

III. PROJECT-WIDE PLANNING STANDARDS

A. WILD ROSE AREA DEVELOPMENT REGULATIONS

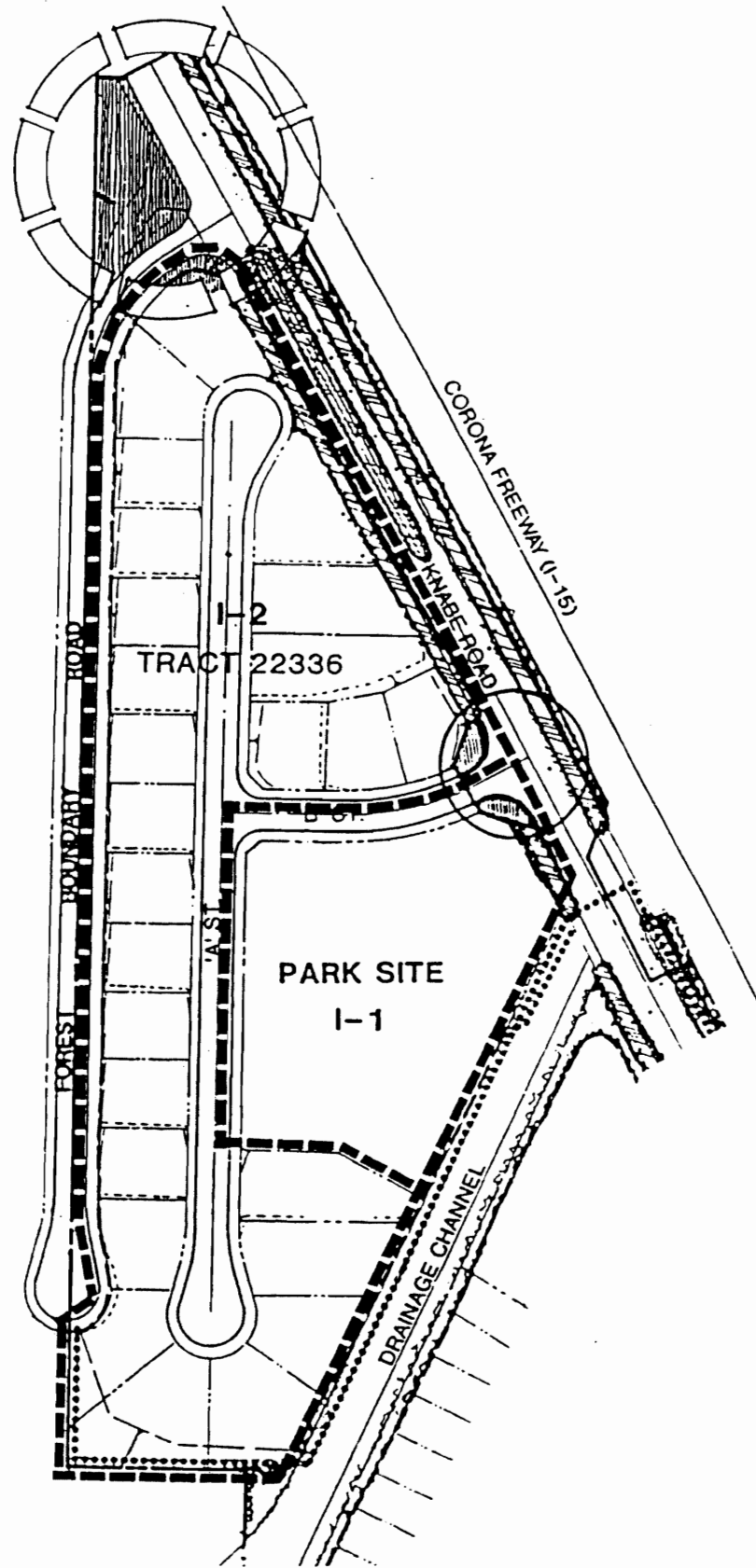
1. PLANNING AREA I-1: NORTHERLY COMMUNITY PARK PLANNING AREA (SEE EXHIBITS 31 AND 32)

