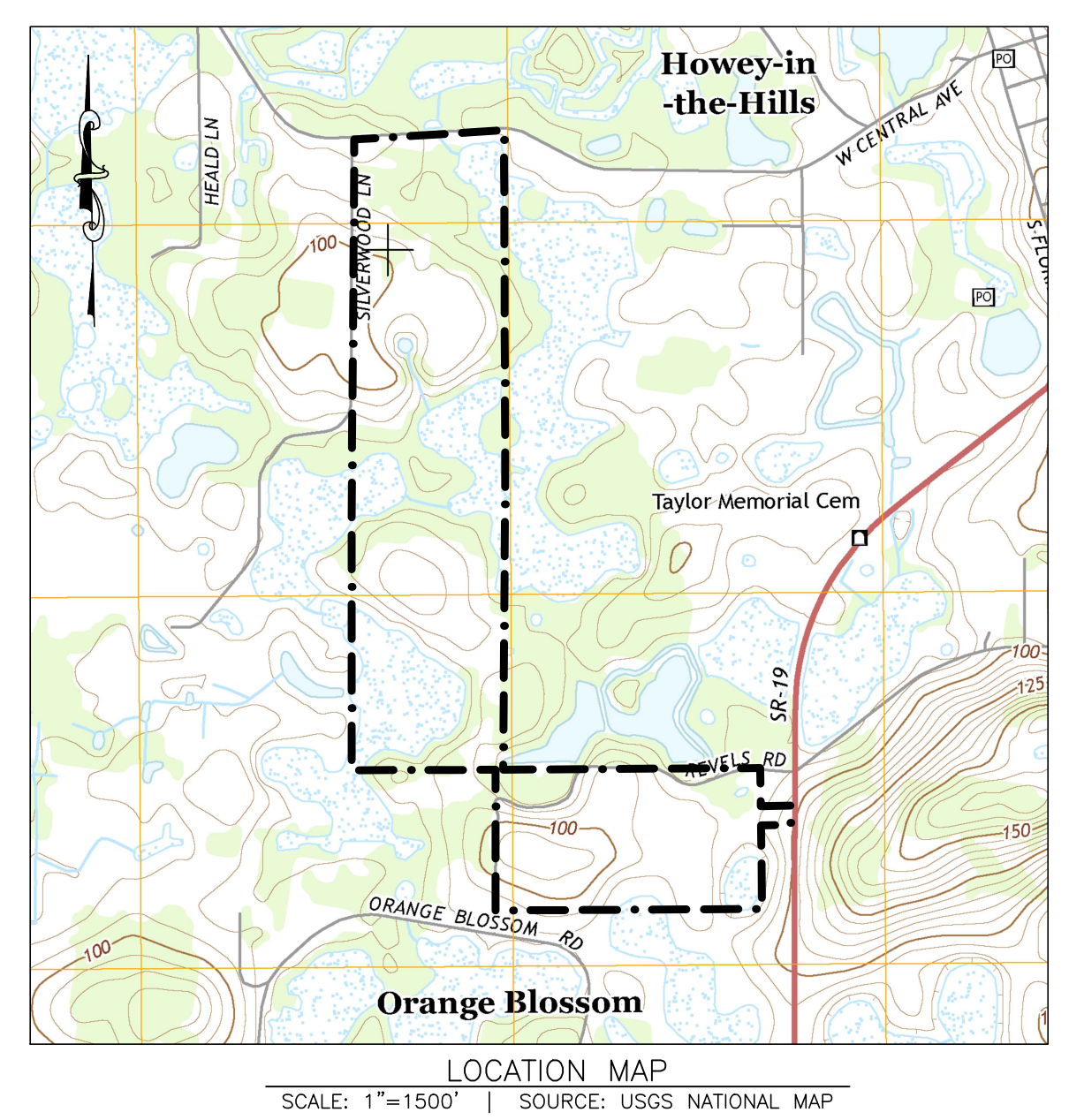


LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ROADWAY CENTERLINE
---	PROPOSED LOT LINE
---	JURISDICTIONAL WETLAND LINE
---	100-YEAR FLOOD LINE
---	PHASE LINE
---	RECREATIONAL TRAIL (APPROX. 11,415 LF/2.16 MI.)



