVIDE SUBMITTALS TO
RODNEY A. GADD, PE
GADD & ASSOCIATES, LLC
4685 E COUNTY ROAD 540A
LAKELAND, FL 33813
PHONE: (863) 940-9979
EMAIL: RODNEY@GADDCIVIL.COM

OWNER/CLIENT
FRED BOLING - PRESIDENT
CLEAR SPRINGS LAND COMPANY, LLC
6105 SPIRIT LAKE ROAD
WINTER HAVEN, FL 33880
PHONE: (781) 775-7828
EMAIL: bolingfj@gmail.com



AERIAL MAP



VICINITY MAP

SITE CHARACTERISTICS

- PROJECT DESCRIPTION:**
MASS RE-GRADING WITHIN PROPERTY BOUNDARY
- PROPERTY LOCATION & INFORMATION:**
PROPERTY LOCATION: NORTH 91 MINE ROAD, BARTOW, FL 33830
PROPERTY TAX ID#: 25-29-27-000000-012020
PROPERTY ACREAGE: ±397.32 AC
PROJECT AREA WETLANDS: ±0.00 AC
FEMA FLOOD ZONE(S): ZONE 'X' & 'AE'
MAP NUMBER: 12105C0510 G & 12105C0520 G
EFFECTIVE DATE: DECEMBER 22, 2016
SECTION / TOWNSHIP / RANGE: 27 / 29 S / 25 E
- ZONING AND LAND USE:** UNASSIGNED & CLEAR SPRINGS RESIDENTIAL
- DEVELOPMENT CHARACTERISTICS**
PROJECT AREA: ±31.4AC
SETBACKS FRONT: N/A
SIDE: N/A
REAR: N/A
ISAR: (IMPERVIOUS SURFACE AREA RATIO) N/A
FAR: (FLOOR AREA RATIO) N/A
- UTILITY CONTACTS:**

MICHELLE DANIEL SUMMIT BROADBAND - FIBER & TELEPHONE 4558 35TH ST ORLANDO, FL 32811 (407) 996-1183	GARY HARDY FLORIDA PUBLIC UTILITIES 1703 7TH ST SW WINTER HAVEN, FL 33880 (800) 427-7712	CHAD EVERER COMCAST - CABLE/TV 8130 CR 44 LEG A LEESBURG, FL 34788 (941) 723-7100
GARY BEVINS CHARTER COMMUNICATIONS 1004 US HWY 92 W AUBURNDALE, FL 33823 (813) 302-0800	JOSEPH E. SANCHEZ FLORIDA GAS TRANSMISSION - LAKE/AND GAS 1544 N COMBEE RD LAKELAND, FL 33801 (407) 858-7171	CORBETT WATSON CITY OF BARTOW - WATER/SEWER 50 N WILSON AVE BARTOW, FL 33830 (863) 534-0122 - EX-3506
DANIEL LEILLO FRONTIER COMMUNICATIONS 3712 W WALNUT ST TAMPA, FL 33607 (941) 504-9662	JAMES VILLARREAL CULPSTREAM NATURAL GAS 4610 BUCKEYE RD PALMETTO, FL 34221 (941) 723-7100	BRENT FOCKLE CITY OF BARTOW - WATER/SEWER 50 N WILSON AVE BARTOW, FL 33830 (863) 534-0100 - EX-3118
CROWN CASTLE - FIBER 8248 PARKLINE BOULEVARD, SUITE 200, 220 & 240 ORLANDO, FL 32809 (877) 486-9377		

IT IS THE INTENTION OF THESE DOCUMENTS TO PROPOSE FIRE PROTECTION IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE, (8TH EDITION, 2023). CONTRACTOR SHALL BE FAMILIAR WITH THESE DOCUMENTS AND ASSURE CONFORMANCE.

IT IS THE INTENTION OF THESE DOCUMENTS TO PROPOSE CONSTRUCTION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE (8TH EDITION, 2023). CONTRACTOR SHALL BE FAMILIAR WITH THESE DOCUMENTS AND ASSURE CONFORMANCE.

CONTRACTOR IS RESPONSIBLE FOR HIRING A QUALIFIED UNDERGROUND UTILITY LOCATOR. THE UNDERGROUND UTILITY LOCATOR SHALL LOCATE EXISTING UTILITIES IN PROJECT AREA PRIOR TO DEMOLITION AND CONSTRUCTION.

CONSTRUCTION MATERIALS, QUALITY, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY OF BARTOW AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

REVISIONS

CLIENT COMMENTS	
SWF/WMD COMMENTS	
DATE	

DRAWN: JS
DESIGNED: JS / RLS
CHECKED: RG
PROJECT # 1241.01

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
4685 E COUNTY ROAD 540A
LAKELAND, FL 33813
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www.GaddCivil.com

CLEAR SPRINGS GRADING MODIFICATION
NORTH 91 MINE ROAD
BARTOW, FL 33830

ISSUED FOR

REVIEW	02.12.2026
PERMIT(WMD)	02.18.2026

This item has been digitally signed and sealed by Robert L. Saddler, P.E. on the date adjacent to the seal.
Signature must be verified on any electronic copies.

ROBERT L. SADDLER, P.E.
FLA. P.E. No. 82405

DATE

COVER SHEET

C0.00

GENERAL NOTES

- Information provided in these drawings by Engineer (Gadd & Associates, LLC) including elevations, dimensions, utilities, structures, and other features are according to the best information available at the time of preparation. The Contractor shall verify this information and notify the Engineer immediately if a discrepancy exists.
- It is the Contractor's responsibility to become familiar with permit, construction, and inspection requirements of the various applicable agencies. These drawings are not intended to completely specify all the requirements of the applicable agencies and their construction specifications. The Contractor is responsible for obtaining approved permits, permit drawings, and specifications and adhering to the information/requirements contained therein. These documents shall be kept onsite and readily accessible to Engineer, Owner, and applicable agencies.
- The Contractor shall be responsible for gaining complete familiarity of the project and specifications. These drawings are intended to propose the final construction. Means and methods of construction including but not limited to limitations of access, subsurface conditions, and sequence of activities shall be determined by Contractor.
- The Contractor shall ensure they have all permitted drawings in advance of submitting final bids for the work proposed. No additional funds will be made available to Contractor due to bidding inaccuracies of preliminary drawings.
- All work directly proposed or indirectly required in these drawings shall be included by the Contractor. No additional monies will be made available to Contractor due to an error by the Contractor during bidding or by work not directly specified but required by the proposed construction. This work shall be considered incidental to the contract and no additional compensation will be provided.
- Quantities depicted in these drawings are for permitting purposes only. The Contractor shall be responsible for determining their own bid quantities.
- The Contractor shall provide a qualified superintendent to be present onsite at all times. The superintendent's contact information must be provided to Owner/Engineer in advance of construction.
- Material and workmanship shall conform to Florida Department of Transportation's Specifications (latest edition) along with all applicable municipal agencies and Owner specifications. Should a discrepancy occur, the most restrictive shall apply.
- At least (3) days prior to construction, the Contractor shall notify the Engineer and all applicable agencies with anticipated start date, schedule, contact information, and other information as required. The Contractor is responsible scheduling any necessary pre-application meetings and inspections.
- Field changes or deviations shall require approval by Contractor from Engineer.
- The Contractor shall submit "shop drawings" of all pre-cast products to Engineer for cursory review prior to manufacturing. Contractor shall be responsible for all costs incurred from failure to submit shop drawings.
- The locations and sizes of all existing utilities are approximate and depicted to the Engineer's best knowledge. Additional utilities may exist which are not depicted on the plans or their locations may be different than as depicted. The Contractor shall be responsible for the location of existing utilities utilizing electronic methods and hand excavation in coordination with all utility companies prior to commencing work. Any conflicts with the existing features shall be coordinated with Owner/Engineer prior to beginning construction.
- It shall be the responsibility of Contractor to protect existing utilities and infrastructure at all times during construction, including providing direct support and shoring as necessary. Contractor must coordinate any such work directly with utility company. If the utility company requires that only their employees may perform such work, then the Contractor shall coordinate the work and submit any payments directly to Utility. All existing valves, hydrants, meters, services, manhole rims, inlet tops or other appurtenances affected by the proposed construction shall be adjusted as required. This work is to be included within the base bid.
- The Contractor shall coordinate installation of any under-ground conduits/piping required for services, power, telephone, cable, irrigation, security, etc. prior to beginning sub-grade work.
- The Contractor shall be responsible for coordinating and/or paying for relocation of existing utilities with the applicable utility companies.
- All clearing, grubbing, and disposal of material to an offsite location is the responsibility of the Contractor. None of this material may be left onsite without the written approval of Owner and/or Engineer. Burning of material may be allowed only if the Contractor receives any required burn permits and receives written approval from Owner. The Contractor will assume all responsibility and liability associated with burning of material.
- It is the Engineer's sole discretion as to whether electronic files of the drawings will be made available to the Contractor for bidding or construction. The

Contractor shall not presume the files will be made available and bid accordingly. In the event the drawings are provided digitally to the Contractor, they are not to be considered covered under the Engineer's certification. The Contractor assumes all liability as a result of the digital files.

GENERAL CONSTRUCTION REQUIREMENTS

- The Contractor is responsible for obtaining any permits required for work within public right-of-way.
- The Contractor is responsible for all survey layout and required testing by applicable agencies.
- Any existing features impact or damaged by the proposed construction including: swales/ditches, inlets, culverts, manholes, sidewalks, driveways, pavement, mailboxes, sod, landscaping, irrigation, etc., must be restored by Contractor to the full extent disturbed. Replacement materials must match existing condition or better. No disturbed areas are to be left un-stabilized.
- Concrete and asphalt pavement must be saw cut to provide clean edge. Concrete shall be removed to the first existing joint.
- All underground utilities must be installed, inspected, tested and accepted in advance of base & pavement construction.
- Dewatering may be required for excavation of stormwater facilities and installation of utilities. Dewatering includes the use of shallow well points or sump pumps. Water must be pumped to onsite sedimentation basins surrounded completely by a double row of silt fence. If the basin cannot contain all dewatering and dispose of through infiltration/percolation, the Contractor shall ensure any discharge meets state water quality requirements.
- The Contractor is responsible for establishing and maintaining all installed vegetation until the project is complete and accepted by Owner/Engineer.

