



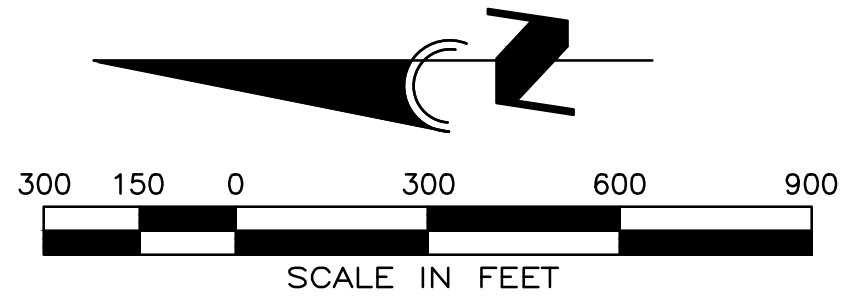


PROJECT SITE  
UNIT 1

GENE GREEN ROAD

LAUREL ROAD

KNIGHTS TRAIL ROAD

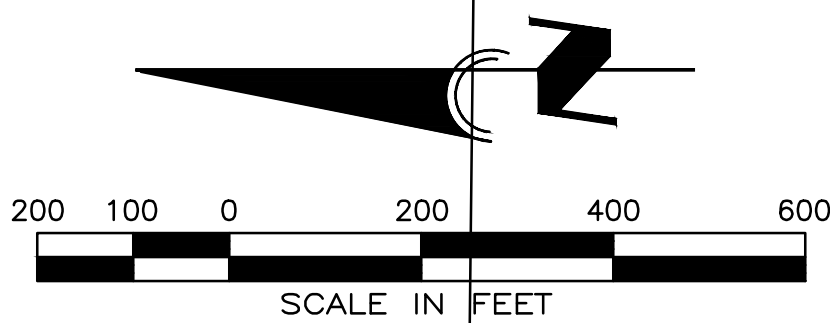
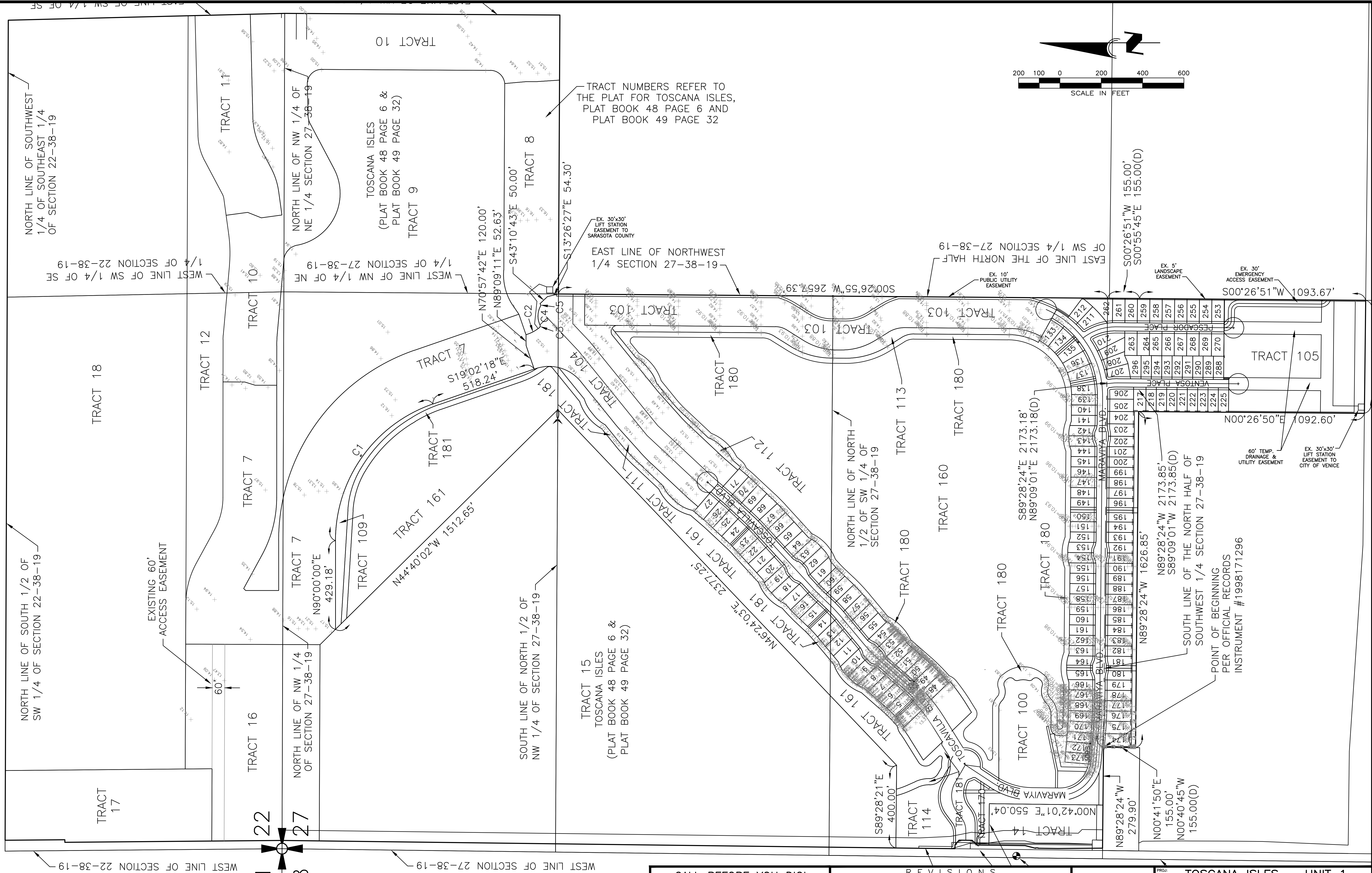


