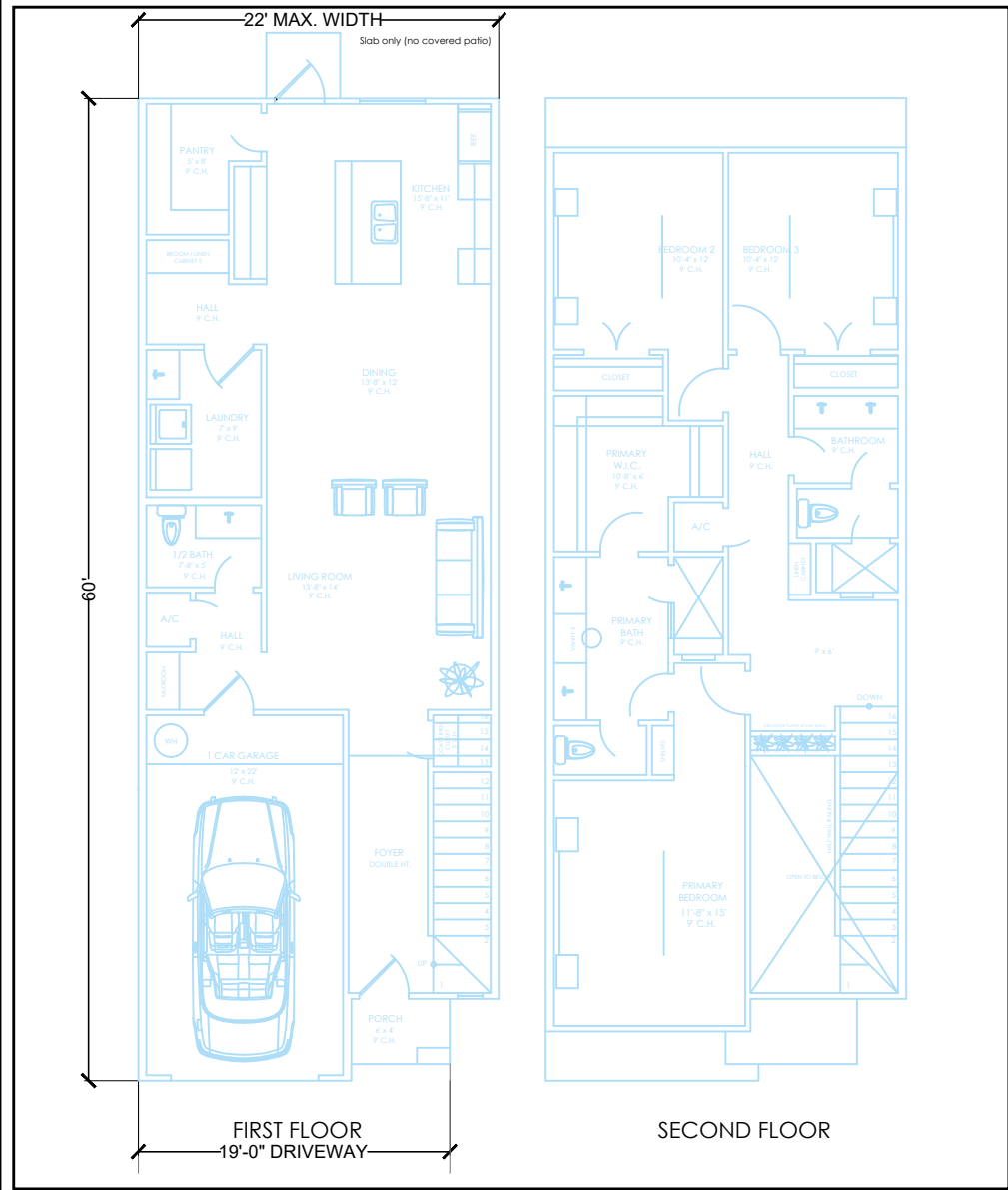
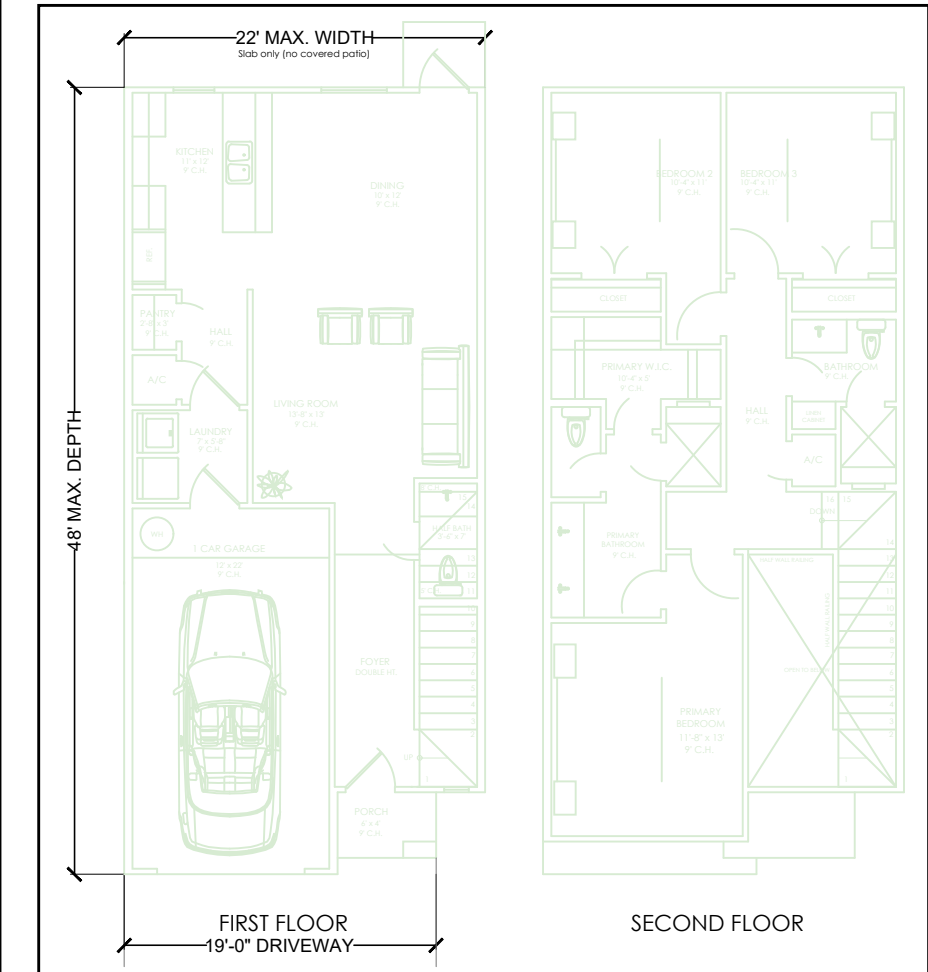
