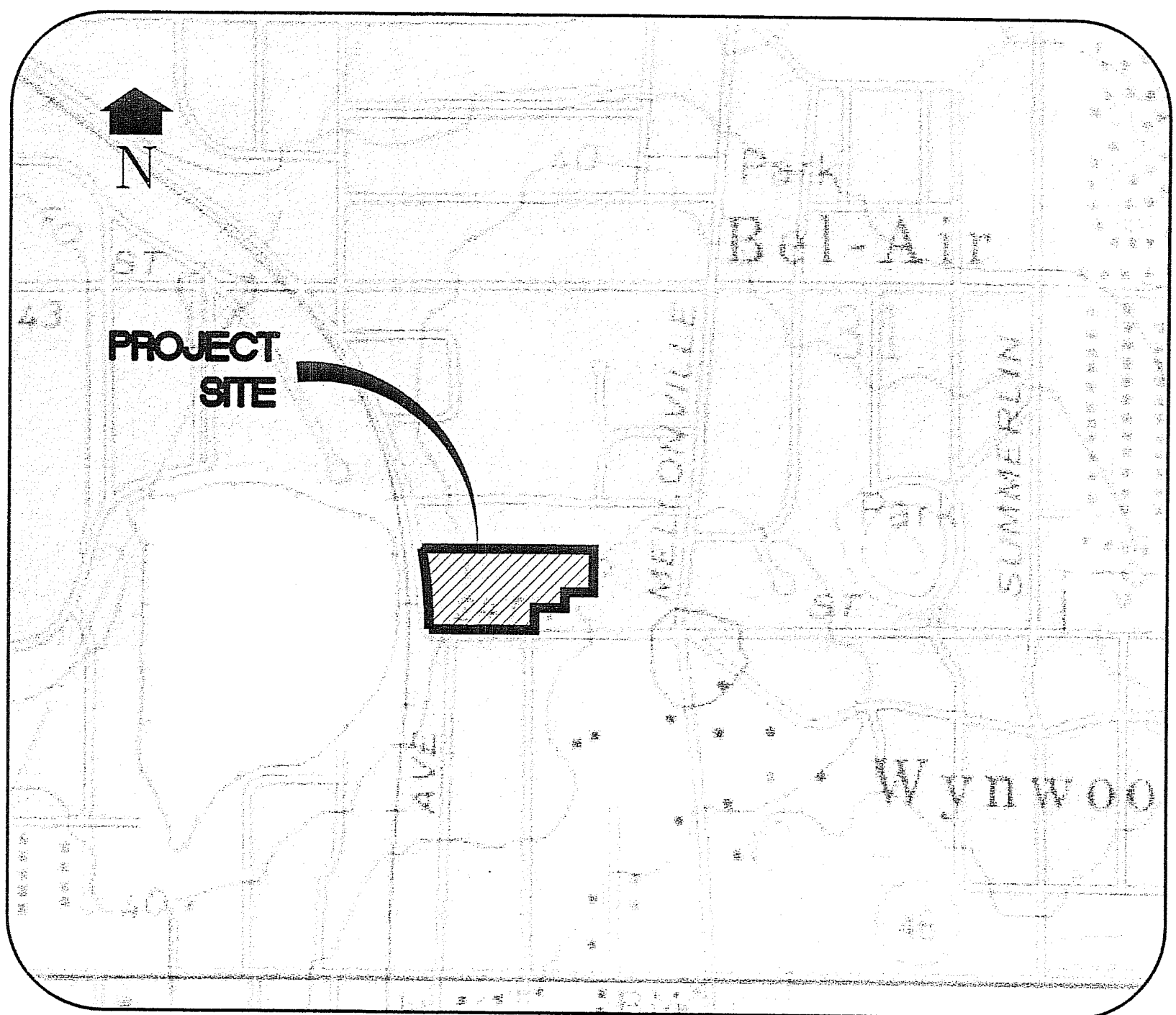


PRELIMINARY SUBDIVISION PLAN
GLENWAY ESTATES
GLENWAY DRIVE
SANFORD, FL
