

PRELIMINARY PLAT

VICENZA - PHASE 2

TOTAL SITE IS A 539 LOT SINGLE FAMILY SUBDIVISION W/PRIVATE ROADS
PHASE 2 IS A 228 LOT SINGLE FAMILY SUBDIVISION W/PRIVATE ROADS
SECTIONS 35 AND 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST

GENERAL NOTES:

1. **OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY PAMUCO POINT MANAGEMENT, LLC.
2. **CHARACTER AND INTENDED USE STATEMENT:**
SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
3. **MAINTENANCE OF COMMON FACILITIES STATEMENT:**
PAMUCO POINT MANAGEMENT, LLC. (HOME OWNERS ASSOCIATION) IS RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS, STORMWATER MANAGEMENT SYSTEM, IRRIGATION AND ROADS. THE WATER SYSTEM SHALL BE TURNED OVER TO THE CITY OF VENICE FOR OWNERSHIP AND MAINTENANCE. THE SANITARY SEWER SYSTEM SHALL BE TURNED OVER TO SARASOTA COUNTY FOR OWNERSHIP AND MAINTENANCE.
4. **EXISTING LAND USE:**
AGRICULTURE, PASTURE, VACANT LAND / 0391-001-020
AGRICULTURE, PASTURE, VACANT LAND / 0391-031-000
5. **ZONING/PROPERTY ID:**
PLANNED UNIT DEVELOPMENT (PUD) / 0391-031-000
6. **FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONES "AE," "A," AND "X" PER FIRM #121150C0263F AND #121150C0351F, REVISED NOVEMBER 4, 2016.
7. **SETBACKS:**
SETBACKS: REQUIRED PROVIDED
STREET YARD: 20'-0" (15'-0") 20'-0" OR 15'-0" WHEN BUILDING HAS SIDE ENTRY GARAGE
SIDE YARD: 5'-0" 5'-0"
REAR YARD: 10'-0" (*) 10'-0" (*)
(*) ACCESSORY STRUCTURES/APPUENTANT STRUCTURES INCLUDING, BUT NOT LIMITED TO, POOL CAGES, MAY BE WITHIN 5'-0" OF THE REAR LOT LINE.
8. **STORMWATER MANAGEMENT:**
THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFMD REQUIREMENTS.
9. **REFUSE AND RECYCLABLE NOTE:**
REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO A PRIVATE RECYCLING FACILITY. ALL REFUSE AND RECYCLING TO BE IN ACCORDANCE W/COUNTY CODES. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE MANAGEMENT.
10. **UTILITY NOTES:**
1. FDEP AND FDOH WASTEWATER AND WATER, SARASOTA COUNTY R/W USE AND SARASOTA COUNTY UTILITY PERMITS ARE REQUIRED.
2. WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.
3. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE, OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
4. UTILITIES AS FOLLOWS:
- PHONE SERVICE TO BE PROVIDED BY FRONTIER.
- POWER TO BE PROVIDED BY FPL.
- TV SERVICE TO BE PROVIDED BY COMCAST.
- GAS, IF REQUESTED, TO BE PROVIDED BY TECO/PEOPLES GAS.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.
6. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING 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.
7. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE.
8. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
11. **UTILITY PROVIDERS:**
WATER CITY OF VENICE FLORIDA POWER & LIGHT
200 WARFIELD AVE 5676 S. MCINTOSH RD.
VENICE, FL 34285 SARASOTA, FL 34233
(941) 480-3333 (941) 927-4218
(941) 486-2084 fax
ELECTRICITY FLORIDA POWER & LIGHT
5676 S. MCINTOSH RD.
SARASOTA, FL 34233
(941) 927-4218
(941) 486-2084 fax
TELEPHONE / CATV COMCAST
5205 FRUITVILLE ROAD
SARASOTA, FLORIDA 34240
(941) 371-6700
(941) 952-5793 fax
TELEPHONE / CATV FRONTIER
1658 U.S. 41 BYPASS S.
VENICE, FL 34293
(941) 861-6790
(941) 861-0603 fax
SEWER SARASOTA COUNTY
1001 SARASOTA CENTER BLVD
(941) 861-6790
(941) 861-0603 fax

12. **SITE CLEARING NOTES**
1. NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 118-19 OF CITY OF VENICE CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR. WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS, THE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION.
2. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL.
13. **CITY OF VENICE REQUIRED NOTES:**
1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. 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.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941) 486-2422, FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.

14. **VERTICAL DATUM:** CONTOURS AND ELEVATIONS SHOWN ARE IN NAVD 1988 DATUM.
1. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. CONTROL MONUMENT UTILIZED IS A NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATED AS "35 35 2 2" (PID DBS011) HAVING A PUBLISHED ELEVATION OF 11.88 FEET (NAVD 1988).
2. CONVERTING FROM NAVD 1988 TO NGVD 1929 USING VERTCON (<http://www.ngs.noaa.gov/VERTCON/>), BASED ON LATITUDE: 27°08'00.8", AND LONGITUDE: 82°22'09.1", RESULTS IN A VERTICAL SHIFT OF +1.112 FT.

15. OPEN SPACE TRACKING CHART:

	TOTAL AREA (AC)	OPEN SPACE (AC)(%)
PHASE 1:	186.05 AC (63.8%)	117.21 AC (63.0%)
PHASE 2:	105.73 AC (36.2%)	63.27 AC (59.8%)
TOTAL:	291.78 AC (100.0%)	180.48 AC (61.9%)

16. LOT TRACKING CHART:

TOTAL ALLOWED:	539
PHASE 1 LOTS:	311
PHASE 2 LOTS:	228
TOTAL:	539

17. PRODUCT TRACKING CHART:

	TYPE A (45"x130")	TYPE B (52"x130")	TYPE C (75"x125")	TOTAL:
PHASE 1:	107	98	106	311
PHASE 2:	105	77	146	228
TOTAL:	212	175	152	539

18. ENGINEER'S ESTIMATE OF INFRASTRUCTURE QUANTITIES:

LINEAR FEET OF GRADY SEWER MAIN:	7,794
LINEAR FEET OF POTABLE WATER MAIN:	9,808
LINEAR FEET OF FORCE MAIN:	1,441
LINEAR FEET OF REUSE MAIN:	0
NUMBER OF MANHOLES:	40
NUMBER OF LIFT STATIONS:	0

19. MULTI-USE RECREATIONAL TRAIL (MURT)

CONSTRUCTION OF THE MURT ALONG LAUREL ROAD SHALL BE CONSISTENT WITH THE SETTLEMENT AND RELEASE AGREEMENT DATED MARCH 26, 2019.

DEVELOPER:

NEAL COMMUNITIES, INC.

5800 LAKEWOOD RANCH BOULEVARD

SARASOTA, FL 34240

(941) 328-1111

SURVEYOR:

ARDURRA, INC.

4921 MEMORIAL HIGHWAY,

ONE MEMORIAL CENTER, SUITE #300

TAMPA, FL 33634

(813) 880-8881

ENGINEERING LICENSE No. 2610

ENGINEER:

AM ENGINEERING, LLC.

8340 CONSUMER COURT

SARASOTA, FLORIDA 34240

(941) 377-9178

CERTIFICATE OF AUTHORIZATION No. 33105

LICENSED BUSINESS No. 4334

LANDSCAPE ARCHITECT:

STEWART-WASHMUTH & CO., INC.

