PROJECT DATA - QL-10 03/07/18

1544 BAXLEY ROAD
MIDDLEBURG, CLAY COUNTY, FL
ZONING: BFPUD - BRANNAN FIELD PUD
PIN: 008098-000-00

SITE DATA

TOTAL SITE AREA	2.59 AC.

BUILDING DATA

TOTAL BUILDING AREA	11,307 SF

PARKING DATA

PARKING REQUIRED		
DENTAL OFFICE	- 1 SPACE / 250 SF	15 SPACES REQUIRED
AUTOMOTIVE SERVICE	- 2 SPACES + 4 SPACES PER BAY	10 SPACES REQUIRED
COMMERCIAL RETAIL	- 1 SPACE / 300 SF	20 SPACES REQUIRED
TOTAL PARKING PROVIDED		106 SPACES

FORESITE group
Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

BLANDING BLVD. - S.R. 21

EXISTING SIGNALIZED INTERSECTION

N62°29'06"W C=61.93'
A=76.01' R=35.00'

EXISTING POWER EASEMENT

EXISTING COASTAL SPINE & PAIN

EXISTING EDGE OF PAVEMENT

EXISTING PROPERTY LINE (TYP.)

FULL ACCESS DRIVEWAY

BAXLEY ROAD

S54°09'01"W C=169.74'
A=169.75' R=5614.58'

N54°33'24"E
81.51'

S0°11'02"E
344.90'

N0°22'26"W
462.15'

N89°49'12"E
260.83'

15' LANDSCAPE BUFFER

PLAZA AREA

DENTAL OFFICE
3,750 SF

RETAIL
5,897 SF

AUTOMOTIVE SERVICE
1,560 SF

OPEN PARK

STORMWATER RETENTION AREA

20' LANDSCAPE BUFFER

1" = 60'
0 30' 60'
SCALE IN FEET