PARCEL ID #31-19-31-516-0000-00A8

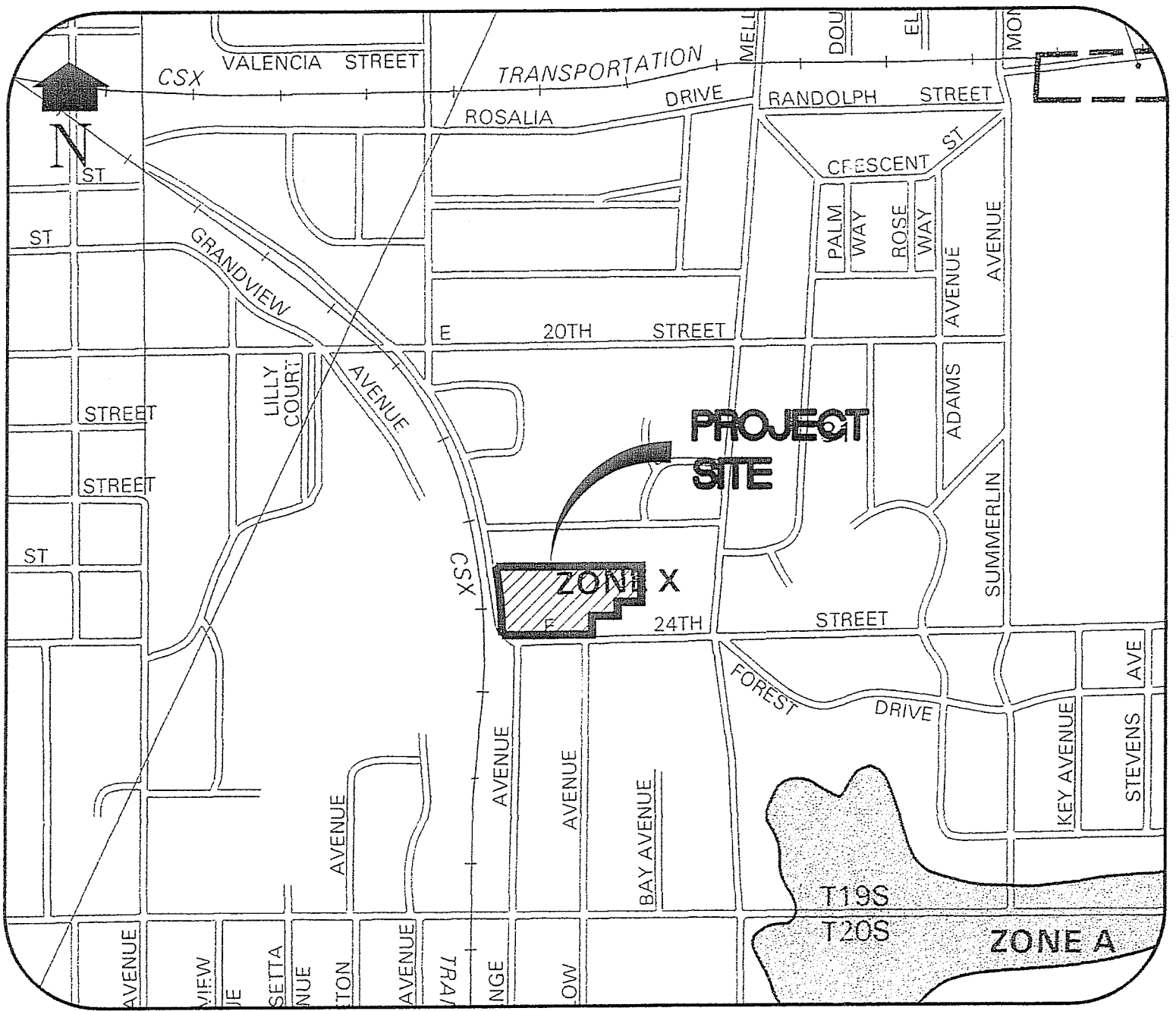
CITY OF SANFORD, FLORIDA
OCTOBER 8, 2004



