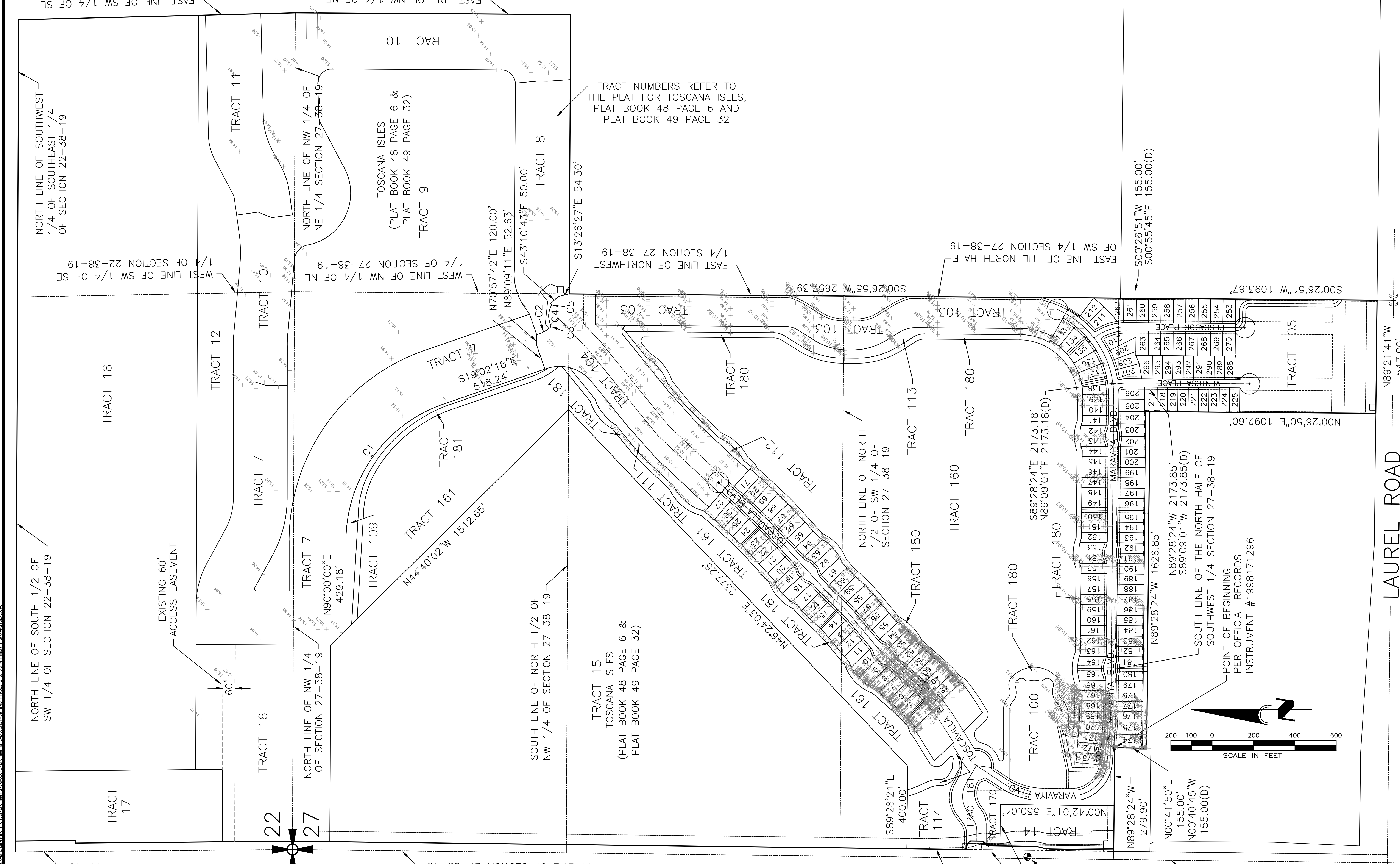


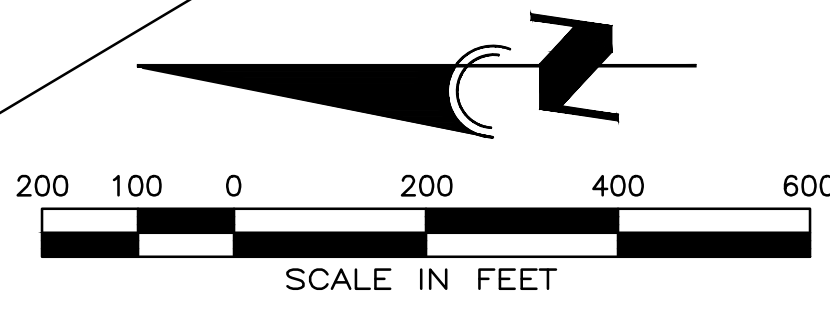
REVISIONS		
BY	DATE	DESCRIPTION
BKG	5/01/16	REVISIONS PER CITY OF VENICE 4/21/16

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

PROJ:	TOSCANA ISLES, UNIT 2	
SCALE:	1" = 300'	APPROVED BY:
DATE:	3/02/16	D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078
CLIENT:	LALP DEVELOPMENT, LLC	CAD FILE:
DESC:	AERIAL PHOTOGRAPH	BKG
		VANGISAER
		JOB NO: VANG0015
		DRWG. NO. 2



