

GENERAL NOTES:

- 1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
 THE PROPOSED PROJECT IS OWNED BY: SEE LISTINGS IN CENTER OF PAGE.
- 2. CHARACTER AND INTENDED USE STATEMENT:**
 THE PROPOSED USE IS A 563 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND 319 UNITS MULTI-FAMILY CONDO TRACTS
- 3. MAINTENANCE OF COMMON FACILITIES STATEMENT:**
 THE TOSCANA ISLES HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ROADS. THE WATER DISTRIBUTION SYSTEM WILL BE TURNED OVER TO THE CITY OF VENICE FOR OWNERSHIP AND MAINTENANCE. THE SANITARY SEWER SYSTEM SHALL BE TURNED OVER TO SARASOTA COUNTY OR THE CITY OF VENICE FOR OWNERSHIP AND MAINTENANCE.
- 4. EXISTING LAND USE:** VACANT
- 5. ZONING:** PUD, FUTURE LAND USE: MIXED USE RESIDENTIAL
- 6. FLOOD ZONE:** THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE A12, B & C PER FIRM MAP 1251440245 D
- 7. SITE COVERAGES:**
 TOTAL ACREAGE (UNIT 2): 281.89 AC.
 LAKES @ COWL: 120.67* AC
 ROADS, CURB, SIDEWALKS: 18.71 AC
 LOTS (80% IMPERVIOUS): 84.45 AC
 GREEN SPACE: 34.60 AC
- 8. SETBACKS:**
 SINGLE FAMILY DWELLING MINIMUM YARD REQUIREMENTS:
 FRONT YARD: 15' MIN. SETBACK
 DRIVEWAY LENGTH: 20' MIN.
 SIDE YARD: 5'
 REAR YARD: 10' (5' TO ACCESSORY STRUCTURES)
 MULTI-FAMILY DWELLING MINIMUM YARD REQUIREMENTS:
 FRONT YARD: 15 FEET MINIMUM STRUCTURE, 20 FOOT MINIMUM DRIVEWAY LENGTH
 SIDE YARD: 8 FEET, BUT IN NO CASE LESS THAN TWENTY (20) FEET BETWEEN STRUCTURES.
 REAR YARD: 10 FEET, BUT IN NO CASE LESS THAN THIRTY (30) FEET BETWEEN STRUCTURES.
- ALL MEASUREMENTS, INCLUDING DRIVEWAY LENGTHS, ARE TO BE MEASURED FROM THE PROPERTY LINE.
- 9. STORMWATER MANAGEMENT:**
 THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE A MAXIMUM IMPERVIOUS AREA OF 80% PER LOT. DRAINAGE EASEMENTS FOR STORM PIPING ALONG SIDE LOT LINES ARE BASED ON PIPE SIZING AND SUBJECT TO CITY OF VENICE ENGINEERING DEPARTMENT APPROVAL.
- 10. REFUSE AND RECYCLABLE NOTE:**
 REFUSE AND RECYCLABLES TO BE PICKED UP BY THE CITY OF VENICE AND SHALL BE PICKED UP CURBSIDE.
- 11. UTILITY NOTES:**
 A. DEP WATER, WASTEWATER, AND SARASOTA COUNTY UTILITIES SEWER CONSTRUCTION PERMITS ARE REQUIRED.
 B. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SARASOTA COUNTY OR CITY OF VENICE STANDARDS.
 C. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE UTILITY CODE.
 D. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FFL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
 E. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.
 F. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
 G. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE.
 H. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
 I. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARDS DETAILS.
 J. A REUSE MAIN IS NOT REQUIRED FOR THIS PROJECT.
- 12. UTILITY PROVIDERS:**
- | WATER | SANITARY SEWER | SANITARY SEWER | TELEPHONE | ELECTRICITY | CATV |
|---------------------------------------|---------------------------------------|-----------------------------------|---|--|--|
| CITY OF VENICE | CITY OF VENICE | SARASOTA COUNTY | VERIZON | FLORIDA POWER & LIGHT | COMCAST |
| 200 WARFIELD AVE.
VENICE, FL 34285 | 200 WARFIELD AVE.
VENICE, FL 34285 | SARASOTA COUNTY
(941) 861-6790 | 1859 US 41 BYPASS S
VENICE, FL 34293 | 5676 MONTOSH RD.
SARASOTA, FL 34233 | 5205 FRUITVILLE RD
SARASOTA, FL 34240 |
| (941)480-3333 | (941)480-3333 | | (941)906-6719 | (941)927-4218 | (941)371-6700 |
| (941)486-2084 fax | (941)486-2084 FAX | | (941)952-5793 fax | | |

**AMENDMENT TO PRELIMINARY PLAT
 FOR
 TOSCANA ISLES - UNIT 2**

**A REPLAT OF TOSCANA ISLES TRACTS 7,11,12,15,16,18,203,208,209,210,261,410,411
 BEING A PORTION OF SECTIONS 22 + 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
 A SUBDIVISION LYING IN SECTION 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
 CITY OF VENICE, SARASOTA COUNTY, FLORIDA.**

OWNER/ DEVELOPER:
 TRACT 7 - LALP LOTS VII, LLC
 TRACT 15 - CARIBBEAN BAY MORTGAGE LENDER, LLC
 TRACT 16 - LALP OPTION 1, LLC
 TRACT 18 - LALP OPTION 1, LLC
 TRACT 410 - LALP LOTS X, LLC
 TRACTS 11,12 - LALP LOTS XI, LLC
 TRACTS 203,208,209,210,261,411 - LALP DEVELOPMENT LLC
 6561 PALMER PARK CIRCLE, SUITE B
 SARASOTA, FLORIDA 34238
 (941) 552-6705

ENGINEER / SURVEYOR:
 AM ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FLORIDA 34240
 (941) 377-9178
 CERTIFICATE OF AUTHORIZATION No. 4334

INDEX TO DRAWINGS

DWG. NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL PHOTOGRAPH
3	EXISTING PLATTED CONDITIONS
4	PRELIMINARY PLAT
5	MASTER SITE PLAN
6	STORMWATER MANAGEMENT PLAN
7	PAVING, GRADING AND DRAINAGE CROSS SECTIONS
8	MASTER UTILITY PLAN - WATER
9	MASTER UTILITY PLAN - SEWER

OPEN SPACE CALCULATIONS:

	# OF SINGLE FAMILY UNITS	# OF MULTI-FAMILY UNITS	CUMULATIVE TOTAL OF UNITS	DEVELOPMENT AREA	OPEN SPACE PROVIDED AC.(%)	PEAK PM TRIPS	CUMULATIVE UNIT DENSITY	GROSS PROJECT DENSITY
UNIT 1	277	0	277	146.45	81.06 (19%**)	235	1.89	0.65
UNIT 2	563	319	882	281.89	171.66 (40%**)	634	3.13	2.06
TOTAL:	840	319	1159	428.34	252.72 (59%**)	869	2.71	2.71

**OPEN SPACE / 428.34

TOTAL PEAK PM TRIPS APPROVED: 915

TOTAL DWELLING UNITS ALLOWED: 1,714

MAXIMUM MULTI-FAMILY UNITS ALLOWED: 1,062

MINIMUM SINGLE FAMILY UNITS REQUIRED: 324

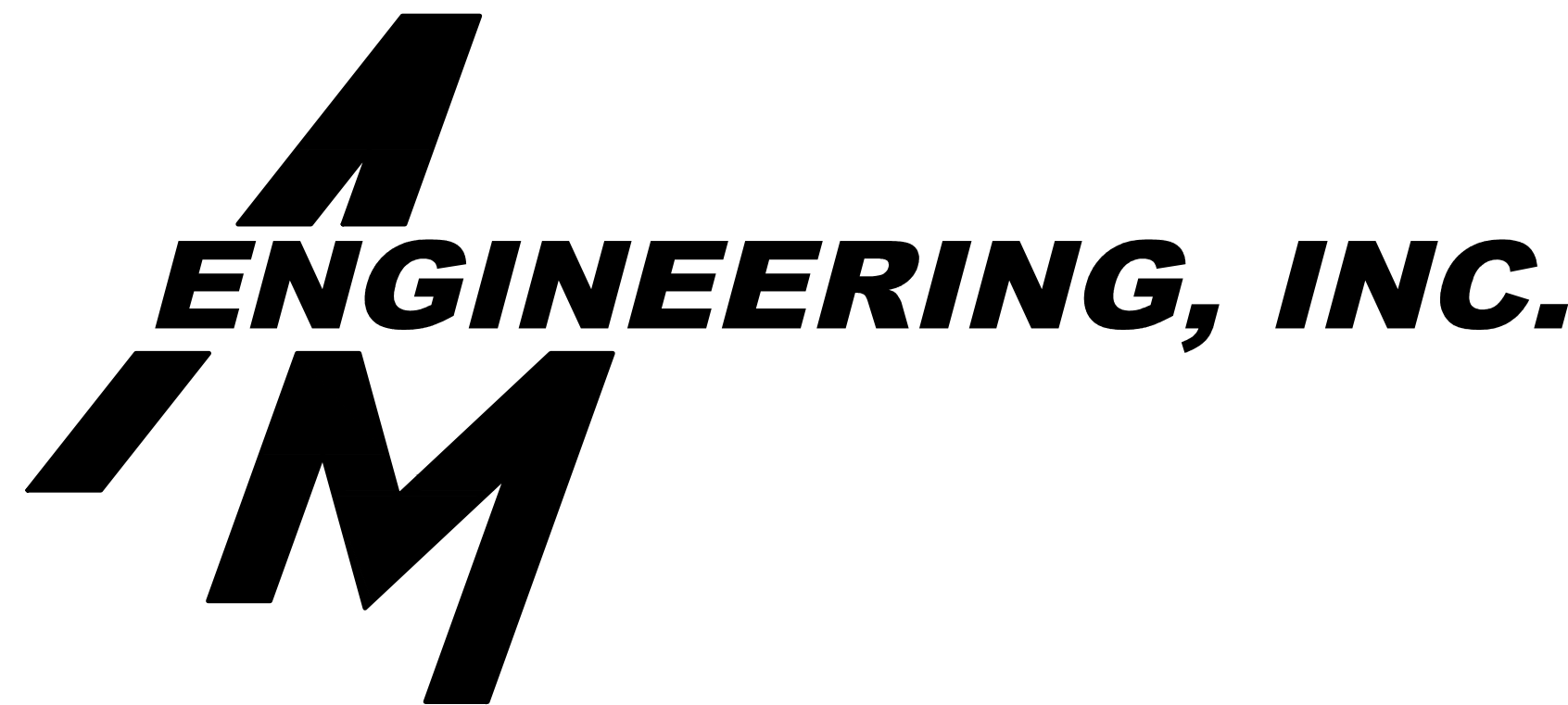
MINIMUM REQUIRED OPEN SPACE (50%): 428.34 TOTAL ACRES: 50% = 214.17 ACRES OPEN SPACE REQUIRED