a. General Requirements

- (1) The 3.6-acre northerly community park will be located adjacent to Planning Areas I-2 and I-3 (see Exhibit III-6). The location of the community park in the northerly portion of the Wild Rose development will enhance recreational opportunities for residents within that portion of the project.
- (2) Access to the community park will be from Knabe Road and local streets (see Exhibits III-6 and III-32).
- (3) A pedestrian foot bridge will be constructed to connect the two portions of the park area (see Exhibit III-6).
- (4) Secondary streetscape will buffer the east face of the park from the Knabe Road (see Exhibits III-9 and III-12).
- (5) This area is subject to open space, landscaping and circulation design standards.
- (6) General mitigation measures are presented in Section II. The following measures specifically apply to this planning area:
 - (a) Designation of open space and community parks will help preserve the natural appearance of the area. Planning and architectural design treatments will be used to enhance the appearance of the site.
 - (b) The Specific Plan includes provisions for community park sites, a natural park and preservation of natural open space to help meet the demand for recreational opportunities.

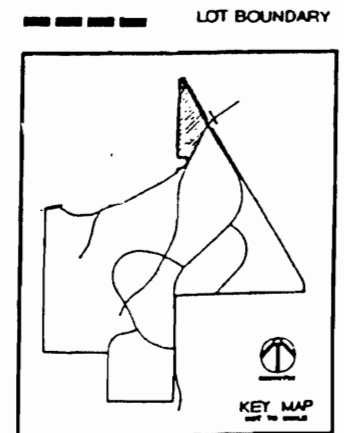
b. Specific Development Requirements

- (1) Development of Planning Area I-1 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TPUANA TPU
LAGERSTROEMIA NDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDIODES
PINUS HALEPENSIS
ERIOBOTRYA DEFLEXA
JUNIPERUS CHINENSIS 'TORULOSA'
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
POPULUS NIGRA ITALICA
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIAS
HEDERA HELIX 'HAHNS'
- ROSES
- TURF
- ▬ STREETSCAPE-KNABE ROAD
- ▬ STREET TREES
PLATANUS ACERIFOLIA
ALNUS RHOMBIFOLIA
LIQUIDAMBER STYRACFLUA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHOLEPIS NDICA
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'HAHNS'
O'CONNORS LEGUME
- VINES
PARTHENOCISSUS TRICUSPDATA
- TURF
- ▬ SLOPE PLANTING
- ▬ TREES
EUCALYPTUS CITRIODORA
PINUS HALEPENSIS
- EVERGREEN SHRUBS
SAME AS SHRUBS OF ADJACENT ROAD
- GROUND COVER
SAME AS GROUND COVERS OF ADJACENT ROAD
- ⋯ TRAIL

