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C090	COVER
C100	CONCEPT PLAN
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CONSTRUCTION PLANS FOR PRESERVE AT SADDLE CREEK

SHOP DRAWINGS TO BE SUBMITTED TO:

Matthew K. Johnson, P.E.
JSK Consulting
5904 Hillside Heights Drive
Lakeland, FL 33812

CLIENT:

William Konrad
Email: Drwkonrad@gmail.com

OWNER:

Stargard Group LLC
3617 Town Ave
New Port Richey, FL. 34655

UTILITIES:

City of Bartow -Electric Water/wastewater 4190 Ben Durrance Rd Bartow, FL 33830 (863) 534-0134	Florida Gas Transmission 1544 N. Combee Rd. Lakeland, FL 33801 (863) 665-0973	Verizon Florida Inc. 1909 US Hwy 301 N Tampa, FL 33619 (813) 627-8343
Summit Broadband 4558 35 th St. Orlando, FL 32811 (407) 966-8900	Florida Public Utilities 1705 77th Street SW Winter Haven, FL 33880 (863) 292-2933	

DESIGNED BY:	DATE	NO.	DESCRIPTION
MB	Nov 20, 2023	1	
DR		2	
CR		3	
CH		4	

Engineers, Land Planners
Construction Managers

5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone (863) 619-6131
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PROJECT LOCATION



VICINITY MAP

SECTION 25, TOWNSHIP 29 S, RANGE 33 E

Prepared By:



CREATING • IMPLEMENTING • SOLVING

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E. USING A SHA-1 AUTHENTICATION CODE.

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NOTES:

- ALL INDEX REFERENCES IN THIS SET OF PLANS REFER TO FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" LATEST EDITION, UNLESS OTHERWISE STATED.
- GOVERNING SPECIFICATIONS STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED FOR THIS PROJECT.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- UNDERGROUND UTILITIES: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN OBTAINED BY FIELD SURVEYS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THIS DATA IS ESSENTIALLY CORRECT. HOWEVER, THESE PLANS DO NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR WILL BE REQUIRED TO VERIFY THE EXACT LOCATION OF EACH FACILITY WITH THE UTILITY COMPANY WHEN THE POTENTIAL EXISTS FOR INVOLVEMENT AND SHALL TAKE DUE CARE IN ALL PHASES OF THE CONSTRUCTION TO PROTECT ANY SUCH FACILITIES WHICH MAY BE AFFECTED BY THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EFFECTIVE DECEMBER 1, 1993 THERE IS A STATEWIDE CALL 1 - (800)-432-4770 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.
- CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF BARTOW, POLK COUNTY, AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- NO CLEARING OF THIS SITE SHALL TAKE PLACE UNTIL FINAL APPROVAL OF THE SITE PLAN.
- CONTRACTOR MUST SUBMIT & RECEIVE A ROW USE PERMIT PRIOR TO ALL WORK WITHIN ROW IF REQUIRED.