REVISIONS		
BY	DATE	DESCRIPTION
BKG	5/01/16	REVISIONS PER CITY OF VENICE 4/21/16

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

PROJ:	TOSCANA ISLES, UNIT 1	
SCALE:	1" = 300'	APPROVED BY:
DATE:	5/30/13	D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078
CLIENT:	LALP DEVELOPMENT, LLC	CAD FILE:
DESC:	AERIAL PHOTOGRAPH	JOB NO:
		VANG0015
		DRWG. NO:
		02

GENE GREEN ROAD



TRACT NUMBERS REFER TO THE PLAT FOR TOSCANA ISLES, PLAT BOOK 48 PAGE 6 AND PLAT BOOK 49 PAGE 32

TRACT 15  
TOSCANA ISLES  
(PLAT BOOK 48 PAGE 6 & PLAT BOOK 49 PAGE 32)

EXISTING 60' ACCESS EASEMENT

POINT OF BEGINNING PER OFFICIAL RECORDS INSTRUMENT #1998171296

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.

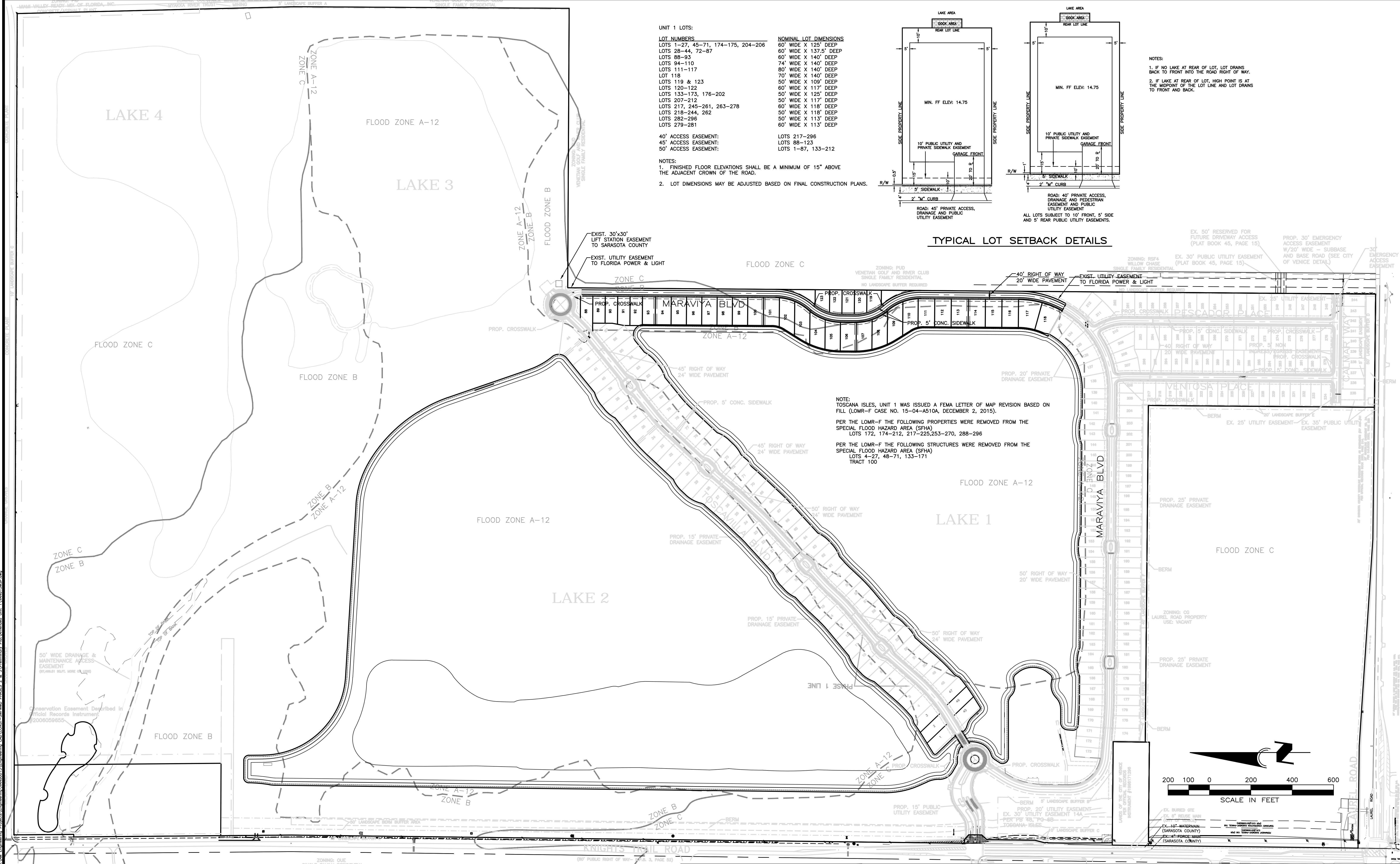
REVISIONS		
BY	DATE	DESCRIPTION
LCG	7/1/13	PER CITY OF VENICE COMMENTS - 6/17/13

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

PROJECT: TOSCANA ISLES - UNIT 1	
SCALE: 1"=200'	APPROVED BY: D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078
DATE: 5/30/13	CAD FILE: VANG15EXC
CLIENT: LALP DEVELOPMENT, LLC	JOB NO: VANG0015
DESC: EXISTING CONDITIONS PLAN	DRWG. NO: 3

Mon, 08 May 2016 - 12:52pm G:\AM - Engineering - Projects\TOSCANA ISLES\TOSCANA ISLES - Unit 1\WANG15EXC.dwg

