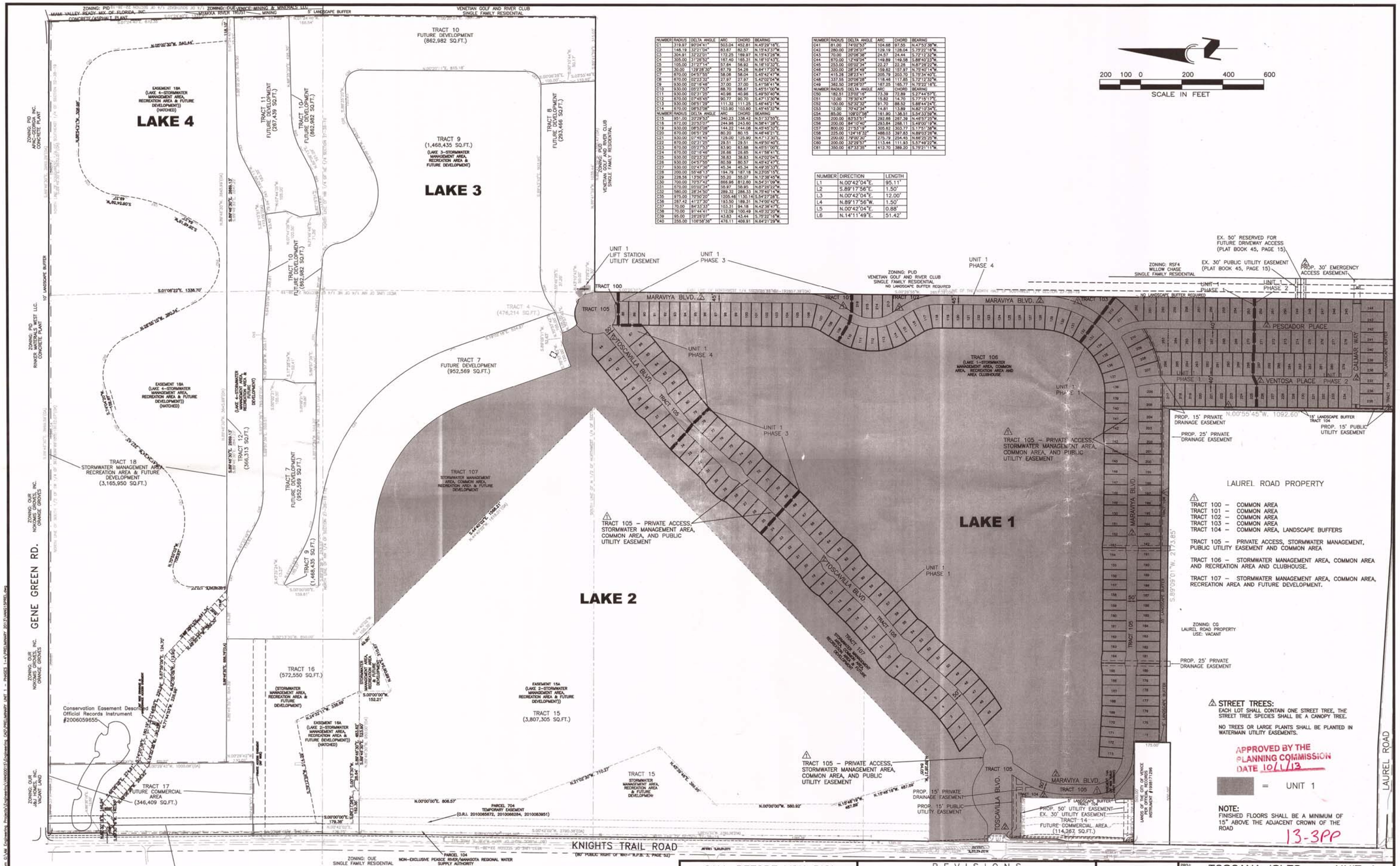

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C1	319.97	90°04'41"	503.04	452.81	N.45°29'18"E.
C2	148.19	32°21'04"	83.67	82.57	N.15°43'31"W.
C3	304.91	32°22'01"	172.25	169.97	N.15°43'28"W.
C4	305.00	31°28'52"	167.40	165.31	N.16°10'43"E.
C5	105.00	31°27'14"	57.64	56.93	N.16°10'22"E.
C6	30.00	129°28'50"	67.79	54.26	N.64°17'20"W.
C7	670.00	04°57'50"	58.06	58.04	S.45°42'41"W.
C8	670.00	02°23'32"	27.97	27.97	S.42°02'04"W.
C9	930.00	02°18'46"	37.00	37.00	S.41°58'41"W.
C10	930.00	05°27'53"	88.70	88.67	S.45°51'05"W.
C11	930.00	02°31'25"	40.96	40.96	S.49°50'40"W.
C12	670.00	07°45'45"	90.77	90.70	S.47°13'30"W.
C13	930.00	06°51'29"	111.32	111.25	S.46°46'21"W.
C14	670.00	08°53'08"	103.90	103.80	S.45°45'32"W.
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C15	951.00	20°29'53"	340.23	338.42	N.51°33'55"E.
C16	672.00	20°31'07"	244.95	243.60	N.50°41'28"E.
C17	930.00	09°53'08"	144.22	144.08	N.45°45'32"E.
C20	670.00	06°51'29"	80.20	80.15	N.46°46'21"E.
C21	930.00	07°45'45"	128.00	125.90	N.47°13'30"E.
C22	670.00	02°31'25"	29.51	29.51	N.49°50'40"E.
C23	670.00	05°27'53"	63.90	63.88	N.45°51'05"E.
C24	670.00	02°18'46"	26.66	26.65	N.41°58'41"E.
C25	930.00	02°23'32"	38.83	38.83	N.42°02'04"E.
C26	930.00	04°57'50"	80.59	80.57	N.45°42'41"E.
C27	930.00	02°47'36"	45.34	45.34	N.49°35'33"E.
C28	200.00	55°48'13"	194.79	187.18	N.23°05'15"E.
C29	228.56	13°50'19"	55.20	55.07	N.13°38'45"W.
C30	700.00	70°57'42"	866.96	812.60	N.54°31'09"W.
C31	670.00	00°02'34"	50.97	50.95	N.87°28'22"W.
C32	580.00	28°34'50"	289.32	286.33	N.75°40'14"W.
C35	975.00	70°50'20"	1205.46	1130.14	S.54°27'28"E.
C36	287.42	41°27'30"	193.50	189.31	N.74°00'42"E.
C37	70.00	84°33'33"	103.31	94.18	N.42°36'47"E.
C38	70.00	91°44'41"	112.09	100.49	N.45°32'20"W.
C39	95.00	29°26'07"	43.83	43.44	S.75°22'16"W.
C40	255.00	106°58'36"	476.11	409.91	N.64°21'29"W.