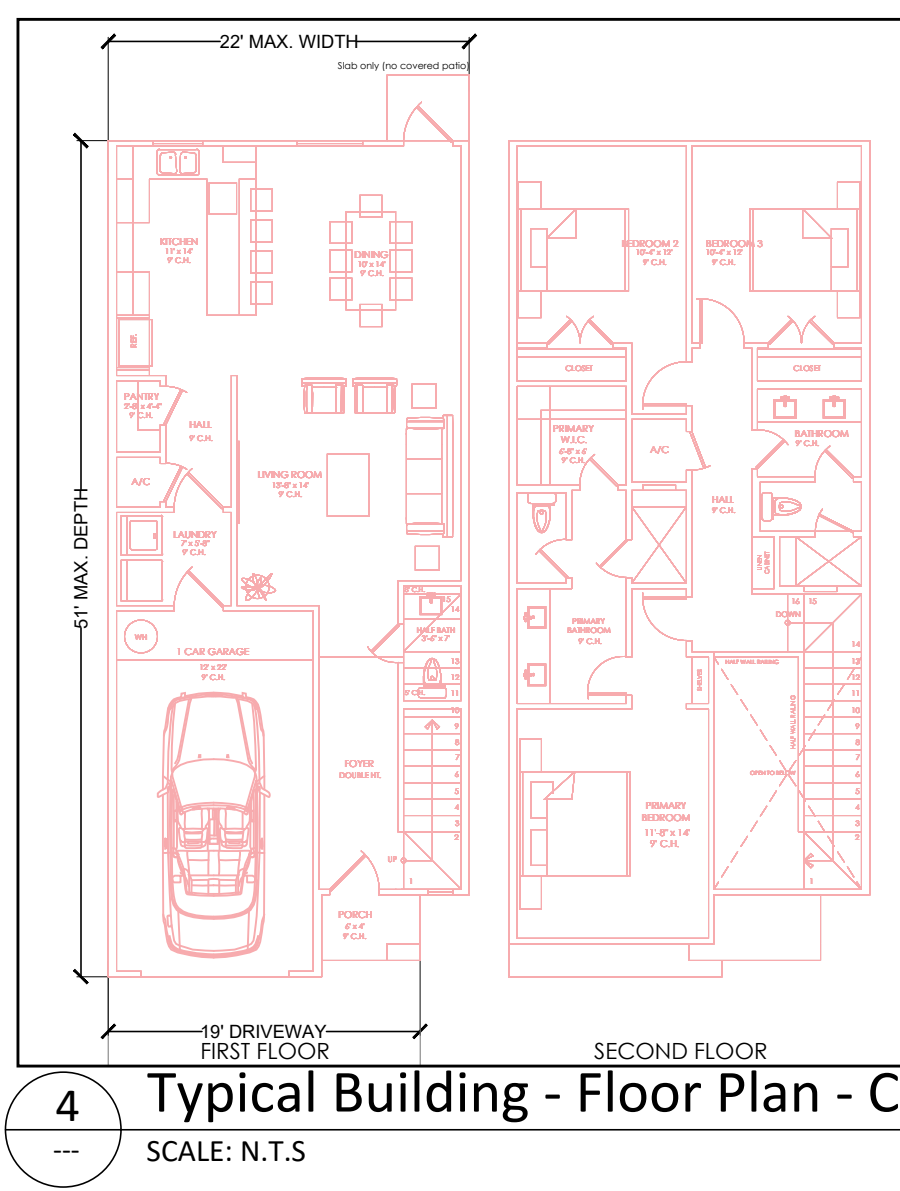