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



**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.

BY	DATE	DESCRIPTION

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

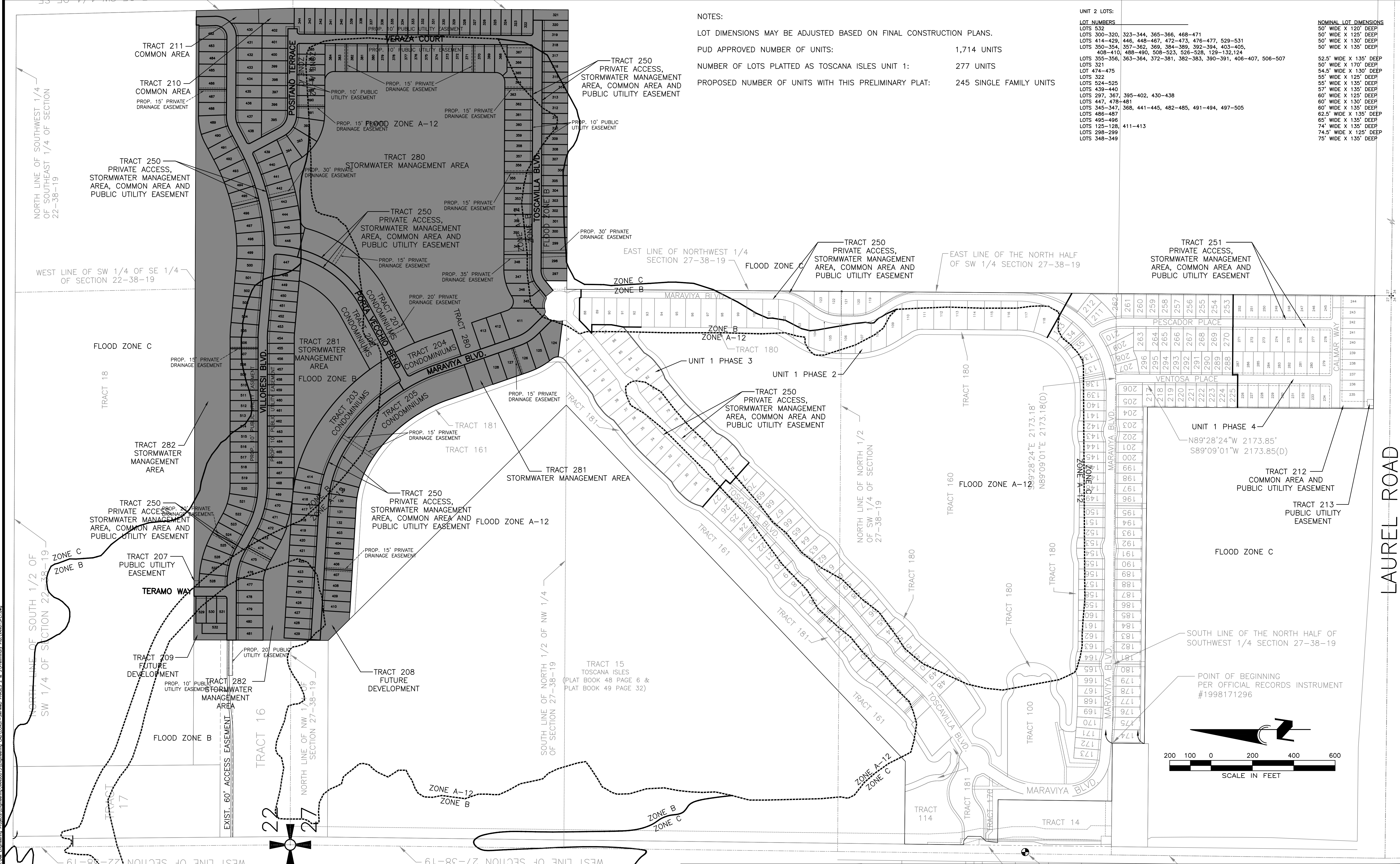
**TOSCANA ISLES, UNIT 2**

SCALE: 1"=200'  
 DATE: 02/10/16  
 CLIENT: LALP DEVELOPMENT, LLC  
 DESC: EXISTING PLATTED CONDITIONS

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

DRAWN BY: BKG  
 CAD FILE: VANG15EXC  
 JOB NO: VANG0015  
 DRWG. NO: 3

Mon, 08 May 2016 - 9:35am C:\AM\Engineering\Projects\TOSCANA ISLES\CONSTR-SWIMWAY PHASE 2 & 3\Toscamilla Plac\TOSCANA ISLES.dwg

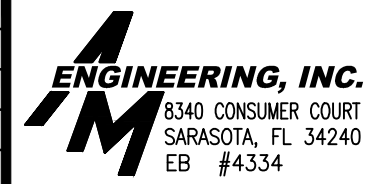


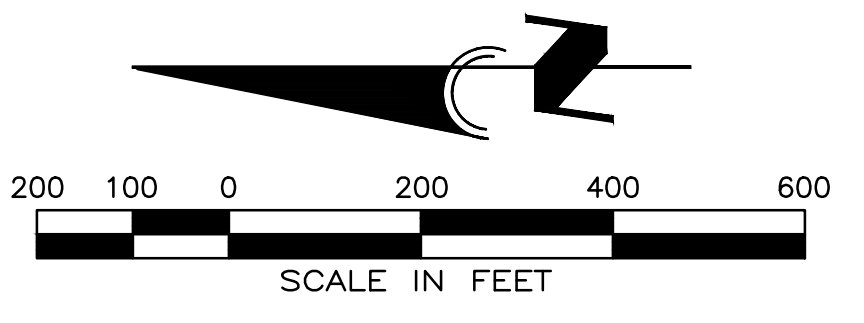
NOTES:  
 LOT DIMENSIONS MAY BE ADJUSTED BASED ON FINAL CONSTRUCTION PLANS.  
 PUD APPROVED NUMBER OF UNITS: 1,714 UNITS  
 NUMBER OF LOTS PLATTED AS TOSCANA ISLES UNIT 1: 277 UNITS  
 PROPOSED NUMBER OF UNITS WITH THIS PRELIMINARY PLAT: 245 SINGLE FAMILY UNITS