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C41	81.00	74°02'53"	104.68	97.55	N.47°53'38"W.
C42	280.00	26°26'07"	129.19	128.04	S.75°22'16"W.
C43	70.00	20°06'38"	24.57	24.44	S.72°12'32"W.
C44	670.00	12°49'04"	149.89	149.58	S.88°40'23"W.
C45	253.00	00°02'34"	22.27	22.26	N.87°28'22"W.
C46	320.00	28°34'49"	159.62	157.97	N.75°40'14"W.
C47	415.28	28°23'41"	205.79	203.70	S.75°34'40"E.
C48	337.55	20°06'28"	118.46	117.85	S.72°12'32"W.
C49	362.50	26°26'07"	167.35	165.77	N.75°22'16"E.
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C50	182.51	23°02'16"	73.39	72.89	S.27°44'53"E.
C51	12.00	75°30'47"	15.82	14.70	S.77°15'13"E.
C52	100.00	52°33'32"	91.70	88.52	S.88°44'24"E.
C53	12.00	70°42'34"	14.81	13.89	N.82°10'34"E.
C54	85.00	109°07'58"	161.90	138.51	S.54°33'38"E.
C55	200.00	83°53'51"	292.86	267.39	N.46°37'25"W.
C56	200.00	84°10'40"	293.84	268.11	S.46°00'19"E.
C57	800.00	21°53'19"	305.62	303.77	S.17°51'38"W.
C58	225.00	124°18'32"	488.03	397.83	N.89°03'26"W.
C59	200.00	79°00'30"	275.79	254.45	N.58°20'25"W.
C60	200.00	32°29'57"	113.44	111.93	S.57°49'22"W.
C61	350.00	67°33'35"	412.70	389.20	S.75°21'11"W.

NUMBER	DIRECTION	LENGTH
L1	N.00°42'04"E.	95.11'
L2	S.89°17'56"E.	1.50'
L3	N.00°42'04"E.	12.00'
L4	N.89°17'56"W.	1.50'
L5	N.00°42'04"E.	0.88'
L6	N.14°11'49"E.	51.42'

TRACT 100 – COMMON AREA
TRACT 101 – COMMON AREA
TRACT 102 – COMMON AREA
TRACT 103 – COMMON AREA
TRACT 104 – COMMON AREA, LANDSCAPE BUFFERS

TRACT 105 – PRIVATE ACCESS, STORMWATER MANAGEMENT, PUBLIC UTILITY EASEMENT AND COMMON AREA

TRACT 106 – STORMWATER MANAGEMENT AREA, COMMON AREA AND RECREATION AREA AND CLUBHOUSE.

TRACT 107 – STORMWATER MANAGEMENT AREA, COMMON AREA, RECREATION AREA AND FUTURE DEVELOPMENT.

STREET TREES:
EACH LOT SHALL CONTAIN ONE STREET TREE, THE STREET TREE SPECIES SHALL BE A CANOPY TREE.

NO TREES OR LARGE PLANTS SHALL BE PLANTED IN WATERMAIN UTILITY EASEMENTS.

APPROVED BY THE PLANNING COMMISSION DATE 10/1/13

= UNIT 1

NOTE:
FINISHED FLOORS SHALL BE A MINIMUM OF 15" ABOVE THE ADJACENT CROWN OF THE ROAD

13-3PP

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	1 PER CITY OF VENICE COMMENTS – 6/17/13
LCG	8/6/13	2 PER CITY OF VENICE COMMENTS – 7/18/13

ENGINEERING, INC.
5345 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: TOSCANA ISLES – UNIT 1			
SCALE: 1" = 200'	APPROVED BY:		DRAWN BY: LCG
DATE: 5/30/13	D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078	8/5/13	CAD FILE: VANG15PREL
CLIENT: VANGUARD LAND. LLC.			JOB NO.: VANG-0015
DESC: PRELIMINARY PLAT			DRWG. NO.: 04