EARTHWORK

- Structural Fill:** All new fill within the project which may be used for support of structures, signs, utilities, pavements, walks, walls, etc. is defined as structural fill. Structural fill is to be comprised of clean soil, and/or aggregate, free of organics, deleterious materials, ice, and waste of any kind, and be observed and documented by a reputable soil engineer. Compact structural fill outside building areas in uniform lifts not exceeding 12 inches loose thickness, to at least 100% of standard proctor maximum dry density (ASTM D698). All fill slopes to remain shall be placed and compacted beyond the final lines and grades, then cut back to ensure proper compaction at the finished slope face. All existing slopes steeper than 5:1 (V) shall be "benched" at least 8 feet into the slope face. To ensure new fills are placed and compacted in generally uniform, horizontal lifts, eliminating weakened planes within the new fills. The top lift shall be compacted to 100% standard proctor maximum dry density (ASTM D698). Compact structural fill within building areas in accordance with Geotechnical Engineer report and structural plans and specifications. Should a discrepancy arise between these and local municipal codes or specifications, the most restrictive shall apply.
- Utility Backfill:** All underground utilities should be backfilled with the trench spoil, unless the spoils do not meet the structural fill requirements above. In which case, a suitable structural fill shall be imported and the unsuitable spoils disposed off site.
- Subgrade:** The original subgrade and each successive lift of structural fill including the final lift shall be stable under the load of a loaded bi-axial dump truck. Stable is defined as a firm, unyielding surface, and allowing no yielding, rutting, flanging, pumping, or otherwise deflecting in excess of 0.5 inches. In addition, the final subgrade shall meet the following parameters:
 - Building and exterior slabs: Geotechnical report requirements, structural plans and specifications.
 - Flexible and rigid pavements: Plans and specifications, requirements, local municipal requirements.
- At all times, the direct input or runoff of fine materials including, but not limited to crushed concrete, clay, and limerock are prohibited from entering the pond area via berms, silt fence, or other methods. If noticed during construction, Contractor will be required to over excavate pond to remove and replace with clean material at their own expense.

PAVEMENT & SIDEWALK CONSTRUCTION

- Stabilized Subgrade:** All pavement subgrade, where applicable, shall be stabilized to the required depth and required Florida bearing value, six inches outside the edge of base on each side of the pavement, and shoulders shall be stabilized per Plan to a Florida bearing value of as specified. Where existing soils to be used in the road subgrade have the required bearing value, no additional stabilizing material need be added. Mixing shall be done to insure

uniformity whether or not additional material is added. The stabilizing material, if required, shall be high bearing value soil, clay-sand, limerock, shell or other material conforming to FDOT Standard Specifications.

- Base Course:** The materials permitted as base course for flexible pavement are indicated in Plans and shall meet the requirements of FDOT Standard Specifications for Road and Bridge Construction, latest edition.
- Asphalt Surface Course:** Type-S or Friction Course (FC) as specified in Plans. Asphalt mix designs must meet the requirements of the local municipality and be an approved FDOT mix. Mixes must be prepared by a certified materials testing laboratory, or by a Construction Training Qualification Program (CTQP) certified Asphalt Mix Designer. In either case all asphalt mix designs must be submitted to the Engineer and local municipality for approval and shall be signed and sealed by a Professional Engineer (with the exception of Superpave Mixes).
- Concrete Surface Course and Curb:** All concrete pavement shall have a minimum compressive strength of 3000 psi (unless specified otherwise) at 28 days in accordance with American Concrete Institute (ACI) 318, Sections 4.8.2.3 and 4.8.3. The mixture shall contain no more water than is necessary to produce concrete which is workable and plastic. The minimum slump necessary to place the concrete satisfactorily shall be used. Slumps should be maintained so as not to exceed four and one-half inches for nonvibrated placement and not to exceed 5 inches for vibrated placement. The design mix shall be submitted to the Engineer for approval prior to paving. All plants providing concrete must be certified by FDOT and be in accordance with FDOT Standard Specifications. All equipment used in the placement of concrete pavements shall conform to Section 350-3 of the FDOT Standard Specifications. Preparation, construction, curing, and jointing shall be in accordance with ACI 303.
- Concrete Sidewalk:** All concrete sidewalk shall be in constructed in accordance with Section 522 (and applicable referenced Sections) of the FDOT Standard Specifications. Finishing is to include striking-off concrete by means of a wood or metal screed, used perpendicular to the forms, to obtain required grade and remove surplus water and lather. The surface, when cured, shall have a uniform broom finish. Ensure that the surface variations are not more than 1/4 inch under a 10 foot straight edge or 1/8 inch on a 5 foot straight edge. Finish the edge of the sidewalk with an edging tool having a radius of 1/2 inch. Excess fibers shall be rubbed smooth. Where concrete sidewalk lies within public Right-of-Way, it shall be constructed in accordance with that jurisdiction's requirement.
- Testing for asphalt areas including but not limited to:** limerock bearing ratio, density, and cores shall be in accordance with local municipal requirements for work within Right of Way and within the site at Contractor's expense. Testing for drive aisles within the site shall be every 300 linear feet (minimum one test per area). Parking areas shall be tested at intervals of 500 square yards. For these requirements, test location shall be determined by an impartial Geotechnical Engineer or as required by Engineer. Additional testing will be required if initial testing fails. Final signed and sealed test packages shall be presented to Engineer and Owner at the terminus of project in a neat and orderly fashion. Testing for concrete areas including but not limited to: density, slump, and cylinder breaks shall be in accordance with local municipal requirements for work within Right of Way. Testing for areas within the site shall be as required by Owner or at a minimum, as required for asphalt (above).

GRADING AND DRAINAGE REQUIRED AS-BUILT INFORMATION

- Grading As-Built Survey shall accurately depict in plan view As-Built topographic information of all constructed features: i.e. buildings (including finished floor elevation), paving, ponds, swales, re-grading, storm sewer, curbing, sidewalks, poles, signs, ramps, electric/communication features, etc. with sufficient detail to determine compliance with proposed documents.
- Specific information required for ponds, swales, and slopes include establishing constructed locations and elevations of grade breaks, toe of slopes, and top of banks.

SEQUENCE OF CONSTRUCTION ACTIVITIES

- Install silt barriers as proposed on Plans.
- Clear and grub site.
- Rough grade the site.
- All disturbed areas must be stabilized within 7 days of disturbance if not captured by stormwater ponds.
- Complete grading.
- Install permanent sodding (pin as required in sloped areas) or other permanent stabilization features.
- Remove temporary silt barriers after all disturbed areas are stabilized.

SAFETY

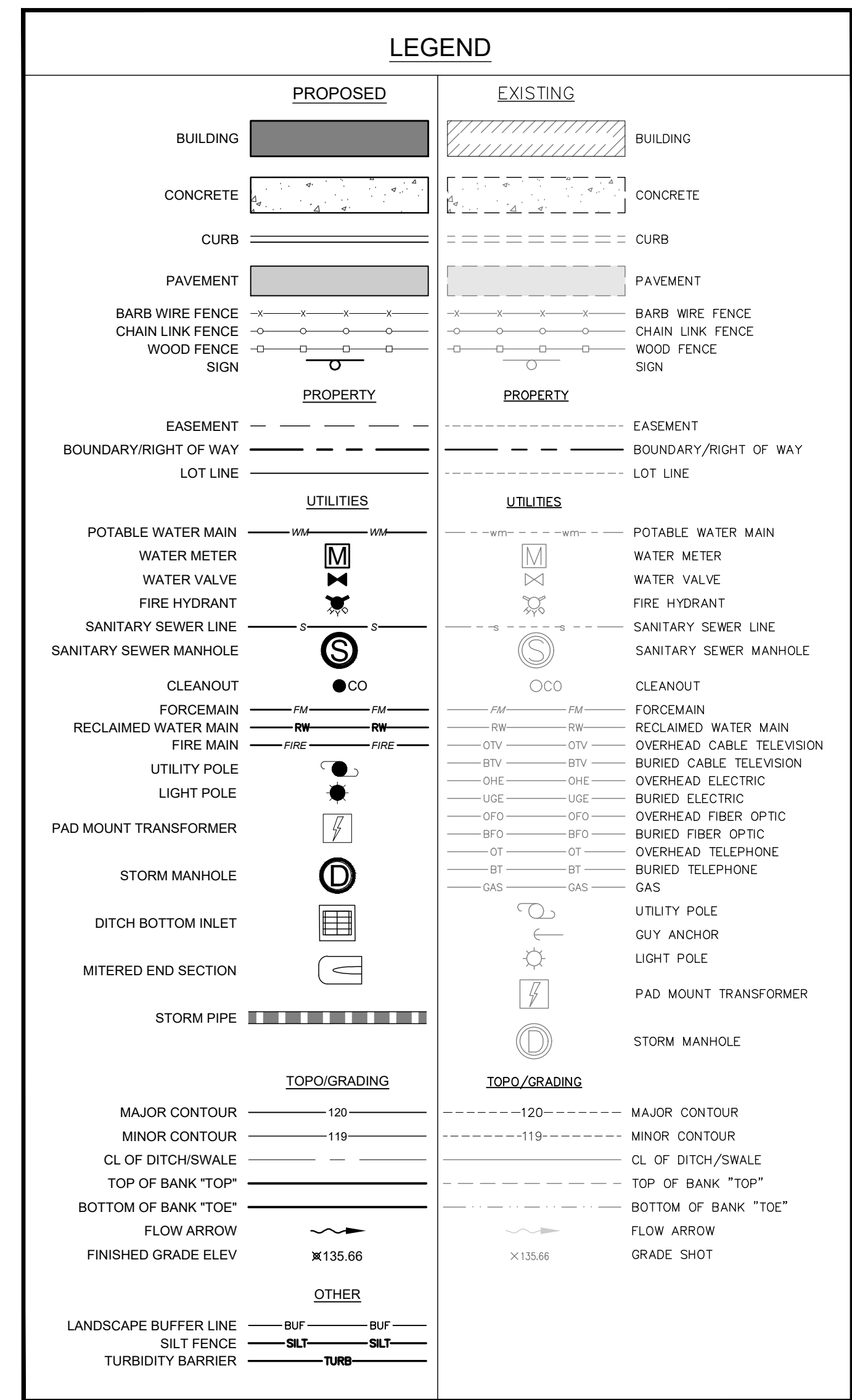
- The Contractor is responsible for keeping a safe work site for the traveling public and personnel at all times.
- Labor safety shall conform to provisions set forth by OSHA in the Federal Registry of the Department of Transportation.
- All trench excavation shall be in accordance with the "Trench Safety Act" as incorporated into OSHA standards.
- The Contractor shall adopt and implement maintenance of traffic for all work with right-of-way in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and Florida Department of Transportation (FDOT) latest editions.

GENERAL AS - BUILT SURVEY REQUIREMENTS

- A Grading, Drainage, & Utility As-Built shall be provided by a state of Florida licensed surveyor and certified to Gadd & Associates, LLC (ENGINEER) in addition to the Developer, Bank and/or others as required. Unless otherwise stated in writing prior to bidding, this work shall be obtained, coordinated, and paid for by Contractor. Failure of Contractor to provide the information, as requested herein, may result in delays to the project by Contractor.
- As-built data shall be on the same coordinate system and benchmark datum as the construction plans. The datum used must be identified on the As-Built Survey. The information provided shall be acceptable to the utility company, the water management district, and the reviewing government agency.
- Information included on the As-Built Survey shall meet Florida Minimum

Technical Standards in addition to including the information requested herein.

