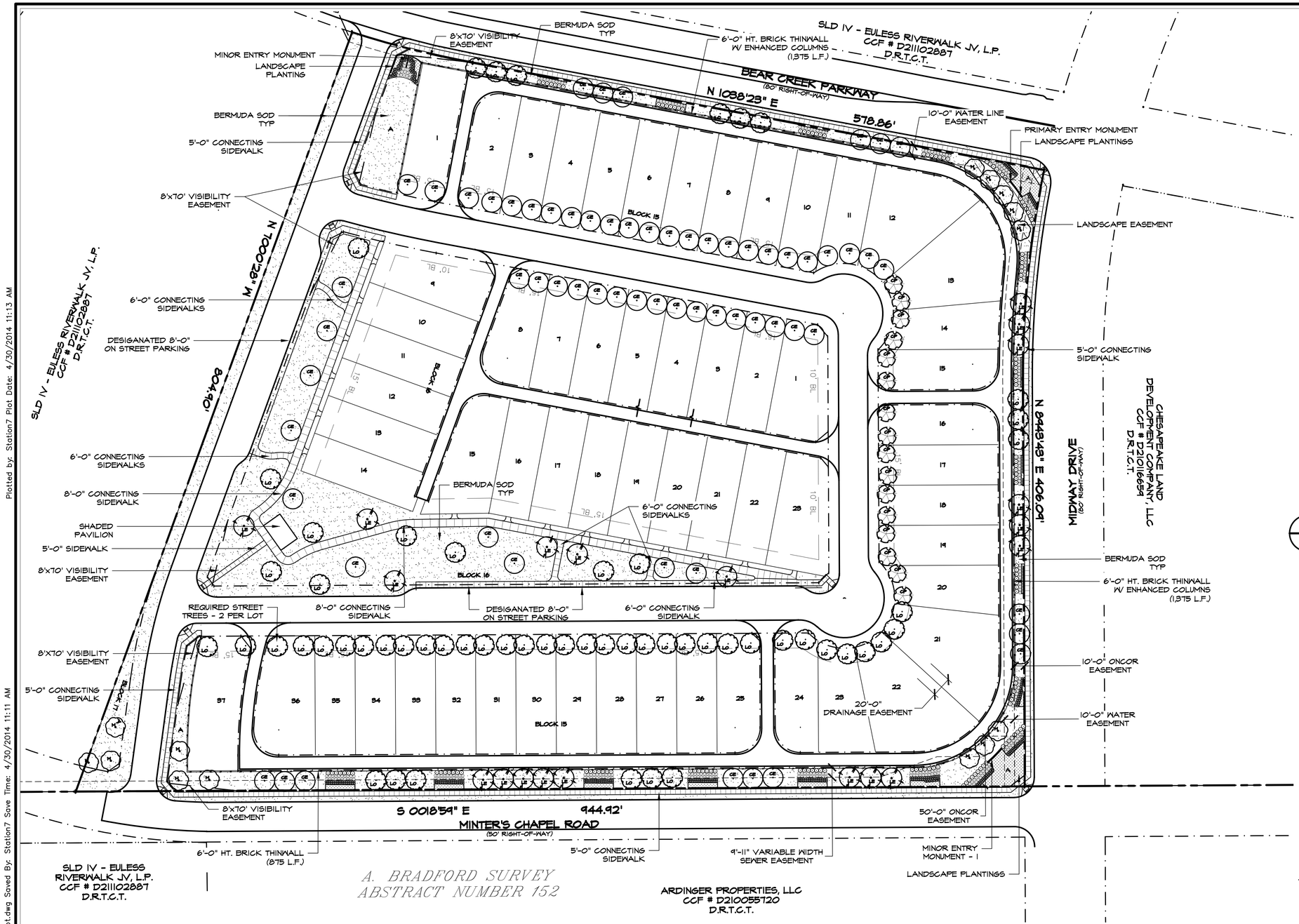
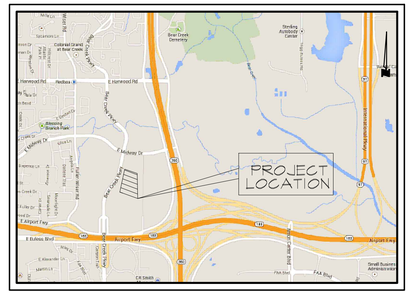
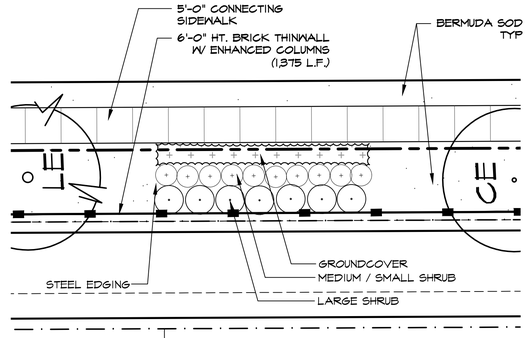






