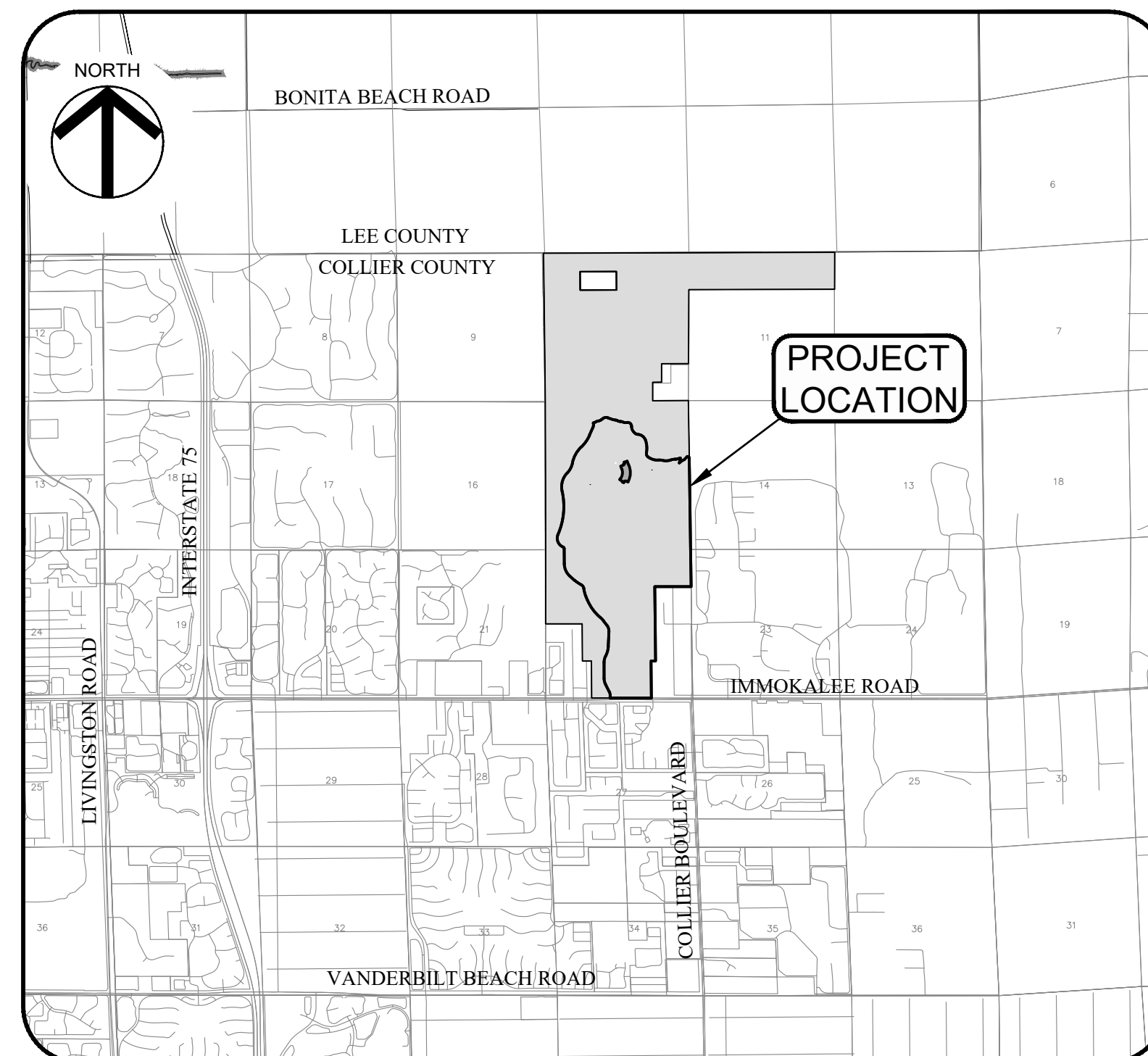


"SITE DEVELOPMENT PLANS" FOR
ESPLANADE
GOLF AND COUNTRY CLUB OF NAPLES
COACH HOMES I ON ESPLANADE BOULEVARD , A CONDOMINIUM
PART OF SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA



PROJECT LOCATION MAP

NO SCALE

SHEET INDEX	
1	COVER SHEET
2	AERIAL MAP
3	ZONING DATA SHEET & MASTER SITE PLAN
4	MASTER UTILITY PLAN
5	MASTER PAVING & DRAINAGE PLAN
6	MASTER GRADING PLAN
7	PLAN AND PROFILE: ESPLANADE BOULEVARD (STA. 0+00 TO END)
8	CROSS SECTIONS
9	GENERAL UTILITY DETAILS
10	COLLIER COUNTY WATER DETAILS
11	COLLIER COUNTY SEWER DETAILS
12	PAVING AND DRAINAGE DETAILS
13	STORMWATER POLLUTION PREVENTION PLAN AND EROSION CONTROL DETAILS