MAXIMUM COMMERCIAL AREA ALLOWED: 21.42 ACRES (5% OF TOTAL LAND AREA)

PREVIOUSLY PLATTED COMMERCIAL AREAS: 10.6 ACRES (2.47% OF TOTAL ACREAGE (428.34 AC.))
 (TRACT 14 AND TRACT 17)

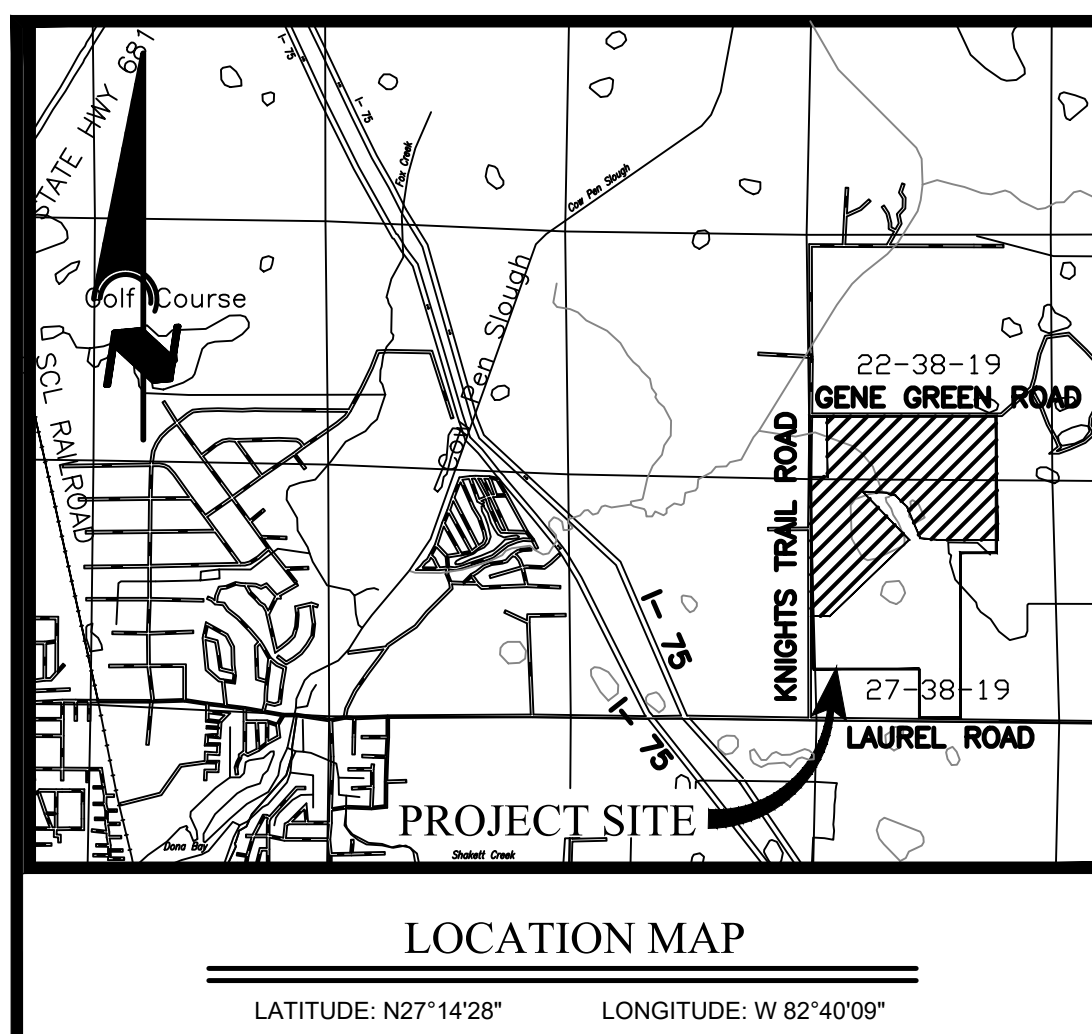
14. CITY OF VENICE REQUIRED NOTES:

- ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A ROW PERMIT.
- ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
- TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
- POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
- ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
- CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
- ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
- CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
- NO MINIMUM LOT DIMENSIONS ARE REQUIRED BY THE PUD. FINAL LOT DIMENSIONS WILL BE INCLUDED ON THE FINAL PLAT.
- ALL MEASUREMENTS, INCLUDING DRIVEWAY LENGTHS, ARE TO BE MEASURED FROM THE PROPERTY LINE.
- A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIFLINE OF A TREE, AND/OR TREE REMOVAL.
- LAND IN A PUD DESIGNATED AS OPEN SPACE WILL BE RESTRICTED BY APPROPRIATE LEGAL INSTRUMENT SATISFACTORY TO THE CITY ATTORNEY AS OPEN SPACE PERPETUALLY, OR FOR A PERIOD OF NOT LESS THAN 99 YEARS, SUCH INSTRUMENT SHALL BE BINDING UPON THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, AND BE IN RECORDABLE FORM.

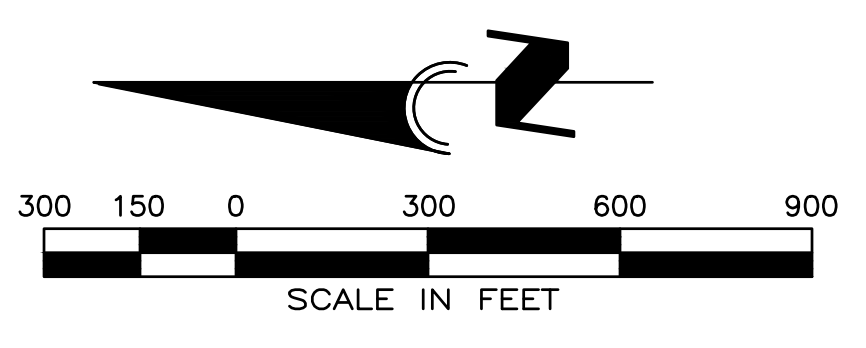
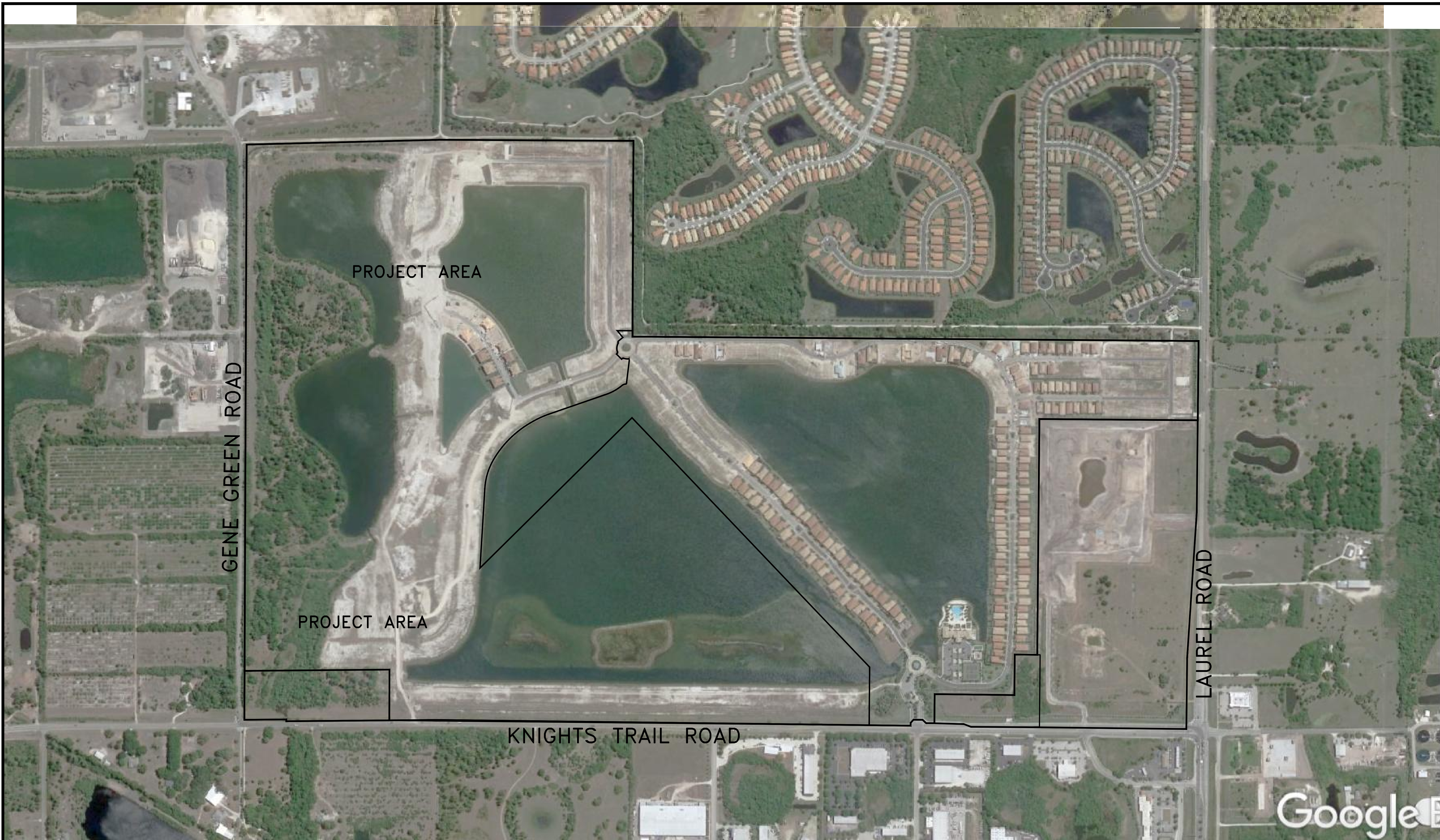


REVISION INDEX

BY:	DATE:	REV. #	DESCRIPTION:



