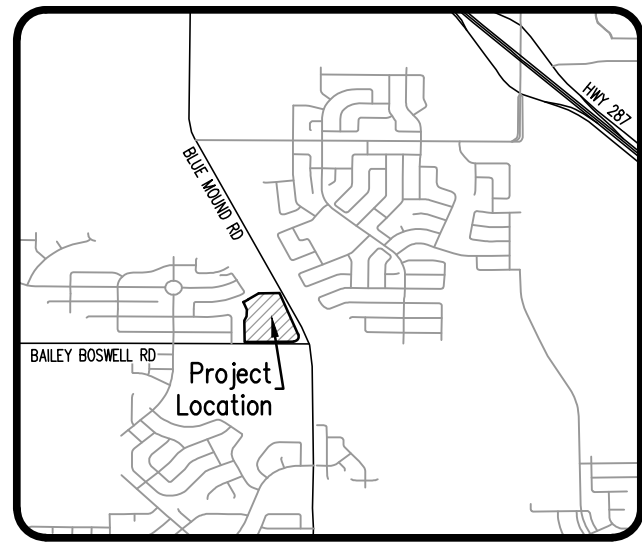
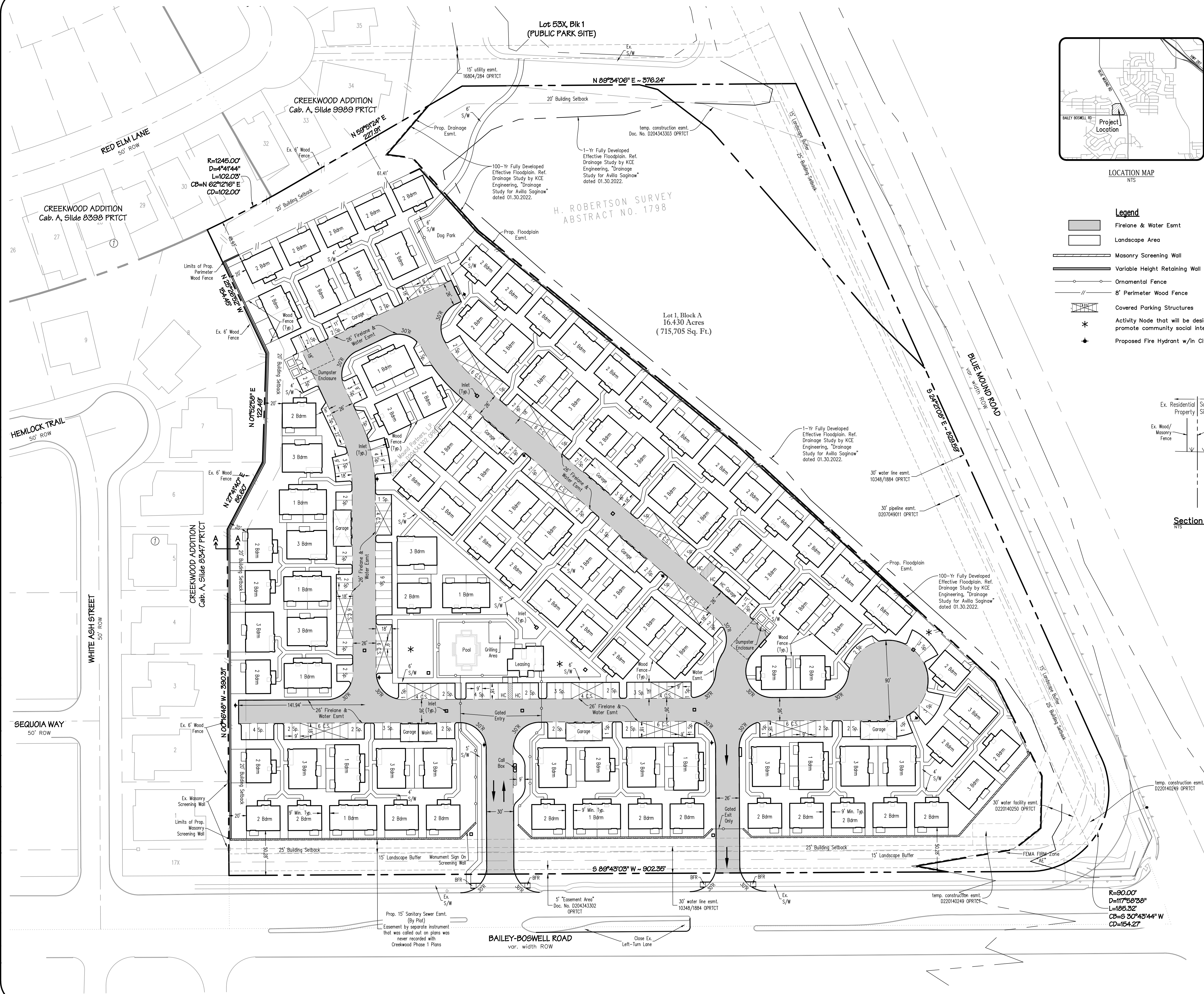
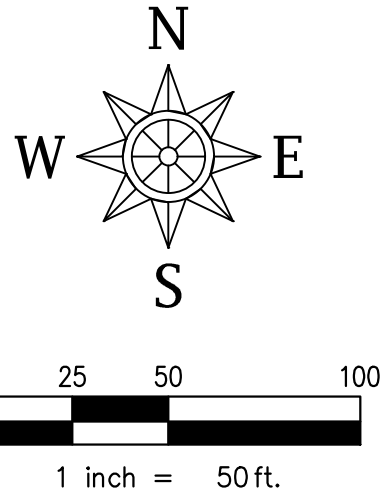


