

**LEGEND**

[Grey Box] = TYPICAL ASPHALT PAVEMENT AREA

[White Box] = TYPICAL CONCRETE AREA

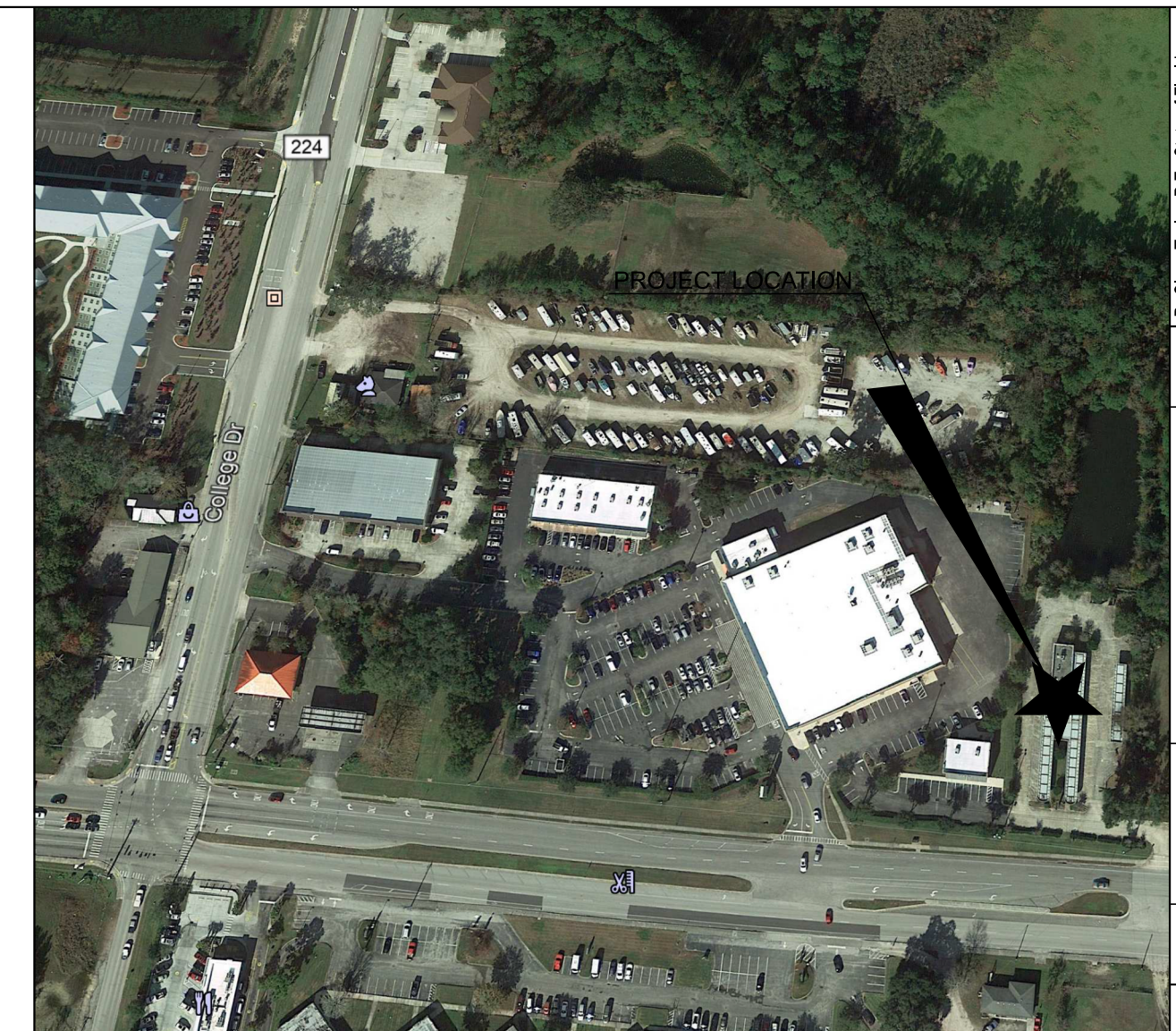
Project Name: Waffle House CR220

Owner/Developer: Stephen Hinnerichs

Engineer: Taylor & White, Inc.