TRACT AREAS

DESCRIPTION	AREA (AC.)	LAND USE	DESCRIPTION	AREA (AC.)	LAND USE
PHASE 1					
RIGHT-OF-WAY	11.35	PARKWAY	RIGHT-OF-WAY	11.27	PARKWAY
RESIDENTIAL	34.34	SF LOTS	RESIDENTIAL	40.30	SF LOTS
TRACT 1-A	0.21	OPEN SPACE	TRACT 3-A	3.40	WETLANDS
TRACT 1-B	1.43	AMENITY CENTER	TRACT 3-B	2.65	DRY RETENTION
TRACT 1-C	0.06	LIFT STATION	TRACT 3-C	1.16	WETLANDS
TRACT 1-D	2.39	DRY RETENTION	TRACT 3-D	2.22	DRY RETENTION
TRACT 1-E	0.38	WETLANDS	TRACT 3-E	0.04	LIFT STATION
TRACT 1-F	1.26	OPEN SPACE	TRACT 3-F	0.65	OPEN SPACE
TRACT 1-G	2.53	DRY RETENTION	TRACT 3-G	3.78	PARK LAND
TRACT 1-H	3.30	WETLANDS	TRACT 3-H	0.98	OPEN SPACE
TRACT 1-I	0.11	OPEN SPACE	TRACT 3-I	0.11	OPEN SPACE
TRACT 1-J	1.11	DRY RETENTION	TRACT 3-J	6.57	WETLANDS
TRACT 1-K	0.00	OPEN SPACE	TRACT 3-K	6.64	DRY RETENTION
TRACT 1-L	1.08	DRY RETENTION	TRACT 3-L	0.95	OPEN SPACE
TRACT 1-M	1.21	OPEN SPACE	TOTAL PHASE 3	80.72	
TRACT 1-N	1.28	WETLANDS			
TRACT 1-O	0.31	DRY RETENTION			
TRACT 1-P	0.98	DRY RETENTION			
TRACT 1-Q	0.19	OPEN SPACE			
TRACT 1-R	2.56	WETLANDS			
TRACT 1-S	1.62	DRY RETENTION			
TRACT 1-T	0.25	OPEN SPACE			
TOTAL	68.15				

AREAS BY LAND USE

LAND USE	AREA (AC.)
PARK LAND	9.08*
OPEN SPACE	7.42
WETLANDS	61.52
DRY RETENTION	33.03
ROAD RIGHT-OF-WAY	30.26
PUBLIC UTILITIES	0.14
RESIDENTIAL AREA	99.87
TOTAL AREA	241.32

*INCLUDES 1.43 ACRES OF AMENITIES

LOT TABLE

PHASE	40' LOTS	50' LOTS	60' LOTS	TOTAL # OF LOTS
1	79	63	76	218
2	37	50	65	152
3	115	121	43	279
TOTAL	231	234	184	649

PHASE 2

DESCRIPTION	AREA (AC.)	LAND USE
RIGHT-OF-WAY	7.64	PARKWAY
RESIDENTIAL	25.23	SF LOTS
TRACT 2-A	0.34	OPEN SPACE
TRACT 2-B	0.45	DRY RETENTION
TRACT 2-C	0.65	OPEN SPACE
TRACT 2-D	1.22	DRY RETENTION
TRACT 2-E	1.62	PARK LAND
TRACT 2-F	23.57	WETLANDS
TRACT 2-G	0.04	LIFT STATION
TRACT 2-H	3.72	DRY RETENTION
TRACT 2-I	0.31	OPEN SPACE
TRACT 2-J	1.96	DRY RETENTION
TRACT 2-K	5.78	WETLANDS
TRACT 2-L	2.25	PARK LAND
TRACT 2-M	13.52	WETLANDS
TRACT 2-N	4.15	DRY RETENTION
TOTAL PHASE 2	92.45	