- All provided As-Built Surveys shall be neat and legible. This may require separate drawing sheet to include as-built information of water, grading, drainage, etc. as required for legibility. In general, proposed information shall be lightened in the drawing(s) with As-Built information bolded so as to be prominent in the As-Built survey. Additional drawing modifications may be necessary to present the As-Built information in a legible manner.
- When provided, point tables shall be organized in nature and in ascending order.
- ENGINEER will provide Contractor with a CAD file of drawings on request. The As-Built Survey shall be drafted onto the latest drawings issued by ENGINEER utilizing the same horizontal and vertical datum without rotation at the same size and scale as the ENGINEER's drawings. The As-Built Survey SHALL be provided to ENGINEER in a single digital CAD file as required. Multiple CAD files of the same component (water, sewer, storm, etc.) will not be accepted. Any phasing of a project shall include layer management to separate information into phases.
- In addition to a CAD file, ENGINEER shall require As-Built surveys to be provided in pdf format. The surveyor must be capable of providing a pdf digitally signed and sealed meeting minimum state standards. When necessary to satisfy agency or developer requirements, up to 6 hard copies may be requested and provided that are physically signed and sealed.
- Contractor shall become familiar with the requirements of agencies having jurisdiction to understand their As-Built information requirements. ENGINEER reserves the right to request additional information be added to or modified on the As-Built survey as needed to verify compliance of constructed components and/or satisfy agency requirements at no additional cost to ENGINEER or Developer.

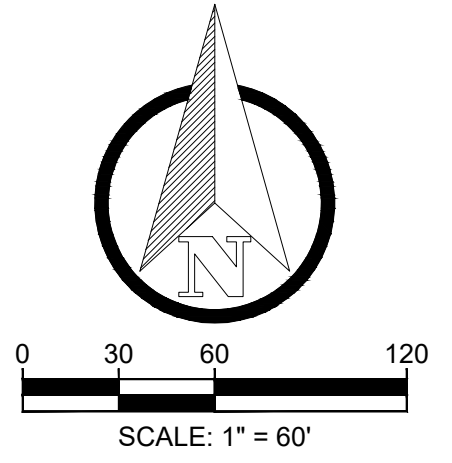
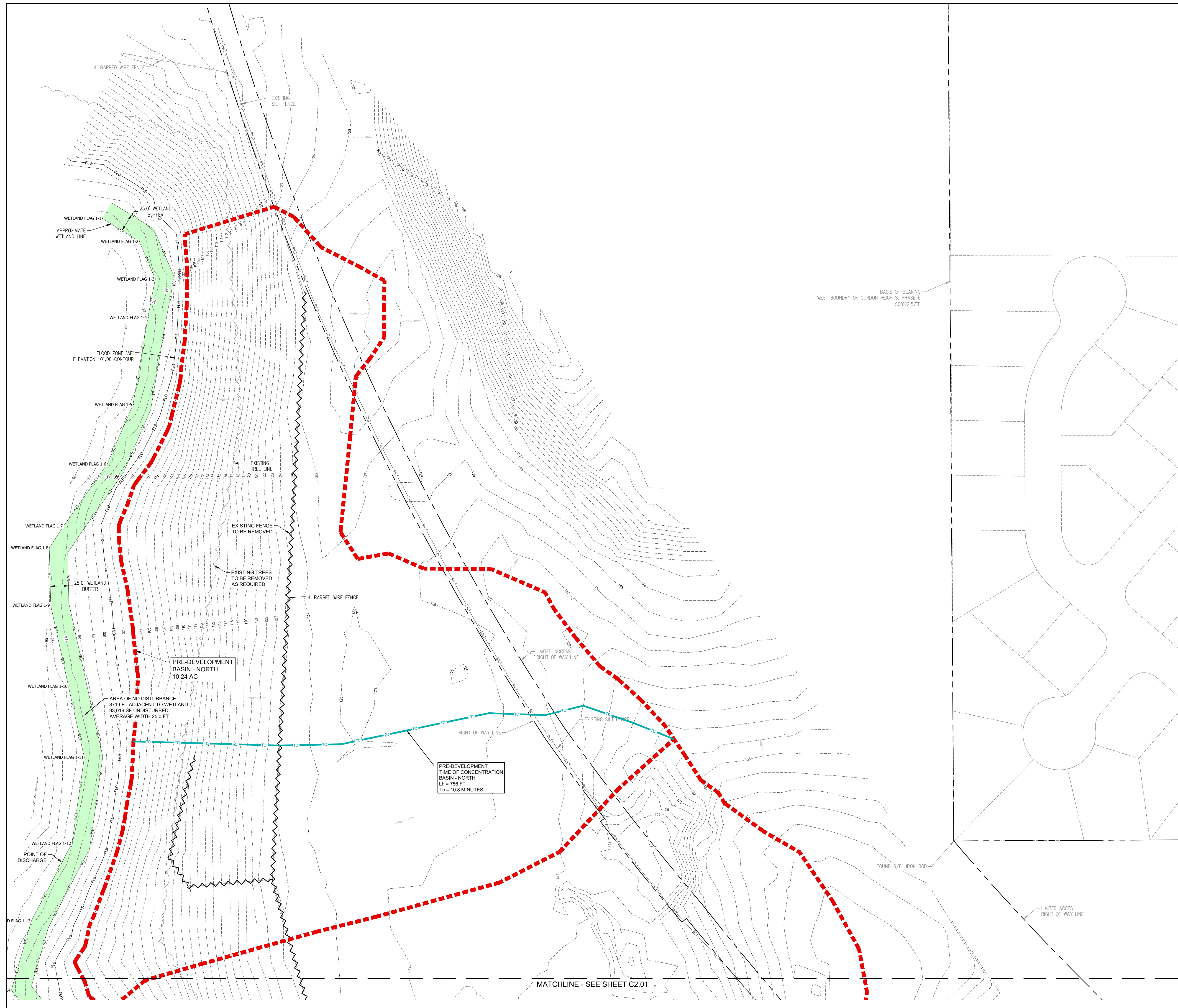


ABBREVIATIONS

THE FOLLOWING LIST CONTAINS ABBREVIATIONS USED IN THIS SET OF DRAWINGS. NOTE THAT NOT ALL ABBREVIATIONS SHOWN HERE MIGHT APPEAR WITHIN THIS SET OF PLANS

AC = ASPHALT CONCRETE, ACRE	GA = GAUGE	PSF = POUNDS PER SQUARE FOOT
ADS-HP = ADVANCED DRAINAGE SYSTEMS	GALV = GALVANIZED	PSI = POUNDS PER SQUARE INCH
AFF = ABOVE FINISHED FLOOR	GI = GUTTER INLET	PT = POINT, POINT OF TANGENCY
AHJ = AUTHORITY HAVING JURISDICTION	GR = GRADE	POLY(VINYL CHLORIDE) = PAVEMENT
ALUM = ALUMINUM	GRBR = GRADE BREAK	PVMT = PAVEMENT
APPD = APPROVED	GRND = GROUND	R, RT = RIGHT
APPROX = APPROXIMATE	GRS = GALVANIZED STEEL, GROUND SHOT	RAD = RADIUS
ARCH = ARCHITECTURAL	GW = GATE VALVE	RCP = REINFORCED CONCRETE PIPE
ASPH = ASPHALT	HT = HEIGHT	RD = ROAD, ROAD GRANT
ASSY = ASSEMBLY	HDPE = HIGH DENSITY POLYETHYLENE PIPE	RED = REDUCER
AWWA = AMERICAN WATER WORKS ASSOCIATION	HORIZ, H = HORIZONTAL	REQD = REQUIRED
BFO = BURIED FIBER OPTIC	HP = HIGH POINT	REV = REVISION, REVISE
BLDG = BUILDING	HT = HEIGHT	RH = RIGHT HAND
BLVD = BOULEVARD	HWY = HIGHWAY	RM = ROOM
BM = BENCHMARK	HYD = HYDRANT, HYDRAULIC	RND = ROUND
BS = BOTTOM OF CURB	ID = INSIDE DIAMETER	ROT = ROTATED
BE = BURIED ELECTRIC	INCH = INCH	ROW, RW = RIGHT OF WAY
BFP = BACK FLOW PREVENTER	INC = INCORPORATED	RR = RAILROAD
BT = BURIED TELEPHONE	INFO = INFORMATION	S = SOUTH
BW = BOTTOM OF WALL	INVO = INVERT	SAN = SANITARY
CATV = TELEVISION CABLE	IRR = IRRIGATION	SCH = SCHEDULE
CF = CUBIC FEET	ISAR = IMPERVIOUS SURFACE AREA RATIO	SECT = SECTION
CHPE = CORRUGATED HIGH DENSITY POLYETHYLENE PIPE	ISR = ISLAND	SEW = SEWER
CI = CAST IRON, CURB INLET	JCT = JUNCTION	SO FT = SQUARE FEET
CL = CENTER LINE	JM = JOINT, CONSTRUCTION JOINT	SH = SHEET
CLF = CHAIN LINK FENCE	JUN = JUNCTION MANHOLE	SIM = SIMILAR
CO = CORRUGATED METAL PIPE	JW = JOINT, CONSTRUCTION JOINT	SLV = SLEEVE
COB = CLEAN OUT, COMPANY	LA = LATERAL	SPEC = SPECIFICATION
COL = CITY OF LAKELAND	LAT = LATERAL	STANDARD PLANS INDEX = SPR
COMM = COMMUNICATION	LCR = LINEAR FEET	SQ = SQUARE
CONC = CONCRETE	LF = LEFT HAND	SSBH = SANITARY SEWER MANHOLE
COND = CONDUIT (UNDERGROUND)	LH = LEFT HAND	SS = STAINLESS STEEL
CONSTR = CONSTRUCT, CONSTRUCTION	LP = LOW POINT	ST = STREET
CONTR = CONTRACTOR, CONTRACT	LVL = LEVEL	STA = STATION
CORR = CORRUGATED	LEV = LEVEL	STD = STANDARD
CU, FT = CUBIC FOOT	LEV = LEVEL	STL = STEEL
CU, IN = CUBIC INCH	LEV = LEVEL	STRUC = STRUCTURAL
CY = CUBIC YARD	LEV = LEVEL	SY, SYVD = SQUARE YARDS
CU, YD = CUBIC YARD	LEV = LEVEL	SYSTEM = SYSTEM
DA = DIMENSION	LEV = LEVEL	SW = SIDEWALK
DBI = DITCH BOTTOM INLET	LEV = LEVEL	SHWL = SEASONAL HIGH WATER LEVEL
DBL = DOUBLE	LEV = LEVEL	SLV = SLEEVE
DEMO = DEMOLITION	LEV = LEVEL	SPEC = SPECIFICATION
DETAIL = DETAIL	LEV = LEVEL	STANDARD PLANS INDEX = SPR
DI = DUCTILE IRON	LEV = LEVEL	SQR = SQUARE
DM = DIMENSION	LEV = LEVEL	SSBH = SANITARY SEWER MANHOLE
DIM = DIMENSION	LEV = LEVEL	SS = STAINLESS STEEL
DMH = DRAINAGE MANHOLE	LEV = LEVEL	ST = STREET
DS = DOWNSPOUT, DOWNSTREAM	LEV = LEVEL	STA = STATION
DWG = DRAWING	LEV = LEVEL	STD = STANDARD
DHWL = DESIGN HIGH WATER LEVEL	LEV = LEVEL	STL = STEEL
E = EACH	LEV = LEVEL	STRUC = STRUCTURAL
EA = EACH	LEV = LEVEL	SY, SYVD = SQUARE YARDS
ELEV = ELEVATION	LEV = LEVEL	SYSTEM = SYSTEM
ELEC = ELECTRIC, ELECTRICAL	LEV = LEVEL	SW = SIDEWALK
ENCL = ENCLOSURE	LEV = LEVEL	SHWL = SEASONAL HIGH WATER LEVEL
EQ, EP = EDGE OF PAVEMENT	LEV = LEVEL	SLV = SLEEVE
EQ = EQUAL	LEV = LEVEL	SPEC = SPECIFICATION
EQ = EQUAL	LEV = LEVEL	STANDARD PLANS INDEX = SPR
ERF = ELECTRIC REINFORCED CONCRETE PIPE	LEV = LEVEL	SQR = SQUARE
EXP = EXISTING	LEV = LEVEL	SSBH = SANITARY SEWER MANHOLE
EXP = EXISTING	LEV = LEVEL	SS = STAINLESS STEEL
EXP = EXISTING	LEV = LEVEL	ST = STREET
EXT = EXTERIOR	LEV = LEVEL	STA = STATION
EXT = EXTERIOR	LEV = LEVEL	STD = STANDARD
EXT = EXTERIOR	LEV = LEVEL	STL = STEEL
EXT = EXTERIOR	LEV = LEVEL	STRUC = STRUCTURAL
EXT = EXTERIOR	LEV = LEVEL	SY, SYVD = SQUARE YARDS
EXT = EXTERIOR	LEV = LEVEL	SYSTEM = SYSTEM
EXT = EXTERIOR	LEV = LEVEL	SW = SIDEWALK
EXT = EXTERIOR	LEV = LEVEL	SHWL = SEASONAL HIGH WATER LEVEL
EXT = EXTERIOR	LEV = LEVEL	SLV = SLEEVE
EXT = EXTERIOR	LEV = LEVEL	SPEC = SPECIFICATION
EXT = EXTERIOR	LEV = LEVEL	STANDARD PLANS INDEX = SPR
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EXT = EXTERIOR	LEV = LEVEL	SHWL = SEASONAL HIGH WATER LEVEL
EXT = EXTERIOR	LEV = LEVEL	SLV = SLEEVE
EXT = EXTERIOR	LEV = LEVEL	SPEC = SPECIFICATION
EXT = EXTERIOR	LEV = LEVEL	STANDARD PLANS INDEX = SPR
EXT = EXTERIOR	LEV = LEVEL	SQR = SQUARE
EXT = EXTERIOR	LEV = LEVEL	SSBH = SANITARY SEWER MANHOLE
EXT = EXTERIOR	LEV = LEVEL	SS = STAINLESS STEEL
EXT = EXTERIOR	LEV = LEVEL	ST = STREET
EXT = EXTERIOR	LEV = LEVEL	STA = STATION
EXT = EXTERIOR	LEV = LEVEL	STD = STANDARD
EXT = EXTERIOR	LEV = LEVEL	STL = STEEL
EXT = EXTERIOR	LEV = LEVEL	STRUC = STRUCTURAL
EXT = EXTERIOR	LEV = LEVEL	SY, SYVD = SQUARE YARDS
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 PLOTTED: Thursday, March 19, 2026 12:09:28 PM



