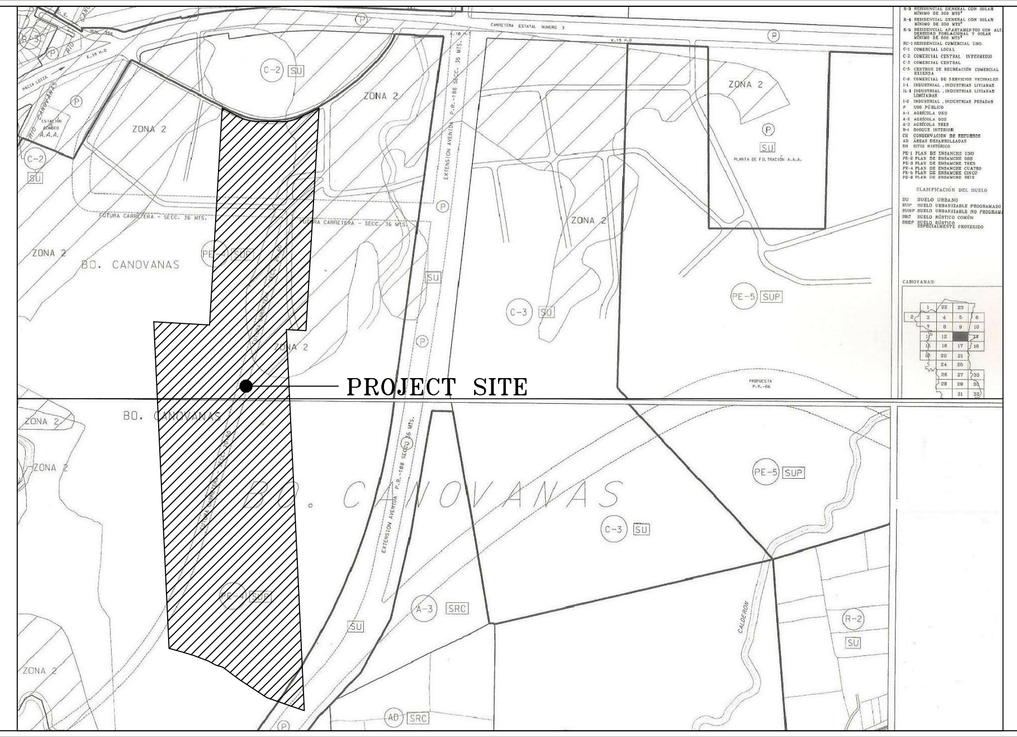
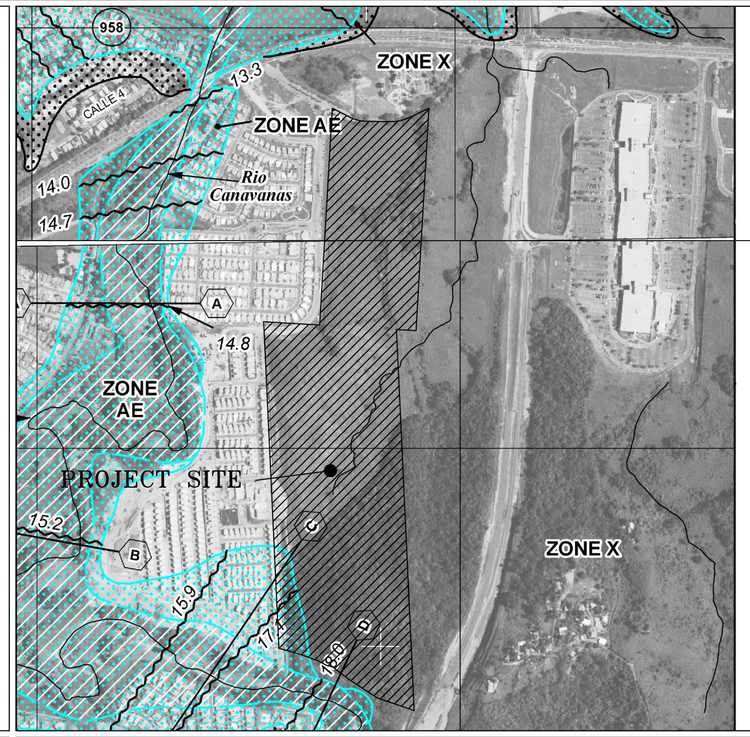
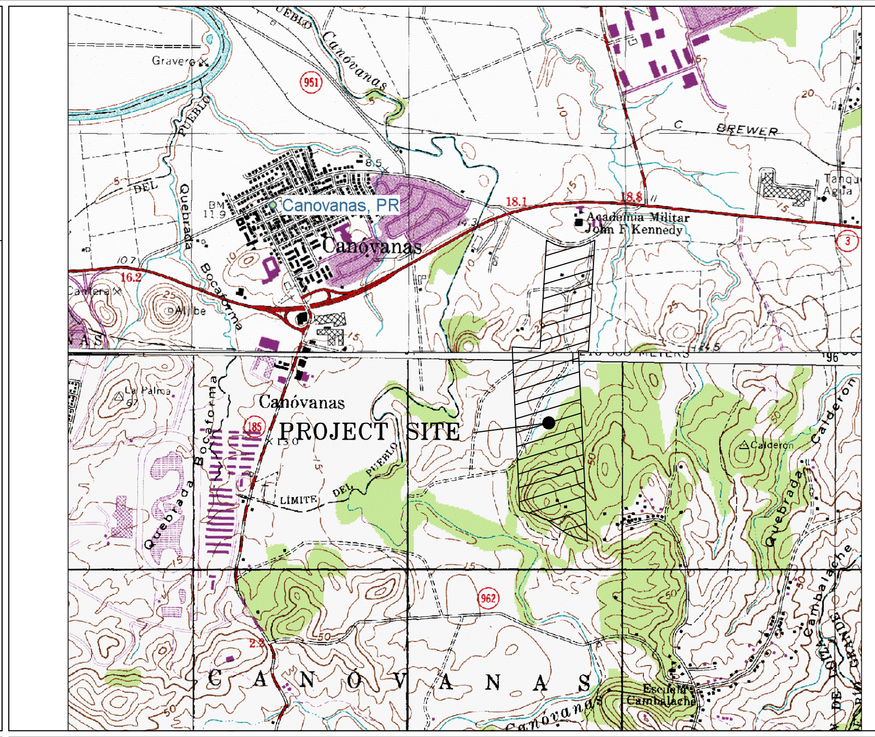