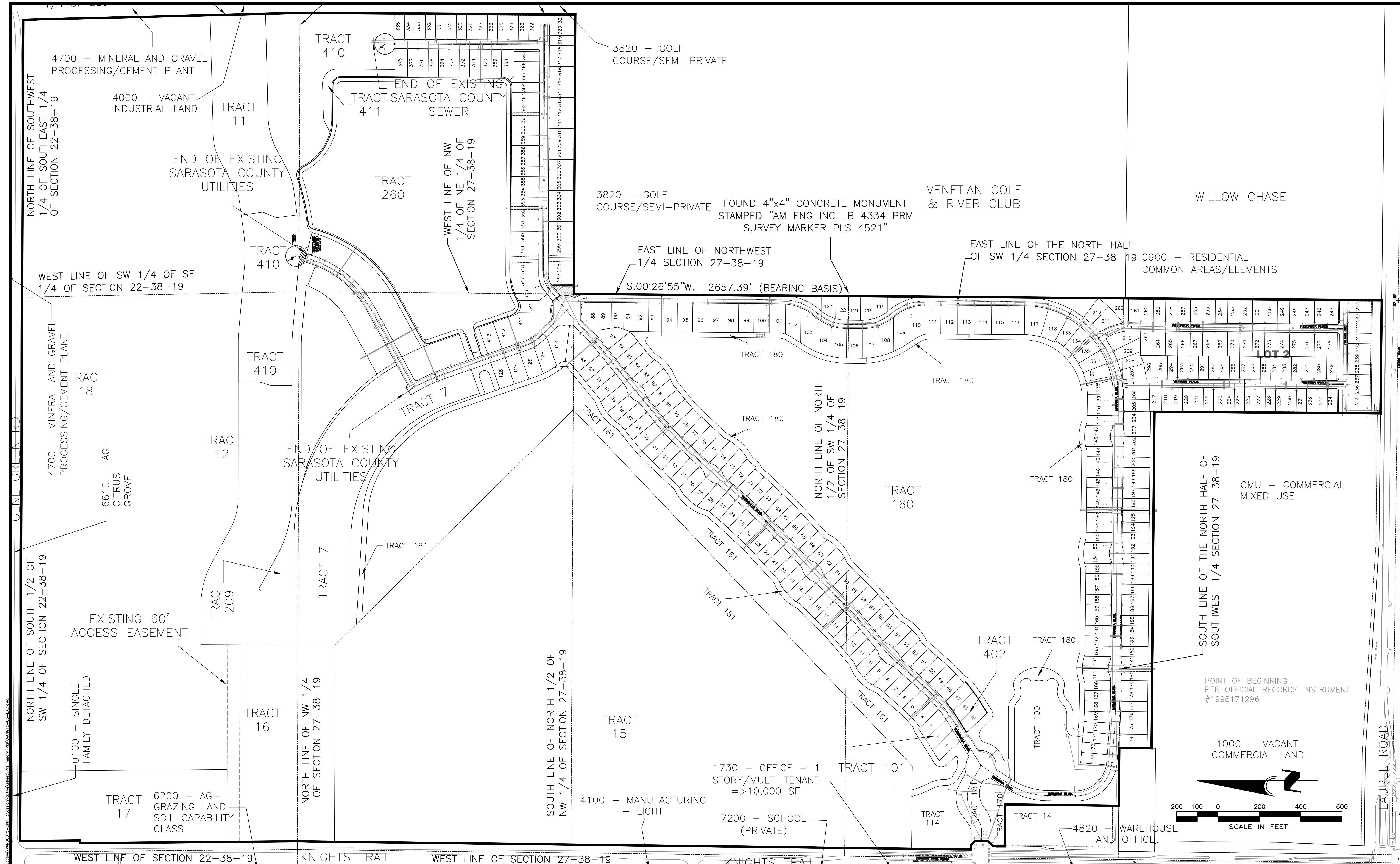
D. SHAWN LEINS, P.E.
 DATE _____
 FLORIDA P.E. No. #41078



REVISIONS		
BY	DATE	DESCRIPTION

ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 ED #4334
 PHONE: (941) 377-9178

PROJ:	TOSCANA ISLES, UNIT 2	
SCALE:	1" = 300'	APPROVED BY:
DATE:	2/01/18	D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078
CLIENT:	LALP DEVELOPMENT, LLC	CAD FILE: VANG15-02-AER
DESC:	AERIAL PHOTOGRAPH	JOB NO: VANG0015
		DRWG. NO: 2



CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS		
BY	DATE	DESCRIPTION

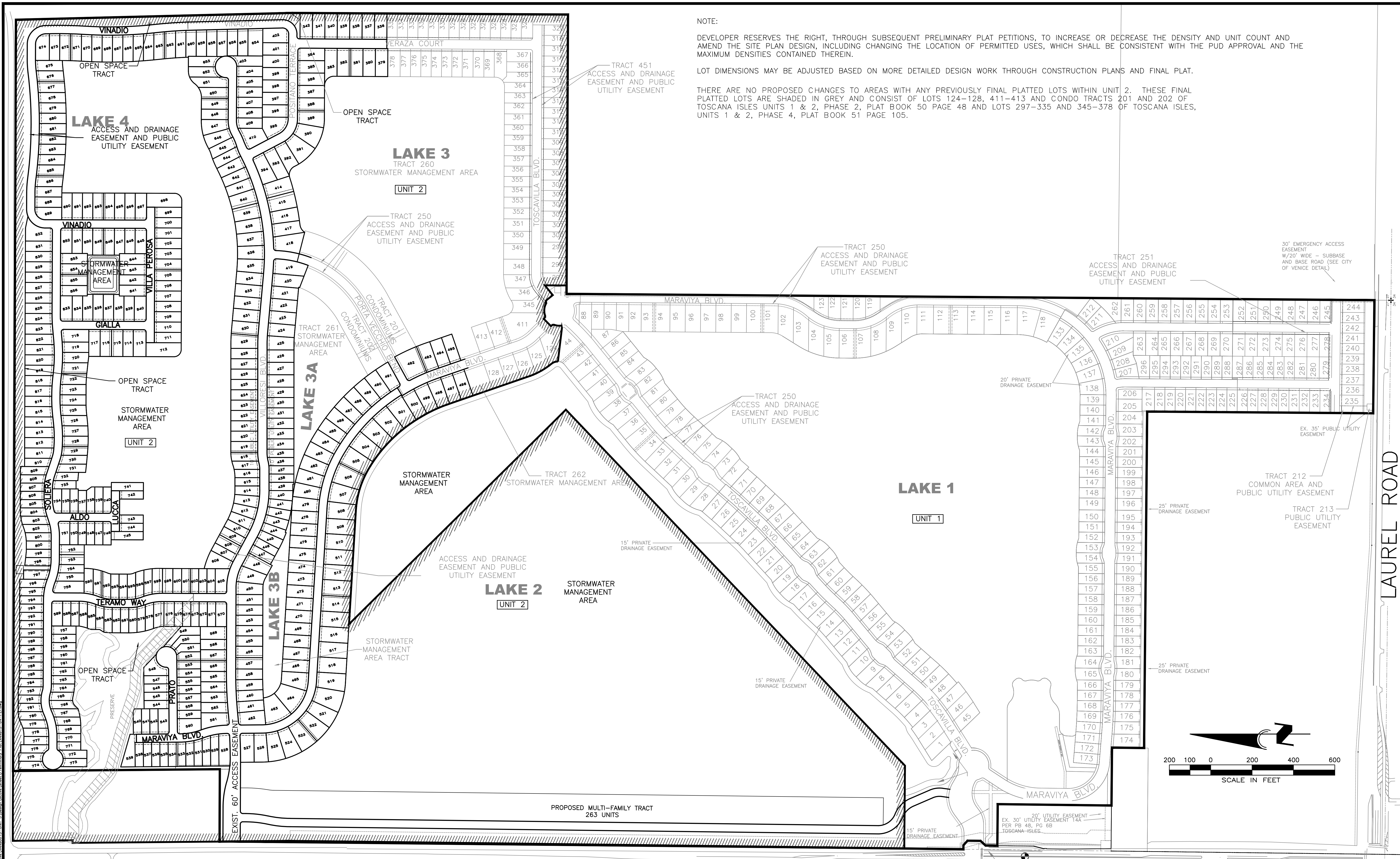
ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9178

PROJ: **TOSCANA ISLES, UNIT 2**
 SCALE: 1"=200'
 DATE: 2/06/18
 CLIENT: LALP DEVELOPMENT, LLC
 DESG: EXISTING PLATTED CONDITIONS

APPROVED BY: D. SHAWN LEINS, PE
 FLORIDA CERTIFICATE NO: 41078

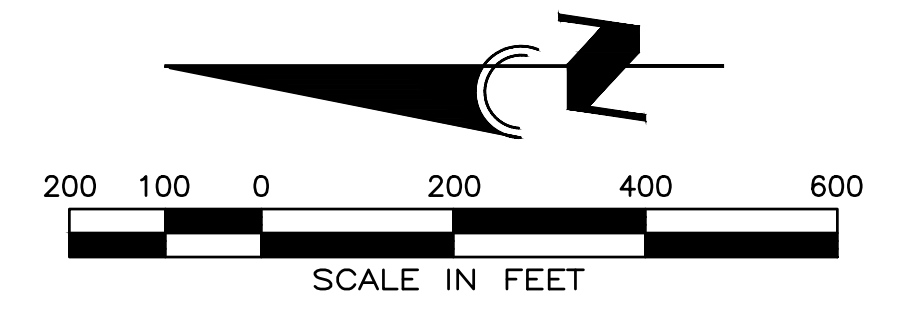
DRAWN BY: CD
 CAD FILE: VANG15-03-EXC
 JOB NO: VANG0015
 DRWG. NO: 3

Thu, 06 Dec 2018 - 12:55pm V:\Vector\WANG0015-UNIT 2\MapInfo\sheet\sheet\Vendor\MapInfo\WANG15-03-EXC.dwg



NOTE:
 DEVELOPER RESERVE THE RIGHT, THROUGH SUBSEQUENT PRELIMINARY PLAT PETITIONS, TO INCREASE OR DECREASE THE DENSITY AND UNIT COUNT AND AMEND THE SITE PLAN DESIGN, INCLUDING CHANGING THE LOCATION OF PERMITTED USES, WHICH SHALL BE CONSISTENT WITH THE PUD APPROVAL AND THE MAXIMUM DENSITIES CONTAINED THEREIN.
 LOT DIMENSIONS MAY BE ADJUSTED BASED ON MORE DETAILED DESIGN WORK THROUGH CONSTRUCTION PLANS AND FINAL PLAT.

THERE ARE NO PROPOSED CHANGES TO AREAS WITH ANY PREVIOUSLY FINAL PLATTED LOTS WITHIN UNIT 2. THESE FINAL PLATTED LOTS ARE SHADED IN GREY AND CONSIST OF LOTS 124-128, 411-413 AND CONDO TRACTS 201 AND 202 OF TOSCANA ISLES UNITS 1 & 2, PHASE 2, PLAT BOOK 50 PAGE 48 AND LOTS 297-335 AND 345-378 OF TOSCANA ISLES, UNITS 1 & 2, PHASE 4, PLAT BOOK 51 PAGE 105.