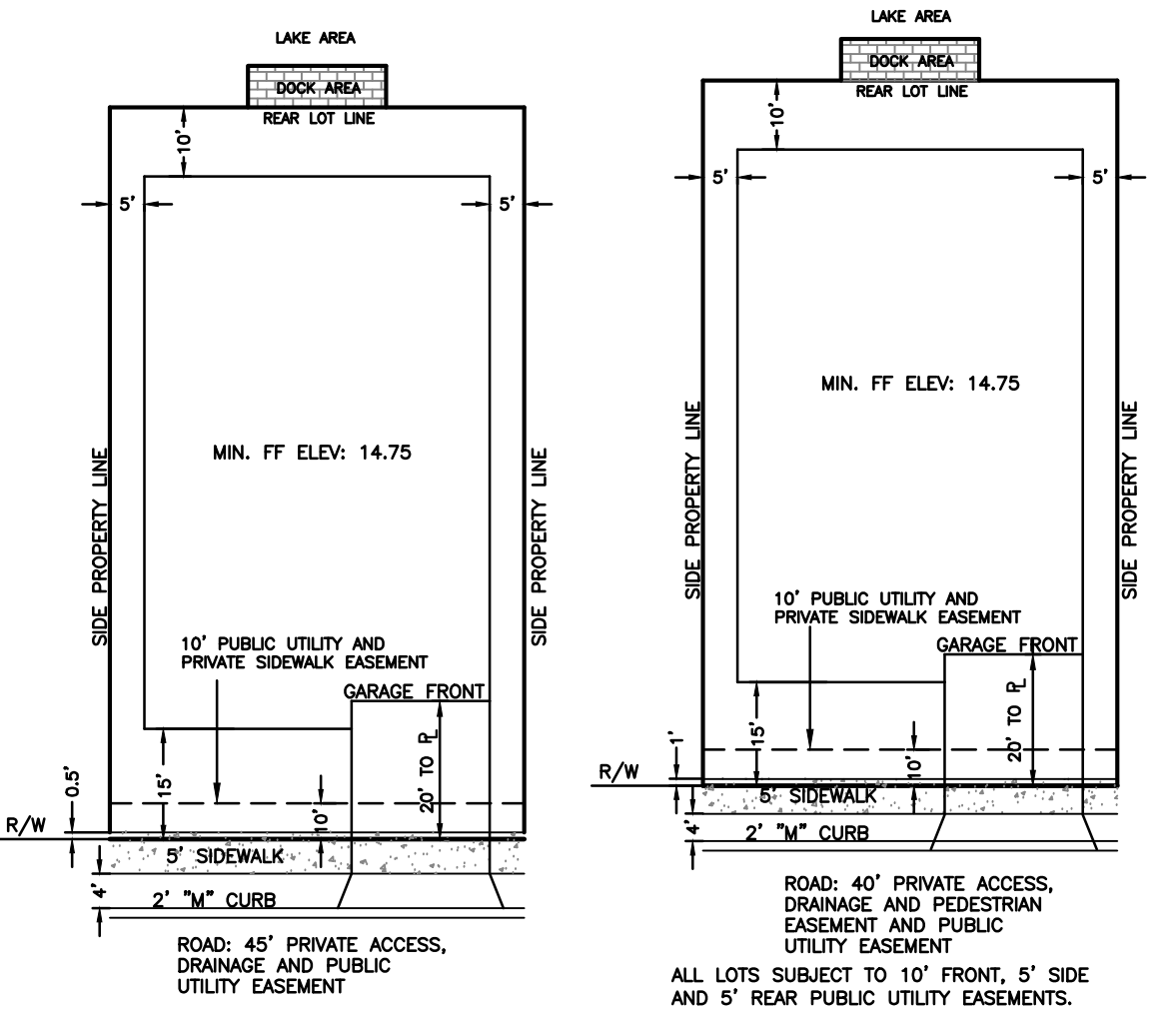




UNIT 1 LOTS:

LOT NUMBERS	NOMINAL LOT DIMENSIONS
LOTS 1-27, 45-71, 174-175, 204-206	60' WIDE X 125' DEEP
LOTS 28-44, 72-87	60' WIDE X 137.5' DEEP
LOTS 88-93	60' WIDE X 140' DEEP
LOTS 94-110	74' WIDE X 140' DEEP
LOTS 111-117	80' WIDE X 140' DEEP
LOT 118	70' WIDE X 140' DEEP
LOTS 119 & 123	50' WIDE X 109' DEEP
LOTS 120-122	60' WIDE X 117' DEEP
LOTS 133-173, 176-202	50' WIDE X 125' DEEP
LOTS 207-212	50' WIDE X 117' DEEP
LOTS 217, 245-261, 263-278	60' WIDE X 118' DEEP
LOTS 218-244, 262	50' WIDE X 118' DEEP
LOTS 282-296	50' WIDE X 113' DEEP
LOTS 279-281	60' WIDE X 113' DEEP
LOTS 217-296	
LOTS 88-123	
LOTS 1-87, 133-212	

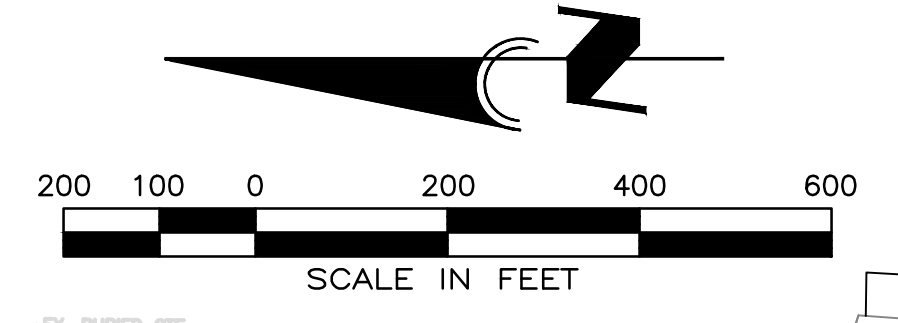
- NOTES:
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 15" ABOVE THE ADJACENT CROWN OF THE ROAD.
  - LOT DIMENSIONS MAY BE ADJUSTED BASED ON FINAL CONSTRUCTION PLANS.