PRESERVE AT SADDLE CREEK

COVER

2300 HWY 17 N, BARTOW, 33830

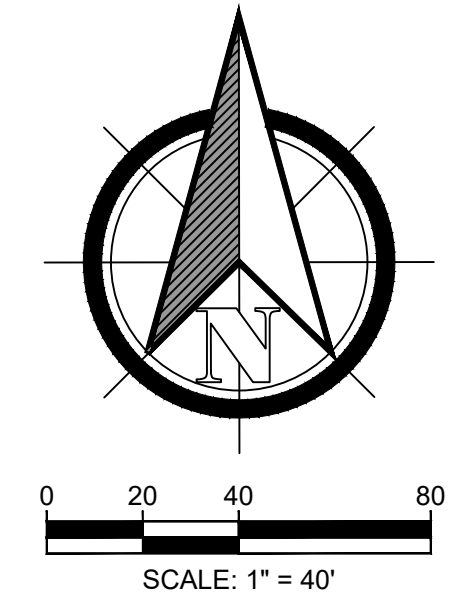
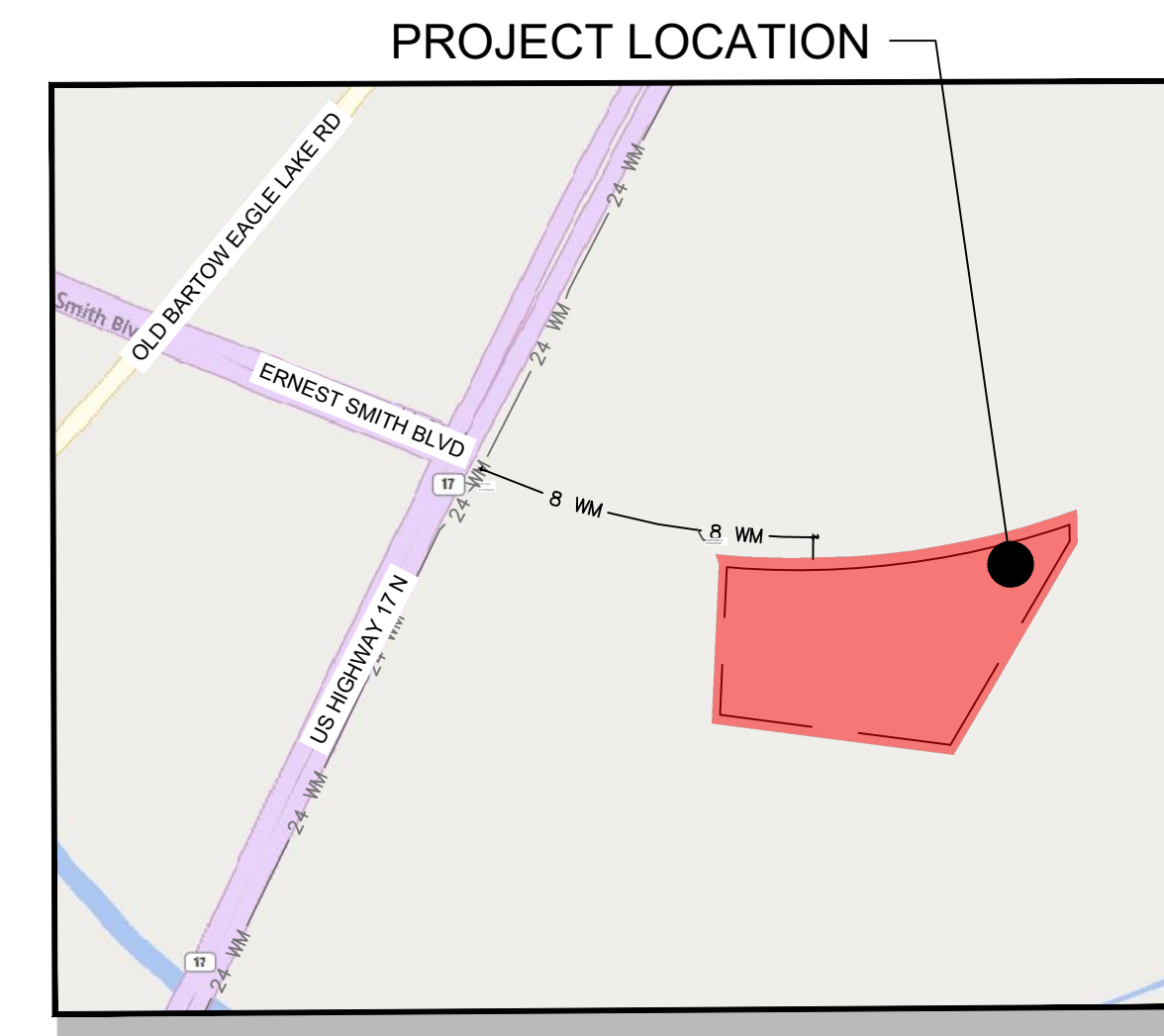
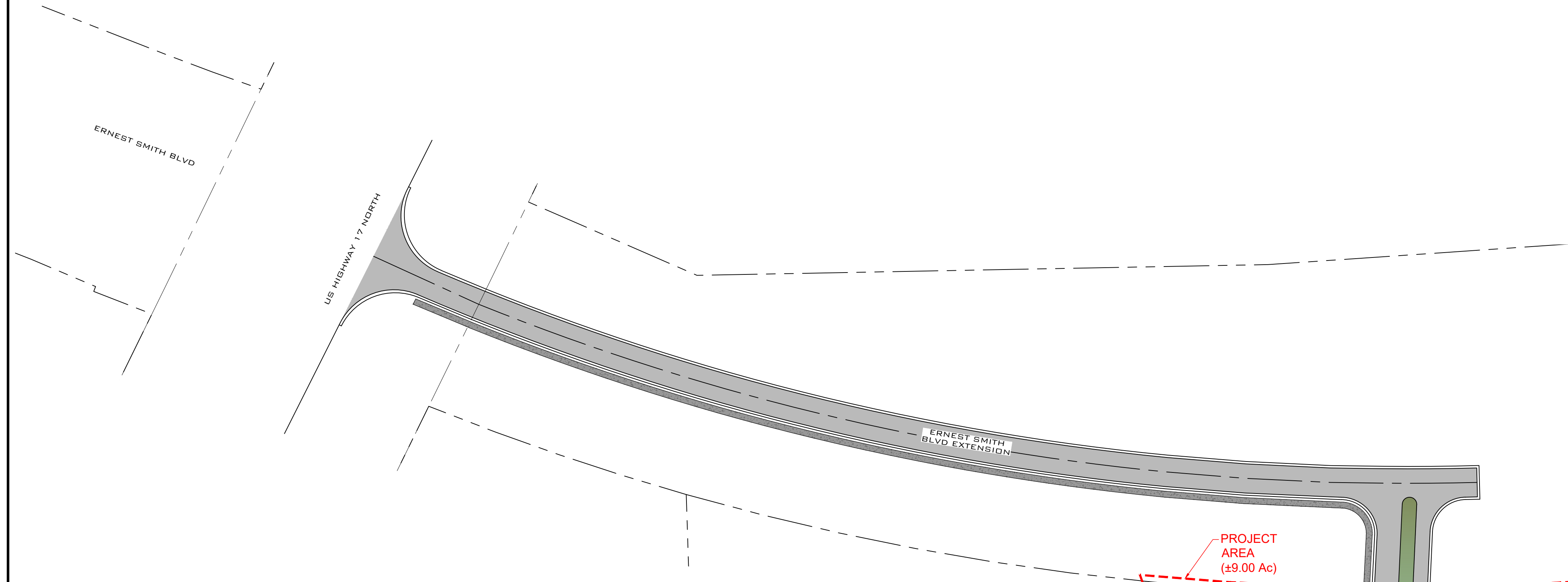
NOT FOR CONSTRUCTION