LOT NUMBERS	NOMINAL LOT DIMENSIONS
LOTS 532	50' WIDE X 120' DEEP
LOTS 300-320, 323-344, 365-366, 468-471	50' WIDE X 125' DEEP
LOTS 414-429, 446, 448-467, 472-473, 476-477, 529-531	50' WIDE X 130' DEEP
LOTS 350-354, 357-362, 369, 384-389, 392-394, 403-405, 408-410, 488-490, 508-523, 526-528, 129-132, 124	50' WIDE X 135' DEEP
LOTS 355-356, 363-364, 372-381, 382-383, 390-391, 406-407, 506-507	52.5' WIDE X 135' DEEP
LOTS 321	50' WIDE X 170' DEEP
LOT 474-475	54.5' WIDE X 130' DEEP
LOTS 322	55' WIDE X 125' DEEP
LOTS 524-525	57' WIDE X 135' DEEP
LOTS 439-440	60' WIDE X 125' DEEP
LOTS 297, 367, 395-402, 430-438	60' WIDE X 130' DEEP
LOTS 447, 478-481	60' WIDE X 135' DEEP
LOTS 345-347, 368, 441-445, 482-485, 491-494, 497-505	62.5' WIDE X 135' DEEP
LOTS 486-487	65' WIDE X 135' DEEP
LOTS 495-496	74' WIDE X 135' DEEP
LOTS 125-128, 411-413	74.5' WIDE X 125' DEEP
LOTS 298-299	75' WIDE X 135' DEEP
LOTS 348-349	

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

		<b>TOSCANA ISLES, UNIT 2</b> D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078	
SCALE: 1"=200'	DATE: 02/10/16	CLIENT: LALP DEVELOPMENT, LLC	JOB NO: VANG0015
APPROVED BY: [Signature] DRAWN BY: BKG		PRELIMINARY PLAT DRWG. NO. 4	

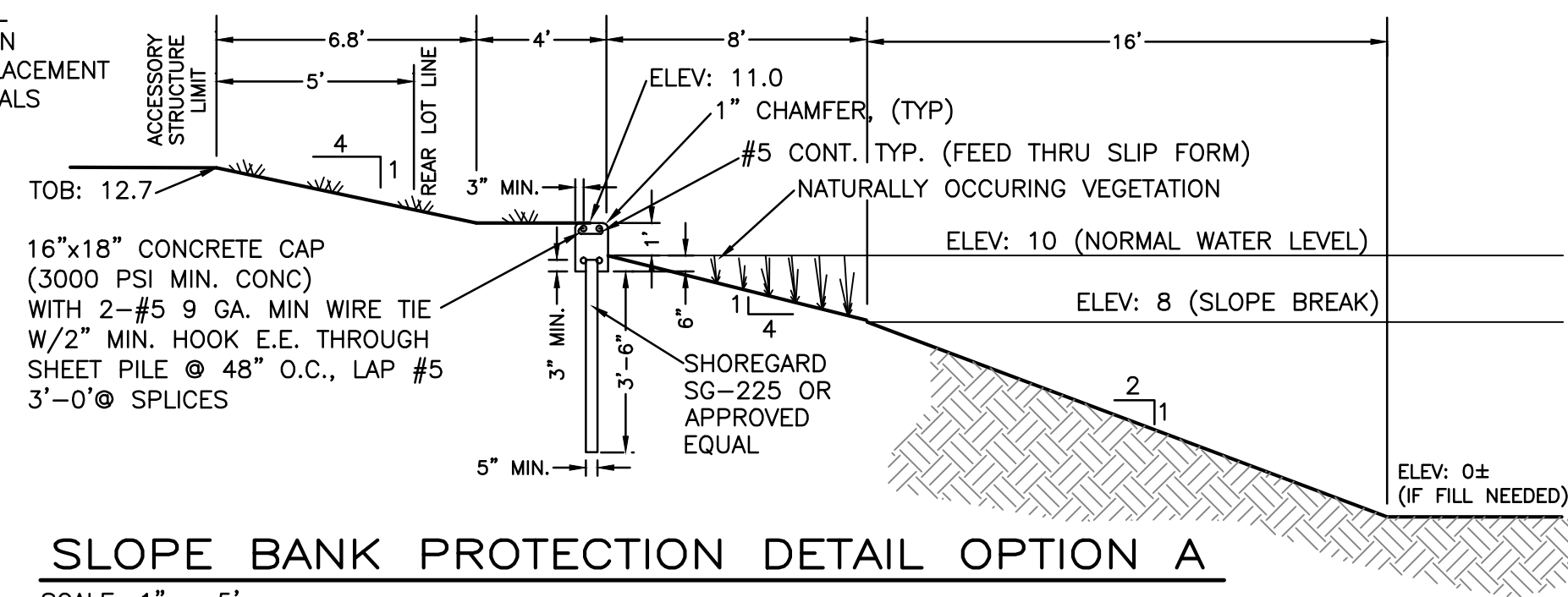


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 User: jv  
 Date: 6/1/2016 8:54 AM