- NOTES:
- IF NO LAKE AT REAR OF LOT, LOT DRAINS BACK TO FRONT INTO THE ROAD RIGHT OF WAY.
  - IF LAKE AT REAR OF LOT, HIGH POINT IS AT THE MIDPOINT OF THE LOT LINE AND LOT DRAINS TO FRONT AND BACK.

TYPICAL LOT SETBACK DETAILS

NOTE: TOSCANA ISLES, UNIT 1 WAS ISSUED A FEMA LETTER OF MAP REVISION BASED ON FILL (LOMR-F CASE NO. 15-04-A510A, DECEMBER 2, 2015).  
 PER THE LOMR-F THE FOLLOWING PROPERTIES WERE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA (SFHA)  
 LOTS 172, 174-212, 217-225, 253-270, 288-296  
 PER THE LOMR-F THE FOLLOWING STRUCTURES WERE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA (SFHA)  
 LOTS 4-27, 48-71, 133-171  
 TRACT 100



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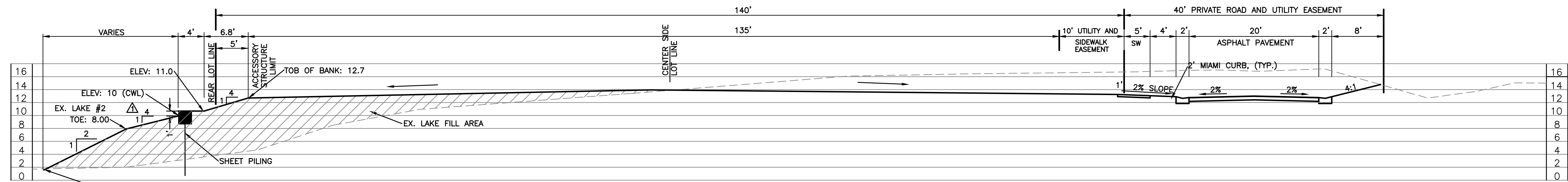
REVISIONS		
BY	DATE	DESCRIPTION
BKG	5/01/16	REVISIONS PER CITY OF VENICE 4/21/16

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

PROJECT: TOSCANA ISLES - UNIT 1  
 SCALE: 1"=200'  
 DATE: 5/30/13  
 CLIENT: LALP DEVELOPMENT, LLC  
 DESIG: MASTER SITE PLAN  
 APPROVED BY: D. SHAWN LEINS, PE  
 FLORIDA CERTIFICATE NO: 41078  
 DRAWN BY: LCG  
 CAD FILE: VANG15MSP  
 JOB NO: VANG0015  
 DRWG. NO: 5

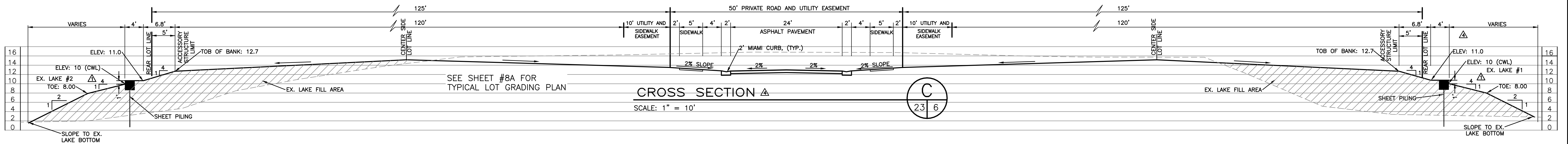
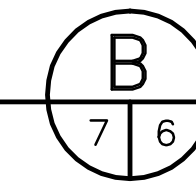
01 Jun 2016 - 8:16am D:\V.M. Engineers\Projects\Toscana\TOSCANA ISLES - UNIT 1\Drawings\Plan\TOSCANA ISLES - UNIT 1 - MASTER SITE PLAN.dwg  
 PROJECT: TOSCANA ISLES - UNIT 1  
 PHASE: 2 & 3 Preliminary Plan/Variances Unit 1 VANG15MSP.dwg  
 DRAWN BY: LCG  
 CHECKED BY: LCG  
 DATE: 5/30/13  
 CLIENT: LALP DEVELOPMENT, LLC  
 JOB NO: VANG0015  
 DRWG. NO: 5





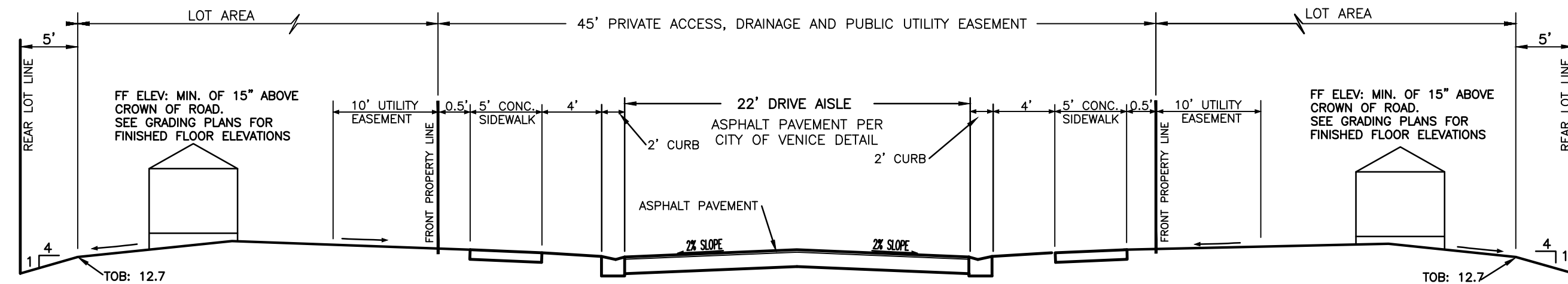
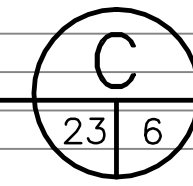
CROSS SECTION B