1916 RAIN FOREST TRAIL

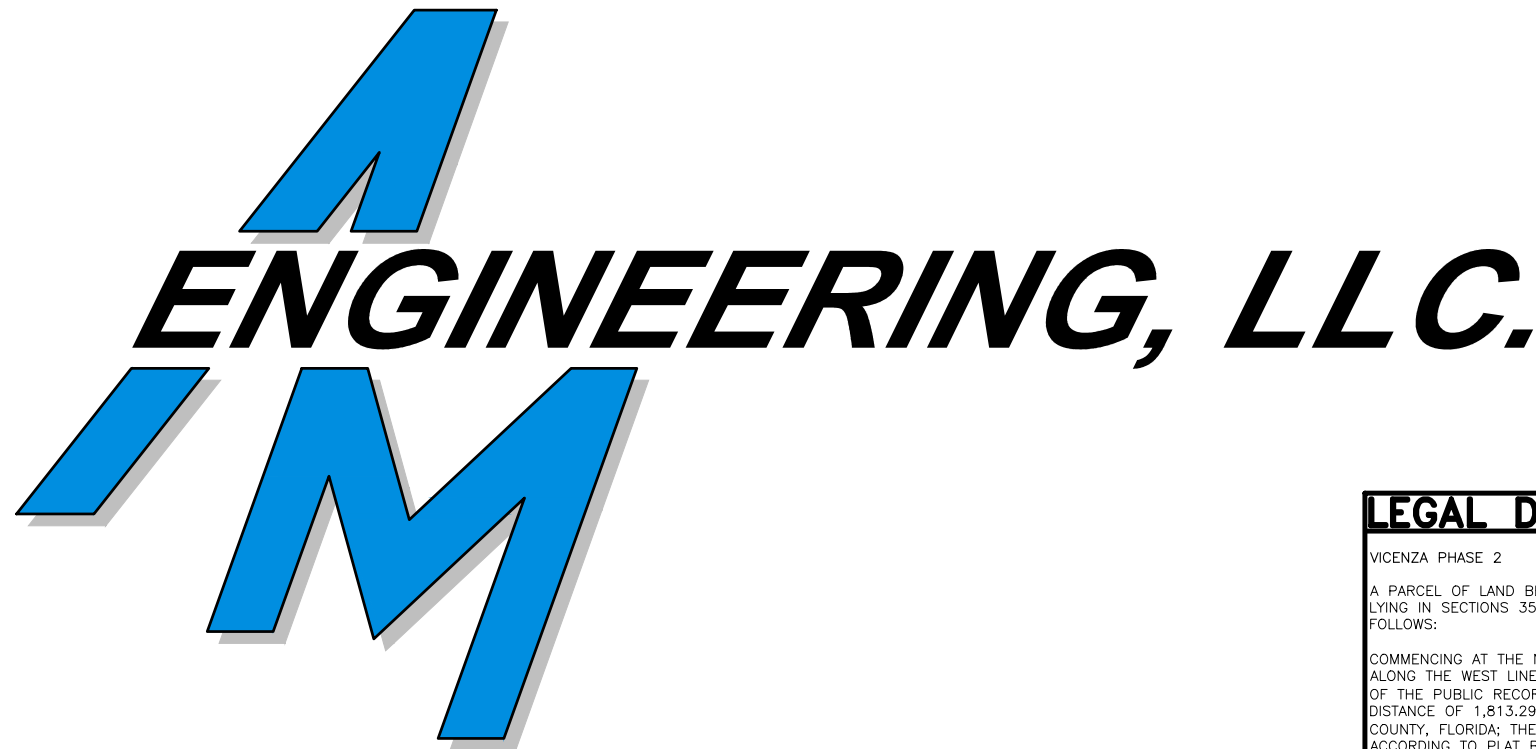
SARASOTA, FL 34240

(941) 377-4704

FLORIDA BOARD CERTIFIED No. LG-0000260

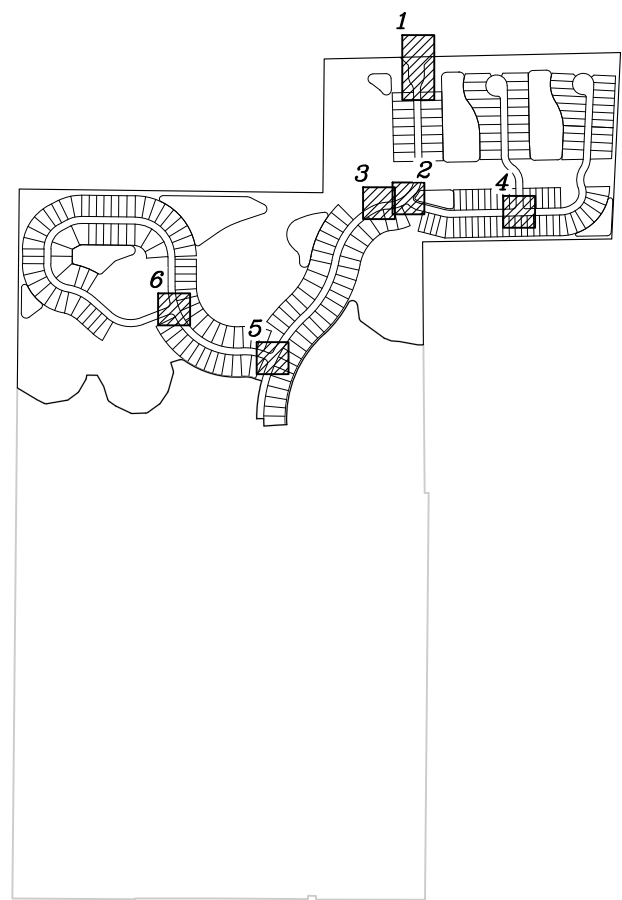
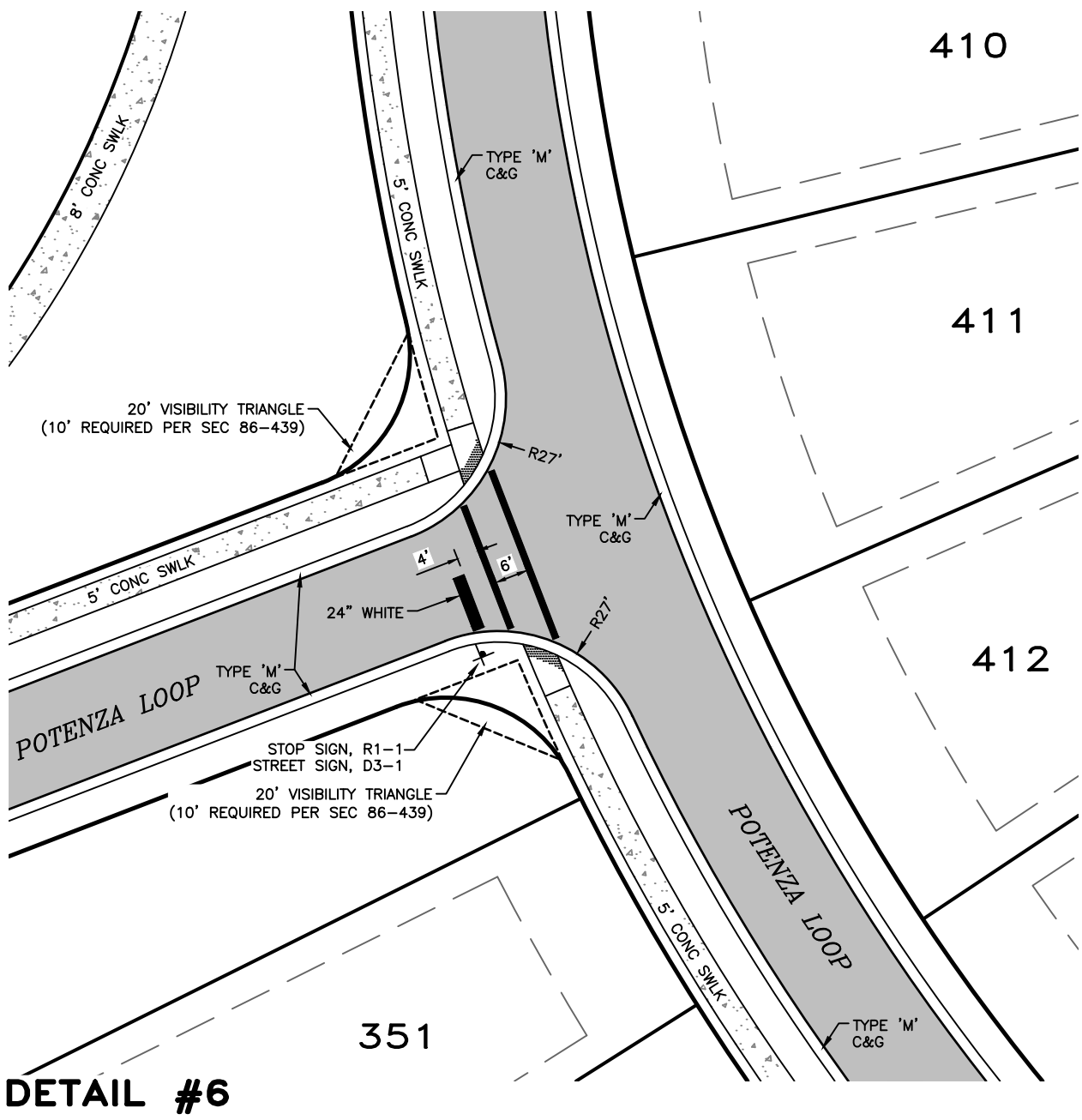
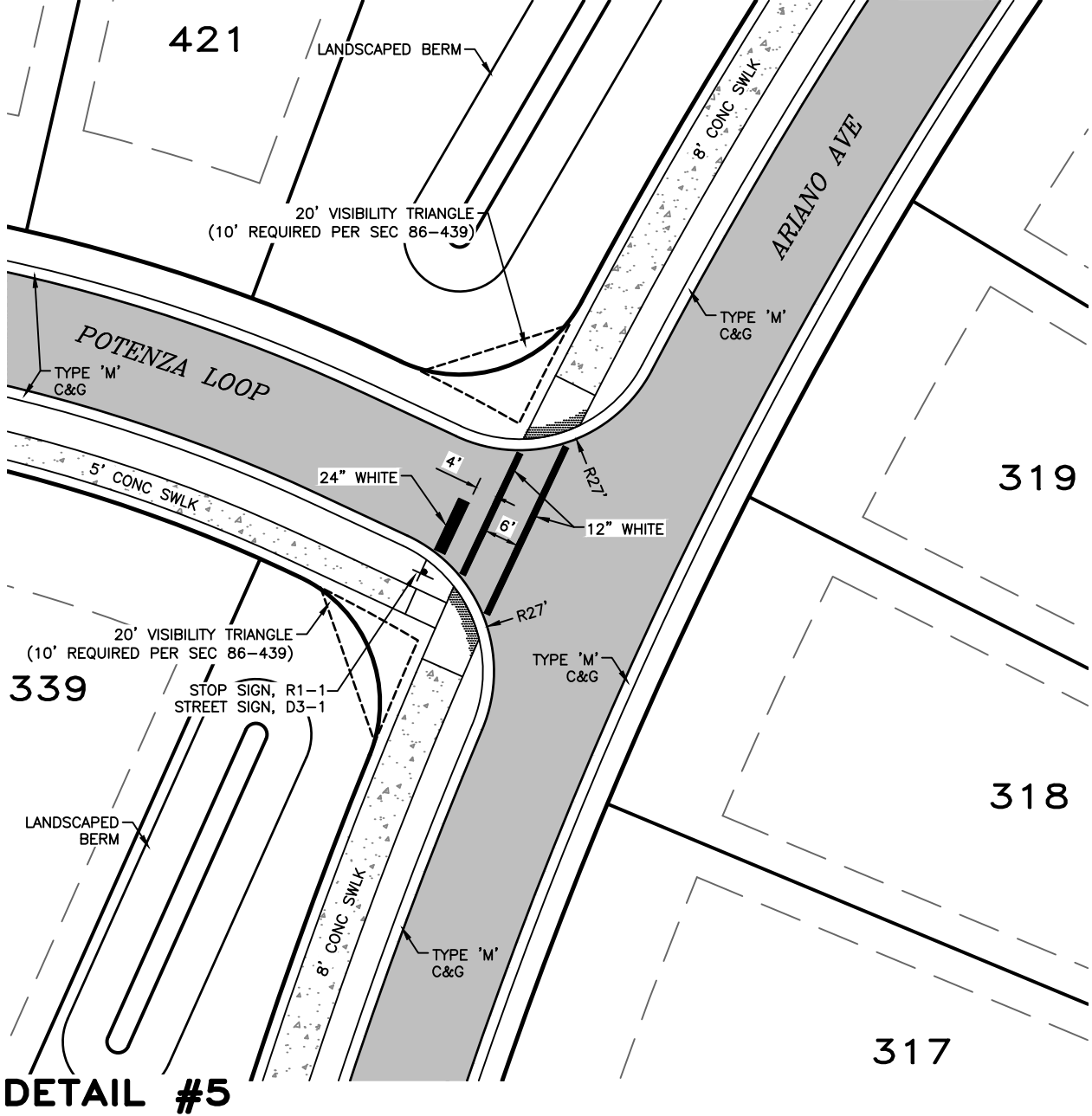
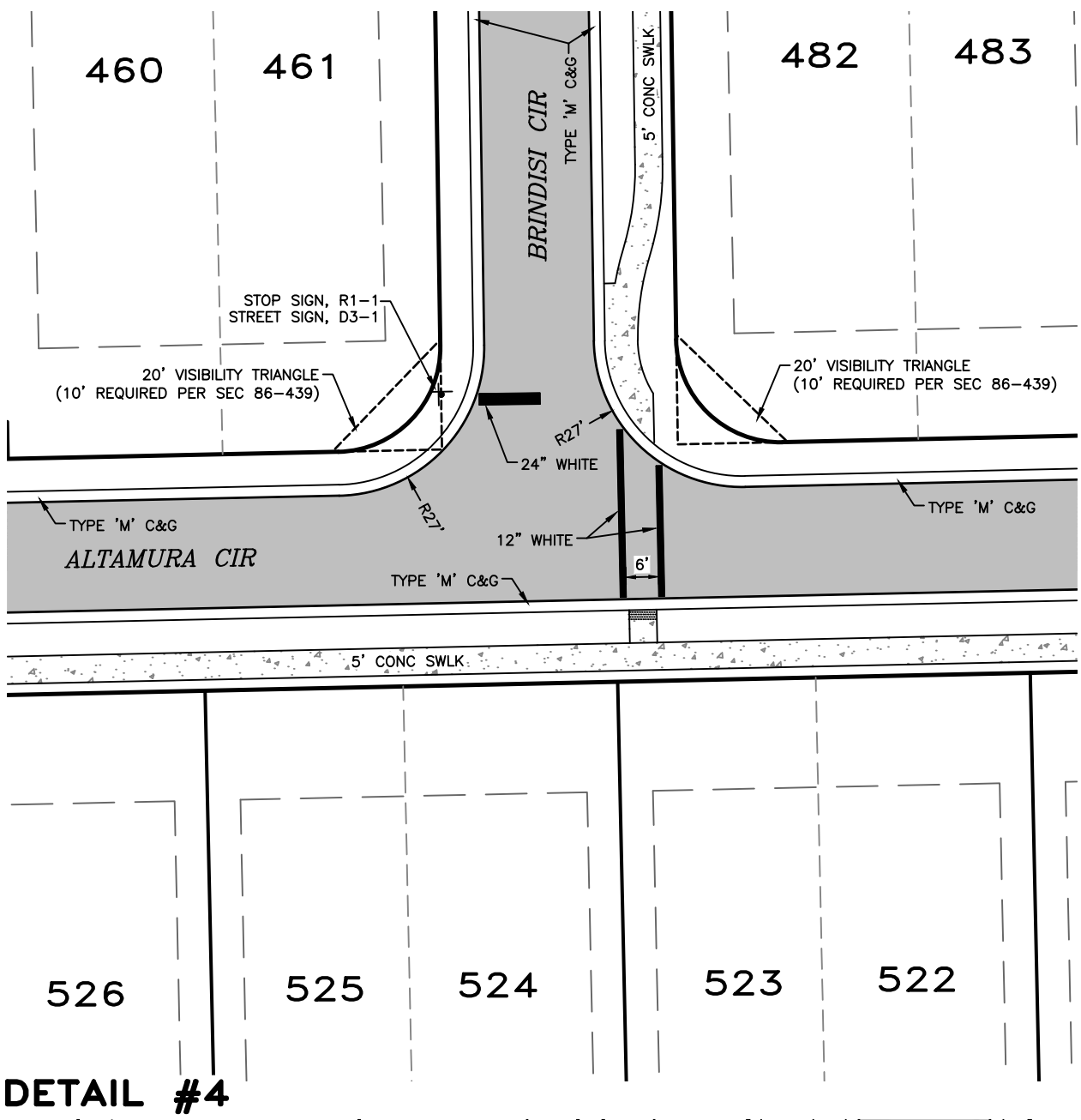
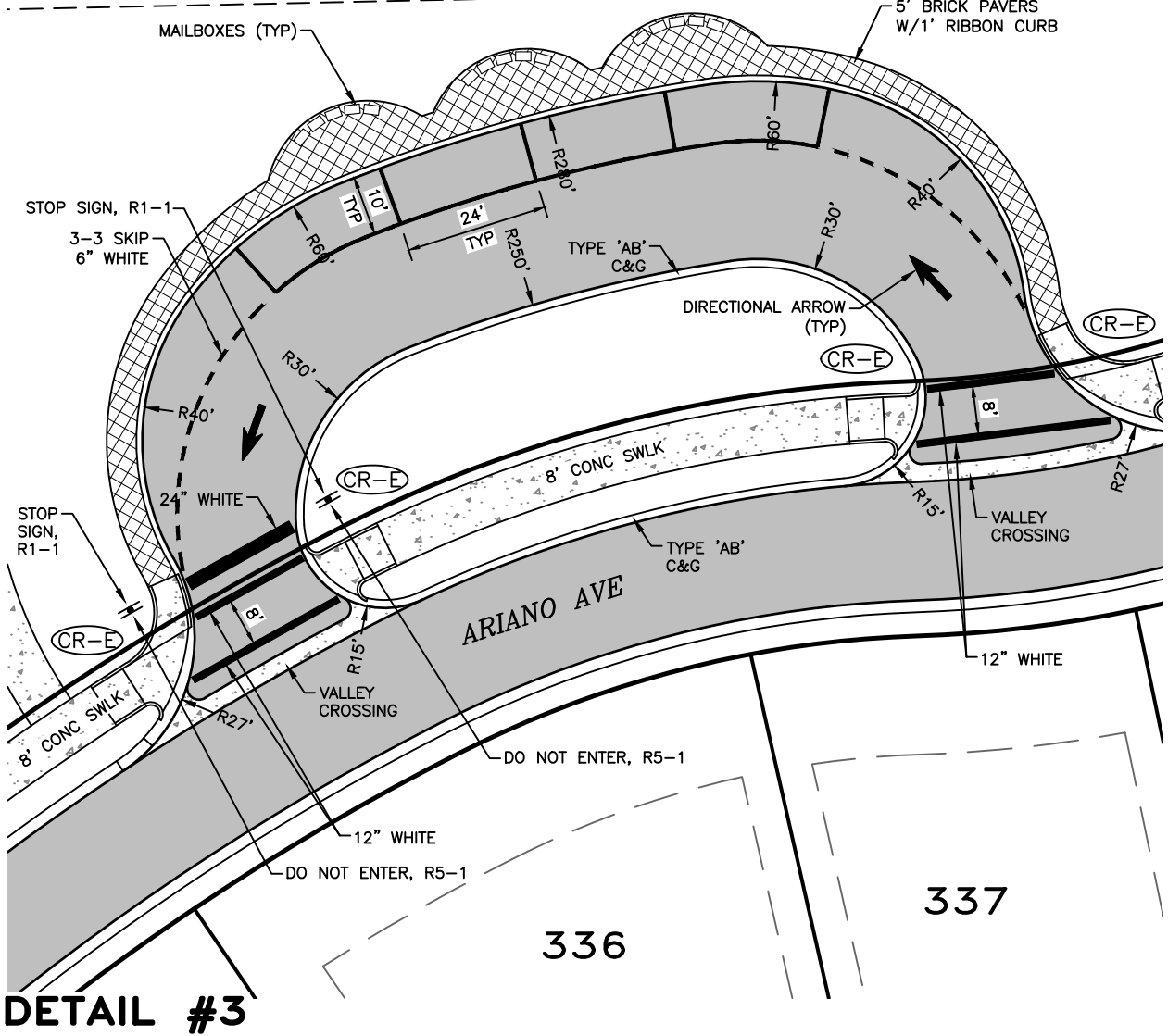