1 / L1 ENLARGED PLANTING AREA ALONG FRONTAGE

SCALE: 1" = 10'-0"

LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIGINIANA
- LACEBARK ELM / ULMUS PARVIFOLIA
- CEDAR ELM / ULMUS CRASSIFOLIA
- SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA
- CHINESE PISTACHE / PISTACIA CHINENSIS
- CRAPE MYRTLE / LAGERSTROEMIA INDICA
- YAUPON HOLLY / ILEX VOMITORIA
- REDBUD / CERCIS CANADENSIS
- COMMON TIFF 419 BERMUDA SOLID SOD (MINIMUM 100% COVERAGE)

NOTE:
1. Internal lot sidewalks will be installed according the requirements of the R2 type frontage
2. The approval of the site plan does not specifically approve the walls, signage, irrigation plans or building plan for the pavilion for the development. Each of these elements requires a separate permit with the city of Euless.
3. The irrigation for the Villas will be met through the City of Euless reclaimed water source.
4. All roadways are R1 Type Roadways
5. All alleys are A2 Type Alleys
6. All frontages are R2 Type Frontages
7. All lots are R3 Type Lots

# TREES	STREET NAMES	LIVE OAK	LACEBARK ELM	CEDAR ELM	CHINESE PISTACHE	SOUTHERN MAGNOLIA
27	Canyon Oak Drive	X	X	X		X
34	Dogwood Road	X				
16	Red Deer Drive				X	
40	Mountain Laurel Drive			X		

BLOCK	LOT No.	AREA S.F.	OPEN SPACE TREES
15	A	36,000	55
16	A	49,935	24
17	A	2,800	3

NOTE:
THE IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL & WILL BE DETERMINED AT THE TIME OF FINAL DESIGN SUBMITTAL.

OWNER / DEVELOPER:
LENNAR HOMES
1707 MARKETPLACE BLVD
UNIT #220
IRVING, TEXAS 75063
PH. 469-587-5206
CONTACT: DAVID AUGHINBAUGH

CIVIL ENGINEER:
GOODWIN & MARSHALL INC.
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH. (817) 329-4373
CONTACT: EDDIE ECKART

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
519 BENNETT LANE
SUITE 203
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REEVES 1977 STATE OF TEXAS
March 31, 2014