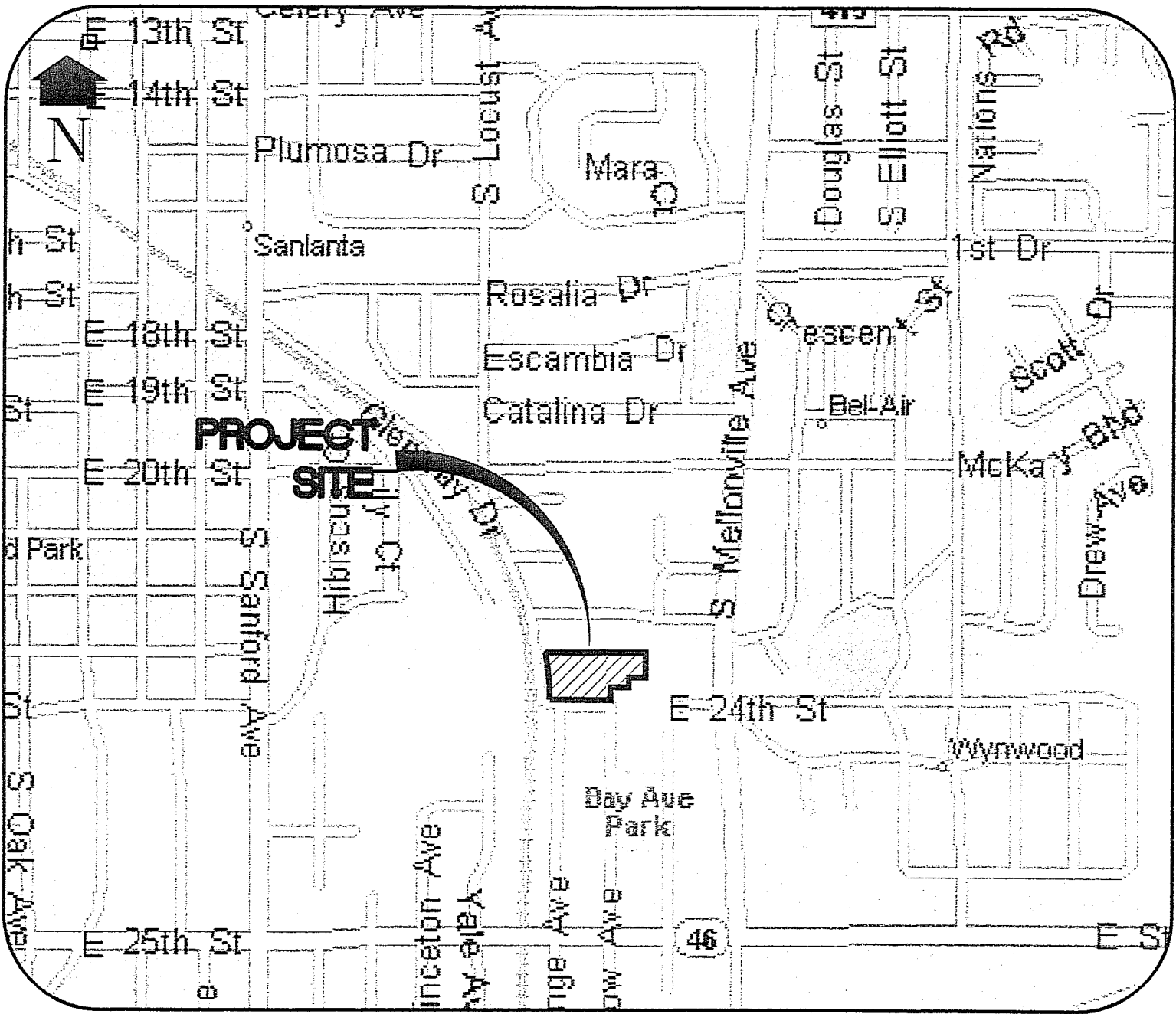
AERIAL MAP
1"=400'