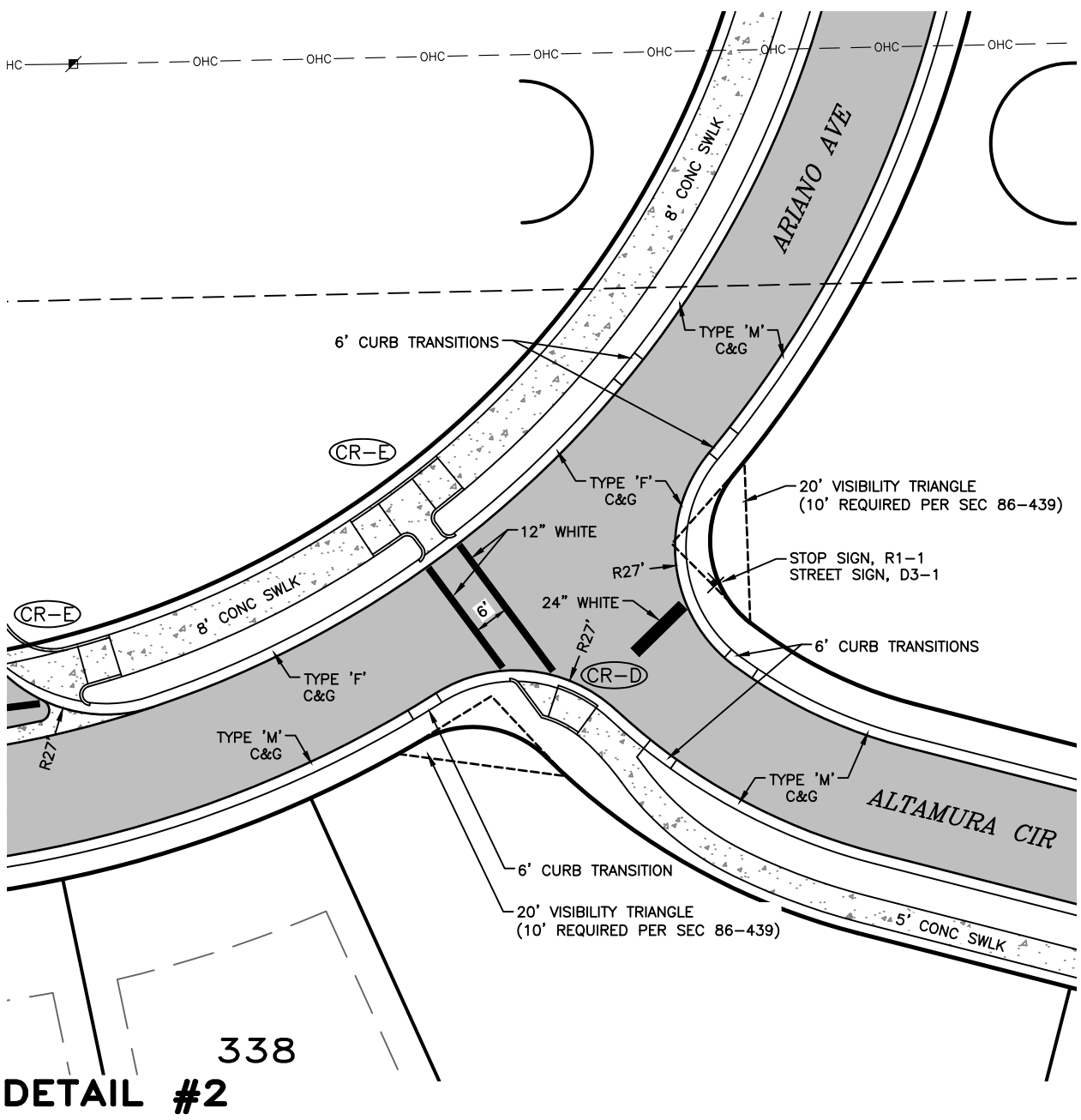
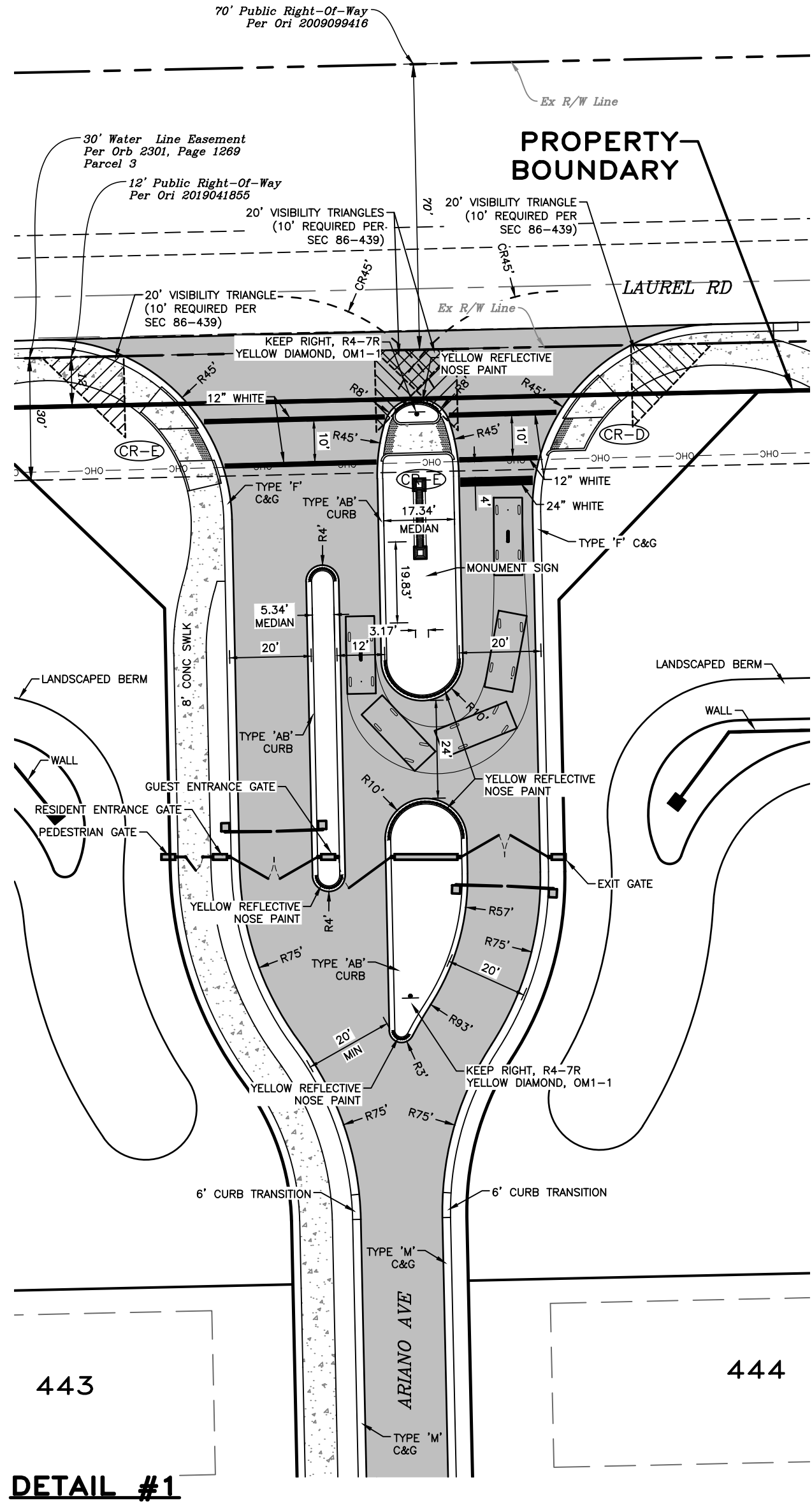
INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	AERIAL LOCATION MAP
3	EXISTING CONDITIONS PLAN
4	MASTER SITE PLAN
5	MASTER SIGNAGE STRIPING AND SIDEWALK PLAN
6-16	PRELIMINARY PLAT
17	MASTER STORMWATER MANAGEMENT PLAN
18	MASTER UTILITY PLAN