MATTHEW K. JOHNSON
P.E. No. 60129

DATE

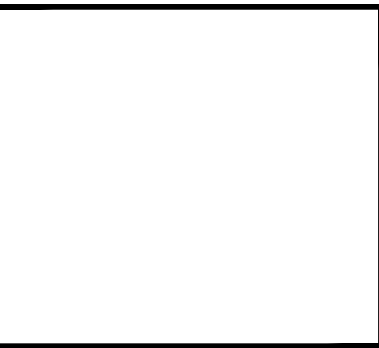
SHEET NUMBER
C090

PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final Topographic and
 Boundary Survey, Engineering and Approval by
 Governmental Agencies



VICINITY MAP
 N.T.S.
 SECTION 33, TOWNSHIP 29 S, RANGE 25 E

DESIGNED BY:	MJ	DATE	Nov 20, 2023
DRAFTED BY:	KR	JOB NO.	1448.01
CHECKED BY:	JH	DESCRIPTION	
NO.	1	DATE	
	2		
	3		
	4		



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PRESERVE AT SADDLE CREEK
CONCEPT PLAN
 2300 HWY 17 N, BARTOW, 33830

NOT FOR CONSTRUCTION
 MATTHEW JOHNSON
 P.E. No. 60129
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SHEET NUMBER
C100

SITE DATA

PARCEL INFORMATION

PARCEL ID: 25-29-33-000000-031010
 FUTURE LAND USE: MULTIFAMILY

DEVELOPMENT INFORMATION

PROJECT AREA: 9.01 ACRES
 PROPOSED USE: MULTIFAMILY
 TOTAL UNITS: 180 UNITS

UTILITY SUPPLIERS

SANITARY SEWER: CITY OF BARTOW
 WATER: CITY OF BARTPW
 INTERNET/CABLE: SPECTRUM/FRONTIER
 ELECTRIC: CITY OF BARTOW

SETBACKS

FRONT: 25 FT
 REAR: 20 FT
 SIDE: 15 FT

MINIMUM SIDE SETBACK FROM OTHER BUILDINGS

2 STORY: 30 FT
 3 STORY: 40 FT

PARKING AREA

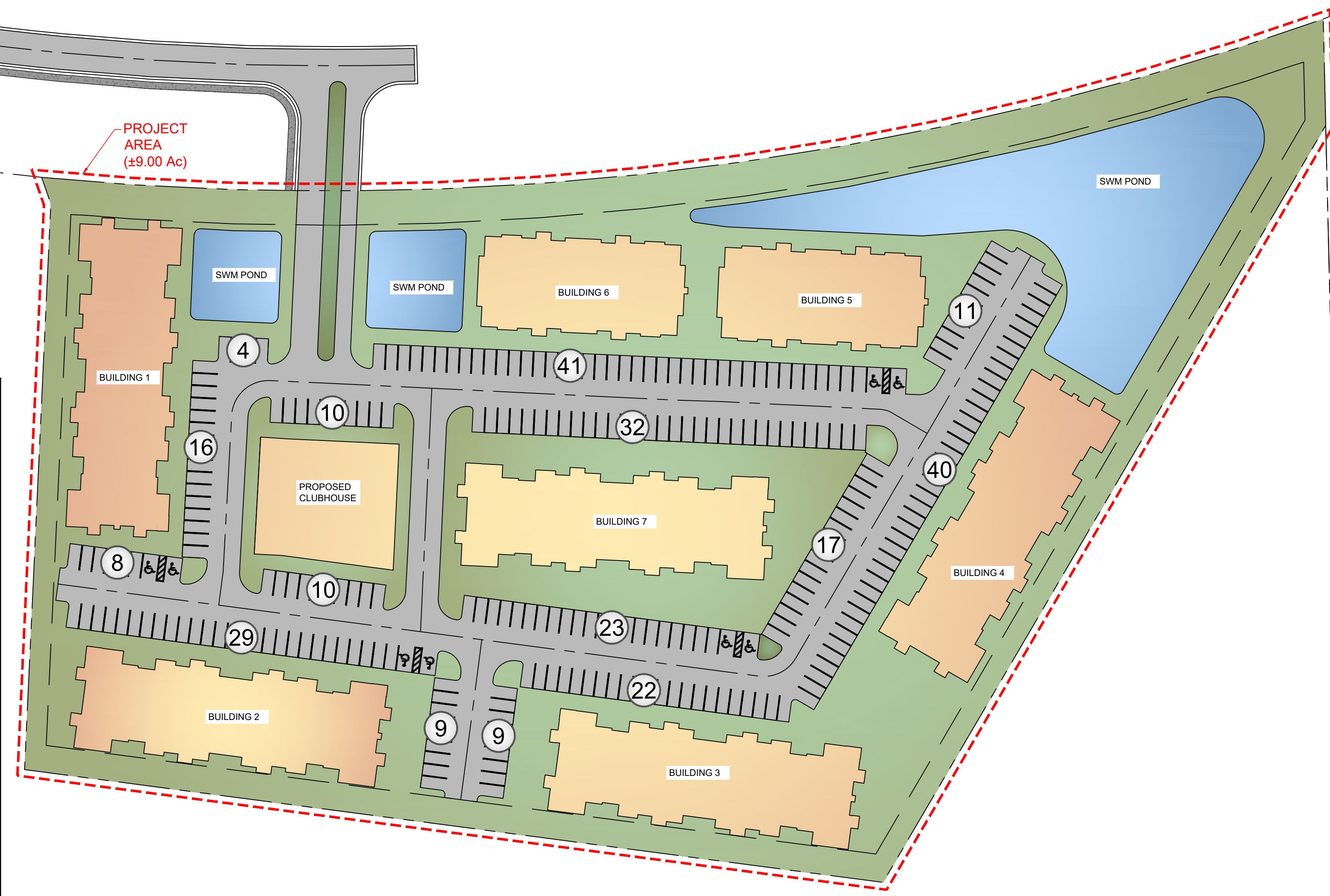
LDC SECTION 3.03.02
 PARKING REQUIRED: 1.5 SPACES PER UNIT
 180 UNITS X 1.5 SPACES PER UNIT: 275 SPACES
 PARKING SPACES PROVIDED: 288 SPACES
 HANDICAP SPACES PROVIDED PER CODE: 8 SPACES