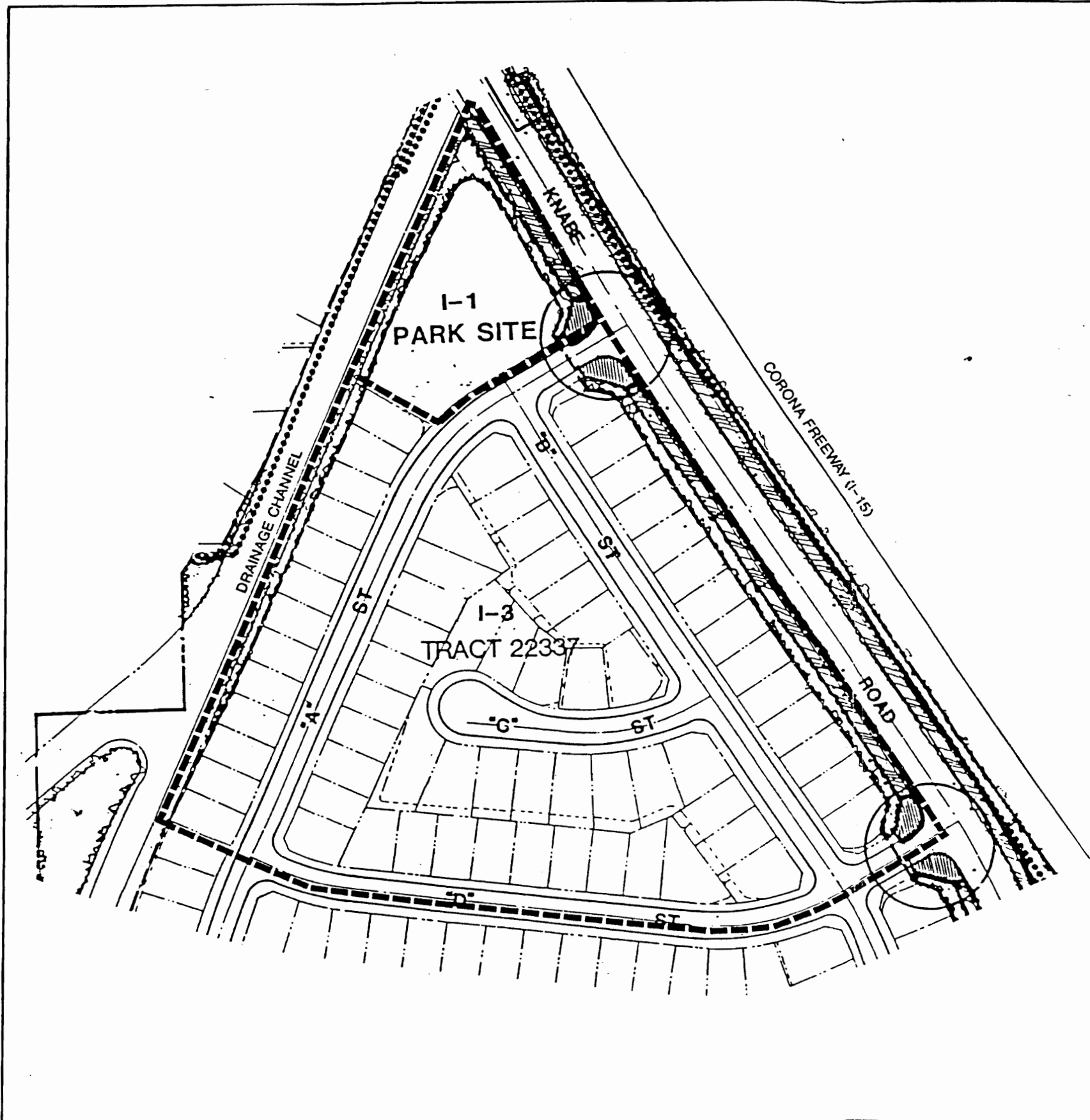


WILD ROSE

UDC HOMES

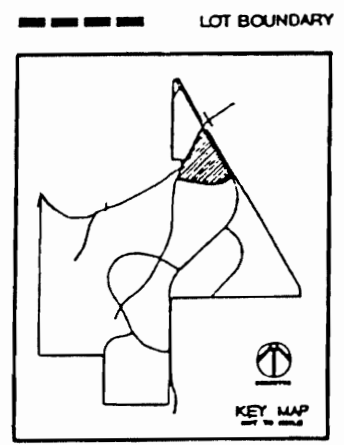
REVISED ON JUNE 27, 88
DATE JUNE 19, '88
NOT TO SCALE





LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TPUANA TPU
LAGERSTROEMIA NDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDIODES
PINUS HALEPENSIS
ERBOTRYA DEFLEXA
JUNIPERUS CHINENSIS 'TORULOSA'
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
POPULUS NIGRA 'TAUCA'
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIAS
HEDERA HELIX 'HAHNS'
- ROSES
- TURF
- ▨ STREETScape-KNABE ROAD
- ▨ STREET TREES
PLATANUS ACERFOLIA
ALNUS RHOMBIFOLIA
LOUDAMBER STYRACFLUA
- ▨ EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHOLEPIS NDCA
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SAME AS SHRUBS OF ADJACENT ROAD
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- ⋯ TRAIL

