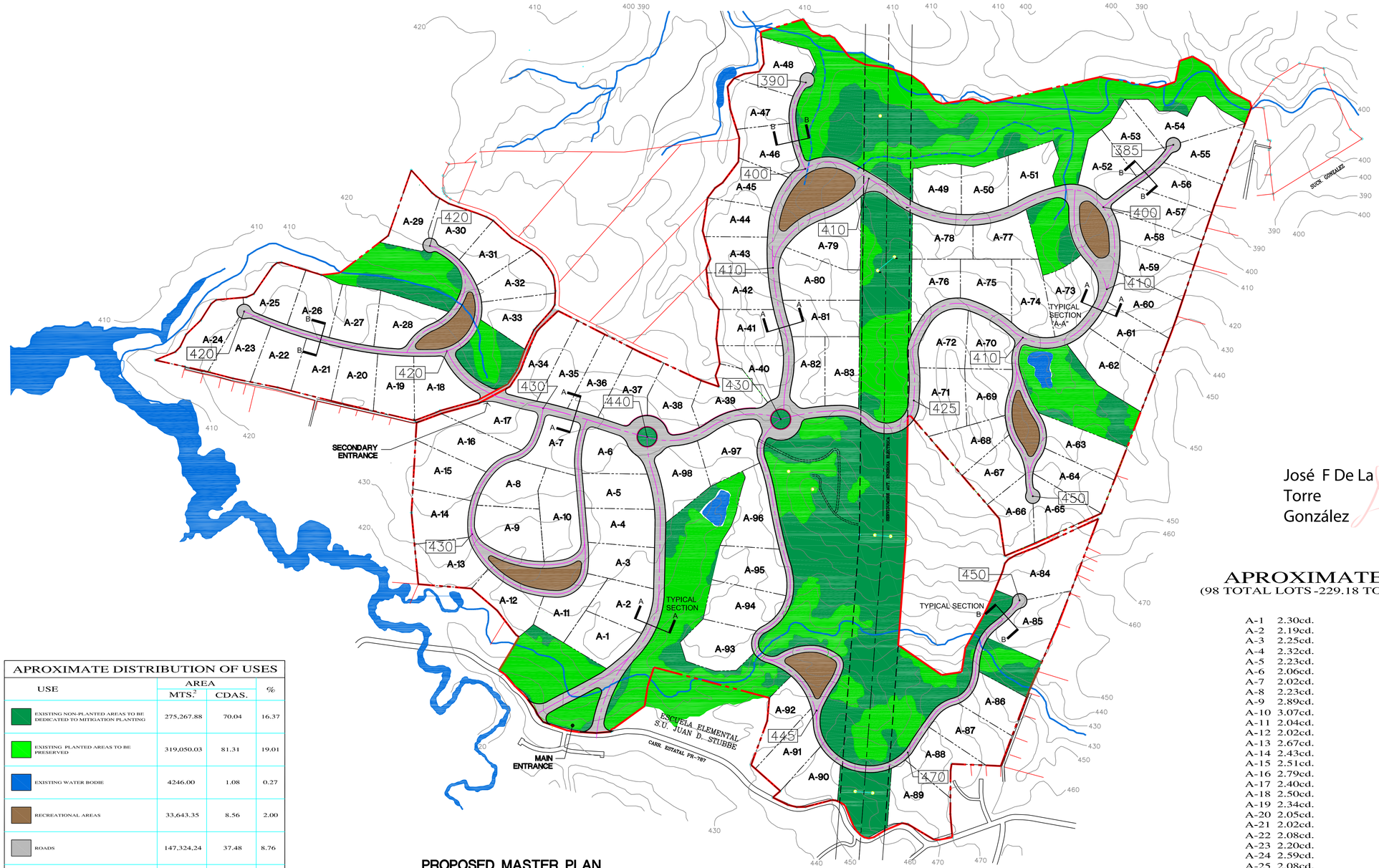


PROPOSED MASTER PLAN

SCALE: 1:4000

José F De La Torre González

Digitally signed by José F De La Torre González
DN: c=US, st=Puerto Rico, o=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, title=3937, cn=José F De La Torre González, email=jfdelatorreg@bioesign.com
Date: 2014.12.05 12:28:40 -04'00'

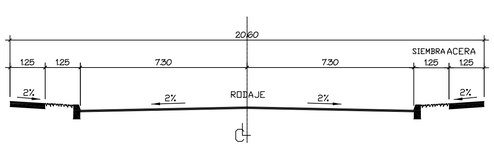
APROXIMATE LOT AREAS

(98 TOTAL LOTS -229.18 TOTAL CUERDAS APPROX.)