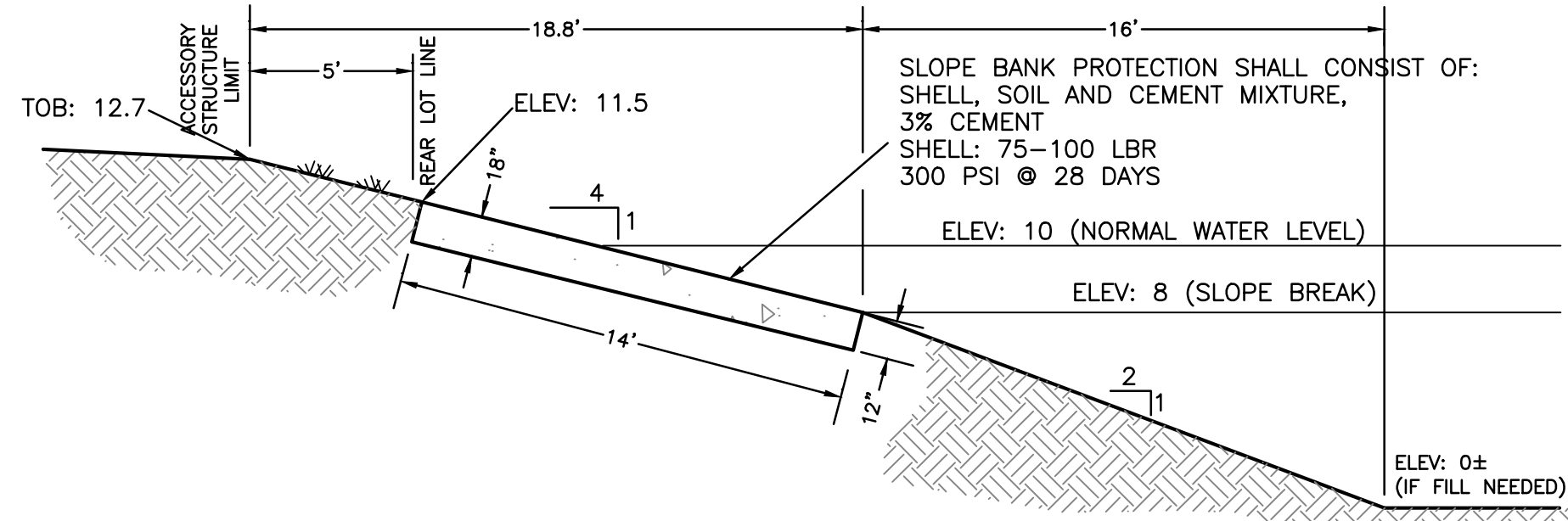




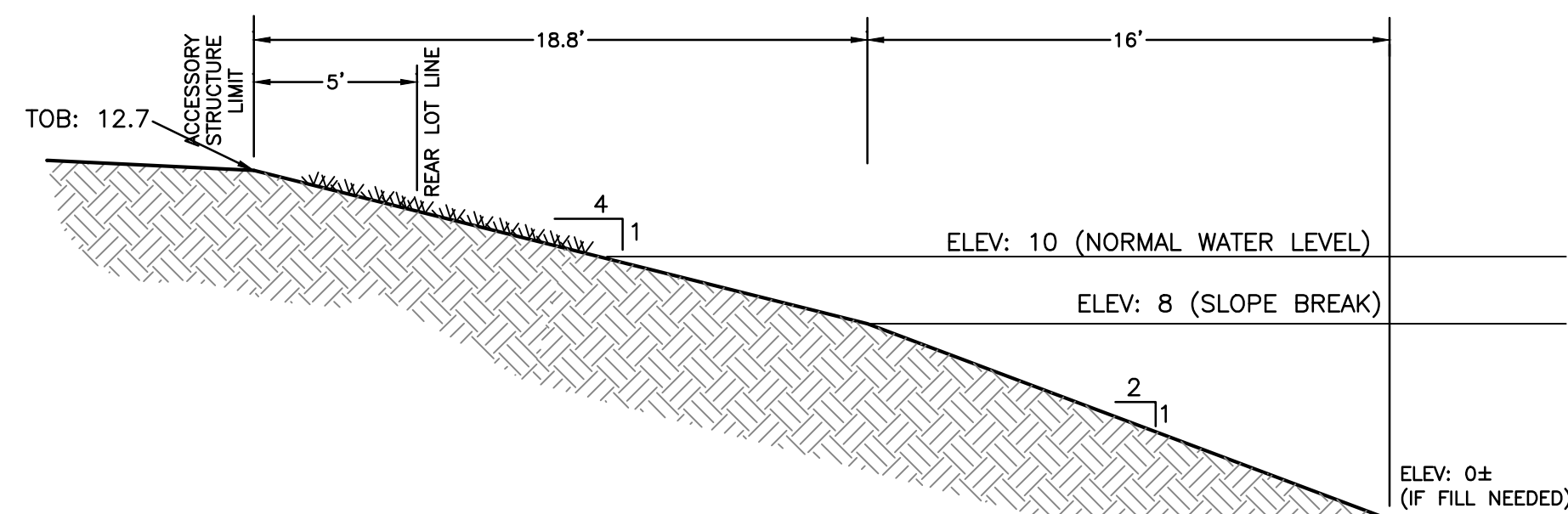
SAWCUT OR HAND TOOL  
 1" JOINT 3 FACES OF  
 EROSION CONTROL  
 BARRIER CAP W/IN  
 24 HOURS OF PLACEMENT  
 @ 10'-0" INTERVALS  
 (MAX.)