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BY	DATE	DESCRIPTION

ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9178

TOSCANA ISLES, UNIT 2

SCALE: 1"=200'

DATE: 12/08/17

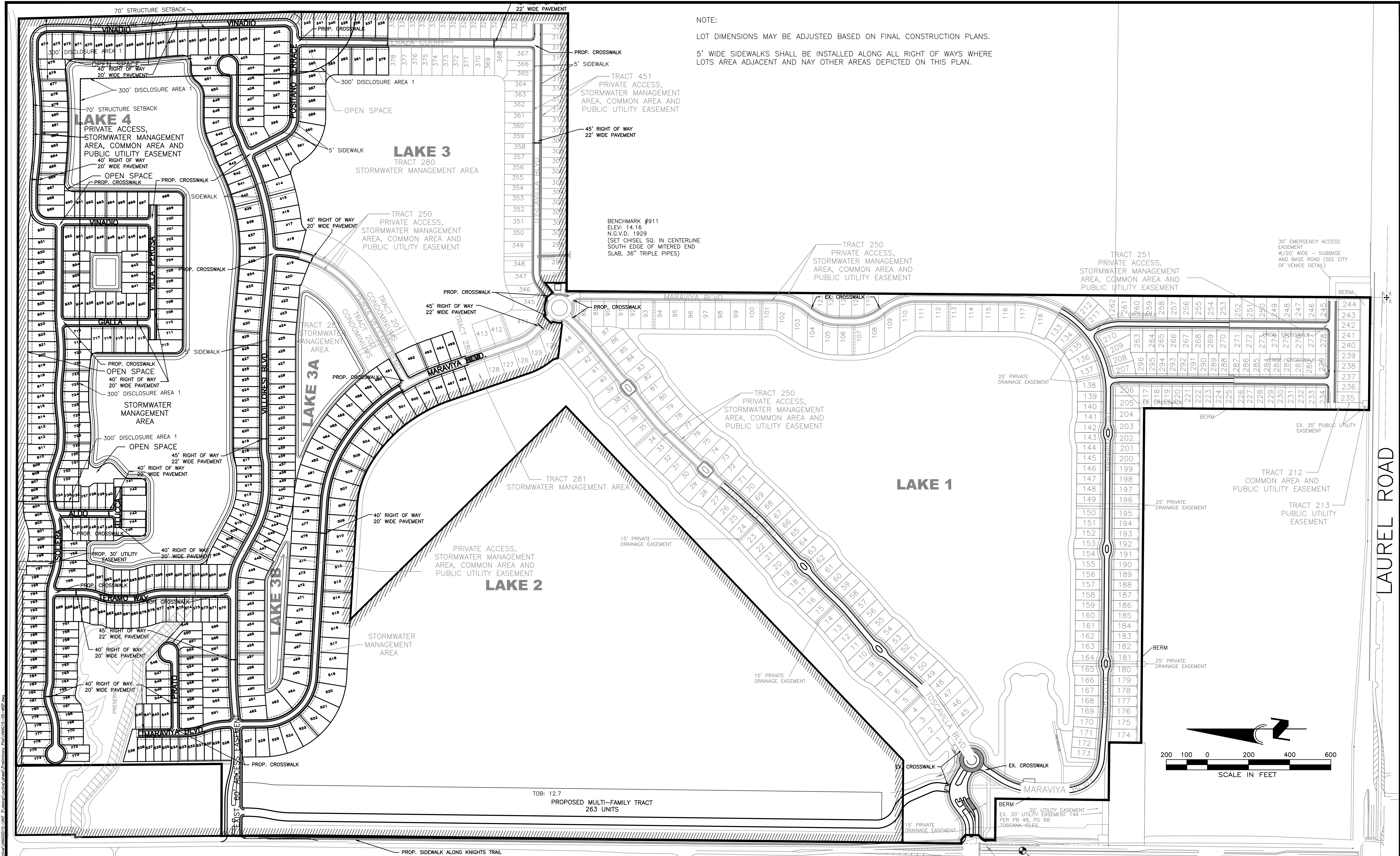
CLIENT: LALP DEVELOPMENT, LLC

DESC: PRELIMINARY PLAT

APPROVED BY: D. SHAWN LEINS, PE
 FLORIDA CERTIFICATE NO: 41078

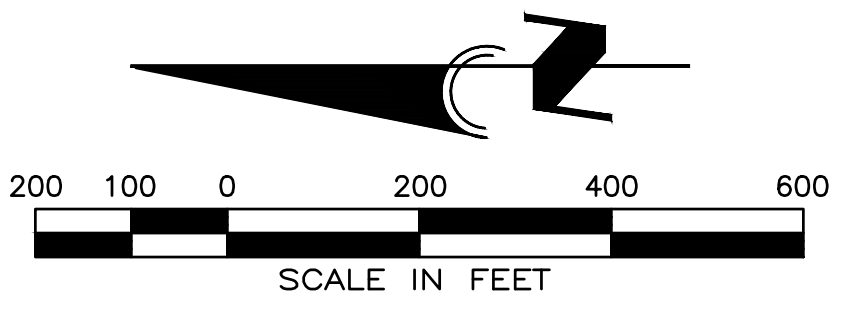
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 CAD FILE: VANG15PLT
 JOB NO: VANG0015
 DRWG. NO. 4

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NOTE:
 LOT DIMENSIONS MAY BE ADJUSTED BASED ON FINAL CONSTRUCTION PLANS.
 5' WIDE SIDEWALKS SHALL BE INSTALLED ALONG ALL RIGHT OF WAYS WHERE LOTS AREA ADJACENT AND NAY OTHER AREAS DEPICTED ON THIS PLAN.

BENCHMARK #911
 ELEV: 14.16
 N.G.V.D. 1929
 (SET CHISEL SQ. IN CENTERLINE SOUTH EDGE OF MITERED END SLAB, 36" TRIPLE PIPES)



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 1-800-432-4770

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BY	DATE	DESCRIPTION

REVISIONS

ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9178

TOSCANA ISLES, UNIT 2

SCALE: 1"=200'

DATE: 12/08/17

CLIENT: LALP DEVELOPMENT, LLC

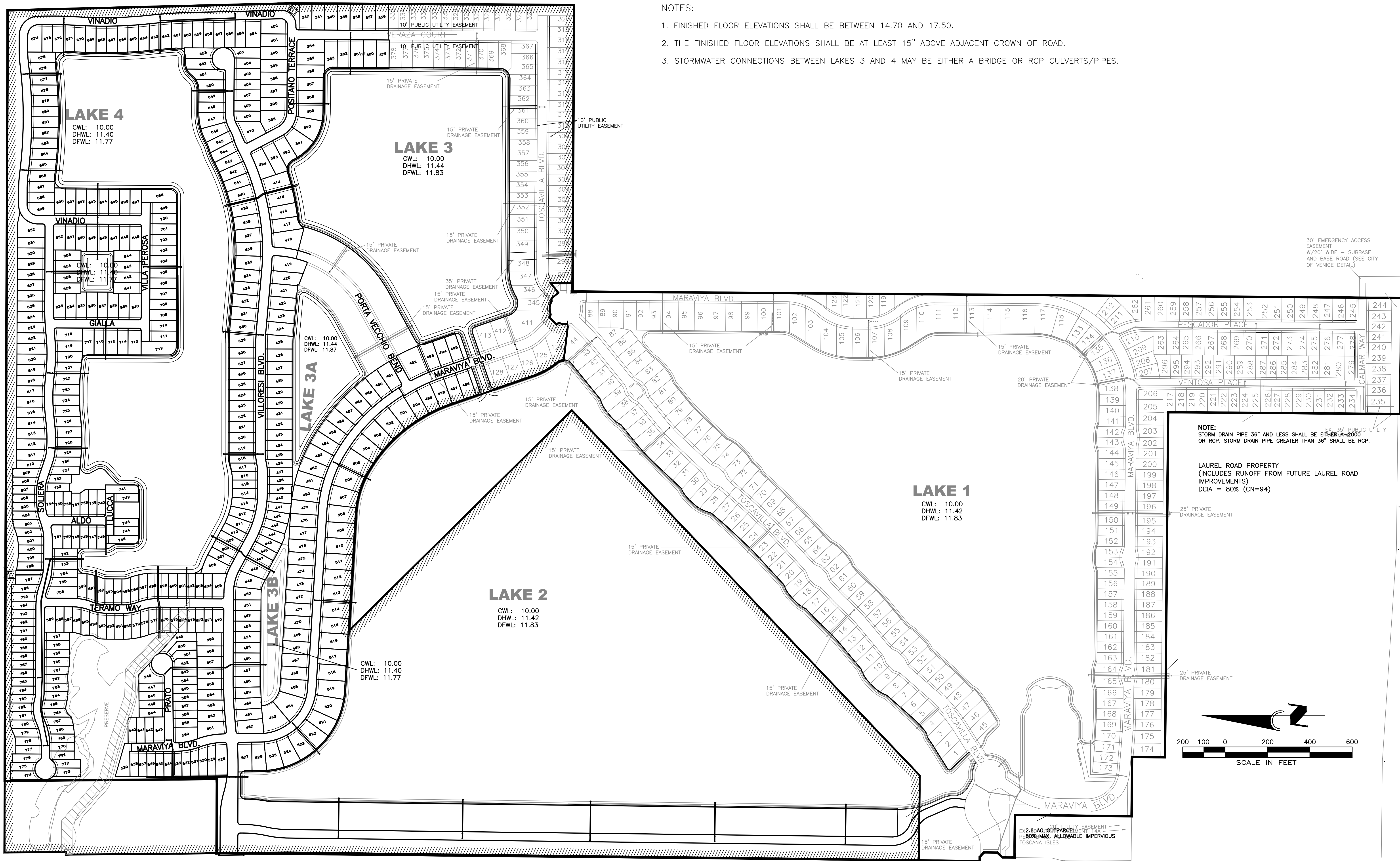
DESIGN: MASTER SITE PLAN

APPROVED BY: D. SHAWN LEINS, PE
 FLORIDA CERTIFICATE NO: 41078

DRAWN BY: CD
 CAD FILE: VANG15PLT
 JOB NO: VANG0015
 DRWG. NO: 5

NOTES:

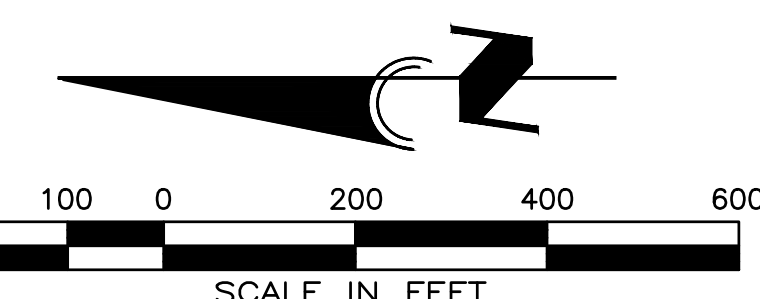
1. FINISHED FLOOR ELEVATIONS SHALL BE BETWEEN 14.70 AND 17.50.
2. THE FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 15" ABOVE ADJACENT CROWN OF ROAD.
3. STORMWATER CONNECTIONS BETWEEN LAKES 3 AND 4 MAY BE EITHER A BRIDGE OR RCP CULVERTS/PIPES.



NOTE:
STORM DRAIN PIPE 36" AND LESS SHALL BE EITHER A=2000 OR RCP. STORM DRAIN PIPE GREATER THAN 36" SHALL BE RCP.

