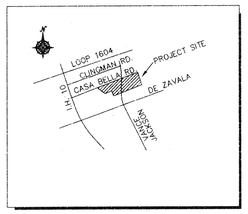
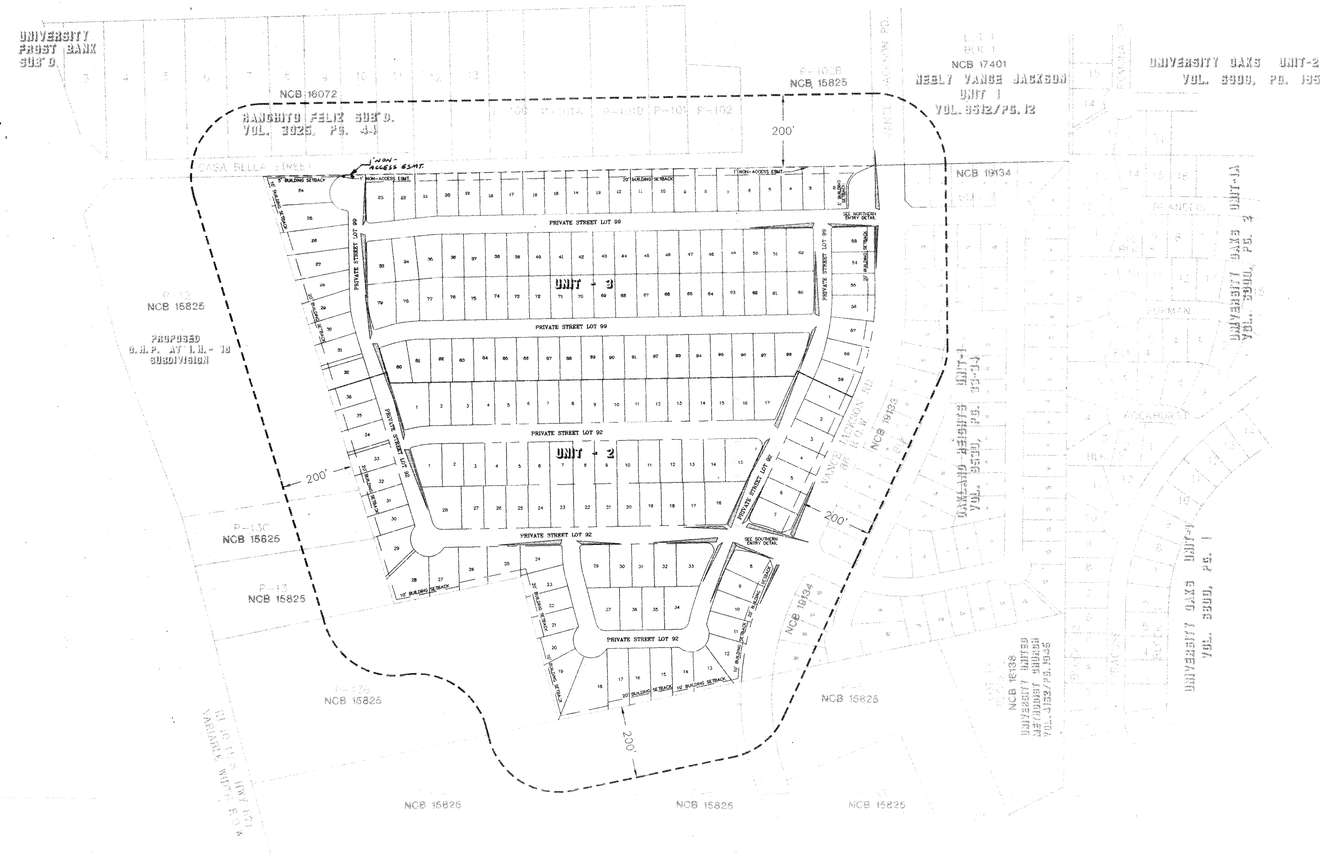
OAKLAND HEIGHTS
UNITS 2 & 3
P.U.D. PLAN

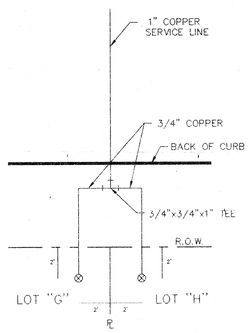
SCALE: 1" = 200'

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Chairman: 8NOV95
Secretary: 8NOV95
Date: 8NOV95