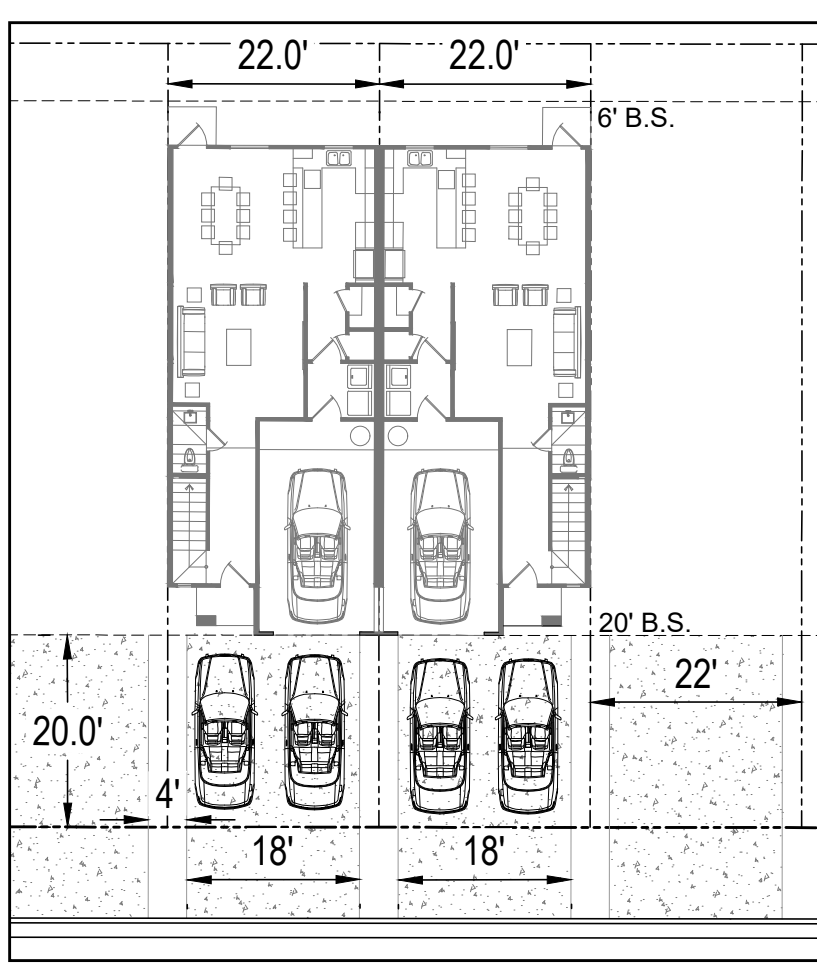
3 Typical Building - Floor Plan - A
SCALE: N.T.S