LEGAL DESCRIPTION: (PREPARED BY ARDURRA)

VICENZA PHASE 2
A PARCEL OF LAND BEING TRACT 700 OF VICENZA PHASE 1, ACCORDING TO PLAT BOOK 53, PAGE 239 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, Lying IN SECTIONS 35 AND 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°33'55" WEST, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 12.01 FEET TO THE SOUTH RIGHT-OF-WAY OF LAUREL ROAD ACCORDING TO INSTRUMENT 2018A1885 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°45'15" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1,813.59 FEET TO THE WEST LINE OF A 40 FOOT PRIVATE ROAD ACCORDING TO DEED BOOK 311, PAGE 161 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 02°42'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,141.58 FEET TO THE NORTH LINE OF VENICE WOODLANDS PHASE 1, ACCORDING TO PLAT BOOK 53, PAGE 43 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND THE WEST LINE OF SAID VENICE WOODLANDS PHASE 1 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°07'11" WEST, A DISTANCE OF 1,157.24 FEET; (2) SOUTH 00°28'30" EAST, A DISTANCE OF 630.48 FEET TO THE SOUTH LINE OF TRACT 700 OF VICENZA PHASE 1, ACCORDING TO PLAT BOOK 53, PAGE 239 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FORTY NINE (49) COURSES: (1) SOUTH 89°54'37" WEST, A DISTANCE OF 33.54 FEET; (2) THENCE NORTH 36°34'17" WEST, A DISTANCE OF 118.10 FEET; (3) THENCE NORTH 88°52'57" WEST, A DISTANCE OF 51.00 FEET; (4) THENCE NORTH 86°16'27" WEST, A DISTANCE OF 171.89 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) THENCE NORTHWESTERLY 24.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 46°27'09", AND A CHORD BEARING AND DISTANCE OF NORTH 31°02'52" WEST 23.66 FEET; (6) THENCE NORTH 07°49'22" WEST, A DISTANCE OF 81.01 FEET TO A POINT ON A CURVE TO THE LEFT; (7) THENCE WESTERLY 75.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 14°35'48", AND A CHORD BEARING AND DISTANCE OF NORTH 79°37'16" WEST 57.00 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (8) THENCE SOUTHWESTERLY 228.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 761.50 FEET, A CENTRAL ANGLE OF 17°14'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°12'15" WEST 228.37 FEET; (9) THENCE SOUTH 72°36'48" WEST, A DISTANCE OF 22.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (10) THENCE SOUTHERLY 619.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 50°40'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°02'29" WEST 599.16 FEET; (11) THENCE SOUTH 86°42'10" WEST, A DISTANCE OF 43.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (12) THENCE NORTHERLY 44.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 03°05'35", AND A CHORD BEARING AND DISTANCE OF NORTH 07°45'03" WEST 44.80 FEET; (13) THENCE SOUTH 89°47'44" WEST, A DISTANCE OF 873.00 FEET TO A POINT ON A CURVE TO THE RIGHT; (14) THENCE NORTHWESTERLY 234.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 873.00 FEET, A CENTRAL ANGLE OF 19°21'53", AND A CHORD BEARING AND DISTANCE OF NORTH 07°28'41" EAST 233.41 FEET; (15) THENCE NORTH 74°50'22" WEST, A DISTANCE OF 38.58 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (16) THENCE WESTERLY 75.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 143.50 FEET, A CENTRAL ANGLE OF 30°07'04", AND A CHORD BEARING AND DISTANCE OF NORTH 79°15'21" WEST 74.50 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (17) THENCE WESTERLY 380.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 556.50 FEET, A CENTRAL ANGLE OF 39°40'38" WEST, A DISTANCE OF 114.50 FEET TO THE RIGHT; (18) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (19) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (20) THENCE SOUTHERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (21) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (22) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°48'48" WEST 7.87 FEET; (23) THENCE SOUTH 33°52'14" WEST, A DISTANCE OF 11.48 FEET TO A POINT ON A CURVE TO THE RIGHT; (24) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°39'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°12'08" WEST 9.87 FEET; (25) THENCE SOUTH 54°32'02" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON A CURVE TO THE RIGHT; (26) THENCE WESTERLY 14.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°40'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°22'09" WEST 14.48 FEET; (27) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (28) THENCE NORTH 30°09'34" WEST, A DISTANCE OF 78.53 FEET; (29) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (30) THENCE SOUTH 07°36'38" WEST, A DISTANCE OF 17.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (31) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (32) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (33) THENCE SOUTHWESTERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (34) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (35) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°48'48" WEST 7.87 FEET; (36) THENCE SOUTH 33°52'14" WEST, A DISTANCE OF 11.48 FEET TO A POINT ON A CURVE TO THE RIGHT; (37) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°39'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°12'08" WEST 9.87 FEET; (38) THENCE SOUTH 54°32'02" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON A CURVE TO THE RIGHT; (39) THENCE WESTERLY 14.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°40'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°22'09" WEST 14.48 FEET; (40) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (41) THENCE NORTH 30°09'34" WEST, A DISTANCE OF 78.53 FEET; (42) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (43) THENCE SOUTH 07°36'38" WEST, A DISTANCE OF 17.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (44) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (45) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (46) THENCE SOUTHWESTERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (47) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (48) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°48'48" WEST 7.87 FEET; (49) THENCE SOUTH 33°52'14" WEST, A DISTANCE OF 11.48 FEET TO A POINT ON A CURVE TO THE RIGHT; (50) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°39'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°12'08" WEST 9.87 FEET; (51) THENCE SOUTH 54°32'02" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON A CURVE TO THE RIGHT; (52) THENCE WESTERLY 14.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°40'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°22'09" WEST 14.48 FEET; (53) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (54) THENCE NORTH 30°09'34" WEST, A DISTANCE OF 78.53 FEET; (55) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (56) THENCE SOUTH 07°36'38" WEST, A DISTANCE OF 17.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (57) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (58) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (59) THENCE SOUTHWESTERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (60) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (61) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°48'48" WEST 7.87 FEET; (62) THENCE SOUTH 33°52'14" WEST, A DISTANCE OF 11.48 FEET TO A POINT ON A CURVE TO THE RIGHT; (63) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°39'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°12'08" WEST 9.87 FEET; (64) THENCE SOUTH 54°32'02" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON A CURVE TO THE RIGHT; (65) THENCE WESTERLY 14.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°40'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°22'09" WEST 14.48 FEET; (66) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (67) THENCE NORTH 30°09'34" WEST, A DISTANCE OF 78.53 FEET; (68) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (69) THENCE SOUTH 07°36'38" WEST, A DISTANCE OF 17.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (70) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (71) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (72) THENCE SOUTHWESTERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (73) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (74) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°48'48" WEST 7.87 FEET; (75) THENCE SOUTH 33°52'14" WEST, A DISTANCE OF 11.48 FEET TO A POINT ON A CURVE TO THE RIGHT; (76) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°39'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°12'08" WEST 9.87 FEET; (77) THENCE SOUTH 54°32'02" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON A CURVE TO THE RIGHT; (78) THENCE WESTERLY 14.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°40'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°22'09" WEST 14.48 FEET; (79) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (80) THENCE NORTH 30°09'34" WEST, A DISTANCE OF 78.53 FEET; (81) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (82) THENCE SOUTH 07°36'38" WEST, A DISTANCE OF 17.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (83) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (84) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (85) THENCE SOUTHWESTERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (86) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (87) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°48'48" WEST 7.87 FEET; (88) THENCE SOUTH 33°52'14" WEST, A DISTANCE OF 11.48 FEET TO A POINT ON A CURVE TO THE RIGHT; (89) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°39'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°12'08" WEST 9.87 FEET; (90) THENCE SOUTH 54°32'02" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON A CURVE TO THE RIGHT; (91) THENCE WESTERLY 14.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°40'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°22'09" WEST 14.48 FEET; (92) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (93) THENCE NORTH 30°09'34" WEST, A DISTANCE OF 78.53 FEET; (94) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (95) THENCE SOUTH 07°36'38" WEST, A DISTANCE OF 17.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (96) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (97) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (98) THENCE SOUTHWESTERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (99) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (100) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°48'48" WEST 7.87 FEET; (101) THENCE SOUTH 33°52'14" WEST, A DISTANCE OF 11.48 FEET TO A POINT ON A CURVE TO THE RIGHT; (102) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°39'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°12'08" WEST 9.87 FEET; (103) THENCE SOUTH 54°32'02" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON A CURVE TO THE RIGHT; (104) THENCE WESTERLY 14.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°40'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°22'09" WEST 14.48 FEET; (105) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (106) THENCE NORTH 30°09'34" WEST, A DISTANCE OF 78.53 FEET; (107) THENCE NORTH 89°03'36" WEST, A DISTANCE OF 64.34 FEET; (108) THENCE SOUTH 07°36'38" WEST, A DISTANCE OF 17.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (109) THENCE SOUTHWESTERLY 9.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°43'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°48'32" WEST 9.85 FEET; (110) THENCE SOUTH 00°22'17" WEST, A DISTANCE OF 14.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (111) THENCE SOUTHWESTERLY 14.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°38'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°33'59" EAST 14.05 FEET; (112) THENCE SOUTH 15°40'18" WEST, A DISTANCE OF 112.46 FEET TO A POINT ON A CURVE TO THE RIGHT; (113) THENCE SOUTHWESTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°08'56", AND A CHORD BEARING AND



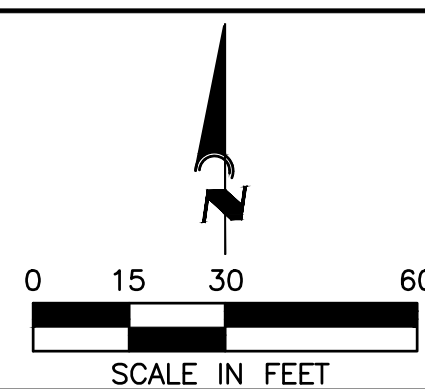
- NOTES:**
1. STRIPING AND SIGNAGE SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT STANDARD INDEX DRAWINGS FOR SUCH.
 2. ALL SIGNAGE SHALL BE INSTALLED BY CONTRACTOR.
 3. ALL STRIPING FOR THE INTERSECTIONS SHALL CONFORM WITH THE FDOT STANDARD INDEX NO. 17346.
 4. ALL PARKING SPACES SHALL BE PAINT. ALL OTHER STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. THERMOPLASTIC MARKINGS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION 711.
 5. STRIPING NOTED AS "PAINT" SHALL BE IN ACCORDANCE WITH FDOT SECTION 710.
 6. ALL SIGN RETROREFLECTIVITY MUST MEET THE RETROREFLECTIVITY REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD.
 7. ALL PAVEMENT MARKINGS SHALL MEET THE RETROREFLECTIVITY REQUIREMENTS OF THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SUBMIT REQUIRED RETROREFLECTIVITY CERTIFICATION WHEN APPLICABLE.
 8. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MUTCD, FDOT DESIGN STANDARDS, AND THE SARASOTA COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC & STORMWATER STANDARDS.
 9. BRICK PAVERS IN CROSSWALKS SHALL BE DIFFERENT IN COLOR THAN DECORATIVE BRICK PAVERS IN ROADWAY.
 10. ALL CURB RAMPS SHALL PROVIDE RED BRICK TRUNCATED DOMES PER CITY OF VENICE STANDARD DETAIL ENG-1 NOTE 6, AND BE FLUSH SHOULDER PER FDOT STANDARD INDEX NO. 304, OPTION 'A' UNLESS OTHERWISE NOTED.
 11. GATES SHALL BE COORDINATED WITH FIRE DEPARTMENT, AND SHALL PROVIDE EMERGENCY ACCESS PER WFLA 1 (18.2.2.1, AND 18.2.2.2). CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE FOR ORDERING FORMS TO ACQUIRE PROPER SWITCHING HARDWARE.
 12. FIRE DEPARTMENT GATES SHALL PROVIDE A MINIMUM CLEAR GATE OPENING OF 15 FEET.

REV. NO.	REV. DATE	REVISION DESCRIPTION	BY	REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
3	08/17/20	REVISED PER CITY COMMENTS DATED 08/14/20	MK				
2	07/20/20	REVISED PER CITY COMMENTS DATED 07/17/20	MK				
1	06/11/20	REVISED PER CITY COMMENTS DATED 04/03/20	MK				

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.