BENCHMARK INFORMATION

BENCHMARK REFERENCE:
 • ELEVATIONS ARE BASED ON THE N.A.V.D. 1988 DATUM
 • REFERENCE BENCHMARK: BASED ON NATIONAL GEODETIC SURVEY BENCHMARK '952704' HAVING AN ELEVATION OF 107.34' N.A.V.D. 1988
 • DATUM CONVERSION: N.A.V.D. 1988 + 0.879' = N.G.V.D. 1929

BENCHMARK	ELEVATION	DESCRIPTION
BM #1	136.38'	SET 1/2" ROD AND CAP STAMPED LB8112
BM #2	96.36'	SET 1/2" IRON ROD AND CAP STAMPED LB8112

BENCHMARK AND EXISTING CONDITIONS SURVEY INFORMATION PROVIDED BY:
BASEPOINT SURVEYING, INC.
 150 S WOODLAWN AVE
 BARTOW, FL 33830
 PHONE: (863) 537-7413

DEMOLITION VEGETATION REMOVAL NOTE:

THIS PLAN MAY OR MAY NOT DEPICT ALL TREES AND/OR OTHER VEGETATION ON OR NEAR THE PROPOSED WORK WITHIN THE PROJECT AREA. IT IS RECOMMENDED THAT SITE VISITS BE MADE BY THE CONTRACTOR TO DETERMINE SCOPE OF TREES AND/OR VEGETATION REMOVAL IN ADVANCE OF BIDDING. NO ADDITIONAL COMPENSATION WILL BE MADE AVAILABLE BEYOND THAT SPECIFIED IN THE BASE BID FOR REMOVAL AND DISPOSAL. ALL TREES AND/OR VEGETATION WITHIN THE AFFECTED WORK AREA THAT CONFLICTS WITH PROPOSED WORK SHALL BE PROPERLY REMOVED AND DISPOSED OF BY THE CONTRACTOR.

DEMO LEGEND

	EXISTING FENCE TO BE REMOVED
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REVISIONS

NO.	DATE	DESCRIPTION
1	03.04.2026	CLIENT COMMENTS
2	03.04.2026	SWF/WMD COMMENTS
3	03.05.19.2026	

DRAWN: JS
 DESIGNED: JS / RLS
 CHECKED: RG
 PROJECT # 1241.01

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 4885 E. COUNTY ROAD 540A
 JARLAND, FL 33813
 P: (889) 699-1999
 Certificate of Authorization #30194
 www.GaddCivil.com

CLEAR SPRINGS GRADING MODIFICATION

NORTH 91 MINE ROAD
 BARTOW, FL 33830

ISSUED FOR

REVIEW	02.12.2026
PERMIT(WMD)	02.18.2026

This item has been digitally signed and sealed by Robert L. Saddler, P.E. on the date adjacent to the seal.
 Signature must be verified on any electronic copies.

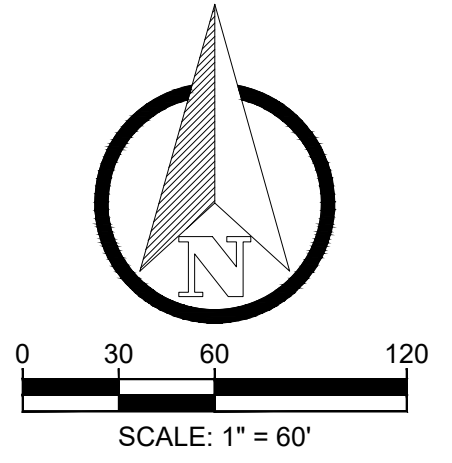
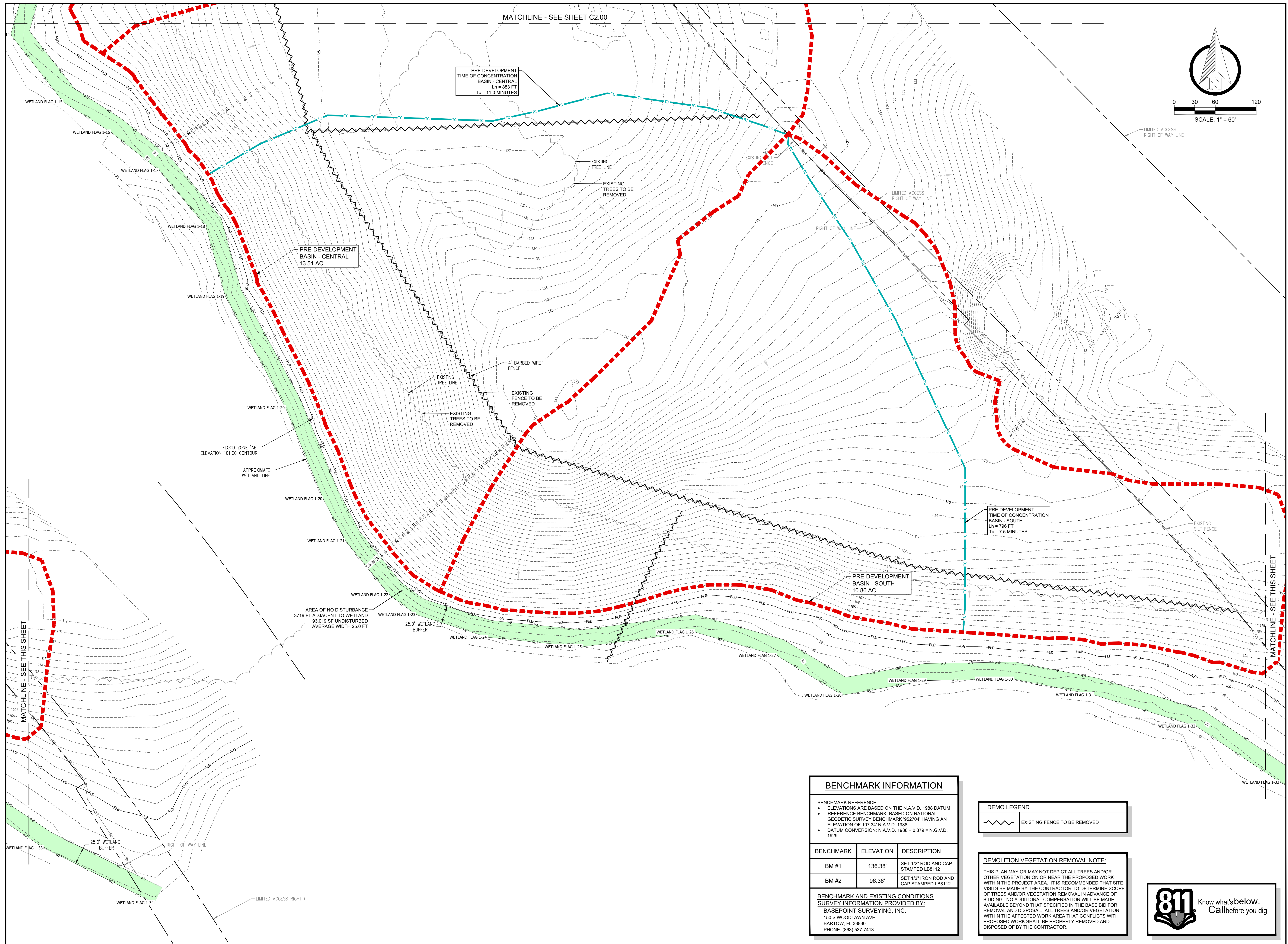
ROBERT L. SADDLER, P.E.
 FLA. P.E. No. 82405

