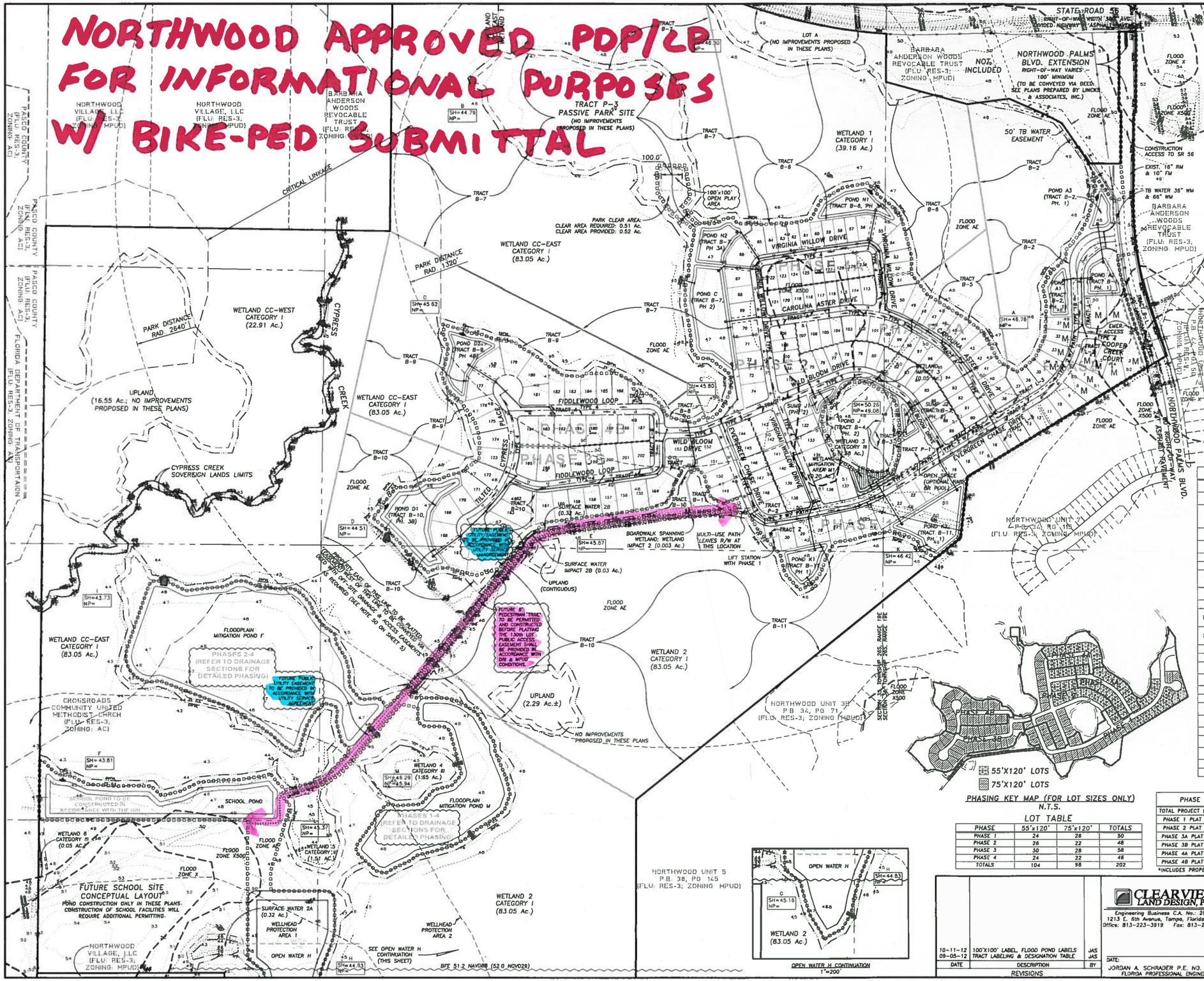
NORTHWOOD APPROVED PDP/CP FOR INFORMATIONAL PURPOSES W/ BIKE-PED SUBMITTAL



SEE MASTER DRAINAGE PLAN FOR WETLAND SUMMARY TABLE

REFER TO GRADING & DRAINAGE PLAN (SHEETS 8-12) FOR EASEMENTS.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT A	PRIVATE RIGHT-OF-WAY; PRIVATE DRAINAGE EASEMENT; PUBLIC UTILITY EASEMENT; PUBLIC ACCESS EASEMENT	12.98 Ac.±
TRACT B-1	DRAINAGE AREA; WALL & LANDSCAPE AREA; PRIVATE UTILITY EASEMENT; EMERGENCY ACCESS EASEMENT	0.96 Ac.±
TRACT B-2	WETLAND CONSERVATION AREA; DRAINAGE AREA; PUBLIC ACCESS & DRAINAGE EASEMENT; WALL & LANDSCAPE AREA; PRIVATE UTILITY EASEMENT; TAMPA BAY WATER EASEMENT	11.90 Ac.±
TRACT B-3	WETLAND CONSERVATION AREA; DRAINAGE AREA; LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	0.91 Ac.±
TRACT B-4	WETLAND CONSERVATION AREA; DRAINAGE AREA; LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	3.15 Ac.±
TRACT B-5	WETLAND CONSERVATION AREA	2.58 Ac.±
TRACT B-6	WETLAND CONSERVATION AREA; DRAINAGE AREA	20.26 Ac.±
TRACT B-7	WETLAND CONSERVATION AREA; DRAINAGE AREA; COMMON AREA; LANDSCAPE AREA; ACCESS EASEMENT; PRIVATE UTILITY EASEMENT	45.25 Ac.±
TRACT B-8	WETLAND CONSERVATION AREA; DRAINAGE AREA; WALL & LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	0.62 Ac.±
TRACT B-9	WETLAND CONSERVATION AREA; DRAINAGE AREA	14.74 Ac.±
TRACT B-10	WETLAND CONSERVATION AREA; DRAINAGE AREA; COMMON AREA; LANDSCAPE AREA; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; PRIVATE UTILITY EASEMENT	41.05 Ac.±
TRACT B-11	WETLAND CONSERVATION AREA; DRAINAGE AREA; COMMON AREA; WALL & LANDSCAPE AREA; PUBLIC ACCESS EASEMENT; PRIVATE UTILITY EASEMENT	14.90 Ac.±
TRACT L-1	LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	0.09 Ac.±
TRACT L-2	LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	0.06 Ac.±
TRACT L-3	LANDSCAPE AREA; PUBLIC ACCESS EASEMENT; PRIVATE UTILITY EASEMENT	0.05 Ac.±
TRACT L-4	LANDSCAPE AREA; PUBLIC ACCESS EASEMENT; PRIVATE UTILITY EASEMENT	0.11 Ac.±