SCALE: 1" = 10'

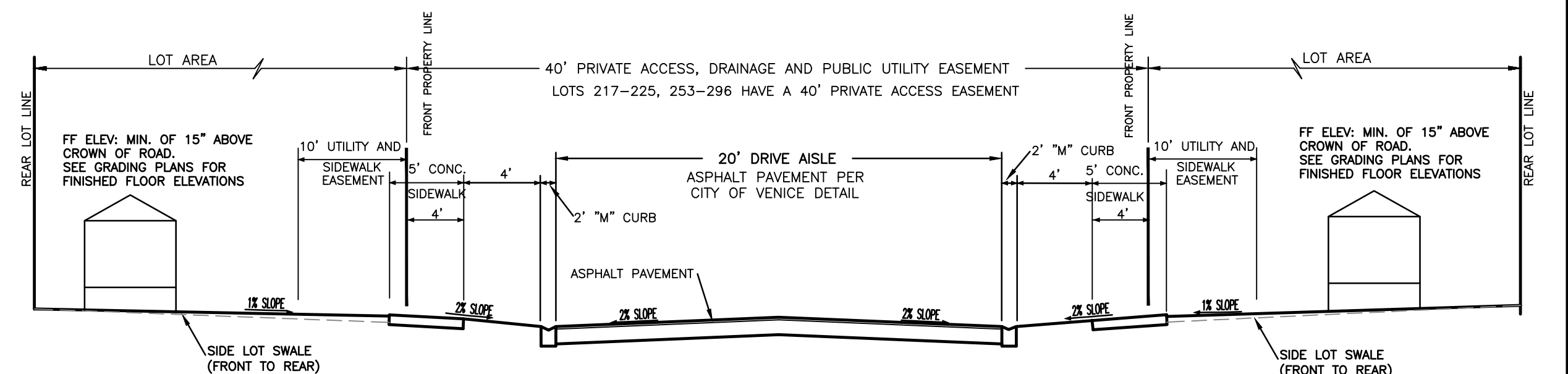


CROSS SECTION C

SCALE: 1" = 10'



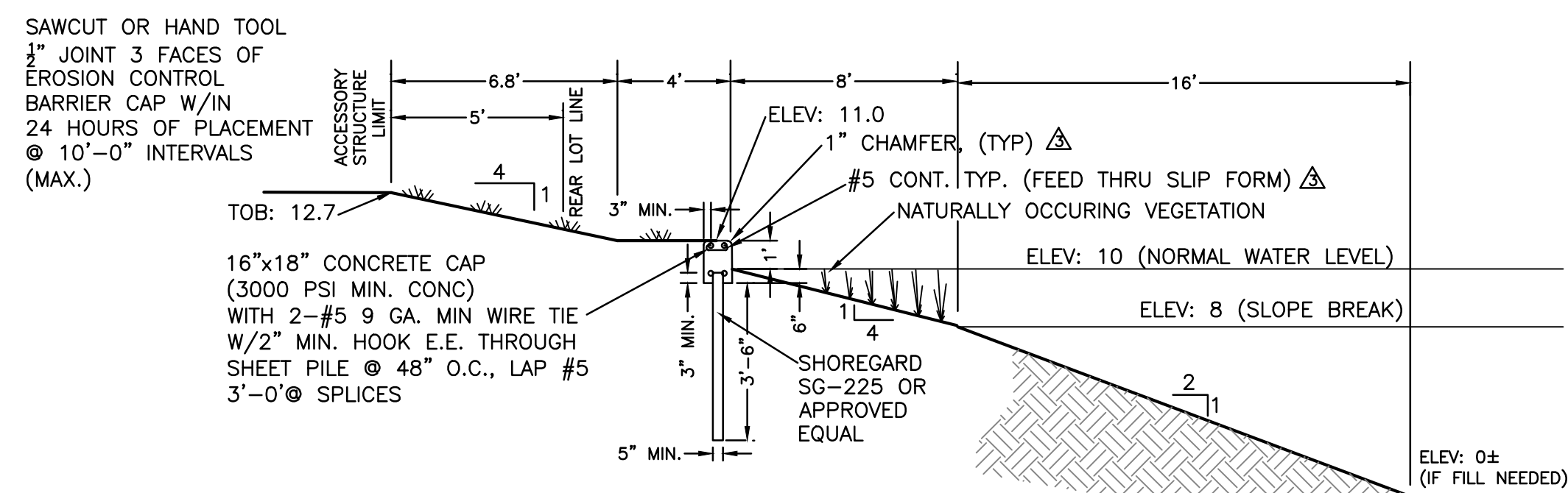
TYPICAL CROSS SECTION  
45' PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT



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

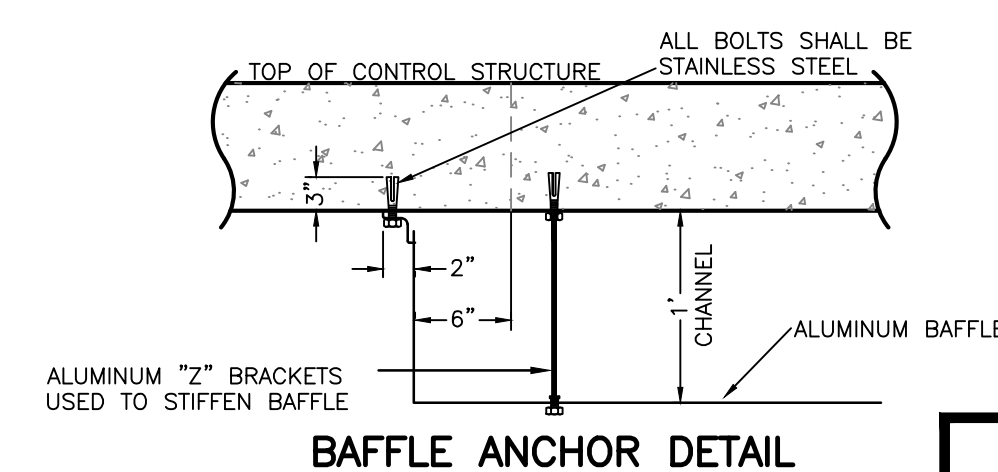
NOTES:

- MEDIANS MAY BE INSTALLED, INCREASING RIGHT OF WAY WIDTHS AT VARIOUS LOCATIONS.
- SIDEWALKS SHALL ONLY BE REQUIRED ON THE SIDE OF RIGHT OF WAYS WITH ACTIVE USE.

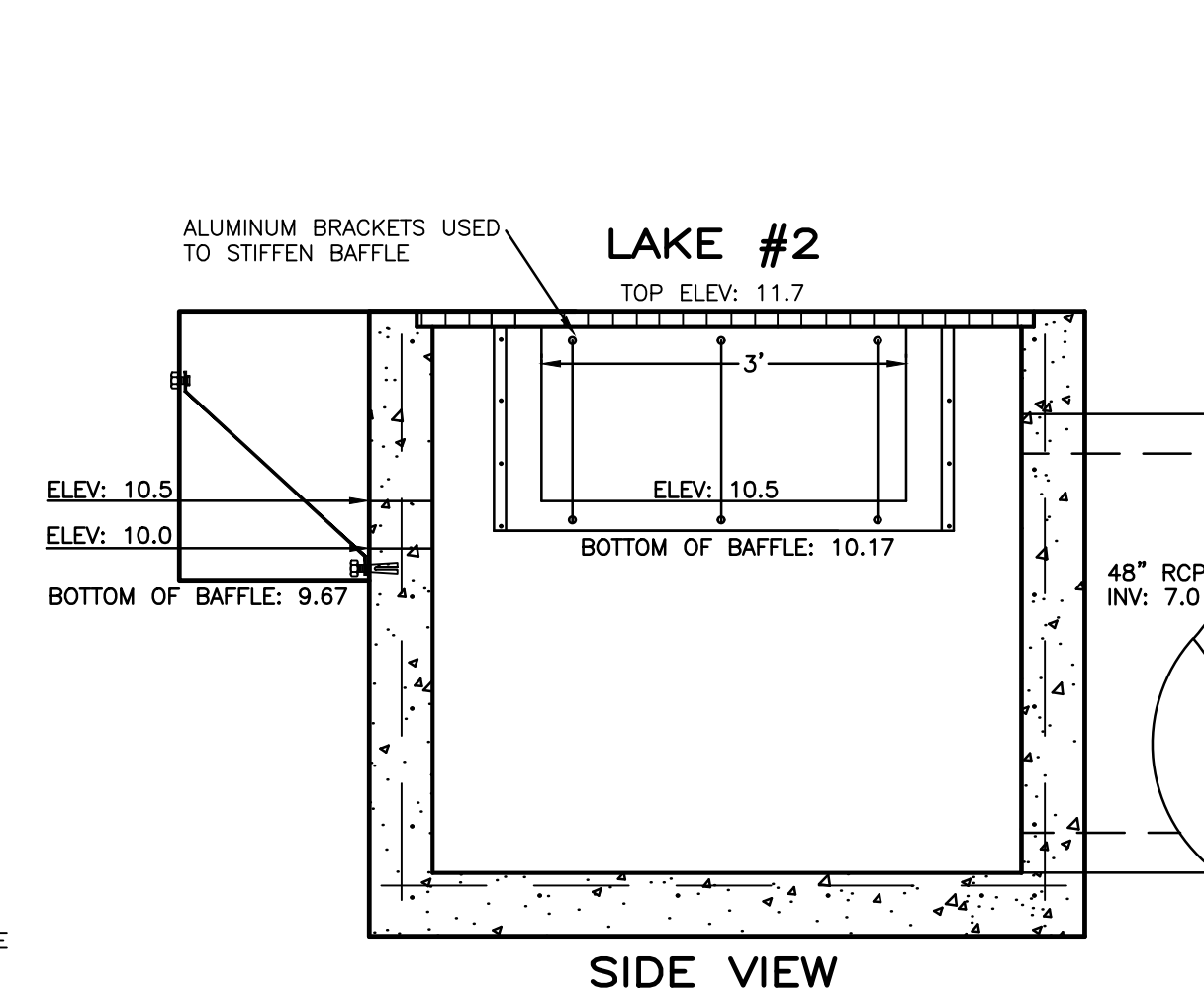


SLOPE BANK PROTECTION DETAIL OPTION A

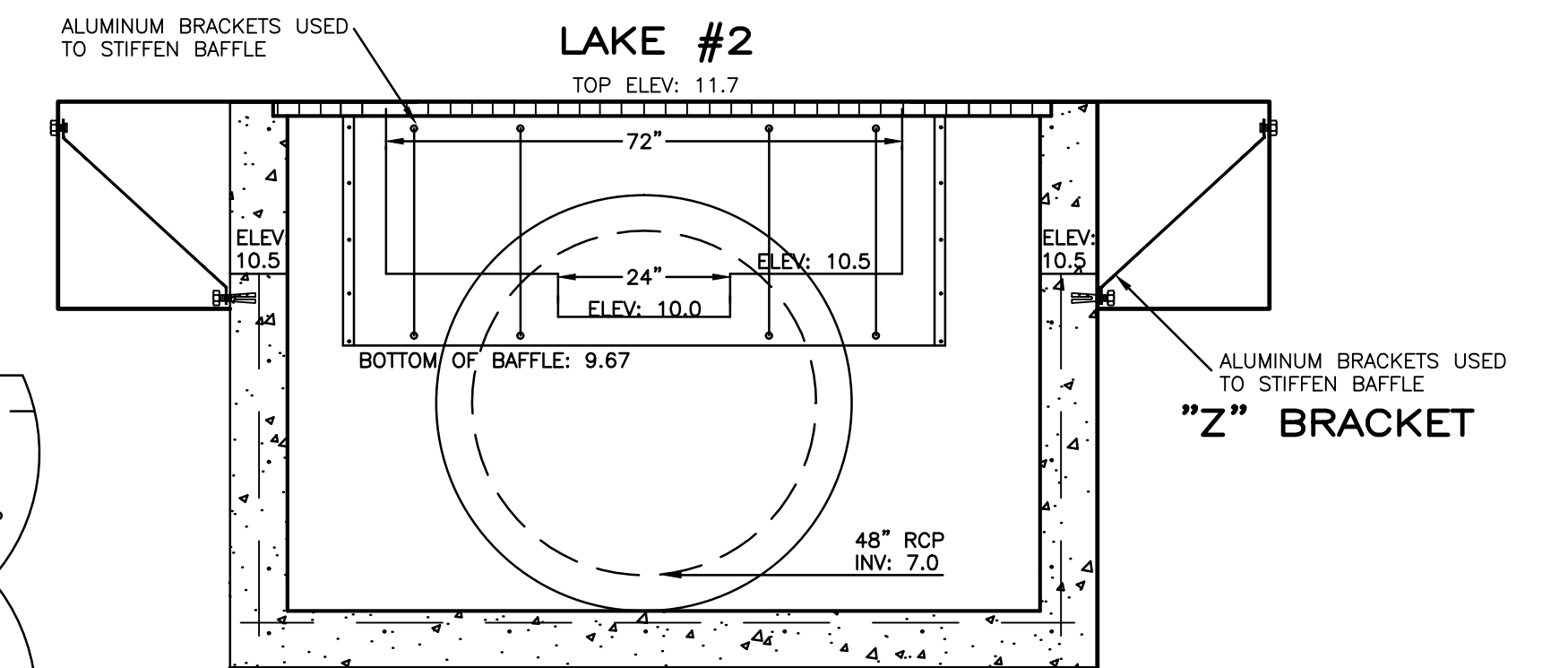
SCALE: 1" = 5'



BAFFLE ANCHOR DETAIL