DATE

811 Know what's below. Call before you dig.

EXISTING CONDITIONS & DEMOLITION PLAN

C2.00



REVISIONS

CLIENT COMMENTS	JS
SWFWMD COMMENTS	JS / RLS
	RG
	PROJECT # 1241.01

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
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 Fax: (883) 537-7414
 www.GaddCivil.com

CLEAR SPRINGS GRADING MODIFICATION

NORTH 91 MINE ROAD
 BARTOW, FL 33830

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ROBERT L. SADDLER, P.E.
 FLA. P.E. No. 82405

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EXISTING CONDITIONS & DEMOLITION PLAN

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 BARTOW, FL 33830
 PHONE: (883) 537-7413

DEMO LEGEND

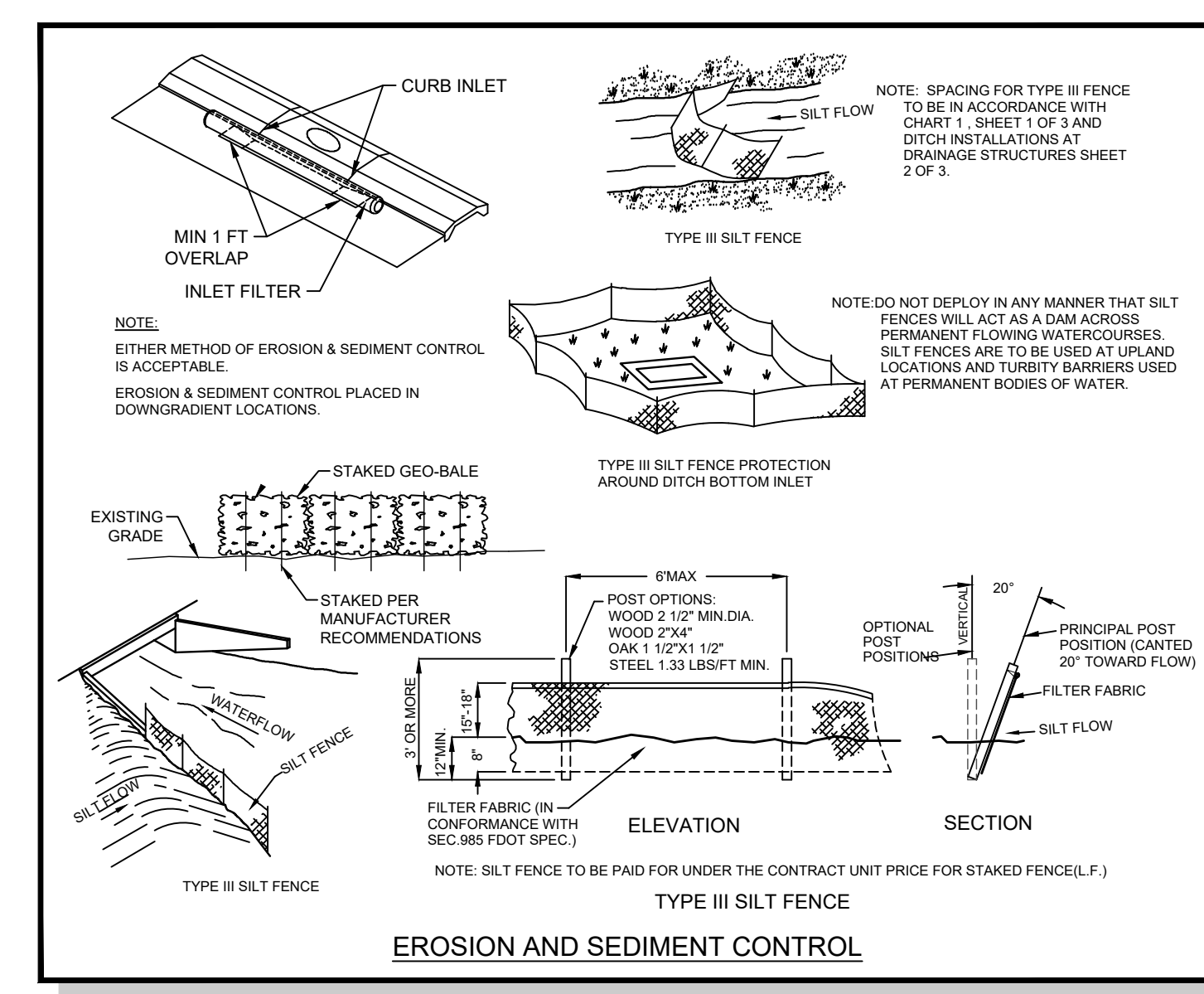
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REVISIONS

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SWF/WMD COMMENTS	JS / RLS
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	PROJECT # 1241.01

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CLEAR SPRINGS GRADING MODIFICATION

NORTH 91 MINE ROAD
 BARTOW, FL 33830

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PERMIT(WMD)	02.18.2026

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 Signature must be verified on any electronic copies.

ROBERT L. SADDLER, P.E.
 FLA. P.E. No. 82405

DATE

STORMWATER POLLUTION PREVENTION PLAN

C3.00



SITE DESCRIPTION AND GENERAL INFORMATION

PROJECT ADDRESS: NORTH 91 MINE ROAD BARTOW, FL 33830

PROJECT DESCRIPTION: MASS RE-GRADING WITHIN PROPERTY BOUNDARY

TOTAL AREA OF THE SITE: +/-397.32 AC
TOTAL AREA OF THE SITE TO BE DISTURBED: +/-31.39 AC

SOIL DESCRIPTION: EXISTING SOIL TYPE IS POMONA FINE SAND, HYDAQUENTS, CLAYEY, ARENTS-WATER COMPLEX, NEILHURST SAND, FLACID FINE SAND, FELDA FINE SAND, ARENTS-URBAN LAND COMPLEX, ARENTS & WATER WITH A SEASONAL HIGH WATER TABLE OF 0 FT TO 6.6 FT BELOW EXISTING GRADE AND HAS A NATURAL SLOPE OF APPROXIMATE 0% TO 5% DRAINING TOWARDS THE WETLAND AREA

DRAINAGE AREA/DISCHARGE POINT:

1. 31.39AC
LAT: 27° 55' 26.38"
LONG: 81° 48' 6.24"
RECEIVING WATERS: UNNAMED WATER BODY TO PEACE CREEK

OWNER NAME AND ADDRESS

FRED BOLING - PRESIDENT
CLEAR SPRINGS LAND COMPANY, LLC
6105 SPIRIT LAKE ROAD
WINTER HAVEN, FL 33880
PHONE: (781) 775-7828
EMAIL: BOLINGF@GMAIL.COM

SEQUENCE OF MAJOR ACTIVITIES

THE SEQUENCE OF ACTIVITIES WILL BE AS FOLLOWS:

- ITEM DAYS DESCRIPTION
1. 0-2 SITE PREP AND STABILIZED CONSTRUCTION ENTRANCE
2. 2-4 INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS
3. 7-10 CLEARING/GRUBBING OVER ALL AREAS EXCEPT THOSE THAT ARE DESIGNATED AS BUFFERS/CONSERVATION EASEMENTS
4. 11-120 SITE GRADING
5. 121-150 STABILIZE SITE WITH SOD & SEED PER PLAN

BEST MANAGEMENT PRACTICES (BMPs)

PRIOR TO CLEARING - SILT FENCE (TRENCHED 8 INCHES DEEP AND BACKFILLED ON THE UPHILL SIDE) SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE. A DOUBLE ROW OF SILT FENCE REINFORCED WITH FIELD FENCING SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREA AS SHOWN ON PLAN.

DURING THE CLEARING, GRUBBING AND SITE GRADING STAGES - AREAS THAT ARE DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED. ON ALL EXPOSED SLOPES THAT ARE EQUAL TO OR GREATER THAN 5%, AN EROSION CONTROL CLOTH SHALL BE USED UNTIL THE AREA ACHIEVES FINAL STABILIZATION. A ROCK ENTRANCE ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AN OFF THE SITE.

AFTER INITIAL SITE GRADING WORK - ALL PROPOSED INLET(S) / OUTFALL(S), ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.

ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE PLAN.

STRUCTURAL CONTROLS

STAKED SILT FENCES - STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE CONSTRUCTION LIMITS AS DEPICTED ON THE CONSTRUCTION SURFACE WATER MANAGEMENT PLAN.

THE RETENTION BASIN SHALL BE USED FOR A SEDIMENT BASIN. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF SOIL BE CONSTRUCTION MACHINERY IS AVOIDED.

INLETS/OUTFALL SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS.

ROCK OUTLET PROTECTION LINED WITH FILTER FABRIC SHALL BE INSTALLED AT ALL OUTFALL POINTS.

PERMANENT STORMWATER MANAGEMENT

NO STORMWATER MANAGEMENT SYSTEM TO BE CONSTRUCTED.

EROSION AND SEDIMENT TRANSPORT PREVENTION

THE WORK SPECIFIED IN THIS SECTION DESCRIBES EROSION CONTROL AND TRANSPORT OF SEDIMENTS FROM THE PROJECT AREA SO AS TO PREVENT DEGRADATION OF RECEIVING WATERS, DETRIMENTAL EFFECTS ON PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE PROJECT AND DAMAGE WITHIN THE PROJECT AREA. THESE MEASURES WILL INCLUDE THE CONSTRUCTION AND MAINTENANCE OF TEMPORARY AND PERMANENT EROSION CONTROLS.

CONSTRUCTION OPERATIONS SHALL BE LIMITED TO THOSE AREAS WHERE IT IS NECESSARY TO PERFORM FILLING OR EXCAVATION TO ACCOMPLISH THE WORK SHOWN ON THE DRAWINGS AND TO THOSE AREAS NECESSARY TO CONSTRUCT / MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

PERMANENT EROSION CONTROL FEATURES SHALL BE CONSTRUCTED AT THE EARLIEST TIME POSSIBLE WITHIN THE WORK EFFORT. TEMPORARY EROSION CONTROL MEASURES SHALL BE USED AT THE BEGINNING OF THE PROJECT OR AT INTERMITTENT TIMES DURING THE PROJECT WHEN CONSTRUCTION ACTIVITIES PRECLUDES THE COMPLETION OF PERMANENT MEASURES. IN EITHER CASE, EROSION CONTROL MUST BE INSTALLED AND MAINTAINED IN A CONTINUOUS MANNER THROUGHOUT THE LIFE OF THE PROJECT.