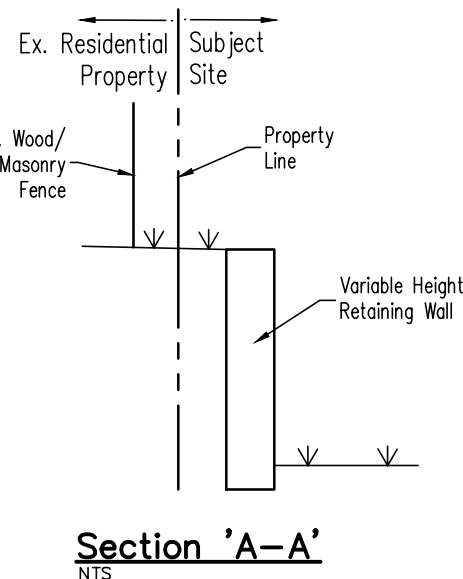


LOCATION MAP
NTS



Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 8' Perimeter Wood Fence
- Covered Parking Structures
- Activity Node that will be designed and intended to promote community social interaction.
- Proposed Fire Hydrant w/in City Easement



General Notes:

- Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.
- PD/MF1 Planned Development for all uses in "MF1" Multiple-Family plus cottage community, site plan requirements and Development Standards apply to cottage community only.
 - Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
 - This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
 - Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
 - Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
 - All signs will conform to Section 8-10.
 - This project will comply with Section 8-13, Landscape Regulations.
 - Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
 - Building separation shall be a minimum spacing between units of 9 feet (foundation to foundation).

SITE DATA

Ex. Zoning	Community Commercial (CC)	
Prop. Zoning	Planned Development (PD/MF1)	
Proposed Use	Multifamily	
Lot Area	16,430 Ac. (715,705 Sq. Ft.)	
Building Types:	No. Units:	Building Area:
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	118	116,363 Sq. Ft.
Building Coverage	0.1626	
Density	7.18	Units/Ac.
Parking Required:	Spaces/Unit	Spaces
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1:200)	-	5
Total:	-	241
Parking Provided	Spaces	
Standard Spaces	122	
Detached Covered Spaces	82	
Detached Garage Spaces	32	
Leasing Office	8	
Total:	244	
Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)	
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)	
Landscape Area Provided	480,000 Sq. Ft.	

EXHIBIT "C"
SITE PLAN
AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16,430 Acres

ENGINEER/SURVEYOR/APPLICANT	DEVELOPER	OWNER
Sparks Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martine	NexMetro Communities 2221 Lakeside Blvd., Suite 1210 Richardson, TX 75082 Telephone: (469) 546-9434 Contact: Josh Eadie	Blue Mound Partners, LP 7001 Preston Road, Suite 420 Dallas, TX 75205 Telephone: (214) 224-4634 Contact: Gordana Edwards