5 Typical Building - Floor Plan - B
SCALE: N.T.S



4 Typical Building - Floor Plan - C
SCALE: N.T.S



6 TYPICAL UNIT SITE PLAN
SCALE: 1" = 20'

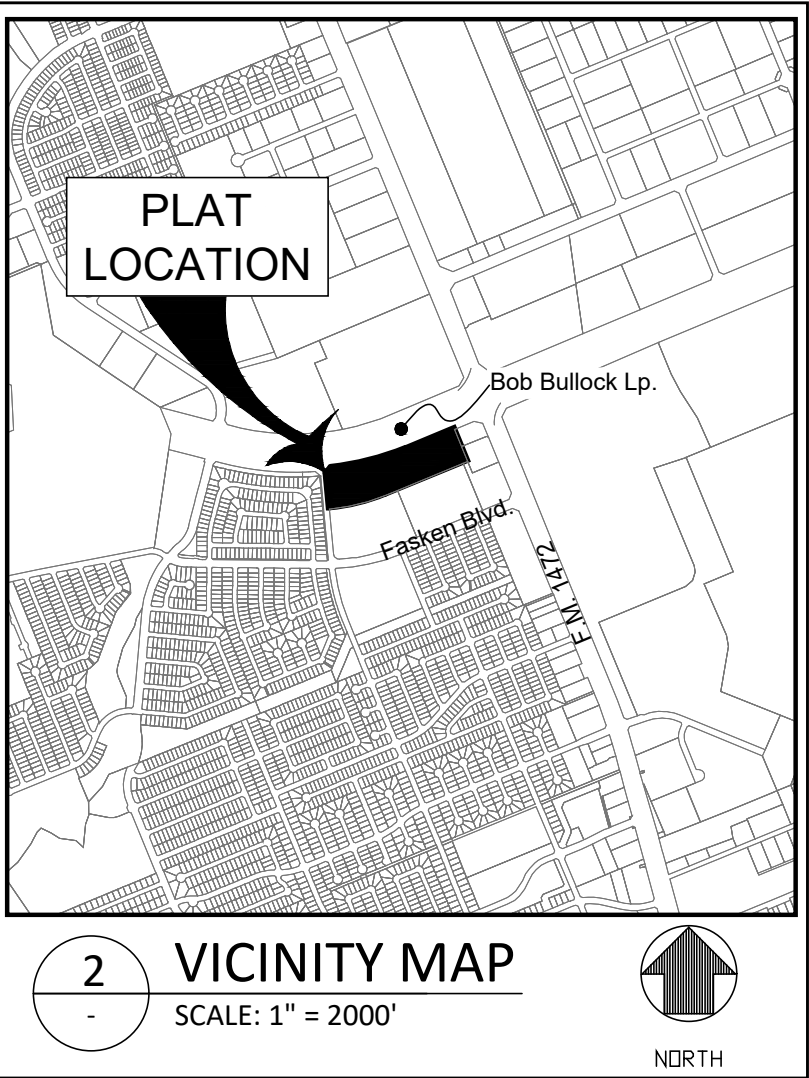
Trees & Irrigation

8.1	1.5" pvc Sch 40 Pipe	LF	5,180
8.2	1.5' Water Meter (Irrigation)	EA	1
8.3	Irrigation Sprinkler	EA	376
8.4	Timer for Irrigation Sprinkler	EA	1
8.5	PVC Fitting and Hardware	LS	1
8.6	Backflow Preventer Valve (Irrigation)	EA	1
8.7	Water consumption (2 Year/15 gal/tree - 3 day/wk)	EA	376
8.8	Trees	EA	376

TREES PROPOSED AT PLAT DEVELOPMENT	
Total	56
TREES PROPOSED AT BUILDING PERMIT	
Total	320*
* 160 @ DWELLING UNIT	
* 160 @ OPEN SPACE WITHIN DEVELOPMENT	
Total Trees	376