LAUREL ROAD PROPERTY
(INCLUDES RUNOFF FROM FUTURE LAUREL ROAD IMPROVEMENTS)
DCIA = 80% (CN=94)

25' PRIVATE DRAINAGE EASEMENT



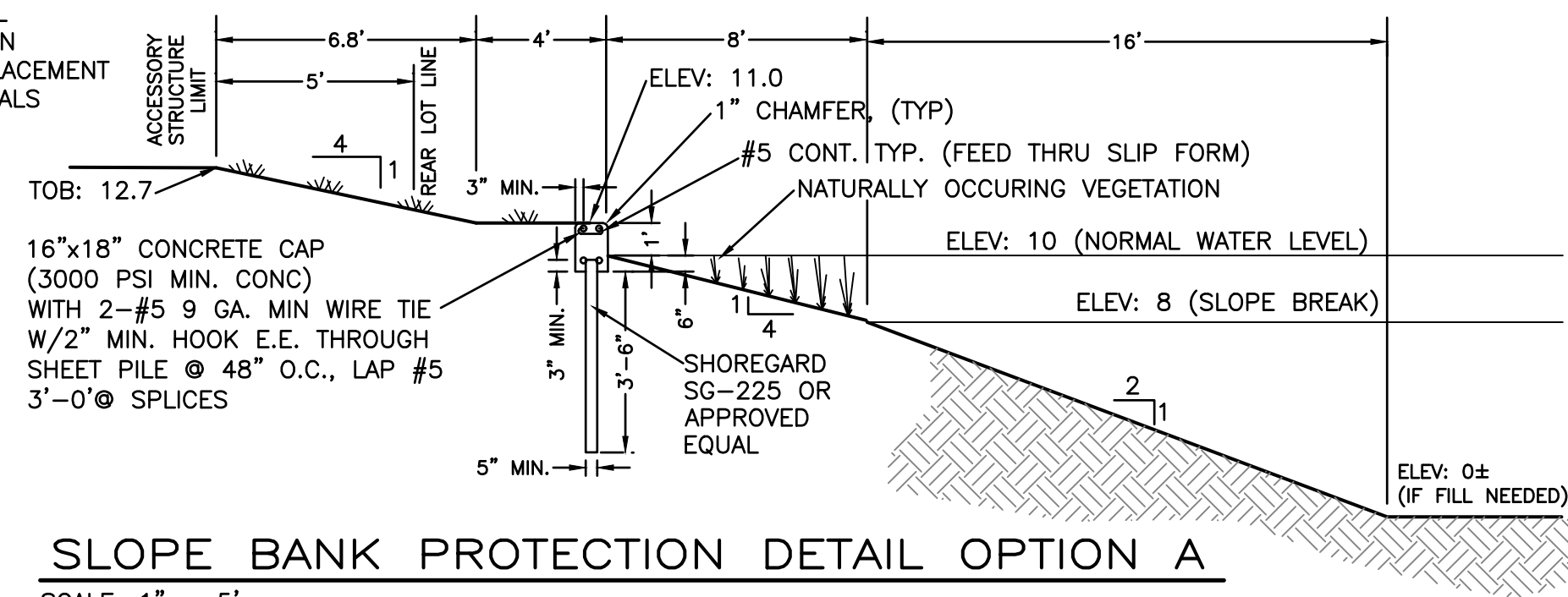
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1-800-432-4770
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REVISIONS		
BY	DATE	DESCRIPTION

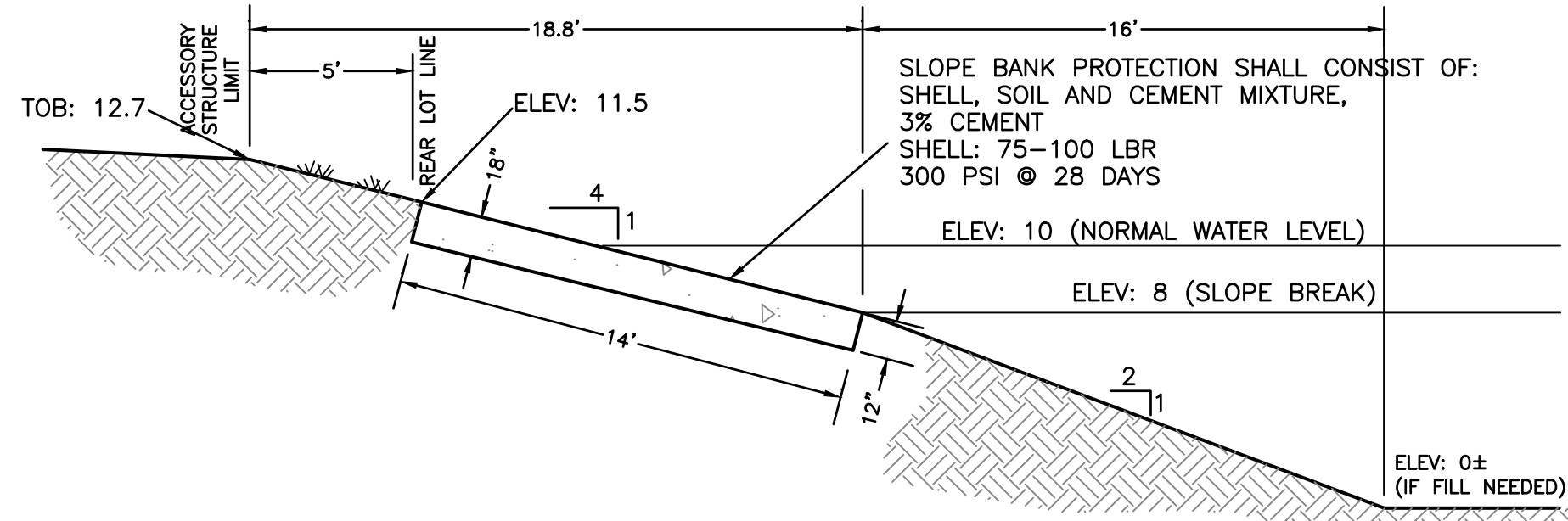
<p>ENGINEERING, INC. 8340 CONSUMER COURT SARASOTA, FL 34240 EB #4334 PHONE: (941) 377-9178</p>	<p>PROJ: TOSCANA ISLES, UNIT 2</p>	<p>CD</p>	
	<p>SCALE: 1" = 200'</p>	<p>APPROVED BY: D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078</p>	<p>CAD FILE: VANG15-06-SMP</p>
	<p>DATE: 2/01/18</p>	<p>CLIENT: LALP DEVELOPMENT, LLC</p>	<p>JOB NO: VANG0015</p>
	<p>DESC: STORMWATER MANAGEMENT PLAN</p>	<p>DRWG. NO: 06</p>	

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 Plot: VANG15-06-SMP.dwg

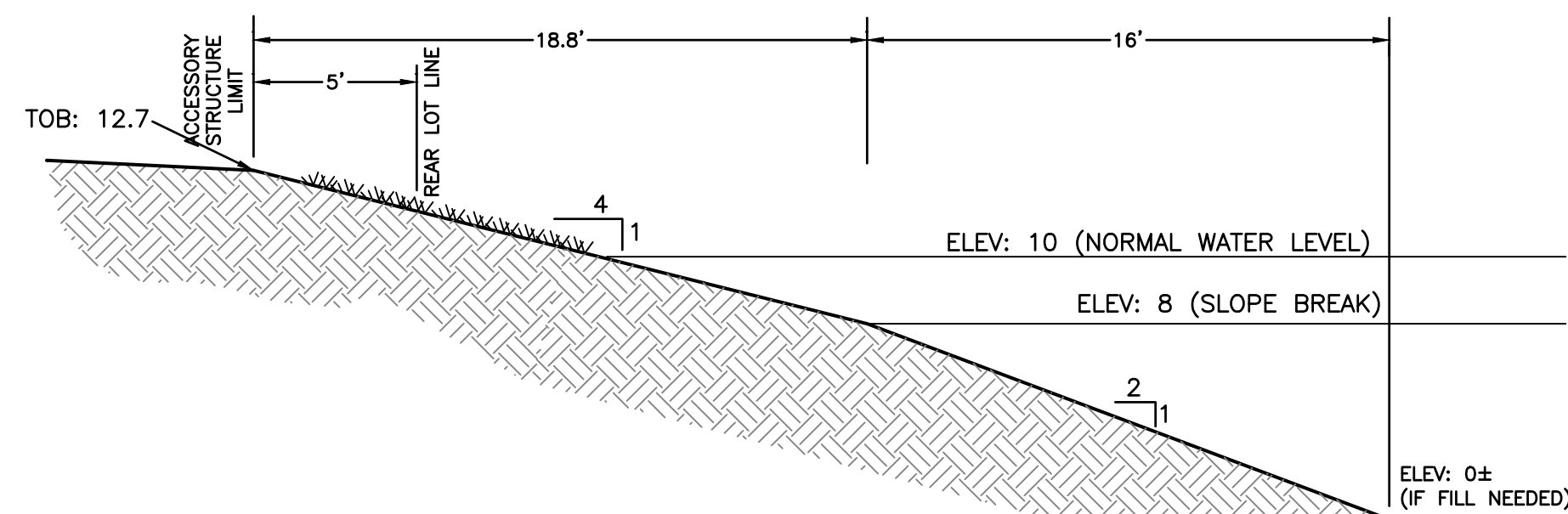
SAWCUT OR HAND TOOL
 1" JOINT 3 FACES OF
 EROSION CONTROL
 BARRIER CAP W/IN
 24 HOURS OF PLACEMENT
 @ 10'-0" INTERVALS
 (MAX.)