ISSUE DATE: 2020-08-17
ISSUE DESCRIPTION: PRELIMINARY PLAT (NOT FOR CONSTRUCTION)
SHEET NO: MK

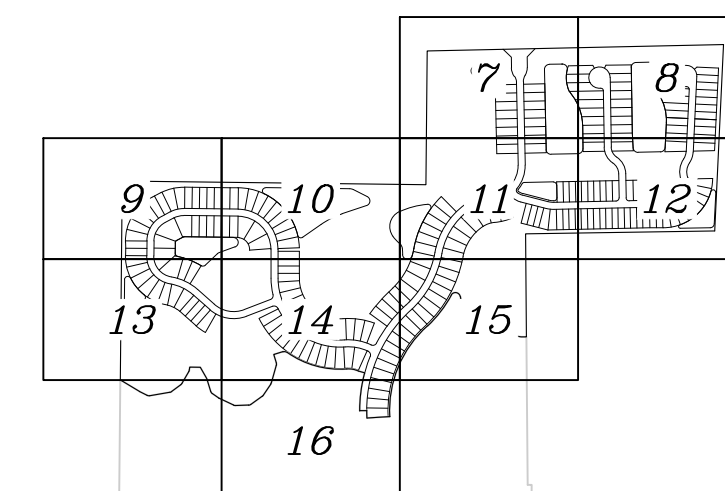
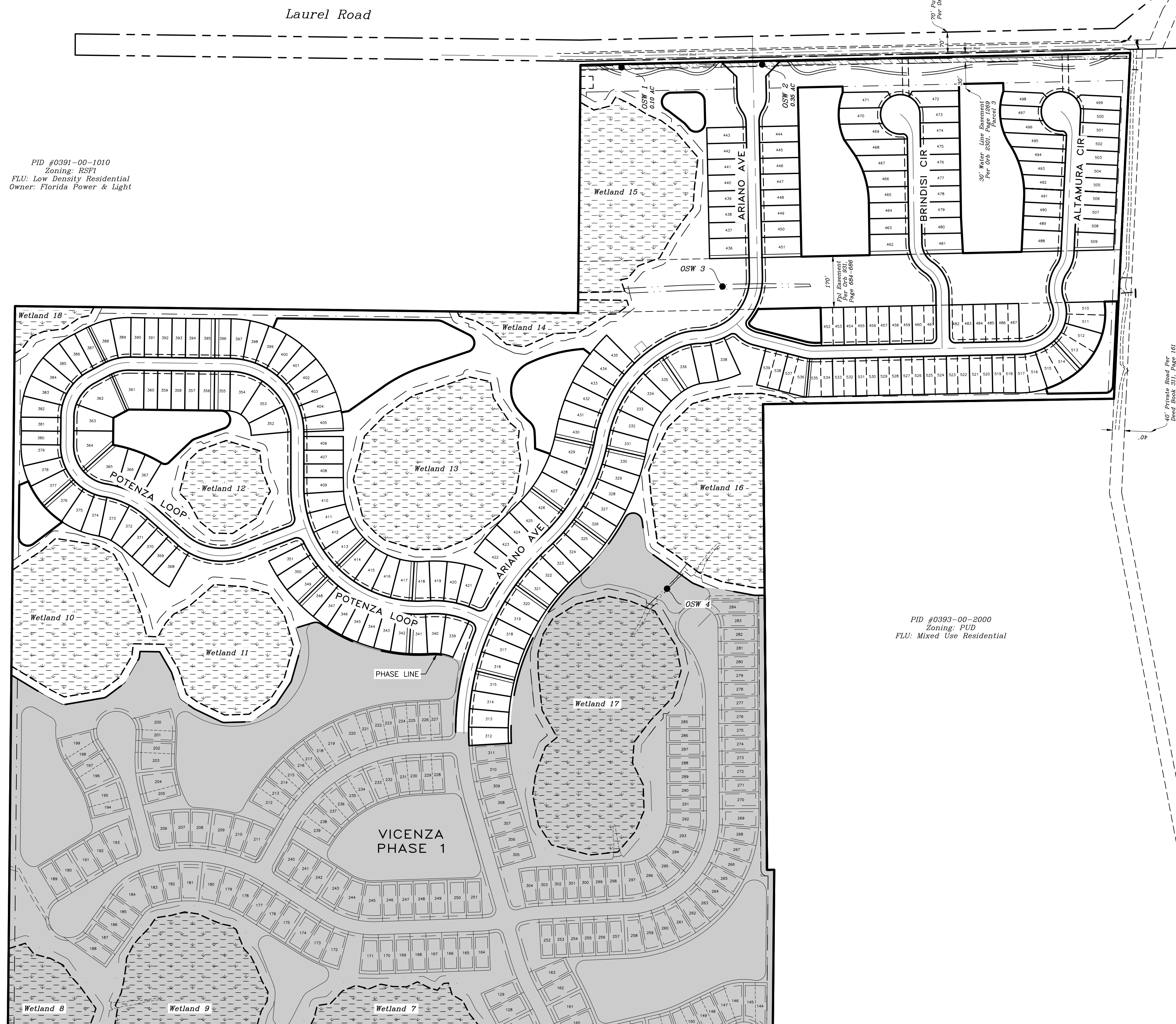
AM ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334



CLIENT: NEAL COMMUNITIES, INC.
PROJECT: VICENZA - PHASE 2
FILE: MASTER SIGNAGE, STRIPING AND SIDEWALK PLAN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD 1988
PROJECT NUMBER: NEAL0013
SHEET NUMBER: 5

PROJECT ENGINEER: D. SHAWK
D. SHAWK LEINS P.E. LICENSE NO. 41078
STATE OF FLORIDA
DATE: 08/21/2020
FLORIDA P.E. NO. 41078



KEY MAP

PID #0391-00-1010
Zoning: RSF1
FLU: Low Density Residential
Owner: Florida Power & Light

PID #0391-03-0157
Zoning: PUD
FLU: Mixed Use Residential

PID #0393-00-2000
Zoning: PUD
FLU: Mixed Use Residential

LEGEND:

VICENZA - PHASE 1
(PLATTED SEPARATELY)

WETLAND AREAS

[illegible]

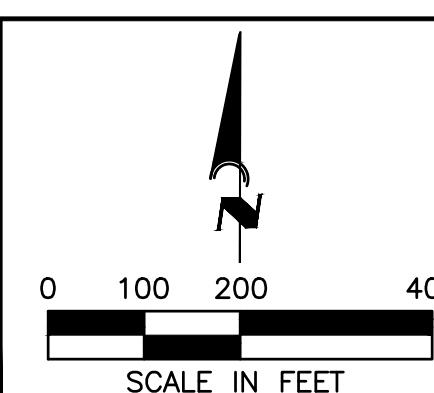
<p>CALL BEFORE YOU DIG! "SUNSHINE STATE ONE-CALL CENTER" 1-800-432-4770 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.</p>	
ISSUE DATE: <div style="border: 1px solid black; padding: 5px; display: inline-block;">2020-08-17</div>	ISSUED BY: <div style="border: 1px solid black; padding: 5px; display: inline-block;">MM</div>
ISSUE DESCRIPTION: <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>PRELIMINARY PLAT (NOT FOR CONSTRUCTION)</p> </div>	



ENGINEERING, LLC.

Civil Engineering | Land Surveying


8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334



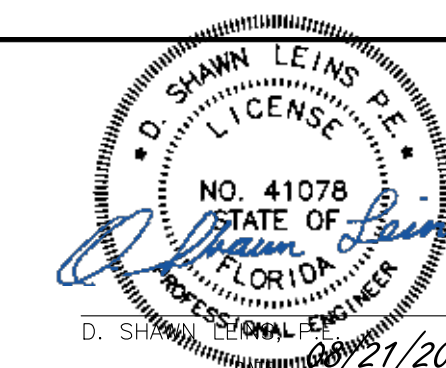
NEAL COMMUNITIES, INC.

VICENZA – PHASE 2

PRELIMINARY PLAT

	HORIZONTAL SCALE:	1"=200'
	VERTICAL SCALE:	N/A
	VERTICAL DATUM:	NAVD 1983
	PROJECT NUMBER:	NEAL0013
	SHEET NUMBER:	6

PROJECT ENGINEER:




FLORIDA P.E. No. 41078

A

PID #0391-00-1010
Zoning: RSF1
FLU: Low Density Residential
Owner: Florida Power & Light

N00°33'54.77"E.


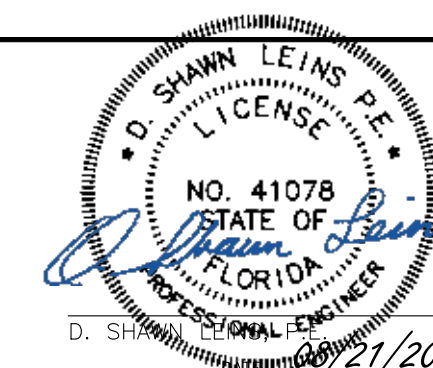
MATCH LINE SEE SHEET 11



8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334



PROJECT ENGINE

 WETLAND AREAS

FLORIDA P.F. No. 41078

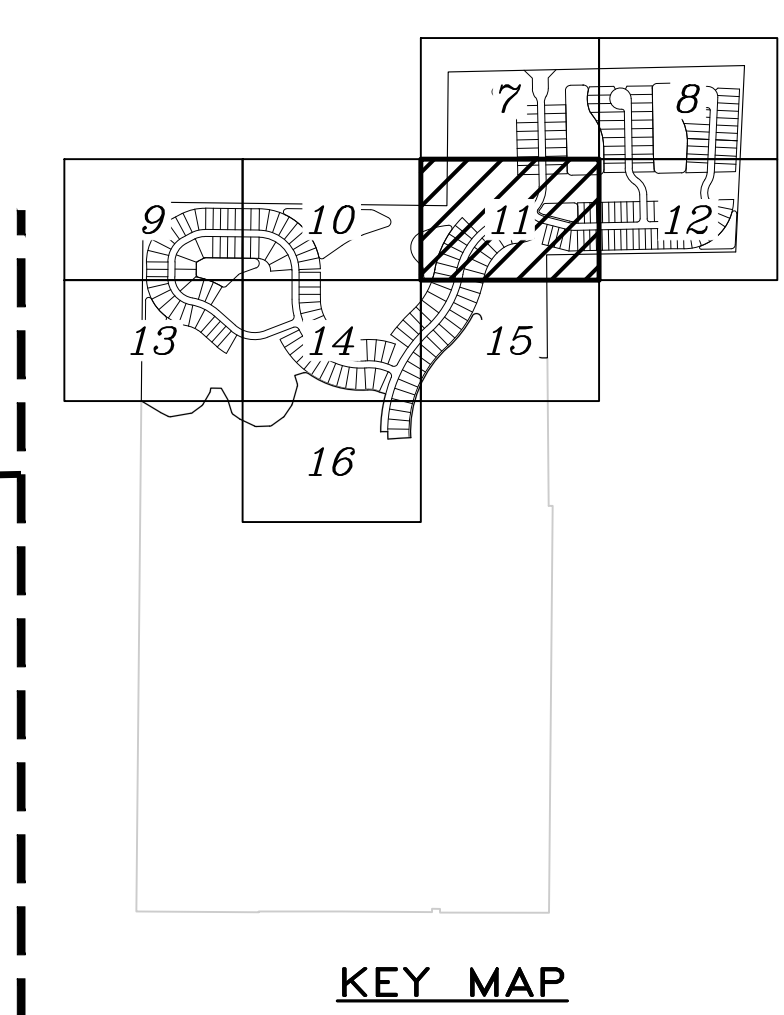
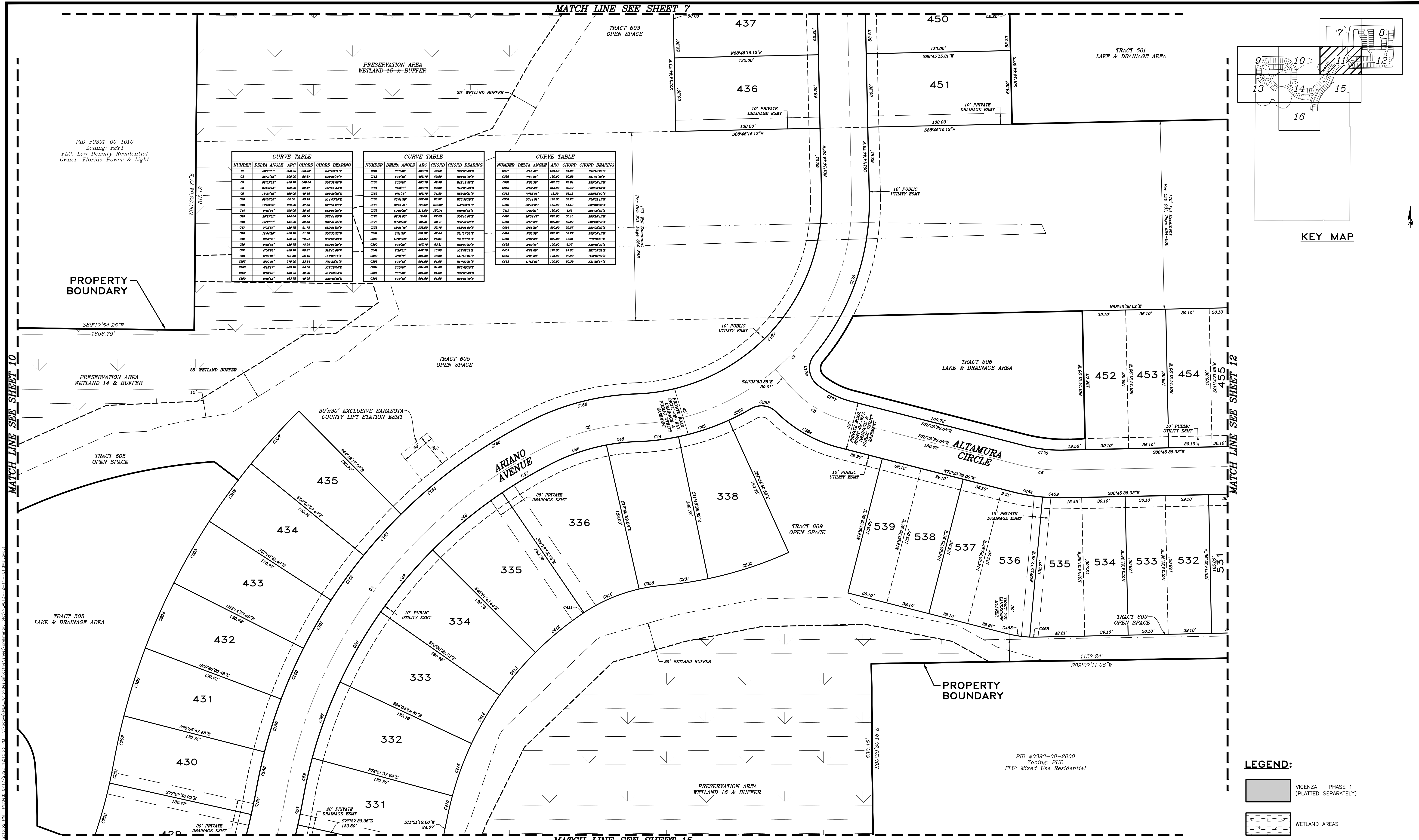
©AM Engineering 2019 Saved: 8/17/2020 12:13:41 PM Plotted: 8/17/2020 12:13:42 PM V:\active\NEAI.0013\design\active\sheet\preliminary_plot\NEAI.13-P2-07-PL1.dwg\out