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

SITE PLAN / LANDSCAPE CONCEPT PLAN

NORTH

1" = 50' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

The Villas at Bear Creek

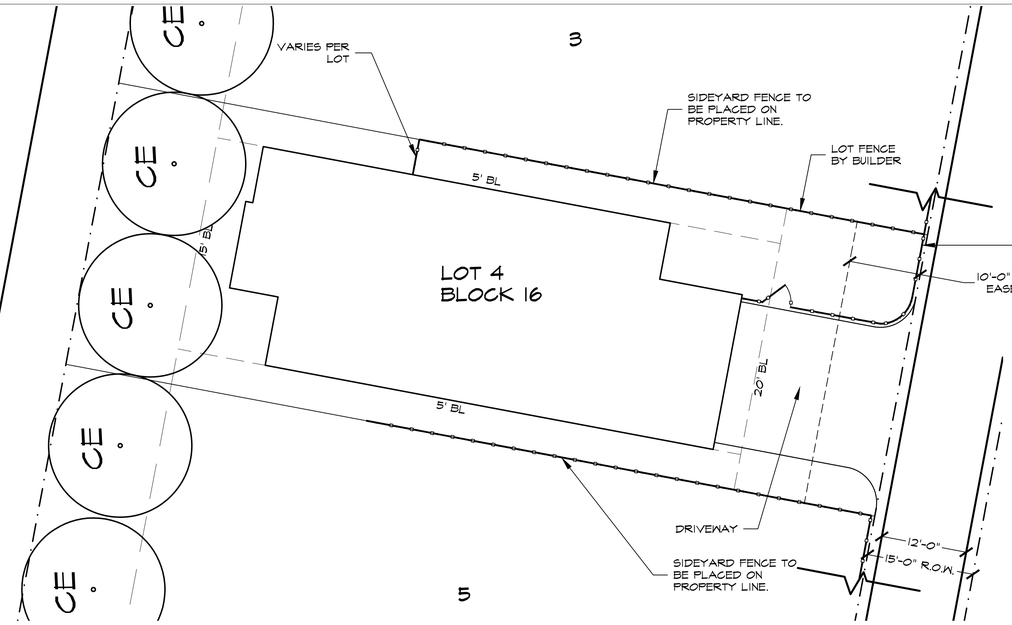
LOTS 1-37, A, BLOCK 15
LOTS 1-21, A, BLOCK 17
LOT A, BLOCK 17
BEING
60 RESIDENTIAL LOTS
AND 3 OPEN SPACE LOTS
12.897 ACRES
SITUATED IN THE
BRADFORD ADAM SURVEY ABSTRACT No. 152
TRACT 1A2, 5, 5A1A, 5B
CITY OF EULESS, TARRANT COUNTY, TEXAS

FEBRUARY 17, 2014

CASE No. 14-03-SP

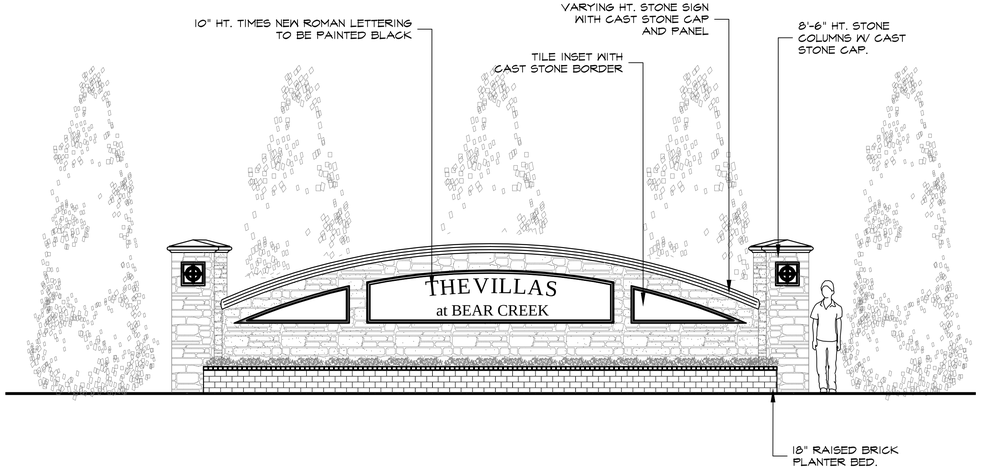
SHEET L1 OF 2

Plotted by: Station7 Plot Date: 4/30/2014 11:13 AM
Drawing: S:\Projects\LEN029\Concepts\LEN029-Concept.dwg Saved By: Station7 Save Time: 4/30/2014 11:11 AM