MAINTENANCE / INSPECTION PROCEDURES

A QUALIFIED PERSON MUST BE DESIGNATED BY THE CONTRACTOR, AND AGREED UPON BY OWNER, TO PERFORM THE INSPECTIONS AND BE RESPONSIBLE FOR CORRECTING DEFICIENCIES.

ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, CONSTRUCTED AREAS AND LOCATIONS CONSTRUCTION ACCESS POINTS, AND ALL BMPs AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH UNTIL NOTICE OF TERMINATION IS FILED. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION AND WILL BE KEPT AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR A PERIOD OF 3 YEARS FOLLOWING FINAL STABILIZATION OF THE SITE. A COPY OF THE INSPECTION REPORT IS PROVIDED.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER THROUGHOUT THE PROJECT. ANY REQUIRED REPAIRS MUST OCCUR WITHIN 24 HOURS OF INSPECTION.

MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.

DRAINAGE STRUCTURES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE INLET FILTER, SILT FENCE, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. ANY ACCUMULATED SEDIMENT MUST BE REMOVED AT THE COMPLETION OF THE PROJECT.

SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SILT FENCE WHEN THE REACH APPROXIMATELY ONE -THIRD THE HEIGHT OF THE BARRIER.

BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.

MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.

STABILIZATION MEASURES

TEMPORARY STABILIZATION - SOIL STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED FOR AT LEAST 14 DAYS WILL BE STABILIZED WITHIN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. THESE AREAS SHALL BE STABILIZED WITH GRASS SEED OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURER'S RECOMMENDATIONS. THE SURFACE AREA OF UNPROTECTED ERODIBLE MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, OR FILLING OPERATION SHALL BE KEPT TO A MINIMUM AS POSSIBLE.

PERMANENT STABILIZATION - AREAS WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED WILL BE STABILIZED BY SEED, MULCH, OR OTHER PERMANENT MEASURES. SOD SHALL BE USED TO STABILIZE THE SIDES OF THE RETENTION BASINS.

WASTE DISPOSAL

WASTE MATERIAL - ALL WASTE MATERIAL MUST BE COLLECTED IN AN APPROVED CONTAINER AND HAULED TO AN APPROVED DISPOSAL SITE. NO CONSTRUCTION WASTE IS ALLOWED TO BE BURIED

ONSITE. ALL WORKERS ONSITE MUST BE INSTRUCTED ON THE CORRECT PROCEDURE FOR DISPOSING OF WASTE. EMPLOYEE WASTE AND OTHER LOOSE MATERIALS WILL BE COLLECTED SO AS TO PREVENT "FLOTABLES" FROM DISCHARGING OFFSITE DURING RAIN EVENTS.

HAZARDOUS WASTE - ALL HAZARDOUS WASTE WILL BE COLLECTED AND DISPOSED OF IN A MANNER SPECIFIED BY LOCAL, STATE, OR MANUFACTURER REGULATIONS OR RECOMMENDED BY MANUFACTURER.

SANITARY WASTE - PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. SPECIFIC PLACEMENT IS DEPICTED ON THE SITE MAP. ALL SANITARY WASTE WILL BE COLLECTED IN APPROVED CONTAINERS AND TRANSPORTED OFFSITE IN A TIMELY MANNER MEETING STATE AND LOCAL REQUIREMENTS.

NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION PERIOD: WATER FROM LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILL OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE..

OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES / EXITS

OFFSITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, DAILY STREET SWEEPING, AND THE USE OF WATER TO KEEP DUST DOWN.

FERTILIZERS, HERBICIDES, AND PESTICIDES

FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED.

MATERIAL MANAGEMENT

SUFFICIENT PRECAUTIONS SHOULD BE TAKEN TO PREVENT POLLUTION OF WATERBODIES DIRECTLY OR INDIRECTLY WITH FUELS, OILS, BITUMENS, CALCIUM CHLORIDE, OR OTHER HARMFUL MATERIALS.

ONLY THOSE PRODUCTS REQUIRED FOR CONSTRUCTION WILL BE KEPT ONSITE. MATERIALS STORED ONSITE WILL BE KEPT IN AN ORDERLY MANNER, IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE BENEATH A ROOF.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS - ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE ROUTINE MAINTENANCE TO PREVENT THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED IN A MANNER AS RECOMMENDED BY MANUFACTURER.

PAINTS - ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN TIGHTLY SEALED CONTAINERS IN A LOCKED COVERED SHED WHEN STORED ON SITE. EXCESS PAINTS AND OTHER CHEMICALS WILL NOT BE DISCHARGED TO THE STORM SEWER, STORMWATER POND, OR RECEIVING WATER BUT WILL BE DISPOSED OF IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION AND / OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS - CONCRETE TRUCK WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

OTHER - NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

SPILL PREVENTION AND CLEANUP

IN ADDITION THE MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

- 1. MANUFACTURER RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA THAT IS ONSITE. EQUIPMENT AND MATERIALS INCLUDE BROOMS, DUST PANS, GLOVES, PLASTIC AND METAL TRASH CONTAINERS, ETC. SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY
4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR THE APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH THE HAZARDOUS SUBSTANCE
5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL AUTHORITY REGARDLESS OF SIZE.
6. THE MATERIALS HANDLING PRACTICES WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT SPILLS FROM REOCCURRING. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED IN THE INSPECTION AND MAINTENANCE REPORT FORM FOR THAT DAY.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

THE FOLLOWING PRACTICES SHALL COMPLY WITH THE STORMWATER PREVENTION POLLUTION PLAN AS WELL AS REFLECT THE REQUIREMENTS OF:

- 1. FDEP'S NPDES GENERIC PERMIT FOR CONSTRUCTION ACTIVITIES
2. ALL STATE AND LOCAL REQUIREMENTS OF STORMWATER MANAGEMENT SYSTEMS UNDER CHAPTERS 40D-4, 40D-40, AND 40D-400 OF THE FLORIDA ADMINISTRATIVE CODE AS ADMINISTERED BY THE LOCAL WATER MANAGEMENT DISTRICT IN ADDITION TO 33 CFR ADMINISTERED BY ARMY CORP OF ENGINEERS.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

Table with 4 columns: NAME, TITLE, COMPANY NAME ADDRESS PHONE NUMBER, DATE. Rows for 1, 2, 3 signatures.

(TO BE COMPLETED BY CONTRACTOR AND SITEWORK SUB-CONTRACTORS PRIOR TO CONSTRUCTION)

STORMWATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM (INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER) (ADD ADDITIONAL SHEET AS NECESSARY)

FDEP NPDES STORMWATER IDENTIFICATION NUMBER

Table with 6 columns: LOCATION, RAIN DATA, TYPE OF CONTROL SEE BELOW, DATE INSTALLED / MODIFIED, CURRENT CONDITION (SEE BELOW), CORRECTIVE ACTION / OTHER REMARKS.

CONDITION CODE: G = GOOD M = MARGINAL, NEEDS MAINTENANCE OR REPLACEMENT SOON P = POOR, NEED IMMEDIATE MAINTENANCE OR REPLACEMENT C = NEEDS TO BE CLEANED O = OTHER

CONTROL TYPE CODES:

Table with 4 columns of control type codes: 1. SILT FENCE, 2. EARTH DIKES, 3. STRUCTURAL DIVERSION, 4. SWALE, 5. SEDIMENT TRAP, 6. CHECK DAM, 7. SUBSURFACE DRAIN, 8. PIPE SLOPE DRAIN, 9. LEVEL SPREADERS, 10. STORM DRAIN INLET PROTECTION, 11. VEGETATIVE BUFFER STRIP, 12. VEGETATIVE BUFFER STRIP, 13. RETENTION POND, 14. CONSTRUCTION ENTRANCE STABILIZATION, 15. PERIMETER DITCH, 16. CURB AND GUTTER, 17. PAVED ROAD SURFACE, 18. ROCK OUTLET PROTECTION, 19. REINFORCED SOIL RETAINING SYSTEM, 20. GABION, 21. SEDIMENT BASIN, 22. TEMPORARY SEED / SOD, 23. PERMANENT SEED / SOD, 24. MULCH, 25. GEOTEXTILE, 26. GEOTEXTILE, 27. RIP-RAP, 28. TREE PROTECTION, 29. DETENTION POND, 30. RETENTION POND, 31. WASTE DISPOSAL / HOUSEKEEPING, 32. DAM, 33. SAND BAG, 34. OTHER

CONTRACTOR SHALL NOTIFY ENGINEER AND REQUEST (IN ADVANCE) SHOULD THE NEED ARISE TO DEVIATE FROM THIS PLAN

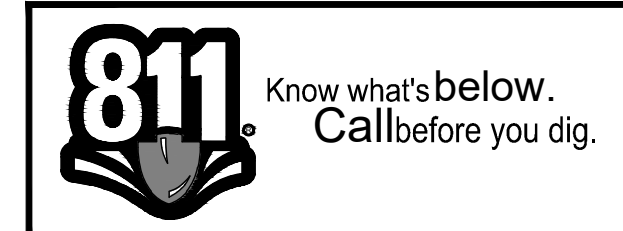
INSPECTOR INFORMATION: (CERTIFIED INSPECTOR PROVIDED BY CONTRACTOR) (TO BE COMPLETED PRIOR TO CONSTRUCTION)

NAME QUALIFICATION DATE
THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON-COMPLIANCE IDENTIFIED ABOVE

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

Rodney Gadd signature
RODNEY GADD, REGISTERED AGENT FOR DATE
FRED BOLING - PRESIDENT
CLEAR SPRINGS LAND COMPANY, LLC
6105 SPIRIT LAKE ROAD
WINTER HAVEN, FL 33880
PHONE: (781) 775-7828
EMAIL: BOLINGF@GMAIL.COM

ACCEPTANCE OF THIS PROJECT BY CONTRACTOR HEREIN REQUIRES THE CONTRACTOR TO ADHERE TO THE REQUIREMENTS OF THIS STORMWATER POLLUTION PREVENTION PLAN, COMPLETE THE REQUIRED INFORMATION OF CONTRACTOR AND SUB-CONTRACTOR, PROVIDE CERTIFIED INSPECTOR AS DEFINED BY THE NPDES PROGRAM, AND COMPLETE MONITORING RESPONSIBILITIES REQUIRED THEREIN. MODIFICATION TO THESE PLANS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS PLAN AND THE NPDES PERMIT SHALL BE KEPT ACCESSIBLE ON SITE AT ALL TIMES.