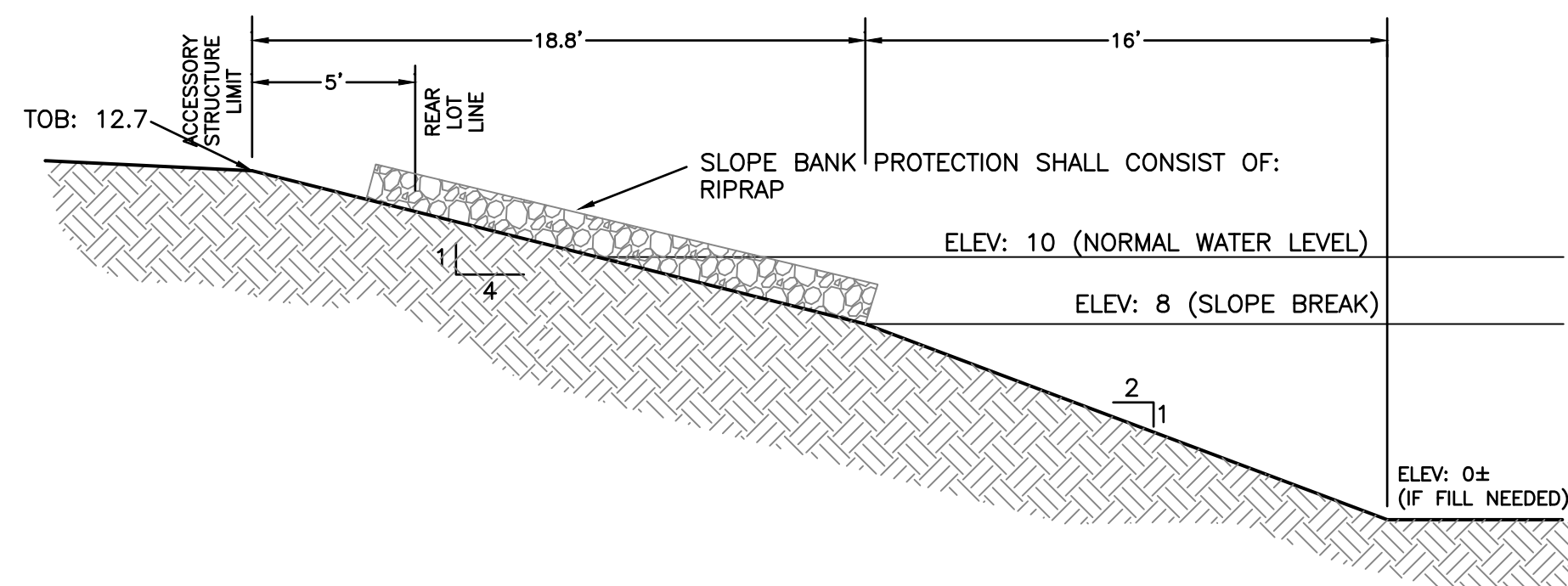
SLOPE BANK PROTECTION DETAIL OPTION A
 SCALE: 1" = 5'



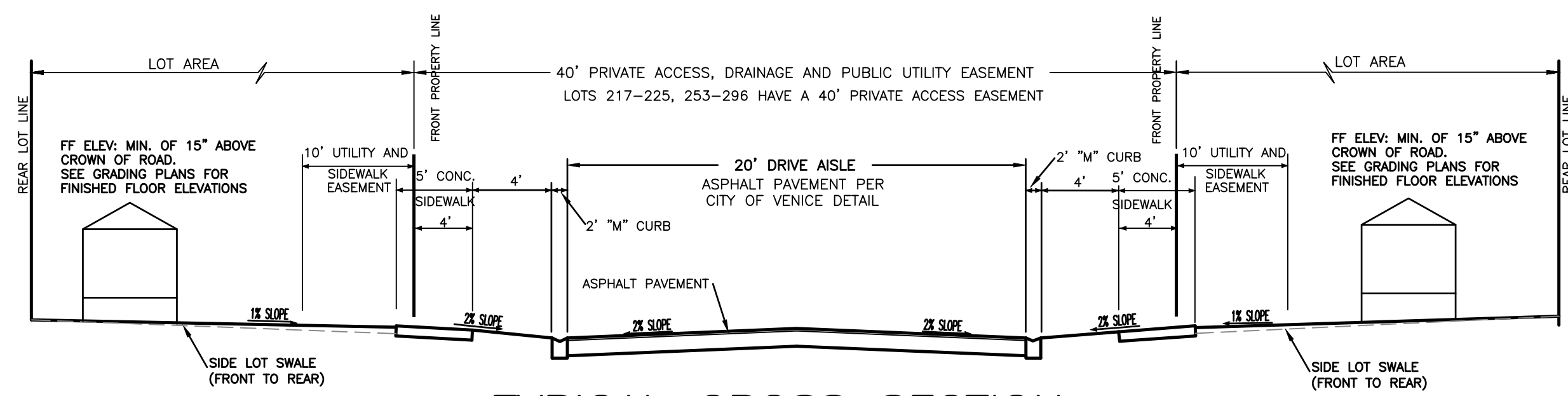
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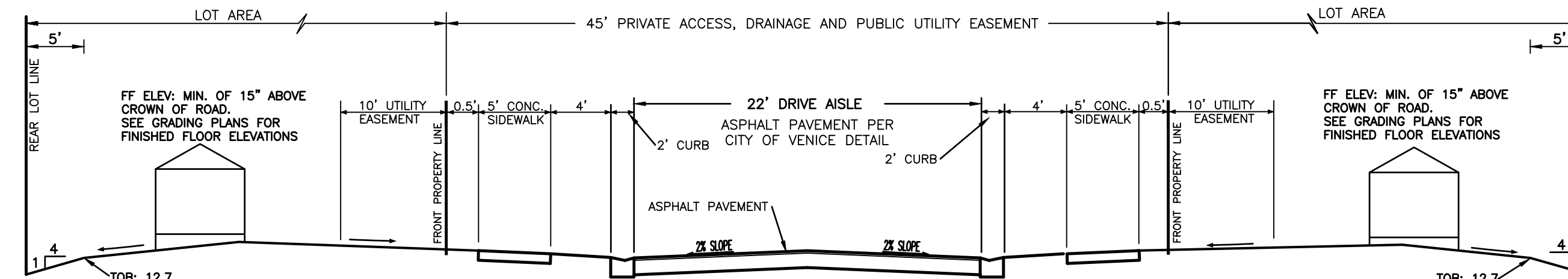
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 SCALE: 1" = 5'



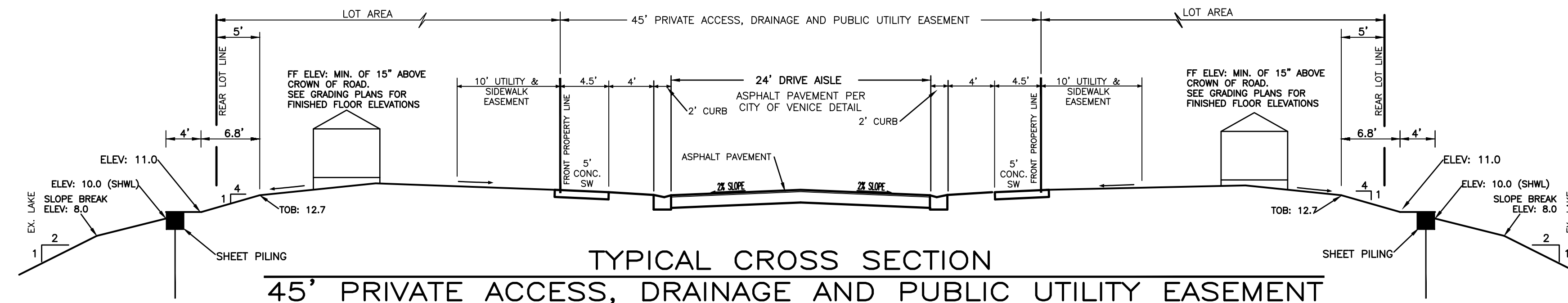
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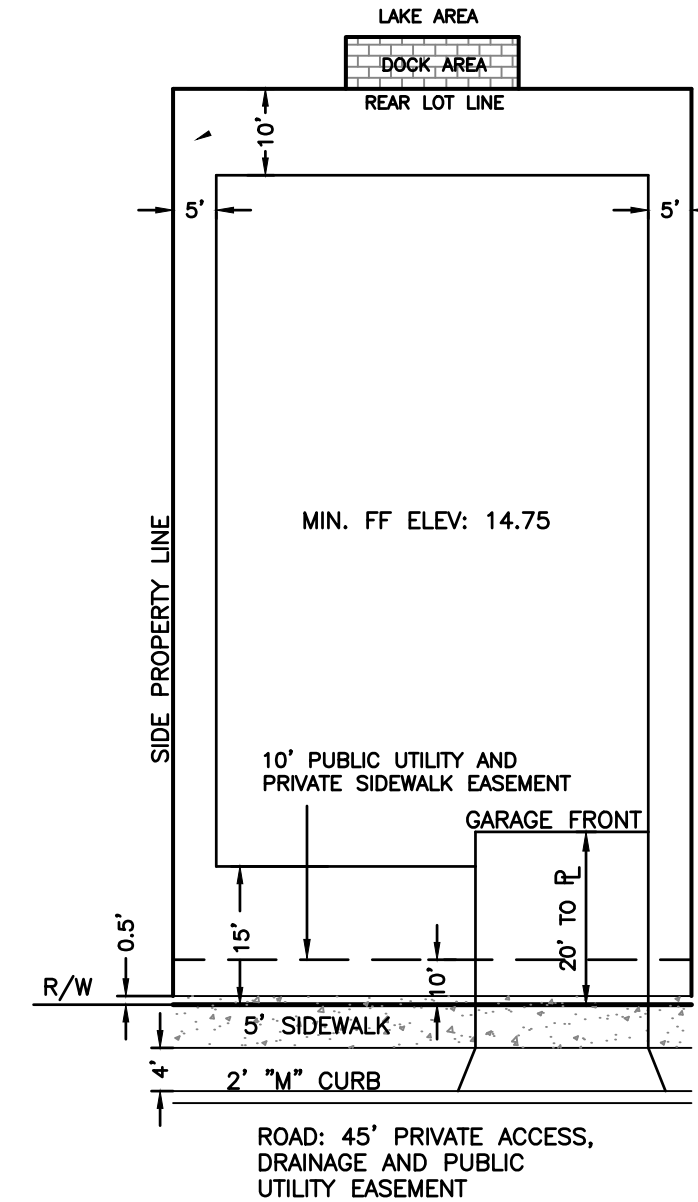
**TYPICAL CROSS SECTION
 40' PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT**