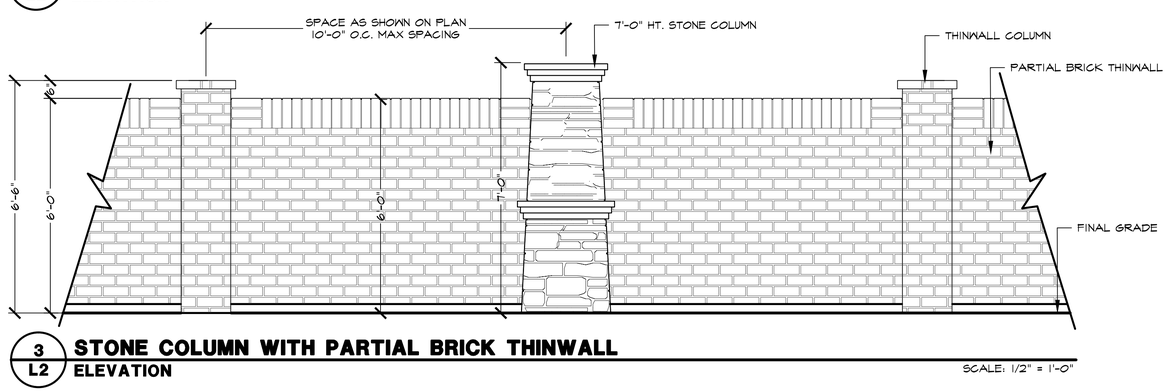
1 L2 MINOR ENTRY MONUMENT ELEVATION

SCALE: 1" = 10'-0"



2 L2 PRIMARY ENTRY MONUMENT ELEVATION

SCALE: 1/4" = 1'-0"



3 L2 STONE COLUMN WITH PARTIAL BRICK THINWALL ELEVATION

SCALE: 1/2" = 1'-0"

MAILBOX
ARLINGTON MODEL, DBC 36 – 2993 – LX
MOUNTED ON 3" FLUTED POLE, MODEL 4A,WITH CAST ALUMINUM FINIAL, BASE AND TRIM AS MANUFACTURED BY BRANDON INDUSTRIES

TRAFFIC SIGN AND STREET SIGN
MOUNTED ON 3" FLUTED POLE, MODEL 4A,WITH CAST ALUMINUM FINIAL, BASE AND TRIM AS MANUFACTURED BY BRANDON INDUSTRIES (STREET SIGN ON 4" FLUTED POLE)

STREET LIGHT
FRISCO LUMINAIRE
AMERICANA STYLE POLE, 12' HT.
PROVIDED BY ONCOR

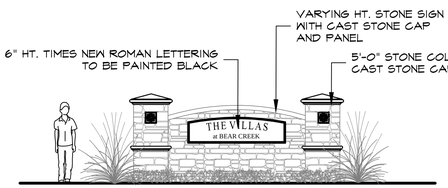
TRASH RECEPTACLE
CHASE PARK STYLE W/ BRONZE FINISH
MANUFACTURED BY LANDSCAPEFORMS