REVISIONS

CLIENT COMMENTS
03.04.2026
SWF/WMD COMMENTS
03.05.19.2026

DRAWN: JS
DESIGNED: JS / RLS
CHECKED: RG
PROJECT # 1241.01

GADD & ASSOCIATES logo and contact information: CIVIL ENGINEERING & CONSULTING, 4885 E. COUNTY ROAD 540A, JARLAND, FL 33815, Phone: (888) 999-9119, Fax: (888) 999-9119, Email: info@GaddCivil.com, www.GaddCivil.com

CLEAR SPRINGS GRADING MODIFICATION

NORTH 91 MINE ROAD BARTOW, FL 33830

ISSUED FOR

REVIEW 02.12.2026
PERMIT(WMD) 02.18.2026

This item has been digitally signed and sealed by Robert L. Saddler, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

ROBERT L. SADDLER, P.E.
FLA. P.E. No. 82405

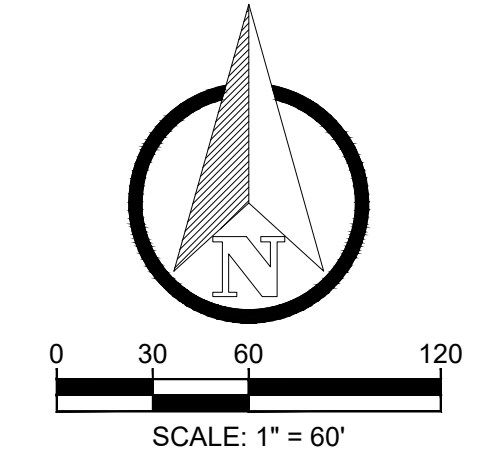
DATE

STORMWATER POLLUTION PREVENTION PLAN

C3.01

Cut/Fill Report

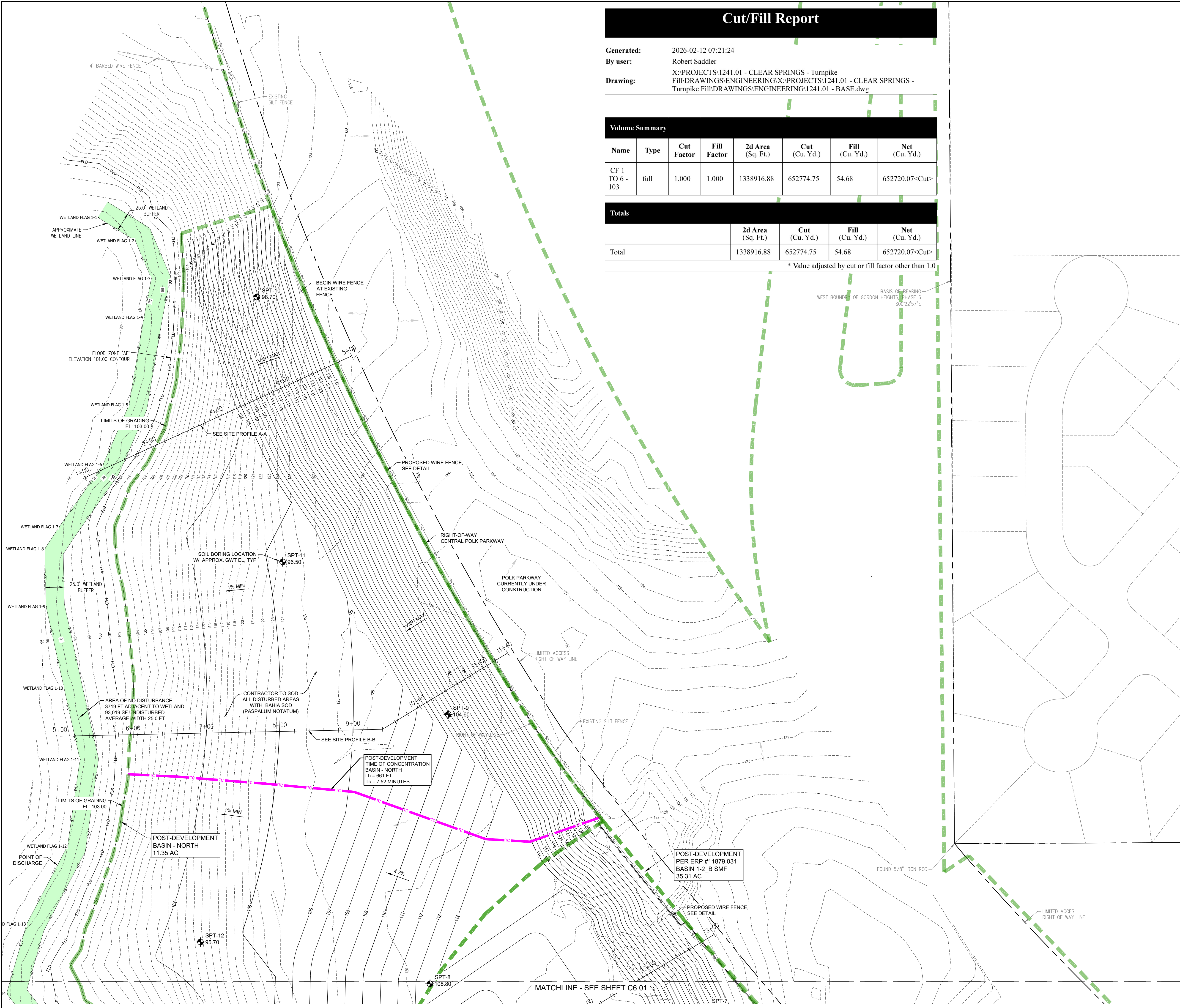
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 By user: Robert Saddler
 Drawing: X:\PROJECTS\1241.01 - CLEAR SPRINGS - Turnpike
 Fill\DRAWINGS\ENGINEERING\X:\PROJECTS\1241.01 - CLEAR SPRINGS -
 Turnpike Fill\DRAWINGS\ENGINEERING\1241.01 - BASE.dwg



Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
CF 1 TO 6-103	full	1.000	1.000	1338916.88	652774.75	54.68	652720.07<Cut>

Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	1338916.88	652774.75	54.68	652720.07<Cut>

* Value adjusted by cut or fill factor other than 1.0



- SITE SPECIFIC NOTES:**
- CONTRACTOR TO BECOME FAMILIAR WITH THE PROPOSED WORK SITE. ANY EXISTING FEATURES REMOVED OR DAMAGED BY CONSTRUCTION ACTIVITIES THAT IS NOT PART OF THIS CONTRACT SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR TO PROVIDE SMOOTH TRANSITIONS AT LOCATIONS WHERE PROPOSED FEATURES MEET EXISTING FEATURES. WHEN CONCRETE OR ASPHALT IS TO BE DEMOLISHED OR REPLACED, THE EXISTING CONCRETE OR ASPHALT IS TO BE SAW CUT.
 - ALL MEG ELEVATIONS, ROADWAY, AND UNDERGROUND STORM AND UTILITY PIPES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO ORDERING STRUCTURES.
 - CONTRACTOR TO SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED ON PLANS WITH BAHIA SOD. IN SLOPED AREAS, THE SOD IS TO BE STAKED AS REQUIRED AND MONITORED FOR WASHOUTS. CONTRACTOR MAY REMOVE STAKES ONCE THE SOD IS ESTABLISHED.
 - CONTRACTOR TO CORRECT/REPAIR ANY DAMAGE CAUSED TO EXISTING UTILITIES (WATER, SEWER, COMMUNICATIONS, IRRIGATION, ETC.) CAUSED BY THEIR WORK.
 - THIS SITE IS INTENDED TO COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND ALL DOCUMENTS ADOPTED THEREIN. SHOULD THE CONTRACTOR DETERMINE THAT COMPLIANCE WITH THE STANDARDS IS NOT CONSISTENT WITH THE SITE PLAN OR ELEVATIONS, THEY SHALL NOTIFY ENGINEER IMMEDIATELY FOR A REMEDY. FEATURES CONSTRUCTED BY CONTRACTOR THAT ARE NOT IN COMPLIANCE WITH THE STANDARDS, SHALL BE RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE.

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SWF/WMD COMMENTS	03.05.19.2026

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GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 4885 E. COUNTY ROAD 540A
 JARLAND, FL 33813
 P: (889) 399-9939
 C: (889) 399-9939
 www.GaddCivil.com

CLEAR SPRINGS GRADING MODIFICATION
 NORTH 91 MINE ROAD
 BARTOW, FL 33830

ISSUED FOR

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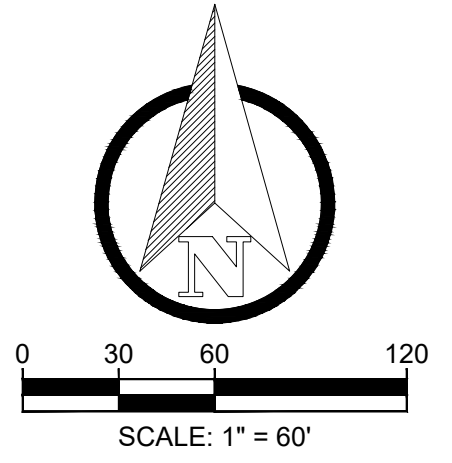
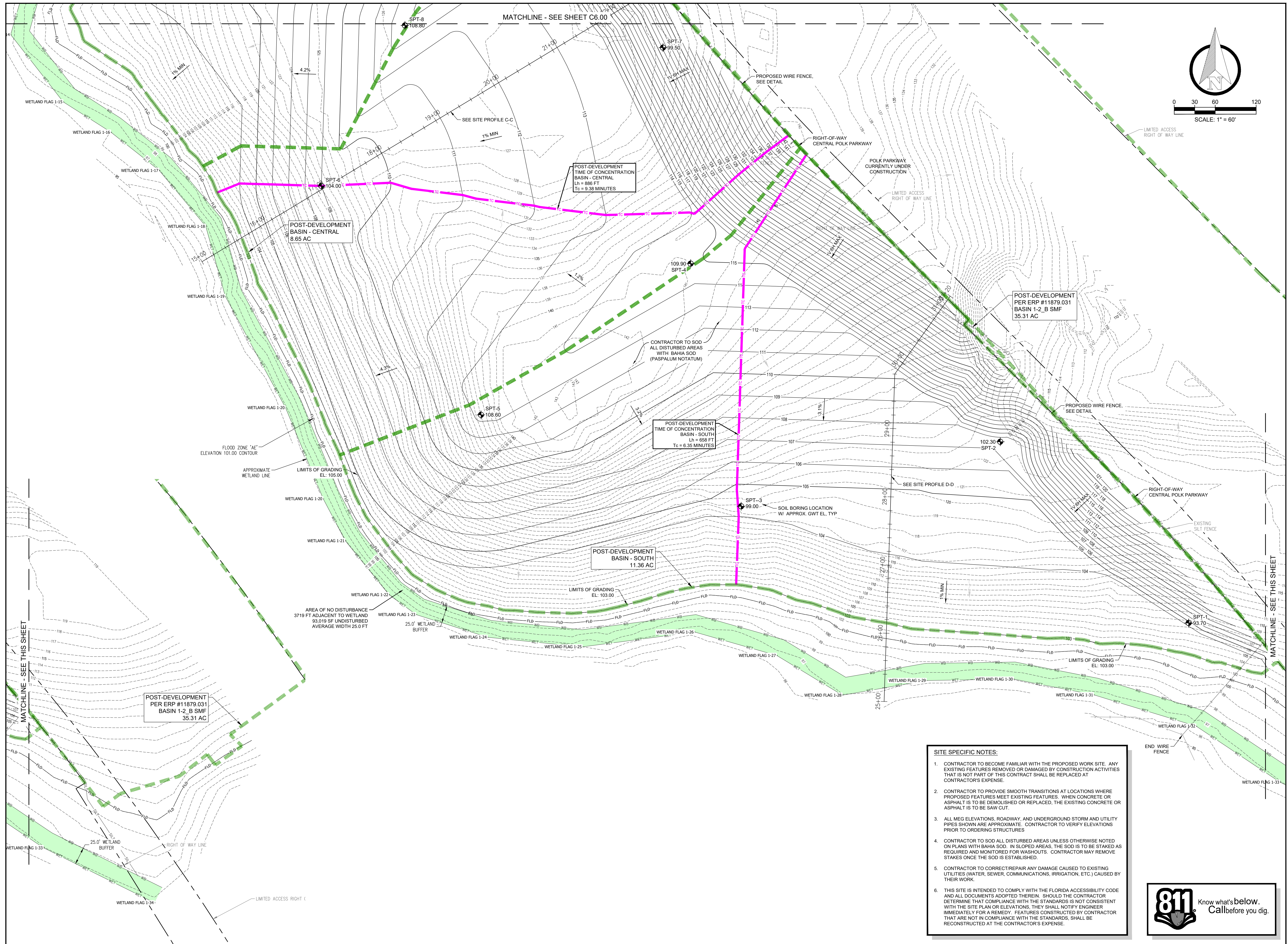
DATE