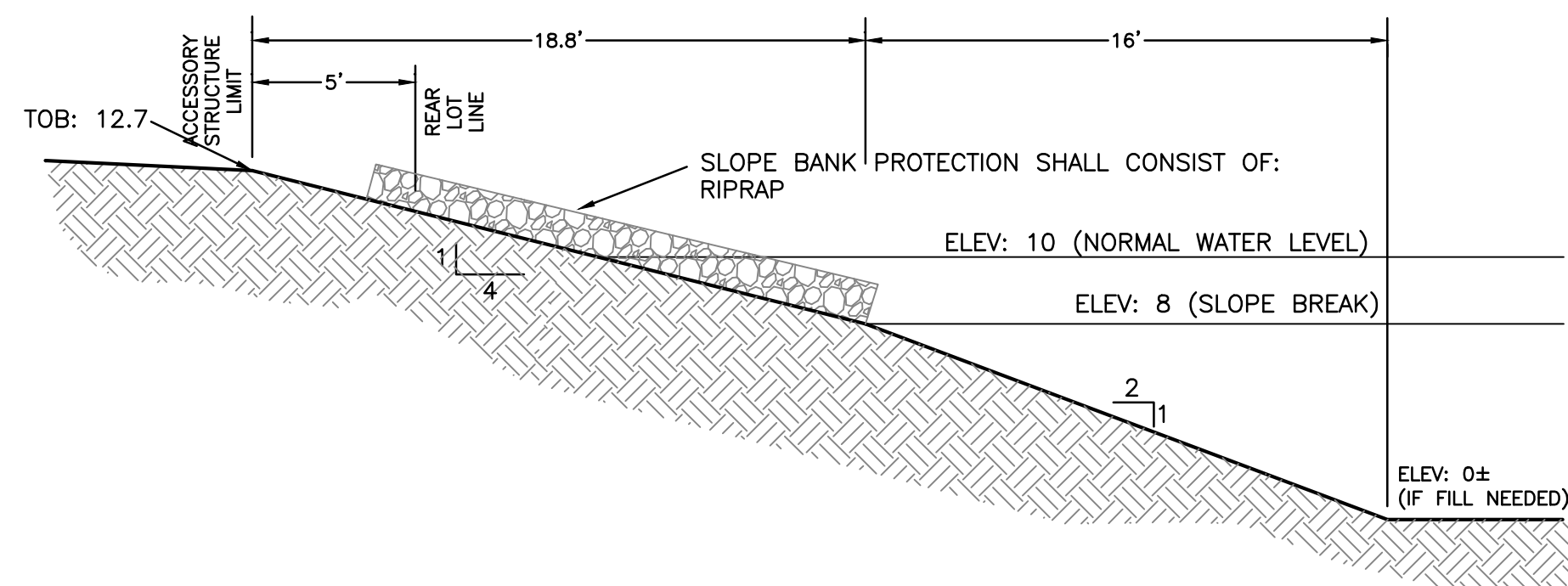
**SLOPE BANK PROTECTION DETAIL OPTION A**  
 SCALE: 1" = 5'



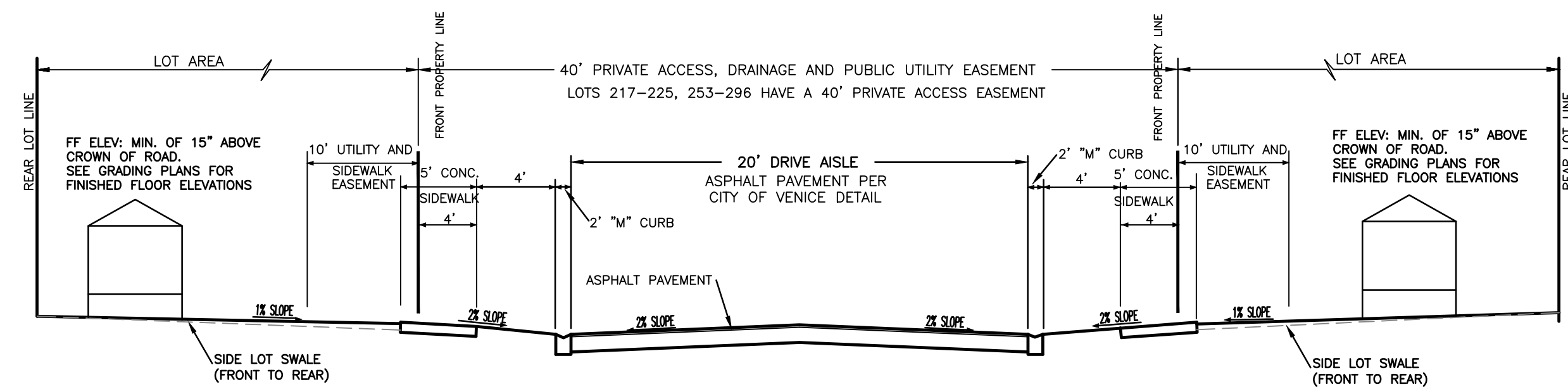
**SLOPE BANK PROTECTION DETAIL OPTION B**  
 SCALE: 1" = 5'



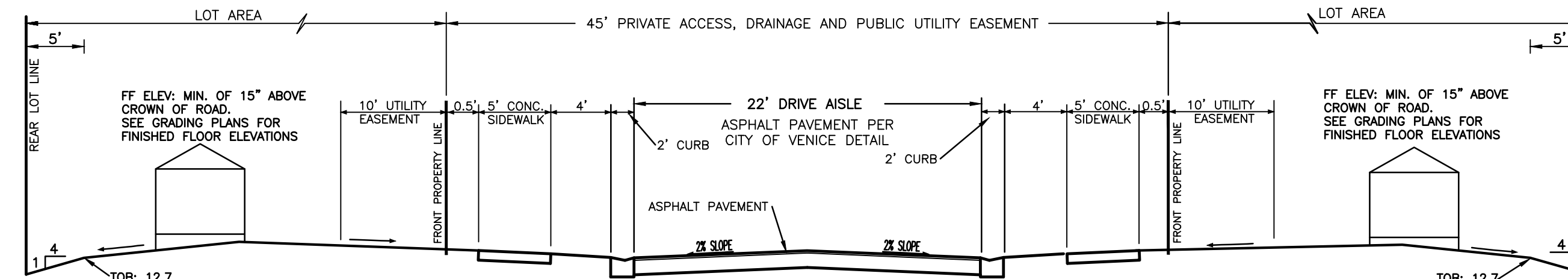
**SLOPE BANK PROTECTION DETAIL OPTION C**  
 SCALE: 1" = 5'