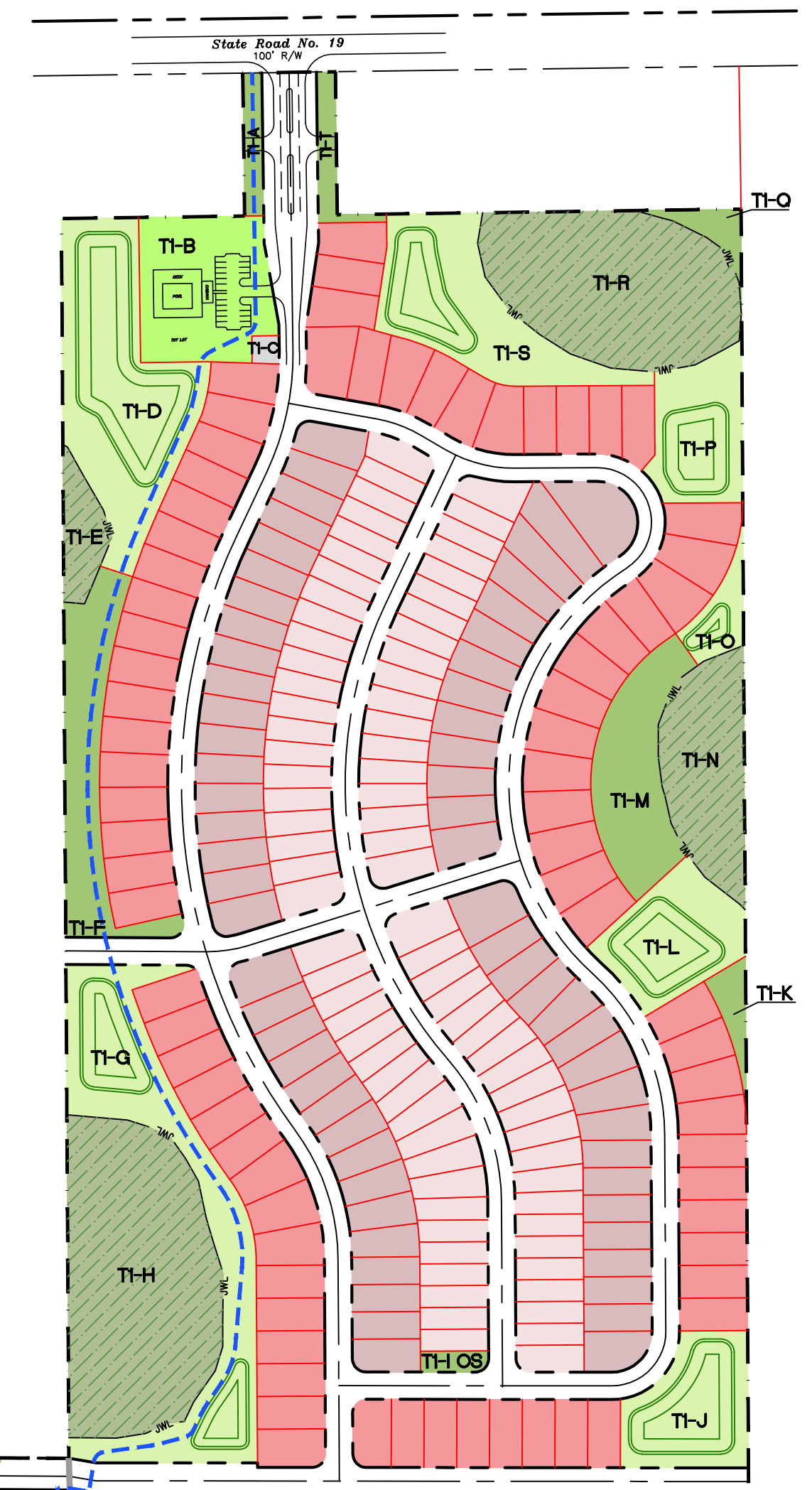
CUMULATIVE OPEN SPACE TOTALS PER PHASE

PHASE(S)	PHASE(S) AREA (AC.)	25% REQ. OPEN SPACE AREA (AC.)	UPLAND OPEN SPACE AREA (AC.)	WETLAND OPEN SPACE AREA* (AC.)	TOTAL OPEN SPACE AREA (AC.)	TOTAL OPEN SPACE AREA (%)
1	68.15	17.04	14.88	7.52	22.40	32.87
1 & 2	160.60	40.15	51.55	20.07	51.62	32.14
1, 2 & 3	241.32	60.33	49.53	30.16	79.69	33.00

OPEN SPACE TOTALS BY LAND USE

USE	AREA (AC.)
WETLANDS	30.16
DRY RETENTION	33.03
NON-PARK OPEN SPACE	7.42
PARK	7.65
PARK W/ AMENITIES	1.43
TOTAL	79.69

*WETLANDS ACCOUNT FOR UP TO 50% OF THE REQUIRED OPEN SPACE AREA



PHASE 1



PHASE 3

PHASE 2

MISSION RISE

SECTIONS 27 & 34, TOWNSHIP 20S, RANGE 28E, LAKE COUNTY, FL
 SECTION 2, TOWNSHIP 21S, RANGE 25E, LAKE COUNTY, FL
 OWNER/DEVELOPER: REO FUNDING SOLUTIONS III, LLC
 1170 PEACHTREE ST NE STE 1150, ATLANTA, GA 30326-7714

PUD CONCEPT PLAN

THOMAS L. KNIGHT, P.E.
 FLORIDA REGISTRATION #47614

DATE: October 2018
 DRAWN BY: TLK
 PROJECT NUMBER: 17-05
 SCALE: 1" = 250'
 SHEET NUMBER: 1

Knight Engineering Services
 Planning, Design, Permitting, Inspection
 770 Almond Street, Suite B, Clermont, Florida 34711
 Phone: (352) 394-8514
 Certificate of Authorization No. 00029972