SIDE VIEW



CONTROL STRUCTURE #1

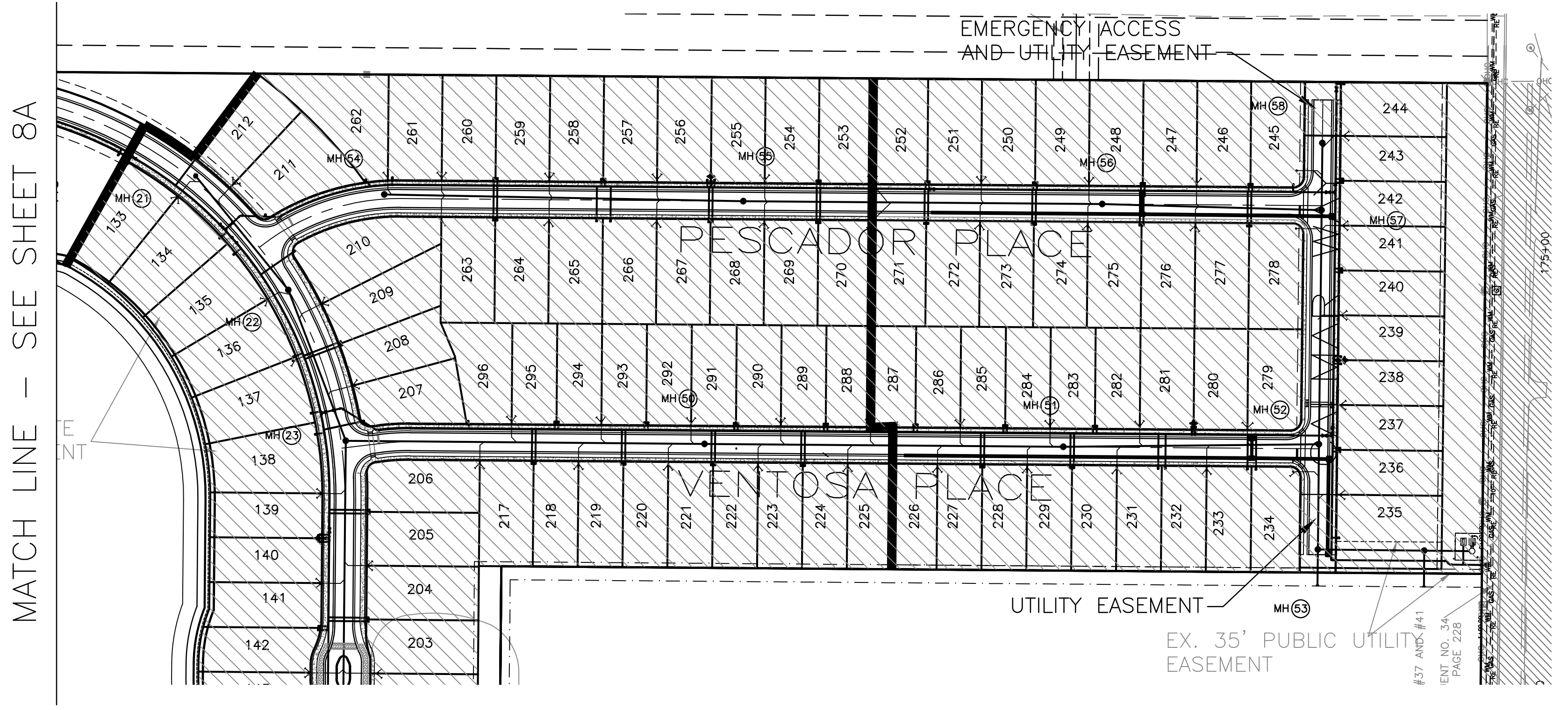
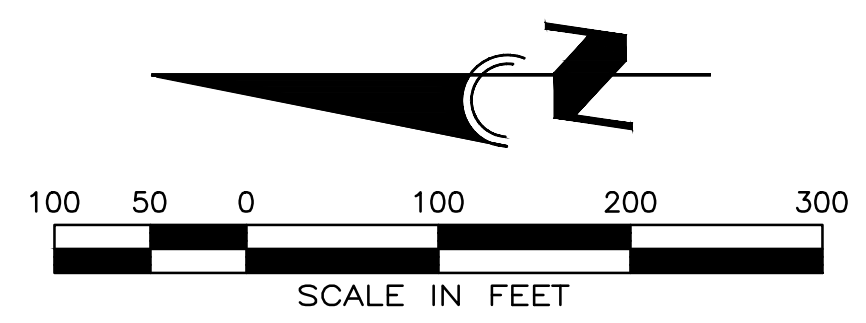
FDOT TYPE "H" (4 GRATE INLET)  
ALL INVERTS TO BE POURED CONCRETE IN DRAINAGE STRUCTURES  
ALL DRAINAGE STRUCTURES SHALL HAVE PAVED INVERTS.  
SHOP DRAWINGS REQUIRED FOR ALL CONTROL STRUCTURES