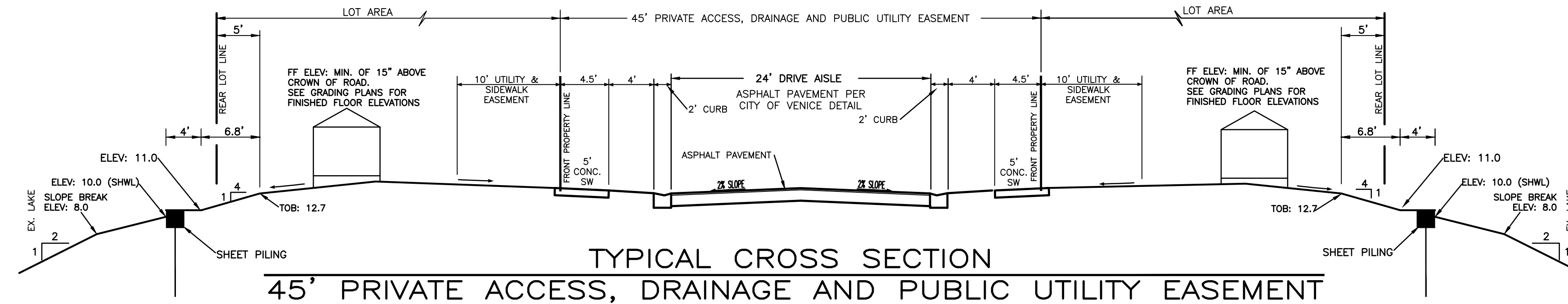
**SLOPE BANK PROTECTION DETAIL OPTION D**  
 SCALE: 1" = 5'



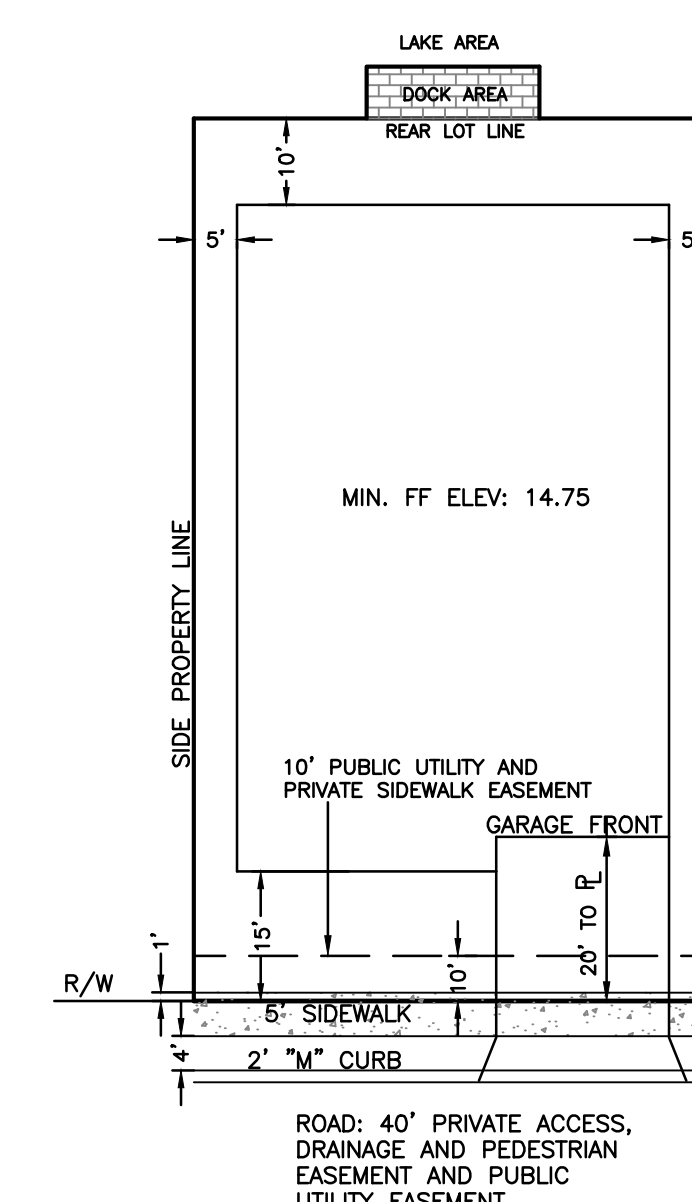