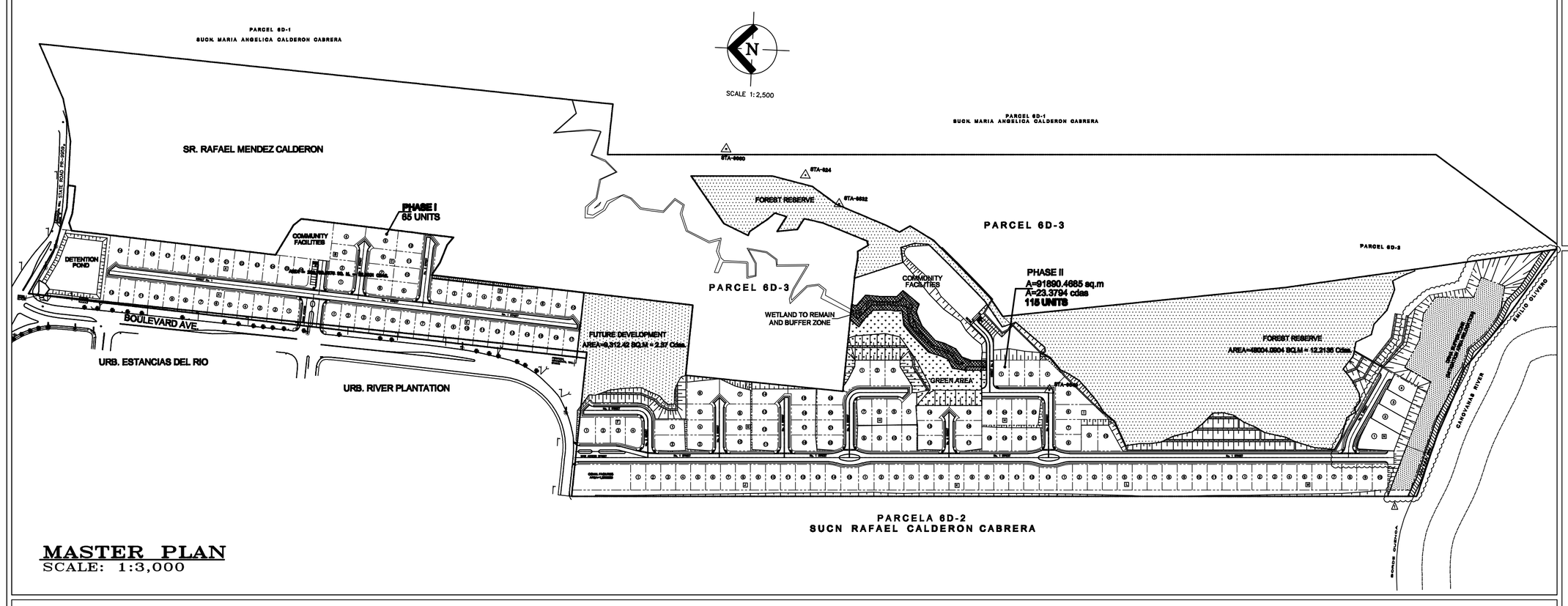
CALIFICATION MAP MUNICIPALITY OF CANOVANAS
NOT TO SCALE