OPEN SPACE

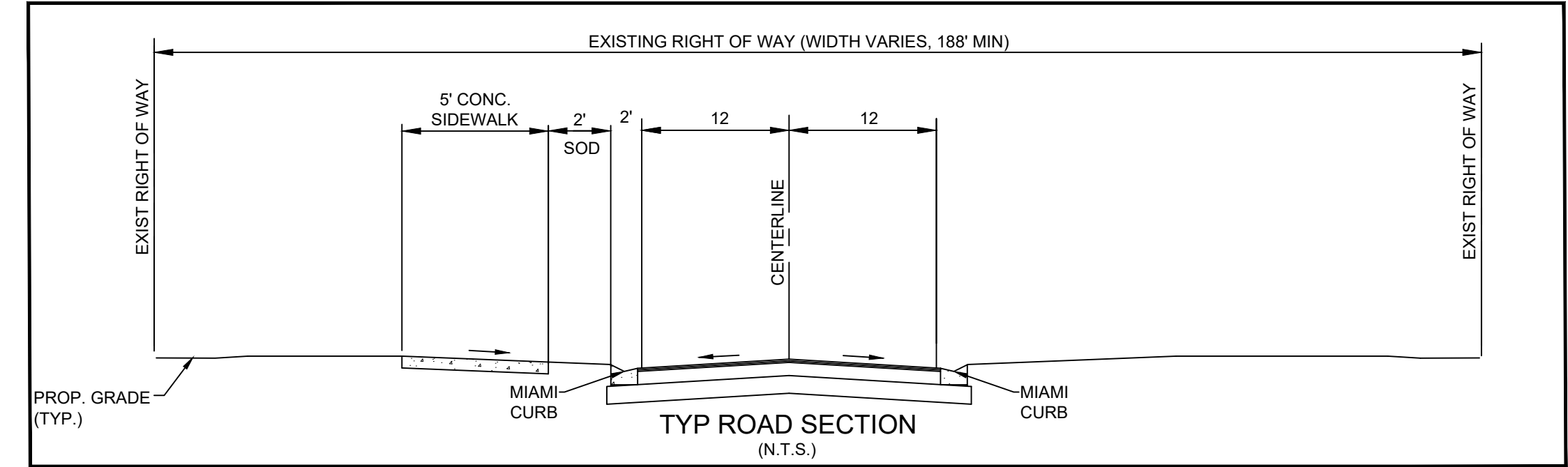
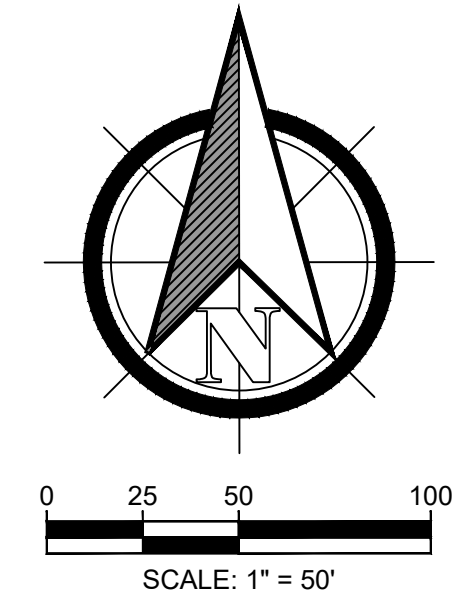
9.0 (PROJECT AREA) x 0.25: 2.25 ACRES REQUIRED
 0.20 AC (CLUBHOUSE)
 3.46 AC (UNDEVELOPED AREAS)
 3.66 AC TOTAL PROVIDED