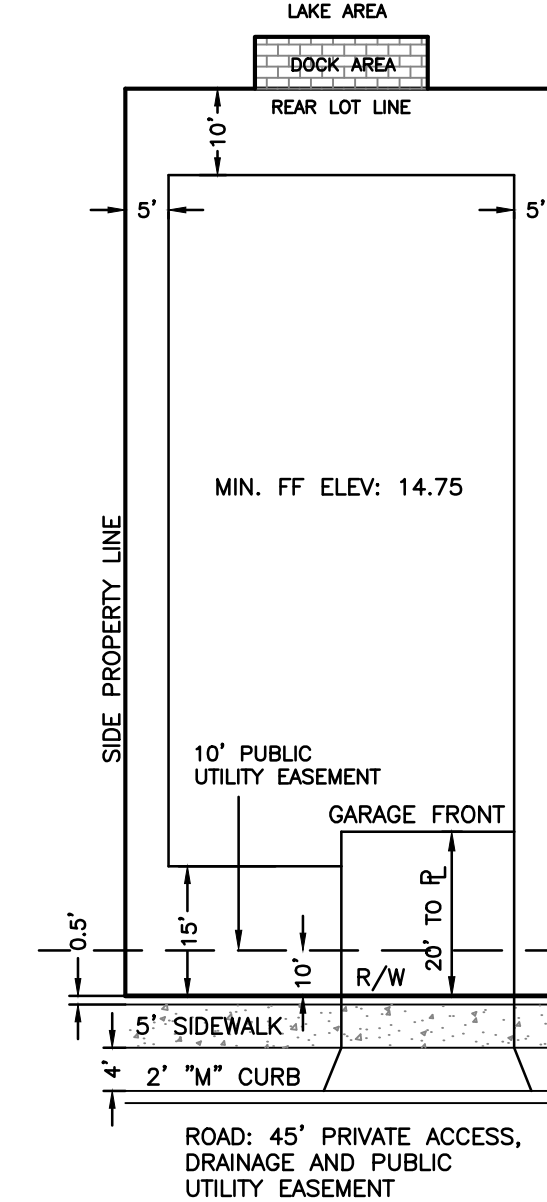
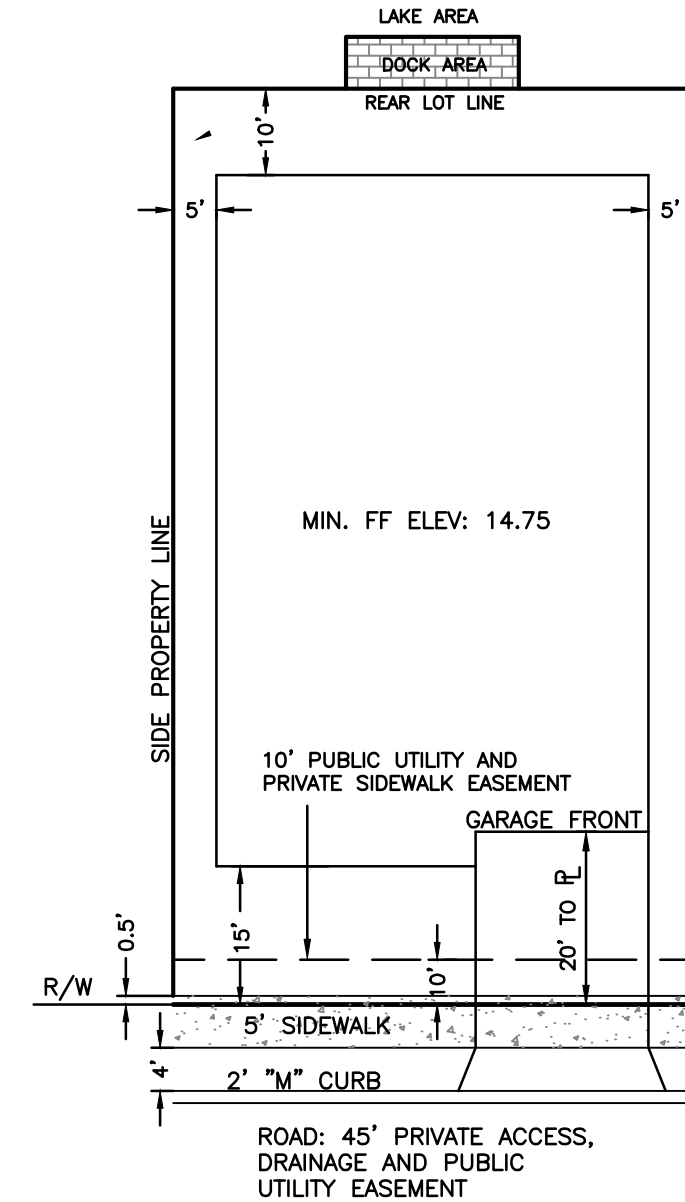
**TYPICAL CROSS SECTION**  
**40' PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT**