TRACT L-5	LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	0.04 Ac.±
TRACT L-6	LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	0.11 Ac.±
TRACT P-1	OPEN SPACE; COMMON AREA; LANDSCAPE AREA; PUBLIC ACCESS EASEMENT; PRIVATE UTILITY EASEMENT	0.50 Ac.±
TRACT P-2	OPEN SPACE; COMMON AREA; LANDSCAPE AREA; PRIVATE UTILITY EASEMENT	0.18 Ac.±
TRACT P-3	PARK SITE	10.56 Ac.±
TRACT P-4	OPEN SPACE; COMMON AREA; WALL AREA; PRIVATE UTILITY EASEMENT	0.23 Ac.±
TRACT P-5	OPEN SPACE; COMMON AREA; WALL AREA; PRIVATE UTILITY EASEMENT	0.21 Ac.±
TRACT Z	PUBLIC LIFT STATION; PRIVATE UTILITY EASEMENT	0.07 Ac.±
LOT A	NO IMPROVEMENTS	3.31 Ac.±

SITE DATA TABLE

PHASE	UPLANDS	WETLANDS	TOTAL ACRES	LOTS	GROSS DENSITY	NET DENSITY
TOTAL PROJECT LIMITS*	177.00 Ac.±	236.58 Ac.±	413.58 Ac.±	202	0.49 DU/Ac.	1.14 DU/Ac.
PHASE 1 PLAT AREA	23.78 Ac.±	20.97 Ac.±	44.75 Ac.±	50	1.12 DU/Ac.	2.10 DU/Ac.
PHASE 2 PLAT AREA	30.46 Ac.±	41.11 Ac.±	71.57 Ac.±	48	0.67 DU/Ac.	1.58 DU/Ac.
PHASE 3A PLAT AREA	8.71 Ac.±	2.25 Ac.±	8.96 Ac.±	30	3.45 DU/Ac.	4.47 DU/Ac.
PHASE 3B PLAT AREA	15.70 Ac.±	36.18 Ac.±	51.88 Ac.±	28	0.54 DU/Ac.	1.78 DU/Ac.
PHASE 4A PLAT AREA	10.91 Ac.±	17.78 Ac.±	28.69 Ac.±	24	0.84 DU/Ac.	2.20 DU/Ac.
PHASE 4B PLAT AREA	10.21 Ac.±	12.46 Ac.±	22.67 Ac.±	22	0.97 DU/Ac.	2.15 DU/Ac.

*INCLUDES PROPERTY WEST OF PHASE 3B & 4B

LOT TABLE

PHASE	55'x120'	75'x120'	TOTALS
PHASE 1	24	26	50
PHASE 2	26	22	48
PHASE 3	30	28	58
PHASE 4	24	22	46
TOTALS	104	98	202

DATE	DESCRIPTION	BY
10-11-12	100'X100' LABEL, FLOOD POND LABELS	JAS
09-05-12	TRACT LABELING & DESIGNATION TABLE	JAS

REVISIONS

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975
DATE:
JORDAN A. SCHRADER P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

PRELIMINARY PLAN

JOB NO. TMH-NW-009

DESIGN SMIRCH

DRAWN SCHRADER

DATE 07-02-2012

FILE PP1

THE WOODS

PREPARED FOR: TAYLOR MORRISON

Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet

8/9/12 JS