2AM Engineering 2019 Saved: 8/17/2020 12:13:54 PM | Plotted: 8/17/2020 12:13:54 PM | V:\active\NEAL0013\design\active\sheet\preliminary_plot\NEAL13-P2-09-PLT.dwg| gvyout

PROJECT ENGINEER

2024M Engineering 2019 Saved: 8/17/2020 12:14:00 PM | Plotted: 8/17/2020 12:14:01 PM | V:\active\NEA.0013\design\active\sheet\preliminary_plot\NEA.13-P2-10-PI1.dwg, eout



MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 12

REV.	NO.	REV. DATE	REVISION DESCRIPTION	BY
3	08/17/20	REVISED PER CITY COMMENTS DATED 08/14/20	MK	
2	07/20/20	REVISED PER CITY COMMENTS DATED 07/17/20	MK	
1	06/11/20	REVISED PER CITY COMMENTS DATED 04/03/20	MK	

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.

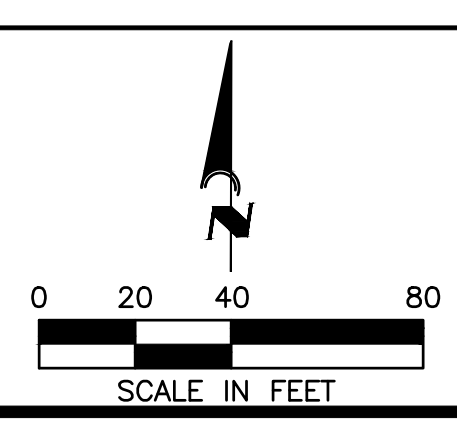
ISSUE DATE: 2020-08-17
ISSUED BY: MK

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

AM ENGINEERING, LLC.

Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334



NEAL COMMUNITIES, INC.

VICENZA - PHASE 2

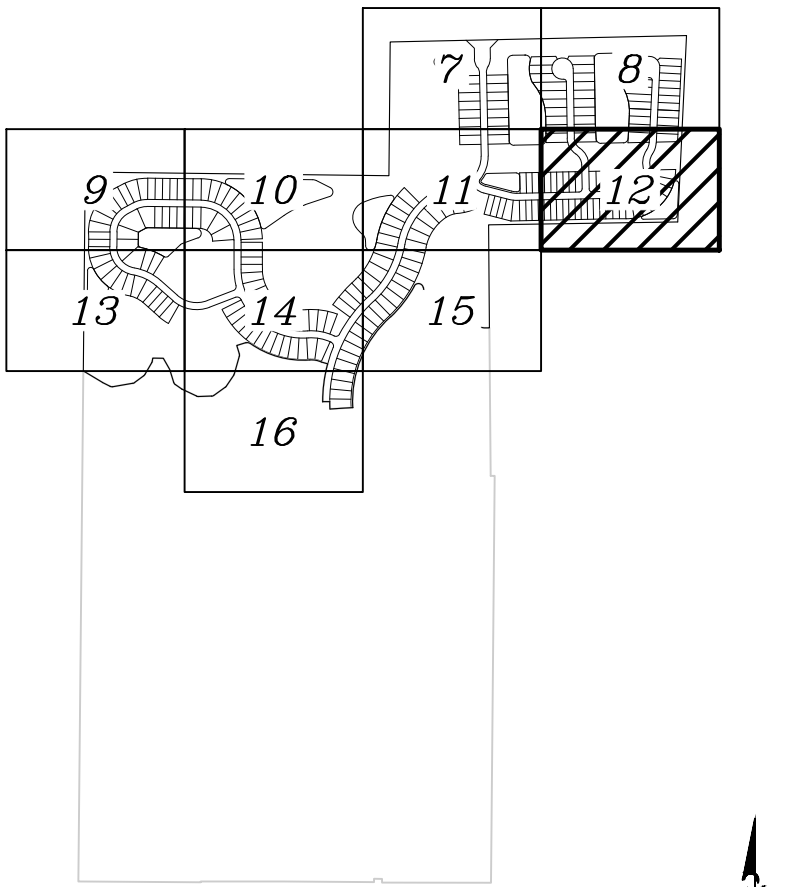
PRELIMINARY PLAT

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NAVD 1988
PROJECT NUMBER:	NEAL0013
SHEET NUMBER:	11

LEGEND:

- VICENZA - PHASE 1 (PLATTED SEPARATELY)
- WETLAND AREAS

FLORIDA PROFESSIONAL ENGINEER
D. SHAWK LEINS P.E.
NO. 41078
08/21/2020
FLORIDA P.E. NO. 41078



PID #0394-00-3020
Zoning: PUD
FLU: Mixed Use Residential

LEGEND:

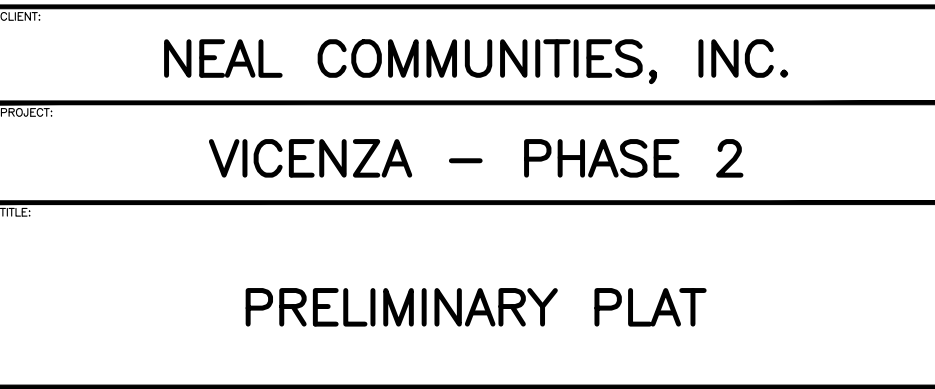
VICENZA – PHASE 1
(PLATTED SEPARATELY)

WETLAND AREAS

<p align="center">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.</p>	
DATE: 2020-08-17	ISSUED BY: MM
PROJECT DESCRIPTION: PRELIMINARY PLAT (NOT FOR CONSTRUCTION)	

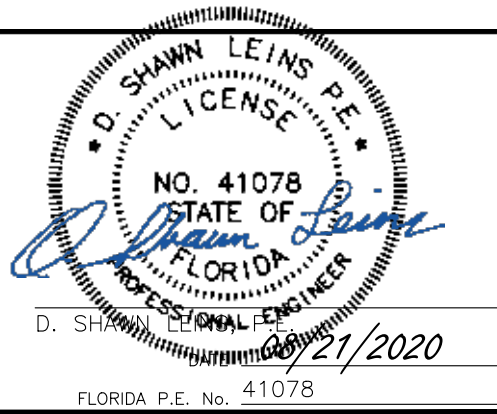
AM ENGINEERING, LLC

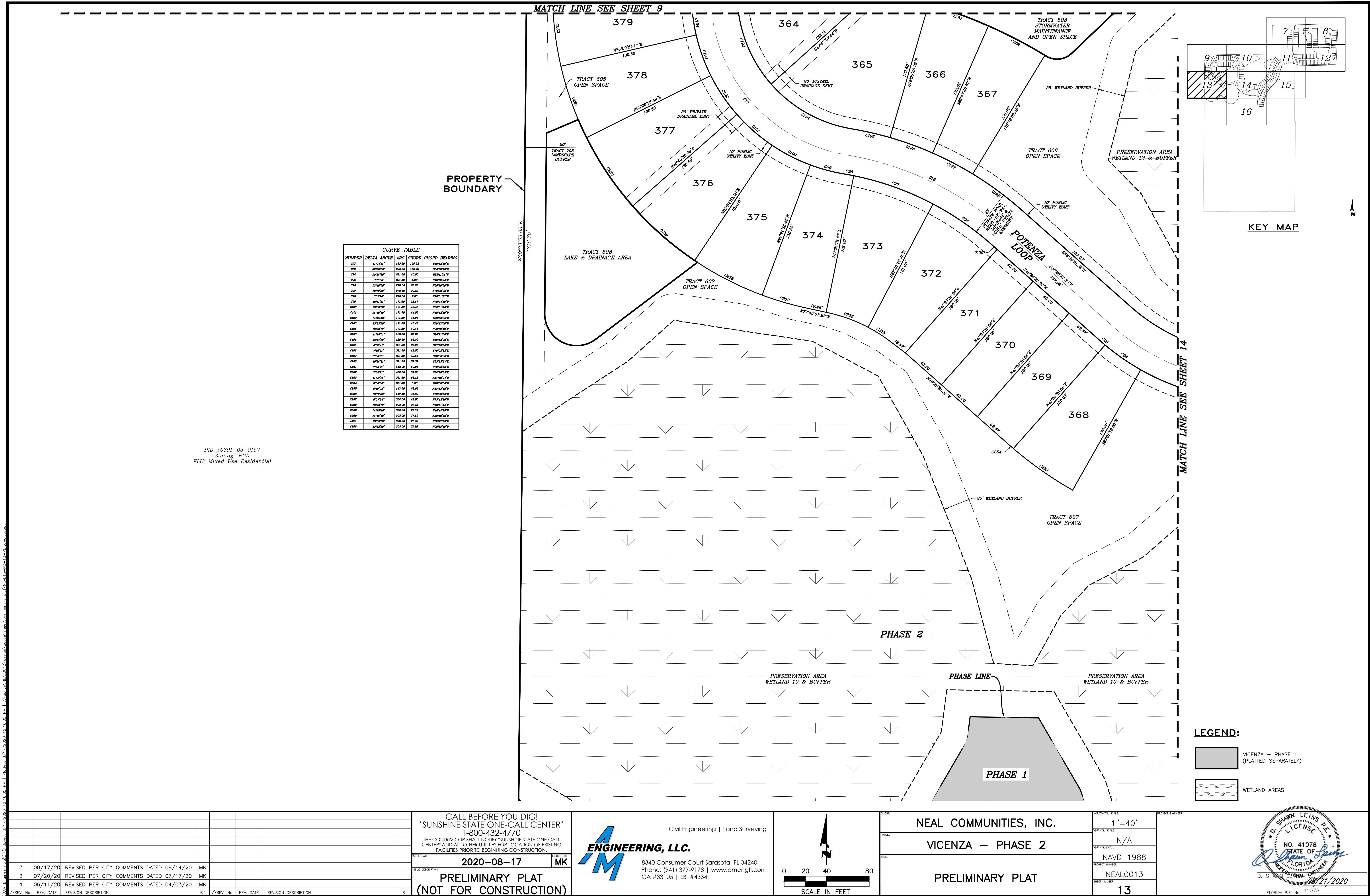
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