**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 MIDDLE OF THE LOT LINE AND LOT DRAINS TO FRONT AND BACK.

**TYPICAL LOT SETBACK DETAILS**

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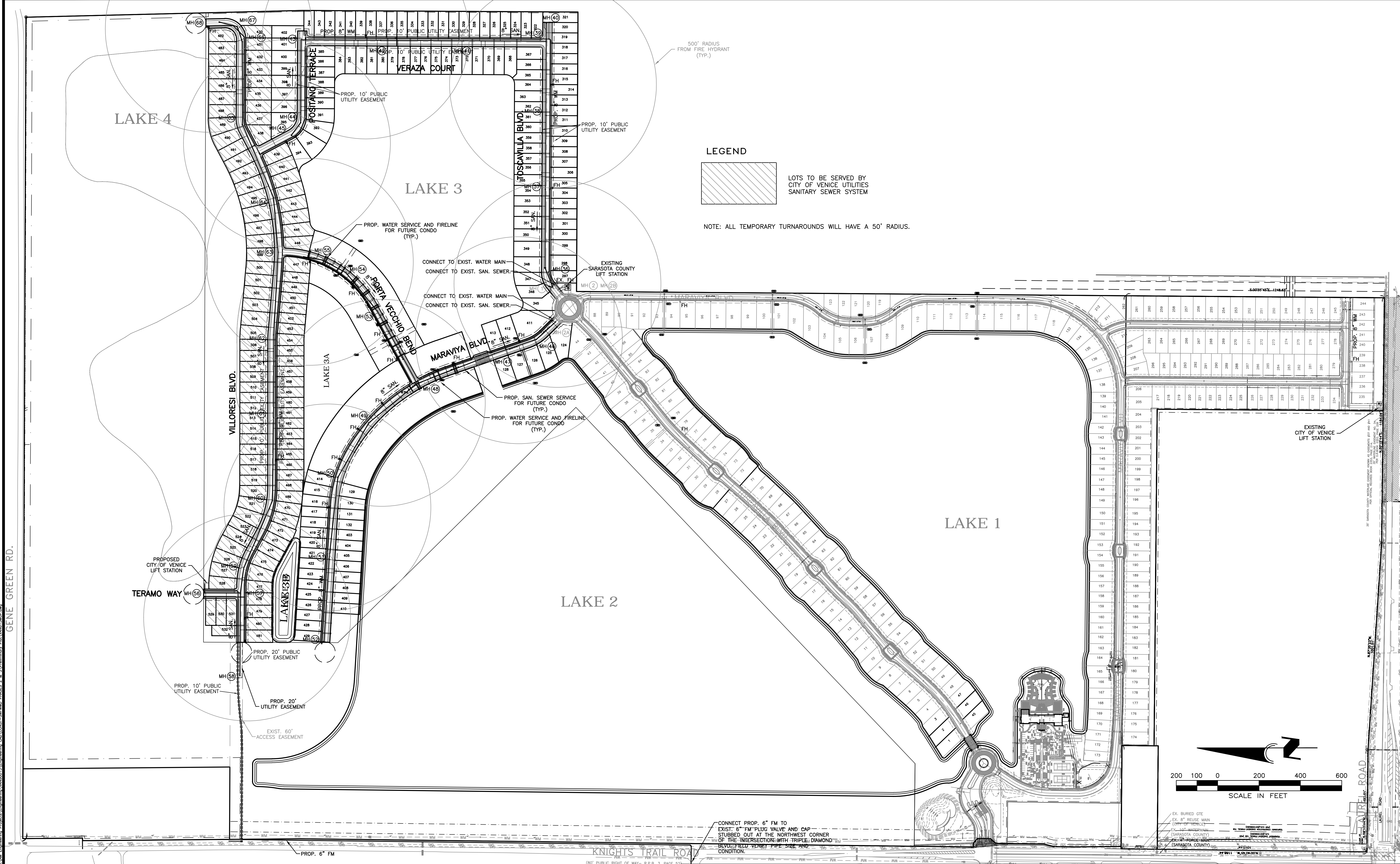
REVISIONS	
BY:	DATE:
BKG	5/01/16
DESCRIPTION: REVISIONS PER CITY OF VENICE 4/21/16	

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

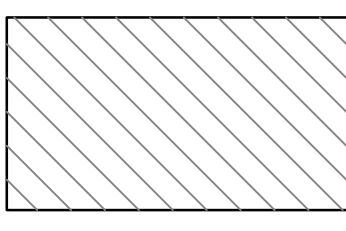
TOSCANA ISLES, UNIT 2	
SCALE:	APPROVED BY:
AS NOTED	D. SHAWN LEINS, PE
DATE: 02/10/16	FLORIDA CERTIFICATE NO: 41078
CLIENT: LALP DEVELOPMENT, LLC	JOB NO: VANG0015
DESC: PAVING, GRADING AND DRAINAGE CROSS SECTIONS	DRWG. NO: 7

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.

01 Jun 2016 8:49am C:\Users\jv\Documents\Projects\Toscanas\Drawings\DWG\001500.dwg

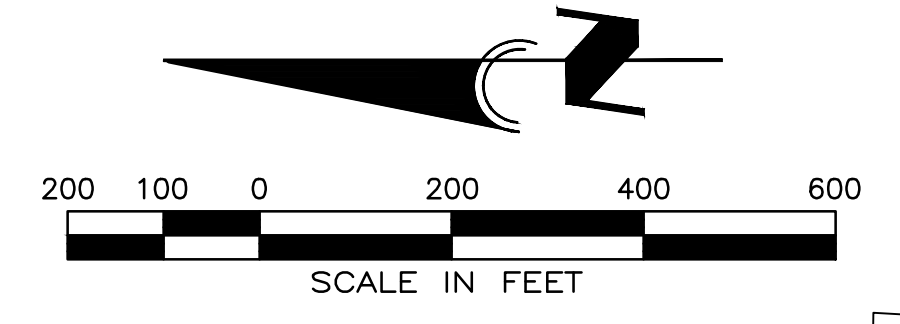


**LEGEND**



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

NOTE: ALL TEMPORARY TURNAROUNDS WILL HAVE A 50' RADIUS.



CONNECT PROP. 6" FM TO EXIST. 6" FM PLUG VALVE AND CAP STUBBED OUT AT THE NORTHWEST CORNER OF THE INTERSECTION WITH TRIPLE DIAMOND BLVD. FIELD VERIFY PIPE SIZE AND CONDITION.

**CALL BEFORE YOU DIG!**  
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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 2**  
 APPROVED BY: D. SHAWN LEINS, PE  
 FLORIDA CERTIFICATE NO: 41078  
 DATE: 02/10/16  
 CLIENT: LALP DEVELOPMENT, LLC  
 DESC: MASTER UTILITY PLAN  
 DRAWN BY: BKG  
 CAD FILE: VANG15MUP  
 JOB NO: VANG0015  
 DRWG. NO: 8

01 Jun 2016 - 8:50am C:\Users\BKV\Documents\Projects\TOSCANA ISLES\Engineering\CONSTR-SWMM\PHASE 2 & 3\Utility\Print\WANG15MUP.dwg  
 PROJECT: TOSCANA ISLES, UNIT 2  
 DRAWN BY: BKG  
 DATE: 02/10/16  
 SCALE: 1"=200'  
 APPROVED BY: D. SHAWN LEINS, PE  
 FLORIDA CERTIFICATE NO: 41078  
 CLIENT: LALP DEVELOPMENT, LLC  
 DESC: MASTER UTILITY PLAN  
 DRAWN BY: BKG  
 CAD FILE: VANG15MUP  
 JOB NO: VANG0015  
 DRWG. NO: 8

