

16,992 SF MAXIMUM BUILDING
 15,000 LEASE SPACE
 8' WALL ON WEST PROPERTY LINE
 ONLY ONE ENTRANCE
 WALLED RETENTION AREA -2847 SF- 4'-5' DEEP

22,688 PARKING-ROADS-ONSITE
 1,926 SF SIDEWALKS
 5900 SF FOOT-PRINT BUILDING
 936 SF ROOFED PATIO/ENTRANCE

LOT SIZE -49,549 SF-TOTAL
 30,514 SF IMPERVIOUS--62.9%
 17,980 SF GREEN SPACE-RETENTION- 37.1%

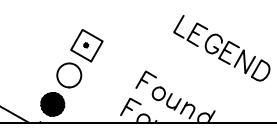
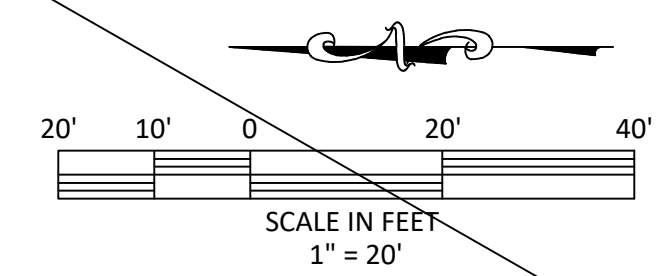
LOT SIZE -49,549 SF-TOTAL
 3 STORY BUILDING- 35' ABOVE ROAD MAX
 MAXIMUM SPACE- 16,992 FAR 35%

PARKING ALLOWS -15,000SF LEASE SPACE AT 1 PER 250
 (based on 60 spaces)

57 - REGULAR PARKING SPACES
 3 - HANDICAP SPACES
 60 TOTAL PARKING SPACES

- SHEET #
- LC-1 -COVER
 - LC-2- EXISTING CONDITIONS
 - LC-3- LAYOUT
 - LC-4- GRADING AND DRAIANGE
 - LC-5 -UTILITY
 - LC-6 SITE ELECTRICAL
 - LC-7 LANDSCAPE
 - LC-8 SITE DETAILS
 - LC-9 SITE DETAILS

Note:
 I have examined the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) dated March 17, 2014 and find that the property is located in Flood Zone "X".



PROJECT SITE

RE Parcel # 38-06-26-018025-000-00
 1201-NORTH ORANGE AVENUE

CYPRESS MANAGEMENT
 AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL 32006
 904-759-9576 SITEOPT@BELLSOUTH.NET

DATE	REVISIONS	SITE PLAN REVISIONS
5-17-2023		
5-9-2023		

KNIGHT CENTER
 MASTER PLAN
 PRELIMINARY SITE PLAN

DATE 5-9-2023
 DRAWN BY
 CHKD. BY
 JOB NO.

ROBERT HARTWIG
 LA 0012

SHT. LC-1