

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:

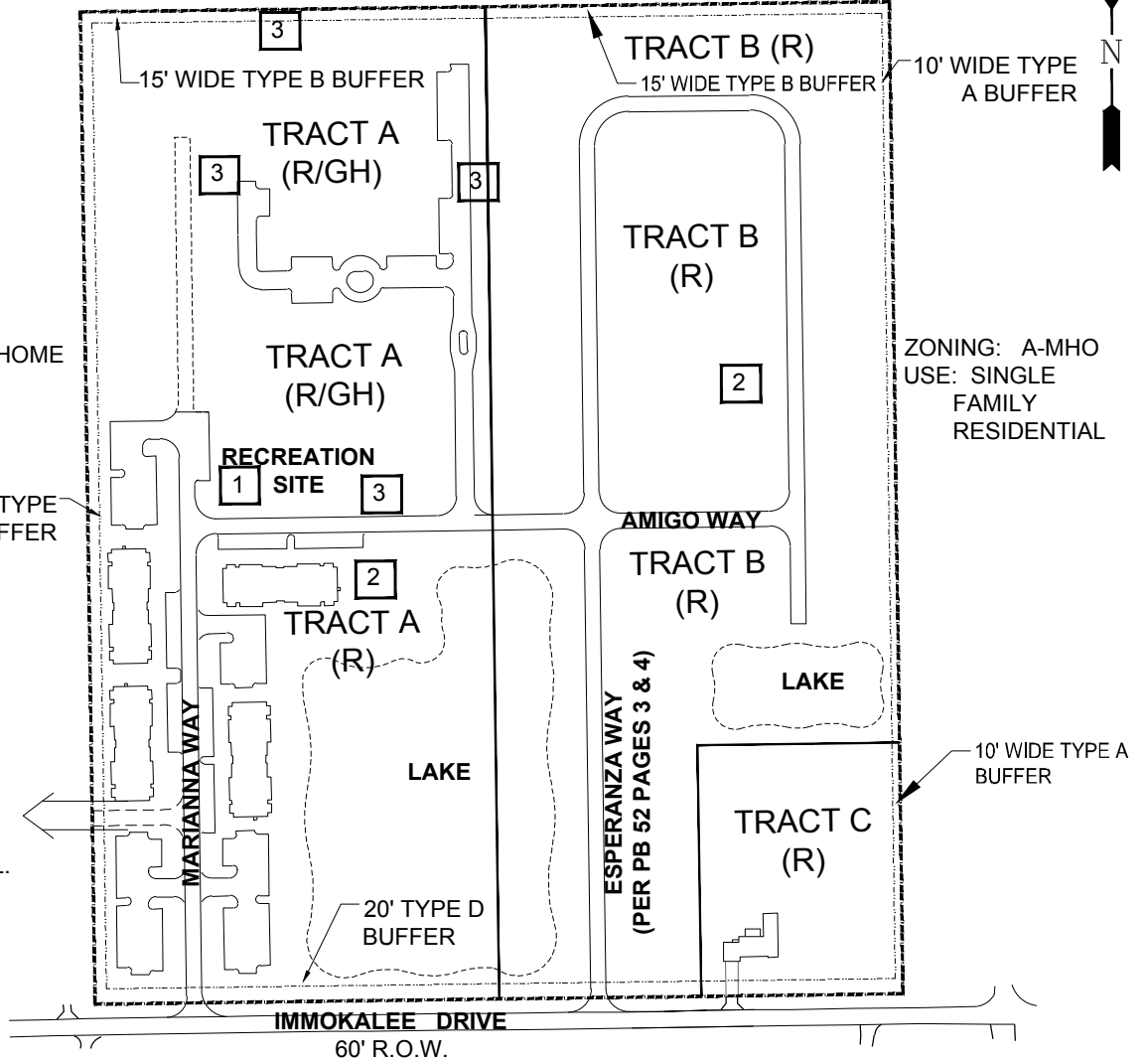
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.

DEVIATIONS (SEE EXHIBIT E):

1. ARCHITECTURAL DESIGN STANDARDS. (PREVIOUSLY APPROVED BY ORDINANCE 2008-28, EXHIBIT E)
2. NATIVE VEGETATION. (PREVIOUSLY APPROVED BY ORDINANCE 2008-28, EXHIBIT E) THERE ARE NO PRESERVES AREAS ONSITE.
3. 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



Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

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

LOCAL FILES\PLANNING\PROJ - PLANNING\EPPUDA - ESPERANZA PLACE RPUD (PL20170001326)\DRAWINGS\FNPSF MCP 3 - 2017-REV2.DWG 1/9/2018 2:22 PM