**TYPICAL CROSS SECTION
 45' PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT**

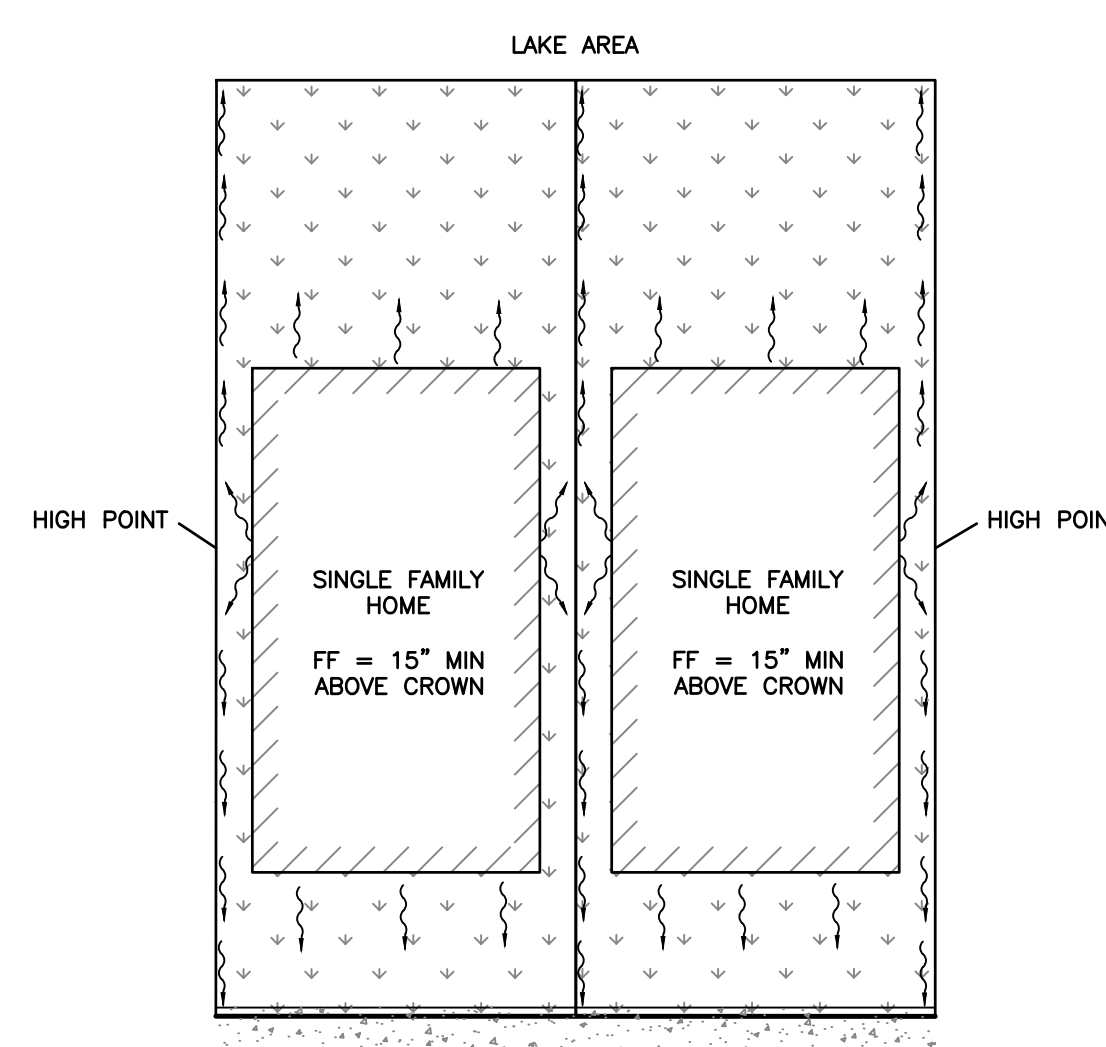


**TYPICAL CROSS SECTION
 45' PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT**

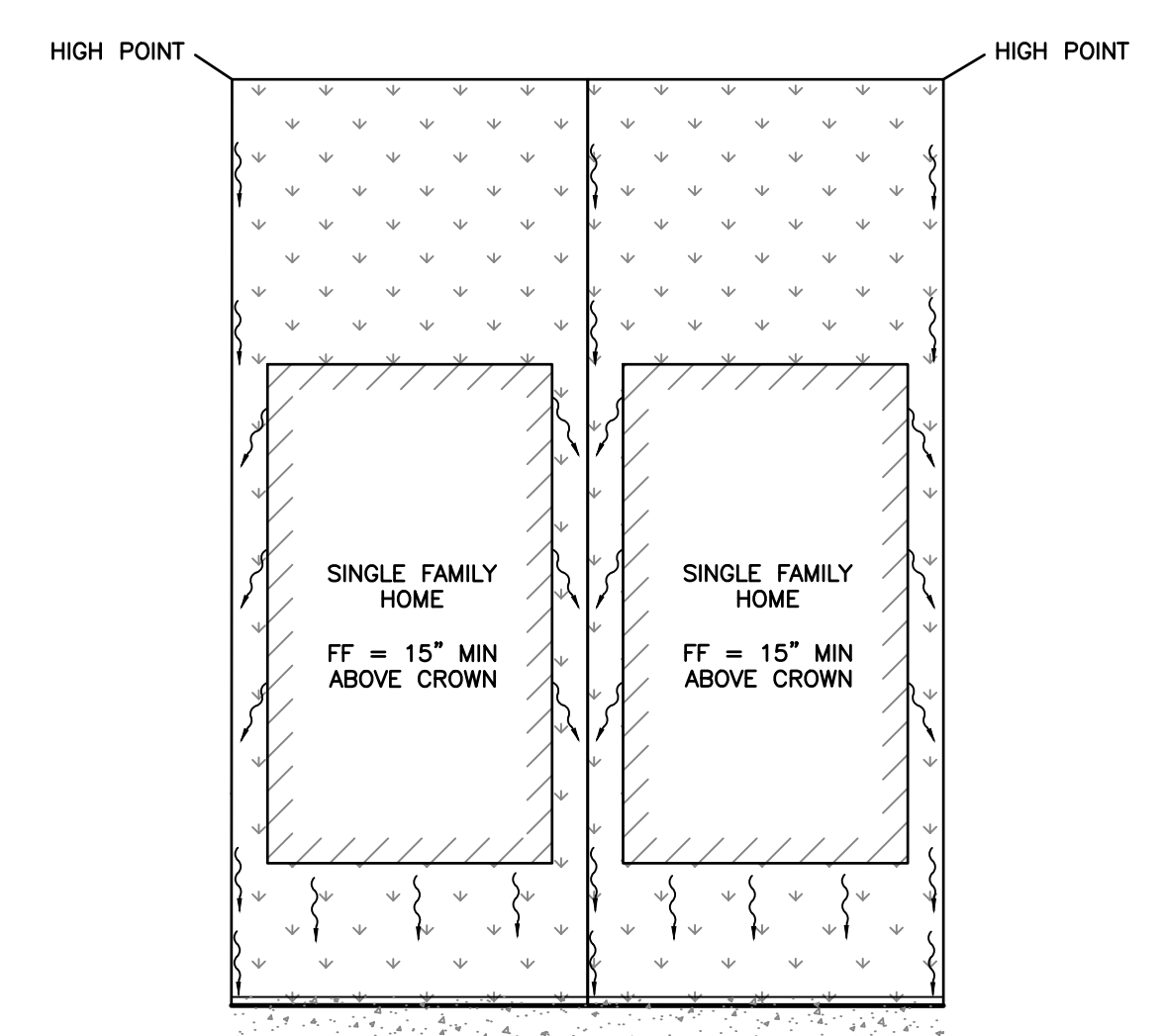


NOTES:
 1. IF NO LAKE AT REAR OF LOT, LOT DRAINS BACK TO FRONT INTO THE ROAD RIGHT OF WAY.
 2. IF LAKE AT REAR OF LOT, HIGH POINT IS AT THE MIDPOINT OF THE LOT LINE AND LOT DRAINS TO FRONT AND BACK.
 3. SIDEWALK LOCATION WILL VARY DEPENDING ON THE ROADWAY CROSS SECTION

TYPICAL LOT SETBACK DETAILS



TYPICAL LOT DRAINAGE PLAN



TYPICAL LOT DRAINAGE PLAN

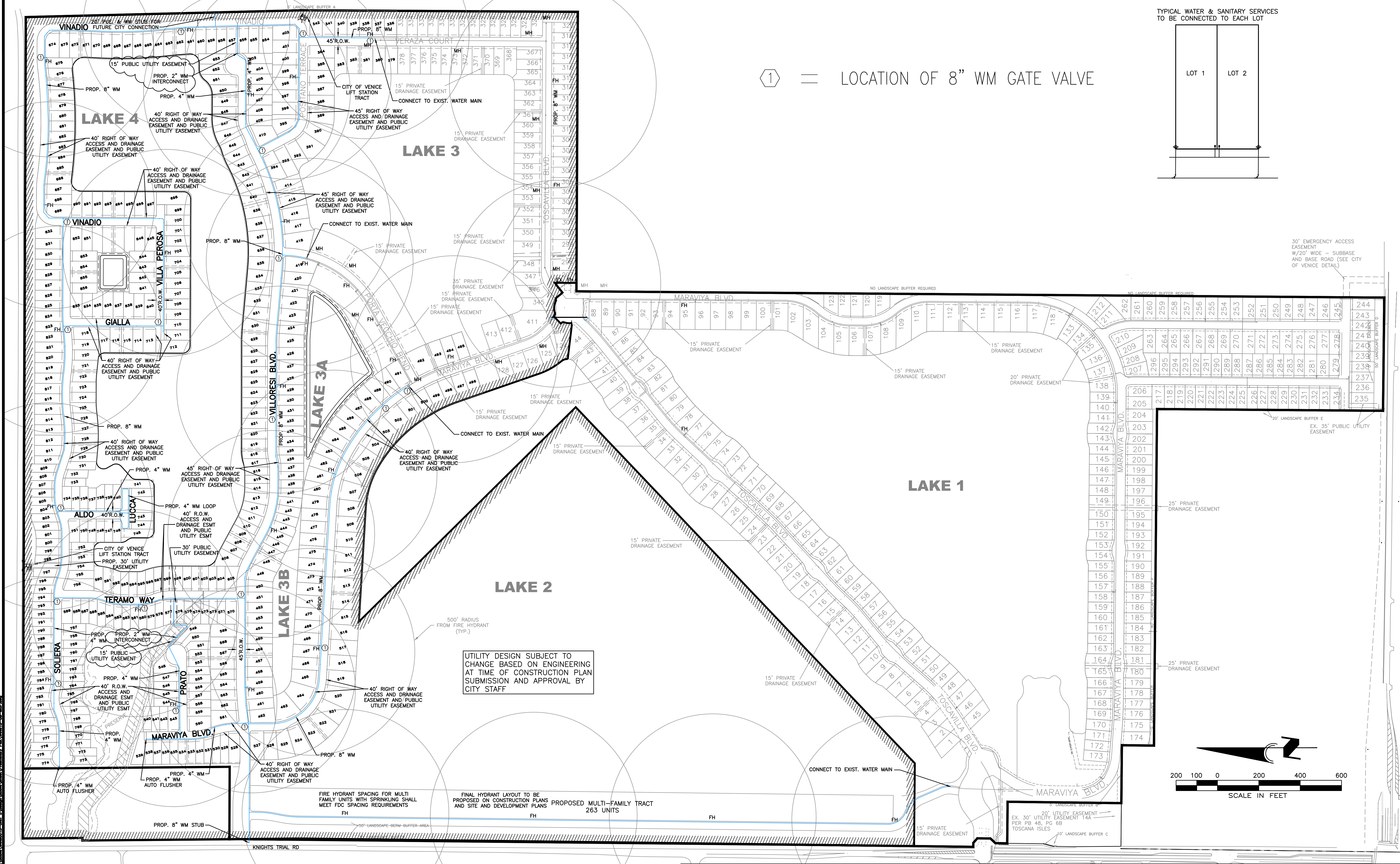
NOTES:
 1. MEDIANS MAY BE INSTALLED, INCREASING RIGHT OF WAY WIDTHS AT VARIOUS LOCATIONS.
 2. SIDEWALKS SHALL ONLY BE REQUIRED ON THE SIDE OF RIGHT OF WAYS WITH ACTIVE USES.
 3. BERMS, FENCES AND OTHER FORMS OF BUFFERING AT PUD BOUNDARIES ADJACENT TO INDUSTRIAL ZONING, GENE GREEN ROAD AND KNIGHTS TRAIL ROAD MAY BE INCREASED ABOVE MINIMUM PUD STANDARDS BY THE APPLICANT, INCLUDING INCREASES TO BERM AND WALL HEIGHT AND WILL BE FINALIZED AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