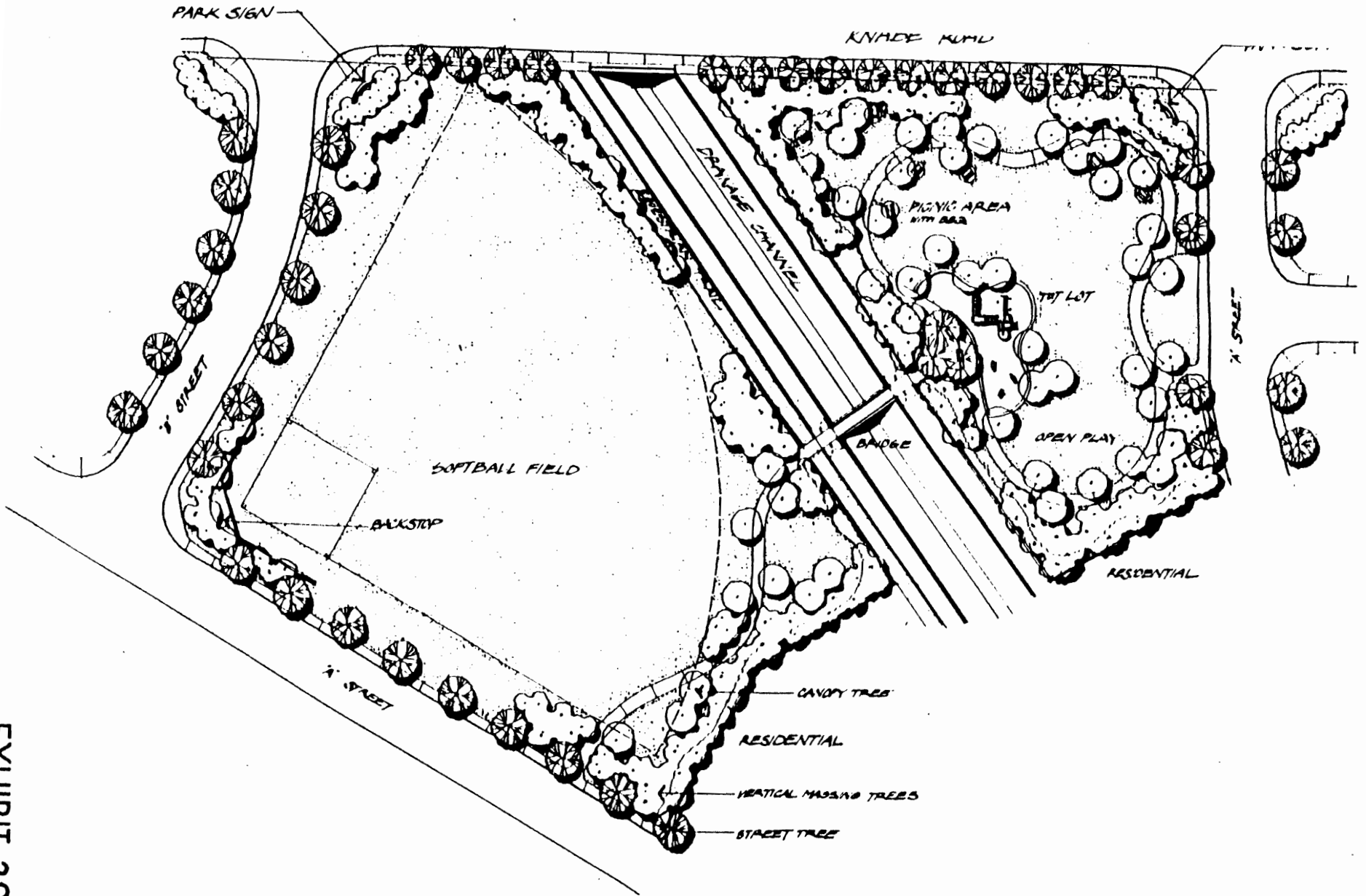


WILD ROSE

UDC HOMES

REVISED ON JUNE 27, 89
DATE JUNE 18, '89
NOT TO SCALE





WILD ROSE
CONCEPTUAL NEIGHBORHOOD PARK
FOOTHILL PROPERTIES

FOUR ACRE SITE

SCALE: 1" = 30'-0"