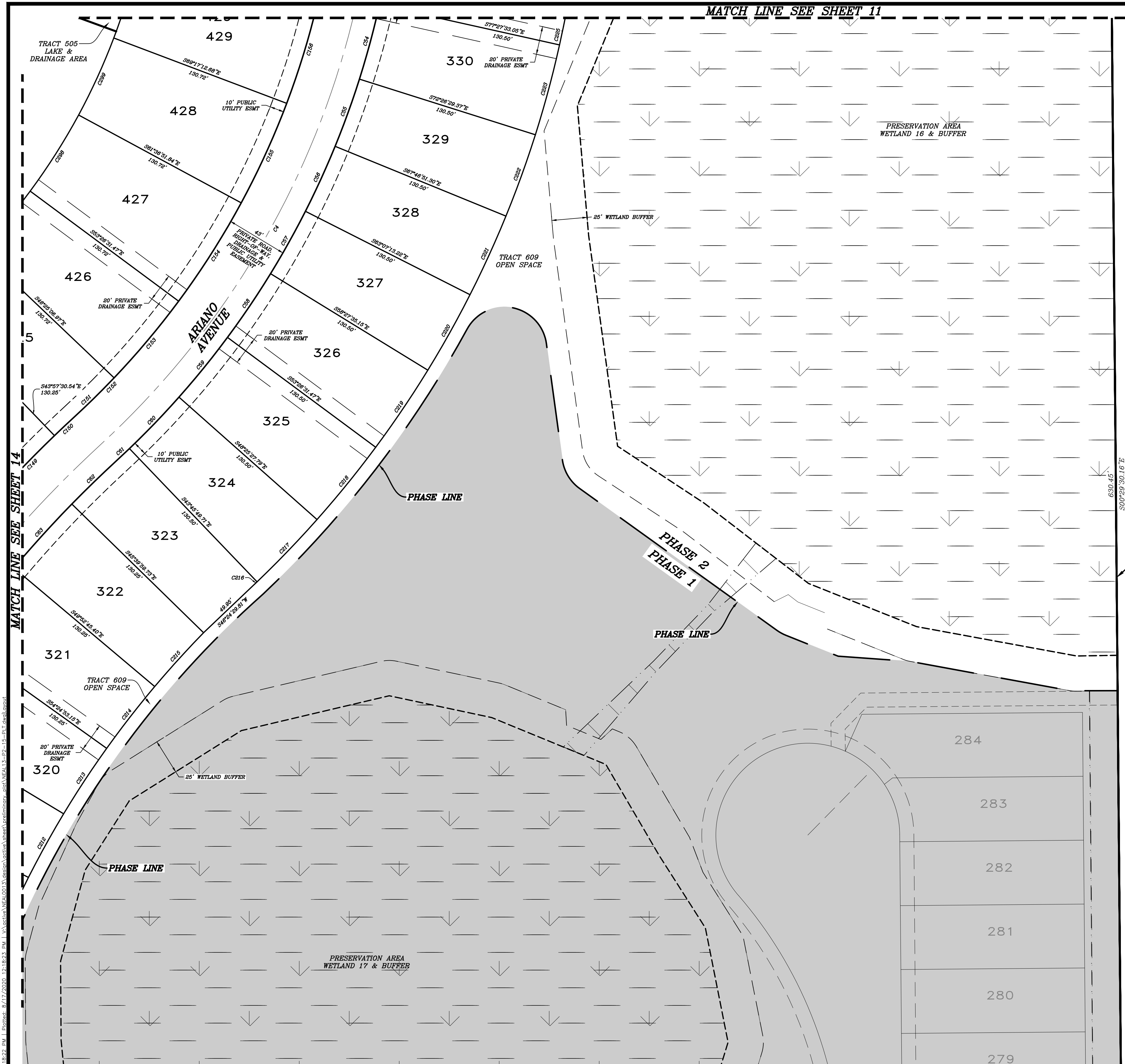


HORIZONTAL SCALE:	1"=40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NAVD 1988
PROJECT NUMBER:	NEAL0013
SHEET NUMBER:	12

PROJECT ENGINEER

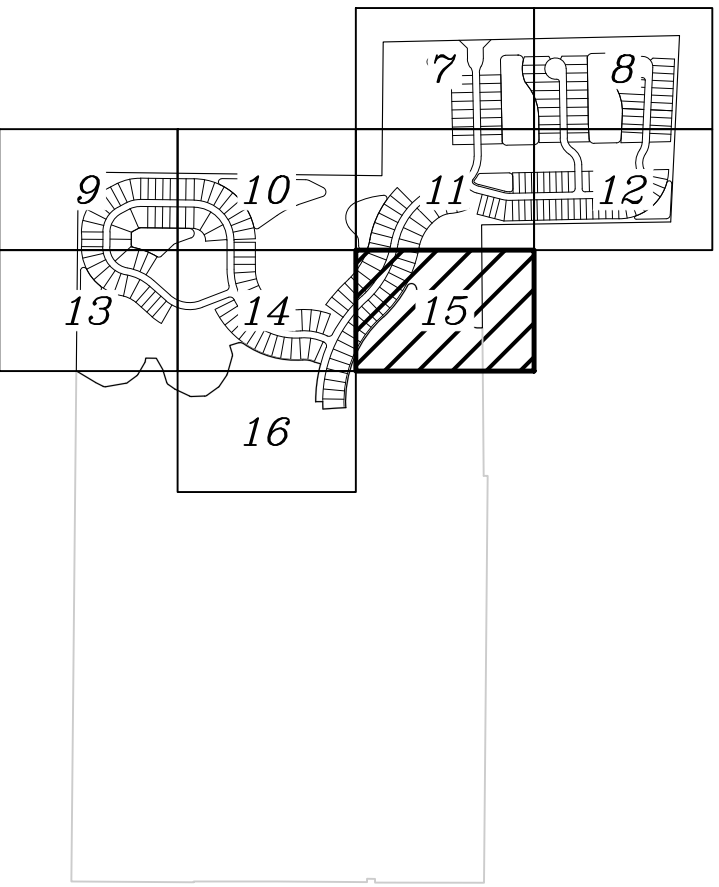






CURVE TABLE				
NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	50°33'32"	438.78	388.04	S35°35'41"W
C2	37°13'32"	468.00	384.07	S34°17'54"W
C3	87°07'31"	482.00	35.40	S17°35'11"W
C4	8°01'34"	482.00	64.41	S15°08'58"W
C5	4°38'38"	482.00	65.84	S15°03'30"W
C6	4°38'38"	482.00	65.84	S34°02'30"W
C7	4°38'38"	482.00	65.84	S35°18'36"W
C8	8°01'34"	482.00	64.41	S34°08'57"W
C9	8°01'34"	482.00	64.41	S35°04'30"W
C10	4°38'38"	482.00	65.84	S45°15'31"W
C11	1°08'38"	482.00	12.41	S46°48'30"W
C12	3°58'48"	430.00	44.13	S45°01'34"W
C13	4°18'48"	430.00	45.01	S45°13'57"W
C14	4°38'38"	430.00	45.00	S15°07'30"W
C15	4°38'38"	430.00	45.00	S17°08'30"W
C16	4°18'48"	430.00	45.01	S37°14'34"W
C17	4°18'48"	430.00	45.01	S35°03'14"W
C18	13°52'33"	475.00	283.41	N07°08'41"W
C19	3°58'38"	475.00	61.01	N44°08'58"W
C20	1°00'18"	475.00	80.39	N46°48'39"W
C21	2°58'18"	475.00	38.39	N46°04'11"W
C22	1°11'48"	475.00	12.08	N46°14'43"W
C23	1°01'34"	475.00	70.87	N47°04'11"W
C24	8°10'30"	475.00	88.44	N35°08'18"W
C25	7°40'11"	475.00	77.41	N34°52'30"W
C26	8°10'30"	475.00	88.44	N18°09'37"W
C27	4°18'48"	488.78	51.44	S37°11'38"W
C28	3°58'38"	488.78	44.80	S31°42'15"W
C29	4°18'48"	488.78	51.44	S35°07'10"W
C30	4°18'48"	488.78	51.44	S37°14'34"W
C31	4°38'38"	488.78	51.44	S17°08'30"W
C32	4°18'48"	488.78	51.44	S35°03'14"W
C33	4°38'38"	488.78	51.44	S35°08'57"W
C34	4°38'38"	488.78	51.44	S35°18'36"W
C35	8°01'34"	488.78	65.84	S35°04'30"W
C36	8°01'34"	488.78	65.84	S35°08'57"W
C37	4°38'38"	488.78	61.15	S35°18'36"W
C38	4°38'38"	488.78	61.15	S34°08'57"W
C39	8°01'34"	488.78	65.84	S15°03'30"W
C40	8°01'34"	488.78	65.84	S15°07'30"W
C41	1°08'38"	488.78	12.37	S15°01'34"W
C42	8°10'30"	447.78	63.81	N35°08'18"W
C43	7°40'11"	447.78	58.88	N34°58'38"W

PID #0393-00-2000
Zoning: PUD
FLU: Mixed Use Residential



KEY MAP

LEGEND:

- VICENZA - PHASE 1 (PLATTED SEPARATELY)
- WETLAND AREAS

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
3	08/17/20	REVISED PER CITY COMMENTS DATED 08/14/20	MK				
2	07/20/20	REVISED PER CITY COMMENTS DATED 07/17/20	MK				
1	06/11/20	REVISED PER CITY COMMENTS DATED 04/03/20	MK				

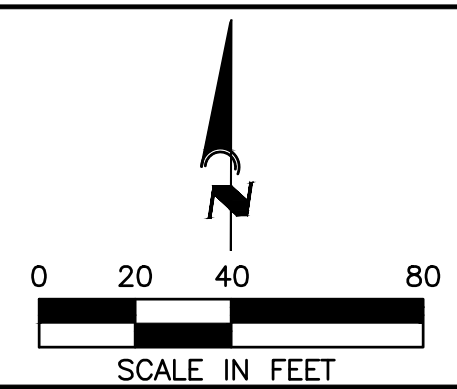
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 2020-08-17
ISSUE DESCRIPTION: PRELIMINARY PLAT (NOT FOR CONSTRUCTION)

Civil Engineering | Land Surveying

AM ENGINEERING, LLC.

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334



CLIENT: NEAL COMMUNITIES, INC.