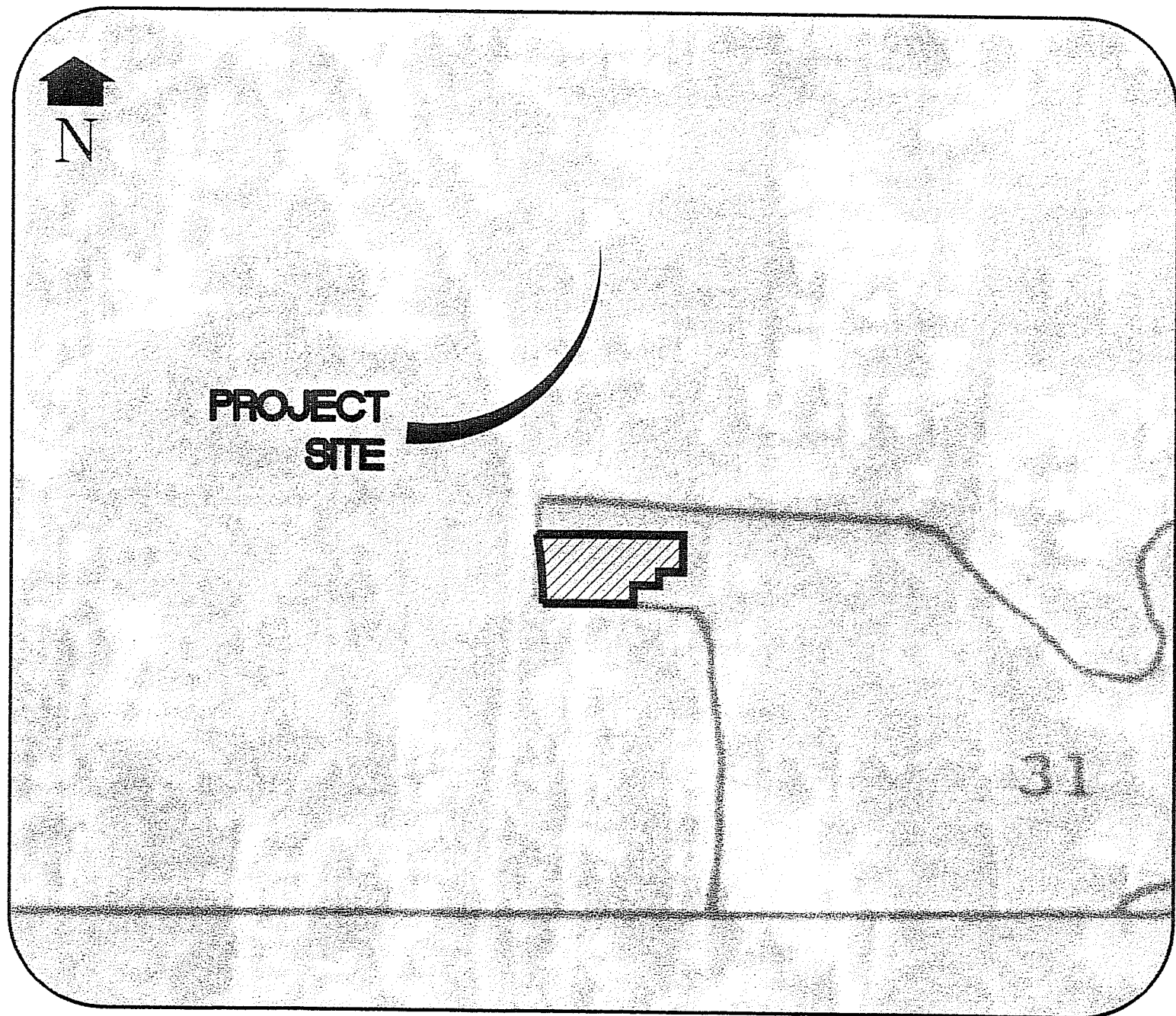
USGS QUAD MAP
N.T.S.



F.E.M.A. MAP
N.T.S.



VICINITY MAP
N.T.S.



SOILS MAP
N.T.S.

Project Team

Owner: Shoemaker Construction Company Inc.
Civil Engineer/Owner Authorized Agent: Chad S. Linn, P.E.
2138 Tortoise Shell Drive
Maitland, FL 32751
Phone: 407-252-6433
Fax: 407-661-1157

LEGAL DESCRIPTION:

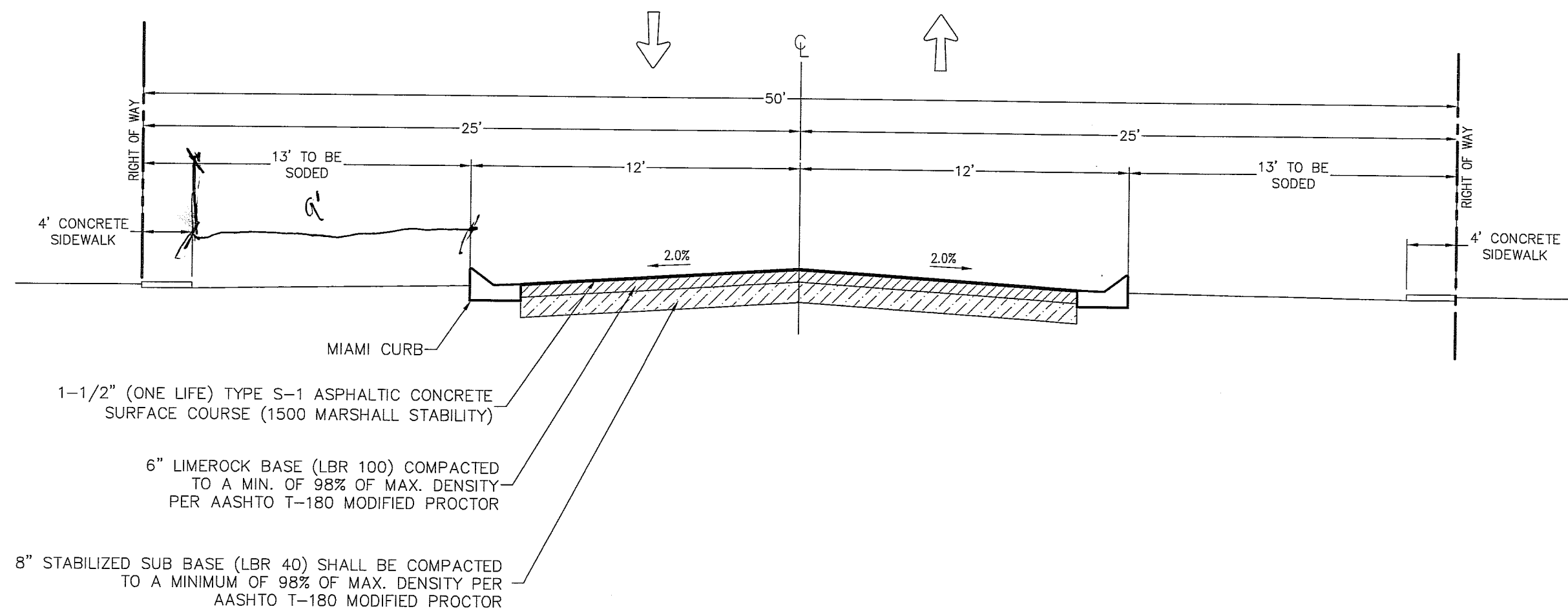
LEG SOUTH 1/4 OF LOT A EAST OF RY (LESS EAST 410.28 FT & BEGINING 410.28 FT WEST OF SOUTHEAST CORNER RUNNING WEST 135 FT NORTH 1 DEGREE 6 MIN 30 SEC EAST 97 FT EAST 135 FT SOUTH 1 DEGREES 6 MINUTES 30 SECONDS WEST 97 FT TO BEGINING). PLAT OF SECTION 31 TOWNSHIP 19S RANGE 31E BOOK 2 PAGE 8.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	GEOMETRY PLAN

SECTION 31
TOWNSHIP 19 S
RANGE 31 E

Drawing name: T:\chad\Projects\018 Shoemaker\CADD\CONSTR\005-OVERALL.dwg Layout1 Oct 08, 2004 10:56am by: Chad.Linn



TYPICAL SECTION

UTILITY PROVIDERS

TELEPHONE

BELLSOUTH
500 N. ORANGE AVE., RM. 360
ORLANDO, FL 32801
CONTACT: LIZ DARWICK
PHONE: (407) 380-1490

POWER

FPL (FLORIDA POWER & LIGHT)
2626 W. SR. 46
P.O. BOX 2149
SANFORD, FL 32771
CONTACT: CHARLIE JONHSON
PHONE: (407) 328-1922