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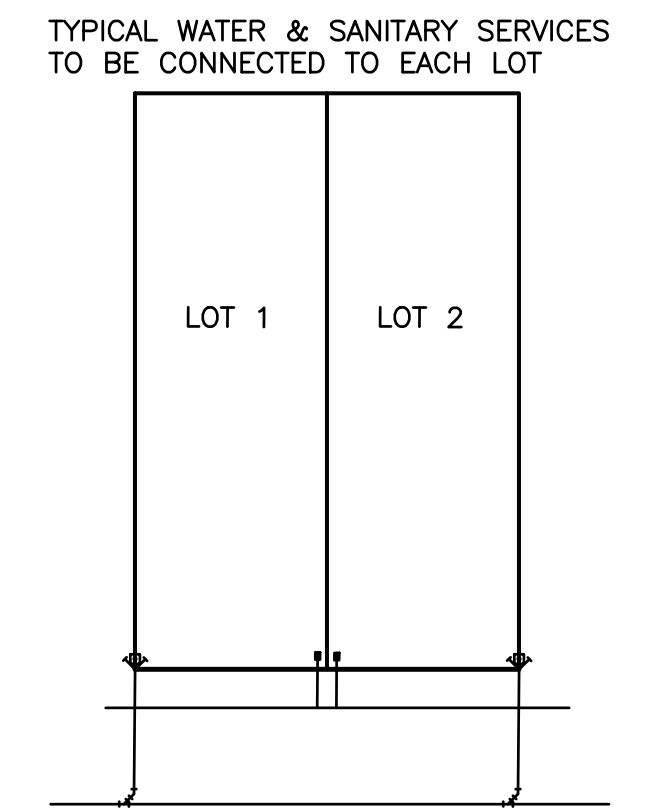
REVISIONS		
BY:	DATE:	DESCRIPTION:
BKG	5/01/16	REVISIONS PER CITY OF VENICE 4/21/16

ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9178

TOSCANA ISLES, UNIT 2			
SCALE:	AS NOTED	APPROVED BY:	DATE:
		D. SHAWN LEINS, PE	2/01/18
		FLORIDA CERTIFICATE NO: 41078	
		LALP DEVELOPMENT, LLC	
		PAVING, GRADING AND DRAINAGE CROSS SECTIONS	
		CD	
		VANG15-07-DD	
		JOB NO: VANG0015	
		DRWG. NO. 7	



① = LOCATION OF 8" WM GATE VALVE



UTILITY DESIGN SUBJECT TO CHANGE BASED ON ENGINEERING AT TIME OF CONSTRUCTION PLAN SUBMISSION AND APPROVAL BY CITY STAFF

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 1-800-432-4770

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REVISIONS	
BY	DATE

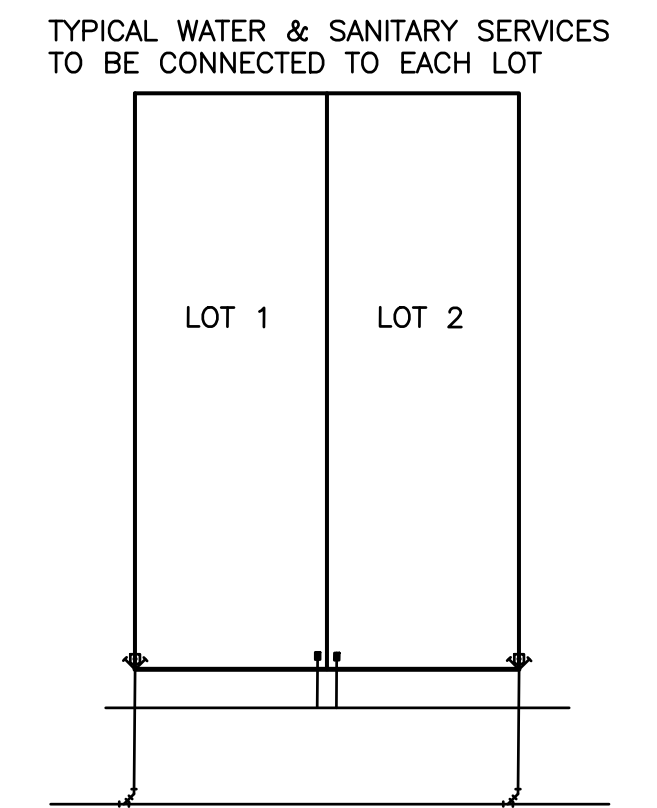
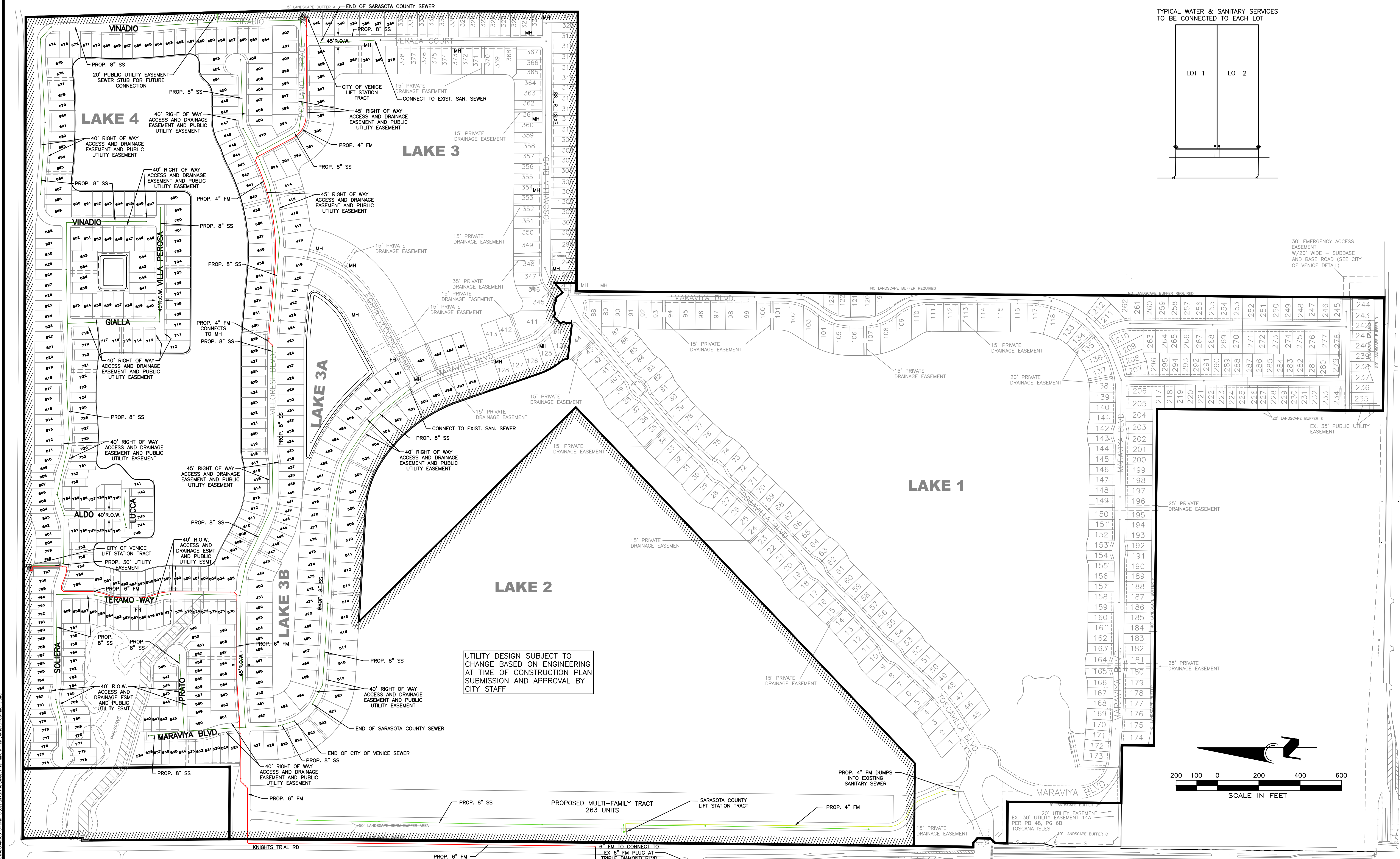
ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9178

TOSCANA ISLES, UNIT 2

SCALE: 1"=200'
 DATE: 1/02/18
 CLIENT: LALP DEVELOPMENT, LLC
 DESG: MASTER UTILITY PLAN - WATER

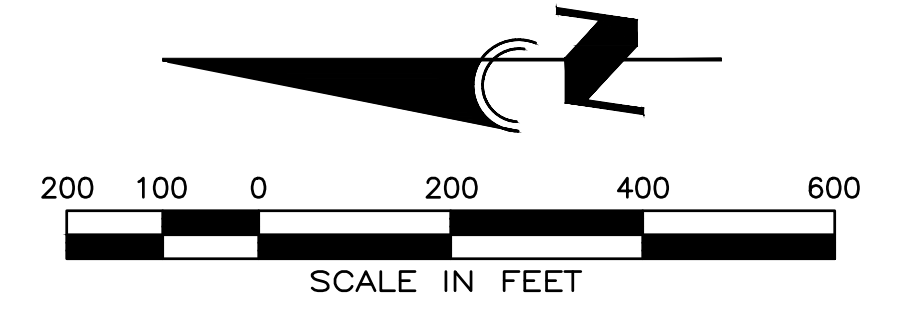
APPROVED BY:
 D. SHAWN LEINS, PE
 FLORIDA CERTIFICATE NO: 41078

DRAWN BY: CD
 CAD FILE: VANG15-08-MUP
 JOB NO: VANG0015
 DRWG. NO: 8



30' EMERGENCY ACCESS EASEMENT W/20' WIDE - SUBBASE AND BASE ROAD (SEE CITY OF VENICE DETAIL)

UTILITY DESIGN SUBJECT TO CHANGE BASED ON ENGINEERING AT TIME OF CONSTRUCTION PLAN SUBMISSION AND APPROVAL BY CITY STAFF



CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS		
BY	DATE	DESCRIPTION

ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9178

TOSCANA ISLES, UNIT 2

SCALE: 1"=200'
 DATE: 1/02/18
 CLIENT: LALP DEVELOPMENT, LLC
 DESG: MASTER UTILITY PLAN - SEWER

APPROVED BY: D. SHAWN LEINS, PE
 FLORIDA CERTIFICATE NO: 41078

DRAWN BY: CD
 CAD FILE: VANG15-08-MUP
 JOB NO: VANG0015
 DRWG. NO: 9

18 JUN 22 2018 10:54 AM C:\Users\jvanderk\OneDrive\Documents\Proj\VANG15-08-MUP\DWG