



SITE IDENTIFICATION
 PARCEL IDENTIFICATION NO. 23-29-23-000000-042010
 TOWNSHIP 23S, SECTION 29, RANGE 23E
 ADDRESS: 0 SHEPHERD ROAD, LAKELAND, FL 33811

SITE AREA
 TOTAL SITE AREA: 74,976.49 SQ. FT. = 1.72 ACRES
 EASEMENT AREA: 17,184.32 SQ. FT. = 0.39 ACRES
 TOTAL PROJECT AREA: 24,372 SQ. FT. = 0.56 ACRES

EXISTING:
 IMPERVIOUS: 7,450 SQ. FT. = 0.17 ACRES
 PERVIOUS: 67,526 SQ. FT. = 1.55 ACRES

PROPOSED:
 OFFICE BUILDING: 5,000 SQ. FT. = 0.14 ACRES
 TOTAL PROPOSED IMPERVIOUS: 12,624 SQ. FT. = 0.29 ACRES

SITE ZONING
 CURRENT ZONING: (RL-1) RESIDENTIAL LOW
 PROPOSED ZONING: (RL-1) RESIDENTIAL LOW

CURRENT LAND USE: VACANT
 PROPOSED LAND USE: MEDICAL OFFICE

BUILDING SETBACKS:
 FRONT: 15'
 REAR: 10'
 SIDE: 10'

PARKING REQUIREMENTS:
 MINIMUM PARKING: 1 x 300 SQ. FT. OFFICE = 17 SPACES (5,000 SQ. FT.)
 PARKING SPACES PROVIDED: 17 SPACES

GENERAL NOTES:

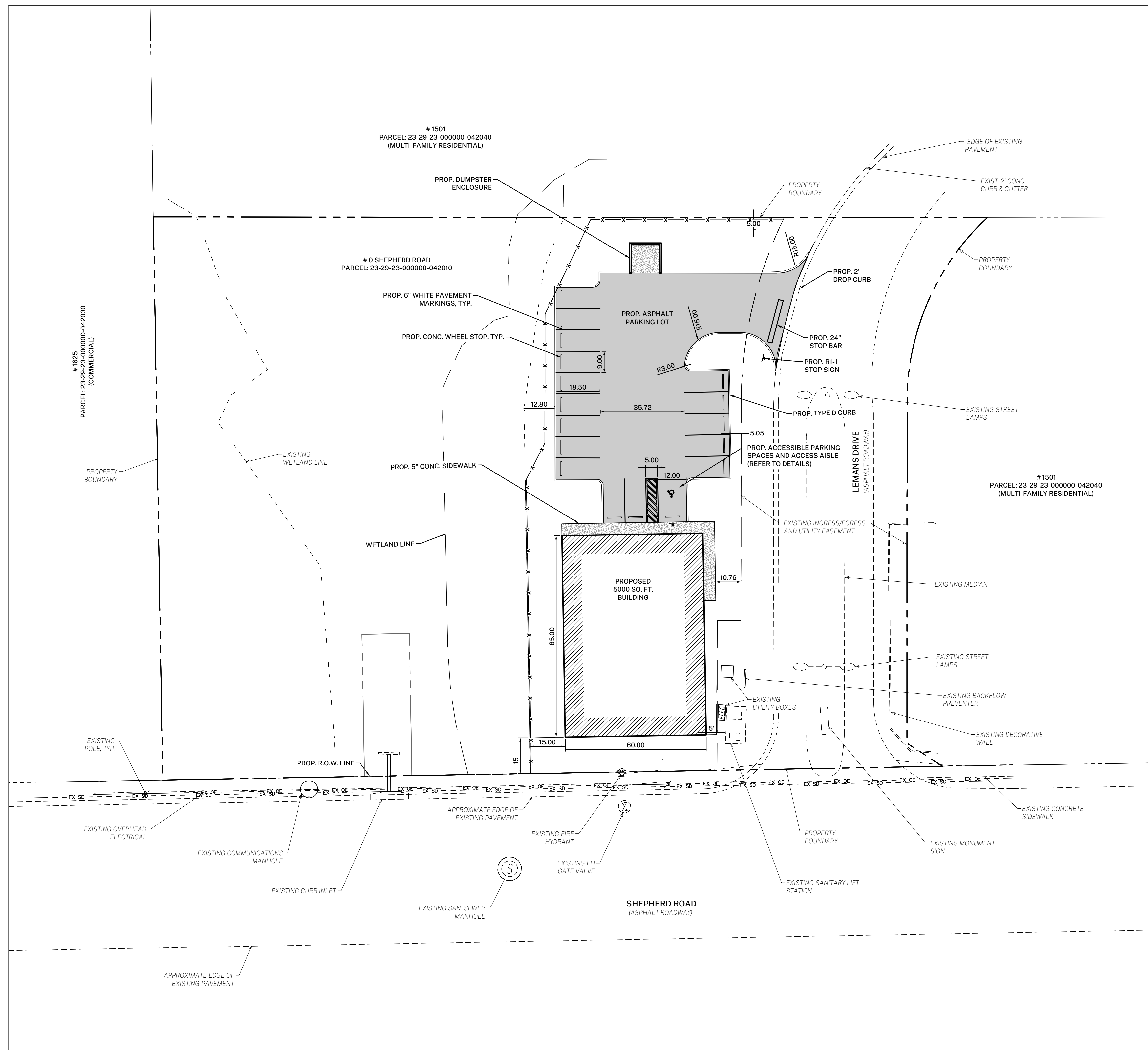
- EXISTING CONDITIONS PRESENTED ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PRESENTED BY RAFAEL ESCOBAR, P.S.M. DATED SEPTEMBER 3, 2025. ADDITIONAL DATA WAS COLLECTED THROUGH PUBLICLY AVAILABLE G.I.S. FILES, AERIAL IMAGERY AND FIELD INVESTIGATIONS.
- ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED FOR ACCURACY.
- ACCESS WILL BE PROVIDED TO THE DEVELOPMENT THROUGH THE EXISTING INGRESS/EGRESS EASEMENT ON THE EASTERN SIDE OF THE PROPERTY. THE PROPOSED PARKING LOT AND DRIVEWAY WILL CONNECT TO THE PRIVATE ROAD DESIGNATED AS LEMANS DRIVE.
- THE SITE IS LOCATED IN FLOOD ZONE X, IDENTIFIED WITH FEMA MAP # 12105C0480G DATED 12/22/2016.
- NO SPECIAL OCCUPANCIES ARE INCLUDED IN THIS PROJECT.
- POTABLE WATER SERVICE FOR THE SITE WILL BE PROVIDED BY POLK COUNTY UTILITIES THROUGH AN EXISTING 6" WATER MAIN LOCATED IN FRONT OF THE PROPERTY. THE EXISTING MAIN IS PLUGGED UNDERNEATH THE EXISTING SIDEWALK ALONG SHEPHERD ROAD. AN ADDITIONAL 6" WATER MAIN IS LOCATED IN THE UTILITY EASEMENT FOR SERVICE TO THE LEMANS APARTMENTS. BOTH MAINS WILL BE USED TO CREATE A LOOP THAT PROVIDES WATER SERVICE AND FIRE SUPPRESSION FOR THE BUILDING.
- WASTEWATER COLLECTION WILL BE PROVIDED BY POLK COUNTY UTILITIES THROUGH AN EXISTING 8" GRAVITY SEWER FRONTING THE PROPERTY. THE EXISTING SEWER IS PLUGGED UNDERNEATH THE EXISTING SIDEWALK ALONG SHEPHERD ROAD.

SIGNING AND MARKING NOTES:

- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LEGEND

	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED SOD
	PROPOSED CATCH BASIN



DOWNTOWN ENGINEERING
 DOWNTOWN ENGINEERING LLC
 LICENSE #36239
 LAKELAND, FL (863) 732-8193

811 SUNSHINE STATE ONE CALL OF FLORIDA, INC.
 Know what's below.
 Call before you dig.

SHEPHERD ROAD MULTI-USE
 0 SHEPHERD ROAD LAND TRUST
 0 SHEPHERD ROAD
 UNINCORPORATED POLK COUNTY
 FLORIDA

PLAN REVIEW SET

Ricardo A. Jimenez
 No. 91144

NO.	REVISION/ISSUE

DESIGNED BY	N.H.	DRAWN BY	E.B.
CHECKED BY	R.J.	SCALE	1"=20'
PROJECT NO.	524302		

SHEET NAME
SITE PLAN

DRAWING NO. C-02	
DATE 3/19/2026	PAGE 3 OF 11