BENCH
ARCATA STYLE W/ BRONZE FINISH
MANUFACTURED BY LANDSCAPEFORMS

BENCH
ARCATA BACKLESS STYLE W/ BRONZE FINISH
MANUFACTURED BY LANDSCAPEFORMS

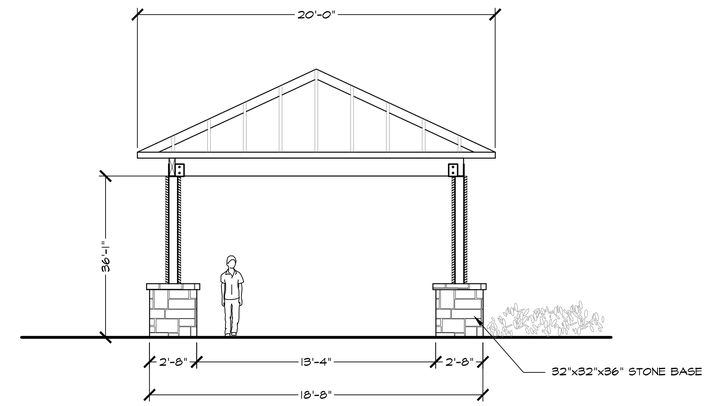
4 L2 SITE AMENITIES ELEVATION

NTS



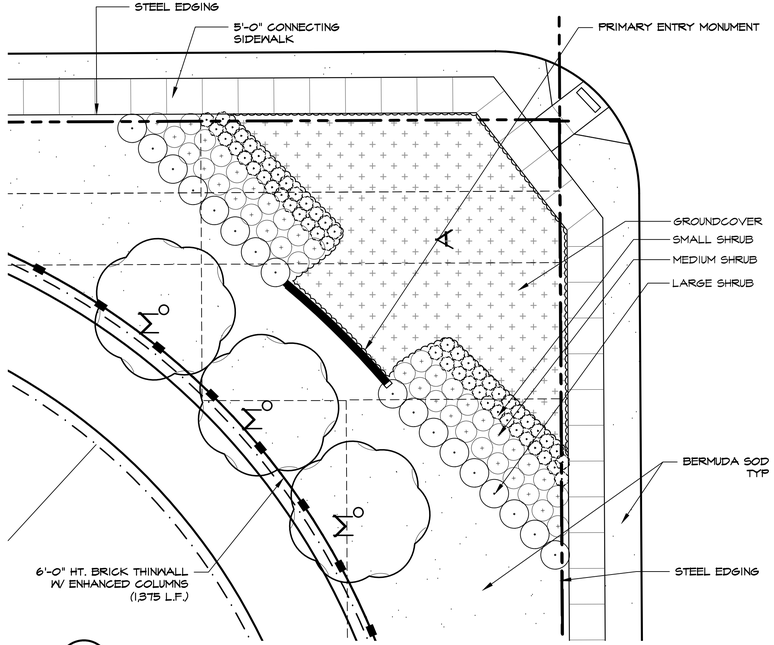
5 L2 MINOR ENTRY MONUMENT ELEVATION

SCALE: 1/4" = 1'-0"



6 L2 20'X30' SHADE STRUCTURE ELEVATION 'A'

SCALE: 1/4" = 1'-0"



7 L2 ENLARGED PLANTING AREA AT PRIMARY ENTRY SIGN

SCALE: 1" = 10'-0"

SITE PLAN / LANDSCAPE CONCEPT PLAN

NOTE:
THE IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL & WILL BE DETERMINED AT THE TIME OF FINAL DESIGN SUBMITTAL.

OWNER / DEVELOPER:
LENNAR HOMES
1707 MARKETPLACE BLVD
UNIT #220
IRVING, TEXAS 75063
PH. 469-587-5206
CONTACT: DAVID AUGHINBAUGH

CIVIL ENGINEER:
GOODWIN & MARSHALL INC.
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH. (817) 329-4373
CONTACT: EDDIE ECKART

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
519 BENNETT LANE
SUITE 203
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REEVES 1977 STATE OF TEXAS
March 31, 2014

NORTH

50 25 0 50
1" = 50' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

The Villas at Bear Creek

LOTS 1-37, A, BLOCK 15
LOTS 1-21, A, BLOCK 16
LOT A, BLOCK 17
BEING
60 RESIDENTIAL LOTS
AND 3 OPEN SPACE LOTS
12.897 ACRES
SITUATED IN THE
BRADFORD ADAM SURVEY ABSTRACT No. 152
TRACT 1A2, 5, 5A1A, 5B
CITY OF EULESS, TARRANT COUNTY, TEXAS

FEBRUARY 17, 2014

CASE No. 14-03-SP

SHEET L2 OF 2

Plotted by: Station7 Plot Date: 4/30/2014 11:13 AM
Drawing: S:\Projects\LEN029\Concepts\LEN029-Concept.dwg Saved By: Station7 Save Time: 4/30/2014 11:11 AM