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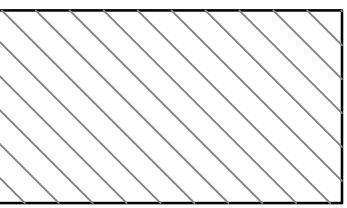
REVISIONS	
BY:	DATE:
BKG	5/01/16
DESCRIPTION: REVISIONS PER CITY OF VENICE 4/21/16	

**ENGINEERING, INC.**  
8340 CONSUMER COURT  
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PHONE: (941) 377-9178

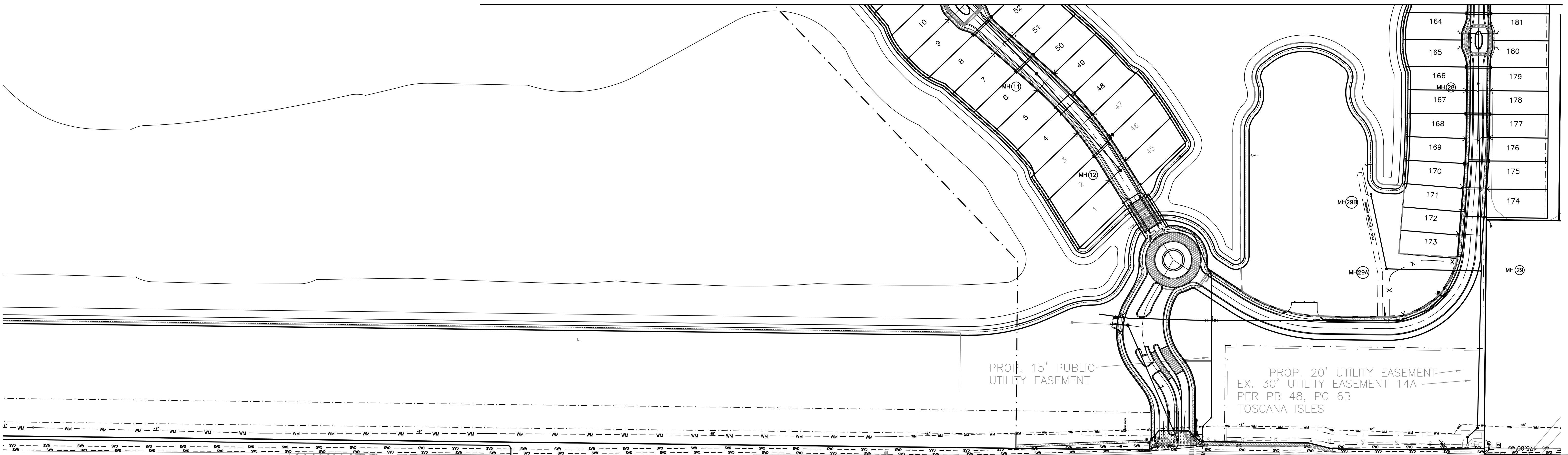
TOSCANA ISLES - UNIT 1	
SCALE:	APPROVED BY:
AS NOTED	D. SHAWN LEINS, PE
DATE: 5/30/13	FLORIDA CERTIFICATE NO: 41078
CLIENT: LALP DEVELOPMENT, LLC	JOB NO: VANG0015
DESC: PAVING, GRADING AND DRAINAGE - CROSS SECTIONS	DRWG. NO. 7



**LEGEND**

 LOTS TO BE SERVED BY CITY OF VENICE UTILITIES SANITARY SEWER SYSTEM

MATCH LINE - SEE SHEET 8A



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**1-800-432-4770**

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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 1			
SCALE:	APPROVED BY:	DATE:	DRAWN BY:
1"=100'	D. SHAWN LEINS, PE	5/30/13	LCG
CLIENT:	FLORIDA CERTIFICATE NO: 41078		CAD FILE:
LALP DEVELOPMENT, LLC			VANG15MUP
DESC:	MASTER UTILITY PLAN		JOB NO:
			VANG0015
			DRWG. NO:
			8

Jun 17, 2016 11:55am C:\Users\jleins\Documents\Projects\Engineering\WANG0015\Engineering\DWG\CONSTR-SWMM\Phase 2 & 3\Preliminary\_Plot\_Venice\Unit 1\WANG15MUP.dwg