PROPOSED PARK	
BLOCK 2 LOT 1	0.75 AC
BLOCK 5 LOT 1	0.05 AC
Total	0.80 AC

BLOCK 1						BLOCK 2			BLOCK 4					
LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)
1	2,876.11	0.07	32	1,900.34	0.04	1	32,760.50	0.75	32	1,720.52	0.04	65	1,628.75	0.04
2	2,120.94	0.05	33	1,890.68	0.04	BLOCK 3			33	1,720.55	0.04	66	1,625.81	0.04
3	2,125.21	0.05	34	1,881.73	0.04	LOT #	AREA (Sqft)	AREA (AC)	34	1,720.58	0.04	67	1,622.88	0.04
4	2,128.72	0.05	35	1,873.50	0.04	1	2,170.95	0.05	35	2,324.97	0.05	68	1,619.94	0.04
5	2,131.45	0.05	36	1,865.98	0.04	2	1,611.50	0.04	36	2,367.92	0.05	69	1,624.10	0.04
6	2,133.41	0.05	37	1,859.19	0.04	3	1,611.50	0.04	37	1,714.95	0.04	70	2,349.20	0.05
7	2,134.60	0.05	38	1,853.11	0.04	4	1,611.50	0.04	38	1,712.01	0.04	BLOCK 5		
8	2,135.03	0.05	39	1,847.75	0.04	5	1,611.50	0.04	39	1,709.08	0.04	LOT #	AREA (Sqft)	AREA (AC)
9	2,134.68	0.05	40	1,843.11	0.04	6	1,611.50	0.04	40	1,706.14	0.04	1	2,106.37	0.05
10	2,133.56	0.05	41	1,839.18	0.04	7	2,195.53	0.05	41	1,703.21	0.04			
11	2,131.66	0.05	42	1,835.98	0.04	8	2,278.49	0.05	42	1,700.27	0.04			
12	2,129.00	0.05	43	1,833.49	0.04	9	2,033.11	0.05	43	1,697.34	0.04			
13	2,125.57	0.05	44	1,831.71	0.04	10	1,985.53	0.05	44	1,694.40	0.04			
14	2,121.37	0.05	45	2,246.64	0.05	11	1,942.64	0.04	45	1,691.46	0.04			
15	2,596.62	0.06	46	2,246.38	0.05	12	1,904.45	0.04	46	1,688.53	0.04			
16	2,587.70	0.06	47	1,831.11	0.04	13	1,949.55	0.04	47	2,068.33	0.05			
17	2,100.92	0.05	48	1,816.23	0.04	14	2,001.50	0.05	48	2,063.08	0.05			
18	2,093.28	0.05	49	1,826.96	0.04	15	1,815.42	0.04	49	1,677.72	0.04			
19	2,084.87	0.05	50	1,826.80	0.04	16	1,914.27	0.04	50	1,674.78	0.04			
20	2,075.70	0.05	51	1,826.64	0.04	17	2,202.74	0.05	51	1,671.85	0.04			
21	2,065.75	0.05	52	1,826.49	0.04	18	2,331.77	0.05	52	1,668.91	0.04			
22	2,056.58	0.05	53	1,826.33	0.04	19	1,715.18	0.04	53	1,665.98	0.04			
23	2,711.13	0.06	54	1,826.17	0.04	20	1,725.03	0.04	54	1,663.04	0.04			
24	2,036.05	0.05	55	1,826.01	0.04	21	1,725.64	0.04	55	1,660.11	0.04			
25	1,993.77	0.05	56	1,825.85	0.04	22	1,853.73	0.04	56	1,657.17	0.04			
26	1,980.02	0.05	57	1,825.69	0.04	23	1,716.34	0.04	57	1,654.24	0.04			
27	1,965.72	0.05	58	2,240.40	0.05	24	1,727.50	0.04	58	1,651.30	0.04			
28	1,952.13	0.04	59	2,240.16	0.05	25	1,900.20	0.04	59	1,648.37	0.04			
29	1,939.26	0.04	60	1,825.14	0.04	26	1,789.37	0.04	60	2,019.03	0.05			
30	2,363.48	0.05	61	1,824.98	0.04	27	2,245.38	0.05	61	2,013.79	0.05			
31	2,346.51	0.05	62	1,824.82	0.04				62	1,637.56	0.04			
			63	1,824.66	0.04				63	1,634.62	0.04			
									64	1,631.69	0.04			