A-1	2.30cd.	A-50	2.19cd.
A-2	2.19cd.	A-51	2.12cd.
A-3	2.25cd.	A-52	2.47cd.
A-4	2.32cd.	A-53	2.19cd.
A-5	2.23cd.	A-54	2.69cd.
A-6	2.06cd.	A-55	2.34cd.
A-7	2.02cd.	A-56	2.05cd.
A-8	2.23cd.	A-57	2.52cd.
A-9	2.89cd.	A-58	2.12cd.
A-10	3.07cd.	A-59	2.34cd.
A-11	2.04cd.	A-60	2.36cd.
A-12	2.02cd.	A-61	2.41cd.
A-13	2.67cd.	A-62	3.20cd.
A-14	2.43cd.	A-63	2.56cd.
A-15	2.51cd.	A-64	2.32cd.
A-16	2.79cd.	A-65	2.15cd.
A-17	2.40cd.	A-66	2.05cd.
A-18	2.50cd.	A-67	2.13cd.
A-19	2.34cd.	A-68	2.23cd.
A-20	2.05cd.	A-69	2.08cd.
A-21	2.02cd.	A-70	2.07cd.
A-22	2.08cd.	A-71	2.79cd.
A-23	2.20cd.	A-72	2.29cd.
A-24	2.59cd.	A-73	2.71cd.
A-25	2.08cd.	A-74	2.47cd.
A-26	2.22cd.	A-75	2.32cd.
A-27	2.21cd.	A-76	2.23cd.
A-28	2.34cd.	A-77	2.26cd.
A-29	2.28cd.	A-78	2.13cd.
A-30	2.02cd.	A-79	2.88cd.
A-31	2.05cd.	A-80	3.01cd.
A-32	2.30cd.	A-81	2.47cd.
A-33	2.27cd.	A-82	2.12cd.
A-34	2.56cd.	A-83	2.21cd.
A-35	2.49cd.	A-84	3.94cd.
A-36	2.34cd.	A-85	2.73cd.
A-37	2.50cd.	A-86	2.02cd.
A-38	2.48cd.	A-87	2.60cd.
A-39	2.41cd.	A-88	2.05cd.
A-40	2.13cd.	A-89	3.17cd.
A-41	2.07cd.	A-90	2.19cd.
A-42	2.07cd.	A-91	2.16cd.
A-43	2.02cd.	A-92	2.10cd.
A-44	2.08cd.	A-93	2.66cd.
A-45	2.11cd.	A-94	2.62cd.
A-46	2.19cd.	A-95	2.63cd.
A-47	2.23cd.	A-96	2.63cd.
A-48	2.27cd.	A-97	2.66cd.
A-49	2.03cd.	A-98	2.59cd.

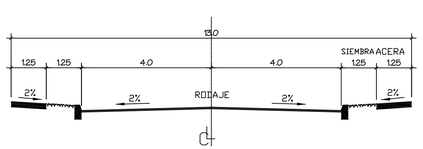
APROXIMATE DISTRIBUTION OF USES

USE	AREA MTS.²	AREA CDAS.	%
EXISTING NON-PLANTED AREAS TO BE DEDICATED TO MITIGATION PLANTING	275,267.88	70.04	16.37
EXISTING PLANTED AREAS TO BE PRESERVED	319,050.03	81.31	19.01
EXISTING WATER BODIE	4246.00	1.08	0.27
RECREATIONAL AREAS	33,643.35	8.56	2.00
ROADS	147,324.24	37.48	8.76
LOTS (98)	900,768.07	229.18	53.59
TOTALS	1,680,299.50	427.65	100%



TYPICAL SECTION "A-A" (MAIN ROAD)

NTS



TYPICAL SECTION "B-B" (LOCAL STREET)

NTS

LEGEND

- EXISTING NON-PLANTED AREAS TO BE DEDICATED TO MITIGATION PLANTING (70.04 CDAS. APPROX.)
- EXISTING PLANTED AREAS TO BE PRESERVED (81.31 CDAS. APPROX.)
- EXISTING WATER BODIES (1.08 CDAS. APPROX.)
- RECREATIONAL AREAS (8.56 CDAS. APPROX.)
- ROADS (37.48 CDAS. APPROX. INCLUDING RECYCLING STATION)
- 440 STREET INTERSECTION PROPOSED ELEVATION IN METERS

NO.	DATE	DESCRIPTIONS

DATE: 07-31-2014
DRAWN BY: Rondell Matos
APROVED BY:
SCALE: 1:4000

PROJECT: FINCA FORTUNA
BARRIO ARENAS, CIDRA, P.R.

SHEET TITLE: PROPOSED MASTER PLAN II

DE LA TORRE - ESTEVEZ
ARCHITECTS PLANNERS
URB. CARIBE 1590 AVE.PONCE DE LEON, STE. 109 SAN JUAN PR 00926

DRAWING NUMBER

MP-2