



AREA & DENSITY:

PHASE	TOTAL PHASE AREA	LESS R/W DEDICATION	GROSS PHASE AREA	SF LOTS	MF LOTS	PHASE DENSITY	OVERALL DENSITY	SITE WORK COMPLETE
1	44.49 AC	1.10 AC	43.39 AC	82	0	1.89 D.U./AC	1.89 D.U./AC	DEC. 2018
2	54.36 AC	0.61 AC	53.75 AC	88	0	1.64 D.U./AC	1.75 D.U./AC	DEC. 2019
3	26.34 AC	0.28 AC	26.06 AC	62	0	2.38 D.U./AC	1.88 D.U./AC	DEC. 2021
4	52.33 AC	0.71 AC	51.62 AC	78	64	2.75 D.U./AC	2.14 D.U./AC	DEC. 2024
5	40.42 AC	0.62 AC	39.80 AC	79	0	1.98 D.U./AC	2.08 D.U./AC	DEC. 2027
TOTAL	217.94 AC	3.32 AC	214.62 AC	389	64	2.11 D.U./AC	2.11 D.U./AC	DEC. 2027

NOTE: - 69th STREET TURN LANE IMPROVEMENTS TO BE CONSTRUCTED IN PHASE 1
 - 65th STREET TURN LANE IMPROVEMENTS TO BE CONSTRUCTED IN PHASE 2
 - NO PLAT WILL BE ISSUED FOR THIS PROJECT UNTIL ALL REQUIRED OFFSITE ROADWAY, TURNLANE, AND SIDEWALK IMPROVEMENTS ARE COMPLETED.

OPEN SPACE:

PHASE	GROSS PHASE AREA	OVERALL REQ. OPEN SPACE (50%)	OVERALL MAX. WATER OPEN SPACE (30%)	COMMON AREAS/REC./ BUFFERS/LAKE BANKS	LOTS (40% OPEN SPACE)	WATERBODIES	TOTAL OPEN SPACE
1	43.39 AC	21.70 AC	6.51 AC	15.76 AC	6.59 AC	4.84 AC (11.2%) (4.84 AC) (11.2% < 30% MAX)	27.19 AC (37.12 AC) (68.7%)
2	53.75 AC	-	-	18.63 AC *	6.97 AC	10.83 AC (15.67 AC) (32.3%) (14.57 AC) (30% MAX)	36.43 AC (62.52 AC) (64.4%)
3	26.06 AC	-	-	11.34 AC	4.32 AC	1.29 AC (16.97 AC) (27.5%)	16.95 AC (80.57 AC) (65.4%)
4	51.62 AC	-	-	12.34 AC	9.06 AC	11.21 AC (28.17 AC) (32.2%) (26.23 AC) (30% MAX)	32.61 AC (111.24 AC) (63.6%)
5	39.80 AC	-	-	8.78 AC	8.78 AC	7.08 AC (35.25 AC) (32.8%) (32.20 AC) (30% MAX)	23.93 AC (134.06 AC) (62.5%)
(ALL PHASES)	(214.62 AC)	(107.32 AC)	(32.20 AC)	(66.85 AC)	(35.01 AC)	(35.25 AC) (32.8%) (32.20 AC) (30% MAX)	(134.06 AC) (62.5%)

* NOTE: INCLUDES TRACT "L" (4.19 AC) WHICH IS ASSUMED TO BE 75% OPEN SPACE (4.19 AC X 0.75 = 3.14 AC). TRACT "L" IS A RECREATION/OPEN SPACE TRACT THAT MAY BE DEVELOPED AS A CLUBHOUSE/APARTMENTS SITE IN THE FUTURE.

NOTE: THESE CALCULATIONS DO NOT INCLUDE OPEN SPACE WITHIN THE INTERNAL R/W, WHICH IS CONSISTENT WITH THE APPROVED PRELIMINARY PD PLANS.

10	04/12/22	REV. 69th ST PLANS PER FPL COORDINATION (SHTS 05-3, 05-4, 05-7)	JTH/SEM
9	01/11/22	REV. PER IRC LDP/SW COMMENTS	JTH/SEM

8	12/20/21	REV. PVMT. RESTORATION DETAIL PER IRC R/W COMMENTS	JTH/SEM
7	11/29/21	REV. PER IRC LDP/SW COMMENTS	JTH/SEM
6	11/18/21	REMOVE 69th ST. ARV PER IRC/DUS (SHT 05-5)	JTH/SEM
5	11/11/21	REV. PER 65th ST F.M. CROSSING TO OPEN CUT	JTH/SEM
4	11/09/21	REV. PER SURVMD COMMENTS	JTH/SEM

NO.	DATE	DESCRIPTION	DR/APP
REVISIONS			

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CONSULTING ENGINEERS
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PRELIMINARY PLAT / PHASING PLAN

LAND DEVELOPMENT PLANS
LOST TREE PRESERVE P.D. - PHASES 4 & 5
LOST TREE PRESERVE, LLC

INDIAN RIVER COUNTY FLORIDA

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ISSUED FOR CONSTRUCTION

06/17/2022
 SCALE 1"=200'
 SHEET 4 OF 42
 PROJECT NO. 1940

STEPHEN E. MOLER, P.E. FL #33193