Surveyor: Richard Miller & Associates

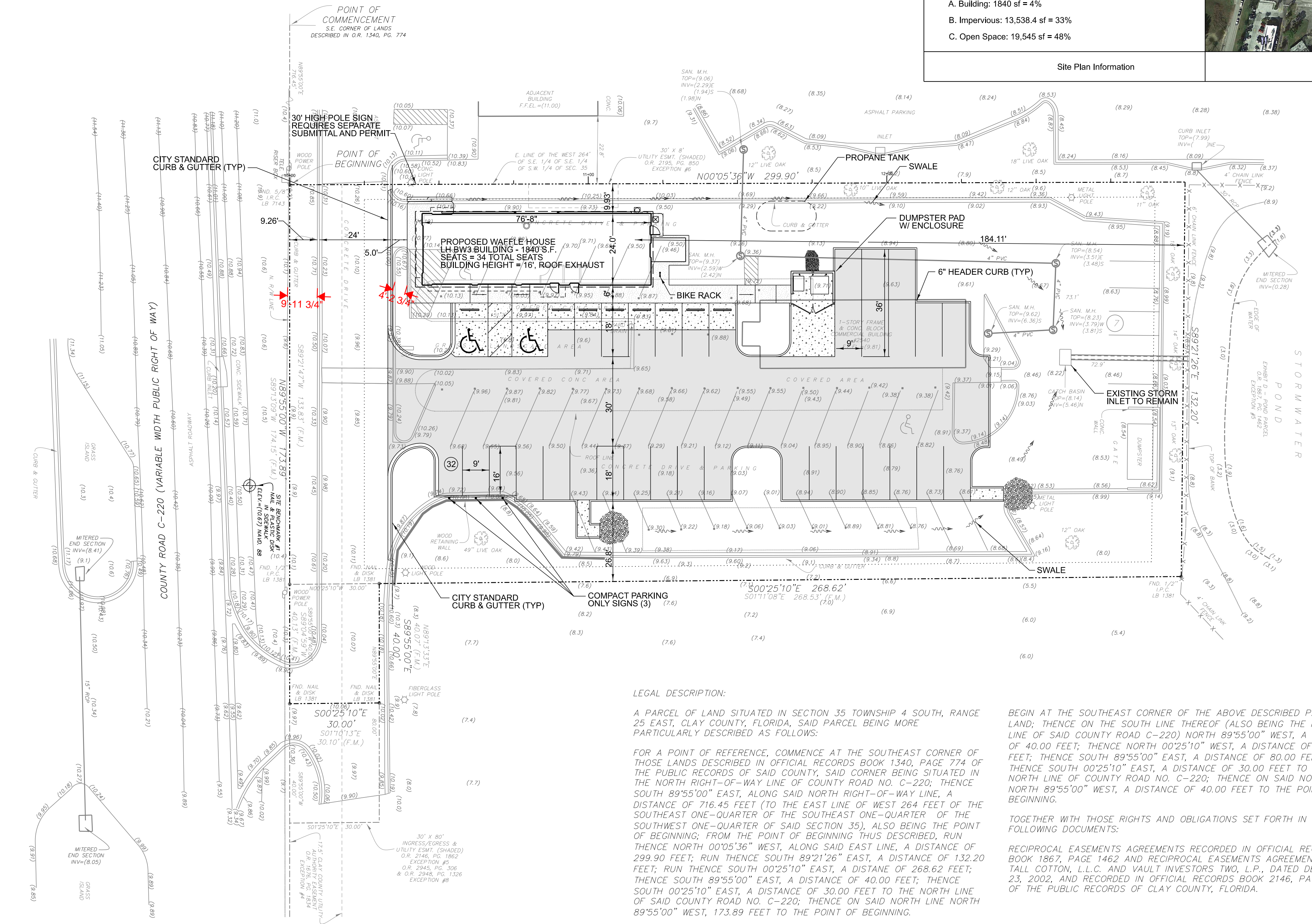
- Data Summary:**
- Total Acres of Site: ±0.94141,012 sf
  - Number of Buildings Proposed: 1 / 1840 SF
  - Building Height: 16'
  - Number of parking spaces required: 30 Spaces
  - Number of parking spaces provided: 32 Spaces
  - Number of handicap spaces: 2 Handicap spaces
  - Bicycle parking shown: Yes
  - Ground Coverage in Square Feet and Percentage:
    - A. Building: 1840 sf = 4%
    - B. Impervious: 13,538.4 sf = 33%
    - C. Open Space: 19,545 sf = 48%



No.	Date	Description	Initials

Site Plan Information

Vicinity Map



**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN SECTION 35 TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1340, PAGE 774 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-220; THENCE SOUTH 89°55'00" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 716.45 FEET (TO THE EAST LINE OF WEST 264 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35), ALSO BEING THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN THENCE NORTH 00°05'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 299.90 FEET; RUN THENCE SOUTH 89°21'26" EAST, A DISTANCE OF 132.20 FEET; RUN THENCE SOUTH 00°25'10" EAST, A DISTANCE OF 268.62 FEET; THENCE SOUTH 89°55'00" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°25'10" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°55'00" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

BEGIN AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE ON THE SOUTH LINE THEREOF (ALSO BEING THE NORTH LINE OF SAID COUNTY ROAD C-220) NORTH 89°55'00" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°25'10" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°55'00" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°25'10" EAST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF COUNTY ROAD NO. C-220; THENCE ON SAID NORTH LINE NORTH 89°55'00" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE RIGHTS AND OBLIGATIONS SET FORTH IN THE FOLLOWING DOCUMENTS:

RECIPROCAL EASEMENTS AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1867, PAGE 1462 AND RECIPROCAL EASEMENTS AGREEMENT BETWEEN TALL COTTON, L.L.C. AND VAULT INVESTORS TWO, L.P., DATED DECEMBER 23, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 2146, PAGE 1862, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

ALSO, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES COVERING THE FOLLOWING DESCRIBED PORTION OF SAID SECTION 35;

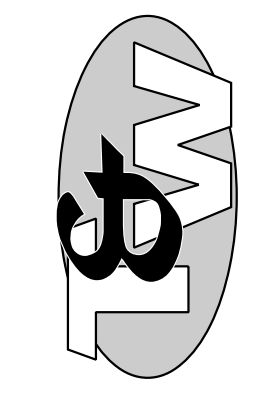


**DRC Concept Review Plan**

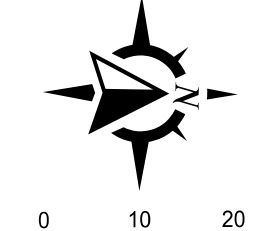
**WAFLE HOUSE**

2540 County Road 220, Middleburg, Florida 32068

**Taylor & White, Inc.**  
 Civil Design & Consulting Engineers  
 9556 Historic Kings Road S., Suite 102  
 Jacksonville, Florida 32237 464-3851  
 www.taylorandwhite.com



Scale: 1"=20'  
 Proj. Mgr: R. White  
 Designer: R. White  
 Drawn by: R. Howard  
 Certificate of Auth: 7298



Project No.: 19101.1  
 Date: December 11, 2023  
 Sheet No.: 1