PROPERTY INFORMATION		BUILDING PARAMETERS [△]	
FOLIO #	31347500067	BUILDING USE	MULTI-FAMILY
ORDINANCE #	14-36	BUILDING #	13-18
ZONING	ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES RPUD	BUILDING QUANTITY	6
		TOTAL DWELLING UNITS	48
		BUILDING AREA (FBC)*	20,854 SF
		TYPE OF CONSTRUCTION (2014 FBC)	V-B
		OCCUPANCY/USE (2014 FBC)	R2
		FIRE SPRINKLER INTENTION	YES
		*FIRE FLOW AREA	

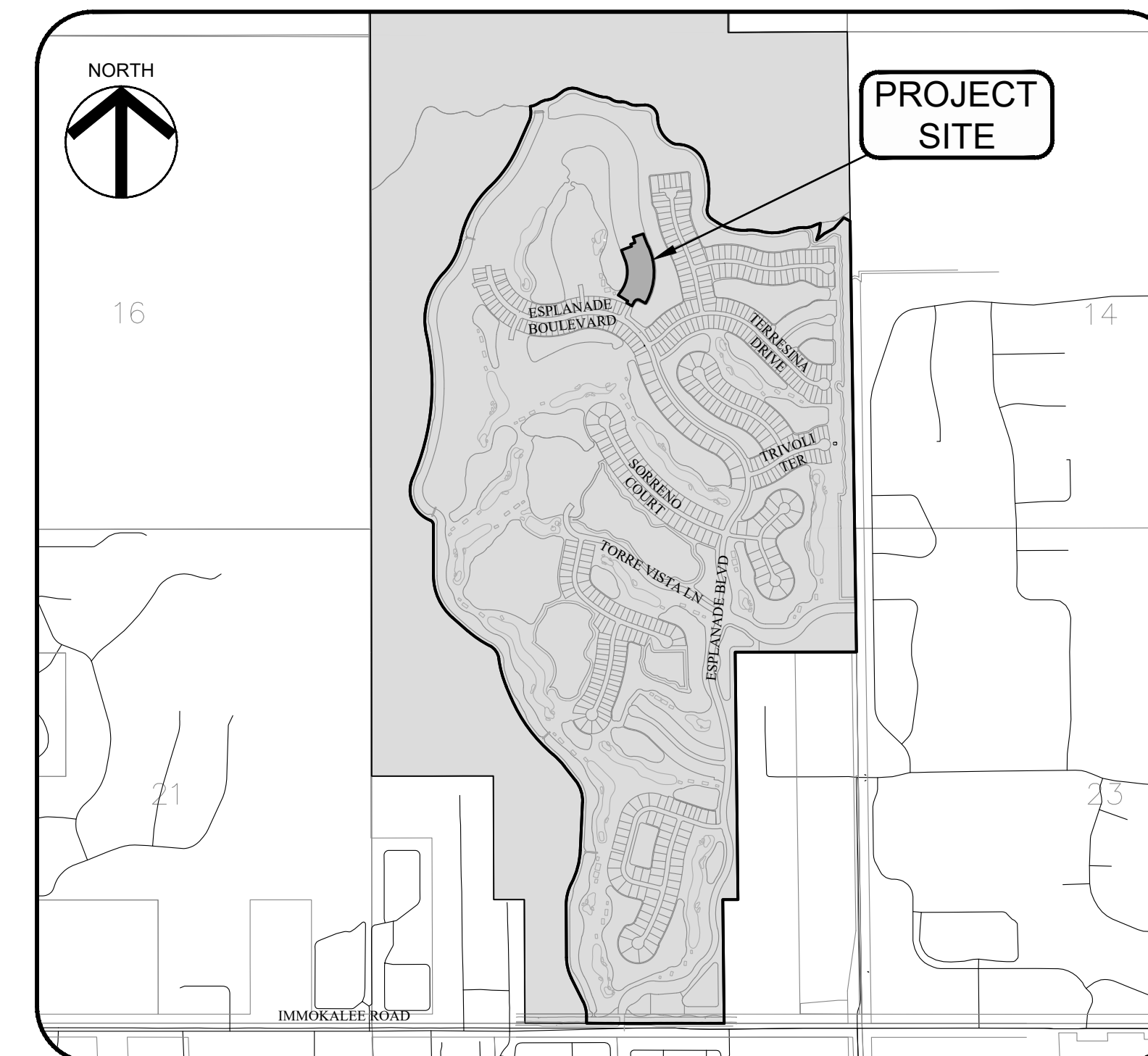
PROPERTY DESCRIPTION 

LEGAL DESCRIPTION

BEING A PORTION OF TRACT "P1", ESPANOLAE GOLF AND COUNTRY CLUB OF NAPLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 1 THROUGH 64 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 1299, ESPANOLAE GOLF AND COUNTRY CLUB OF NAPLES BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 68°48'40" WEST, A DISTANCE OF 162.58 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT BEING AN INTERSECTION OF THE WESTERLY BOUNDARY OF TRACT "L-25" SOUTHERLY GOLF AND COUNTRY CLUB OF NAPLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 1 THROUGH 64 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY BOUNDARY OF TRACT "L-25" THE POINT OF BEGINNING OF A CIRCULAR CURVE, HAVING A RADIUS OF 149.49 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 134.56 FEET, THROUGH A CENTRAL ANGLE OF 63°50'30" AND BEING SUSTAINED BY A CHORD THAT BEARS SUTHERLY 22°42'42" EAST, A DISTANCE OF 90.47 FEET TO A POINT ON A NON-TANGENTIAL CURVE, COURSE TWO; SUTHERLY 63°91'10" FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SUTHERLY, HAVING A RADIUS OF 67.00 FEET, THROUGH A CENTRAL ANGLE OF 60°00'00" AND BEING SUSTAINED BY A CHORD THAT BEARS SUTHERLY 10°00'00" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF COMMENCEMENT OF CURVATURE; COURSE THREE: WESTERLY, 10.82 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 13.00 FEET, THROUGH A CENTRAL ANGLE OF 15°00'00" AND BEING SUSTAINED BY A CHORD THAT BEARS WESTERLY 15°00'00" FEET TO A POINT OF COMMENCEMENT OF CURVATURE; COURSE FOUR: WESTERLY, 10.82 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SUTHERLY, HAVING A RADIUS OF 13.00 FEET, THROUGH A CENTRAL ANGLE OF 15°00'00" AND BEING SUSTAINED BY A CHORD THAT BEARS SUTHERLY 15°00'00" FEET TO A POINT OF COMMENCEMENT OF CURVATURE; COURSE FIVE: WESTERLY, 69.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SUTHERLY, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 99°03'24" AND BEING SUSTAINED BY A CHORD THAT BEARS SUTHERLY 72°41'31" WEST, A DISTANCE OF 63.11 FEET; COURSE SIX: SOUTH 84°11'35" WEST, A DISTANCE OF 40.17 FEET, TO A POINT OF COMMENCEMENT OF CURVATURE; COURSE SEVEN: SUTHERLY 40.