CABLE

BRIGHTHOUSE NETWORKS
944 MAGUIRE ROAD
ODDIE, FL 34761
CONTACT: MARVIN L. USRY, JR.
PHONE: (407) 532-8509

WATER/SEWER

CITY OF SANFORD
P.O. BOX 1788
SANFORD, FL 32772-1778
CONTACT: KEVIN TOLLIVER, P.E.
PHONE: (407) 330-5640

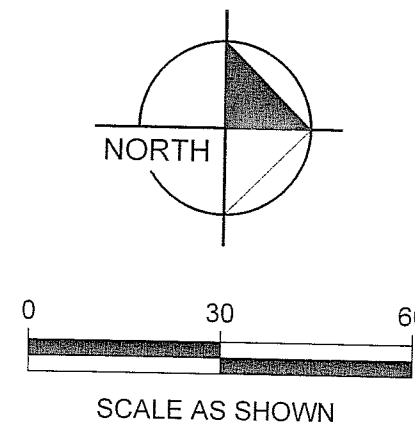
NOTES:

TOTAL PROPERTY OWNED:
EXISTING ADDRESS
PARCEL ID#:
EXISTING FUTURE LAND USE:

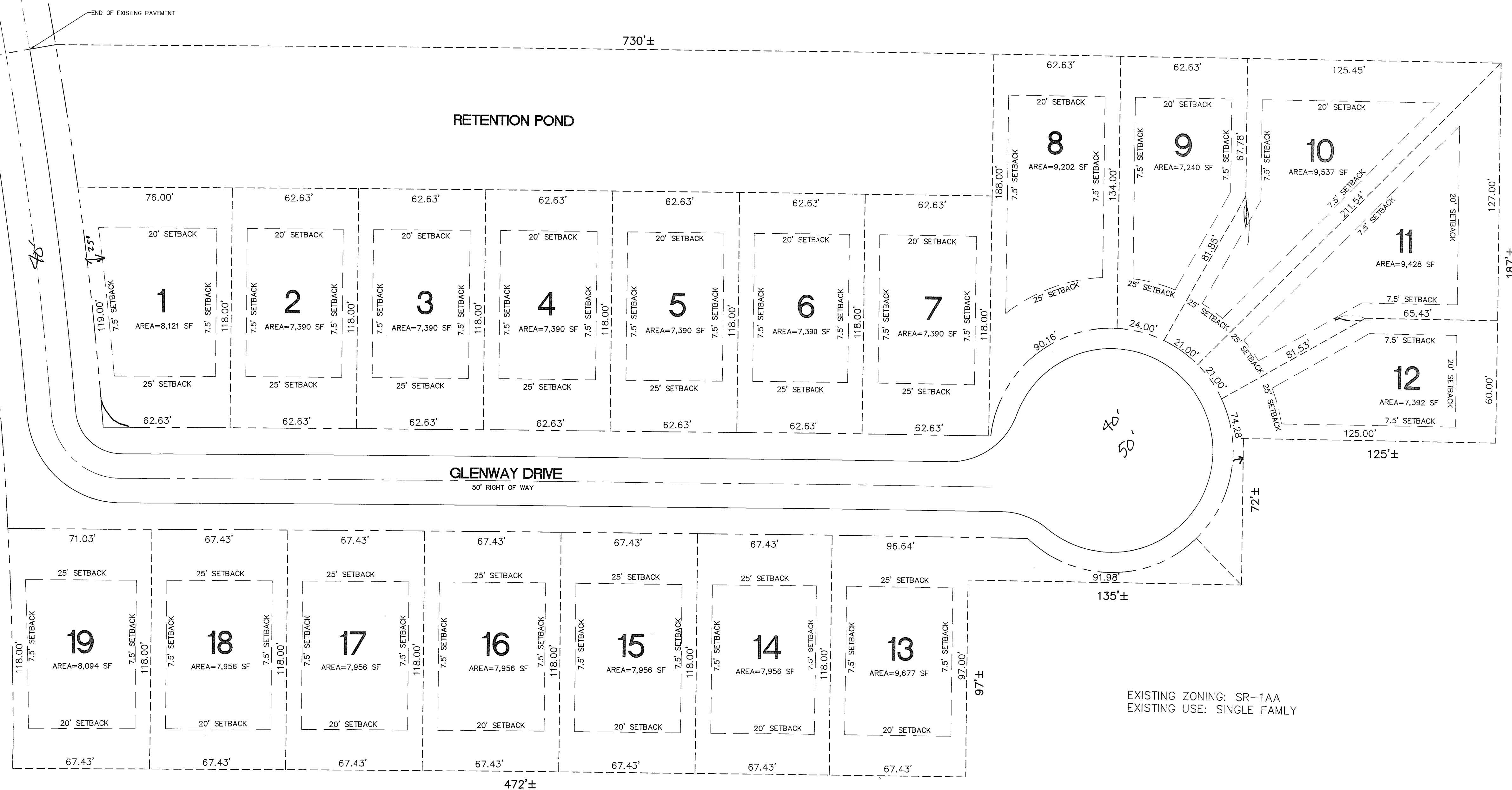
EXISTING ZONING:
PROPOSED ZONING:
PROPOSED USE:

TOTAL LOTS:
LOT AND BUILDING REQUIREMENTS:
MINIMUM LOT AREA:
MINIMUM LOT WIDTH:
BUILDING SETBACKS:
MINIMUM FRONT:
MINIMUM SIDE YARD:
MINIMUM REAR YARD:
MINIMUM BUILDING AREA:
(AIR CONDITIONED SPACE)
WITH FUNCTIONING GARAGE
MAXIMUM BUILDING HEIGHT:
SOILS:
FLOOD ZONE:

5.28 ACRES
GLENWAY DRIVE
31-19-31-516-0000-00A8
LDR-SF (LOW DENSITY RESIDENTIAL,
SINGLE FAMILY)
SR-1AA (SINGLE FAMILY RESIDENTIAL)
SR-1 (SINGLE FAMILY RESIDENTIAL)
SINGLE FAMILY HOMES
19
6,000 SF
60 FT
25 FT
7.5 FT
20 FT
700 SF
35 FT
TAVARES SOIL (#31)
ZONE X (AREAS DETERMINED TO BE OUT OF 500 YEAR FLOOD PLAN)

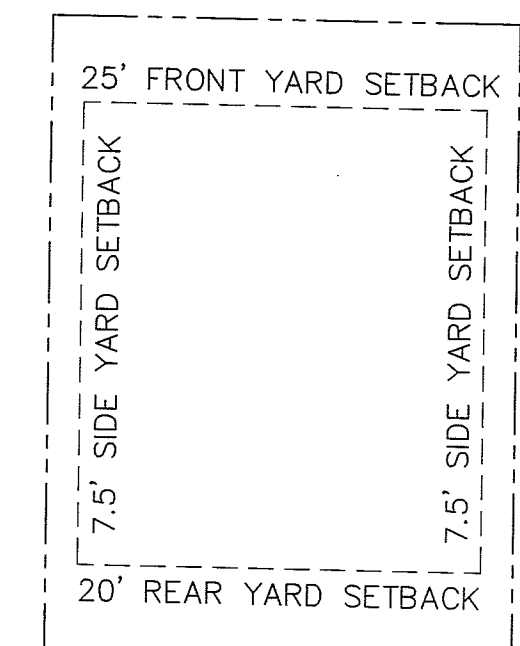


EXISTING ZONING: SR-1AA
EXISTING USE: SINGLE FAMILY



EXISTING ZONING:
SR-1AA
EXISTING USE:
VACANT

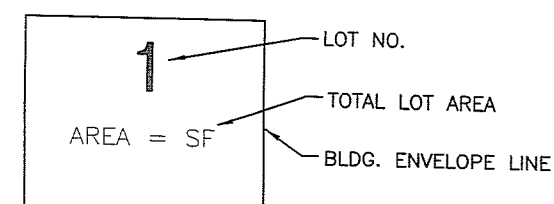
EXISTING ZONING: SR-1AA
EXISTING USE: SINGLE FAMILY



TYPICAL LOT SETBACKS

EXISTING ZONING: SR-1AA
EXISTING USE: SINGLE FAMILY

LEGEND



				SCALE AS NOTED				DATE		GLENWAY ESTATES		DESIGN ENGINEER:		PRELIMINARY SUBDIVISION PLAN GEOMETRY PLAN		SHEET NUMBER C2	
				DESIGNED BY CSL		10/08/04		PROJECT NO.				CHAD S. LINN					
				DRAWN BY RWS		018		CITY OF SANFORD				FLORIDA REGISTRATION NUMBER: 57524					
				CHECKED BY CSL													
No.		REVISIONS		DATE		BY											