LOCATION MAP
NOT TO SCALE





SINGLE SERVICE LINE
DUAL METERS

TYPICAL SERVICE ARRANGEMENT

OAKLAND HEIGHTS CLEAR VISION AREA	LENGTH OF CLEAR VISION
LOCAL "A" = STREET 1 TWO WAY TRAFFIC FLOW LOCAL "A" = STREET 2 TWO WAY TRAFFIC FLOW	
R = 0.65 (300) – (30 / 2 + 2)	L = 13 (300) / (13 + 30 / 2) + 7) – 4
R = 195 – 17	L = 3900 / (28 + 7) – 4
R = 178'	L = 107.4' OR 108'
SECONDARY "A" = STREET 1 TWO WAY TRAFFIC FLOW (62' PVMT.) LOCAL "A" = STREET 2 TWO WAY TRAFFIC FLOW	
R = 0.65 (300) – (62 / 2 + 2)	L = 13 (480) / (13 + 62 / 2) + 7) – 4
R = 195 – 33	L = 6200 / (44 + 7) – 4
R = 162'	L = 118'

Density and Open Space Ratings

Maximum Density Allowed	=	8 units per acre
Proposed Density	=	4.24 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.62
Total Space	=	1,941,034 S.F.

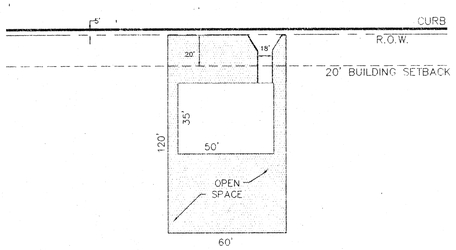
Occupied 732,120 S.F.		
301,600 S.F.	Exclude Street R.O.W.'s	
101,520 S.F.	Driveway (18 x 30) 188	
N/A	Outdoor Storage Areas	
N/A	Mechanical Equipment	
329,000 S.F.	House Slabs (includes garage)1750x188	

Net Open Space	=	1,208,914 S.F.
	÷	1,941,034 S.F.
Open Space Ratio	=	0.62

Notes:

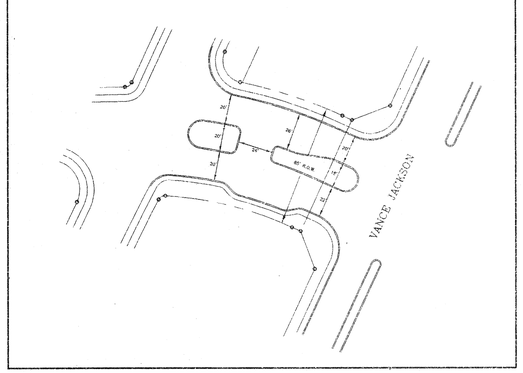
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a thirty (30) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.

2. All corner lots shall comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.

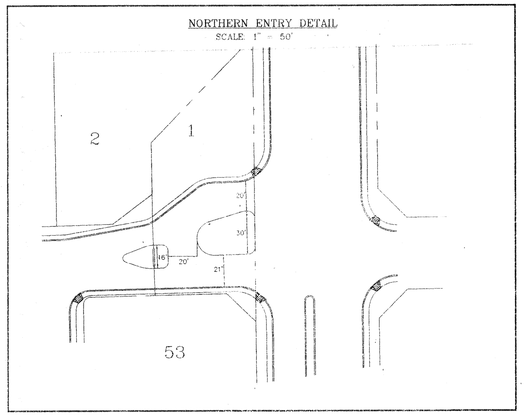


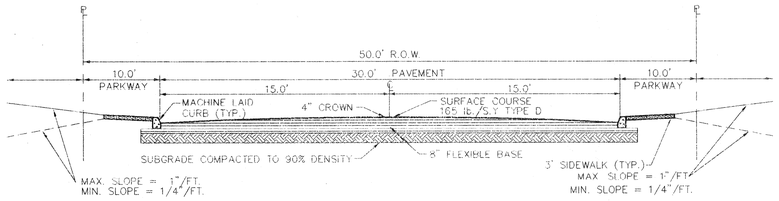
TYPICAL LOT

SOUTHERN ENTRY DETAIL
SCALE: 1" = 50'



NORTHERN ENTRY DETAIL
SCALE: 1" = 50'





PROPOSED TYPICAL 50' R.O.W. STREET SECTION
(TYPICAL CROWN)

STATE OF TEXAS
PAUL W. DENHAM
5089
REGISTERED
PROFESSIONAL ENGINEER

(RESIDENTIAL PLANNED UNIT DEVELOPMENT)

OWNER: ENCINO VERDE PROPERTIES, L.C.
500 CAPITAL OF TEXAS HWY. NORTH, BLDG. #7
AUSTIN, TEXAS 78746

SINGLE FAMILY RESIDENTIAL LOTS
60' x 120' TYPICAL LOT
44.56 ACRES

PROJECT: 1930.06

DATE: APRIL 6, 1995
REVISED : 7-26-95
8-30-95

FORD ENGINEERING, INC.

#95-052