FLOOD MAP EFFECTIVE DATE: NOVEMBER 18, 2009
SCALE: 1:10,000 MAP NUMBER - 72000C0395J & 72000C0760J



LOCATION PLAN
SCALE: 1:20,000



MASTER PLAN
SCALE: 1:3,000

PRELIMINARY SITE DEVELOPMENT (AMENDED)
(DESARROLLO PRELIMINAR)
FOR URB. RIVER WOODS
STATE ROAD PR-3 Km 17.6
CANOVANAS, PUERTO RICO

INDEX OF DRAWINGS

G-1 TITLE SHEET, INDEX OF DRAWINGS, LOCATION PLAN, ZONING MAP & FLOOD MAP
C-1 SURVEY AND TOPOGRAPHIC PLAN - NORTH
C-2 SURVEY AND TOPOGRAPHIC PLAN - CENTER
C-3 SURVEY AND TOPOGRAPHIC PLAN - SOUTH
C-4 LOT DISTRIBUTION PLAN - NORTH
C-5 LOT DISTRIBUTION PLAN - CENTER
C-6 LOT DISTRIBUTION PLAN - SOUTH

PROJECT DATA
PARCEL AREA - 206,750.8576 SQ. M. =0= 52.6031 CDAS.
NUMBER OF UNITS = 180

DENSITY
PROPOSED - 1,148.62 SM/ERU

ZONING
A-3 PLAN DE ENSANCHE CALDERON MUNICIPIO DE CANOVANAS
R-3 DESIGN PARAMETERS

LAND USE PLAN			
DESCRIPTION PHASE I	SUMMARY AREAS		
	SQUARE MTS.	CDAS.	%
RESIDENTIAL (65) LOTS	24,702.7480	6.2851	11.95
STREETS	8,945.6621	2.2760	4.33
RECREATIONAL FACILITIES	1,641.7260	0.4177	0.79
GREEN AREA	558.2891	0.1420	0.27
DETENTION POND 1	3,785.8429	0.9632	1.83
SUB-TOTAL PHASE I	39,643.2681	10.0840	19.17

DESCRIPTION PHASE II	SUMMARY AREAS		
	SQUARE MTS.	CDAS.	%
RESIDENTIAL (115) LOTS	48,188.2121	12.26	23.34
STREETS	19,134.9603	4.67	9.26
RECREATIONAL FACILITIES	4,953.9433	1.26	2.39
GREEN AREA	19,613.7546	4.99	9.48
SUB-TOTAL PHASE II	91,890.8703	23.38	44.44

OTHER AREAS	SUMMARY AREAS		
	SQUARE MTS.	CDAS.	%
FOREST RESERVE	43,396.7337	11.0413	21.00
MITIGATION AREA	15,062.4420	3.8323	7.28
RIVER PROTECTION AREA	5,633.6836	1.4334	2.73
FUTURE DEVELOPMENT	11,133.2004	2.8326	5.38
SUB-TOTAL OTHER AREAS	75,226.0597	19.1396	36.39

TOTAL	206,750.7963	52.6031	100.00

CASE # : 2005-80-0243-JPU

PROJECT CENTROID COORDINATES :
N = 259,935 E = 257,522

LUIS F. FRANQUI PE
CONSULTING ENGINEERS

#412 Escorial Street
Caparra Heights
San Juan, Puerto Rico 00922
(787) 775-0200 Fax 775-0204
e-mail : lffranqui@coqui.net

REVISIONS

NUM.	DATE:	DESCRIPTION
9		
8		
7		
6		
5		
4		
3		
2		
1	25/NOV 2013	BLOCK "N" AND MITIGATION AREA RELOCATION (DRNA)

CLIENT:
DESARROLLADORES URB. CANOVANAS, S.E.

CLIENT DRAWING NUMBER:

CLIENT PROJECT NUMBER:

PROJECT:
RIVER WOODS
STATE ROAD PR-3, KM. 17.6
CANOVANAS, PR

DRAWING TITLE:
TITLE SHEET, INDEX OF DRAWINGS & LOCATION PLAN

WORK ORDER NUMBER:
01-2009

DATE STARTED: 03-19-09 UPDATE:

DISK ID NUMBER:	CADD FILE NAME:	SHT. INS. FAC.
		1.00

SCALE:
1:3,000

SHEET NUMBER: OF:

DRAWING NUMBER:
G-1