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SUTHERLY, HAVING A RADIUS OF 40.17 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUSTAINED BY A CHORD THAT BEARS SUTHERLY 40.17 FEET TO A POINT OF COMMENCEMENT OF CURVATURE; COURSE EIGHT: SUTHERLY, HAVING A RADIUS OF 57.50 FEET, THROUGH A CENTRAL ANGLE OF 62°16'56" AND BEING SUSTAINED BY A CHORD THAT BEARS NORTH 30°49'53" EAST, A DISTANCE OF 22.90 FEET; THENCE NORTH 38°06'55" WEST, A DISTANCE OF 119.94 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHEASTERLY, 50.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.50 FEET, THROUGH A CENTRAL ANGLE OF 84°11'12" AND BEING SUSTAINED BY A CHORD THAT BEARS NORTH 33°58'41" EAST, A DISTANCE OF 50.77 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 349.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 127°57'36" AND BEING SUSTAINED BY A CHORD THAT BEARS WESTERLY 127°57'36" FEET TO A POINT OF COMMENCEMENT OF CURVATURE; COURSE NINE: WESTERLY, NORTH 20°21'26" WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 69°36'06" EAST, A DISTANCE OF 116.60 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHERLY, 147.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 153.10 FEET, THROUGH A CENTRAL ANGLE OF 60°39'44" AND BEING SUSTAINED BY A CHORD THAT BEARS NORTH 21°00'14" WEST, A DISTANCE OF 174.90 FEET; THENCE SUTHERLY 147.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SUTHERLY, HAVING A RADIUS OF 153.10 FEET, THROUGH A CENTRAL ANGLE OF 60°39'44" AND BEING SUSTAINED BY A CHORD THAT BEARS SUTHERLY 147.90 FEET TO THE POINT OF BEGINNING.

PARCEL, CONTAINS 4.455 ACRES OR 194,062 SQUARE FEET, MORE OR LESS.



PROJECT SITE MAP

NO SCALE

DEVELOPED BY:

taylor
morrison

Homes Inspired by You



551 NORTH CATTLEMEN ROAD - SUITE 200
SARASOTA, FLORIDA 34232
PHONE: (941) 371-3008

RECORD DRAWINGS
DATE: OCTOBER, 2017

THESE RECORD DRAWINGS ARE INTENDED TO
DISPLAY THE COMPLETED WORK SUBSTANTIALLY
AS CONSTRUCTED. THE INFORMATION CONTAINED
HEREIN IS BASED ON THE ENGINEER OF RECORDS'
CERTIFICATION/OBSERVATIONS, AS WELL AS
INFORMATION PROVIDED BY THE PROJECT
SURVEYOR. FIELD VERIFICATION OF CONDITIONS
SHOULD BE UNDERTAKEN PRIOR TO ALTERATIONS
OF CONSTRUCTION IN THE PROJECT AREA.

ELECTRONIC SIGNATURE TEXT

JEREMY H. ARNOLD, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 66421.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEREMY H. ARNOLD, PE ON
10/25/2017 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

VERTICAL ELEVATIONS BASED ON: NAVD-88

[illegible]

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER:	276-37-01
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SHEET :	1
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