PROJECT: VICENZA - PHASE 2

TITLE: PRELIMINARY PLAT

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD 1988
PROJECT NUMBER: NEAL0013
SHEET NUMBER: 15

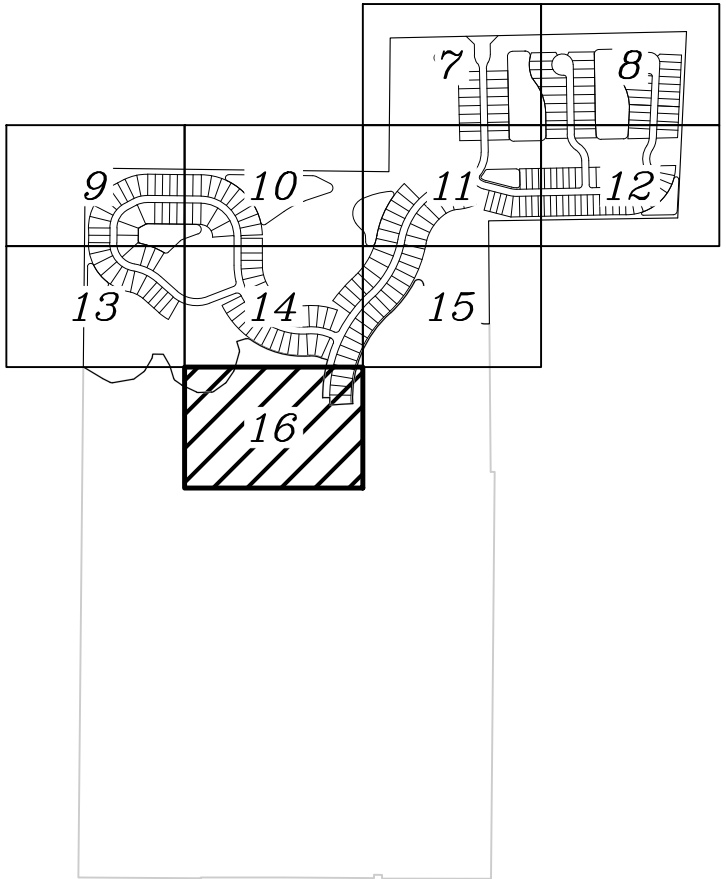
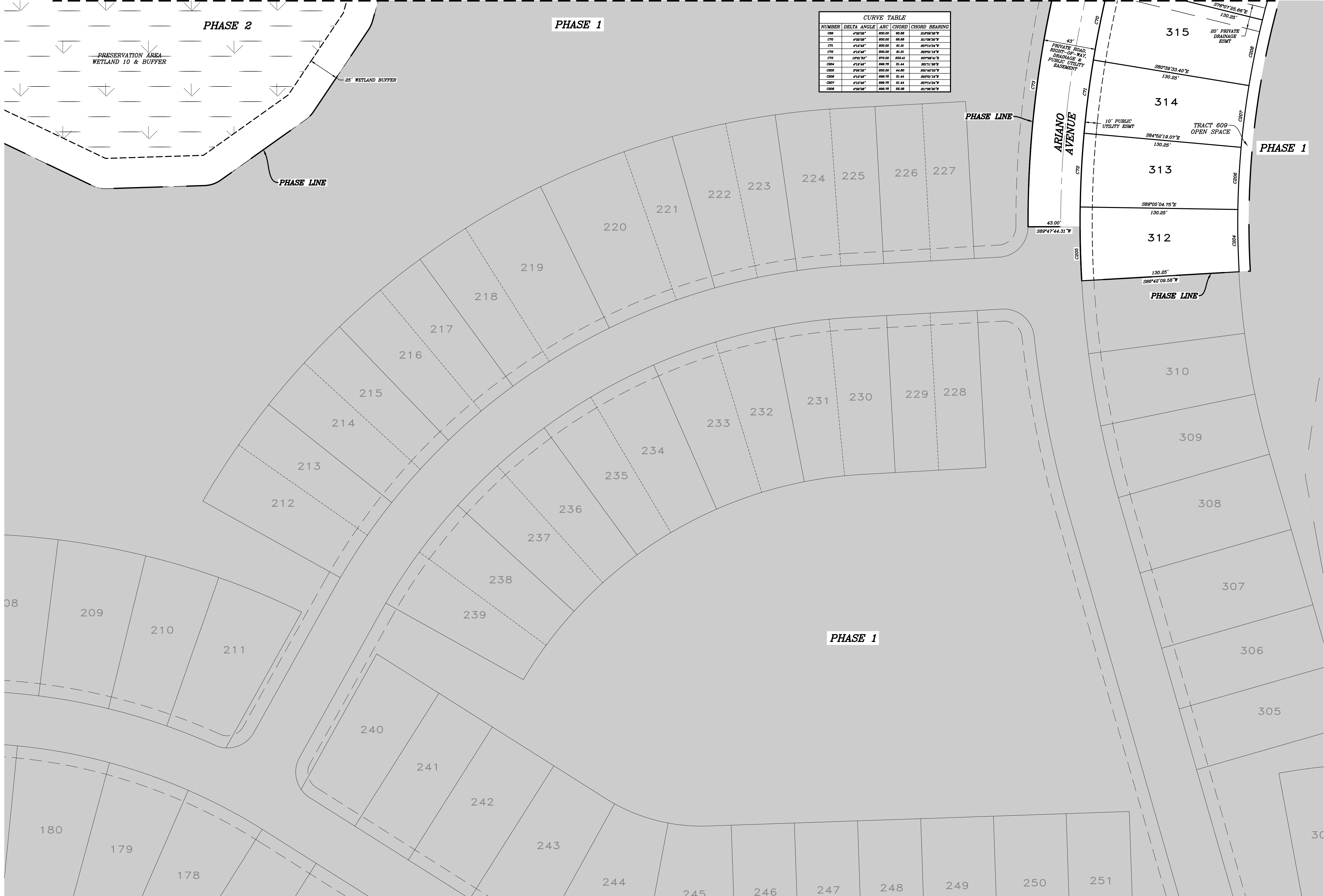
PROJECT ENGINEER: D. SHAWK LEINS P.E.

NO. 41078
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER

DATE: 08/21/2020
FLORIDA P.E. No. 41078

MATCH LINE SEE SHEET 14

CURVE TABLE				
NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C76	4°12'58"	835.00	85.68	S81°50'30"W
C75	4°12'58"	835.00	85.68	S17°12'30"E
C77	4°12'58"	835.00	85.68	S89°14'04"W
C78	4°12'58"	835.00	85.68	S82°02'14"W
C79	12°12'58"	870.00	825.42	S89°44'41"E
C80A	4°12'58"	835.00	85.68	S87°11'38"E
C80B	4°12'58"	835.00	85.68	S89°42'10"E
C80C	4°12'58"	835.00	85.68	S89°12'12"E
C80D	4°12'58"	835.00	85.68	S89°14'34"E
C80E	4°12'58"	835.00	85.68	S17°50'30"W



LEGEND:

VICENZA - PHASE 1 (PLATTED SEPARATELY)

WETLAND AREAS

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
3	08/17/20	REVISED PER CITY COMMENTS DATED 08/14/20	MK				
2	07/20/20	REVISED PER CITY COMMENTS DATED 07/17/20	MK				
1	06/11/20	REVISED PER CITY COMMENTS DATED 04/03/20	MK				

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.

ISSUE DATE: **2020-08-17** ISSUED BY: **MK**

**PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)**

AM ENGINEERING, LLC.

Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

SCALE IN FEET

CLIENT: **NEAL COMMUNITIES, INC.**

PROJECT: **VICENZA - PHASE 2**

TITLE: **PRELIMINARY PLAT**

HORIZONTAL SCALE: **1"=40'**

VERTICAL SCALE: **N/A**

NAVD 1988

PROJECT NUMBER: **NEAL0013**

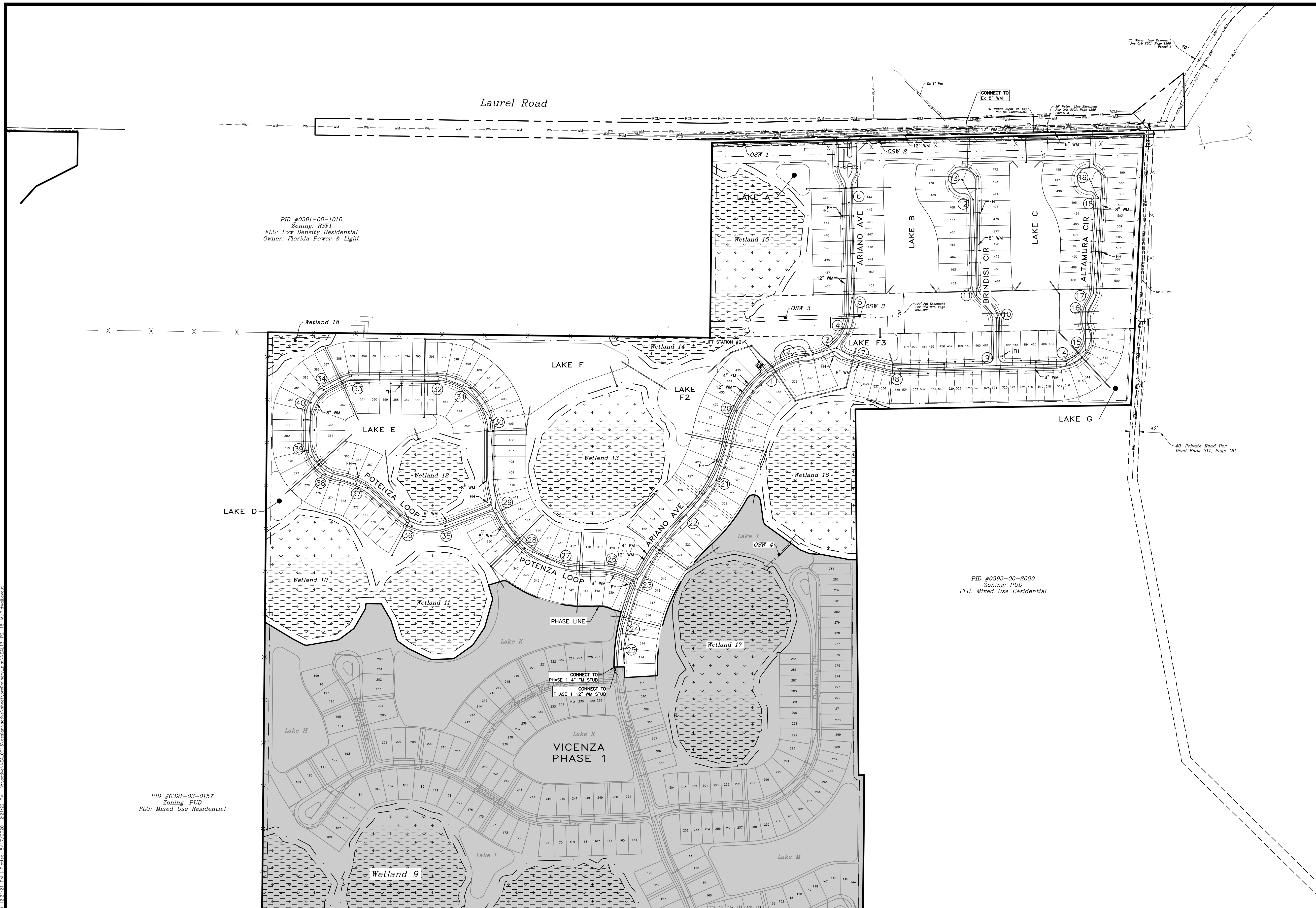
SHEET NUMBER: **16**

PROJECT ENGINEER: **D. SHAWK LEINS P.E.**

FLORIDA P.E. No. 41078

DATE: **08/21/2020**

08/21/2020 10:58:59 AM | Project: 8/17/2020 10:58:59 AM | Plot: 8/17/2020 10:58:59 AM | User: dleins@amengfl.com | Path: C:\Users\dleins\Documents\Projects\Vicenza\Vicenza Phase 2.dwg | Scale: 1"=40'

[illegible]

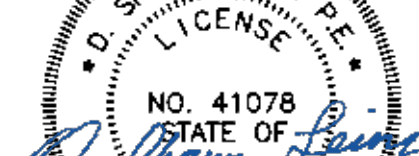
Civil Engineering | Land Surveying

AM
ENGINEERING, LLC.

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengllc.com
CA #33105 | LB #4334

OWNER:	NEAL COMMUNITIES, INC.
PROJECT:	VICENZA – PHASE 2
TITLE:	MASTER UTILITY PLAN

PROJECT OWNER:



D. SHAWN LEINS, P.E.

08/21/2020

FLORIDA P.E. No. 41078