GRADING & DRAINAGE PLAN

C6.00



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 PLOTTED: Thursday, March 19, 2026 12:09:37 PM



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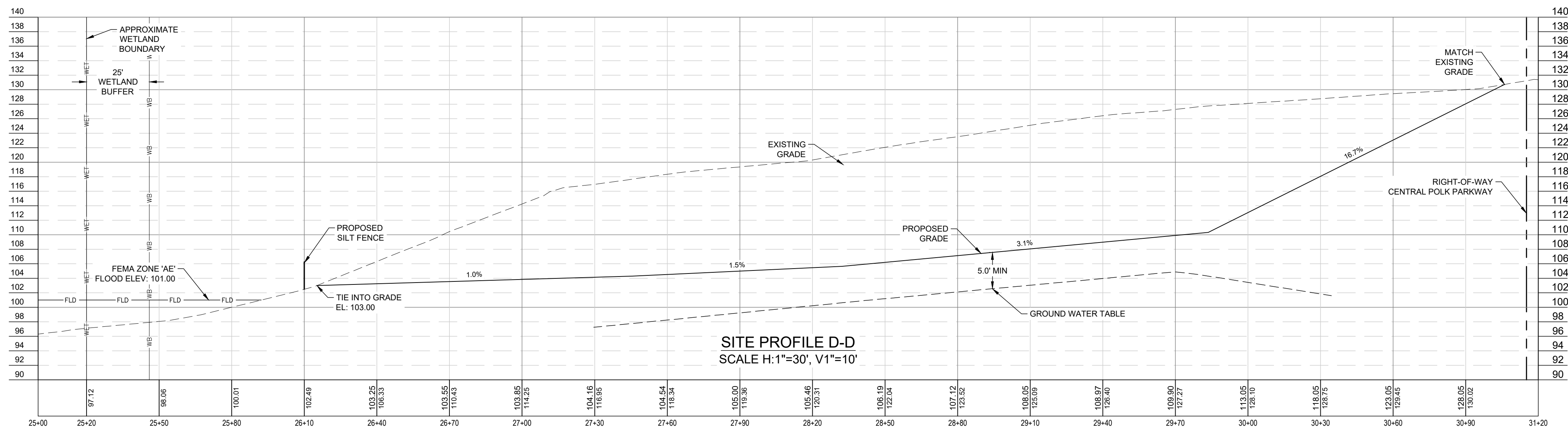
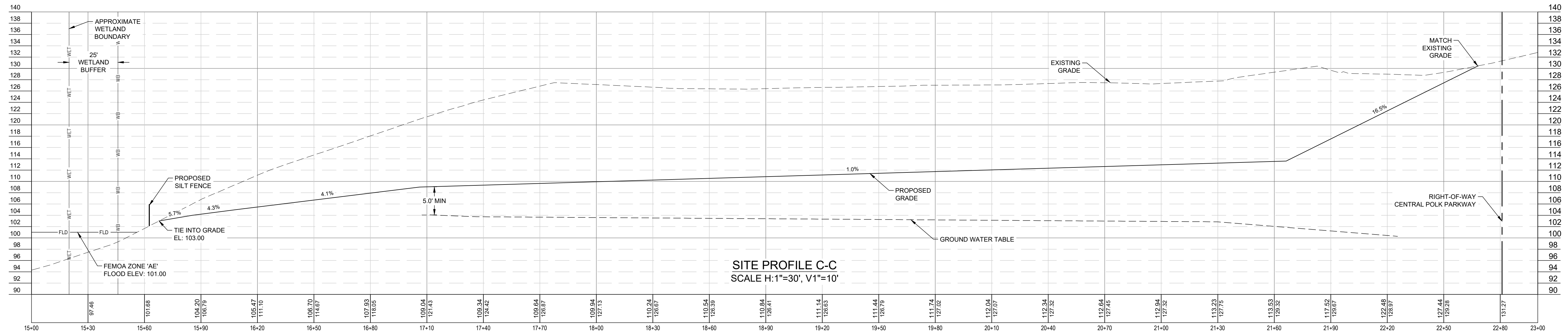
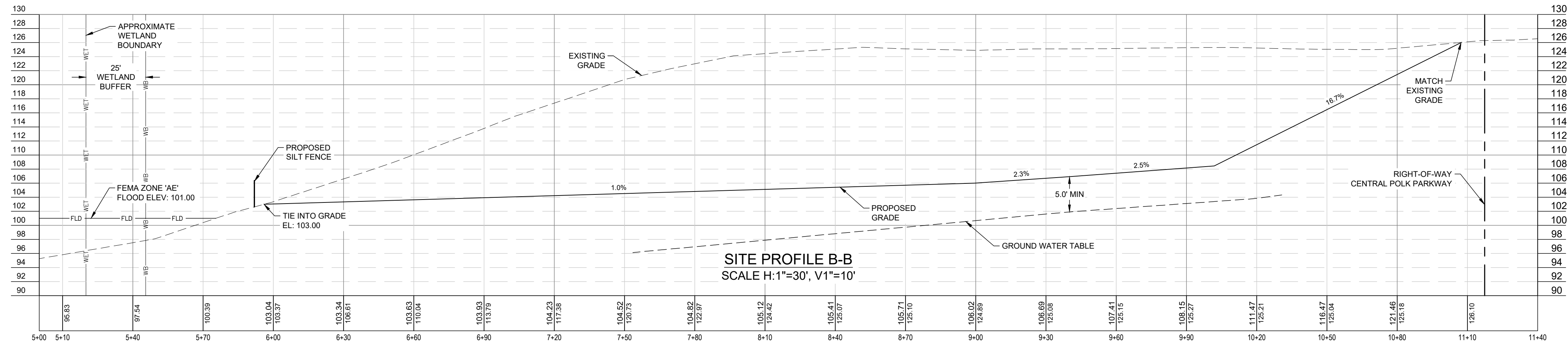
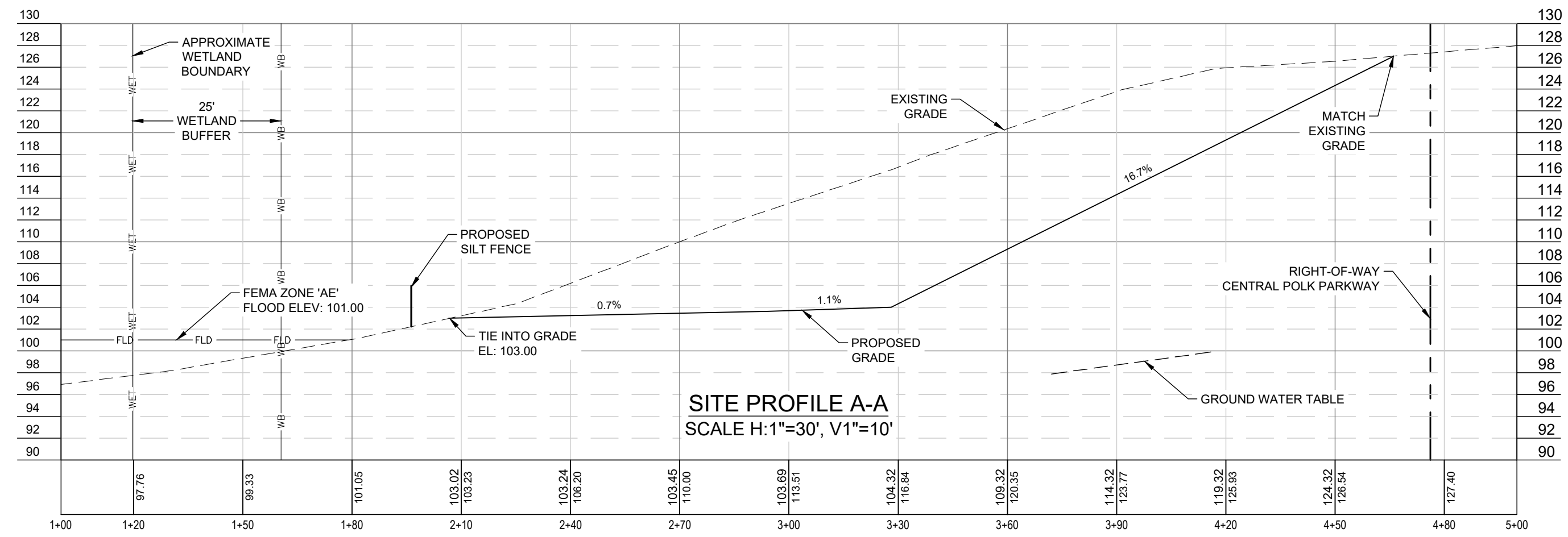
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SWF/WMD COMMENTS
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JACKSONVILLE, FL 32216
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CLEAR SPRINGS GRADING
MODIFICATION

NORTH 91 MINE ROAD
BARTOW, FL 33830

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DATE

CROSS-SECTIONS
& DETAILS

C6.02