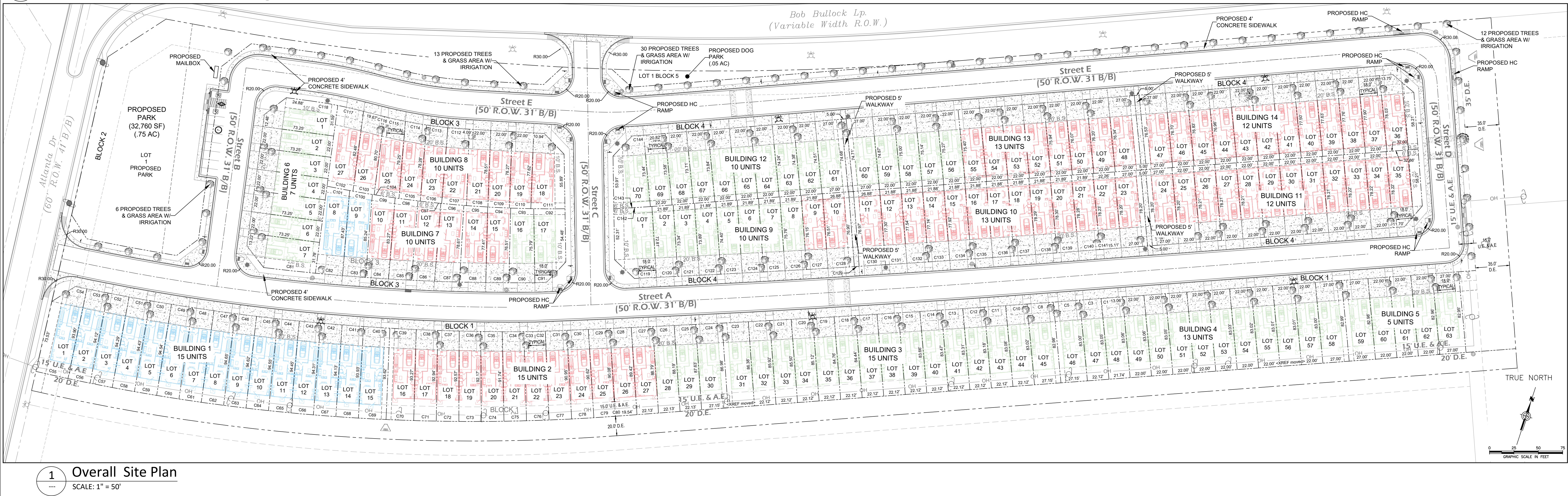


PARKING SPACES COUNT

REGULAR	7
HANDICAP	2
TOTAL:	9

	Units
Building 1	15
Building 2	15
Building 3	15
Building 4	13
Building 5	5
Building 6	7
Building 7	10
Building 8	10
Building 9	10
Building 10	13
Building 11	12
Building 12	10
Building 13	13
Building 14	12
Total	160

LEGEND	
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING DRAINAGE EASEMENT LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	EXISTING OVER HEAD LINE
---	UTILITY DRAINAGE EASEMENT DESIGNATION
---	UTILITY EASEMENT DESIGNATION
---	UTILITY & ACCESS EASEMENT DESIGNATION
---	BUILDING SETBACK DESIGNATION
---	EXISTING SANITARY SEWER
---	EXISTING FIREHYDRANT
---	PROPOSED FIREHYDRANT
---	PROPOSED SANITARY SEWER
---	EXISTING POWERLIGHT POLE
---	EXISTING POWER POLE



1 Overall Site Plan
SCALE: 1" = 50'

Ariva Ltd.
4016 Hillside Rd.
Laredo, Tx 78041



FOR REVIEW ONLY

DESIGN BY:
O. Castillo
DRAWN BY:
O. Ramirez
CHECKED BY:
O. Castillo

DESCRIPTION
FOR SITE APPROVAL
FOR SITE APPROVAL
FOR SITE APPROVAL

ISSUED:
DATE
11/19/2024
05/30/2025
06/30/2025
07/09/2025

1
2
3
4

peuci consulting llc

Registration Number F-14954

8218 Casa Verde Rd., Ste. 1001

Laredo, Texas 78041

Tel: (956) 568-4006

BRIDGE CROSSING THE
VILLAS (PUD)

PUD Site Plan & Landscaping Plan
SHEET NO.:
1.20
JOB NO.: 2024.016