LANDSCAPING NOTES:

- 1: PERIMETER LANDSCAPING. TREES SHALL BE PROVIDED ALONG SIDE THE REAR LOT LINES NOT ABUTTING RIGHTS-OF-WAY, AT A RATIO OF ONE (1) CANOPY TREE FOR EACH SEVENTY-FIVE (75) LINEAR FEET OR FRACTION THEREOF. EXISTING TREES MAY BE COUNTED TO MEET THIS REQUIREMENT.
- 2: SCREEN HEDGES/BERMS: ALL FENCED STORMWATER RETENTION FACILITIES SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY BY A CONTINUOUS HEDGE OR BERM, OR COMBINATION OF BOTH. THE USE OF PLANT MATERIALS TO PROVIDE A CONTINUOUS HEDGE SHALL CONFORM TO THE PLANT MATERIAL SPECIFICATIONS PROVIDED IN ARTICLE 3.07.00 OF THE ULDC.
- 3: PAVED AREAS ADJACENT TO SIDE OR REAR PROPERTY LINES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY HEDGING OR BERMS EQUALING TWENTY-FIVE (25) PERCENT OF THE PAVED FRONTAGE. NO MORE THAN FIFTY (50) CONTINUOUS FEET ALONG THE PROPERTY LINE SHALL BE VOID OF SCREENING.
- 4: BUILDING LANDSCAPING. A LANDSCAPED AREA SHALL BE PROVIDED AROUND THE BASE OF ALL MULTIPLE FAMILY BUILDINGS ORIENTED TOWARD PUBLIC RIGHTS-OF-WAY OR PUBLIC PARKING AREAS. THE REAR OF THE BUILDING SHALL NOT BE INCLUDED WITHIN THE LANDSCAPED AREA UNLESS IT IS ORIENTED TO A PUBLIC RIGHT-OF-WAY.
 - A. THIS LANDSCAPED AREA SHALL BE EQUAL TO FIFTY (50) PERCENT OF THE LINEAR LENGTH OF THE BUILDING BASE ORIENTED TOWARDS THE RIGHTS-OF-WAY OR PARKING AREAS, WITH A MINIMUM WIDTH OF FOUR (4) FEET.
 - B. AT LEAST HALF OF THE REQUIRED LANDSCAPED AREA SHALL CONTAIN LANDSCAPE MATERIAL OTHER THAN GROUND COVER, WITH TREES PROVIDED AT A RATIO OF ONE (1) TREE PER TWO HUNDRED (200) SQUARE FEET OF REQUIRED LANDSCAPE AREA OR FRACTION THEREOF. THE DISTRIBUTION OF THE LANDSCAPED AREAS SHALL BE AT THE DISCRETION OF THE OWNER.



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 Monday, November 20, 2023 09:59:35



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Monday, November 20, 2023 09:59:35

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