

# SITE DATA:

TRACT A: 15.83± ACRE (50.05% OF ACREAGE)  
 TRACT B: 13.80± ACRES (43.63% OF ACREAGE)  
 TRACT C: 2.00± ACRES (6.32% OF ACREAGE)

TOTAL SITE AREA = 31.63± ACRES

## REQUIRED PRESERVE AREA:

EXISTING NATIVE VEGETATION X 0.25 = PRESERVE AMOUNT

UPLAND: 0.52 ACRES X 0.25 = 0.13 ACRES  
 WETLAND: 0.73 ACRES X 0.25 = 0.18 ACRES  
 TOTAL = 0.31 ACRES

ZONING: MH  
 USE: MOBILE HOME

## DENSITY CALCULATIONS:

TRACT A: 96 DWELLING UNITS  
 TRACT B: 62 DWELLING UNITS  
 TRACT C: 1 UNIT

159 DWELLING UNITS / 31.63± ACRES = 4.08± UNITS PER ACRE  
 45 EMERGENCY/GROUP HOUSING UNITS

## NOTES:

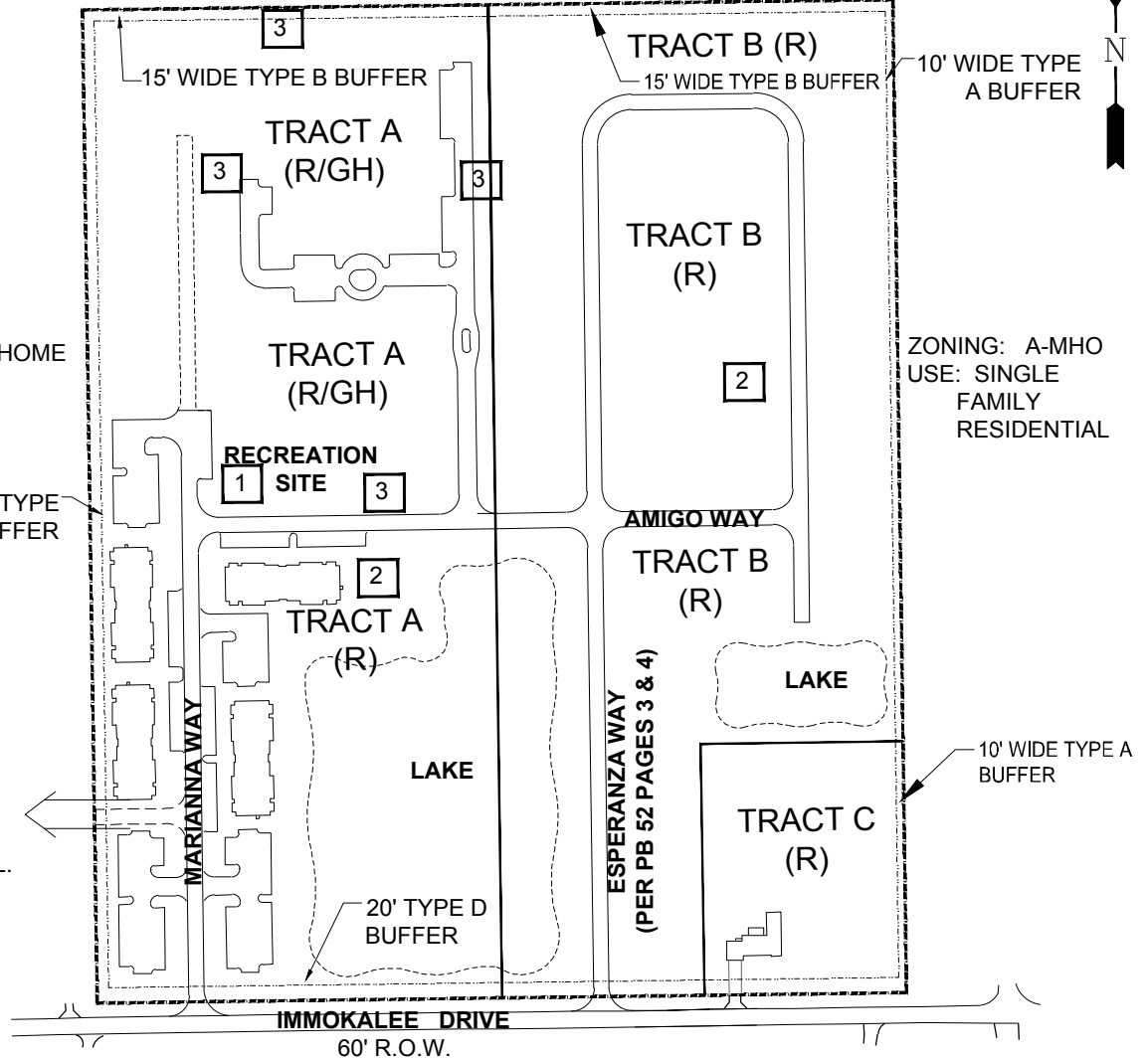
- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
- ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.

## DEVIATIONS (SEE EXHIBIT E):

- ARCHITECTURAL DESIGN STANDARDS. (PREVIOUSLY APPROVED BY ORDINANCE 2008-28, EXHIBIT E)
- NATIVE VEGETATION. (PREVIOUSLY APPROVED BY ORDINANCE 2008-28, EXHIBIT E) THERE ARE NO PRESERVES AREAS ONSITE.
- FENCES AND WALLS.

ZONING: RSF-4  
 USE: SINGLE FAMILY RESIDENTIAL

ZONING: MH  
 USE: MOBLIE HOME



ZONING: A-MHO  
 USE: AGRICULTURAL

SCALE: 1" = 250'  
 WHEN PLOTTED @ 8.5 X 11

## LEGEND

# DEVIATIONS  
 (R/GH) RESIDENTIAL/GROUP HOUSING  
 (R) RESIDENTIAL



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ESPERANZA PLACE RPUD

EXHIBIT C  
 MASTER PLAN  
 AMENDED 01/09/2018

SCALE:  
 1" = 250'  
 JOB CODE:  
 EPPUDA  
 DATE:  
 AUGUST 2017  
 FILE NAME:  
 NPSP MCP 3 - 2017-REV2  
 SHEET 1 OF 1